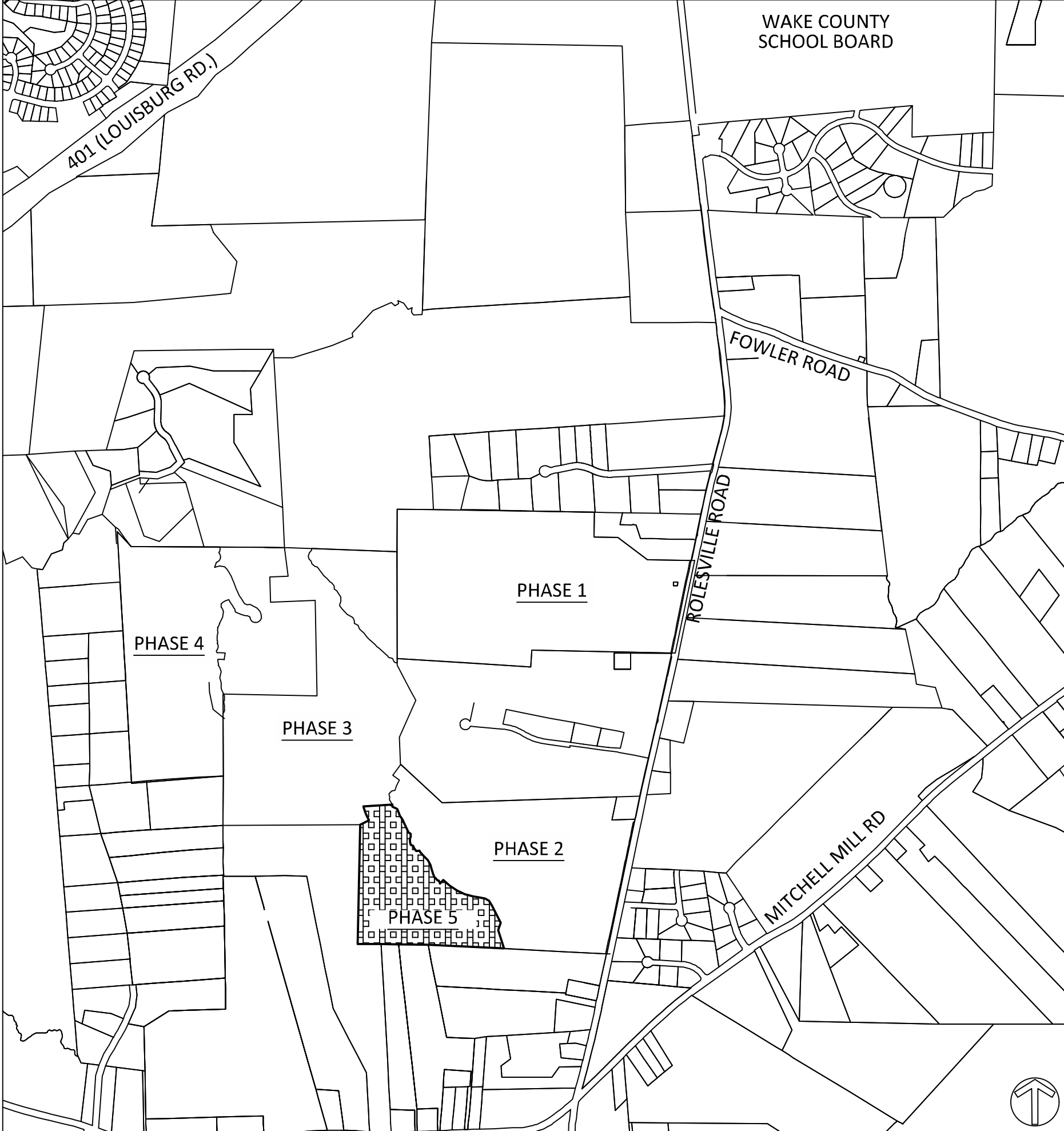


CONSTRUCTION INFRASTRUCTURE DRAWINGS

**FOR
KALAS FALLS
PHASE 5
SITUATED IN THE
TOWN OF ROLESVILLE
WAKE COUNTY, NORTH CAROLINA**

ORIGINAL SUBMITTAL: DECEMBER 23RD, 2024

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, TOWN OF ROLESVILLE, AND NCDOT.

REQUIRED APPROVALS	
PERMIT	PERMIT NUMBER:
TOWN OF ROLESVILLE SPECIAL USE PERMIT	SUP 19-01
TOWN OF ROLESVILLE PRELIMINARY PLAT	PSP-24-04
TOWN OF ROLESVILLE CONSTRUCTION INFRASTRUCTURE DRAWINGS	CID-25-01
WAKE COUNTY EROSION CONTROL	SEC-138275-2024
WAKE COUNTY STORMWATER	SWF-142703-2025
CITY OF RALEIGH UTILITIES	W-4214 & S-5618

RALEIGH WATER INSPECTIONS QUANTITIES	
<u>PHASE NUMBER</u>	<u>5</u>
NUMBER OF LOTS	95
NUMBER OF UNITS	95
PUBLIC WATER (LF)	2,954
PUBLIC SEWER (LF)	2,283
PUBLIC FORCE MAIN (LF)	N/A
PRIVATE SEWER* (LF)	N/A
WATER SERVICE STUBS (QUANTITY)	95
SEWER SERVICE STUBS (QUANTITY)	95
AVERAGE DAILY FLOW PER PHASE**	21,375 GPD

* Sewer manholes and manholes as part of a collection system
 ** Enter Project flow in 75gpd per bedroom for residential (apartments, single family dwelling, townhouse, condos), or based on 15A NCAC 027 .0114 Wastewater Design Flow Rates for Commercial and Industrial.


The meter size must match domestic service size (Exemption - 3" service tap with 8" meter)

SHEET LIST	
Sheet Number	Sheet Title
G-001	Cover Sheet
G-002	Conditions of Approval
G-003	Lot Areas and Open Space Plan
CV100	Existing Conditions
CX100	Demolition Plan
CS100	Overall Site Plan
CS110	Signage & Striping Plan
CS401	Site Plan Area A
CS402	Site Plan Area B
CS403	Site Plan Area C
CS500	Site Details
CS501	Site Details
CS502	Site Details
CT200	Graymont Oaks Dr. Plan & Profile
CT201	Graymont Oaks Dr. Plan & Profile
CT202	Armfield Creek Place Plan & Profile
CU100	Utility Plan Overall
CU401	Utility Plan Area A
CU402	Utility Plan Area B
CU403	Utility Plan Area C
CU500	Utility Details
CU501	Utility Details
CU502	Utility Details
CU503	Utility Details
CE100	ESC Phase 1 Overall
CE400	ESC Phase 1 Area A
CE401	ESC Phase 1 Area B
CE402	ESC Phase 1 Area C
CE110	ESC Phase 2 Overall
CE410	ESC Phase 2 Area A
CE411	ESC Phase 2 Area B
CE412	ESC Phase 2 Area C
CE120	ESC Phase 3 Overall
CE420	ESC Phase 3 Area A
CE421	ESC Phase 3 Area B
CE422	ESC Phase 3 Area C
CE423	ESC Phase 3 Offsite Area
CE130	NPDES PLAN
CE500	ESC Details
CE501	ESC Details
CE502	ESC Details
CE503	ESC Details
CE504	ESC Details
CG100	Grading & Drainage Overall
CG400	Grading & Drainage Area A
CG401	Grading & Drainage Area B
CG402	Grading & Drainage Area C
CG403	Grading & Drainage Offsite
CD110	Storm Drainage Tables
CD200	Storm Drainage Plan & Profiles
CD201	Culvert Crossing Plan & Profile
CD500	Drainage Details
CD501	Drainage Details
CD502	Drainage Details
LP100	Landscape Plan Overall
LP401	Landscape Plan Area A
LP402	Landscape Plan Area B
LP403	Landscape Plan Area C
LP500	Landscape Details
ES100	Overall Site Lighting Plan - No Grading
ES101	Overall Site Lighting Plan - No Grading

EROSION CONTROL, STORMWATER AND FLOODPLAIN MANAGEMENT

APPROVED
 EROSION CONTROL ☐ SEC- 138275-2024
 STORMWATER MGMT. ☐ SWF- 142703-2025
 FLOOD STUDY ☐ SWF- _____
 DATE 8/11/2025

Elizabeth Powell
ENVIRONMENTAL CONSULTANT SIGNATURE

North 811
Carolina 
www.no811.org
*** 3 Days Before Digging ***
North Carolina 811
811 or 1-800-632-4949
Remote Ticket Entry
<http://no811.org/remoteticketentry>

OVERALL SITE DATA		
DATA TYPE	NUMBER	UDO SECTION
PIN	1767-17-5039	
DEED BOOK AND PAGE #	17691, 1863	
TOTAL KALAS FALLS ACREAGE	282.73 AC	
TOTAL TRACT ACREAGE (INCLUDES R/W DEDICATION AND POSSIBLE OVERLAP AREA)	23.55 AC	
ZONING	R&PUD-CZ	MA-19-02
NUMBER OF TOWNHOMES		
APPROVED DURING REZONING	95	MA-19-02
PROVIDED	95	
TOTAL NUMBER OF LOTS		
APPROVED DURING REZONING	550	MA-19-02
PROVIDED	549	
WATERSHED	LOWER NEUSE RIVER	
RIVER BASIN	NEUSE RIVER	
TOWNSHIP	ROLESVILLE	
RECEIVING WATER	HARRIS CREEK	
STREAM INDEX	27-26	
CLASSIFICATION	C:NSW	
EXISTING USAGE	VACANT	
PROPOSED USAGE	RESIDENTIAL	
PHASE 5 DENSITY	4.03	
MAXIMUM DENSITY (5 PHASES)	2.10	MA-19-02
PROPOSED DENSITY (5 PHASES)	1.94	
TOWNHOME MINIMUM BUILDING SETBACKS:		
FRONT SETBACK REAR SETBACK	15' 15'	SUP 19-01 UDO: 6.2.3.2 (a)
TOWNHOME MINIMUM BUILDING SEPARATIONS:		
SIDE SEPARATION REAR SEPARATION	16' 25'	SUP 19-01
PHASE 5 EXISTING IMPERVIOUS	0.65 AC	
PHASE 5 PROPOSED IMPERVIOUS	6.64 AC	
PHASE 5 EXISTING TREE COVERAGE	32%	
PHASE 5 TOTAL AREA OF LOTS	5.64 AC	
PHASE 5 AVERAGE LOT SIZE	2,587 SF	
MINIMUM TOWNHOME LOT SIZE	2,280 SF	
PHASE 5 MAXIMUM IMPERVIOUS PER LOT	1,250 SF	
PHASE 5 MAXIMUM BUILDING HEIGHT	35'	TABLE 3.1.2
PHASE 5 LIMITS OF DISTURBANCE	16.27 AC	
PHASE 5 AREA IN PUBLIC R/W	3.40 AC	
PHASE 5 ROAD DETAILS	GRAYMONT OAKS DR: 50' PUBLIC R/W 27' B-B 1,881 LF	
	ARMFIELD CREEK PLACE: 50' PUBLIC R/W 27' B-B 1,047 LF	
PARKING COUNT		UDO: 10.1.10 & 6.2.3.2 (d)
REQUIRED	PROVIDED	
RESIDENT: 238 (95 UNITS @ 3 BEDROOMS PER UNIT 95 X 2 = 190 + 95 X .5 = 48)	95 DRIVEWAY 95 GARAGE 48 PARKING	2 SPACES PER DWELLING + 0.5 ADDITIONAL SPACES EVERY BEDROOM OVER 2 PER DWELLING
GUEST: 23 + 1 ADA (95 UNITS/4)	21 + 1 VAN ADA + 2 ADA	1 SPACE PER 4 DWELLING UNITS
TOTAL: 262	TOTAL: 262	

THE REZONING FOR THIS DEVELOPMENT
WAS APPROVED ON 11/19/2019 (MA-19-02)
AND AS SUCH, THE PROJECT FALLS UNDER
THE GOVERNANCE OF THE 2004 UDO.
PLEASE SEE SHEET G002 FOR REZONING AND
SPECIAL USE PROJECT SPECIFIC CONDITIONS

PROJECT TEAM	
PROPERTY OWNER:	MITCHELL MILL ROAD INVESTORS LLC CONTACT: KARL BLACKLEY 105 WESTON ESTATES WAY CARY, NC 27513 919-481-3000
ENGINEER:	AMERICAN ENGINEERING ASSOCIATES-SOUTHEAST, PA CONTACT: JAKOB KLEIN 4020 WESTCHASE BLVD, SUITE 450 RALEIGH, NC 27607
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 219 STATION ROAD, STE. 201 WILMINGTON, NC 28405

PROPOSED IMPERVIOUS TABULATION	
LAND COVER	AREA (AC)
ROADWAYS/PARKING	2.33
ROOFS	2.62
SIDEWALK/GREENWAY	1.04
DRIVEWAYS	0.65
TOTAL:	6.64

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 Inspector at 919-996-3245 or <https://cityworks.raleighnc.gov/pucontractors/New> and schedule a Pre-construction meeting prior to beginning any construction.

