



**Agenda
Planning Board
Monday, August 24, 2020
7:00 PM**

Item	Topic
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PLEASE NOTE:

Please refer to COVID-19 instructions for this meeting:

<https://www.rolesvillenc.gov/agendas-minutes>

Persons who wish to comment on agenda item number five may do so by submitting the Cognito form via the link provided by **Monday at 5:00 pm.**

<https://www.cognitofrms.com/TownOfRolesville/townofrolesvillepubliccommentmissionform> Submitted comments will be read aloud during the consideration of that agenda item during the meeting before any consideration of the case.

Persons wishing to speak at the meeting will be required to sign in and will follow the instructions of the staff at Town Hall to be allowed to address the board appropriately under COVID-19 restrictions. Persons wishing to speak are encouraged to limit their speech to three minutes.

If you wish to join us via Zoom to watch a live broadcast of our meeting, please click here: <https://us02web.zoom.us/j/85017226363> Passcode: 751753

1. Call to order
2. Pledge of Allegiance
3. Invocation
4. Approve the July 27, 2020, Planning Board meeting minutes
5. PR 20-05 Kalas Falls Preliminary Subdivision Plat – 1832 Rolesville Road consisting of approximately 283 acres proposed for 454 single-family residential lots.

The Town of Rolesville is committed to providing accessible facilities, programs and services for all people in compliance with the American with Disabilities Act. Should you need assistance or a particular accommodation for this meeting please contact the ADA Coordinator.

6. UDO TA 20-01, Residential III Zoning District Text Amendment – Add single-family dwellings as a permitted use to the R III Residential Zoning District – remanded back to Planning Board by Board of Commissioners to receive new and updated information on the proposed text amendment.
7. Planning Director’s report
 - a. Town Board/Planning Board Virtual Special Meeting at 6 pm on Tuesday, August 25, 2020.
 - b. Development Activity Report
8. Town Attorney's report
9. Other business
10. Adjournment

The Town of Rolesville is committed to providing accessible facilities, programs and services for all people in compliance with the American with Disabilities Act. Should you need assistance or a particular accommodation for this meeting please contact the ADA Coordinator.



Planning Board Regular Meeting
July 27, 2020- 7:00 PM
502 Southtown Circle, Rolesville, NC 27571

MINUTES

PRESENT: Mark Powers, Chairman
Donnie Lawrence, Board Member
Jim Schwartz, Board Member
Ruth Payne, Board Member
Danny Johnson, Planning Director
Shelly Raby, Development Specialist
Mike Moss, Vice Chairman
Frank Pearce, Board Member
Davion Cross, Board Member
Michelle Medley, Town Commissioner/
Planning Board Liaison
Julie Spriggs, Planner II

ABSENT: Town Attorney Dave Neill

CALL TO ORDER

Chairman Mark Powers called the meeting to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE

The board collectively recited the Pledge of Allegiance.

INVOCATION

Board Member Moss gave the invocation.

APPROVAL OF MINUTES

Moved by Board Member Frank Pearce and second by Board Member Donnie Lawrence the motion to approve the minutes of June 1, 2020 carried by unanimous vote.

For the record: Vice Chairman Mike Moss recused himself, as he is the surveyor of record for this project on the agenda this evening.

Moved by Board Member Donnie Lawrence and second by Board Member Ruth Payne to recuse Board Member Mike Moss; carried by unanimous vote.

PR 20-03 The Preserve at Jones Dairy South Preliminary Plat

Planning Staff Julie Spriggs reviewed the maps and outlined the 216 single-family homes in a Residential and Planned Unit Development (R&PUD) District, located on the south side of Jones Dairy Road, east of Averette Ridge Subdivision. She reminded the board when you do a preliminary plat master plan, the master plan comes in with the Special Use Permit (SUP 18-05) and from the master plan, and you draw up the preliminary plat that was turned in as part of the rezoning R & PUD and the SUP 18-05. The Board of Commissioners granted both the rezoning and the special use permit on September 17, 2019, and the neighborhood meeting was on February 25, 2020. The meeting tonight is to compare what the difference is between the master plan and the preliminary plat; and to receive approval if warranted. Planning staff and the Technical Review Committee (TRC) have met, and both recommend approval of the subdivision plat with the following condition: the right of-way improvements and the easement dedication are shown to the property line where there are two notes about the payment in lieu. We will request they remove the fee in lieu, and instead show the improvements on the preliminary plat. The fee in lieu is a separate process that happens with the Board of Commissioners after the construction drawings. The engineers are here to answer any questions.

Planning Board Member Donnie Lawrence questioned if Flash Drive would come all the way out to Chalk Road. Julie responded that it is not on this parcel, since the adjoining property does not belong to them. Planning Director Danny Johnson also noted there is a fifty-foot (50) strip through there that has a greenway trail on it, and if Flash Drive extended over to Chalk Road, it would relate to the adjoining properties. Donnie noted there would only be one entrance and exit on this property. Danny said there would be a connector street into Averette Ridge subdivision making two connections. Donnie noted that would make it so no traffic additional traffic would flow onto Chalk Road at this time. Planning Board Chairman Mark Powers questioned where the do the greenway cross the road, particularly thinking about Jones Dairy. Is it only planned for a marked crosswalk? Danny stated there would be a signal at the intersection of Jones Dairy and Averette Road; further stating DOT identified the rest as only needing striped crosswalks at this time. Planning Board Member Frank Pearce asked for the timeline of a stop light. Danny replied it is outlined in the SUP, but he would need to look for the exact timeframe, noting it is based off the number of homes. Donnie questioned if there will be any road widening, Danny replied road improvements are in the plans. Planning Board Member Ruth Payne questioned if Averette Road will be four lanes and Danny confirmed four lanes are in the future up to the Wake County line.

Upon a motion by Board Member Donnie Lawrence and second by Board Member Frank Pearce, the Preserve at Jones Dairy South Preliminary Subdivision Plat with right of-way improvements and easement dedications shown to the property line where note about payment in lieu is noted was approved by unanimous vote.

PLANNING DEPARTMENT'S REPORT

June Development Activity Report

Planning Director Danny Johnson reviewed the June report, and noted for fiscal year 19-20, we issued over 150 new single-family home permits, finishing strong and above projections for the budget. A joint meeting previously suggested with the Town Board and The Planning Board was postponed. At the next town board meeting, there may be a discussion to schedule that meeting possibly in the middle to the later part of next month. On Friday July 24, the Town Board met for a special meeting to discuss the R-III text amendment case for adding single-family homes with some standards. No action was taken. At the next meeting, there will be a discussion about setting a public meeting.

TOWN ATTORNEY'S REPORT: None at this time

OTHER BUSINESS: Planning Board Member Ruth Payne stated she will submit a letter of resignation soon to Town Clerk Robin Peyton as she will be relocating in August, therefore she can no longer serve on the Planning Board at this time. The board collectively wished her well and thanked her for her service to the town.

ADJOURN

There being no more business before the board, upon a motion by Board Member Donnie Lawrence and second by Board Member Ruth Payne, the motion to adjourn carried by unanimous vote. The meeting adjourned at 7:22 p.m.

ATTEST:

Mark Powers, Chairman

Shelly Raby, Development Specialist



Memorandum

To: Rolesville Planning Board
From: Julie Spriggs, GISP, CFM, CZO, Planner II
Date: August 20, 2020
Re: Item 5. PR 20-05, Kalas Falls Preliminary Subdivision Plat

Preliminary Subdivision Plat – Major Subdivision approval for 454 residential single-family lots located at 1832 Rolesville Road on four parcels for a total of 282.71 acres, Wake County PINs # 1797 17 8299, 1797 08 3228, 1768 00 2153, 1767 29 5866.

Background

Applicant and Property Owner

Mitchell Mill Road Investors, LLC, Property Owner/Developer
American Engineering, Professional Engineer

Request

A request for a preliminary subdivision plat approval (administrative) for a major subdivision of 454 residential single-family lots located on 282.71 acres zoned Residential Planned Unit Development (R & PUD). On November 19, 2019, the Town Board of Commissioners approved the Special Use Permit and Master Plan for 550-lot residential subdivision. The preliminary subdivision plat is following the SUP 19-01 Master Plan Approval for residential single-family lots. The proposed Preliminary Subdivision Plat meets all the provisions of the Rolesville Unified Development with proposed public streets, mail kiosk parking, public greenway trail, and required off-street parking for each residential unit.

Technical Review Committee and Planning Staff Recommendations.

The Technical Review Committee has reviewed the proposed Preliminary Subdivision Plat. It determined that it meets all the requirements of the UDO, City of Raleigh Public Utilities requirements, and reviewed by the Wake County Fire Marshal office with a recommendation from all members of the TRC for approval.

The preliminary plat contains an alternate greenway route for the proposed greenway on sheet 2.12. The alternate is proposed due to the anticipated challenging topographic conditions in the area. During construction drawings when the calculations are finalized, if the greenway trail cannot be constructed as proposed on the preliminary, the alternate route will be used.

The Planning Staff recommendation is the proposed Preliminary Subdivision Plat and alternate greenway alignment meets the standards of the Town's Unified Development Ordinance and recommends approval.

Recommended Action

Motion to recommend approval for the Preliminary Subdivision Plat for Case PR 20-05, Kalas Falls, as presented.

Attachments:

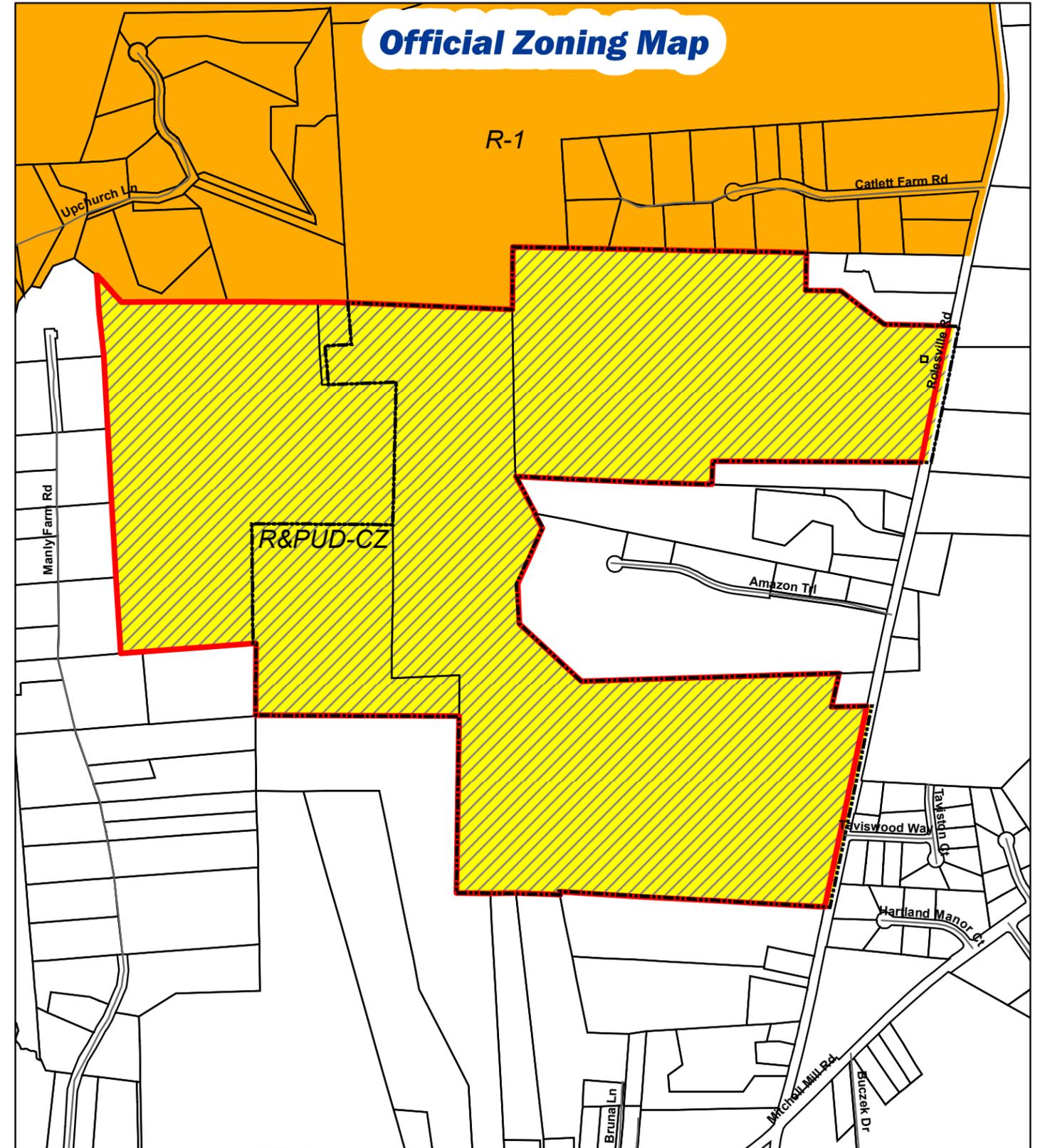
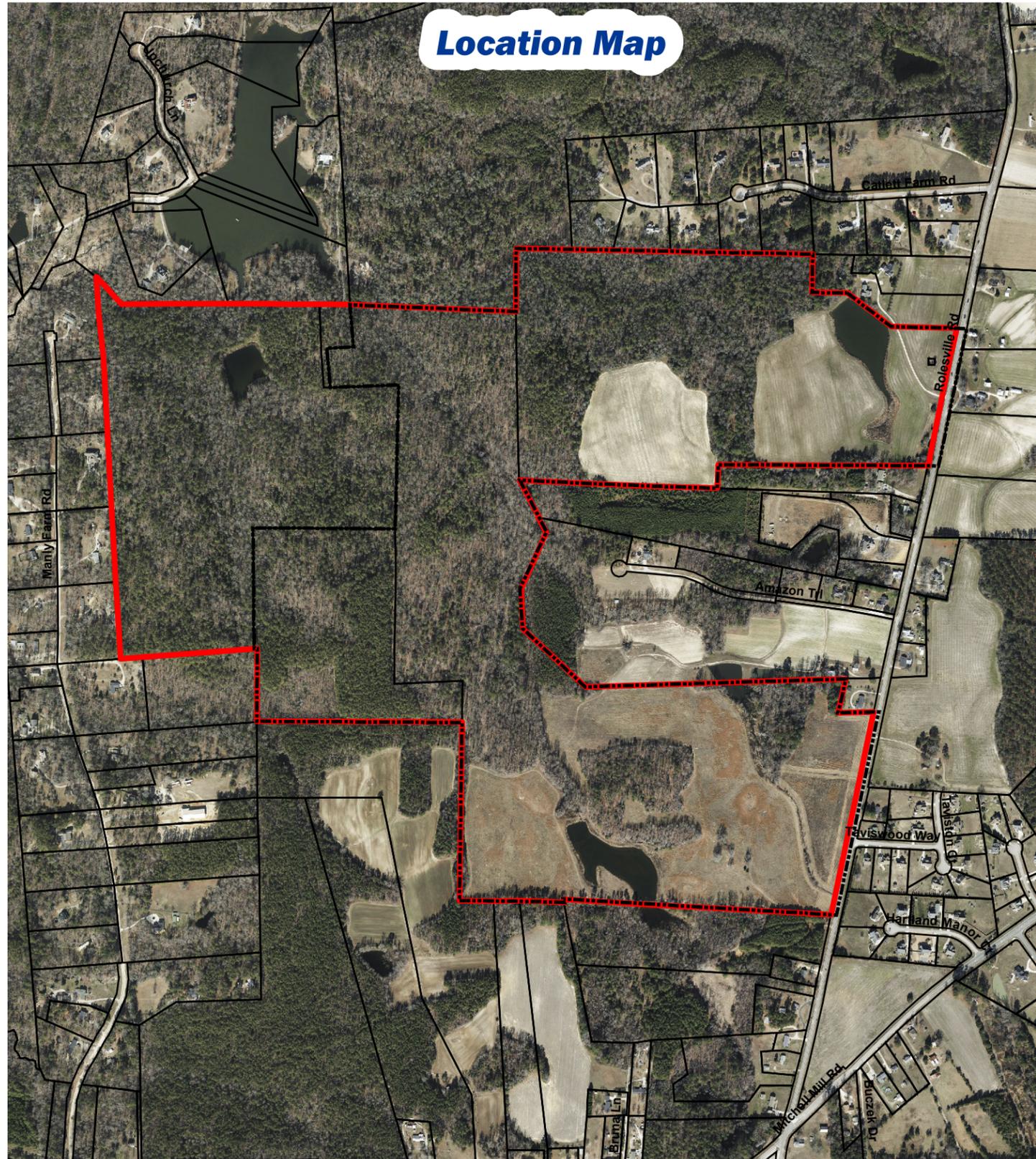
PR 20-05 Location Aerial Map

PR 20-05 Kalas Falls Preliminary Subdivision Plat

PR 20-05 Kalas Falls Preliminary Subdivision Plat Application

SUP 19-01 Kalas Falls Master Plan

PR 20-05 Kalas Falls Preliminary Subdivision Plat Request



 Preliminary Subdivision Plat Location

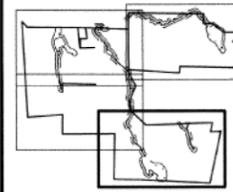


1 in = 800 ft

EXISTING LINETYPE LEGEND

- PROPERTY BOUNDARY
- EXISTING TREE LINE
- EXISTING WETLAND
- EXISTING 50' NRB
- CENTERLINE OF STREAM
- EXISTING WATER ELEVATION
- EXISTING RIGHT OF WAY

SCALE: 1"=2000'



PENNINA B. ROWELL
RACHEL K. ROWELL
ZONING: R-30
D.B. 15779, PG. 229
PIN NO. 1767-01-27-4878
REAL ESTATE ID: 0045739
SIMPLE FAMILY

MITCHELL MILL ROAD INVESTORS LLC
P.B. 11840, PG. 1155
D.B. 2005, PG. 1810
VACANT

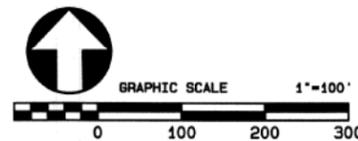
SUE SCARBORO PARKER
BESTY SCARBORO GARNER
ZONING: R-30
D.B. 3598, PG. 618
LOT 6 B.M. 1947, PG. 78
PIN NO. 1767-01-26-4441
VACANT

ANNIE H. MOORE
ZONING: R-30
D.B. 3750, PG. 997
B.M. 1088, PG. 862
PIN NO. 1767-01-06-9438
AGRICULTURAL

BERNARD B. BAILEY
ZONING: R-30
D.B. 1088, PG. 862
B.M. 1084, PG. 862
PIN NO. 1767-01-06-9438
AGRICULTURAL

BERNARD B. BAILEY
ZONING: R-30
D.B. 3235, PG. 116
B.M. 1084, PG. 862
PIN NO. 1767-01-06-9438
AGRICULTURAL

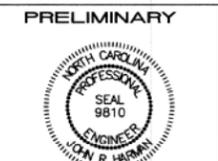
- GENERAL NOTES:
1. TOPD SHOWN ON THIS SHEET IS 1' CONTOURS AND IS FIELD TOPOGRAPHY.
 2. SURVEY DATA PROVIDED BY WITHERSRAVENEL WITH THE LATEST SURVEY DATA RECEIVED ON 9-28-18.
 3. ALL PROPERTIES WITHIN THE PROJECT BOUNDARY ARE OWNED BY MITCHELL MILL ROAD INVESTORS, LLC.



EXISTING CONDITION FOR
KALAS FALLS
SITUATED AT
1832 ROLESVILLE ROAD
WAKE COUNTY, NORTH CAROLINA
FIRM # C-3881

JOB NUMBER: 9900
CHECKED BY: JRH
DRAWN BY: BAH
DATE: 9/19/2019

AMERICAN
Engineering
American Engineering Associates-Southeast, P.A.
875 Walnut Street, Suite 360
Cary, NC 27511 919-469-1101



PRELIMINARY
NOT FOR CONSTRUCTION
SHEET NO.

1.4

Plot Date: 5/27/2020 Time: 0:59PM FILE: Z:\Jobs\9900\wkt\Ins Property\wkt\Map\Kalas Falls Base Prel. Plat.dwg



OPEN SPACE LEGEND:

- TOT LOT
- POCKET PARK
- (MK) MAIL KIOSK LOCATION

OPEN SPACE CALCULATIONS

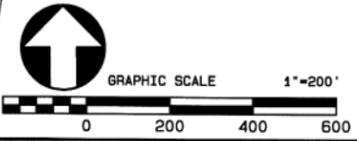
PROJECT ACREAGE:	282.726
LESS 17.01 AC TOWNHOUSES	
PROJECT GROSS ACREAGE:	265.70 AC
OPEN SPACE REQUIRED:	26.6 ACRES
OPEN SPACE PROVIDED:	96.75 ACRES
ACTIVE OPEN SPACE REQUIRED:	12.85 ACRES
ACTIVE OPEN SPACE PROVIDED:	12.86 ACRES
* GREENWAY TRAILS:	1.91 AC. (EXCLUDING TOWNHOUSE TRACT)
COMMUNITY RECREATION	2.93 AC.
COMMUNITY PARK 1	0.98 AC.
COMMUNITY PARK 2	2.77 AC.
POCKET PARKS	1.40 AC.
EXISTING KALAS POND	2.87 AC.
	13.01 AC.

LAND USE LEGEND:

- ▨ GOVERNMENTAL USE (2.36 AC.)
- ▨ OPEN SPACE
- ▨ FUTURE TOWNHOUSES (R3 USE) (17.01 AC.)
- ▨ SINGLE FAMILY (R1 & R2 USE) (263.36 AC.)

1	25.74	Cemetery, maintained turf, Rolesville Rd. streetscape buffer, street trees, SCM, maintenance access, mail kiosk
2	0.52	Entry landscaping, entry monument
3	0.28	Street trees, pocket park with two benches
4	0.25	Pocket park with two benches, street trees
5	0.87	Natural area, street trees
6	11.51	SCM, maintenance access, public greenway, community park, street trees, pocket park with two benches
7	22.86	SCM, maintenance access, natural area, and public greenway, street trees, mail kiosk, tot lot
8	0.42	pocket park with two benches, street trees
9	0.73	SCM, maintenance access, street trees
10	0.14	Utility Easement
11	2.44	SCM, maintenance access
12	4.34	Mail kiosk, SCM, maintenance access, street trees, pocket park with two benches
13	1.79	SCM, maintenance access
14	0.27	Street trees, Pocket park with two benches
15	10.47	SCM, pond, street trees, and existing pond
16	0.52	Street trees
17	7.79	SCM, maintenance access, street trees
17A	0.12	Utility Easement
18	0.62	Street trees
18A	0.11	Street trees
19	0.73	Entry monument, landscaping
20	0.37	Entry monument, landscaping
21	0.08	Street trees
22	0.61	Street trees
23	2.94	Community rec area including pool house, cabana, junior olympic pool, 2 pickleball, courts, tot lot, street trees, mail kiosk, parking
24	0.22	Landscaping
	96.74	

GENERAL NOTES:
1. SEE SHEET 2.3 FOR TOTAL NUMBER OF LOTS AND LOT SIZING.



NO.	DATE	REVISION

OPEN SPACE AND LAND USE PLAN
FOR
KALAS FALLS
SITUATED AT
1832 ROLESVILLE ROAD
WAKE COUNTY, NORTH CAROLINA
FIRM # C-3881

JOB NUMBER: 9900
CHECKED BY: JRH
DRAWN BY: BAH
DATE: 9/19/2019

AMERICAN Engineering
American Engineering Associates-Southeast, P.A.
875 Walnut Street, Suite 360
Cary, NC 27511 919-469-1101

PRELIMINARY

NOT FOR CONSTRUCTION
SHEET NO.
2.2

Phase 1 Lot Areas

Table with 2 columns: LOT NUMBER, SQUARE FOOTAGE(SF). Rows 1-37.

Table with 2 columns: LOT NUMBER, SQUARE FOOTAGE(SF). Rows 38-74.

Table with 2 columns: LOT NUMBER, SQUARE FOOTAGE(SF). Rows 75-251.

Table with 2 columns: LOT NUMBER, SQUARE FOOTAGE(SF). Rows 252-269.

Phase 2 Lot Areas

Table with 2 columns: LOT NUMBER, SQUARE FOOTAGE(SF). Rows 345-381.

Table with 2 columns: LOT NUMBER, SQUARE FOOTAGE(SF). Rows 382-418.

Table with 2 columns: LOT NUMBER, SQUARE FOOTAGE(SF). Rows 419-454.

Phase 3 Lot Areas

Table with 2 columns: LOT NUMBER, SQUARE FOOTAGE(SF). Rows 96-202.

Table with 2 columns: LOT NUMBER, SQUARE FOOTAGE(SF). Rows 203-273.

Table with 2 columns: LOT NUMBER, SQUARE FOOTAGE(SF). Rows 274-310.

Table with 2 columns: LOT NUMBER, SQUARE FOOTAGE(SF). Rows 311-344.

Phase 4 Lot Areas

Table with 2 columns: LOT NUMBER, SQUARE FOOTAGE(SF). Rows 123-159.

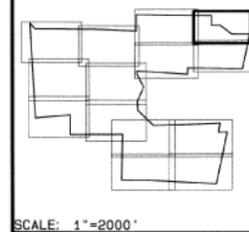
Table with 2 columns: LOT NUMBER, SQUARE FOOTAGE(SF). Rows 160-192.

Revision table with columns: No., DATE, REVISION.

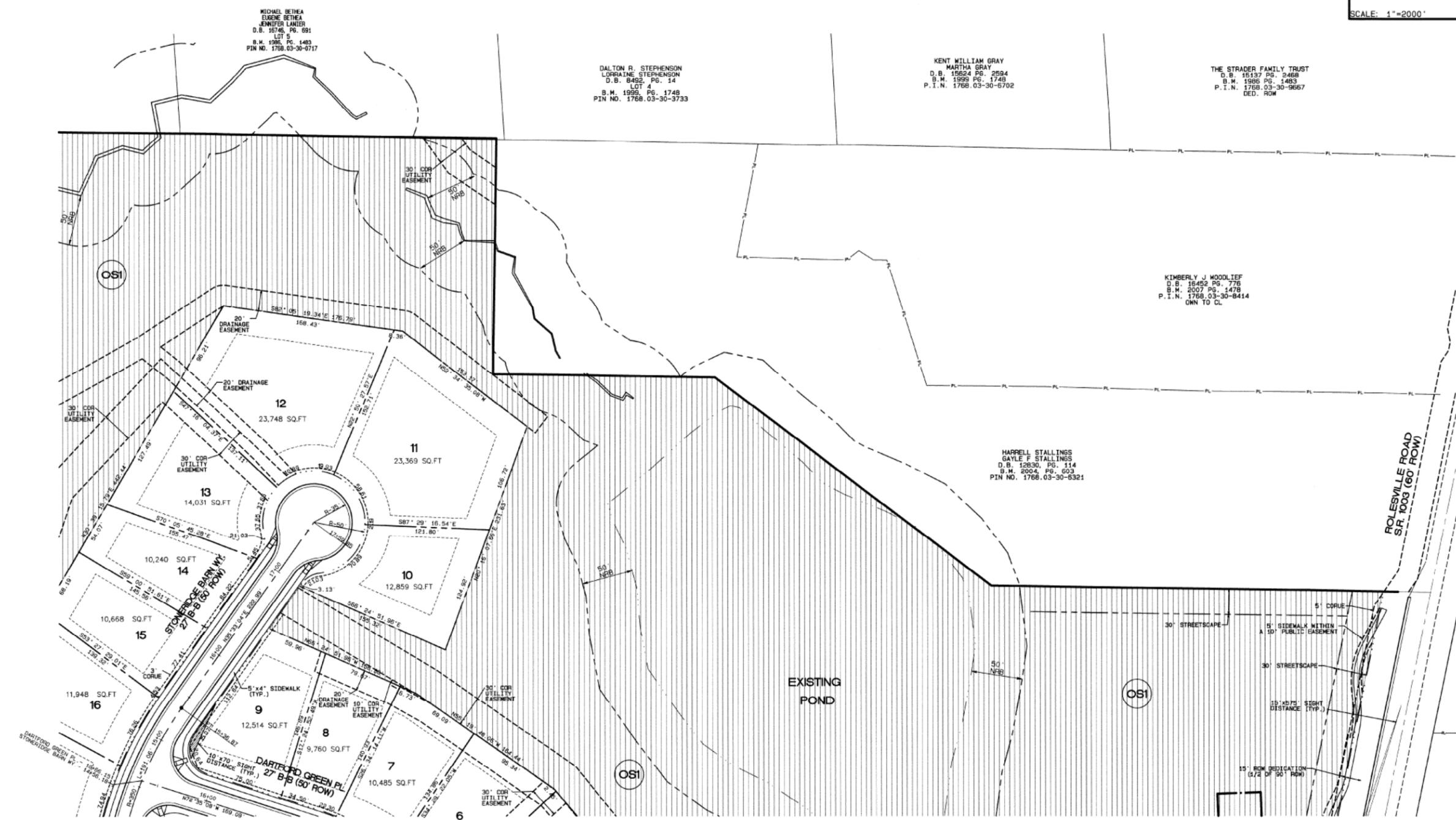
LOT AREA PER PHASE FOR KALAS FALLS. SITUATED AT ROLESVILLE RD, ROLESVILLE WAKE COUNTY, NORTH CAROLINA. FIRM # C-3881

JOB NUMBER: 9900. CHECKED BY: JRH. DRAWN BY: EDS. DATE: 9/19/2019.





