

**CID-25-01 – Kalas Falls Ph 5 – Townhomes – V1 Submittal review cycle**

START DATE: <b>JANUARY 2025</b>	DUE DATE: <b>__02-10-25__</b>	TRC/STAFF Comments issued on: <b>__02/10/2025__</b>
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Review Group / Staff	Comments	Cleared Comments
Planning & Zoning – Planning Staff & WithersRavenel	<ol style="list-style-type: none"> <li>1. Provide a Written Response to ALL comments – responses should reference If/how/on what sheet was comment addressed.</li> <li>2. Add revision dates to all submittal materials.</li> <li>3. Cloud/bubble all changes.</li> <li>4. Add “CID-25-01” to the Cover sheet and on every plan set sheet.</li> <li>5. It would be appreciated if the word “Infrastructure” could be inserted between Construction and Drawing everywhere that “Construction Drawings” is stated, as that is the terminology the Town of Rolesville utilizes, and is the type of application this submittal is. While the project is vested to the UDO, terminology was not well standardized in the UDO, whereas the LDO has express terminology in Appendix A of all the various types of Development Applications. Thank you.</li> <li>6. <u>Cover Sheet</u> – removed the ‘fillable’ Town approval stamp – a customized complete stamp will be provided from/for the Town to be placed on Cover sheet upon resolving all TRC Comments.</li> <li>7. <b>Lighting Plan (Missing)</b> - include a sight lighting plan including all requirements of 14.8.2.</li> <li>8. <b>Parking Screening</b> - Please screen parking areas (VUA) in accordance with 14.7.5.</li> <li>9. <b>Open Space Detail</b> - Please provide detail of the proposed Amenity Site including hardscape, pedestrian access, lighting landscaping etc. as it is to be constructed at the same time as the greenway in this phase of development.</li> <li>10. <b>Parking Entrance Width</b> - All parking lot entrances are less then the 24 ft in width (See UDO 10.1.6) required for 2 way travel lanes, please address.</li> </ol>	✓
Parks & Recreation - Eddie Henderson	Comments will be provided at a later date.	
Engineering - Jacque Thompson	See the four (4) PDF’s – (1) Written memo dated 02-05-2025 with 37 comments; (2) Plan set 1 <sup>st</sup> half MARK-ups – there appear to be 27 entries/comments; (3) Plan set 2 <sup>nd</sup> Half MARK-ups – there appear to be 22 entries/comments; (4) Drainage Report Mark-ups.	
Wake Co Watershed Management – Kevin Zelaya	<i>Town staff – no comments were provided. Applicant should contact Wake Co. directly and/or submit required SEC/SWF Permits.</i>	
COR Public Utilities - Tim Beasley	See PDF of comments on 4 Sheets from Plans Part 1 – CU100, CU401, CU402, and CU403.	
NCDOT – Jacob Nicholson	This submittal has no impacts to NCDOT R/W, so no NCDOT permitting or input is needed.	✓
Wake County Fire / EMS - Stephen Wolf/Brittany Lingle	There are no comments on this project at this time.	✓