

CID-24-07 – Hills @ Harris Creek – V1 Submittal review cycle

START DATE: NOVEMBER 2024	DUE DATE: <u> 12-09-24 </u>	TRC/STAFF Comments issued on: <u> 12/09/2024 </u>
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Review Group / Staff	Comments	Cleared Comments
Planning & Zoning – Planning Staff and WithersRavenel	<ol style="list-style-type: none"> 1. <i>Continue to Provide</i> a Written Response to ALL comments. 2. <i>Continue to Add</i> revision dates to all submittal materials. 3. <u>PSP-24-03 Conformance</u> – As V3 comments from PSP-24-03 are addressed, they should be reflected in all subsequent submittals of the CIDs (i.e., Tree preservation, landscaping, open space). 4. <u>Site Information Table</u> - Sheets C-1.3 & 1.4 are not referenced in Sheet Index; revise w the proper references. 5. <u>AS6 (Running Trail/Course)</u> – As indicated by the applicant’s response to the comments provided as part of the V2 PSP 24-03 submittal, this Active Open Space feature is still under design. Details on what the running course will entail, including but not limited to material & width should be provided as part of a next submittal. 6. <u>Open Space Acreage (Active)</u> – As discussed during the PSP-24-03 review, if the proposed amenity center, once designed and submitted as a separate Site Development Plan (SDP), contains parking in excess of 0.23 acres, active open space for the project will not be in compliance with LDO 6.2. 7. <u>Tree Preservation (CRZ Protection)</u> – Also a comment on the PSP-24-03 submittal, all tree preservation sheets shall demonstrate compliance with LDO 6.2.4.5.B.11. There are multiple instances on sheets 55-59 where more than 25% of the CRZ for preserved trees will be impacted by the removal of trees. Please explain how proposed preservation will be in compliance with CRZ protection (25%). 	Cleared Comments
Parks & Recreation - Eddie Henderson	No comments were received; there have been Staff absences late in November; Parks will review the next submittal for compliance.	
Engineering - Jacque Thompson	See Three (3) PDF’s ---- #1 Memo with 30 written comments; #2 Markups on Plans part 1; #3 Markups on Plans part 2.	
COR Public Utilities - Tim Beasley	Raleigh will be holding off on reviewing these until the preliminary plan is ready for approval.	
Wake Co Watershed Mgt – Janet Boyer	No Comments were received – Applicant should contact Wake Co directly, and apply for related SEC and SWF permits to garner feedback.	
NCDOT – Jacob Nicholson	<ol style="list-style-type: none"> 1. A driveway permit & encroachment agreements are needed for this project. 2. The western driveway is supposed to be restricted to right-in/right-out (RIRO) only. 3. Offsite improvements required per TIA are not shown – Revise to include/ explain why absent. 	
Wake Co Fire / EMS - Brittany Hocutt	There are no comments on this CID submittal.	