

## CID-25-06 – Reserve at Mitchell Mill-Commercial – V1 Submittal review cycle

START DATE: <b>AUGUST 2025</b>	DUE DATE: <b>_09-08-25_</b>	TRC/STAFF Comments issued on: <b>_09/07/2025_</b>
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Review Group / Staff	Comments	Cleared Comments
Planning & Zoning – Planning Staff	<ol style="list-style-type: none"> <li>1. Provide a Written Response to ALL comments – responses should reference If/how/on what sheet was comment addressed.</li> <li>2. Add revision dates to all submittal materials.</li> <li>3. Cloud/bubble all changes.</li> <li>4. Add “CID-25-06” to the Cover sheet and on every plan set sheet.</li> <li>5. FYI – There appears to be a misunderstanding of what a CID Plan set is for, which are subdivision improvements and not end-user site improvements – Buildings are NOT being reviewed or approved, as that is what Site Development Plan (SDP) applications are for. All proposed end-users/buildings identified within a future SDP will then demonstrate compliance with Section 6.8.2.D. - Nonresidential Building Design Standards; LDO Section 6.8.4.B.2. Pedestrian Amenities; LDO Section 6.2.4. and the NC District for landscaping requirements; LDO Section 6.6., lighting plan, etc.</li> <li>6. FYI – Parking is triggered by the Zoning use of a building/space; it is premature to state Required and Proposed parking, as those would come with a/the SDP’s for each lot/building proposed.</li> <li>7. With several items marked as TBD on the CID checklist, there may be additional comments on future submittals.</li> </ol>	
Engineering - Jacque Thompson	See two (2) PDF’s – (1) Memo dated 9-3-2025 with 22 numbered comments; (2) Mark-ups on the CID plan set.	
Wake Co Watershed Management – Elizabeth Powell	<ol style="list-style-type: none"> <li>1. No submittal to Wake County (for SEC or SWF Permits) has been received yet.</li> <li>2. FYI - Disapproval for the residential site provided on 2025-08-05, waiting for resubmittal.</li> </ol>	TBD
COR Public Utilities - Tim Beasley	See the PDF of Mark-ups on Sheets C-1.0 and C-4.0 .	
Wake County Fire / EMS - Stephen Wolf	503.1.1 - " <i>Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within</i>	

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	<p><i>150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.</i></p> <p><i>** Please provide fire apparatus turn diagram throughout site for Rolesville's longest truck (50 ft)</i></p>	
NCDOT – Joshua Zhang	<p><i>Town Staff – no comments were received – CID-24-04, for the overall subdivisions improvements which includes all the off-site improvements, is NOT yet approved.</i></p>	TBD
Parks & Recreation - Eddie Henderson	<p>There are no comments as the roadway and pedestrian improvements (sidepath, greenway, &amp; bike lanes) are included in the residential part of this development.</p>	