

I, MICHAEL A. MOSS CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION FROM REFERENCES AS NOTED HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION SHOWN IN THE REFERENCES; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS GREATER THAN 1:10000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL

THIS _____ DAY OF _____, 2024.

PROFESSIONAL LAND SURVEYOR LICENSE NUMBER L-3794

THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

PROFESSIONAL LAND SURVEYOR LICENSE NUMBER L-3794

I _____ HEREBY CERTIFY THAT ALL STREETS, UTILITIES AND OTHER REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO TOWN SPECIFICATIONS AND STANDARDS IN THE SUBDIVISION OR THAT GUARANTEES IN THE INSTALLATION OF THE REQUIRED IMPROVEMENTS IN AN AMOUNT AND MANNER SATISFACTORY TO THE TOWN OF ROLESVILLE HAS BEEN RECEIVED AND THAT THE FILING FEES FOR THIS PLAT, IN THE AMOUNT OF \$ _____ HAS BEEN PAID.

DATE _____

SUBDIVISION ADMINISTRATOR CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE TOWN OF ROLESVILLE, NORTH CAROLINA AND THAT THIS PLAT HAS BEEN APPROVED BY THE SUBDIVISION ADMINISTRATOR OF THE TOWN OF ROLESVILLE FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF WAKE COUNTY.

