


CD-21-07 – Kalas Falls Phase 3 – V6 Submittal review cycle

START DATE: APRIL 2025	DUE DATE: <u>04/21/25</u>	TRC/STAFF Comments issued on: <u>04/22/2025</u>
-------------------------------	----------------------------------	--

Review Group / Staff	Comments	Cleared Comments
Planning & Zoning – Planning Staff	<ol style="list-style-type: none"> 1. <i>Continue to Provide</i> a Written Response to ALL comments and Add Revision Dates. 2. 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. <u>Sheets 4.1</u>: It appears the proposed grades have gone missing in some locations. Please correct this and review the grading to ensure no un-wanted low points exist, that positive drainage occurs away from the lots, between the lots, and into the storm system. 2. <u>Sheets 4.1-4.5</u>: The mass site grading appears to not consider building pads and therefore is creating some interesting contours through the site. Please consider what the intention of the mass grading is. The concern with allowing the grading as is, then coming back to grade each lot individually is that while mass grading is being reviewed, it is going to be adjusted and unknown backyard drainage, drainage between the homes, and potential unwanted low points will be created later. The site needs to be reviewed for: <ol style="list-style-type: none"> i. Slopes do not exceed 3:1 ii. Low points do not exist without storm structures iii. Positive drainage is occurring out from the lots and between the lots iv. Buildable area is being considered – a swale should not be going through a lot. If swales are intended to convey drainage, if the swale crosses 2 or more lots, a drainage easement is required. v. Lots are being graded considering future driveway grades; it is my understanding the goal is to not exceed 9.5% for driveways. 	
COR Public Utilities - Tim Beasley	<ol style="list-style-type: none"> 1. Sheet 20.0 - Sewer segment between MH200 – MH301 is still showing as 10" instead of 8" PVC; revise. 2. Email reviewer for public water/sewer permit Numbers and the Raleigh development fees associated with this project. These fees should be paid before asking COR to sign CID plans. 	
Wake Co Watershed Mgt – Elizabeth Powell	V6 – No comments were received, please contact them and check the status of the SEC-054348-2021 / SWF-054358-2021.	TBD
Parks & Rec – Eddie Henderson / Tanner Hayslette	<i>No further comments.</i>	
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>	