

02/03/2025

To: Town of Rolesville Planning Department
502 Southtown Circle
Rolesville, NC 27571

SUBJECT: Hills at Harris Creek 2nd Submittal CID-24-07 Comment Response

In response to review comments provided on 12/09/2024, we are providing the following comment responses:

Planning and Zoning – Planning Staff and WithersRavenel

1. Continue to Provide a Written Response to ALL comments
SREG RESPONSE: Written responses to all comments are included within this submittal.
2. Continue to add revision dates to all submittal materials.
SREG RESPONSE: Revision dates have been added to all submitted materials.
3. PSP-24-03 Conformance – 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).
SREG RESPONSE: This is noted, all improvements to the PSP will also be reflected within this CD submittal. Thank you.
4. Site Information Table - Sheets C-1.3 & 1.4 are not referenced in Sheet Index; revise w the proper references.
SREG RESPONSE: The Sheet Index has been revised to accurately reflect the sheets of the CDs, see Sheet C1.0
5. AS6 (Running Trail/Course) – 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.
SREG RESPONSE: The running trail will be a 10’ wide paved asphalt path that uses the Town of Rolesville Standard Greenway Section, see Sheet D1.0 for the section details. There will be a start/finish line to track total distance since this will be Active Open Space.
6. Open Space Acreage (Active) – 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.
SREG RESPONSE: This is noted. Future submittals of the Amenity Center SDP will show a parking lot that does not exceed 0.23 AC.
7. Tree Preservation (CRZ Protection) – 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%).

SREG RESPONSE: The preservation plans have been updated to accurately show removal of trees with an impact greater than or equal to 25% of their CRZ. Please see Sheets C10.0 – C10.7

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.

SREG RESPONSE: Responses to these comments are provided separately, thank you.

NCDOT – Jacob Nicholson

1. A driveway permit & encroachment agreements are needed for this project.

SREG RESPONSE: This is noted. Driveway and Encroachment Permit applications as well as a separate plan set that conforms to the TIA will be submitted to NCDOT. Thank you.

2. The western driveway is supposed to be restricted to right-in/right-out (RIRO) only.

SREG RESPONSE: This is noted. Driveway and Encroachment Permit applications as well as a separate plan set that conforms to the TIA will be submitted to NCDOT. Thank you.

3. Offsite improvements required per TIA are not shown – Revise to include/ explain why absent.

SREG RESPONSE: This is noted. Driveway and Encroachment Permit applications as well as a separate plan set that conforms to the TIA will be submitted to NCDOT. Thank you.

Parks & Recreation – Eddie Henderson

No comments were received; there have been Staff absences late in November; Parks will review the next submittal for compliance.

COR Public Utilities – Tim Beasley

Raleigh will be holding off on reviewing these until the preliminary plan is ready for approval.

Wake County Watershed Management – Janet Boyer

No Comments were received – Applicant should contact Wake Co directly, and apply for related SEC and SWF permits to garner feedback.

Wake County Fire / EMS – Brittany Hocutt

There are no comments on this CID submittal.