



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

AWH20000

April 17, 2025

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

**RE: The Point South Phase 3
 Case Number: FSP-25-02
 Response to 2nd Phase 3 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. *Continue to* Provide written responses to ALL the comments received; mark-up to mark-up is fine.
McAdams Response: Noted.
2. *Continue to* Bubble/cloud any revisions made – remove these on the final/recordable version.
McAdams Response: Noted.
3. *Continue to* Revise all dates on all materials – keep original/initial dates as well (build the dates).
McAdams Response: Noted.
4. HOLD – Per CORPUD – Downstream improvements must be completed before plat can be Recorded.
McAdams Response: Noted.
5. REPEAT -- FSP-25-02 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 added previously, but on a no-plot layer. This has been fixed.
6. REPEAT - STREETLIGHTS – The exhibit is wholly unclear as to where Phase 3 fits within it, and then exactly and specifically, HOW MANY street light poles are located in new public streets 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 revised exhibit included with submittal materials.

7. 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 lines added.
8. 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.
McAdams Response: This information is provided as it has been for all previously recorded plats for The Point. It is laid out according to McAdams standards for platting and we would prefer to keep it as-is.
9. Phase 3 is mostly Single-family attached (Townhomes) but also includes 6 Single-family detached lots. Cover Sheet has FOUR (4) variants of typical lot drawing of "Single-family detached" – Keep only the typicals that represent the 6 SFD lots in this Plat (phase). Keeping the others is quite confusion-causing.
McAdams Response: Extraneous typicals have been removed.
10. 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) also denoting "SFA (or TH)" and "SFD" so the Use is known. 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.

COR Public Utilities

Tim Beasley

1. Please provide a ref for the ex. sanitary sewer easement on Sheet 5.
McAdams Response: Reference added.
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
Martin@mcadamsco.com | 919. 361. 5000
KM/sms