

EROSION AND SEDIMENT CONTROL, STORMWATER AND FLOODPLAIN MANAGEMENT APPROVED

EROSION CONTROL S-xxxx

STORMWATER MGMT. S-xxxx

FLOOD STUDY

DATE xx/xx/20



ENVIRONMENTAL CONSULTANT SIGNATURE

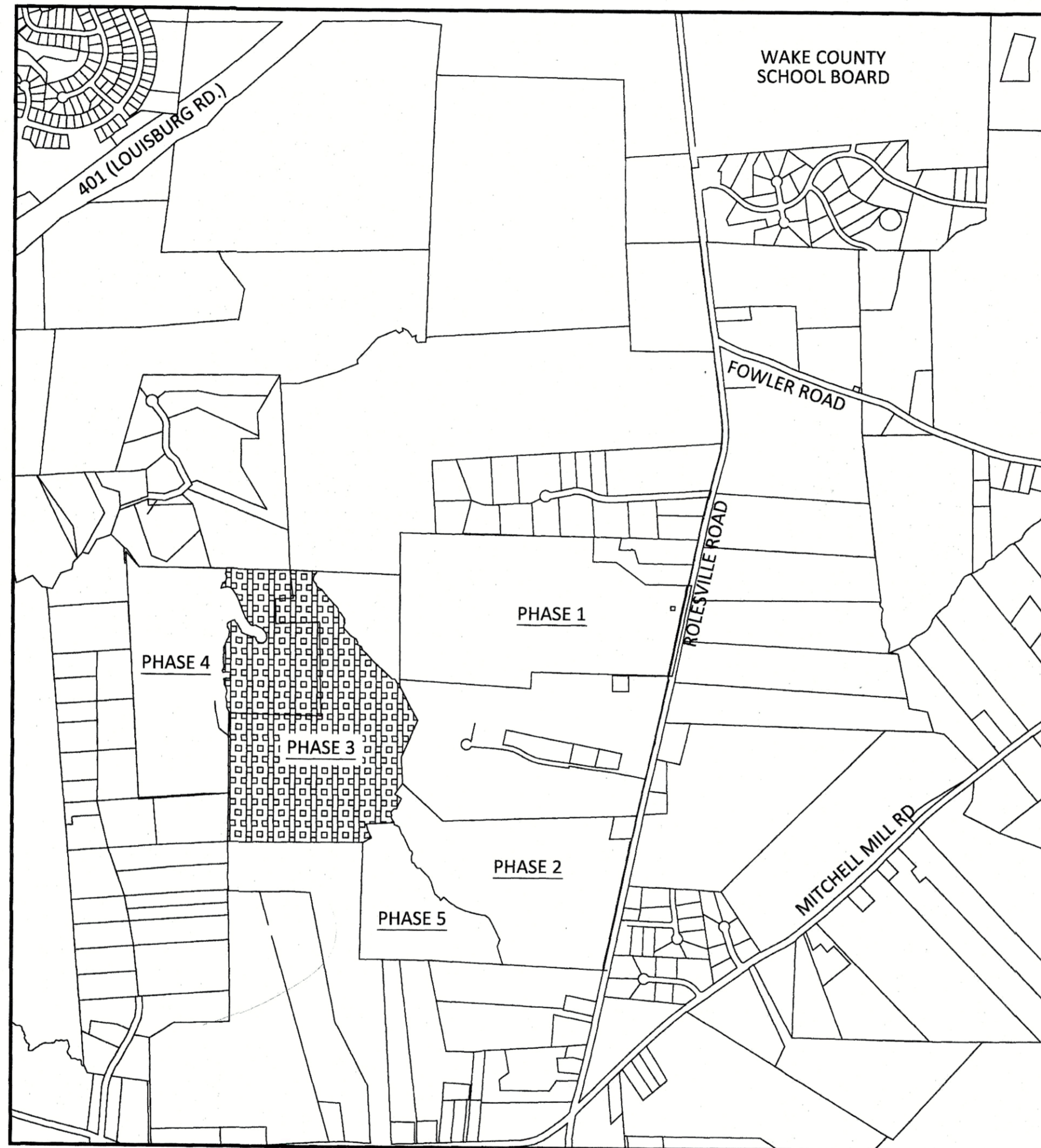
CONSTRUCTION PHASE 3 FOR KALAS FALLS SITUATED AT

ROLESVILLE ROAD, ROLESVILLE

WAKE COUNTY, NORTH CAROLINA

PROPERTY OWNER:	MITCHELL MILL ROAD INVESTORS LLC CONTACT: KARL BLACKLEY 105 WESTON ESTATES WAY CARY, NC 27513 919-481-3000
DEVELOPER:	MITCHELL MILL ROAD INVESTORS LLC CONTACT: KARL BLACKLEY 105 WESTON ESTATES WAY CARY, NC 27513 919-481-3000
SURVEYOR:	WITHERS RAVENEL CONTACT: MATT TIMLIN 115 MACKENAN DRIVE CARY, NC 27511 919-469-3340
BUFFER/WETLAND:	WITHERS RAVENEL CONTACT: TROY BEASLEY 115 MACKENAN DRIVE CARY, NC 27511 919-469-3340

SHEET INDEX	
CVR	COVER SHEET
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1.1-1.2	EXISTING CONDITIONS PHASE 3
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2.7	CULVERT CROSSING DETAILS
3.0	GENERAL NOTES AND LEGENDS
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8.0	DIOMERE LANE PLAN AND PROFILE
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10.0	DONNINGTON HILL DR PLAN AND PROFILE
11.0	WOODLYN PARK DR PLAN AND PROFILE
12.0	HARVEST HILL WAY PLAN AND PROFILE
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18.0	GREEN WAY TRAIL "A" PLAN AND PROFILE
19.0	GREEN WAY TRAIL "B" PLAN AND PROFILE
CD1-CD19	CIVIL DETAILS



VICINITY MAP
SCALE: 1"=1000'

THESE IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE FOLLOWING DRAWINGS AND THE STANDARD SPECIFICATIONS OF THE CITY OF RALEIGH, WAKE COUNTY, AND NCDOT.

These profiles have been added.

SANITARY OUT FALL MM# 205 to Southeast
NEEDED FOR PH3? Phase 3.

PUBLIC IMPROVEMENTS	
PUBLIC WATER (12")	4,230 LF
PUBLIC WATER (8")	5,803 LF
PUBLIC WATER (6")	251 LF
PUBLIC SEWER (8")	11,365 LF
PUBLIC STREETS	10,273 LF
TOTAL NO. OF LOTS (PHASE 3)	145
LIMITS OF DISTURBANCE	33.44 AC

This has been noted.

PROJECT NARRATIVE

THIS PROJECT IS LOCATED IN ROLESVILLE, NORTH CAROLINA AT ROLESVILLE ROAD. IT INVOLVES THE COMBINING OF SEPARATELY PROPOSED PROJECTS KNOWN AS KALAS FALLS, ROGERS FARM AND ONE OTHER TRACT KNOWN AS THE WATKINS PROPERTY. IT DRAINS TO TRIBUTARIES OF HARRIS BRANCH WHICH IS PART OF THE NEUSE RIVER BASIN. IT IS ALSO BOUNDED ON ALL SIDES BY MOSTLY UNDEVELOPED LAND. IT IS APPROXIMATELY 0.5 MILES NORTHWEST OF THE INTERSECTION OF MITCHELL MILL ROAD AND ROLESVILLE ROAD IN WAKE COUNTY, NORTH CAROLINA. THE TOTAL AREA OF THE PROJECT IS 282.726 AC (EXCLUDES EXISTING ROW AND CEMETERY). THE CURRENT PHASE IS 79.96 ACRES.

ATTENTION CONTRACTORS:

THE CONTRACTOR RESPONSIBLE FOR THE EXTENSION OF WATER, SEWER, AND / OR REUSE, AS APPROVED IN THESE PLANS, IS RESPONSIBLE FOR CONTACTING THE PUBLIC UTILITIES DEPARTMENT AT (919) 996-4540 AT LEAST TWENTY FOUR HOURS PRIOR TO BEGINNING ANY OF THEIR CONSTRUCTION.

FAILURE TO NOTIFY BOTH CITY DEPARTMENTS IN ADVANCE OF BEGINNING CONSTRUCTION, WILL RESULT IN THE ISSUANCE OF MONETARY FINES, AND REQUIRE REINSTALLATION OF ANY WATER AND SEWER FACILITIES NOT INSPECTED AT THE TIME OF THE NOTIFICATION FAILURE.

FAILURE TO CALL FOR INSPECTION, INSTALL A DOWNSTEAM PLUG, HAVE PERMITTED PLANS ON THE JOB SITE, OR ANY OTHER VIOLATION OF THE CITY OF RALEIGH STANDARDS WILL RESULT IN A FINE AND POSSIBLE EXCLUSION FROM FUTURE WORK IN THE CITY OF RALEIGH.

GENERAL NOTES:

- ALL PUBLIC WATER AND SEWER MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
- CONTRACTOR SHALL CONTACT NORTH CAROLINA ONE CALL (1-800-632-4949) TO LOCATE ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION.
- CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF THE EXISTING UTILITIES AND NOTIFY THE PROJECT ENGINEER (919-469-1101) OF ANY CONFLICTS.
- ALL BOUNDARY AND FIELD TOPOGRAPHY PROVIDED BY WITHERS & RAVENEL.

Rolesville

APPROVED FOR COMPLIANCE

Case # _____ Project: _____

By: _____ Date: _____

These plans have been approved for compliance with the Town Code of Ordinance, UDO, and Standard Specifications & Construction Details, subject to statements & conditions hereby incorporated by reference.

SITE PERMITTING APPROVAL

Water and Sewer Permits (if applicable)

The City of Raleigh consents to the connection and extension of the City's Public Sewer System as shown on this plan. The material and construction methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook. **City of Raleigh Public Utilities Department Permit # _____**

The City of Raleigh consents to the connection and extension of the City's Public Water System as shown on this plan. The material and construction methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook. **City of Raleigh Public Utilities Department Permit # _____**

The City of Raleigh consents to the connection to its public sewer system and extension of the private sewer collection system as shown on this plan. The material and construction methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook.

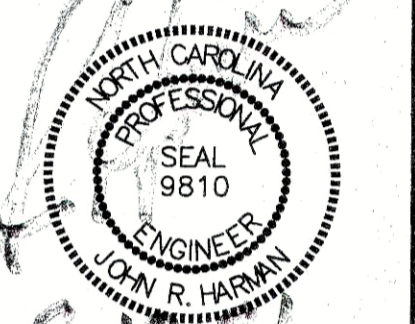
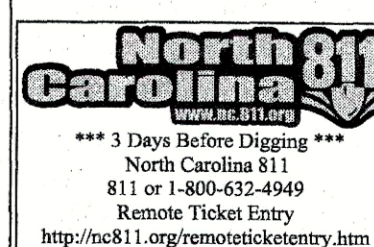
City of Raleigh Public Utilities Department Permit # _____

CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

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City of Raleigh Development Approval _____

Raleigh Water Review Officer

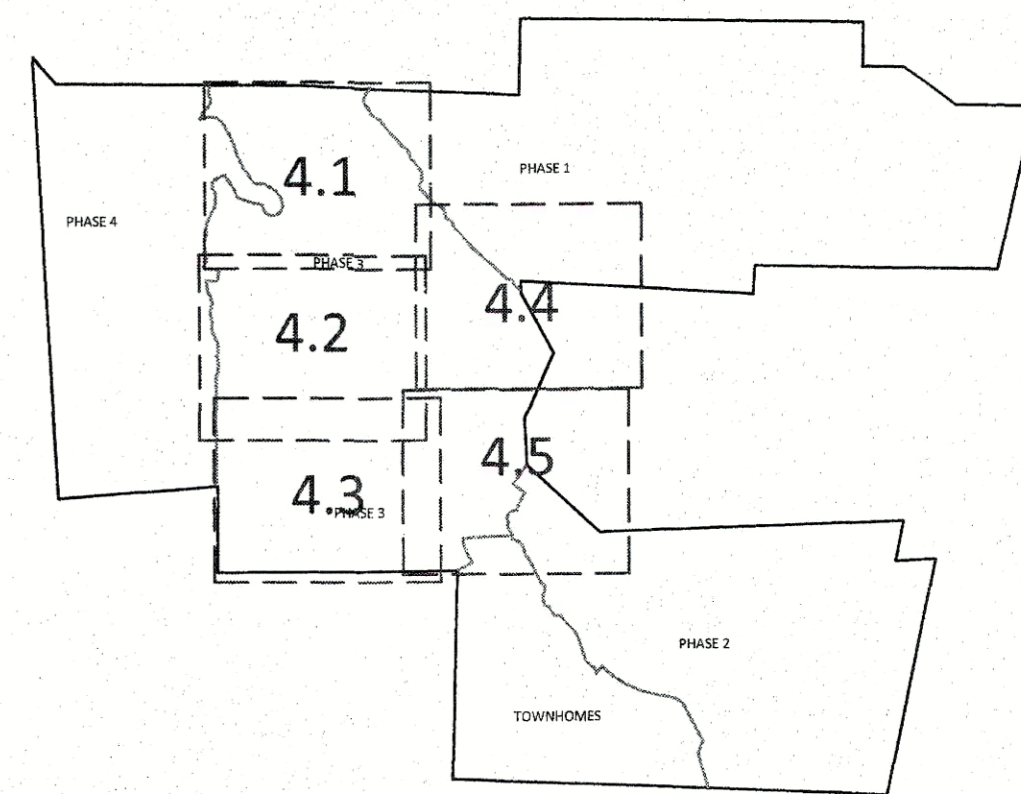
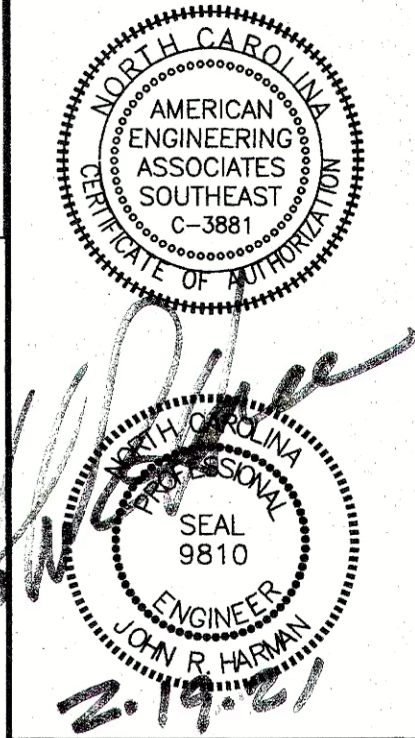


STIPULATION FOR REUSE
THIS DRAWING WAS PREPARED FOR USE ON THE SPECIFIC SITE, NAMED HEREON, CONTEMPORANEOUSLY WITH ITS ISSUE DATE AS LISTED, HEREON, AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT PROJECT SITE OR AT A LATER TIME. USE OF THIS DRAWING FOR REFERENCE OR AS AN EXAMPLE ON ANOTHER PROJECT REQUIRES THE SERVICES OF PROPERLY LICENSED ARCHITECTS AND ENGINEERS. REPRODUCTION OF THIS DRAWING FOR REUSE ON ANOTHER PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.

KALAS FALLS PHASE 3
1832 ROLESVILLE ROAD
WAKE COUNTY, NC

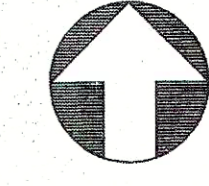
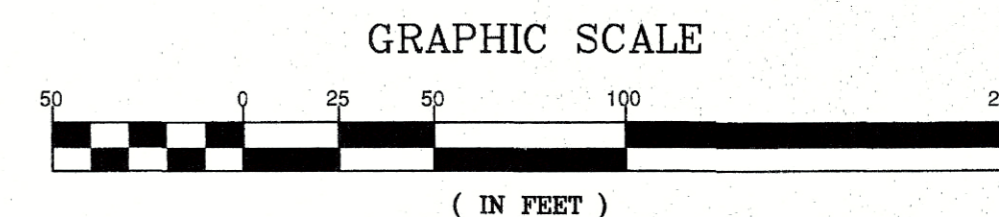
JOB NUMBER: 9900
CHECKED BY:
DRAWN BY:
DATE: FEB 18, 2021

SHEET TITLE:
COVER SHEET
SHEET NO.:
CVR



GRAPHIC SCALE 1"=1000'

GRADING LEGEND	
	EXISTING TREE LINE
	EXISTING TOPOGRAPHY
	EXISTING BOUNDARY
	EXISTING WETLANDS
	EXISTING WETLANDS AREA
	EXISTING 50' NEUSE RIVERIAN BUFFER
	EXISTING BUFFER ZONES
	PROPOSED LOT LINE
	FLOODLINE
	BUILDING RESTRICTION LINE
	PROPOSED LOT SETBACK
	PROPOSED ROW
	PROPOSED SIDEWALK
	PROPOSED BOC
	PROPOSED EOP
	PROPOSED CENTERLINE
	PROPOSED GRADING
	PROPOSED EASEMENT
	PHASELINE
	FUTURE TOWNHOMES (R3)
	ACTIVE RECREATION
	RIP RAP
	SEDIMENT BASIN WEIR
	JUNCTION BOX
	PROPOSED CATCH BASIN
	PROPOSED YARD INLET
	PROPOSED DROP INLET
	PROPOSED FLARED END SECTION
	PROPOSED WATER METER
	PROPOSED SEWER SERVICE
	PROPOSED MANHOLE
	PROPOSED FIRE HYDRANT
	PROPOSED WATER VALVE
	PROPOSED WATER REDUCER
	PROPOSED SEWER LINE
	PROPOSED WATER LINE
	PROPOSED STORM WATER
	EXISTING PHASING
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	PROPOSED SWALE (AT TIME OF LOT GRADING)



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 Raleigh Water Review Officer



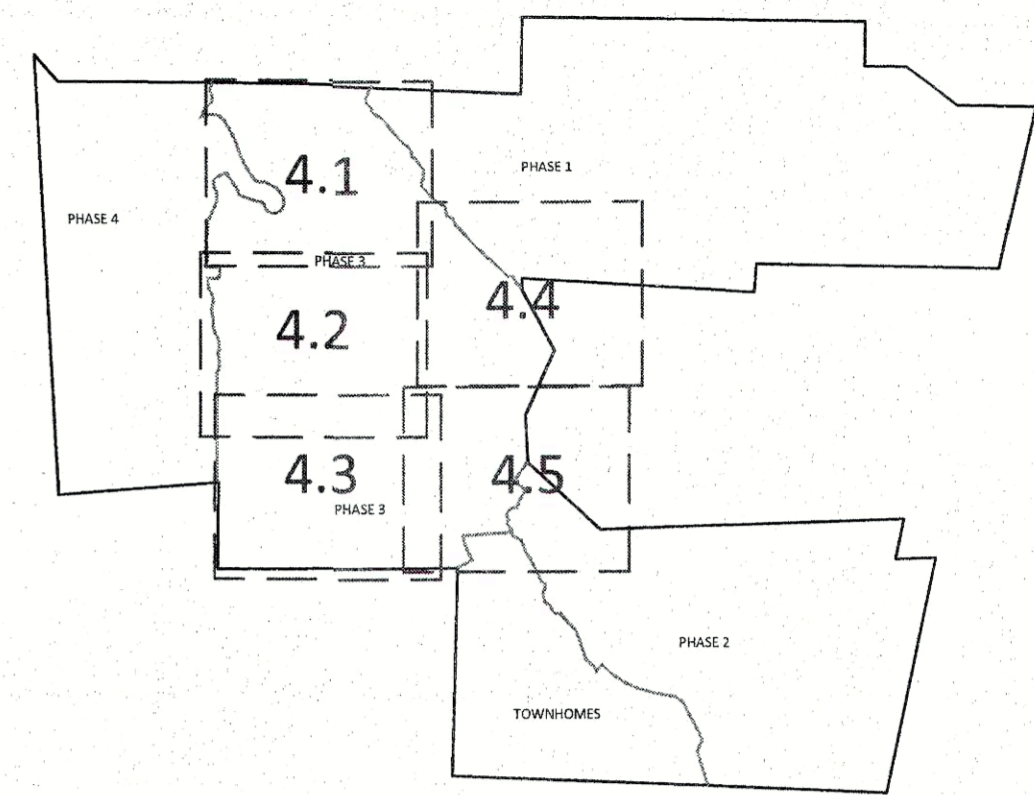
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KALAS FALLS PHASE 3
 1832 ROLESVILLE ROAD
 WAKE COUNTY, NC

JOB NUMBER:	9900
CHECKED BY:	
DRAWN BY:	
DATE:	FEB 18, 2021
SHEET TITLE:	
PHASE 3 GRADING & DRAINAGE	
SHEET NO.:	4.1



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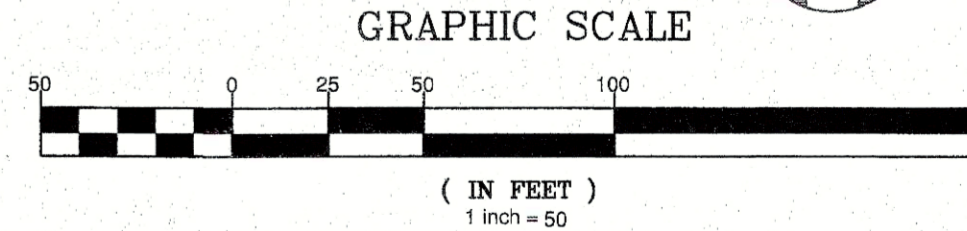
NO.	DATE	REVISION

