


SP 22-06 – 503 S. Main St. – 3rd Submittal review cycle

START DATE: FEBRUARY 02-03-23	DUE DATE: <u>02-27-23</u>	TRC/STAFF Comments issued on: <u>03/06/2023</u>
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Review Group / Staff	Comments	Cleared Comments
Planning Dept. & WithersRavenel	<ol style="list-style-type: none"> 1. FYI – MA 22-07 must be Approved by Town Board for final approval/signature of this Site Plan application; the application is on the March 7, 2023 Town Board of Commissioners agenda. 2. FYI – FP 22-20, Recombination Plat, must be Recorded and the new legal description and BM/PG reference included on/in this Site Plan. 3. FYI – All Building Height and roof features comments/questions resolved with V3 architectural drawings, Sheets A-1.01, A-3.01, A-3.02, A-4.01. 4. NEW - Addresses – Contact Wake County GIS/911 (Saunders, Dianne dianne.saunders@wakegov.com) to vet/attain/express Addresses for the proposed (9 non-residential tenant spaces on 1st Floor, then 11 upper-story multifamily dwelling units). Clarify the overall property will remain 503 S. Main St. 5. <i>Written Response - Provide a written response to comments document that addresses ALL/EVERY comment. Making a mark-up of mark-up comments is fine if best way to respond.</i> 6. <i>Dates - Add appropriate revision dates to Site Plan / any other submitted/re-submitted documents. Cover Sheet has NO dates at all (neither for V1 or V2), but all other sheets do in the Right- side banner; please add ALL Dates to Cover Sheet.</i> 7. See the PDF of Mark-up Comments prepared by WithersRavenel – please make all Corrections or provide Written Response (Answers if a Question). 8. <u>Sheet C1 – see Mark-ups –</u> follow comments and answer questions regarding intended COM disturbances relative to existing Trees. 9. <u>LDO Section 6.2.1.D.3.</u> -- Open space areas shall have an open space “type” proposed. On the Cover Sheet, please include the labels of each of the proposed Active areas. Further on the Site Plan, please add the label, “Plaza” to the Active Area 1. See Mark-ups. 10. <u>LDO Section 6.2.1.G., Open Space Design Standards</u> -- Open shall also meet the design requirements of specifically seating, receptacles, and active and passive features. Revise appropriate sheet(s)/drawings to demonstrate compliance with these requirements. 	

11. LDO Section 6.8.4.B.5. -- “Street crossings shall be required whenever a walkway intersects a vehicular area; and/or a pedestrian walkway intersects a vehicular area within a development...” . Revise Sheet C3 to add crosswalks across vehicular use area as marked on plans.
12. Sheet D1 - Fencing - (1.) Fence Detail Type 1 is blurry/illegible - Clarify the type of fencing, color, and material (eg, black aluminum slatted) for Type #1. (2.) Clarify the material for ‘Fence Detail Type 2’ as it is unstated.
13. LDO Section 6.4.4.A.6. - Wheel Stops – Revise to show Wheel Stops COMPLETELY WITHIN the parking space. See Mark-up for five (5) parking spaces that should add Stops to prohibit encroachment into Landscaping.
14. Type of Curbs – Clarify/call-out type of curbs being used internally, it is unclear if stand-up, rolled, or flat curbing.
15. LDO Section 6.4.4.C.1.c. - Parking Space Widths – See mark-up, revise all spaces to measure 9’ wide minimum.
16. LDO Section 6.6.J., Parking Area Lighting Standards – Regarding Sheet SL1 :
 - (a.) J.1. speaks to staggering heights, higher in the middle, shorter at the perimeter; all 5 light poles note at being 26’ tall – please revise to meet this standard; the pole by Wall Creek Drive and the 2 poles by Pete Smith should be shorter than the 2 poles adjacent stormwater pond – see J.2 for related height maximums.
 - (b.) Sheet SL1 makes these poles look like they are IN parking spaces – revise drawing to not show this.
17. LDO Section 6.8.2.D.1 , Façade – contains the “Standards” for Façade Building Architecture; Revise Sheets A-1.01, A-3.01, and A-3.02 to include the necessary measurements or call-outs to demonstrate compliance with each of the five (a. through e.) items. On the Sheets, add dimensions and a brief note/statement explaining compliance. For instance, for 6.8.2.D.1.a., call out the vertical 1’ architectural detail/articulation as is shown in LDO Figure 6.8.1. by illustration “A”.
18. LDO Section 6.8.2.D.2., Transparency – Revise Sheets A-3.01(Northwest Exterior facing Main Street) and A-3.02 (Southwest Exterior facing Wall Creek Drive) to demonstrate compliance with the (2.a.) minimum 30% of Ground Floor Transparency and (2.b.) minimum 20% of Upper Floor Transparency required.
19. LDO Section 6.8.2.D.4, Building Materials - Revise Sheets A-1.01, A-3.01, and A-3.02 to calculations (a Table) to demonstrate compliance; Staff notes that at the bottom of each elevation drawings are noted building materials; Applicability would be to the Northwest (Main St.), Southeast (Wall Creek Subdivision), and Southwest (Wall Creek Drive) elevations.
20. LDO Section 6.8.2.D.4.a.i. – Revise Sheet A-3.01 to include “Synthetic Stucco” rather than “EIFS” as “Synthetic Stucco” is a Permitted material an “EIFS” is not a listed Permitted material.

