

Comments on #SDP-26-0009 - Planning & Zoning: Site Development Plan

Application Number: #SDP-26-0009
Application Type: Site Development Plan
Date: August 3, 2026
Address: 901 E YOUNG ST, ROLESVILLE, NC 27571
Parcel: 1768464343



THIS DOCUMENT IS NOT AN APPROVAL.

The Town of Rolesville Technical Review Committee has reviewed your Site Development Plan Application and provided a set of comments requiring your attention. These comments must be addressed in full before approval is issued.

Reviewing this document on the GovWell, our online portal, will allow you to view interactive markups on the document. If you are viewing this as a PDF or offline, a list of all comments will be provided below in this cover sheet. These comments must be addressed before approval is granted.

After you have addressed all comments, please upload corrected versions of the plans by clicking [here](#) or by visiting <https://app.govwell.com/record/fbf469fa-d106-4115-9fdb-5c4ea3d2d5b0>.

Contacts

Austin Bain
City of Raleigh Engineer

(919) 996-3468
austin.bain@raleighnc.gov

Updates Requested

David Simmons
Police Chief

dsimmons@rolesvillenc.gov

Approved

Eddie Henderson
Parks & Recreation

ehenderson@rolesvillenc.gov

Approved

Elizabeth Powell
Wake County Watershed Mgmt

elizabeth.powell@wake.gov

Updates Requested

Jacob Butler
Interim Fire Chief

jbutler@rolesvillenc.gov

No Comment

Jacqueline Thompson
On-Call Civil Engineer

jacqueline.thompson@bolton-menk.com

Updates Requested

Lorna Withrow Wake County Watershed Mgmt	lorna.withrow@wake.gov	Repeat Comment(s)
Meredith Gruber Senior Planner	mgruber@rolesvillenc.gov	Updates Requested
Mical McFarland Economic Development Director	mmcfarland@rolesvillenc.gov	No Comment
Michael Elabarger Assistant Planning Director	melabarger@rolesvillenc.gov	Updates Requested
Michele Raby Planner II	mraby@rolesvillenc.gov	Repeat Comment(s)
Scott Miles Town Engineer PE	smiles@rolesvillenc.gov	Approved
Stephen Wensman Planning Director	swensman@rolesvillenc.gov	No Comment
Stephen Wolf Wake County Deputy Fire Marshal	stephen.wolf@wake.gov	Updates Requested
Tanner Hayslette Planner I	thayslette@rolesvillenc.gov	No Comment
Tim Beasley City of Raleigh - Public Utilities	timothy.beasley@raleighnc.gov	Repeat Comment(s)
Wyat Hamilton NCDOT	wrhamilton@ncdot.gov	No Comment

Comments on Plan

Reviewer feedback tied to specific locations on the plan. The number on each comment corresponds to a matching number marked on the plan page. Each comment must be resolved in GovWell.

1 MR Michele Raby Planner II Please add SDP-26-0009 V1_SDP__E Young St Commercial_Cover Sheet.pdf · Page 1 · July 23, 2026, 10:30am
2 AB Austin Bain City of Raleigh Engineer Add Energov and Rolesville review to coversheet. V1_SDP__E Young St Commercial_Cover Sheet.pdf · Page 1 · July 23, 2026, 3:16pm

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Michele Raby
Planner II

Pls add SDP-26-0009

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Austin Bain
City of Raleigh Engineer

This does not match what we received in Energov. Please submit these plans to the Energov portal.

V1_SDP__E Young St Commercial_Cover Sheet.pdf · Page 1 · July 23, 2026, 3:26pm

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Michele Raby
Planner II

Please add address table for buildings, open spaces and retaining walls to coversheet.

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Austin Bain
City of Raleigh Engineer

See Energov for COR review comments.

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Michael Elabarger
Assistant Planning Director

FYI - the CID plans are not yet approved, let alone subdivision infrastructure construction started or finished, and these lots are Not Recorded. The SDP is out of order, but the TRC review can continue, but eventually, the proper order of development needs to occur.

V1_SDP_E Young St Commercial.pdf · Page 1 · July 31, 2026, 4:33pm

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Michael Elabarger
Assistant Planning Director

An SDP for 2 separate recorded lots is abnormal - I don't recall being asked/broached about the scope of this first SDP. Why is each lot not being processed separately per the usual (at least the usual in TOR)?

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Michael Elabarger
Assistant Planning Director

Lots 3 and 4 are being morphed into 1 lot - that will be approved asap - revise appropriately in all places across the plan set.