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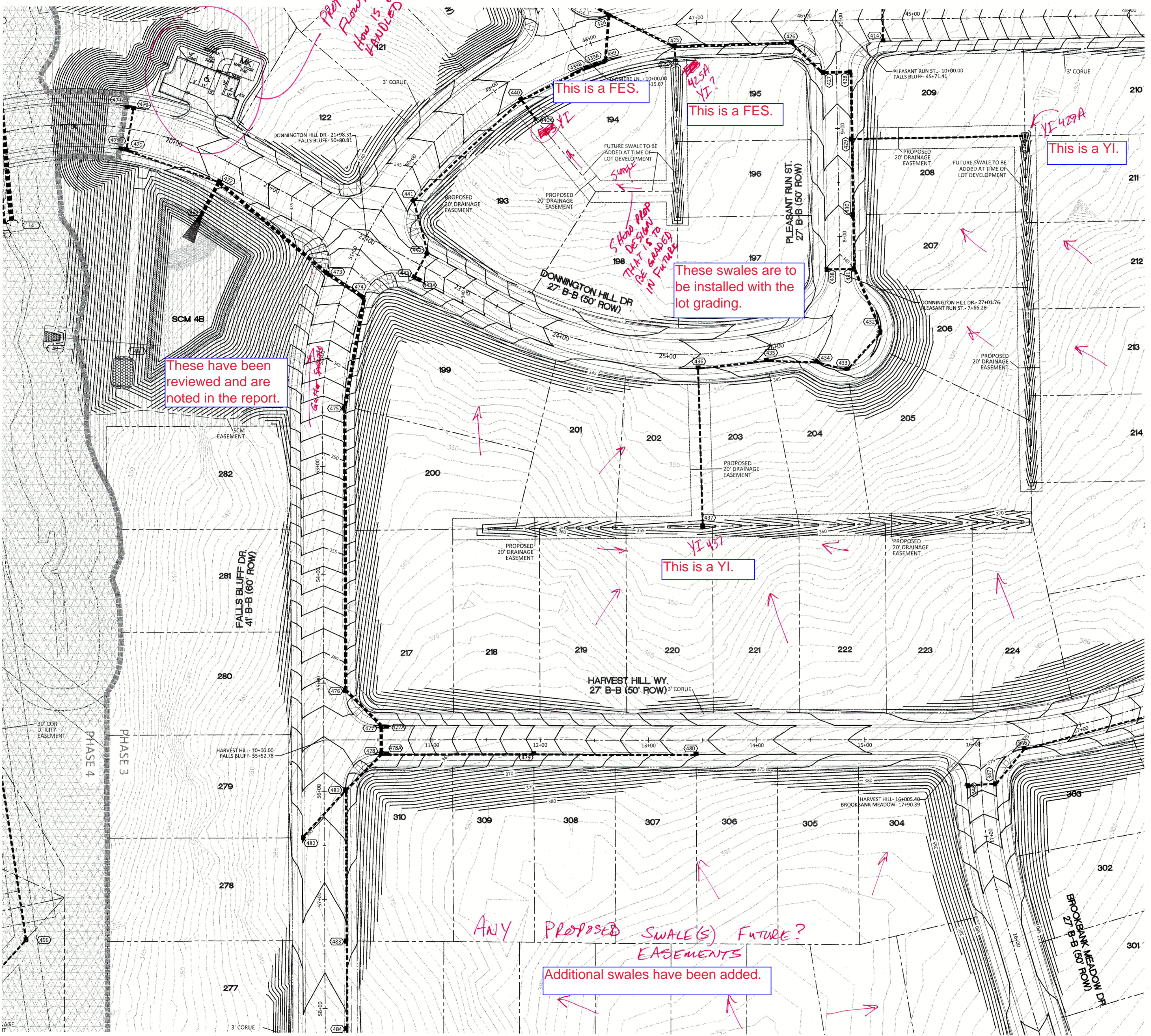
**KALAS FALLS
PHASE 3
1832 ROLESVILLE ROAD
WAKE COUNTY, NC**

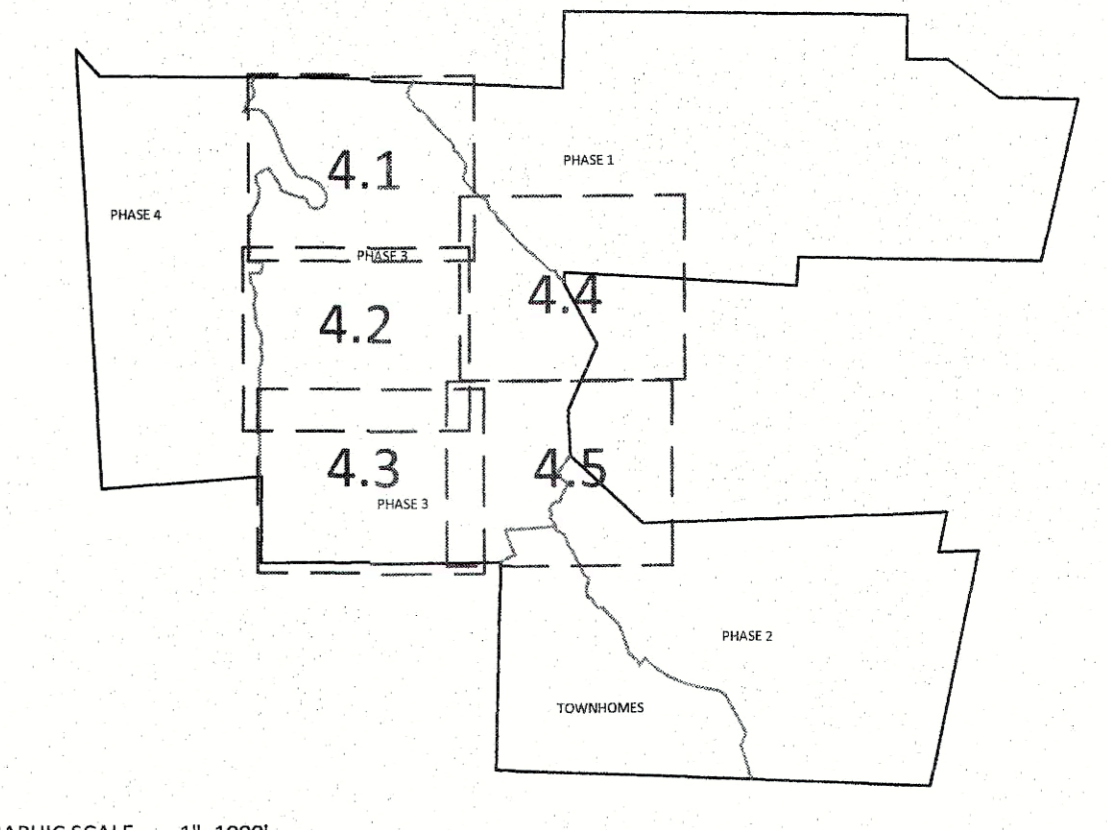
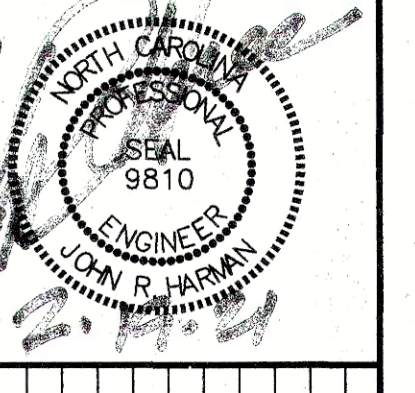
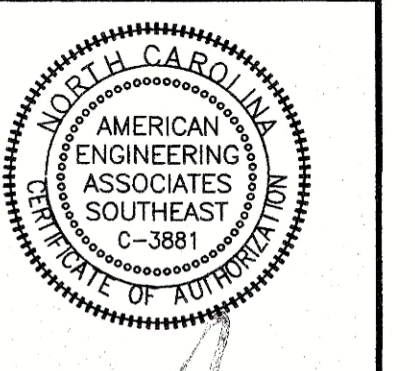
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CHECKED BY:
DRAWN BY:
DATE: FEB 18, 2021
SHEET TITLE:
**PHASE 3
GRADING &
DRAINAGE**
SHEET NO.:
4.2

GRADING LEGEND	
[Symbol]	EXISTING TREE LINE
[Symbol]	EXISTING TOPOGRAPHY
[Symbol]	EXISTING BOUNDARY
[Symbol]	EXISTING WETLANDS
[Symbol]	EXISTING WETLANDS AREA
[Symbol]	EXISTING 50' NEUSE RIVERIAN BUFFER
[Symbol]	EXISTING BUFFER ZONES
[Symbol]	PROPOSED LOT LINE
[Symbol]	FLOODLINE
[Symbol]	BUILDING RESTRICTION LINE
[Symbol]	PROPOSED LOT SETBACK
[Symbol]	PROPOSED ROW
[Symbol]	PROPOSED SIDEWALK
[Symbol]	PROPOSED BOC
[Symbol]	PROPOSED EOP
[Symbol]	PROPOSED CENTERLINE
[Symbol]	PROPOSED GRADING
[Symbol]	PROPOSED EASEMENT
[Symbol]	PHASELINE
[Symbol]	FUTURE TOWNHOMES (R3)
[Symbol]	ACTIVE RECREATION
[Symbol]	RIP RAP
[Symbol]	SEDIMENT BASIN WEIR
[Symbol]	JUNCTION BOX
[Symbol]	PROPOSED CATCH BASIN
[Symbol]	PROPOSED YARD INLET
[Symbol]	PROPOSED DROP INLET
[Symbol]	PROPOSED FLARED END SECTION
[Symbol]	PROPOSED WATER METER
[Symbol]	PROPOSED SEWER SERVICE
[Symbol]	PROPOSED MANHOLE
[Symbol]	PROPOSED FIRE HYDRANT
[Symbol]	PROPOSED WATER VALVE
[Symbol]	PROPOSED WATER REDUCER
[Symbol]	PROPOSED SEWER LINE
[Symbol]	PROPOSED WATER LINE
[Symbol]	PROPOSED STORM WATER
[Symbol]	EXISTING PHASING
[Symbol]	FUTURE PHASING
[Symbol]	PROPOSED SWALE (AT TIME OF LOT GRADING)



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Raleigh Water Review Officer





GRAPHIC SCALE 1"=1000'

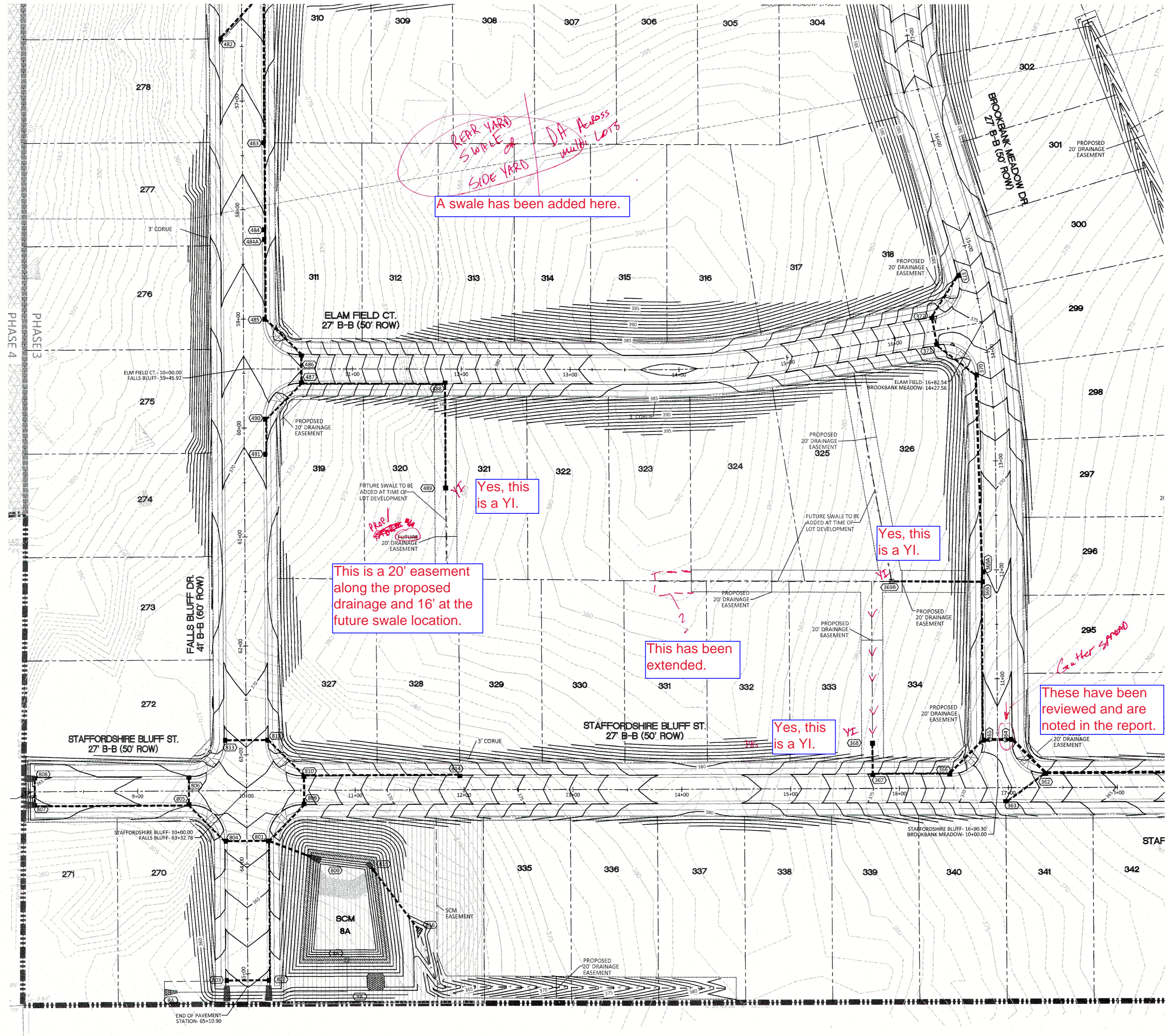
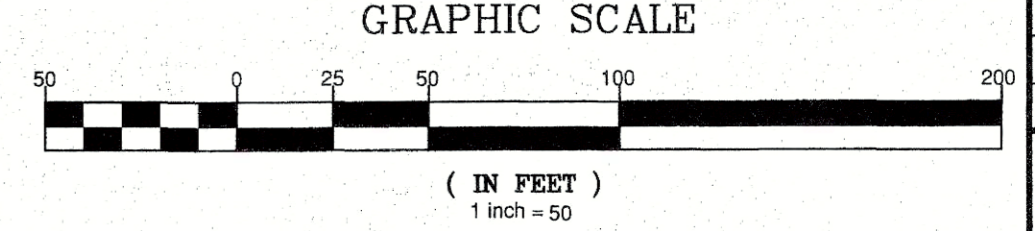
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KALAS FALLS PHASE 3
 1832 ROLESVILLE ROAD
 WAKE COUNTY, NC

JOB NUMBER: 9900
 CHECKED BY:
 DRAWN BY:
 DATE: FEB 18, 2021
 SHEET TITLE:
PHASE 3 GRADING & DRAINAGE
 SHEET NO.: 4.3

GRADING LEGEND	
	EXISTING TREE LINE
	EXISTING TOPOGRAPHY
	EXISTING BOUNDARY
	EXISTING WETLANDS
	EXISTING WETLANDS AREA
	EXISTING 50' NEUSE RIPARIAN BUFFER
	EXISTING BUFFER ZONES
	PROPOSED LOT LINE
	FLOODLINE
	BUILDING RESTRICTION LINE
	PROPOSED LOT SETBACK
	PROPOSED ROW
	PROPOSED SIDEWALK
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	PHASELINE
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	PROPOSED STORM WATER
	EXISTING PHASING
	FUTURE PHASING
	PROPOSED SWALE (AT TIME OF LOT GRADING)



REAR YARD SWALE of DA Access multi lots
 SIDE YARD
 A swale has been added here.

Yes, this is a YI.

Yes, this is a YI.

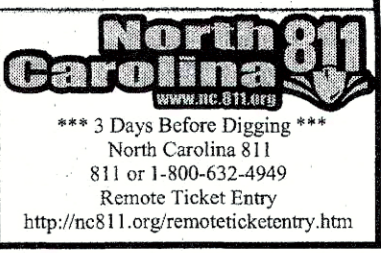
This is a 20' easement along the proposed drainage and 16' at the future swale location.

This has been extended.

Yes, this is a YI.

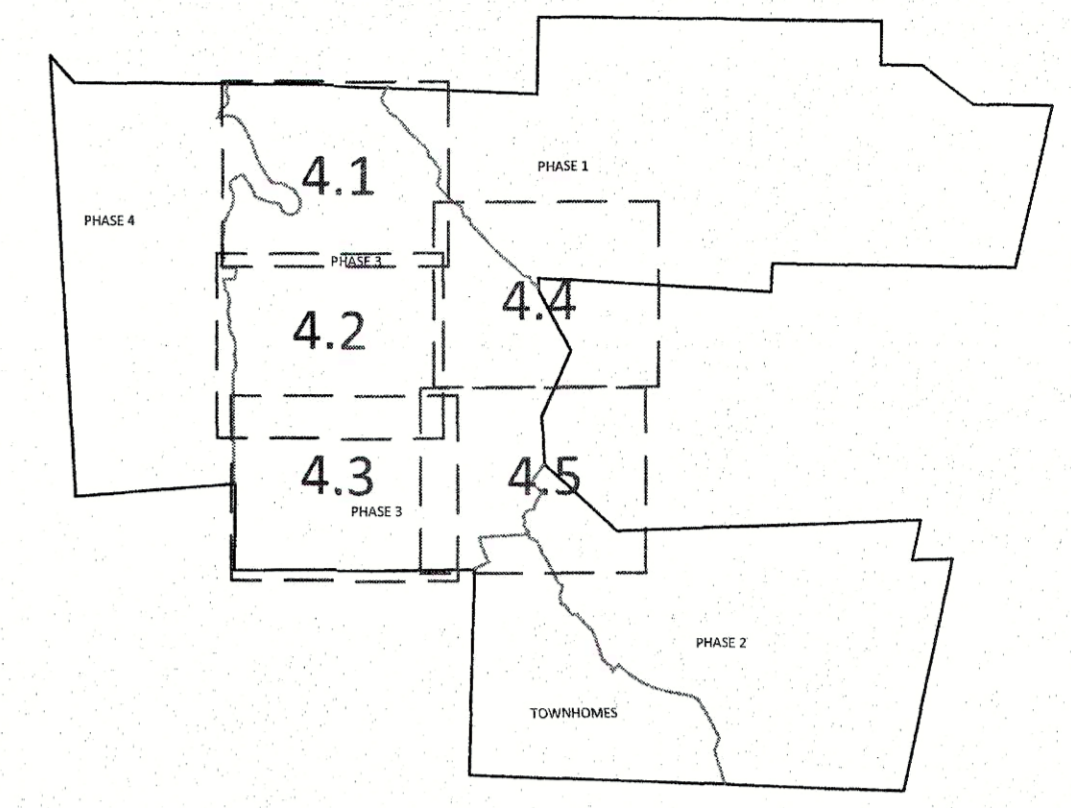
These have been reviewed and are noted in the report.

