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December 2, 2024

TRC- Staff Review

V4 - response to V3  
Comment  
SUMMARY  
document

To: Planning & Zoning Staff, Withers Ravenel,  
Eddie Henderson- Parks & Recreation  
Brian Laux/Jacque Thompson – Engineering  
Tim Beasley – COR Public Utilities  
Janet Boyer – Wake County Watershed  
Jacob Nicholson - NCDOT  
Brittany Hocutt – Wake County Fire/EMS

Subject: CD-21-07- Kalas Falls Phase 3- V3 Submittal Review Cycle

Below are the responses to the most recent set of comments received on 10-07-2024

## Construction Drawings

### Planning & Zoning-Planning Staff/WithersRavenel

1. Continue to Provide a Written Response to ALL comments.

Response: These have been provided under a separate letter.

2. REPEAT - Add Revision Dates to all submittal materials – Especially the Plan Set.

Response: Revision dates have been included.

3. Legibility of this PDF is poor - specifically on Grading and Drainage sheets – and Staff has to sometimes guess what some of the written text is; Staff cannot perform a complete review with it in this state; Please re-plot or convert this at a better resolution.

Response: The legibility has been corrected with this resubmittal.

4. Cover Sheet – revise title to “Construction Drawings for Kalas Falls Phase 3” & add “CD 21-07”.

Response: This has been added to the coversheet.

5. Cover Sheet – put all Signature Blocks together at bottom of sheet. Leave blank space for TOR.

Response: All signature blocks excluding Wake County are located on the lower portion of the coversheet.

6. See PDF of written Memo comments from WithersRavenel – there are 9 comments.

Response: These comments have been submitted separately.

7. See PDF of mark-up comments on the Plan set – there are 10 entries/comments.

Response: These comments have been submitted separately.

### **Parks & Recreation**

8. Reroute the Greenway behind lots 234 and 235 – Greenways do not run in front of homes.

Response: The greenway has been rerouted behind these lots and is now running adjacent to lot 235 to get to the intersection.

9. 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.

Response: The easement widths have been adjusted to 30'.

10. 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.

Response: The trail will stop short of the property-line so that the grading can tie back to existing within the project limits.

11. Revise landscape plan to remove *Ulmus parvifolia*, which is considered by the State to be an invasive –

Response: Planting Plan has been updated to remove invasive species.

12. Revise landscape plans to provide more diversity of native trees and shrubs, which currently shows none.

Response: Planting plan has been updated to include a greater diversity of native trees and shrubs.

### **Engineering – Brian Laux/Jacque Thompson**

13. See PDF of written memo dated 10-02-24, with 17 comments.

Response: These comments are accounted for within this submittal.

14. See PDF of mark-up comments on the plans; there are 35 entries/comments.

Response: v These comments are accounted for within this submittal.

### **COR Public Utilities- Tim Beasley**

15. Please submit legible plans for the next review.

Response: The legibility should be corrected with this resubmittal; I apologize for the previous submittal.

### **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.

Response: A separate submittal has been made to Wake County, SEC-136720-2024.

### **NCDOT- Jacob Nicholson**

No comments were received; DOT will be included until a positive response is provided.

Response: Noted.

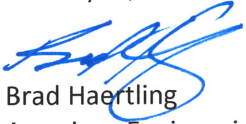
**Wake County Fire/EMS – Brittany Hocutt**

No comments on this project.

Response: Noted.

If you have any further questions or comments regarding the responses or plan revisions provided, please feel free to call or email me.

Thank you,



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