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Jacqueline Thompson
On-Call Civil Engineer

Update submittal number (SDP-26-0009)

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Michael Elabarger
Assistant Planning Director

add 0009

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Michael Elabarger
Assistant Planning Director

REVISE when Lot 4 is absorbed into 3.

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Michael Elabarger
Assistant Planning Director

RE: "Proposed" - at SDP, these are supposed to be Recorded Lots - evidence of the out of order-ness occuring.

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Michael Elabarger
Assistant Planning Director

REvise/UPDATE.

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Jacqueline Thompson
On-Call Civil Engineer

Please include accessible parking space count

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Michael Elabarger
Assistant Planning Director

these A sheets - can you add/label them either by Lot or Building number ref please

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Michael Elabarger
Assistant Planning Director

REvise lot 4 into Lot 3

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Michael Elabarger
Assistant Planning Director

What is project perimeter?

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Michele Raby
Planner II

Pls obtain addresses for retaining walls or provide a diagram if all walls are on one PIN.

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Jacqueline Thompson
On-Call Civil Engineer

Please update submittal number on the title block for all sheets.

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Michele Raby
Planner II

Please add sign easement and obtain address for any place a sign will be permitted.

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Michele Raby
Planner II

Please obtain addresses for each lot before SDP/CID approval.

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Michael Elabarger
Assistant Planning Director

All of this infrastructure should be shown as Existing Conditions, per the CID plans.

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Michele Raby
Planner II

Sign easement? Address?

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Michael Elabarger
Assistant Planning Director

As Recorded Lots that have already had infrastructure installed per CID plans - why is Demolition occurring now??

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Michele Raby
Planner II

Pls add DB & Pg for existing easement

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Michele Raby
Planner II

Pls obtain address for sign easement.

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Michele Raby
Planner II

Pls add DB Pg easement information.

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Michael Elabarger
Assistant Planning Director

As Recorded lots with infrastructure installed per CID - is tree preservation still in play at SDP? Would tree pres areas not have been identified, fenced, and preserved through the infrastructure construction, and what is left is a pad-ready lot/site?

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Michael Elabarger
Assistant Planning Director

Is this "existing row" like today, or is it post FSP recordation when ROW is dedicated?

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Michael Elabarger
Assistant Planning Director

For Lot 5 - this is not a Corner - that is not a public street, it's a private access drive - I would apply a typical Side setback dimension here.

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Michael Elabarger
Assistant Planning Director

This is not a Corner, that is not a public street it is a private access drive - i would apply a Side setback.

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Michele Raby
Planner II

Pls obtain address for Open Spaces.

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Michael Elabarger
Assistant Planning Director

No dumpster near/for Buildings B and C - the intention is workers will take bags across to Lot 3/4 ?

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Jacqueline Thompson
On-Call Civil Engineer

This sidewalk should be black as it appears proposed (it appears black rather than grey on the previous sheet).

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Jacqueline Thompson
On-Call Civil Engineer

Please show truncated domes - it appears if directional domes are used the intersection of this walk may not work. Please review.

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Jacqueline Thompson
On-Call Civil Engineer

Consider moving this existing label to avoid blocking proposed infrastructure.

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Michele Raby
Planner II

Pls add Db Pg information for existing easements.

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Jacqueline Thompson
On-Call Civil Engineer

This radius label is being covered up. It appears other radius labels are not aligned correctly. Please review and label all radii unless a "typical" label can be added.

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Jacqueline Thompson
On-Call Civil Engineer

Review and adjust all text for legibility.

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Jacqueline Thompson
On-Call Civil Engineer

Since lane widths vary between 9' and 10' wide and 18' and 19' long, please label each parking area for the standard parking dimensions in that location.

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Jacqueline Thompson
On-Call Civil Engineer

Please include ADA parking

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Jacqueline Thompson
On-Call Civil Engineer

Please label drive lane widths since they are not all 24'; for example, this one appears to be 24' to the back of curb, not the driveable width.

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Michele Raby
Planner II

COR permits will be needed in addition to WC permits for irrigation.

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Michele Raby
Planner II

Please contact COR re: grease traps.

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Jacqueline Thompson
On-Call Civil Engineer

It is hard to tell with the contour - but please review and ensure this CB is at the low point if that is the intention

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Jacqueline Thompson
On-Call Civil Engineer

Label top and bottom wall elevations

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Jacqueline Thompson
On-Call Civil Engineer

Please clean up contour labels for legibility.

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Jacqueline Thompson
On-Call Civil Engineer

For all pipes connecting to existing structures, please label the new invert for the existing structure.