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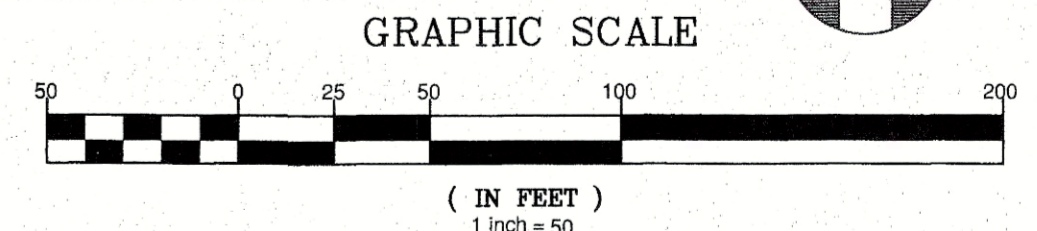


2/19/21

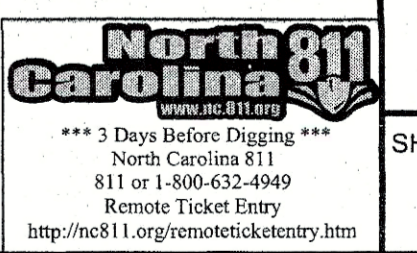


GRAPHIC SCALE 1"=1000'

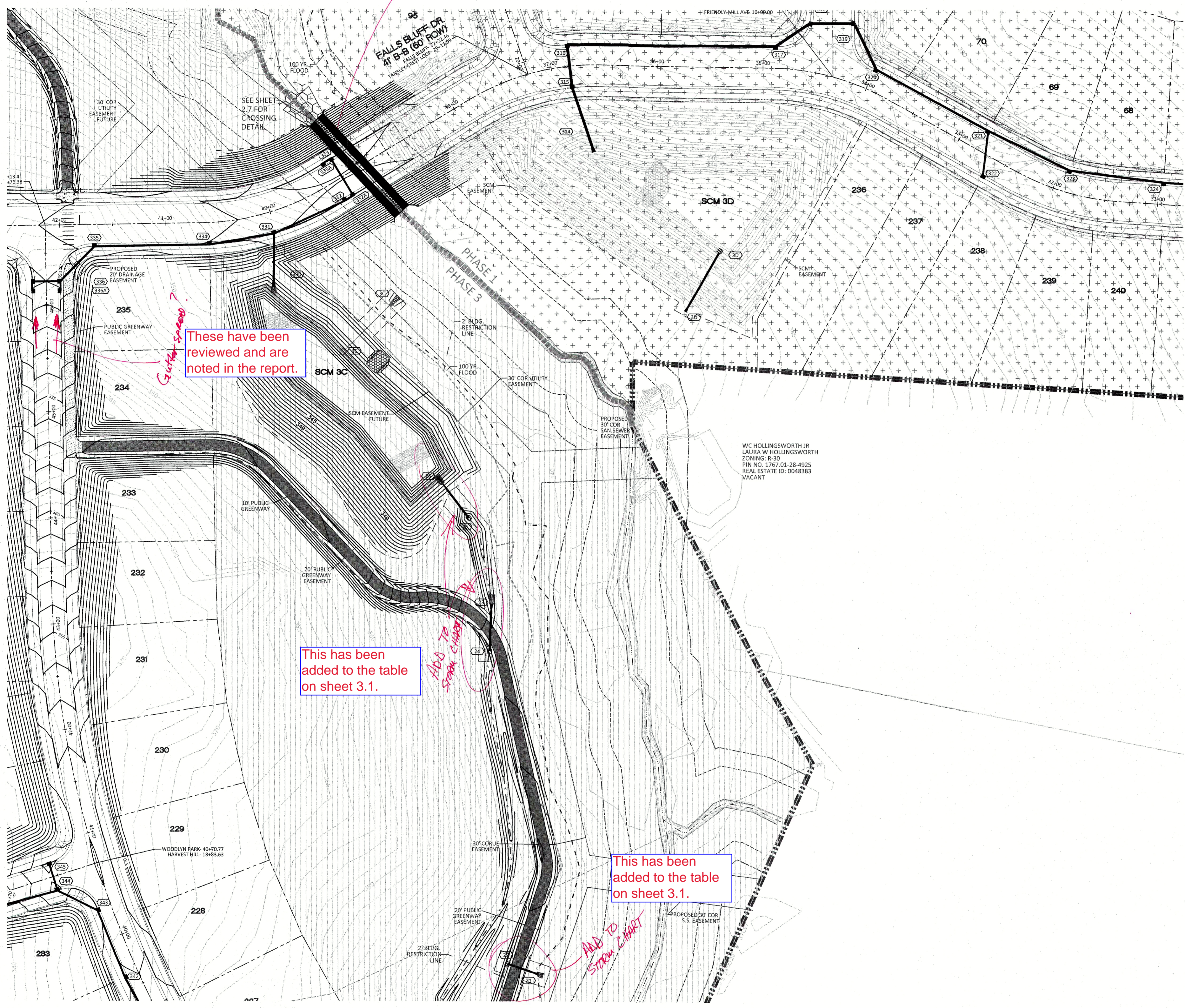
GRADING LEGEND	
	EXISTING TREE LINE
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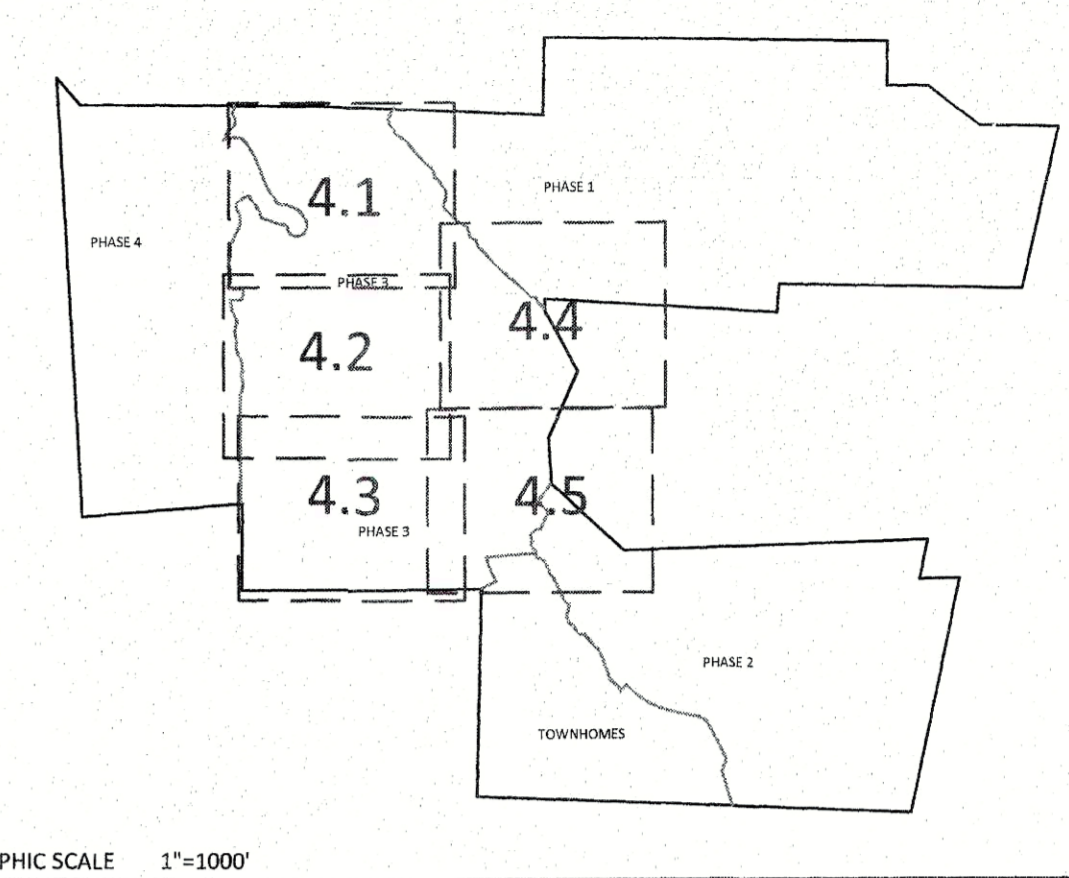
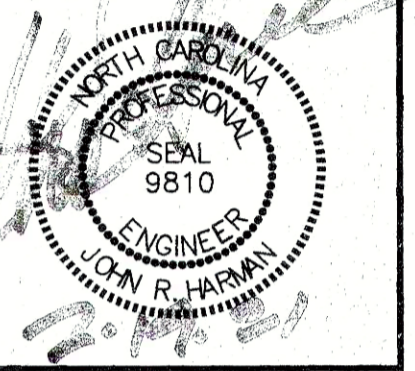
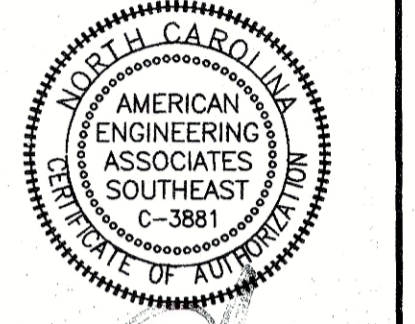
JOB NUMBER: 9900
 CHECKED BY:
 DRAWN BY:
 DATE: FEB 18, 2021
 SHEET TITLE:
PHASE 3 GRADING & DRAINAGE
 SHEET NO.: 4.4



These have been reviewed and are noted in the report.

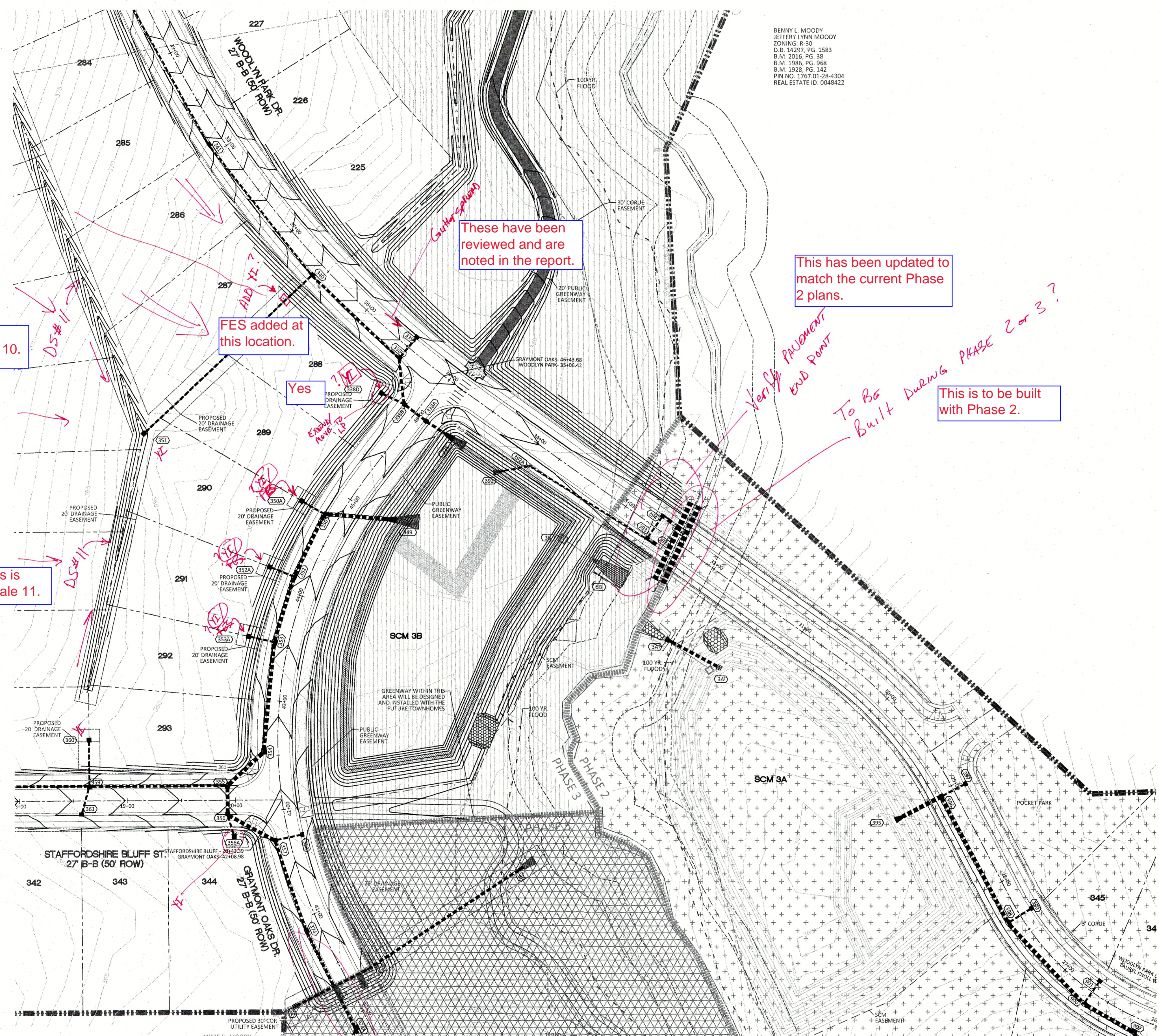
This has been added to the table on sheet 3.1.

This has been added to the table on sheet 3.1.



GRAPHIC SCALE 1"=100'

BENNY L. MOODY
JEFFERY LYNN MOODY
ZONING: R-30
D.B. 14297, PG. 1583
B.M. 2010, PG. 38
B.M. 1986, PG. 968
S.M. 1928, PG. 142
PIN NO. 1767.01-28-4304
REAL ESTATE ID: 0048422



This is Swale 10.

FES added at this location.

These have been reviewed and are noted in the report.

This has been updated to match the current Phase 2 plans.

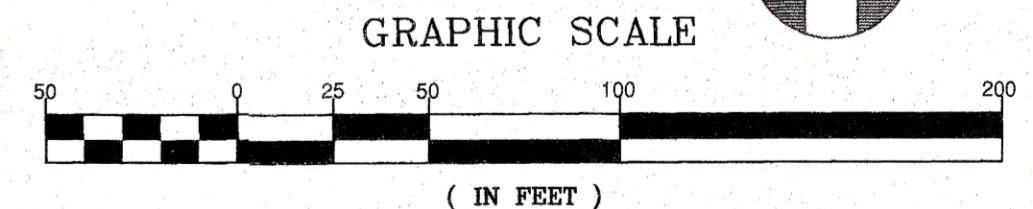
This is to be built with Phase 2.

This is Swale 11.

This and structure 374B are to be built with this Phase and are included in this schedules on 3.1.

STM BUILT TO 374A? PHASE 3

GRADING LEGEND	
---	EXISTING TREE LINE
---	EXISTING TOPOGRAPHY
---	EXISTING BOUNDARY
---	EXISTING WETLANDS
▨	EXISTING WETLANDS AREA
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---	PROPOSED CENTERLINE
---	PROPOSED GRADING
---	PROPOSED EASEMENT
---	PHASELINE
▨	FUTURE TOWNHOMES (R3)
▨	ACTIVE RECREATION
▨	RIP RAP
▨	SEDIMENT BASIN WEIR
○	JUNCTION BOX
▨	PROPOSED CATCH BASIN
▨	PROPOSED YARD INLET
▨	PROPOSED DROP INLET
▨	PROPOSED FLARED END SECTION
▨	PROPOSED WATER METER
▨	PROPOSED SEWER SERVICE
▨	PROPOSED MANHOLE
▨	PROPOSED FIRE HYDRANT
▨	PROPOSED WATER VALVE
▨	PROPOSED WATER REDUCER
---	PROPOSED SEWER LINE
---	PROPOSED WATER LINE
---	PROPOSED STORM WATER
---	EXISTING PHASING
---	FUTURE PHASING
---	PROPOSED SWALE (AT TIME OF LOT GRADING)



NO. | DATE | REVISION

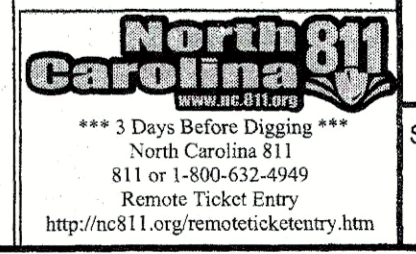
STIPULATION FOR REUSE
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**KALAS FALLS
PHASE 3
1832 ROLESVILLE ROAD
WAKE COUNTY, NC**

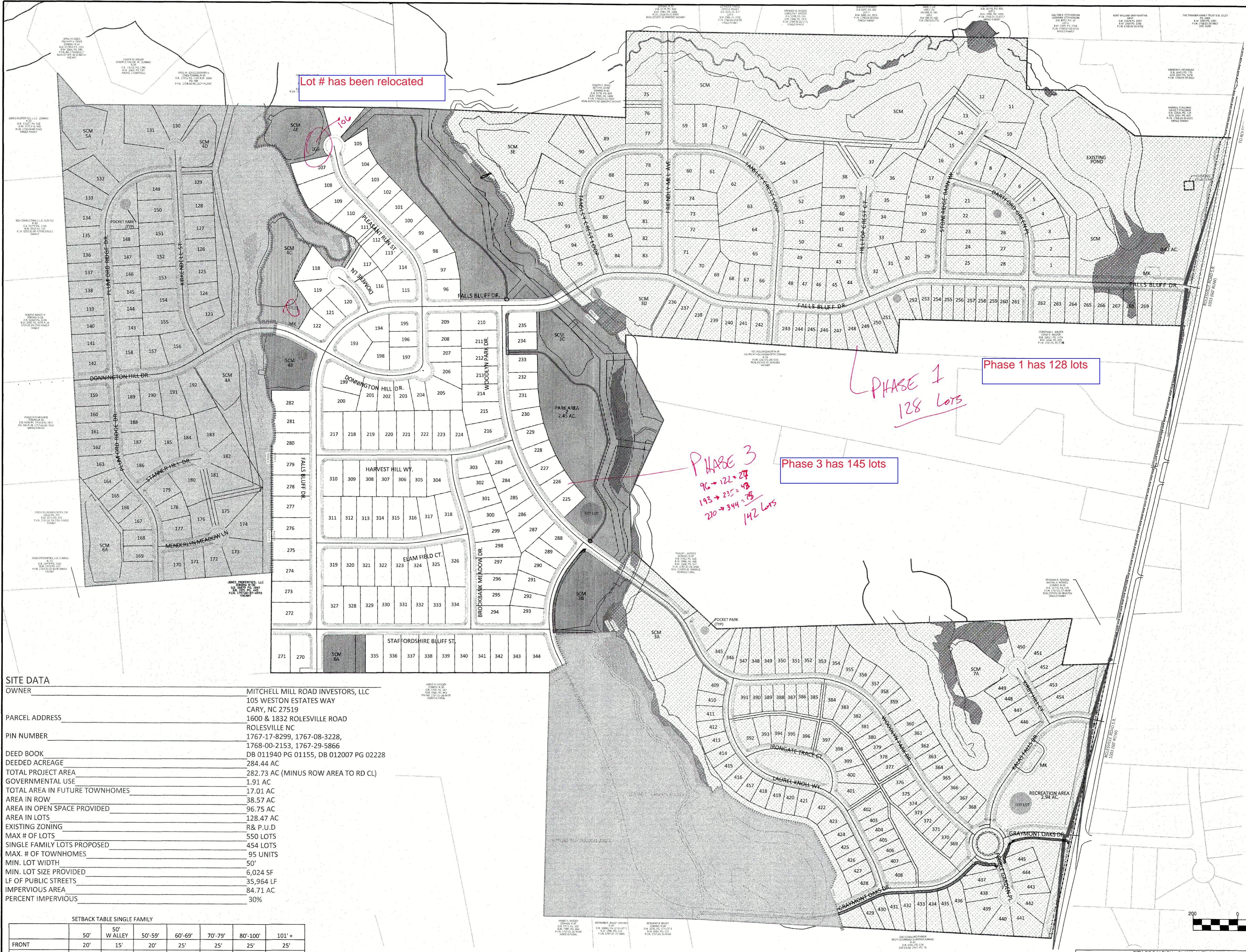
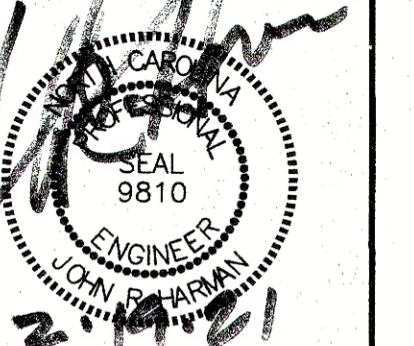
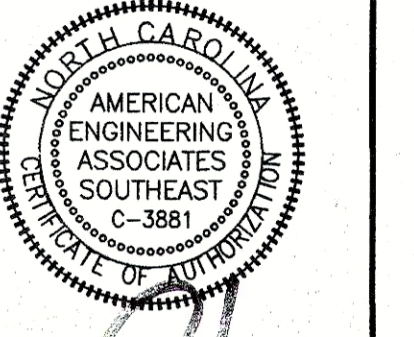
JOB NUMBER: 9900
CHECKED BY:
DRAWN BY:
DATE: FEB 18, 2021

SHEET TITLE:
**PHASE 3
GRADING &
DRAINAGE**
SHEET NO.: 4.5

CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION
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City of Raleigh Development Approval
Raleigh Water Review Officer



Z:\Users\jmoody\Working\Drawings\Phase 3\Drawings\1832 Rolesville Rd\1832 Rolesville Rd - 04.01 Phase 3 Grading and Drainage.dwg February 18, 2021



Lot # has been relocated

Phase 1 has 128 lots

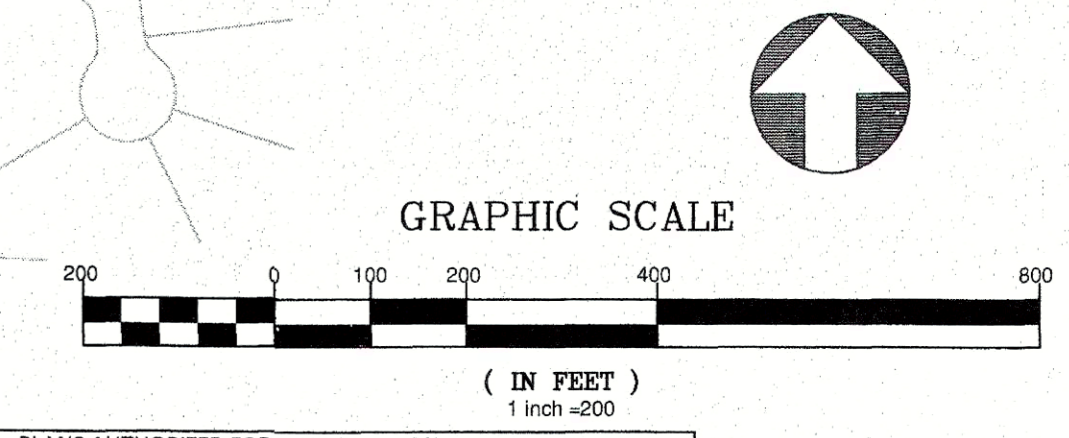
Phase 3 has 145 lots

PHASE 3
 90 → 122 = 28
 193 → 235 = 43
 210 → 344 = 75
 142 Lots

SITE LEGEND	
---	PROPOSED LOT LINE
---	FLOODLINE
---	BUILDING RESTRICTION LINE
---	PROPOSED LOT SETBACK
---	PROPOSED ROW
---	PROPOSED SIDEWALK
---	PROPOSED BOC
---	PROPOSED EOP
---	PROPOSED CENTERLINE
---	PROPOSED GRADING
---	PROPOSED EASEMENT
---	PROPOSED HANDICAP RAMPS
---	PROPOSED SIGHT TRIANGLE
●	TOT LOT
●	POCKET PARK
(MK)	MAIL KIOSK LOCATION
□	OPEN SPACE
□	GREENWAY/ROADSIDE TRAIL
□	FUTURE PHASING
□	EXISTING PHASING
□	EXISTING WETLANDS
---	PROPOSED SWALE (AT TIME OF LOT GRADING)
---	PROPOSED PHASELINE

