

08/01/2025

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

SUBJECT: Hills at Harris Creek 5th Submittal PSP-24-03 Engineering Comment Response

In response to review comments provided on 07/07/2025, we are providing the following comment responses:

Due to the revised layout of the site, this submittal was reviewed as a fresh set and new comments were generated. We recognize the CID is also in cycle for review, but the comments below directly impact the layout of the site and need to be addressed with the PSP, as well as the CID.

Sheet C-6.1:

1. The Town does not want or support the “eyebrow” or “bubbles”. This is new on Street A and was not included in the previous 2 submittals, nor the concept plan. This should be revised.

SREG RESPONSE: The road layout has been updated, see Sheet C6.1

Sheet C-6.2:

2. The section of Pluton Ridge Drive at Mitchell Mill Road is wider than the adjacent streets and has increased since the last submittal. Please explain why there is a need/requirements to have this section of street wider than the adjacent streets.

SREG RESPONSE: The road layout has been updated to the typical 50' ROW section, see Sheet C6.2

Sheet C-6.5:

3. Please confirm why the sidewalk ends and has a missing section between Limestone Wall Lane. It was previously continuous.

SREG RESPONSE: The sidewalk was previously removed on one side of the road in order to limit wetland and stream impacts as much as possible at this crossing. This design is consistent with other stream crossings with the same intent of minimizing environmental impacts.

Sheet C-8.1:

4. Swales that extend over 2 or more lots require a drainage easement or a structure.

SREG RESPONSE: Drainage easements have been added to swales that extend over 2 or more lots, see Sheets C8.1 – C8.6

5. The building pads should be reflected in the grading.
 - a. This comment applies to multiple lots, and multiple sheets.

SREG RESPONSE: The building pads are graded in at all applicable locations. Steeper lots that have contours running through the pad are intentional, these are meant to be lots that utilize variable height crawl spaces. See Sheets C8.1 – C8.6

Sheet C-8.2:

6. Confirm the intent for the drainage pattern in the area behind Lots 1-6. As water is sheet flowing to the north, how is it drainage at the driveways? Consider adding a swale/culvert as needed.

SREG RESPONSE: The layout of Lots 1-6 has been updated to provide accurate driveway locations, and the storm drainage has been updated with those changes. The driveways have a reverse-crown section (see Sheet D1.0) and storm drainage is directed into DI #201 and #202 respectively. See Sheet C8.2

Sheet C-8.4:

7. Confirm the drainage design intention for the 200+ feet of the dead end of Flatrock Ridge Street. How is the water being managed before leaving the site?

SREG RESPONSE: Bioretention cells #1 and #2 have been added to address the stormwater runoff at the dead end of Flatrock Ridge Street, see Sheet C8.4

Sheet D-1.0:

8. The street trees should not be planted right next to the sidewalk to account for growth and the root system in the future. Please adjust.

SREG RESPONSE: The street tree locations have been updated on all applicable sections, see Sheet D1.0

9. Rolled curb is called out on Typical Section 2, but standard curb is shown. Please adjust so they align.

SREG RESPONSE: Typical section 2 has been updated, see Sheet D1.0