



# TIMMONS GROUP

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Project:	Faison Tract	Date: 10/24/2025
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Responses to Town of Zebulon and City of Raleigh comments received on September 5, 2025 below in **bold**:

City of Raleigh Public Utilities

1. Missing General Contractor's Note. See Appendix D: <https://raleighnc.gov/water-and-sewer/services/public-utilities-design-manual>

**Response: General Contractor Note added to cover sheet**

2. When you reapply in the Raleigh Portal please include a valid address for the existing location. Currently, there is no located listed in the Raleigh Portal

**Response: Noted, Address will be included in portal with submittal**

3. Please include the pump station plans in the plan set.

**Response: Sewer study submitted concurrently with CDs and currently under review by COR.**

**Pump station design to be completed once sewer study is accepted to be able to finalize assumptions and plans.**

4. As this project moves forward, I will provide PUINF numbers. Our department is starting to move away from permit blocks and would prefer that the permits themselves be on the coversheet. Thank you.

**Response: Noted**

5. You need to show proposed sewer flow from your site using 75 GPD/per bedroom on the cover.

**Response: Proposed sewer flow shown in table on cover sheet.**

6. Missing Merger Inspections Quantities Table.

**Response: Merger Inspections Quantities Table added to cover sheet**

7. This site will need to undergo annexation prior to any utilities being allowed to extend or connect to the public system

**Response: Noted**

8. Missing General Contractor's Note. See Appendix D: <https://raleighnc.gov/water-and-sewer/services/public-utilities-design-manual>

**Response: General Contractor Note added to overall utility plan**

9. Please show utilities in color. Blue for water and green for sewer

**Response: Utilities shown in color on utility plan**

10. In order for a public pump station to be allowed, a PE sealed report must be provided stating that the cost of extending gravity sewer to serve the site is 2.5x more than the cost of a public pump station. CORPUD handbook pg. 81. Cost is not to include rock excavation or easement acquisition.

**Response: Sewer study submitted concurrently with CD submittal and currently under review by COR, including an exhibit showing that gravity connection is not feasible for the project.**

11. Please call out existing water main as 12-inch CIP

**Response: Existing water main labeled as 12" CIP on sheet C3.1**

12. Please be sure all conflicts such as street trees are also displayed for clarity. There needs to be a 3 by 3 radius of clearance around all services and hydrants. Thank you.

**Response: Street trees shown on detailed landscaping plans C9.1-C9.5 to show conflicts with services and hydrants**

13. Please keep this in mind. "The pump station lot shall be recorded by itself in phase one (1) of any development proposing a pump station separate from any other phase. This will require the pumpstation to be recorded prior on its own lot and an address for the pump station is assigned. No other lots shall be recorded at that time. Acceptance of a pump station shall occur prior to any certificate of occupancy or certificate of completion on any building that it is receiving flow from." - Public Utilities Design Manual Pg. 80 Please review the design manual and ensure all other Pump Station Design Standards are met. Public Utility Design Manual: <https://raleighnc.gov/water-and-sewer/services/public-utilities-design-manual> (specifically pages 80-87).

**Response: Noted – we appreciate the guidance here.**

14. Will this section of sewer be private or public? If public an easement will be required. The minimum width for an easement with a main size of 8-inch is 30 feet.

**Response: The run of sewer will be public, 30' easement now provided.**

15. There appear to be a few label conflicts with the plans. Just FYI.

**Response: Label conflicts revised to eliminate overlap**

16. Minimum horizontal separation between water and sanitary sewer is 10 feet. Minimum separation between water and storm sewer is 5 feet. Please call out areas where horizontal separation is at or less than the required amount. Thank you.

**Response: Horizontal separations labeled on plan views for all road profile sheets**

17. Maintain eighteen (18) inch minimum vertical separation at all water main and storm drain crossings. Where adequate separations cannot be achieved, specify DIP materials and a concrete cradle having six (6) inch minimum clearance (per Raleigh Water details W-41).

