

# SDP-23-02 – 6000 Rogers – 2nd Submittal review cycle

START DATE: <b>JUNE 06-02-23</b>	DUE DATE: <b>07-10-23</b>	TRC/STAFF Comments issued on: <u>07/10/2023</u>
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Review Group / Staff	Comments	Cleared Comments
Planning & Zoning – Planning Staff & WithersRavenel	<ol style="list-style-type: none"> <li>1. With V3, provide a Written Response to <u>ALL</u> the Comments, including those within this SUMMARY document as well as any PDF's mentioned and uploaded as part of the Staff Comments.</li> <li>2. <u>Regarding Lot Size and Boundary</u> – the lot exists today as 2.09 acres, described as “LOGR Part 1” of Lot 1, North Wake Developers II, LLC Granite Ridge, BM2006/pg1481 – the lot includes the existing Stormwater pond that Staff understands was built to serve adjacent Townhomes – this is part of the lot, and to Staff's understanding will act as stormwater facility for this development. Therefore, the lot is this entire 2.09 acres, but there may be/probably is a “limits of disturbance” that excludes the existing Pond (TBD based on the Wake County review). Be very clear in how the lot size is expressed, as Staff is observing the response that the lot is less than 2 acres, by minusing out the stormwater pond, so as to go below the 2 acre threshold for certain standards.</li> <li>3. See the <b>PDF</b> of Memo (written) comments (initially created by WithersRavenel, edited by Town Staff) – this details 24 comments.</li> <li>4. See the <b>PDF</b> mark-up comments – 51 numbered entries/comments, created by WithersRavenel – these mostly mirror/support the Written MEMO Comments – Applicant should use mark-ups as a support to the Written MEMO comments, and focus on responding to MEMO comments unless there is a mark-up (a number typo, etc.) not expressly mentioned in the MEMO's 24 comments.</li> </ol>	
Parks & Recreation - Eddie Henderson	<p>There was no written response to these V1 Comments; they do not appear to be addressed (additions or revisions made) – Comments are thus repeated:</p> <ol style="list-style-type: none"> <li>1. The <u>Greenway and Bike</u> plans identify a Side Path along Granite Falls Boulevard and a Bicycle lane (within travel lane) along Rogers Road. See two (2) PDF's – 1.) Plan mark-up, and 2.) Excerpt from Bike/Greenway Plan showing planned facilities adjacent subject property. Revise Concept Plan to include both, demonstrating compliance.</li> <li>2. <u>Sheet C-8, Landscape Plan</u> – This shows 7 different plant species (5 trees and 2 bushes) only 1-2 of which can be considered 'native'. Please consider revising to show more native plants.</li> </ol>	
Engineering (CJS/B&M) - Brian Laux / Jacque Thompson	Submit a Stormwater Package for review – further Comments TBD. Contact Town Engineers with any questions as to what information must be provided.	
Wake County Watershed Management - Janet Boyer	(06/21/23) - Disapproval comments were sent to applicant on 3/24/2023 for Wake County permit applications SEC-098503-2023/SWF-098498-2023. No resubmittal has been received.	
COR-PUD -Tim Beasley	See <b>PDF</b> of Sheet C.7 with three (3) mark-up comments	

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NCDOT – Trevor Darnell	Driveway and encroachment permit applications were submitted to NCDOT. Please see comments issued through the NCDOT permit portal website (regarding those).	TBD
Wake County Fire / EMS - Brittany Hocutt	(3/10/23) – No Comments.	