



621 Hillsborough Street
Suite 500
Raleigh, NC 27603
919. 361. 5000

AWH20000

January 14, 2025

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

**RE: The Point Phase Two, Six, and Nine Partial
Case Number: FSP-24-23
Response to 1st V1 Review Comments
AWH20000**

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

Planning & Zoning

Michael Elabarger Michael.elabarger@rolesville.nc.gov 984. 251. 2364

PLANNING

1. Provide written responses to ALL the comments received; 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. STREETLIGHTS – IF new street lights are installed in Town public right – of – way provide Lighting Plan exhibit that clearly indicates that number of poles. Staff will then INVOICE for the one – time \$650 / pole fee, which must be paid prior to Town signature / approval of plat.
McAdams Response: Street lights for these phases have been paid for with previous plat. See attached receipt.
5. Add FSP-24-23 on the Cover / 1st sheet and then somewhere common on all subsequent sheets.
McAdams Response: This has been added to all sheets.
6. Explain / add Clear Cover Sheet note about these “future development lots” (1-10 and a 13 ?) that are detailed on Sheet #2. Are these areas not beyond Phases 2, 6, 9? Are these lands exempt from TOR platting jurisdiction / requirements?

McAdams Response: The Future Development lots were created with Book of Maps 2024, pg. 2184 when we pulled all but those 136 lots off the plat. They had to be labeled as something. Their total areas were accounted for in the area table under “Future Development”, but each was numbered and had an area on that plat. I’ve separated each out to show the original area each FD lot started with and how each was subdivided, just to show that all area is accounted for. Each FD lot is included in the Phases we are showing on the plat.

COVER SHEET

1. Signature Blocks – Add organizing “neat lines” to contain each separate signature block, as they appear completely disorganized on a giant white sheet.

McAdams Response: Neat lines added.

2. There is no Site Data Table – provide one.

- ! Incorporate the General Notes, the Lots per Phase and (Street) Quantities as components within.
- ! Clearly state the total number of residential and / or other lots, including the lot # sequences.
- ! Include minimum building setbacks.
- ! Provide a Lot Table that includes the Lot # and their addresses, so as to connect the two.

McAdams Response: All information is presented identically to previous plats. Setbacks have been added and addresses are on each lot.

3. Please add zoning district information on adjacent properties observed on Sheets 2, 4, 5.

McAdams Response: Zoning added.

Engineering

Jacque Thompson

1. See the PDF of mark-ups on the Final Plat.

McAdams Response: Noted, thank you.

City of Raleigh Public Utilities

Tim Beasley

1. The Harris Creek outfall improvements should be installed, inspected, and conditionally accepted by Raleigh prior to the recording of these lots.

McAdams Response: Noted.

Wake County Fire / EMS

Brittany Hocutt

1. Plans do not show street widths or dimensions only easements shown – Possible issues noted with cul de sac dimensions, dead ends, and temporary turn arounds may be needed. Please see standard comments below for overall design criteria.

- 1. Fire Department access roads shall meet provisions of the Fire Code for emergency operations.
- 2. Street width shall be a minimum of 20 ft wide with an all weather surface capable of withstanding imposed loads of fire apparatus weighing at least 75,000 lbs.
- 3. No vertical obstructions within 13 ft 6 inches over roadway which includes tree branches, signs or gates.
- 4. Grade shall meet minimum DOT standards and not exceed 10% grade.
- 5. Turning radius shall be sufficient to allow emergency vehicle access without stopping and repositioning.
- 6. Road widths where a hydrant is located shall be a minimum of 26 ft.
- 7. Dead-end roads over 150 ft in length shall have 60 ft hammerhead turn-around provided. If temporary due to phase construction then a temporary turn-around shall be provided.
- 8. If entrance gate provided then immediate emergency vehicle access shall be provided.
- 9. Gated entrances shall have a minimum or 12 ft roadway width in each direction or if one gate then a minimum of 20 ft width.
- 10. Buildings over 30 ft in height above fire department access road shall have 26 ft wide access roads for aerial apparatus.
- 11. Fire lane marking may be required in areas near building and around hydrants to provide unobstructed access.

McAdams Response: Noted.

Parks and Recreation

Eddie Henderson

- 1. There are no comments on this Final Plat.

McAdams Response: Thank you.

