



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

START DATE: NOVEMBER 2024	DUE DATE: 12-09-24	TRC/STAFF Comments issued on: 12/06/2024
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Review Group / Staff	Comments	Cleared Comments
Planning & Zoning – Planning Staff & WithersRavenel	<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 	

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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 <u>C02.02</u> - 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>	
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. 	
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? 	
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.	