SCALE: 1"=2000'



DALTON R. STEPHENSON
LORRAINE STEPHENSON
D.B. 0452 PG. 14
LOT 4
B.M. 1999 PG. 1749
P.I.N. 1768.03-30-3733

KENT WILLIAM GRAY
MARTHA GRAY
D.B. 15624 PG. 2594
B.M. 1996 PG. 1749
P.I.N. 1768.03-30-6702

THE STRADER FAMILY TRUST
D.B. 15137 PG. 2488
B.M. 1996 PG. 1483
P.I.N. 1768.03-30-9667
DED. ROW

KIMBERLY J WOODLIEF
D.B. 16452 PG. 776
B.M. 2007 PG. 1478
P.I.N. 1768.03-30-8414
OWN TO CL

HARRELL STALLINGS
GAYLE F STALLINGS
D.B. 12630 PG. 314
B.M. 2004 PG. 603
PIN NO. 1768.03-30-6321

MICHEL BETHA
EUGENE BETHA
JENNIFER LANIER
D.B. 15746 PG. 991
LOT 5
B.M. 1996 PG. 1483
PIN NO. 1768.03-30-0717

SITE PLAN

FOR
KALAS FALLS

SITUATED AT
1832 ROLESVILLE ROAD

WAKE COUNTY, NORTH CAROLINA

FIRM # C-3881

JOB NUMBER: 9900
CHECKED BY: JRH
DRAWN BY: BAH
DATE: 4/24/2020

AMERICAN
Engineering

American Engineering Associates - Southeast, P.A.
875 Walnut Street, Suite 360
Cary, NC 27511 919-469-1101

PRELIMINARY



NOT FOR CONSTRUCTION

SHEET NO.
2.5

ABBREVIATION

- NRB - NEUSE RIVER BUFFER
- COR/CORUE - CITY OF RALEIGH UTILITY EASEMENT
- OPEN SPACE

EXISTING LINETYPE LEGEND

- PROPERTY BOUNDARY
- EXISTING TREE LINE
- EXISTING WETLAND
- EXISTING 50' NRB
- CENTERLINE OF STREAM
- EXISTING WATER ELEVATION
- EXISTING RIGHT OF WAY

PROPOSED LINETYPE LEGEND

- PROPOSED PROPERTY LINE
- PROPOSED BUILDING SETBACK
- PROPOSED EASEMENT
- PROPOSED 3'/5' CORUE
- PROPOSED RIGHT OF WAY
- PROPOSED ROAD CL
- PROPOSED 30' CURB AND GUTTER
- PROPOSED 100 YR.
- PROPOSED 2' BLDG. RESTRICTION LINE

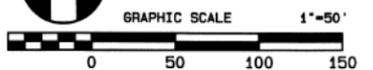
SETBACK TABLE SINGLE FAMILY

	50'	50' W ALLEY	50'-59'	60'-69'	70'-79'	80'-100'	101' +
FRONT	20'	15'	20'	25'	25'	25'	25'
REAR	20'	15'	20'	25'	25'	25'	30'
SIDE	**	**	**	*	*	10'	12'
CORNER SIDE	10'	10'	10'	10'	10'	15'	18'
MIN. LOT SIZE	6,000	6,000	6,000	6,600	8,400	10,400	14,000

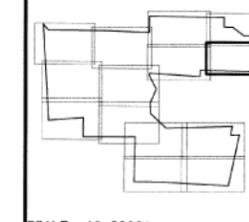
* AGGREGATE 12", MIN. 5"
** MIN. 3" AGGREGATE 10"

GENERAL NOTE:

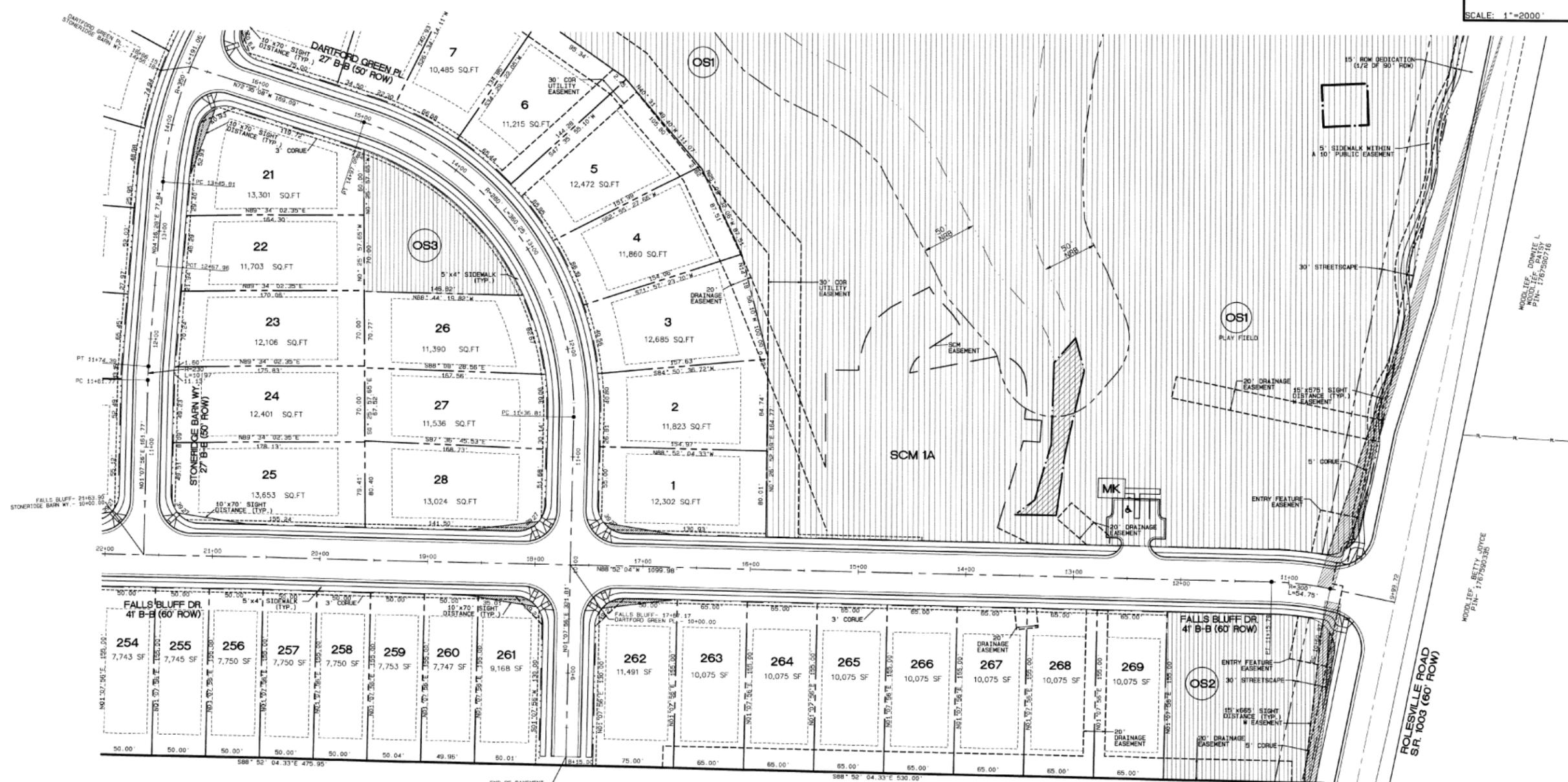
- ANY LOT NUMBER WITH AN * COULD REQUIRE A PRIVATE PUMP TO THE PUBLIC SEWER SERVICE. THIS WILL BE DETERMINED BY THE BUILDER AT THE TIME OF PERMITTING. ANY OF THESE LOTS THAT HAVE A BASEMENT AND ARE SEWERED FROM THE FRONT MAY REQUIRE A PRIVATE PUMP FOR THE LOWEST FLOOR.
- SIGHT DISTANCE TRIANGLES ARE 10'x70'. WHERE SIGHT LINES ENCRUCH ONTO A PRIVATE LOT A SIGHT EASEMENT IS REQUIRED.
- BACK OF CURB RADIUS AT INTERSECTIONS - RESIDENTIAL-RESIDENTIAL - 28' RESIDENTIAL-COLLECTOR - 30' COLLECTOR-COLLECTOR - 30' ENTRANCE AT CUL-DE-SAC - 32.5' ENTRY ROADS-ROLESVILLE RD. - 35'



FILE: Z:\Jobs\9900\MetLines Property\Orig_Base Map\Kalas Falls Base Plan_ P19.dwg
 Time: 1:08PM
 Plot Date: 5/27/2020



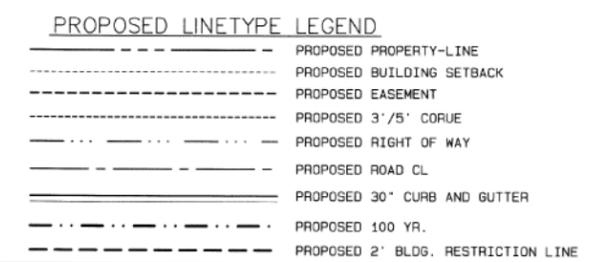
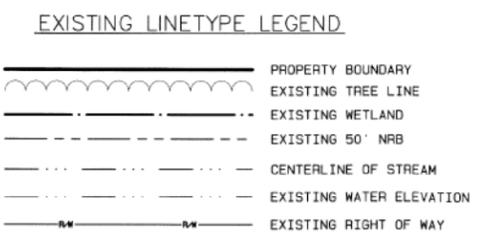
SCALE: 1"=2000'



SETBACK TABLE SINGLE FAMILY

	50'	50' W ALLEY	50'-59'	60'-69'	70'-79'	80'-100'	101' +
FRONT	20'	15'	20'	25'	25'	25'	25'
REAR	20'	15'	20'	25'	25'	25'	30'
SIDE	**	**	**	*	*	10'	12'
CORNER SIDE	10'	10'	10'	10'	10'	15'	18'
MIN. LOT SIZE	6,000	6,000	6,000	6,500	8,400	10,400	14,000

* AGGREGATE 12', MIN. 5'
** MIN. 3' AGGREGATE 10'

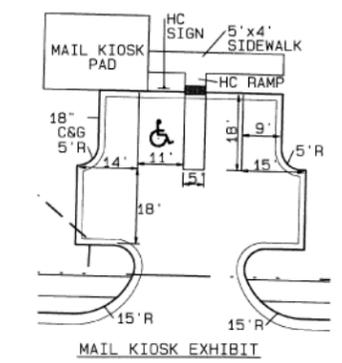


ABBREVIATION

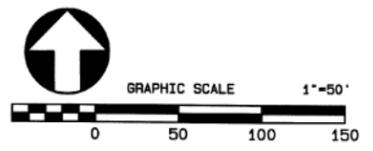
NRB- NEUSE RIVER BUFFER
COR/CORUE- CITY OF RALEIGH UTILITY EASEMENT

OPEN SPACE

CHRISTIAN C. WILDER
CINDY E. WILDER
D.B. 10927, PG. 2494
B.M. 2004, PG. 603
PIN NO. 1767.01-39-2250



- GENERAL NOTE:
- ANY LOT NUMBER WITH AN * COULD REQUIRE A PRIVATE PUMP TO THE PUBLIC SEWER SERVICE. THIS WILL BE DETERMINED BY THE BUILDER AT THE TIME OF PERMITTING. ANY OF THESE LOTS THAT HAVE A BASEMENT AND ARE SEWERED FROM THE FRONT MAY REQUIRE A PRIVATE PUMP FOR THE LOWEST FLOOR.
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 - BACK OF CURB RADIUS AT INTERSECTIONS- RESIDENTIAL-RESIDENTIAL- 28' RESIDENTIAL-COLLECTOR- 30' COLLECTOR-COLLECTOR- 30' ENTRANCE AT CUL-DE-SAC- 32.5' ENTRY ROADS-ROLESVILLE RD. - 35'



NO.	DATE	REVISION
1	5/18/2020	ADDRESSED PREL. PLAT COMMENTS RECEIVED ON 4-27-20

SITE PLAN
FOR
KALAS FALLS
SITUATED AT
1832 ROLESVILLE ROAD
WAKE COUNTY, NORTH CAROLINA
FIRM # C-3881

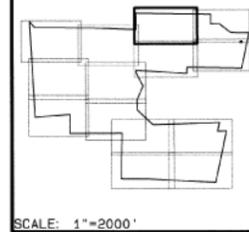
JOB NUMBER: 9900
CHECKED BY: JRH
DRAWN BY: BAH
DATE: 4/24/2020

AMERICAN
Engineering
American Engineering Associates-Southeast, P.A.
875 Walnut Street, Suite 360
Cary, NC 27511 919-469-1101

PRELIMINARY

NOT FOR CONSTRUCTION
SHEET NO.
2.6

Plot Date: 5/27/2020 Time: 1:07PM File: Z:\Jobs\9900\Watkins Property\Agg\Base Map\Kalas Falls Base Prel. Plat.prn



SCALE: 1"=2000'

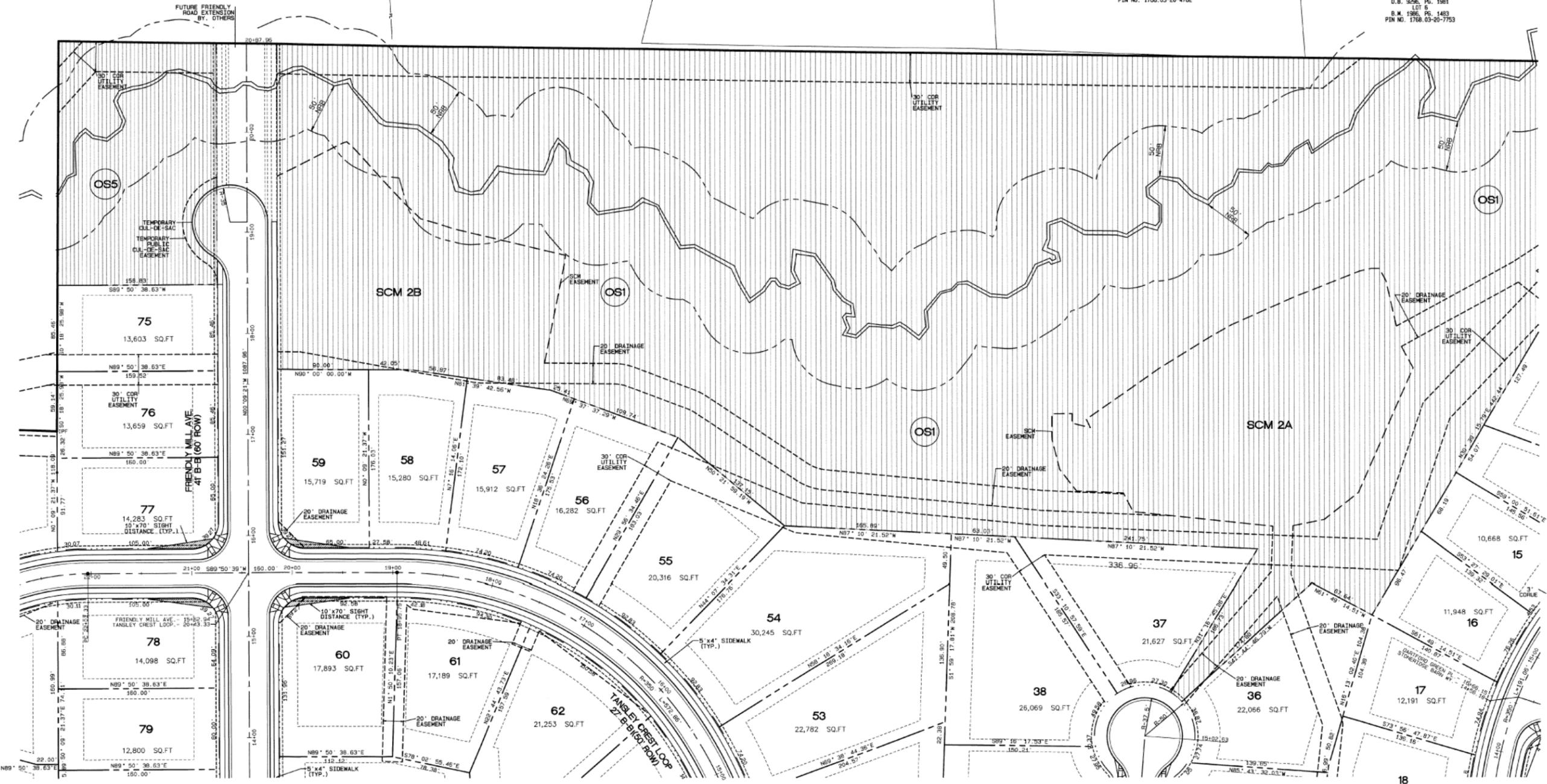
JOSEPH E. WALL
BETTY R. GUNZ
ZONING: R-30
D.B. 5178, PG. 858
B.M. 1995, PG. 1805
PIN NO. 1768.03-21-5907
REAL ESTATE ID: 0060992

DONALD B. PEARCE
JOICE B. PEARCE
D.B. 5668, PG. 121
LOT 9
B.M. 1998, PG. 1914
PIN NO. 1768.03-10-8786

SPENCER WAYNARD AYCOCK
D.B. 5668, PG. 121
LOT 9
B.M. 1998, PG. 1914
PIN NO. 1768.03-20-1771

JONATHAN SCOTT EDWARDS
CONNIE MALLER EDWARDS
D.B. 6297, PG. 502
LOT 7
B.M. 1985, PG. 1914
PIN NO. 1768.03-20-4762

DANIEL E. LINE
LARA D. LINE
D.B. 3256, PG. 1981
LOT 6
B.M. 1986, PG. 1483
PIN NO. 1768.03-20-7753



NO. 1	DATE	REVISION	FILED
1	5/27/2020	ADDED PERMITS	RECEIVED ON 4-27-20

SITE PLAN
FOR
KALAS FALLS
SITUATED AT
1832 ROLESVILLE ROAD
WAKE COUNTY, NORTH CAROLINA
FIRM # C-3881

JOB NUMBER: 9900
CHECKED BY: JRH
DRAWN BY: BAH
DATE: 9/19/2019

AMERICAN Engineering
American Engineering Associates-Southeast, P.A.
875 Walnut Street, Suite 360
Cary, NC 27511 919-469-1101

PRELIMINARY

NOT FOR CONSTRUCTION
SHEET NO.
2.7

EXISTING LINETYPE LEGEND

	PROPERTY BOUNDARY
	EXISTING TREE LINE
	EXISTING WETLAND
	EXISTING 50' NRB
	CENTERLINE OF STREAM
	EXISTING WATER ELEVATION
	EXISTING RIGHT OF WAY

PROPOSED LINETYPE LEGEND

	PROPOSED PROPERTY LINE
	PROPOSED BUILDING SETBACK
	PROPOSED EASEMENT
	PROPOSED 3' / 5' CORUE
	PROPOSED RIGHT OF WAY
	PROPOSED ROAD CL
	PROPOSED 30" CURB AND GUTTER
	PROPOSED 100 YR.
	PROPOSED 2' BLDG. RESTRICTION LINE

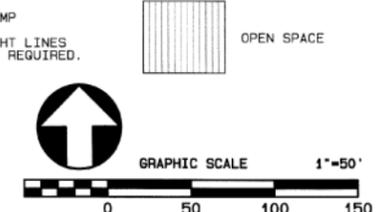
SETBACK TABLE SINGLE FAMILY

	50'	50' W ALLEY	50'-59'	60'-69'	70'-79'	80'-100'	101' +
FRONT	20'	15'	20'	25'	25'	25'	25'
REAR	20'	15'	20'	25'	25'	25'	30'
SIDE	**	**	**	*	*	10'	12'
CORNER SIDE	10'	10'	10'	10'	10'	15'	18'
MIN. LOT SIZE	6,000	6,000	6,000	6,600	8,400	10,400	14,000

* AGGREGATE 12', MIN. 5'
** MIN. 3' AGGREGATE 10'

- GENERAL NOTE:**
- ANY LOT NUMBER WITH AN * COULD REQUIRE A PRIVATE PUMP TO THE PUBLIC SEWER SERVICE. THIS WILL BE DETERMINED BY THE BUILDER AT THE TIME OF PERMITTING. ANY OF THESE LOTS THAT HAVE A BASEMENT AND ARE SEWERED FROM THE FRONT MAY REQUIRE A PRIVATE PUMP FOR THE LOWEST FLOOR.
 - SIGHT DISTANCE TRIANGLES ARE 10'x70' WHERE SIGHT LINES ENCRUCH ONTO A PRIVATE LOT A SIGHT EASEMENT IS REQUIRED.
 - BACK OF CURB RADIUS AT INTERSECTIONS-
RESIDENTIAL-RESIDENTIAL- 28'
RESIDENTIAL-COLLECTOR- 30'
COLLECTOR-COLLECTOR- 30'
ENTRANCE AT CUL-DE-SAC- 32.5'
ENTRY ROADS-ROLESVILLE RD.- 35'

ABBREVIATION
NRB- NEUSE RIVER BUFFER
COR/CORUE- CITY OF RALEIGH UTILITY EASEMENT



Plot Date: 5/27/2020 Time: 9:32AM
FILE: 2:\Jobs\9900\Work\Draws\Property\Job\Uses Map\KALAS Falls Base Plan.dwg Plot: .png

EXISTING LINETYPE LEGEND

- PROPERTY BOUNDARY
- EXISTING TREE LINE
- EXISTING WETLAND
- EXISTING 50' NRB
- CENTERLINE OF STREAM
- EXISTING WATER ELEVATION
- EXISTING RIGHT OF WAY

PROPOSED LINETYPE LEGEND

- PROPOSED PROPERTY LINE
- PROPOSED BUILDING SETBACK
- PROPOSED EASEMENT
- PROPOSED 3' / 5' CORUE
- PROPOSED RIGHT OF WAY
- PROPOSED ROAD CL
- PROPOSED 30" CURB AND GUTTER
- PROPOSED 100 YR.
- PROPOSED 2' BLDG. RESTRICTION LINE

SETBACK TABLE SINGLE FAMILY

	50'	50' W ALLEY	50'-59'	60'-69'	70'-79'	80'-100'	101' +
FRONT	20'	15'	20'	25'	25'	25'	25'
REAR	20'	15'	20'	25'	25'	25'	30'
SIDE	**	**	**	*	*	*	12'
CORNER SIDE	10'	10'	10'	10'	10'	15'	18'
MIN. LOT SIZE	6,000	6,000	6,000	6,600	8,400	10,400	14,000
		* AGGREGATE 12', MIN. 5'					
		** MIN. 3' AGGREGATE 10'					

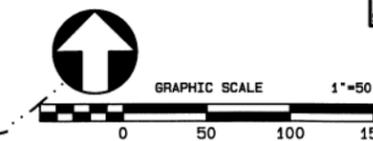
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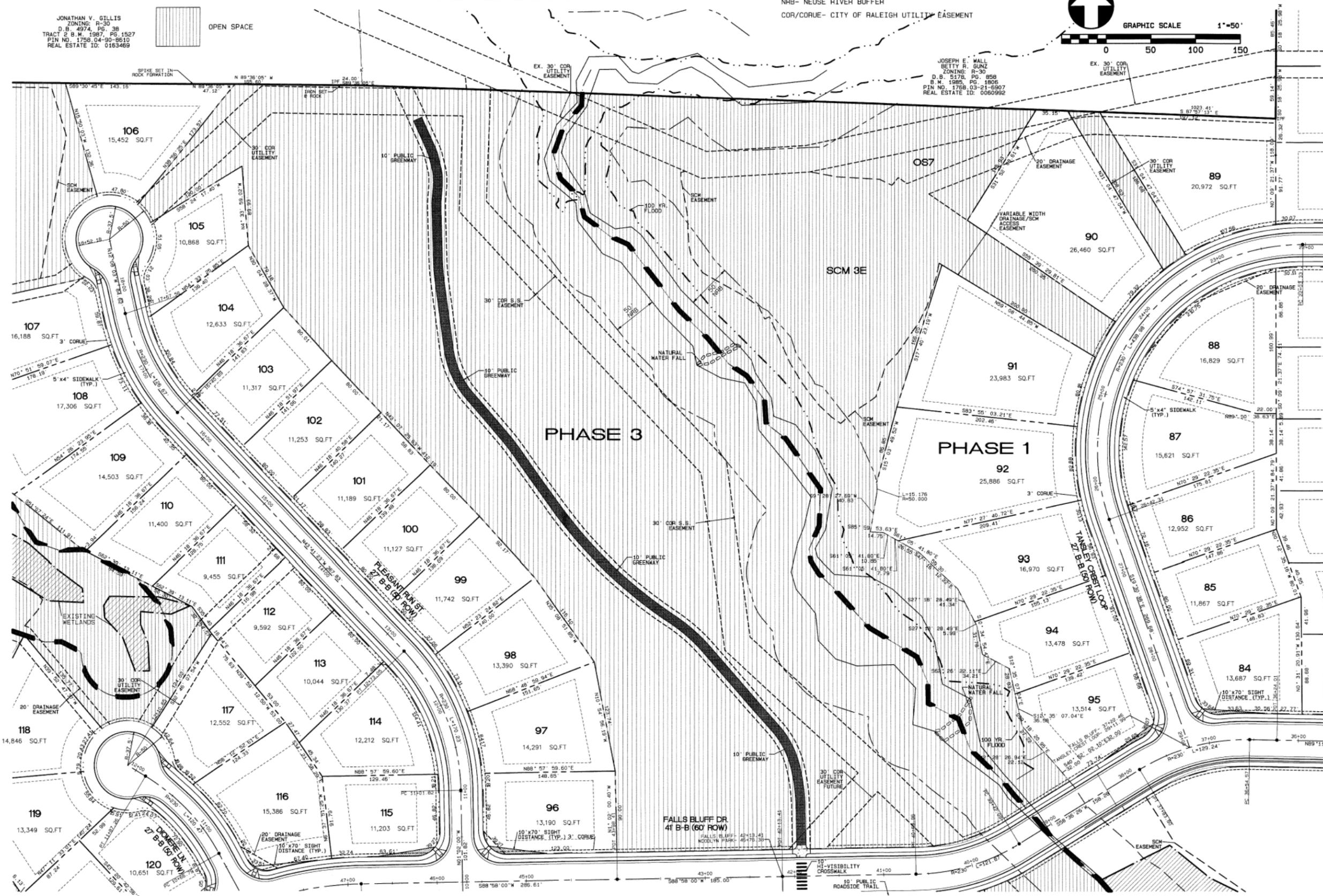
ABBREVIATION

- NRB- NEUSE RIVER BUFFER
- COR/CORUE- CITY OF RALEIGH UTILITY EASEMENT

SCALE: 1"=2000'



JONATHAN V. GILLIS
ZONING: R-30
D.B. 4974 PG. 38
TRACT 2 B.M. 1967 PG. 1527
PTN NO. 1758.04-90-8610
REAL ESTATE ID. 0163469



NO.	DATE	REVISION
1	02/28/20	ADDRESS PREL. PLAT. COMMENTS RECEIVED ON 4-27-20

SITE PLAN
FOR
KALAS FALLS
SITUATED AT
1832 ROLESVILLE ROAD
WAKE COUNTY, NORTH CAROLINA
FIRM # C-3881

JOB NUMBER: 9900
CHECKED BY: JRH
DRAWN BY: BAH
DATE: 9/19/2019

AMERICAN
Engineering
American Engineering Associates-Southeast, P.A.
875 Walnut Street, Suite 360
Cory, NC 27511 919-469-1101

PRELIMINARY
NOT FOR CONSTRUCTION
SHEET NO.
2.9

Plot Date: 9/17/2020 Time: 3:14PM File: E:\Kalas Falls\Kalas Falls Base Prel. Plat.dwg

PROPOSED LINETYPE LEGEND

- PROPOSED PROPERTY-LINE
- PROPOSED BUILDING SETBACK
- PROPOSED EASEMENT
- PROPOSED 3'/5' CORUE
- PROPOSED RIGHT OF WAY
- PROPOSED ROAD CL
- PROPOSED 30" CURB AND GUTTER
- PROPOSED 100 YR.
- PROPOSED 2' BLDG. RESTRICTION LINE
- PHASE-LINE

EXISTING LINETYPE LEGEND

- PROPERTY BOUNDARY
- EXISTING TREE LINE
- EXISTING WETLAND
- EXISTING 50" NRB
- CENTERLINE OF STREAM
- EXISTING WATER ELEVATION
- EXISTING RIGHT OF WAY

SETBACK TABLE SINGLE FAMILY

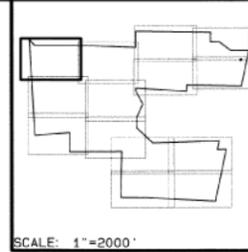
	50'	50'	50'-59'	60'-69'	70'-79'	80'-100'	101' +
FRONT	20'	15'	20'	25'	25'	25'	25'
REAR	20'	15'	20'	25'	25'	25'	30'
SIDE	**	**	**	*	*	10'	12'
CORNER SIDE	10'	10'	10'	10'	10'	15'	18'
MIN. LOT SIZE	6,000	6,000	6,000	6,500	8,400	10,400	14,000

* AGGREGATE 12", MIN. 5"
** MIN. 3" AGGREGATE 10"

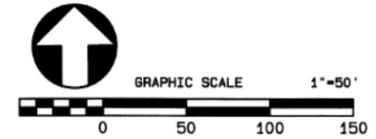
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COLLECTOR-COLLECTOR- 30'
ENTRANCE AT CUL-DE-SAC- 32.5'
ENTRY ROADS-ROLESVILLE RD. - 35'



SCALE: 1"=2000'



JONATHAN V. GILLIS
ZONING: R-30
D.B. 4974, PG. 38
TRACT 2 B.M. 1987, PG. 1527
PTN NO. 1759 04-98-8650
REAL ESTATE ID: 0163469



OPEN SPACE

JONES PROPERTIES LLC
ZONING: R-30
D.B. 11187 PG. 542
B.M. 1574 PG. 445
P.I.N. 1756.04-90-5145
SINGLE FAMILY

RGA CONSULTING LLC
ZONING: R-30
D.B. 15770 PG. 1189
B.M. 2010 PG. 725
P.I.N. 1757.02-89-57740
SINGLE FAMILY

ROBERT BALLANCE
ROBIN M. BALLANCE
ZONING: R-30
D.B. 13321 PG. 687
B.M. 2004, PG. 589
PIN NO. 1758901417
REAL ESTATE ID: 01687444



SITE PLAN
FOR
KALAS FALLS
SITUATED AT
1832 ROLESVILLE ROAD
WAKE COUNTY, NORTH CAROLINA
FIRM # C-3881

JOB NUMBER: 9900
CHECKED BY: JRH
DRAWN BY: BAH
DATE: 9/19/2019

AMERICAN Engineering
American Engineering Associates-Southeast, P.A.
875 Walnut Street, Suite 360
Cary, NC 27511 919-469-1101



PRELIMINARY
NOT FOR CONSTRUCTION
SHEET NO.

2.10

Plot Date: 5/27/2020 Time: 9:32AM File: Z:\Jobs\9900\work\kalis Property\dwg\kalis_falls_base_prep.dwg Plot: plot.plt
 No. 5/27/2020 ADDRESS: PREL. PLOT COMMENTS RECEIVED ON: 4-27-20
 Date: 5/27/2020
 User: JRG

PROPOSED LINETYPE LEGEND

- PROPOSED PROPERTY-LINE
- PROPOSED BUILDING SETBACK
- PROPOSED EASEMENT
- PROPOSED 3' / 5' CORUE
- PROPOSED RIGHT OF WAY
- PROPOSED ROAD CL
- PROPOSED 30" CURB AND GUTTER
- PROPOSED 100 YR.
- PROPOSED 2' BLDG. RESTRICTION LINE
- PHASE-LINE

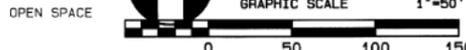
EXISTING LINETYPE LEGEND

- PROPERTY BOUNDARY
- EXISTING TREE LINE
- EXISTING WETLAND
- EXISTING 50" NRB
- CENTERLINE OF STREAM
- EXISTING WATER ELEVATION
- EXISTING RIGHT OF WAY

SETBACK TABLE SINGLE FAMILY

	50'	50' W ALLEY	50'-59'	60'-69'	70'-79'	80'-100'	101' +
FRONT	20'	15'	20'	25'	25'	25'	25'
REAR	20'	15'	20'	25'	25'	25'	30'
SIDE	**	**	**	*	*	10'	12'
CORNER SIDE	10'	10'	10'	10'	10'	15'	18'
MIN. LOT SIZE	6,000	6,000	6,000	6,600	8,400	10,400	14,000

* AGGREGATE 12" MIN. 5'
 ** MIN. 3" AGGREGATE 10"

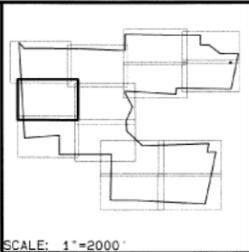


GENERAL NOTE:

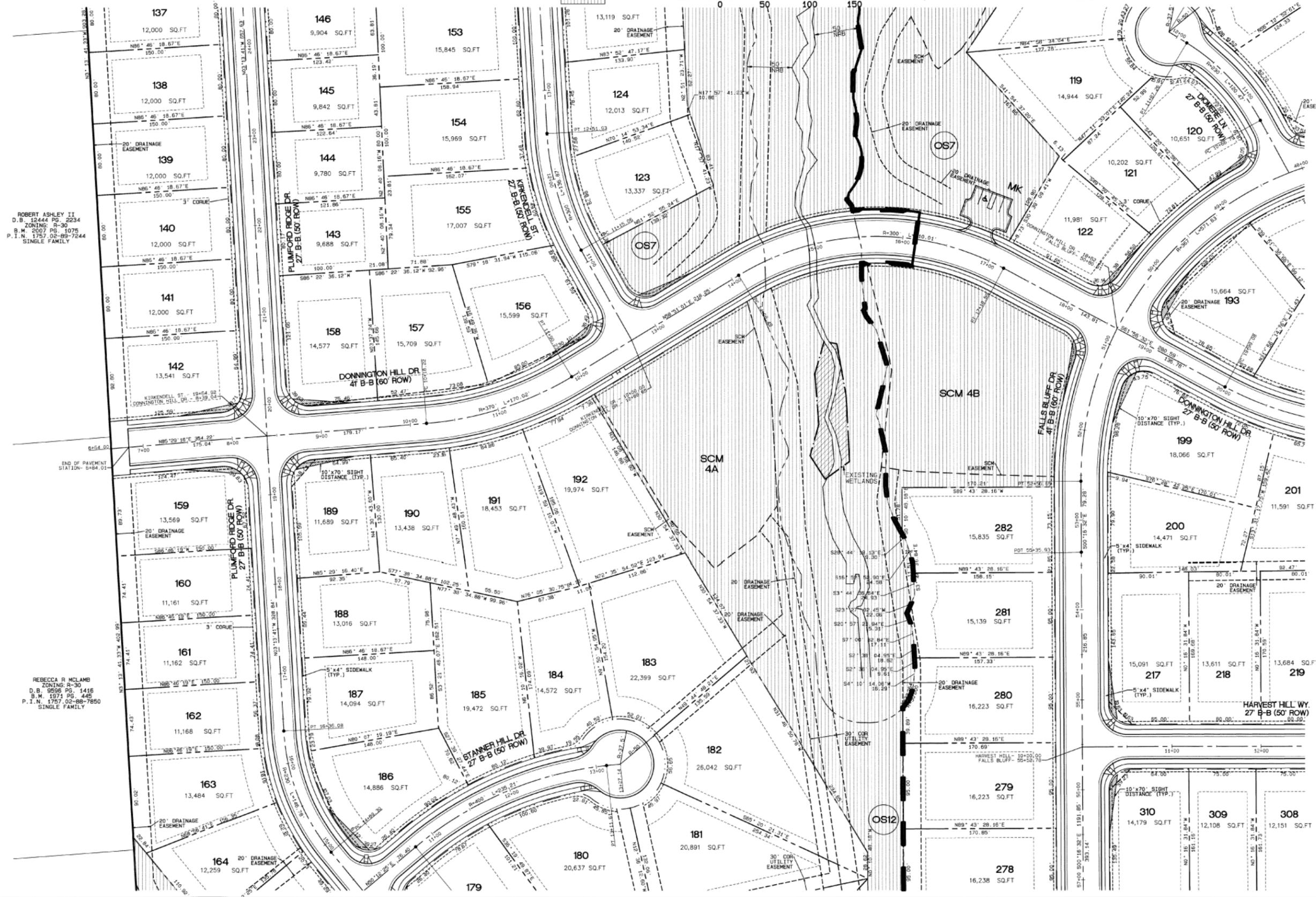
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ABBREVIATION

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- COR/CORUE- CITY OF RALEIGH UTILITY EASEMENT



SCALE: 1"=2000'



ROBERT ASHLEY II
 D.B. 12444 PG. 2234
 ZONING: R-30
 S.W. 2007 PG. 1075
 P.I.N. 1757 02-89-7244
 SINGLE FAMILY

REBECCA R MCLAMB
 ZONING: R-30
 D.B. 9596 PG. 1416
 S.W. 1974 PG. 445
 P.I.N. 1757 02-86-7850
 SINGLE FAMILY

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 Time: 9:32AM
 Plot Date: 5/27/2020
 DWG/CHK: JAH/2/01
 REVISION: ADDRESS: B PREL. PLAT COMMENTS RECEIVED ON 4-27-20
 No. DATE: 5/27/2020

SITE PLAN
 FOR
KALAS FALLS
 SITUATED AT
1832 ROLESVILLE ROAD
 WAKE COUNTY, NORTH CAROLINA
 FIRM # C-3881

JOB NUMBER: 9900
 CHECKED BY: JRH
 DRAWN BY: BAH
 DATE: 9/19/2019

AMERICAN Engineering
 American Engineering Associates-Southeast, P.A.
 875 Walnut Street, Suite 360
 Cary, NC 27511 919-469-1101

