

**SDP-23-06 – 4502 Vineyard Pine Ln – 1st Submittal review cycle**

START DATE: <b>SEPT 09-05-23</b>	DUE DATE: <u>10-11-23</u>	TRC/STAFF Comments issued on: <u>10/08/2023</u>
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Review Group / Staff	Comments	Cleared Comments
Planning & Zoning – Planning Staff & WithersRavenel / Karen Mallo & Liza Monroe	<ol style="list-style-type: none"> <li>1. Provide a written response to all Comments / Cloud or bubble all revisions.</li> <li>2. Add revision dates to all submittal documents.</li> <li>3. Begin and/or proceed with the Traffic Impact Analysis (TIA) process; RameyKemp is assigned to perform this for the project.</li> <li>4. Cover Sheet address says “March 2023” – this was submitted in September – change that, and create space for noted ALL the submittal/revision dates of this plan set.</li> <li>5. See PDF of Written MEMO Comments – there are 41 numbered comments.</li> <li>6. See PDF of mark-up Comments on the plan set</li> </ol>	
Parks & Recreation – Eddie Henderson	<ol style="list-style-type: none"> <li>1. Revise to show a Sidepath and Bike Lane along Jonesville Road to comply with the <a href="#">2022 Rolesville Greenway Plan</a> and <a href="#">2022 Rolesville Greenway Bike Plan</a>. See PDF attachments, excerpts from both Plans identifying these items relative to the subject property.</li> <li>2. <u>Landscaping materials/Invasives</u> - Staff recommends that <b>NO</b> Ulmus parvifolia is planted on this site, as it considered an invasive species - <a href="https://plants.ces.ncsu.edu/plants/ulmus-parvifolia/">https://plants.ces.ncsu.edu/plants/ulmus-parvifolia/</a> . See these links for alternative tree species: <a href="https://ncwildflower.org/recommended-native-species/">https://ncwildflower.org/recommended-native-species/</a> and <a href="https://content.ces.ncsu.edu/extension-gardener-handbook/12-native-plants">https://content.ces.ncsu.edu/extension-gardener-handbook/12-native-plants</a></li> <li>3. <u>Landscaping Materials</u> - Revise plans to show more of a diversity of both trees and shrubs as currently only 5 are details, 2 of which are hollies. Per Rolesville LDO 6.3.4.7c: “All developments shall provide a diverse plant palette...”</li> </ol>	
Engineering (CJS/B&M) - Brian Laux / Jacque hompson	See the five (5) PDF’s – (1.) Memo dated 9/29/23; (2.) HGL Calc mark-ups; (3.) Cover Sht mark-ups; (4.) Erosion Control summary mark-ups; (5.) Stormwater Summary report mark-ups.	
Wake County Watershed Management - Janet Boyer	Currently in review SEC-109942-2023/SWF-109941-2023. Comments are Due out 10/13/23.	
COR Public Utilities Tim Beasley	See PDF of mark-up comments on the Cover Sheet, Sheet C1, Sheet C4.	
Wake County Fire / EMS - Brittany Hocutt	<ol style="list-style-type: none"> <li>1. (9/13/23) - <i>*ADDITIONAL FIRE HYDRANT NEEDED FOR FDC.</i></li> <li>2. <i>*PROVIDE TRUCK TURNING DIAGRAM FOR PARKING LOT AREA INDICATING TURNAROUND RADIUS IS MET.</i></li> </ol>	
NCDOT – Jacob Nicholson	No Comments.	