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Jacqueline Thompson
On-Call Civil Engineer

Please label pipe details

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Jacqueline Thompson
On-Call Civil Engineer

Please include a stormwater report which includes the HGLs and drainage calcs for the pipes. Please confirm the velocity of this pipe does not exceed the maximum design velocity so erosion of the pipe does not occur over time and create a maintenance issue.

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Jacqueline Thompson
On-Call Civil Engineer

For all structures that are connecting to existing pipe, please include the existing inverts.

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Jacqueline Thompson
On-Call Civil Engineer

Please confirm if there will be reverse curb (spill curb); if so, these locations should be indicated.

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Jacqueline Thompson
On-Call Civil Engineer

Please adjust labels for legibility.

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55



Jacqueline Thompson
On-Call Civil Engineer

Please confirm all sidewalk grades meet ADA compliance. Maximum cross slope is 2%. Please review and adjust accordingly.

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Jacqueline Thompson
On-Call Civil Engineer

This label says TOC but is showing in the pavement; please review all spot elevations.

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Jacqueline Thompson
On-Call Civil Engineer

Please review all sidewalk grades to confirm ADA compliance is being met.

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Jacqueline Thompson
On-Call Civil Engineer

Please confirm if reverse curb (spill curb) will be used on the site; please indicate all locations where it is being used.

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Elizabeth Powell
Wake County Watershed Mgmt

All inlet protection will need to be included in LOD

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Elizabeth Powell
Wake County Watershed Mgmt

Silt fence should be shown on the outer limit of the 25 ft easement

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Elizabeth Powell
Wake County Watershed Mgmt

Please add stockpile design criteria notes and maintenance notes from Wake County website if not already on plans: <https://www.wake.gov/departments-government/watershed-management/about-watershed-management/sedimentation-and-erosion-control/designing-and-permitting>

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Elizabeth Powell
Wake County Watershed Mgmt

Please include existing contour labels

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Elizabeth Powell
Wake County Watershed Mgmt

Please make an erosion control and stormwater submittal to Wake County to receive more detailed comments

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Elizabeth Powell
Wake County Watershed Mgmt

Proposed impervious draining into existing pond - still will need to show calcs with Wake County Erosion Control and Stormwater submittals

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Elizabeth Powell
Wake County Watershed Mgmt

LOD needs to encompass all erosion control measures, please revise

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Jacqueline Thompson
On-Call Civil Engineer

Please review and update all inlet protection - some CBs have no inlet protection and there are inlet protection shown where no structures are shown.

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Stephen Wolf
Wake County Deputy Fire Marshal

**** Stamped site plans will need to meet all fire apparatus requirements of the 2018 NC Fire Code.**

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Elizabeth Powell
Wake County Watershed Mgmt

Baffles should not be shown in forebay area for phase 3, please revise.

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Elizabeth Powell
Wake County Watershed Mgmt

Please include NCG01 sheets: <https://www.deq.nc.gov/about/divisions/energy-mineral-and-land-resources/stormwater/stormwater-program/npdes-construction-program#NCG01SamplePlanSheets>

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Michael Elabarger
Assistant Planning Director

add sheet number when determined.

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Meredith Gruber
Senior Planner

As per LDO Section 6.2.4.7. Landscape/Planting Guidelines, please verify all plants are native or locally adaptive species.

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Meredith Gruber
Senior Planner

Please see LDO Section 6.2.2.2.D. Street Buffer Standards for planting requirements for street buffers.

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Michael Elabarger
Assistant Planning Director

What are the LDO REquirements?? This shows what you are installing, but what are the requirement to vet the Proposed against?

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Michael Elabarger
Assistant Planning Director

What LDO requirement is this demonstrating compliance with?

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Michael Elabarger
Assistant Planning Director

On all of these color architectural drawings, there are NO LDO section references to clarify what the applicable regulations are, call outs or notes as to how the architecture is complying with those regulations, etc. There is no clarity as to what is applicable to each elevation - and it matters as some standards apply to some elevations facing certain directions, others not. Overall these sheets show no compliance due to the absence of regulations and clarity as to how they comply.

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Meredith Gruber
Senior Planner

Please reference LDO Section 6.8.2.D. Nonresidential Building Design Standards. Demonstrate compliance with items 1 - 8 by noting required and provided elements.

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Michael Elabarger
Assistant Planning Director

Revise as lot 4 is being absorbed into Lot 3

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Michael Elabarger
Assistant Planning Director

What LDO requirement is this demonstrating compliance with?

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Michael Elabarger
Assistant Planning Director

There is a Lot 5A ??

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Michael Elabarger
Assistant Planning Director

Explain what LDO requirement this drawing demonstrates compliance with?

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Michael Elabarger
Assistant Planning Director

There is a Lot 5B ???

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