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Suite 500  
Raleigh, NC 27603  
919. 361. 5000

AGN23001

April 1, 2025

Town of Rolesville  
502 Southtown Circle  
P.O. Box 250  
Rolesville, North Carolina 27571

**RE: Toms Creek (Pearce Farm)**  
**Case Number: CID-24-08**  
**Response to 2<sup>nd</sup> CD Review Comments**  
**AGN23001**

The following are the response comments for the above-mentioned project. Our response comments are in **bold**.

## Planning & Zoning

Planning Staff / WithersRavenel

1. Continue to Provide a Written Response to ALL comments.  
**McAdams Response: This letter serves as the “Written Response” noted above.**
2. Continue to Add revision dates to all submittal materials.  
**McAdams Response: Comment noted.**
3. Continue to “Cloud” or “Bubble” all revisions made – these will be removed on signature set.  
**McAdams Response: Comment noted.**
4. Partial Repeat – 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. 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.  
**McAdams Response: Site data and corresponding calculations have been updated to reflect Phases 1-3 only.**
5. Existing Conditions – Revise zoning district boundaries on existing conditions sheet in accordance with MA-21-10.  
**McAdams Response: Zoning District boundaries have been updated on the ALTA survey.**

6. Repeat – Alleys on plans 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). Response not provided.

**McAdams Response: All alleys have been given a lot number (A-1 through A-10) and area (sqft) and have been labeled on all plan sheets.**

7. Partial Repeat – Street Names: Add street names to plan sheets not just provided in a table.

**McAdams Response: Street name labels have been added to all plan sheets.**

**SHEET L5.15 – REQUIRED PERIMETER BUFFERYARDS**

8. Repeat – 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 the Buffering to be installed,”.

NOTES:

1. 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.

2. LOCATION AND EXTENTS OF 6 FT FENCING TO BE COORDINATED DURING INSTALLATION TO ACCOMMODATE EXISTING PLANT MATERIAL.

3. 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

SHRUBS                      50/100 LF

**TOTAL PERIMETER BUFFER                      16,488 LF**  
**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.**

**TOTAL LINEAR FEET TO BE REPLANTED:                      TBD**

**CANOPY TREES                      MINIMUM 2" CALIPER, 8' HT AT TIME OF INSTALL (LDO 6.2.4.3.A)**

**McAdams Response: The note regarding buffer planting in existing, undisturbed areas has been modified.**

**Parks & Recreation**

**Eddie Henderson**

1. 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.

**McAdams Response:** We have shown the termination point for the boardwalk at Forestville Road as best we can, but it is likely that the structure will need to be altered in the future to properly tie in to future Forestville Road widening and associated sidepath.

2. Provide confirmation that side path is present along Burlington Mills.

**McAdams Response:** Please refer to offsite road improvement plans included with this re-submittal for reference. A 10-foot Sidepath is included along the Burlington Mills Road frontage.

3. Revise plans to show the features / amenity pf the public trail heads.

**McAdams Response:** Additional details have been provided for amenity elements and trailhead features.

## Engineering

Jacque Thompson

1. See two (2) PDF's:

- I 1) Memo dated 03-05-2025 with four (4) comments; and
- I 2) Mark-ups on the CID plans part 2 – appears to be forty-three (43) comments / entries.

**McAdams Response:** We have responded to the 4 comments as shown below under “Engineering – Memorandum”.

## Wake County Watershed Management

Kevin Zelaya & Elizabeth Powell

1. V2 – disapproval letter (SEC-136995-2024 / SWF-136999-2024) dated February 5, 2025 issues to Applicant.

**McAdams Response:** We have addressed Wake County comments and have resubmitted plans for approval.

## NCDOT

Jacob Nicholson

1. V2 – NCDOT driveway permit / encroachment permit under review; V1 comments were provided.

**McAdams Response:** Comment noted. Exult Engineering is responding to NCDOT comments.

## Wake County Fire / EMS

Brittany Hocutt

1. There are no comments.

**McAdams Response:** Thank you.

# Engineering - Memorandum

Jacqueline Thompson

## SL2.0 – PROPOSED LIGHTING PLAN

1. Since this plan set is for Phases 1 through 3 only, the lighting plan only needs to include those phases as well.

**McAdams Response: Lighting plans have been updated to reflect Phases 1 through 3.**

2. Please add a professional seal to all lighting plans; lighting plans require a professional seal.

**McAdams Response: Professional seal has been added to all lighting plans.**

## SL2.1 – PROPOSED PHOTOMETRIC PLAN

3. It appears that light poles are in the planting strip between the curb and the sidewalk. All light poles should be located behind the sidewalk. Please revise all lighting plan sheets.