PRELIMINARY

NOT FOR CONSTRUCTION
 SHEET NO.
2.11

PROPOSED LINETYPE LEGEND

- PROPOSED PROPERTY-LINE
- PROPOSED BUILDING SETBACK
- PROPOSED EASEMENT
- PROPOSED 3'/5' CORUE
- PROPOSED RIGHT OF WAY
- PROPOSED ROAD CL
- PROPOSED 30" CURB AND GUTTER
- PROPOSED 100 YR.
- PROPOSED 2' BLDG. RESTRICTION LINE
- PHASE-LINE

EXISTING LINETYPE LEGEND

- PROPERTY BOUNDARY
- EXISTING TREE LINE
- EXISTING WETLAND
- EXISTING 50' NRB
- CENTERLINE OF STREAM
- EXISTING WATER ELEVATION
- EXISTING RIGHT OF WAY

SETBACK TABLE SINGLE FAMILY

	50'	50' W ALLEY	50'-59'	60'-69'	70'-79'	80'-100'	101' +
FRONT	20'	15'	20'	25'	25'	25'	25'
REAR	20'	15'	20'	25'	25'	25'	30'
SIDE	**	**	**	*	*	10'	12'
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** MIN. 3' AGGREGATE 10'

GENERAL NOTE:

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ABBREVIATION

- NRB- NEUSE RIVER BUFFER
- COR/CORUE- CITY OF RALEIGH UTILITY EASEMENT



GRAPHIC SCALE 1"=50'

SCALE: 1"=2000'



NC HOLLINGSWORTH JR
LAURA W HOLLINGSWORTH
ZONING: R-30
PIN NO: 1767-01-28-4929
REAL ESTATE ID: 0048363
VACANT

BENNY L. MOODY
JEFFERY LYNN MOODY
ZONING: R-30
O.S. 14297, PG. 1583
O.S. 2016, PG. 38
O.S. 1988, PG. 998
O.S. 1928, PG. 142
PIN NO: 1767-01-28-4304
REAL ESTATE ID: 0548422

SITE PLAN
FOR
KALAS FALLS
SITUATED AT
1832 ROLESVILLE ROAD
WAKE COUNTY, NORTH CAROLINA
FIRM # C-3881

JOB NUMBER:
CHECKED BY:
DRAWN BY:
DATE:

AMERICAN
Engineering
American Engineering Associates-Southeast, P.A.
875 Walnut Street, Suite 360
Cary, NC 27511 919-469-1101

PRELIMINARY
NORTH CAROLINA
PROFESSIONAL
SEAL
9810
ENGINEER
JOHN R. HARMAN

NOT FOR CONSTRUCTION
SHEET NO.
2.12

FILE: Z:\Jobs\9900\Work\ins Property\Job\Bases Map\Notes Falls Base Prel Plat.prc
 Date: 5/21/2020 Time: 1:15PM
 No. 5/27/2020 ADDRESS PREL PLAT COMMENTS RECEIVED ON 4-27-20
 No. DATE REVISION
 DWN/CHK
 BAY/ARI

EXISTING LINETYPE LEGEND

- PROPERTY BOUNDARY
- EXISTING TREE LINE
- EXISTING WETLAND
- EXISTING 50' NRB
- CENTERLINE OF STREAM
- EXISTING WATER ELEVATION
- EXISTING RIGHT OF WAY

PROPOSED LINETYPE LEGEND

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ABBREVIATION

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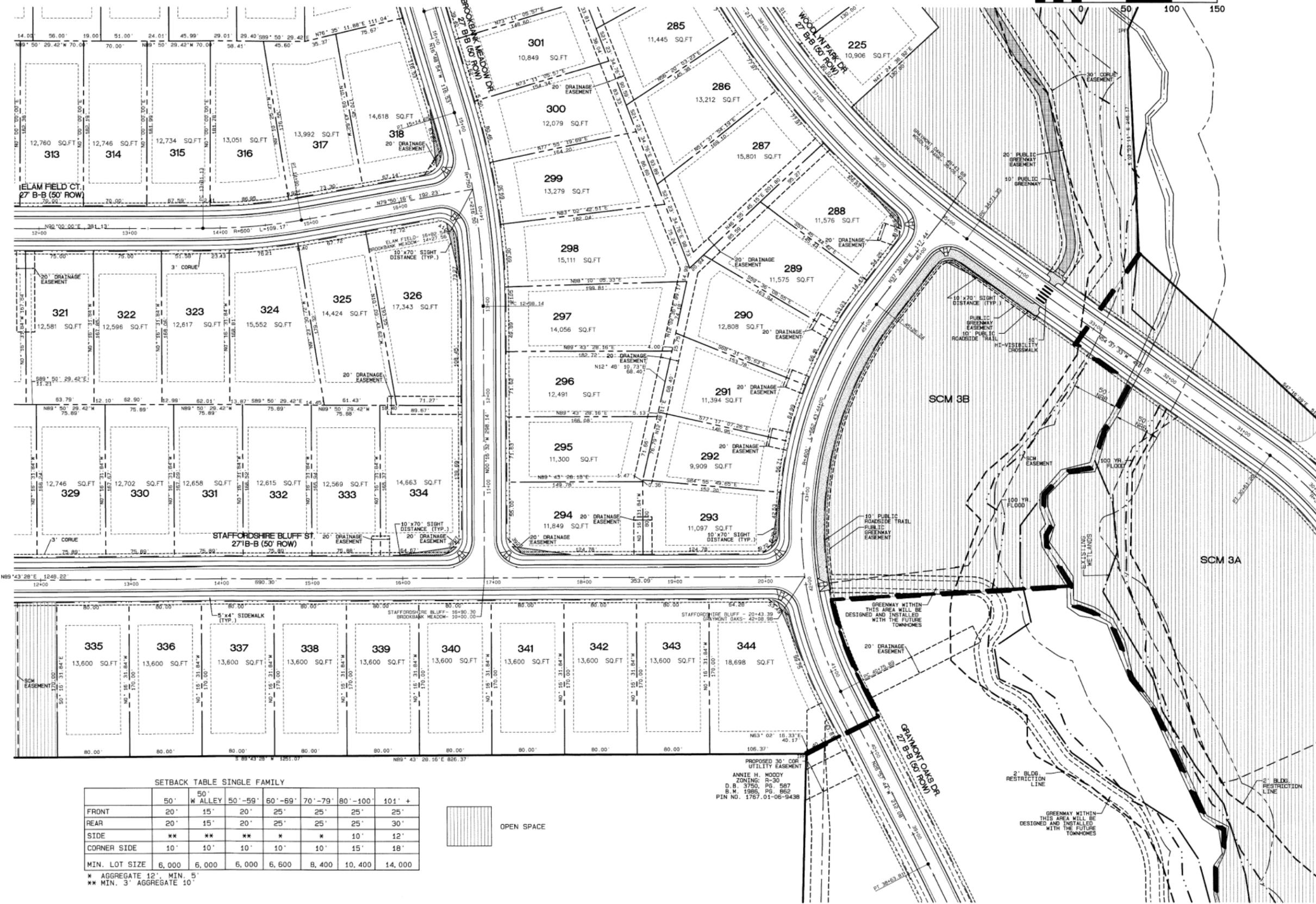
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RESIDENTIAL-COLLECTOR- 30'
COLLECTOR-COLLECTOR- 30'
ENTRANCE AT CUL-DE-SAC- 32.5'
ENTRY ROADS-ROLESVILLE RD.- 35'



GRAPHIC SCALE 1"=50'

SCALE: 1"=2000'



SETBACK TABLE SINGLE FAMILY

	50' W ALLEY	50'-59'	60'-69'	70'-79'	80'-100'	101' +
FRONT	20'	15'	20'	25'	25'	25'
REAR	20'	15'	20'	25'	25'	30'
SIDE	**	**	**	*	*	12'
CORNER SIDE	10'	10'	10'	10'	15'	18'
MIN. LOT SIZE	6,000	6,000	5,000	6,600	8,400	14,000

* AGGREGATE 12' MIN. 5'
** MIN. 3' AGGREGATE 10'

SITE PLAN FOR KALAS FALLS SITUATED AT 1832 ROLESVILLE ROAD WAKE COUNTY, NORTH CAROLINA FIRM # C-3881

JOB NUMBER: 9900
CHECKED BY: JRH
DRAWN BY: BAH
DATE: 9/19/2019

AMERICAN Engineering
American Engineering Associates-Southeast, P.A.
875 Walnut Street, Suite 360
Cary, NC 27511 919-469-1101

PRELIMINARY
NOT FOR CONSTRUCTION
SHEET NO. 2.14

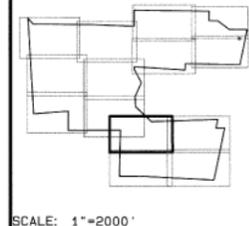
DATE: 9/17/2020
 TIME: 3:00PM
 FILE: E:\Wakelands\Kalas Falls\Bass Prel\Plat.dwg
 REVISION: 1
 NO. 1: 5/27/2020 ADDRESS PREL. PLAN COMMENTS RECEIVED ON 4/27/20

	50'	50' W ALLEY	50'-59'	60'-69'	70'-79'	80'-100'	101' +
FRONT	20'	15'	20'	25'	25'	25'	25'
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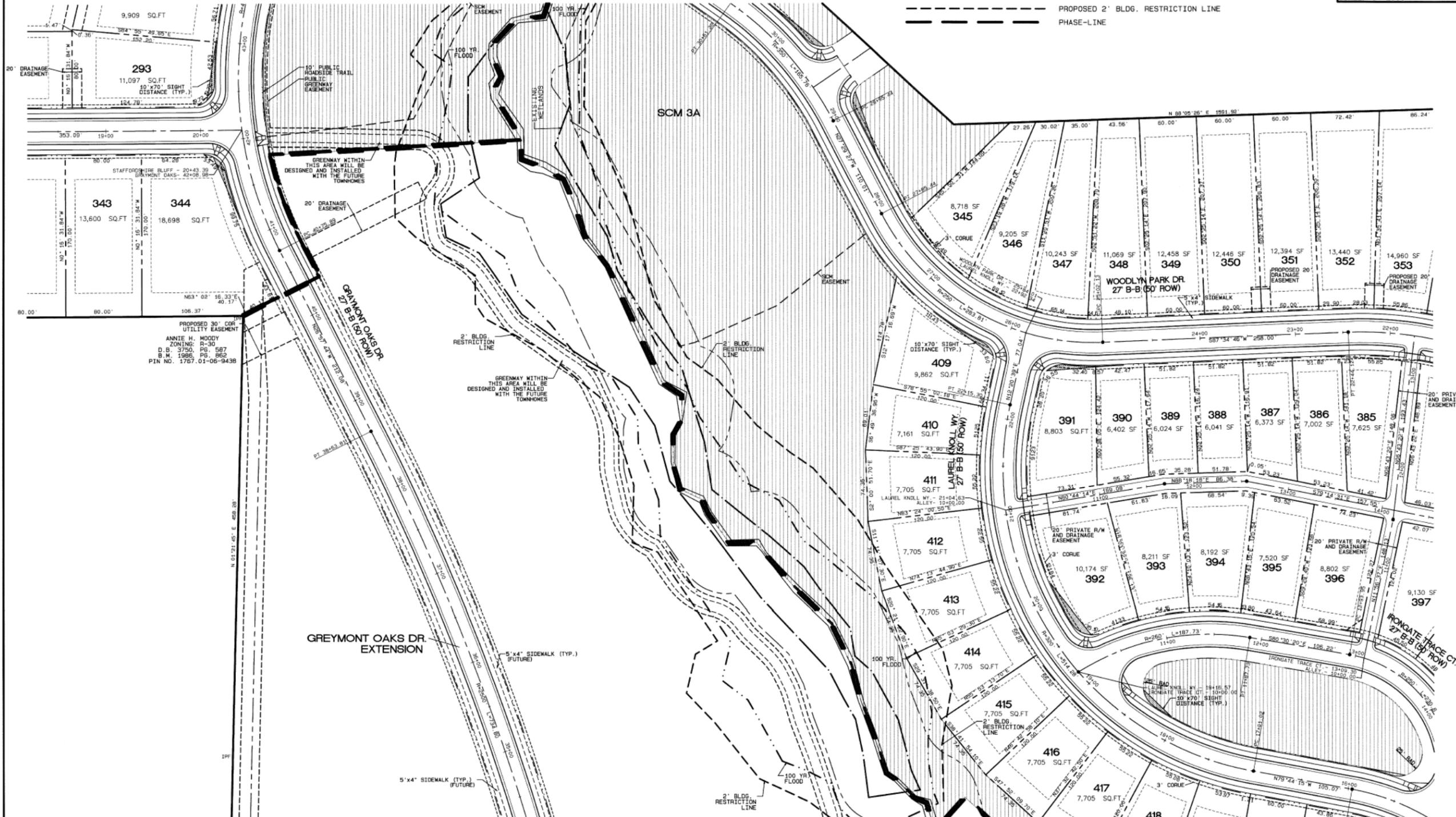
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- PROPOSED 30" CURB AND GUTTER
- PROPOSED 100 YR.
- PROPOSED 2' BLDG. RESTRICTION LINE
- PHASE-LINE



SCALE: 1"=2000'



ANNIE H. MOODY
ZONING: R-30
D.E. 3750, PG. 567
B.M. 1986, PG. 862
PIN NO. 1767.01-06-9438

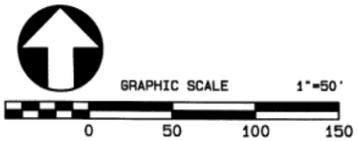
EXISTING LINETYPE LEGEND

- PROPERTY BOUNDARY
- EXISTING TREE LINE
- EXISTING WETLAND
- EXISTING 50' NRB
- CENTERLINE OF STREAM
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- EXISTING RIGHT OF WAY
- OPEN SPACE

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SITE PLAN
FOR
KALAS FALLS
SITUATED AT
1832 ROLESVILLE ROAD
WAKE COUNTY, NORTH CAROLINA
FIRM # C-3881

JOB NUMBER: 9900
CHECKED BY: JRH
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DATE: 9/19/2019

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875 Walnut Street, Suite 360
Cary, NC 27511 919-469-1101

PRELIMINARY
NOT FOR CONSTRUCTION
SHEET NO.
2.15

9/17/2020 11:00:33 AM I:\proj\3339\ 1832 Rolesville Falls Base Prel. Plat.dwg
 FILE: E:\Kallas Falls\Kallas Falls Base Prel. Plat.dwg
 No. DATE REVISION
 1 09/27/2019 ADDRESSED PERM. PLAT COMMENTS RECEIVED 04-27-20
 DWG/CHK BRJ/JRH

EXISTING LINETYPE LEGEND

- PROPERTY BOUNDARY
- EXISTING TREE LINE
- EXISTING WETLAND
- EXISTING 50' NRB
- CENTERLINE OF STREAM
- EXISTING WATER ELEVATION
- EXISTING RIGHT OF WAY

PROPOSED LINETYPE LEGEND

- PROPOSED PROPERTY-LINE
- PROPOSED BUILDING SETBACK
- PROPOSED EASEMENT
- PROPOSED 3'-5' CORUE
- PROPOSED RIGHT OF WAY
- PROPOSED ROAD CL
- PROPOSED 30" CURB AND GUTTER
- PROPOSED 100 YR.
- PROPOSED 2' BLDG. RESTRICTION LINE
- PHASE-LINE

ABBREVIATION

- NRB- NEUSE RIVER BUFFER
- COR/CORUE- CITY OF RALEIGH UTILITY EASEMENT

GENERAL NOTE:

1. ANY LOT NUMBER WITH AN * COULD REQUIRE A PRIVATE PUMP TO THE PUBLIC SEWER SERVICE. THIS WILL BE DETERMINED BY THE BUILDER AT THE TIME OF PERMITTING. ANY OF THESE LOTS THAT HAVE A BASEMENT AND ARE SEWERED FROM THE FRONT MAY REQUIRE A PRIVATE PUMP FOR THE LOWEST FLOOR.
2. SIGHT DISTANCE TRIANGLES ARE 10' X 70' WHERE SIGHT LINES ENCRACH ONTO A PRIVATE LOT A SIGHT EASEMENT IS REQUIRED.
3. BACK OF CURB RADIUS AT INTERSECTIONS-
RESIDENTIAL-RESIDENTIAL- 28'
RESIDENTIAL-COLLECTOR- 30'
COLLECTOR-COLLECTOR- 30'
ENTRANCE AT CUL-DE-SAC- 32.5'
ENTRY ROADS-ROLESVILLE RD.- 35'

SETBACK TABLE SINGLE FAMILY

	50'	50' W ALLEY	50'-59'	60'-69'	70'-79'	80'-100'	101' +
FRONT	20'	15'	20'	25'	25'	25'	25'
REAR	20'	15'	20'	25'	25'	25'	30'
SIDE	**	**	**	*	*	10'	12'
CORNER SIDE	10'	10'	10'	10'	10'	15'	18'
MIN. LOT SIZE	6,000	6,000	6,000	6,600	8,400	10,400	14,000

* AGGREGATE 12" MIN. 5'
** MIN. 3" AGGREGATE 10'



OPEN SPACE



RECREATION SITE



GRAPHIC SCALE 1"=50'



SCALE: 1"=2000'

BENNY L. MOODY
JEFFERY LYNN MOODY
ZONING: R-30
D.B. 14297 PG. 1583
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



SITE PLAN
FOR
KALAS FALLS
SITUATED AT
1832 ROLESVILLE ROAD
WAKE COUNTY, NORTH CAROLINA
FIRM # C-3881

JOB NUMBER: 9900
CHECKED BY: JRH
DRAWN BY: BAH
DATE: 9/19/2019

AMERICAN Engineering
American Engineering Associates-Southeast, P.A.
875 Walnut Street, Suite 360
Cary, NC 27511 919-469-1101

PRELIMINARY

NOT FOR CONSTRUCTION
SHEET NO.
2.16

NO.	DATE	REVISION
1	5/27/2019	ADDRESSED PREL. PLAT COMMENTS RECEIVED ON 4-27-20

FILE: Z:\udis\9900\works\ins Property\Map\Bases App\Map\Bas Falls Base Prel1 Plat.dwg

EXISTING LINETYPE LEGEND

- PROPERTY BOUNDARY
- EXISTING TREE LINE
- EXISTING WETLAND
- EXISTING 50' NRB
- CENTERLINE OF STREAM
- EXISTING WATER ELEVATION
- EXISTING RIGHT OF WAY

PROPOSED LINETYPE LEGEND

- PROPOSED PROPERTY-LINE
- PROPOSED BUILDING SETBACK
- PROPOSED EASEMENT
- PROPOSED 3'/5' CORUE
- PROPOSED RIGHT OF WAY
- PROPOSED ROAD CL
- PROPOSED 30" CURB AND GUTTER
- PROPOSED 100 YR.
- PROPOSED 2' BLDG. RESTRICTION LINE
- PHASE-LINE

ABBREVIATION

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- COR/CORUE- CITY OF RALEIGH UTILITY EASEMENT

GENERAL NOTE:

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3. BACK OF CURB RADIUS AT INTERSECTIONS-
RESIDENTIAL-RESIDENTIAL- 28'
RESIDENTIAL-COLLECTOR- 30'
COLLECTOR-COLLECTOR- 30'
ENTRANCE AT CUL-DE-SAC- 32.5'
ENTRY ROADS-ROLESVILLE RD.- 35'

SETBACK TABLE SINGLE FAMILY

	50'	50' W ALLEY	50'-59'	60'-69'	70'-79'	80'-100'	101' +
FRONT	20'	15'	20'	25'	25'	25'	25'
REAR	20'	15'	20'	25'	25'	25'	30'
SIDE	**	**	**	*	*	10'	12'
CORNER SIDE	10'	10'	10'	10'	10'	15'	18'
MIN. LOT SIZE	6,000	6,000	6,000	6,600	8,400	10,400	14,000

* AGGREGATE 12' MIN. 5'
** MIN. 3' AGGREGATE 10'

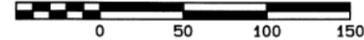


OPEN SPACE

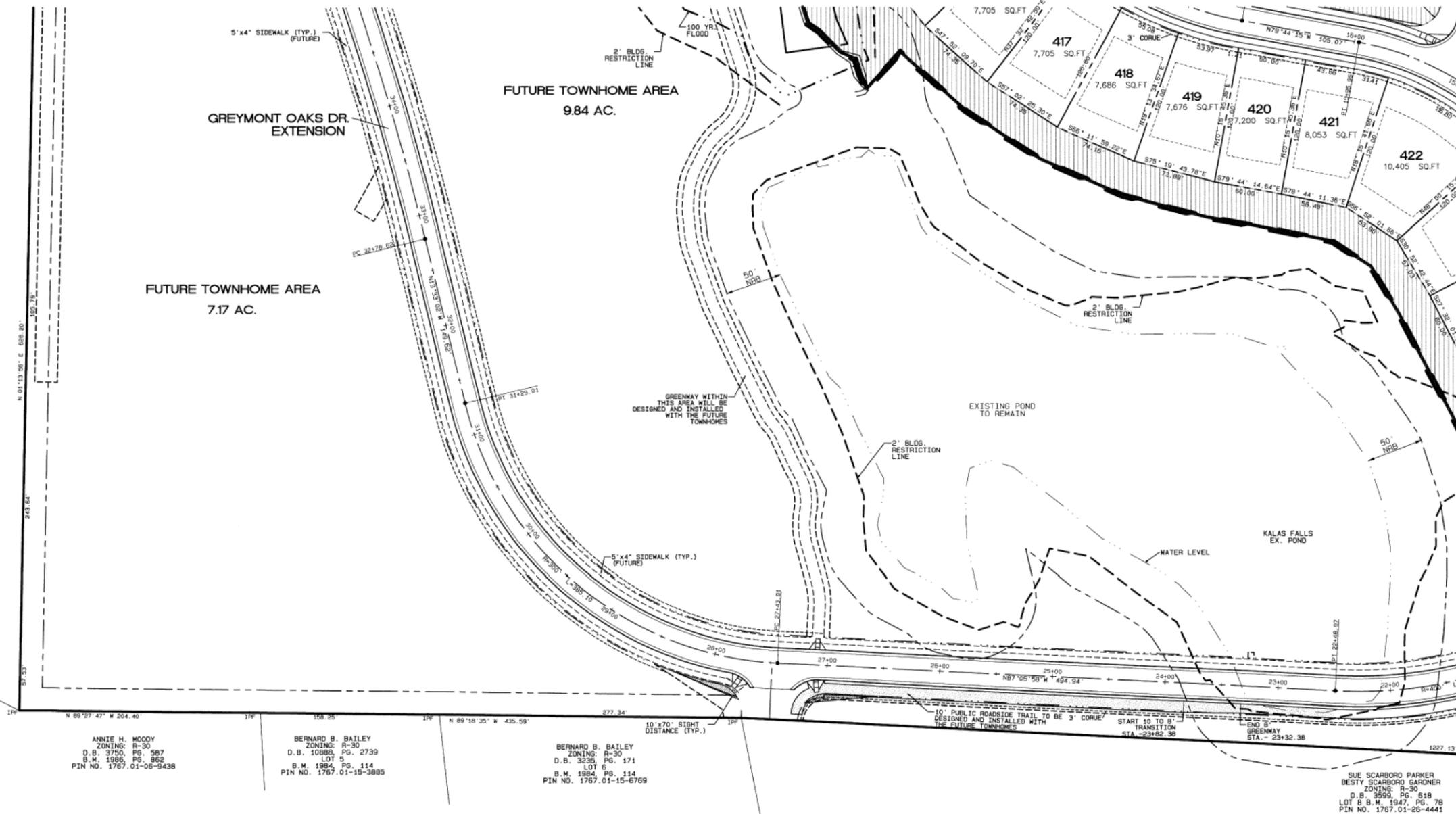
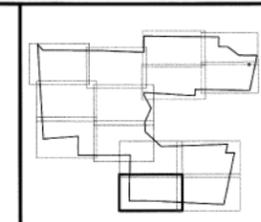


GRAPHIC SCALE

1"=50'



SCALE: 1"=2000'



ANNIE H. MOODY
ZONING: R-30
D.B. 3750, PG. 867
B.M. 1986, PG. 862
PIN NO. 1767.01-06-9438

BERNARD B. BAITLY
ZONING: R-30
D.B. 1086, PG. 2739
LOT 5
B.M. 1984, PG. 114
PIN NO. 1767.01-15-3885

BERNARD B. BAITLY
ZONING: R-30
D.B. 3235, PG. 171
LOT 6
B.M. 1984, PG. 114
PIN NO. 1767.01-15-6769

SUE SCARBORO PARKER
BESTY SCARBORO GARDNER
ZONING: R-30
D.B. 3255, PG. 618
LOT 8 B.M. 1947, PG. 78
PIN NO. 1767.01-26-4441

SITE PLAN

FOR
KALAS FALLS

SITUATED AT
1832 ROLESVILLE ROAD

WAKE COUNTY, NORTH CAROLINA

FIRM # C-3881

JOB NUMBER: 9900
CHECKED BY: JRH
DRAWN BY: BAH
DATE: 9/19/2019

AMERICAN Engineering
American Engineering Associates-Southeast, P.A.
875 Walnut Street, Suite 360
Cary, NC 27511 919-469-1101

PRELIMINARY

NOT FOR CONSTRUCTION
SHEET NO.
2.17

Plot Date: 9/17/2020 Time: 3:39PM File: E:\Kallas Falls\Kallas Falls Base Prel. Plat.dwg

EXISTING LINETYPE LEGEND

- PROPERTY BOUNDARY
- EXISTING TREE LINE
- EXISTING WETLAND
- EXISTING 50' NRB
- CENTERLINE OF STREAM
- EXISTING WATER ELEVATION
- EXISTING RIGHT OF WAY

PROPOSED LINETYPE LEGEND

- PROPOSED PROPERTY-LINE
- PROPOSED BUILDING SETBACK
- PROPOSED EASEMENT
- PROPOSED 3'/5' CORUE
- PROPOSED RIGHT OF WAY
- PROPOSED ROAD CL
- PROPOSED 30" CURB AND GUTTER
- PROPOSED 100 YR.
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- COR/CORUE- CITY OF RALEIGH UTILITY EASEMENT

GENERAL NOTE:

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3. BACK OF CURB RADIUS AT INTERSECTIONS- RESIDENTIAL-RESIDENTIAL- 28' RESIDENTIAL-COLLECTOR- 30' COLLECTOR-COLLECTOR- 30' ENTRANCE AT CUL-DE-SAC- 32.5 ENTRY ROADS-ROLESVILLE RD.- 35'

SETBACK TABLE SINGLE FAMILY

	50'	50' W ALLEY	50'-59'	60'-69'	70'-79'	80'-100'	101' +
FRONT	20'	15'	20'	25'	25'	25'	25'
REAR	20'	15'	20'	25'	25'	25'	30'
SIDE	**	**	**	*	*	10'	12'
CORNER SIDE	10'	10'	10'	10'	10'	15'	18'
MIN. LOT SIZE	6,000	6,000	6,000	6,600	8,400	10,400	14,000

* AGGREGATE 12' MIN. 5'
 ** MIN. 3' AGGREGATE 10'



OPEN SPACE



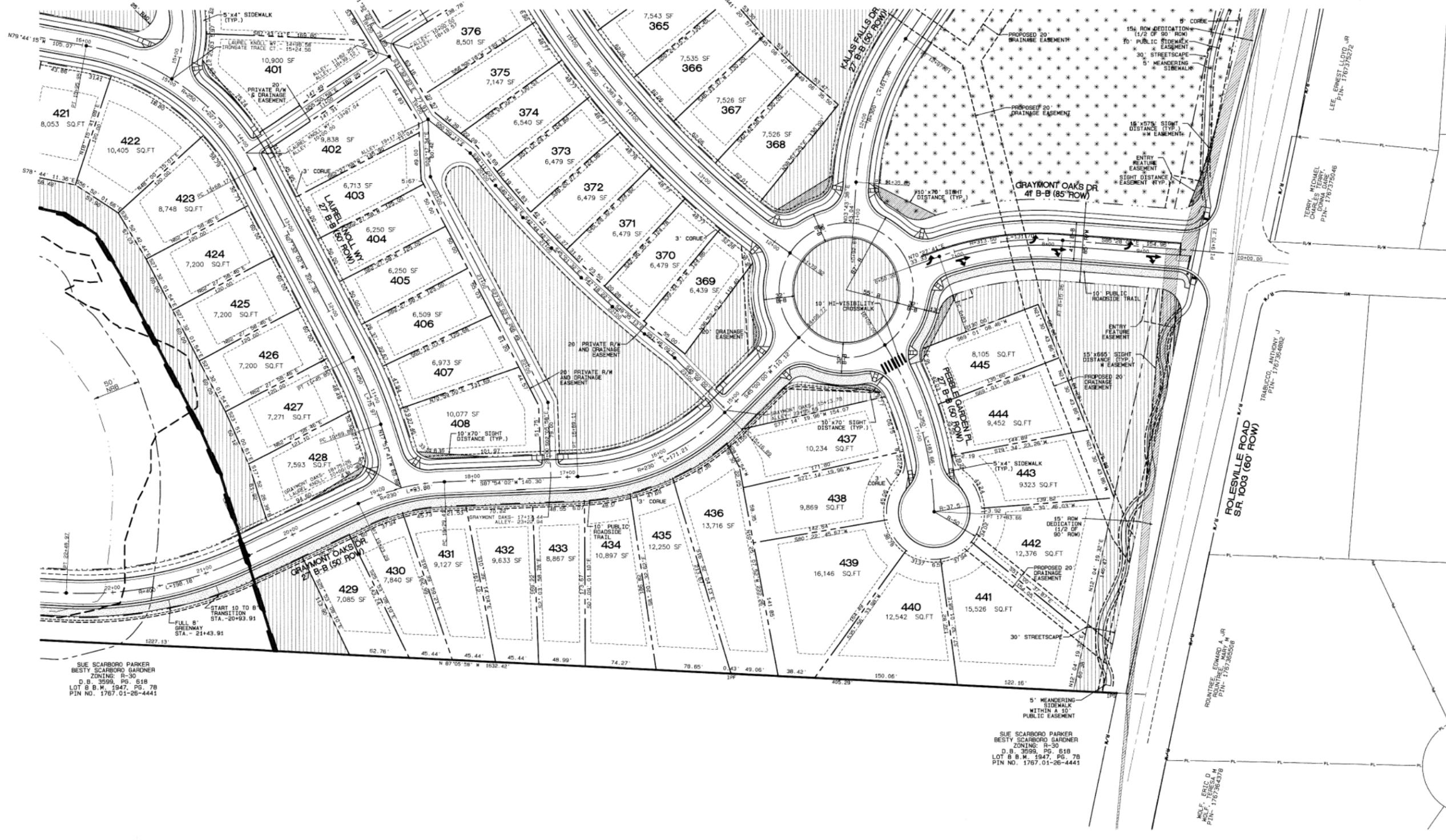
RECREATION SITE



GRAPHIC SCALE 1"=50'



SCALE: 1"=2000'



SUE SCARBORO PARKER
 BESTY SCARBORO GARDNER
 ZONING: R-30
 D.B. 3599, PG. 618
 LOT 8 B.W. 1947, PG. 78
 PIN NO. 1767.01-26-4441

SUE SCARBORO PARKER
 BESTY SCARBORO GARDNER
 ZONING: R-30
 D.B. 3599, PG. 618
 LOT 8 B.W. 1947, PG. 78
 PIN NO. 1767.01-26-4441

SITE PLAN
 FOR
KALAS FALLS
 SITUATED AT
1832 ROLESVILLE ROAD
 WAKE COUNTY, NORTH CAROLINA
 FIRM # C-3881

JOB NUMBER: 9900
 CHECKED BY: JRH
 DRAWN BY: BAH
 DATE: 9/19/2019

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 Engineering
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 875 Walnut Street, Suite 360
 Cary, NC 27511 919-469-1101

PRELIMINARY

NOT FOR CONSTRUCTION
 SHEET NO.
2.18

Plot Date: 8/17/2020 Time: 3:37PM FILE: E:\Kallas Falls\Kallas Falls Base Prel. Plat.dwg
 No. 17672601 ADDRESSED PREL. PLAT COMMENTS RECEIVED ON 4-27-20
 No. 17672601
 DATE
 REVISION
 DWN/CHK
 BAH/JRH



EXISTING LINETYPE LEGEND

- PROPERTY BOUNDARY
- EXISTING TREE LINE
- EXISTING WETLAND
- EXISTING 50' NRB
- CENTERLINE OF STREAM
- EXISTING WATER ELEVATION
- EXISTING RIGHT OF WAY

PROPOSED LINETYPE LEGEND

- PROPOSED BUILDING SETBACK
- PROPOSED EASEMENT
- PROPOSED 3'/5' CORUE
- PROPOSED RIGHT OF WAY
- PROPOSED ROAD CL
- PROPOSED 30" CURB AND GUTTER
- PROPOSED SANITARY SEWER
- PROPOSED WATERLINE
- PROPOSED STORM DRAINAGE
- PROPOSED DRAINAGE DITCH

UTILITY LEGEND

- PROPOSED MANHOLE OR JUNCTION BOX
- PROPOSED SEWER SERVICE
- PROPOSED CATCH BASIN
- PROPOSED YARD INLET
- PROPOSED FLARED END SECTION
- PROPOSED FIRE HYDRANT
- PROPOSED WATER SERVICE
- PROPOSED WATER VALVE
- PROPOSED WATERMAIN REDUCER

