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WithersRavenel
115 MacKenan Drive
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Subject: Kalas Falls Phase 3, 3rd Submittal Comment Response
Town of Rolesville

1. Sheet 1 - Please add the landscaping sheets L1-L2 to the Sheet Index.
Response: These sheets have been added to the index.

2. Sheet 30 - Please include ADA ramps at mail kiosk parking lot entrance within ROW.
Response: Ramps have been added to the driveway entrance.

3. Sheet 30 - On Lot 200, please move building envelope out of drainage easement.
Response: This drainage easement has been removed.

4. Sheet 32 - Transition from sidewalk to side path should be tapered on the sidewalk side.
Response: The side path along the 234 & 235 has been rerouted so that the side path is tied directly to Falls Bluff where the side path runs adjacent to lot 235. The sidewalk approach coming out of phase 1 is already in a transition due to changes needed in phase 1.

5. Sheet 33 - Transition from sidewalk to side path should be tapered on the sidewalk side and planting strip should maintain standard detail width.
Response: This has been accounted for with a greenway easement added to lot 235.

6. Sheet 33 - Please label Tot Lot. Will it be constructed prior to completion of this phase? How will this area be accessed?
Response: The Tot Lot has been noted on this sheet. The plan is for this to be installed before or shortly after any home construction has started.

7. Sheet L1 (73) - Per UDO Section 14.6.6, when a Class 2 use type (SF homes over 6,000 sq ft) is near a Bonafide Farm, a 25 foot opaque buffer is required.
 - a. Please note that PIN 1767069438 has tax deferred value on its tax card and is listed as a Agricultural use, indication Bona Fide Farm status.
Response: A buffer has been added.

8. Sheet L2 (74) - Include a tree protection fencing detail (if not already provided on the overall detail sheet).
Response: A tree protection fence detail is included on CD1 of the original plan submittal.

9. Please include a street lighting plan per 15.4.7.3 of the UDO.

Response: We are coordinating with Duke Energy to provide lighting plans for this and another phase so that they can all be done at the same time.

Thank you,



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