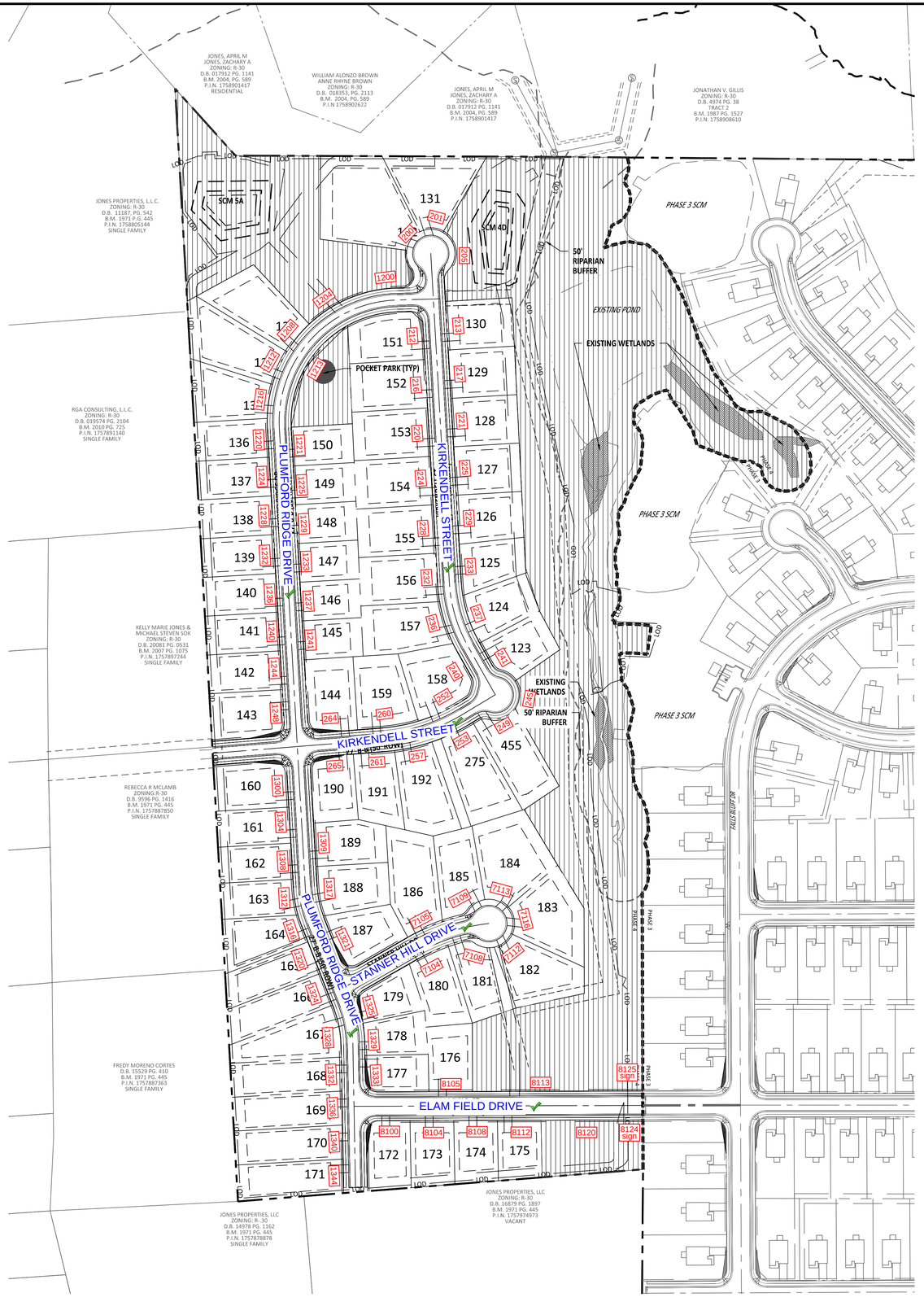
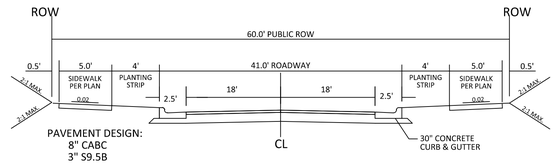



