

June 3, 2024

**V3 - PSP-23-04**

Town of Rolesville  
Planning Department  
502 Southtown Circle  
Rolesville, North Carolina 27571

**RE: Pearce Farm**  
**Case Number: PSP-23-04**  
**Response to 2<sup>nd</sup> PSP Review Comments**  
**AGN-23001**

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

**ENGINEERING****Brian Laux****Jacque Thompson**

1. See two (2) PDF's – (1.) Written MEMO comments dated 04-30-2024, with 43 Comments + items noted for future CD consideration; and (2.) Plat set Mark-up comments (There look to be 95 entries/comments) on the Plat Set.)

**McAdams Response: Comment noted.**

MEMO / PLAT MARKUPS – Cover Sheet

1. The Town of Rolesville project number for Pearce Farm is PSP-23-04. Please update the cover to reflect this.

**McAdams Response: The Town of Rolesville case number was already on the Cover Sheet, in the title block just above the seal. We have added the number to the central location where the comment was marked up on the plans.**

MEMO / PLAT MARKUPS – Sheet C0.01

2. Update the typical cross section and verify this extra space consideration has been taken into account throughout the plan set.

**McAdams Response: Per email discussions, we have revised the “Main Street with Parking” typical section to show the dry utilities under the 8’ concrete sidewalk.**

3. Based on the email discussion from January, the dry utilities will need their own 3’ utility strip and the Town will not allow them at the back of the curb and gutter.

**McAdams Response: Per recent email discussions, we have revised the “Main Street with Parking” typical section to show the dry utilities under the 8’ concrete sidewalk.**

MEMO / PLAT MARKUPS – Sheet C0.02

4. A future Fire Department connection is proposed in the roadway plans off Burlington Mills, but there is not additional frontage for an entrance due to the turn lane; please confirm if the fire department will accept a right-in, right-out if they have access on Street O?

- a. Coordination with the fire department needs to occur and NCDOT needs to provide approval for access spacing and the type of entrances (right-in, right-out vs. full access).

**McAdams Response: The developers are working with the Fire Department to find an acceptable option for site access. McAdams and Exult Engineering will then propose the option to NCDOT for approval.**

5. Open space calculations need to be adjusted to account for the proposed fire turnarounds currently within those areas.

**McAdams Response: Open space areas and calculations have been revised to account for the proposed fire turnarounds.**

MEMO / PLAT MARK UPS – Sheet 1 of 1 ALTA/NSPS Land Title Survey

6. *1<sup>st</sup> Review: Notes on the deed state no filling or erection of permanent structures in the areas of Wake County Flood Hazard Soils. There are multiple proposed units in these areas.*

*McAdams Response: A local flood study is being prepared that may re-delineate the flood hazard soils.*

2<sup>nd</sup> Review: REPEAT: Notes on the deed state no filling or erection of permanent structures in the areas of Wake County Flood Hazard Soils. There are multiple proposed units in these areas. This comment will remain until the flood study has been reviewed. We are continuing to work with you, the Town, and the County to resolve this but will leave this comment until resolution; I have removed the comments on the individual sheets.

**McAdams Response: As discussed on May 1, 2024, the deed note referenced applies to lots under Wake County's jurisdiction. As the lots proposed are located in the Town of Rolesville, the deed note is not applicable here. No flood study will be performed to remap these flood hazard soils, as they do not affect lot placement in the Town of Rolesville. Appropriate floodplain permits as required through the Town of Rolesville will be pursued as needed for any activities proposed in the Regulatory Floodplain.**

MEMO / PLAT MARKUPS – Sheet C1.00

7. Fix the wetland hatch. It doesn't appear to be correct. This comment applies on all relevant sheets.

**McAdams Response: Wetland hatch has been corrected on all relevant sheets.**

MEMO / PLAT MARKUPS – Sheet C2.0

8. All dimensions on private access easements still refer to them as right-of-way. Please update plans to reflect change from right-of-way to access easements. This applies to all sheets.

**McAdams Response: All references to the alley ROW have been replaced with "20' PAE" (private access easement).**

MEMO / PLAT MARKUPS – Sheet C2.01

9. Label the variable width easement. Provide some guidance to determine the distance off pavement or dimension of the easement. This comment applies to all turnaround areas.

**McAdams Response: All variable width access easement labels at all T-turnarounds have been edited to include “(1’ offset from EOP)” in the label.**

10. There are several locations throughout the plans where a 10’ greenway intersects with a narrower path (5’ or 8’); for connectivity, there should be a consistent path width provided to get through the site. Please review with the Parks and Recreation Department for the path(s) throughout the site to provide connectivity of greenways. This comment applies to all sheets.

**McAdams Response: Per email correspondence with Eddie Henderson on 05/15/24, all pedestrian ramps and crosswalks that connect greenway circulation have been revised to be 10’ wide to match the width of the intersecting trail.**

11. *1<sup>st</sup> Review: Pedestrian ramps shall be designed and constructed to meet the latest requirements per NCDOT detail 848.05, typical. (during CDs)*

*McAdams Response: We have included new NCDOT Standard Drawing 848.06 which includes the directional curb ramps on the plans. See sheet C8.01.*

- 2<sup>nd</sup> Review: REPEAT: All pedestrian ramps should reference NCDOT details.

**McAdams Response: All NCDOT pedestrian curb ramp details are shown on sheet C8.01 as stated in the above previous response. The details are taken directly from the 2024 NCDOT Standard Drawings. These details are based on directional ramps and shared landings which we believe work best for the typical street sections used for this project. We have also changed the references in the “Key Legend” to coincide with the NCDOT detail 848.06.**

MEMO / PLAT MARKUPS – Sheet C2.03

12. Show work by others in grey so it is clear what is part of this project.

**McAdams Response: The road improvements by others have been greyed back (screened), on the revised drawings.**

MEMO / PLAT MARKUPS – Sheet C2.04

13. Provide an exhibit showing that the fire/garbage trucks can access alleys with cars parked along alleys. This comment applies to all alleys with radii less than 230 feet.

**McAdams Response: Parking will not be allowed in the Alleys. We have added a note under “General Notes” #2 on each Site Plan sheet, indicating the CD’s will include “No Parking” signs at each entrance to the Alleys. The note has also been added to the Typical Section for Alleys.**

MEMO/ PLAT MARKUPS – Sheet C2.05

14. The retaining wall behind Lots 150 - 152 cuts off access to SCM A. Revise to provide access.

**McAdams Response: Access to SCM “A” is located near lots 138-139 at the west end of Alley “23”.**

15. Adjust text to be legible.

**McAdams Response: Text overlap has been eliminated.**

16. Revise pedestrian ramps to remain within the right-of-way at the intersection of Street O and Alley 24. This comment also applies to the intersection of Burlington Mills Road and Street D.

**McAdams Response: Per an email on 5/31/2024 from Jacque Thompson, it was agreed that we will address the on-site pedestrian ramps during CD production. We have revised the sidewalk connections to Burlington Mills Road.**

MEMO / PLAT MARKUPS– Sheet C2.06

17. While we recognize the plans for this area will be submitted separately, is the location of the street connection for OS-1 / Main Amenity known at this time? If so, a curb but and driveway access should be provided. If it is not, please provide during CDs so new infrastructure (curb, sidewalk, pavement) are not removed and replaced at a later date.

**McAdams Response: The Amenity and driveway locations have not yet been designed. We hope to address locations of driveway entrances on the overall site Construction Drawings.**

MEMO / PLAT MARKUPS – Sheet C2.07

18. Show work by others in grey to clarify where the project limits are.

**McAdams Response: The road improvements by others have been greyed back (screened), on the revised drawings.**

MEMO / PLAT MARKUPS– Sheet C2.08

19. Verify / label why there is a jog in the buffer.

**McAdams Response: There is not a jog in the buffer. The “jog” is the 30’ City of Raleigh Public Sanitary Sewer Easement to serve neighboring properties. The easements for the sewer stubs have been labeled on the revised plans for better clarity.**

20. All dead-ends should have curb and gutter on all sides if they are not a proposed future connection; Provide a barricade or signage to prevent people thinking they can access the greenway through this stub.

