

SDP-24-07 – Wallbrook Lot 3 – 5/3 Bank – V1 Submittal review cycle

START DATE: SEPTEMBER 2024	DUE DATE: 10-07-24	TRC/STAFF Comments issued on: 10/04/2024
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Review Group / Staff	Comments	Cleared Comments
Planning & Zoning – Planning Staff & WithersRavenel	<ol style="list-style-type: none"> Provide a Written Response to ALL comments. Add revision dates to all submittal materials. Add “SDP-24-07” to the Cover sheet and on every plan set sheet. OVERALL: Several major components of an SDP are not included - including the landscaping plan, lighting plan, architectural elevations, location and screening of mechanical equipment – and thus cannot be reviewed for compliance. Upon Submittal of this missing information, additional review comments may be provided. <u>Sheet C02.02</u> - Please demonstrate the open space requirement of a non-residential development has been met per section 6.2.1.D.3 of the LDO. Additionally, please refer to section 6.8.4.B.2 of the LDO which requires all non-residential developments to provide four pedestrian amenities. <u>Sheet C02.02</u> - Please update impervious & pervious calculations for pre vs post site areas as the pre development totals equal 0.7ac while the post-development totals equal 0.76ac. <u>Sheet C02.02</u> - Trash containment area has not been provided and cannot be reviewed. Please designate how trash will be collected and refuse containers will be screened in accordance with Section 6.2.4.6 of the LDO. 	Acknowledged
Engineering - Brian Laux / Jacque Thompson	<ol style="list-style-type: none"> See PDF of markup comments – there are 20 entries/comments. See PDF of written Memo comments – there are 15 Comments. 	Acknowledged
Parks & Rec - Eddie Henderson	<ol style="list-style-type: none"> Submittal has omitted a Landscape plan; review will occur on the next submittal; Comments may result. 	Acknowledged
COR Public Utilities - Tim Beasley	<ol style="list-style-type: none"> C 4.01 – tap size & domestic water meter size should match (if 1.5” domestic WM, tap at main should be 1.5”). C 4.01 – The public sewer extension from Publix should be conditionally accepted prior to approval of this SDP. Show/reference DB/PG# for the 30’ City of Raleigh Sanitary Sewer Easement around the public sewer by Publix. Adjust the invert from the sewer stub into the MH to avoid an inside drop assembly. FYI, an inside drop isn’t needed unless the drop exceeds 10’. Specify make and model # for the domestic and irrigation BFPs. 	Acknowledged
Wake County Fire / EMS - Brittany Hocutt	<ol style="list-style-type: none"> WILL THERE BE A CANOPY OVER THE DRIVE-THRU LANES? IF SO, WILL IT PROTRUDE INTO THE 12 FT BYPASS LANE? 	Yes - Canopy. Is a 12" Clearance required?
Wake County Watershed Management - Janet Boyer	No comments were received; Wake Co. will be included in next submittal review to ensure compliance.	TBD
NCDOT – Jacob Nicholson	No comments were received; DOT will be included in next submittal review to ensure compliance.	TBD

