

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

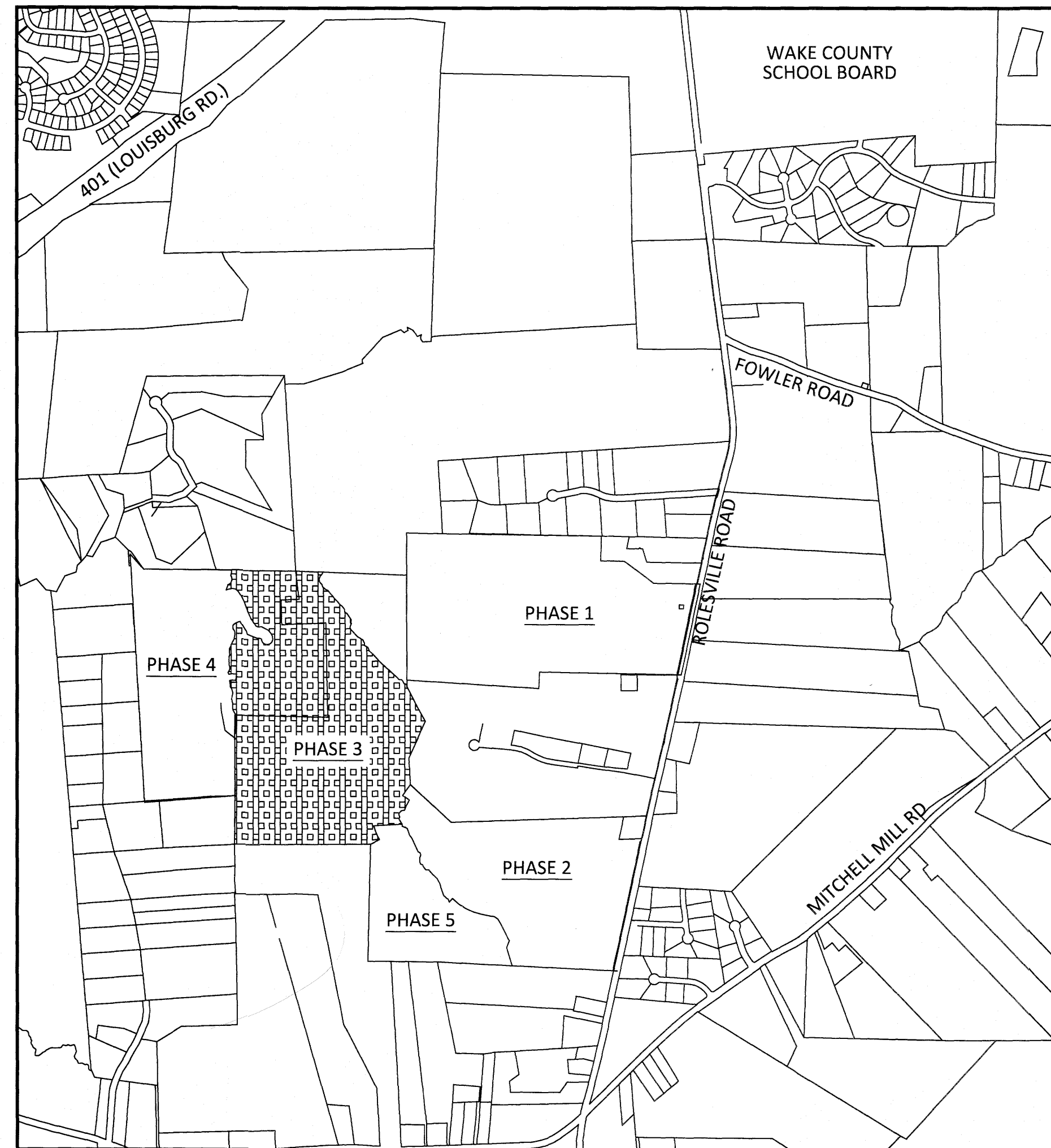
Please see red lined comments. Please submit public water and sewer permit applications once subdivision utility design and downstream sanitary sewer replacement design is complete. Please update the downstream sanitary sewer capacity study to include the flows for phase 3. Any downstream segments above 65% capacity will need to be designed to be replaced as part of these CDs.

A note has been added to this sheet.