Raleigh Water must be contacted at (919) 996-4540 at least twenty-four hours prior to beginning any work activity around critical water and sewer infrastructure.

Failure to notify the Divisions in advance of beginning construction, will result in the issuance of monetary fines, and require reinstallation of any water or sewer facilities not inspected as a result of this notification failure.

Failure to call for Inspection, install a downstream plug, have permitted plans on the jobsite, or any other violation of City of Raleigh Standards will result in a fine and possible exclusion from future work in the City of Raleigh.



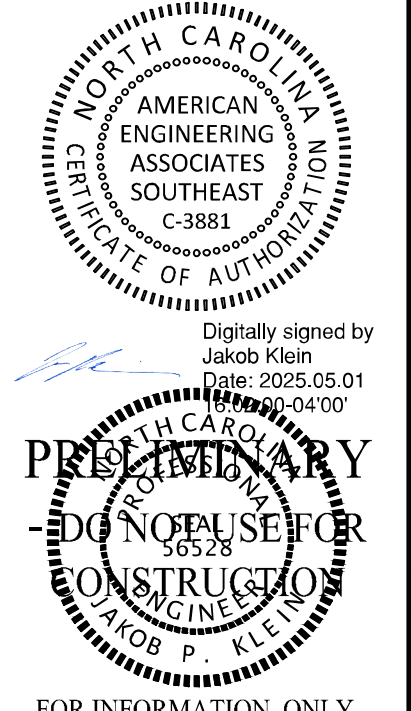
CID-25-01 / Construction Infrastructure Drawing
- Kalas Falls Phase 5
APPROVED - August 8, 2025

Mike D. Ellyer
Town of Rolesville Planning Department



AMERICAN
Engineering

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

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STIPULATION FOR REUSE

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KALAS FALLS
PHASE 5
RUCTION INFRASTRUCTURE
DOCUMENTS
CID-25-01
TOWN OF ROLESVILLE,
WAKE COUNTY, NC

JOB NUMBER:	R180115
CHECKED BY:	JK
DRAWN BY:	GE, RC
DATE:	05-01-2025

SHEET TITLE:

COVER SHEET

SHEET NO. :

G-001

MA-19-02 REZONING CONDITIONS:

- a. THE MAXIMUM DEVELOPMENT DENSITY SHALL BE 2.1 DWELLING UNITS PER ACRE
- b. PERMITTED USES SHALL ONLY INCLUDE SINGLE FAMILY DETACHED DWELLINGS, TOWNHOUSES, NEIGHBORHOOD RECREATION CENTER, OPEN SPACE, GREENWAY, AND ASSOCIATED ACCESSORY USES
- c. TOTAL NUMBER OF DWELLING UNITS ON THE SUBJECT PROPERTY SHALL NOT EXCEED 550, AND NOT MORE THAN 95 OF THESE DWELLING UNITS ARE PERMITTED TO BE TOWNHOMES.
- d. THE MINIMUM LOT SIZE FOR SINGLE FAMILY DETACHED DWELLINGS SHALL BE 6,000 SQUARE FEET, WITH A MINIMUM LOT WIDTH OF 50'.
- e. DEVELOPMENT OF THE SUBJECT PROPERTY SHALL INCLUDE 250% OF THE UDO REQUIRED OPEN SPACE, AS SUCH REQUIREMENTS EXIST AS OF THE DATE OF THIS ZONING.
- f. A TYPE A BUFFER (WITH BERM, IF PERMITTED) WILL BE INSTALLED AND MAINTAINED ALONG THE SUBJECT PROPERTY'S FRONTAGE ALONG ROLESVILLE ROAD.
- g. UP TO 460' OF PRIVACY FENCE AND UP TO 400' OF TYPE A BUFFER SHALL BE INSTALLED AND MAINTAINED ALONG THE COMMON PROPERTY LINE OF THE STALLINGS PROPERTY (WAKE COUNTY PIN 1768-30-6321) ON BOTH SIDES OF DRESDEN DRIVE AND ALONG THE EXISTING POND DAM. THE FENCE WITHIN THE POND AREA SHALL BE PLACED SO THAT THERE IS NO IMPACT TO THE EXISTING STATE MANDATED BUFFER.
- h. THE EXISTING DRIVEWAY THROUGH THE SUBJECT PROPERTY (FROM ROLESVILLE ROAD) THAT SERVES AS ACCESS FOR THE STALLINGS TRACT (WAKE COUNTY PIN 1768-30-6321) AND WOODLIEF TRACT (1768-30-8414) SHALL BE REALIGNED BY THE DEVELOPER TO ALLOW CONNECTION, AND AT NO TIME SHALL ACCESS TO THOSE PROPERTIES BE BLOCKED WITHOUT PROVIDING FOR ANOTHER MEANS OF INGRESS/EGRESS.
- i. ALL HOMES CONSTRUCTED ON THE PROPERTY SHALL INCLUDE EITHER CRAWL SPACE FOUNDATIONS OR STEM WALL FOUNDATIONS. ANY STEM WALL FOUNDATIONS SHALL HAVE A BRICK VENEER AROUND THE FULL PERIMETER OF THE HOUSE.
- j. TRANSPORTATION IMPROVEMENTS: TO ADDRESS TRANSPORTATION IMPACTS REASONABLY EXPECTED TO BE GENERATED BY THE DEVELOPMENT, PRIOR TO REQUEST FOR THE FIRST BUILDING PERMIT FOR THE PROPERTY, THE FOLLOWING IMPROVEMENTS SHALL BE CONSTRUCTED AND INSTALLED AS RECOMMENDED BY THE KALAS/WATKINS FAMILY PROPERTY TIA DATED AUGUST 24, 2019, ON FILE WITH THE TOWN OF ROLESVILLE: ROLESVILLE ROAD AT SITE DRIVEWAY A:
 - i. CONSTRUCT DRIVEWAY A AS A FULL-MOVEMENT ACCESS POINT ONTO ROLESVILLE ROAD WITH ONE INGRESS LANE AND ONE EGRESS LANE;
 - ii. CONSTRUCT AN EXCLUSIVE EASTBOUND RIGHT-TURN LANE WITH 100 FEET OF FULL- WIDTH STORAGE AND APPROPRIATE TAPER ON DRIVEWAY A;
 - iii. CONSTRUCT AN EXCLUSIVE NORTHBOUND LEFT-TURN LANE WITH 100 FEET OF FULL- WIDTH STORAGE AND APPROPRIATE TAPER ON ROLESVILLE ROAD; AND
 - iv. CONSTRUCT AN EXCLUSIVE SOUTHBOUND RIGHT-TURN LANE WITH 100 FEET OF FULL-WIDTH STORAGE AND APPROPRIATE TAPER ON ROLESVILLE ROAD.

- k. TRANSPORTATION IMPROVEMENTS: TO ADDRESS TRANSPORTATION IMPACTS REASONABLY EXPECTED TO BE GENERATED BY THE DEVELOPMENT, PRIOR TO REQUEST FOR THE FIRST BUILDING PERMIT FOR THE PROPERTY, THE FOLLOWING IMPROVEMENTS SHALL BE CONSTRUCTED AND INSTALLED AS RECOMMENDED BY THE KALAS/WATKINS FAMILY PROPERTY TIA DATED AUGUST 24, 2019, ON FILE WITH THE TOWN OF ROLESVILLE: ROLESVILLE ROAD AT SITE DRIVEWAY B:
 - i. CONSTRUCT DRIVEWAY B AS A FULL-MOVEMENT ACCESS POINT ONTO ROLESVILLE ROAD WITH ONE INGRESS LANE AND ONE EGRESS LANE;
 - ii. CONSTRUCT AN EXCLUSIVE NORTHBOUND LEFT-TURN LANE WITH 100 FEET OF FULL- WIDTH STORAGE AND APPROPRIATE TAPER ON ROLESVILLE ROAD; AND
 - iii. CONSTRUCT AN EXCLUSIVE SOUTHBOUND RIGHT-TURN LANE WITH 50 FEET OF FULL- WIDTH STORAGE AND APPROPRIATE TAPER ON ROLESVILLE ROAD.TRANSPORTATION IMPROVEMENTS: TO ADDRESS TRANSPORTATION IMPACTS REASONABLY EXPECTED TO BE GENERATED BY THE DEVELOPMENT, PRIOR TO REQUEST FOR THE FIRST BUILDING PERMIT FOR THE PROPERTY, THE FOLLOWING IMPROVEMENTS SHALL BE CONSTRUCTED AND INSTALLED AS RECOMMENDED BY THE KALAS/WATKINS FAMILY PROPERTY TIA DATED AUGUST 24, 2019, ON FILE WITH THE TOWN OF ROLESVILLE: ROLESVILLE ROAD AT SITE DRIVEWAY C:
 - i. CONSTRUCT DRIVEWAY C AS A FULL-MOVEMENT ACCESS POINT ONTO ROLESVILLE ROAD WITH ONE ING'S ESS LANE AND ONE EGRESS LANE;
 - ii. CONSTRUCT AN EXCLUSIVE EASTBOUND RIGHT-TURN LANE WITH 100 FEET OF FULL- WIDTH STORAGE AND APPROPRIATE TAPER ON DRIVEWAY C;
 - iii. CONSTRUCT AN EXCLUSIVE NORTHBOUND LEFT-TURN LANE WITH 100 FEET OF FULL- WIDTH STORAGE AND APPROPRIATE TAPER ON ROLESVILLE ROAD; AND
 - iv. CONSTRUCT AN EXCLUSIVE SOUTHBOUND RIGHT-TURN LANE WITH 100 FEET OF FULL-WIDTH STORAGE AND APPROPRIATE TAPER ON ROLESVILLE ROAD.
- m. TRANSPORTATION IMPROVEMENTS: TO ADDRESS TRANSPORTATION IMPACTS REASONABLY EXPECTED TO BE GENERATED BY THE DEVELOPMENT, THE PROPERTY OWNER OR DEVELOPER WILL PROVIDE FOR THE FOLLOWING IMPROVEMENT IN ACCORDANCE WITH AND SUBJECT TO THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) AND TOWN OF ROLESVILLE (TOWN) APPROVAL AND STANDARDS AND SPECIFICATIONS AS RECOMMENDED BY THE KALAS/WATKINS FAMILY PROPERTY TIA DATED AUGUST 24, 2019, ON FILE WITH THE TOWN OF ROLESVILLE IN ACCORDANCE WITH THE FOLLOWING: ROLESVILLE ROAD AT MITCHELL MILL ROAD
 - i. THE TOWN MAY PROVIDE A FULL SIGNAL WARRANT ANALYSIS ("TOWN WARRANT ANALYSIS") PRIOR TO APPROVAL OF THE PLAT CONTAINING THE 100" LOT TO BE DEVELOPED UPON THE SUBJECT PROPERTY. IF A SIGNAL IS WARRANTED AS PART OF THE TOWN WARRANT ANALYSIS, TRAFFIC SIGNAL EASEMENTS TO ACCOMMODATE TRAFFIC SIGNAL EQUIPMENT SHALL BE PROVIDED BY THE OWNER OR DEVELOPER TO THE

EXTENT SUCH PROPERTY IS OWNED AND CONTROLLED BY THE OWNER OR DEVELOPER AND, WITHIN 12 MONTHS OF BEING WARRANTED AND APPROVED BY THE TOWN OF ROLESVILLE AND THE NCDOT, THE PROPERTY OWNER OR DEVELOPER SHALL DESIGN, CONSTRUCT AND INSTALL A TRAFFIC SIGNAL SUBJECT TO FINAL APPROVAL BY THE TOWN OF ROLESVILLE AND THE NCDOT.

