




MA 22-01 – Hills at Harris Creek – 3rd Submittal review cycle

START DATE: OCTOBER 10/05/22	DUE DATE: 11/ 02/22	TRC/STAFF Comments issued on: _11 / 07 /2022__
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Review Group	Staff	RCVD:	Comments	Clear Comments
Planning Dept.	Mike Elabarger	---	<ol style="list-style-type: none"> 1. Make payment for 3rd submittal per Invoice dated 10/03/2022. 2. Confirm the legal description and survey is correct. 3. Revise Concept Plan to continue all 3 street stubs to the property line, <u>do not stop them</u> at the perimeter buffer edge; exact terminus of built street TBD during Construction Drawing reviews pending site constraints etc. 4. The merits of the request shall be determined by the Planning Board and Town Board. At the subsequent/next stage of Major Preliminary Subdivision Plat, the proposed development will be vetted against LDO subdivision regulations, and the development shall comply with the LDO; the Concept Plan is <u>not</u> a Preliminary Subdivision Plat and has <u>not</u> been reviewed as such. Staff notes that the western stub connection is to PIN 1757668628, while the 5109 Mitchell Mill project (MA 22-06) identifies an eastern stub connection to PIN 1757770396; these two PINs are contiguous and stacked north/south, and under different ownership. Final subdivision design shall be coordinated with the 5109 Mitchell Mill developer to align the two stubs for future connection through intervening property. 	
Planning & Zoning – WithersRavenel	Karen Mallo, Liza Monroe	10/31/22	See two (2) PDF's: <ol style="list-style-type: none"> 1.) Written memo comments dated October 29, 2022; and 2.) Mark-up comments on 6-page Concept Plan set. 	
Parks & Recreation	JG Ferguson / Eddie Henderson	11/1/22	The Towns' Parks and Recreation Advisory Board (PARAB) has reviewed the 3 rd Submittal and offers the following; see 2 PDF's – <ol style="list-style-type: none"> (1.) Greenway Plan excerpt; and (2.) Concept Plan mark-up: Comments that go with the 2 PDF's: <ol style="list-style-type: none"> 1. Per 2022 Greenway Plan - Revise Concept Plan to show Greenway on the north side of the property (plan east) more closely following the creek/wetlands, while <u>not entering</u> into the Neuse River Buffer, except to cross (perpendicularly) as needed. 	

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			<ol style="list-style-type: none"> 2. Revise Concept Plan to show a pedestrian path from the neighborhood to the greenway trail described in Comment 1 – current design shows no connection to the currently proposed Greenway. 3. Revise Concept Plan to show the addition of north to south (plan east to west) Greenway connectivity (none currently proposed). Preferred location is inside/within existing Overhead powerline easement. 4. Revise Concept Plan to show greenway/sidepath connectivity to the commercial portion of project, as there is none any currently proposed. 5. Revise Concept Plan to show more east to west (plan north to south) Greenway connectivity on the southern (plan west) part of this development, as none is currently proposed. Preferred location would be on the north side of the creek/wetlands. 	
Engineering – CJS/B&M	Brian Laux / Jacqueline Thompson	11/3/22	See two (2) PDF's – (1.) Written memo comments dated 11-2-22, and (2.) Mark-up comments on the Concept Plan.	
COR Utilities (W/WW)	Tim Beasley	---	No Comment received – the original/repeated comment (<i>To utilize a pump station (PS) for sanitary sewer, provide justification per City of Raleigh Public Utilities Handbook .</i>) will apply on next development Application(s).	
Wake Co. Fire / EMS	Brittany Hocutt	10/25/22	<ol style="list-style-type: none"> 1. Revise Concept Plan to show fire apparatus turn-around near lots 187 & 189 (street stub area). (TOWN STAFF CAN CONFIRM THIS REVISION) 2. Per the 10/25/2022 TEAMS discussion, there are no additional requirements or requests at this time minus the above. Full reviews to occur at next stages of development for Fire Code. 	
NCDOT	Matt Nolfo	10/24/22	FYI – Developer responsible for required improvements per the TIA which should be Constructed and in place prior to the first Certificate of Occupancy for non-residential property, or <u>recordation</u> of a Final Plat for residential lots.	
Wake Co. Watershed Management	Jeevan Neupane	2/24/2022 /6/2/22	(via email) No Comments on rezoning request. From Janet Boyer – No comments.	