

June 15, 2023

The Town of Rolesville  
Michael Elabarger, Senior Planner  
P.O. Box 250  
Rolesville, North Carolina 27571

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

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

**BOLTON & MENK**

**Jacqueline Thompson 919. 719. 1800**

Sheet 1-12

1. There are placeholders that should be filled out in General Note 2.  
**McAdams Response: Note 2 filled out.**
2. Note that the bond will need to be reviewed when we get to that point.  
**McAdams Response: Noted.**
3. Please verify the spelling/grammar on the cover page is correct. There appear to be multiple typos.  
**McAdams Response: Typos corrected.**
4. The date shown on this set of plans is currently listed as 12/13/2022, please verify and update as needed.  
**McAdams Response: This is a date for internal use.**

Sheet 3-12

5. The signed CD 20-06 plans show Jolly Lane as private. Please update plans to reflect this. This comment applies to all applicable sheets.  
**McAdams Response: Plat has been updated.**
6. There is a dimension pointing to the top of bank, however the top of bank line is not showing. Please update plans to show this. This comment applies to all applicable sheets.  
**McAdams Response: Linework is shown on all sheets.**

Sheet 4-12

7. There is an “existing pond” label, however no existing pond outline is shown. Please show pond.  
**McAdams Response: Pond is shown.**

Sheet 5-12

8. Temporary construction easements are shown on these plans; however, they appear to be part of phase 10 plans which are not included in this set. Please remove these from this submittal, or label as “Future” or “By Others”, as appropriate.

**McAdams Response: These have been removed from this plat.**

9. The signed CD 20-06 plans indicate an old property line that does not appear to be shown on these plans. Please verify and update as needed.

**McAdams Response: See BM 2021, pg. 1745.**



10. The graphic scale on the bottom left corner of the sheet is cut off. Please adjust it so it can be clearly seen.

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

Sheet 6-12

11. Please include the graphic scale on this sheet.

**McAdams Response: A scale has been added to sheets 6-11. No scale needed on sheet 12 as there is nothing to scale on that sheet.**

