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MEMORANDUM

Date: 05/31/2023
To: Michael Elabarger
From: Jacqueline Thompson, PE
Subject: The Point Phases 1, 2, 6, & 9
FSP 23-04, 1st Submittal
Town of Rolesville, NC

This memo summarizes the review of Final Subdivision Plat submitted by The John R. McAdams Company, Inc., dated 12/13/22 (received 05/05/23).

Sheet 1-12:

1. There are placeholders that should be filled out in General Note 2.
2. Note that the bond will need to be reviewed when we get to that point.
3. Please verify the spelling/grammar on the cover page is correct. There appear to be multiple typos.
4. The date shown on this set of plans is currently listed as 12/13/2022, please verify and update as needed.

Sheet 3-12:

5. The signed CD 20-06 plans show Jolly Lane as private. Please update plans to reflect this. This comment applies to all applicable sheets.
6. There is a dimension pointing to the top of bank, however the top of bank line is not showing. Please update plans to show this. This comment applies to all applicable sheets.

Sheet 4-12:

7. There is an "existing pond" label, however no existing pond outline is shown. Please show pond.

Sheet 5-12:

8. Temporary construction easements are shown on these plans, however they appear to be part of phase 10 plans which are not included in this set. Please remove these from this submittal, or label as "Future" or "By Others", as appropriate.
9. The signed CD 20-06 plans indicate an old property line that does not appear to be shown on these plans. Please verify and update as needed.
10. The graphic scale on the bottom left corner of the sheet is cut off. Please adjust it so it can be clearly seen.

Sheet 6-12:

11. Please include the graphic scale on this sheet.

Sheet 7-12:

12. As shown in the signed CD 20-06 plans, there is an existing overhead utility easement (hereby abandoned) as well as old property lines that are running through this portion of the site. Please verify and include on plans.

13. Please include the graphic scale on this sheet.

Sheet 8-12:

14. The relative locations of the old property line, sewer easement and private access easement do not appear to be in the same locations as shown on the signed CD set. Please confirm the locations are correct.

Sheet 9-12:

15. The graphic scale on the bottom left corner of the sheet is cut off. Please adjust it so it can be clearly seen.
16. The section of Gaiety Way that is a 50' public R/w should be clearly labeled.
17. The signed CD 20-06 plans indicate the majority of Gaiety Way to be a 34' private R/W. The plans should be updated to reflect this.

Sheet 11-12:

18. Please include a north arrow and graphic scale on this sheet.