



621 Hillsborough Street
Suite 500
Raleigh, NC 27603
919.361.5000

AWH20000

February 26, 2025

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

RE: The Point – Phase 10
Case Number: FSP-25-01
Response to 1st F5 Plat Review Comments
AWH20000

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

Planning and Zoning

Planning Staff / Withers Ravenel

1. Provide written responses to ALL the comments received; mark-up to mark-up is fine.
McAdams Response: Noted.
2. Bubble / cloud any revisions made – these will be removed on the final / recordable version.
McAdams Response: Noted.
3. Revise all dates on all materials – keep original / initial dates as well (build the dates).
McAdams Response: Noted.
4. Add FSP-25-01 in a common location on all sheets.
McAdams Response: Added.
5. Streetlights – If new streetlights are installed in Town public right – of – way provide Lighting Plan exhibit that clearly indicates that number of poles. Staff will then INVOICE for the one – time \$650 / pole fee, which must be paid prior to Town signature / approval of plat.
McAdams Response: Lighting plan is included with submittal.
6. Contact GIS / 911 to attain addresses for every single lot; non-residential Lots can use terminology of “Open Space #X”; include this on next submittal. Note, the Legend and notes include an entry for Addresses, but none are present.
McAdams Response: Addresses added.

7. Cover Sheet Revisions:

- | Please add the project number FSP-25-01 to the cover page.

McAdams Response: Project number added.

- | Please clarify that the client listed is the property owner by correcting call out to “Client / Property Owner”.

McAdams Response: This has been revised.

- | Please include a site data table that includes the following information:

- Total phase acreage, setbacks, impervious surface lot, # of lots including # of open space lots.

McAdams Response: All of this information is included on the cover sheet and the area table on sheet 2. This is laid out according to McAdams standards and we would prefer to keep it as-is. Total phase acreage, number of lots and number of open space lots is included in the area table on sheet 2, other information is on sheet 1.

- Existing zoning “R&PUD”.

McAdams Response: Included with previous submittal, see general note 4.

- The Linear Length (and ROW width) of all new public right – of – ways being dedicated to the Town. Clarify Public or Private; per street / alley, delineate ROW widths and Linear Feet. Sum each category (Public, Private, 60’ ROW, 50’ ROW, etc).

McAdams Response: Linear length table added to cover sheet.

8. Signature Blocks – Add organizing “neat lines” to contain each separate signature block.

McAdams Response: Neat lines added.

Engineering

Jacque Thompson

1. See PDF mark-ups on the plat. There appear to be 13 entries / comments.

McAdams Response: Noted.

Public Utilities – City of Raleigh

Tim Beasley

1. Downstream SS improvements should be accepted by Raleigh prior to recording.

McAdams Response: Noted.

