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Raleigh, NC 27603
919.361.5000

AGN23001

June 2, 2025

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

RE: Pearce Farm
Case Number: CID-24-08
Response to 3rd 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” to comments.
2. *2nd Review: 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.

3rd Review: REPEAT – The Planning Director and Applicant should discuss this proposal, which is not directly approvable within the LDO by Staff. Sheet L5.15 – Required Perimeter Bufferyards – 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, extent of installed Buffering”.

McAdams Response: Perimeter buffer note has been revised to state, “upon the decision of the LDA at the time of Inspections and determination as to the type, amount, extent of installed Buffering”.

Parks & Recreation

Eddie Henderson

1. Please list the amenities of the trailheads. Staff is seeing a small and large dog park, 8 on-street parking spots, a few trash cans and two benches. Staff does not think that this meets the requirements for a public trailhead. A trailhead is generally the starting point or designated access point for a trail, often including amenities like parking, restrooms, signage, drinking fountains, shelters, bike racks, seating, picnic tables, public art, landscaping and trail information. Essentially, it's a hub for accessing and exploring a trail network.

McAdams Response: Trail head amenities are to be discussed with the Town. Drawings will be revised to reflect the agreed upon amenities following that meeting.

2. Please see idea of what staff and the Board had in mind when approving this project with two trail head areas based on the presentation that was shown at the rezoning approval on August 15, 2023.
 - a. <https://www.railstotrails.org/trail-building-toolbox/trailheads/#:%7E:text=A%20trailhead%20is%20a%20designated,the%20trail%20or%20trail%20net%20work>
 - b. <https://www.morrisvillenc.gov/government/departments-services/parks-recreation-cultural-resources/parks-and-greenways/indian-creek-greenway-and-trailhead#:%7E:text=The%20Indian%20Creek%20Greenway%20and,1.8%2Dmile%20trail>
 - c. Link to the presentation - https://www.rolesvillenc.gov/sites/default/files/uploads/projects/tb_agenda_item_3_2023-08-15.pdf

Additionally, it appears that these trailhead areas (4.00 acres total) were proposed to be dedicated to the Town. Please confirm if this is correct. (Page 19 in the document above)

McAdams Response: Trail head amenities are to be discussed with the Town. Drawings will be revised to reflect the agreed upon amenities following that meeting. Trail head areas are proposed to be dedicated to the Town.

City of Raleigh Public Utilities

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

1. C5.11 & C5.45 - can the waterline be raised to have 3' min. Cover and be 18" above the sewer main? If not and sewer must be above the waterline, the sewer material will have to be DIP and constructed to water standards.

McAdams Response: We have revised the plans to shift the waterline over the sanitary sewer.

2. Once design is complete, please email me for the public water/sewer permit numbers and the Raleigh development fees associated with this dev project. These fees must be paid prior to signatures.

McAdams Response: Comment Noted.

Wake County Watershed Management

Kevin Zelaya & Elizabeth Powell

1. No new status of the SEC/SWF permits was provided by 5/4/25; contact Wake Co. Directly and update the Town.

McAdams Response: We are pursuing alternate designs for the street stubs as shown on the attached exhibits. The alternates will eliminate off-site land disturbances which should allow the County to approve the plans since the requirement of Owner Consents is the last remaining comment.

NCDOT

Joshua Zhang

1. NCDOT 2-party application was submitted / comments issued 2025-02-27; awaiting resubmittal; review completed by Jacob Nicholson; new Staff will be reviewing going forward.

McAdams Response: Exult Engineering is working with NCDOT staff for approvals and permits for off-site road improvements.

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, Residential
sanchez@mcadamsco.com | 919. 361. 5000

MS/tp