

FSP-24-07 – Kalas Falls SFD Ph 1 – V1 Submittal review cycle

START DATE: MARCH 03-04-24	DUE DATE: <u>04-08-24</u>	TRC/STAFF Comments issued on: <u>04/04/2024</u>
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Review Group / Staff	Comments	Cleared Comments
Planning & Zoning – Planning Staff & WithersRavenel	<ol style="list-style-type: none"> 1. Provide written responses to ALL the comments received; mark-up to mark-up is fine. 2. Bubble/cloud any revisions made – these will be removed on the final/recordable version. 3. Revise all dates on all materials – keep original/initial dates as well (build the dates). 4. Streetlight Pole one-time fee – Provide Lighting Plan that clearly indicates the number of Street light poles within the new public right-of-ways which the Town will be accepting responsibility for; INVOICE will then follow for the fee; signature will not occur until this payment is made. 5. Provide Bond Estimate for any unbuilt infrastructure; this review will occur closer to time of Recordation, to avoid any excessive time gap; Bond must be received by Town before signature (and thus Recordation). 6. On Cover Sheet, provide a clear and thorough Table of the proposed new Public Right-of-ways with Row Widths, Pavement widths, and linear feet (This is necessary for Powell Bill). 7. On Cover (and/or other sheets) – clarify and clearly note the per lot maximum Impervious Coverage allotted by subdivisions stormwater management design plans. 8. Sheet 1: Please advise as to whether any infrastructure was bonded as part of Phase 1. If so, please list the amount within the appropriate certificate (see markup) and please provide an improvement guarantee in accordance with Section 15.3.7.2 of the UDO. 9. Sheet 1: Please label the top row of the dimensional table “Lot Width”. 10. Sheet 1: As required by Section 15.3.8, please show all corporation limits/county lines on the plat (in reference to the immediately adjacent parcels to the south). 11. Sheet 1: Please show existing structures on all immediately adjoining parcels as required by Section 15.3.8. 12. Sheet 2: All E911 Addresses should be shown on the final plat. Please update all sheets (see mark up). 13. Sheet 3: Tansly Crest Loop is spelled "Tansley" on the approved CDs (CD 20-04). Confirm that the correct spelling of the road name and whether or not additional coordination with addressing needs to take place. 14. Per UDO Section 15.3.8, Where streets are dedicated to the public, but not accepted into a municipal or the State system before lots are sold, a statement explaining the status of the street in accordance with Section 15.4.5.2. Please advise as to the status of the proposed roadways. 15. Per UDO Section 15.3.8, please provide a copy of any proposed Deed restrictions or similar covenants. Such restrictions are mandatory when private recreation areas are established. 	

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Parks & Recreation - Eddie Henderson	No comments; it is simply noted that this subdivision attained entitlements and previous approvals before the adoption in 2022 of the Town Greenway and Bicycle Plans. Both Plans call for facilities within this subdivision (Sidepath and Bicycle Lanes along Rolesville Road), but given the timing, they cannot be retroactively required on this Final Plat.	
Engineering - Brian Laux / Jacque Thompson	See PDF of mark-ups on the Plat itself – there are 5 comments.	
Wake County Watershed Management - Janet Boyer	No comments were received; either contact Wake County directly, or express to Town Staff what SEC/SWF permits cover this area.	tbd
COR Public Utilities - Tim Beasley	See attached PDF – markups on the plat.	
NCDOT – Jacob Nicholson	The required road improvements for the subject development have not been completed and put under warranty. Therefore, NCDOT is not in support of the approval/Recordation of Final plats.	
Wake County Fire / EMS - Brittany (Hocutt) Lingle	No Comments.	