

11/01/2024

To:

Town of Rolesville Planning Department
Attn: Michael Elabarger
502 Southtown Circle
Rolesville, NC 27571

SUBJECT: Reserve @ Mitchell Mill 2nd Submittal CD set
CID-24-04 – Reserve @ Mitchell Mill
Summary Sheet Comment Responses

In response to review preliminary comments from 07/05/24, we are providing the following comment responses:

Planning and Zoning – Planning Staff and WithersRavenel

1. Provide a Written Response to ALL comments.
SREG RESPONSE: As noted.
2. Cloud or Bubble ALL REVISIONS made on any submittal items.
SREG RESPONSE: CD Comments are extensive and altered from July Submittal Please refer to this CD submittal as the primary submittal.
3. Add revision dates to all submittal materials.
SREG RESPONSE: As noted.
4. Add "CID-24-04" to the Cover sheet and on every plan set sheet.
SREG RESPONSE: As noted.
5. HOLDING COMMENT: With a concurrent review of the Preliminary Plat (PSP-23-03) occurring, it is likely that the CID plan set will require revisions. All PSP-23-03 review comments shall be reflected on any subsequent submittal of CID-24-04 as the Construction Drawings will be reviewed for conformance with the Preliminary Plat.
SREG RESPONSE: This CD submittal references conditional approval of PSP set by Planning Director Meredith Gruber in an email to the owner on 10/13/ 2024.
6. Cover Sheet - Please include a date for plan revisions and all revisions moving forward.
SREG RESPONSE: As noted, this full submittal is dated 11/1/2024.
7. Cover Sheet - Please include the project case number on all submittal materials.
SREG RESPONSE: As noted, the drawings are listed as CID-24-04, we request that this is confirmed.
8. Sheet 5.0 – As stated in the V4 review comments for PSP-23-03, the proposed amenity center between lots 16-27 and 28-41 will require a sperate Site Development Plan (SDP) submittal.
SREG RESPONSE: The Proposed Amenity Center will be a separate submittal as its final design is developed.

Parks & Recreation – Eddie Henderson

1. Refer to comments on V4 of the PSP-23-03 / Preliminary Subdivision Plat. Staff cannot review/ make comments on the CID plans when the comments on the PSP are indeterminate.

SREG Response: This is a new CD submittal We refer staff to email of 10/13/ 2924. Director Gruber wrote: “Thank you also for bearing with our staff and spotlighting room for improvement in the LDO. Based on the state of the review as I've seen it, I believe the project is ready for submittal of construction drawings and will run that by Mike to verify I haven't missed something.

**Best regards,
Meredith”**

Engineering – Brian Laux / Jacque Thompson

1. See PDF of written Memo comments dated 2024-07-01; there are 34 numbered comments.

SREG Response: We refer to separate engineering memo for complete responses. Thank You. Please note these CD documents are a more comprehensive document set.

2. See PDF of Plan Set Park 1 mark-up comments.

SREG Response: We refer to separate engineering memo for complete responses. Thank You. Please note these CD documents are a more comprehensive document set.

3. See PDF of Plan Set Park 2 mark-up comments.

SREG Response: We refer to separate engineering memo for complete responses. Thank You. Please note these CD documents are a more comprehensive document set.

Wake County Watershed Management - Janet Boyer

No Comments were received; Applicant is encouraged to contact Wake County, or submit the County's proprietary Permits (SEC/SWF) so as to engage the County on this project.

SREG Response: Please note these CD documents are a more comprehensive document set. Consequently, we strongly agree that any fees paid earlier apply to this new submittal of 11/1/2024.

COR Public Utilities - Tim Beasley

Raleigh is not ready to review CDs until the PSP is approvable.

SREG Response: See above email of 10/13 by Rolesville Planning Director. Please note these CD documents are a more comprehensive document set. Consequently, we strongly agree that any fees paid earlier apply to this new submittal of 11/1/2024.

Wake County Fire / EMS -Brittany Hocutt

No comments were received; Applicant should reflect back on the PSP review by Fire; Applicant is encouraged to Contact Fire reviewer to engage.

SREG Response: See above email of 10/13 by Rolesville Planning Director. Please note these CD documents are a more comprehensive document set. Consequently, we strongly agree that any fees paid earlier apply to this new submittal of 11/1/2024.

NCDOT – Jacob Nicholson

Full review of the plans will occur as part of our encroachment/driveway permit review process.

SREG Response: See above email of 10/13 by Rolesville Planning Director. Please note these CD documents are a more comprehensive document set. Consequently, we strongly agree that any fees paid earlier apply to this new submittal of 11/1/2024.

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.

SREG Response: See above email of 10/13 by Rolesville Planning Director. Please note these CD documents are a more comprehensive document set. Consequently, we strongly agree that any fees paid earlier apply to this new submittal of 11/1/2024.