SUBDIVISION ADMINISTRATOR, TOWN OF ROLESVILLE

DATE _____

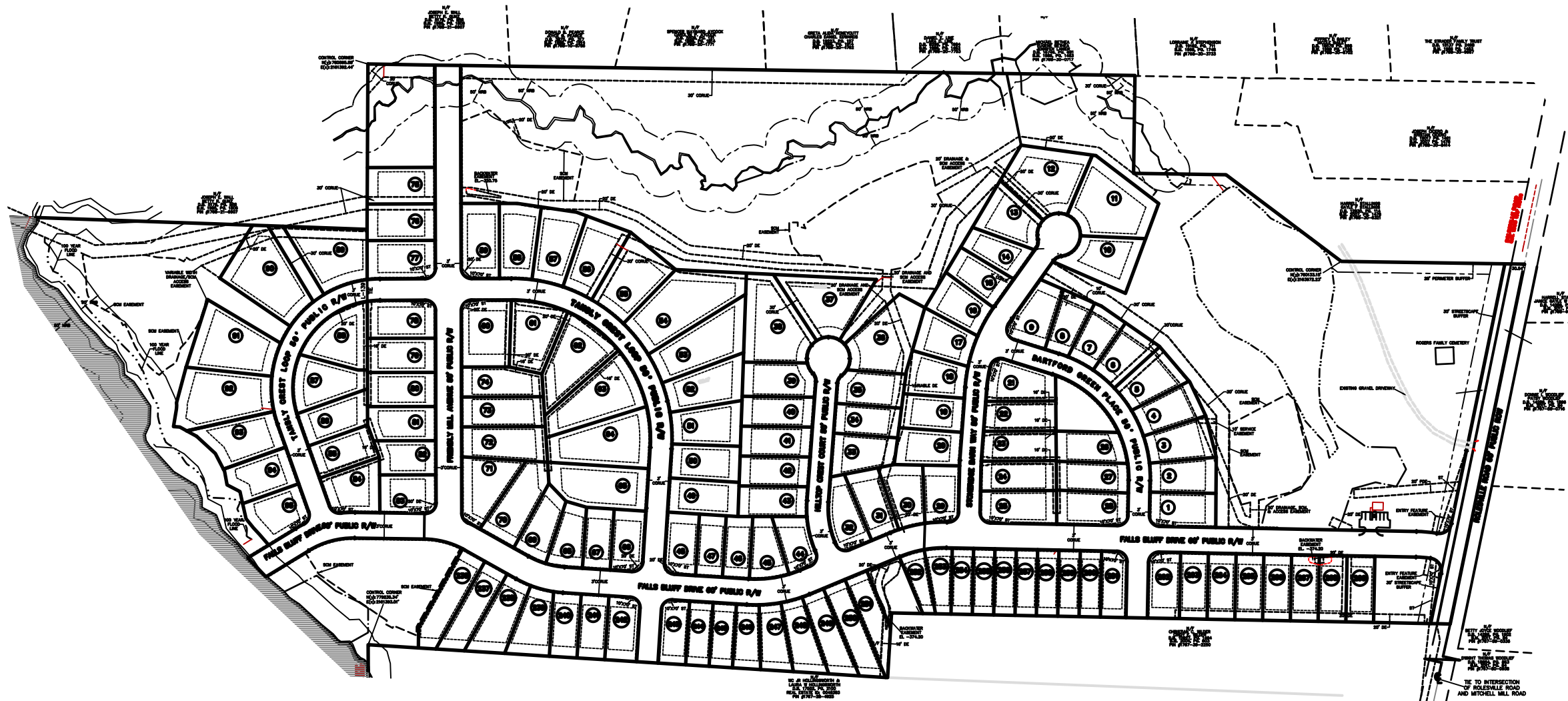
ROLESVILLE, NORTH CAROLINA

I, _____, REVIEW OFFICER OF THE TOWN OF ROLESVILLE, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

DATE _____ REVIEW OFFICER _____

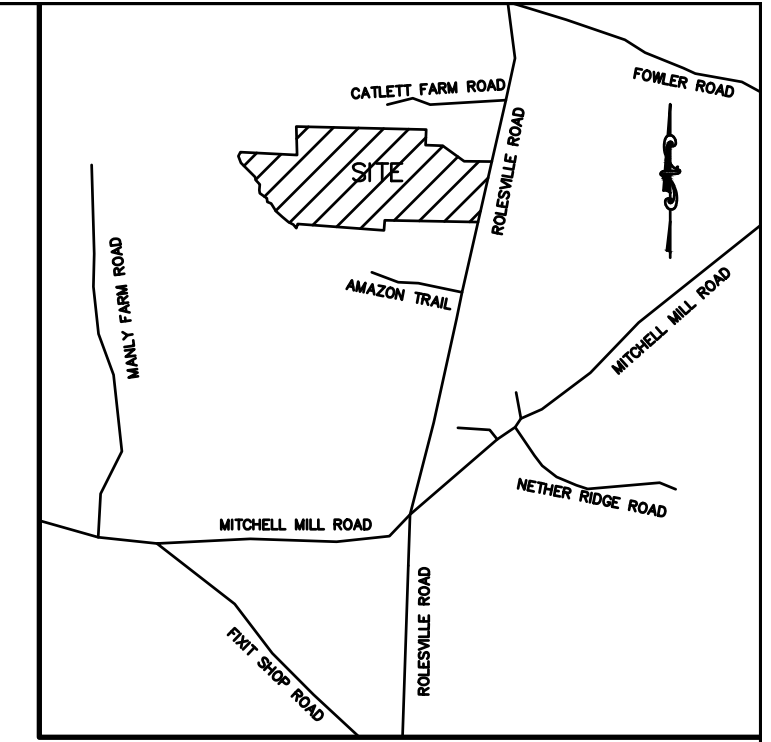
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE TOWN OF ROLESVILLE AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED. FURTHERMORE, I HEREBY DEDICATE ALL SANITARY SEWER, STORM SEWER AND WATER LINES TO THE TOWN OF ROLESVILLE.

OWNER _____ DATE _____



PRELIMINARY
FOR REVIEW PURPOSES ONLY

V1-FSP-24-07



VICINITY MAP

LEGEND:

- EIP - EXISTING IRON PIPE
- EIB - EXISTING IRON BAR
- BEIP - BENT IRON PIPE
- BEIB - BENT IRON BAR
- CM - CONCRETE MONUMENT
- EPK - EXISTING PK NAIL
- SPK - SET PK NAIL
- - NEW IRON PIPE SET
- R/W - RIGHT OF WAY
- CATV - CABLE TV BOX
- EB - ELECTRIC BOX
- TEL - TELEPHONE PEDESTAL
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- OHL - OVERHEAD LINE
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- DE - DRAINAGE EASEMENT
- SCM - STORM CONTROL MEASURE
- PDE - PUBLIC DRAINAGE EASEMENT
- EL - ELEVATION
- ST - SIGHT TRIANGLE
- NRB - NEUSE RIVER RIPARIAN BUFFER
- CORUE - CITY OF RALEIGH UTILITY EASEMENT