IF THE SIGNAL IS NOT WARRANTED BY THE TOWN WARRANT ANALYSIS, THE OWNER OR DEVELOPER SHALL PROVIDE A FULL SIGNAL WARRANT ANALYSIS ("OWNER WARRANT ANALYSIS") PRIOR TO APPROVAL OF THE PLAT CONTAINING THE 300" LOT TO BE DEVELOPED UPON THE SUBJECT PROPERTY. IF A SIGNAL IS WARRANTED AS PART OF THE OWNER WARRANT ANALYSIS, TRAFFIC SIGNAL EASEMENTS TO ACCOMMODATE TRAFFIC SIGNAL EQUIPMENT SHALL BE PROVIDED BY THE OWNER OR DEVELOPER AND, WITHIN 12 MONTHS OF BEING WARRANTED AND APPROVED BY THE TOWN OF ROLESVILLE AND THE NCDOT, THE PROPERTY OWNER OR DEVELOPER SHALL DESIGN, CONSTRUCT AND INSTALL A TRAFFIC SIGNAL SUBJECT TO FINAL APPROVAL BY THE TOWN OF ROLESVILLE AND THE NCDOT.

IF THE SIGNAL IS NOT WARRANTED BY THE OWNER WARRANT ANALYSIS, THE TOWN MAY PROVIDE A FINAL FULL SIGNAL WARRANT ANALYSIS ("FINAL WARRANT ANALYSIS") PRIOR TO APPROVAL OF THE PLAT CONTAINING THE 450" LOT TO BE DEVELOPED ON THE SUBJECT PROPERTY. IF A SIGNAL IS WARRANTED AS PART OF THE FINAL WARRANT ANALYSIS, TRAFFIC SIGNAL EASEMENTS TO ACCOMMODATE TRAFFIC SIGNAL EQUIPMENT SHALL BE PROVIDED BY THE OWNER OR DEVELOPER TO THE EXTENT SUCH PROPERTY IS OWNED AND CONTROLLED BY THE OWNER OR DEVELOPER AND, WITHIN 12 MONTHS OF BEING WARRANTED AND APPROVED BY THE TOWN OF ROLESVILLE AND THE NCDOT, THE PROPERTY OWNER OR DEVELOPER SHALL DESIGN, CONSTRUCT AND INSTALL A TRAFFIC SIGNAL SUBJECT TO FINAL APPROVAL BY THE TOWN OF ROLESVILLE AND THE NCDOT.

ALL TRAFFIC SIGNALS TO BE INSTALLED SHALL BE CONSTRUCTED WITH STEEL POLES WITH MAST ARMS APPROVED BY THE TOWN AND NCDOT.

- n. TO ADDRESS CONCERNS RELATED TO THE TIMING OF FUTURE ROLESVILLE ROAD WIDENING, SPECIFICALLY AS IT RELATES TO THAT PORTION OF ROLESVILLE ROAD FRONTAGE BETWEEN THE NORTHERN AND SOUTHERN BOUNDARIES OF THE SUBJECT PROPERTY THAT IS NOT PART OF THIS APPLICATION (THE "ROLESVILLE ROAD RIGHT-OF-WAY GAP"), THE DEVELOPER SHALL WIDEN THE ROLESVILLE ROAD RIGHT-OF-WAY GAP TO ONE-HALF OF ITS ULTIMATE SECTION. DEVELOPER'S OBLIGATIONS HEREUNDER ARE SUBJECT TO NCDOT APPROVAL, AND THERE BEING SUFFICIENT RIGHT-OF-WAY (AND ASSOCIATED EASEMENTS) FOR SUCH IMPROVEMENTS AT THE TIME THE DEVELOPER IS PERFORMING ITS OTHER ROADWAY WIDENING OBLIGATIONS FOR THE SUBJECT PROPERTY.

SUP 19-01 SPECIAL USE PERMIT CONDITIONS:

- ALL ZONING CONDITIONS ATTACHED TO THE RESIDENTIAL PLANNED UNIT DEVELOPMENT CONDITIONAL USE ZONING DISTRICT (R&PUD-CZ) AS APPROVED BY CASE: MA 19-02 SHALL COMPLY WITH THE PUD MASTER PLAN.
 - i. WITH RESPECT TO THE ZONING CONDITION RELATED TO THE TRAFFIC SIGNAL, IF A SIGNAL IS FOUND TO BE WARRANTED BUT THE TOWN DESIRES A ROUNDABOUT OR TRAFFIC FACILITY OTHER THAN A SIGNAL TO ADDRESS THE INTERSECTION AT MITCHELL MILL ROAD AND ROLESVILLE ROAD, THE DEVELOPER AGREES TO CONTRIBUTE A PAYMENT-IN-LIEU EQUAL TO THE COST OF CONSTRUCTION OF THE SIGNAL TO THE TOWN FOR THE ALTERNATE TRAFFIC FACILITY. THE TOWN'S ACCEPTANCE OF SUCH PAYMENT-IN-LIEU SHALL BE DEEMED A COMPLETE SATISFACTION OF THE ZONING CONDITION RELATED TO THE TRAFFIC SIGNAL.
- THE OWNER /DEVELOPER RESERVES THE RIGHT TO DRAIN THE EXISTING PONDS ON THE PROPERTY IF IT IS DETERMINED THAT REPAIR OR RECONSTRUCTION ARE NOT FEASIBLE OF ANY OF THE PONDS OR WILL BE UNSAFE FOR THE SURROUNDING AREA.
- TO THE EXTENT POSSIBLE, THE DEVELOPER SHALL STRIPE ON-STREET PARKING SPACES WITHIN THE PUBLIC RIGHT-OF-WAY TO ALLOW FOR CONVENIENT ACCESS TO THE PUBLIC GREEN WAY.

CONDITIONS FOR SINGLE FAMILY RESIDENTIAL:

- a. GENERAL ARCHITECTURAL REQUIREMENTS OF THE NEIGHBORHOOD WILL BE GOVERNED BY RECORDED CONDITIONS, COVENANTS AND RESTRICTIONS. THE DEVELOPER SHALL SUBMIT A COPY OF THE CONDITIONS, COVENANTS AND RESTRICTIONS TO THE TOWN OF ROLESVILLE TO ALLOW THE TOWN ATTORNEY TO REVIEW THEM BEFORE RECORDATION.
- b. ALL REQUIRED OPEN SPACE AND DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION, WITH THE EXCEPTION OF THE PUBLIC GREENWAY.
- c. IF UNMARKED HUMAN BURIALS OR HUMAN SKELETAL REMAINS ARE ENCOUNTERED AS A RESULT OF OBSTRUCTION OR AGRICULTURAL ACTIVITIES, DISTURBANCE OF THE REMAINS SHALL CEASE IMMEDIATELY AND SHALL NOT RESUME WITHOUT AUTHORIZATION FROM EITHER THE COUNTY MEDICAL EXAMINER OR THE STATE ARCHAEOLOGIST.
- d. AT NO TIME SHALL DEVELOPMENT ACTIVITIES EXCEED THE NOISE STANDARDS SET FOR THE IN ROLESVILLE TOWN CODE

- OF ORDINANCES CHAPTER 130.
- e. SUBJECT TO THE APPROVAL OF THE UNITED STATES POSTAL SERVICE THE DEVELOPER SHALL PROVIDE AT LEAST TWO MAIL KIOSKS SEPARATED BY AT LEAST 500 LINEAR FEET WITHIN THE SUBDIVISION FOR MAIL SERVICE.
- f. PRIOR TO ISSUANCE OF THE FIRST BUILDING PERMIT FOR ANY PARTICULAR PHASE OF THE DEVELOPMENT, ALL GREENWAYS IN THAT PHASE SHALL BE COMPLETED INCLUDING DEDICATION OF A THIRTY-FOOT PUBLIC GREENWAY EASEMENT, CONSTRUCTION OF TEN-FOOT PAVED TRAILS AND ALL APPLICABLE SIGNAGE. ONCE COMPLETED TO THE TOWN'S SATISFACTION THE TOWN WILL ACCEPT OWNERSHIP AND MAINTENANCE OF THE PUBLIC GREENWAY. THIS CONDITION MAY BE SATISFIED BY POSTING A SURETY IN THE AMOUNT OF 125% COST OF THE INFRASTRUCTURE IMPROVEMENT BEING DEFERRED.
- g. SIDEWALKS TO RESIDENCES MAY EXTEND FROM THE RESIDENTIAL DRIVEWAYS OR FROM PUBLIC SIDEWALKS. IT IS NOT REQUIRED THAT RESIDENTIAL WALKS CONNECT TO PUBLIC SIDEWALKS.
- h. ONSITE AMENITIES TO INCLUDE A COMMUNITY SWIMMING POOL AND PLAYGROUND AREA SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF THE 50TH BUILDING PERMIT IN PHASE II. THE AMENITY SITE IS SUBJECT TO FURTHER REVIEW AND APPROVAL BY THE TOWN THROUGH THE SITE PLAN REVIEW PROCESS.
- i. CUL-DE-SAC LENGTH MAY EXCEED 250' DUE TO TOPOGRAPHY AND STREAM BUFFERS OF THE SITE CONDITIONS.
- j. GARAGES MAY FACE THE STREET.
- k. TWO-CAR GARAGE DOORS MAY BE SINGLE OR DOUBLE.
- l. DEVELOPMENT IS NOT REQUIRED TO BE IN SEQUENTIAL PHASES.
- m. BECAUSE OF EXISTING DIFFICULT TOPOGRAPHY OF THE SITE, ALLEYS ARE NOT REQUIRED TO SERVE EVERY DWELLING.

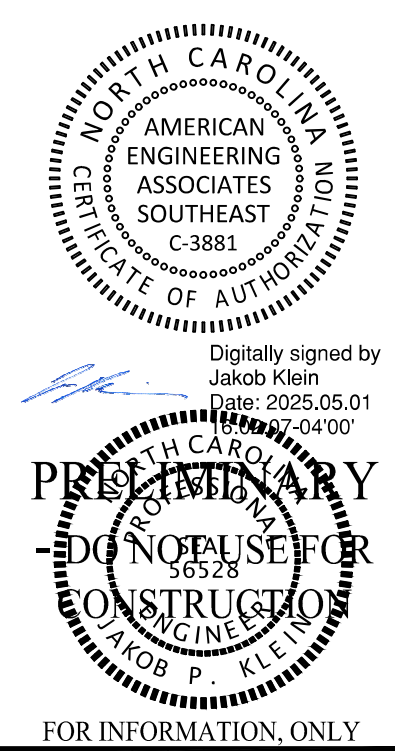
CONDITIONS FOR RESIDENTIAL TOWNHOMES

- a. CONDITIONS (A) THROUGH (H) IN PARAGRAPH 2, CONDITION FOR SINGLE-FAMILY RESIDENTIAL SHALL ALSO APPLY TO TOWNHOUSE DEVELOPMENT.
- b. IF PRIVATE STREETS ARE APPROVED WITH THE TOWNHOUSE SITE PLAN, THEN THE FRONT FACADE OF A TOWNHOUSE

- UNIT OR A TOWNHOUSE GARAGE MAY BE SET BACK EIGHTEEN FEET (18') FROM THE BACK OF CURB.
- c. NO TOWNHOUSE STRUCTURE MAY EXCEED SIX UNITS.
- d. AT LEAST ONE VOLLEYBALL COURT SHALL BE BUILT AT THE SAME TIME THAT THE PUBLIC GREENWAY IS CONSTRUCTED.
- e. THE BACK OF A TOWNHOUSE STRUCTURE SHALL NOT BE CLOSER THAN 25' TO ANOTHER TOWNHOUSE STRUCTURE.
- f. SIDE SETBACKS BETWEEN STRUCTURES SHALL BE NO LESS THAN 16'.
- g. GARAGES AND GARAGE DOORS MAY BE SINGLE OR DOUBLE.

GENERAL NOTES:

- 1. SEE SHEET CV100 FOR PROPERTY LINE INFORMATION FOR EXISTING PARCEL.



