

August 30, 2023

The Town of Rolesville
Planning and Zoning Staff
502 Southtown Circle
Rolesville, North Carolina 27571

RE: **The Point – Phases 1, 2, 6, & 9
FSP 23-04
Response to 2nd Final Subdivision Plat Review Comments
AWH-20000**

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

PLANNING

1. Provide a written response to ALL the comments.
McAdams Response: Noted.
2. Revise the dates on all materials, clearly indicated the 1st, and then 2nd, submittal.
McAdams Response: Noted.
3. Regarding Street Light Poles – see PDF of the submitted Duke Energy lighting plan – Staff counts 65 poles within public right-of-ways that require the \$650/pole one-time fee is payable at Final Plat recordation. Please confirm the 65 number, or provide auxiliary exhibit that clearly details the poles in Phases 1,2,6,9. Staff will follow-up with an INVOICE for payment after the number is confirmed.
McAdams Response: Invoice has been paid; the receipt has been submitted with the plat.
4. **NEW** – Please consider adding a Note saying something akin to *“This Final Plat and all preceding development entitlements pre-date the adoption on 8/2/22 by the Town of Rolesville of the Greenway Plan and Bicycle Plans, and this development is not required to comply.”* This will commemorate that situation and explain any observed deviations from those Plans, which Staff acknowledges this project is not required to follow. Thank you.
McAdams Response: Note added.
5. FYI – Please acknowledge the timing aspect of the NCDOT #2 comment relative to submitting this Plat to the Planning Director for signature (after the technical review is completed).
McAdams Response: Noted.

COR PUBLIC UTILITIES

Tim Beasley

1. V1 Comment: The necessary offsite sanitary sewer extensions by the Point and Kalas Falls must be installed, inspected and accepted by Raleigh prior to the recording of this plat.
V2: This previous comment still stands. Below is Raleigh’s conditional approval note on the CDs. These conditions must be met prior to the point CD packed #1 recording lots.

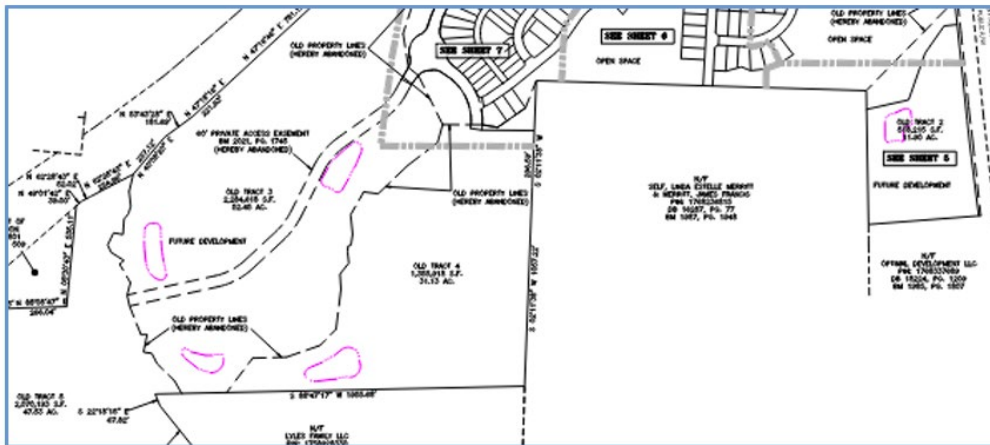
CORPUD APPROVAL CONDITION:
 CONVEYANCE OF SEWAGE FROM THE PROPOSED LOTS WITHIN THE POINT SOUTH CD PACKAGE #1 WILL RELY ON IMPROVEMENTS TO THE HARRIS CREEK INTERCEPTOR THAT ARE BEING DESIGNED BY AMERICAN ENGINEERING. THE PLAN SET IS TITLED HARRIS CREEK SANITARY SEWER REPLACEMENT AND WILL BE ASSIGNED PERMIT # S-5037. THE POINT SOUTH CD PACKAGE #1 LOTS WILL NOT BE RECORDED AND THE ONSITE WATER/SEWER UTILITIES WILL NOT BE ACCEPTED BY RALEIGH UNTIL THE HARRIS CREEK INTERCEPTOR IMPROVEMENTS UNDER PERMIT # S-5037 ARE APPROVED, INSTALLED, AND ACCEPTED BY RALEIGH FOR MAINTENANCE.

McAdams Response: Noted.

ENGINEERING

Brian Laux / Jacque Thompson

1. See clip below; these colored lines were not on the previous submittal, and are not labeled/explained. Either Remove if an error, or label/explain them and convert to Black. *Town Staff can review on this Signature set pending all other comments are resolved.*



McAdams Response: These have been removed.

NCDOT

Trevor Darnell

1. NCDOT improvements will be required per permits D051-092-21-00125 and E051-092-21-00201.

McAdams Response: Noted.

2. NC DOT does not support the Recordation of this Final Plat for residential lots prior to (the above road improvements being constructed and inspected).

McAdams Response: Noted.

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
Survey Technician II

KM/ee