

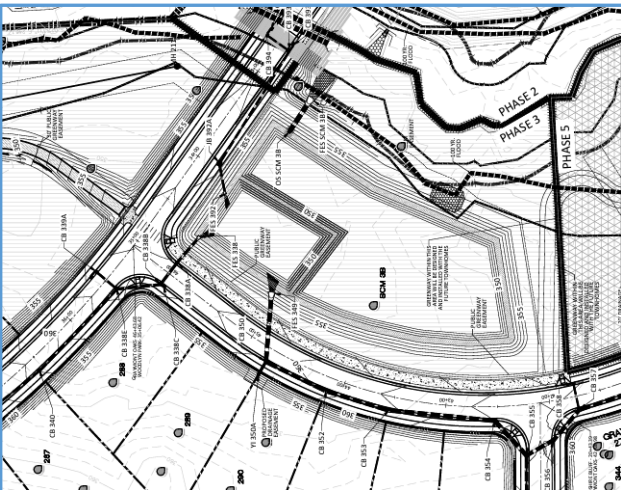
CD-21-07 – Kalas Falls Phase 3 – V4 Submittal review cycle

START DATE: DECEMBER 2024	DUE DATE: <u>12-20-24</u>	TRC/STAFF Comments issued on: <u>01/06/2025</u>
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Review Group / Staff	Comments	Cleared Comments
<p>Planning &amp; Zoning – Planning Staff &amp; WithersRavenel</p>	<ol style="list-style-type: none"> <li>1. Continue to Provide a Written Response to ALL comments.</li> <li>2. Continue to Add Revision Dates to all submittal materials – Especially the Plan Set.</li> <li>3. <i>FYI – Note the new Staff members at Wake County Watershed Management – Janet Boyer has retired.</i></li> <li>4. <b>Lighting Plan – Per UDO 15.4.7.3 provide</b> 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).</li> <li>5. <b>New – Sheet 4.4. (20)</b> – Please cleanup the overlapping “Existing PVC Sanitary Sewer” and adjacent property owner callouts:                     <div data-bbox="535 634 1522 1122" style="border: 1px solid black; padding: 5px; margin: 10px 0;"> <p style="font-size: small;">BENNY L. MOODY JEFFERY LYNN MOODY EXISTING 12" PVC SANITARY SEWER BUILT IN PHASE 2 PERMIT # S-4825 B.M. 2016, PG. 38 B.M. 1986, PG. 968 B.M. 1928, PG. 142 PIN NO. 1767.01-28-4304 REAL ESTATE ID: 0048422</p> </div> </li> <li>6. <b>Partial Repeat- Sheet L1 (73):</b> 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.                     <ol style="list-style-type: none"> <li>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.</li> <li>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.</li> </ol> </li> </ol>	



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	<p>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.</p>		
<p>Engineering - Jacque Thompson</p>	<ol style="list-style-type: none"> <li>1. See PDF of written memo dated 12-20-24 – there are 28 comments.</li> <li>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.</li> </ol>		
<p>COR Public Utilities - Tim Beasley</p>	<p>See PDF of mark-up comments on 7 of the sheets.</p>		
<p>Wake Co Watershed Management – <b>Kevin Zelaya and Alex Geddie</b></p>	<p>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.</p>	<p>TBD</p>	
<p>NCDOT – Jacob Nicholson</p>	<p>All of the required road improvements for this development were tied to Phase 1, so NCDOT input on these construction drawings is not needed.</p>	<p>N/A</p>	
<p>Wake County Fire / EMS - Brittany Hocutt</p>	<p>No comments on this project.</p>	