FOR INFORMATION, ONLY

NO.	DATE	REVISION:	CID	SUBMITTAL #1
1	12/23/2024			

STIPULATION FOR REUSE

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KALAS FALLS
PHASE 5
CONSTRUCTION INFRASTRUCTURE
DOCUMENTS
CID-25-01
TOWN OF ROLESVILLE,
WAKE COUNTY, NC

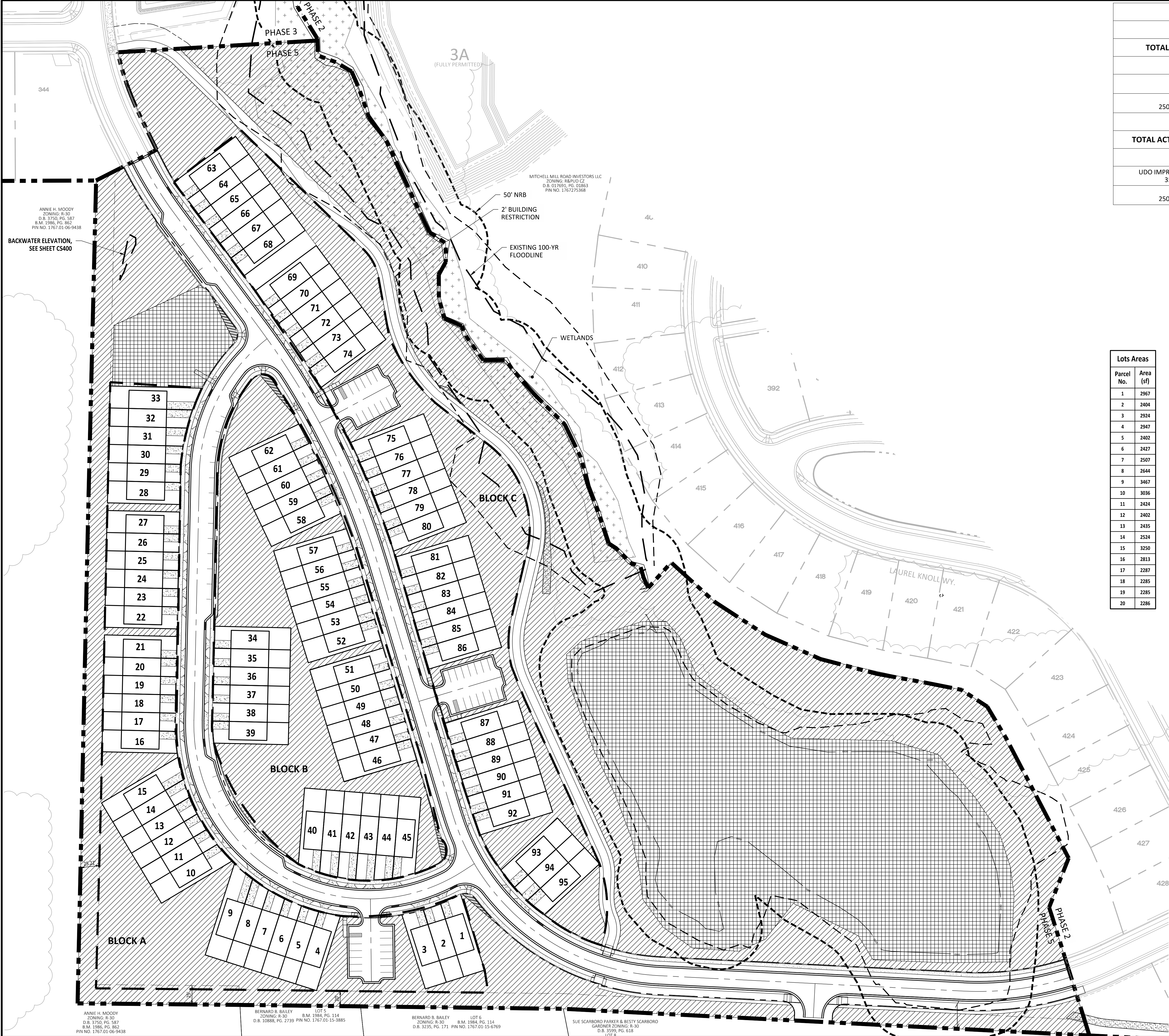
JOB NUMBER: R180115
CHECKED BY: JK
DRAWN BY: GE, RC
DATE: 05-01-2025

SHEET TITLE:

CONDITIONS
OF APPROVAL

SHEET NO.:
G-002





SITE DATA TABLE			
	REQUIRED	PROVIDED	UDO SECTION
TOTAL OPEN SPACE	8.83 AC	13.32 AC	
REQUIREMENT CALCULATIONS			
UDO TOTAL OPEN SPACE 15% OF GROSS ACREAGE	23.55 AC x 0.15 = 3.53 AC		UDO: 6.2.3.2 (h)
REZONING 250% OF UDO REQUIREMENT	3.53 AC x 2.5 = 8.83 AC		MA-19-02
	REQUIRED	PROVIDED	UDO SECTION
TOTAL ACTIVE OPEN SPACE	3.10 AC	3.92 AC	
REQUIREMENT CALCULATIONS			
UDO IMPROVED RECREATION SPACE 35% OF TOTAL OPEN SPACE	3.53 AC x 0.35 = 1.24 AC		UDO: 6.2.3.2 (h)
REZONING 250% OF UDO REQUIREMENT	1.24 AC x 2.5 = 3.10 AC		MA-19-02

Lots Areas	
Parcel No.	Area (sf)
1	2967
2	2404
3	2924
4	2947
5	2402
6	2427
7	2507
8	2644
9	3467
10	3036
11	2424
12	2402
13	2435
14	2524
15	3250
16	2813
17	2287
18	2285
19	2285
20	2286

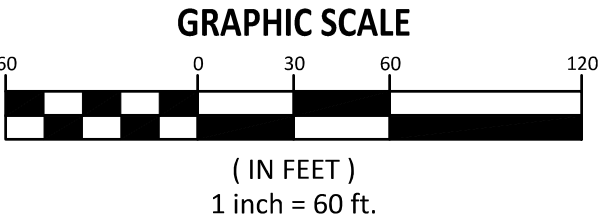
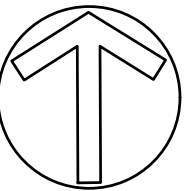
Lots Areas	
Parcel No.	Area (sf)
21	2762
22	2763
23	2287
24	2288
25	2288
26	2288
27	2766
28	2763
29	2285
30	2304
31	2378
32	2514
33	3314
34	2900
35	2400
36	2400
37	2400
38	2400
39	2880
40	3034

Lots Areas	
Parcel No.	Area (sf)
41	2670
42	2739
43	2738
44	2670
45	3034
46	3898
47	2403
48	2407
49	2412
50	2416
51	2925
52	2905
53	2411
54	2417
55	2423
56	2425
57	2916
58	2952
59	2473
60	2485

Lots Areas	
Parcel No.	Area (sf)
61	2482
62	2976
63	2907
64	2407
65	2407
66	2407
67	2407
68	2908
69	2900
70	2400
71	2405
72	2423
73	2455
74	3028
75	2956
76	2416
77	2402
78	2402
79	2416
80	2956

Lots Areas	
Parcel No.	Area (sf)
81	2897
82	2398
83	2398
84	2398
85	2398
86	2897
87	2904
88	2412
89	2421
90	2429
91	2437
92	2924
93	2968
94	2469
95	2923

LEGEND	
	OPEN SPACE
	ACTIVE OPEN SPACE
	BLOCKS
	SIGHT DISTANCE TRIANGLE



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AMERICAN Engineering

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

Professional Engineer
JAKOB P. KLEIN
No. 36528
Exp. 12/31/2025

Seal

FOR INFORMATION, ONLY

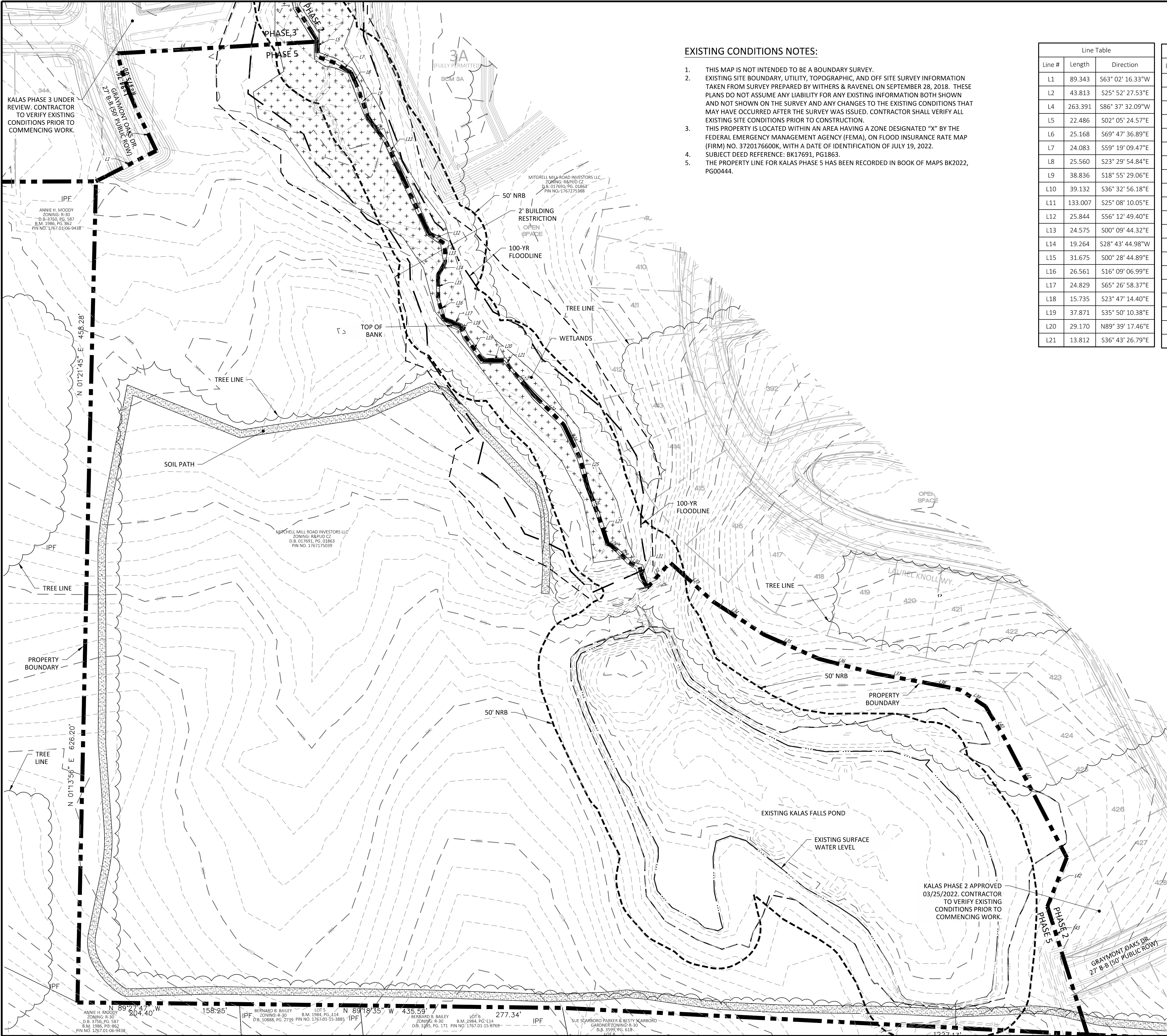
NO.	DATE	REVISION:
1	12/23/2024	CID SUBMITTAL #1

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KALAS FALLS
PHASE 5
CONSTRUCTION INFRASTRUCTURE
DOCUMENTS
CID-25-01
TOWN OF ROLESVILLE,
WAKE COUNTY, NC

JOB NUMBER: R180115
CHECKED BY: JK
DRAWN BY: GE, RC
DATE: 05-01-2025
SHEET TITLE:
LOT AREAS AND
OPEN SPACE
PLAN
SHEET NO.:
G-003



EXISTING CONDITIONS NOTES:

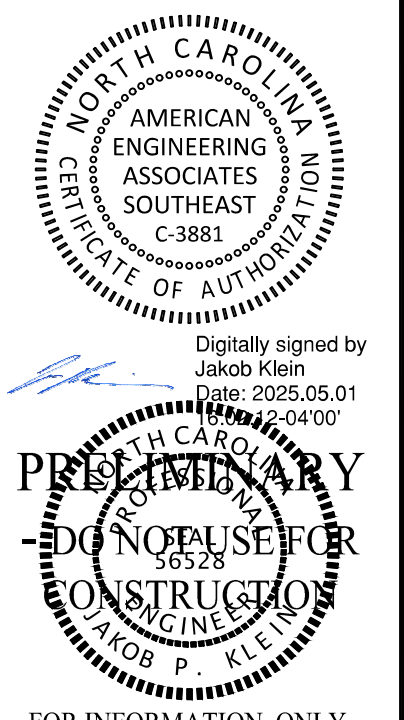
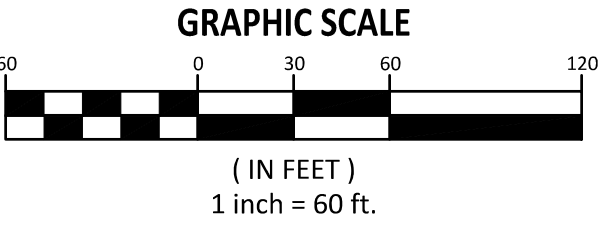
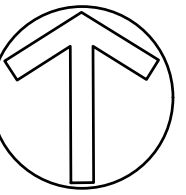
1. THIS MAP IS NOT INTENDED TO BE A BOUNDARY SURVEY.
2. EXISTING SITE BOUNDARY, UTILITY, TOPOGRAPHIC, AND OFF SITE SURVEY INFORMATION TAKEN FROM SURVEY PREPARED BY WITHERS & RAVENEL ON SEPTEMBER 28, 2018. THESE PLANS DO NOT ASSUME ANY LIABILITY FOR ANY EXISTING INFORMATION BOTH SHOWN AND NOT SHOWN ON THE SURVEY AND ANY CHANGES TO THE EXISTING CONDITIONS THAT MAY HAVE OCCURRED AFTER THE SURVEY WAS ISSUED. CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS PRIOR TO CONSTRUCTION.
3. THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATED "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP (FIRM) NO. 3720176600K, WITH A DATE OF IDENTIFICATION OF JULY 19, 2022.
4. SUBJECT DEED REFERENCE: BK17691, PG1863.
5. THE PROPERTY LINE FOR KALAS PHASE 5 HAS BEEN RECORDED IN BOOK OF MAPS BK2022, PG00444.

Line Table		
Line #	Length	Direction
L1	89.343	S63° 02' 16.33"W
L2	43.813	S25° 52' 27.53"E
L4	263.391	S86° 37' 32.09"W
L5	22.486	S02° 05' 24.57"E
L6	25.168	S69° 47' 36.89"E
L7	24.083	S59° 19' 09.47"E
L8	25.560	S23° 29' 54.84"E
L9	38.836	S18° 55' 29.06"E
L10	39.132	S36° 32' 56.18"E
L11	133.007	S25° 08' 10.05"E
L12	25.844	S56° 12' 49.40"E
L13	24.575	S00° 09' 44.32"E
L14	19.264	S28° 43' 44.98"W
L15	31.675	S00° 28' 44.89"E
L16	26.561	S16° 09' 06.99"E
L17	24.829	S65° 26' 58.37"E
L18	15.735	S23° 47' 14.40"E
L19	37.871	S35° 50' 10.38"E
L20	29.170	N89° 39' 17.46"E
L21	13.812	S36° 43' 26.79"E

Line Table		
Line #	Length	Direction
L22	45.322	S41° 08' 47.23"E
L23	54.899	S45° 19' 18.20"E
L24	47.917	S25° 50' 06.75"E
L25	39.430	S15° 02' 47.01"E
L26	45.154	S20° 07' 39.03"E
L27	34.935	S18° 40' 54.88"E
L28	12.483	S55° 05' 51.02"E
L29	25.873	S44° 58' 25.51"E
L30	14.659	S66° 50' 21.80"E
L31	14.960	S16° 06' 27.70"E
L32	44.962	N42° 07' 50.30"E
L33	77.309	S47° 52' 09.70"E
L34	79.493	S57° 02' 25.30"E
L35	79.294	S66° 11' 59.22"E
L36	77.675	S75° 19' 43.78"E
L37	60.955	S79° 44' 14.64"E
L38	52.005	S78° 44' 11.36"E
L39	40.296	S56° 52' 01.66"E
L40	48.687	S30° 52' 42.44"E
L41	178.032	S27° 32' 01.54"E

Line Table		
Line #	Length	Direction
L42	69.570	S21° 36' 27.12"W
L43	177.063	S17° 23' 47.01"E

SITE LEGEND	
	100 YR FLOODLINE
	PROPERTY BOUNDARY/PHASE LINE
	2' BUILDING RESTRICTION LINE
	50' NEUSE RIVER BUFFER (NRB)
	EXISTING SURFACE WATER LEVEL
	TOP OF BANK
	EXISTING TREELINE
	WETLANDS
	EXISTING SOIL DRIVE PATH



NO.	DATE	REVISION:
1	12/23/2024	CID SUBMITTAL #1

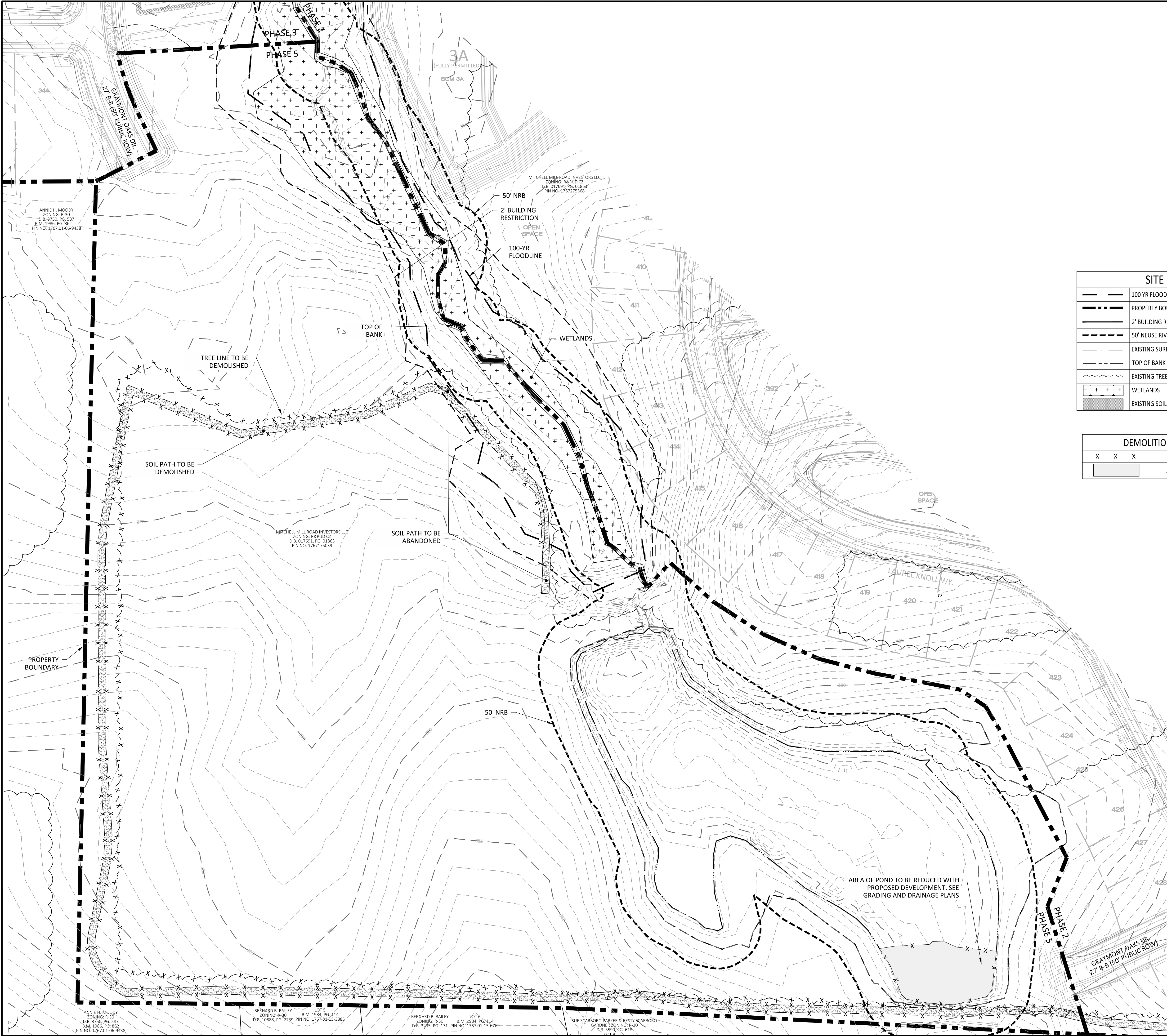
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KALAS FALLS
PHASE 5
CONSTRUCTION INFRASTRUCTURE
DOCUMENTS
CID-25-01
TOWN OF ROLESVILLE,
WAKE COUNTY, NC

JOB NUMBER: R180115
CHECKED BY: JK
DRAWN BY: GE, RC
DATE: 05-01-2025
SHEET TITLE:

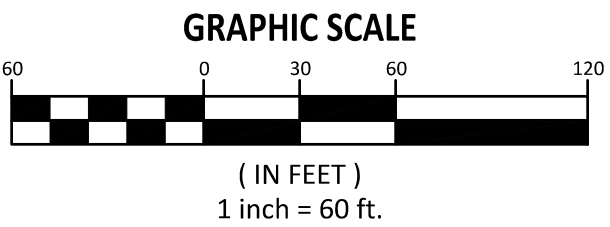
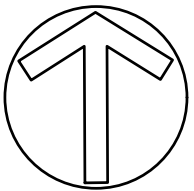
EXISTING
CONDITIONS

SHEET NO.:
CV100



SITE LEGEND	
	100 YR FLOODLINE
	PROPERTY BOUNDARY/PHASE LINE
	2' BUILDING RESTRICTION LINE
	50' NEUSE RIVER BUFFER (NRB)
	EXISTING SURFACE WATER LEVEL
	TOP OF BANK
	EXISTING TREELINE
	WETLANDS
	EXISTING SOIL DRIVE PATH

DEMOLITION LEGEND	
	TO BE DEMOLISHED
	AREA TO BE DEMOLISHED



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

Digitally signed by
Jacob Klein
Date: 2025.05.01
Time: 10:04:00
PKCS#10
C=US
E=jacob.klein@american-engineering.com
O=American Engineering Associates - Southeast, P.A.
OU=Engineering
CN=Jacob P. Klein
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**KALAS FALLS
PHASE 5
CONSTRUCTION INFRASTRUCTURE
DOCUMENTS
CID-25-01
TOWN OF ROLESVILLE,
WAKE COUNTY, NC**

JOB NUMBER:	R180115
CHECKED BY:	JK
DRAWN BY:	GE, RC
DATE:	05-01-2025
SHEET TITLE:	