**McAdams Response: The termination end of Alley “16” now includes a circle turnaround instead of a T-turnaround. Curb and gutter has also been added to the end of the section as well as end of road markers.**

21. Revise the streetscape buffer to not cross the proposed road.

**McAdams Response: The streetscape buffer has been removed in the area noted and no longer crosses Street “A”.**

MEMO / PLAT MARKUPS– Sheet C2.09

22. Fix the floating leader.

**McAdams Response: Fixed.**

MEMO / PLAT MARKUPS – Sheet C2.11

23. Revise the text conflict with the proposed wall near Lot 251.

**McAdams Response: Text conflict has been revised.**

24. The wall adjacent to Lot 534 crosses the property line. Adjust the wall or the property line accordingly. Will an easement be required?

**McAdams Response: We have added retaining wall easements where walls cross the property line.**

MEMO / PLAT MARKUPS– Sheet C2.13

25. Revise the text conflict with the proposed retaining wall behind Lot 477.

**McAdams Response: We have revised the text conflict.**

MEMO / PLAT MARKUPS – Sheet C3.01

26. Verify there is a high point or low point behind Lot 30, and that it works with storm drainage.

**McAdams Response: The area in question is not a high or low point. The grading throughout the site will be finalized with the Construction Drawings. All low points will be intercepted with a storm drainage inlet.**

27. Revise text conflicts.

**McAdams Response: Text conflict has been revised.**

MEMO / PLAT MARKUPS– Sheet C3.02

28. Verify the grading is no steeper than 3:1. It appears to be less in some areas. This comment applies across the site.

**McAdams Response: Grading is no steeper than 3:1. Grading Plans include 1' contours.**

MEMO / PLAT MARKUPS – Sheet C3.04

29. Confirm how access is being provided to SCM A. Revise accordingly. This comment also applies to Sheet C3.05.

**McAdams Response: The pond access path has been graded in on the revised plan on sheet C3.04. The comment on sheet C3.05 applies to the same pond which only requires one access.**

MEMO / PLAT MARKUPS – Sheet C3.07

30. *1<sup>st</sup> Review: Storm drainage easements are required when ditches cross (2) or more lots, typ.*

*McAdams Response: Storm drainage easements have been added to the plans.*

2<sup>nd</sup> Review: REPEAT: Storm drainage easements are required when ditches cross two or more lots. This comment applies across the site.

**McAdams Response: Storm drainage easements have been added across the site.**

31. The limits of disturbance needs to include all buffers due to the plantings.

**McAdams Response: Our limits of disturbance and tree protection are the same line. If the LD/TP line is moved to include the buffer, then there may be accidental removal of existing vegetation that we wish to remain undisturbed. The intention is for the buffer to remain undisturbed and protected until time of landscape inspection, at which time it will be determined if supplemental planting to meet the buffer requirement will be determined. Notations have been provided on both the tree preservation plan and overall landscape plan for clarity.**

MEMO / PLAT MARKUPS – Sheet C3.09

32. *1<sup>st</sup> Review: Berm is at two very different elevations depending on which side of the pond you are limiting accessibility for maintenance.*

*McAdams Response: The purpose of the flat area along the front slope of the SCM is to facilitate the sanitary sewer outfall with a workable cross-slope. The sanitary sewer outfall is located here to prevent very deep sewer in the streets. The location has been approved by the City of Raleigh.*

2<sup>nd</sup> Review: REPEAT: The berm is at two very different elevations depending on which side of the pond. For further clarification, verify and define where accessibility for maintenance will be provided from.

**McAdams Response: The revised plans now show the access path on the north end of SCM “B”.**

33. Confirm how the low points between Lots 340 – 344 will be collected; revise the drainage plan to show collection. Additional contour labels at all lots would be helpful to navigate high and low points.

**McAdams Response: Current grading of private lots is preliminary. The grading throughout the site will be finalized with the Construction Drawings.**

MEMO / PLAT MARKUPS – Sheet C3.13

34. Verify the grading in the perimeter buffer along Lot 476 is suitable for plantings; the grading is steeper than 3:1.

**McAdams Response: The slope in this area has been revised and is no steeper than 3:1.**

MEMO / PLAT MARKUPS – Sheet C3.14

35. Confirm how the low points between Lots 295-301 will be collected; revise the drainage plan to show collection. Additional contour labels at all lots would be helpful to navigate high and low points.

**McAdams Response: Current grading of private lots is preliminary. All swales between lots will tie into the storm drainage system and will be shown with the Construction Drawings.**

MEMO / PLAT MARKUPS – Sheet C3.15

36. Revise text conflicts.

**McAdams Response: The text conflict has been eliminated on the revised plans.**

37. Verify and show that access to SCM D will work with grading for the pond.

**McAdams Response: The access path for the pond has been graded in on the north side of SCM "D".**

MEMO / PLAT MARKUPS – Sheet C3.17

38. The limits of disturbance needs to be included in the temporary construction easement.

**McAdams Response: The limits of disturbance has been revised to include the temporary construction easement.**

MEMO / PLAT MARKUPS – Sheet C4.01

39. Fire Hydrants on private property will need easements. This comment applies to the entire site.

**McAdams Response: All the typical street sections show a 3' COR Utility Easement outside the R/W. We have also added the 3' easements to the utility plans.**

MEMO / PLAT MARKUPS – Sheet C4.10

40. City of Raleigh will need to confirm they are OK with the distance between the two sanitary structures on Street M, as identified on the markups.

**McAdams Response: The SSMH's in question are less than 400 feet apart, which is the maximum distance for the City of Raleigh standards. As profiles are developed during CD preparation, these and any other structures may be revised at that time.**

MEMO / PLAT MARKUPS – Sheet C4.15

41. City of Raleigh to confirm they are OK with the retaining wall over the sanitary sewer.

**McAdams Response: We have revised the sanitary sewer alignment and retaining wall at this location to avoid the wall passing through the City of Raleigh easement.**

MEMO / PLAT MARKUPS – Sheet C8.01

42. The Town of Rolesville defaults to NCDOT details; please use NCDOT details when applicable. If they don't apply, please remove the City of Raleigh label, and provide "custom" details.

**McAdams Response: We have changed the detail in question to a NCDOT detail.**

43. NCDOT details 848.06 needed. Add the NCDOT detail and remove the COR ones that are not needed.

**McAdams Response: We have changed the detail in question to a NCDOT detail.**

MEMO – Construction Drawings

Please consider the following for CDs; These comments are shown as green in the markups and are not required for approval of the preliminary plat:

Sheet C2.01

A. Pedestrian ramps should be designed and constructed per NCDOT standards.

**McAdams Response: The ramps are currently designed to NCDOT standard drawings 848.06.**

Sheet C2.07

B. Please review all pedestrian crossing locations. Due to the low traffic and low speeds, are crosswalks necessary at cul-de-sac bubbles?

- a. All mid-block crossings will require signage. Please consider if all the crossing locations are necessary to prevent sign pollution, as well as how that many locations affects traffic.
- b. These comments applies to all sheets.

**McAdams Response: We will address locations of all crossings and signage with CD production.**

C. Confirm driveway locations for Lots 421, 422, 423, 442 and confirm there are no conflicts with the pedestrian ramps.

**McAdams Response: We will consider the driveway locations. This is also a good argument for the use of NCDOT directional curb ramps as the “winged” ramps require more length across the lot frontage, restricting room for driveways and storm drainage inlets. This is especially important where there will be wider ramps (8’ and 10’) for the wider sidewalk locations.**

Sheet C2.08

D. The grid from the retaining wall near the intersection of Forestville Road and Street A will be on the north side of the wall; based on the height, will an easement from the owner of that adjacent property be required? This comment also applies to Sheet C3.08.