SITE DATA

TOTAL AREA =	85.162 AC.
(TO BE SUBDIVIDED)	
LESS R/W =	5.531 AC.
LESS R/W TO BE DEDICATED =	0.889 AC.
LESS OPEN SPACE =	32.356 AC.
LESS CEMETERY PLOT =	0.037 AC.
NET AREA =	46.349 AC.
TOTAL LOTS =	129
AVERAGE LOT SIZE =	0.359 AC.
TOTAL ROAD LENGTH	8202 FT.
PROPOSED USE -	RESIDENTIAL SINGLE FAMILY SUBDIVISION

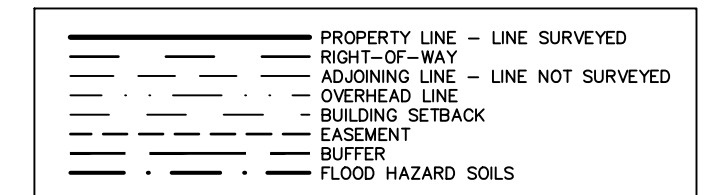
OWNER/DEVELOPER:

D.R. HORTON, INC.
7208 FALLS OF NEUSE ROAD, STE 201
RALEIGH, NC 27615
(919)214-7444

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

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

LINE TYPE LEGEND



NOTES:

- 1) AREA COMPUTED BY COORDINATE METHOD.
- 2) THERE IS NO NCGS MONUMENT WITHIN 2000' OF THIS PROPERTY.
- 3) NORTH ROTATION WAS OBTAINED VIA NC-VRS.
- 4) THIS PROPERTY MAY BE SUBJECT TO NEUSE RIVER RIPARIAN BUFFER RULES. CALL N.C. DIVISION OF WATER QUALITY TO VERIFY (919-791-4200).
- 5) NO BUILDING IS PERMITTED WITHIN 20' OF A WATERSUPPLY WATERSHED BUFFER.
- 6) THERE SHALL BE NO FILLING OR THE ERECTION OF PERMANENT STRUCTURES IN THE AREAS OF WAKE COUNTY FLOOD HAZARD SOILS OR FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) 100 YEAR FLOOD ZONES UNTIL A FLOOD STUDY IS APPROVED BY WAKE COUNTY OR FEMA.
- 7) THIS PROPERTY IS LOCATED IN FLOOD ZONE X, AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO FEMA FLOOD MAP NUMBER 3720182200K, DATED 12/06/19.
- 8) NO C.O. WILL BE ISSUED UNTIL THE WATER AND/OR SEWER SYSTEM IS OPERATIONAL AND CERTIFIED BY AN ENGINEER.
- 9) NCDOT DRIVEWAY PERMIT IS REQUIRED PRIOR TO FINAL PLAT APPROVAL.
- 10) ALL NEW ROADS WILL BE BUILT TO N.C. D.O.T. SPECIFICATIONS AND DESIGNATED AS PUBLIC.
- 11) NO LOTS SHALL HAVE DIRECT ACCESS TO ROLESVILLE ROAD
- 12) KALAS FALLS SUBDIVISION H.O.A. SHALL BE RESPONSIBLE FOR MAINTENANCE OF OPEN SPACE AND DRAINAGE.
- 13) BEFORE ACQUIRING A BUILDING PERMIT FOR LOTS MARKED BY "*" THE BUILDER MAY NEED TO OBTAIN A FLOOD HAZARD AREA USE PERMIT FROM WAKE COUNTY ENVIRONMENTAL SERVICES. THE BUILDER'S ENGINEER, ARCHITECT, AND OR SURVEYOR (AS APPROPRIATE) MUST CERTIFY THAT ALL FLOOD HAZARD REQUIREMENTS ARE MET.

NOTES (CONT):

