

FLMENGINEERING

August 1, 2024

Michael Elabarger
Assistant Planning Director
TRC Coordinator
Town of Rolesville
P.O. Box 250
502 Southtown Circle
Rolesville, NC 27571

**Reference: SDP-24-05 Pine Glo
Comment Response Letter**

Dear Mr. Elabarger:

Per the comments received on July 7, 2024, please see the below comment responses and revised site development plan and associated documents:

Planning

1. Provide a Written Response to ALL comments.

This letter contains written responses to all comments.

2. Add revision dates to all submittal materials.

Revisions dates have been added (see revision block on plans).

3. Cloud or bubble all changes to Staff knows where/what a Revision is, greatly improving Re-review and helps avoid “repeating” comments due to lack of clarity as to if/where revisions were made.

To avoid plan clutter, the revisions have not been clouded but are clearly noted in this letter for reference.

4. FYI Demolition Permit – This will be required to remove the existing building and clear the site in advance of the project embodied in this SDP; Staff encourages this be applied for and be ready for issuance so as to not artificially stall project movement once this SDP is approved and a Pre-Construction Meeting is held and site construction can commence. Note, Demolition can absolutely occur in advance of SDP approval.

This comment is noted.

5. Traffic Generation/Traffic Impact Analysis (TIA) – In an email dated 06/26/2024 @ 1:27 PM, the LDO Land Development Administrator, Meredith Gruber, waived the requirement of a Traffic Impact Analysis for the project expressed in SDP-24-05, but did state that a Traffic Generation letter is necessary to at least match the NCDOT requirement of that as (their/NCDOT) first step in assessing traffic impact of (a/this) project. Submit a Traffic Generation Letter ASAP – this can be stand-alone and not part of a resubmittal of this SDP application. Email that to the Planning Director, NCDOT contact (Jacob Nicholson), and Assistant Planning Director/TRC Coordinator.

This comment is noted.

6. Alternative Parking Plan (APP) request – Given this is absolutely paramount to this project/plan as submitted, this should be the #1 priority of Applicant, to process the APP to the Town Board of Commissioners ASAP. Note Staff’s experience with APP is that they proceed via an Evidentiary Quasi-Judicial Hearing by the Town Board. Contact Planning Director to begin prioritizing this; a 2nd Submittal should NOT be submitted until this is Approved as it affects the entire sites design.

This comment is noted.

7. Proposed Principal Zoning Uses – By the Sheet C-4 Information it appears Applicant is seeking to establish three (3) separate Principal Zoning Uses (on the single lot/single-building development). Please confirm that is the intent (as opposed to 1 Principal use and multiple Accessory to the Principal uses). If the former, expand the “Proposed Use” portion of [Site Data Table] to clearly express that 3 Zoning uses are proposed. If the latter, and the main/primary/principal Use is going to be “Recreation, Indoor”, then a retail (store) component and an eating establishment that are both Accessory to the Indoor Recreation use should be expressed. A determining factor as to what is/not considered an Accessory Use is whether or not it would be open or in operation when the Principal Use is Not.

The intent is to establish three separate principal uses, which are noted in the site data table beside “proposed use.”

8. Main Street Sidewalk – LDO Section 6.8.4.4., Nonresidential Pedestrian Considerations: Sidewalks shall be at least six (6) feet in width and shall be provided in the following locations:

- a. Along any street-facing side(s) of any lot that abuts a public street;
- b. Along the full length of the building(s) along any façade(s) featuring a customer entrance, and
- c. Along any façade(s) abutting public parking areas.
- d. Sidewalks are required on both sides of any street.

Sheet C-3 (Existing Conditions and Demolition Plan) has call-out that existing sidewalk is 5’ (wide). Sheet C-4, Site Plan (all proposed improvements) continues to reference “Ex 5’ Sidewalk (Typ)” – Revise plans to indicate that Sidewalk will be 6’. Revise C-3 to clarify the existing 5’ will be demolished. IF Applicant intends to somehow add 1’ to existing 5’ sidewalk, rather than demo/replace, discussion with Town Engineer, Town Inspector, and possibly NCDOT (as sidewalk is in the DOT Right-of-way) should occur asap to square this away.

