

06/02/2025

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

SUBJECT: Hills at Harris Creek 3rd Submittal CID-24-07 Comment Response

In response to review comments provided on 03/09/2025, 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. Please note that Strongrock Engineering Group Drawings have incorporated past staff comments at the PSP level including staff commitments regarding code compliance and interpretation.
2. Continue to add revision dates to all submittal materials.
SREG RESPONSE: Revision dates have been added to all submitted materials.
3. AS6 (Running Trail/Course) – Per the outcome of the Review on PSP 24-03 – this is to be a Private amenity, and CID plans are to include construction specifications on that – Add/revise or confirm these plans include construction details for this item.
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.

Engineering – Jacque Thompson

See Three (3) PDF's ---- #1 Memo dated 3-5-2025 with 7 written comments; #2 Markups on Plans part 1 – there appear to be 4 entries/comments; #3 Markups on Plans part 2 – there appear to be 3 entries/comments.

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

1. Greenway next to SCM#8/Lot 210 - The Town strongly prefers Greenway going around SCM#8 as shown in Rezoning Concept plan. Revise, or arrange meeting with Staff to explain why that cannot occur.
SREG RESPONSE: SCM 6 has been redesigned, and the endpoint of the greenway is directly in line with the current route of the proposed greenway, see Sheet 6.0 and 6.6
2. Bicycle Lane - Revise to show bike lane running along entire Mitchell Mill road frontage of property.

SREG RESPONSE: The bike lane configuration on Mitchell Mill Road is currently being designed and coordinated with NCDOT. This design will be included on future PSP and CD submittals, thank you.

3. Revise Greenway typical section to include this language: "Greenways shall be constructed with either asphalt or concrete pavement. When using asphalt, a 2-inch minimum asphalt course, Type S9.5B, with a 6-inch aggregate base course shall be provided. When concrete is used, a 4-inch minimum Portland cement concrete (PCC) with a 6-inch aggregate base course shall be provided. Regardless of the material, geotextile stabilization fabric shall be placed under the compacted aggregate base course (ABC) the entire length and width of the Greenway."

SREG RESPONSE: This note has been added to the Typical Greenway Section, see Sheet D1.0

COR Public Utilities – Tim Beasley

See two (2) PDF's of mark-up comments:

- Part 1 of CID Plans – 8 Sheets: Cover, C-7.0, C-7.1, C-7.2, C-7.5, C-7.6, C-7.7, C7.9.
- Part 1 of CID Plans – 3 Sheets: C-10.0, C-10.1, C-10.4

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

Wake County Watershed Management – Janet Boyer

V2 - As of 2/20/2025 – WC has no record of SEC/SWF submittals.

V1 - No Comments were received – Applicant should contact Wake Co directly, and apply for related SEC and SWF permits to garner feedback.

SREG RESPONSE: This is noted. EC and SW applications will be submitted to Wake County Watershed Management separately, Thank you.

NCDOT – Jacob Nicholson

NCDOT driveway permit & encroachment agreements are under review – TBD.

SREG RESPONSE: This is acknowledged, thank you.

Wake County Fire / EMS – Brittany Hocutt

There are no comments on this CID submittal.