

June 19, 2020

Town of Rolesville  
Technical Review Committee  
PO Box 250  
Rolesville, North Carolina 27571

RE: **The Point – East Young Street**  
**Case Number: PR-20-01**  
**Response to 2<sup>nd</sup> Preliminary Subdivision Plan Review Comments**  
**AWH-20000**

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

## **PLANNING DEPARTMENT**

### **Technical Review Committee**

1. Previous review comments identified on the 1st review comments and responded are accepted as revised with the 2nd submittal.  
**McAdams Response: Thank you.**
2. On Sheet 2.1.1 is showing the East Young St road improvements and at the intersection of Quarry Road is showing the improvements on the southern side of East Young Street with the new street intersection with Quarry Road. However, on the Quarry Road side of the intersection is showing a crosswalk on top of the existing travel lanes striping and behind the stop bar. Please review the required improvements, including the TIA recommendations for this intersection. Also, review base on the planned traffic light improvements to ensure that crosswalks curbs and sidewalks, including Handicap ramps at the intersection, can be installed and not interfere with the planned traffic light improvements. The purpose is to identify all improvements at this intersection on the preliminary subdivision plat that will be used to prepare the subdivision construction plans. These comments also apply to Sheet 6.2.

**McAdams Response: As shown on Sheet C7.00, the Quarry Road / E. Young Street intersection has been revised so that TIA recommended improvements are shown and the crosswalk and travel lanes on westbound Quarry Road at the intersection no longer overlap. Based on the provisions in the approved SUP, it is acknowledged that a warrant analysis must be completed prior to approval of the plat containing the 325<sup>th</sup> lot. Furthermore, it is acknowledged that if such warrant analysis does indicate that a signal is necessary and NCDOT approves the warrant and if signal equipment is to be installed on property owned and controlled by the Developer, then easements for the signal equipment shall be provided.**

3. With consideration of the preliminary subdivision plat, voluntary annexation of the entire project will be required for the development of this project as per the UDO for Town Services. Please consider submitting the voluntary annexation petition and proposed annexation boundary map for recordation to annex this property into Town limits to keep from holding up the subdivision construction plans submittal.

**McAdams Response: The annexation map and legal description were submitted for review by Bateman Civil/Survey to Danny Johnson on 06/10/2020 and to Julie Spriggs on 06/11/2020. The annexation petition is being submitted today (06/19/2020).**

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**



Michael J.E. Sanchez  
Principal Engineer, Residential