**DEMOLITION
PLAN**

SHEET NO.:
CX100

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STIPULATION FOR REUSE

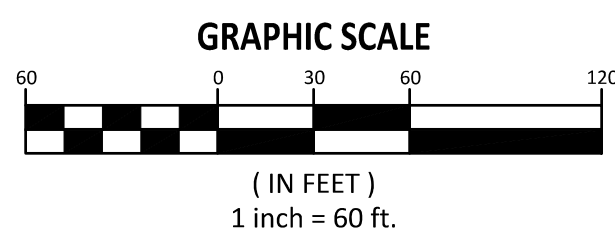
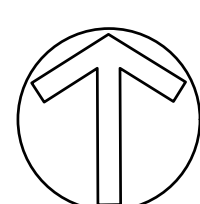
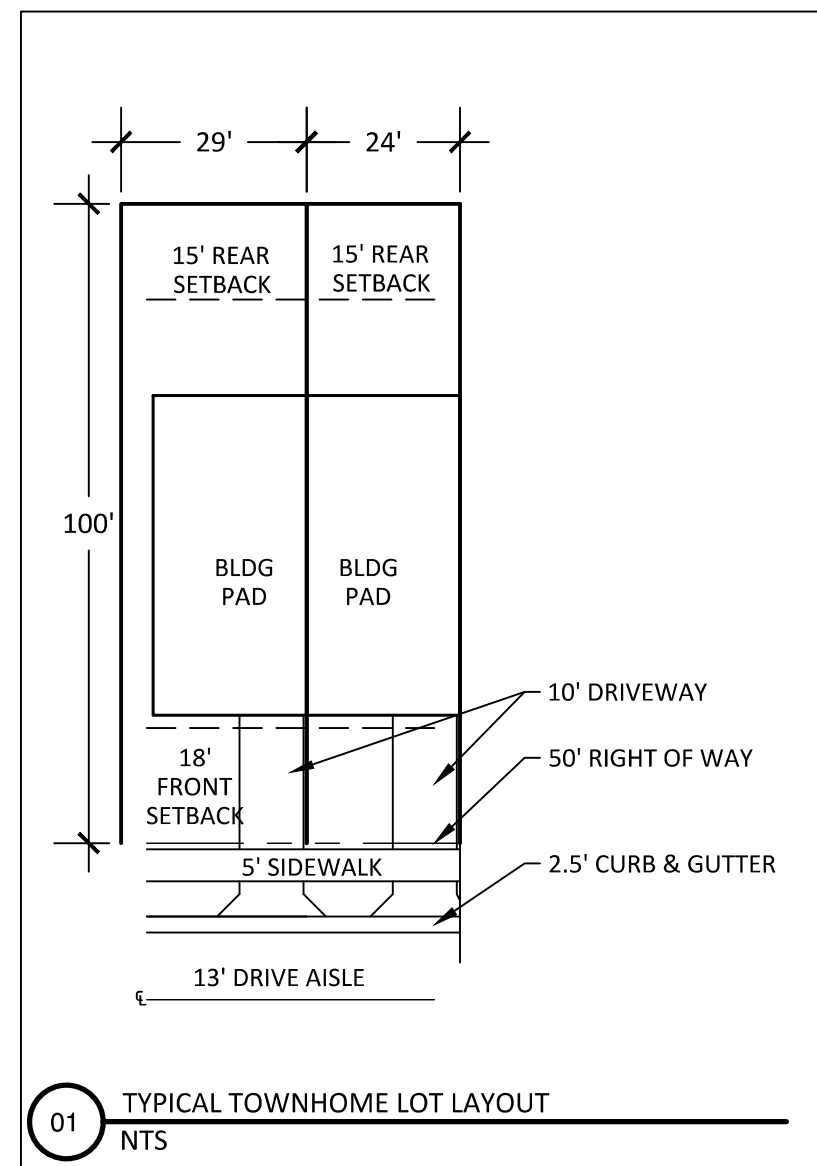
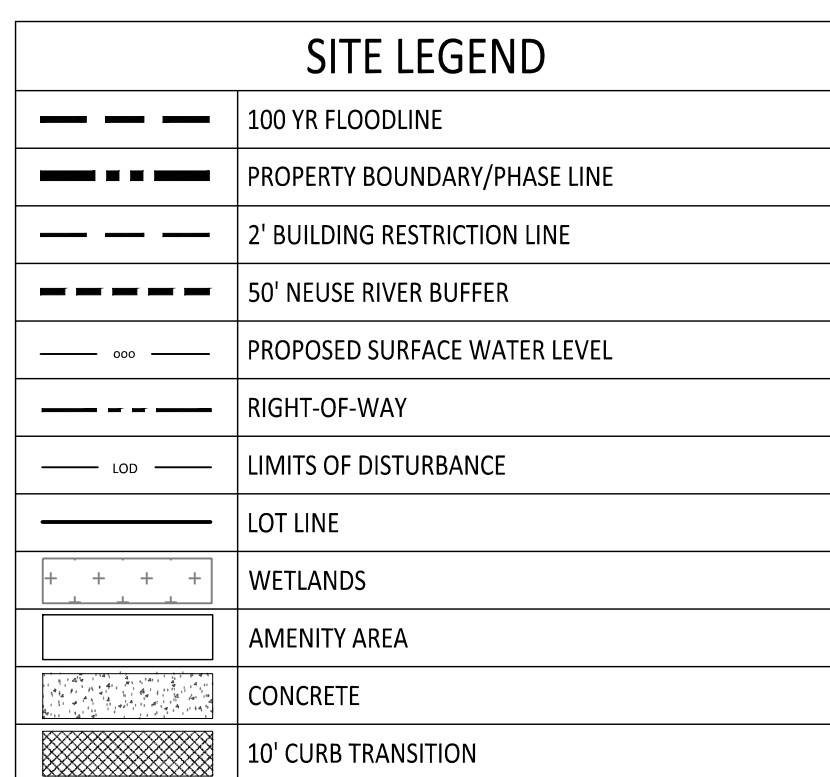
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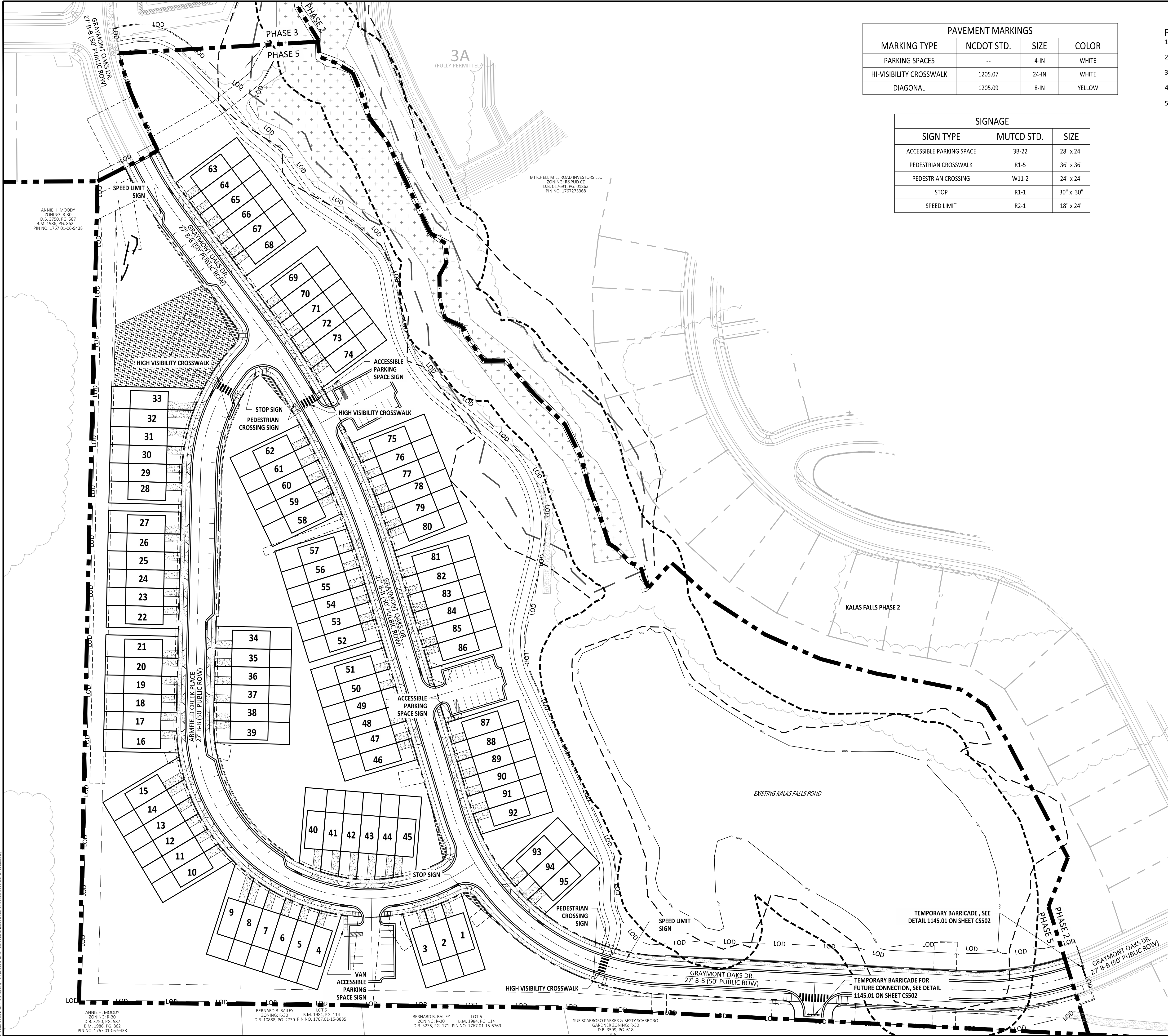
KALAS FALLS
PHASE 5
CONSTRUCTION INFRASTRUCTURE
DOCUMENTS
CID-25-01
TOWN OF ROLESVILLE,
WAKE COUNTY, NC

JOB NUMBER:	R180115
CHECKED BY:	JK
DRAWN BY:	GE, RC
DATE:	05-01-2025
SHEET TITLE:	

OVERALL SITE PLAN

SHEET NO.:
CS100



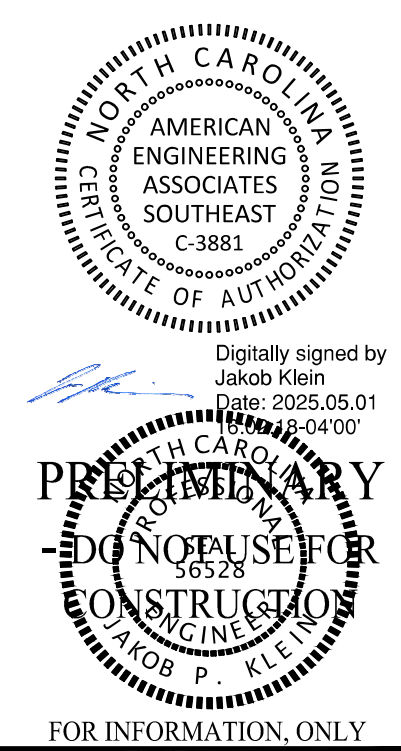


PAVEMENT MARKINGS			
MARKING TYPE	NCDOT STD.	SIZE	COLOR
PARKING SPACES	--	4-IN	WHITE
HI-VISIBILITY CROSSWALK	1205.07	24-IN	WHITE
DIAGONAL	1205.09	8-IN	YELLOW

SIGNAGE		
SIGN TYPE	MUTCD STD.	SIZE
ACCESSIBLE PARKING SPACE	3B-22	28" x 24"
PEDESTRIAN CROSSWALK	R1-5	36" x 36"
PEDESTRIAN CROSSING	W11-2	24" x 24"
STOP	R1-1	30" x 30"
SPEED LIMIT	R2-1	18" x 24"

PAVEMENT MARKING & SIGNAGE NOTES:

1. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC TYPE EXCEPT FOR PARKING SPACE LINES WHICH SHALL BE ALKYN-RESIN TYPE PAINT.
2. CONTRACTOR TO REFERENCE NCDOT STANDARDS AS NOTED FOR MORE DETAIL ON STRIPING.
3. ALL SIGNAGE SHALL BE FIELD STAKED AND THE LOCATIONS APPROVED BY TOWN OF ROLESVILLE PRIOR TO SIGN INSTALLATION.
4. ALL SITE SIGNAGE SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND NCDOT STANDARDS.
5. ALL SIGNS ARE TO BE MOUNTED WITH 7 FT MINIMUM CLEARANCE TO THE BOTTOM OF THE SIGN, ON 3 LB GALVANIZED STEEL U-CHANNEL POST AND SET WITHIN 3 FT DEEP X 12 INCH DIAMETER CONCRETE FOOTING.