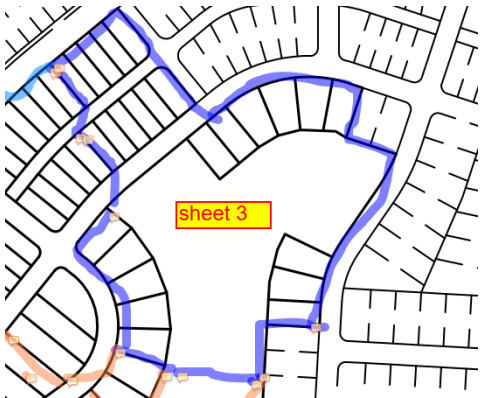
Final Plat Mark-Ups

Dwayne Kroeze

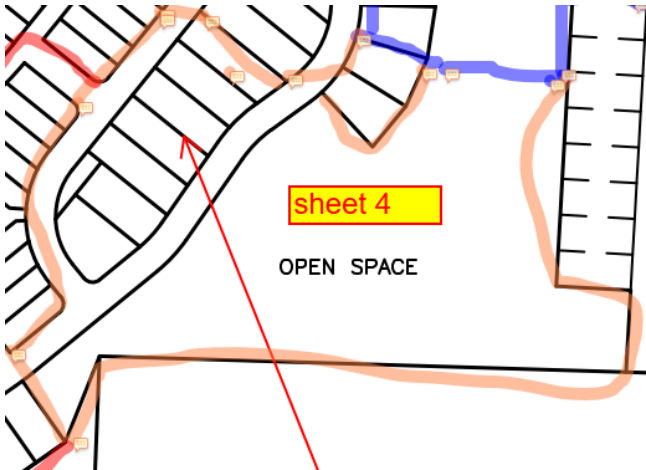
SHEET 2-7

- 1. Add phase lines to all sheets so legal descriptions can describe Phase # and Lot #. Show limits of mapping or references to previous recordings for adjoining lots.

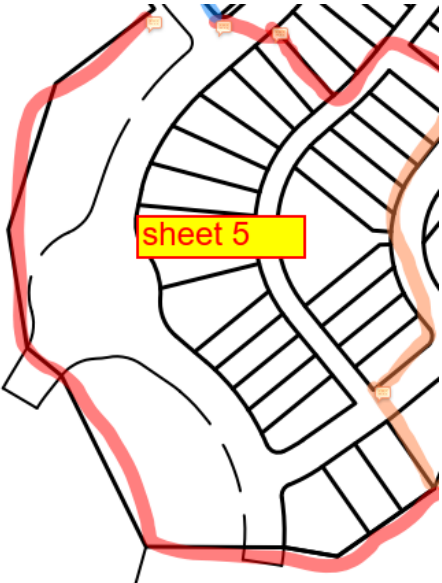
McAdams Response: Phase lines added to all sheets.



- 2. **McAdams Response: This has been labeled.**



3. **McAdams Response: This has been labeled.**

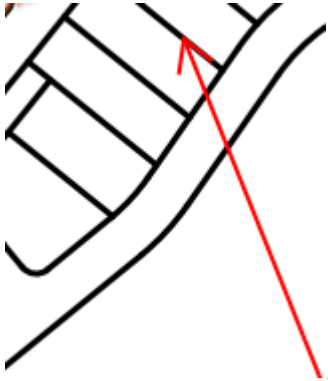


4. **McAdams Response: This has been labeled.**



5. **McAdams Response: This has been labeled.**

6. Add notations for sheet numbers (same as BM 2024, PG 2025).



McAdams Response: This has been labeled.

SHEET 3-7

1. Add phase lines to all sheets so legal descriptions can describe Phase # and Lot #. Show limits of mapping or references to previous recordings for adjoining lots.

McAdams Response: This has been labeled.

2. Remove new from previously recorded items (all sheets).



McAdams Response: This has been revised.

3. 9. Remove new from previously recorded items (all sheets).



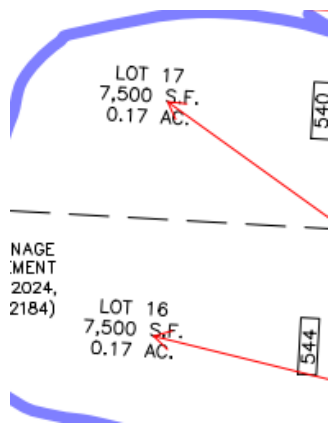
McAdams Response: This has been removed.

4. Add match line with sheet references.



McAdams Response: Matchlines are on all sheets.

5. Assuming these are previously recorded, note as such with reference.



McAdams Response: Property information added.