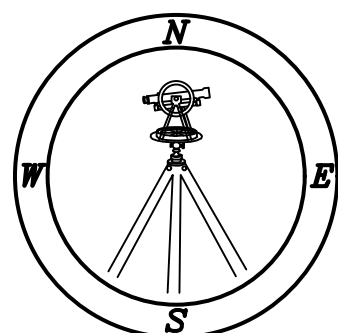
- 14) MAXIMUM IMPERVIOUS AREA SQUARE FOOTAGE ON EACH LOT WILL BE STRINGENTLY ENFORCED WITH NO EXCEPTIONS INTO PERPETUITY. PLANS APPROVED LIMITING THE MAXIMUM IMPERVIOUS SURFACE TO SQUARE FEET PER LOT.
- 15) DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS RECORDED IN D.B. _____, PG. _____.
- 16) STORMWATER BMP'S ARE TO BE MAINTAINED BY KALAS FALLS SUBDIVISION, PHASE 2 HOMEOWNERS ASSOCIATION, PER STORMWATER AGREEMENT RECORDED IN D.B. _____, PAGE _____, OPERATION AND MAINTENANCE MANUAL FOR THE STORMWATER DEVICES RECORDED IN D.B. _____, PAGE _____.
- 17) AT THE TIME OF RECORDATION, THE ROADS IDENTIFIED AS PUBLIC WERE BUILT TO PUBLIC ROAD STANDARDS PER NCDOT. ROADS IDENTIFIED AS PRIVATE WERE CERTIFIED AS COMPLETE BY THE SURVEYOR/ENGINEER OF THIS DEVELOPMENT. IN EACH CASE, WAKE COUNTY MAINTAINS NO RESPONSIBILITY FOR MAINTENANCE OF THE ROADS.
- 18) THE ROAD SYSTEM SHOWN ON THIS PLAT INCLUDES ONE OR MORE STUB ROADS THAT ARE INTENDED TO BE CONNECTED TO THE ADJACENT PROPERTY AT SUCH TIME THAT THE PROPERTY IS DEVELOPED. THE INTERCONNECTION OF NEIGHBORHOODS WITH A ROAD NETWORK ENSURES THE EFFICIENT FLOW AND DISPERSAL OF TRAFFIC AND PROVIDES FOR ADDITIONAL POINTS OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES.
- 19) ALL LOTS WILL BE SERVED WITH PUBLIC WATER AND SEWER

WAKE COUNTY HEREBY ACCEPTS, FOR THE USE AND BENEFIT OF THE PUBLIC, THE RIGHTS-OF-WAY, EASEMENTS, OPEN SPACES, AND RECREATION AREAS SHOWN OR OTHERWISE PROVIDED FOR ON THIS PLAT AS DEDICATED FOR PUBLIC ROADS, PUBLIC UTILITIES, PUBLIC RECREATION FACILITIES, AND OTHER PUBLIC IMPROVEMENTS. THIS ACCEPTANCE DOES NOT INCLUDE THE COUNTY'S ACCEPTANCE OF ANY RESPONSIBILITY TO CONSTRUCT, INSTALL, OR MAINTAIN THE ROADWAY, UTILITY LINE, RECREATION FACILITY, OR OTHER PUBLIC IMPROVEMENT INTENDED TO BE CONSTRUCTED OR INSTALLED WITHIN THE RIGHT-OF-WAY, EASEMENT, OPEN SPACE, OR RECREATION AREA.

DATE _____ PLANNING DIRECTOR/
REVIEW OFFICER _____
STORMWATER MANAGEMENT CERTIFICATE

I CERTIFY THAT THE PLAT SHOWN HEREON COMPLIES WITH ARTICLE 9, STORMWATER MANAGEMENT OF THE WAKE COUNTY UNIFIED DEVELOPMENT ORDINANCE AND MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING IN THE REGISTER OF DEEDS OFFICE.

DATE _____ WAKE COUNTY STORMWATER
MANAGEMENT REPRESENTATIVE _____



FINAL PLAT FOR
KALAS FALLS - PHASE 1
OWNER: D.R. HORTON, INC.
1600 ROLESVILLE ROAD
REF: D.B. 19008 PAGE: 1446
REF: D.B. 17691 PAGE 1863
TOWN OF ROLESVILLE
WAKE COUNTY, NORTH CAROLINA
SCALE 1"=300'
FEBRUARY 26, 2024
ZONED: R&PUD-CZ
PIN #1767-29-3887
SHEET 1 OF 5