CONSTRUCTION PHASE 3 FOR KALAS FALLS SITUATED AT

ROLESVILLE ROAD, ROLESVILLE

WAKE COUNTY, NORTH CAROLINA



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.

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
1.0	OVERALL EXISTING CONDITIONS
1.1-1.2	EXISTING CONDITIONS PHASE 3
2.0-2.1	EROSION CONTROL STAGE 1
2.2-2.6	EROSION CONTROL(50 SCALE)
2.7	CULVERT CROSSING DETAILS
3.0	GENERAL NOTES AND LEGENDS
3.1	SCHEDULE PLAN
4.0	DRAINAGE PLAN OVERALL
4.1-4.5	GRADING & DRAINAGE PHASE 3 (50 SCALE)
4.6	SCM 3B DETAIL
4.7	SCM 3C DETAIL
4.8	SCM 4B DETAIL
4.9	SCM 4C DETAIL
4.10	SCM 4E DETAIL
4.11	SCM 8A DETAIL
5.0	SITE PLAN OVERALL
5.1	SITE PLAN PHASE 3 OVERALL
5.2-5.6	SITE PLAN PHASE 3 (50 SCALE)
6.0	OVERALL UTILITIES PLAN
6.1-6.5	UTILITY SHEET (50 SCALE)
7.0	PLEASANT RUN ST PLAN AND PROFILE
8.0	DIOMERE LANE PLAN AND PROFILE
9.0-9.1	FALLS BLUFF DR PLAN AND PROFILE
10.0	DONNINGTON HILL DR PLAN AND PROFILE
11.0	WOODLYN PARK DR PLAN AND PROFILE
12.0	HARVEST HILL WAY PLAN AND PROFILE
13.0	ELAM FIELD CT PLAN AND PROFILE
14.0	BROOKBANK DR PLAN AND PROFILE
15.0	STAFFORDSHIRE BLUFF ST PLAN AND PROFILE
16.0	GRAYMONT OAKS DRIVE PLAN AND PROFILE
17.0	OFF STREET STORMWATER PLAN AND PROFILE
18.0	GREEN WAY TRAIL "A" PLAN AND PROFILE
19.0	GREEN WAY TRAIL "B" PLAN AND PROFILE
CD1-CD19	CIVIL DETAILS

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	145
LIMITS OF DISTURBANCE	33.44 AC

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 DOWNSTREAM 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.

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 #** _____

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City of Raleigh Public Utilities Department Permit # _____

CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

Electronic Approval: This approval is being issued electronically. This approval is valid only upon the signature of a City of Raleigh Review Officer below. The City will retain a copy of the approved plans. Any work authorized by this approval must proceed in accordance with the plans kept on file with the City. This electronic approval may not be edited once issued. Any modification to this approval once issued will invalidate this approval.

City of Raleigh Development Approval _____

Raleigh Water Review Officer _____

*** 3 Days Before Digging ***
North Carolina 811
811 or 1-800-652-4949
Remote Ticket Entry
http://nc.811.org/remoteticketentry.htm

AMERICAN Engineering
American Engineering Associates - Southeast, P.A.
1000 Boulevard, Suite 450
Raleigh, NC 27607

NORTH CAROLINA
AMERICAN ENGINEERING ASSOCIATES
SOUTHEAST
C-3881
STATE OF NORTH CAROLINA

NORTH CAROLINA
PROFESSIONAL ENGINEER
SEAL
9810
JON R. HARMAN

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: COVER SHEET
SHEET NO.: CVR

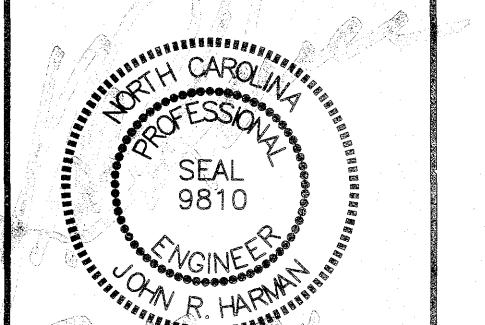
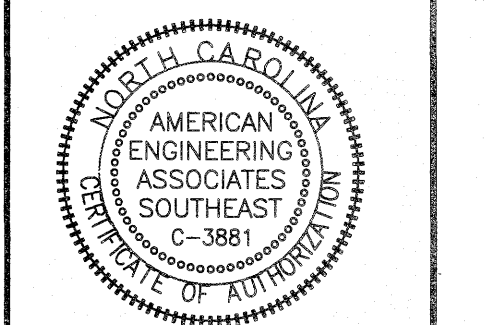


From this point north along Pleasant Run St, the waterline should remain in the west side of the roadway to avoid multiple sewer crossings and allow for more separation between the sanitary sewer and storm sewer.

