



September 9, 2022

Town of Rolesville – Michael Elabarger  
Planning and Zoning – Karen Mallo / Liza Monroe  
Engineering – Jacqueline Thompson  
Wake County Watershed Management – Janet Boyer  
COR Utilities – Tim Beasley  
NCDOT – Matt Nolfo  
Fire/EMS – Brittany Hocutt

Re: SP 22-01 – Hampton Pointe Dental Office (3<sup>rd</sup> Submittal Review Cycle)

Dear reviewers,

Thank you for the comments on our submittal. Enclosed are updated drawings addressing your comments. Below you will find all of your comments and advisements and our corresponding responses. Please note: this resubmittal (second submittal) includes a first submittal of our storm and erosion control package as it was inadvertently left out of our first submittal.

**Mr. Elabarger –**

1. **Comment:** Provide a written response to all the comments.  
**Response: Understood, included in the resubmittal.**
2. **Comment:** Add appropriate revision dates to all submittal documents.  
**Response: Understood, submittal documents will include revision dates.**
3. **Comment:** ONLY include the actual Recorded Final Plat that creates this lot; see FP 22-02 for most recent Comments about how to simplify the Final Plat by removing certain proposed Easements, thus facilitating getting it to Approval and thus Recorded, so it can be reflected in this Site Plan.  
**Response: We have removed the plat from the set.**

**Ms. Mallo / Ms. Monroe -**

4. **(RPEAT) Comment:** Any tree removal will require a tree removal permit. No person shall cut, remove, or relocate any trees on any public or private property unless a preservation plan or tree removal permit has been approved. (LDO Section 6.2.4.5D) We will defer to the Town of Rolesville Planning Staff for how they aim to keep record of tree removal at this time while the tree removal permit is being finalized  
**Response: Understood. Permit will be submitted as soon as the Town provides a process/application.**

5. **(REPEAT) Comment:** Label the acreage of each open space area to ensure they total the amount shown within the site data table
- For commercial developments less than twenty-five (25) acres, required open space shall include at least one (1) small open space type. (LDO Section 6.2.1D) The small open space area shall be a minimum of 500 square feet. The applicant has shown this area on the plans. **NEW: However, LDO Section 6.2.1.G.12 states that public seating is required for nonresidential open space areas.** The dental office will need to provide bench or other seating area within the open space area. The applicant is currently proposing to place the open space in the street buffer area, near the sidewalk. We would suggest bringing it further into the site and having the bench accessible from the building for employees and the like to enjoy.

**Response: The open space will remain where shown. It is now being shown as the entire area required for open space. We have added a bench, garbage bin, recycling bin, and the front desk of the office will possess yard games for meeting the active open space requirement. This was all added per conversations with reviewer after receiving this comment.**

6. **Comment:** Please remove the subdivision plat from the plan set as it has not been approved nor recorded. Once recorded, the applicant is welcome to add this sheet since the Final Plat must be recorded prior to this plan being approved. In the meantime, the applicant may consider adding a note to the cover sheet stating the case number for the subdivision plat.

**Response: The plat has been removed from the set.**

7. **(REPEAT) Comment:** Per LDO Section 6.4.5.C, a minimum of one (1) loading space is required per 50,000 square feet of office/medical space. The applicant has not labeled the loading space on the site plan. If the applicant does not need a loading space, this could be a portion of the Alternative Parking Plan in which this requirement is mentioned and reasoning for omission provided. **NEW: The loading space was not mentioned or addressed in the APP. Please update the APP to provide justification for why the loading space was not provided.**

**Response: The site has a dedicated parking space for a loading space since the main source of loading traffic would be from UPS trucks and the like. Please see revised sheet C2.1.**

8. **Comment:** Per LDO Section 6.6.G.12-13, lighting fixtures shall not exceed 30 feet in height. Additionally light fixtures shall be 12 to 15 feet in height in nonvehicular areas (such as sidewalks). Please indicate the overall height of the parking light fixtures.

**Response: The mounting height of the parking light fixtures is 25' as indicated in the table on the photometric plan. We do not have any pole lights illuminating a pathway.**

9. **Comment:** There is a monument sign shown on the site plan sheet. Does the applicant intend to have lighting? If so, this should be labeled.

