


CD 22-05 – Point North Phases 11-12-13 – 1st Submittal review cycle

START DATE: NOVEMBER 11-03-2022	DUE DATE: <u> 12-01-22 </u>	TRC/STAFF Comments issued on: <u> 12/ 04 /2022 </u>
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Review Group/Staff	RCVD:	Comments	Cleared Comments
Planning Dept.	-----	<ol style="list-style-type: none"> 1. Submit a completed Property Owner Consent Form. 2. Provide a written response to All the comments with next submittal. 3. Add “CD 22-05” on every sheet of the Plan set; somewhere consistent, unobtrusive. 4. Revise dates on Plan set to reflect the Resubmittal. 5. PR 20-06 was approved by the Town Board on 09/06/2022 with 2 conditions regarding funds to the Town to address off-site improvements; please add/note these clearly on the Cover Sheet; please speak to how/when Applicant plans to fulfill these Conditions. After CD approval, the next authority action of the Town would be acceptance of infrastructure and/or signature of a Final Plat. 6. Please provide an overall update on where the TIA off-site road improvements (SUP 18-09 Condition #3) stand. CD 20-06 for Phases 1,2,6,9 is already approved (and undergoing a revision currently) and thus ‘ahead’ of this CD Application in regards of delivering built transportation improvements. 	
Parks & Recreation JG Ferguson/ Eddie Henderson	11-09-22	<p>There are sections of the Greenway that are shown within the 50’ Neuse Riparian Buffer (NRB). Per the Rolesville UDO Section 7.3.2.1, which lists 12 specific items [(a.) through (g.)] that are Permitted within the first 50’ Stream Protection Buffer (aka the NRB) - Greenways are expressly NOT permitted within the 50’ NRB.</p> <p>Staff acknowledges the Proposed trail location was approved by the Town Board in their Approval action of PR 20-06 on 09/06/2022 – ie, the CD is consistent with the PR, as it should. However, years prior to PR 20-06, the Board approved SUP 18-09 (Fall of 2019), see excerpt below from Sheet MP1.0, that clearly showed the proposed Greenway to be OUT of the 50’ NRB.</p>	

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		 <ul style="list-style-type: none"> Remove Greenway from encroaching into 50' NRB or contact Staff to discuss. 	
Engineering (CJS/B&M) - Brian Laux / Jacque Thompson	11-28-22	See three (3) PDF's – (1.) Memo dated 11/28/2022; (2.) Mark-ups of CD Plans; and (3.) Mark-ups of the Storm Drainage Calculations report.	
Wake County Watershed Management - Janet Boyer	11-28-22	The plans have been submitted to Wake County for permitting review. The review will be completed by 12/21/22. [No comments provided on this CD specifically]	
COR Public Utilities - Tim Beasley	12-02-22	See PDF of mark-up comments on the Cover Sheet and Sheets C5.08 and C5.09.	
Wake County Fire / EMS - Brittany Hocutt	---	No Comments received; will be part of 2 nd Submittal review.	
NCDOT - Matt Nolfo	11-21-22	No comments	✓