



CID-23-06 – Parker Ridge – 3rd Submittal review cycle

START DATE: OCTOBER 10-06-23	DUE DATE: _11-06-23_	TRC/STAFF Comments issued on: _11/06/2023_
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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. OPTIMIZE the PDF's to reduce the File Size – Town website has max. upload of 100MB 5. FYI – Fee-In-Lieu of construction of a small portion of Long Melford Drive and of Greenway in the southwest quadrant can be accepted; this can be completed with the review & approval of CID-23-06. 6. LDO Section 6.6.F.1 – Revise/have the Lighting Plan sealed by an engineer. 7. See Comments made on PSP-23-02 regarding Demolition Plan, Site Plan Sheets, & Open Space Plans. IF there are changes to the PSP that need reflected in this CID, make those changes/revisions. 8. Please clarify – does the CID plan set include the entire PSP plan set?? 	
Engineering - Brian Laux / Jacque Thompson	See the TEN (10) PDF's – 1.) a Memo dated 11-03-2023; 2.) Drainage Report mark-up; 3.) Stormwater Report mark-up; 4.) Seven (7) Mark-up PDF's on the 4 parts of the CID plan set.	
Wake County Watershed Management - Janet Boyer	<p>V2 – No comments were received, please Contact Wake County directly.</p> <p><u>V1 Comments:</u></p> <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	See Five (5) PDF's – Mark-ups of CID plan set parts 1a, 1b, 2, 3, and 4 as they were separated and posted to the Town webpage for MB limitation purposes.	
Parks & Recreation - Eddie Henderson	No further comments; see Planning regarding Fee-in-lieu of construction regarding small portion of Greenway.	

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Wake County Fire / EMS - Brittany Hocutt	(8-14-23) No further comments.	
NCDOT – Trevor Darnell	No comments at this time.	