




PSP-24-07 – MERRITT – V4 Submittal review cycle

START DATE: <b>NOVEMBER 21 2025</b>	DUE DATE: <u>  <b>ASAP</b>  </u>	TRC/STAFF Comments issued on: <b>12-03-2025</b> _
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Review Group / Staff	Comments	Cleared Comments
Engineering - Jacque Thompson (Bolton&Menk)	See PDF's of Memo dated 12-02-2025, with 7 comments, and mark-ups which match the written Memo.	
Planning & Zoning – Planning Staff	<ol style="list-style-type: none"> <li>1. FYI – Sheet CS-108 indicates the intention to stop the construction of the physical Fowler Road, near/south of SCM 7, well short of the subdivision boundary to the west (see clip) – this topic will be taken up in earnest on the associated CID-25-02 plan review.</li> <li>2. No further planning or zoning comments.</li> </ol>	
Parks & Rec – Eddie Henderson	<ol style="list-style-type: none"> <li>1. FYI – Response to the topic of the V3 Comment “<i>The Sidepath (along Fowler Rd.) is not continued to the property line as a result of the Applicant proposing to NOT extend/continue Fowler Road to the subdivision/property boundary. If the Town approves the this lack of extension/continuation of the road, then a Fee-In-Lieu (FIL) discussion for this remaining part of the Sidepath will be vetted and determined during the CID review process; FIL’s are payable at time of Final Plat recordation.</i>” Is NOTED. This topic will be taken up in earnest on the associated CID-25-02 plan review.</li> <li>2. FYI – The Future Town Park land of/in Lot OS-19 is proposed to include SCM 1C – discussion of the logistics of the Town owning 1 of the many private development SCM’s (all others to be owned by the HOA presumably) will be taken up in earnest on the associated CID-25-02 plan review.</li> <li>3. No further parks and recreation comments.</li> </ol>	
Wake Co. Fire / EMS - Stephen Wolf	<p>V3 Comment - <i>Previous comments not addressed; Cul-de-sacs shall have a paved diameter of 96’ (Radius 48’) This is consistent with the new Code standard and the size of the current fire apparatus responding to these properties to be able to drive in and out without backing up.</i></p> <p>V4 Response:  <small>responding to these properties to be able to drive in and out without backing up.</small>  <i>Response: Cul-de-sacs have been updated to an approved solution as per emails with Stephen Wolf dated 05/20/2025.</i></p>	Defer to Wake Co Fire
NCDOT – Jacob Nicholson	Town Planning – Applicant must ultimately work with and comply with NCDOT requirements related to off-site improvements.	TBD
COR Public Utilities – Tim Beasley	Approvable by the City of Raleigh.	
Wake Co Watershed Mgt – Elizabeth Powell	Wake Co. Letter of Approval dated 2025-11-10 for SEC-145177-2025 & SWF-145398-2025	