Sidewalks are shown on the plan per the requirements above. The existing sidewalk on Main St has been noted to be removed, and a new 6’ sidewalk has been shown.

9. Lighting Plan (submitted as a separate file) –

- a. imbed/incorporate the submitted as a stand-alone document within the plan set; update Cover Sheet Sheet Index to reflect this.
- b. Confirm that the building will not include any wall mounted lighting as the Lighting Plan shows NONE to be provided; it only details site pole lighting.

The lighting plan has been added to the plan set. It is not know if wall mounted lights will be utilized. If so, they will be added to the plan.

10. See uploaded PDF of Plan set MARK-UP COMMENTS that go along with most of the below Comments.

This comment is noted.

11. Cover Sheet – Remove the Duplicate “ST” on site address in center of sheet.

The duplicate has been removed.

12. Cover Sheet - Add “SDP-24-05” to this and on every plan set sheet (suggest side banner bar).

The SDP number has been added to the cover and title block of every sheet.

13. Cover Sheet – Per LDO Section 6.8.1.E. provide Building architectural elevations/renderings that fully demonstrate compliance with graphical measurements and calculations and notes, not just drawings that leave Staff to guess at measurements and calculations of the requirements. See Checklist ‘Architectural Drawings’ section, to which applicant wrote in ‘not included w/ this submittal’. Not including this bare minimum element makes this submittal Incomplete and it should not have been reviewed by the TRC; omitting required elements extends the Review cycles unnecessarily. Submitting an inherently un-approvable, Approval-process application, is inappropriate.

Architectural elevations are included with this resubmittal.

14. Cover Sheet/Property Ownership – This is devoid of stating who is property owner (Developer and Engineer of Record are clear); see Checklist, Cover Sheet #10; Ownership declaration should include the recorded Deed reference (Bk/Pg); see further comment about providing a full Site Data Table on Cover Sheet which calls for Property owner to be clearly stated.

The cover sheet has been updated to include the owner information, and the deed book and page have been added to the site data table.

15. Cover Sheet/Eventual Signatures – as a constructable plan set, the Cover Sheet will attain signatures of the Town, Wake County Watershed Management, and City of Raleigh Utilities. Town will provide an “approval stamp” to be imbedded on Cover Sheet; Wake County and City of Raleigh have signature block templates Applicant should attain from those entities directly, and place them on Cover Sheet to ensure spacing, organization, etc. is settled asap (avoiding last minute tweaks to accommodate).

The noted stamps have been added to the cover sheet.

16. Cover Sheet – Change main title to ‘Site Development Plan’, that is the Town’s terminology. Yes it is a constructable (or construct-from) plan set.

The title has been changed as requested.

17. Cover Sheet – Clarify/confirm the perpetual name of this property/project is “Pine Glo”. All involved know that that was the proprietary name of a manufacturing company that owned and operated out of this property in the past.

The name as of now is Pine Glo and will be modified once a perpetual name is chosen.

18. Cover Sheet – Per Checklist, Cover Sheet #8 – provide a Site Data Table per the description. Staff knows Sheet C-4, Site Plan, has an inclusive “Summary Information” table which is fine to include/keep.

The site data table has been added to the cover.

19. Sheet C.4, Site Plan - In the SUMMARY INFORMATION Table, the Zoning District is expressed as “GI” meaning General Industrial; Per rezoning MA 22-04, approved on June 7, 2022, the property was rezoned to a General Commercial Conditional Zoning (GC-CZ) District – make all revisions to correct this significant error.