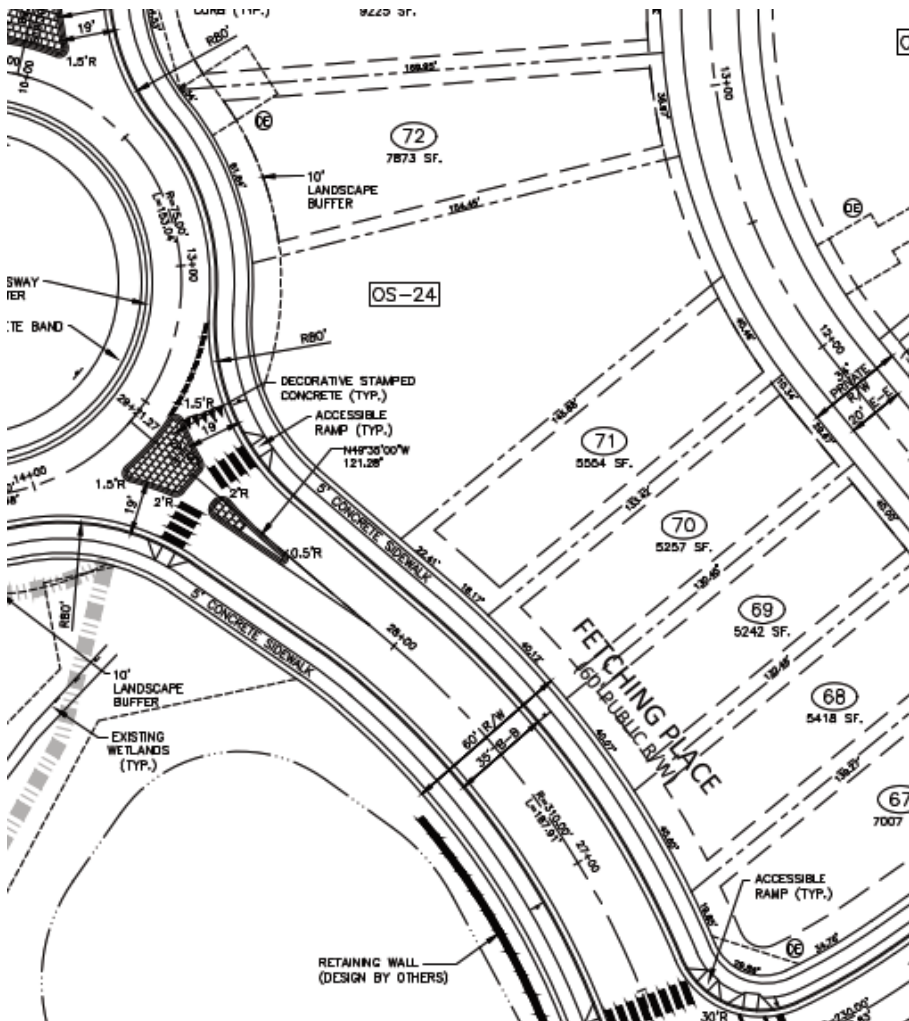
Sheet 7-12

12. As shown in the signed CD 20-06 plans, there is an existing overhead utility easement (hereby abandoned) as well as old property lines that are running through this portion of the site. Please verify and include on plans.

**McAdams Response: The property line was abandoned with BM 2021, pg. 1745, so I won't be showing it on this plat. The approved CD's I'm looking at do not show an existing utility easement. If it's shown as hereby abandoned, it was previously abandoned.**

13. Please include the graphic scale on this sheet.

**McAdams Response: Scale added.**



Sheet 8-12

14. The relative locations of the old property line, sewer easement and private access easement do not appear to be in the same locations as shown on the signed CD set. Please confirm the locations are correct.

**McAdams Response: Confirmed. The plat is showing them correct.**

Sheet 9-12

15. The graphic scale on the bottom left corner of the sheet is cut off. Please adjust it so it can be clearly seen.

**McAdams Response: Scale has been moved.**

16. The section of Gaiety Way that is a 50' public R/w should be clearly labeled.

**McAdams Response: Street labeled.**

17. The signed CD 20-06 plans indicate the majority of Gaiety Way to be a 34' private R/W. The plans should be updated to reflect this.

**McAdams Response: Label has been revised.**

Sheet 11-12

18. Please include a north arrow and graphic scale on this sheet.

**McAdams Response: North arrow and scale added to sheet 11, but not 12. There is nothing on sheet 12 oriented north.**

**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. Provide a Street Light pole exhibit or information to otherwise determine how many are in this Final Plat (these 4 phases) – the \$650/pole one-time fee is payable at Final Plat recordation.

**McAdams Response: See attached Lighting Plan prepared by Duke Energy.**

4. Regarding the Parks comment regarding Greenways, the Town acknowledges that the Point project was approved in concept circa 2019, with subdivision and Construction Plan creation in 2020, and final approvals between 2020 and 2022, and the Greenway/Bicycle Plans were adopted after all of those entitlements. Any change toward more compliance with these more recent Plans is appreciated and will be facilitated by the Town, however that might come to be. Please clarify if Applicant seeks to look at ways for compliance or will stand with the entitlements as approved.

**McAdams Response: The Construction Documents including Greenways and street corridors have been approved for the phases being platted and construction is currently underway. The applicant does not wish to alter the approved design of the greenways or street infrastructure due to the current stage of development.**

**PARKS & RECREATION****Eddie Henderson**

1. FYI - The Town Board of Commissioners adopted both Greenway and Bicycle Plans in August of 2022; Greenway Plan shows Greenway following Louisburg Road, where it cuts into the property and runs along Quarry Road until it meets E Young Street. This Plat shows Greenway (in compliance w the Plans) up and until it reaches the traffic circle of Quarry Road. The Bicycle Plan shows a bicycle boulevard on all of Quarry Road through the development; the Plat is absent any such bicycle facility.

**McAdams Response: The "Bicycle Plan" was adapted in August 2022, but the Construction Drawings were approved in April 2022 without any mention of the bicycle plan during the review process. Since Quarry Road is currently under construction, the applicant does not wish to alter the approved street design due to the current stage of development.**

**ENGINEERING****Brian Laux / Jacque Thompson**

1. See two (2) PDF's – (1.) Memo of written comments dated 05/31/2023; and (2.) Mark-up comments (appear to be 32) on the Final Plat itself.

**McAdams Response: Noted.****WAKE COUNTY WATERSHED MANAGEMENT****Janet Boyer**

1. Label SCMs by name.

**McAdams Response: SCM's are labeled.****COR PUBLIC UTILITIES****Tim Beasley**

1. 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.

**McAdams Response: Noted.****NCDOT****Trevor Darnell**

1. See PDF of Application for Driveway Entrance onto SR 1003, dated August 20, 2021.

**McAdams Response: Noted.**

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

**McAdams Response: Please note the road improvement are required prior to obtaining building permits, not platting lots. This is per the SUP agreement, attached, see sheets 3-4.**

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