




SP 22-06 – 503 S. Main St. – 4th Submittal review cycle

START DATE: <b>MAY 05-04-23</b>	DUE DATE: <b>_06-02-23_</b>	TRC/STAFF Comments issued on: <b>_06/05 / 2023_</b>
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Review Group / Staff	Comments	Cleared Comments
Planning Dept.	<ol style="list-style-type: none"> <li><b>FYI</b> – FP 22-20 (Recombination) must be Recorded; note legal description and BM/PG reference on Cover Sheet.</li> <li><b>Sheet 3 of 29</b> – Replace with the Recorded Recombination Plat; be sure it reflects the GC-CZ District Zoning.</li> <li><b>Revision Date</b> - Add appropriate revision dates to Site Plan Cover Sheet for next submittal.</li> <li><b>Addresses</b> – Continue to work with Wake County GIS/911 to attain/express Addresses for the proposed (9 non-residential tenant spaces on 1<sup>st</sup> Floor, then 11 upper-story multifamily dwelling units). Add an “<b>Addresses</b>” Table to the Cover Sheet to express this. This will help address corroboration at Building Permit time.</li> <li><b>Regarding Type of Curbs</b> – Sheet C3, Note #20 states “24” concrete edge flush to pavement (area shaded ). <b>Confirm</b> the intention is to build “flat” curbing all around, and not any sloped/rolling/”mountable” or stand-up curb.</li> <li><b>Sheet C-3, Regarding 15’ Wall and Bradford Pear Easement</b> – Confirm if this will be created/recorded on the Recombination Plat, or some other plat. This Sheet should reference the recording information of this Easement. As shown, minus “proposed”, it is expressed as being Existing, and IF existing, should be referencing its BM/PG.</li> </ol>	
COR Public Utilities - Tim Beasley	See PDF of mark-up comments on Sheet C5 (Utility Plan) Only. <b>There are 3 Comments.</b>	
Wake County Watershed Mgmt – Janet Boyer	<ol style="list-style-type: none"> <li>The construction plans must be formally submitted to Wake County through the permit portal for review of Sediment and Erosion Control (SEC) and Stormwater Management Plan (SWF) permits. SEC and SWF permits will be required. That review will result in more detailed additional comments.</li> <li>Recombination will require adjoining parcel to revise stormwater management plan S006112 to show compliance without additional open space. S006112 is currently in review.</li> </ol>	
NCDOT – Matt Nolfo / Holt Willis	No Further Comments	
Engineering (CJS/B&M) - Brian Laux / Jacque Thompson	No further comments.	
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.	