

PSP-23-03 – Reserve (fka5109) @ Mitchell Mill – 1st Submittal review cycle

START DATE: AUGUST 08-04-23	DUE DATE: <u>09-11-23</u>	TRC/STAFF Comments issued on: <u>09/10/2023</u>
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Review Group / Staff	Comments	Cleared Comments
Planning & Zoning – Planning Staff & WithersRavenel / Karen Mallo & Liza Monroe	<ol style="list-style-type: none"> 1. Provide a Written Response to ALL the comments received. 2. Update/add revision Dates to all submittal documents. 3. Flatten or “OPTIMIZE” the PDF’s when creating them – the AutoCAD entries appear as “Comments” and so there look to be 1671 Comments. 4. <u>Sheet Index (Cover Sheet)</u> – this reflects 35 Sheets; the plan set is 63 sheets; rectify one or the other so they are consistent. 5. <u>Cover Sheet Title</u> – Revise “SPS” and “23-02” to “PSP-23-03”; add PSP-23-02 to EVERY sheet in plan set. 6. <u>Phasing</u> - Staff strongly suggests a Phasing plan be created that is logical and constructable, and can relate to Construction Drawing approvals, Wake Co. stormwater permitting requirements, and recording lots in Phases to facilitate/speed up the home construction. 7. <u>Addresses & Street Names</u> – Contact Wake County GIS/911 to go through the Street Naming process and have Lot Addresses assigned. Every lot – residential, open space, HOA, etc. should attain an Address. 8. <u>TA-23-05/Townhome Lot Frontage</u> – Being that this Text Amendment and the ability to front Single-family Attached (townhome) Lots not on public right-of-ways but rather private access easements, is not yet approved/in effect, this facet of the development cannot be approved of; further Review will occur. Note, these “MEWS <letter>” streets will require names same as public streets. 9. See PDF Memo from WithersRavenel with 67 written Comments. 10. See PDF of Mark-up comments on the PSP plan set from WithersRavenel. 	
Parks & Recreation - Eddie Henderson	<ol style="list-style-type: none"> 1. Revise to show Sidepaths instead of sidewalks connecting Greenways along Street J and Street I or explain why this is not feasible. 2. Revise to show crosswalk for Greenway across Jonesville Road and Street I. 3. Confirm the Greenway will connect to proposed the Greenway at the proposed Harris Creek Farm project. 4. Confirm that bike lanes are present to comply with the 2022 Rolesville Bike Plan. 	
Engineering (CJS/B&M) - Brian Laux / Jacque Thompson	See PDF’s of: (1.) Memo written comments (72 + some for future CID plans) dated 9/1/2023; (2.) Mark-up comments on the PSP Plan set.	
COR Public Utilities - Tim Beasley	See PDF of mark-up comments on 10 select sheets – C6.0, C6-1, C6-2, C6-3, C6-4, C6-5, C6-6, C6-7, C6-8, C7-0.	

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<p>Wake County Watershed Management - Janet Boyer</p>	<ol style="list-style-type: none"> 1. Provide SIA including drainage area maps and Municipal Stormwater Tool. 2. Retaining walls need to be outside SCM easements – Revise Plans. 3. All SCMs – show minimum 10 ft flat perimeter that is off the slope and within the easement. 4. SCM access easements must extend to the right of way. Remove SCM easements from Neuse buffer. 5. The “dry pond” is shown as USGS blue line; Provide NC DEQ buffer delineation or show 50’ Neuse buffer. 6. Provide Neuse buffer, 401/404 approvals. 7. Provide USCOE jurisdictional determination or remove disturbances to wetlands. 8. Provide copy of the USGS Quad Map with delineated project limits 9. Provide copy of the Wake County Soil Survey map with delineated project limits. 10. Clearly show the Limits of Disturbance (LOD). 11. Label dam safety ID numbers for the dams. 12. Remove greenway from Neuse buffer. 13. How will drainage to the wetland be treated? 14. How will this project be phased? Please label phases. 15. Please contact Town of Rolesville floodplain administrator regarding required flood studies. 	
<p>Wake County Fire / EMS - Brittany Hocutt</p>	<ol style="list-style-type: none"> 1. NEAR LOTS 49/50 -- TURN AROUND NEEDED. 2. PROVIDE STREET CROSS SECTION FOR STREET VS MEWS 3. CUL-DE-SACS SHALL MEASURE 80 FT MINIMUM PER FIRE DEPARTMENT APPARATUS 4. TURNING RADIUS SHALL MEET MINIMUM OF 28' R- SOME DEFICIENT LOCATIONS NOTED: NEAR LOTS 107, 108, 171, 174, 149, 150 AND 154. 5. BUILDINGS THAT EXCCED 30 FEET IN HEIGHT SHALL HAVE ACCESS ROAD WIDTH OF MINIMUM 26' WIDE. 	
<p>NCDOT – Trevor Darnell</p>	<p>See PDF of the NCDOT Congestion Management Report, dated 10-07-2022, from when the TIA related to the Rezoning. Comments :</p> <ol style="list-style-type: none"> 1. The number of proposed accesses, access restrictions, and turn-lane requirements should match those shown in the TIA recommendations. If these do not match, then additional analysis needs to be provided. 2. Proposed laneage on Mitchell Mill Road is unclear. 3. Additional comments may be provided with further review. 	

