


CD-21-07 – Kalas Falls Phase 3 – V5 Submittal review cycle

START DATE: FEBRUARY 2025	DUE DATE: <u>02-21-25</u>	TRC/STAFF Comments issued on: <u>02/24/2025</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 a Written Response to ALL comments.</i> 2. <i>Continue to Add Revision Dates to all submittal materials – Especially the Plan Set.</i> 3. REPEAT - Lighting Plan – Per UDO15.4.7.3 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). 	
Engineering - Jacque Thompson	<ol style="list-style-type: none"> 1. See PDF of mark-up sheets that go with these Comments. 2. Updated erosion control sheets should be included in the next submittal based on the most recent Wake County (SEC) submittal. 3. Please review the backyard and rear yard drainage across the site now that mass grading has been added; there appear to be several low points that are not being drained; see the attached markup. 4. Where there are drainage swales being provided across 2 or more lots, add/provide a drainage easement. 	
COR Public Utilities - Tim Beasley	See PDF of mark-up comments – there appear to be 13 entries/comments.	
Wake Co Watershed Management – Elizabeth Powell / Barney Blackburn	<p>V5 – No comments were received, but there are new staff involved – please contact them and check the status of the SEC/SWF Permits.</p> <p><i>V4 - 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.</i></p>	TBD
Parks & Recreation - Eddie Henderson / Tanner Hayslette	No further comments.	
NCDOT – Jacob Nicholson	<i>All of the required road improvements for this development were tied to Phase 1, so NCDOT input on these construction drawings is not needed.</i>	N/A
Wake County Fire / EMS - Brittany Hocutt	<i>No comments on this project.</i>	