

PSP-23-04 – Pearce Farm – 1st Submittal review cycle

START DATE: <b>DECEMBER 12-04-23</b>	DUE DATE: <b><u>01-08-24</u></b>	TRC/STAFF Comments issued on: <b><u>01/08/2024</u></b>
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Review Group / Staff	Comments	Cleared Comments
Planning & Zoning – Planning Staff & WithersRavenel / Karen Mallo & Liza Monroe	<ol style="list-style-type: none"> <li>1. Provide a written response to ALL the comments received; mark-up to mark-ups is OK.</li> <li>2. Revise the date on all materials, include original dates.</li> <li>3. See PDF of written memo comments for 61 numbered comments.</li> <li>4. See PDF of mark-up comments on the Plat set; many relate to the Memo comments.</li> </ol>	
Parks & Recreation - Eddie Henderson	<ol style="list-style-type: none"> <li>1. <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 shows Sidepath along Forestville; see PDF Exhibit of this.</li> <li>2. <u>Burlington Mills Road / Sidepath &amp; Bike Lanes</u> - Revise to show both along ALL the property frontages of Burlington Mills per 2022 Bike (pg 59-61 specifically) and Greenway Plan.</li> <li>3. <u>Crosswalk</u> - Revise plans to show a crosswalk where the public Greenway trail ends across from the future Public Park site.</li> <li>4. <u>Trailhead(s)</u> - Revise plans to clearly show/denote where the public trailheads are located (see MA 21-10 Concept Plan for guidance).</li> <li>5. <u>FYI comment</u> – During review of MA 21-10, (an earlier) version of Concept Plan was brought to the Parks and Recreation Advisory Board (PARAB). Staff intends to bring PSP-23-04 to PARAB for a review on Wednesday, January 24, 2024. Applicant is welcome to attend.</li> </ol>	
Engineering - Brian Laux / Jacque Thompson	See two (2) PDF’s – (1.) Written MEMO comments dated 12-29-2023, and (2.) Mark-up comments (There look to be 293 entries/comments) on the Plat Set.)	
Wake Co. Watershed Mngmnt - Janet Boyer	No comments were received; please contact Wake Co. Watershed Management to ensure compliance with stormwater management regulations under their purview that affect this development.	
COR Public Utilities - Tim Beasley	See Mark-up comments on Sheets C3.09, C4.00, C4.04, and C4.08 – there appear to be 6 specific entries/comments.	
NCDOT – Jacob Nicholson	<ol style="list-style-type: none"> <li>1. A 16.1b Encroachment Agreement and Driveway Permit will be needed.</li> <li>2. The plans submitted for NCDOT should reflect Congestion Management’s TIA recommendations.</li> </ol>	
Wake County Fire / EMS - Brittany Hocutt	(12/13/23) No comments for this project.	