NO.	DATE	REVISION:
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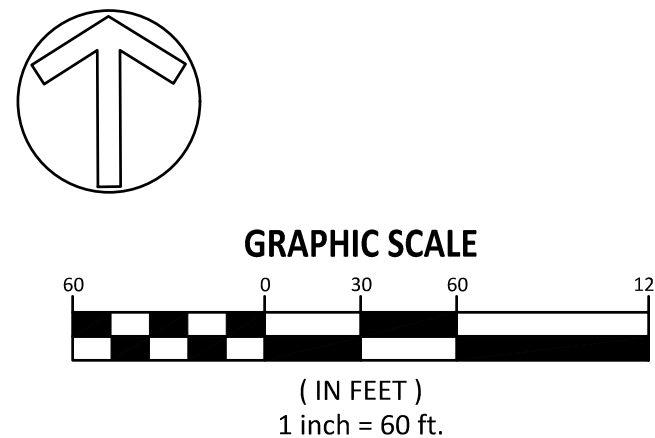
STIPULATION FOR REUSE

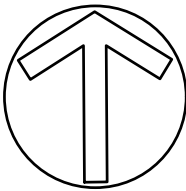
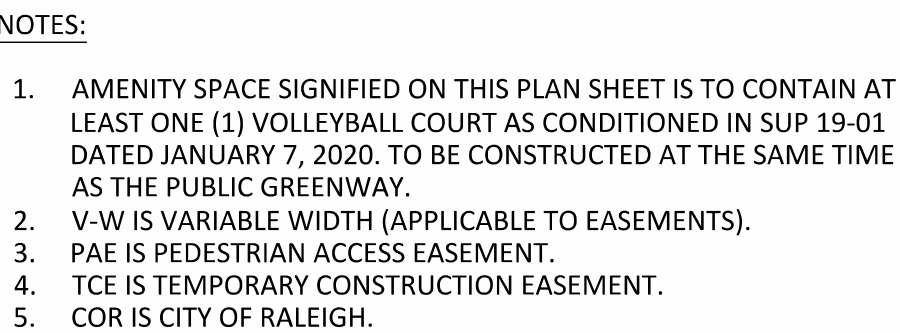
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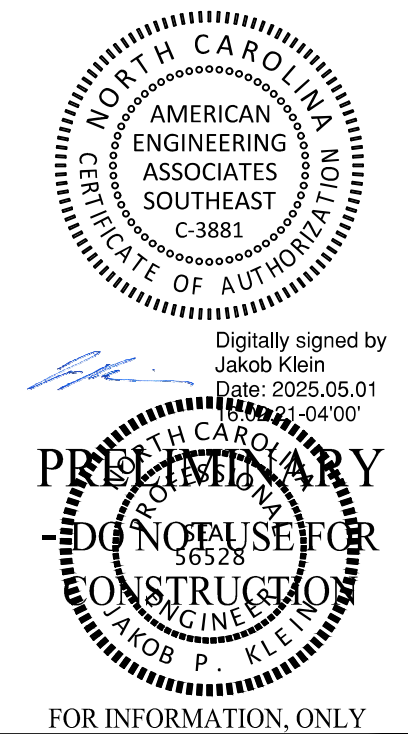
**KALAS FALLS
PHASE 5
CONSTRUCTION INFRASTRUCTURE
DOCUMENTS
CID-25-01
TOWN OF ROLESVILLE,
WAKE COUNTY, NC**

JOB NUMBER: R180115
CHECKED BY: JK
DRAWN BY: GE, RC
DATE: 05-01-2025

SHEET TITLE:
**SIGNAGE &
STRIPING
PLAN**
SHEET NO.:
CS110







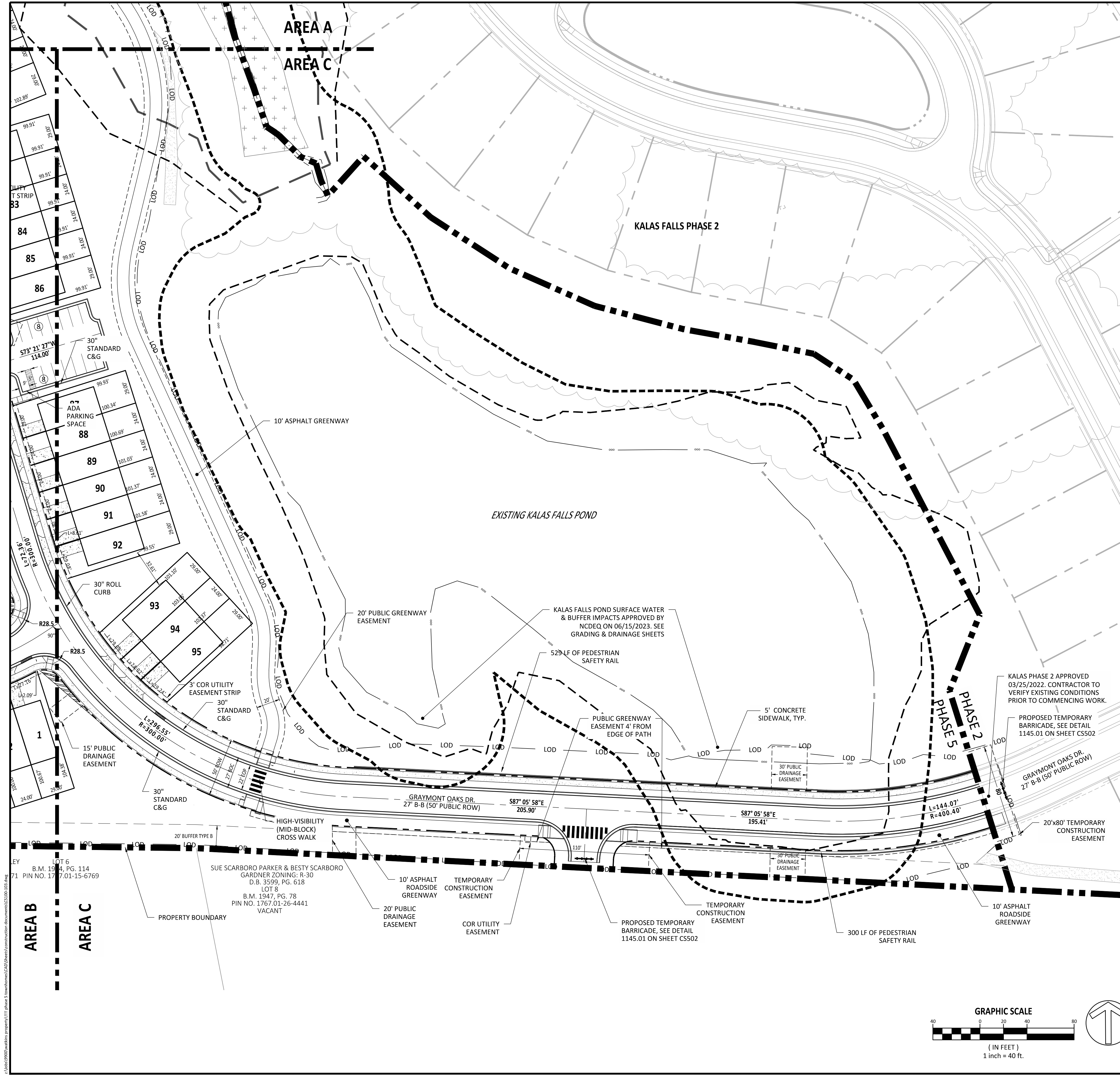
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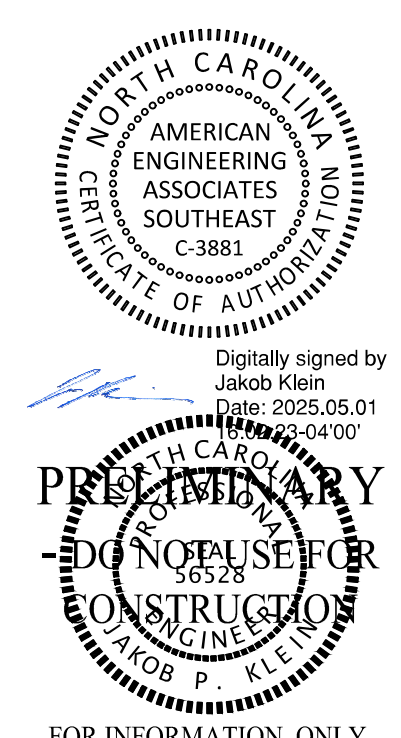
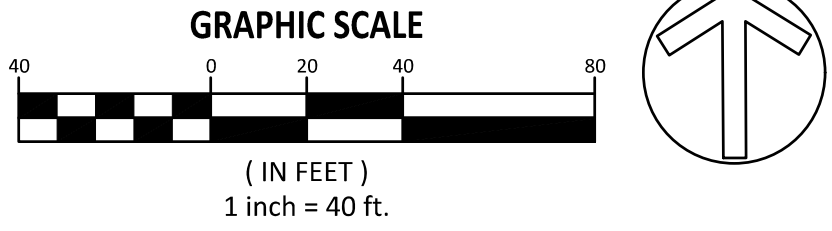
*** 3 Days Before Digging ***

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



SITE LEGEND	
	100 YR FLOODLINE
	PROPERTY BOUNDARY/PHASE LINE
	2' BUILDING RESTRICTION LINE
	50' NEUSE RIVER BUFFER
	PROPOSED SURFACE WATER LEVEL
	RIGHT-OF-WAY
	LIMITS OF DISTURBANCE
	LOT LINE
	WETLANDS
	AMENITY AREA
	CONCRETE
	10' CURB TRANSITION

- NOTES:
1. LOD IS LIMITS OF DISTURBANCE.
 2. TCE IS TEMPORARY CONSTRUCTION EASEMENT.
 3. COR IS CITY OF RALEIGH.



