

## CID-25-02 – Merritt – V1 Submittal review cycle

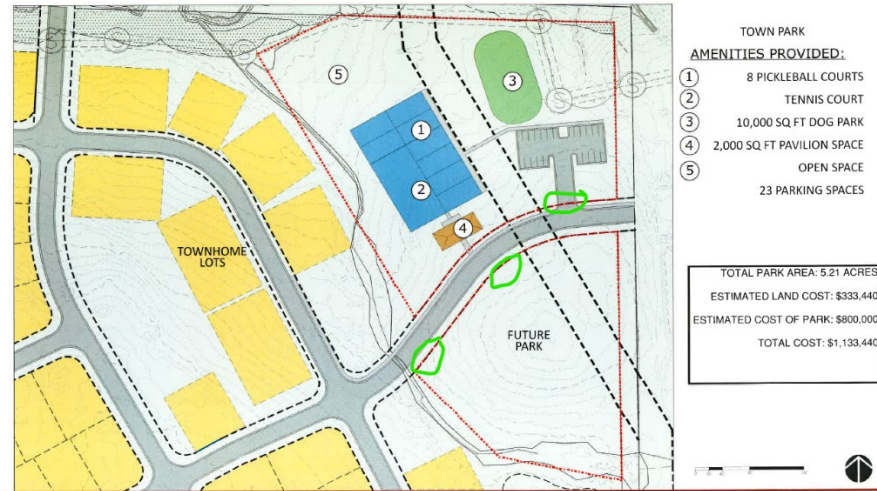
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|----------------------|---------------------------|---|
| START DATE: MAY 2025 | DUE DATE: <u>06-09-25</u> | TRC/STAFF Comments issued on: <u>06/09/2025</u> |
|----------------------|---------------------------|---|

| Review Group / Staff  | Comments  | Cleared<br>Comments |
|---|---|---------------------|
| Planning & Zoning –<br>Planning Staff and<br>WithersRavenel | <ol style="list-style-type: none"> <li>1. Provide a Written Response to ALL comments.</li> <li>2. Add revision dates to all submittal materials.</li> <li>3. Cloud/bubble all changes so as to clearly indicate to Staff WHERE and WHAT revisions were made.</li> <li>4. Add “CID-25-02” to the Cover sheet and on every plan set sheet.</li> <li>5. PREREQUISITE -- Approval of PSP-24-07 is required prior to approval of these CIDs.</li> <li>6. <u>Landscaping &amp; Tree Preservation Plan-</u> <ol style="list-style-type: none"> <li>a. On Buffer Types 1 and 2 a 6’ fence is required and on buffer type 3 a 6’ wall is required per Table 6.2.2.1. please include on buffer details.</li> <li>b. Remove the Type 2 buffer from around the 3.29ac ‘Future Commercial/Retail” parcel as landscaping will be reviewed once a separate SDP for the site is submitted. The same applies for the 4.27ac commercial parcel.</li> <li>c. All instances of a call out stating buffer is met with existing vegetation. This is not acceptable unless the Town agrees to a process established through a note on the CIDs that the Administrator, upon review, may determine existing vegetation meets the requirements of a Type X buffer. This will require additional coordination with Town staff.</li> <li>d. Along the western property line, adjacent to PIN: 0639310437, a Type 1L buffer is required. Please provide.</li> <li>e. In accordance with LDO 6.2.4.5.B, the critical root zone of each preserved tree must be within the protective yard. Twenty-five (25) percent of the critical root zone may be disturbed. The preservation plan, on the first sheet, shall show the CRZ for each tree to be preserved.</li> </ol> </li> <li>7. <u>LDO Section 6.4, Parking-</u> <ol style="list-style-type: none"> <li>a. Cover Sheet - Remove note stating parking calculations to be provided during CIDs – THIS IS the CID submittal, therefore all parking-related information should be shown.</li> <li>b. Please provide parking calculations for mail kiosk (guest parking).</li> <li>c. Cover Sheet - The minimum parking indicated does not include the required guest parking for Single-Family Attached per Table 6.4.3.G. Parking calculations should be provided as part of the preliminary plan included on the cover as well as on the site plan where guest parking will be provided.</li> <li>d. Where provided be sure parking landscaping is provided in accordance with LDO 6.2.4.4.</li> </ol> </li> </ol> |                     |