**McAdams Response: We will address this during CD production.**

Sheet C3.04

E. Grading for greenways needs to be taken into account and all tie ins with the right-of-way need to be accounted for.

- a. The limits of disturbance need to include all greenways.
- b. It might be worth looking into this now to account for tree protection, easements, and limits of construction are appropriate.
- c. This comment applies to several areas.

**McAdams Response: The grading for the greenways has been revised with this re-submittal.**

Sheet C3.07

F. The retaining wall grid for the retaining wall behind Lots 429 – 434 will be in the buffer. Please confirm if there is room for Type 3 planting requirements. This comment also applies to Sheet C3.12.

**McAdams Response: We will address during CD production.**

Sheet C4.01

G. Details for drainage pipe going through the retaining wall will be required as applicable

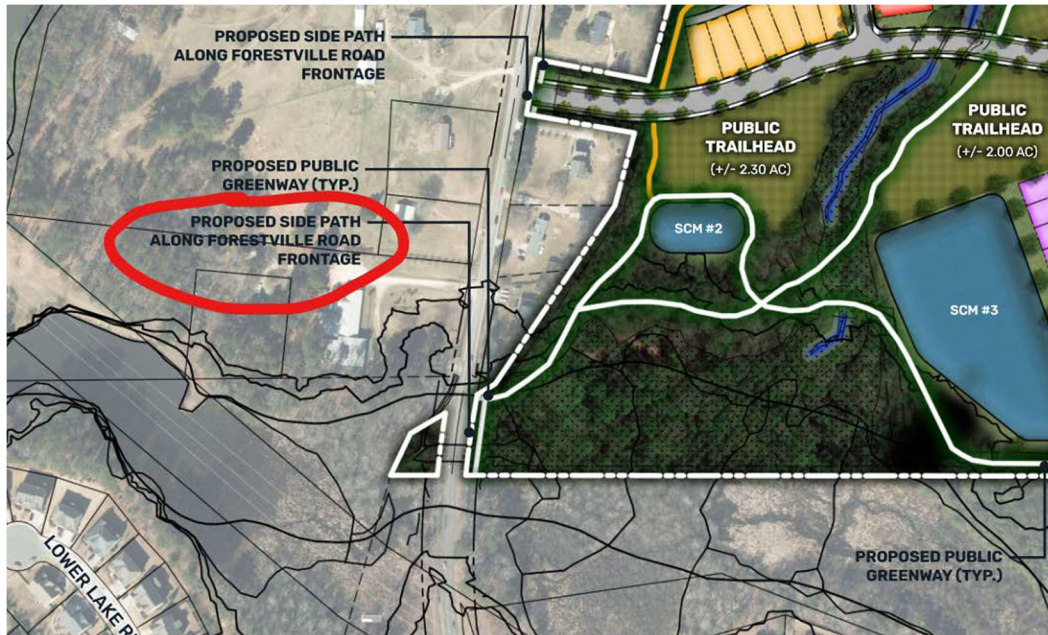


**McAdams Response:** We will add the applicable details to the CD's.

**PARKS & RECREATION**

**Eddie Henderson**

1. *1<sup>st</sup> Review: Forestville Road / Sidepath – 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.*



*McAdams Response: The location of the sidepath planned along Forestville Road would require a culvert extension or replacement to widen the shoulder of the road, and also encroach a wetland area. Is it possible to satisfy this requirement with a fee-in-lieu for the sidepath/greenway? Also, it seems that if Forestville Road is to be widened in the future, it would make more sense to install the sidepath at that time?*

- 2<sup>nd</sup> Review: Response acknowledged. Parks defers to Planning or Engineering regarding a fee-in-lieu for this section of greenway.

**McAdams Response: Comment noted.**

2. Please label future Public (Town of Rolesville) Park as such.

**McAdams Response: Open Space 2 (OS-2) has been labeled “Future Public Town of Rolesville Park” throughout the set.**

3. There are multiple occasions where the proposed 10' Greenway intersects with sidewalk that is narrow (8' or 5'). Please confirm that the Greenway will be continuous 10' path throughout the site, in particular crosswalk intersections.

**McAdams Response:** Per email correspondence with Eddie Henderson on 05/15/24, all pedestrian ramps and crosswalks that connect greenway circulation have been revised to be 10' wide to match the width of the intersecting trail.

## **PLANNING & ZONING – PLANNING STAFF & WITHERSRAVENEL**

**Karen Mallo**

### Summary Sheet Comments

1. *1<sup>st</sup> Review: Provide a written response to ALL the comments received; mark-up to mark-ups is OK.*  
*McAdams Response: This letter serves as the written responses to all comments.*  
2<sup>nd</sup> Review: Continue to provide a written response to ALL the comments received; mark-up to mark-ups is OK.  
**McAdams Response: Response to comments letter will continue to be provided.**
  
2. *1<sup>st</sup> Review: Revise the date on all materials, include original dates.*  
*McAdams Response: Revised dates are included in the Revision Block of all plan sheets.*  
2<sup>nd</sup> Review: Continue to revise the date on all materials, include original dates.  
**McAdams Response: Revised dates will continue to be included in the Revision Block on all plan sheets.**
  
3. See Planning Memo Comment about Perimeter Bufferyards – there appears to be an assumption that the LDO permits ad hoc deviations from the prescribed Bufferyard Types of LDO Section 6.2.2.1. Discuss with Staff.  
**McAdams Response: This was discussed with staff during the RTC meeting. 15ft Perimeter Buffer detail has been provided, showing the 6ft fence to be coordinated during installation/inspection.**
  
4. Easements – all types of easements, including off-site Temporary Construction Easements and residential lots landscape easements adjacent each street – these all need to be expressed as proposed Easements.  
**McAdams Response: Easements are now shown and labeled on the plans.**
  
5. Regarding Forestville Road Fee-in-lieu for Sidepath – Applicant should commit to planning for full construction of development obligations; at Construction Infrastructure Drawing (CID) review, if engineering evidence is provided that makes the case for the Town accepting a FIL rather than construction, the Town will entertain that request at that time. Regarding widening of Forestville Road – yes Town CTP identifies this road for major expansion, and this project is responsible for that expansion along its frontage of Forestville Road, including provision of Sidepath within that new and expanding right-of-way.  
**McAdams Response: This comment will be addressed during CD production as suggested above.**
  
6. See PDF of planning/zoning written memo comments.  
**McAdams Response: Planning/Zoning comments are addressed below.**
  
7. See PDF of mark-up comments on the Plat set done by WithersRavenel; many relate to the Memo comments.

**McAdams Response: Plat set redline comments are addressed below.**

MEMO – General Comments

1. *1<sup>st</sup> Review: Please clarify if a phasing plan is to be provided.*

*McAdams Response: Phasing will be incorporated into the next plan submittal.*

2<sup>nd</sup> Review: The Response to V1 Comments states “a phasing plan will be submitted with the next submittal.” Staff will thus not be able to review this subdivision in the context of a phased project. Expect significant Comments to result from the review of Phasing related to Zoning conditions, open space calculations\*, easements, and possibly other major aspects. Provide a Phasing Plan in the next submittal / do not resubmit without Phasing or indicate that project will be 1 single phase (ie no phasing). \*Per LDO Section 6.2.1.G.11, in multi-phased developments, open space shall be provided for each phase in an amount sufficient to satisfy the open space requirements for the subject phase of development and all preceding phases of development.

**McAdams Response: The Phasing is included on all plan sheets with this re-submittal.**

2. # of Dwelling Units - The plans provide an inconsistent number of dwelling units on multiple pages on the plan set. The plans show 559 but in calculations indicate anywhere from 556 to 559 units. Please update parking and mailbox kiosk calculations (Sheet C0.01) to reflect the current number of units proposed.

