


SDP-23-07 – 302 S Main / Learning Center Day Care – 4th Submittal review cycle

START DATE: <b>MAY 2024</b>	DUE DATE: <u>06-10-24</u>	TRC/STAFF Comments issued on: <u>06/11/2024</u>
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Review Group / Staff	Comments	Cleared Comments
Planning & Zoning – Planning Staff & WithersRavenel	<ol style="list-style-type: none"> <li>1. <i>Continue to</i> Provide a Written response to all the comments; mark-ups to mark-ups is OK.</li> <li>2. <i>Continue to</i> Add revision dates to all documents (original + each resubmittal).</li> <li>3. FYI – Regarding Easement creation – it appears Wake County Watershed and CORPUD are ok w allowing SDP approval and construction to commence prior to creation/recording of their Easements; TBD as to when they will require this, and if it should/must be via a Plat or via a Deed.</li> <li>4. <u>Regarding VARIANCE VAR-24-01</u> – per online meeting 6/11/24, make revisions to every reference of a Variance in the plan set. Suggest: “Variance application VAR-24-01 was approved on 04-09-2024 by the Town Board of Adjustment (BOA). The Variance allows the reduction of the LDO Section 6.2.2.1.G., Type 3 Perimeter Bufferyard between subject property and PIN 1759806216, from 25’ to 7’ (reduction by 18’). As part of the reduction, the Applicant commits to install all the landscaping of a 25’ deep landscape buffer within the 7’ depth area.” Correct that language if Applicant feels their Variance was worded any differnt</li> <li>5. <u>Regarding LDO 3.2.1.B., GC District Setback Reduction</u> - per online meeting 6/11/24, make revisions to properly and accurately express the utilization of the Front Building Setback reduction in places within Plan set where this is spoken to. LDO 6.2.2.2. streetscape buffer does not apply.</li> <li>6. <u>Regarding LDO 3.2.1.C.4.</u> – consider using this to express compliance:                       Along local streets, this vegetation may be installed up to every sixty (60) linear feet:                     <ol style="list-style-type: none"> <li>a. One (1) street tree of two (2) and one-half (1/2) inches in caliper; or</li> <li>b. Two (2) understory ornamental type trees one-and-one-half (1.5) inches in caliper (this option is used w overhead utility lines).</li> <li>c. Small trees shall be located under overhead power lines. Such small trees shall be at least 1.5 inches in caliper at the time of installation and two (2) such trees shall be installed or maintained for every forty (40) linear feet of streetscape, rather than one (1) larger tree per forty (40) feet required above.</li> </ol> </li> <li>7. <u>Regarding Art/Mural planned for knee wall</u> – Add Cover Sheet note that the art/mural shall be installed prior to Certificate of Completion (COC) Issuance to ensure that this is installed and compliance provided.</li> </ol>	
Engineering (CJS/B&M) - Brian Laux / Jacque Thompson	See three (3) PDF’s – 1.) Memo with 14 comments; 2.) Mark-up comments – 27 - on Plan set; 3.) Mark-ups – 6 entries/comments - on the Stormwater report.	

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COR Public Utilities - Tim Beasley	<p>1) Please email me for the Raleigh Development Review fees associated with this project. These fees should be paid prior to signatures.</p> <p>2) The private sewer easement deed should be recorded prior to signatures.</p>	
Wake County Watershed Management - Janet Boyer	V3 - No comments received (Same as V2) – Applicant is responsible for contacting Wake County and determining what SEC/SWF permits required. As this is a construct-from plan, Wake County will be signing this SDP and therefore, their requirements must be met before they will sign.	tbd
NCDOT – Jacob Nicholson	<p>V4 - Comment response is “project is currently in review with NCDOT”. No permits are found in the portal for this development. Provide the permit numbers OR submit as soon as possible.</p> <p><b>V3 COMMENT: REPEAT V2 Comment</b> --- Full NCDOT review will occur during encroachment/driveway permit review. That review and approval will relate to if/how/when the DOT approves of this Site Development Plan.</p>	
Parks & Recreation - Eddie Henderson	<i>No further comments; defer to Planning staff.</i>	
Wake County Fire / EMS - Brittany Hocutt	<i>No additional comments at this time.</i>	