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|   | <p>8. <u>Vehicle Use Areas/Open Space-</u></p> <ul style="list-style-type: none"> <li>a. Per LDO 6.2.1.D. -- Vehicle use areas, streets, driveways, and sidewalks may not be used toward Open Space calculations unless explicitly stated in LDO 6.2. Currently, the site is providing 0.97 acres more than the required open space. It should be noted that elements such as parking spaces associated with the open spaces will NOT ALL be able to be counted towards open space requirements. Review LDO 6.2 to ensure open space requirements will continue to be met.</li> <li>b. Internal Road striping, including crosswalks and stop bars as well as stop signs should all be included on plans.</li> </ul> <p>9. Provide an explanation as to why the full road section of Fowler Road is not shown to be being constructed.</p> <p>10. Where road construction does not extend to subdivision/property boundary, Revise drawings to: (1.) show a temporary turnaround including Easements on adjacent lots/properties; (2.) show provided Right-of-way (ROW) dedication for the remaining portion of the roadway up to subdivision/property boundaries; show/clarify/note exactly where planned extent of pavement will be. Defer to both Town Engineering and perhaps Wake Co. Fire for their larger concerns or needs.</p>   |  |
| Parks & Recreation - Eddie Henderson/Tanner Hayslette | <p>1. <u>Greenway</u> - Staff approves of the new routing of the Greenway as shown in these plans. Now that the Greenway is crossing the creek and a bridge/boardwalk is necessary, please include the Town's standard detail for a bridge/boardwalk. (Page 23 of the Standard Design Manual found at Town website – Planning/Adopted Policy Plans.)</p> <p>2. <u>Street Trees</u> -- Confirm that there are <b>NO</b> street trees between the curb along the road and sidewalks. LDO Section 6.2. does not require – nor allow - "Street trees" to be planted within the public right-of-way. Rather, LDO Section 6.2.2.2. requires Street(scape) Buffers, which are within the private property immediately adjacent public right-of-way (width and plantings per Section 6.2.2.2.D. The Landscape Plans should be detailing every Street(scape) Buffer required.</p> <p>3. <u>Landscape Plantings</u> – Species of trees and shrubs shall be chosen from LDO 6.2.4.7 Landscaping Planting Guidelines. Select native bush species from these resources:<br/> <a href="https://ncwildflower.org/recommended-native-species/">https://ncwildflower.org/recommended-native-species/</a> or<br/> <a href="https://content.ces.ncsu.edu/extension-gardener-handbook/12-native-plants">https://content.ces.ncsu.edu/extension-gardener-handbook/12-native-plants</a></p> <p>4. <u>Curb Cuts/Ped Crossing</u> - Revise to show curb cuts that will serve as future access to the parkland. (Green) An example of an existing curb cut on Redford Place is attached. Please also revise to show pedestrian ramps and a crossing at the halfway point between the two sides of the park. See images.</p> |  |

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OPEN SPACE EXHIBIT

AMERICAN ENGINEERING & CONSTRUCTION, INC.  
REGISTERED PROFESSIONAL ENGINEERS & ARCHITECTS  
1000 W. 10TH STREET, SUITE 100  
ROLESVILLE, NC 27069

MERRITT PROPERTY | ROLESVILLE, NC

PREPARED FOR:  
OCTOBER 29, 2024

Ask AI Assistant Why is this information important?



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| Engineering - Jacque Thompson                | See the following uploaded PDF's -<br>(1.) Two of the Drainage Report<br>(2.) Five of each of the 5 CID plan parts.   |     |
| COR Public Utilities - Tim Beasley           | See 3 PDF's of mark-ups on Parts 1, 3, and 4 of the CID plans.  |     |
| Wake County Watershed Mgt – Elizabeth Powell | See PDF of Wake Co Watershed Disapproval Ltr dated 2025-05-19   |     |
| Wake County Fire / EMS - Stephen Wolf        | No comments received.   | TBD |
| NCDOT – Joshua Zhang                         | Brad Haertling from American Engineering came in the office the other day to sort out some of the taper requirements for the turn lanes. He hasn't submitted the plans to us yet. |     |