**McAdams Response: Dwelling unit count has been reconciled on all sheets and the related parking and kiosk calculations have been updated.**

3. Alley Pavement Widths - Pavement widths in the alleys being shown at 16’; demonstrate how this is permitted within the LDO, or if absent a standard, how turning radii of trucks / SUV’s in and out of driveways located 90-degrees to (16’ alley pavement). This is ultimately a perpetual quality of life matter for future Town residents all due to an extra few feet of (alley widths). Staff notes typical parking lot drive aisles are anywhere between 20’ and 24’ of pavement width behind parking stalls.

**McAdams Response: Per discussion at TRC meeting, alley widths are acceptable as shown.**

4. FYI - Environmental Permits – Construction Infrastructure Drawings (CID) plans should include reference to any required approved/issued environmental permits for proposed disturbances to wetlands, riparian buffers, and floodplain.

**McAdams Response: Noted.**

5. Temporary construction easements (TCE) - There are several places where off-site (adjacent private properties) construction involving TCE’s are proposed – explain, have those property owners been notified/asked of this, what is the progress on securing those easements, when will evidence of those be provided; prior to final approval of Construction Infrastructure Drawings, either recording information of those TCE’s or inserted copies of those signed agreements shall be on/in the CID plan set. Construction occurs directly out of CID Plan set approval so easements must be obtained. Are there any conflicts between TCE’s and required buffer/landscape

easements in any of these areas? The applicant should be prepared to discuss construction impacts on surrounding property owners with the Town.

**McAdams Response: TCEs will be secured prior to CID approval.**

MEMO - Cover Sheet

6. *1<sup>st</sup> Review: Add case number PSP-23-04 to the cover sheet.*

*McAdams Response: We have added the case number to the title block of all sheets as well as the cover sheet.*

- 2<sup>nd</sup> Review: Repeat Comment. Add case number PSP-23-04 to the cover sheet.

**McAdams Response: Case number has been added to the Cover Sheet and is included on all sheets in the set in the title block.**

7. Site Data Table - Indicate in the CURRENT ZONING, that the zoning is “RM-CZ, Cluster Option.” If the intent to subdivide using the Cluster Option is not clear, Staff cannot review lot and building setback dimensional standards correctly. The entire review of this Subdivision is predicated on whether it is being submitted under the standard dimensional standards of the zoning district, or as is only permitted for/in the RL and RM Districts, the Cluster option standards.

**McAdams Response: Current zoning in the site data table has been updated accordingly.**

8. Open Space / Trails Summary Table - Revise this table to provide three [3] columns like: Requirement / Area Required / Area Provided.

- a. Add the calculations used to determine the “REQUIREMENT acreage”. This is needed to demonstrate compliance with the Ordinance provisions in Chapter 3 and 6. Refer to plans for minimum calculations to be added and see Note in Open Space Plan comments below for more information.

**McAdams Response: Open space tables have been updated to include columns as requested. Per discussion with staff, separate tables have been provided to differentiate the RM zoning requirements and the cluster subdivision option requirements. Hatches have been updated on the plans per email correspondence with Karen Mallo on 5/24/24 to demonstrate compliance with UDO standards.**

MEMO/PLAT MARKUPS - Open Space Plan (C0.02)

9. As previously mentioned - update the Open Space / Trails Summary. As has been discussed, the open space required by Section 3.1.B. for the Cluster option is 40%. The open space requirement in Chapter 6, for the RM base zoning district, is 12%. Demonstration of compliance with the requirements for Active and Passive Open Space, as well as the minimum and maximum based on the TYPE of Open Space, are calculated based off of/from the 12% overall Open Space required acreage (ie NOT the 40% triggered by use of Cluster). The following shall be noted:

- a. The Cluster triggered 40% Open Space acreage shall be contiguous. It does not matter if this open space is active or passive or environmentally constrained. Plans only need to indicate the acreage of contiguous open space to demonstrate compliance with [Cluster 40% gross acreage requirement].

- b. The Open Space design standards of Section 6.2.1.G are applicable only to the RM District triggered 12% Open Space requirement per Section 6.2.1.D.1. and therefore, the open space / trails summary chart shall be updated accordingly and compliance with those acreages demonstrated.

**McAdams Response: Open space tables have been updated to include columns as requested. Per discussion with staff, separate tables have been provided to differentiate the RM zoning requirements and the cluster subdivision option requirements. Hatches have been updated on the plans per email correspondence with Karen Mallo on 5/24/24 to demonstrate compliance with UDO standards.**

10. *1<sup>st</sup> Review: Per LDO Section 6.2.1.G.7, A maximum of fifty (50) percent of total required passive open space may be stormwater facilities. Any stormwater facility used toward that requirement shall be publicly accessible through improved or primitive trail.*

- a. *The applicant has noted a private trail with a dotted line. Please note that this private trail would be unable to be counted towards the 50% allocation.*
- b. *For this section, improved and primitive trails are defined below:*
- *Improved Trail. An improved trail shall be defined as a clearly marked, paved, impervious trail.*
  - *Primitive Trail. A primitive trail shall be defined as an unpaved, pervious trail that consists of mulch, crushed stone, or similar material.*

*McAdams Response: Stormwater pond "A" has been removed from the calculations for open space. Per discussion with staff on 03/26/24, the remaining scm's that are counted toward the open space allocation for this site qualify as open space given that trail access (both improved and primitive) has been provided in a manner acceptable by staff. The stormwater control measure open space allocations are detailed in the updated open space table on sheet C0.02.*

2<sup>nd</sup> Review: Revised Comment. Per LDO Section 6.2.1.D.1.b, at least fifty (50 %) percent of dwelling units must be within one-half (½) mile of a medium or large park. Please **demonstrate** compliance with this requirement – highly suggest a chart or table to express this; Staff will not be using measurement tools to measure all ~555 residential lots for compliance.

**McAdams Response: All dwelling units are within ½ mile of the large park located in the center of the development. This has been shown on the plans using a 2,640' radius originating from the center of this large park. Dimension lines have been shown for reference to demonstrate that all dwelling units within the community fall within that ½ mile radius.**

11. *1<sup>st</sup> Review: Per LDO Section 6.2.1.G.8, A maximum of twenty (20) percent of total passive open space may be environmentally sensitive or unique lands such as wetlands, protected stream buffers, rock outcroppings, and floodplains. Please demonstrate compliance.*

*McAdams Response: Passive open space within environmentally sensitive or unique lands has been capped at 18.20 ac to not exceed the 20% maximum requirement. This has been detailed in the updated open space table on sheet C0.02.*

2<sup>nd</sup> Review: Revised Comment. Per LDO Section 6.2.1.G.8., a maximum twenty (20 %) percent of total required Passive Open Space may be environmentally sensitive or unique lands such as wetlands, protected stream

buffers, rock outcroppings, and floodplains. Please demonstrate compliance – highly suggest a chart or table to express this. Note - this acreage is a percentage of the RM District 12% standard, not the Cluster option 40% overall open space standard.

