



PSP-24-03 – Hills at Harris Creek – V3 Submittal review cycle

START DATE: NOVEMBER 2024	DUE DATE: <u>12-09-24</u>	TRC/STAFF Comments issued on: <u>12/08/2024</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</i> Provide a Written Response to ALL comments. 2. <i>Continue to</i> Add revision dates to all submittal materials. 3. <u>NEW</u> – V1 Plan set was 50 sheets; V2 Plan set was 57 Sheets and now V3 Plan set is 70 sheets – The applicant’s response indicates sheets were added in response to comments provided by Fire and additional detail sheets that have been added as a common PSP element. Please be clear as to what detail sheets have been added. The Cover Sheet Sheet Index lists 70 sheets, while the PDF plan set is 66 Sheets – explain? The sheet index needs to reflect all sheets included in the plan set with correct numbering. More specifically, it is recommended that sheets towards the end of the set be reviewed for accurate labeling in the sheet index. 4. <u>Repeat, V2 Comment 8:</u> Unclear how the applicant’s response stating “According to 6.2.4.5.B.1 – we are in compliance with the intend of the code preserving >10% of the existing trees” addresses 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%). 5. <u>Repeat, V2 Comment 11.a:</u> Added note on Sheet C9.1 is acceptable with the addition of a reference to LDO 6.2.2.1.C.3. Please add the section reference within the added note box so it is clear how a determination on how the required buffer, adjacent to the utility easement was decided. 6. <u>FYI – V2 Comment 5.3:</u> The applicant has indicated the AS6 (Running Trail) will be an active exercise facility and detailed design is in progress. This item will continue to be monitored in CID review. 	
Engineering - Jacque Thompson	<ol style="list-style-type: none"> 1. See PDF of Written Memo comments produced by Bolton&Menk – there are 25 numbered comments. 2. See PDF of mark-up comments produced by Bolton&Menk – there are 44 entries or comments. 	
Wake Co Fire / EMS - Brittany Hocutt	Remove/Revise TREES/SHRUBS NEAR FIRE HYDRANTS TO ALLOW 3 FT MINIMUM CLEARANCE.	
COR Public Utilities - Tim Beasley	The late received revised Sheets address the CORPUD comments. No further comments on PSP.	
Parks & Recreation - Eddie Henderson	All comments appear resolved; CID review will ensure the physical construction items are; Greenway easement creation/dedication to occur on/with Final Subdivision Plat (FSP).	
Wake County Watershed Management - Janet Boyer	<u>V1 and V2, no comments were received. Wake Co. will review CID submittal relative to Applicant’s submittal of SEC and SWF Permits directly to Wake County.</u>	N/A
NCDOT – Jacob Nicholson	<i>There are no comments on the Preliminary Subdivision plat; complete review of the off-site improvements to DOT roads to occur at Construction drawing time.</i>	