This connection has been made.

The same concept applies here. This waterline should remain on the west side of Falls Bluff to avoid crossing the sewer.

UTILITIES LEGEND	
	EXISTING BOUNDARY
	EXISTING WETLANDS
	EXISTING 50' NEUSE 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



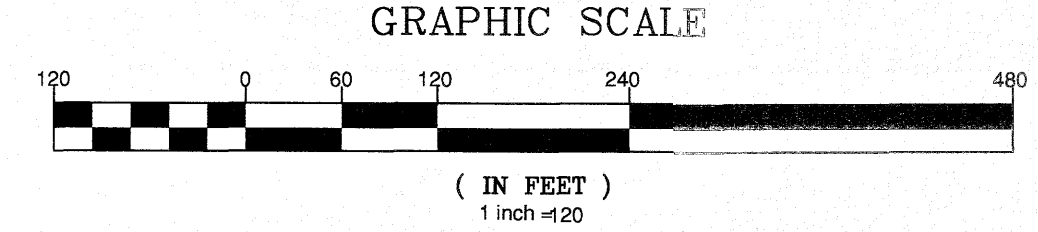
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KALAS FALLS PHASE 3
1832 ROLESVILLE ROAD
WAKE COUNTY, NC

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)
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Raleigh Water Review Officer _____

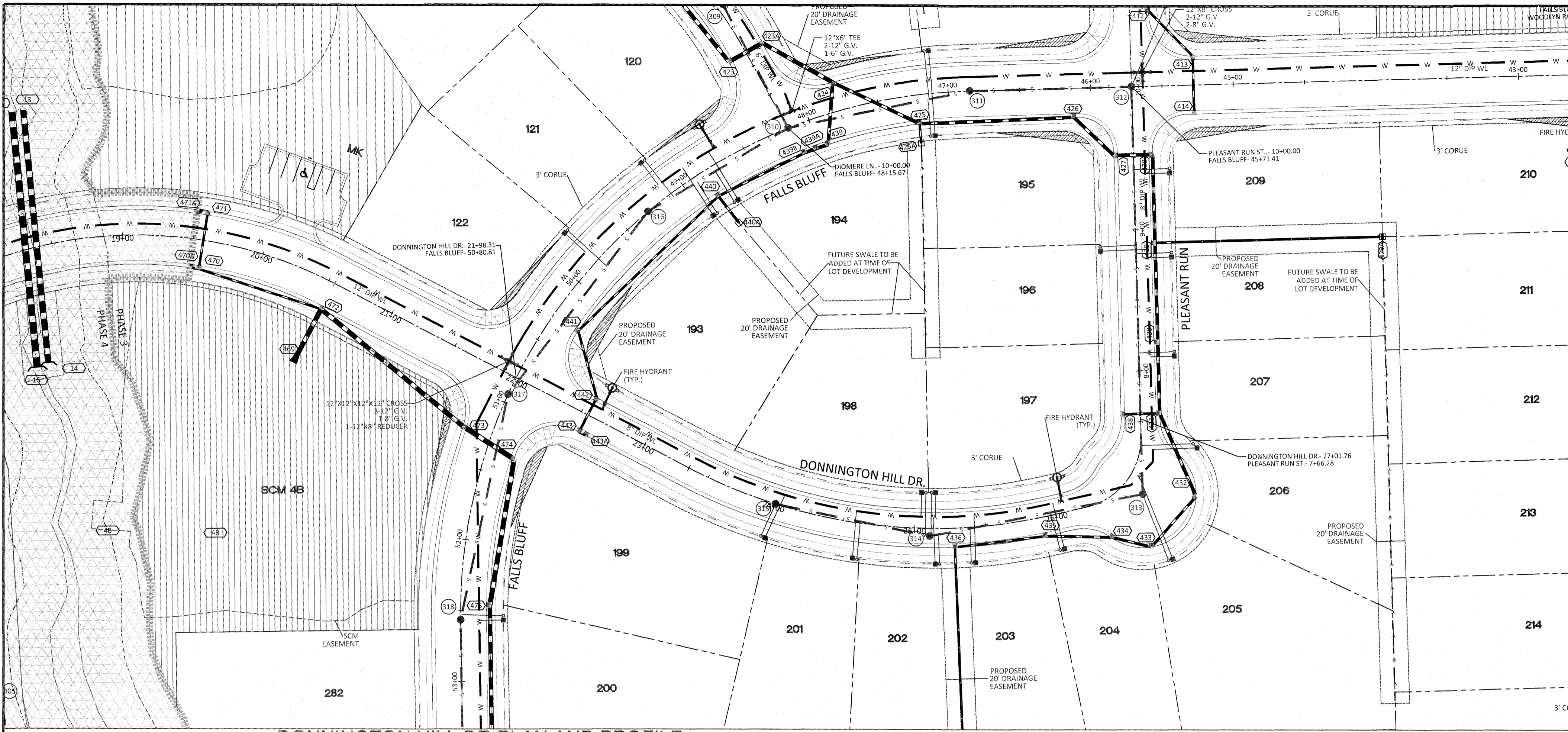
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*** 3 Days Before Digging ***
North Carolina 811
811 or 1-800-632-4949
Remote Ticket Entry
http://nc811.org/remoteticketentry.htm