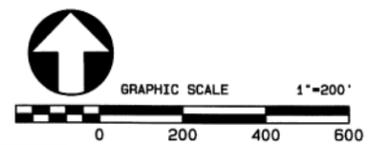
UTILITY PLAN OVERALL
 FOR
KALAS FALLS
 SITUATED AT
1832 ROLESVILLE ROAD
 WAKE COUNTY, NORTH CAROLINA
 FIRM # C-3881

JOB NUMBER: 9900
 CHECKED BY: JRH
 DRAWN BY: BAH
 DATE: 9/19/2019

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 Engineering
 American Engineering Associates-Southeast, P.A.
 875 Walnut Street, Suite 360
 Cary, NC 27511 919-469-1101

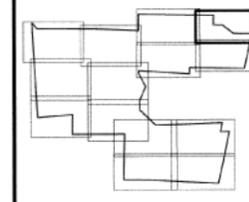
PRELIMINARY

 NOT FOR CONSTRUCTION
 SHEET NO.
3.0

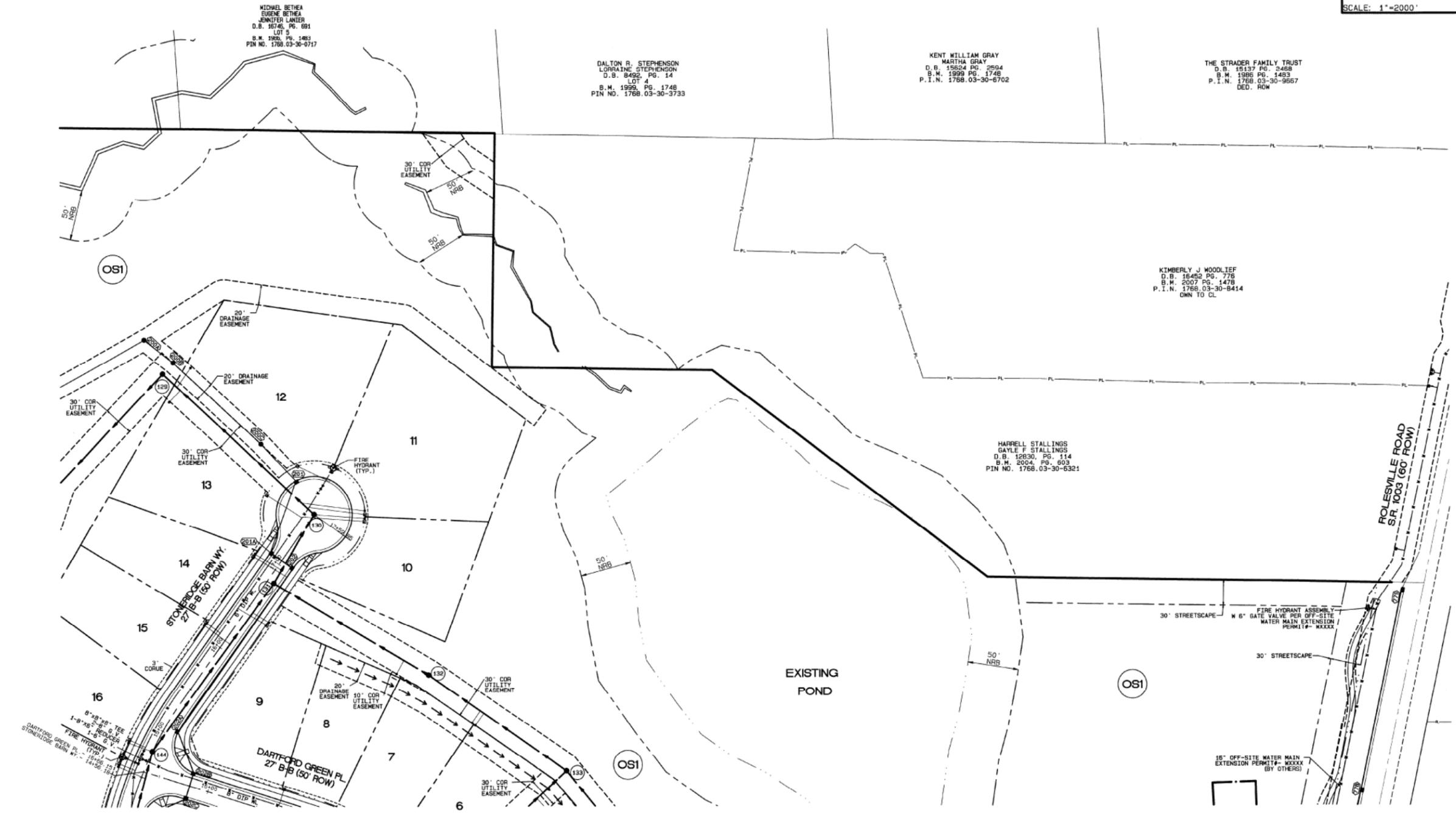


NO.	DATE	REVISION
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Plot Date: 8/17/2020 Time: 4:19PM FILE: E:\Karas Falls\Karas Falls Base Prel - Plat.dwg



SCALE: 1"=2000'



PROPOSED LINETYPE LEGEND

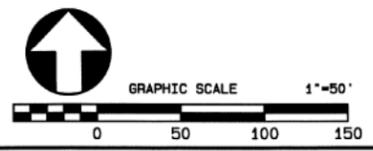
- PROPOSED BUILDING SETBACK
- PROPOSED EASEMENT
- PROPOSED 3'/5' CORUE
- PROPOSED RIGHT OF WAY
- PROPOSED ROAD CL
- ===== PROPOSED 30" CURB AND GUTTER
- PROPOSED SANITARY SEWER
- PROPOSED WATERLINE
- PROPOSED STORM DRAINAGE
- PROPOSED DRAINAGE DITCH

EXISTING LINETYPE LEGEND

- PROPERTY BOUNDARY
- EXISTING TREE LINE
- EXISTING WETLAND
- EXISTING 50' NRB
- CENTERLINE OF STREAM
- EXISTING WATER ELEVATION
- EXISTING RIGHT OF WAY

UTILITY LEGEND

- PROPOSED MANHOLE OR JUNCTION BOX
- PROPOSED SEWER SERVICE
- PROPOSED CATCH BASIN
- PROPOSED YARD INLET
- ▭ PROPOSED FLARED END SECTION
- ⊙ PROPOSED FIRE HYDRANT
- ▭ PROPOSED WATER SERVICE
- ⊕ PROPOSED WATER VALVE
- ◁ PROPOSED WATERMAIN REDUCER



NO.	DATE	REVISION
1	05/27/2020	ADDRESSED PREL. PLOT COMMENTS RECEIVED ON 4-27-20

UTILITY PLAN
FOR
KALAS FALLS
SITUATED AT
1832 ROLESVILLE ROAD
WAKE COUNTY, NORTH CAROLINA
FIRM # C-3881

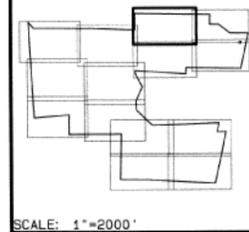
JOB NUMBER: 9900
CHECKED BY: JRH
DRAWN BY: BAH
DATE: 9/19/2019

AMERICAN Engineering
American Engineering Associates-Southeast, P.A.
875 Walnut Street, Suite 360
Cary, NC 27511 919-469-1101

PRELIMINARY

NOT FOR CONSTRUCTION
SHEET NO.
3.1

FILE: Z:\jobs\9900\work\ins Property\04\04\04 Base Map\04\04\04 Base Pre1. Plot.pro
Time: 1:26PM
Plot Date: 05/27/2020



SCALE: 1"=2000'

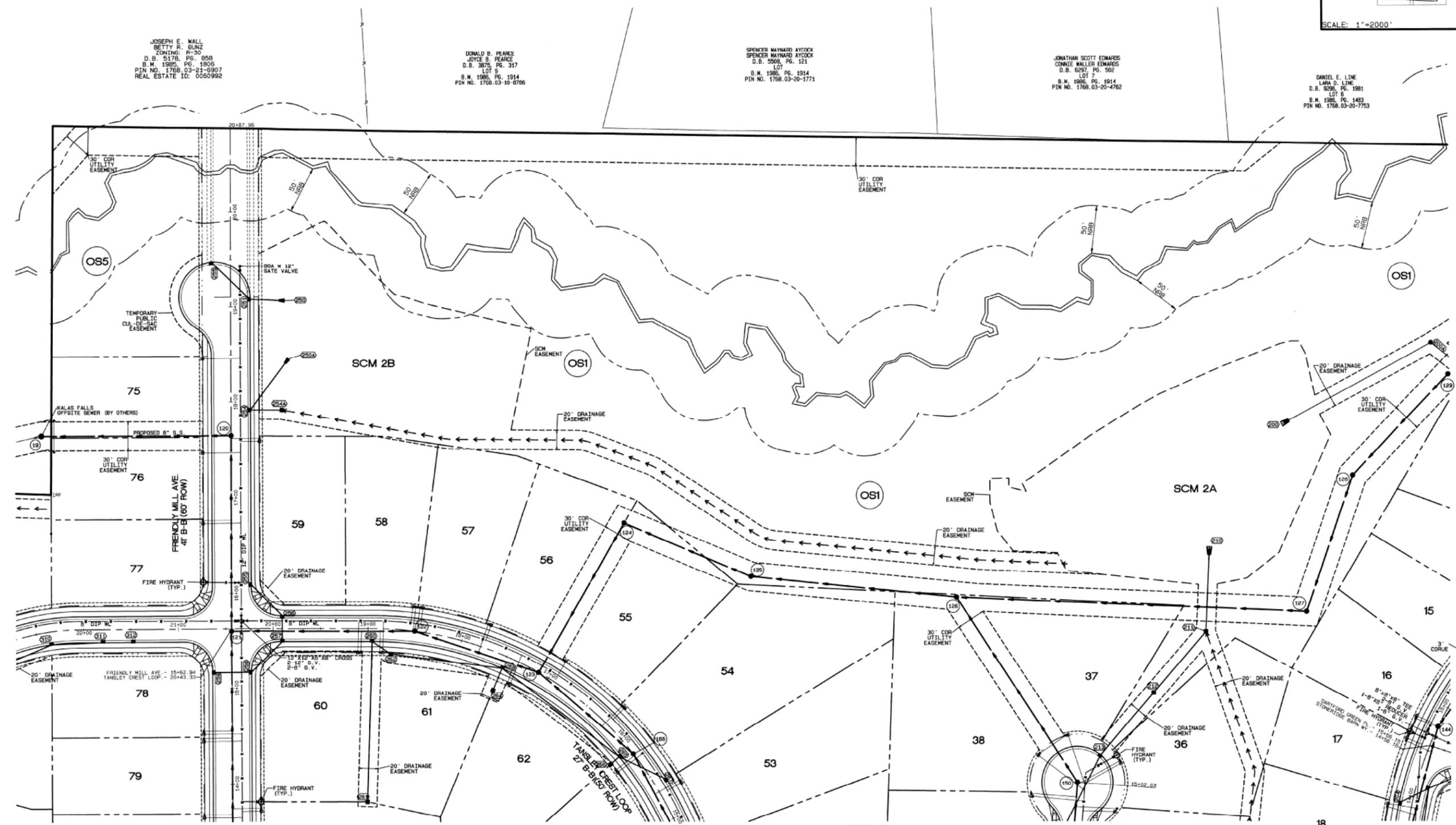
JOSEPH E. WALL
BETTY R. GUNZ
ZONING: R-30
D.B. 5175, PG. 858
B.M. 1985, PG. 1806
PIN NO. 1768.03-21-8907
REAL ESTATE ID: 0060992

DONALD B. PEARCE
JOYCE B. PEARCE
D.B. 3675, PG. 317
LOT 9
B.M. 1986, PG. 1914
PIN NO. 1768.03-10-0766

SPENCER MAYNARD AYCOCK
SPENCER MAYNARD AYCOCK
D.B. 5508, PG. 121
LOT 7
B.M. 1986, PG. 1914
PIN NO. 1768.03-20-1771

JONATHAN SCOTT EDWARDS
CONNIE WALLER EDWARDS
D.B. 6297, PG. 502
LOT 7
B.M. 1986, PG. 1914
PIN NO. 1768.03-20-4762

DANIEL E. LINE
LARA D. LINE
D.B. 9286, PG. 1981
LOT 8
B.M. 1986, PG. 1483
PIN NO. 1768.03-20-7753



PROPOSED LINETYPE LEGEND

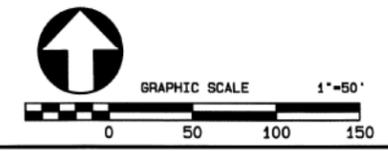
- PROPOSED BUILDING SETBACK
- PROPOSED EASEMENT
- PROPOSED 3'/5' CORUE
- PROPOSED RIGHT OF WAY
- PROPOSED ROAD CL
- PROPOSED 30" CURB AND GUTTER
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- PROPOSED WATERLINE
- PROPOSED STORM DRAINAGE
- PROPOSED DRAINAGE DITCH

EXISTING LINETYPE LEGEND

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- EXISTING WETLAND
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- EXISTING WATER ELEVATION
- EXISTING RIGHT OF WAY
- OFF-SITE SEWER BY OTHERS

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- PROPOSED YARD INLET
- PROPOSED FLARED END SECTION
- PROPOSED FIRE HYDRANT
- PROPOSED WATER SERVICE
- PROPOSED WATER VALVE
- PROPOSED WATERMAIN REDUCER



NO.	DATE	REVISION
1	5/27/2020	ADDRESS/REVISION FOR COMMENTS RECEIVED IN 4-27-20

UTILITY PLAN
FOR
KALAS FALLS
SITUATED AT
1832 ROLESVILLE ROAD
WAKE COUNTY, NORTH CAROLINA
FIRM # C-3881

JOB NUMBER: 9900
CHECKED BY: JRH
DRAWN BY: BAH
DATE: 9/19/2019

AMERICAN
Engineering

American Engineering Associates-Southeast, P.A.
875 Walnut Street, Suite 360
Cary, NC 27511 919-469-1101

PRELIMINARY

NOT FOR CONSTRUCTION
SHEET NO.
3.3

FILE: Z:\work\9900\Utilities Property\Comp\Draw Map\Kalas Falls Base Plan.dwg
 Plot Date: 5/27/2020 Time: 11:21AM

PROPOSED LINETYPE LEGEND

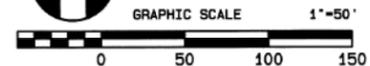
- PROPOSED BUILDING SETBACK
- PROPOSED EASEMENT
- PROPOSED 3' / 5' CORUE
- PROPOSED RIGHT OF WAY
- PROPOSED ROAD CL
- PROPOSED 30" CURB AND GUTTER
- PROPOSED SANITARY SEWER
- PROPOSED WATERLINE
- PROPOSED STORM DRAINAGE
- PROPOSED DRAINAGE DITCH

EXISTING LINETYPE LEGEND

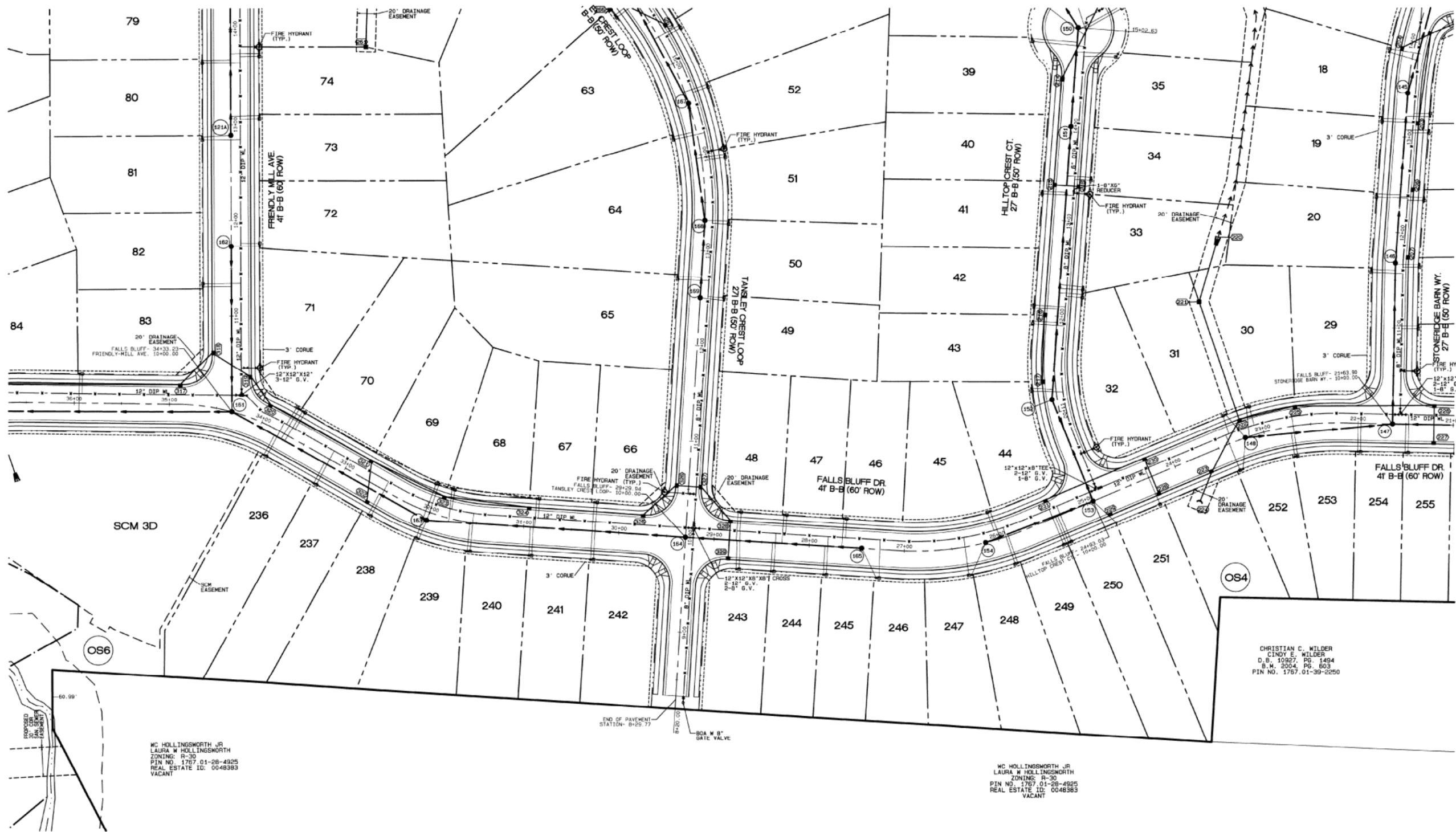
- PROPERTY BOUNDARY
- EXISTING TREE LINE
- EXISTING WETLAND
- EXISTING 50' NRB
- CENTERLINE OF STREAM
- EXISTING WATER ELEVATION
- EXISTING RIGHT OF WAY

UTILITY LEGEND

- PROPOSED MANHOLE OR JUNCTION BOX
- PROPOSED SEWER SERVICE
- PROPOSED CATCH BASIN
- PROPOSED YARD INLET
- ▣ PROPOSED FLARED END SECTION
- ⊕ PROPOSED FIRE HYDRANT
- ⊕ PROPOSED WATER SERVICE
- ⊕ PROPOSED WATER VALVE
- △ PROPOSED WATERMAIN REDUCER



SCALE: 1"=2000'



No.	DATE	REVISION
1	02/27/2020	ADDRESS PREL. PLAN COMMENTS RECEIVED ON 4-27-20

UTILITY PLAN
FOR
KALAS FALLS
SITUATED AT
1832 ROLESVILLE ROAD
WAKE COUNTY, NORTH CAROLINA
FIRM # C-3881

JOB NUMBER: 9900
CHECKED BY: JRH
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DATE: 9/19/2019

AMERICAN Engineering
American Engineering Associates-Southeast, P.A.
875 Walnut Street, Suite 360
Cary, NC 27511 919-469-1101



PRELIMINARY
NOT FOR CONSTRUCTION
SHEET NO.

MC HOLLINGSWORTH JR
LAURA W HOLLINGSWORTH
ZONING: R-30
PIN NO. 1767-01-28-4925
REAL ESTATE ID: 0048393
VACANT

MC HOLLINGSWORTH JR
LAURA W HOLLINGSWORTH
ZONING: R-30
PIN NO. 1767-01-28-4925
REAL ESTATE ID: 0048393
VACANT

CHRISTIAN C. WILDER
CINDY E. WILDER
D.B. 10927 PG. 1494
B.M. 2004 PG. 603
PIN NO. 1767-01-30-2250

Plot Date: 5/27/2020 Time: 11:21AM FILE: Z:\Jobs\9900\Work\Property\Map\Base Map\Va\Is Falls base Pre-17.dwg

UTILITY LEGEND

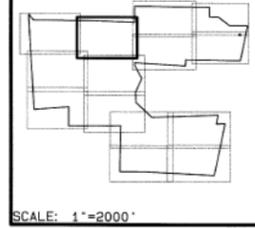
- PROPOSED MANHOLE OR JUNCTION BOX
- PROPOSED SEWER SERVICE
- PROPOSED CATCH BASIN
- PROPOSED YARD INLET
- ▤ PROPOSED FLARED END SECTION
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- - - EXISTING WATER ELEVATION
- - - EXISTING RIGHT OF WAY
- SS - - - OFF-SITE SEWER BY OTHERS

PROPOSED LINETYPE LEGEND

- - - PROPOSED BUILDING SETBACK
- - - PROPOSED EASEMENT
- - - PROPOSED 3' / 5' CORUE
- - - PROPOSED RIGHT OF WAY
- - - PROPOSED ROAD CL
- - - PROPOSED 30" CURB AND GUTTER
- - - PROPOSED SANITARY SEWER
- - - PROPOSED WATERLINE
- - - PROPOSED STORM DRAINAGE
- - - PROPOSED DRAINAGE DITCH



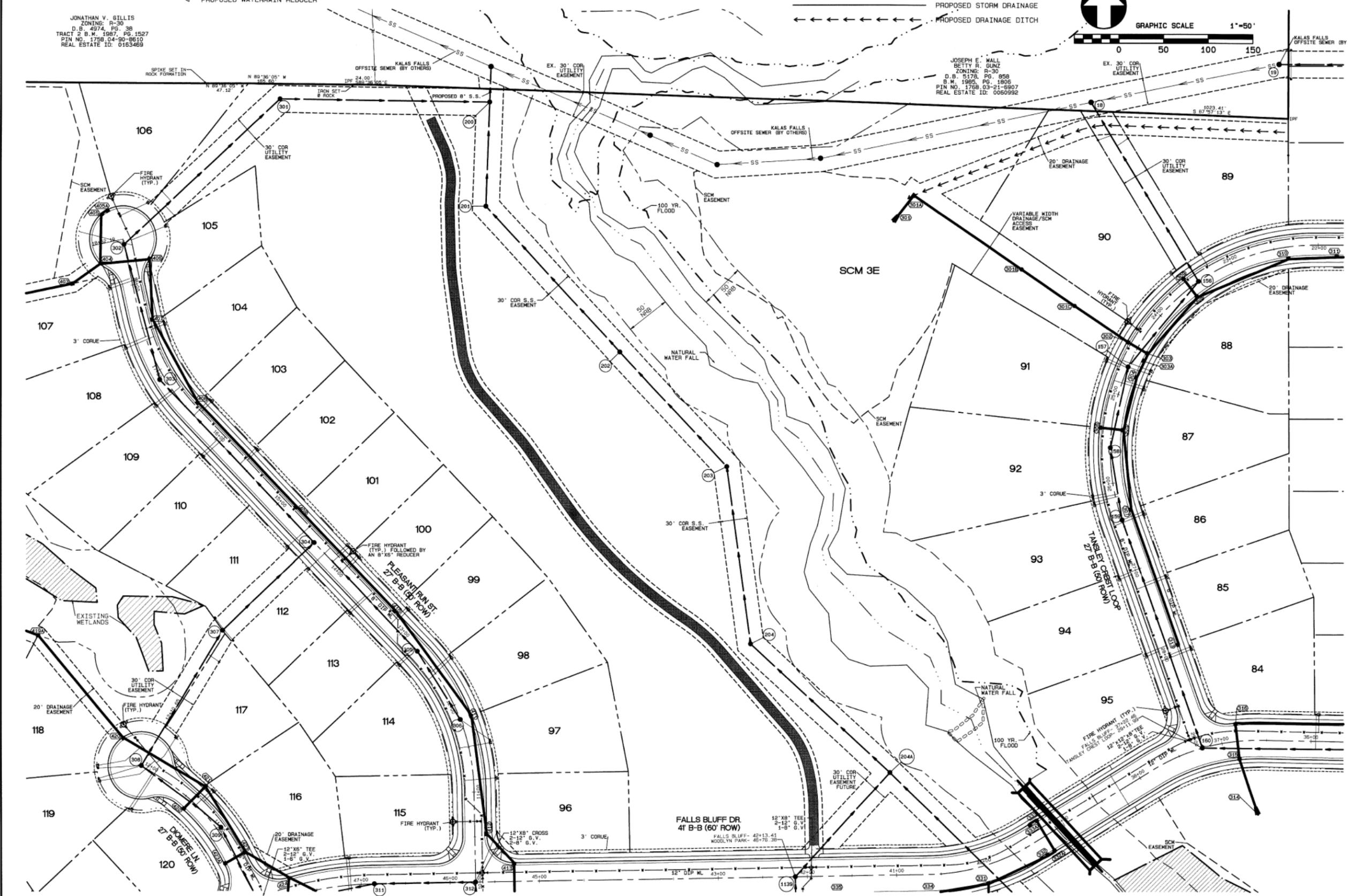
SCALE: 1"=2000'



GRAPHIC SCALE 1"=50'

JONATHAN V. GILLIS
ZONING: R-30
D.B. 4974, PG. 38
TRACT 2 B.M. 1987, PG. 1527
P.I.N. NO. 175B-04-90-8610
REAL ESTATE ID: 0163469

JOSEPH E. WALL
BETTY R. GUNZ
ZONING: R-30
D.B. 5178, PG. 958
B.M. 1992, PG. 1806
P.I.N. NO. 175B-03-21-8907
REAL ESTATE ID: 0060992



NO.	DATE	REVISION
1	5/27/2020	ADDED PRELIMINARY COMMENTS
2	9/19/2019	

UTILITY PLAN
FOR
KALAS FALLS
SITUATED AT
1832 ROLESVILLE ROAD
WAKE COUNTY, NORTH CAROLINA
FIRM # C-3881

JOB NUMBER: 9900
CHECKED BY: JRH
DRAWN BY: BAH
DATE: 9/19/2019

AMERICAN Engineering
American Engineering Associates-Southeast, P.A.
875 Walnut Street, Suite 360
Cory, NC 27511 919-469-1101

PRELIMINARY

NOT FOR CONSTRUCTION
SHEET NO.
3.5

FILE: E:\Karas Falls\Karas Falls Base Prel - Plat.dwg
 PLOT Date: 8/17/2020 Time: 4:30PM

PROPOSED LINETYPE LEGEND

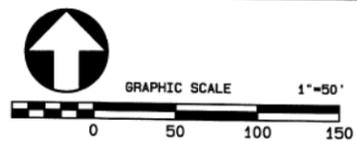
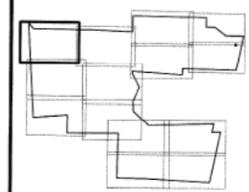
- PROPOSED BUILDING SETBACK
- - - - PROPOSED EASEMENT
- - - - PROPOSED 3'/5' CORUE
- - - - PROPOSED RIGHT OF WAY
- - - - PROPOSED ROAD CL
- - - - PROPOSED 30" CURB AND GUTTER
- - - - PROPOSED SANITARY SEWER
- - - - PROPOSED WATERLINE
- - - - PROPOSED STORM DRAINAGE
- - - - PROPOSED DRAINAGE DITCH

EXISTING LINETYPE LEGEND

- PROPERTY BOUNDARY
- EXISTING TREE LINE
- EXISTING WETLAND
- EXISTING 50' NRB
- CENTERLINE OF STREAM
- EXISTING WATER ELEVATION
- EXISTING RIGHT OF WAY
- OFF-SITE SEWER BY OTHERS

UTILITY LEGEND

- PROPOSED MANHOLE OR JUNCTION BOX
- PROPOSED SEWER SERVICE
- PROPOSED CATCH BASIN
- PROPOSED YARD INLET
- PROPOSED FLARED END SECTION
- PROPOSED FIRE HYDRANT
- PROPOSED WATER SERVICE
- ⊕ PROPOSED WATER VALVE
- ⊖ PROPOSED WATERMAIN REDUCER



JONES PROPERTIES LLC
ZONING: R-30
D.B. 11187 PG. 242
S.M. 1574 PG. 445
P.I.N. 1758_04-90-5145
SINGLE FAMILY

RGA CONSULTING LLC
ZONING: R-30
D.B. 15770 PG. 1169
S.M. 2019 PG. 725
P.I.N. 1757_02-89-57740
SINGLE FAMILY

ROBERT BALLANCE
ROBIN M. BALLANCE
ZONING: R-30
D.B. 13321 PG. 687
S.M. 2004 PG. 589
P.I.N. 1758901417
REAL ESTATE ID: 0186744

JONATHAN V. OLLIS
ZONING: R-30
D.B. 4974 PG. 98
TRACT 2 B.M. 4987 PG. 4527
P.I.N. 1758_04-90-8610
REAL ESTATE ID: 0163469

NO.	DATE	REVISION
1	5/27/2020	ADDRESS PREL. PLAT COMMENTS RECEIVED ON 4-27-20

UTILITY PLAN
FOR
KALAS FALLS
SITUATED AT
1832 ROLESVILLE ROAD
WAKE COUNTY, NORTH CAROLINA
FIRM # C-3881

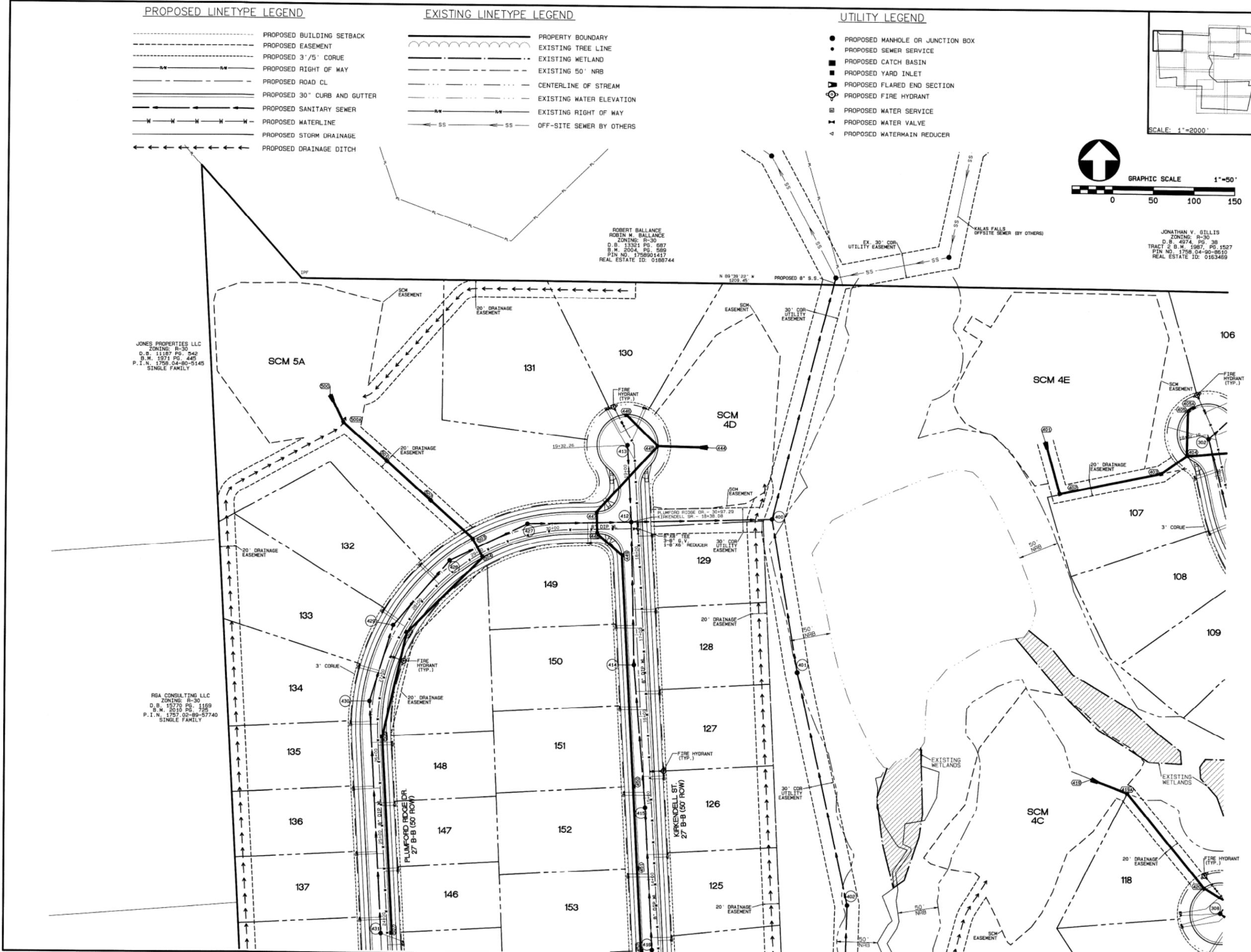
JOB NUMBER: 9900
CHECKED BY: JRH
DRAWN BY: BAH
DATE: 9/19/2019

AMERICAN Engineering
American Engineering Associates-Southeast, P.A.
875 Walnut Street, Suite 360
Cary, NC 27511 919-469-1101

PRELIMINARY

NOT FOR CONSTRUCTION
SHEET NO.
3.6

Plot Date: 8/17/2020 Time: 4:30PM FILE: E:\Kolas Falls\Kolas Falls Base Prel. Plat.dwg



