

CID-25-03 – HARRIS CREEK FARM – V1 Submittal review cycle

START DATE: JUNE 2025	DUE DATE: <u>07-07-25</u>	TRC/STAFF Comments issued on: <u>07/07/2025</u>
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Review Group / Staff	Comments	Cleared Comments
Planning & Zoning – Planning Staff	<ol style="list-style-type: none"> 1. Provide a Written Response to ALL comments / Add revision dates to all submittal materials / Cloud/bubble all changes. 2. Add “CID-25-03” to the Cover sheet and on every plan set sheet. 3. FYI -- CID-25-03 Plan Set has been reviewed for consistency with PSP-24-05; contact Meredith Gruber at mgruber@rolesvillenc.gov with any questions; use CID-25-03 in the email subject line. 4. <u>Lighting Plan</u> – Light poles are observed on the Overall Utility Plan and Utility Plan Sheets; however, there does not seem to be a Lighting Plan from (energy provider, either Duke Energy or Wake Electric); is it missing? 5. <u>All Site Layout and Similar Sheets</u> – If you have not already done so, contact Wake County GIS for street names and addresses; these are required prior to signatures. 	
Engineering - Jacque Thompson	See FOUR (4) PDF's of comments: <ol style="list-style-type: none"> 1. Written memo dated July 2, 2025 with 102 enumerated comments. 2. Mark-ups of CID Plans Part 1. 3. Mark-ups of CID Plans Part 1. 4. Mark-ups of the Soil & Erosion control calculations. 	
Parks & Recreation - Eddie Henderson/Tanner Hayslette	Please include the Town's standard detail for the boardwalk (page 23 of the PDF which is the 2023 Engineering Standards Manual) and the Greenway typical section (page 20 of the PDF).	
Wake Co Watershed Mgt – Elizabeth Powell	Wake County 1 st review is currently underway, with comments due 07/24/2025.	TBD
COR Public Utilities - Tim Beasley	See two (2) PDF's of mark-up comments: <ol style="list-style-type: none"> (1.) Part 1 of the Plans – 5 Sheets: Cover, 43, 45, 46, and 47. (2.) Part 2 of the Plans – 7 Sheets: 53, 54, 55, 56, 58, 70, and 75. 	
NCDOT – Joshua Zhang	NCDOT permits have not yet been received; contact DOT directly. Combined traffic w/ the Reserve @ Mitchell Mill subdivision might trigger a Signal Warrant Analysis at the Mitchell Mill & Jonesville/Peebles 4-way intersection.	
Wake Co Fire – Stephen Wolf	No fire service comments.	