




SDP-24-07 – Wallbrook Lot 3 – 5/3 Bank – V2 Submittal review cycle

START DATE: NOVEMBER 2024	DUE DATE: <u>12-09-24</u>	TRC/STAFF Comments issued on: <u>12/06/2024</u>
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Review Group / Staff	Comments	Cleared Comments
<p>Planning & Zoning – Planning Staff & WithersRavenel</p>	<ol style="list-style-type: none"> 1. OVERALL NEW – Complete and Submit back the correct Town Development Plan Application and specific Site Development Plan Checklist – these were provided to BDG during the due diligence phase (MAY 2024) but the Applicant submitted the Town’s “old” generic Application (in AUGUST 2024), minus the SDP Checklist. It is clear the Applicant did not design this SDP plan set according to the Checklist. The omission of these Town documents on V1 Submittal was forgiven and not made an issue, but by the level of Comments, and the means of Revision/Response to Comments with V2, this can only help the Applicant demonstrate compliance and achieve Approval as swift as possible. 2. REPEAT/Continue to Provide a Written Response to ALL comments – HOWEVER - Based on the provided Written Response which simply states, “Acknowledged” to all planning comments on the initial submittal, this is an INADEQUATE way to Respond in Writing; Reviewers are unable to identify IF/HOW/WHERE comments are addressed throughout the submittal. It is recommended that the Applicant <u>respond to each individual comment</u> and be as specific as possible as to How and Where comments are addressed throughout the plan set. Clouding or bubbling updated areas/information is also recommended. 3. REPEAT - Add revision dates to all submittal materials – None are found on any plan set. Include a date of all revisions made on each sheet throughout the plan set. 4. REPEAT: Add “SDP-24-07” to the Cover sheet and on every plan set sheet. 5. NEW – Add a Site Data Table to the Cover Sheet. This is a component of the Site Development Plan Checklist that was provided to the Applicant [Amalia Bamis amalia.bamis@bdgllp.com at that time] pre-submittal on May 7, 2024 – see next comment. 6. NEW – Add the Legal Description and Recorded Plat information for this lot everywhere the lot is described, both in tables and graphic/drawing form. This is “Lot 3, Wallbrook, A Division of Tract ‘A’ of the Intermediate Subdivision Plat Recorded in BM2023/Pg1600-1602” per BM2024/Pg1692-1693. 7. NEW – <u>Landscaping Plan (Sheet L-110)</u> – The landscaping plan fails to indicate required buffers and only lists planting calculations. The landscape architect shall clearly depict required perimeter buffers, and parking landscaping required as outlined in LDO Section 6.2. Please provide a table and callouts with buffer types/number of plantings required and number of proposed. Please advise as to how the landscape requirements breakdown on Sheet C2.01 was determined. 8. REPEAT – Architectural Elevations are (again) not included in plan set; Add/include w/ next submittal. 9. Partial Repeat – Confirm IF a dumpster is proposed <u>on site</u>; IF SO, indicate how screening will comply 	<p>1.Site Plan Checklist and Application supplied per submittal 02.</p> <p>2.Explanations provided in responses per comments from AHJ.</p> <p>3. See Project Block, dates added per revisions.</p> <p>4. Added to Cover Sheet</p> <p>5. Added</p> <p>6. Added</p> <p>7.Revised</p> <p>8. Added to set.</p> <p>9.Revised</p>

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	<p>will LDO 4.1.2.E. This comment to remain as the note on Sheet C2.01 only states the coordination on an enclosure will take place with the developer.</p> <p>10. REPEAT - Sheet C02.02 - Please demonstrate the Open Space requirement of a non-residential development has been met per LDO Section 6.2.1.D.3. Additionally, refer to LDO Section 6.8.4.B.2 which requires all non-residential developments to provide four (4) pedestrian amenities. There is no indication that this comment has been considered/addressed on the revised plan set. Please update and discuss requirements outlined in LDO 6.2 with Staff.</p>	10.Revised
COR Public Utilities - Tim Beasley	<ol style="list-style-type: none"> 1. Previous comments were not addressed. 2. Plans are still showing a 2" water tap and a 1.5" domestic water meter. If the tap is 2", the water meter size should also be 2". If the meter size is 1.5", the tap should be 1.5". 3. An inside drop assembly is not needed for the sewer service if the drop does not exceed 10'. 4. Size, make and model # for the proposed BFPs have still not be provided. 	Acknowledged
Wake County Fire / EMS - Brittany Hocutt	<ol style="list-style-type: none"> 1. REPEAT - Will the canopy protrude into the 12 FT pass-thru lane? 	Acknowledged
Wake County Watershed Management - Janet Boyer	<p>V2 – No comments were received; Wake Co. will be included in next submittal review to ensure compliance.</p> <p>V1 - No comments were received; Wake Co. will be included in next submittal review to ensure compliance.</p>	TBD
Engineering - Brian Laux / Jacque Thompson	No further comments.	
Parks & Rec - Eddie Henderson	No further comments.	
NCDOT – Jacob Nicholson	No comments.	