**Response: Per conversation during TRC, the note provided on sheet C3.1 was clarified for the electrical service up to the sign. The sign lighting details will be provided by others.**

10. **Comment:** There appears to be lighting fixtures on the building, but they are not clearly labeled or noted on the Lighting Plan sheet. Please identify and differentiate from the landscaping.

**Response: Supplementary lighting plan submitted showing locations.**

11. **Comment:** Please remove the grading/drainage symbols from the lighting plan.

***Response: The grading/drainage symbols have been removed.***

- 12. Comment:** The location of the lighting symbols is difficult to find on the plans. We would suggest shadowing the other line weights and darkening or coloring (red) the lighting symbols and fixtures.

***Response: Supplementary lighting plan submitted showing locations.***

- 13. Comment:** Per LDO Section 6.8.2.D.2, buildings shall be designed to have a minimum transparency, using windows and doors, on ground and upper floors. Transparency applies to all sides of a buildings facing a public and/or private street.

- a. Ground floor transparency shall be calculated based on the total façade area located between the finished ground floor level and beginning of the upper floor. All ground floor transparency shall be a minimum thirty (30) percent, unless stated otherwise in this LDO.
- b. Upper floor transparency is calculated based on total façade area located between the surface of any floor to the surface of the floor above it. If there is no floor above, then the measurement shall be taken from the surface of the floor to the top of the wall plate. All upper floor transparency shall be a minimum twenty (20) percent unless stated otherwise in this LDO.

***Response: East Elevation: SF = 1,100 x .30 = 330 SF of glazing required. Existing Glazing: 369 SF; COMPLY. North Elevation: SF = 922 x .30 = 277 SF of glazing required. Existing Glazing: 333 SF; COMPLY. West Elevation: SF = 1,029 x .30 = 308 SF of glazing required. Revised Glazing: 310 SF; COMPLY (Window on Southwest corner was enlarged). The updated elevations are attached for your review.***

- 14. Comment:** Please include the colors of the building on pages A4.3 and A4.4 to ensure compliance with LDO Section 6.8.2.D.5.

***Response: The colors are listed on A4.1 and A4.2.***

- 15. Comment:** Label this fixture (Sheet A4.1)

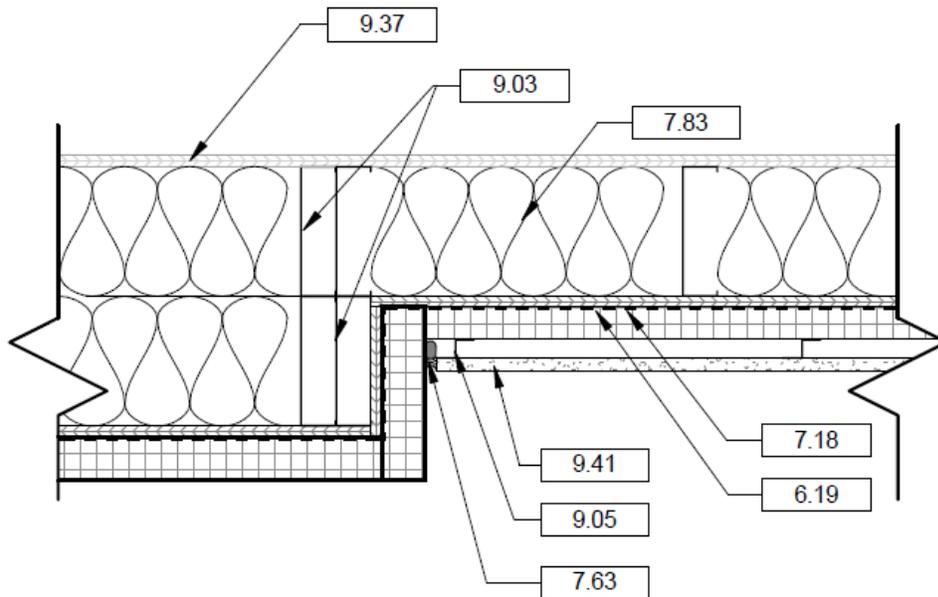
***Response: Fixture has been labeled.***

- 16. Comment:** All nonresidential buildings shall have at minimum of four design items including in their building design. We are unable to confirm if the applicant has provided four different design items.

