Response to Comments Form

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500

Raleigh

This form is used to provide responses to comments from City of Raleigh staff for your project. **This form is used only for responses to comments in the Permit and Development Portal.**

How to use this form:

1. Copy/paste the comment in the respective section below as applicable.
2. Enter your response to the comment below as applicable, using one bullet per response.
3. Save this file as a PDF and upload it to the corresponding case file in the Permit Portal.

GENERAL INFORMATION	
Applicant name: Max Goodwin	
Applicant phone #: 251-802-4049	Applicant email address: maxgoodwin@fairwayinvestments.com
Case #: SPR-0176-2026	Review cycle: 2nd

DS – Site Accessibility
Thomas Baird
Project Data on sheet G0.00 – 16 accessible parking spaces are provided in the parking deck. Indicate how many of these spaces are van accessible • 3 van spaces in 1st floor deck

DS – Solid Waste Services
Marion Staley
Please Contact SWScodecompliance@raleighnc.gov as needed to discuss the integrated solid waste management plan for this project. • Understood, email coordination is in progress. If a dumpster is going to be used - Plans must include dumpster enclosure specifications to screen and hold garbage and recycling dumpsters, compactors or other storage and collection devices, dumpster pad specifications to include concrete strength of the pad and the area 30' in front of the dumpster pad, the travel path the collection vehicles will take to collect the garbage and recycling from street to dumpster location then exit to include turn radius for all turns. • Dumpster specifications have been provided on sheet C2.03, the waste management plan. Dumpster enclosures must allow for adequate space for the adequate amount of space for recycling storage and disposal containers such as dumpsters, compactors, and/or other collection devices. • Understood, a truck turn movement can be seen on sheet C2.03, the waste management plan to help better illustrate the trash/ recycling collection service. Please Refer to the Unified Development Ordinance (Section 7.2.5 C) for additional standards. The UDO can be found at https://user-2081353526.cld.bz/UnifiedDevelopmentOrdinance. • Acknowledged and understood. The trash and recycling service is located at the rear of the building, refer to sheet C2.03 the waste management plan. Collection must occur on the internal streets of the development for both residential and non-residential properties off the public right of ways. • Acknowledged and understood.

Collection must occur off the public ROW in a service area that ensures the protection of protects public health, public safety, vehicular traffic, pedestrian traffic, and bike traffic. If another means of storage and disposal will be utilized besides a dumpster for garbage and recycling - this must be indicated including the point of collection and where waste/recycling containers will be stored as well has how they will get to the point of collection. This can be indicated in a Solid Waste Management note on the cover of the plans.

- Note has been added to the cover sheet.

This information should be included in all phases of submission -ASR, SPR, SUB, BLDNR.

- Acknowledged and understood.

DS – Planning

Jessica Gladwin

GENERAL - Each time the plan is changed, add revision date to the cover sheet and each applicable plan sheet. Cloud all revisions. With each submittal, provide a written response to comments. List each reviewer's comment(s) and explain how the plan was changed to address each comment. [Comment remains open until plan is ready for approval]

- Revision clouds have been added across the planset. Additionally, a revision date has been added to the title block that can be seen on all the sheets. A comment response letter has been included in the submittal package.

COVER SHEET - Add case number SPR-0176-2026 to cover sheet under plan title.

- SPR case number has been added accordingly to the cover sheet.

COVER SHEET / PROJECT DATA SHEET - What is the correct building size proposed? The Project Data Table shows 83,251 SF which was the area approved on ASR but the Project Data Sheet shows 90,608 SF. That increase is allowed under UDO Section 10.2.8.E.1.a but plan needs to be consistent with what's being proposed on this plan set. Then the Site Plan (Sheet C2.01) shows the original approved area on the building label.

- The gross building square footage has been provided in the cover sheet and across the plans to be consistent. The breakdown is as follows: Level 1: 86,297, Level 2: 86,778, Level 3: 89,806, Level 4: 89,882, Level 5: 100,889

COVER SHEET - Per the city's new requirement and as described on the SPR webpage: A 3" x 3" open block in the lower-right corner of each sheet and maintained in a consistent location throughout the plan set for placement of the City's approval stamp. This area must remain free of all text, graphics, and plan details.

