



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

AWH20000

April 14, 2025

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

RE: The Point
Case Number: FSP-25-01
Response to 2nd F5 Plat 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. Repeat – FSP-25-01 is NOT OBSERVED in a common location on all sheets. Cover sheet has a bubble like it was intended but it is not there on PDF Town received.
McAdams Response: It was on a no-plot layer. This has been revised.
2. Repeat – Streetlights – The exhibit is wholly unclear as to where Phase 10 fits within it, and then exactly and specifically, HOW MANY street light poles are located in a new public street within this Phase. Revise / provide. Staff will then INVOICE for the one-time \$650/pole fee, which must be paid prior to Town signature . approval of plat.
McAdams Response: See exhibit included with submittal materials.
3. Add a neat line and title ('New Town public right-of-ways dedicated with this plat') to the now included list of new streets; thank you. As provided it just hangs in space with no title / explanation.
McAdams Response: Neat line added.
4. With Addresses now provided – Cover sheet or where space allows – create a Table that ties together / includes: Lot Number / Lot Address / Maximum Impervious Coverage for each lot. Newly added Note 11 can be removed in lieu of this new table.
McAdams Response: A table has been added to cover sheet.

5. Phase 10 is solely and only Sing-family attached (Townhomes) – correct? Why does Cover Sheet have FOUR (4) typical lot drawings of “Single-family detached” when this is a Townhome-only phase? Remove them as they are quite confusion-causing.

McAdams Response: This has been revised.

6. Copy over the Site Data Table on sheet 2 to sheet 1 at least; this should always / primarily be on the cover sheet. Revise it to include the Lot sequence(s), which is somewhat mentioned in the new Note 11. This disconnection of information should be eliminated, and information be front center and prominent.

McAdams Response: This information is shown on sheet 2 on purpose. So, whoever is looking at the plat can look at the area table vs. the overall layout of the site and the subject phase and see exactly how the lots, open spaces, right of way and future development are laid out as they are in the area table. I would prefer to leave this as-is. It has a purpose as-is. Putting it on sheet one disconnects it from the overall, which defeats its purpose.

City of Raleigh

Tim Beasley

1. No additional comments.

McAdams Response: Thank you.

2. Downstream sewer improvements should be accepted by Raleigh prior to recording.

McAdams Response: Noted. Will be completed prior to plat approval.

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

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KM/lm