PROPOSED LINETYPE LEGEND

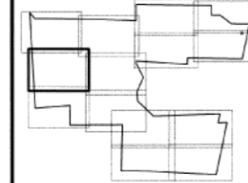
- PROPOSED BUILDING SETBACK
- - - PROPOSED EASEMENT
- - - PROPOSED 3'/5' CORUE
- PROPOSED RIGHT OF WAY
- PROPOSED ROAD CL
- PROPOSED 30" CURB AND GUTTER
- PROPOSED SANITARY SEWER
- PROPOSED WATERLINE
- PROPOSED STORM DRAINAGE
- PROPOSED DRAINAGE DITCH

EXISTING LINETYPE LEGEND

- PROPERTY BOUNDARY
- EXISTING TREE LINE
- EXISTING WETLAND
- EXISTING 50' NRB
- CENTERLINE OF STREAM
- EXISTING WATER ELEVATION
- EXISTING RIGHT OF WAY

UTILITY LEGEND

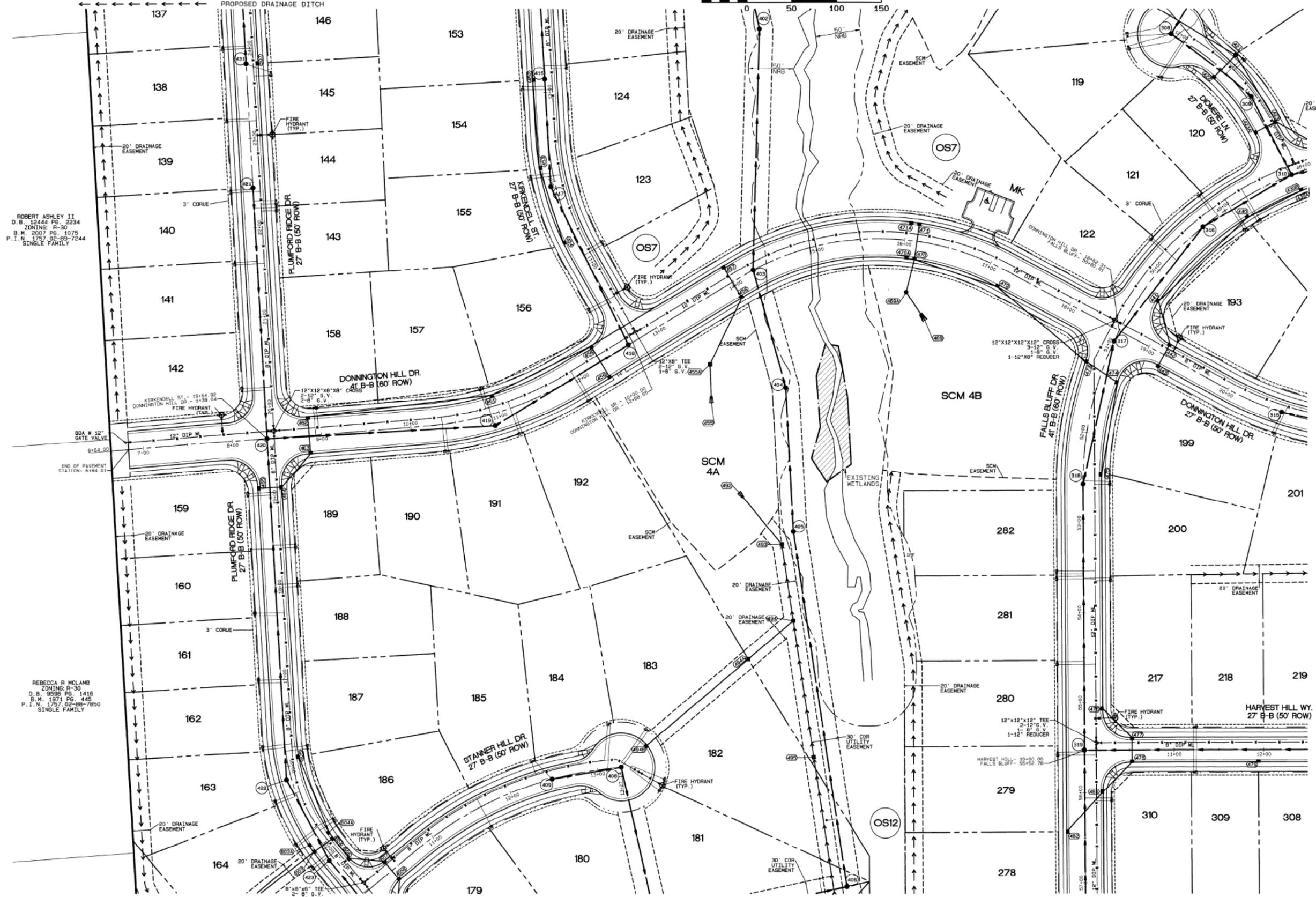
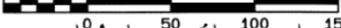
- PROPOSED MANHOLE OR JUNCTION BOX
- PROPOSED SEWER SERVICE
- PROPOSED CATCH BASIN
- PROPOSED YARD INLET
- PROPOSED FLARED END SECTION
- PROPOSED FIRE HYDRANT
- PROPOSED WATER SERVICE
- PROPOSED WATER VALVE
- ◁ PROPOSED WATERMAIN REDUCER



SCALE: 1"=2000'



GRAPHIC SCALE 1"=50'



ROBERT ASHLEY II
D.B. 12444 PG. 2234
ZONING: R-30
B.M. 2007 PG. 1075
P.I.N. 1757-02-89-7244
SINGLE FAMILY

REBECCA R MCLAMB
D.B. 8956 PG. 1416
B.M. 1971 PG. 445
P.I.N. 1757-02-89-7850
SINGLE FAMILY

NO. DATE REVISION

1 5/27/2020 ADDRESS/SET PREL PLAT COMMENTS RECEIVED ON 4-27-20

2 5/27/2020

3 5/27/2020

4 5/27/2020

5 5/27/2020

6 5/27/2020

7 5/27/2020

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210 5/27/2020

PROPOSED LINETYPE LEGEND

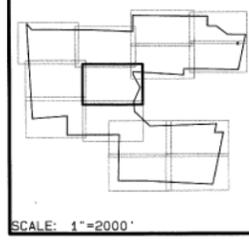
- PROPOSED BUILDING SETBACK
- - - PROPOSED EASEMENT
- - - PROPOSED 3' / 5' CORUE
- - - PROPOSED RIGHT OF WAY
- - - PROPOSED ROAD CL
- - - PROPOSED 30" CURB AND GUTTER
- - - PROPOSED SANITARY SEWER
- - - PROPOSED WATERLINE
- - - PROPOSED STORM DRAINAGE
- - - PROPOSED DRAINAGE DITCH

EXISTING LINETYPE LEGEND

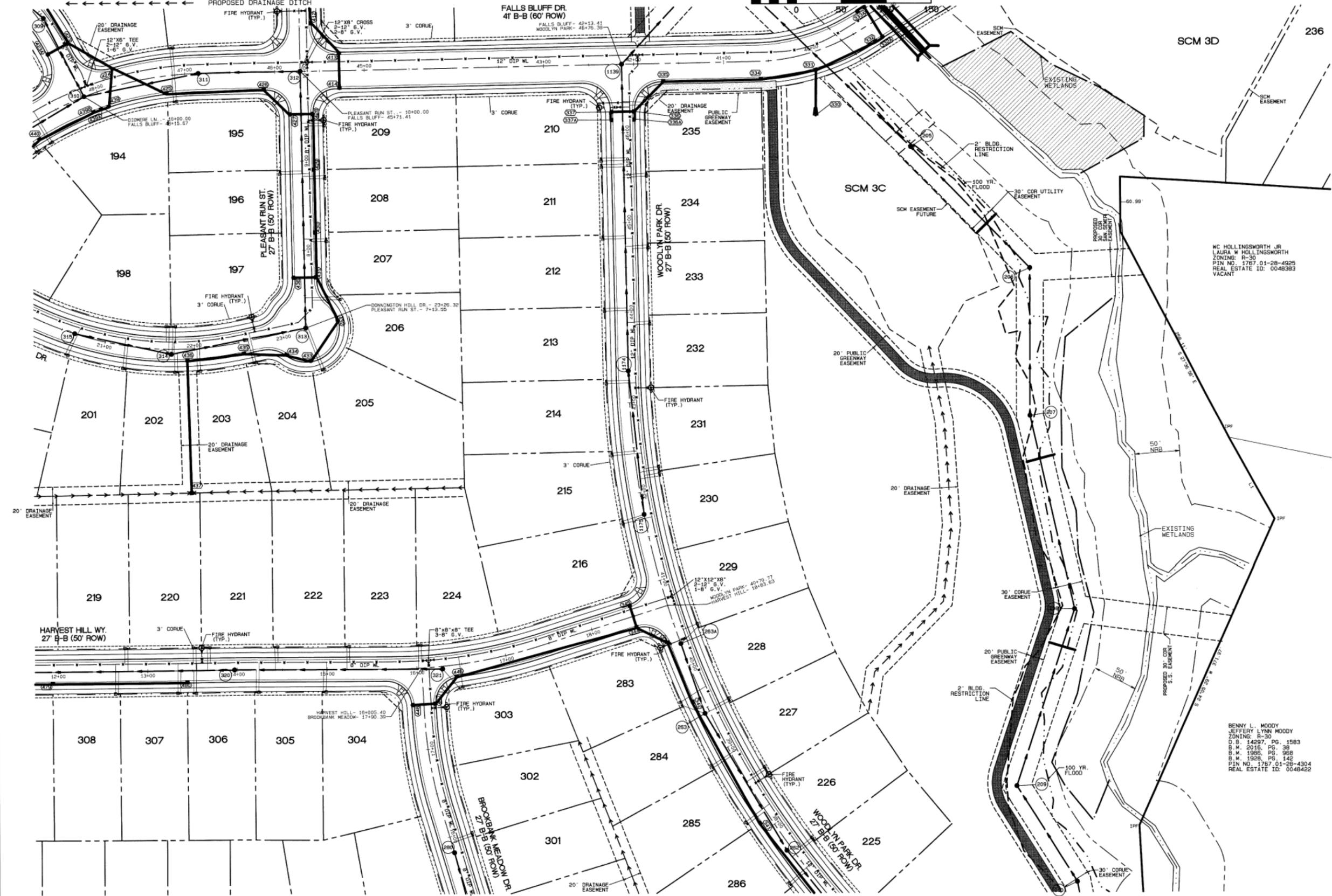
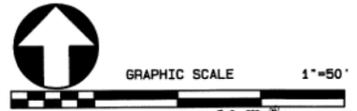
- PROPERTY BOUNDARY
- EXISTING TREE LINE
- EXISTING WETLAND
- EXISTING 50' NRB
- CENTERLINE OF STREAM
- EXISTING WATER ELEVATION
- EXISTING RIGHT OF WAY

UTILITY LEGEND

- PROPOSED MANHOLE OR JUNCTION BOX
- PROPOSED SEWER SERVICE
- PROPOSED CATCH BASIN
- PROPOSED YARD INLET
- PROPOSED FLARED END SECTION
- PROPOSED FIRE HYDRANT
- PROPOSED WATER SERVICE
- ▲ PROPOSED WATER VALVE
- ◁ PROPOSED WATERMAIN REDUCER



SCALE: 1"=2000'



MC HOLLINGSWORTH JR
LAURA W HOLLINGSWORTH
ZONING: R-30
PIN NO. 1767.01-28-4925
REAL ESTATE ID: 0048383
VACANT

BENNY L. MOODY
JEFFERY LYNN MOODY
ZONING: R-30
O.S. 14297, PG. 1583
B.M. 2016, PG. 38
B.M. 1996, PG. 968
B.M. 1928, PGS. 142
PIN NO. 1767.01-28-4304
REAL ESTATE ID: 0048422

DATE: 05/27/2020 ADDRESS: 1832 ROLESVILLE RD. WAKE COUNTY, NC 27511

UTILITY PLAN
FOR
KALAS FALLS
SITUATED AT
1832 ROLESVILLE ROAD
WAKE COUNTY, NORTH CAROLINA
FIRM # C-3881

JOB NUMBER:
CHECKED BY:
DRAWN BY:
DATE:

AMERICAN
Engineering

American Engineering Associates-Southeast, P.A.
875 Walnut Street, Suite 360
Cary, NC 27511 919-469-1101



NOT FOR CONSTRUCTION
SHEET NO.

3.8

Plot Date = 6/17/2020 Time = 4:31PM FILE: E:\Kalis Falls\Kalis Falls Base Plan_1 Plot.dwg

PROPOSED LINETYPE LEGEND

- PROPOSED BUILDING SETBACK
- - - PROPOSED EASEMENT
- - - PROPOSED 3'/5' CORUE
- PROPOSED RIGHT OF WAY
- PROPOSED ROAD CL
- PROPOSED 30" CURB AND GUTTER
- PROPOSED SANITARY SEWER
- PROPOSED WATERLINE
- PROPOSED STORM DRAINAGE
- PROPOSED DRAINAGE DITCH

EXISTING LINETYPE LEGEND

- PROPERTY BOUNDARY
- EXISTING TREE LINE
- EXISTING WETLAND
- EXISTING 50' NRB
- CENTERLINE OF STREAM
- EXISTING WATER ELEVATION
- EXISTING RIGHT OF WAY

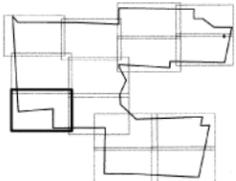
UTILITY LEGEND

- PROPOSED MANHOLE OR JUNCTION BOX
- PROPOSED SEWER SERVICE
- PROPOSED CATCH BASIN
- PROPOSED YARD INLET
- PROPOSED FLARED END SECTION
- ⊙ PROPOSED FIRE HYDRANT
- ⊞ PROPOSED WATER SERVICE
- ⊞ PROPOSED WATER VALVE
- ◁ PROPOSED WATERMAIN REDUCER



GRAPHIC SCALE 1"=50'

SCALE: 1"=2000'



FREDDY MORENO CORTES
D.B. 15529 PG. 410
B.M. 1971 PG. 445
P.I.N. 1757-02-88-7363
SINGLE FAMILY

JONES PROPERTIES, LLC
ZONING: R-30
D.B. 14979 PG. 1162
B.M. 1971 PG. 445
P.I.N. 1757-02-87-8878
SINGLE FAMILY

HODGE, WILLIAM
FRANK II WILES,
GWENDOLYN H
ZONING: R-30
D.B. 15305, PG. 2406
TRACT 5
B.M. 1971, PG. 445
P.I.N. 1757-02-97-4973
REAL ESTATE ID: 0087115

JONES PROPERTIES, LLC
ZONING: R-30
D.B. 13842 PG. 1231
LOT 4A
B.M. 1953, PG. 1477
P.I.N. 1757-02-97-2579
REAL ESTATE ID: 0037355

NO.	DATE	REVISION
1	5/27/2020	ADDRESS B INTEL. PLAT COMMENTS RECEIVED DR. 4-27-20

UTILITY PLAN
FOR
KALAS FALLS
SITUATED AT
1832 ROLESVILLE ROAD
WAKE COUNTY, NORTH CAROLINA
FIRM # C-3881

JOB NUMBER: 9900
CHECKED BY: JRH
DRAWN BY: BAH
DATE: 9/19/2019

AMERICAN
Engineering
Associates-Southeast, P.A.
875 Walnut Street, Suite 360
Cary, NC 27511 919-469-1101

PRELIMINARY
NORTH CAROLINA
PROFESSIONAL
SEAL
9810
ENGINEER
DAN R. HARMAN

NOT FOR CONSTRUCTION
SHEET NO.

3.9

Plot Date : 5/27/2020 Time: 2:42PM FILE: Z:\Jobs\9900\Watkins Property\Map\Map Kalas Falls Base Prel. Plat.dwg

PROPOSED LINETYPE LEGEND

- PROPOSED BUILDING SETBACK
- - - PROPOSED EASEMENT
- - - PROPOSED 3'/5' CORUE
- - - PROPOSED RIGHT OF WAY
- - - PROPOSED ROAD CL
- ==== PROPOSED 30" CURB AND GUTTER
- PROPOSED SANITARY SEWER
- PROPOSED WATERLINE
- PROPOSED STORM DRAINAGE
- PROPOSED DRAINAGE DITCH

EXISTING LINETYPE LEGEND

- PROPERTY BOUNDARY
- EXISTING TREE LINE
- EXISTING WETLAND
- EXISTING 50' NRB
- CENTERLINE OF STREAM
- EXISTING WATER ELEVATION
- EXISTING RIGHT OF WAY

UTILITY LEGEND

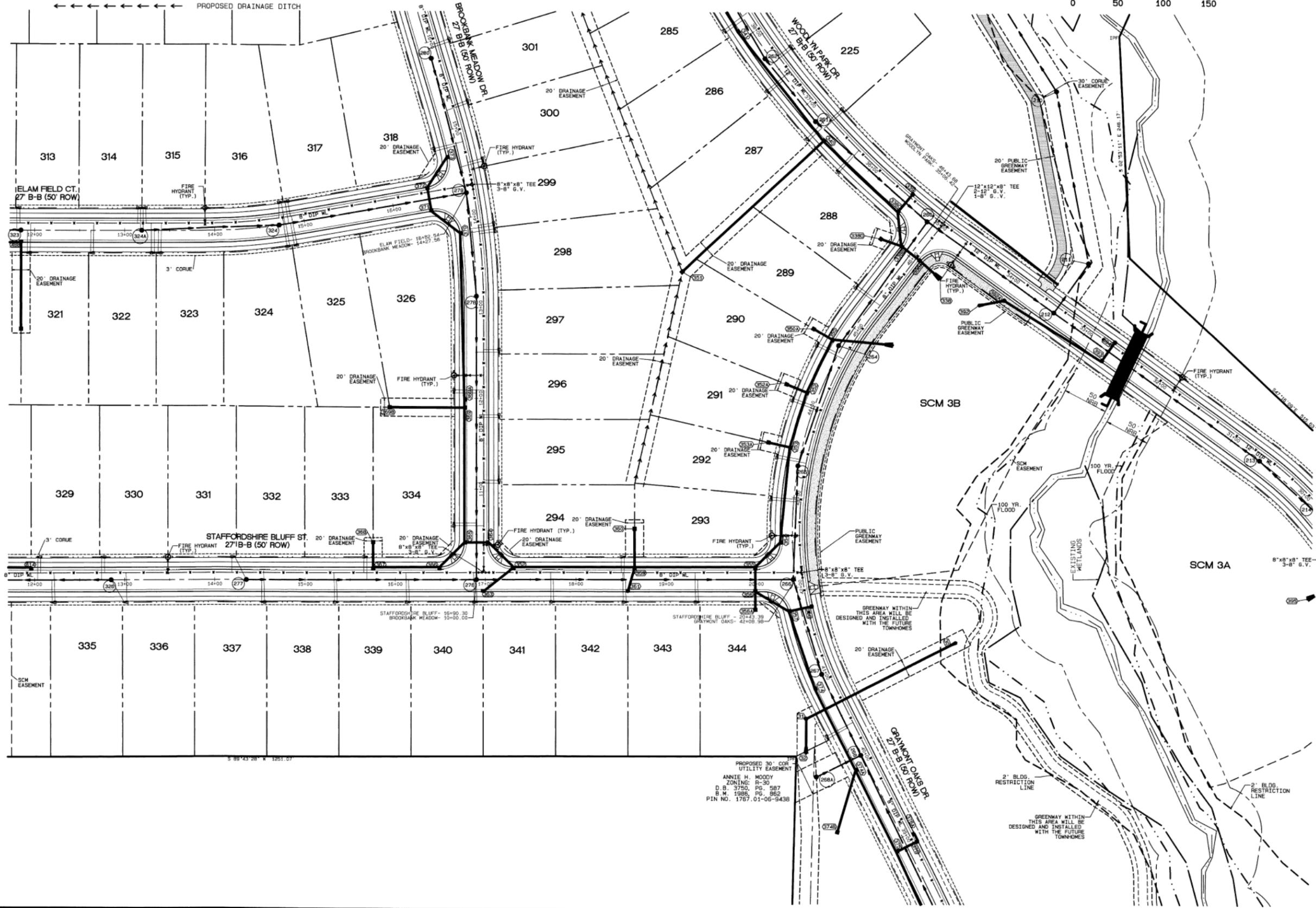
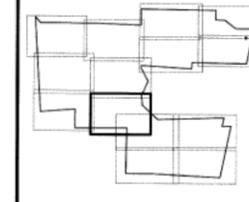
- PROPOSED MANHOLE OR JUNCTION BOX
- PROPOSED SEWER SERVICE
- PROPOSED CATCH BASIN
- PROPOSED YARD INLET
- PROPOSED FLARED END SECTION
- PROPOSED FIRE HYDRANT
- PROPOSED WATER SERVICE
- PROPOSED WATER VALVE
- ◁ PROPOSED WATERMAIN REDUCER



GRAPHIC SCALE 1"=50'



SCALE: 1"=2000'



NO.	DATE	REVISION
1	5/27/2020	ADDED PREL. PLAN COMMENTS RECEIVED ON 4-27-20

UTILITY PLAN
FOR
KALAS FALLS
SITUATED AT
1832 ROLESVILLE ROAD
WAKE COUNTY, NORTH CAROLINA
FIRM # C-3881

JOB NUMBER: 9900
CHECKED BY: JRH
DRAWN BY: BAH
DATE: 9/19/2019

AMERICAN Engineering
American Engineering Associates-Southeast, P.A.
875 Walnut Street, Suite 360
Cary, NC 27511 919-469-1101

PRELIMINARY

NOT FOR CONSTRUCTION
SHEET NO.
3.10

Plot Date - 8/17/2020 Time: 4:31PM FILE: E:\Kalas Falls\Rolesville Falls Base Prel. Plot.dwg

EXISTING LINETYPE LEGEND

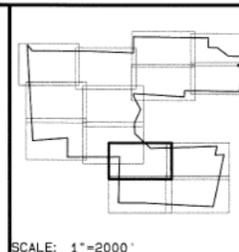
- PROPERTY BOUNDARY
- EXISTING TREE LINE
- EXISTING WETLAND
- EXISTING 50' NRB
- CENTERLINE OF STREAM
- EXISTING WATER ELEVATION
- EXISTING RIGHT OF WAY

UTILITY LEGEND

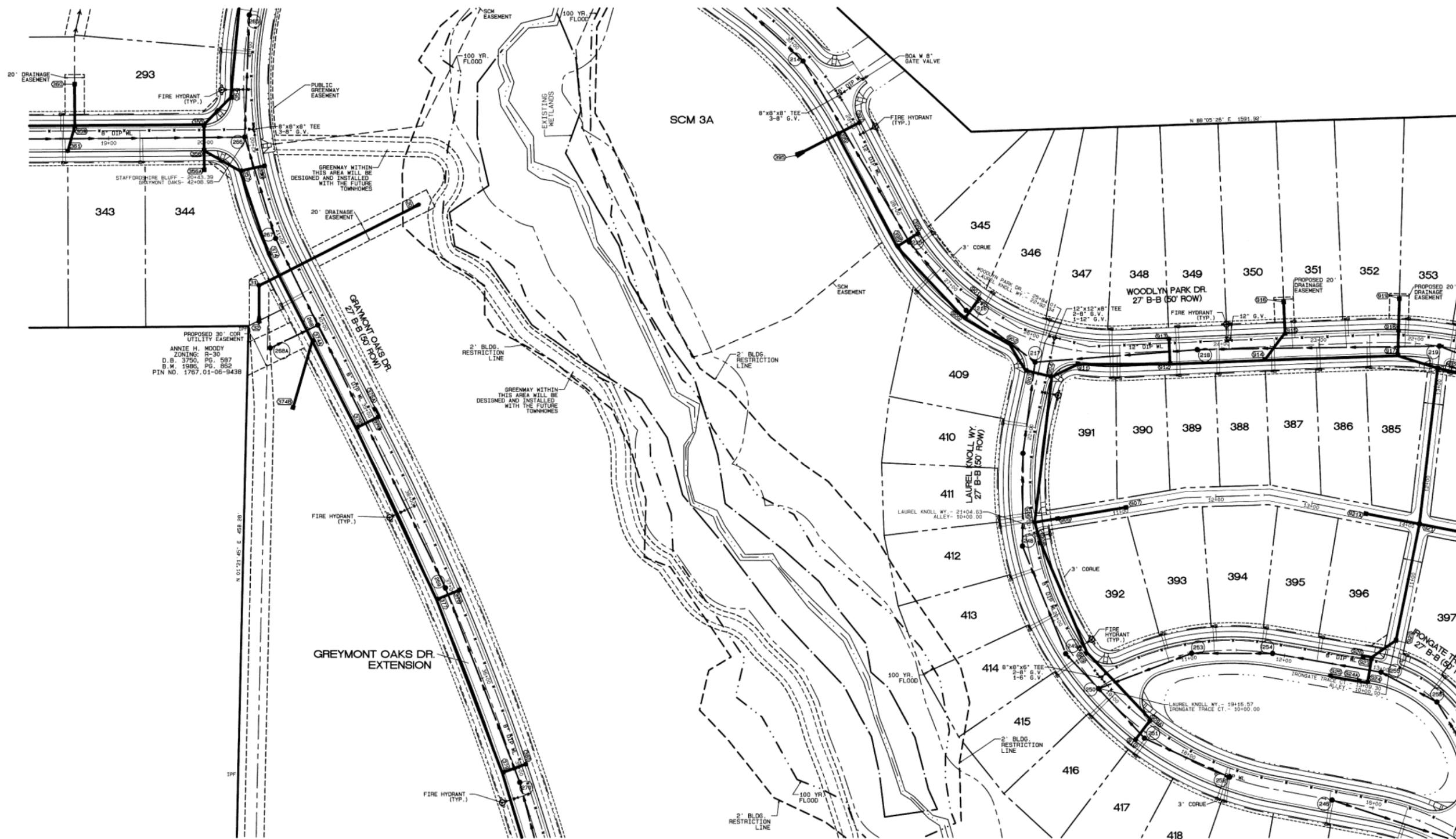
- PROPOSED MANHOLE OR JUNCTION BOX
- PROPOSED SEWER SERVICE
- PROPOSED CATCH BASIN
- PROPOSED YARD INLET
- PROPOSED FLARED END SECTION
- PROPOSED FIRE HYDRANT
- PROPOSED WATER SERVICE
- PROPOSED WATER VALVE
- PROPOSED WATERMAIN REDUCER

PROPOSED LINETYPE LEGEND

- PROPOSED BUILDING SETBACK
- PROPOSED EASEMENT
- PROPOSED 3'/5' CORUE
- PROPOSED RIGHT OF WAY
- PROPOSED ROAD CL
- PROPOSED 30" CURB AND GUTTER
- PROPOSED SANITARY SEWER
- PROPOSED WATERLINE
- PROPOSED STORM DRAINAGE
- PROPOSED DRAINAGE DITCH



SCALE: 1"=2000'



PROPOSED 30' COR UTILITY EASEMENT
ANNIE H. MOODY
ZONING: R-30
D.B. 3750, PG. 587
B.M. 1986, PG. 862
PIN NO. 1767.01-06-9438

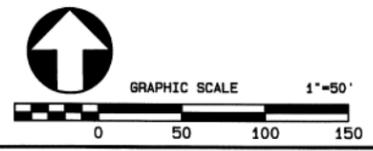
UTILITY PLAN
FOR
KALAS FALLS
SITUATED AT
1832 ROLESVILLE ROAD
WAKE COUNTY, NORTH CAROLINA
FIRM # C-3881

JOB NUMBER: 9900
CHECKED BY: JRH
DRAWN BY: BAH
DATE: 9/19/2019

AMERICAN
Engineering
American Engineering Associates-Southeast, P.A.
875 Walnut Street, Suite 360
Cary, NC 27511 919-469-1101

PRELIMINARY

NOT FOR CONSTRUCTION
SHEET NO.
3.11



Plot Date: 8/17/2020 Time: 4:31PM FILE: E:\Kalas Falls\Kalas Falls Base Prel - Plat.dwg

PROPOSED LINETYPE LEGEND

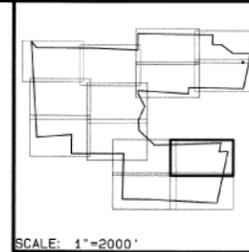
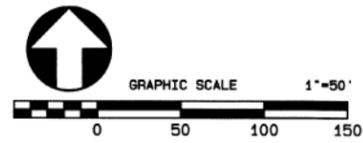
- PROPOSED BUILDING SETBACK
- PROPOSED EASEMENT
- PROPOSED 3' / 5' CORUE
- PROPOSED RIGHT OF WAY
- PROPOSED ROAD CL
- PROPOSED 30" CURB AND GUTTER
- PROPOSED SANITARY SEWER
- PROPOSED WATERLINE
- PROPOSED STORM DRAINAGE
- PROPOSED DRAINAGE DITCH

EXISTING LINETYPE LEGEND

- PROPERTY BOUNDARY
- EXISTING TREE LINE
- EXISTING WETLAND
- EXISTING 50' NRB
- CENTERLINE OF STREAM
- EXISTING WATER ELEVATION
- EXISTING RIGHT OF WAY

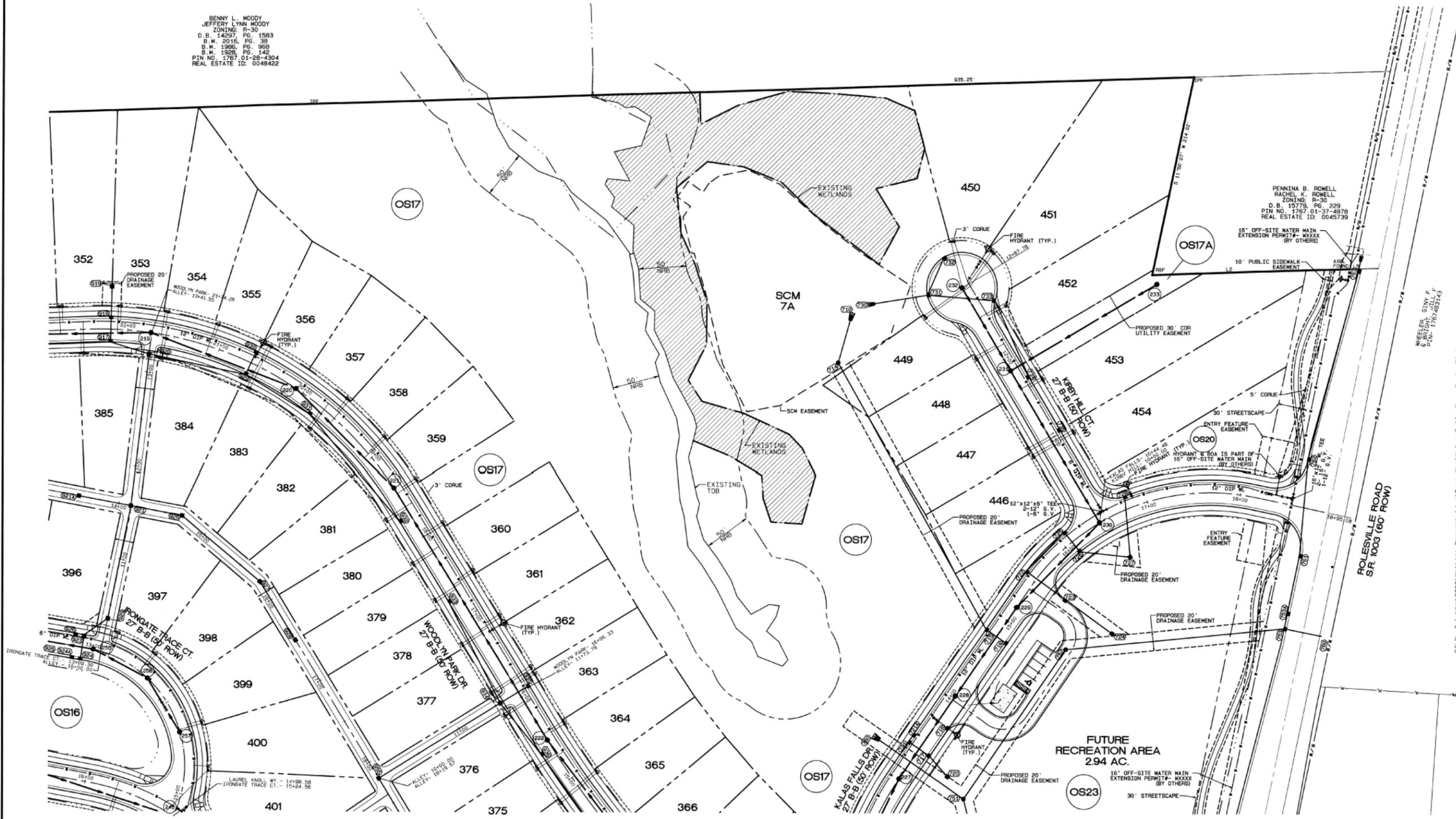
UTILITY LEGEND

- PROPOSED MANHOLE OR JUNCTION BOX
- PROPOSED SEWER SERVICE
- PROPOSED CATCH BASIN
- PROPOSED YARD INLET
- PROPOSED FLARED END SECTION
- PROPOSED FIRE HYDRANT
- PROPOSED WATER SERVICE
- PROPOSED WATER VALVE
- ◁ PROPOSED WATERMAIN REDUCER



BENNY L. WOODY
JEFFERY LYNN WOODY
ZONING: R-30
D.B. 14237, PG. 1583
B.M. 2016, PG. 38
B.M. 1996, PG. 968
B.M. 1928, PG. 142
PIN NO. 1767-01-28-4304
REAL ESTATE ID: 0048422

