

06/02/2025

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

SUBJECT: Reserve at Mitchell Mill 4th Submittal CID-24-04 Comment Response

In response to review comments provided on 03/09/2025, 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: PSP-23-03 has been Approved.

Parks & Recreation – Eddie Henderson

1. Revise to label Greenway cross section with 2" of asphalt, 6 inches of aggregate base, geotextile fabric, etc. From TOR Design Manual: "Greenways shall be constructed with either asphalt or concrete pavement. When using asphalt, a 2-inch minimum asphalt course, Type S9.5B, with a 6-inch aggregate base course shall be provided. When concrete is used, a 4-inch minimum Portland cement concrete (PCC) with a 6-inch aggregate base course shall be provided. Regardless of the material, geotextile stabilization fabric shall be placed under the compacted aggregate base course (ABC) the entire length and width of the greenway."
SREG RESPONSE: Town of Rolesville Standard Greenway Details have been added to Sheet D2.0.
2. Revise to show Rolesville Boardwalk detail instead of City of Raleigh detail:
SREG RESPONSE: Town of Rolesville Standard Greenway Details have been added to Sheet D2.0.

Engineering – Jacque Thompson

REPEAT: On all profile sheets, confirm the minimum cover is being provided and labeled.

- a. Cover requirements should be labeled, not just removed. It appears there is inadequate cover near CB#230 and CB#46, for example. It also appears the CBs may not have correct

top elevations; please confirm the CBs are set to finished grade.

SREG RESPONSE: Minimum cover requirements are provided on all profile sheets. Adequate cover at CB#230 and CB#46 is now provided, and the top elevations of all CBs have been verified.

COR Public Utilities – Tim Beasley

1. See the uploaded 2 PDF's of Mark-up comments on Parts 1/3 and 2/3.

SREG RESPONSE: Responses to these comments are provided separately, thank you.

Wake County Watershed Management – Janet Boyer

V3 – SEC/SWF are in review, Comments due by March 28, 2025.

SREG RESPONSE: We are in receipt of Wake County's comments provided on March 28th, responses to these comments will be provided as a separate submittal to Wake County Watershed Management.

NCDOT – Jacob Nicholson

NCDOT is currently reviewing Off-site Improvement Plan, Encroachment and Driveway Permits.

SREG RESPONSE: We are in receipt of NCDOT's comments provided on February 28th, responses to these comments will be provided as a separate submittal to NCDOT.

Wake County Fire / EMS – Brittany Hocutt

There are no comments on the presented subdivision layout.