

09/02/2025

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 07/07/2025, 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. FYI - Preliminary Plat (PSP-23-03) was approved on 12-09-2024.
SREG RESPONSE: This is noted, thank you.

Parks & Recreation – Eddie Henderson

1. Please revise to add note showing geotextile fabric to greenway detail.
SREG RESPONSE: A note has been added to the applicable greenway section details, see Sheet D2.0.

Engineering – Jacque Thompson

See the uploaded 5 PDF's: (1) Memo dated June 30, 2025 w/ 23 numbered comments; (2) Mark-ups on SIA Report; (3) Markups on Plans Pt 1 of 3; (4) Markups on Plans Pt 2 of 3; (5) Markups on Plans Pt 3 of 3.

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 2/3 and 3/3.
SREG RESPONSE: Responses to these comments are provided separately, thank you.

Wake County Watershed Management – Janet Boyer

V3 – Awaiting a second submittal; refer to Disapproval letter dated 03/28/2025.

SREG RESPONSE: We submitted to Wake County on July 18th, and are in receipt of their comments provided on August 6th. Responses to these comments will be provided as a separate submittal to Wake County Watershed Management.

NCDOT – Jacob Nicholson

Jacob Nicholson and Joshua Zhang asked Tom @ Strongrock to conduct a signal warrant analysis at Jonesville & Mitchell Mill/Peebles. There has been no further communication since 05/22/2025.

SREG RESPONSE: The traffic signal warrant analysis has been kicked off by the developer with a separate traffic engineering consultant. The NCDOT driveway and encroachment permit plans will be re-submitted upon the conclusion of the warrant analysis. Thank you.

Wake County Fire / EMS – Brittany Hocutt

There are no comments on the presented subdivision layout.