PENNINA B. ROSELL
RACHEL K. ROSELL
ZONING: R-30
D.B. 15779, PG. 229
PIN NO. 1767-01-37-4878
REAL ESTATE ID: 0045739



NO.	DATE	REVISION
1	5/27/2021	ADDRESSED PREL. PLAN COMMENTS RECEIVED ON 4/27/20

UTILITY PLAN
FOR
KALAS FALLS
SITUATED AT
1832 ROLESVILLE ROAD
WAKE COUNTY, NORTH CAROLINA
FIRM # C-3881

JOB NUMBER: 9900
CHECKED BY: JRH
DRAWN BY: BAH
DATE: 9/19/2019

AMERICAN
Engineering
American Engineering Associates-Southeast, P.A.
875 Walnut Street, Suite 360
Cary, NC 27511 919-469-1101



SHEET NO.
3.12

FILE: Z:\Jobs\9900\Workings\Property\Map\Kallas Falls Base Prel. Plat.dwg

PROPOSED LINETYPE LEGEND

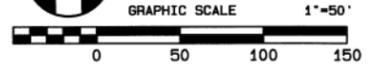
- PROPOSED BUILDING SETBACK
- PROPOSED EASEMENT
- PROPOSED 3'/5' CORUE
- PROPOSED RIGHT OF WAY
- PROPOSED ROAD CL
- PROPOSED 30" CURB AND GUTTER
- PROPOSED SANITARY SEWER
- PROPOSED WATERLINE
- PROPOSED STORM DRAINAGE
- PROPOSED DRAINAGE DITCH

EXISTING LINETYPE LEGEND

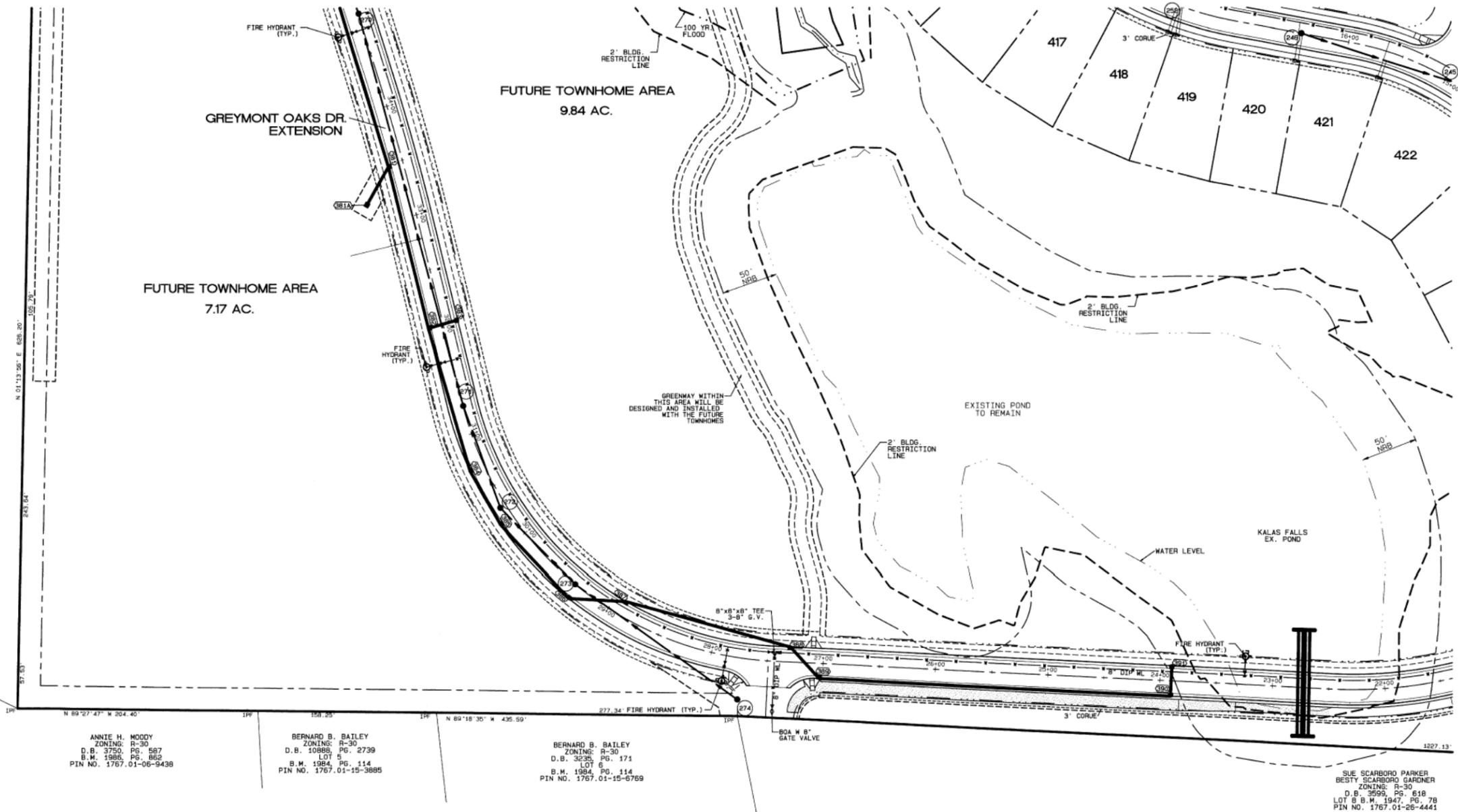
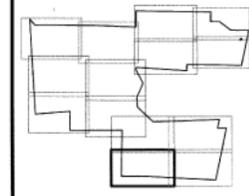
- PROPERTY BOUNDARY
- EXISTING TREE LINE
- EXISTING WETLAND
- EXISTING 50' NRB
- CENTERLINE OF STREAM
- EXISTING WATER ELEVATION
- EXISTING RIGHT OF WAY

UTILITY LEGEND

- PROPOSED MANHOLE OR JUNCTION BOX
- PROPOSED SEWER SERVICE
- PROPOSED CATCH BASIN
- PROPOSED YARD INLET
- ▭ PROPOSED FLARED END SECTION
- PROPOSED FIRE HYDRANT
- PROPOSED WATER SERVICE
- PROPOSED WATER VALVE
- ◁ PROPOSED WATERMAIN REDUCER



SCALE: 1"=2000'



ANNIE H. MOODY
ZONING: R-30
D.B. 3750, PG. 587
B.M. 1986, PG. 862
PIN NO. 1767.01-06-9438

BERNARD B. BAILEY
ZONING: R-30
D.B. 10885, PG. 2739
LOT 5
B.M. 1984, PG. 114
PIN NO. 1767.01-15-3885

BERNARD B. BAILEY
ZONING: R-30
D.B. 3235, PG. 171
LOT 6
B.M. 1984, PG. 114
PIN NO. 1767.01-15-6769

SUE SCARBORO PARKER
BESTY SCARBORO GARDNER
ZONING: R-30
D.B. 3559, PG. 618
LOT 8 B.M. 1947, PG. 78
PIN NO. 1767.01-26-4441

NO.	DATE	REVISION
1	07/27/2019	ADDRESSED PARCEL PLAN COMMENTS RECEIVED ON 4-27-20

UTILITY PLAN
FOR
KALAS FALLS
SITUATED AT
1832 ROLESVILLE ROAD
WAKE COUNTY, NORTH CAROLINA
FIRM # C-3881

JOB NUMBER: 9900
CHECKED BY: JRH
DRAWN BY: BAH
DATE: 9/19/2019

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American Engineering Associates-Southeast, P.A.
875 Walnut Street, Suite 360
Cary, NC 27511 919-469-1101



NOT FOR CONSTRUCTION

SHEET NO.
3.13

Plot Date: 9/17/2020 Time: 4:38PM File: E:\Karas Falls\Karas Falls Base Prel. Plat.prc

PROPOSED LINETYPE LEGEND

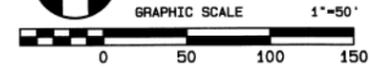
- PROPOSED EASEMENT
- - - - - PROPOSED 3' / 5' CORUE
- ==== PROPOSED RIGHT OF WAY
- ==== PROPOSED ROAD CL
- ==== PROPOSED 30" CURB AND GUTTER
- ==== PROPOSED SANITARY SEWER
- ==== PROPOSED WATERLINE
- ==== PROPOSED STORM DRAINAGE
- ==== PROPOSED DRAINAGE DITCH

EXISTING LINETYPE LEGEND

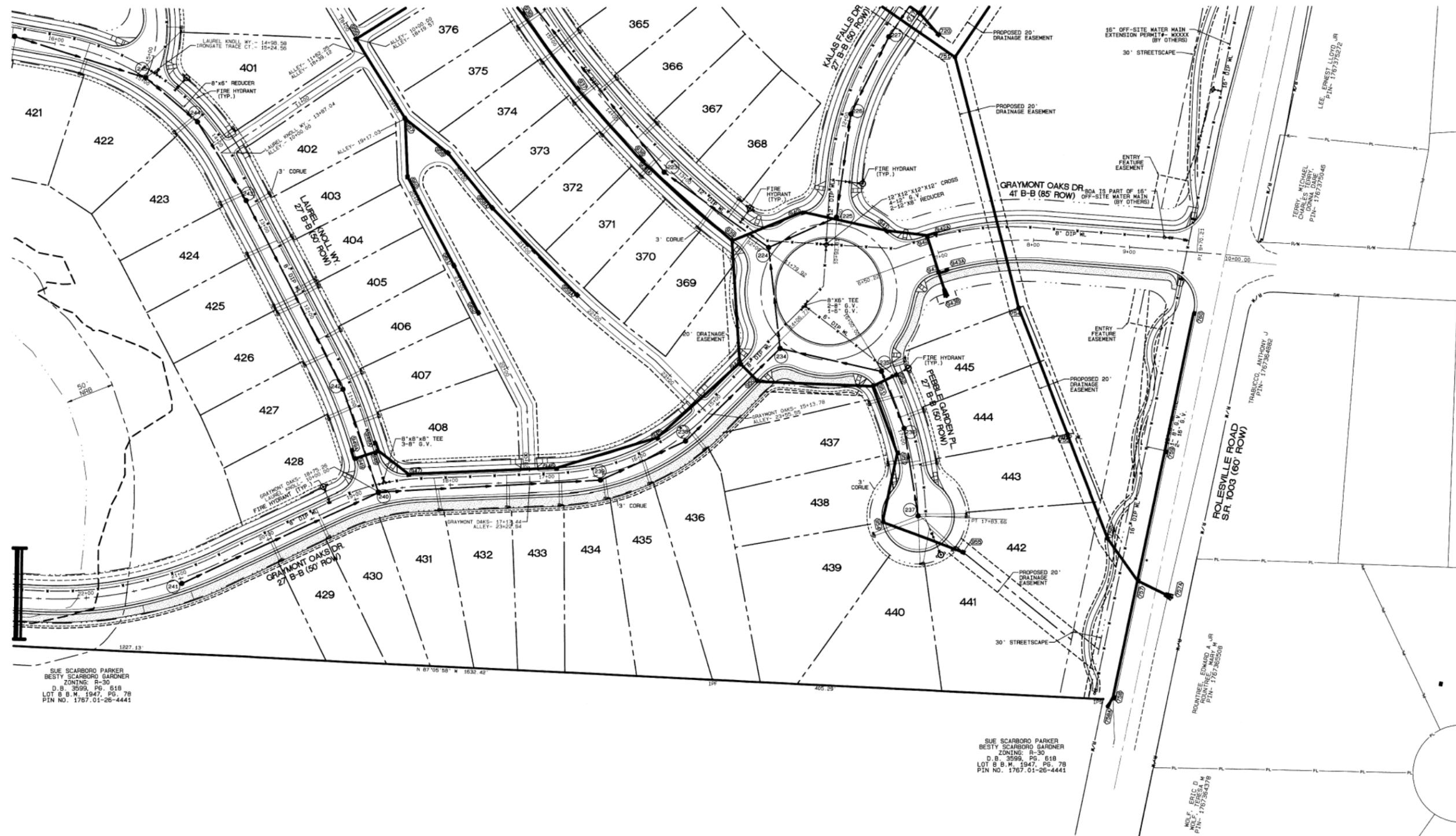
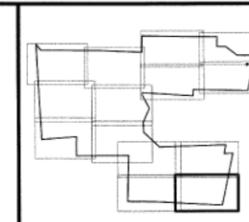
- ==== PROPERTY BOUNDARY
- ==== EXISTING TREE LINE
- ==== EXISTING WETLAND
- ==== EXISTING 50' NRB
- ==== CENTERLINE OF STREAM
- ==== EXISTING WATER ELEVATION
- ==== EXISTING RIGHT OF WAY

UTILITY LEGEND

- PROPOSED MANHOLE OR JUNCTION BOX
- PROPOSED SEWER SERVICE
- PROPOSED CATCH BASIN
- PROPOSED YARD INLET
- ▭ PROPOSED FLARED END SECTION
- PROPOSED FIRE HYDRANT
- PROPOSED WATER SERVICE
- ▭ PROPOSED WATER VALVE
- ◁ PROPOSED WATERMAIN REDUCER



SCALE: 1"=200'



NO.	DATE	REVISION
1	07/27/2019	ADDRESS D. PREL. PLAT COMMENTS RECEIVED ON 4-27-20

UTILITY PLAN
FOR
KALAS FALLS
SITUATED AT
1832 ROLESVILLE ROAD
WAKE COUNTY, NORTH CAROLINA
FIRM # C-3881

JOB NUMBER: 9900
CHECKED BY: JRH
DRAWN BY: BAH
DATE: 9/19/2019

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875 Walnut Street, Suite 360
Cary, NC 27511 919-469-1101

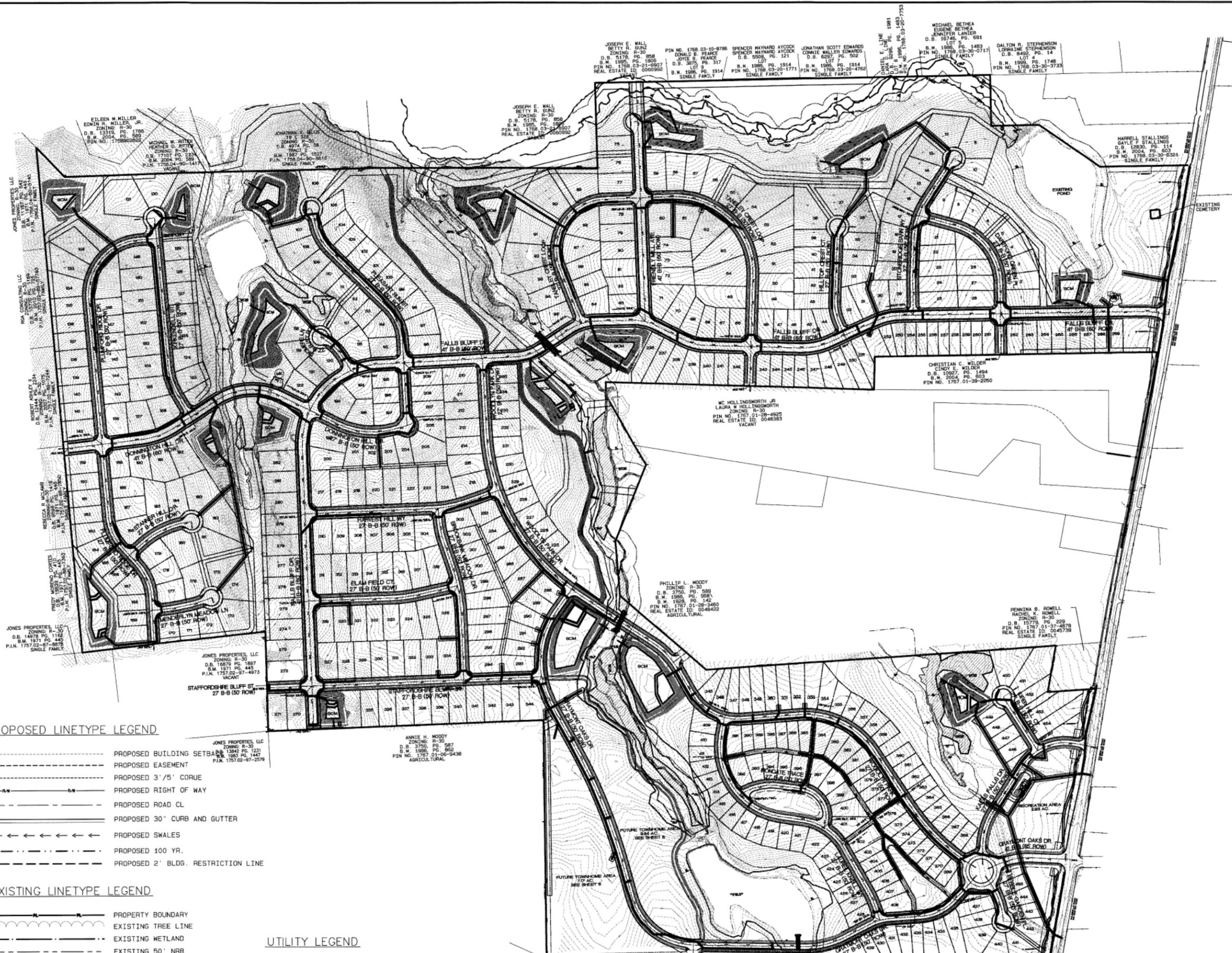


PRELIMINARY
NOT FOR CONSTRUCTION
SHEET NO.
3.14

SUE SCARBORO PARKER
BESTY SCARBORO GARDNER
ZONING: R-30
D.B. 3599, PG. 618
LOT 8 B.M. 1947, PG. 78
PIN NO. 1767.01-26-4441

SUE SCARBORO PARKER
BESTY SCARBORO GARDNER
ZONING: R-30
D.B. 3599, PG. 618
LOT 8 B.M. 1947, PG. 78
PIN NO. 1767.01-26-4441

Plot Date: 9/17/2020 Time: 4:32PM FILE: E:\Karas Falls\Karas Falls Base Prel. Plat.dwg



PROPOSED LINETYPE LEGEND

- PROPOSED BUILDING SETBACK
- PROPOSED EASEMENT
- PROPOSED 3'/5' CORUE
- PROPOSED RIGHT OF WAY
- PROPOSED ROAD CL
- PROPOSED 30" CURB AND GUTTER
- PROPOSED SWALES
- PROPOSED 100 YR.
- PROPOSED 2' BLDG. RESTRICTION LINE

EXISTING LINETYPE LEGEND

- PROPERTY BOUNDARY
- EXISTING TREE LINE
- EXISTING WETLAND
- EXISTING 50' NRB
- EXISTING 50' ROLESVILLE BUFFER
- CENTERLINE OF STREAM
- EXISTING WATER ELEVATION
- EXISTING RIGHT OF WAY

UTILITY LEGEND

- PROPOSED MANHOLE OR JUNCTION BOX
- PROPOSED CATCH BASIN
- PROPOSED YARD INLET
- PROPOSED FLARED END SECTION

NO.	DATE	REVISION
1	07/27/2010	ADDRESS P. PREL. PLAT COMMENTS RECEIVED ON 4-27-20

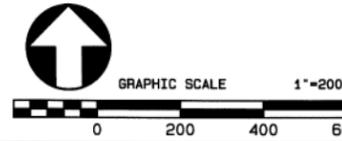
DRAINAGE PLAN OVERALL
FOR
KALAS FALLS
SITUATED AT
1832 ROLESVILLE ROAD
WAKE COUNTY, NORTH CAROLINA
FIRM # C-3881

JOB NUMBER: 9900
CHECKED BY: JRH
DRAWN BY: BAH
DATE: 9/19/2019

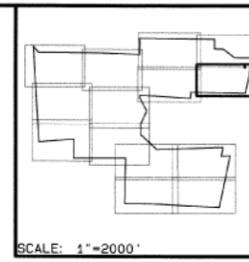
AMERICAN Engineering
American Engineering Associates-Southeast, P.A.
875 Walnut Street, Suite 360
Cary, NC 27511 919-469-1101

PRELIMINARY
NORTH CAROLINA PROFESSIONAL SEAL 9810
JOHN R. HARMAN

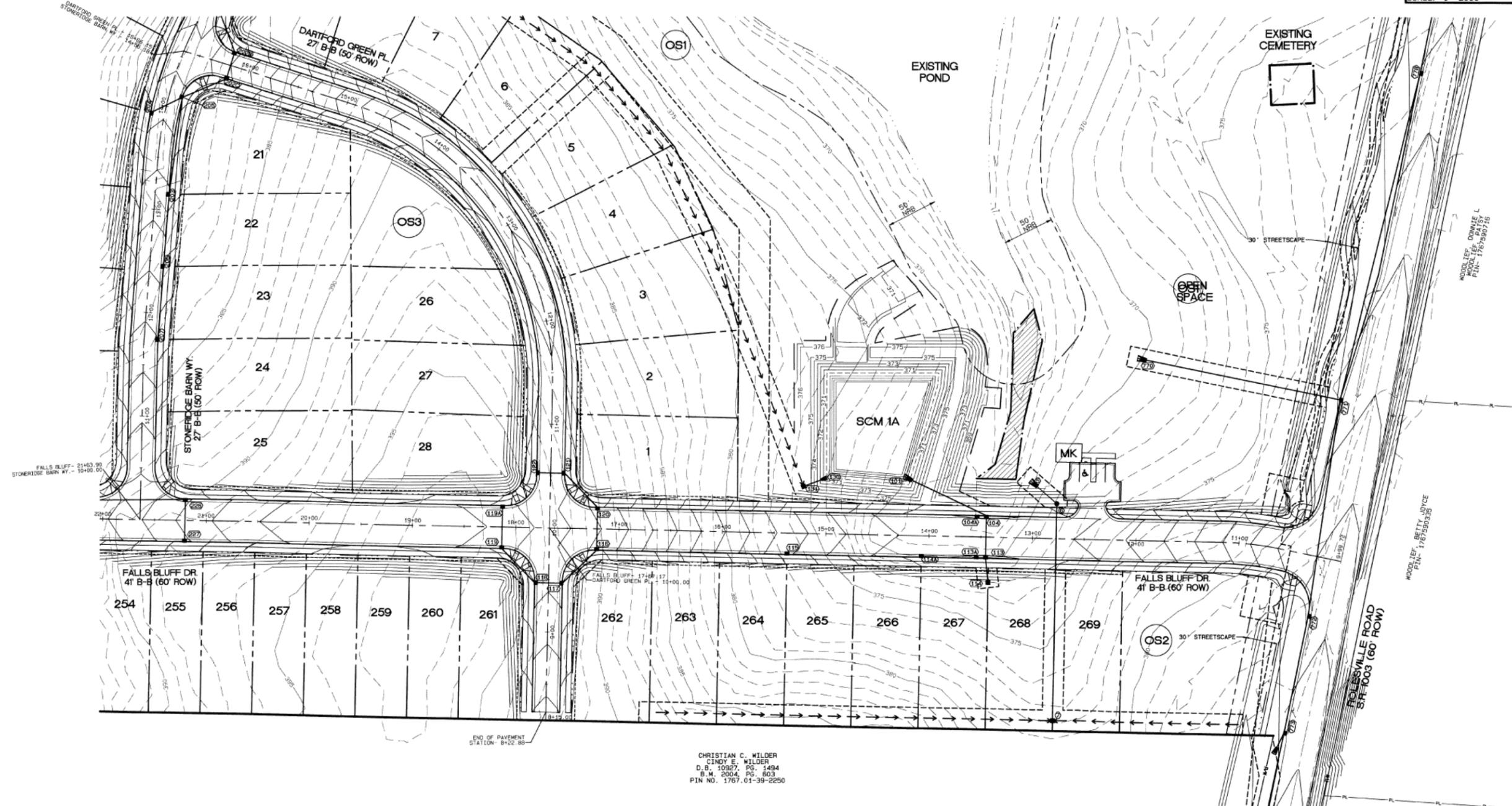
NOT FOR CONSTRUCTION
SHEET NO. **4.0**



FILE: E:\Main Falls\Kalas Falls Base Prel. Plat.dwg
 Title: 4-3881
 Plot Date: 9/17/2020
 DWGCHK: BAH/2019



SCALE: 1"=2000'



CHRISTIAN C. WILDER
CINDY E. WILDER
D.B. 10827, PG. 1494
B.M. 2004, PG. 603
PIN NO. 1767.01-39-2250

PROPOSED LINETYPE LEGEND

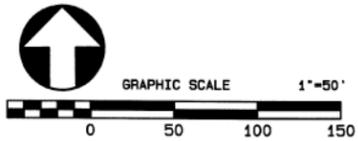
- PROPOSED BUILDING SETBACK
- PROPOSED EASEMENT
- PROPOSED 3' / 5' CORUE
- PROPOSED RIGHT OF WAY
- PROPOSED ROAD CL
- PROPOSED 30" CURB AND GUTTER
- PROPOSED SWALES
- PROPOSED 100 YR.
- PROPOSED 2' BLDG. RESTRICTION LINE

EXISTING LINETYPE LEGEND

- PROPERTY BOUNDARY
- EXISTING TREE LINE
- EXISTING WETLAND
- EXISTING 50' NRB
- EXISTING 50' ROLESVILLE BUFFER
- CENTERLINE OF STREAM
- EXISTING WATER ELEVATION
- EXISTING RIGHT OF WAY

UTILITY LEGEND

- PROPOSED MANHOLE OR JUNCTION BOX
- PROPOSED CATCH BASIN
- PROPOSED YARD INLET
- ▼ PROPOSED FLARED END SECTION



DRAINAGE PLAN
FOR
KALAS FALLS
SITUATED AT
1832 ROLESVILLE ROAD
WAKE COUNTY, NORTH CAROLINA
FIRM # C-3881

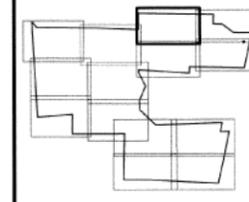
JOB NUMBER: 9900
CHECKED BY: JRH
DRAWN BY: BAH
DATE: 9/19/2019

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American Engineering Associates-Southeast, P.A.
875 Walnut Street, Suite 360
Cary, NC 27511 919-469-1101

PRELIMINARY

NOT FOR CONSTRUCTION
SHEET NO.
4.2

FILE: Z:\Jobs\9900\Netkins Property\Orig_Base Map\Rolesville Falls Base Prel. Plat.dwg
 Date: 5/27/2020 Time: 3:28PM
 No. 1767003 ADDRESS SHEET PREL. PLAT COMMENTS RECEIVED ON 4-27-20
 REVISION
 DWN/CHK
 BAH/JRH



SCALE: 1"=2000'

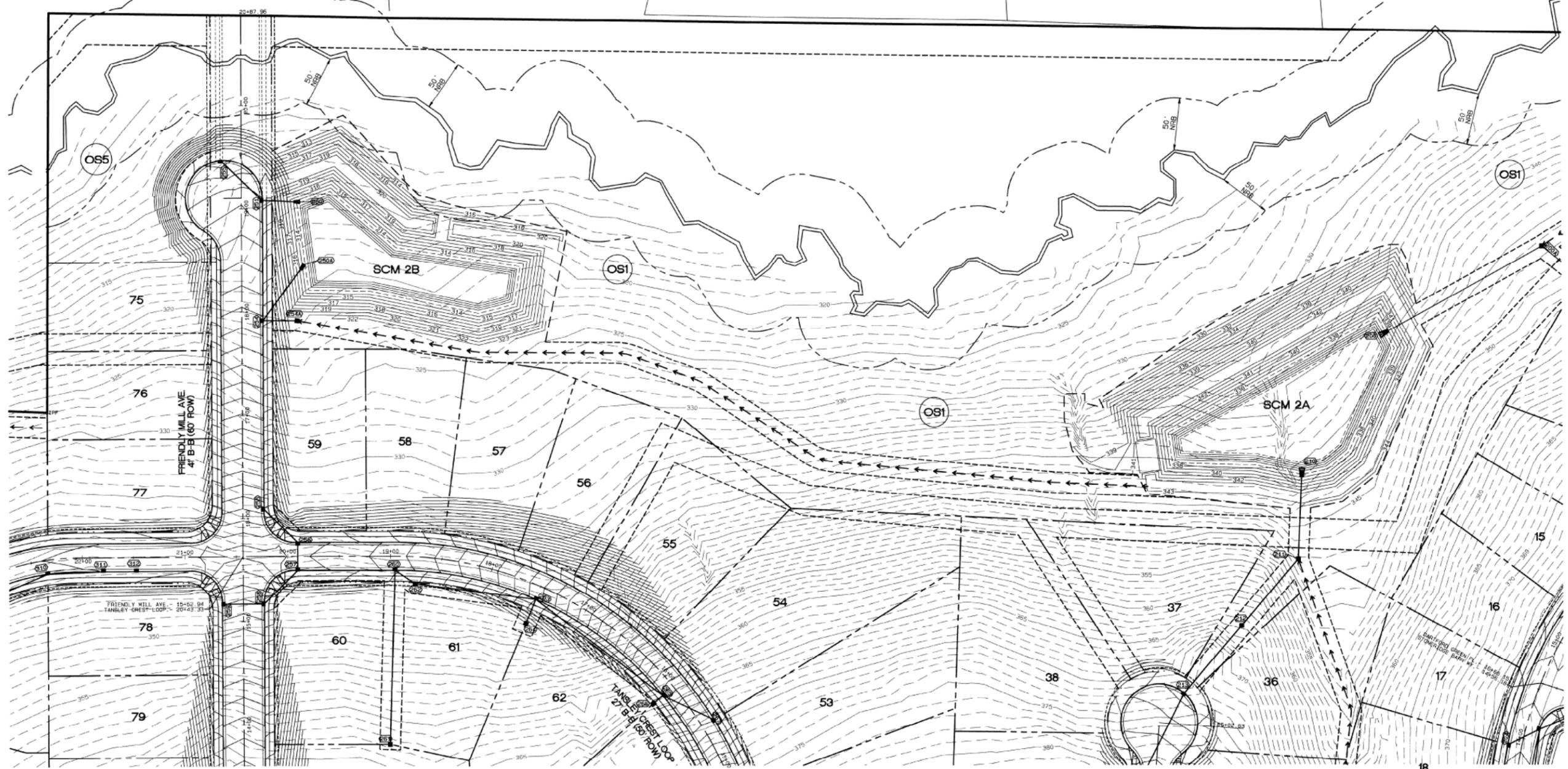
JOSEPH E. WALL
 BETTY R. GUNZ
 ZONING: H-30
 D.B. 5178, PG. 858
 B.M. 1985, PG. 1806
 PIN NO. 1788.03-21-6907
 REAL ESTATE ID: 0060992

DONALD B. PEARCE
 JOYCE B. PEARCE
 D.B. 3875, PG. 317
 LOT 9
 B.M. 1986, PG. 1914
 PIN NO. 1788.03-10-0786

SPENCER WAYNARD AYCOCK
 SPENCER WAYNARD AYCOCK
 D.B. 5508, PG. 121
 LOT 7
 B.M. 1986, PG. 1914
 PIN NO. 1788.03-20-1771

JONATHAN SCOTT EDWARDS
 CONNIE WALLER EDWARDS
 D.B. 6297, PG. 502
 LOT 7
 B.M. 1986, PG. 1914
 PIN NO. 1788.03-20-4762

DANIEL E. LINE
 LARA D. LINE
 D.B. 9226, PG. 1961
 LOT 6
 B.M. 1986, PG. 1483
 PIN NO. 1788.03-20-7753



PROPOSED LINETYPE LEGEND

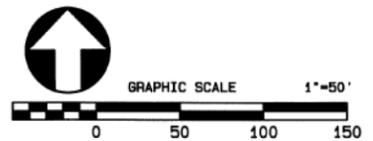
- PROPOSED BUILDING SETBACK
- PROPOSED EASEMENT
- PROPOSED 3'/5' CORUE
- PROPOSED RIGHT OF WAY
- PROPOSED ROAD CL
- PROPOSED 30" CURB AND GUTTER
- PROPOSED SWALES
- PROPOSED 100 YR.
- PROPOSED 2' BLDG. RESTRICTION LINE

EXISTING LINETYPE LEGEND

- PROPERTY BOUNDARY
- EXISTING TREE LINE
- EXISTING WETLAND
- EXISTING 50' NRB
- EXISTING 50' ROLESVILLE BUFFER
- CENTERLINE OF STREAM
- EXISTING WATER ELEVATION
- EXISTING RIGHT OF WAY

UTILITY LEGEND

- PROPOSED MANHOLE OR JUNCTION BOX
- PROPOSED CATCH BASIN
- PROPOSED YARD INLET
- ▣ PROPOSED FLARED END SECTION



NO.	DATE	REVISION
1	05/27/2020	ADDRESS THE PREL. PLAT COMMENTS RECEIVED ON 4-27-20

DRAINAGE PLAN
 FOR
KALAS FALLS
 SITUATED AT
1832 ROLESVILLE ROAD
 WAKE COUNTY, NORTH CAROLINA
 FIRM # C-3881

JOB NUMBER: 9900
 CHECKED BY: JRH
 DRAWN BY: BAH
 DATE: 9/19/2019

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 American Engineering Associates-Southeast, P.A.
 875 Walnut Street, Suite 360
 Cary, NC 27511 919-469-1101

PRELIMINARY

NOT FOR CONSTRUCTION
 SHEET NO.
4.3

PLOT DATE: 05/27/2020 TIME: 3:20PM
 FILE: Z:\0005000\Watkins Property\Map\Kalas Falls Base Prel. Plat.dwg

