



Applicant Response to 1st Submittal Review Cycle Comments for Hills at Harris Creek (REZ-23-03)

June 2, 2023

Planning Staff and WithersRavenel Comments:

1. See attached and below.
2. See attached.
3. See attached.
4. Acknowledged.
5. Ramey Kemp is in the process of updating the TIA.
6. See attached.
7. See attached Exhibit Two and accompanying metes and bounds descriptions.
8. See attached Exhibit One.
9. See attached Exhibit Two.
10. See attached Exhibit One.
11. See attached Exhibit One.
12. See added zoning condition #3 on the Attached Exhibit Three.
13. See attached Exhibit Three.
14. See attached Exhibit Four. General Public Street Lot Frontage comments are also being addressed via the pending text amendment application (TA-23-05).

Parks & Recreation Comments:

1. See attached Exhibit One. Parks and Recreation comments have been addressed to the extent possible in light of the Duke Energy response to the Applicant's requests related to the pollinator garden and greenway trail. Correspondence from Duke Energy is attached.
2. See attached Exhibit One. Parks and Recreation comments have been addressed to the extent possible in light of the Duke Energy response to the Applicant's requests related to the pollinator garden and greenway trail. Correspondence from Duke Energy is attached.
3. See attached Exhibit One. Duke Energy has informed Applicant that it does not consent to this request. Correspondence from Duke Energy is attached.
4. See attached Exhibit One. Duke Energy has informed Applicant that it does not consent to this request. Correspondence from Duke Energy is attached.
5. See attached Exhibit One. Parks and Recreation comments have been addressed to the extent possible in light of the Duke Energy response to the Applicant's requests related to the pollinator garden and greenway trail. Correspondence from Duke Energy is attached.
6. Right of way for the bike lanes on Mitchell Mill will be included on the site planning documents in accordance with the recommendations of the TIA (updated TIA in progress).

Engineering Comments.

- See attached Exhibit One.
- Applicant has been in contact with the owners of PIN's 1757658917 and 1757657746 regarding the closure of "Rock Farm Road" and its replacement with a private access easement. The general location of the access easement connections are reflected as Items A and B on the attached Exhibit Four. Applicant will provide an access easement for each of these owners and will consult with them on the final design and location.
- See attached Exhibit One.

COR Public Utilities Comments:

- No response required.

NCDOT comments:

- No response required. TIA update is in progress.

Wake County Watershed Management Comments:

- No response required.

Wake County Fire/EMS Comments:

- No response required.