


SDP-25-01(+CID-24-03) – Wallbrook Lot 8 – V1 Submittal review cycle

START DATE: JANUARY 2025	DUE DATE: <u>02-10-25</u>	TRC/STAFF Comments issued on: <u>02/10/2025</u>
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Review Group / Staff		Comments	Cleared Comments
Planning & Zoning – Planning Staff & WithersRavenel	<ol style="list-style-type: none"> 1. Provide a Written Response to ALL comments – eference If/how/on what sheet was comment addressed. 2. Add revision dates to all submittal materials. 3. Cloud/bubble all changes. 4. Holding Comment – This lot must be recorded (Final subdivision plat, FSP) prior to SDP/CID approval. 5. Non-Residential Open Space - Demonstrate that the open space requirement of a non-residential development has been met per LDO Section 6.2.1.D.3. Provide reference to the LDO Section 6.8.4.B.2 of pedestrian amenities being provided (min. 4). Replicate Compliance demonstration as the parking requirements breakdown on sheet C0.1. 6. Trash Enclosure Screening/Sheet C5.0 – Provide demonstration of compliance with LDO 6.2.4.6.B. screening requirements; provide 'typical' enclosure drawings. 7. Lighting/Photometric Plan – Per LDO 6.6, revise lighting plan footcandle units to the property boundary. 8. Concrete Walks – Widths of the raised thickened edge concrete walk should be shown. If this area is proposed to contain vacuum stations, those should also be shown as this is a constructable plan set. 		
Parks & Recreation - Eddie Henderson	Please include a variety of native trees and plants to create cohesion with already approved SDP-23-05/CID-23-01's plantings.		
Engineering - Jacque Thompson	See two (2) PDF's – (1) Memo dated 2-5-25 with 11 comments; (2) Mark-ups on the plan set, with 11 or 12 entries/comments.		
Wake County Watershed Management – Kevin Zelaya	<i>Town Staff – no comments were provided; Applicant should contact Wake Co directly and/or submit necessary SEC/SWF permits.</i>		
COR Public Utilities - Tim Beasley	<ol style="list-style-type: none"> 1. When will the public sewer extension be permitted that was shown on the PSP? If the intention is to permit the extension with this SDP, show Proposed Easement around the SS extension, provide plan/profile sheets, add/include the public Sewer permit block on the applicable sheets. 2. Are the meter vault and BFP existing or are they being constructed/installed with this SDP? What size is the water meter? Please provide size, make and model # for the BFP. 3. Please show City of Raleigh Waterline Easement extended from the R/W, 1' on each side of the meter vault. 4. The 6" sanitary sewer service must connect to the sanitary sewer main at a manhole. 5. Email for the public improvements quantities table that will need to be included on the Cover. 		
Wake Co Fire / EMS - Brittany Lingle/Stephen Wolf	**Provide diagram indicating firetruck can navigate parking lot- 50 ft truck length		
NCDOT – Jacob Nicholson	No proposed work/disturbance to the R/W of US 401 BUS, therefore no NCDOT comments.		

Summary of TRC-Staff Review Comments

Revised: 02-10-25

