

CID-25-02 – Merritt – V2 Submittal review cycle

START DATE: JULY 2025	DUE DATE: <u>08-11-25</u>	TRC/STAFF Comments issued on: <u>08/10/2025</u>
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Review Group / Staff	Comments	Cleared Comments
Planning & Zoning – Planning Staff	<ol style="list-style-type: none"> 1. Continue to Provide a Written Response / Revise Dates / Cloud/bubble all changes. 2. PREREQUISITE -- Approval of PSP-24-07 is required prior to approval of these CIDs. 3. REPEAT – V1 Comment 6a – 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. V2 Response: A 6’ wall has been added to the Buffer Type 3 detail. No fence has been added to the Buffer Type 1L detail as per the LDO it does not require one. We would like to propose the Type 2 buffer being 25’ wide with no fence instead of the 15’ with a fence. The Type 2 buffer is required along the property boundary adjacent to the Pointe Development. This adjacent buffer has already installed a fence. Increasing our buffer to 25’ wide and forgoing the fence would remove an unmaintainable and unsafe strip of land between the two fences on each development. Please confirm a wider buffer will be acceptable The LDA and Planning staff will take this request under consideration, holding comment as a reminder. 4. REPEAT – V1 Comment 6d – Along the western property line, adjacent to PIN: 0639310437, a Type 1L buffer is required. Please provide. V2 Response: PIN 0639310437 is not an adjacent property to the site. Unsure which buffer needs to be updated to a Type 1L. Please provide further clarification. I am not sure either—it appears noted PIN does not exist. The comment may be referring to the western property line adjacent to the Neuse River Buffer. Existing vegetation may be considered in this area. 5. REPEAT – V1 Comment 8a – 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. V2Response: This is understood and once the amenity area has been defined we will ensure that the parking area is removed from the open space calculations. 6. REPEAT – V1 Comment 8b – Internal Road striping, including crosswalks and stop bars as well as stop signs should all be included on plans. V2 Response: This has not been fully addressed at this time but will be provided. 7. New Comment – There may be additional comments on the Site Plan, Open Space Plan, and Landscape Plan depending on other revisions made. 	

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Parks & Recreation - Eddie Henderson/Tanner Hayslette	Please provide a rolled curb where the access road to the SCM at the park location stubs to the street for maintenance purposes.	
Engineering - Jacque Thompson	See the PDF of a written Memo dated July 30, 2025 – there are 75 numbered Comments. <i>There are no mark-up files.</i>	
COR Public Utilities - Tim Beasley	Some of Raleigh's comments were addressed others were not. Considering this, Raleigh will hold off on providing additional comments until the design is finalized.	
Wake County Watershed Mgt – Elizabeth Powell	Repeat -- Wake Co Watershed Disapproval Ltr dated 2025-05-19 was issued, awaiting next submittal for review.	TBD
NCDOT – Joshua Zhang	07/15/2025 -- Plans submitted several weeks ago, are still under review, TBD.	TBD
Wake County Fire / EMS - Stephen Wolf	No fire services comments.	