PROPOSED LINETYPE LEGEND

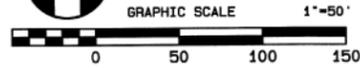
- PROPOSED BUILDING SETBACK
- PROPOSED EASEMENT
- PROPOSED 3' / 5' CORUE
- PROPOSED RIGHT OF WAY
- PROPOSED ROAD CL
- PROPOSED 30" CURB AND GUTTER
- PROPOSED SWALES
- PROPOSED 100 YR.
- PROPOSED 2' BLDG. RESTRICTION LINE

EXISTING LINETYPE LEGEND

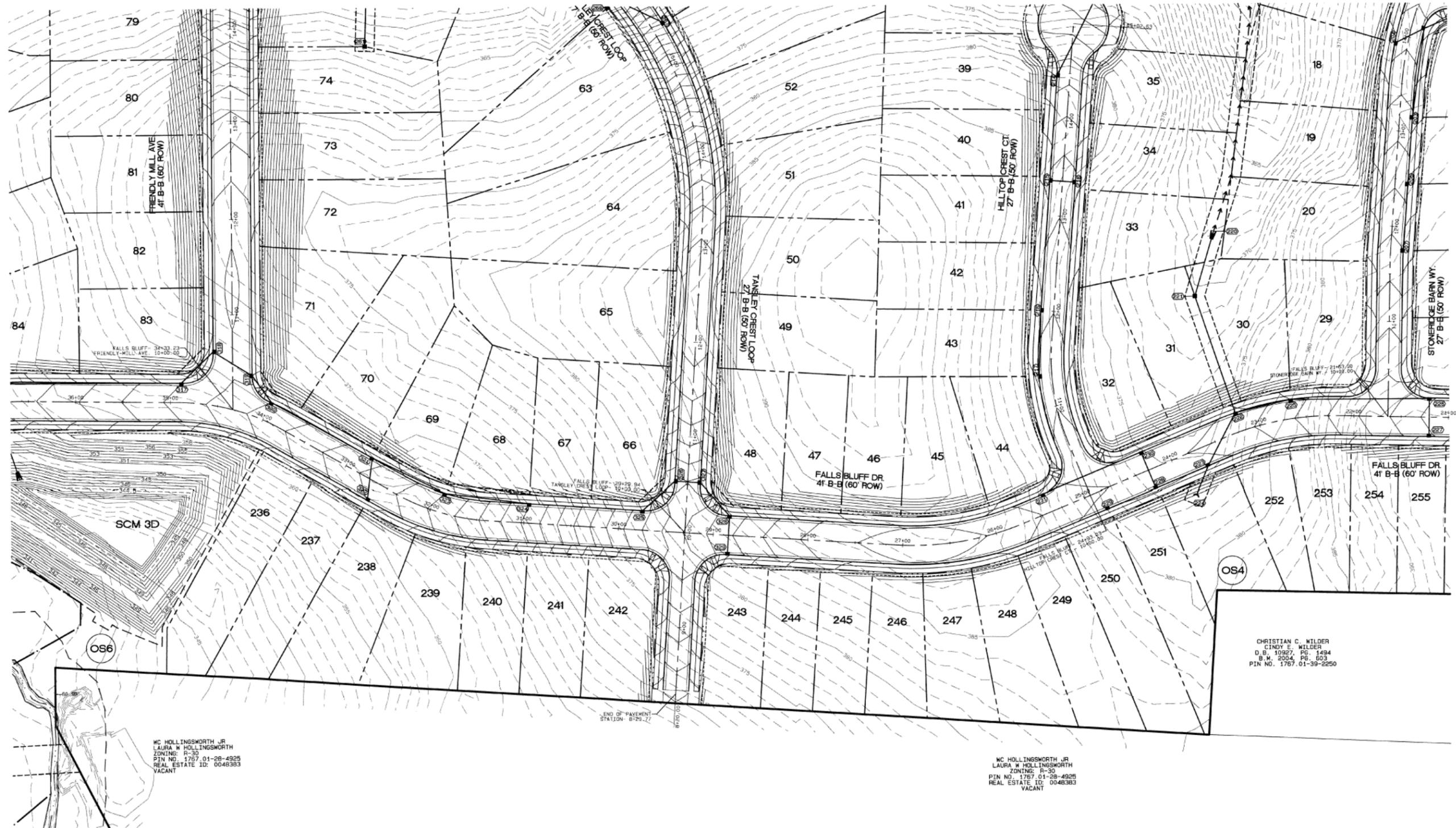
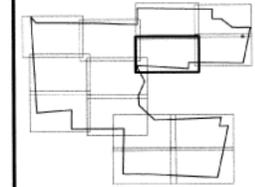
- PROPERTY BOUNDARY
- EXISTING TREE LINE
- EXISTING WETLAND
- EXISTING 50' NRB
- EXISTING 50' ROLESVILLE BUFFER
- CENTERLINE OF STREAM
- EXISTING WATER ELEVATION
- EXISTING RIGHT OF WAY

UTILITY LEGEND

- PROPOSED MANHOLE OR JUNCTION BOX
- PROPOSED CATCH BASIN
- PROPOSED YARD INLET
- PROPOSED FLARED END SECTION



SCALE: 1"=2000'



NC HOLLINGSWORTH JR
LAURA W HOLLINGSWORTH
ZONING: R-30
PIN NO. 1767 01-28-4925
REAL ESTATE ID: 0048383
VACANT

NC HOLLINGSWORTH JR
LAURA W HOLLINGSWORTH
ZONING: R-30
PIN NO. 1767 01-28-4925
REAL ESTATE ID: 0048383
VACANT

DRAINAGE PLAN
FOR
KALAS FALLS
SITUATED AT
1832 ROLESVILLE ROAD
WAKE COUNTY, NORTH CAROLINA
FIRM # C-3881

JOB NUMBER: 9900
CHECKED BY: JRH
DRAWN BY: BAH
DATE: 9/19/2019

AMERICAN Engineering
American Engineering Associates-Southeast, P.A.
875 Walnut Street, Suite 360
Cary, NC 27511 919-469-1101



NOT FOR CONSTRUCTION
SHEET NO.

4.4

Plot Date: 5/27/2020 Time: 3:32PM
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 No. 15/27/2020 ADDRESS: J. P. H. COMPANY'S RECEIVED ON 4-27-20
 DAY: REVISED
 DAY: BAH/JRH

PROPOSED LINETYPE LEGEND

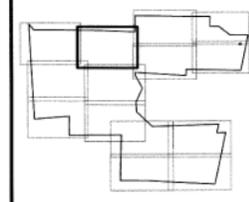
- PROPOSED BUILDING SETBACK
- PROPOSED EASEMENT
- PROPOSED 3'/5' CORUE
- PROPOSED RIGHT OF WAY
- PROPOSED ROAD CL
- PROPOSED 30" CURB AND GUTTER
- PROPOSED SWALES
- PROPOSED 100 YR.
- PROPOSED 2" BLDG. RESTRICTION LINE

EXISTING LINETYPE LEGEND

- PROPERTY BOUNDARY
- EXISTING TREE LINE
- EXISTING WETLAND
- EXISTING 50' NRB
- EXISTING 50' ROLESVILLE BUFFER
- CENTERLINE OF STREAM
- EXISTING WATER ELEVATION
- EXISTING RIGHT OF WAY

UTILITY LEGEND

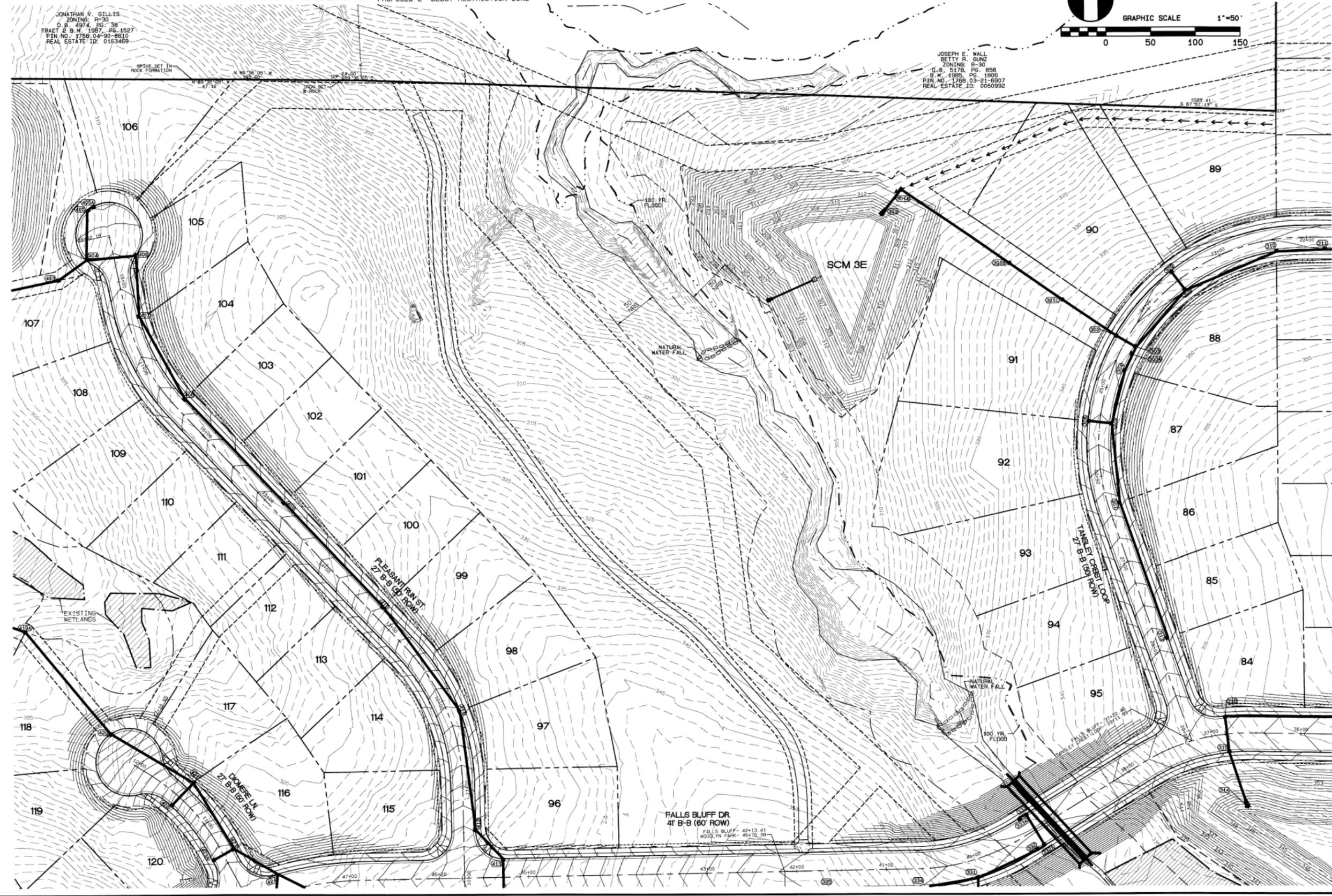
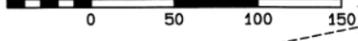
- PROPOSED MANHOLE OR JUNCTION BOX
- PROPOSED CATCH BASIN
- PROPOSED YARD INLET
- ▤ PROPOSED FLARED END SECTION



SCALE: 1"=2000'



GRAPHIC SCALE 1"=50'



JONATHAN V. GILLES
ZONING: R-30
D.B. 4974, PG. 38
TRACT 2 S.W. 1987, JG. 1527
P.I.N. NO. 1756, 04-90-8810
REAL ESTATE ID: 0163469

JOSEPH E. WALL
BETTY R. GUNZ
ZONING: R-30
D.B. 5178, PG. 858
D.B. 1995, PG. 1806
P.I.N. NO. 1768, 03-21-8997
REAL ESTATE ID: 0060992

DATE	9/19/2019
DRAWN BY	BAH
CHECKED BY	JRH
JOB NUMBER	9900

DRAINAGE PLAN
FOR
KALAS FALLS
SITUATED AT
1832 ROLESVILLE ROAD
WAKE COUNTY, NORTH CAROLINA
FIRM # C-3881

DATE	9/19/2019
DRAWN BY	BAH
CHECKED BY	JRH
JOB NUMBER	9900

AMERICAN
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American Engineering Associates-Southeast, P.A.
875 Walnut Street, Suite 360
Cary, NC 27511 919-469-1101

PRELIMINARY



NOT FOR CONSTRUCTION
SHEET NO.

4.5

Date: 8/17/2020 Time: 4:40PM FILE: E:\wct\kalis\kalis falls base prep1.dwg Plot: pld

PROPOSED LINETYPE LEGEND

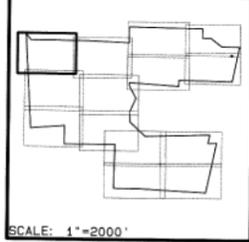
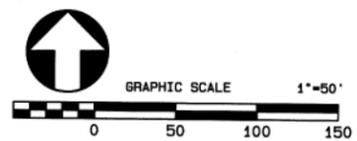
- PROPOSED BUILDING SETBACK
- - - PROPOSED EASEMENT
- - - PROPOSED 3'/5' CORUE
- PROPOSED RIGHT OF WAY
- PROPOSED ROAD CL
- PROPOSED 30" CURB AND GUTTER
- PROPOSED SWALES
- PROPOSED 100 YR.
- PROPOSED 2' BLDG. RESTRICTION LINE

EXISTING LINETYPE LEGEND

- PROPERTY BOUNDARY
- EXISTING TREE LINE
- EXISTING WETLAND
- EXISTING 50' NRB
- EXISTING 50' ROLESVILLE BUFFER
- CENTERLINE OF STREAM
- EXISTING WATER ELEVATION
- EXISTING RIGHT OF WAY

UTILITY LEGEND

- PROPOSED MANHOLE OR JUNCTION BOX
- PROPOSED CATCH BASIN
- PROPOSED YARD INLET
- PROPOSED FLARED END SECTION



JONES PROPERTIES LLC
ZONING: R-30
D.B. 11187 PG. 542
B.M. 1971 PG. 545
P.L.N. 1758-04-80-5145
SINGLE FAMILY

ROBERT BALLANCE
ROBIN M. BALLANCE
ZONING: R-30
D.B. 13321 PG. 587
B.M. 2004 PG. 589
P.L.N. 1758-04-80-5147
REAL ESTATE ID: 0188744

JONATHAN V. GILLES
ZONING: R-30
D.B. 4374 PG. 38
TRACT & S.M. 1987 PG. 1527
P.L.N. 1758-04-80-5610
REAL ESTATE ID: 0163489

RBA CONSULTING LLC
ZONING: R-30
D.B. 45770 PG. 1189
B.M. 5010 PG. 725
P.L.N. 1757-02-80-57740
SINGLE FAMILY

NO.	DATE	REVISION
1	12/27/2019	ADDRESS SHEET PREL. PLAT COMMENT'S RECEIVED BY 12-27-19

DRAINAGE PLAN
FOR
KALAS FALLS
SITUATED AT
1832 ROLESVILLE ROAD
WAKE COUNTY, NORTH CAROLINA
FIRM # C-3881

JOB NUMBER: 9900
CHECKED BY: JRH
DRAWN BY: BAH
DATE: 9/19/2019

AMERICAN Engineering
American Engineering Associates-Southeast, P.A.
875 Walnut Street, Suite 360
Cary, NC 27511 919-469-1101

PRELIMINARY

NOT FOR CONSTRUCTION
SHEET NO.
4.6

Plot Date: 8/17/2020 Time: 4:42PM FILE: E:\Kallas Falls\Kallas Falls Base Prel. Plat.dwg

PROPOSED LINETYPE LEGEND

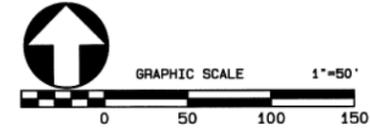
- PROPOSED BUILDING SETBACK
- PROPOSED EASEMENT
- PROPOSED 3' / 5' CORUE
- PROPOSED RIGHT OF WAY
- PROPOSED ROAD CL
- PROPOSED 30" CURB AND GUTTER
- PROPOSED SWALES
- PROPOSED 100 YR.
- PROPOSED 2' BLDG. RESTRICTION LINE

EXISTING LINETYPE LEGEND

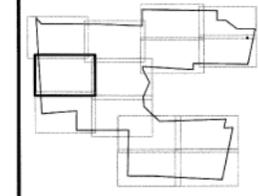
- PROPERTY BOUNDARY
- EXISTING TREE LINE
- EXISTING WETLAND
- EXISTING 50' NRB
- EXISTING 50' ROLESVILLE BUFFER
- CENTERLINE OF STREAM
- EXISTING WATER ELEVATION
- EXISTING RIGHT OF WAY

UTILITY LEGEND

- PROPOSED MANHOLE OR JUNCTION BOX
- PROPOSED CATCH BASIN
- PROPOSED YARD INLET
- ▶ PROPOSED FLARED END SECTION



SCALE: 1"=2000'



ROBERT ASHLEY II
 O.B. 12444 PG. 2234
 ZONING: R-30
 B.M. 2007 PG. 1075
 P.I.N. 1757 02-B2-7244
 SINGLE FAMILY

REBECCA R MOLAMB
 ZONING: R-30
 O.B. 9596 PG. 1415
 B.M. 1974 PG. 445
 P.I.N. 1757 02-B2-7950
 SINGLE FAMILY

NO.	DATE	REVISION
1	02/27/2020	ADDRESSED PREL. PLAN COMMENTS RECEIVED ON 4-27-20

DRAINAGE PLAN
 FOR
KALAS FALLS
 SITUATED AT
1832 ROLESVILLE ROAD
 WAKE COUNTY, NORTH CAROLINA
 FIRM # C-3881

JOB NUMBER: 9900
 CHECKED BY: JRH
 DRAWN BY: BAH
 DATE: 9/19/2019

AMERICAN
 Engineering

American Engineering Associates-Southeast, P.A.
 875 Walnut Street, Suite 360
 Cary, NC 27511 919-469-1101



PRELIMINARY
 NOT FOR CONSTRUCTION
 SHEET NO.

4.7

FILE: E:\Karas Falls\Karas Falls Base Pkg1 - Plat.dwg
 Date: 8/17/2020 Time: 4:43PM

PROPOSED LINETYPE LEGEND

- PROPOSED BUILDING SETBACK
- PROPOSED EASEMENT
- PROPOSED 3' / 5' CORUE
- PROPOSED RIGHT OF WAY
- PROPOSED ROAD CL
- PROPOSED 30" CURB AND GUTTER
- PROPOSED SWALES
- PROPOSED 100 YR.
- PROPOSED 2' BLDG. RESTRICTION LINE

EXISTING LINETYPE LEGEND

- PROPERTY BOUNDARY
- EXISTING TREE LINE
- EXISTING WETLAND
- EXISTING 50' NRB
- EXISTING 50' ROLESVILLE BUFFER
- CENTERLINE OF STREAM
- EXISTING WATER ELEVATION
- EXISTING RIGHT OF WAY

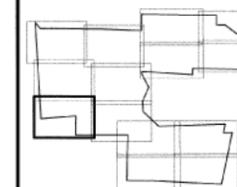
UTILITY LEGEND

- PROPOSED MANHOLE OR JUNCTION BOX
- PROPOSED CATCH BASIN
- PROPOSED YARD INLET
- ▤ PROPOSED FLARED END SECTION



GRAPHIC SCALE 1"=50'

SCALE: 1"=2000'



FREDDY MORENO CORTES
O.B. 15528 PG. 410
B.M. 15711 PG. 445
P.I.N. 4757-02-88-7063
SINGLE FAMILY

JONES PROPERTIES, LLC
ZONING: R-30
O.B. 14878 PG. 1162
B.M. 1971 PG. 445
P.I.N. 4757-02-87-8878
SINGLE FAMILY

HODGE, WILLIAM
FRANK II WILES
ZONING: R-30
D.B. 15305 PG. 2406
TRACT 5
B.M. 1971 PG. 445
P.I.N. 4757-02-97-4973
REAL ESTATE ID: 0087115

JONES PROPERTIES, LLC
ZONING: R-30
D.B. 13842 PG. 1231
LOT 4A
B.M. 1983 PG. 1477
P.I.N. 4757-02-87-2879
REAL ESTATE ID: 0037365

FILE: 2_Units\US000\work\ms Property\dwg\Basis Map\Karas Falls Base Prel_Plot.dwg
 Date: 5/27/2020 Time: 3:41PM
 Plot Date: 5/27/2020

DRAINAGE PLAN
FOR
KALAS FALLS
SITUATED AT
1832 ROLESVILLE ROAD
WAKE COUNTY, NORTH CAROLINA
FIRM # C-3881

JOB NUMBER: 9900
CHECKED BY: JRH
DRAWN BY: BAH
DATE: 9/19/2019

AMERICAN
Engineering
American Engineering Associates-Southeast, P.A.
875 Walnut Street, Suite 360
Cary, NC 27511 919-469-1101

PRELIMINARY
NOT FOR CONSTRUCTION
SHEET NO.
4.9



PROPOSED LINETYPE LEGEND

- PROPOSED BUILDING SETBACK
- PROPOSED EASEMENT
- PROPOSED 3' / 5' CORUE
- PROPOSED RIGHT OF WAY
- PROPOSED ROAD CL
- PROPOSED 30" CURB AND GUTTER
- PROPOSED SMALES
- PROPOSED 100 YR.
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EXISTING LINETYPE LEGEND

- PROPERTY BOUNDARY
- EXISTING TREE LINE
- EXISTING WETLAND
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- EXISTING 50' ROLESVILLE BUFFER
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- EXISTING WATER ELEVATION
- EXISTING RIGHT OF WAY

UTILITY LEGEND

- PROPOSED MANHOLE OR JUNCTION BOX
- PROPOSED CATCH BASIN
- PROPOSED YARD INLET
- ▭ PROPOSED FLARED END SECTION

SCALE: 1"=2000'



ANNIE H. MOODY
ZONING: R-30
D.B. 3750, PG. 587
B.M. 1986, PG. 862
PIN NO. 1767.01-06-9438

NO.	DATE	REVISION
1	07/27/2020	ADDRESS P. PREL. PLAT COMMENTS RECEIVED JUN 4-27-20

DRAINAGE PLAN
FOR
KALAS FALLS
SITUATED AT
1832 ROLESVILLE ROAD
WAKE COUNTY, NORTH CAROLINA
FIRM # C-3881

JOB NUMBER: 9900
CHECKED BY: JRH
DRAWN BY: BAH
DATE: 9/19/2019

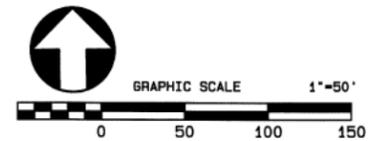
AMERICAN
Engineering
American Engineering Associates-Southeast, P.A.
875 Walnut Street, Suite 360
Cary, NC 27511 919-469-1101

PRELIMINARY



NOT FOR CONSTRUCTION
SHEET NO.

4.11



Plot Date: 8/17/2020 Time: 4:43PM FILE: E:\Kalas Falls\Kalas Falls Base Prel. Plat.dwg

PROPOSED LINETYPE LEGEND

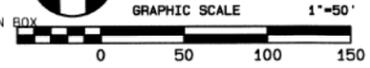
- PROPOSED BUILDING SETBACK
- PROPOSED EASEMENT
- PROPOSED 3' / 5' CORUE
- PROPOSED RIGHT OF WAY
- PROPOSED ROAD CL
- PROPOSED 30" CURB AND GUTTER
- PROPOSED SWALES
- PROPOSED 100 YR.
- PROPOSED 2' BLDG. RESTRICTION LINE

EXISTING LINETYPE LEGEND

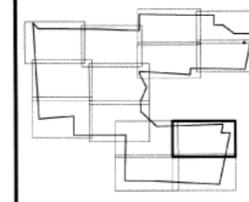
- PROPERTY BOUNDARY
- EXISTING TREE LINE
- EXISTING WETLAND
- EXISTING 50' NRB
- EXISTING 50' ROLESVILLE BUFFER
- CENTERLINE OF STREAM
- EXISTING WATER ELEVATION
- EXISTING RIGHT OF WAY

UTILITY LEGEND

- PROPOSED MANHOLE OR JUNCTION BOX
- PROPOSED CATCH BASIN
- PROPOSED YARD INLET
- ▶ PROPOSED FLARED END SECTION



SCALE: 1"=2000'



BENNY L. MOODY
JEFFERY LYNN MOODY
ZONING: R-30
D.B. 14257, PG. 1583
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

PENNINA B. ROWELL
RACHEL K. ROWELL
ZONING: R-30
D.B. 15779, PG. 828
PIN NO. 1767 01-21-4878
REAL ESTATE ID: 0045738



NO.	DATE	REVISION
1	07/27/2020	ADDRESSED PREL. PLAN COMMENTS RECEIVED ON 4-29-20

DRAINAGE PLAN
FOR
KALAS FALLS
SITUATED AT
1832 ROLESVILLE ROAD
WAKE COUNTY, NORTH CAROLINA
FIRM # C-3881

JOB NUMBER: 9900
CHECKED BY: JRH
DRAWN BY: BAH
DATE: 9/19/2019

AMERICAN Engineering
American Engineering Associates-Southeast, P.A.
875 Walnut Street, Suite 360
Cary, NC 27511 919-469-1101

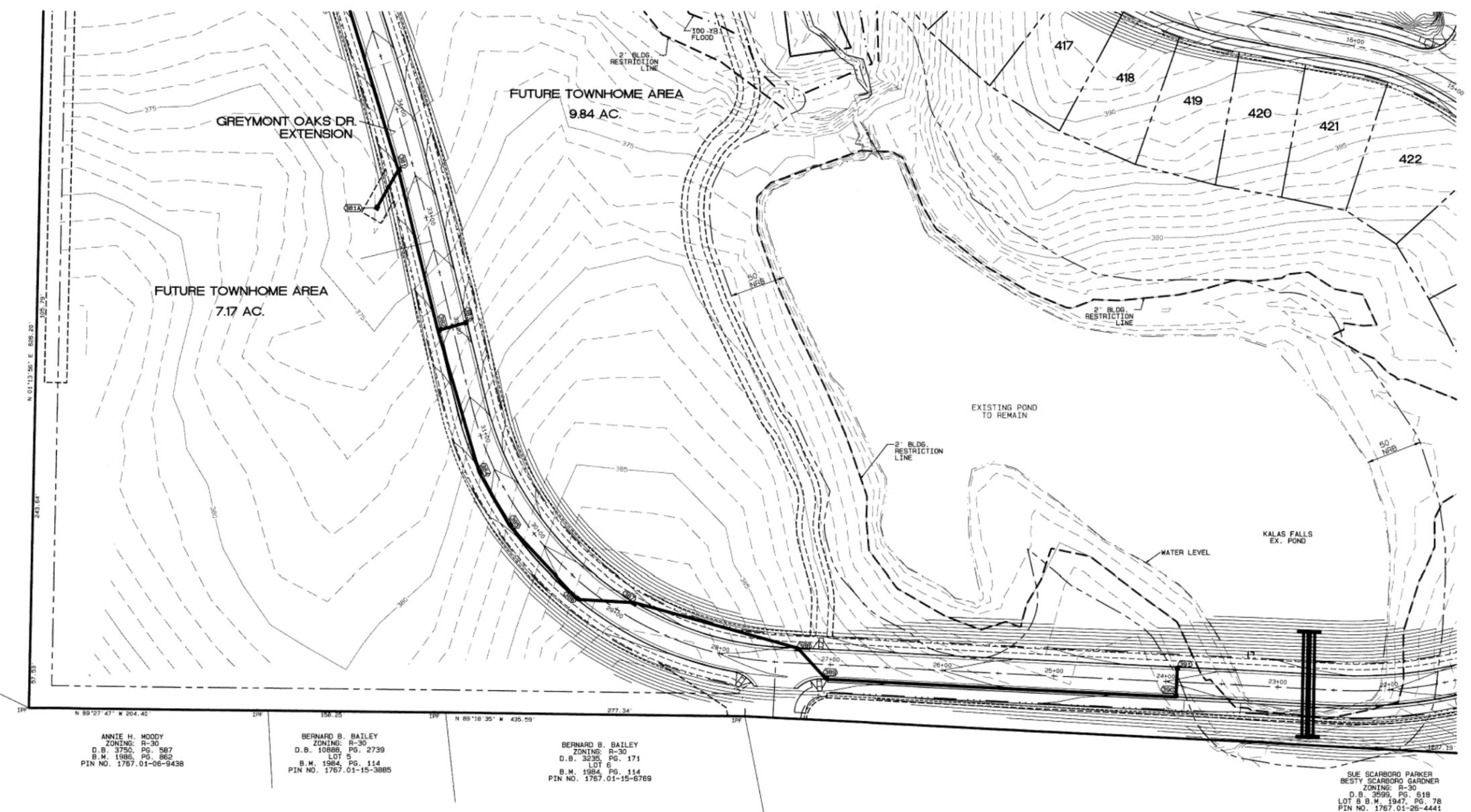
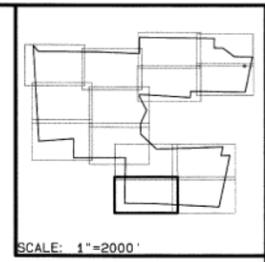
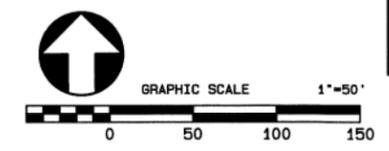


SHEET NO.
4.12

- PROPOSED LINETYPE LEGEND**
- PROPOSED BUILDING SETBACK
 - PROPOSED EASEMENT
 - PROPOSED 3' / 5' CORUE
 - PROPOSED RIGHT OF WAY
 - PROPOSED ROAD CL
 - PROPOSED 30" CURB AND GUTTER
 - PROPOSED SWALES
 - PROPOSED 100 YR.
 - PROPOSED 2' BLDG. RESTRICTION LINE

- EXISTING LINETYPE LEGEND**
- PROPERTY BOUNDARY
 - EXISTING TREE LINE
 - EXISTING WETLAND
 - EXISTING 50' NRB
 - EXISTING 50' ROLESVILLE BUFFER
 - CENTERLINE OF STREAM
 - EXISTING WATER ELEVATION
 - EXISTING RIGHT OF WAY

- UTILITY LEGEND**
- PROPOSED MANHOLE OR JUNCTION BOX
 - PROPOSED CATCH BASIN
 - PROPOSED YARD INLET
 - ▤ PROPOSED FLARED END SECTION



ANNIE H. MOODY
ZONING: R-30
D.B. 3750, PG. 587
B.M. 1986, PG. 862
PIN NO. 1767.01-06-9438

BERNARD B. BAILEY
ZONING: R-30
D.B. 10888, PG. 2739
LOT 5
B.M. 1984, PG. 114
PIN NO. 1767.01-15-3885

BERNARD B. BAILEY
ZONING: R-30
D.B. 3235, PG. 171
LOT 6
B.M. 1984, PG. 114
PIN NO. 1767.01-15-6789

SUE SCARBORO PARKER
BESTY SCARBORO GARDNER
ZONING: R-30
D.B. 3599, PG. 618
LOT 8 B.M. 1947, PG. 78
PIN NO. 1767.01-26-4441

Plot Date: 8/17/2020 Time: 4:43PM
 FILE: E:\Kalas Falls\Kalas Falls Base Prel - Plot.prt
 REVISION
 DATE: 5/27/2019
 DRAWN BY: BAH
 CHECKED BY: JRH
 JOB NUMBER: 9900
 DATE: 9/19/2019

DRAINAGE PLAN
 FOR
KALAS FALLS
 SITUATED AT
1832 ROLESVILLE ROAD
 WAKE COUNTY, NORTH CAROLINA
 FIRM # C-3881

AMERICAN
 Engineering
 American Engineering Associates-Southeast, P.A.
 875 Walnut Street, Suite 360
 Cary, NC 27511 919-469-1101

PRELIMINARY

 NOT FOR CONSTRUCTION
 SHEET NO.
4.13

PROPOSED LINETYPE LEGEND

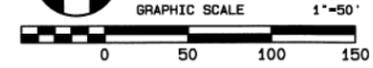
- PROPOSED BUILDING SETBACK
- PROPOSED EASEMENT
- PROPOSED 3'/5' CORUE
- PROPOSED RIGHT OF WAY
- PROPOSED ROAD CL
- PROPOSED 30" CURB AND GUTTER
- PROPOSED SWALES
- PROPOSED 100 YR.
- PROPOSED 2' BLDG. RESTRICTION LINE