**McAdams Response: Environmentally sensitive/unique lands and floodplains category (including wetlands, floodplains, floodways, steep slopes, rock outcrops, environmental areas) has been added to the site data table. The area counting toward our open space calculations has been capped at 20% of the 26.74 AC total open space required (5.35 AC Max.).**

12. LDO Section 6.2.1.G.12 and 6.2.1.J.10 both indicate that Greenways are **passive features**. In Response to V1 Comment #21 / #22, Applicant has indicated that portions of the Greenway are considered active. In order to demonstrate that Greenways are not their default Passive feature, Plans must clearly demonstrate how (linearly measured portions of Greenways) can be considered Active; in off-line meeting, Staff offered this can be accomplished by the clear indication of items such as workout stations, disc golf, parking lots\*, or other qualifying (per the LDO) Active features. Staff acknowledges that such demonstration of physical constructable features is appropriate at CID time (and not PSP), but for Applicant to demonstrate compliance with these Open Space calculations, clarity must be expressed (now at PSP review). \* - *Note that on up to ten (10) of the parking spaces can count as a portion of the open space.*

**McAdams Response: The greenway areas shown on the plan as active open space features are associated directly with the active open spaces they connect and create a chain of active spaces that include sports, exercise and play throughout the core of the community. The intent is for these spaces to include programming in accordance with the LDO and the greenways that connect them are integral to their activation. We would like to discuss this issue with staff to better understand the parameters that would qualify the greenways shown as active.**

13. Total the columns of the 'Open Space Areas and Programming' table and then commensurately update the Open Space / Trails Summary Table on the Cover sheet

**McAdams Response: Columns have been added on the open space sheet and totals updated accordingly.**

MEMO/PLAT MARKUPS - Existing Conditions and Demolition Plan

14. Bold/increase line weight of property boundary on both plans sheets to distinguish where the actual project boundary is located. There should be no question as to the boundary of the subdivision.

**McAdams Response: The project/property boundary line-weight has been increased on all sheets in the set.**

15. *1<sup>st</sup> Review: Label existing vegetation (with general description and location).*

*McAdams Response: A tree survey is in the process of being completed and will be included on a future submittal.*

*Label all vegetation that is proposed to be removed, especially those that require replacement per LDO Section 6.2.4.5.*

*McAdams Response: A tree survey is in the process of being completed and will be included on a future submittal.*

2<sup>nd</sup> Review: Response to V1 Comment #27 - is that 'a tree survey is being completed at this time'. This means to date, through creation of 2 submittals and review by TRC of 2 submittals, it has all been done in a vacuum of Existing Vegetation. Staff would anticipate significant comment generous from this omission.

- a. Add the existing tree lines to the Existing Conditions plan and Demolition Plans as stated below. Further, all locations where Tree Protection Fencing (TPF) will be installed shall be clearly indicated on the demolition plan.
- b. Holding comment: Label existing vegetation (with general description and location).
- c. Holding Comment: Label all vegetation that is proposed to be removed, especially those that require replacement per LDO Section 6.2.4.5.

**McAdams Response: Existing vegetation has been shown and labeled on the Existing Conditions and Demolition Plans.**

#### MEMO/PLAT MARKUPS - Preliminary Plat and Pavement Markings

16. Revised Comment. Revise the typical lot layout graphic to show the location as well as the width of the driveways to be provided. This will ensure parking is able to be provided as indicated.

**McAdams Response: The typical lot layout detail on both the overall utility and overall site plan sheets has been updated to show the 3' COR utility easement, the 10' landscape buffer/easement, and the approximate location of the driveway at the corner lot.**

17. 10' Landscape easement - Add to every residential lot the 10' landscape easement that is proposed; a single note off to the side will not suffice. This easement shall be graphically represented on all CID plans and on Final Subdivision Plats; such graphic omission and reliance on a Note risks these being forgotten/lost at later stages, all the way to Lot-by-Lot Permitting.

**McAdams Response: The 3' COR utility easement, 10' landscape buffer/easement, and 5' access, maintenance, and utility easement (alleys) have been added to all 40 scale sheets and have been labeled throughout and/or added to the legend.**

18. Plans show trees and landscape/buffer easements on the right-of-way cross sections and trees on the landscape plan sheets. As a Preliminary Plat, actual/proposed individual trees are pre-mature, remove and save for CID landscape plan sheets.

**McAdams Response: Proposed trees have been removed from the plans and are saved for CID.**

19. 5' access, maintenance, and utility easement - Graphically show on every affected lot the 5' access, maintenance, and utility easement. On the typical sections for the alley, the Plans show a 5' access, maintenance, and utility easement on the back of both sides of the Right-of-Way (but not the individual lots).

**McAdams Response: The 3' COR utility easement, 10' landscape buffer/easement, and 5' access, maintenance, and utility easement (alleys) have been added to all 40 scale sheets and have been labeled throughout and/or added to the legend.**

20. FYI - Crosswalks should be provided at all intersection points; as a Preliminary Plat, these are more appropriate for CID plans. See mark-up for examples.

**McAdams Response: This comment was discussed at the TRC meeting. We all agreed the crosswalk locations can be determined during CD production.**

21. Project Boundary Line - Increase line width so that is different/greater than the other line work on the drawings.

**McAdams Response: The project/property boundary line-weight has been increased on all sheets in the set.**

22. FYI at CID -- Applicant should strongly consider the placement of "No On-Street Parking" signs. Rights of way provided do not allow for on-street parking in a number of areas, especially in alleys, and may hinder the access of emergency vehicles. Defer to Wake County Fire, Town Engineer, or Planning for the consideration of larger vehicular access.

**McAdams Response: Noted.**

23. FYI at CID -- Bollards, signage, and a permanent turn-around solution should be added to the proposed "dead-end" on Alley "16".

**McAdams Response: The termination end of Alley "16" has been re-configured to include a bulb type turnaround with curb and gutter and the end of the alley includes end-of-road markers.**

#### MEMO/PLAT MARKUPS - Grading and Erosion Control

24. *1<sup>st</sup> Review: Label existing vegetation (types and locations) as required per LDO Section 6.2.4.5.*

*McAdams Response: A tree survey is in the process of being completed and will be included on a future submittal.*

2<sup>nd</sup> Review: Holding Comment: Response to V1 Comments indicates that a tree survey will be submitted – thus 2 submittals of Grading & Erosion have been created without knowing IF or WHERE a tree may be being preserved, which affects (grading & erosion control greatly). Note that grading and erosion plans will need to be updated to label existing vegetation (types and locations) as required per LDO Section 6.2.4.5. Further, locations of all TPF will be required and critical root zones (CRZ) shall be identified as required per LDO Section 6.2.4. These are locational aspect that dictate spacing and so forth and thus are appropriate at PSP stage.

**McAdams Response: Existing vegetation and CRZs is now shown and labeled on the plans.**

25. Clarify or speak to the intended heights of the retaining walls, if possible now at PSP stage; Staff concern these may be considered a safety hazard, given proximity to residential and open spaces uses. Address/indicate what



types of fencing and/or railings would be installed in these areas; this is a CID type of specificity, but it helps Staff understand the big picture regarding Retaining walls as part of grading plan.

**McAdams Response: The retaining walls include top and bottom of wall elevations shown on the Grading and Storm Drainage Plans. There are also retaining wall notes shown on sheet C0.01. See note #5 for the requirement for Safety Fence for walls over 30-inches in height. We have also added a Safety Fence detail to sheet C8.01.**

#### MEMO/PLAT MARKUPS - Landscape Plan

While a majority of the following comments can be addressed and or clarified at the time of Construction Drawings, we offer the following – Applicant may choose to response/address with the next submission of the PSP.

#### 26. Street A:

- a. Staff classifies this as a ‘collector’ which LDO Section 6.2.2.2.D. requires a 15’ wide Buffer –please revise to clearly and graphically show a 15’ Street yard buffer on both sides; Vegetation planting and spacing can be demonstrated within CID landscaping plans.
- b. The street cross section on Sheet 2 show “Main Street without parking” having trees both within the ROW (planting strip) and outside of the right-of-way on either side of the sidewalk. However, it does not appear that this is reflected on the landscape sheets. Please revise accordingly.

**McAdams Response:**

**A. This contradicts previously agreed upon street sections with staff, as they have been determined to be “Main Streets”.**

**B. Noted, and will be addressed for CID.**

27. Where street trees / street buffers are shown in the legend on each page, it would be extremely helpful to have the quantities listed of each and not duplicated or shown on other pages. It would also be helpful to have an Overall Landscape Plan with an index map.