- A 3”x3” open block has been provided in each lower right corner of the planset.

SITE PLAN - Streets shall be identified as either Primary or Side Streets (see UDO Section 1.5.4.C).

- Call outs have been added to the streets on the site plan to provide this information, refer to sheets C2.00 and C2.01.

AA CONDITION #1 - Plans shall demonstrate compliance with standards for proposed retaining walls per UDO Section 7.2.8. Permits will be applied prior to SPR approval retaining walls. Walls less than 5 feet in height will be issued zoning permits and walls greater than 5 feet in height, may be issued building permits. || Details for proposed retaining walls shall be provided.

- Currently coordinating this

AA CONDITION #2 - Elevations shall demonstrate compliance with Blank Wall standards as required per UDO Sections 1.5.10 and 3.2.4.E.3.

- Windows were added and material changes were added in 2/C-A1.02 and 2/C-A1.04

AA CONDITION #3 - Building elevations shall demonstrate compliance with all applicable standards, including building height. For the elevations that include features that extend above the building parapet, show the height of those features to ensure compliance with UDO Section 1.5.7.D. Also include a legend/key for the numbers / letters and what they identify on each elevation sheet.

- Parapet heights were added in 1/C-A1.03 and C-A1.04. Elevation numbers at key plans were clarified.

AA CONDITION #4 - Plan shall demonstrate compliance with all build-to requirements per UDO Sections 1.5.6 and 3.4.5.C. Provide a table that shows the lot width, building width and show the calculations to demonstrate compliance. Build-to lines currently shown on Sheets C2.01 and C2.01A (consider a different sheet # for this sheet given duplication).

- A build to table has been added to the overall site plan to better outline compliance, refer to sheet C2.00.

ELEVATIONS - For the Wake Forest Rd Elevation (East), label the loading access door (move-in loading area shown on Sheet C2.01).

- Labels for the loading and move in doors have been added to both civil sheets and architectural sheets. See sheets C2.00, C2.01, C-A1.01.

SERVICE AREA - Where will the service area be located? It should be clearly labeled on plan, particularly if it will be in parking structure or otherwise situated on Parcel A.

- Service area is marked in C-A1.01

ROOF PLAN - Plan shall demonstrate compliance with screening for mechanical equipment. Based on plans, it appears equipment will be located on the roof. Provide a roof plan showing location of equipment and demonstrate compliance with screening standards described in UDO Section 7.2.5.D.

- Section diagrams are added from public street in C-A1.04.

AA CONDITION #6 - Extending comment to include proposed building foundation wall for courtyard area facing Pacific Drive. If determined to be a building foundation wall, site / landscape / elevations will need to demonstrate compliance with UDO Section 7.2.8.E. Additional info to be provided via email.

- A letter from the structural engineer was sent and it indicated that this wall sits on the building foundation.

Additional comments may be added during future reviews until plan is ready for approval.

- Acknowledged and understood.

DS – Engineering
Brandie Crawford

Show how you comply with UDO 8.3.5.B.1. for Pacific Drive.

- The sidewalk along street 1 is ADA compliant and provides access to the ROW from the main multifamily building entrance and the side hallway entrance. See sheet C2.02 for the accessibility plan.

SPR-0143-2026 has not yet been approved. Infrastructure needs to be approved first. See comments from the SPR-0143-2026

- Acknowledged and understood.

Street Notes 3. Is referencing an existing multi-use-path along Falls of Neuse, but it is shown as updated along the property frontage in SPR-0143-2026. Please update the language to match conditions proposed in SPR-0143-2026.

- Language has been updated to more accurately reflect the proposed conditions, see site plan sheet C2.00.

There are some curb inlets proposed right next to the proposed curb ramps. Please move them so that there is sufficient space from the curb ramps at least a couple feet.

- Curb inlets have been revised to be further from the proposed ramps, see sheet C3.00.

