

SDP-24-03 – Chase Bank Wallbrook – V1 Submittal review cycle

START DATE: MAY 05-03-24	DUE DATE: <u> 06-10-24 </u>	TRC/STAFF Comments issued on: <u> 06/09/2024 </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. 2. Add revision dates to all submittal materials. 3. Add “SDP-24-03” to the Cover sheet and on every plan set sheet. 4. Lot must be recorded, Cover Sheet noting the BM/PG, before signature approval can occur. 5. See PDF of Written Memo comments from WithersRavenel 6. See PDF of Mark-up comments on the Architectural Plans from WithersRavenel 7. See PDF of Mark-up comments on the full SDP plan set from WithersRavenel 	
Parks & Recreation – Eddie Henderson	Revise Landscape Plan to REMOVE <i>Ulmus parvifolia</i> , which is considered by the State to be an invasive - https://nc-ipc.weebly.com/uploads/6/8/4/6/6846349/invasive_plant_list_-_ranked_-_2023-11-16.pdf	
Engineering - Brian Laux / Jacque Thompson	See PDF of written Memo – there are 30 comments. See PDF of plan set mark-ups – there are 44 entries/comments.	
Wake County Watershed Management - Janet Boyer	No comments were received; Applicant should contact the master developer or Wake County reviewer directly.	
NCDOT – Jacob Nicholson	<ol style="list-style-type: none"> 1. NCDOT would not approve the placement of the wall in the R/W. 2. The proposed work in NCDOT R/W will require a 16.1A encroachment. 	
COR Public Utilities - Tim Beasley / Autumn Smith	<ol style="list-style-type: none"> 1. Please indicate the size and material of the water meter. 2. Indicate the make/model number of the backflow preventers with the statement “or Raleigh approved equal.” 3. Please indicate that any cleanout on pavement will be in a valve box labeled sewer, see standard detail S-30. 4. The size of the utilities, 1.5” water seems rather large for a banking facility. Confirm this is desired size ? 5. Please add a COR Waterline Easement around the water meters. (if this cannot be recorded with the subdivision plat, consider dedicating the COR Waterline easement via the Raleigh Deed Template). 6. We cannot issue building permits for this site until the offsite water and sewer extensions have been installed, inspected, and accepted by Raleigh. 7. We cannot approve these plans until a plat has been recorded to create this lot. 	
Wake County Fire / EMS - Brittany Hocutt	Clarify if there will be a canopy over the drive thru that would protrude into the thru lane of traffic? The thru lane of traffic would need a minimum clearance of 13’6”.	