SITE DATA	
OWNER	MITCHELL MILL ROAD INVESTORS, LLC 105 WESTON ESTATES WAY CARY, NC 27519
PARCEL ADDRESS	1600 & 1832 ROLESVILLE ROAD ROLESVILLE NC
PIN NUMBER	1767-17-8299, 1767-08-3228, 1768-00-2153, 1767-29-5866
DEED BOOK	DB 011940 PG 01155, DB 012007 PG 02228
DEEDED ACREAGE	284.44 AC
TOTAL PROJECT AREA	282.73 AC (MINUS ROW AREA TO RD CL)
GOVERNMENTAL USE	1.91 AC
TOTAL AREA IN FUTURE TOWNHOMES	17.01 AC
AREA IN ROW	38.57 AC
AREA IN OPEN SPACE PROVIDED	96.75 AC
AREA IN LOTS	128.47 AC
EXISTING ZONING	R & P.U.D
MAX # OF LOTS	550 LOTS
SINGLE FAMILY LOTS PROPOSED	454 LOTS
MAX. # OF TOWNHOMES	95 UNITS
MIN. LOT WIDTH	50'
MIN. LOT SIZE PROVIDED	6,024 SF
LF OF PUBLIC STREETS	35,964 LF
IMPERVIOUS AREA	84.71 AC
PERCENT IMPERVIOUS	30%

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	6,000	8,400	10,400	14,000
* AGGREGATE 12', MIN. 5'							
** MIN. 3' AGGREGATE 10'							



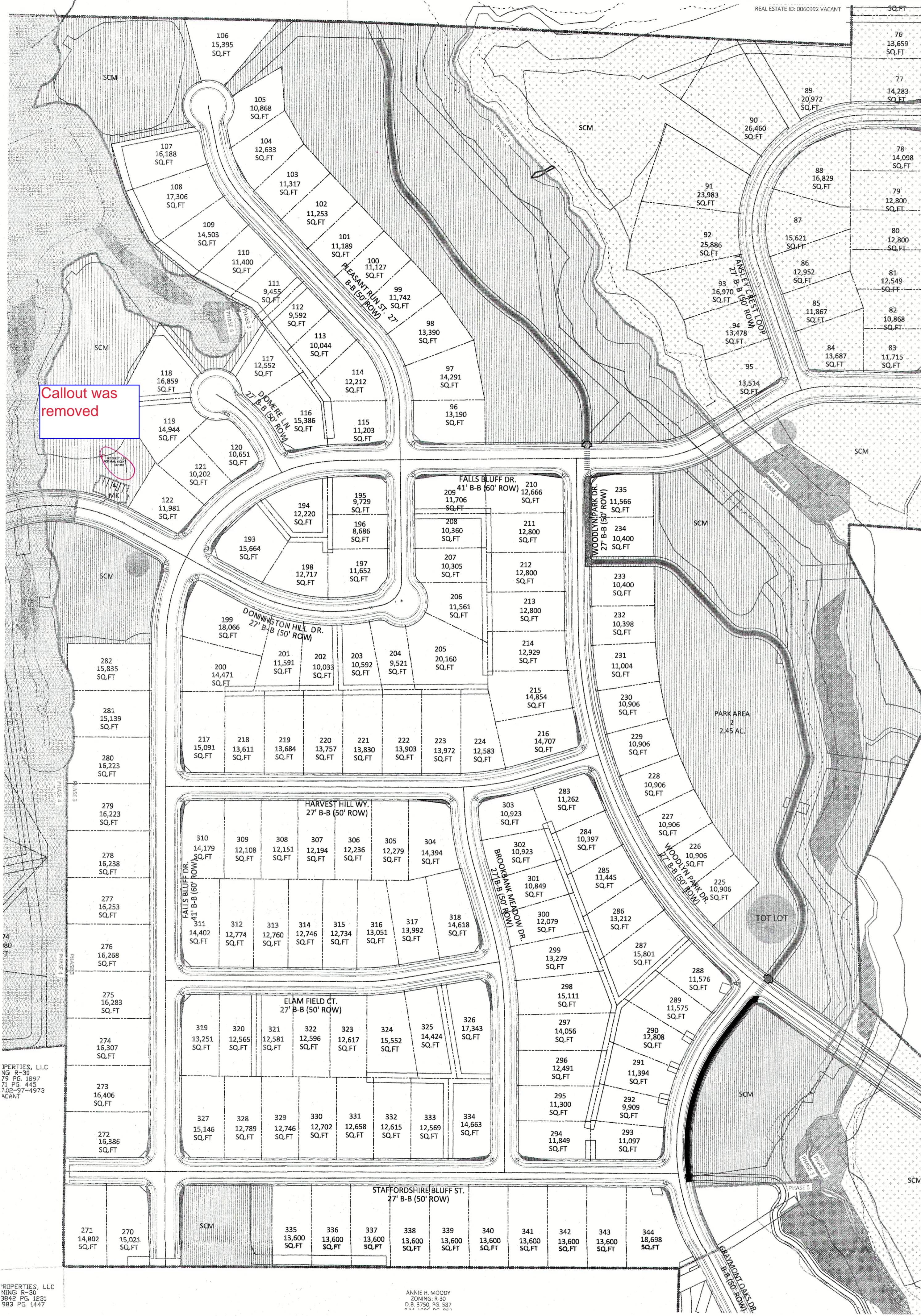
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**KALAS FALLS
 PHASE 3
 1832 ROLESVILLE ROAD
 WAKE COUNTY, NC**

JOB NUMBER: 9900
 CHECKED BY:
 DRAWN BY:
 DATE: FEB 18, 2021
 SHEET TITLE:
**OVERALL
 SITE
 PLAN**
 SHEET NO.:
5.0



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

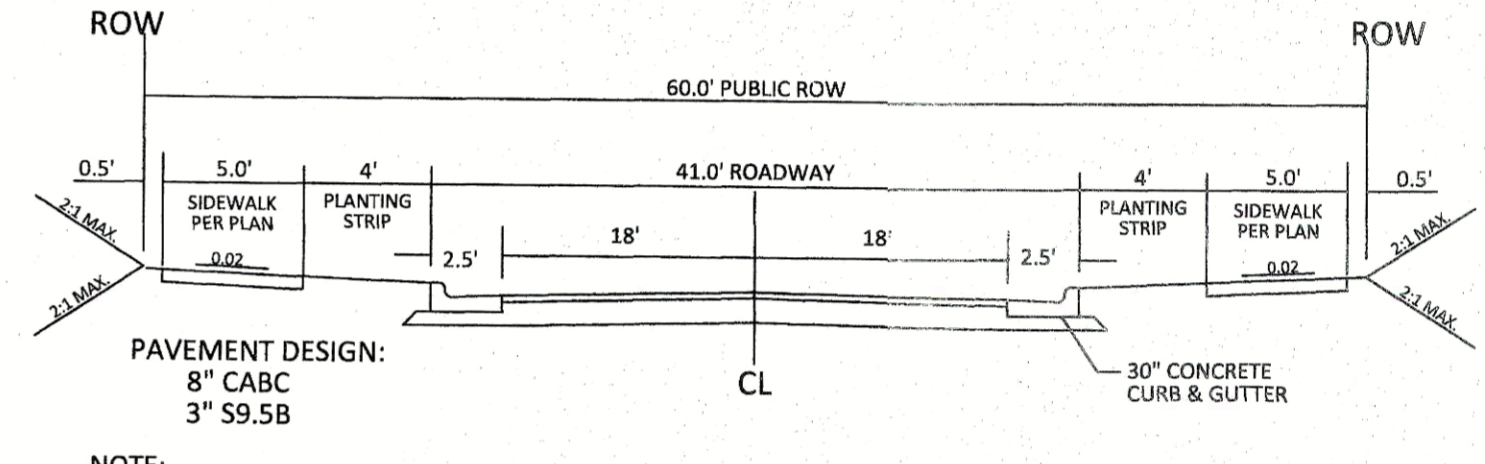
* AGGREGATE 12', MIN. 5'
** MIN. 3' AGGREGATE 10'

PHASE 3 SITE DATA

TOTAL AREA IN LOTS	18,841,525SF/43.25 AC
TOTAL NUMBER OF LOTS	145
AVERAGE LOT SIZE	13,000 SF
MIN. LOT SIZE	8,686 SF
MAX. LOT SIZE	20,160 SF
PHASE 3 AREA IN OPEN SPACE PROVIDED	24.36 AC
PHASE 3 TOTAL DISTURBED AREA	33.44 AC

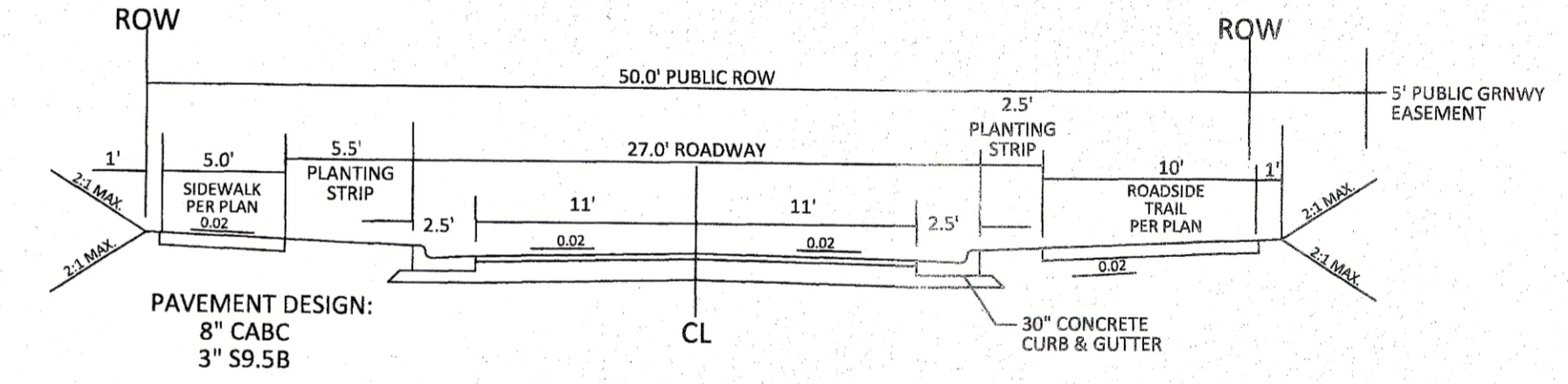
GENERAL NOTE:
 1. SIGHT DISTANCE TRIANGLES ARE 10'x70'. WHERE SIGHT LINES ENCR OACH ONTO A PRIVATE LOT A SIGHT EASEMENT IS REQUIRED.
 2. BACK OF CURB RADIUS AT INTERSECTIONS:
 RESIDENTIAL-RESIDENTIAL- 28'
 RESIDENTIAL-COLLECTOR- 30'
 COLLECTOR-COLLECTOR- 30'
 ENTRANCE AT CUL-DE-SAC- 32.5
 ENTRY ROADS-ROLESVILLE RD.- 35'

Labels



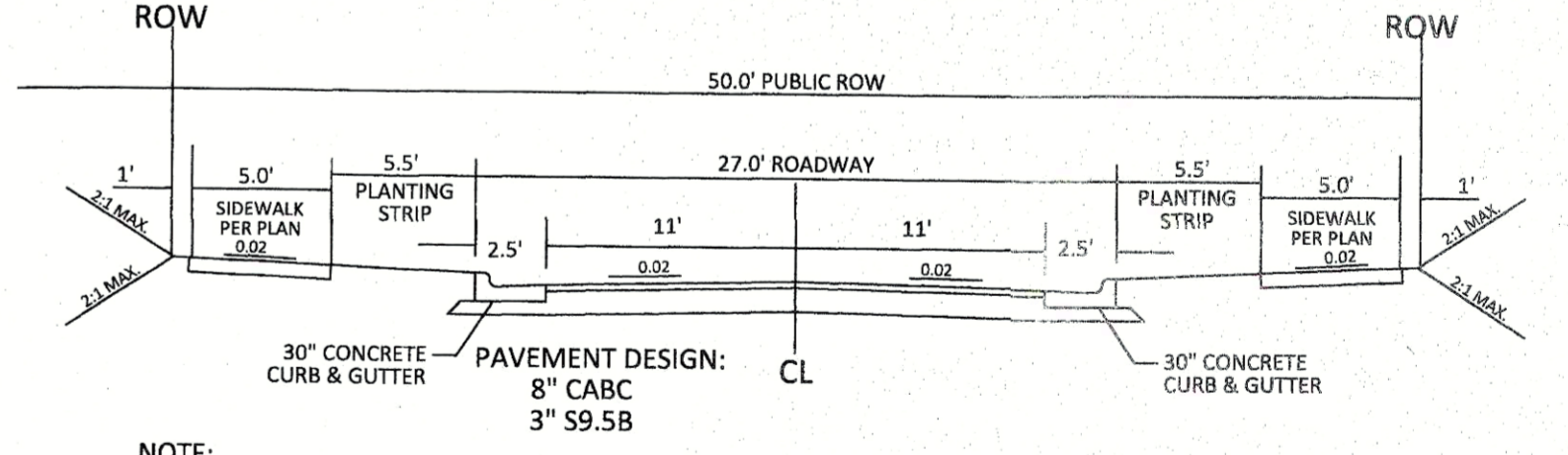
NOTE:
 1. NORMAL CROWN OF 0.02 UNLESS OTHERWISE DIRECTED BY TOWN ENGINEER.
 2. ASPHALT WILL BE INSTALLED AT A MIN. 1.5" LIFTS.

41' B-B ON A 60' R/W
TYPICAL SECTION



NOTE:
 1. NORMAL CROWN OF 0.02 UNLESS OTHERWISE DIRECTED BY TOWN ENGINEER.
 2. ASPHALT WILL BE INSTALLED AT A MIN. 1.5" LIFTS.

27' B-B ON A 50' R/W
TYPICAL SECTION

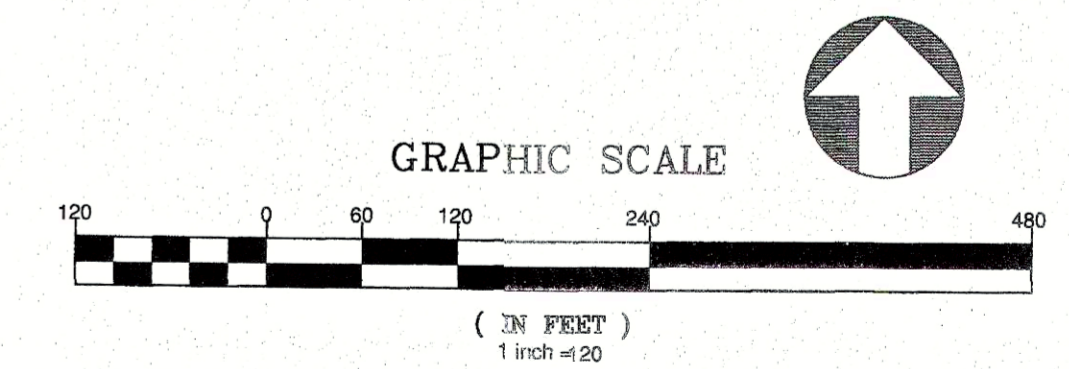


NOTE:
 1. NORMAL CROWN OF 0.02 UNLESS OTHERWISE DIRECTED BY TOWN ENGINEER.
 2. ASPHALT WILL BE INSTALLED AT A MIN. 1.5" LIFTS.

27' B-B ON A 50' R/W
TYPICAL SECTION

SITE LEGEND

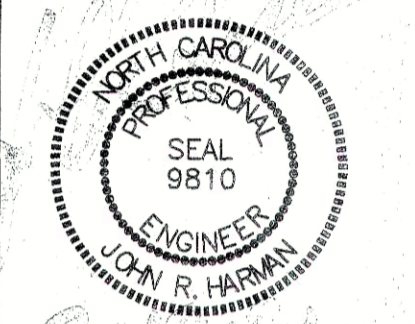
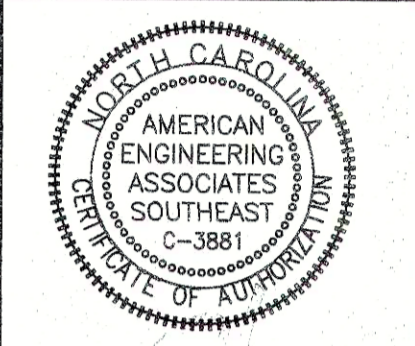
	PROPOSED LOT LINE
	FLOODLINE
	BUILDING RESTRICTION LINE
	PROPOSED LOT SETBACK
	PROPOSED ROW
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	PROPOSED BOC
	PROPOSED EOP
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	PROPOSED SIGHT TRIANGLE
	TOT LOT
	POCKET PARK
	MAIL KIOSK LOCATION
	OPEN SPACE
	GREENWAY/ROADSIDE TRAIL
	FUTURE PHASING
	EXISTING PHASING
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	PROPOSED SWALE (AT TIME OF LOT GRADING)
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 City of Raleigh Development Approval _____
 Raleigh Water Review Officer _____

North Carolina
 811
 811 or 1-800-632-4949
 Remote Ticket Entry
 http://nc811.org/remoteticketentry.htm

AMERICAN Engineering
 American Engineering Associates - Southeast, P.A.
 4020 Westchase Boulevard, Suite 450
 Raleigh, NC 27607
 919-469-1101



NO.	DATE	REVISION

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KALAS FALLS
 PHASE 3
 1832 ROLESVILLE ROAD
 WAKE COUNTY, NC

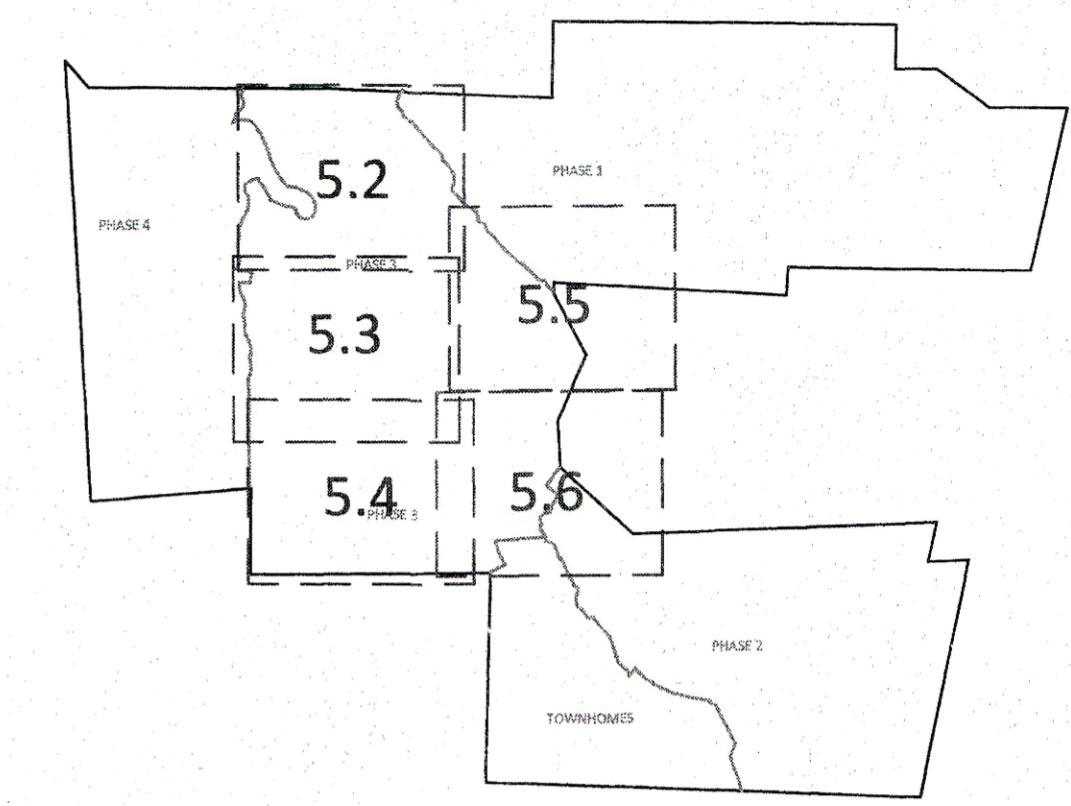
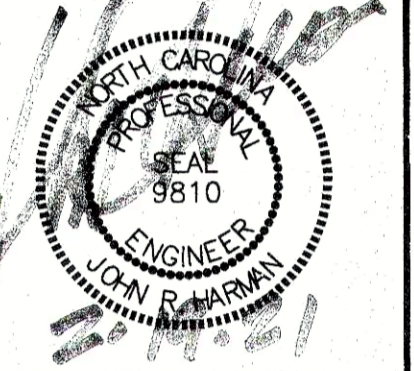
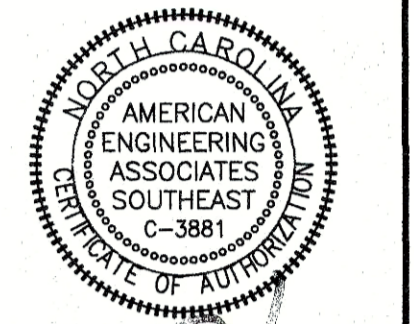
JOB NUMBER: 9900
 CHECKED BY:
 DRAWN BY:
 DATE: FEB 18, 2021
 SHEET TITLE:
 PHASE 3 SITE PLAN
 SHEET NO.: 5.1

