

CID-25-02 – Merritt – V3 Submittal review cycle

START DATE: SEPTEMBER 2025	DUE DATE: <u>10-08-25</u>	TRC/STAFF Comments issued on: <u>10/02/2025</u>
----------------------------	---------------------------	---

Review Group / Staff	Comments	Cleared Comments
Planning & Zoning – Planning Staff	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. <u>Regarding V1 Comment 6a / Perimeter Bufferyard adjacent The Point subdivision</u> – Per LDO Section 6.2.2.1.G.1., the LDA finds that the intent of the Perimeter bufferyard would be met by a 25' wide Type 2 Bufferyard not including a Fence or Wall – add annotations that clearly express this decision of the LDA on the plans. 4. REPEAT (again) – 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. 5. REPEAT (again) – 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. 6. REPEAT – There may be additional comments on the Site Plan, Open Space Plan, and Landscape Plan depending on other revisions made.	
Parks & Rec - Eddie Henderson / Tanner Hayslette	Acknowledged. Following up on the email sent by Lauren Dickson on 9/15, regarding the alternative greenway routing, Staff prefers the routing shown on the last 3 CD submittals.	
Engineering - Jacque Thompson	See the two PDF's – (1) a written Memo dated October 2, 2025 – there are 10 numbered Comments; (2) Mark-ups on 16 specific Sheets from the entire 190-sheet Plan set.	
COR Public Utilities - Tim Beasley	1. The next submittal should be submitted through Raleigh's Development portal for Merger Town plan review by the project engineer. 2. See Markups on the CID Plan set Part 4. 3. See the Markups on the CID Plan set Part 5.	

CID-25-02 – Merritt – V3 Submittal review cycle

Wake County Watershed Mgt – Elizabeth Powell	Wake Co Watershed Disapproval Ltr dated 2025-08-14 was issued, awaiting next submittal for review.	TBD
NCDOT – Joshua Zhang	09/23/2025 - The DOT has been in conversations with Jakob Klein and Brad Haertling recently. The site entrance at Fowler Rd has only 150' of sight-distance looking right (for making a left-turn out of the driveway). Discussed were ways to try and get the driveway/intersection higher to clear the crest to the south of the entrance; if that is not possible, the entrance will be required to be restricted. This topic/discussion is TBD.	TBD
Wake County Fire / EMS - Stephen Wolf	No fire services comments.	