## GENERAL NOTE:

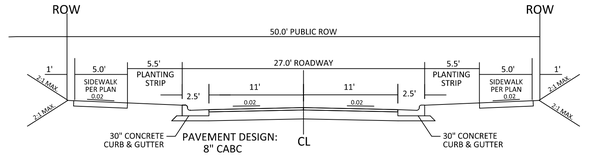
1. SIGHT DISTANCE TRIANGLES ARE 10'x70'. WHERE SIGHT LINES ENCROACH ONTO A PRIVATE LOT A SIGHT EASEMENT IS REQUIRED.
2. BACK OF CURB RADIUS AT INTERSECTIONS:
   - 2.1. RESIDENTIAL-RESIDENTIAL- 28'
   - 2.2. RESIDENTIAL-COLLECTOR- 30'
   - 2.3. COLLECTOR-COLLECTOR- 30'
   - 2.4. ENTRANCE AT CUL-DE-SAC- 32.5
   - 2.5. ENTRY ROADS-ROLESVILLE RD.- 35'
3. IF HANDICAP RAMP LOCATIONS CONFLICT WITH DRIVEWAY LOCATION PLEASE SEE THIS SHEET FOR STANDARD DETAIL MODIFIED DRIVEWAY DETAIL

| SITE LEGEND | |
|---|---|
| | EXISTING PROJECT BOUNDARY |
| | PROPOSED LOT LINE |
| | 100 YEAR FLOOD EASEMENT |
| | BUILDING RESTRICTION LINE |
| | PROPOSED LOT SETBACK |
| | PROPOSED ROW |
| | PROPOSED CENTERLINE |
| | PROPOSED UTILITY EASEMENT |
| | PROPOSED HANDICAP RAMPS |
| | PROPOSED SIGHT TRIANGLE |
| | TOT LOT |
| | POCKET PARK |
| | OPEN SPACE |
| | PUBLIC GREENWAY |
| | PUBLIC ROADSIDE TRAIL |
| | EXISTING WETLANDS |
| | PROPOSED PHASELINE |




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

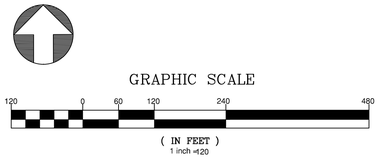
**Impervious Area**
(in acres)
**Phase 4** - Proposed Impervious

| Type | DA#4 | DA#5 | DA#6 | Totals |
|---|---|---|---|---|
| Roadway/Walks in R/W | 2.219 | 0.939 | 1.161 | 4.319 |
| Single Family Residential | 4.164 | 2.320 | 2.134 | 8.618 |
| Totals | 6.383 | 3.259 | 3.295 | 12.937 |

Existing impervious area is zero.

| SINGLE FAMILY SETBACK TABLE | | | | | |
|---|---|---|---|---|---|
| | 50'-59' | 60'-69' | 70'-79' | 80'-100' | 101'+ |
| FRONT | 20' | 25' | 25' | 25' | 25' |
| REAR | 20' | 25' | 25' | 25' | 30' |
| SIDE | ** | * | * | 10' | 12' |
| CORNER SIDE | 10' | 10' | 10' | 15' | 18' |
| MINIMUM LOT SIZE | 6,000 SF | 6,600 SF | 8,400 SF | 10,400 SF | 14,000 SF |

* AGGREGATE 12' (MINIMUM 5')
** AGGREGATE 10' (MINIMUM 3')




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

NORTH CAROLINA
AMERICAN ENGINEERING ASSOCIATES SOUTHEAST C-3881
CERTIFICATE OF AUTHORIZATION

FOR CONSTRUCTION

NORTH CAROLINA PROFESSIONAL SEAL 56528 ENGINEER JAMOR P. KLEIN

FOR INFORMATION, ONLY

| NO. | DATE | REVISION: |
|---|---|---|

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# KALAS FALLS PHASE 4
CONSTRUCTION INFRASTRUCTURE
DRAWINGS
CID-26-TBD
1832 ROLESVILLE ROAD
WAKE COUNTY, NC

| | |
|---|---|
| JOB NUMBER: | 9900 |
| CHECKED BY: | RC |
| DRAWN BY: | |
| DATE: | MAY 1, 2026 |

SHEET TITLE:
# PHASE 4 OVERALL SITE PLAN

SHEET NO.:
C3.1

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

March 27, 2026
Z:\Jobs\9900\Kalas Property\Dwgs_Working Dwgs\Phase 4\Overall Site Plan.dwg