

**CID-24-08 – Pearce Farm Ph 1-2-3 – V2 Submittal review cycle**

START DATE: <b>FEBRUARY 2025</b>	DUE DATE: <b><u>03-10-25</u></b>	TRC/STAFF Comments issued on: <b><u>03/09/2025</u></b>
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Review Group / Staff	Comments	Cleared Comments
Planning & Zoning – Planning Staff / WithersRavenel	<ol style="list-style-type: none"> <li>1. <i>Continue to Provide</i> a Written Response to ALL comments.</li> <li>2. <i>Continue to Add</i> revision dates to all submittal materials.</li> <li>3. <i>Continue to “Cloud” or “Bubble”</i> all revisions made – these will be removed on signature set.</li> <li>4. <b>Partial REPEAT -</b> This 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 sub- set 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. <b>Although the open space tables have been updated to only reflect Phases 1-3 the Site Data Table is still showing a 222.83 site area.</b></li> <li>5. <b>NEW – Existing Conditions -</b> Revise zoning district boundaries on <b>existing conditions sheet in accordance with MA-21-10.</b></li> <li>6. <b>REPEAT -</b> 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. ). <b>Response not provided</b></li> <li>7. <b>Partial REPEAT - Street Names</b> – Add Street names to plan sheets not just provided in a table.</li> <li>8. <b>REPEAT -</b> Sheet L5.15 – <u>Required Perimeter Bufferyards</u> – These 2 notes conflict one another. The Applicant provided the Note that Staff suggested (Green highlight), but the other note (Yellow highlight) speaks like an absolute, assuming that that description is what the LDA has decided. Re-phrase the Yellow to state “, upon the decision of the LDA at the time of Inspections and determination as to the type, amount, and extent of Buffering to be installed, “.</li> </ol>	

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	<p>NOTES:</p> <ol style="list-style-type: none"> <li>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.</li> <li>LOCATION AND EXTENTS OF 6 FT FENCING TO BE COORDINATED DURING INSTALLATION TO ACCOMMODATE EXISTING PLANT MATERIAL.</li> <li>PERIMETER BUFFER PLANTING REQUIREMENTS              CANOPY TREE – MIN 3 PER 100 LINEAR FEET              UNDERSTORY TREE – MIN 1 PER 100 LINEAR FEET              SHRUBS – 50 PER 100 LINEAR FEET</li> </ol> <p>SHRUBS                      50/100 LF</p> <p>TOTAL PERIMETER BUFFER                      16,488 LF</p> <p>PERIMETER BUFFER AREAS LEFT IN AN UNDISTURBED, VEGETATED CONDITION DO NOT REQUIRE REPLANTING OR FENCE INSTALLATION. WHERE BUFFER REPLANTING IS REQUIRED, AN ADDITIONAL 3 EVERGREEN UNDERSTORY TREES PER 100' MAY BE PROVIDED IN LIEU OF A 6' FENCE.</p> <p>TOTAL LINEAR FEET TO BE REPLANTED:                      TBD</p> <p>CANOPY TREES                      MINIMUM 2" CALIPER, 8' HT AT TIME OF INSTALL (LDO 6.2.4.3.A)</p>	
<p>Parks &amp; Recreation - Eddie Henderson</p>	<ol style="list-style-type: none"> <li>In regards to the request for a fee in lieu (FIL) for construction of the (Greenway) boardwalk close to Forestville Road, Staff met and discussed this topic, and concludes that the Town prefers that the Boardwalk is built and connects to both sides of the Greenway. After acceptance, the Town will put signage up to advise users that the boardwalk leads to a dead end at Forestville Road.</li> <li>Provide confirmation that sidepath is present along Burlington Mills.</li> <li>Revise plans to show the features/amenity of the public trail heads.</li> </ol>	
<p>Engineering - Jacque Thompson</p>	<p>See two (2) PDF's -- 1) Memo dated 03-05-2025 with 4 Comments; 2) Mark-ups on the CID plans Part 2, - appears to be 43 Comments/entries;</p>	
<p>COR Public Utilities - Tim Beasley</p>	<p>See PDF of mark-up comments on 5 sheets from the Part 1 plan set – Cover, C5.40, C5.42, C5.43, C5.45.</p>	
<p>Wake Co Watershed Mngmnt – Kevin Zelaya/Elizabeth Powell</p>	<p>V2 – Disapproval letter (SEC-136995-2024/SWF-136999-2024) dated February 5, 2025 issued to Applicant.</p>	
<p>NCDOT – Jacob Nicholson</p>	<p>V2 – NCDOT Driveway Permit/Encroachment Permit under review; V1 Comments were provided.</p>	<p>TBD</p>
<p>Wake County Fire / EMS - Brittany Hocutt</p>	<p>There are no comments.</p>	