- a. Please note that, per LDO Section 5.1.A., EATING ESTABLISHMENT requires a Special Use Permit in the GI district and RETAIL SALES AND SERVICES, NEIGHBORHOOD is not permitted in the GI district. These uses are permitted by-right under the GC district. Submitting this SDP with a Prohibited use according to the noted GI District is grounds for finding the submittal Incomplete and un-reviewable. Staff presumes this is a non-intentional error.
- b. Revise Permitted Maximum Building Height to the 35' of the GC District (deleting the sprinkler language).
- c. Revise the Proposed Building Height to be in compliance (35' or less); the Architectural Elevation drawings, which were NOT submitted, will demonstrate the proposed height of the Building (from finished grade).

The zoning district has been changed to GC CZ and the associated building height, setbacks, etc. have been updated accordingly.

20. Sheet C.4, Site Plan - LDO 3.2.1, GC District Front Building Setback – the standard is 20'; this states there is a "30' Front Setback and Streetscape Buffer" – Detach Building Setback dimension and Streetscape Bufferyard dimension, and call-out/graphically show each independently (across all sheets that express either standard). Yes, this particular property, on a street requiring a 30' Streetscape Bufferyard, cannot actually construct a building to its (GC District) minimum 20' front setback dimension.

The bufferyard and setback have been differentiated on the plan.

21. Sheet C.4, Site Plan - Per LDO Section 6.4.3.K, an Alternative Parking Plan must first be approved by the Board of Commissioners. This requires a parking study to be submitted which is prepared by PE or CLU in North Carolina. Please see this section for further submittal details.

This comment is noted. The APP process has been requested to be started.

- 22. Sheet C.4, Site Plan - Required Open Space appears slightly incorrect:**
- a. 4.19 AC (Total Area) = 182,516.4 sq. ft.
 - b. 182,516.4 sq. ft. * 5% = 9,126 sq. ft.

The required open space has been edited.

23. Sheet C.4, Site Plan - LDO Section 6.8.4.2., Pedestrian Amenities -- Please include note indicating that at least four (4) pedestrian amenities are provided; This note should expressly described exactly what is to be provided/built/installed.

The requested information has been added as "Pedestrian Amenities Notes."

24. Sheet C-10, Landscape Plan -- PIN 1758799572/ Bufferyard Requirement -- LDO Section 6.2.2.2.1 depicts Types 2 & 3 buffers against conventional Residential Zoning Districts. PIN 1758799572 to the north/east (Coffee Lodge) is zoned the R&PUD District (which is no longer utilized in the LDO and hence, is not a considered adjacent District in Table 6.2.2.2). The UDO's R&PUD District was inherently a 'residential' District but did permit non-residential development; this property is developed as a drive-through Coffe shop, which would be more appropriately zoned along S. Main Street as a General Commercial zoning District. With that background, the Land Development Administrator shall consider viewing PIN 1758799572 as being zoned General Commercial for purposes of Bufferyard requirements; if so determined, there would be zero perimeter bufferyard required adjacent PIN 1758799572. TBD.

The buffer along PIN 1758799572 has been eliminated.

25. Sheet C-10, Landscape Plan -- Per LDO Section 6.2.2.1.D., light fixtures, parking spaces, and any structures other than plants, fences/walls, or berms, are permitted in a Required Perimeter buffer. Revise to remove any features other than those permitted.

With the elimination of the buffer, there are no encroachments into perimeter buffers on the plan.

26. Sheet C-10, Landscape Plan – Per LDO Section 6.2.4.4.F., a Parking Divider Median shall be located here with a minimum width of 7' measured from the inside of the curb, containing one large or medium canopy tree or two small under-story trees per each 30' linear feet. Additionally, pedestrian-scale lighting shall be provided within divider medians. Further review will be necessary once these features are added.

A median with the appropriate plantings has been added to the plan.

27. Sheet C-10, Landscape Plan – Per Section 6.2.4.5.B note that the preservation standards outlined shall apply and a Preservation Plan in accordance with Section 6.2.4.5.C shall be prepared. Further review will be necessary once this required element is provided.

Tree preservation standards have been addressed in the “Tree Preservation Notes” on the landscape plan.

