

REZ-24-01 – Merritt Property – 1st Submittal review cycle

START DATE: FEBRUARY 02-05-24	DUE DATE: _03-11-24	TRC/STAFF Comments issued on: __03/11/2024__
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Review Group / Staff	Comments	Cleared Comments
Planning & Zoning – Planning Staff and WithersRavenel	<ol style="list-style-type: none"> 1. Provide a written response to ALL the comments / Cloud/bubble all changes on plans/drawings 2. See PDF of written memo comments, combining WithersRavenel and Town Staff feedback. 	
Parks & Recreation - Eddie Henderson	<ol style="list-style-type: none"> 1. Revise Concept Plan to match the required Greenways and Bike Lanes as shown in our 2022 Bike Plan and Greenway Plan – find these plans at www.Rolesvillenc.gov . Revisions must include: <ul style="list-style-type: none"> • A sidepath and bike lanes shown along the future extension of Fowler Road • A connection to The Point developments Greenway (continuing south along Harris Creek) • A bike lane running north and south near the road close to Harris Creek 2. Parks and Recreation Advisory Board (PARAB) reviewed Application on 02/28/2024 – Provide some / more Greenway connectivity in development as none is observed. Further review TBD. 	
Engineering - Brian Laux / Jacque Thompson	See PDF of mark-ups made on the Concept Sketch Plan. <i>Full review and comment TBD on future Preliminary Subdivision Plat/Construction Infrastructure Drawings.</i>	
COR Public Utilities - Tim Beasley	<ol style="list-style-type: none"> 1) At the time of [Preliminary Subdivision Plat / Construction Infrastructure Drawings], a Downstream Sewer Capacity Study may be required to determine adequate capacity to support the proposed development. Any improvements identified by the study would be required to be permitted prior to the issuance of Building Permit & constructed prior to release of a Certificate of Occupancy. 2) Verification of water available for Fire Flow with a water model required by Raleigh Water prior to CD approval. Any water system improvements recommended by the analysis to meet Fire Flow requirements will also be required of the Developer. 3) Harris Creek improvements under design by Kalas Falls and The Point must be approved, constructed and accepted by Raleigh prior to this development recording lots. 	
NCDOT – Jacob Nicholson	<ol style="list-style-type: none"> 1. This development will need a TIA – further review based on the outcome. 2. If this rezoning is approved, and project moves to Preliminary Subdivision, further discussion needed regarding the maintenance status/design of the future collector (Fowler). 	
Wake County Fire / EMS - Brittany Hocutt	<ol style="list-style-type: none"> 1. <i>*DEAD ENDS >150 FT SHALL HAVE A DESIGNATED FIRE TRUCK TURNAROUND - SEE APPENDIX D FOR EX.</i> 2. <i>*ROADWAYS SHALL BE 20 FT MINIMUM (EOP) REGARDLESS OF PUBLIC/PRIVATE</i> 3. <i>*SUBDIVISION SHALL MEET NC FIRE CODE REQUIREMENTS- THESE COMMENTS ARE NOT ALL INCLUSIVE*</i> 4. <i>**SCALE NOTED ON SKETCH PLANS DO NOT MATCH ACTUAL MEASUREMENTS**</i> 	
Wake County Watershed Management - Janet Boyer	No comments received; Rezoning is too preliminary typically, Wake Co permitting of SCM’s and Erosion control at Preliminary Subdivision and/or Construction Drawing stage.	N/A