Town of Rolesville, NC
Site Development Plan TRC Review 02
Fifth Third Bank - Wallbrook
Site Plan Submittal (SDP-24-07)
BDG# 230634

Planning & Zoning – Planning Staff & WithersRavenel

1. Complete and Submit back the correct Town Development Plan Application and specific Site Development Plan Checklist – these were provided to BDG during the due diligence phase (MAY 2024) but the Applicant submitted the Town’s “old” generic Application (in AUGUST 2024), minus the SDP Checklist.

Response: Site Plan Application and Development Checklist provided for Round 02 Review

2. It is clear the Applicant did not design this SDP plan set according to the Checklist. The omission of these Town documents on V1 Submittal was forgiven and not made an issue, but by the level of Comments, and the means of Revision/Response to Comments with V2, this can only help the Applicant demonstrate compliance and achieve Approval as swift as possible.

Response:Revisions made per the SDP Checklist

3. Add revision dates to all submittal materials – None are found on any plan set. Include a date of all revisions made on each sheet throughout the plan set.

Response: Revision dates have been added on the plans per your request. Please see attached revised plan set.

4. Add “SDP-24-07” to the Cover sheet and on every plan set sheet.

Response: “SDP-24-07” has been added on the Cover sheet and on every plan set sheet. Please see attached revised plan set.

5. Add a Site Data Table to the Cover Sheet. This is a component of the Site Development Plan Checklist that was provided to the Applicant [Amalia Bamis amalia.bamis@bdgllp.com at that time] pre-submittal on May 7, 2024 – see next comment.

Response: The Site Data Table has been added to the Cover Sheet. Please see attached revised plan set.

6. Add the Legal Description and Recorded Plat information for this lot everywhere the lot is described, both in tables and graphic/drawing

form. This is “Lot 3, Wallbrook, A Division of Tract ‘A’ of the Intermediate Subdivision Plat Recorded in BM2023/Pg1600-1602” per BM2024/Pg1692-1693.

Response: The required above information has been added on the plans. Please see attached revised plan set.

7. Landscaping Plan (Sheet L-110) – The landscaping plan fails to indicate required buffers and only lists planting calculations. The landscape architect shall clearly depict required perimeter buffers, and parking landscaping required as outlined in LDO Section 6.2. Please provide a table and callouts with buffer types/number of plantings required and number of proposed. Please advise as to how the landscape requirements breakdown on Sheet C2.01 was determined.

Response: Landscape calculations have been added to landscape plan.

8. Architectural Elevations are (again) not included in plan set; Add/include w/ next submittal.

Response: Elevations supplied, A-200, A-201, A-202

9. Confirm IF a dumpster is proposed on site; IF SO, indicate how screening will comply with LDO 4.1.2.E. This comment to remain as the note on Sheet C2.01 only states the coordination on an enclosure will take place with the developer.

Response: Refuse container on lot 2 will be shared with this development.

Fifth Third Bank will coordinate with the developer for a shared dumpster agreement.

10. Sheet C02.02 - Please demonstrate the Open Space requirement of a non-residential development has been met per LDO Section 6.2.1.D.3. Additionally, refer to LDO Section 6.8.4.B.2 which requires all non-residential developments to provide four (4) pedestrian amenities. There is no indication that this comment has been considered/addressed on the revised plan set. Please update and discuss requirements outlined in LDO 6.2 with Staff.

Response: The Open space and four (4) pedestrian amenities have been added on the plans. Please see revised Site Plan, sheet C02.01 (keyed note 27 & 28.

COR Public Utilities - Tim Beasley

1. Plans are still showing a 2" water tap and a 1.5" domestic water meter. If the tap is 2", the water meter size should also be 2". If the meter size is 1.5", the tap should be 1.5".

Response: The proposed tap is 2"; therefore, 2" water meter and 2" Irrigation meter have been updated on the plan per your comments. Please see revised Service Connection Detail on Utility Plan, sheet C04.01.

2. An inside drop assembly is not needed for the sewer service if the drop does not exceed 10'.

Response: The inside drop manhole detail S-53 has been removed. GC will connect the proposed sanitary pipe directly to the existing sanitary manhole without inside drop. Please see revised keyed note S2, S3, S4 and S5 on Utility plan, sheet C04.01.

3. Size, make and model # for the proposed BFPs have still not be provided

Response: 2" RPZ Backflow Preventer (MFR: Ames) for both water line and irrigation line have been added on the plan. Please see revised Service Connection Detail on Utility Plan, sheet C04.01.

Wake County Fire / EMS - Brittany Hocutt

1. Will the canopy protrude into the 12 FT pass-thru lane?

Response: The prefabricated canopy extends 4'-9" over the ATM lane (measured from the face of the curb) and will not protrude into the pass-thru lane.