

CID-23-06 – Parker Ridge – 2nd Submittal review cycle

START DATE: AUGUST 08-04-23	DUE DATE: 09-11-23	TRC/STAFF Comments issued on: 09/10/2023
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Review Group / Staff	Comments	Cleared Comments
Planning & Zoning – Planning Staff & WithersRavenel / Karen Mallo & Liza Monroe	<ol style="list-style-type: none"> 1. Provide a Written Response to ALL the comments; a mark-up response to mark-up comments is fine. 2. On Revised Plan set – please BUBBLE/CLOUD all revisions to clearly indicate revisions/changes. 3. Revise dates on the CID plan set – keep all dates for all revisions/submittals. 4. No File size can exceed 100 MB – Compress or “Optimize” the PFD when creating it, or submit CID plan set in parts that are less than 100MB. Staff will reject a submittal that does not follow this File size protocol. 5. See one (1) PDF crafted by WithersRavenel – a written memo with 11 itemized comments. 	
Parks & Recreation - Eddie Henderson	Staff acknowledges the developer’s response to discuss Fee In Lieu [FIL] and/or a Development Agreement [DA] for the section of Greenway in the south west corner of the property [adjacent PIN 1758777301] when the Town is ready build and connect to Parker Ridge. Staff defers to Planning and/or Town Management staff as to the process for either FIL or DA for this piece of infrastructure.	
Engineering - Brian Laux / Jacque Thompson	See the seven (7) PDF’s – 1.) a Memo dated 9-01-2023; 2.) Drainage Report mark-up; 3.) Stormwater Report mark-up; 4.) Four (4) Mark-up PDF’s on the 4 parts of the CID plan set.	
Wake County Watershed Management - Janet Boyer	<ol style="list-style-type: none"> 1. Provide approval letters for wetland and buffer impacts. 2. Show all SCM outfalls. 3. Please provide additional contour labels (example, around SCM 4). Grades shown do not match DA map. 4. All SCMs should have at least 10 ft flat perimeter that is off the slope and within the easement. 5. Please provide top and bottom elevations of retaining walls. 6. Label existing dam with ID number from NC Dam Safety. If dam is not on inventory, obtain jurisdictional determination from NC Dam Safety. 7. *The CD plans may be formally submitted to Wake Co. through Permit Portal for review of Sediment and Erosion Control (SEC) & Stormwater Management Plan (SWF) permits; those reviews will result in more detailed additional comments. <u>Permitting should be done by phase – One SEC/SWF permit per phase.</u> 	
COR Public Utilities - Tim Beasley/Autumn Smith	<p>V2 – Town Staff did not received Comments – COR-PUD will stay in the review cycle.</p> <p>V1 - Town Staff note: COR-PUD did not provide any specific comments on this CID – ref. PSP-23-02.</p>	TBD
Wake County Fire / EMS - Brittany Hocutt	(8-14-23) No further comments.	✓
NCDOT – Trevor Darnell	<i>No comments at this time.</i>	✓