PROPERTIES, LLC
NO. R-30
79 PG. 1897
71 PG. 445
7-82-77-4973
ACANT

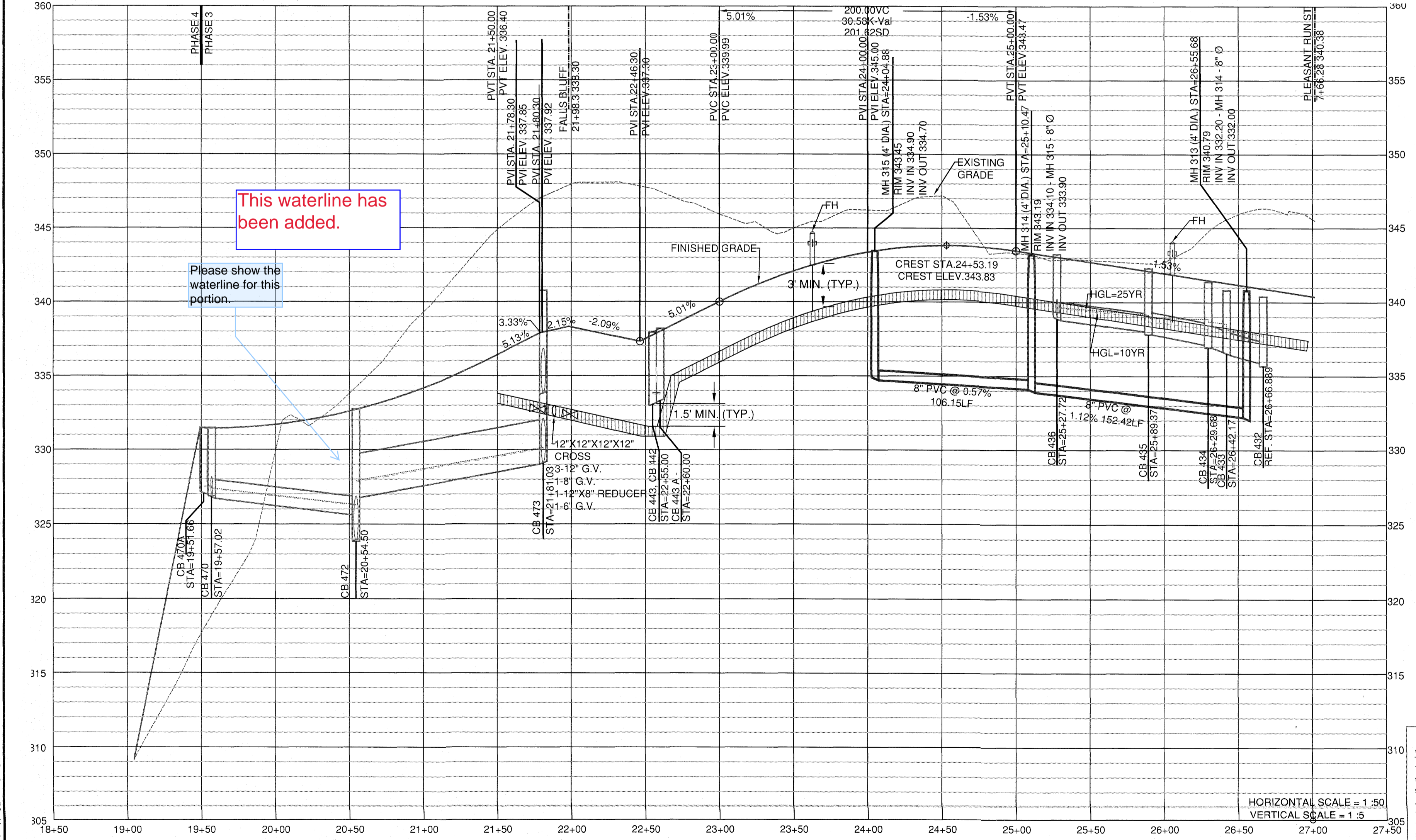
PROPERTIES, LLC
NO. R-30
384 PG. 1231
963 PG. 1447