February 19, 2021
 D:\Phase 3\Drawings\Site\Drawings\1832 Rolesville Road\Phase 3\Site Plan.dwg

PROPERTIES, LLC
 NG R-30
 79 PG. 1897
 71 PG. 445
 120-97-4973
 SCANT

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 NG R-30
 79 PG. 1897
 71 PG. 445
 120-97-4973
 SCANT

ANNE H. WOODY
 ZONING: R-30
 D.B. 3750, PG. 587



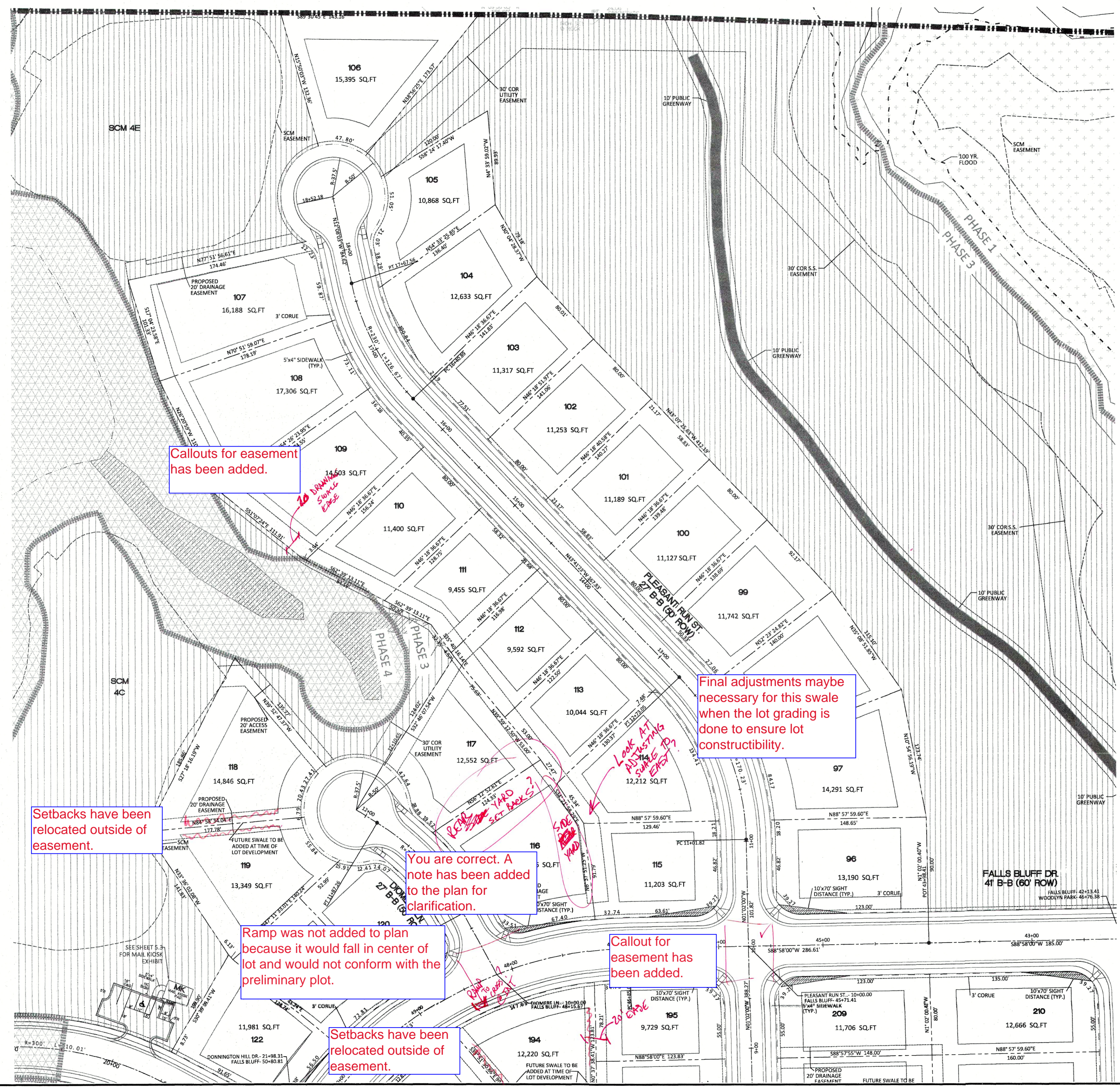
GRAPHIC SCALE 1"=100'

	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:

1. SIGHT DISTANCE TRIANGLES ARE 10'X70'. WHERE SIGHT LINES ENCRUCH ONTO A PRIVATE LOT A SIGHT EASEMENT IS REQUIRED.
2. 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'



Callouts for easement has been added.

Final adjustments maybe necessary for this swale when the lot grading is done to ensure lot constructibility.

Setbacks have been relocated outside of easement.

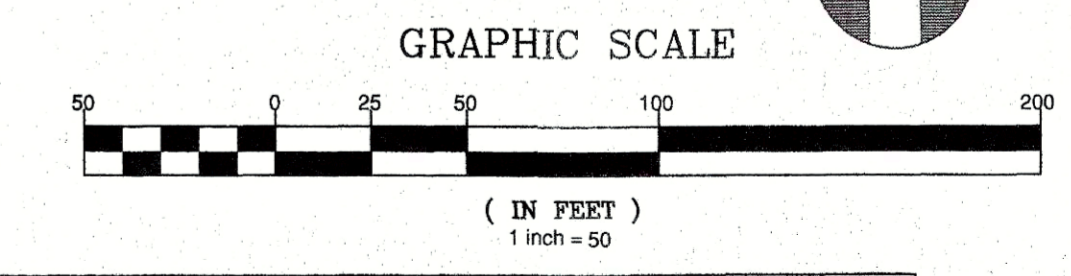
You are correct. A note has been added to the plan for clarification.

Ramp was not added to plan because it would fall in center of lot and would not conform with the preliminary plot.

Callout for easement has been added.

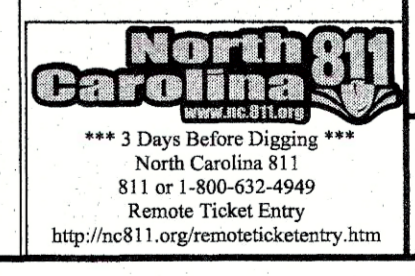
Setbacks have been relocated outside of easement.

	PROPOSED LOT LINE
	FLOODLINE
	BUILDING RESTRICTION LINE
	PROPOSED LOT SETBACK
	PROPOSED ROW
	PROPOSED SIDEWALK
	PROPOSED BOC
	PROPOSED EOP
	PROPOSED CENTERLINE
	PROPOSED GRADING
	PROPOSED EASEMENT
	PROPOSED HANDICAP RAMPS
	PROPOSED SIGHT TRIANGLE
	TOT LOT
	POCKET PARK
	MAIL KIOSK LOCATION
	OPEN SPACE
	GREENWAY/ROADSIDE TRAIL
	FUTURE PHASING
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	PROPOSED SWALE (AT TIME OF LOT GRADING)
	PROPOSED PHASELINE



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**KALAS FALLS
PHASE 3
1832 ROLESVILLE ROAD
WAKE COUNTY, NC**

JOB NUMBER: 9900
CHECKED BY:
DRAWN BY:
DATE: FEB 18, 2021
SHEET TITLE:
**PHASE 3
SITE
PLAN**
SHEET NO.: 5.2

It is our understanding that 230' radius is the allowed minus and 300' has been accepted elsewhere for this class of road.

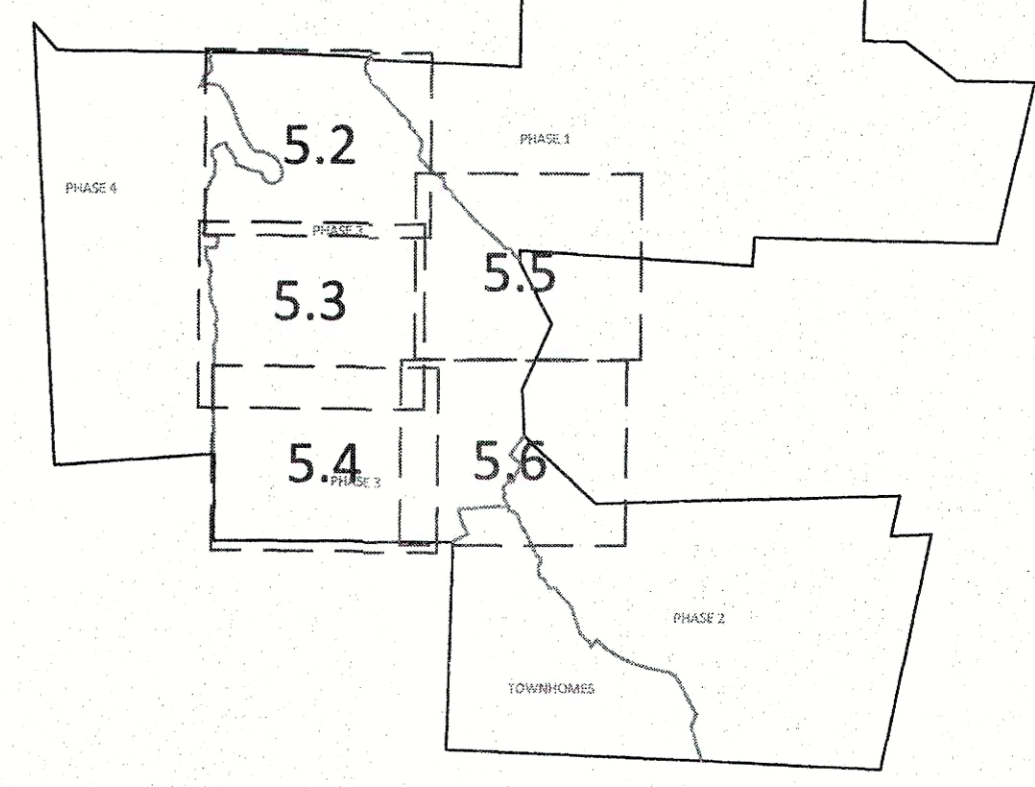
This has been added to the plan

Ramp was added to plan because it would fall in center of lot and would not conform with the preliminary plot.

Ramp was added to the area circled to try to minimize conflict with proposed drive

Ramp was added to plan

Sidewalk ramps have been added to the exhibit



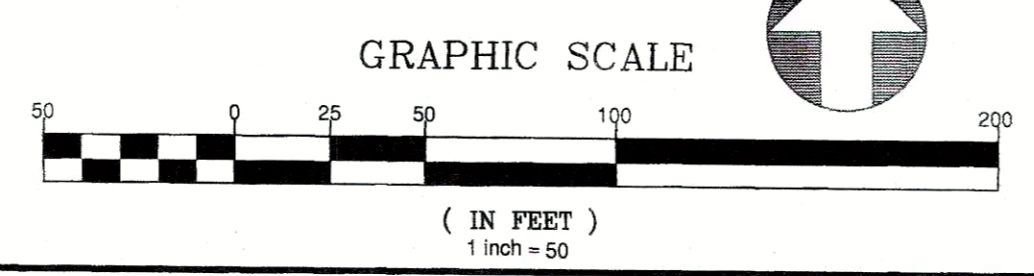
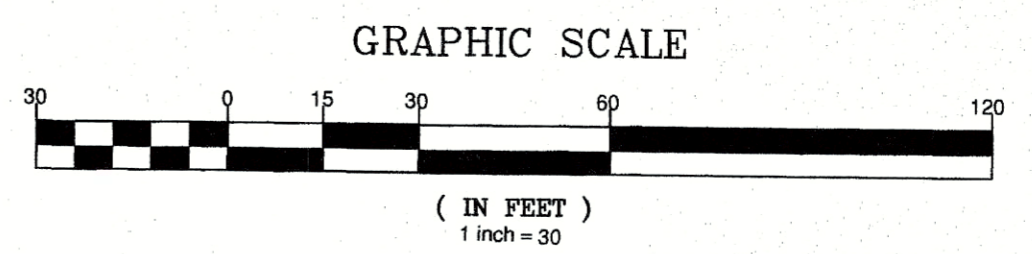
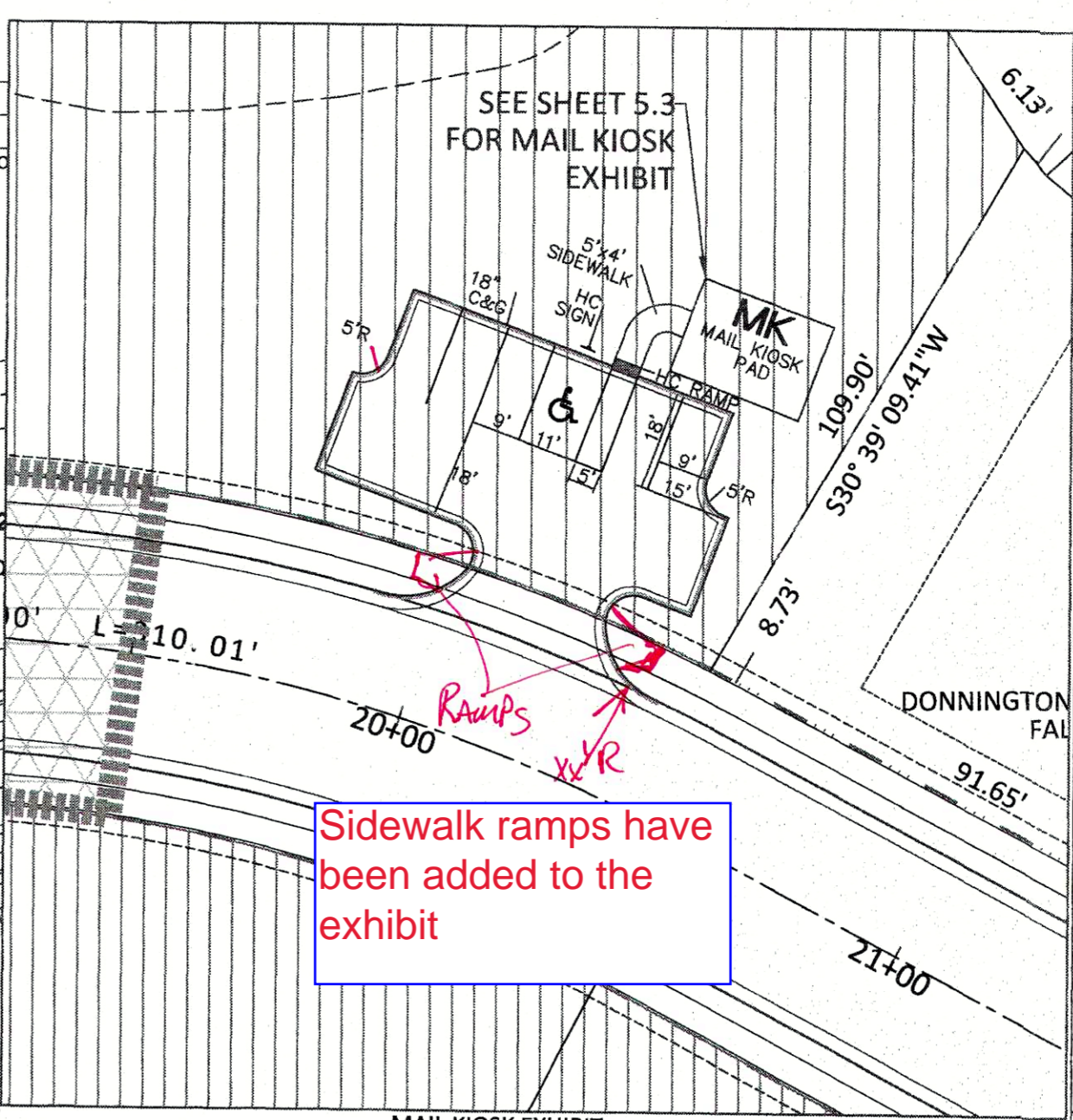
GRAPHIC SCALE 1"=100'

SETBACK TABLE SINGLE FAMILY						
	50'	50'	50'-59'	60'-69'	70'-79'	80'-100'
FRONT	20'	15'	20'	25'	25'	25'
REAR	20'	15'	20'	25'	25'	30'
SIDE	**	**	**	*	*	10'
CORNER SIDE	10'	10'	10'	10'	10'	15'
MIN. LOT SIZE	6,000	6,000	6,000	6,000	8,400	14,000

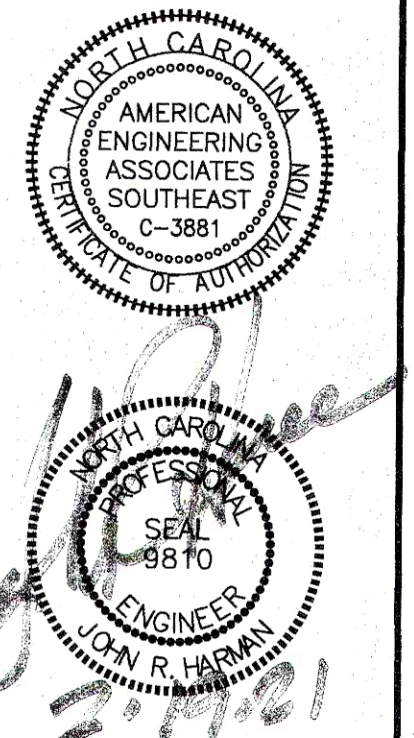
* AGGREGATE 12', MIN. 5'
** MIN. 3' AGGREGATE 10'

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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'

SITE LEGEND	
	PROPOSED LOT LINE
	FLOODLINE
	BUILDING RESTRICTION LINE
	PROPOSED LOT SETBACK
	PROPOSED ROW
	PROPOSED SIDEWALK
	PROPOSED BOC
	PROPOSED EOP
	PROPOSED CENTERLINE
	PROPOSED GRADING
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	OPEN SPACE
	GREENWAY/ROADSIDE TRAIL
	FUTURE PHASING
	EXISTING PHASING
	EXISTING WETLANDS
	PROPOSED SWALE (AT TIME OF LOT GRADING)
	PROPOSED PHASELINE



AMERICAN Engineering
American Engineering Associates - Southeast, P.A.
400 Weathers Boulevard, Suite 450
Raleigh, NC 27607



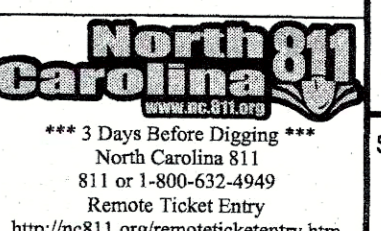
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KALAS FALLS PHASE 3
1832 ROLESVILLE ROAD
WAKE COUNTY, NC

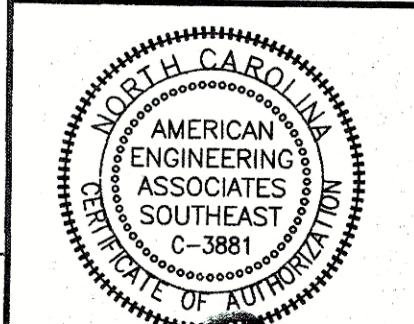
JOB NUMBER: 9900
CHECKED BY:
DRAWN BY:
DATE: FEB 18, 2021
SHEET TITLE:

PHASE 3 SITE PLAN
SHEET NO.: 5.3

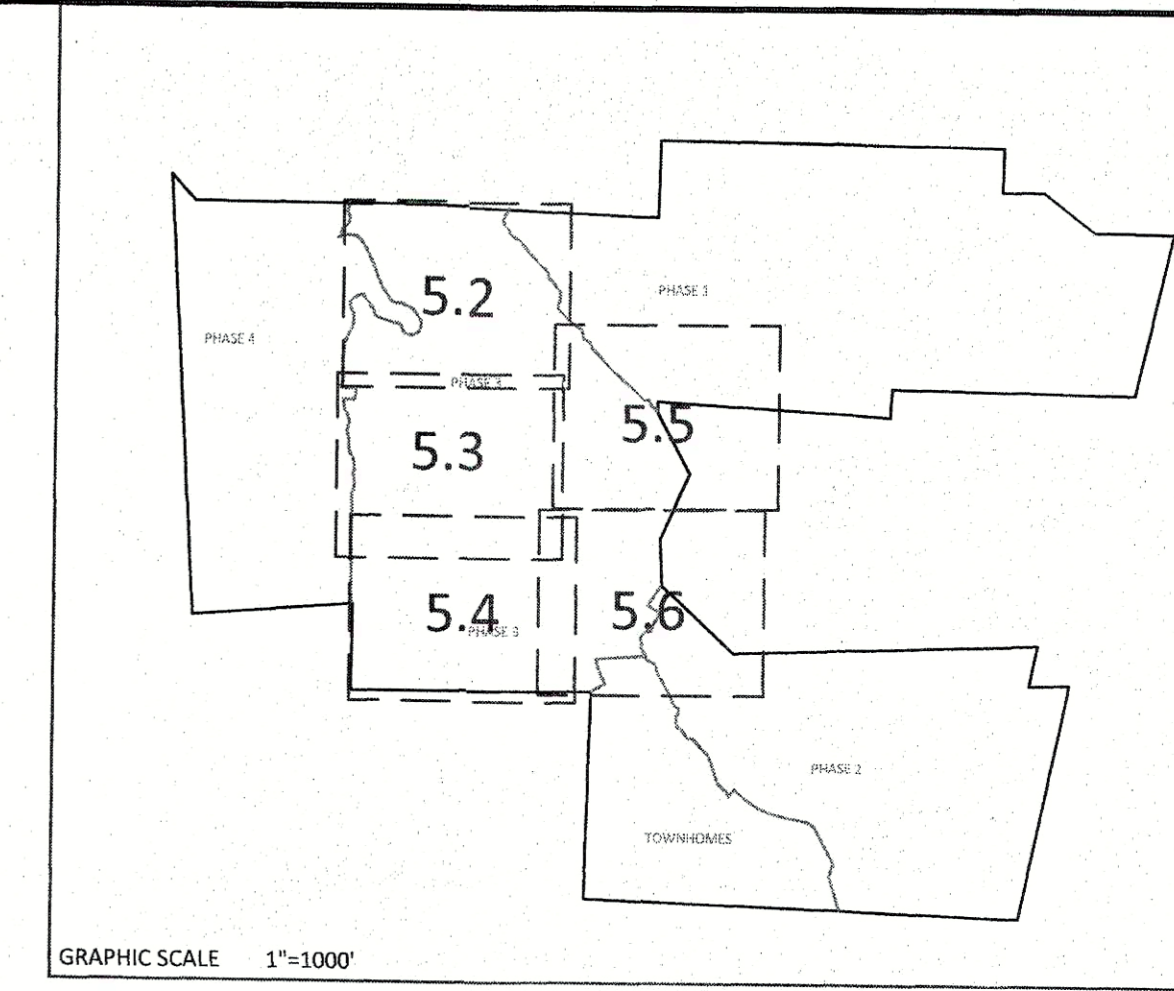
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City of Raleigh Development Approval
Raleigh Water Review Officer



February 18, 2021
D:\Phase 3\Sheet\Sheet No. 5.3-5.4 Phase 3 Site Plan.dwg



2/19/21



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

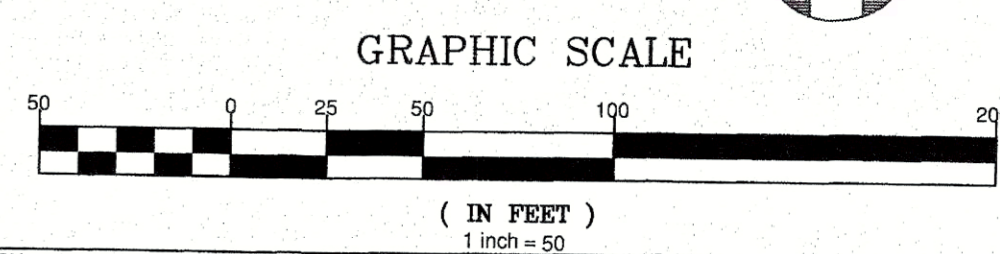
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 RESIDENTIAL-COLLECTOR- 30'
 COLLECTOR-COLLECTOR- 30'
 ENTRANCE AT CUL-DE-SAC- 32.5
 ENTRY ROADS-ROLESVILLE RD.- 35'

SITE LEGEND

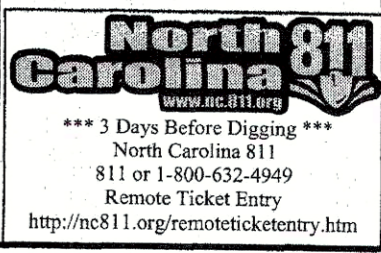
	PROPOSED LOT LINE
	FLOODLINE
	BUILDING RESTRICTION LINE
	PROPOSED LOT SETBACK
	PROPOSED ROW
	PROPOSED SIDEWALK
	PROPOSED BOC
	PROPOSED EOP
	PROPOSED CENTERLINE
	PROPOSED GRADING
	PROPOSED EASEMENT
	PROPOSED HANDICAP RAMPS
	PROPOSED SIGHT TRIANGLE
	TOT LOT
	POCKET PARK
	MAIL KIOSK LOCATION
	OPEN SPACE
	GREENWAY/ROADSIDE TRAIL
	FUTURE PHASING
	EXISTING PHASING
	EXISTING WETLANDS
	PROPOSED SWALE (AT TIME OF LOT GRADING)
	PROPOSED PHASELINE



CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

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City of Raleigh Development Approval _____
 Raleigh Water Review Officer

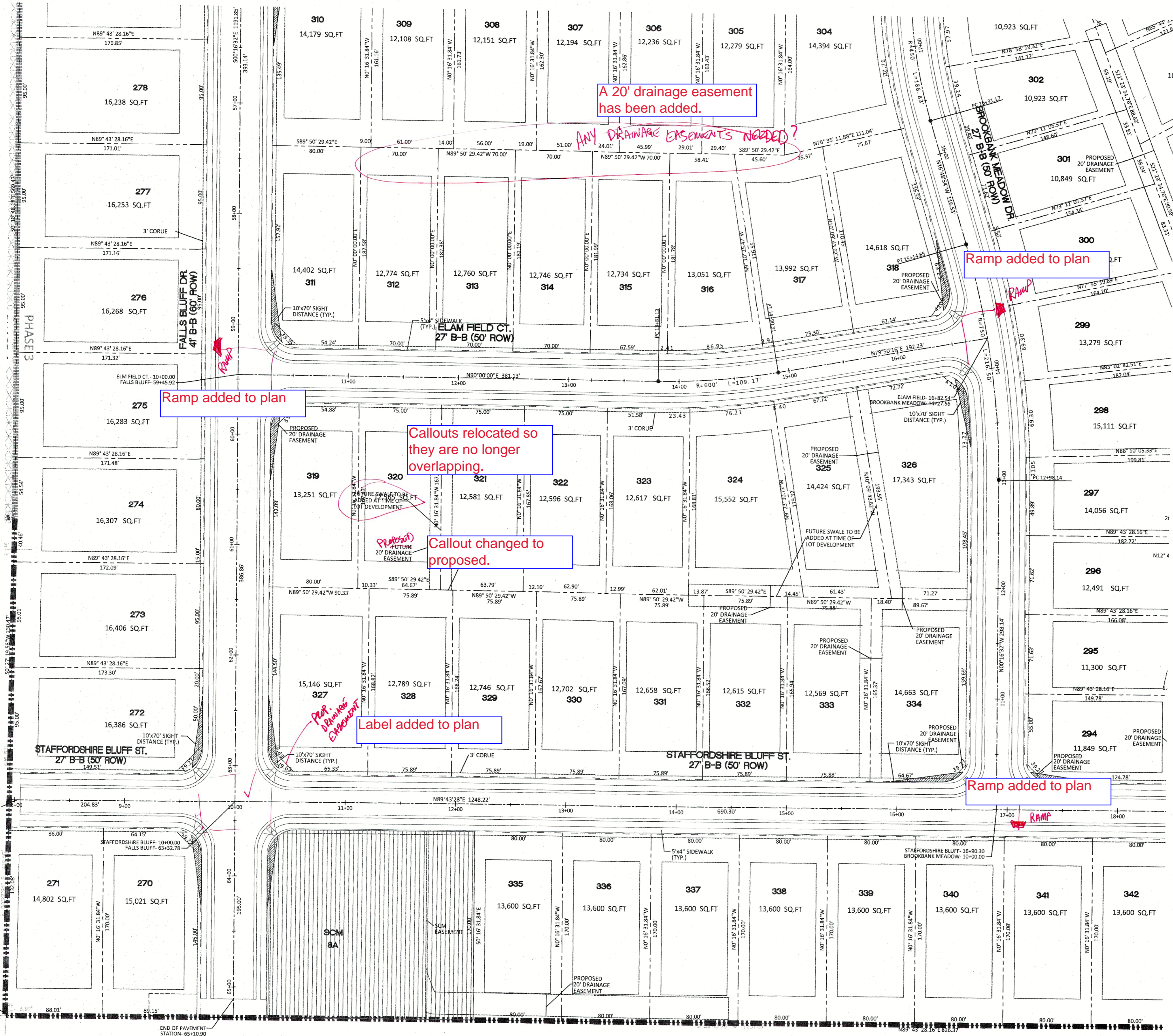


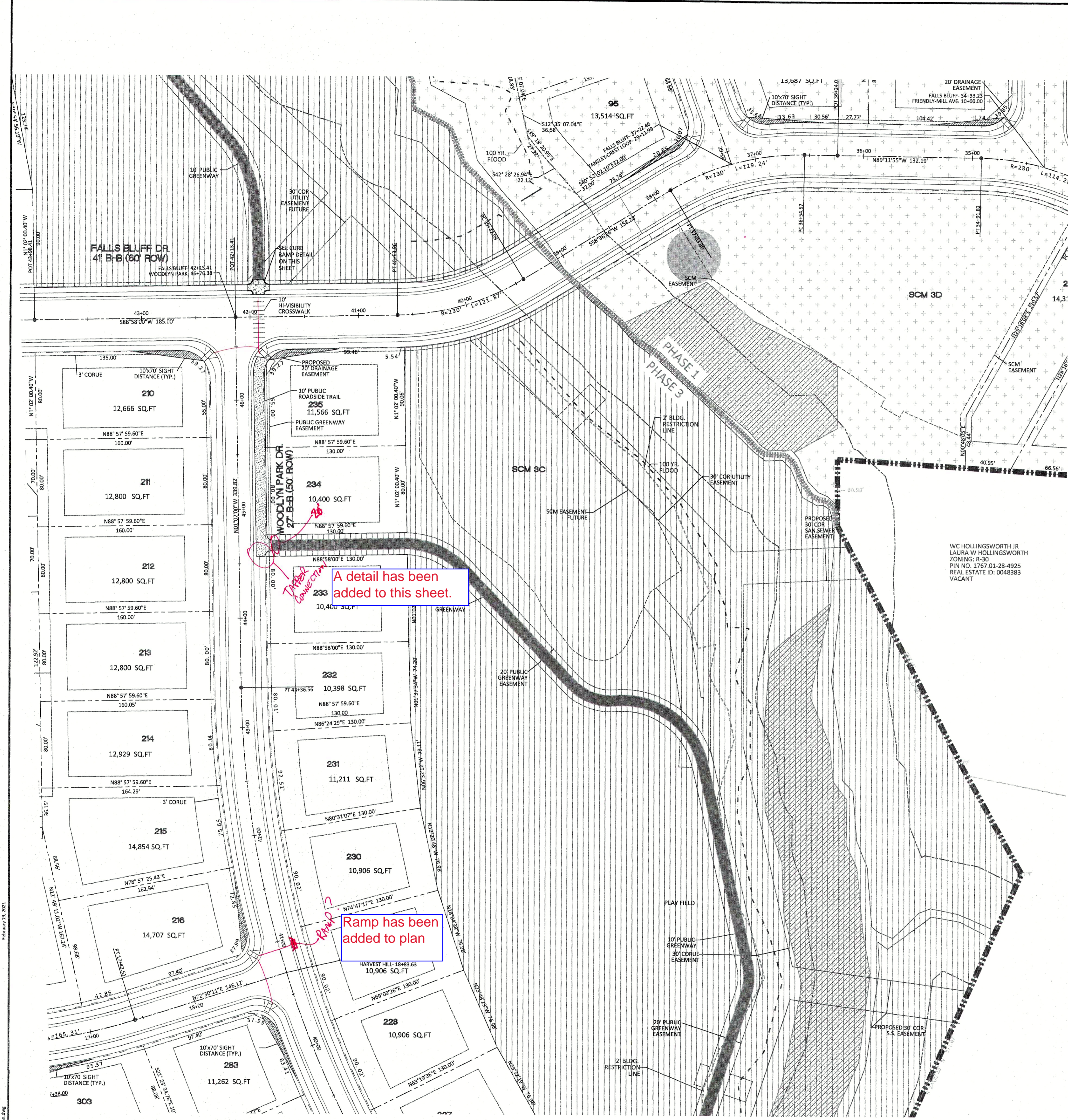
STIPULATION FOR REUSE

THIS DRAWING WAS PREPARED FOR USE ON THE SPECIFIC SITE, NAMED HEREON, CONTEMPORANEOUSLY WITH ITS ISSUE DATE AS LISTED HEREON, AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT PROJECT, SITE, OR AT A LATER TIME. USE OF THIS DRAWING FOR REFERENCE OR EXAMPLE ON ANOTHER PROJECT REQUIRES THE SERVICES OF PROPERLY LICENSED ARCHITECTS AND ENGINEERS. REPRODUCTION OF THIS DRAWING FOR REUSE ON ANOTHER PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.

KALAS FALLS PHASE 3
 1832 ROLESVILLE ROAD
 WAKE COUNTY, NC

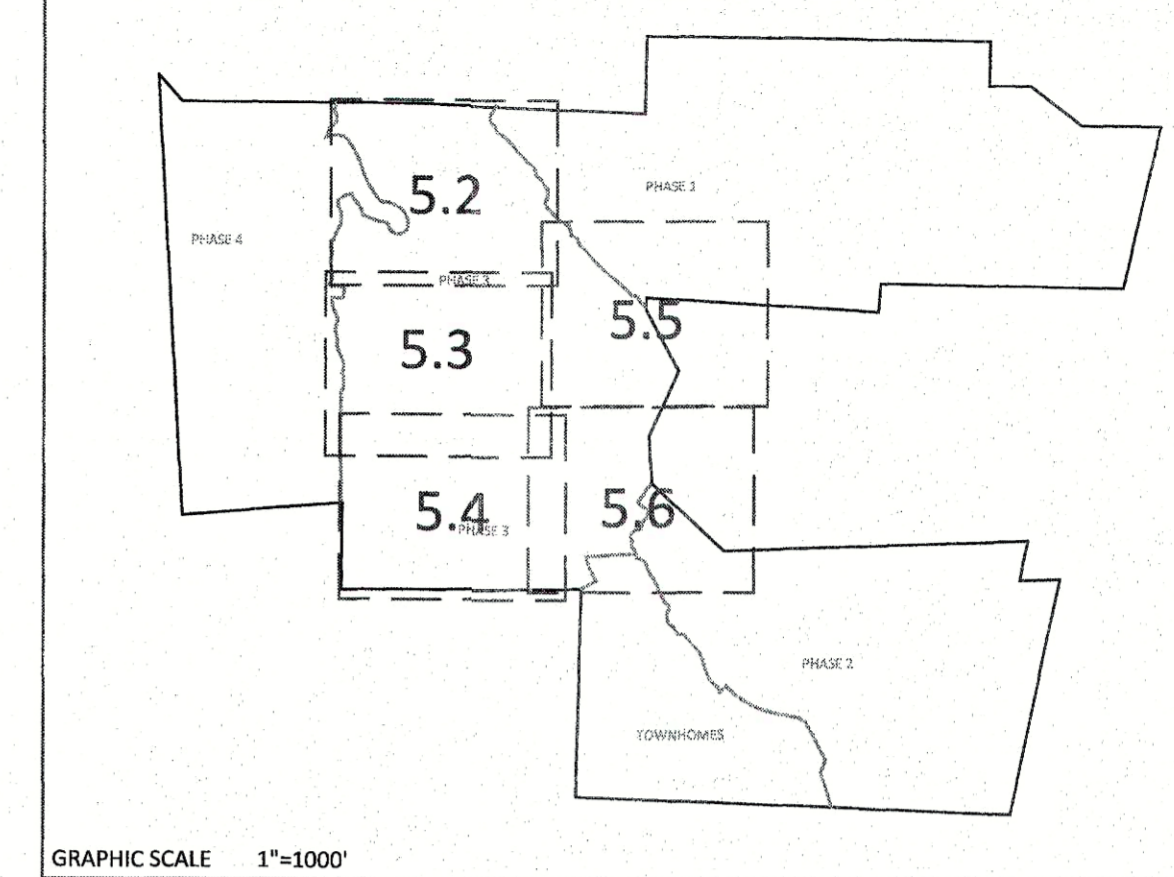
JOB NUMBER: 9900
 CHECKED BY:
 DRAWN BY:
 DATE: FEB 18, 2021
 SHEET TITLE: PHASE 3 SITE PLAN
 SHEET NO.: 5.4





A detail has been added to this sheet.

Ramp has been added to plan



SETBACK TABLE SINGLE FAMILY

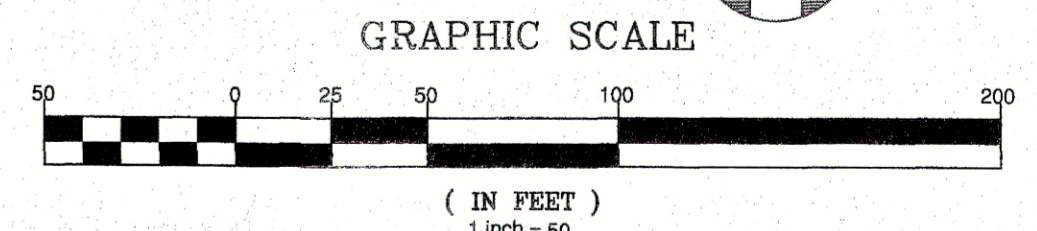
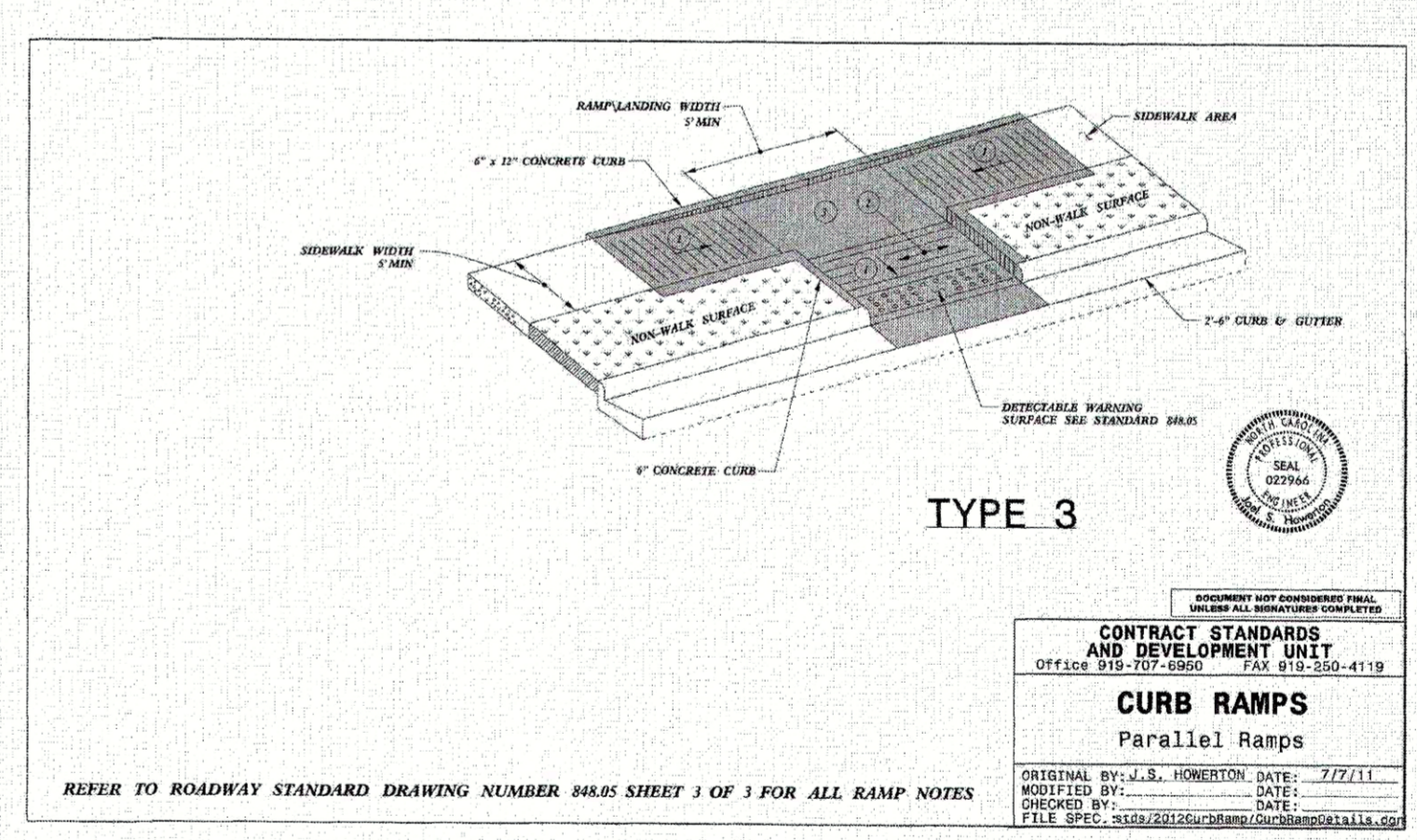
	50'	50' W ALLEY	50'-55'	60'-69'	70'-79'	80'-100'	101' +
FRONT	20'	15'	20'	25'	25'	25'	25'
REAR	20'	15'	20'	25'	25'	25'	30'
SIDE	**	**	**	*	*	10'	12'
CORNER SIDE	10'	10'	10'	10'	10'	15'	18'
MIN. LOT SIZE	6,000	6,000	6,000	6,600	8,400	10,400	14,000