**McAdams Response: Lighting plan sheets have been revised to locate light poles behind the sidewalk.**

4. D1 light poles are difficult to see on the plans. Consider making the symbol larger throughout the lighting plans to make it easier to identify their locations.

**McAdams Response: Comment noted.**

# City of Raleigh Public Utilities

Tim Beasley 919. 996. 2176 Timothy.beasley@raleighnc.gov

## COVER SHEET – CONSTRUCTION DRAWINGS – PACKAGE 1

1. Please remove the private sewer permit block from all sheets because all of the water / sewer appears to be public.

|   |
|---|
| <p style="text-align: center;"><b>Private</b></p> <p style="text-align: center;"><u>Sewer Collection / Extension System</u></p> <p>The City of Raleigh consents to the connection to its public sewer system and extension of the private sewer collection system as shown on this plan. The material and construction methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook.</p> <p>City of Raleigh<br/>Public Utilities Department Permit # _____</p> |
|---|

**McAdams Response: We have removed the “Private” permit signature block from the plans.**

## C5.40 – PLAN AND PROFILE

1. Please also include the bypass pumping note (PUDM pg. 74)

**McAdams Response: The By-Pass Pumping Note has been added to sheet C5.40.**

2. Are there any updates on the NCDEQ permitting / No-Rise Certification?

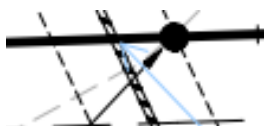
**McAdams Response: A Conditional letter of Map Revision (CLOMR) was submitted to NCFMP for approval on February 3, 2025.**

- Please call for vent stacks to be 3.0 above Q100.

**McAdams Response:** Note #5 has been added to the “Notes for Sanitary Sewer Outfall Stream Crossing” notes requiring sealed lids and vented stacks.

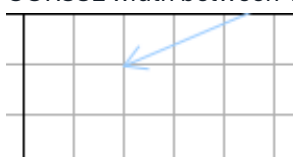
#### C5.42 – PLAN AND PROFILE

- Please show this crossing on the profile.



**McAdams Response:** The storm drain crossing has been labeled and added to the profile.

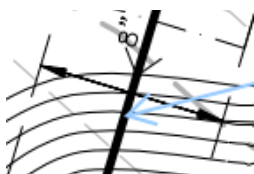
- CORSSE width between 108 to 109 should be 40’.



**McAdams Response:** The easement width between SSMH’s 108 and 109 has been upgraded to 40’ wide.

#### C5.43 – PLAN AND PROFILE

- CORSSE between MH 114 – 115 will need to be 40’ because of the depth.



**McAdams Response:** The easement width between SSMH’s 114 and 115 has been upgraded to 40’ wide.

#### C5.45 – PLAN AND PROFILE

- Please show the waterline crossing on the profile.



**McAdams Response:** The waterline crossing has been added to the profile.

## Engineering

Julie Doll

#### SL2.0 – PROPOSED LIGHTING PLAN

- Since this plan set is for Phases 1-3, the lighting plan only needs to include those phases.

**McAdams Response:** Lighting plans have been updated to reflect Phases 1 through 3.

2. Lighting plans require professional seal. Please add to plans.



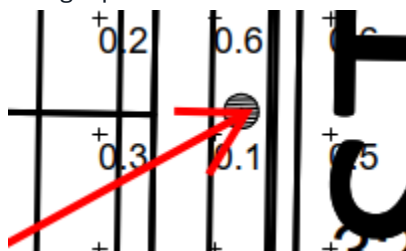
**McAdams Response: The Lighting plans have been sealed and signed by a Professional Engineer.**

#### SL2.1 – PROPOSED PHOTOMETRIC PLAN

3. Light poles should be located behind the sidewalk and not in the planting strip, typical for all lighting plan sheets.

**McAdams Response: Lighting plan sheets have been revised to locate light poles behind the sidewalk.**

4. D1 light poles are difficult to see. Consider making them larger throughout the plans.



**McAdams Response: Comment noted.**

Consideration of this response is greatly appreciated. If you should have any questions or require additional information, please do not hesitate to contact me at 919. 361. 5000.

Sincerely,

**McAdams**

Mike Sanchez, PE | Group Manager

Sanchez@mcadamsco.com | 919. 361. 5000

MS/lm