

02/03/2025

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

**SUBJECT:** Hills at Harris Creek 3<sup>rd</sup> Submittal PSP-24-03 Comment Response

In response to review comments provided on 12/08/2024, 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. NEW – 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.  
**SREG RESPONSE: The sheet index on the Cover Sheet has been corrected. The additional sheets include the following: Site details, water and sewer details, and stormwater details**
4. Repeat, V2 Comment 8: 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%).  
**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**
5. Repeat, V2 Comment 11.a: 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  
**SREG RESPONSE: A reference to LDO 6.2.2.1.C.3 has been added to the note on Sheet C9.1**
6. FYI – V2 Comment 5.3: 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.  
**SREG RESPONSE: This is noted, thank you.**

## Engineering – Jacque Thompson

1. See PDF of Written Memo comments produced by Bolton&Menk – there are 25 numbered comments.

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

2. See PDF of mark-up comments produced by Bolton&Menk – there are 44 entries or comments.

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

## Wake County Fire / EMS – Brittany Hocutt

Remove/Revise TREES/SHRUBS NEAR FIRE HYDRANTS TO ALLOW 3 FT MINIMUM CLEARANCE.

**SREG RESPONSE: A minimum clearance label has been added as typical on the landscaping sheets. We have also ensured that all hydrants have a clearance of at least 3' to all trees/shrubs.**

## 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

*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.*

## NCDOT – Jacob Nicholson

*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.*