Please remove the note existing multi use path to remain from the standard detail T-10.19. The SPR-0143-2026 plans is showing this as being updated.

- Detail has been removed as the roads and multiuse paths are being constructed in phase 1, SPR-0143-2026.

Remove the modifications/notes added to the standard details T-10.15, T-10.19, T-10.14.

- Details have been removed as the roads are being constructed in phase 1, SPR-0143-2026

Has NCDOT approved driveway/encroachment permits?

- Applications and plans have been submitted to NCDOT.

ES – Stormwater
Ross Keith
Each lot must stand completely alone for stormwater calculation and designs. substitution of impervious between lots is not allowed. Submit SCR for each phase or lot individually. they will also need to be different spr. • Per our conversation, we will allocate BUA to each parcel as part SPR-0143-2026. Once we resubmit that SPR we will include allocated BUA dedicated to each parcel on the site plan for that set. Please refer to the revised stormwater report in this submittal package, specifically appendix B to see the pre and post development impervious area maps. Limits of disturbance must be confined to lot 1. a mass grading submittal will be required for fine grading outside of this submittal. • LOD area has been updated to be confined to parcel 1 and revised limits of disturbance is called out on the cover sheet in the project data table and project data sheet. Additional comments to follow • Understood

IT - Addressing
Stephen Ryan
This development will require two new street names. The City of Raleigh Street Name Application and it's associated guidelines can be found at https://raleighnc.gov/permits/services/new-street-names. SPR plans cannot be approved without the street names being shown as the site addressing cannot be determined without them. • Noted, we will submit this application in the future.

PRCR – Urban Forestry
Emily Dunnigan
Landscape Plan - Note #22 - Change to say, "All street trees will be single stem." • Note #22 on sheet L1.00 revised. Street trees surrounding the parcel for this SPR will be planted at BLDR of the multifamily building. Please depict all street trees on the permitter of the parcel in black (Pacific Drive, Street 1, Old Wake Forest Road). Provide the tree information (species, size, etc). See notes on the landscape plan in 2026-06-17-Site Plan-C1_v1.pdf. • The street trees and planting schedule of street trees from SPR-0143-2026 has been referenced on Multifamily landscape sheets. Remove the following trees due to conflicts with proposed lights, stop signs, and stormwater pipes (Chapter 2 of the City Tree Manual). Tree on Pacific Drive at the northeast corner with Street 1 and 3rd tree from the corner. Tree at front of stop sign on Street 1 at corner of Pacific Drive. Tree under street light at end of Street 1. See markup on the Landscape plan in 2026-06-17-Site Plan-C1_v1.pdf. • Street trees have been removed. The street trees on Pacific Drive were able to be saved due to the stormwater pipes being realigned.

PU – Public Utilities
Patrick Paine
8 inch sewer requires manholes • Cleanout has been removed, see sheet C4.00.

No private cleanouts or MHs in the public ROW

- Cleanout has been replaced with a manhole, refer to sheet C4.00

Locate WMs & FHAs behind S/W inside ROW, or within a COR Utility Easement for domestic and a 3' x 3' easement for FH immediately adjacent - PU Handbook pg 35 & pg 38, details W-4 & W-23

- Water meter has been relocated behind the sidewalk and an easement has been added, refer to sheet C4.01.

Used for general corrections

- Understood

This 8 inch sewer is just a service not a main

- Correct, call outs on utility plan, sheet C4.01, have been revised to make this more clear.

Appendix-A 2.11 LOCATION: Provided there are no unprotected taps before the containment assembly, lawn irrigation containment assemblies may be installed within 50’ from the most downstream edge of the meter box in a landscaped area. The containment assembly must remain accessible and visible after landscape maturity. Containment assemblies may not be installed in a hazardous location, traffic site triangle or within the right-of-way (ROW). The Raleigh Director of Public Utilities or his designee may approve alternate locations.

- Irrigation coordination in progress. A irrigation line has been added off Old Wake Forest road, refer to the utility plans sheets C4.00-4.01.