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

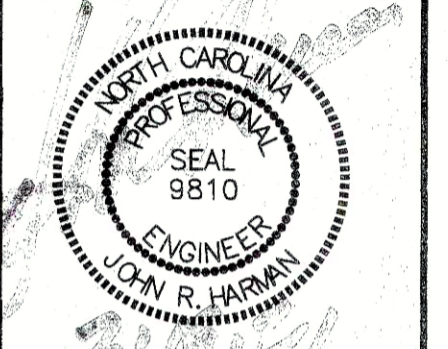
- GENERAL NOTE:
1. SIGHT DISTANCE TRIANGLES ARE 10'x70'. WHERE SIGHT LINES ENCR OACH ONTO A PRIVATE LOT A SIGHT EASEMENT IS REQUIRED.
 2. BACK OF CURB RADIUS AT INTERSECTIONS- RESIDENTIAL-RESIDENTIAL- 28' RESIDENTIAL-COLLECTOR- 30' COLLECTOR-COLLECTOR- 30' ENTRANCE AT CU-DE-SAC- 32.5 ENTRY ROADS-ROLESVILLE RD.- 35'

SITE LEGEND

---	PROPOSED LOT LINE
---	FLOODLINE
---	BUILDING RESTRICTION LINE
---	PROPOSED LOT SETBACK
---	PROPOSED ROW
---	PROPOSED SIDEWALK
---	PROPOSED BOC
---	PROPOSED EOP
---	PROPOSED CENTERLINE
---	PROPOSED GRADING
---	PROPOSED EASEMENT
---	PROPOSED HANDICAP RAMPS
---	PROPOSED SIGHT TRIANGLE
●	TOT LOT
●	POCKET PARK
(MK)	MAIL KIOSK LOCATION
□	OPEN SPACE
□	GREENWAY/ROADSIDE TRAIL
□	FUTURE PHASING
□	EXISTING PHASING
□	EXISTING WETLANDS
---	PROPOSED SWALE (AT TIME OF LOT GRADING)
---	PROPOSED PHASELINE



AMERICAN Engineering
American Engineering Associates - Southeast, P.A.
4020 Westchase Boulevard, Suite 450
Raleigh, NC 27607

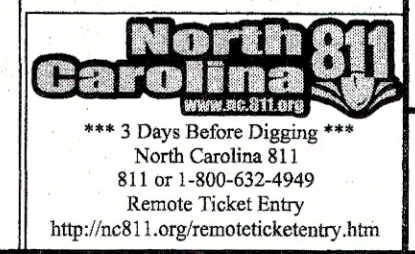


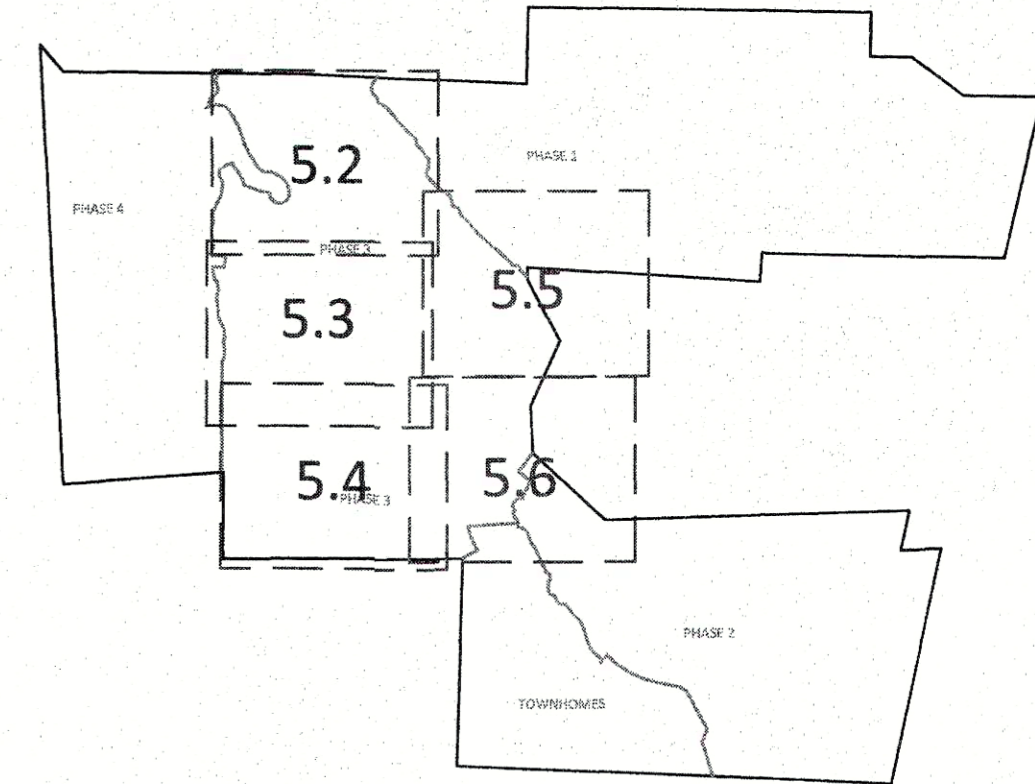
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**KALAS FALLS
PHASE 3
1832 ROLESVILLE ROAD
WAKE COUNTY, NC**

JOB NUMBER: 9900
CHECKED BY:
DRAWN BY:
DATE: FEB 18, 2021
SHEET TITLE:
**PHASE 3
SITE
PLAN**
SHEET NO.: 5.5

CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION
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City of Raleigh Development Approval
Raleigh Water Review Officer





GRAPHIC SCALE 1"=1000'

SETBACK TABLE SINGLE FAMILY

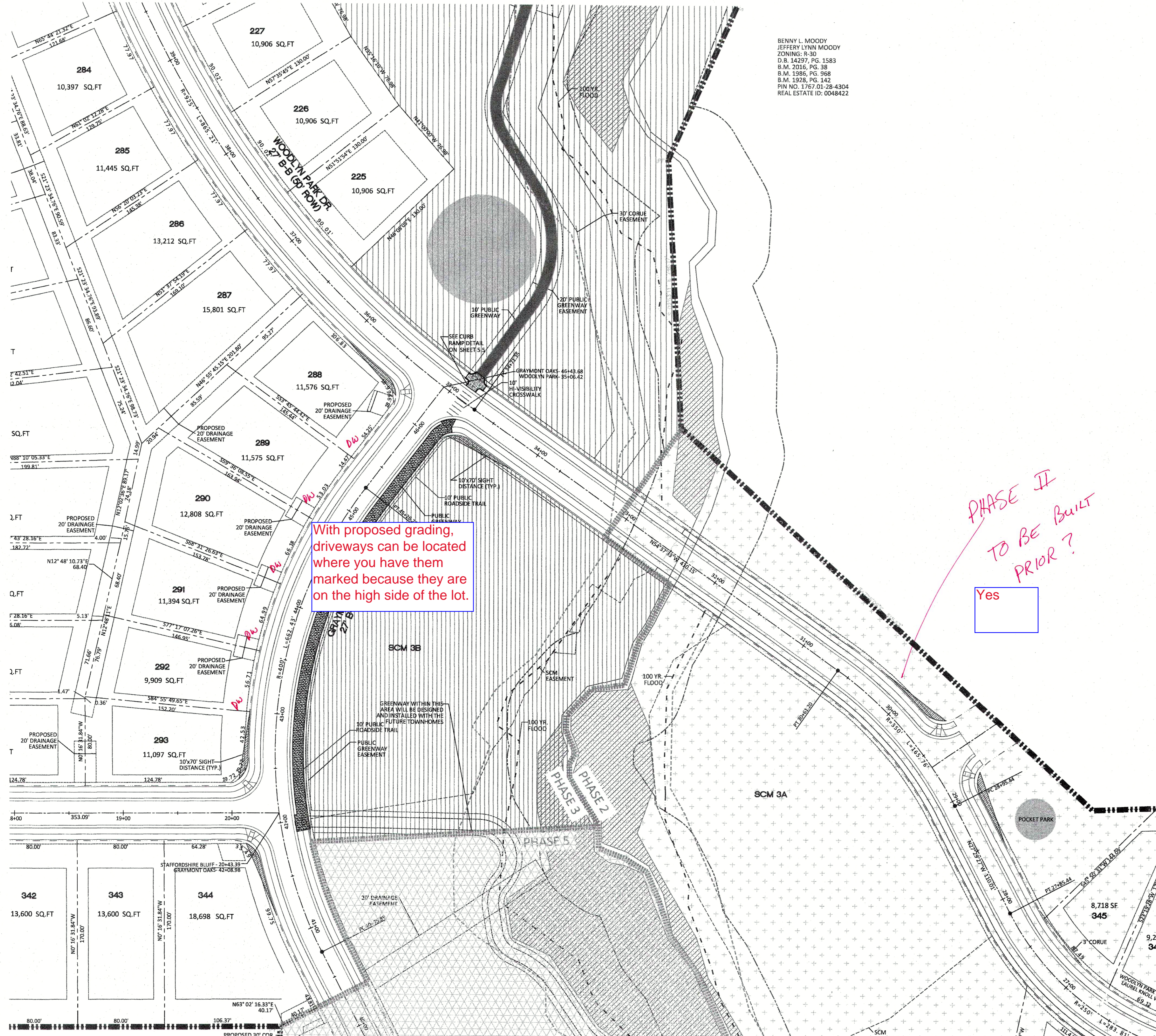
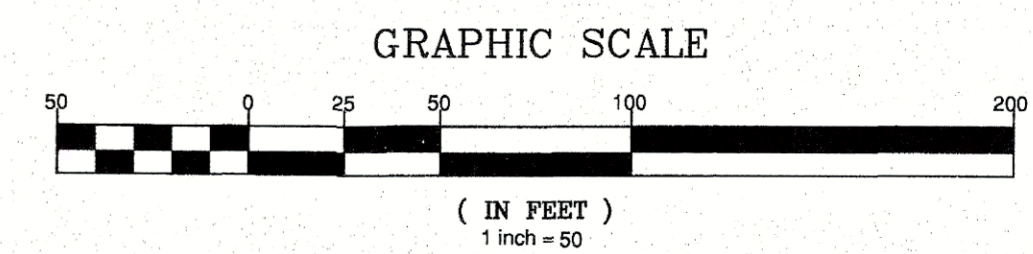
	50'	50' W ALLEY	50'-59'	60'-69'	70'-79'	80'-100'	101'+
FRONT	20'	15'	20'	25'	25'	25'	25'
REAR	20'	15'	20'	25'	25'	25'	30'
SIDE	**	**	**	*	*	10'	12'
CORNER SIDE	10'	10'	10'	10'	10'	15'	18'
MIN. LOT SIZE	6,000	6,000	6,000	6,600	8,400	10,400	14,000

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

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

SITE LEGEND

---	PROPOSED LOT LINE
---	FLOODLINE
---	BUILDING RESTRICTION LINE
---	PROPOSED LOT SETBACK
---	PROPOSED ROW
---	PROPOSED SIDEWALK
---	PROPOSED BOC
---	PROPOSED EOP
---	PROPOSED CENTERLINE
---	PROPOSED GRADING
---	PROPOSED EASEMENT
---	PROPOSED HANDICAP RAMPS
---	PROPOSED SIGHT TRIANGLE
●	TOT LOT
●	POCKET PARK
(MK)	MAIL KIOSK LOCATION
□	OPEN SPACE
▨	GREENWAY/ROADSIDE TRAIL
▨	FUTURE PHASING
▨	EXISTING PHASING
▨	EXISTING WETLANDS
---	PROPOSED SWALE (AT TIME OF LOT GRADING)
---	PROPOSED PHASELINE



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

PHASE II
 TO BE BUILT
 PRIOR?
 Yes

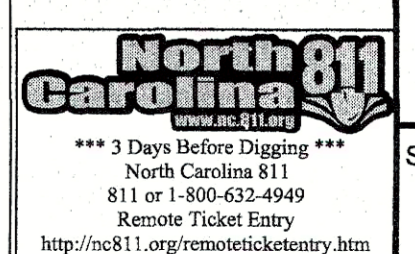
February 15, 2021
 P:\Phase 3\Sheet\Phase 3\Site Plan.dwg

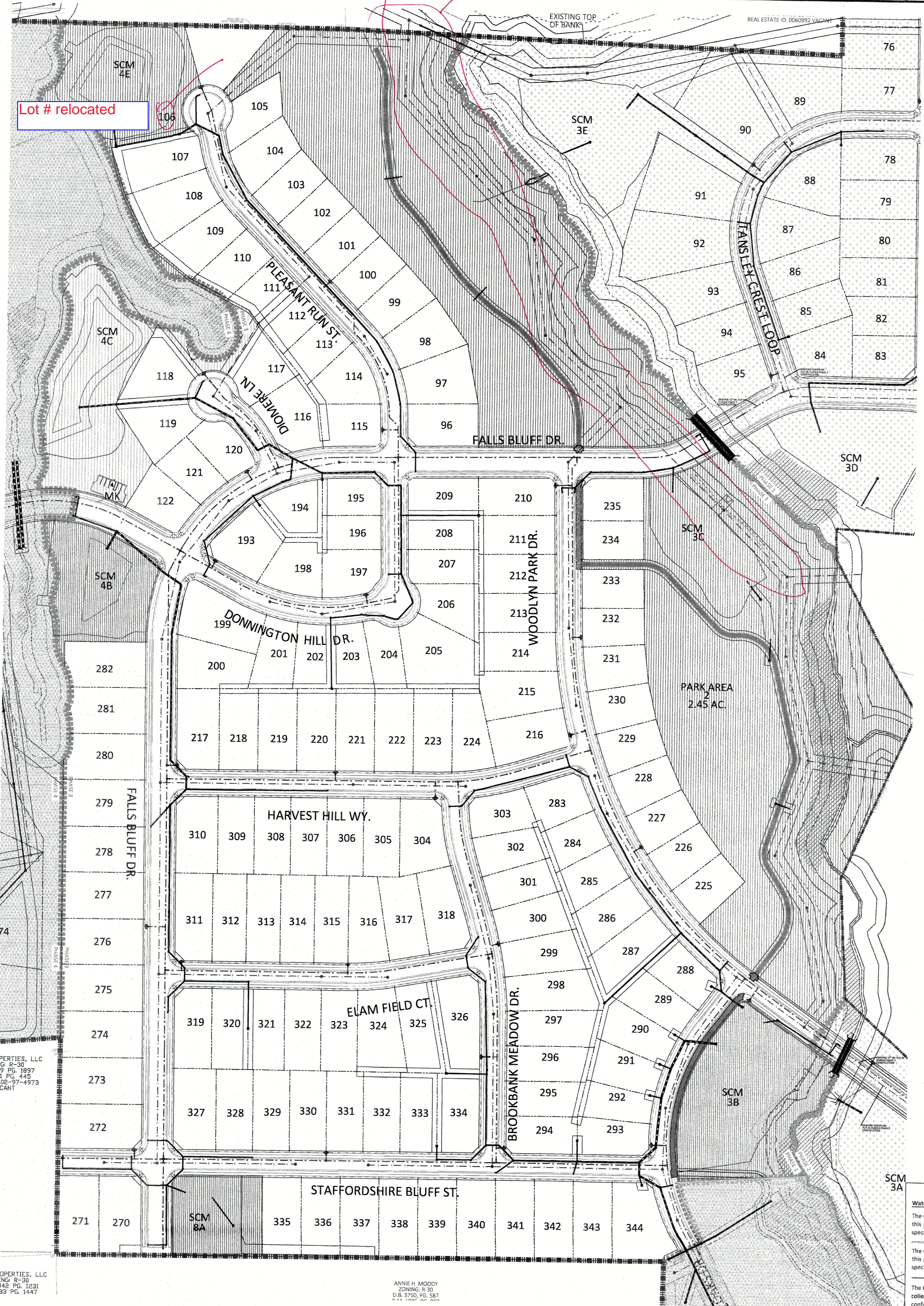
STIPULATION FOR REUSE
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**KALAS FALLS
 PHASE 3
 1832 ROLESVILLE ROAD
 WAKE COUNTY, NC**

JOB NUMBER: 9900
 CHECKED BY:
 DRAWN BY:
 DATE: FEB 18, 2021
 SHEET TITLE:
**PHASE 3
 SITE
 PLAN**
 SHEET NO.:
5.6

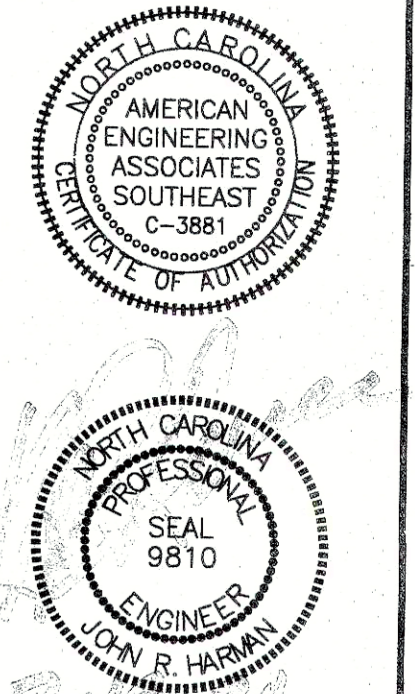
CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION
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 City of Raleigh Development Approval _____
 Raleigh Water Review Officer _____





Phase 1 & 2 & offsite sewer permit #s added to plan.