ANNIE H. MOODY
DRAWING # R-30
D.B. 3750, P.S. 387
A.C. 2252 PG. 254

February 18, 2021
D:\Phase 3\Drawings\KALAS Falls\Phase 3 Utility Plan.dwg

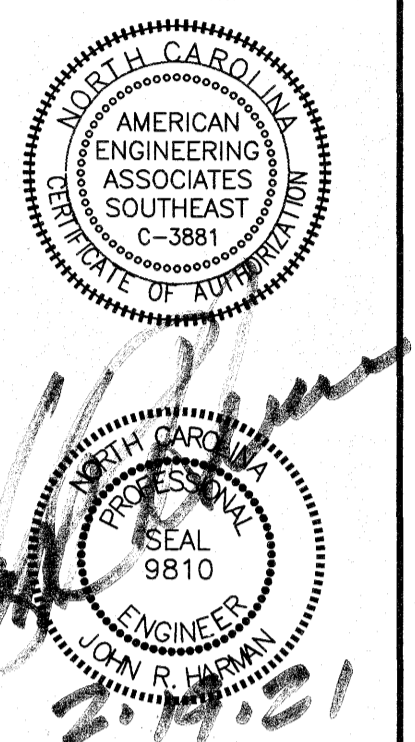


DONNINGTON HILL DR PLAN AND PROFILE



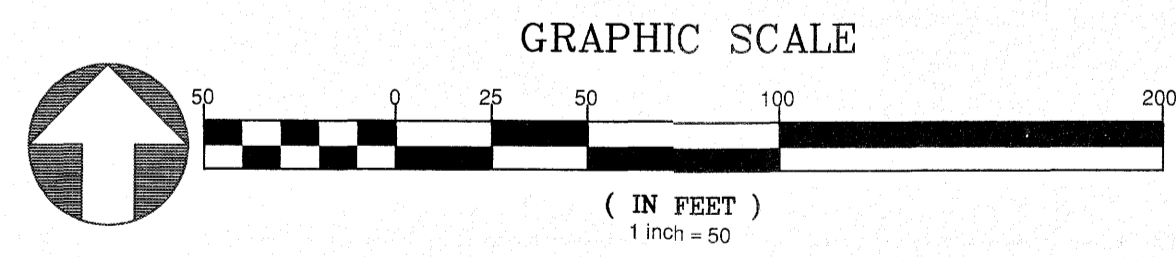
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UTILITIES LEGEND	
[Symbol]	EXISTING BOUNDARY
[Symbol]	EXISTING WETLANDS
[Symbol]	EXISTING 50' NEUSE RIVERIAN BUFFER ZONES
[Symbol]	EXISTING BUFFER ZONES
[Symbol]	PROPOSED LOT LINE
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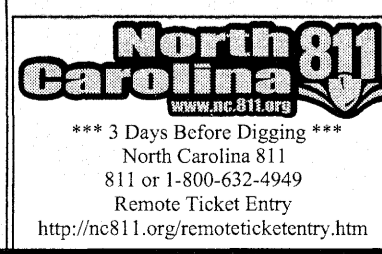
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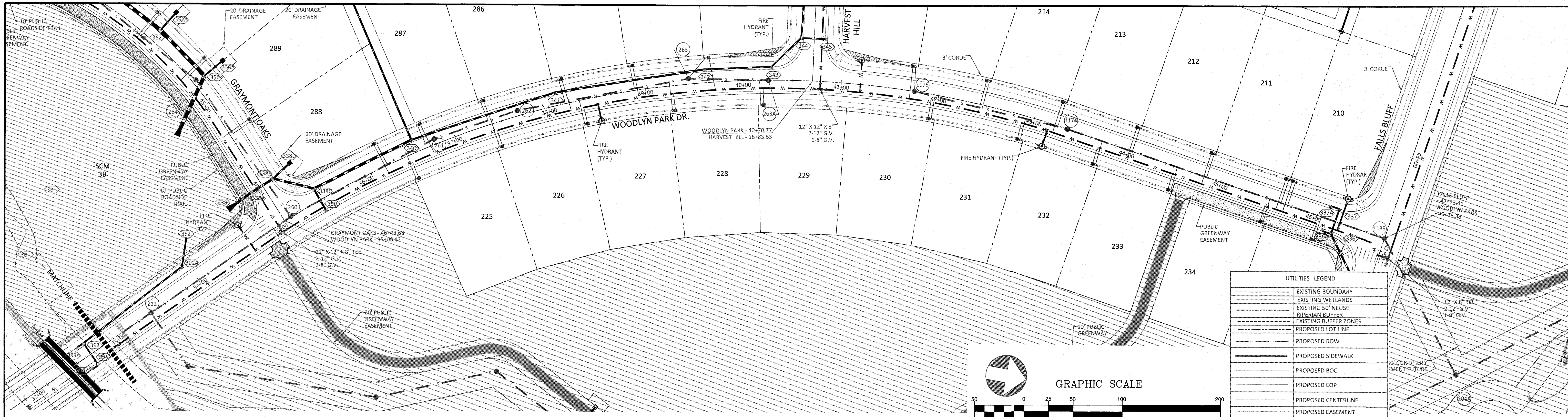
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 Raleigh Water Review Officer _____



