




MA 22-06 – 5109 Mitchel Mill – 2nd Submittal review cycle

START DATE: MAY Cycle – 5/5/22	DUE DATE: MAY Cycle 6/2/22	TRC/STAFF Comments issued on: <u>06/06 / 22</u>
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Review Group	Staff	RCVD on:	Comments	Clear of Staff Comments
Planning Dept.	Mike Elabarger	---	<ol style="list-style-type: none"> 1. Provide a written response to ALL comments with next submittal. 2. Provide dates/revision dates on all submittal materials. The Conceptual Master Plan document is dated May 2, 2022; the Conditions document does not have any date – it should reflect at least the latest version date. 3. Please provide a detailed response as to whether or not there is a Phasing plan for this development; see next Comment. 4. Regarding proposed Condition #3 (Recreational Amenities) – provide timing elements for the eventual implementation of these commitments. As written, and in conjunction with the lack of Phasing plan information, there is no way for future Staff to tie, associate, require Recreational Amenities with or by certain Final Plats, Building Permit issuance, Certificate of Occupancy issuance, etc. 5. Regarding proposed Condition #4 (Transportation Improvements) – provide timing elements for the eventual implementation of these commitments. As written, and in conjunction with the lack of Phasing plan information, there is no way for future Staff to tie, associate, require Transportation Improvements with or by certain Final Plats, Building Permit issuance, Certificate of Occupancy issuance, etc. Please clarify if the TIA includes timing elements, and incorporate into Condition #4 if so. 	
Planning & Zoning - WithersRavenel	Karen Mallo, Liza Monroe	6/1/22	See the PDF of written memo comments dated 06-01-2022.	
Parks & Recreation	JG Ferguson / Eddie Henderson	6/2/22	<p>See two (2) PDF's – Bike Network map and mark-up of Concept Plan.</p> <ol style="list-style-type: none"> 1. GREENWAY - Staff has reviewed the comments about the location of the Greenway (GW) and agree that the current location shown on the most recent version of the concept plan is best both in terms of environmental impacts and for connectivity to the rest of the TOR GW network. However, since GW is no longer going along the north side of the creek, Staff 	

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			<p>recommend the addition of a side path (green line on mark-up) along the east side of Jonesville Road to connect the single-family homes on the north side of the development to the GW and better connect the entire development to the GW system overall.</p> <p>2. BIKE LANE - Please add a bike lane along Mitchell Mill Road, Jonesville Road and the proposed road connecting Jonesville Road and Gro-Peg Lane, which will all be a part of the new TOR Bicycle and Greenway Network that will be approved by Town Board in the upcoming months. (These are marked in blue solid and dashed lines on the mark-up, reflecting those on the Bike network map). See link for more information: https://www.rolesvillenc.gov/parks-recreation/parks-and-facilities/bicycle-pedestrian-plan-and-open-space-greenway-plan-updates</p>	
COR Utilities (W/WW)	Tim Beasley		<p>REPEAT 1st Submittal Comment:</p> <p>1. (via email) The proposed development has access to public sewer but does not have access to public water. A public water extension would be required from Mitchell Mill or Jonesville Rd. Raleigh will need to look into the feasibility of this development connecting to the 560 or the 495 pressure zone.</p>	
Engineering – CJS/B&M	Brian Laux / Jacque Thompson	5/20/22	(via email) No further comments.	
Wake Co. Fire / EMS	Brittany Hocutt	3/23/22 5/24/22	V1 - via email 3/23/22) No Comments. V2 – No comments.	
NCDOT	Matt Nolfo	3/22/22	(Via email) The NCDOT does not have an issue with the annexation or zoning of 5109 Mitchell Mill Road. The proposed development would need to be studied under a TIA prior to development.	
		6/2/22	<p>FYI 1 - Be aware there are extensive offsite requirements for utility work and required under the TIA.</p> <p>FYI 2 - Driveway permits and Encroachments will be needed for Mitchell Mill Road and Jonesville Road.</p>	
Wake Co. Watershed Management	Jeevan Neupane	3/16/22	(via email 3/16/22) No Comments.	