**Response: Vertical Separations now labeled in profile view at storm crossings**

18. Please call out the separation between storm sewer and sanitary sewer here. Thank you. Near STA. 18+00

**Response: Vertical separation between storm and sanitary crossing labeled in profile view**

19. Same comment here. I only see the separation between water and storm sewer being called out. Near STA. 19+50

**Response: Vertical separation between storm and sanitary crossing labeled in profile view**

20. Please call out separation between storm sewer and sanitary sewer. Near STA.21+00

**Response: Vertical separation between storm and sanitary crossing labeled in profile view**

21. Please call out separation between storm sewer and sanitary sewer. Near STA.24+00

**Response: Vertical separation between storm and sanitary crossing labeled in profile view**

22. Please call out separation between storm sewer and sanitary sewer. Near STA.29+50

**Response: Vertical separation between storm and sanitary crossing labeled in profile view**

23. I think the pipe between CB 312 & CB 318 is not being shown in the profile. You may update this and also please show separation. Thank you. Near STA.30+00.

**Response: CB 312 & 318 now shown in profile, vertical separation between storm and sanitary crossing labeled in profile view**

24. Please call out separation between storm sewer and sanitary sewer. Near STA.33+00

**Response: Vertical separation between storm and sanitary crossing labeled in profile view**

25. Please call out separation between storm sewer and sanitary sewer. Near STA.35+50

**Response: Vertical separation between storm and sanitary crossing labeled in profile view**

26. Please call out separation between storm sewer and sanitary sewer. Near STA.37+00

**Response: Vertical separation between storm and sanitary crossing labeled in profile view**

27. Please call out separation between storm sewer and sanitary sewer. Near STA.38+50

**Response: Vertical separation between storm and sanitary crossing labeled in profile view**

28. Please call out separation between storm sewer and sanitary sewer. Near STA.0+50

**Response: Vertical separation between storm and sanitary crossing labeled in profile view**

29. Please call out separation between storm sewer and sanitary sewer. Near STA.4+50

**Response: Vertical separation between storm and sanitary crossing labeled in profile view**

30. Please call out separation between storm sewer and sanitary sewer. Near STA.7+00

**Response: Vertical separation between storm and sanitary crossing labeled in profile view**

31. Please call out separation between storm sewer and sanitary sewer. Near STA.8+00

**Response: Vertical separation between storm and sanitary crossing labeled in profile view**

32. Please call out separation between storm sewer and sanitary sewer. Near STA.2+50

**Response: Vertical separation between storm and sanitary crossing labeled in profile view**

33. Is this call out for a different crossing? I do not see one at STA. 1+50

**Response: Dimension label at STA 1+50 removed from profile view**

34. Please call out separation between storm sewer and sanitary sewer. Near STA.8+50

**Response: Vertical separation between storm and sanitary crossing labeled in profile view**

35. Please call out separation between storm sewer and sanitary sewer. Near STA.11+50

**Response: Vertical separation between storm and sanitary crossing labeled in profile view**

36. Please call out separation between storm sewer and sanitary sewer. Near STA.13+00

**Response: Vertical separation between storm and sanitary crossing labeled in profile view**

37. Sewer appears to be missing from this profile.

**Response: There is no sanitary sewer proposed along Road G**

38. Please call out separation between storm sewer and sanitary sewer. Near STA.0+50

**Response: There is no sanitary sewer proposed along Road G**

39. Please call out separation between storm sewer and sanitary sewer. Near STA.2+00

**Response: There is no sanitary sewer proposed along Road G**

40. I know this is off center from the profile as it is shown. Would you mind showing the separation at this cross as well. Thank you. Near STA. 13+50

**Response: Vertical separation between storm and sanitary crossing labeled in profile view**

41. It appears standard details that are out of date. Please revise the plan set to include all relevant standard details that are up to date. Link for Standard Details:

<https://raleighnc.gov/permits/services/standard-detail-drawings>

**Response: All City of Raleigh Standard Details updated to most current available – thank you for the link.**

Engineering

42. Please add the Erosion Control Plan to the plan set in accordance with the NCDEQ Erosion and Sediment Control Planning and Design Manual.