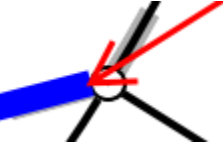
SHEET 4-7

- 1. Update with sheet number.



McAdams Response: This has been updated.

- 2. Please provide ties across roadways (typical) (These do not have to be in places noted but are needed for others to establish the lot ties across the roadways).



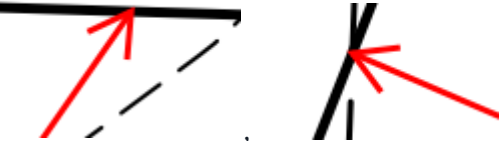
McAdams Response: The recorded plat shows all ties required for building the lots. I've added a few anyways.

- 3. Please remove "New" from previously recorded items (all items on maps).



McAdams Response: These have been removed.

- 4. Missing bearings and distances along these lines for Open Space 12.

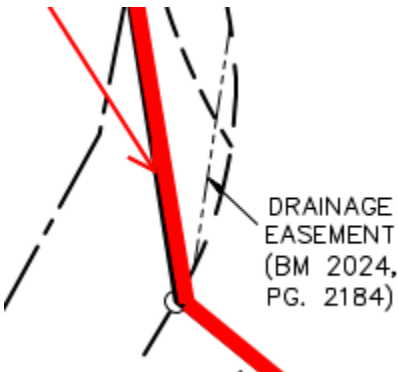


McAdams Response: These have been added.

SHEET 5-7

- 1. Add phase lines to all sheets so legal descriptions can describe Phase # and Lot #.
McAdams Response: Phase lines added.

- 2. BM 2024 PG 2185 notes these property lines as hereby abandoned. Are these new property lines? If they are abandoned, please remove.



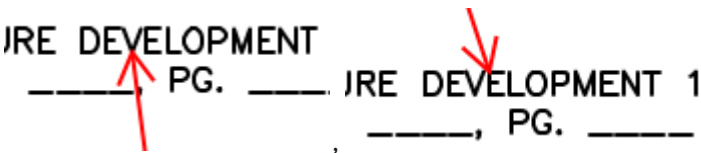
McAdams Response: These have been removed.

- 3. Remove new from previously recorded items (all sheets).



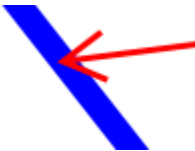
McAdams Response: This has been removed.

- 4. Is this part of this recording or has.



McAdams Response: These have been updated.

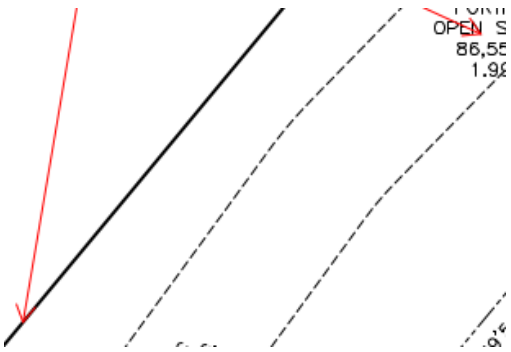
- 5. Please provide ties across roadways (typical) (These do not have to be in places noted but are needed for others to establish the lot ties across roadways).



McAdams Response: Ties added.

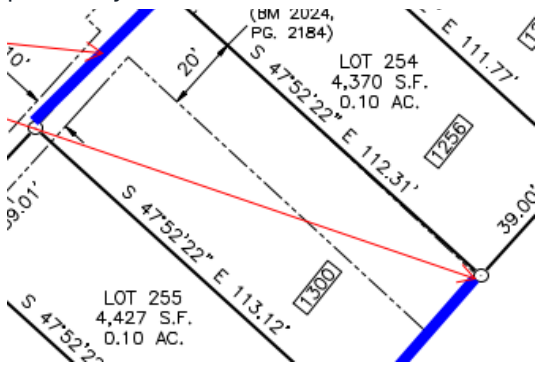
SHEET 6-7

- 1. Please label all metes and bounds for the open space area.



McAdams Response: Bearing added to the line along the right of way, the northern line is not a property line.

- 2. Please provide ties for these lot lines (required at these locations) Is this a lot, part of open space, or as it been previously recorded?



McAdams Response: Bearing added to the line along the right of way, the northern line is not a property line.

- 3. Please provide ties across roadways (typical) (These do not have to be in places noted but are needed for others to establish the lot ties across roadways).



McAdams Response: Ties added.

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