**McAdams Response: This comment no longer applies as street trees have been removed from Preliminary Plat set per discussion at TRC meeting.**

28. *1<sup>st</sup> Review: Please a detailed plant list keyed to plan and showing what requirement each plant will fulfill, caliper size and height of plants, condition of root ball, common name and botanical name, number of each plant.*

*McAdams Response: An updated plant schedule on sheet L5.19 provides the requested information. There are more than 4 genera if species provided. We understand that some of the species proposed are not currently on the approved tree species list. However, we kindly request that additional species be considered and approved for this project. Due to the large size of the project our goal would be to provide more biodiversity and interest throughout the development. This not only increases the overall health and success of the street trees but also aids in species availability during construction.*

2<sup>nd</sup> Review: Revised Comment. Re: plant list - Please add the condition of root ball (B&B, container) to each of the plants listed or indicate in a note.

**McAdams Response: Noted, and will be addressed in CID**

29. *1<sup>st</sup> Review: Per LDO Section 6.2.4.2.A., a Preservation Plan is required. This can also be on the landscape plan sheet, but Staff would suggest this be its own plan sheet as it must include all the following:*
- a. *A tree and/or vegetative survey preferred to be prepared by a Certified Arborist (LDO Section 6.2.4.5B)*
  - b. *The plan must show there will be no disturbance within a critical root zone of trees, as defined in the LDO.*
  - c. *A critical root zone shall be protected from encroachment and damage. The preferred method is to restrict access by installing a barrier to keep materials, people, or equipment out of the critical root zone, as required in the preservation standards above.*
  - d. *Barriers shall be accompanied by temporary signs labeling the critical root zone.*
  - e. *The critical root zone area shall remain free of all building materials and debris.*
  - f. *The plan shall include a location plan and boundary line survey of the property.*
  - g. *The plan shall show the size, location, and species of trees.*
  - h. *The plans shall show areas where trees, vegetation, and soils are to be protected and preserved and areas where trees, vegetation, and soil are to be removed or modified.*
  - i. *The plan shall graphically identify each tree to be saved or removed.*
  - j. *The plan shall demonstrate compliance with all vegetation preservation standards of LDO Section 6.8.4.5C.*
  - k. *Tree protection fencing location (reference detail location if on separate sheet).*

*McAdams Response: A tree survey is in the process of being completed and will be included on a future submittal. This survey will inform the required preservation plan that will be included on a future submittal, as well.*

2<sup>nd</sup> Review: Revised Holding Comment. Per LDO Section 6.2.4.2.A., a Preservation Plan is required. This can also be on the landscape plan sheet, but Staff would suggest this be its own plan sheet(s). It is understood that this is being prepared. The applicant should also address replacement trees and demonstrating compliance with the required 10% preservation requirement.

**McAdams Response: Preservation Plan has been provided and showing greater than 10% tree preservation.**

30. It is recommended that the following plant species be updated / replaced:
- a. White Ash and Green Ash. Due to susceptibility to Emerald Ash Borer.
  - b. Southern

**McAdams Response: Noted, and will be addressed in CID**

31. *1<sup>st</sup> Review: A 6-foot fence is required for a Type 2 buffer according to LDO Section 6.2.2.1. Label fence location and provide a detail.*
- a. *Fences and walls shall be constructed of high-quality materials including brick and stone, stucco over concrete masonry blocks, treated wood, wrought iron/aluminum, composite fencing, or PVC vinyl.*

- b. *The finished side of the fence shall face the adjoining property.*
- c. *Fences/walls shall be placed at the rear of a buffer, so the adjoining property benefits from the view.*
- d. *All fences and walls shall comply with the standards of Section 6.5: Fences, Walls, and Berms.*

*McAdams Response: The majority of our Type 2 buffers will remain undisturbed. In areas where there will be disturbance or removal of existing vegetation, we only may disturb a portion of the 100' LF section. We have concern of adding small sections of fence sporadically throughout the buffer length (i.e., we may only have sections where a fence is 20' long, which would seem odd between two existing stands of vegetation). We would like to request consideration of additional evergreen planting material in lieu of a 6' fence. We have updated our buffer detail to include 3 additional evergreen understory trees in lieu of the 6' fence. Please let us know if you are open to this consideration and if not please let us know what kind of alternatives to fencing or walls would be appropriate.*

2<sup>nd</sup> Review: Revised Comment: A 6-foot fence is required for a Type 2 buffer according to LDO Section 6.2.2.1. Label fence location and provide the detail. Due to the anticipation of preserving the majority of trees in the perimeter buffer, the applicant has requested that an additional three evergreen understory trees be added to the buffer instead of the placement of fencing in these areas. This appears to be satisfactory for those area where trees are tagged for preservation and their effectiveness in providing the require buffering can be evaluated at installation/inspection. However, where buffer areas are slated for disturbance and adjacent properties are residential in nature, fencing may be appropriate as required.

This entire topic can only be addressed once the Required Vegetative Survey is provided and reviewed. The LDO has some language speaking to preservation of existing vegetation over removal and replanting with the prescriptions of Bufferyards, but it provides no clear translation or equation table or mathematics to allow an Applicant to proposed an "in lieu of new plantings" data table of the existing vegetation, making the case that existing is superior to and meeting the intent of the LDO over the buffer yard prescriptions. However, it is unknown to Staff how any existing vegetation can equate to or exceed a 6' solid opaque fence when it comes to the Type 2 (and 3, and 4) Perimeter bufferyards. Please make it explicitly clear that the Applicant is asking Staff to make the judgement call that existing vegetation = LDO compliance, as opposed to the Applicant pursuing a Variance to achieve that same goal through the Evidentiary Quasi-judicial process of the Board of Adjustment.

**McAdams Response: The 6-foot fence is now shown on the Perimeter Buffer detail. The location and extents of the fence to be coordinated during landscape installation/inspection. Our intent is to use existing vegetation as much as possible to satisfy the buffer requirements.**

#### ***Items to be provided or addressed with Construction Infrastructure Drawings***

The following information may be provided with the submission of the Construction Infrastructure Drawings. However, the applicant should note that these items will need to be compliant with the ordinance requirements at that time. Should a requirement be unable to be met, the applicant may need to request a variance and/or revise plans if staff deems it necessary.

32. In accordance with Section 6.2.1.G, public seating, trash cans, and other pedestrian amenities shall be located and detailed on the plan set.

**McAdams Response: Acknowledged. Public seating, trash cans and other pedestrian amenities will be detailed at time of Construction Infrastructure Drawings.**

33. Repeat and Revised Comment. Retaining wall details, as well as details for bicycle racks, fences, benches, mail kiosks, etc. shall be provided.

**McAdams Response: Acknowledged. Wall details, bicycle racks, fences, benches, mail kiosks, etc. will be detailed at time of Construction Infrastructure Drawings.**

34. Revised Comment. Mail kiosk locations and parking areas are not clearly identified and labeled on the plans. Further, this area will require signage. Please ensure there is adequate space for this provision, even if details are to be provided at Construction Drawings.

**McAdams Response: Acknowledged. Mail kiosk locations and details will be included at time of Construction Infrastructure Drawings.**

35. Revised Comment. LDO Section 6.6.F requires a lighting plan to be submitted as a portion of the site plan application. The applicant will need to demonstrate compliance with the requirements of Section 6.6. Please note, all proposed lighting features be added to the plans and where outside of utility easement, additional easements will be needed for the placement of light poles.

**McAdams Response: A lighting plan is being coordinated with Duke Energy and will be provided in a forthcoming submittal**

#### PLAT MARKUPS – Cover Sheet

1. Please provide a consistent number of lots (559) throughout plan set.

**McAdams Response: Lot count has been updated accordingly.**

2. Density calculation to be updated.

**McAdams Response: Density calculation has been updated based on 559 total du.**

3. <sup>Conditional</sup>  
~~GENERAL DISTRICT CONDITIONS~~

**McAdams Response: Text has been updated.**

#### PLAT MARKUPS – C0.01 Project Notes and Typical Sections

1. Defer comment on the adequacy of a 16' cartway to the Town engineer.

**McAdams Response: This was discussed at the TRC meeting, and it was agreed if parking is not allowed in the alleys, the current width is allowable.**

PLAT MARKUPS – C2.00 Overall Preliminary Plat

1. Please show driveway location to ensure driveway widths and lengths can accommodate the required number of parking spaces.

