

SDP-24-10 – Parker Ridge Amenity Center – V1 Submittal review cycle

START DATE: NOVEMBER 2024	DUE DATE: <u>12-09-24</u>	TRC/STAFF Comments issued on: <u>12/06/2024</u>
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Review Group / Staff		Comments	Cleared Comments
Planning & Zoning – Planning Staff & WithersRavenel	<ol style="list-style-type: none"> 1. Provide a Written Response to ALL comments. 2. Add revision dates to all submittal materials. 3. Cloud or bubble or otherwise indicate where the Changes are made on plan sheets. 4. Add “SDP-24-10” to the Cover sheet and on every plan set sheet. 5. Revise Site Data Table to include the Building Setbacks, Watershed, River Basin, Current Use(s), Proposed Use(s), Current Impervious, Proposed Impervious, Parking Data per use, Tree Coverage Data, Building Height, and Building Sq Ft. 6. Remove or denote area outside of the site area that is <u>not</u> a part of this plan approval including but not limited to, sidewalks, townhome lots, existing parking lots. Items that were constructed as part of CID-23-06 should be shown as existing. Additionally, the parallel parking shown along the stem of the cul-de-sac as well as the parking provided on the cul-de-sac was not previously shown on CID-23-06. Why is this additional parking necessary and being as it is off-site, it can not be reviewed as part of the amenity center site development plan. 7. Multiple material callouts have been blacked out on the submitted elevations, please update. 8. Mitigation Trees will need to be relocated away from the pool deck to ensure protection of critical root zone. 		
Engineering - Jacque Thompson	See two (2) PDF's - #1 a written memo with 34 comments; #2 – Mark-ups comments on the SDP plan set with 71 entries/comments.		
COR Public Utilities - Tim Beasley	<ol style="list-style-type: none"> 1. Please provide size, make and model # for the proposed BFP. 2. Why are you not using the sewer stub provided by the subdivision? If this will not be used, you'll need to call this out to be abandoned per City standards. 3. Add this note on Utility Plan “<i>Where discharge to the storm sewer is not possible and a swimming pool is connected to the sanitary sewer system for the purposes of draining or flushing the pool/fountain or backwashing the filters, the drainage system shall be equipped with a pump or flow restructure so that the discharge rate to the sanitary sewer does not exceed 50 GPM.</i>” 		
Wake County Fire / EMS - Brittany Hocutt	Provide measurements that exits are remote.		
NCDOT – Jacob Nicholson	No comments were expected, none were provided		NA
Wake County Watershed Management - Janet Boyer	No comments were provided; Applicant can contact Wake Co. directly; Wake Co. to be included in next submittal review.		TBD
Parks & Recreation - Eddie Henderson	No Comments.		

