



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 5
Case Number: FSP-25-08
Response to 1st F9 Plat Phase 5 Review Comments
AWH20000

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

Planning & Zoning

Planning Staff

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-25-08 prominently on the 1st 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: Table added to 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: This has been added to the cover sheet.

8. STREETLIGHTS – IF new streetlights are installed in Town public right-of-way- provide Lighting Plan exhibit that clearly indicates the number of poles in This Plat. Staff will then INVOICE for the one-time \$650/pole fee, which must be paid prior to Town signature/approval of plat.

McAdams Response: Please see street light exhibit included with submittal materials.

9. Record the noted Retaining Wall Access Easement which presently has “blank” BM/PG – “blanks” cannot be recorded. They are either newly created via this Plat, or they are referenced from already Recorded plat.

McAdams Response: Noted. That plat will be recorded prior to this one and will be filled in prior to recordation of this plat.

10. In General – Make all the revisions/changes per the Staff Comment made to/on FSP-25-04 for Phase 4, received on 3-12-25.

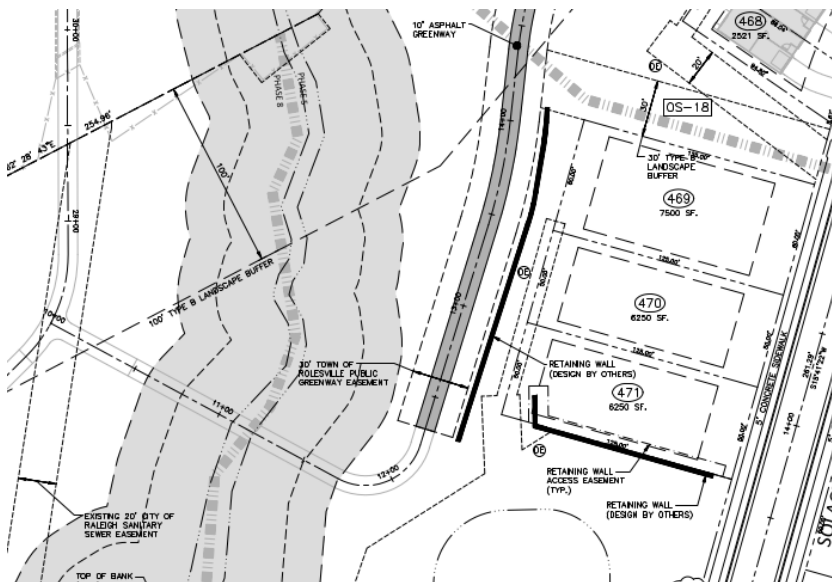
McAdams Response: Noted.

Parks & Recreation

Eddie Henderson

1. Please revise to show all of Greenway easement in Phase 5, include the section of bridge/boardwalk that goes over the creek. Excerpt on Left from PR 20-01 / on Right from FSP-25-08.

McAdams Response: See snippet below from approved CD's for CD package 2. This portion of the greenway easement matches the approved CD's for this package. The remainder of the easement will be recorded in future phases.



Mark-Ups

Dwayne Kroeze

FINAL PLAT 3-6

1. Please add NC Grid coordinates or appropriate tie. If GPS was used to establish the coordinates, please add the GPS survey statement to the face of the plat.



McAdams Response: Added to sheet 6.

2. Please add adjoiners and references.



McAdams Response: Adjoiners shown, and references will be filled in once those plats are recorded.

FINAL PLAT 4-6

1. Please add adjoiners and references.



McAdams Response: Adjoiner shown, and reference will be filled in once that plat is recorded.

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