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	<p>21. <u>LDO Section 6.8.2.D.5., Color</u> – Revise Sheets A-1.01, A-3.01, and A-3.02 to include a palette or proposed Colors that fit the description of this Section; there are NO calculations to provide.</p> <p>22. <u>LDO Section 6.8.2.D.6. – Minimum Design Items</u> - Revise Sheets A-1.01, A-3.01, and A-3.02 to include a Note, Text Box, or Table that a minimum (4) of the 11 items are being provided.</p> <p>23. <u>LDO Section 6.8.2.D.7 – Roof Design</u> - Revise Sheet A-3.01 to add dimension to NorthWest Elevation to show minimum 1’ physical articulation and that Parapets are maximum 36’ above roof line.</p> <p>24. Regarding the V2 Mark-up Comments provided, the following are REPEAT –</p> <ul style="list-style-type: none"> a. Comment #6 – Sheet C3 – Landscape Easement over existing wall and Bradford Pear trees – why is this not shown to be intended, though understood Easements are created via a Plat (Book of Maps) and not this Site Plan. b. Comment #8 - Sheet LS3 – the “Plant List” information is still clearly stating the “Required” and the “Provided” – it appears to only be listing a “Provided” (“Count”) column. Staff cannot review for compliance without showing Required to compare to “Provided”. Contact Staff if this comment request is not clear. 	
Engineering (CJS/B&M) - Brian Laux / Jacque Thompson	See two (2) comment PDF’s – 1). Memo dated 02-27-23, which contains 13 comments; and 2.) Site Plan Mark-up comments.	
COR Public Utilities - Tim Beasley	(Same as V2) - See PDF of mark-up comments on Sheet C5 (Utility Plan) Only.	
Wake County Watershed Mgmt – Janet Boyer	Permit disapproval comments were provided to the engineer, Keith Gettle, PE on 2/1/23 for SEC-090046-2022/SWF-090049-2022.	
NCDOT – Matt Nolfo / Holt Willis	REPEAT of V2 Comment: Close the driveway cut on Main Street (Business US 401) with [new] curb and gutter. This will require a 16-1B encroachment permit with NCDOT. The additional sidewalk work in this ROW can be covered in the same encroachment.	
Parks & Recreation - Eddie Henderson	No further comments, but suggests that painted crosswalks be added where the primitive trail and on-lot sidewalks meet at the drive aisle/parking lot.	
Wake County Fire / EMS – Brittany Hocutt	No further comments; maximum building height less than 35’, drive aisle/access widths compliant.	