

PSP-23-04 – Pearce Farm – 2nd Submittal review cycle

START DATE: <b>APRIL 04-03-24</b>	DUE DATE: <b>05-06-24</b>	TRC/STAFF Comments issued on: <b>05/08/2024</b>
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Review Group / Staff	Comments	Cleared Comments
Planning & Zoning – Planning Staff & WithersRavenel / Karen Mallo	<ol style="list-style-type: none"> <li>1. <i>Continue to Provide</i> a written response to ALL the comments received; mark-up to mark-ups is OK.</li> <li>2. <i>Continue to Revise</i> the date on all materials, include original dates.</li> <li>3. See Planning Memo Comment about Perimeter Bufferyards – there appears to be an assumption that the LDO permits ad hoc deviations from the prescribed Bufferyard Types of LDO Section 6.2.2.1. Discuss with Staff.</li> <li>4. <u>Easements</u> – all types of easements, including off-site Temporary Construction Easements and residential lots landscape easements adjacent each street – these all need to be expressed as proposed Easements.</li> <li>5. <u>Regarding Forestville Road Fee-in-lieu for Sidepath</u> – Applicant should commit to planning for full construction of development obligations; at Construction Infrastructure Drawing (CID) review, if engineering evidence is provided that makes the case for the Town accepting a FIL rather than construction, the Town will entertain that request at that time. Regarding widening of Forestville Road – yes Town CTP identifies this road for major expansion, and this project is responsible for that expansion along its frontage of Forestville Road, including provision of Sidepath within that new and expanding right-of-way.</li> <li>6. See PDF of planning/zoning written memo comments.</li> <li>7. See PDF of mark-up comments on the Plat set done by WithersRavenel; many relate to the Memo comments.</li> </ol>	
Parks & Recreation - Eddie Henderson	<ol style="list-style-type: none"> <li>1. <b>REPEAT</b> - <u>Forestville Road / Sidepath</u> – Revise plans to show 10’ wide Sidepath per 2022 Greenway Plan (Pg 61 specifically). MA 21-10 (Rezoning) Concept Plan approved by Town Board showed Compliance of providing Sidepath along Forestville. <b>Applicant response is:</b> <i>The location of the sidepath planned along Forestville Road would require a culvert extension or replacement to widen the shoulder of the road, and also encroach a wetland area. Is it possible to satisfy this requirement with a fee-in-lieu for the sidepath/greenway? Also, it seems that if Forestville Road is to be widened in the future, it would make more sense to install the sidepath at that time?</i> <b>Response acknowledged. Parks defers to Planning or Engineering regarding a fee-in-lieu for this section of greenway.</b></li> <li>2. <b>NEW</b> - Please label future Public (Town of Rolesville) Park as such.</li> <li>3. <b>NEW</b> - There are multiple occasions where the proposed 10' Greenway intersects with sidewalk that is narrow (8' or 5'). Please confirm that the Greenway will be continuous 10' path throughout the site, in particular crosswalk intersections.</li> </ol>	
Engineering - Brian Laux / Jacque Thompson	See two (2) PDF’s – (1.) Written MEMO comments dated 04-30-2024, with 43 Comments + items noted for future CD consideration; and (2.) Plat set Mark-up comments (There look to be 95 entries/comments) on the Plat Set.)	
Wake Co. Watershed Mngmnt - Janet Boyer	<ol style="list-style-type: none"> <li>1. Wake County does not provide detailed review at Preliminary Plat. General comments are provided.</li> <li>2. All requirements for SEC/SWF permitting must be met at construction drawings.</li> </ol>	

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	<ol style="list-style-type: none"> <li>3. Proposed easement access lanes and sediment disposal areas for future maintenance of stormwater management facilities are required. Provide and label minimum 20 ft. access easement and minimum 10 ft. maintenance easement from toe of stormwater pond embankment.</li> <li>4. Contact Town of Rolesville Floodplain Administrator for flood requirements.</li> <li>5. Contact State Dam Safety regarding jurisdictional determination (post development) of the existing dam.</li> </ol>	
COR Public Utilities - Tim Beasley	<ol style="list-style-type: none"> <li>1. FYI - Previous comments were addressed.</li> <li>2. Please add a note on the cover stating <b><i>“CORPUD Approval Condition: Downstream Sewer Capacity Analysis must be completed by the project engineer prior to CD approval. Any necessary improvements identified with the study (sanitary sewer over 65% capacity) must be designed &amp; permitted to be replaced w/ the CDs.”</i></b></li> <li>3. Please also show the full waterline extension within Burlington Mills Rd.</li> <li>4. Also, the proposed waterline within Burlington Mills will eventually need to be shown on the roadway plans once design is complete.”</li> </ol>	
NCDOT – Jacob Nicholson	<ol style="list-style-type: none"> <li>1. FYI/Repeat - A 16.1b Encroachment Agreement and Driveway Permit will be needed.</li> <li>2. FYI/Repeat - The plans submitted for NCDOT should reflect Congestion Management’s TIA recommendations.</li> <li>3. Regarding the off-site improvements this project requires on Forestville and Burlington Mills Roads – DOT has no preference on whether (those roadway improvement plans) process as a separate submittal from the subdivisions on-site Construction Drawings. Ensure the roadway improvements won’t require any changes to the R/W dedication/easements/set-backs which are critical to establish at Preliminary Plat phase.</li> </ol>	
Wake County Fire / EMS - Brittany Hocutt	(12/13/23) No comments for this project.	