EXISTING LINETYPE LEGEND

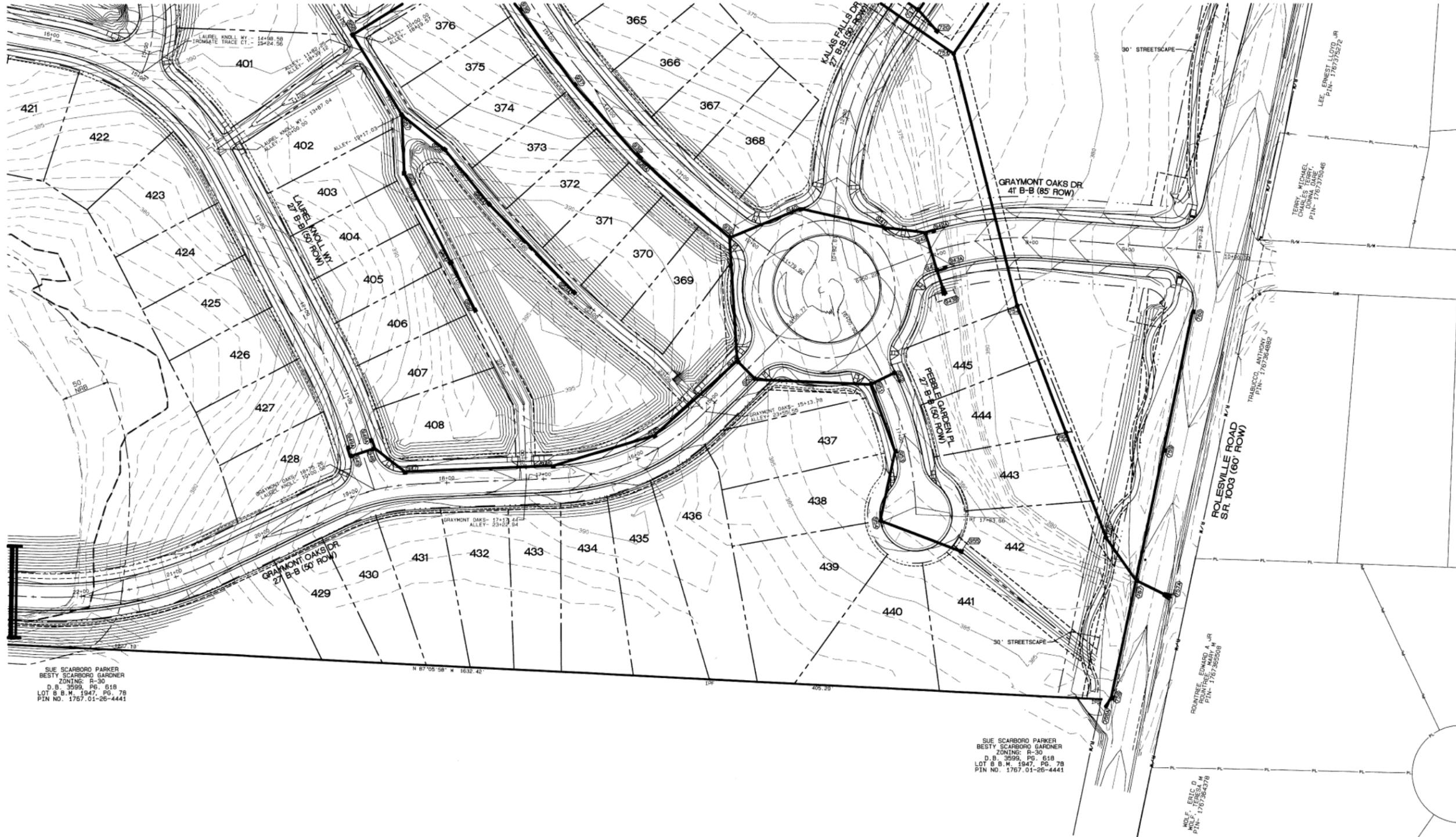
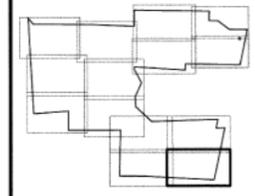
- PROPERTY BOUNDARY
- EXISTING TREE LINE
- EXISTING WETLAND
- EXISTING 50' NRB
- EXISTING 50' ROLESVILLE BUFFER
- CENTERLINE OF STREAM
- EXISTING WATER ELEVATION
- EXISTING RIGHT OF WAY

UTILITY LEGEND

- PROPOSED MANHOLE OR JUNCTION BOX
- PROPOSED CATCH BASIN
- PROPOSED YARD INLET
- ▴ PROPOSED FLARED END SECTION



SCALE: 1"=2000'



SUE SCARBORO PARKER
BESTY SCARBORO GARDNER
ZONING: R-30
D.B. 3599, PG. 618
LOT B B.W. 1947, PG. 78
PIN NO. 1767.01-26-4441

SUE SCARBORO PARKER
BESTY SCARBORO GARDNER
ZONING: R-30
D.B. 3599, PG. 618
LOT B B.W. 1947, PG. 78
PIN NO. 1767.01-26-4441

WOLF, ERIC D.
P/N- 1767354378

ROUNTREE, EDWARD A. JR.
P/N- 1767355268

ROLESVILLE ROAD
S.R. 1003 (60' ROW)

MONROE ELEMENTARY PL.
(MON. 60' B.B. (50' ROW))

GRAYMONT OAKS DR.
41' B-B (85' ROW)

LAMAR BLDG. RD. WY.
27' B-B (50' ROW)

DRAINAGE PLAN
FOR
KALAS FALLS
SITUATED AT
1832 ROLESVILLE ROAD
WAKE COUNTY, NORTH CAROLINA
FIRM # C-3881

JOB NUMBER: 9900
CHECKED BY: JRH
DRAWN BY: BAH
DATE: 9/19/2019

AMERICAN
Engineering
American Engineering Associates-Southeast, P.A.
875 Walnut Street, Suite 360
Cary, NC 27511 919-469-1101

PRELIMINARY
NORTH CAROLINA
PROFESSIONAL
SEAL
9810
ENGINEER
JOHN R. HARRAM

NOT FOR CONSTRUCTION
SHEET NO.
4.14

Plot Date: 9/17/2020 Time: 4:46PM FILE: E:\Karas Falls\Karas Falls Base Prel. Plat.pro

NO.	DATE	REVISION
1	07/27/2020	ADDRESS SET PREL. PLAT COMMENTS RECEIVED ON 4-27-20

DWN/CHK
BAH/JRH



Case No. PR-20-04

Date 3/19/2020

Development Plan Review Application

Project/Development Name Kalas Falls

Application Type Sketch Plan Preliminary Plat
 Construction Drawings Final Plat

Contact Information

Property Owner Mitchell Mill Road Investors, LLC

Address 105 Weston Estates Way City/State/Zip Cary, NC 27513

Phone (919) 481-3000 Email Karl@prestondev.com

Developer Mitchell Mill Road Investors, LLC

Contact Name Karl Blackley

Address 105 Weston Estates Way City/State/Zip Cary NC 27513

Phone (919) 481-3000 Email karl@prestondev.com

Design Engineering Company American Engineering

Contact Name Brad Haertling

Address 875 Walnut Ste 360 City/State/Zip Cary NC 27511

Phone (919) 469-1101 Email Bhaertling@american-ea.com

Property Information

Wake County PIN(s) 1767178299, 1767083228, 1768002153, 1767295866 Address 1832 Rolesville Rd

Total Property Acreage 282.71 (284.44 to Rd CL) Total Phases 4 Single Family & 1 Townhome Phase

Total Lots 454 Average Lot Size 12,389

Smallest Lot Size 6,024 Largest Lot Size 31,065

I, as owner, developer, engineer, and/or agent, understand that I am responsible for all review fees due at the time of plan submittal. I understand that the Planning Department will not review my plans until I remit payment. I have read the Development Review Procedures, and I understand the review processes and requirements.

Signature  Date 3-17-2020

Town of Rolesville Planning

PO Box 250 / Rolesville, North Carolina 27571 / RolesvilleNC.gov / 919.554.6517



SITE INFORMATION

- 108 TOWNHOUSES:
- 40' AND 50' LOTS:
- 60' AND 65' LOTS:
- 70' LOTS:
- 80' LOTS:
- 90' LOTS:
- 100' LOTS:
- OPEN SPACE:
- GOVERNMENTAL USE:
- NEUSE RIPARIAN BUFFER:

SETBACK TABLE TH'S

	MINIMUM
FRONT	18'
REAR	15'
SIDE	0'

MIN. 16' BUILDING SEPARATION

SETBACK TABLE SINGLE FAMILY

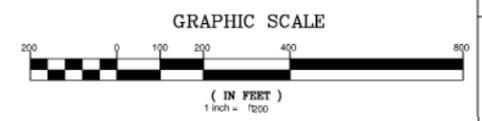
	40'-50'	40'-50' W ALLEY	50'-60'	60'-70'	70'-80'	80'-100'	100' +
FRONT	20'	15'	20'	25'	25'	25'	25'
REAR	20'	15'	20'	25'	25'	25'	30'
SIDE	**	**	**	*	*	10'	12'
CORNER SIDE	10'	10'	10'	10'	10'	15'	18'
MIN. LOT SIZE	3,600/ 4,500	3,600/ 4,500	5,000	6,600	8,400	10,400	14,000

TOTAL: 595 UNITS
 *LOT WIDTHS MAY VARY BUT TOTAL NUMBER OF UNITS NOT TO EXCEED 595

PRELIMINARY LAYOUT

FOR
KALAS FALLS
 SITUATED AT
ROLESVILLE RD, ROLESVILLE NC
 WAKE COUNTY, NORTH CAROLINA

Y:\Jobs\9900\Watkins Property\dwg\Temporary\Emily\Overall Preliminary Layout Use.dwg



JOB #9900.55
DSN/CHK BY: ###
DWN BY: ---
DATE STARTED: 7/12/2018
DATE PRINTED: 8/29/2019
HRZ SCALE: 1"=200'
VRT SCALE: NONE
SHEET NO.



Memo

To: Rolesville Planning Board

From: Julie Spriggs, GISP, CFM, CZO, Planner II

Date: August 20, 2020

Re: Item 6. UDO Text Amendment: TA-20-01, Amendment to Article 5: Use And Dimensional Standards and Article 6 Supplementary District Standards, Section 6.5 Residential III District of the UDO to add single-family dwellings as a permitted use with lot specification standards.

Summary Information

The Planning Board considered this item at their meeting on June 1, 2020. The Board of Commissioners asked for a work session on this item before scheduling a public hearing. At their work session on July 24, 2020, the board remanded this item back to the Planning Board for new consideration based upon changes made by the applicant, and for further deliberation based upon new information presented at the work session. This item has been scheduled for a public hearing on September 1, 2020.

An application for a Text Amendment to the Unified Development Ordinance was submitted by attorney Beth Trahos, representing Hopper Communities, Inc to request an amendment to Article 5; Use and Dimensional Standards and Article 6 Supplementary District Standards, Section 6.5 Residential III District of the UDO to add single-family dwellings as a permitted use with lot specification standards. The R-III Zoning District current allows townhomes and multi-family dwellings but not single-family dwellings. The UDO currently allows single-family homes in the R-I, R-II, and R&PUD districts. R-I district has a minimum lot size of 20,000 square feet. R-II district has a minimum lot size of 10,000 square feet. R&PUD allows with a special use permit for the Planned Unit Development of a minimum lot size of 6,000 square feet in the R1 district of an R&PUD zoning district. Currently, there is not a traditional zoning district in the Rolesville UDO with lot sizes less than 15,000 square feet unless it is located in an R&PUD zoning district. The Town Board of Commissioners has directed a policy of not encouraging more

R&PUD district and has a UDO Update Study underway. However, an application has been presented for a text amendment to Article 5 and Article 6, as stated above.

Planning staff has conducted a study comparison of other Wake County communities of traditional zoning districts with 10,000 or less square feet minimum lot size standards for their zoning districts for comparison to this request and Rolesville's UDO zoning district standards. Cary, Morrisville, Raleigh, Wake Forest, and Wendell have a traditional zoning District with a minimum lot size standards of 6,000 square feet or less. Zebulon and Holly Springs smallest minimum lot size for one of its zoning district is 8,000 square feet. Garner's smallest minimum lot size for one of its zoning district is 9,000 square feet. Fuquay-Varina's smallest minimum lot size for one of its zoning district is 10,000 square feet but has an Open Space Development option that will allow smaller lots based on the percentage of dedicated open space in the subdivision but keeps the same maximum unit density of the traditional zoning district.

The Rolesville Comprehensive Plan encourages revisions to the Unified Development Ordinance when the current standards are not following current demands and practices of the needs of the community. The proposed text amendment will address such a condition of the UDO and will serve in the public interest. The change is consistent with the Rolesville Comprehensive Plan to allow provisions to be revised to the UDO's R-III zoning district to add single-family dwelling with minimum lot dimensional standards that are similar to surrounding communities.

Planning Staff Recommendation

Staff recommends approval of the UDO TA 20-01, to amend Article 5; Use and Dimensional Standards and Article 6 Supplementary District Standards, Section 6.5 R-III Residential II District, and make the necessary statutory findings and recommendations to the Town Board of Commissioners.

Suggested Planning Board Motion:

I make a motion to favorably recommend to the Town Board of Commissioners to approve the requested UDO Text Amendment 20-01, Amendment to Article 5, Use and Dimensional Standards, and Article 6 Supplementary District Standards, Section 6.5 R-III Residential II District. The request is reasonable and in the public interest; the change is consistent with the Rolesville Comprehensive Plan to allow provisions to be revised to the UDO's R-III zoning district to add single-family dwellings with minimum lot dimensional standards that are similar to surrounding communities.

Attachments:

TA 20-01 Amendment to Article 5: Use and Dimensional Standards, and Article 6 Supplementary District Standards

TA 20-01 Email Communication from Beth Trahos and Town Staff

**PROPOSAL TO AMEND
THE CODE OF ORDINANCES,
TOWN OF ROLESVILLE, NORTH CAROLINA
Case Number UDO TA 20-01 Version 2**

WHEREAS, North Carolina General Statute Section NC Chapter 160A; Article 19, Part, Zoning; Section 160A-381, Grant of power; authorizes local governments by ordinance to regulate and restrict the height, number of stories and size of buildings and other structures, the percentage of lots that may be occupied, the size of yards, courts and other open space, the density of population, the location and use of buildings, structures and land’

WHEREAS, the Town of Rolesville Board of Commissioners firmly believes that it is in the public interest to amend the Town’s Unified Development Ordinance described herein below.

- Section 5.1 Table of Permitted Uses** is hereby amended by having the following alterations by additions are noted as *italic text* and deletions are noted as ~~struck through text~~ with alterations since Version 1 in **red** as follows:

“Section 5.1 Table of Permitted Uses”

	<i>R80 W</i>	<i>R40 W</i>	<i>R 1</i>	<i>R1- S</i>	<i>R1- D</i>	<i>R 2</i>	<i>R2- D</i>	<i>R 3</i>		<i>RM H</i>	<i>RuM H</i>	<i>UM H</i>	<i>C</i>	<i>C O</i>	<i>C H</i>	<i>O P</i>	<i>I</i>
Dwelling – single-family detached	x	x	x	x	x	x	x	x		x	x	x		s	s		
Public recreational parks & centers	x	x	x	x	x	x	x	x		x	x	x					
Private recreation facilities part of subdivision or HOA	x	x	x	x	x	x	x	x		x	x	x					

- Section 5.2 Dimensional Requirements** is hereby amended by having the following alterations by additions are noted as *italic text* and deletions are noted as ~~struck through text~~ as follows:

“Section 5.2 Dimensional Requirements

5.2.1 Table of Dimensional Requirements”

Zoning District	Minimum Lot Area (in square feet)	Minimum Lot Width (in feet)	Front Yard Setback (from ROW in feet)	Side Yard Setback (in feet)	Corner Yard Setback (in feet)	Rear Yard Setback (in feet)
R1	20,000	100	30	12	22	25
R1-S	20,000	100	30	12	22	25
R1-D	20,000	100	30	12	22	25
R2	15,000	85	30	12	22	25
R2-D	20,000	100	30	12	22	25
<i>R3 – Single Family</i>	6,000 8,000	50 54	25	5 7	15	25
R3 – Multi	20,000	100	15	15	10	15
R3 - Townhomes	N/A	20	15	0 with 30' minimum between structures	10	15
RMH	20,000	85	30	12	22	25
RuMH	10,000	50	25	10	20	15
UMH	7,260	50	25 on paved street	10	20	15
C	None except for those required by Health Department	None except for those required by Health Department	None except for those required by Health Department	None or 5 feet if abutting residential use	None or 5 feet if abutting residential use	35
CO	20,000	100	20	15	25	35
CH	20,000	100	20	15	25	35
OP	20,000	75	30	15	25	35
I	20,000	100	30	15	25	35

3. Section 6.5 RIII – Residential III District is hereby amended by having the following alterations by additions are noted as **italic text** and deletions are noted as **struck through text** with additions since Version 1 in **red** as follows:

“Section 6.5: - R-III - Residential III District

The R-III Residential III District (***“R-III” or “R3”***) is established as a district in which the principal use of the land is for high density, pedestrian-friendly residential purposes. The regulations of this district are intended to discourage any use which, because of its character, would be a nuisance to

the development of residences and would be detrimental to the quiet residential nature of the areas included within this district.

A homeowners association shall be established to maintain appearance and other standards and to oversee the use of open space and community recreational facilities. For rental apartments, property management shall be responsible for the same.

~~An R-III development shall total no more than 20 acres in size. Similar residential densities for developments greater than 20 acres can be found in the R&PUD district (Section 6.2).~~

The requirements set forth in this section (6.5) are established by the Town Board of Commissioners as standards that presumptively will result in the variety of well-planned, attractive housing options contemplated by this section and by the Comprehensive Land Use Plan. The Board recognizes, however, that due to the nature of a tract of land, or the nature of the facilities proposed for installation, or other factors, the underlying objectives of this section (6.5) may be achieved even though the standards are not adhered to with mathematical precision. Therefore, deviations from these standards may be permitted whenever it is determined that the underlying standards can be met without strict adherence to them and because peculiarities in the developer's tract of land or the facilities proposed would make it unreasonable to require strict adherence to these standards.

Whenever some deviation from the standards set forth in this article pursuant to the paragraph immediately above is authorized, the official record of the action taken on the development application shall contain a statement of the reasons for allowing the deviation.

Following approval of the final site or subdivision plan, variances to individual lot dimensions and setbacks of up to ten percent may be approved by the Planning Director.

Special Requirements:

Development of the R-III district must adhere to the appropriate land use requirements discussed elsewhere in the Code of Ordinances. There are, however, special development requirements for the R-III district applicable to the entire R-III, which are listed below, and development requirements that are applicable to each type section identified above and which are discussed in each section's specifications.

- (a) **Sidewalks:** Sidewalks are required on both sides of all public and private streets, except for cul-de-sacs of 250 feet in length or shorter, and alleys. Residential sidewalks shall be a minimum of five feet wide. The widths of all non-residential sidewalks shall be a minimum of five feet, but may be wider, as determined in the approved site or subdivision plan.
- (b) **Planting strips:** Planting strips between six to seven feet in width shall be established between sidewalks and curbing in all residential areas. The width of the planting strips may be reduced to no less than a minimum of four feet as allowed by the available right-of-way.

- (c) **Curb and gutter:** Required for drainage for all public streets.
- (d) **Cul-de-sacs:** Cul-de-sacs shall not exceed 250 feet in length from the nearest intersection with a street providing through access (not a cul-de-sac) unless necessitated by topography or property accessibility. Cul-de-sac lengths longer than 250 feet will be reviewed for approval on a case-by-case basis. Cul-de-sacs are permitted where topography makes a street connection impracticable.
- (e) **Bike paths:** Bike paths a minimum of four feet wide shall be installed along both sides of minor and major thoroughfares (minor and major arterials). Alternatively, an eight-foot-wide bike path may be installed paralleling the minor or major thoroughfare. In this instance, the bike path can replace the sidewalk normally required on the same side of the roadway.

Density Requirements:

Maximum overall density for an R-III development shall not exceed ~~eight (8)~~ **five (5)** units per acre for single-family dwellings and or **eight (8)** units per acre for townhouse units or **twelve (12)** units per gross acre for apartment units.

6.5.1 - Townhouses and Apartments

6.5.1.1 Lot Specifications:

- (a) Minimum lot width: 100 feet for multifamily, 20 feet for townhomes
Minimum front setback: 15 feet from the right-of-way
Minimum rear setback: 15 feet from rear property line
- (b) Townhouses are limited to eight units per structure
- (c) Parking for townhouses shall meet Section 10.1.10 and Section 9.16. Parking requirements set forth by Section 9.16, Cluster Mailbox Units, cannot be included for compliance to Section 10.1.10 and shall have signage designating them as "Mailbox Parking Only." Parking for townhouses may be a combination of on-street parking, (located on either public or private streets constructed to Town standards and specifications for streets), off-street parking lots or garage parking within the unit where the garage constitutes the first floor of a townhouse. Front-facing garages shall have at least 20 feet separating neighboring driveways or no more than five feet separating neighboring driveways. If the separation measures five feet or less, the next separation must be at least 20 feet. Rear-facing garages may be accessed by a private alley with no separation requirements.
- (d) Parking space requirements for apartments shall meet Section 10.1.10 and Section 9.16. Parking requirements set forth by Section 9.16, Cluster Mailbox Units, cannot be included for compliance to Section 10.1.10 and shall have signage designating them as "Mailbox Parking Only." Parking areas for apartment units, in general, must be to the side of, or behind, the apartment structures and fully contained onsite. Parking areas for apartment

units that abut public streets must be buffered with landscaping, landscaped berms, fences or other opaque screening, as approved in the final site plan.

- (e) The separation between apartment structures shall be a minimum of 30 feet.
- (f) Recreation Land Dedication. A townhouse development shall comply with the requirements of Section 15.4.8.2 Recreation and Open Space.
- (g) Improved Recreation Space and Unimproved Open Space Required. All townhouse and apartments that consist of development sites of over four acres shall provide on-site of the development at least 15 percent of the gross acreage as open space area. Plans for all required 15 percent of the gross acreage as open space shall consist of a minimum of 35 percent as improved recreation space area for specific recreation activity shown on the site plan or preliminary subdivision plan with the remaining 65 percent as unimproved open space area. Required landscaped buffer with fencing and stormwater facilities will be considered as unimproved open space area.

6.5.2 Single-Family Dwellings

6.5.2.1 Lot Specifications:

See Section 5.2 Table of Dimensional Requirements for the R-III (R3) District lot specifications.

4. Effective Date. This ordinance shall become effective on the date of its adoption by the Board of Commissioners.

Adopted this ___ day of _____, 2020 by the Town of Rolesville Board of Commissioners.

Ronnie I. Currin
Town of Rolesville Mayor

CERTIFICATION

I, _____, Town Clerk for the Town of Rolesville, North Carolina, do hereby certify the foregoing to be a true copy of an ordinance duly adopted at the meeting of the Town Board of Commissioners held on this ___ day of _____, 2019.

In witness whereof, I have hereunto set my hand and caused the seal of the Town of Rolesville to be affixed this ___ day of _____, 2020.

(seal)

Robin Peyton
Town Clerk

Spriggs, Julie

From: Beth Trahos <beth.trahos@nelsonmullins.com>
Sent: Tuesday, August 18, 2020 2:20 PM
To: Johnson, Danny
Cc: Arnold, Kelly; David J. Neill (dneill@foxrothschild.com); Spriggs, Julie
Subject: RE: [External] RE: Revised Text Change Submittal
Attachments: UDO TA-20-01_R III Text Amendment - Add Single-Family Dwellings as permitted use - 4846-7809-1975 1.docx

CAUTION: External email. Do not click links or open attachments unless you verify. Send all suspicious email as an attachment to report.spam@nc.gov

Danny-

Attached please find a further revision to our text amendment that reflects a minimum lot width of 54 feet. Please let me know if we need to do anything else.

Thanks, and have a great day!

Beth



ELIZABETH C. TRAHOS **PARTNER**

beth.trahos@nelsonmullins.com

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4140 PARKLAKE AVENUE | RALEIGH, NC 27612

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NELSONMULLINS.COM [VCARD](#) [VIEW BIO](#)

From: Johnson, Danny <danny.johnson@rolesville.nc.gov>
Sent: Monday, August 17, 2020 4:00 PM
To: Beth Trahos <beth.trahos@nelsonmullins.com>
Cc: Arnold, Kelly <kelly.arnold@rolesville.nc.gov>; David J. Neill (dneill@foxrothschild.com) <dneill@foxrothschild.com>; Spriggs, Julie <Julie.Spriggs@rolesville.nc.gov>
Subject: RE: [External] RE: Revised Text Change Submittal

Hi Beth,

I recommend revising the proposed text amendment to at least 54 feet for the minimum lot width with the proposed side yard increase. This standard needs to be included in the UDO text amendment.

Thanks,

Danny Johnson, AICP
Planning Director
Town of Rolesville
PO Box 250
502 Southtown Circle
Rolesville, NC 27571
919.554.6517



From: Beth Trahos <beth.trahos@nelsonmullins.com>
Sent: Monday, August 17, 2020 11:13 AM
To: Johnson, Danny <danny.johnson@rolesville.nc.gov>
Cc: Arnold, Kelly <kelly.arnold@rolesville.nc.gov>; David J. Neill (dneill@foxrothschild.com) <dneill@foxrothschild.com>; Spriggs, Julie <Julie.Spriggs@rolesville.nc.gov>
Subject: [External] RE: Revised Text Change Submittal

CAUTION: External email. Do not click links or open attachments unless you verify. Send all suspicious email as an attachment to report.spam@nc.gov

Hey, Danny-

We are planning a minimum lot width of 54' given the revised side yard setback. We are happy to amend our proposal to reflect that minimum width, although I wonder if there may be a circumstance in which it would be appropriate. Is there some code requirement as to buildable width or house width that would otherwise prohibit it? Alternatively, we could confirm our commitment to a minimum lots width of 54' in our zoning conditions.

I know there are a lot of moving parts here. I am happy to talk about them.

Thanks!

Beth



ELIZABETH C. TRAHOS **PARTNER**

beth.trahos@nelsonmullins.com

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NELSONMULLINS.COM [VCARD](#) [VIEW BIO](#)

From: Johnson, Danny <danny.johnson@rolesville.nc.gov>
Sent: Monday, August 17, 2020 10:23 AM
To: Beth Trahos <beth.trahos@nelsonmullins.com>
Cc: Arnold, Kelly <kelly.arnold@rolesville.nc.gov>; David J. Neill (dneill@foxrothschild.com) <dneill@foxrothschild.com>; Spriggs, Julie <Julie.Spriggs@rolesville.nc.gov>
Subject: RE: Revised Text Change Submittal

Hi Beth,

Looking at the proposed revisions to the R3 zoning district UDO text amendment, I see that you have increased the side yard setbacks from five feet to seven feet. With a minimum lot width of 50 feet, this reduces the buildable width at the front yard setback line between side property lines to a maximum width of 36 feet instead of the 40 feet. Are you supportive of increasing the minimum lot width to allow more width of the single-family home and not run into a variance request to the BOA for too narrow building widths for the possible SF home building plans? Also with the increase minimum lot size from 6,000 square feet to 8,000 square feet, to meet this minimum lot size, and at minimum lot width of 50 feet, the lot depth will have to increase from 120 feet to 160 feet to obtain the minimum lot size based on this proposed revision. We can talk about this and see what you are willing to change to the revised requested text amendment on the minimum lot widths.

Thanks,

Danny Johnson, AICP
Planning Director
Town of Rolesville
PO Box 250
502 Southtown Circle
Rolesville, NC 27571
919.554.6517



From: Beth Trahos <beth.trahos@nelsonmullins.com>
Sent: Thursday, August 13, 2020 11:54 AM
To: Johnson, Danny <danny.johnson@rolesville.nc.gov>; Spriggs, Julie <Julie.Spriggs@rolesville.nc.gov>
Cc: Arnold, Kelly <kelly.arnold@rolesville.nc.gov>; David J. Neill (dneill@foxrothschild.com) <dneill@foxrothschild.com>
Subject: [External] Revised Text Change Submittal

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Danny and Julie-

I hope you are doing well.

We heard comments at the last Town Board meeting relative to our text change request. County residents expressed concern about the proposed minimum lot size and density for single-family homes in the R3 zoning district. We have made changes to our text change application in an effort to address these concerns.

Attached please find a text change to allow single-family dwellings in the R3 zoning district with the following changes:

- We have increased the minimum lot size for single-family homes from 6,000 square feet to 8,000 square feet;
- We have increased the minimum side yard setback for single-family homes from 5 feet to 7 feet; and
- We have introduced a separate density cap for single-family homes of 5 units per acre.

Please let me know if you require any additional information to accept the proposed changes as an amendment to our pending text change application. I hope this updated information will be provided to the Planning Board as a part of their packet for their next meeting.

We have not updated our zoning petition to reflect these changes yet. You will recall that our zoning conditions reference a concept plan. We are in the process of updating that concept plan. We will provide an updated zoning application as soon as it is complete.

Do not hesitate to contact me with questions. Thanks!

Beth



ELIZABETH C. TRAHOS **PARTNER**

beth.trahos@nelsonmullins.com

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Nelson Mullins is continuing to monitor developments related to COVID-19, including guidance from the Centers for Disease Control and various health officials; and federal, state, and local government authorities. The firm has implemented precautionary measures and plans to ensure the continuation of all firm services to clients from both in office and remote work arrangements across our 25 geographically dispersed offices. [Click here to visit the Nelson Mullins Coronavirus Resources page.](#) Information described therein is subject to change.

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July 2020 Development Activity Status Report



The Town of Rolesville is committed to providing accessible facilities, programs and services for all people in compliance with the Americans with Disabilities Act. Should you need assistance or a particular accommodation for this document please contact the ADA Coordinator.

Developments

The tables below list Rolesville's commercial and residential developments currently under construction, in review, and/or approved.

Under Construction

Table 1

Project	Description	Status
Barrington Townhomes Phase 2	32 townhomes	Final Plat Recorded Building Permits are being issued
Carlton Pointe Phase 3B	271 single- family lots	Final Plat Recorded Building Permits are being issued
Elizabeth Springs (Heights) Tract A	89 single-family lots	Phase 1 under construction
Perry Farms 1,2,3	41 single-family lots	Phase 1 recorded, building permits being issued Phase 2 and 3 under construction
Stonewater Phase 5	39 Single-family lots	Final Plat Recorded Building Permits are being issued
Townes at Carlton Pointe	37 Townhouse lots	Site Plan approved, site graded

In Review and/or Approved

Table 2

Project	Description and Case Numbers	Status
101 and 115 Redford Place Dr.	3-story retail space and medical offices Zoned CO-CZ SP 19-03 1.62 acres	Site Plan approved 11/4/19
A-Master Team Townhomes (47 townhomes)	Vacant Land on Rogers Road MA 19-03 (R&PUD to CO-SUD) SUP 19-02 7.44 acres	MA 19-03 approved 01/07/2020 SUP 19-02 approved 06/02/2020 Preliminary Subdivision Plat approved
Chandlers Ridge (90 single-family lots)	Proposed Conservation Subdivision off Averette Road Zoned R2 & R40W PR 18-02 171.53 acres	Preliminary Subdivision Plat approved 06/16/2020 Construction drawings pending

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Project	Description and Case Numbers	Status
Elizabeth Springs (Elizabeth Heights) 98 townhomes 89 single-family lots	Planned Unit Development off Averette Rd RPUD & R40W Zoning	Townhomes Site Plan approved 11/4/19 Subdivision infrastructure under construction
Kalas Falls, Rogers Farm, and Watkins Property 484 single-family lots 108 townhomes	Planned Unit Development off Rolesville Rd MA 19-02 (R1 & R2-SUD to R&PUD-CZ) SUP 19-01 for PUD Master Plan 216.99 acres	Map Amendment (Rezoning) approved 11/19/19 Special Use Permit approved 11/19/19 Preliminary Subdivision Plat under review
The Point 483 single-family lots 324 townhomes 15 acres commercial	Planned Unit Development off Rolesville Rd 309.01 acres	PUD Master Plan approved 8/20/19 Preliminary Subdivision Plat under review
The Preserve at Jones Dairy Road Central 261 single-family lots 173 townhomes	Planned Unit Development off Averette Rd Zoned R & PUD 90.2 acres	PUD Master Plan approved Preliminary Subdivision Plat under review
The Preserve at Jones Dairy Road North 141 single-family lots 65 townhomes	Planned Unit Development off Averette Rd Zoned R & PUD 49.6 acres	PUD Master Plan approved Preliminary Subdivision Plat under review
The Preserve at Jones Dairy Road South 221 single-family lots	Planned Unit Development off Averette Rd Zoned R & PUD 54.01 acres	PUD Master Plan approved Preliminary Subdivision Plat under review by Town Board
Regency at Heritage 27 single-family lots	Subdivision off Forestville Road S 18-03 17.72 acres	Construction Plan approved, pending start of construction
Thales Academy 143 single-family lots	Proposed Planned Unit Development at Averette Rd and Wait Ave. 87.7 acres residential 31.42 acres for institutional	PUD Master Plan approved 6/5/18 Preliminary Subdivision Plat not submitted Site Plan for institutional use not submitted

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Permitting Activity

The Town of Rolesville issued **twenty-one (21) single-family dwelling, and four (4) townhome building permits. Additionally, five (5) single-family and six (6) townhome Certificates of Occupancy** were also issued in July 2020.

Averette Ridge, Barrington, Barrington Townhomes, Carlton Pointe, Granite Falls, Perry Farms, Stonewater, and Willoughby subdivisions all received new dwelling building permits in July.

Overall, in July 2020 the Town issued **fifty-six (56)** permits (25 new single-family, 20 accessory/additions, 4 trade, and 2 commercial signs). In comparison in July 2019, the Town issued thirty-three (33) permits (18 new single-family permits, 7 accessory/additions, 18 trade, and 4 commercial permits (3 boardwalks and 1 clocktower). Rolesville has experienced an **increase** in permitting activity, issuing seven more new dwelling permits than last year.

Summary of Activity by Subdivision

Subdivision	Total Buildable Lots	Total Permits Issued Per Development	Unpermitted Lots Remaining	Permits Issued in July	Permits Issued Year To Date	Permits Issued Fiscal Yr. 20/21
Averette Ridge	159	136	23	1	6	1
Barrington (Phase 1)	33	32	1	1	6	1
Carlton Pointe	271	257	14	2	15	2
Granite Falls (Phases 3,4,5 & 6)	101	59	42	6	14	6
Perry Farms	41	38	3	3	3	3
Stonewater (Phase 5)	208	177	31	4	25	4
Willoughby	88	74	14	2	8	2
TOTAL	901	773	128	19	99	19

Townhomes	Total Buildable Lots	Total Permits Issued Per Development	Unpermitted Lots Remaining	Permits Issued in July	Permits Issued Year To Date	Permits Issued Fiscal Yr. 20/21
Barrington Townhomes (Phase 2)	32	13	19	4	13	4
TOTAL	32	13	19	4	13	4

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