

11/01/2024

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

SUBJECT: Hills at Harris Creek 2nd Submittal PSP-24-03 Planning Comments October 12, 2024 Comment Response

In response to review comments provided on 10/04/2024, we are providing the following comment responses:

Sheet C-1.3:

5) b. **Holding Comment** - I do not see where easements are considered in open space.

SREG: Rolesville planning staff has previously agreed for Duke Power Easement to be included as passive open space, as shown on this sheet

1. WR to look to Town of Rolesville staff to confirm satisfaction of this comment response.

SREG RESPONSE: Rolesville planning staff has previously agreed for Duke Power Easement to be included as passive open space.

5) c. **NEW** - Note that the features within these Open Space sizes will need to be depicted to calculate actual open space area. Up to 5 parking spaces can be considered as part of the open space for each of the Medium Open space. Please note that active open space areas proposed to have parking once that level of detail is shown during Construction Drawings may affect total active open space acreage. It is recommended that the applicant refer to Section 6.2.G.10 as Medium open spaces may only count 5 spaces as part of open space calculations and the large open spaces (excluding the Future Public Town of Rolesville Park open space) may count up to 10 parking spaces as part of open space calculations. This comment will not prevent the applicant from moving forward to CID's but may result in additional calculations being required once open space areas are programmed.

SREG RESPONSE: N/A many site less than one acre thus do not meet criteria in Table 6.4.3.G Parks/Public Recreation . These are private HOA facilities only. No greenway trail head. These are not available for general commercial use. Section 5.1.4.O.1. Clubhouse and mail kiosk design not finalized at this time of submittal 11/1. Section 6.2.1. G.10. Small open spaces shall not count parking

5) E. **NEW** - Per LDO Table 6.2.1.3: Active and Passive Features, greenways/trails are considered passive recreation features. Staff can consider features active if associated with active recreation such as a trail following a disc golf course.

i. **SREG: The "improved trail" has been revised to a running trail.**

1. Please clarify location of running trail. Unclear if it encircles the SCM or is looped elsewhere.

SREG RESPONSE: AS6 is active exercise facility and detailed design in progress.

Sheet C-3.1:

8. **NEW** –In accordance with LDO Section 6.2.4.5.B.11, The critical root zone of each preserved tree must be within the protective yard. Only up to Twenty-five (25) percent of the critical root zone may be disturbed.

SREG RESPONSE: According to 6.2.4.5.B.1 – we are in compliance with the intend of the code preserving >10% of the existing trees

Sheet C-8.1:

11. **NEW** - Please depict perimeter buffers along all portions of the site or otherwise provide a note indicating where portions of the buffer are not required.
 - a. Unable to locate note. Please advise to the location of this note. We observed several areas where perimeter buffers are not provided, nor is there a note explaining the absence of a lack of buffer.

SREG RESPONSE: Note is added to sheet C9.1. Legend is added showing different reasons why perimeter buffer does not apply. All sections of property boundary not provided with proposed perimeter buffer are within a nature preservation or tree save area and shall thus not be disturbed. One exception occurs where the property boundary and duke easement are less then 15' apart. One exception occurs where property boundary overlaps with Duke easement. No planting allowed within Duke easement.