KALAS FALLS
PHASE 3
 1832 ROLESVILLE ROAD
 WAKE COUNTY, NC

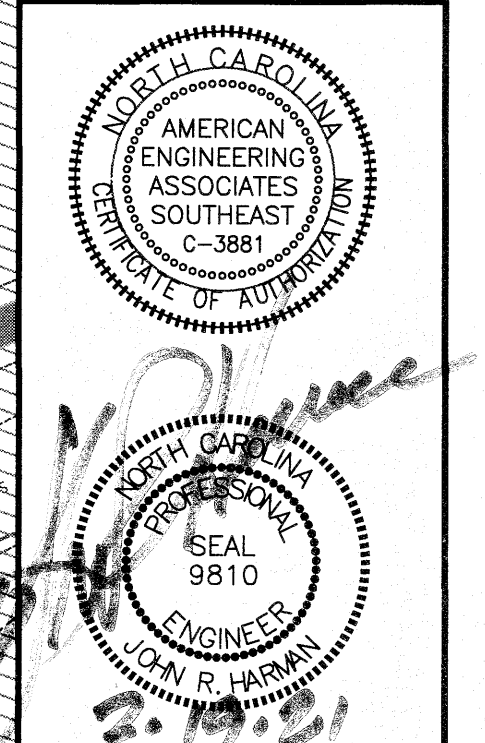
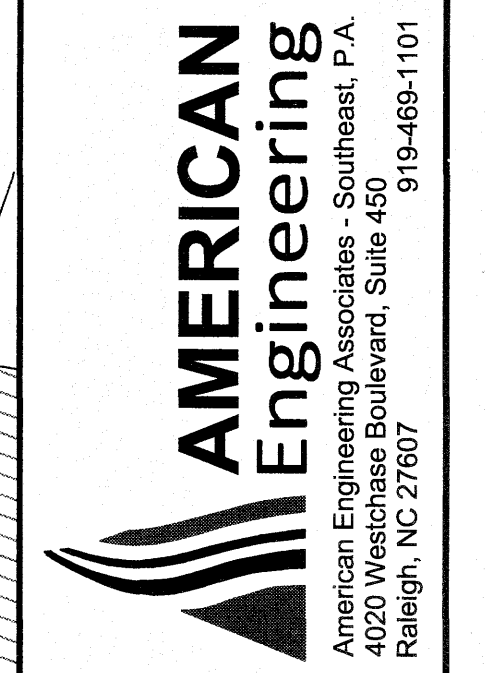
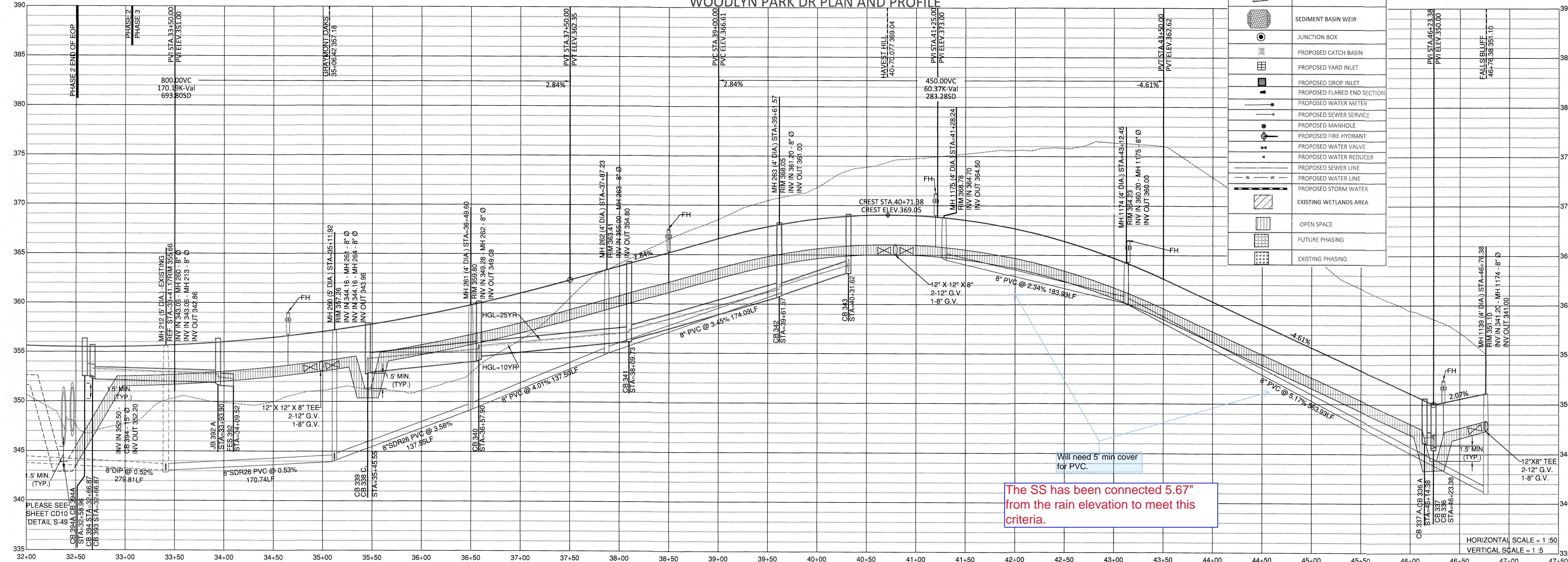
JOB NUMBER: 9900
 CHECKED BY:
 DRAWN BY:
 DATE: FEB 18, 2021
 SHEET TITLE:
DONNINGTON HILL DRIVE
PLAN & PROFILE
 SHEET NO.:
10.0



UTILITIES LEGEND

[Symbol]	EXISTING BOUNDARY
[Symbol]	EXISTING WETLANDS
[Symbol]	EXISTING 50' NEUSE RIVERIAN BUFFER
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WOODLYN PARK DR PLAN AND PROFILE



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:
WOODLYN PARK DRIVE PLAN & PROFILE
 SHEET NO.: **11.0**

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