**McAdams Response: The typical lot layout detail on both the overall utility and overall site plan sheets has been updated to show the 3' COR utility easement, the 10' landscape buffer/easement, and the approximate location of the driveway at the corner lot.**

2. Please label 10' landscape easement.

**McAdams Response: 10' landscape buffer/easement has been added to sheet C2.00, labeled and added to the legend. The typical lot layout detail on both the overall utility and overall site plan sheets has been updated to show the 3' COR utility easement, the 10' landscape buffer/easement, and the approximate location of the driveway at the corner lot.**

PLAT MARKUPS – C2.01 Preliminary Plat and Pavement Marking Plan – Area "A"

1. Please show landscape easements at the front of each lot to accommodate landscape plantings and street trees /buffer.

**McAdams Response: The 3' COR utility easement, 10' landscape buffer/easement, and 5' access, maintenance, and utility easement (alleys) have been added to all 40 scale sheets and have been labeled throughout and/or added to the legend.**

PLAT MARKUPS – C2.02 Preliminary Plat and Pavement Marking Plan – Area "B"

1. A sign here indicating no outlet.

**McAdams Response: "No outlet" signs have been at all dead-end streets and labeled.**

PLAT MARKUPS – C2.03 Preliminary Plat and Pavement Marking Plan – Area "C"

1. Does there need to be a temporary construction easement given to this property owner for the construction at their property line, including a landscape / buffer easement for the placement of street trees on their property?

**McAdams Response: The developer is working with the property owner to secure an easement. We will show the limits of the easement on the CD's.**

PLAT MARKUPS – C2.07 Preliminary Plat and Pavement Marking Plan – Area "G"

1. Please show landscape easements at the front of each lot to accommodate landscape plantings and street trees /buffer.

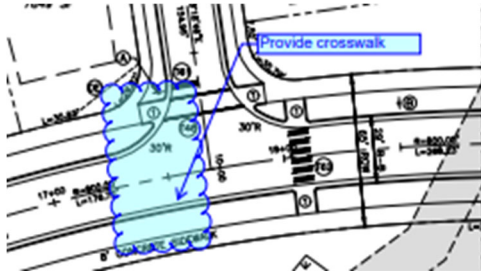
**McAdams Response: The 3' COR utility easement, 10' landscape buffer/easement, and 5' access, maintenance, and utility easement (alleys) have been added to all 40 scale sheets and have been labeled throughout and/or added to the legend.**

2. ROW Widths don't match. Considering changing the labels of Road 'A' in this location.

**McAdams Response: Road labels have been updated to match the correct ROW width.**

PLAT MARKUPS – C2.08 Preliminary Plat and Pavement Marking Plan – Area “H”

1. Provide crosswalk.



**McAdams Response:** This was discussed at the TRC meeting, and it was agreed that final crosswalk location could be determined at the time of CD production.

2. Consider placement of Pedestrian crossing sign so close to entrance exit of neighborhood.

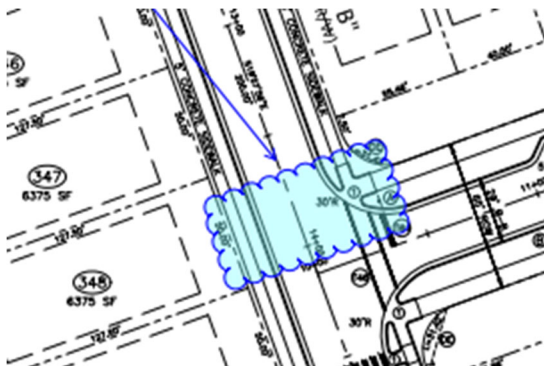
**McAdams Response:** Pedestrian crossing signs have been added and labeled in this location on both sides of Street “A”.

3. Please review and potentially revise this turnaround to provide a "loop" or other alternative to avoid conflict with pedestrian traffic in this area and provide sufficient turnaround area for emergency vehicles. Also "no outlet" signage should be provided at the alley entrance and "End of roadway" signs provided.

**McAdams Response:** A permanent turnaround bulb has been placed at the end of Alley “16” and a “No Outlet” sign has been placed and labeled at the entrance. The end of the alley and the turn around bulb now have 24” standard curb and gutter to act as a barrier to the greenway path and “End of Road” markers have been added.

PLAT MARKUPS – C2.09 Preliminary Plat and Pavement Marking Plan – Area “I”

1. Provide crosswalk.



**McAdams Response:** This was discussed at the TRC meeting, and it was agreed that final crosswalk location could be determined at the time of CD production.

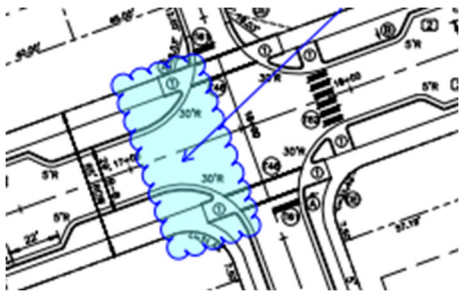
PLAT MARKUPS – C2.10 Preliminary Plat and Pavement Marking Plan – Area “J”

1. Provide crosswalk.



**McAdams Response:** This was discussed at the TRC meeting, and it was agreed that final crosswalk location could be determined at the time of CD production.

2. Provide crosswalk.



**McAdams Response:** This was discussed at the TRC meeting, and it was agreed that final crosswalk location could be determined at the time of CD production.

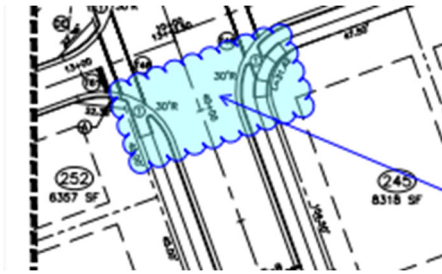
3. Provide crosswalk.



**McAdams Response:** This was discussed at the TRC meeting, and it was agreed that final crosswalk location could be determined at the time of CD production.

PLAT MARKUPS – C2.11 Preliminary Plat and Pavement Marking Plan – Area “K”

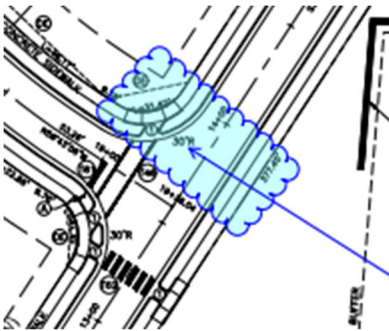
1. Provide crosswalk.



**McAdams Response:** This was discussed at the TRC meeting, and it was agreed that final crosswalk location could be determined at the time of CD production.

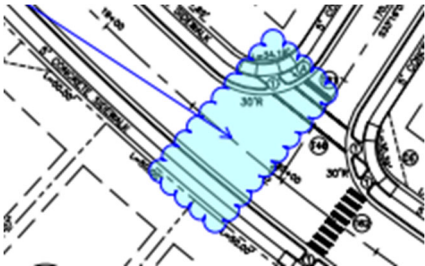
PLAT MARKUPS – C2.12 Preliminary Plat and Pavement Marking Plan – Area “L”

1. Provide crosswalk.



**McAdams Response:** This was discussed at the TRC meeting, and it was agreed that final crosswalk location could be determined at the time of CD production.

2. Provide crosswalk.

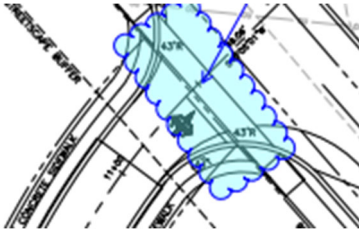


**McAdams Response:** This was discussed at the TRC meeting, and it was agreed that final crosswalk location could be determined at the time of CD production.

