

SDP-24-06 – ROLESVILLE CROSSING AMENITY CENTER – V1 Submittal review cycle

START DATE: JULY 2024	DUE DATE: <u>08-05-24</u>	TRC/STAFF Comments issued on: <u>07/30/2024</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. Cloud/bubble all changes in the plan set. 4. Add “SDP-24-06” to the Cover sheet and on every plan set sheet. 5. Cover Sheet - For record-keeping purposes, please identify this amenity site as “OS 1006” which is how it is identified on the approved Preliminary Plat. 6. Sheet C1.01 – Clarify whether the "retaining wall design by others" is truly existing. Ensure only existing features are shown on this sheet through a general note. 7. Sheet C2.0 – depict the lot lines. 8. Sheet C2.0 - include a table demonstrating compliance with the dimensional requirements for the amenity site. 9. Sheet L5.0 - Per UDO Section 14.6.5, please depict the required landscape buffer and provide a landscaping summary table including required and provided vegetation. 10. Sheet L5.0 - Reference this approved landscaping from CD-21-08 and confirm whether these plantings have been installed as we are unable to determine based on the existing conditions plan. Note, these plantings were approved as October Glory Red Maples. Refer to sheet L1.6 in CD-21-08. 11. Sheet L5.0 - Describe how perimeter landscaping was determined or whether these plantings provided are elective. The proposed and immediately surrounding land uses appear too both be Class 1 uses which do not require buffer in between according to Section 14.6 of the UDO. Please add a note making this clear. 12. Sheet L6.0 - Per UDO Section 14.8.2, the lighting plan is required to provide the following: <ol style="list-style-type: none"> i) Specifications for the lighting fixtures such as: Type of unit (cutoff, non cutoff glare shields, etc.) lamps (wattage, etc.), electrical load requirements, utility company involved, location of lights and mounting heights. ii) An iso footcandle plan that provides typical foot-candle contours and a point photometric grid that indicates foot-candle levels measured at grade across the site. Maximum, average and minimum site foot-candles, uniformity ratio (average and minimum), and depreciation factors also are required. iii) Plan certification by a licensed lighting engineer and/or lighting manufacturer verifying that the plans meet the town's design requirements and illumination standards. 	

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	<p>13. Sheet L6.0 - If no lighting for the amenity site is proposed, please make that clear through the addition of a note indicating such.</p> <p>14. See PDF of plan set markups – there are 7 entries/comments.</p>	
Engineering - Brian Laux / Jacque Thompson	See PDFs of (1.) Written memo comments dated 07-30-2024, with 37 comments, and (2.) Mark-up comments with 51 entries/comments.	
Wake County Watershed Management - Janet Boyer	SEC/SWF permits required from Wake County.	
Wake County Fire / EMS - Brittany Hocutt	<ol style="list-style-type: none"> 1. Provide documentation exits are remote. 2. Gate/fencing installed seasonally shall not interfere with egress components from clubhouse area- provide clarification. 	
COR Public Utilities - Tim Beasley	<ol style="list-style-type: none"> 1. Water stub size and water meter size must match. If a 1.5” WM is specified, the tap size should be 1.5”. The waterline can be upsized behind the water meter. 2. Once design is complete, please email me for the Raleigh Development Fees (review fees and stub inspection fees) for this project. These fees should be paid prior to plan approval. 	
NCDOT – Jacob Nicholson	<i>No comments expected.</i>	NA
Parks & Recreation - Eddie Henderson	There are no comments.	