***Response: This building has 5 design items; c) Cornices d) Awnings d) Complementary change in material/texture f) Complementary change in color i) Parapet height transitions***

- 17. Comment:** Please confirm if the changes in plane where there is a projection or recess is greater than six (6) inches.

***Response: The stud walls change from 6" to 12" at the towers to create the 6" projection where the material changes from EIFS to siding. See detail below***



5 EIFS TO SIDING PLAN DETAIL  
 A8.1 1 1/2" = 1'-0"

Ms. Thompson -

18. **Comment:** Sheet 1-1 – Please either remove the Minor Subdivision Plat or only include the final approved version; comments for the Final Plat (FP 22-02) were sent separately.

**Response:** Please see revised plan set with sheet 1-1 removed.

19. **Comment:** Sheet C0.6 - Confirm whether the existing curb on the southwest quadrant of S Main St and Louisburg Rd will remain in place or be removed. Based on the design and improvements for the pedestrian ramps, it makes sense that the curb would be removed but it is not currently shown, only milling.

**Response:** The crossing is to remain while the ramp/sidewalk section next to the proposed property will be modified so that the sidewalk remains even with the sidewalk platform that crosses the street to Bojangles. This was done because of the driveway proximity to the ramp landing. The curb in this location has also been called out to have tapers and at a minimum an 8' section with 6" high curb for delineation of walkway to private street. Please see revised sheets C2.1 and C5.6.

20. (REPEAT) **Comment:** Sheet C1.2 – The symbol for the scour protection at end section is missing.

**Response:** Scour Protection symbol has been added back.

21. **Comment:** Sheet C2.1 – Stop bars should be set 4' behind the crosswalk.

**Response:** Please see revised sheet C2.1 with the correct stop bar spacing.

**22. Comment:** Sheet C2.1 - The existing pedestrian ramp at S Main St and Eagle Scholars Dr lines up with the crosswalk linework that is showing but the leader and arrow do not point in that location. Please adjust the leader.

- a. Please clarify if, based on the recent design, the existing crosswalk is intended to remain in place or be removed and replaced.
- b. Adjust the crosswalk hatch accordingly. There is a section that is called out in removals that does not seem to be hatched for installing new walk.

**Response:** *Please see revised sheet C2.1 for additional details of this area.*

**23. Comment:** Sheet C2.1 - Please confirm all notes/leaders have the appropriate references for details.

- a. All pedestrian ramp locations/transitions from concrete walk to stamped concrete crosswalk should have the "See Special Detail Sheet C5.06" note.
- b. The stamped concrete crosswalk should reference the detail on Sheet C5.6.

**Response:** *See notes on sheet C2.1.*

**24. Comment:** Sheet C2.1 - Please clarify the type of curb for S Main St. The linework and existing conditions indicate 24" curb but the detail on Sheet C5.3 (which is referenced) show 18".

**Response:** *Please see revised sheets 2.1 and C5.3.*

**25. (REPEAT) Comment:** Sheet C2.1 - Since the Louisburg Rd improvements are not installing pedestrian ramps or sidewalk on the south side of Louisburg Rd or on the southwest corner of the intersection of Louisburg Rd and S Main Street, the pedestrian ramp being installed as part of the Dental Office site improvements should be designed and installed as a directional ramp to cross to the north only and connect to the existing ramp; the proposed crosswalk should not lead the pedestrians to the middle of the existing pedestrian ramps since there is no curb cut between the ramps.

**Response:** *Please see revised sheet C2.1.*

**26. Comment:** Sheet C3.2 - Please label structures in Plan View.

**Response:** *Please see revised plan sheet C3.2*

**27. Comment:** Sheet C3.2 - Please depict existing pipe vs. proposed pipe differently in the profile so it is clear what is being connected to vs. installed.

**Response:** *Please see revised profile on sheet C3.2.*

**28. Comment:** Sheet C3.2 - Please update the stationing for the structures in the profile.

**Response:** *Please see revised sheet with stationing updated.*

**29. Comment:** Sheet C3.2 - A minimum cover note should be provided and labeled for sanitary sewer.

**Response:** *Please see sheet C3.2 for minimum cover note.*

**30. Comment:** Sheet C4.1 - For the sidewalk crossing the driveway entrances, please confirm your design complies with NCDOT's Curb Ramp Details for Driveway Aprons. Include the NCDOT details for reference in the plans.

