



2905 Meridian Parkway  
Durham, NC 27713  
919. 361. 5000

AWH20000

April 30, 2025

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

**RE: The Point South – Phase 4**  
**Case Number: FSP-25-04**  
**Response to 1<sup>st</sup> F8 Plat Phase 4 Review Comments**  
**AWH20000**

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

## Planning & Zoning

Staff & Withers Ravenel

1. Provide written responses to ALL the comments received; responses should reference if/how/on what sheet was comment addressed; 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-25-04 prominently on the 1<sup>st</sup> sheet, and somewhere common on all the rest.  
**McAdams Response: This has been added.**
5. Addresses – Contact Wake Co. GIS/911 and attain Addresses and express them on each lot.  
**McAdams Response: Addresses added.**
6. Provide table/note that detail each lot by: Lot Number / Lot Address / Maximum Impervious Coverage permitted for Each Lot.  
**McAdams Response: See table, sheet 1.**
7. Provide a table/note of the Linear Length (and ROW width) of all new public right-of-ways being dedicated to the Town (or NCDOT). This is for State Powell Bill purposes.  
**McAdams Response: Table added to cover sheet.**

8. 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: Streetlight exhibit included with submittal materials.**

9. Make all the revisions/changes that were made to/on FSP-24-18.

**McAdams Response: Revisions made.**

## Engineering

Jacque Thompson

1. See PDF of mark-ups comments – there appear to be 7 entries/Comments.

**McAdams Response: Comments addressed.**

## CoR Public Utilities

Tim Beasley

1. Approvable by Raleigh Water but the downstream Harris Creek sewer improvements should be accepted by Raleigh prior to recording of lots.

**McAdams Response: Noted.**

## Wake Co Fire / EMS

Brittany Hocutt

1. Dead end roads over 150 ft in length shall have 60 ft hammerhead turn around provided. If temporary due to phase construction, then a temporary turn-around shall be provided.

**McAdams Response: There's only one dead-end road (Quarry Road) and it's less than 150 feet, so the turnaround is not required.**

## Wake Co Watershed Management

Elizabeth Powell

1. No comments were received, none are usually provided on subsequent Phases like this. Applicant is responsible for being in good standing with Wake Co. permits (SEC/SWF).

**McAdams Response: Noted.**

## Parks and Recreation

Eddie Henderson

1. No comments.

**McAdams Response: Thank you.**

## Mark-Ups

Dwayne Kroeze

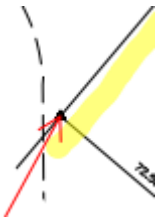
### FINAL PLAT 3-7

1. Please provide meters and bounds for highlighted lines along open space. Show adjoining lots and references or road names.



**McAdams Response: These have been added.**

2. Please provide a grid tie and/or coordinates for a property corner and statement on how the coordinates were established.



**McAdams Response: This has been added.**

### FINAL PLAT 4-7

1. Please provide meters and bounds for highlighted lines along open space. Show adjoining lots and references or road names.




**McAdams Response: This has been added.**

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**



Katie Martin | Assistant Project Manager  
Martin@mcadamsco.com | 919. 361. 5000

KM/lm