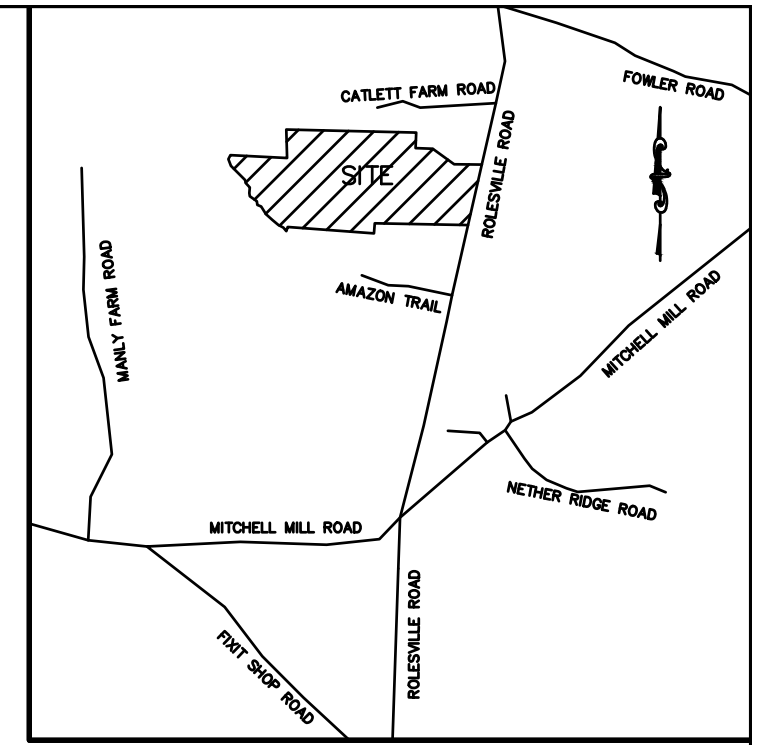
PRELIMINARY
FOR REVIEW PURPOSES ONLY

Please provide a ref for the ex. CORSSE.

Please describe this easement with metes, bounds and a property tie.

Please label as "New 30 City of Raleigh Sanitary Sewer Easement"

- NOTES:**
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 - 4) ALL NOTES, SITE DATA, SETBACK INFORMATION AND CERTIFICATIONS FOUND ON SHEET 1. LINE AND CURVE TABLES FOUND ON SHEET 5



VICINITY MAP

OWNER/DEVELOPER:

D.R. HORTON, INC.
7208 FALLS OF NEUSE ROAD, STE 201
RALEIGH, NC 27615
(919)214-7444

LEGEND:

- EIP - EXISTING IRON PIPE
- EIB - EXISTING IRON BAR
- BEIP - BENT IRON PIPE
- BEIB - BENT IRON BAR
- CM - CONCRETE MONUMENT
- EPK - EXISTING PK NAIL
- SPK - SET PK NAIL
- - NEW IRON PIPE SET
- R/W - RIGHT OF WAY
- CATV - CABLE TV BOX
- EB - ELECTRIC BOX
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- LP - LIGHT POLE
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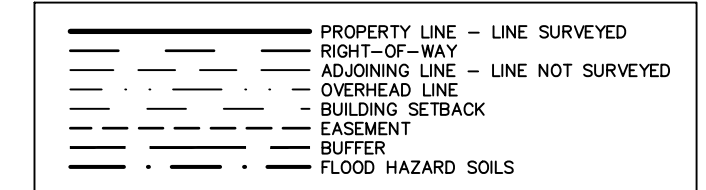
AREA TO BE DEDICATED
25,805 S.F.
0.592 AC.

ADDITIONAL R/W TO BE DEDICATED
12,912 S.F.
0.296 AC.

PRELIMINARY
FOR REVIEW PURPOSES ONLY

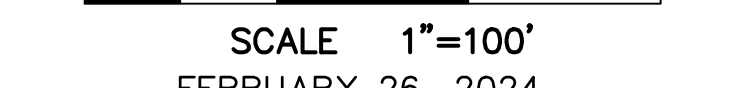
Okay to remain as 3' CORUE" but please label as "New 3' CORUE."

