

CD-21-07 – Kalas Falls Phase 3 – V3 Submittal review cycle

START DATE: SEPTEMBER 2024	DUE DATE: <u>10-07-24</u>	TRC/STAFF Comments issued on: <u>10/04/2024</u>
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Review Group / Staff	Comments	Cleared Comments
Planning & Zoning – Planning Staff & WithersRavenel	<ol style="list-style-type: none"> 1. <i>Continue to Provide</i> a Written Response to ALL comments. 2. REPEAT - Add Revision Dates to all submittal materials – Especially the Plan Set. 3. <u>Legibility of this PDF is poor</u> - specifically on Grading and Drainage sheets – and Staff has to sometimes guess what some of the written text is; Staff cannot perform an complete review with it in this state; Please re-plot or convert this at a better resolution. 4. <u>Cover Sheet</u> – revise title to “Construction Drawings for Kalas Falls Phase 3” & add “CD 21-07”. 5. <u>Cover Sheet</u> – put all Signature Blocks together at bottom of sheet. Leave blank space for TOR. 6. See PDF of written Memo comments from WithersRavenel – there are 9 comments. 7. See PDF of mark-up comments on the Plan set – there are 10 entries/comments. 	
Parks & Recreation - Eddie Henderson	<ol style="list-style-type: none"> 1. Reroute the Greenway behind lots 234 and 235 – Greenways <u>do not</u> run in front of homes. 2. Widen the Greenway easement to 30’ (current standard is 50’, with reduction to 30’ for environmental reasons). 20’ is wholly insufficient space for maintenance/repair work to occur. 3. Confirm if physical Greenway trail will continue all of the way to northern property line or if it Proposed to stop before it reaches this point. If it stops short of the property line, please explain why. 4. Revise landscape plan to remove <i>Ulmus parvifolia</i>, which is considered by the State to be an invasive - https://nc-ipc.weebly.com/uploads/6/8/4/6/6846349/invasive_plant_list_ranked_2023-11-16.pdf 5. Revise landscape plans to provide more diversity of native trees and shrubs, which currently shows none. See these links: https://ncwildflower.org/recommended-native-species/ and https://content.ces.ncsu.edu/extension-gardener-handbook/12-native-plants 	
Engineering - Brian Laux / Jacque Thompson	<ol style="list-style-type: none"> 1. See PDF of written memo dated 10-02-24, with 17 comments. 2. See PDF of mark-up comments on the plans; there are 35 entries/comments. 	
COR Public Utilities - Tim Beasley	Please submit legible plans for the next review.	
Wake County Watershed Management - Janet Boyer	No Comments received; Applicant should contact Wake Co. directly. Under what Wake County permits is this Phase included? Address the status of Wake County in the Response to comments.	TBD
NCDOT – Jacob Nicholson	No comments were received; DOT will be included until a positive response is provided.	TBD
Wake County Fire / EMS - Brittany Hocutt	No comments on this project.	