

January 23, 2020

Danny Johnson, AICP
Planning Director
Town of Rolesville

**Reference: SP-19-03 Rolesville Crossfit
1st Review Comment Responses**

Dear Mr. Johnson:

In response to the 1st comment letters received, we have addressed the review comments as noted below.

PLANNING COMMENTS:

- 1. As per Article 14, Landscape and Appearance Standard, the site plan shows on Sheet C-4, Site Plan the location of the required landscape buffers and type class for that buffer. Sheet C-10, Landscaping Plan is missing this information and the site plan is not addressing compliance with the requirements of Article 14 with the detail designs or documentation of the existing site conditions that may be retained for compliance to this article. Please review and revise with more information to determine compliance.**

Notes #18 and #19 have been added to Sheet C-10, Landscaping Plan, clarifying that tree clearing beyond the limits of disturbance is not proposed and that existing vegetation will be utilized to meet buffer planting requirements and supplemented as necessary.

- 2. On Sheet C-4 is a Public Way sidewalk from the public sidewalk on Granite Falls Blvd into the site to reach the front entrance of the proposed building. As show is identified as a "Prop 6' Crosswalk" location in the parking lot travel lane with no details or graphic for the marking of the crosswalk on the pavement. Please add the detail markings for the crosswalk.**

Additional detail has been added for the striping of the crosswalk on Sheet C-4, Site Plan.

- 3. Sheet C-6 Grading & Storm Drainage Plan, C-8 and C-9. Erosion & sediment control Plan by phases identify the propose limit of disturbance of the site and what will not be disturbed. Will there be any removal of any existing vegetation or trees of the site outside the boundary of the "limits of disturbance that is not a disturbance of land under the Storm drainage or erosion & sediment control permitting due to not disturbing the soil. This information is related to comment #1 as well.**

Note #13 has been added to sheets C-8 and C-9, Erosion and Sediment Control Plans, noting that tree clearing beyond the limits of disturbance is not proposed.

4. **As per Section 9.14, Masonry Ordinance, what is shown as the West and East Building Elevation of Sheet A-3.01 is not in compliance with Section 9.14.3 with a portion of “Metal Wall Panels. Please revise to meet Section 9.14.**

The elevations have been revised accordingly.

5. **Sheet C-4 and A-3.01 shows on the east side of the building an overhead door that is located adjacent to the sidewalk and parking spaces of the adjoining parking lot with any identification of a Loading or unloading area the meets Section 10-2 Off-Street Loading Requirements. Please state the intend for the overhead door and if it will or will not be used as off-street loading area for the site.**

The overhead door has been noted as not to be used for off-street loading.

ENGINEERING:

- The pipe from CB-3 to CB-4 has been moved further away from the building corner.
- HGL calculations are included with this submittal.

EROSION & SEDIMENT CONTROL:

- Temporary Diversion Ditch #1 has been adjusted to enter the basin through at least two baffles.
- Check dams have been added in both temporary diversion ditch.
- Temporary Diversion Ditch #1 has been noted to be bermed to provide positive flow across the low area as discussed in the TRC meeting.
- The material staging and stockpile and concrete washout areas has been labeled on Sheet C-8.
- Stabilization timeframes have been noted in the call-outs for the slope matting.

CITY OF RALEIGH PUBLIC UTILITIES:

1. **The size of the existing water stub will have to be determined prior to the issuance of the utility permits and/or stub permits, if the water stub is abandoned and a new tap is made.**

The size of the existing water stub has been determined and updated on the applicable sheets (C-3 and C-5). The associated call-outs have also been updated to note that a meter will need to be installed.

FIRE SERVICES:

- 510.1 Please provide a contact for BDA analysis per our discussion.
- 505.1 It is noted that an approved address will be required.
- 906.2 It is noted that portable fire extinguishers will be required.
- 503.2.1 All drive aisles are 24'-wide, which is greater than the 20' minimum width.

- 503.2.3 All drive aisles will be paved to support the apparatus loads.
- 503.2.5 No drive aisle is greater than 150' in length.
- 503.3 NO PARKING-FIRE LANE markings are not anticipated to be required.
- 503.1.1 The drive aisles extend to within 150' of all sides of the building.

ADDITIONAL COMMENTS:

- The method of solid waste collection has been noted in Note #7 on Sheet C-4.
- The "business plan" for the proposed use has been included in this submittal.

Enclosed you will find three full size sets of site and architectural plans, ten half size sets of site and architectural plans, HGL calculations, the business plan, and a CD with the same documents in PDF format.

Please let us know if you have any questions or need any additional information.

Sincerely,



Jon D. Frazier, PE, LEED AP
Principal
919.610.1051
jfrazier@flmengineering.com