

Department	Sheet	Comment	Response
Zoning/Planning	C1.0	Please add case number SDP-23-08 to the cover sheet.	Case number added to the title on sheet C1.0.
	C1.0	Site Address – Presently, in IMAPS property appears as “0 South Main St.” – this will not suffice for this proposed development ultimately; this also does not reflect the fact that PIN 1758479244 is shown intended to be subdivided into 2 lots. Contact Wake County GIS/911 staff and determine the ultimate addresses for (the 2 lots coming out of PIN 1758479244), and reflect that on plans. Applicant shall process a Minor Subdivision plat to subdivide current lot into 2 prior to approval of this Site Development Plan, which can/will include official creation/recording of the new lot addresses. Once address established, add the site address to the Cover sheet.	Noted. We are waiting on plans from the developer of 7ELeven to make sure our cross access road and proposed lot line are 100% in the correct place and then we will be able to submit for recombination plat. I have also reached out the the GIS department to determine the new address for the subdivided parcels.
	C1.0	Please add a Site Data Table including the following information: Property Identification Numbers (PIN) for the property, Zoning (Current and Proposed if a Rezoning), Watershed, River Basin, Current Use(s), Proposed Use(s), Current Impervious, Proposed Impervious, Parking Data per use, Bicycle Parking, Loading Spaces (per LDO Section 6.4.5.C.), Tree Coverage Data, Building Height, and Building Square Footage(s).	Site Data Table added to C1.0.
	C1.0	Within the Site Data Table, please provide the Open Space required / provided. Per LDO Section 6.2.1.D.3, a minimum of 5% of Open Space is required. See Comments 12-17 for more details about the Open Space requirements.	Site data table has been updated, see C1.0 and C5.1.
	C1.0	Add/revise to clarify that there are NO conditions; CZ is the LDO translation from the previous UDO Zoning District of I-CZ (Industrial COnditional Zoning). There are no known Conditions as confirmed by Town Planning Staff.	Conditional zoning removed from zoning description.
	C1.0	Please indicate the required “corner setback” as noted in LDO Section 3.2.5. The corner setback is applicable to the side street, Grand Park Drive, so therefore the front setback would be located along US Hwy 401/Louisburg Road.	Corner setback along the frontage of Grand Park Drive reduced from 25' to 15'
	C1.0	According to iMaps, this parcel is 3.80 total acres. Please note	We will be subdividing the parcel into two properties through a minor subdivision plat. We are waiting on confirmation from the adjacent 7ELeven property for location of cross access drive before beginning this process.
	C1.0	Please add the site address to the cover sheet.	See Site Data Table on C1.0.

C1.0	N/A	
C1.1	The Legend provided on Sheet C1.1 appears to one that is used for many sites as it includes floodplain and wetland symbols which are not applicable to this site. It is easier to include a small, customized legend for each plan sheet as opposed to having a singular sheet with a legend that is not relevant to the site plan.	Legend has been updated to only show items used in this planset.
C2.0	Provide zoning district and land use for each of the adjacent parcels.	Surveyor will add information on the new recombined plat
C2.0	Please clarify what the clouded area is. Is this an existing tree	Surveyor will have a tree survey to us mid-January.
C2.0	Please label the new property line.	New property line is shown on all plans and is labeled on C5.1.
General Notes	A "General Notes" page is typically included and provides insight into the following development categories: Grading, Sanitary Sewer, Water, Backflow Prevention, Construction Notes, Paving/Curbing, Storm Drainage, Traffic Control, Seedbed Preparation, Seeding Schedule, and Erosion Control.	All of these notes are spread out throughout the plans on sheets that make the most sense to place them on (i.e. sanitary sewer notes are on C7.1 - Utility Plan)
C3.1	Please label the new property line that will result from [the future] subdividing of the existing lot; label this as "Proposed Property Line".	Tentative location of proposed property line is shown in plans and called out on C5.1.
C3.1	Please add the zoning districts and Existing use(s) of the site and all adjacent properties to confirm buffer requirements.	Adjacent property's zoning and use added to labels.
C3.1	Please label the existing vegetation, with a general description and location.	Surveyor will provide tree survey mid January.
C4.0	LDO 6.1.2.D. Section 6.2.1.D.3 requires the provision of Open Space for non-residential uses. Per 6.1.2.D.3.a., for lots Less than 25 acres (this subject property), one (1) small open space is required. See LDO Table 6.2.1.2. for description of Open Space type choices.	Open space has been provided, see L1.0.
C4.0	Per LDO Section 6.2.1.G.5-6, public seating and receptacles shall be provided in Open Space areas. a. Public seating shall be appropriate to the intended use of the park area (i.e., benches may be appropriate for active spaces; Adirondack chairs and landscape terraces may be appropriate for passive spaces). b. Refuse and recycling receptacles are required at each entrance and gathering space.	Public seating and receptacles have been added in the open space, see L1.0.