LINE TYPE LEGEND

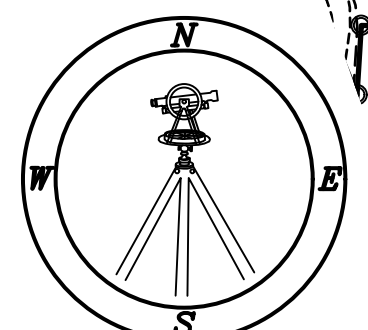


FINAL PLAT FOR
KALAS FALLS - PHASE 1
OWNER: D.R. HORTON, INC.
1600 ROLESVILLE ROAD
REF: D.B. 19008 PAGE: 1446
REF: D.B. 17691 PAGE 1863

TOWN OF ROLESVILLE
WAKE COUNTY, NORTH CAROLINA



SCALE 1"=100'
FEBRUARY 26, 2024
ZONED: R&PUD-CZ
PIN #1767-29-3887
SHEET 2 OF 5



CMP

PROFESSIONAL LAND SURVEYORS, C-1525, 333 S. WHITE STREET, P.O. BOX 1253, WAKE FOREST N.C., 27588, (919) 556-3148

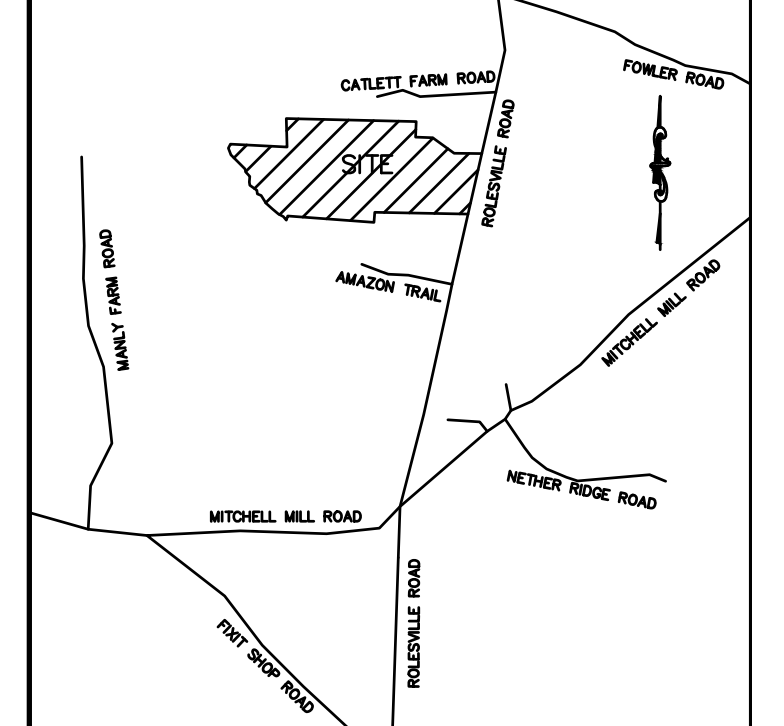
KALAS FALLS FP.DWG - JML

CONTROL CORNER
N(Y): 780595.59'
E(X): 2161392.44'

Please provide
reference for ex.
CORSEE.

PRELIMINARY
FOR REVIEW PURPOSES ONLY

See comment on
previous sheet.



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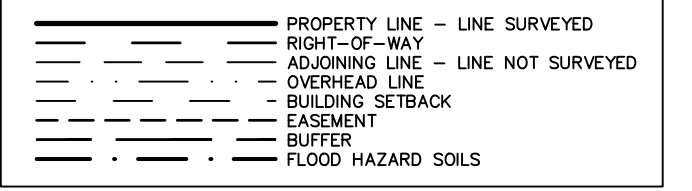
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- EIB - EXISTING IRON BARRICADE
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- BEIB - BENT EXISTING IRON BARRICADE
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- EPA - EXISTING PAVEMENT
- SPT - SURFACE PAVEMENT
- R/W - RIGHT-OF-WAY
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- EE - ELECTRIC BOX
- TELEPHONE PEDESTAL
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OWNER/DEVELOPER:

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LINE TYPE LEGEND



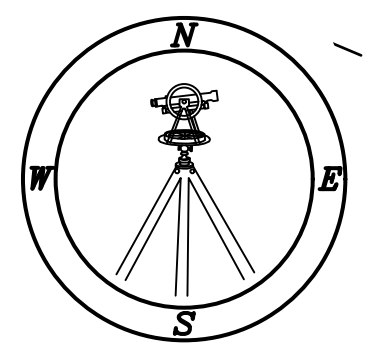
**FINAL PLAT FOR
KALAS FALLS - PHASE 1**