**Response: Erosion control plan added to end of CD set**

43. Provide and note access and maintenance easement for SCM.

**Response: SCM access and maintenance easements labeled around all SCMs**

44. Ensure all parking spaces meet minimum size requirements specified in UDO Table 5.8.5.B.

**Response: Parking spaces meet minimum size requirements specified in UDO**

45. What does this line denote? If a greenway, ensure that design is in compliance with Zebulon greenway design standards.

**Response: Greenway shifted to east side of site to line up with The 2015 Town of Zebulon Greenway, Bicycle, & Pedestrian Master Plan. Greenway cross section added to sheet C2.0**

46. Minimum pavement width for a local street is 26', per Zebulon street design standards.

**Response: 21' of pavement is provided with a 2.5' Curb and Gutter section on each side, total back-back dimension meeting the 26' requirement per Zebulon standards. Additional dimensioning added to clean up plans.**

47. Parallel parking spaces do not meet required width as shown in UDO Table 5.8.5.B.

**Response: 9' width between edge of pavement and parallel parking provided for all parallel parking spaces**

48. Provide and show pedestrian accommodations (applies throughout plan set).

**Response: ADA ramps now shown at intersections**

49. Add a cul-de-sac at this location, per UDO Section 6.10.J.3.

**Response: Temporary hammerhead turnaround added at west end of Road D, which could be extended in the future, per TRC discussions.**

50. Add a cul-de-sac at this location, per UDO Section 6.10.J.3 if this will not connect to another street at construction.

**Response: Road F to connect to existing street at development to the south of the site which is currently under construction (Wendell jurisdiction).**

51. Provide and note maintenance and access easement for SCM.

**Response: SCM access and maintenance easements labeled around all SCMs**

52. Provide and note maintenance and access easement for SCM.

**Response: SCM access and maintenance easements labeled around all SCMs**

53. Ensure that roadway grade meets the requirements of UDO Section 6.10.7.F.2.

**Response: Roadway grades flattened to be 3% maximum throughout the site**

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56. Ensure that roadway grade meets the requirements of UDO Section 6.10.F.2.

**Response: Roadway grades flattened to be 3% maximum throughout the site**

57. Remove overlap

**Response: Note shifted to eliminate overlap**

58. Remove overlap

**Response: Labels shifted to eliminate overlap**

59. Remove overlap

**Response: Labels shifted to eliminate overlap**

60. All WSEL's do not match

**Response: Water Surface Elevations updated to match pond detail and profile view**

61. Explain why there are 2 identical riser details shown here? Is the intent to have multiple risers in the SCM? If yes, show the riser 2 on plans.

**Response: SCM 3 will have 2 identical risers next to each other in order to safely convey the peak flows during storms up to the 25-year event, to prevent smaller frequency storms from activating the spillway frequently. Both risers are shown on plan view with details for both shown on the right side of the sheet.**

62. Is this area open space? If so, please label and detail what elements will be included

**Response: The area to the west of lot 137 will be open space, elements label on sheet C2.2**

63. Please label all open space areas as passive, active, or urban open space.

## Parks and Recreation

64. Please label all open space areas as passive, active, or urban open space.

**Response: Open space areas now separated into active and passive open space**

65. Per UDO 6.4, all greenways show on Town approved plans must be constructed and dedicated in new subdivision. The 2015 Town of Zebulon Greenway, Bicycle, & Pedestrian Master Plan as well as the Play Zebulon Parks & Recreation Master Plan calls for the Little River Greenway to be constructed along the river at this parcel.

**Response: Greenway shifted to east side of site to line up with The 2015 Town of Zebulon Greenway, Bicycle, & Pedestrian Master Plan. Greenway cross section added to sheet C2.0**

66. Consider adding additional active open space elements (playgrounds, disc course baskets, pickleball or basketball courts, etc.) to the plan

**Response: Playground and Deck/Patio added to pocket park in open space to the west of lot 137.**

## Planning

67. Please label the driveway depths. Please ensure that they meet the required depth of 25 ft per section 5.1.6.E of the UDO.