	C4.0	<p>Per LDO Section 6.2.1.G.12, Open Space shall be a mix of active and passive open spaces. A minimum of fifty (50) percent of all required Open Space shall be dedicated and designed to allow for active recreation features. Active recreation and passive features are identified in Table 6.2.1.3.</p> <p>a. Active recreation is defined as recreational features, often requiring equipment and taking place at prescribed places, sites or fields, which allow for the active recreational needs of residents or users of the development which they serve.</p> <p>b. Passive recreation is defined as recreational features that do not require prepared facilities like sports fields or pavilions and require minimal disruption to a site. These include such activities as walking paths and other features defined in Table 6.2.1.3.</p>	Open space has been updated per comments, see L1.0.
	C4.0	LDO Section 6.8.4.B.2, all non-residential development shall provide at least four (4) pedestrian amenities.	Pedestrian amenities have been added.
	C4.0	LDO Section 6.4.4.A.4 - Wheel stops are required to prevent overhang onto sidewalks, and into landscaped areas per LDO Section 6.4.4.A.6. Plan is referring to the vacuum canopy area as Open Space and thus should provide wheel stops.	The open space line has been moved back 2' behind the BOC in parking areas to prevent any overhang into open space.
	C4.0	LDO Section 6.8.4 – Revise Plans to demonstrate compliance/provide the pedestrian amenities.	Landscape plans have been updated.
	C4.0	LDO Section 6.8.4.B.4.- Revise to demonstrate compliance, Sidewalks shall be min. six (6) feet wide.	Sidewalk has been widened to 6' wide.
	L1.0	The Planting Schedule includes the symbol, botanical name, code, and quantity. Reviseto include the requirements for which each plant that is being provided (e.g., VUA, 10' perimeter buffer, streetscape buffer, screening, etc.). This makes it easier for counting and installation.	Planting schedule has been updated, see L1.0 and L1.1.
	Additional	Though Sign design and illumination will be reviewed (per separate Permits post SDP-23-08 approval), Plans should note the intended location of any monument or ground signs in this plan to vet and approve of those locations; this will make later Permitting go quicker once/if the locations are already approved.	Signage location to still be determined by developer.
	Additional	Please provide a Tree Protection Fencing (TPF) detail.	Tree protection detail added, see L1.1.
	Additional	Please label stacking spaces as required in LDO Section 6.4.6.A.4.	See the newly added sheet C5.2 for stacking.
Engineering	C1.0	Include a site data table on the cover sheet.	Site Data Table added to C1.0.

C1.0	Provide storm calculations package. The storm could not be evaluated with this review and will be reviewed upon the next submittal. a. If a separate Construction Drawing plan set is planning to be submitted, please disregard this comment until then.	Please see the included Drainage Report for stormwater calculations.
C4.1	A power pole designated to remain is directly in the middle of your proposed construction entrance. Please adjust the construction entrance or add note of how to manage the power pole.	Wake Electric owns this light pole and it is paid for by the Town of Rolesville. A representative from Town of Rolesville must put in a work order with Wake Electric for this relocation.
C4.1	Add a silt fence outlet for the area draining east of the ridgeline.	Silt fence outlet structure added to allow for drainage east of ridge to flow back into our site.
C4.1	There is a line outside of the limits of disturbance shown on this sheet. Please remove or update accordingly.	Line removed from sheet.
C4.1	Remove duplicate sheet C4.1	Duplicate sheet removed.
C4.2	The existing major contours are very dark and hard to distinguish from proposed contours. Please adjust for clarity.	Major contours have been lightened.
C4.2	Remove duplicate sheet C4.2.	Duplicate sheet removed.
C4.3	There appears to be tree size labels showing on this sheet. Please remove from sheet.	Tree labels have been removed.
C4.3	Remove duplicate sheet C4.3.	Duplicate sheet removed.
C5.1	A handicap ramp will be needed for the handicap parking stalls. a. This comment also applies to Sheet C6.1	Handicap ramp added with inset of spot grades to show ADA compliance.
C5.1	Add the depth dimension to the handicap stalls.	Dimension added to parking stall.
C5.1	Please provide a truck movement exhibit due to the irregular ingress and egress route running through the car wash area. This does not need to be part of the plans, but provided as part of the next submittal.	See sheet C5.2 for garbage truck turning movements throughout the site.
C5.1	All ingress and egress arrows appear to be on the wrong side of the drive aisle. a. This comment also applies to Sheet C6.1.	Directional arrows have been correctly oriented on all sheets.
C6.1	Please confirm the rim elevations for the underground detention system. Are these pavement elevations, or are there structures at the end of the pipes that are not being shown?	The rim elevations are the proposed pavement elevations that the manhole will sit at. See D1.0-D1.4 for more information. The pipes will tie into junction box structures which will feed the water into the underground detention system.
C6.1	Grades do not match what is detailed for spilled curb in the standard details in the handicap area. Details have a 6" drop or more from front to back and that is not reflected in this area. Verify the elevations of curb.	Grades for curb have been updated to more accurately match the detail, see C6.1.
C6.2	Label existing grade and proposed grade for clarity. It appears to not tie to existing grade or there are 3 surfaces. Unsure of depth at A9.	This issue has been fixed, see C6.2.

