

02/03/2025

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

SUBJECT: Reserve at Mitchell Mill 3rd Submittal CID-24-04 Comment Response

In response to review comments provided on 12/06/2024, 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 Cloud or Bubble ALL REVISIONS made on any submittal items.*
SREG RESPONSE: All revisions made within this submittal have been clouded.
3. *Continue to add revision dates to all submittal materials.*
SREG RESPONSE: Revision dates have been added to all submitted materials.
4. HOLDING COMMENT: With a concurrent review of the Preliminary Plat (PSP-23-03) occurring, IF a change is needed on the PSP that must be reflected on the CID, Applicant should make that revision to the CID plans, as the Construction Drawings will be reviewed for conformance with the Preliminary Plat.
SREG RESPONSE: This is understood, thank you.

Parks & Recreation – Eddie Henderson

1. Revise and add/include the Greenway path and boardwalk details per the Standard Engineering Manual (link below). This Manual is to be followed, as it contains the standards for construction of (Greenway boardwalks) constructed in 2024 and beyond.
SREG RESPONSE: Town of Rolesville Standard Greenway Details have been added to Sheet D2.0.

Engineering – Jacque Thompson

1. See five (5) PDF's -- #1 Written Memo comments dated 2024-12-04; there are 32 Comments, nearly All of them REPEATS. / #2 – Markups on Plans Part I. / #3 – Markups on Plans Part II. / #4 – Markups on Plans Part III / #5 – Markups on Plans Part IV.
SREG RESPONSE: Responses to these comments are provided separately, thank you.

COR Public Utilities – Tim Beasley

1. See the uploaded 2 PDF's of Mark-up comments on Parts 2/4 and 3/4.
SREG RESPONSE: Responses to these comments are provided separately, thank you.

2. Please use Raleigh Water's Improvement Quantities table on the cover. Please email me for this.

SREG RESPONSE: This table is now included on the Cover Sheet, C1.0

Wake County Watershed Management – Janet Boyer

V2 – No Comments were received.

V1 - 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.

NCDOT – Jacob Nicholson

No new comments at this time. The Applicant has submitted for required NCDOT permits – review of those is TBD – further comment and relation to CID-24-04 TBD.

Wake County Fire / EMS – Brittany Hocutt

There are no comments on the presented subdivision layout.