


SP 22-01 – Hampton Pointe Dental Office – 4th Submittal review cycle



START DATE: 9-14-22	DUE DATE: 9-27-22	TRC/STAFF Comments issued on: <u>09/ 30 /2022</u>
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Review Group	Staff	RCVD:	Comments	Comments Cleared
Planning Dept.	Mike Elabarger		<ol style="list-style-type: none"> <li>1. FYI – Signage is NOT being reviewed or approved via this Site Plan; separate permits are required for Signage.</li> <li>2. LDO Sec. 6.8 regulates the design of the building. Revise the Exterior elevation drawings to <u>demonstrate compliance</u> :               <ol style="list-style-type: none"> <li>a. 6.8.2.C (prohibited elements) and 6.8.2.D.4.a. (materials) - Provide clear terminology as to the Building Materials. Note that EIFS is only expressly noted as a permitted material in (a.ii), for the TC Zoning district. Further note that “synthetic stucco” is an allowed building material in (a.i.).</li> <li>b. 6.8.2.D.1 (b.), (c.), (d.), (e.). Facades - Provide dimension measurements that <u>demonstrate compliance</u>.</li> <li>c. 6.8.2.D.2. Transparency - Provide calculations that <u>demonstrate compliance</u> .</li> <li>d. 6.8.2.D.3., Building Blank Wall Area - Provide dimensions/ calculations that <u>demonstrate compliance</u>.</li> <li>e. 6.8.2.D.5, Colors – Sheets A4.1 and A4.2 have details about Colors- please relate the proposed colors to how they compliance with this section; Drawings are Black and White (not color) and Staff cannot make assumption on compliance. This can be done through LDO Section reference and explanatory note/justification, and/or color drawings.</li> <li>f. 6.8.2.D.6 - Provide <u>demonstration of compliance</u>, suggest LDO referenced note/table and list of 4 minimum items.</li> <li>g. 6.8.2.D.7 – Roof design:                   <ol style="list-style-type: none"> <li>i. clarify on plans which elevations are applicable, then add dimensions to roofline to demonstrate compliance.</li> </ol> </li> </ol> </li> </ol>	




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			<ul style="list-style-type: none"> <li>ii. Address whether or not there will be roof-top mechanical equipment (suggest a clear note); drawings do not indicate parapets are screening RTU's.</li> <li>3. Work with Town Staff regarding WithersRavenel items below.</li> <li>4. Provide a Written Response to all the comments.</li> <li>5. Add appropriate Revision dates to all submittal documents.</li> <li>6. FP 22-02 was recorded on 09/23/2022 - On Cover Sheet add reference to the Book of Maps that creates the property (ie the Legal Description of the lot). OK if this plan set does not include the Recorded plat, but better if it did.</li> </ul>	
Planning & Zoning - WithersRavenel	Karen Mallo / Liza Monroe	9/26/22	<p>Town Staff can make final decision on these matters and/or confirm Compliance on final signature set.</p> <ul style="list-style-type: none"> <li>1. Per LDO Section 6.2.4.5D. Town of Rolesville Planning Staff shall determine how to address 'tree removal permits' and monitor and track tree removals.</li> <li>2. Per LDO Section 6.2.1.D and Section 6.2.1.G.12. – please label the <u>proposed bench and trash receptacles</u> as shown on the landscape plan and add the appropriate details to the landscaping detail sheet.</li> <li>3. Per Section 6.6.F., regarding a Lighting Plan, it is required to be prepared, signed and sealed by a licensed engineer. Further a "final letter of certification" from the engineer or lighting manufacturer shall be supplied to the Town prior to issuance of a COO. The plans appear to have been prepared by the manufacturer and do meet the [LDO] requirements with the exception of the above-mentioned information.</li> </ul>	
Engineering – CJS/B&M	Brian Laux / Jacque Thompson	9/23/22	<ul style="list-style-type: none"> <li>1. On Sheet C4.1, the catch basin on the access road has an elevation of 383.49 (LP) but the surrounding contours show it is not a low point. The previous response to the comment is that the inlet is intended to collect as much runoff as possible. This is acceptable but please remove the LP label.</li> <li>2. On Sheet C4.2 it appears the existing contours have been turned off. Please turn them back on so we can see how the proposed grades tie in.</li> </ul> <p>Town Planning Staff can review compliance for these on the next or Signature Set submittal.</p>	

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COR Utilities (W/WW)	Tim Beasley	9/30/22	<ol style="list-style-type: none"> <li>1. The proposed offsite easement for the sanitary sewer relocation should be recorded prior to CD approval. The applicant should use Raleigh’s deed templated, have Raleigh review and signed and then recorded with Wake Co. Once recorded, the deed reference should be included on the CDs for the offsite City of Raleigh Sanitary Sewer Easement.</li> <li>2. There are Raleigh inspection fees and review fees that should be paid to Raleigh prior to CD approval. The applicant should email me for those fees.</li> <li>1. Lastly, I’m assuming there will also be a final plat after CDs are approved. On the final place the existing easement that is no longer needed would be described and called out to the disposed by the City of Raleigh through a future instrument. The actual release of the easement would occur after the recording of that plat. The applicant would work with Raleigh Real Estate for this release.</li> </ol>	
Wake Co. Watershed Management	Barney Blackburn	9/30/22	<ol style="list-style-type: none"> <li>2. See PDF of the Approval Letter (with conditions) for the Rolesville Dental Office Sediment and Erosion Control and Stormwater Management Construction Plan.</li> <li>3. See PDF of most recent NCG-01 Self-Inspection detail to be added to the plan set.</li> <li>4. Provide Wake County Watershed Management with five (5) copies of full-size plan sets prior to the preconstruction meeting.</li> <li>5. Contact Staff with questions etc.</li> <li>6. Effective April 1, 2019, prior to the preconstruction meeting with the county, the applicant must obtain from NCDEQ-DEMLR the NCG-010000 NPDES Construction Stormwater General Permit coverage by completing an electronic Notice of Intent (NOI); this must include the completed and notarized Financial Responsibility/Ownership Form and this approval letter. See NCDEQ web site at: <a href="https://deq.nc.gov/about/divisions/energy-mineral-land-resources/energy-mineral-land-permits/stormwater-permits/construction-sw">https://deq.nc.gov/about/divisions/energy-mineral-land-resources/energy-mineral-land-permits/stormwater-permits/construction-sw</a>.</li> </ol>	
Parks & Recreation	JG Ferguson		<i>No further comments.</i>	

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NCDOT	Matt Nolfo	2/17/22	Ensure driveway permits and encroachments are applied for when connecting to US 401 (S. Main St.)	
		4/25/22	I have no comments related to site plan approval. My only comment would be to ensure coordination with U-6241 (the NCDOT PM is Raymond Hayes <a href="mailto:ext-rjhayes@ncdot.gov">ext-rjhayes@ncdot.gov</a> ), and that all work in NCDOT ROW is done under an encroachment agreement.	
Wake Co. Fire / EMS	Brittany Hocutt	4/11/22	V2 - There are no issues noted with the plan as provided	
		3/3/22	V1 - Fire services has no issue with this submittal at this time. At which time there is the addition of sprinklers and/or fire alarm, we require FSTR permits and an official review.	