Parks & Recreation

1. The Town is planning to construct an event center with a gymnasium at The Farm Park in 2025. Parks Staff would like to discuss the two projects (both indoor recreation space) in light of one another.

We will be glad to discuss the two projects.

2. Based on the proposed land use, Staff recommends a pedestrian connection to the adjacent Townhome subdivision on Short Ridge Way. See PDF of possible means of pedestrian connections.

The pedestrian connection has been shown as requested.

3. Revise Landscape Plans to REMOVE *Ulmus parvifolia* 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

Ulmus parvifolia has been removed.

4. Revise Landscape Plans to show more of a diversity of native trees and shrubs in the landscape plan; current Plan shows one (1) species/type. Per Rolesville LDO 6.2.4.7c: “All developments shall provide a diverse plant palette...” See the following links for alternative native bush species: <https://ncwildflower.org/recommended-native-species/> <https://content.ces.ncsu.edu/extension-gardener-handbook/12-native-plants>

Native species have been substituted on the landscape plan.

Engineering

Sheet C-1:

1. Please include the project number on the cover sheet. (SDP-24-05).

The project number has been included as requested.

2. Please include the township and county on the cover sheet.

The township and county have been included on the cover.

3. Please add contact information for the property owner and applicant.

The developer information has been changed to "Owner/Developer," who is also the applicant.

4. Add a Site Data Table including the following: Property Identification Numbers (PIN) for all properties, Zoning (Current and Proposed if a Rezoning), Watershed, River Basin, Current Use(s), Proposed Use(s), Current Impervious, Proposed Impervious, Parking Data per use, Tree Coverage Data, Building Height, and Building Square Footage(s) and/or residential density and unit data per housing type.

The site data table has been added to cover sheet.

Sheet C-2:

5. The minimum pipe size must be 15", and minimum crossline pipe size shall be 18". Please revise the drainage network and stormwater calculations accordingly.

These requirements are typical of NCDOT on public roads and do not appear applicable to this project (i.e. crosslines). The storm network on this project is all privately maintained, and the pipes have been sized based on the hydraulic calculations.

Sheet C-3:

6. Please include existing site data (i.e. Property size (ac/sf) PIN, owner, zoning, use).

The existing site data has been added on the plan.

7. Add dimensions to the existing building. (Square footage and number of stories).

Dimensions have been added to the existing building.

8. Th existing contours should extend 100' past property line to understand existing drainage.

Existing contours have been provided outside of the site that demonstrate drainage onto and off of the property and thus, extending to 100' is not necessary.

Sheet C-4:

9. Dimension and label all setbacks.

All setbacks have been dimensioned/labeled as requested.

10. Please label the pavement types.

The pavement type has been noted on the plan by a call-out.

11. Please show the path of garbage truck access. Will the garbage truck have room to turn around, or will they need to back all the way out?

The garbage truck will take the same route as the fire apparatus (see fire apparatus exhibit). A fire apparatus turnaround has been specified that can be used by the garbage truck as well.

12. Please show the path of the fire truck access. Verify adequate hose pull distances and fire

protection.

Please refer to the fire apparatus exhibit. We have confirmed with the Wake County Fire Marshal that hose pull and other requirements are being met on the site.

13. Why are the wheel stops only shown in the ADA accessible parking area? Please verify the location of curbing and/or wheel stops along the sidewalk.

Wheel stops are shown where the curb ramp is at grade in front of the parking stalls. All other stalls have either turn-down sidewalk or curb.

14. Please clarify if the detail provided is for the Inverted U Bike Racks. Consider adjusting the leader to "PROP. (2) BIKE RACKS" for clarification.

The detail provided on sheet C-14 is an inverted 'U' bike rack per the call-out on the plan.

Sheet C-6:

15. Please show slope stabilization on 2H:1V areas near dumpster enclosure.

a. Any slopes 3:1 or steeper required stabilization.