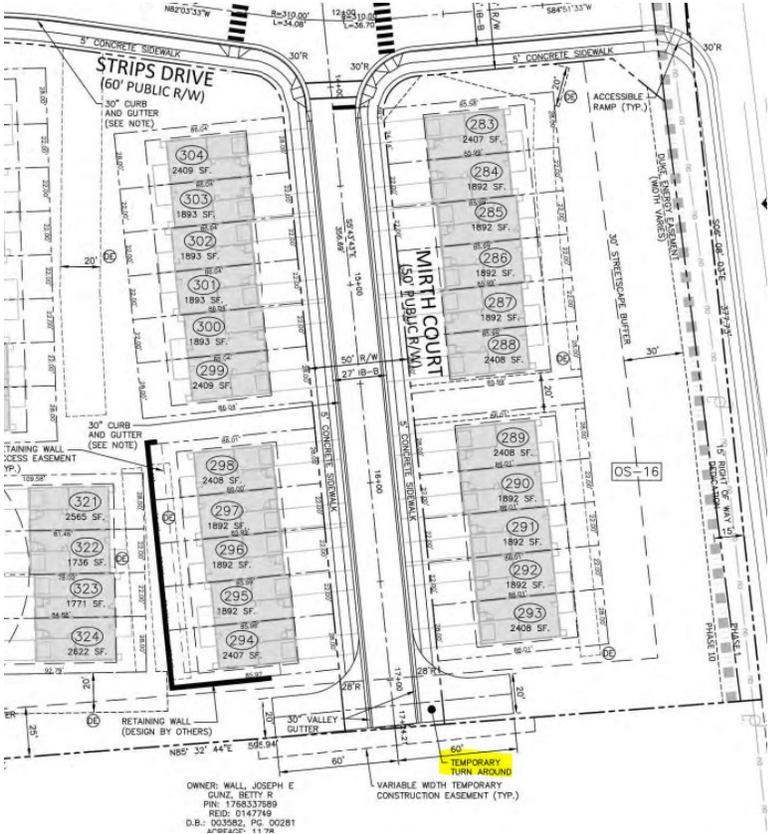
Fire / EMS – Wake County

Brittany Lingle

1. Staff contacted Katie and J. Taylor from McAdams to try to broach the below – please address this in the response to comments:

Is there a temporary turnaround noted at the dead end of Mirth Court? Or will it connect to an existing street?

McAdams Response: Yes, see snippet below.



Watershed Management – Wake County

Kevin Zelaya

1. Town Staff – it is not unusual for Wake County to not comment on a Final Plat – it is the Applicant’s responsibility to be in good standing with the County relative to SEC / SWF permits related to the land area of this plat.

McAdams Response: Thank you.

NCDOT

Jacob Nicholson

- 1. The Point (SOUTH) has completed all of the roadway improvements required for the residential phase with the exception of the signal warrant analysis based on a specific lot count. Until we reach that lot count or hit the commercial phase, NCDOT input is not needed.

McAdams Response: Thank you.

Parks & Recreation

Eddie Henderson

- 1. No comments.

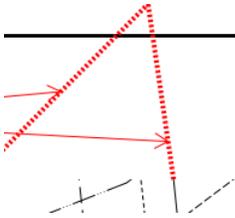
McAdams Response: Thank you.

Engineering

Dwayne Kroeze

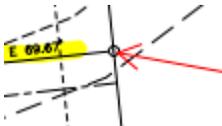
FINAL PLAT SHEET 3-5

- 1. Need to provide complete line work and labeling for Open Space boundaries, if being dedicated on this map.



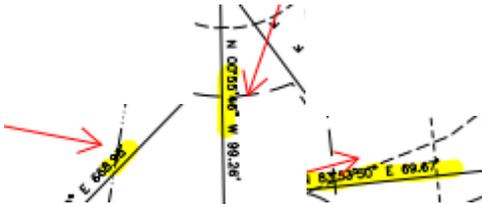
McAdams Response: Viewport has been adjusted.

- 2. Provide grid coordinated or grid tie. Provide reference or statement of how the coordinates were derived. (Does not have to be at this specific point).



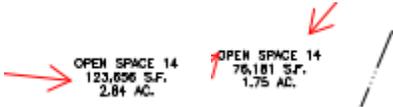
McAdams Response: Grid coordinates added.

- 3. Text is not legible or may not be if scanned for recording. Please move or mask text.



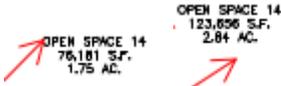
McAdams Response: This has been revised.

4. Please clarify if open space is created or existing. Provide references for existing (phase or map name if still in review).



McAdams Response: Labeled 14A and 14B.

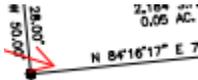
5. Duplicate labeling of Open Space 14. Assuming there's a need for the interior boundary, please label distinctly as 2 separate lots with different Open Space designations (14A and 14B).



McAdams Response: Labeled 14A and 14B.

FINAL PLAT SHEET 4-5

1. Please clarify if 6.60' is the total distance or the one pointed to.



McAdams Response: (Total) added to 6.60'

FINAL PLAT SHEET 5-5

1. Missing curve information for all lots. Please add lot curve tables.

McAdams Response: All curves are labeled, and the tables are on sheet 5. Table was mis-labeled.

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
Sanchez@mcaadamsco.com | 919. 361. 5000

MS/lm