PLAT MARKUPS – C2.13 Preliminary Plat and Pavement Marking Plan – Area “M”

1. Provide crosswalk.

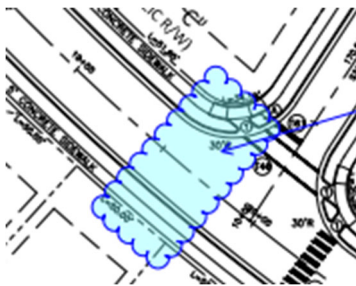




**McAdams Response:** This was discussed at the TRC meeting, and it was agreed that final crosswalk location could be determined at the time of CD production.

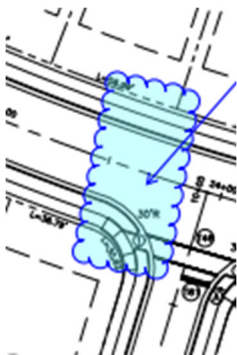
PLAT MARKUPS – C2.16 Preliminary Plat and Pavement Marking Plan – Area “P”

1. Provide crosswalk.



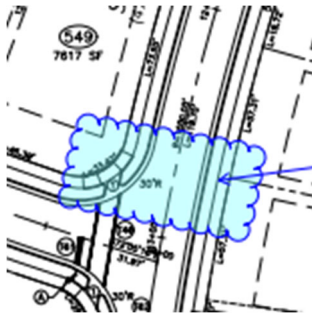
**McAdams Response:** This was discussed at the TRC meeting, and it was agreed that final crosswalk location could be determined at the time of CD production.

2. Provide crosswalk.



**McAdams Response:** This was discussed at the TRC meeting, and it was agreed that final crosswalk location could be determined at the time of CD production.

3. Provide crosswalk.



**McAdams Response:** This was discussed at the TRC meeting, and it was agreed that final crosswalk location could be determined at the time of CD production.

PLAT MARKUPS – L5.03 Code Compliant Landscape Plan Area “C”

1. Is there permission from this property owner in form of an easement to install these street buffers on their property? Would be helpful to see the property boundary with a thicker line width.

**McAdams Response:** The developer is working with all property owners to secure easements needed and they will be included on the CID plans. The property boundary is now shown with a thicker line width.

PLAT MARKUPS – L5.06 Code Compliant Landscape Plan Area “F”

1. Should have trees shown on either side of the sidewalk.

**McAdams Response:** Noted, and will be addressed in CID

PLAT MARKUPS – L5.19 Landscape Calculations and Details

1. This should be labeled 15' as that is the minimum width of a Class B buffer.

**McAdams Response:** Noted, and will be addressed in CID

2. Please discuss with Town staff. While this may be appropriate for minimal areas of disturbance, there may be other areas where fencing would be. This may need to be decided at CD's or on-site at installation / inspection.

PLANTING ALL OUTLINE OR	CANOPY TREES 3/100 LF	
	UNDERSTORY TREES 1/100 LF	
	SHRUBS 50/100 LF	
IF OF ANY INS. DRAWINGS STALLATION. THE	TOTAL PERIMETER BUFFER 15,488 LF	
INFORMATION PERTO	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.	
PLANT IN THE PLANT ANDSCAPE RIGHT TO THE	TOTAL LINEAR FEET TO BE REPLANTED: 180	
NO SEEDING OF ATIONS.	CANOPY TREES MINIMUM 2" CALIPER, 8' HT AT TIME OF INSTALL (LDO 6.2.A.3.A)	
SPRINKLES, SPRINKLES, IETS AND QUALITY AS INWARD FOR NURSERY &	REQUIRED: 495	
	PROVIDED: 495	
	UNDERSTORY TREES MINIMUM 1" CALIPER, 8' HT AT TIME OF INSTALL (LDO 6.2.A.3.A)	
	REQUIRED: 165	
	PROVIDED: 165	
	SHRUBS SHALL REACH MINIMUM HEIGHT OF 30" AND SPREAD OF 30" WITHIN THREE YEARS	
	REQUIRED: 8244	
	PROVIDED: 8244	
	<b>STREET BUFFERS</b>	
	STREET 'S' (MAIN)	
	TOTAL LENGTH: 6,488 LF	

**McAdams Response:** The 6ft high fence has been added to the buffer detail, with a note that the location and extents of the fencing to be coordinated during installation/inspection.

**WAKE COUNTY WATERSHED MANAGEMENT****Janet Boyer**

1. Wake County does not provide detailed review at Preliminary Plat. General comments are provided.  
**McAdams Response: Noted.**
  
2. All requirements for SEC/SWF permitting must be met at construction drawings.  
**McAdams Response: Noted.**
  
3. Proposed easement access lanes and sediment disposal areas for future maintenance of stormwater management facilities are required. Provide and label minimum 20 ft. access easement and minimum 10 ft. maintenance easement from toe of stormwater pond embankment.  
**McAdams Response: Access easements are shown on the PSP plans. Sediment disposal areas and toe-of-slope easements will be included on CID plans.**
  
4. Contact Town of Rolesville Floodplain Administrator for flood requirements.  
**McAdams Response: We will address during CD production.**
  
5. Contact State Dam Safety regarding jurisdictional determination (post development) of the existing dam.  
**McAdams Response: We will address during CD production.**

**NCDOT****Jacob Nicholson**

6. *1<sup>st</sup> Review: A 16.1b Encroachment Agreement and Driveway Permit will be needed.*  
*McAdams Response: Noted. Roadway construction drawings are being developed and will be submitted for 2-party Encroachment Agreement and Driveway Permit in the coming months.*  
2<sup>nd</sup> Review: FYI/Repeat - A 16.1b Encroachment Agreement and Driveway Permit will be needed.  
**McAdams Response: Comment noted. Both permit applications will be submitted through the NCDOT portal in the coming months.**
  
7. *1<sup>st</sup> Review: The plans submitted to NCDOT should reflect Congestion Management's TIA recommendations.*  
*McAdams Response: Roadway construction drawings are being developed for the improvements required by NCDOT Congestion Management's review of the TIA.*  
2<sup>nd</sup> Review: FYI/Repeat - The plans submitted for NCDOT should reflect Congestion Management's TIA recommendations.  
**McAdams Response: All NCDOT required TIA improvements are included in the roadway plan set.**

8. Regarding the off-site improvements this project requires on Forestville and Burlington Mills Roads – DOT has no preference on whether (those roadway improvement plans) process as a separate submittal from the subdivisions on-site Construction Drawings. Ensure the roadway improvements won't require any changes to the R/W dedication/easements/set-backs which are critical to establish at Preliminary Plat phase.

**McAdams Response: Comment noted. 75% Roadway Plans have been developed for the purpose of identifying preliminary R/W and easement needs. We have attached the 75% Roadway Plans with this re-submittal for reference.**

### **COR PUBLIC UTILITIES**

**Tim Beasley**

9. FYI - Previous comments were addressed.

**McAdams Response: Noted. Thank you.**

10. Please add a note on the cover stating "CORPUD Approval Condition: Downstream Sewer Capacity Analysis must be completed by the project engineer prior to CD approval. Any necessary improvements identified with the study (sanitary sewer over 65% capacity) must be designed & permitted to be replaced w/ the CDs."

**McAdams Response: Note added to Cover sheet**

11. Please also show the full waterline extension within Burlington Mills Rd.

**McAdams Response: An inset has been added to sheet C4.00 showing the full waterline extension within Burlington Mills Road up to Forestville Road**

12. Also, the proposed waterline within Burlington Mills will eventually need to be shown on the roadway plans once design is complete.

**McAdams Response: Noted. The final road improvement plans will include the waterline.**

Sincerely,

**MCADAMS**



Mike Sanchez, PE  
Group Manager, Residential

MS/tp