



FSP-24-07 – Kalas Falls SFD Ph 1 – V2 Submittal review cycle

START DATE: <b>JUNE 06-04-24</b>	DUE DATE: <u>07-03-24</u>	TRC/STAFF Comments issued on: <u>07/05/2024</u>
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Review Group / Staff	Comments	Cleared Comments
Planning & Zoning – Planning Staff & WithersRavenel	<ol style="list-style-type: none"> <li>1. <b>PAY the V2 resubmittal Invoice which was emailed/issued on 06-04-2024 – do not make a 3<sup>rd</sup> submittal until this is paid.</b></li> <li>2. <i>Continue to</i> Provide written responses to ALL the comments received; mark-up to mark-up is fine.</li> <li>3. <i>Continue to</i> Bubble/cloud any revisions made – these will be removed on the final/recordable version.</li> <li>4. <i>Continue to</i> Revise all dates on all materials – keep original/initial dates as well (build the dates).</li> <li>5. <u>Streetlight Pole one-time fee</u> – Per the provided Lighting Plan, Staff counts <b>24 poles</b> to be located within public right-of-ways – see Invoice PDF, which must be paid prior to Town signature of plat.</li> <li>6. <b>HOLDING/REPEAT</b> -- 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).</li> <li>7. <b>REPEAT/Response is “Developer has been notified” -- Sheet 1:</b> 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 UDO Section 15.3.7.2.</li> <li>8. <b>REPEAT – Staff observes lack of Jurisdiction (AND LACK OF ZONING WHICH SHOULD ALSO BE ADDED) for adjacent properties to this subdivision. Sheet 1:</b> 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.</li> <li>9. <b>REPEAT</b> - Per UDO Section 15.3.8, provide a copy of any proposed Deed restrictions or similar covenants. Such restrictions are mandatory when private recreation areas are established.</li> <li>10. <b>NEW</b> – PIN 1767392260, Christine Wilder, plat has PIN # incorrect as 1767392250 – check and revise all sheets.</li> <li>11. <b>NEW</b> – PIN 1767392250, Christine Wilder, according to IMAPS is NOT within the ETJ of the Town of Rolesville, but rather “straight” Wake County. Sheet 1 (others) were corrected to show Wake County but is also stating “Rolesville ETJ” which Staff finds to be incorrect. Demonstrate evidence that this property is ETJ, or remove ETJ reference.</li> </ol>	
Wake County Watershed Management - Janet Boyer	V2: No comments were received – <b>Tell Town Staff was the status is of SEC/SWF Permits for Phase 1.</b> V1: No comments were received; either contact Wake County directly, or express to Town Staff what SEC/SWF permits cover this area.	tbd

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COR Public Utilities - Tim Beasley	All of the 30' CORUE callouts still need to be changed to "New 30' City of Raleigh Sanitary Sewer Easement".	
NCDOT – Jacob Nicholson	<b>REPEAT</b> - 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.	
Parks & Recreation - Eddie Henderson	No comments	
Engineering - Brian Laux / Jacque Thompson	<i>No further comments.</i>	
Wake County Fire / EMS - Brittany (Hocutt) Lingle	<i>No Comments.</i>	