





MA 22-08 – Harris Creek Farms (fka 4928 Universal) – 3rd Submittal review cycle

START DATE: DECEMBER 12-05-22	DUE DATE: 01-04-23	TRC/STAFF Comments issued on: xx / xx / 2023
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Review Group/Staff	RCVD:	Comments	Cleared Comments
Planning & Zoning – Town Staff and WithersRavenel (Planning Consultant)		<ol style="list-style-type: none"> 1. Provide a written response to comments document with next submittal. 2. Revise the date(s) on all Submittal materials that are part of next submittal (will be V4) 3. <u>Traffic Impact Analysis (TIA)</u> – Scoping, contracting, completion of study, and acceptance of Study must occur before the TRC Review can close and scheduling of Planning Board (4th Mondays) can occur. 4. <u>Neighborhood Meeting</u> – a meeting in following with LDO Appendix A part 2.3 must be conducted prior to a scheduled Planning Board meeting. Minutes/materials of this meeting will be part of the Planning Board and Town Board review packets. Please go about scheduling and conducting a Neighborhood meeting and provide materials (plus minutes of) to Town Staff. 5. See the PDF Memo Comments (Town Staff and Town Planning consultant WithersRavenel staff) 6. See the PDFs (2) of Mark-ups to pages from the Concept Plan set. 	
Parks & Recreation - JG Ferguson / Eddie Henderson	12/20/22	No further comments, but provide Confirmation that the “multi-use path” is a 10’ asphalt pathway like the private Greenway. Multi-use paths run parallel to streets/roads; Greenways do not. TOWN STAFF can review this item on Next Submittal.	
Engineering (CJS/B&M) Brian Laux / Jacque Thompson	12/13/22	No further comments on the Map Amendment submittal.	
COR Public Utilities - Tim Beasley	--	<i>No further comments received – previous (V1) comment was “ FYI – Public water line extension at this time is approximately 5,700 LF via Jonesville Rd, including crossing the US 401 Bypass and acquiring the necessary off-site easement.” Town Staff notes that this relates to eventual Preliminary Subdivision Plat and Construction Drawings pending Map Amendment approval.</i>	
Wake County Watershed Mgmt - Janet Boyer	10/27/22	<i>No further comments.</i>	
NCDOT - Matt Nolfo	10/21/22	<i>No new comments on this project, I think we are waiting for the TIA at this point.</i>	
Wake Co Fire / EMS - Brittany Hocutt	8/24/22 10/12/22	<i>No comments No comments.</i>	