**Review: Driveway depths labeled on site plan sheets**

68. Please add sight distance triangles meeting the requirements in section 5.1.7 of the UDO.

**Response: Sight distance triangles added to plans and labeled on site plan sheets**

69. Please include a lighting plan with your future submittal.

**Response: Lighting plan sheets added as C10.0 – C10.5**

70. Please include a landscaping plan with your next submittal that meet the requirements in section 5.6 of the UDO.

**Response: Landscaping plan meeting the requirements of the UDO added to plans as sheets C9.0-C9.5**

71. Please Provide the minimum 50 guest parking spaces that are required by section 5.8.4 of the UDO. Please also note that each house must be within 1,320 ft of the guest parking spaces.

**Response: Guest parking space requirements to be met on each single family lot, with 2 driveway spaces and 2 garage spaces on each lot. Schematic and summary added to sheet C2.0.**

72. Please follow applicable steps to submit a TIA in accordance with UDO Section 6.13

**Response: TIA included with this submittal.**

73. The acreage listed here is different than what is listed on the cover page. Please make sure you have the right acreage and it is consistently listed throughout the plan set.

**Response: Acreages updated to reflect 100.41 acres per surveyed boundary**

74. Please show the sidewalk along this portion of Gannon

**Response: Sidewalk now shown along Gannon Avenue**

75. Please show the additional travel lane required for this to be a 4 Lane divided road as required by the CTP.

**Response: 4 Lane divided road now shown for Gannon Avenue**

76. The parking lot stem for a parking lot of this size must be 25' per section 5.1.6.F of the UDO.

**Response: Parking Lot Stem updated to be 25'**

77. All driveways must be at least 20 ft from any other driveway per section 5.1.6.g of the UDO.

**Response: Driveway locations updated to be either 20' or within 5' of other driveways per conversations with town staff during TRC.**

78. Driveway depths for Single Family Detached is 25 ft. Please make sure that all driveways will meet this standard. (UDO Section 5.1.6.E)

**Response: Driveway depths updated to be 25'. Driveway dimensions shown on site plan sheets**

79. Please align the driveways with each other so that they meet the driveway configuration requirements within 5.1.6.D of the UDO.

**Response: Driveways shifted to align with those on opposite side of street to the extent practicable, unless conflicts physically prevent this or it would be unsafe to do so such as at corner lots adjacent to intersections.**

80. Please align the driveways with each other so that they meet the driveway configuration requirements within 5.1.6.D of the UDO.

**Response: Driveways shifted to align with those on opposite side of street**

81. All driveways must be at least 20 ft from any other driveway per section 5.1.6.g of the UDO.

**Response: Driveway locations updated to be either 20' or within 5' of other driveways**

82. All driveways must be at least 20 ft from any other driveway per section 5.1.6.g of the UDO.

**Response: Driveway locations updated to be either 20' or within 5' of other driveways**

83. Please align the driveways with each other so that they meet the driveway configuration requirements within 5.1.6.D of the UDO.

**Response: Driveways shifted to align with those on opposite side of street**

84. All driveways must be at least 20 ft from any other driveway per section 5.1.6.g of the UDO.

**Response: Driveway locations updated to be either 20' or within 5' of other driveways**

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86. All driveways must be at least 20 ft from any other driveway per section 5.1.6.g of the UDO.

**Response: Driveway locations updated to be either 20' or within 5' of other driveways**

87. Please align the driveways with each other so that they meet the driveway configuration requirements within 5.1.6.D of the UDO.

**Response: Driveways shifted to align with those on opposite side of street**

88. Please make sure that all bonus points are labeled and can be found on the plans.

**Response: Bonus points now labeled on appropriate plan sheets**

89. Please include in your project the statement of consent for meeting 5.2 of the UDO. This statement can be found in 5.2.3

**Response: This statement can be added to the plan cover sheet prior to submittal set for signatures by owner.**

90. Staff would not consider this site as pedestrian oriented.

**Response: Pedestrian oriented points removed, and replaced with on-street parking, shade trees, and EV parking.**

91. Town of Zebulon Standards

**Response: Note updated to reflect Town of Zebulon Standards.**

92. All storm pipe camera footage to be turned in to Roger Silvers, Zebulon Public Works and reviewed, repairs if necessary completed prior to acceptance by the TOZ

**Response: Noted, Note added to C4.0**