

CID-24-08 – Pearce Farm Ph 1-2-3 – V1 Submittal review cycle

START DATE: <b>DECEMBER 2024</b>	DUE DATE: <b>01-06-25</b>	TRC/STAFF Comments issued on: <b>01/06/2025</b>
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Review Group / Staff	Comments	Cleared Comments
Planning & Zoning – Planning Staff / WithersRavenel	<ol style="list-style-type: none"> <li>1. Provide a Written Response to ALL comments.</li> <li>2. Add revision dates to all submittal materials.</li> <li>3. “Cloud” or “Bubble” all revisions made – these will be removed upon signature set.</li> <li>4. <b>FYI</b> – a letter of explanation expressing that this is the first of at least 2 CID plan sets for the overall project, that this is only for Phases 1/2/3, etc. would have assisted TRC members in seeing the Applicants methodology in designing the infrastructure. Lack thereof may result in more discussion than otherwise necessary.</li> <li>5. <b>FYI</b> – The Applicant (McAdams) was provided (Email, 10/01/2024) the Town’s “new” Checklist specifically for CID plans, but the Applicant chose to NOT submit</li> <li>6. PSP-23-04 was approved for the entire project which comprises 5 Phases. This CID plan set only covers Phases 1, 2, and 3 therefore, all the information, all the calculations, from the number of acres involved down to the Open space, must be presented JUST/ONLY for Phases 1, 2, and 3. The Cover Sheet appears to be reflecting the “whole” subdivision, and is not subset or broken down by/for just Phases 1,2,3. The breadth of mark-up revisions is beyond what Town Staff should have to do based on the Applicants’ choice to break this project into parts (assuming Phases 4 and 5 will come together in a forthcoming CID package). Review all the information on the Cover Sheet and re-work it to reflect what is in Phases 1, 2, and 3, and by that action, you will be preparing 4 and 5 for the next CID plan set. Staff can discuss this at the TRC meeting, but if the point is not clear, a follow-up meeting can be arranged.</li> <li>7. On all Adjacent properties to the subdivision, add jurisdiction, zoning district, existing land use.</li> <li>8. Revise zoning district boundaries and building setback table in accordance with MA-21-10.</li> <li>9. Alleys on plan should be labeled with the sqft as well as a lot number (are they simply part of Open Space lots, or are they deemed Private Right-of-way, a whole other/different class of land from development lots, open space lots, and public right-of-way to be dedicated. ).</li> <li>10. <u>Site sheets</u> – Revise/include a key for the numbered call-out that include signage &amp; ADA ramps.</li> <li>11. <u>LIGHTING PLAN</u> -- Required lighting plan prepared by Duke Energy per LDO 6.6.F. not provided. Please include with subsequent submittals as part of the overall package.</li> <li>12. <u>Street Names</u> – Attain Street names from Wake County GIS/911.</li> <li>13. <u>Phase Ref’s</u> – Add phase reference(s) to sheet 3/100, C0.02; 19/100, C2.12; 47/100, C4.12</li> </ol>	

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	<p><b>Comments Carried Over From PSP 23-04:</b></p> <p>A. <u>ADDRESSES</u> -- The applicant has indicated that comments from PSP-23-04 concerning E911 addressing assignments for lots and retaining walls would be reviewed and discussed during Construction Drawings. An addressing exhibit was not found as part of this submittal. Please advise on the status of conversations with Wake County.</p> <p>B. <u>Sheet L5.15</u> – The applicant is asking for existing vegetation, when within a required Type 2 perimeter buffer, to not require replanting or fence installation. Note 1, under the perimeter buffer typical, should be revised to state “Upon installation of the required perimeter buffers, the project team will promptly coordinate with the Town of Rolesville LDA to inspect areas that have proposed to utilize existing vegetation to supplement the requirement of a fence that is associated with a Type 2 buffer. Upon inspection, the LDA reserves the right to require additional plantings and/or fencing in areas not meeting the intent of a Type 2 perimeter buffer.”</p>	
Parks & Recreation - Eddie Henderson	<ol style="list-style-type: none"> <li>1. Revise landscape plan to remove <i>Ulmus parvifolia</i>, which is considered by the State to be an invasive species – <a href="https://ncipc.weebly.com/uploads/6/8/4/6/6846349/invasive_plant_list_-_ranked_-_2023-11-16.pdf">https://nc ipc.weebly.com/uploads/6/8/4/6/6846349/invasive_plant_list_-_ranked_-_2023-11-16.pdf</a></li> <li>2. Review and CONFIRM in Writing that all Greenways are in compliance with the Town’s Standard Engineering Manual - <a href="https://www.rolesvillenc.gov/sites/default/files/uploads/tor-standard-engineering-manual-2023.pdf">https://www.rolesvillenc.gov/sites/default/files/uploads/tor-standard-engineering-manual-2023.pdf</a>.</li> </ol>	
Engineering - Jacqu Thompson	See four (4) PDF’s -- 1) Memo dated 01-02-2025 with 42 Comments; 2) Mark-ups on the CID plans Part 1, with 59 comments/entries; 3.) Mark-ups on the CID plans Part 2, Sheets C.6000 and C0.001, with what appears to be 3 Comments/entries; 4.) Mark-ups on the Storm Drainage package, with what appears to be 6 Comments/entries.	
COR Public Utilities - Tim Beasley	See PDF of mark-up comments – there appear to be 35 comments/entries on Part 1 (21 sheets).	
Wake Co Watershed Mngmnt – Alex Geddie / Kevin Zelaya	No Comments were received – Applicant should Contact Wake County directly, and/or submit to the County the necessary and appropriate SEC/ SWF permit applications for this project.	TBD
NCDOT – Jacob Nicholson	Full review of the (CID) plans will occur as part of the NCDOT Driveway permit/Encroachment Agreement review process.	
Wake County Fire / EMS - Brittany Hocutt	There are no comments.	