**Response:** Please see revised ramp detail on sheet C5.6 corresponding with the new layout on sheet C2.1.

- 31. (REPEAT) Comment:** Sheet C4.1 - Please confirm your sidewalks along S Main St and Eagle Scholars Drive meet ADA compliance and have less than 2% cross-slope, as well as meet requirements for longitudinal slopes at the pedestrian ramp locations.

**Response:** *Some sidewalk elevations have been changed along the private drive previously called S Main St. before knowing it does not have an official name. The rest of the elevations called out on C4.1 have less than 2% cross slope as required. Contractor will follow generic detail on sheet C5.6 and NCDOT details on added sheet C5.7.*

- 32. Comment:** Sheet C4.1 - On the access south of the property, it appears there is a 383 contour but there is a structure being labeled as a LP with an elevation higher than the nearby contour. Please confirm drainage patterns.

**Response:** *The inlet is supposed to collect as much runoff as possible before the drive steepens and ties into existing grades. Contours have been adjusted.*

- 33. Comment:** Sheet C4.1 - Please provide spot elevation at the intersection of S Main St and Louisburg Rd to confirm ADA compliance and drainage.

**Response:** *Please see revised sheet C4.1 for the proposed elevations of the crossing.*

- 34. Comment:** Sheet C4.1 - Please provide spot elevation on the south end of the sidewalk being installed along Louisburg Rd for future connection.

**Response:** *Please see revised sheet C4.1 for the spot elevations along the sidewalk.*

- 35. Comment:** Sheet C5.3 – Confirm whether the new curb should be 18” or 24”.

**Response:** *The new curb should be 24” to match the existing curb on the existing development.*

- 36. Comment:** Sheet C5.6 – Review and revise which details are included for the pedestrian ramps. See comment #8 and 13.

**Response:** *Please see revised sheet C2.1 and details sheet C5.6.*

**Mr. Beasley –**

- 37. Comment:** The assigned permit number for this is S-5056. This will need to be included within the “digital permit block” (please email me for this) on the cover, utility plan and profile sheets.

**Response:** *This has been added.*

- 38. Comment:** You’ll need to include Raleigh digital signature block on the cover, utility plan and profile sheets. Please email me for this.

**Response:** *This has been added.*

- 39. Comment:** We need to talk about the plat for recording these easements. The site should be created prior to CD approval. This would make part of the sewer relocation offsite which would require offsite sanitary sewer easement. This offsite easement would have to be recorded prior to CD approval. Please email me for our deed template. Raleigh would need to review and

approve prior to recording. The onsite easement dedication would need to occur after the CDs are approved.

**Response: Per discussions at TRC, offsite portion need to be recorded by deed prior to CD approval; onsite portion once construction is complete, once recorded, add book/page on plans.**

**40. Comment:** Where this FH is currently located, it would be a private FH and this would need to be a 6" RPDA.

**Response: Please see revised sheet C3.1 with revised information.**

**41. Comment:** This is a 16" waterline. Should be 16"x6" TS&V.

**Response: Please see revised sheet C3.1.**

**42. Comment:** Are you sure this FH has to be located here? Consider having it 10' from the R/W and dedicating a 10'x5' City of Raleigh Water Line Easement and having it as a public FH.

**Response: The fire hydrant has been relocated to the ROW to be accessible along the private drive instead of proposing a private hydrant. Please see revised sheet C3.1 for revised location.**

**43. Comment:** Need 2/10 drop between inverts.

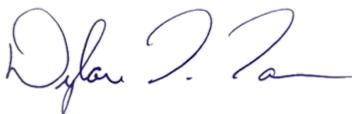
**Response: Please see revised sheets C3.1 and C3.2 for this correction.**

**44. Comment:** Please record a/the plat (FP 22-02) to create this lot, but not the Utility easements involved in project. Work directly with COR-PUD on Off-site sewer easement ASAP.

**Response: Understood, the sewer easement will be sent directly to Tim.**

If you have any questions or require additional information, please do not hesitate to contact me via email ([dylan@tarr-group.com](mailto:dylan@tarr-group.com)) or phone (615-829-0331).

Sincerely,

A handwritten signature in blue ink, appearing to read "Dylan Tarr".

Dylan Tarr, PE