OWNER: D.R. HORTON, INC.
1600 ROLESVILLE ROAD
REF: D.B. 19008 PAGE: 1446
REF: D.B. 17691 PAGE 1863

TOWN OF ROLESVILLE
WAKE COUNTY, NORTH CAROLINA



SCALE 1"=100'
FEBRUARY 26, 2024
ZONED: R&PUD-CZ
PIN #1767-29-3887
SHEET 3 OF 5



CMP

PROFESSIONAL LAND SURVEYORS, C-1525, 333 S. WHITE STREET, P.O. BOX 1253, WAKE FOREST N.C., 27588, (919) 556-3148

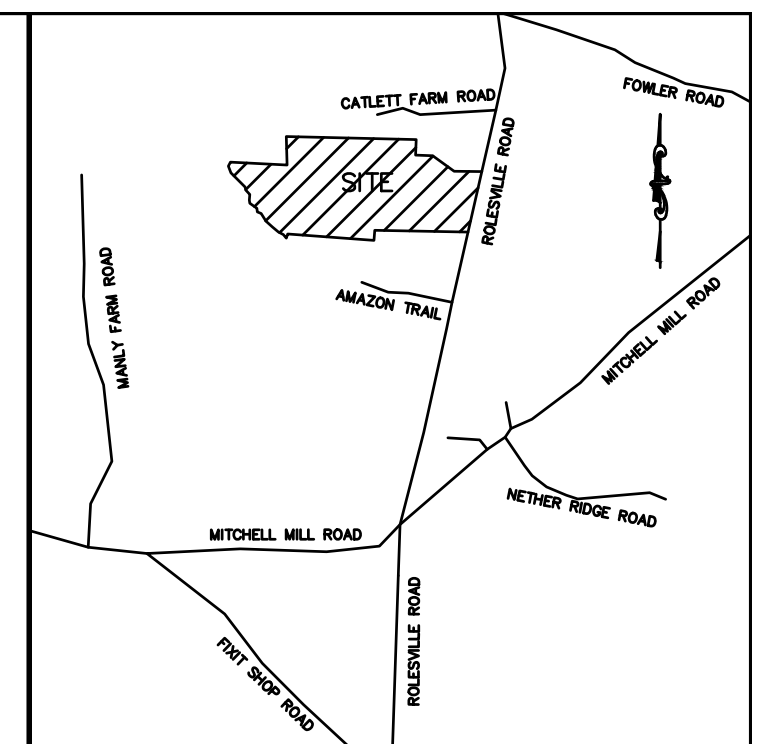
N/F
WC JR HOLLINGSWORTH &
LAURA W HOLLINGSWORTH
D.B. 17652, PG. 2100
REAL ESTATE ID: 0048383
PIN #1767-28-4925

KALAS FALLS FP.DWG - JML

PRELIMINARY
FOR REVIEW PURPOSES ONLY

Please provide reference for ex. CORSEE.

See previous comment.



VICINITY MAP

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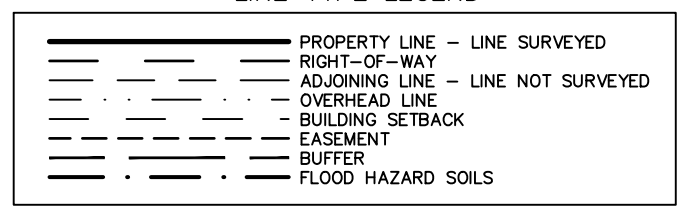
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LINE TYPE LEGEND



FINAL PLAT FOR
KALAS FALLS - PHASE 1

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1600 ROLESVILLE ROAD
REF: D.B. 19008 PAGE: 1446
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TOWN OF ROLESVILLE
WAKE COUNTY, NORTH CAROLINA



SCALE 1"=100'

FEBRUARY 26, 2024

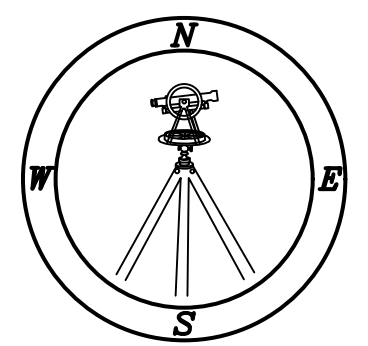
ZONED: R&PUD-CZ

PIN #1767-29-3887

SHEET 4 OF 5

PRELIMINARY
FOR REVIEW PURPOSES ONLY

PRELIMINARY
FOR REVIEW PURPOSES ONLY



KALAS FALLS FP.DWG - JML