Slope stabilization is noted on sheets C-9 and C-10.

16. Please confirm the pipe angle and size of the structure at YI-15. Due to the sharp angle of flow, we recommend revising the storm network in this area.

The storm network in the area noted has been revised to avoid the acute angle.

17. Please adjust text so that it is not overlapping (YI-13).

The text has been adjusted as requested.

18. Label all storm inverts or provide reference to the pipe/structure tables.

The table is referenced in note #5.

19. There should be drainage inlets rather than yard inlets in the drive aisles. Please revise.

I believe we are saying the same thing. The inlets in the drive aisles will be at-grade with no hood.

20. Please confirm the slopes throughout the parking lot to verify adequate drainage. Please label HP/LP (high point and low point) through the parking areas.

Spot elevations have been labeled throughout the parking areas to provide adequate drainage.

21. Please show, label, and dimension the emergency spillway on the proposed SCM.

The riser structure will serve as the emergency spillway.

22. Add top of wall / bottom of wall labels to the proposed retaining wall(s).

There are no proposed retaining walls. The wall noted is an above-grade wall per the town's buffer requirements.

23. Please match SD linetype shown on plans to the legend.

The linetype has been updated as requested.

24. Please add invert information for the new pipe connection into the existing junction box.

The proposed invert in has been added as requested.

25. Confirm elevations for utility crossings and verify there are no conflicts. Minimum separation requirements must be met.

The crossing noted is a water line crossing, which can be bent under the proposed storm sewer.

Sheet C-9:

26. Please show inlet protection on existing structures that are downstream of the site.

Inlet protection has been shown as requested.

Wake County Fire / EMS

1. REAR ACCESS TO BUILDING TOWARDS DUMPSTER NEEDS FIRE TRUCK TURNAROUND. LENGTH >150 FT.

A turn-around meeting Fire Code Appendix D has been provided as requested.

2. NO ACCESS TO WITH 150FT OF SIDE NEXT TO STORAGE MAX.

The side of the building referenced can be reached from approximately 170' from the front and back parking areas, and the building will be sprinklered.

3. PROVIDE TRUCK DIAGRAM FOR ACCESS/TURNING- CURBING APPEARS VERY SHARP FOR TURNING.

A fire apparatus turning diagram has been provided demonstrating sufficient turning radii.

4. BASED UPON WATER SUPPLY ENTRANCE TO BUILDING- ADDITIONAL FIRE HYDRANT WILL BE NEEDED FOR FDC (STORZ CONNECTION).

A new hydrant has been added as requested.

5. *LANDSCAPING PLANTS MAY NEED TO BE MOVED BASED UPON LOCATION OF FDC/PIV/HOTBOX.

This comment is noted. The FDC, PIV, etc. have been noted on the plan.

6. WHAT ARE THE MEASUREMENTS OF FIRE ACCESS WIDTH? WHAT IS THE HEIGHT OF THE BUILDING? BUILDINGS OVER 30FT REQUIRE AERIAL ACCESS TO BE 26 FT WIDE.

The drive aisles adjacent to the building have been widened to 26' as requested.

NCDOT

1. A Driveway Permit will be required as this proposed development is a change in use (former Industrial use to a proposed Indoor Recreation use). Submit this asap to NCDOT.

A driveway permit has been submitted as requested (D051-092-24-00093).

2. The Driveway Permit does not have to be signed by the Town as a pre-requisite to submit to/initiate NCDOT's review. This policy varies Division to Division, and I believe our District Office used to require the municipality signature prior to beginning review, but we no longer require that in an effort to have more concurrent reviews. From my experience, most municipalities don't sign until they are comfortable with the site plan/CDs.

This comment is noted.

3. A (ITE) Trip Generation Memo will be needed to determine if a TIA is required or not. Looking at the plans on the town's TRC website, the proposed land use is a highly variable use in terms of trip intensity.

A trip generation study and memo are in progress.

Please let me know if you have any questions or need any additional information.

Sincerely,



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