



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

AWH20000

February 26, 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 1st F6 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. 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: Dates added.
4. Add FSP-25-02 in a common location on all sheets.
McAdams Response: This has been added.
5. 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 onetime \$650/pole fee, which must be paid prior to Town signature/approval of plat.
McAdams Response: See exhibit included with submittal materials.
6. Contact GIS/911 to attain addresses for every single lot; non-residential Lots can use terminology of “Open Space #X”; include this on next submittal. Note, the Legend and notes include an entry for Addresses, but none are present.
McAdams Response: Addresses added.

7. Staff is counting 132 residential lots in this plat – Lots # 405 – 530 (126) + 538-543 (6) so 126+6=132. Sheet 2 in table at bottom says there are 113 lots- explain/clarify/correct.

SITE AREA TABLE PHASE 3	
ORIGINAL SITE AREA.....	53.41 ACRES
LOT AREA (113 LOTS).....	5.44 ACRES
OPEN SPACE AREA (3 LOTS).....	5.38 ACRES
RIGHT OF WAY AREA.....	3.49 ACRES
FUTURE DEVELOPMENT.....	38.08 ACRES
TOTAL.....	53.41 ACRES

McAdams Response: It's 405-444, then 472-543. I keep a spreadsheet of each lot with their square footage and acreage. The total was wrong, but it's 112 lots, not 113. This has been revised and a table added to the cover sheet.

8. Cover Sheet Revisions:

a. Please add the project number FSP-25-01 to the cover page.

McAdams Response: The has been added.

b. Please clarify that the client listed is the property owner by correcting call out to “Client/Property owner .

McAdams Response: This has been revised.

c. Please include a site data table that included the following information:

i. Total phase acreage, setbacks, impervious surface per lot, # of lots including # of open space lots.

McAdams Response: All of this information is included on the cover sheet and the area table on sheet 2. This is laid out according to McAdams standards and we would prefer to keep it as-is. Total phase acreage, number of lots and number of open space lots is included in the area table on sheet 2, other information is on sheet 1.

ii. Existing Zoning “R&PUD”

McAdams Response: See general note 4.

iii. The Linear Length (and ROW width) of all new public right-of-ways being dedicated to the Town. Clarify Public or Private; per street/alley, delineate ROW widths and Linear Feet. Sum each category (Public, Private, 60’ ROW, 50’ ROW, etc).

McAdams Response: Linear length table added to cover sheet.

9. Signature Blocks - Add organizing “neat lines” to contain each separate signature block.

McAdams Response: Lines added.

Engineering

Dwayne Kroeze

Sheet 2

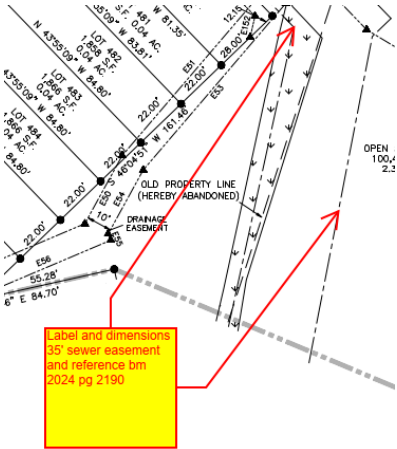
- 1. Hatch or outline area being recorded on this map.



McAdams Response: This has been hatched.

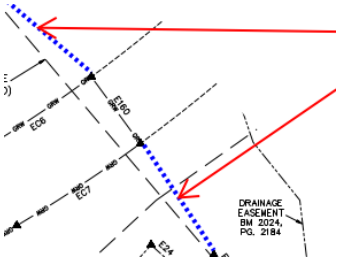
Sheet 3

- 2. Label and dimensions 35' sewer easement and reference bm 2024 pg 2190.



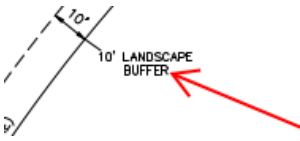
McAdams Response: This has been added.

- 3. Give ties along phase line, label adjoining phase and provide reference(s).



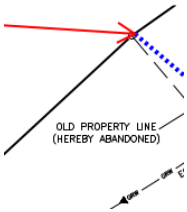
McAdams Response: Tie added.

4. Bm 2024 pg 2190.



McAdams Response: Reference added.

5. Provide grid coordinates or grid tie. Provide reference or statement of how the coordinates were derived. (does not have to be at this specific point).



McAdams Response: Grid coords added.

Wake Co Watershed Management

Kevin Zelaya

1. Town Staff - it is not unusual for Wake Co to not comment on a Final Plat – it is the Applicants responsibility to be in good standing with the County relative to SEC/SWF permits related to the land area of this plat.

McAdams Response: Noted, thank you.

COR Public Utilities

Tim Beasley

1. Please also label and provide a reference for the ex. CORSSE on sheet 3.

McAdams Response: Reference has been added.

NCDOT

Jacob Nicholson

1. The Point has completed all of the roadway improvements required for the residential phase with the exception of the signal warrant analysis based on a specific lot count. Until we reach that lot count or hit the commercial phase, NCDOT input is not needed.

McAdams Response: Noted, thank you.

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/sms