

May 22, 2024

The Town of Rolesville
Planning and Zoning Staff
502 Southtown Circle
Rolesville, North Carolina 27571

RE: **The Point South – Phases 1, 2, 6, & 9**
FSP 23-04
Response to 3rd Final Subdivision Plat Review Comments
AWH20000

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

PLANNING

Mike Elabarger michael.elabarger@rolesville.nc.gov

1. Lack of clarity as to the linear feet of new public right-of-ways being dedicated; this includes details of the ROW widths, the pavement width (edge to edge, inside curbing). Having this information is imperative for the yearly Powell Bill work the Town must do, as well as Capital Improvements planning long-term. Yes, this information is decipherable from across the CD/CID plan sets, but those records are not recorded and cannot be assumed to exist/be found years and decades in the future. A table on the plat first sheet is requested that includes this data; Staff can assist with this if Applicant has questions.
McAdams Response: Table added to cover sheet.
2. 2. Impervious coverage maximums per/for each lot – this is critical for future use by the initial home builders at Permitting, and then the eventual homeowners and Town staff; Staff has found it very difficult to impossible to locate this data from subdivision records (same reasons mentioned above in #1). Stormwater reports are even more difficult to first find and then interpret many years later. A note (if one I.C. amount applies to all) or an impervious allocation table (if the distribution of I.C. is variable) on the plat first sheet is requested to include this data; Staff can assist with this if Applicant has questions.
McAdams Response: Table added to cover sheet.

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

KM/ee