



February 4, 2025

Town of Rolesville Planning
c/o Michael Elabarger
PO Box 250,
Rolesville, NC 27571

Subject: **CD-21-07 Kalas Falls Phase 3
V4 Submittal review cycle – Comment Summary Response**

Dear Michael,

Please find below the review comments with responses received 1/6/2025.

Planning & Zoning Plannings Staff & WithersRavenel

4. **Lighting Plan – Per UDO 15.4.7.3 provide** a street lighting plan. At time of FSP approval, payment for street light poles within new public right of ways will be invoiced (and paid).
Response: This is in the process of being coordinated with Duke Energy.

5. **New – Sheet 4.4. (20)** – Please cleanup the overlapping “Existing PVC Sanitary Sewer” and adjacent property owner callouts:
Response: This has been revised.

6. **Partial Repeat- 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: This has been completed

 - b. The added buffer does not extend the length of the adjacent property – Why is this? Please continue the UDO required 25’ buffer to the SCM.
Response: The buffer has been revised.

Parks & Recreation- Eddie Henderson/Tanner Hayslette

1. Due to Applicant intention to cease physical construction of the Greenway approximately 30’ (? – confirm dimensions) from subdivision boundary, to enable Town and HOA in the future to complete Greenway construction where it is feasible, provide a wide lateral (plan image east/west) Greenway Easement in this (yellow box) general area, from the point where the

Greenway Easement housing the planned construction Greenway ends. If this is unclear, discuss with Staff.

Response: The easement at the property line has been adjusted to allow for further options when extensions are needed.

2. Please edit all pages to show the **30'** – **not 20'** - Public Greenway Easement; see clip example where it is stated as 20' wide.

Response: Public greenway easement has been revised to be 30' wide.

3. Parks Staff and Engineering want to discuss the final routing of the greenway near SCM 3B. Staff understands there may be physical and/or jurisdictional (Wake co. permitting) reasons for not keeping Greenway “off street” like earlier iterations of this Greenway showed – this needs to be clearly expressed and justified for Town acceptance of the proposed routing. This is intended to be the LAST conversation on this location/matter, not the first.

Response: This was discussed in a separate meeting and it was determined the proposed alignment will be allowed.

Engineering – Jacque Thompson

1. See PDF of written memo dated 12-20-24 – there are 28 comments.

Response: Noted. A comment response letter and redline response has been provided.

2. See PDF of mark-up comments on the plans; there are unknown entries/comments because the file was not Optimized – over 11k “comments” appear.

Response: Noted.

COR Public Utilities- Time Beasley

See PDF of mark-up comments on 7 of the sheets.

Response: Noted. A redline response document has been provided.

Wake Co. Watershed Management – Kevin Zeyala and Alex Geddie

No Comments received; it is the Applicant’s responsibility to complete necessary Wake Co. Permit SEC-136720-2024 and ensure Wake Co. will be able to sign this CD plan set.

Response: Acknowledged.

NCDOT- Jacob Nicholson

All the road improvements required for this development were tied to Phase 1, so NCDOT input on these construction drawings is not needed.

Response: Noted.

Wake County Fire/EMS- Brittany Hocutt

No comments on this project.

If you have any questions or concerns, please contact Brad Haertling, Civil Department Manager at 919-469-1101 or via email at bhaertling@american-ea.com.

Sincerely,



Brad Haertling

Civil Department Manager

American Engineering Associates – Southeast, PA