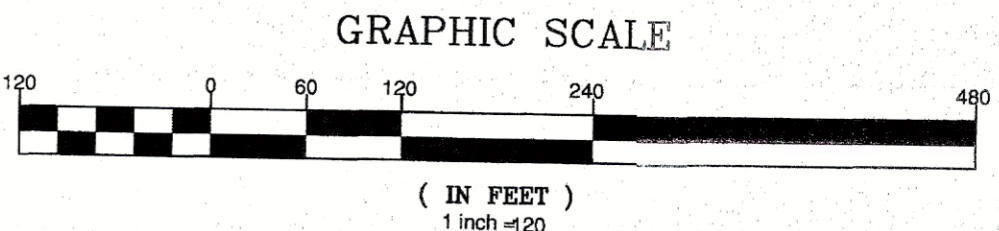
UTILITIES LEGEND	
---	EXISTING BOUNDARY
---	EXISTING WETLANDS
---	EXISTING 50' NEUSE RIPARIAN BUFFER
---	EXISTING BUFFER ZONES
---	EXISTING LOT LINE
---	PROPOSED LOT LINE
---	PROPOSED ROW
---	PROPOSED SIDEWALK
---	PROPOSED BOC
---	PROPOSED EOP
---	PROPOSED CENTERLINE
---	PROPOSED EASEMENT
---	PHASELINE
▨	RIP RAP
▨	SEDIMENT BASIN WEIR
○	JUNCTION BOX
▭	PROPOSED CATCH BASIN
▭	PROPOSED YARD INLET
▭	PROPOSED DROP INLET
▭	PROPOSED FLARED END SECTION
▭	PROPOSED WATER METER
▭	PROPOSED SEWER SERVICE
▭	PROPOSED MANHOLE
▭	PROPOSED FIRE HYDRANT
▭	PROPOSED WATER VALVE
▭	PROPOSED WATER REDUCER
---	PROPOSED SEWER LINE
---	PROPOSED WATER LINE
---	PROPOSED STORM WATER
▨	EXISTING WETLANDS AREA
▭	OPEN SPACE
▭	FUTURE PHASING
▭	EXISTING PHASING



NO.	DATE	REVISION

KALAS FALLS PHASE 3
 1832 ROLESVILLE ROAD
 WAKE COUNTY, NC

JOB NUMBER:	9900
CHECKED BY:	
DRAWN BY:	
DATE:	FEB 18, 2021
SHEET TITLE:	PHASE 3 OVERALL UTILITY PLAN
SHEET NO.:	6.0



SITE PERMITTING APPROVAL

Water and Sewer Permits (if applicable)

The City of Raleigh consents to the connection and extension of the City's Public Sewer System as shown on this plan. The material and Construction methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook. City of Raleigh Public Utilities Department Permit # _____

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City of Raleigh Development Approval _____

Raleigh Water Review Officer _____

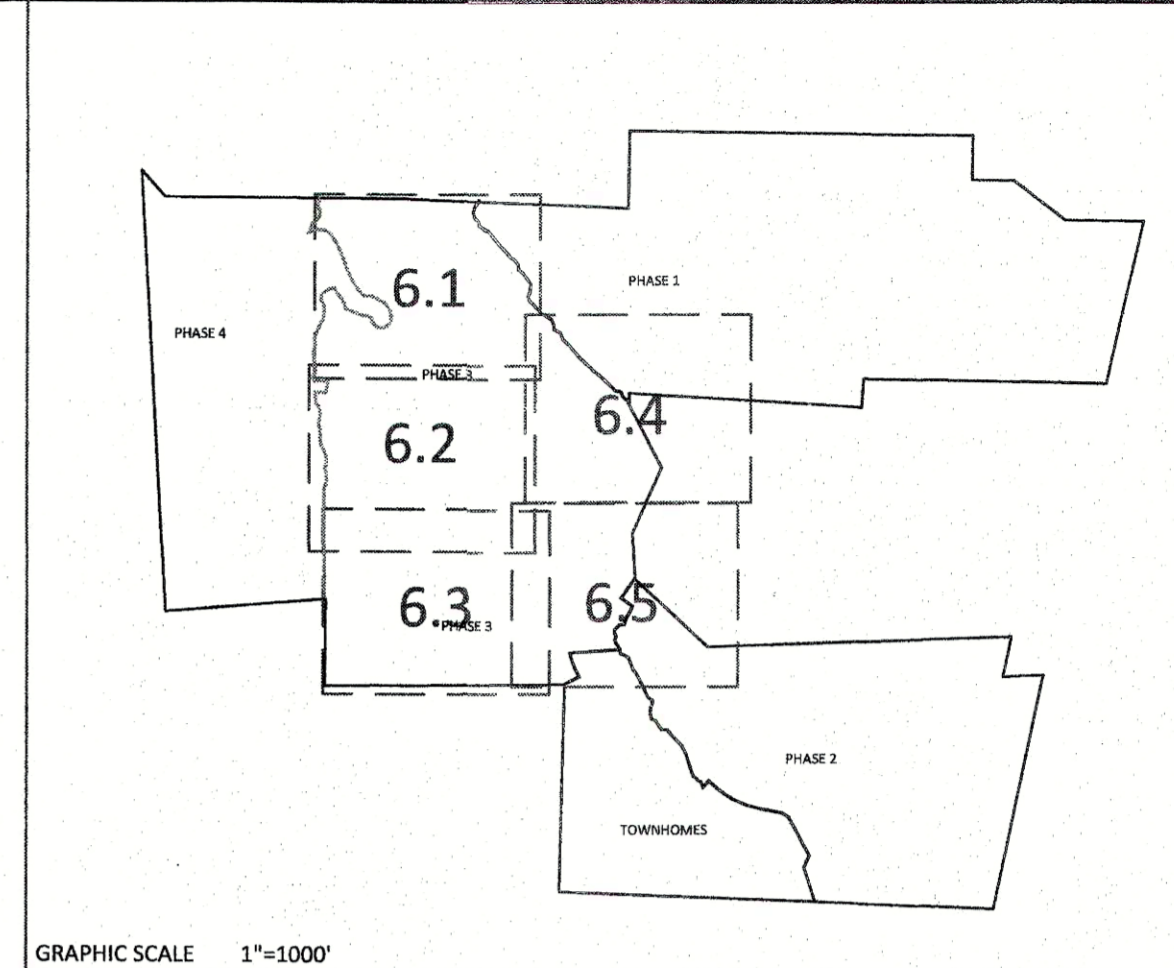
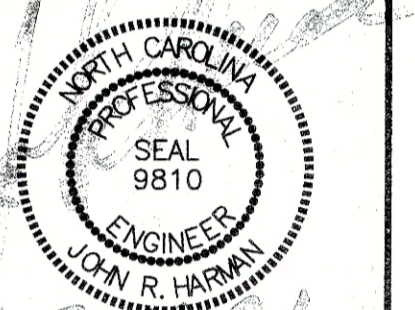


February 15, 2021

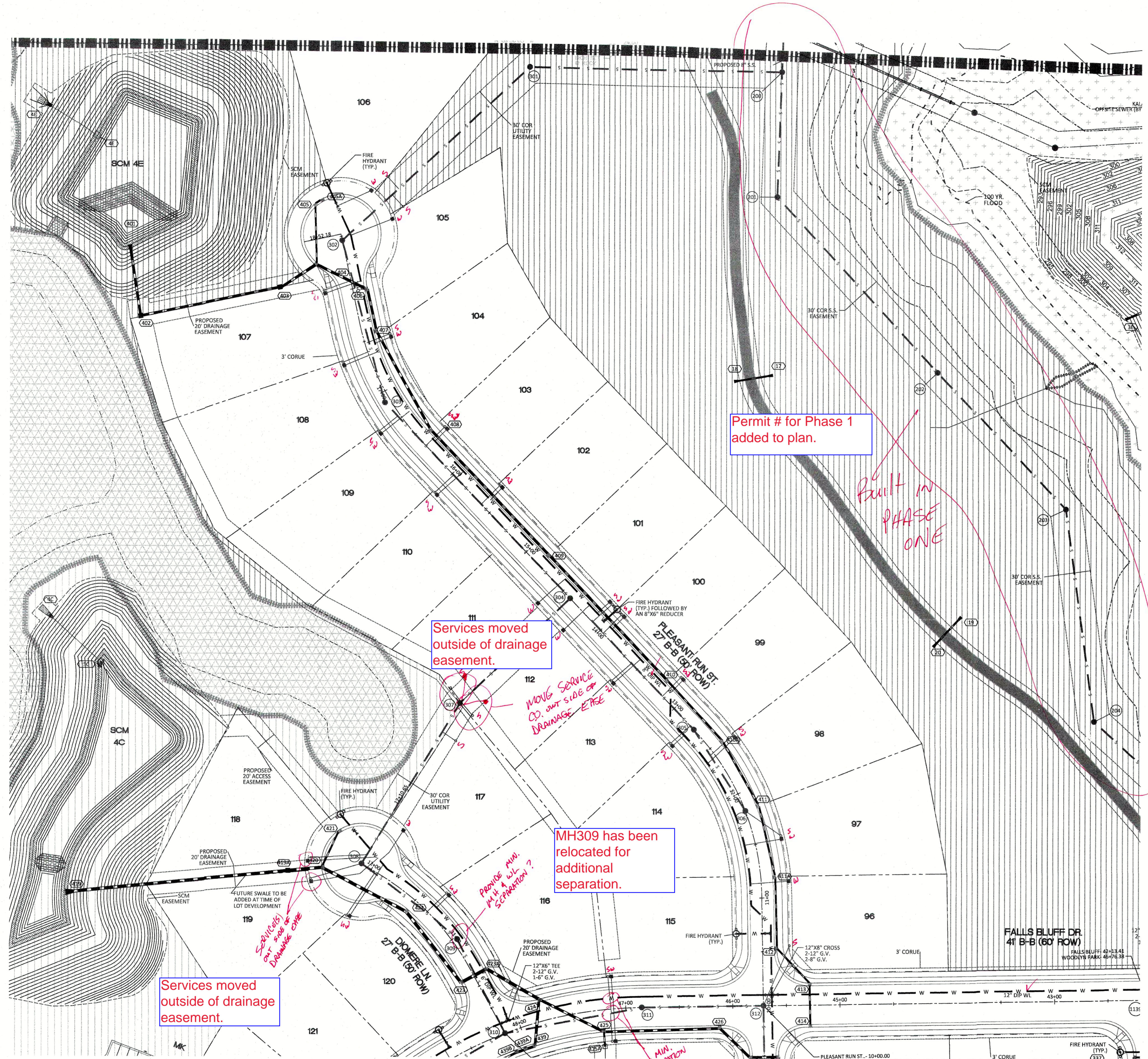
PROPERTIES, LLC
 NG 8-36
 75 PG. 1897
 71 PG. 445
 7:02-7:4973
 ACANT

PROPERTIES, LLC
 NG 8-36
 3848 PG. 1231
 993 PG. 1447

ANNIE H. MOODY
 ENGINEER
 D.B. 3750, PG. 587



GRAPHIC SCALE 1"=1000'



Permit # for Phase 1 added to plan.

Services moved outside of drainage easement.

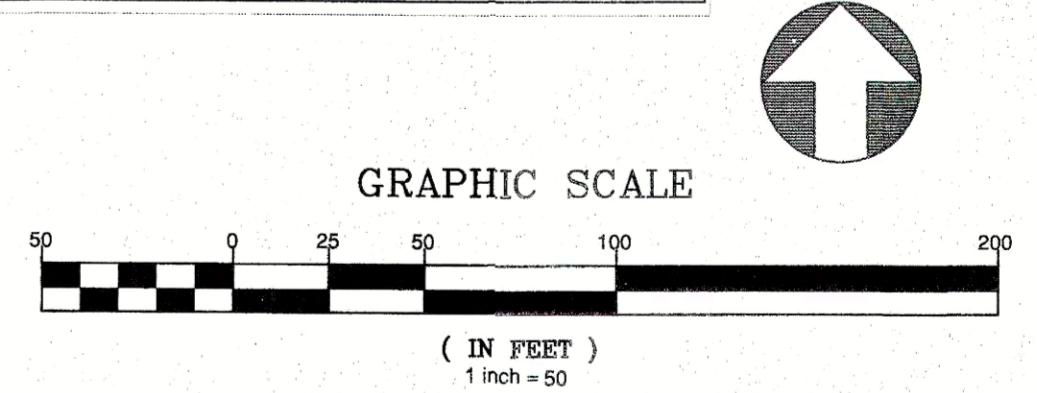
MVG Service CD. out side of drainage easement.

MH309 has been relocated for additional separation.

Services moved outside of drainage easement.

Services have been relocated.

UTILITIES LEGEND	
	EXISTING BOUNDARY
	EXISTING WETLANDS
	EXISTING 50' NEUE
	RIPARIAN BUFFER
	EXISTING BUFFER ZONES
	PROPOSED LOT LINE
	PROPOSED ROW
	PROPOSED SIDEWALK
	PROPOSED BOC
	PROPOSED EOP
	PROPOSED CENTERLINE
	PROPOSED EASEMENT
	PHASELINE
	RIP RAP
	SEDIMENT BASIN WEIR
	JUNCTION BOX
	PROPOSED CATCH BASIN
	PROPOSED YARD INLET
	PROPOSED DROP INLET
	PROPOSED FLARED END SECTION
	PROPOSED WATER METER
	PROPOSED SEWER SERVICE
	PROPOSED MANHOLE
	PROPOSED FIRE HYDRANT
	PROPOSED WATER VALVE
	PROPOSED WATER REDUCER
	PROPOSED SEWER LINE
	PROPOSED WATER LINE
	PROPOSED STORM WATER
	EXISTING WETLANDS AREA
	OPEN SPACE
	FUTURE PHASING
	EXISTING PHASING



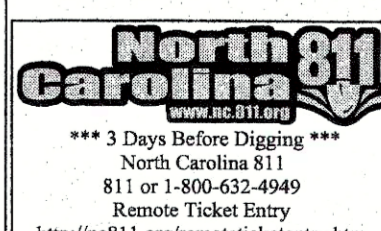
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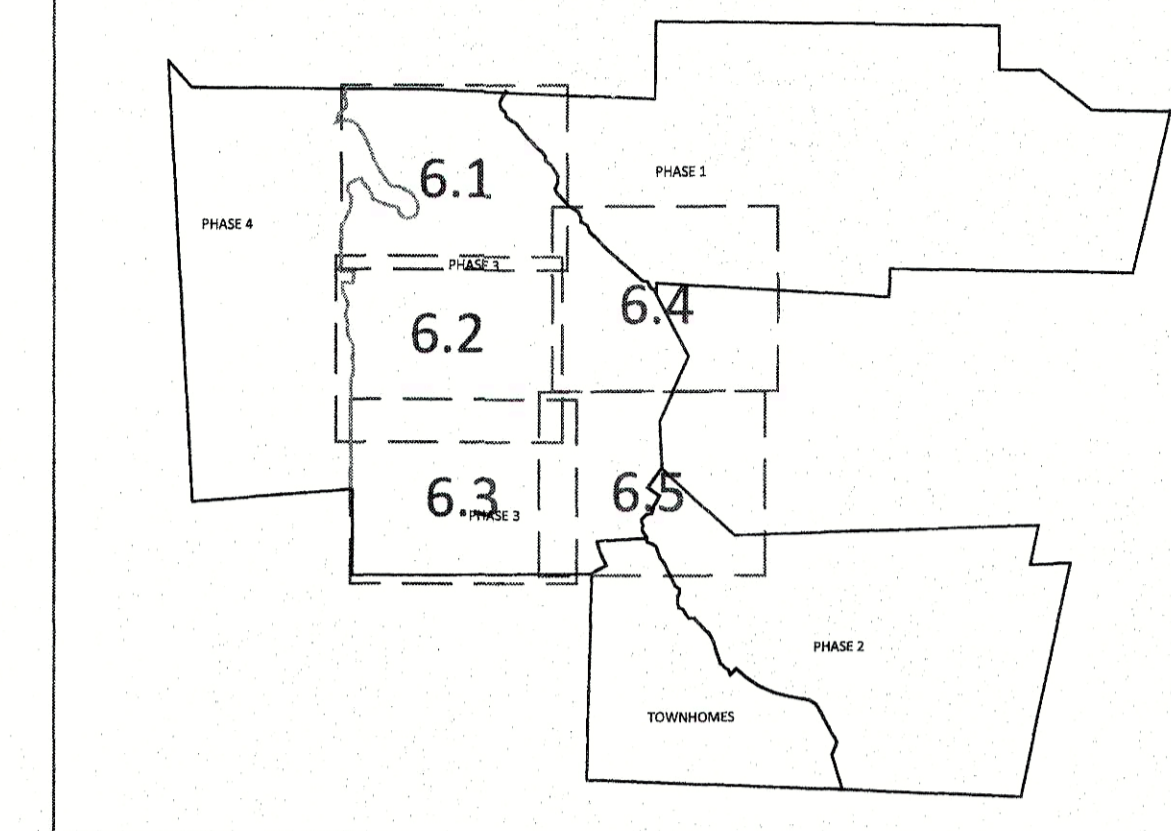
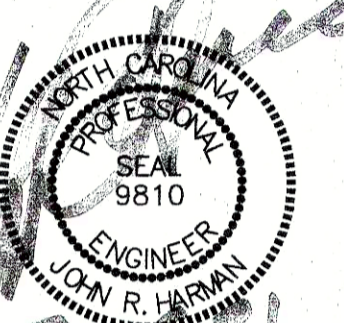
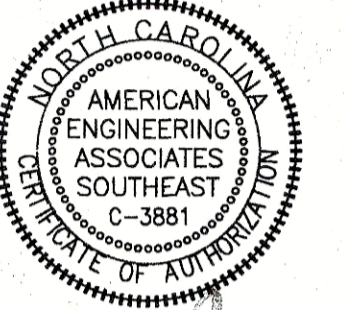
City of Raleigh Development Approval _____
Raleigh Water Review Officer _____



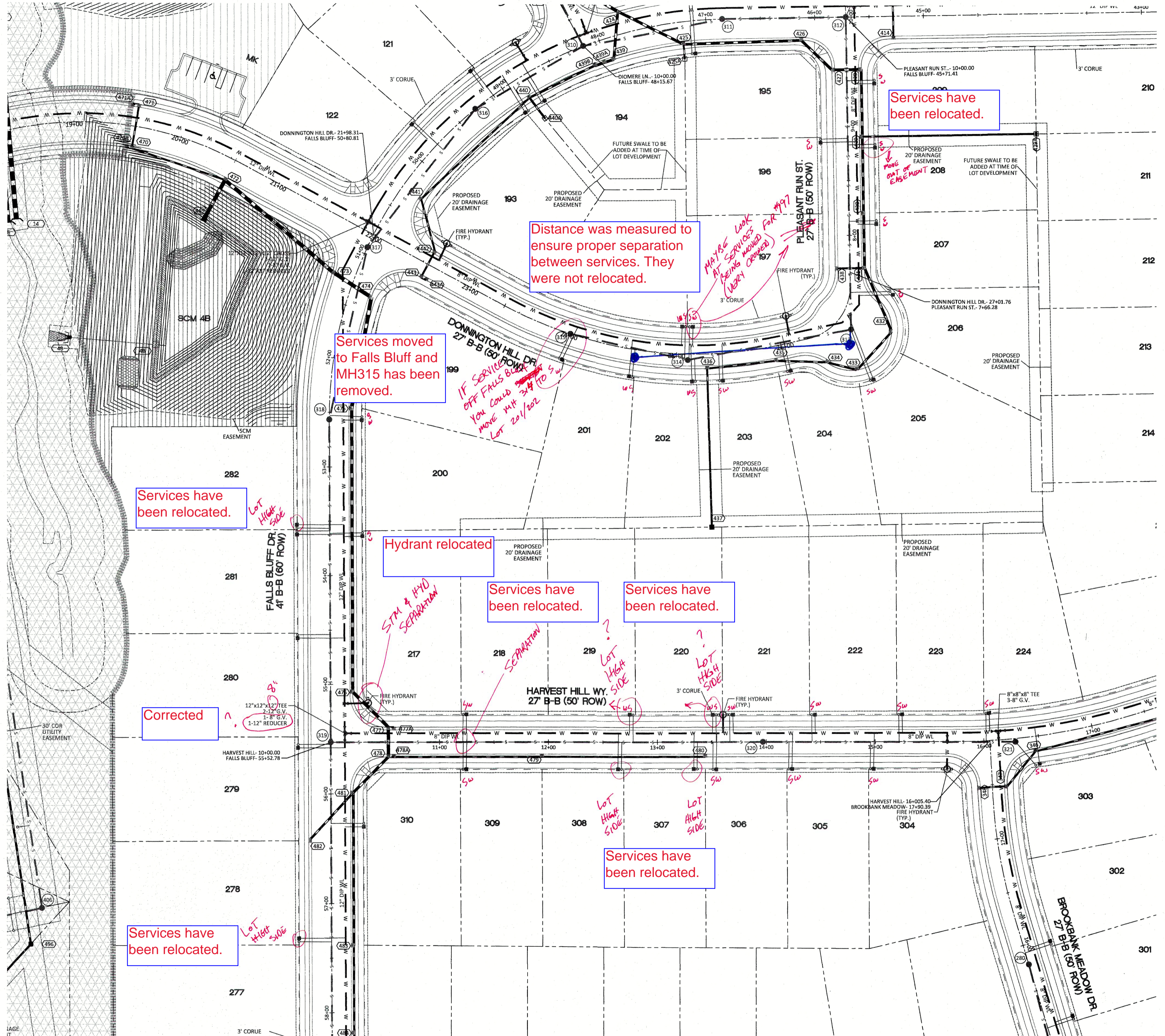
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KALAS FALLS PHASE 3
1832 ROLESVILLE ROAD
WAKE COUNTY, NC

JOB NUMBER: 9900
CHECKED BY:
DRAWN BY:
DATE: FEB 18, 2021
SHEET TITLE:
PHASE 3 UTILITY PLAN (50 SCALE)
SHEET NO.: 6.1



GRAPHIC SCALE 1"=1000'



UTILITIES LEGEND	
	EXISTING BOUNDARY
	EXISTING WETLANDS
	EXISTING 50' NEUSE RIVERIAN BUFFER
	EXISTING BUFFER ZONES
	PROPOSED LOT LINE
	PROPOSED ROW
	PROPOSED SIDEWALK
	PROPOSED BOC
	PROPOSED EOP
	PROPOSED CENTERLINE
	PROPOSED EASEMENT
	PHASELINE
	RIP RAP
	SEDIMENT BASIN WEIR
	JUNCTION BOX
	PROPOSED CATCH BASIN
	PROPOSED YARD INLET
	PROPOSED DROP INLET
	PROPOSED FLARED END SECTION
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	PROPOSED SEWER LINE
	PROPOSED WATER LINE
	PROPOSED STORM WATER
	EXISTING WETLANDS AREA
	OPEN SPACE
	FUTURE PHASING
	EXISTING PHASING

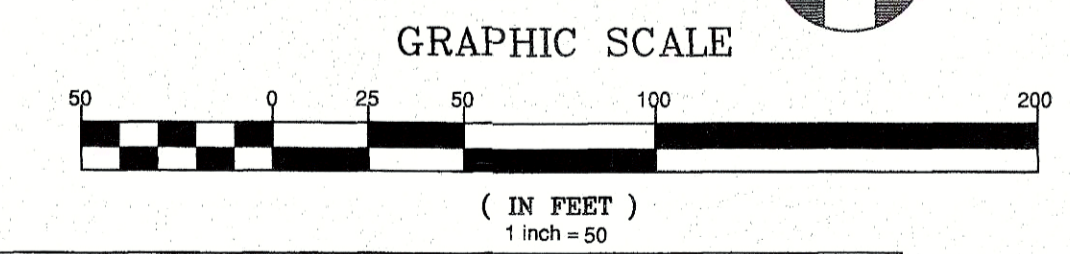
NO.	DATE	REVISION

STIPULATION FOR REUSE
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**KALAS FALLS
PHASE 3
1832 ROLESVILLE ROAD
WAKE COUNTY, NC**

JOB NUMBER: 9900
CHECKED BY:
DRAWN BY:
DATE: FEB 18, 2021
SHEET TITLE:
**PHASE 3
UTILITY
PLAN
(50 SCALE)**
SHEET NO.:
6.2

SITE PERMITTING APPROVAL
Water and Sewer Permits (if applicable)
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