	C7.1	Fix the leaders in the inset for the water connection area.	Multileaders have been fixed to correct locations.
	C7.1	Please label inset B's location on the plan as you have done inset A to clarify what it is for.	Inset B's location has been shown on C7.1. This inset is to show the connections for the PVC vacuum lines that will transport dirt to the vacuum room.
Utilites	C3.1	Raleigh's access (tractor trailer) to the water tower must be maintained 24 hours per day, 7 days a week, 365 days out of the year while this site is under construction.	We are in coordination with the adjacent 7Eleven development on how to give access since the current access road straddles our property line.
	C5.1	How is this site being created? Is it getting subdivided off the larger lot?	The parcel will be subdivided into two parcels. The proposed lot line is called out on C5.1. We are waiting until the adjacent 7Eleven development has 100% set the location of the cross access drive before submitting a minor subdivision plat to Rolesville.
	C7.1	Since this proposed development is relying on others for sanitary sewer access, building permits for this site should not be issued until the offsite sanitary sewer has been conditionally accepted by Raleigh.	Noted.
	C7.1	Since the waterline was installed outside of the R/W, City of Raleigh Water Line Easement must be dedicated from the R/W and 10' from the center of the pipe.	CORWLE easement added and called out, see C7.1.
	C7.1	Also, CORWLE should be shown surrounding the proposed water meters.	CORWLE easement added and called out, see C7.1.
	C7.1	The proposed water stubs will need to be copper until it reaches the meter box. Behind the water meter, the material can change.	Inset A labels updated to reflect material change in pipes.
	C7.1	FYI, it's a 3/4" stub but will be a 5/8" water meter. We do not offer a 3/4" water meter.	Inset A labels updated to reflect 5/8" meter on a 3/4" line.
Additional Engineering Comments (12/14/23)	C5.1	trash truck to dumper is against traffic flow	The orientation of the dumpster enclosure has been changed to allow for easier trash pick up and truck turning movements.
	C5.1	Dumpster alignment and locations?	The orientation of the dumpster enclosure has been changed to allow for easier trash pick up and truck turning movements.
	C5.1	show proposed by other shaded back to show connection	The most current plans for the adjacent property have been insert and shaded back on our site plan to show connection of cross access road
	C5.1	there should be a cross ADA ramp, avoid CI	We have reached out to RKK and are awaiting coordination on the ADA crossing.
	C5.1	6" standard curb	Curb labels added to C5.1 specifying what kind each section is.
	C5.1	curb type?	Curb labels added to C5.1 specifying what kind each section is.
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	C5.1	6" standard curb	Curb labels added to C5.1 specifying what kind each section is.
	C5.1	heavy duty conc, (check details)	Call out added for heavy duty concrete.

C5.1	<p>identify what curbs are where</p> <ul style="list-style-type: none"> - 30" 6" standard? - 24" 6" standard - 24" 6" upslope (spill curb) - 24" 4" mountable - 24" 4" upslope (spill curb) <p>Site plan to have Bearing and Distance along lot line (parcel boundary)</p>	<p>Curb labels added to C5.1 specifying what kind each section is. Parcel boundary bearing and distances have been added to C5.1.</p>
C5.1	<p>what is the curb size that is on 7-11, varify</p>	<p>Their most current plans proposed 24" curb and gutter. This matches our proposed plans for the cross access drive.</p>
C6.1	<p>hard to read, move or adjust for legibility, typ.</p>	<p>Spot grades have been dragged out for legibility.</p>
C6.1	<p>flush per detail below</p>	<p>Correct, the sidewalk is flush with the asphalt along the handicap spots. A handicap ramp has been added to this part of sidewalk closest to building.</p>
C6.1	<p>there should be a cross ADA ramp, avoid CI</p>	<p>We have reached out to RKK and are awaiting coordination on the ADA crossing.</p>
C6.1	<p>how are you transitioning to gutter line (no CI in this area for collection of drainage)</p>	<p>Correct, this a swale that will carry the water. The end of the swale at spot C394.39 will flow to the corner of the roll curb at spot C294.19 and continue to flow around the proposed roll curb. The purpose of this swale is to keep water from flowing under the vacuum canopy area.</p>
C6.1	<p>how are you managing the swale for collection</p>	<p>Runoff collected in the swale will sheet flow offsite. Reference the attached Drainage Report so see how the flow decreases from pre-development to post development</p>
C6.1	<p>reference Main St for reference #</p>	<p>Text box added referencing the S. Main Street Project Number.</p>
C6.1	<p>easement for outfall, across adjacent parcel</p>	<p>Drainage easement added to plans.</p>
C6.1	<p>how is curb transition</p>	<p>More spot grades have been added to the ADA parking inset for more clarity. The back of roll curb grade is responsible for making up the 4" difference over the handicap spaces. This allows for a flush curb to asphalt at the sidewalk and a full roll curb and the back of the parking space.</p>
C6.1	<p>spot grades for pavement are at many different locations (EOP/ FC/BC)</p>	<p>Spot grades have been revised to correctly show on the EOP.</p>