NO.	DATE	REVISION:
1	12/23/2024	CID SUBMITTAL #1

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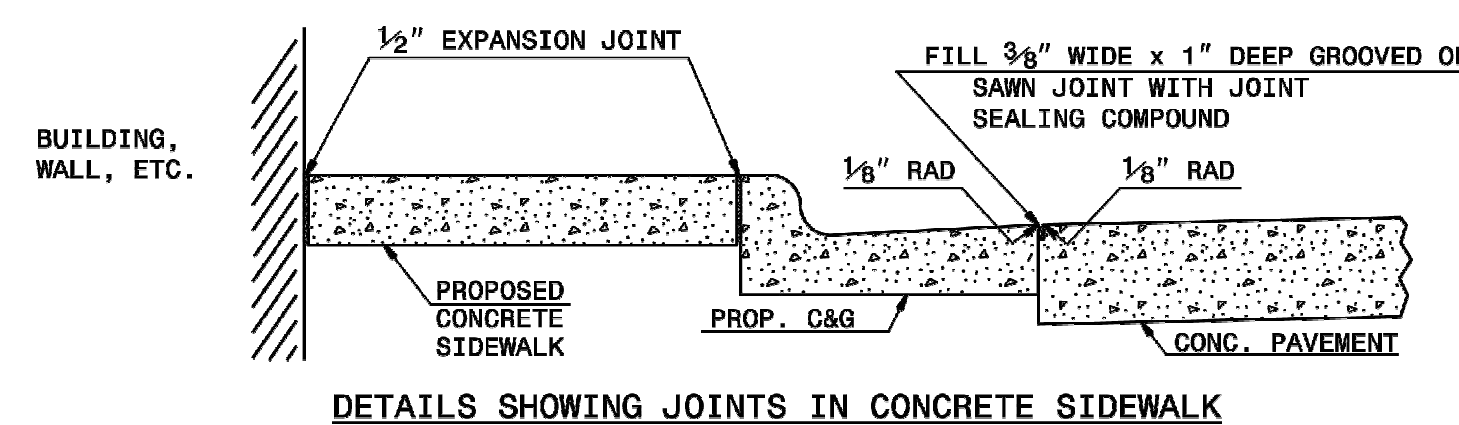
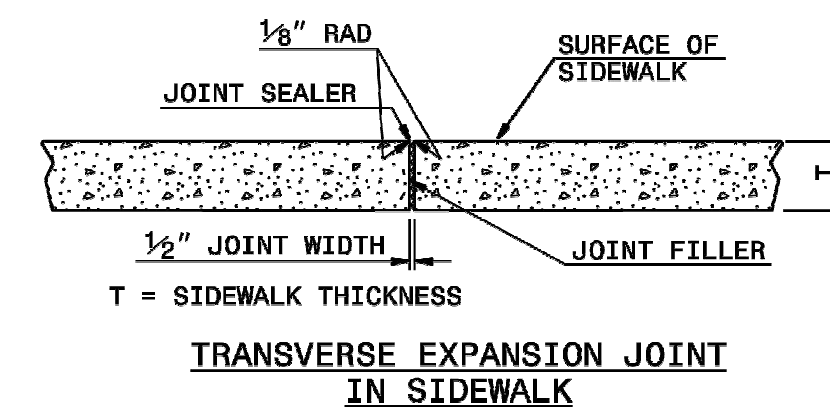
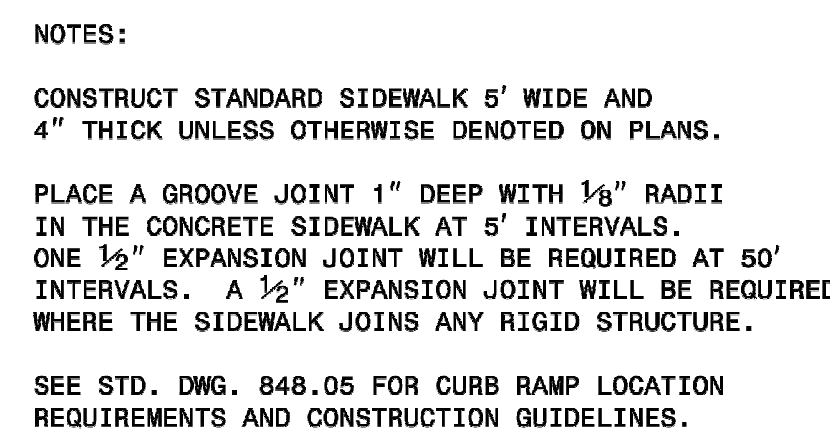
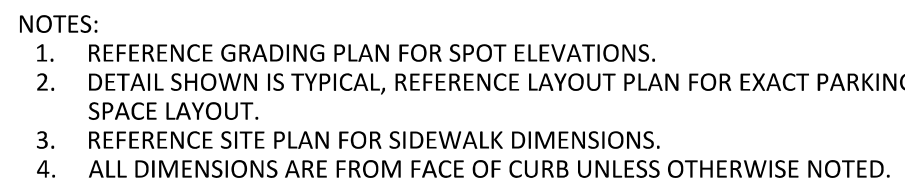
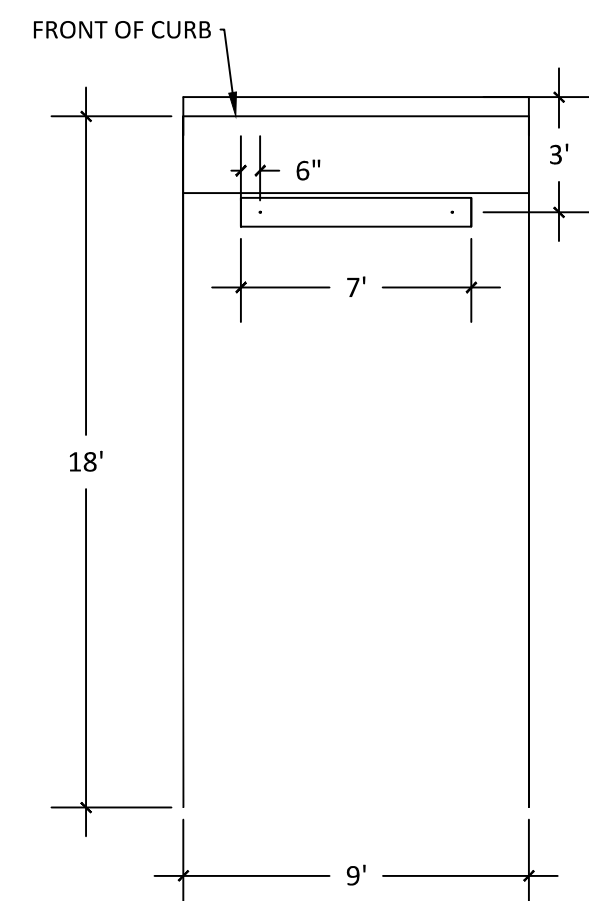
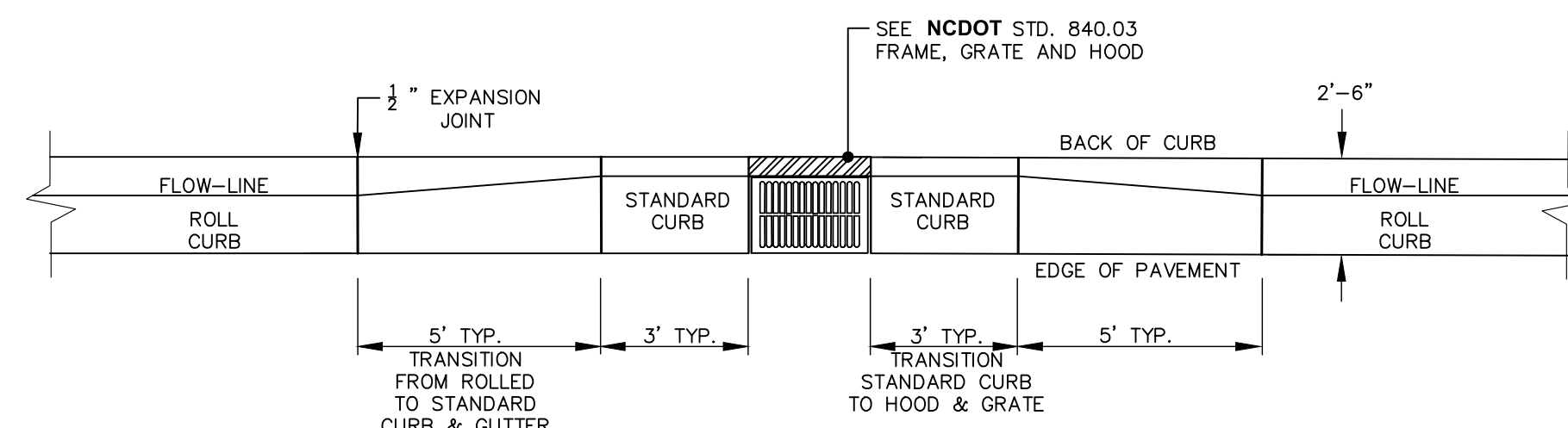
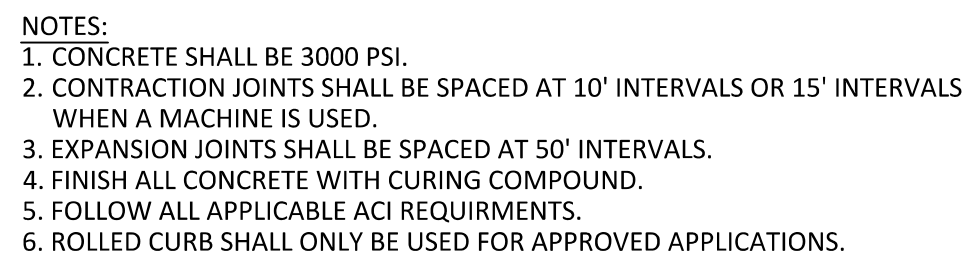
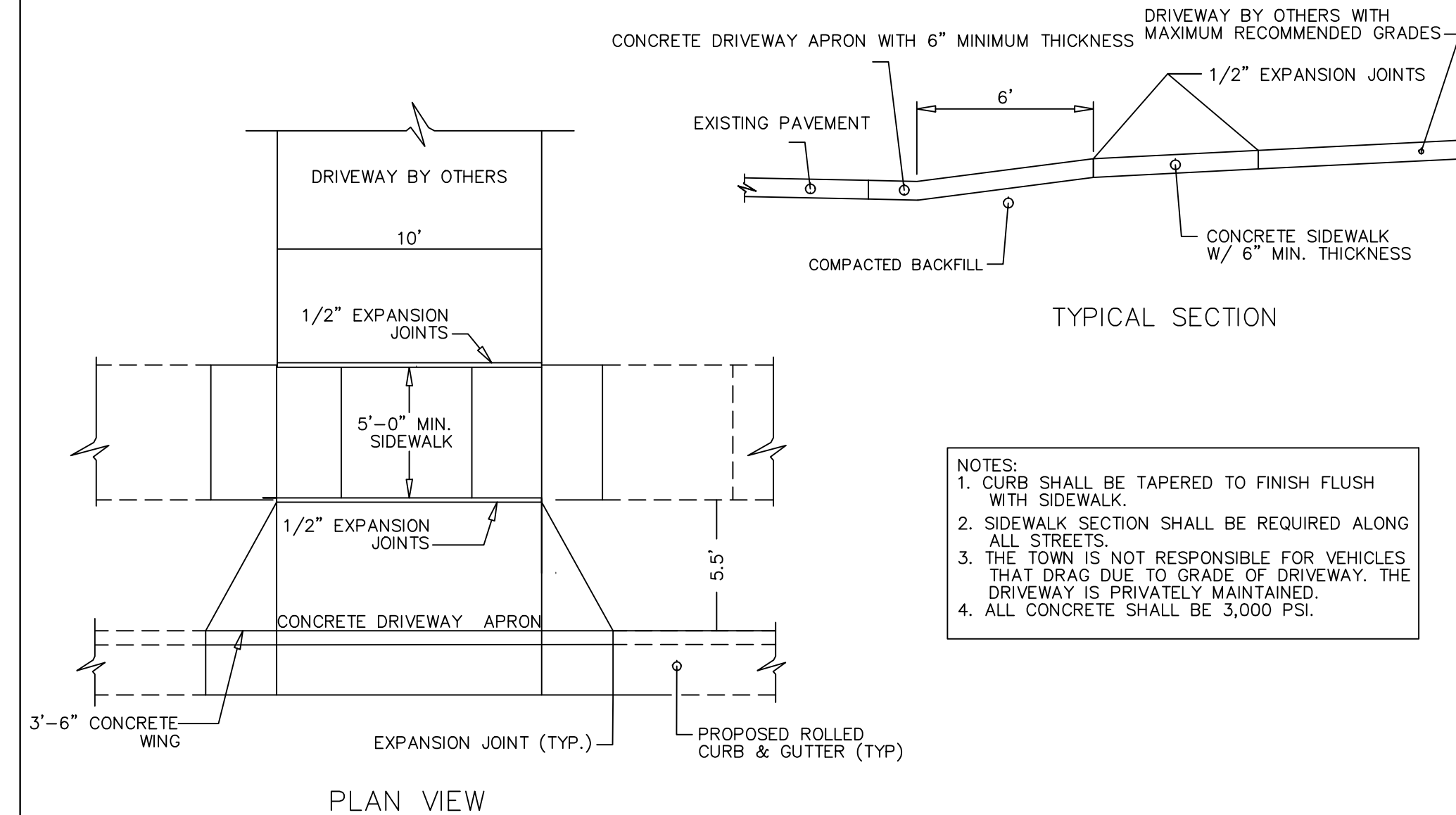
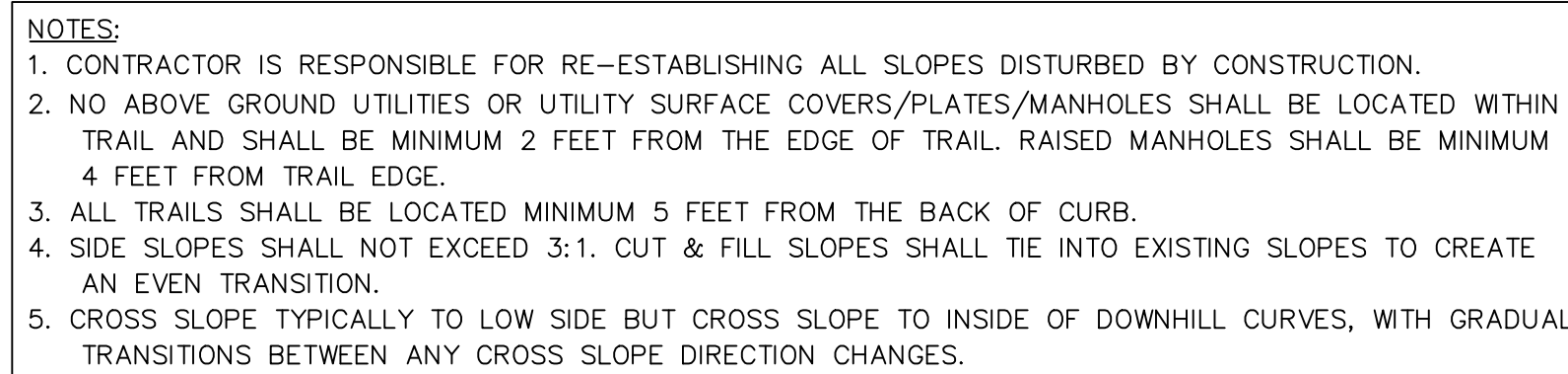
KALAS FALLS
PHASE 5
CONSTRUCTION INFRASTRUCTURE
DOCUMENTS
CID-25-01
TOWN OF ROLESVILLE,
WAKE COUNTY, NC

JOB NUMBER: R180115
CHECKED BY: JK
DRAWN BY: GE, RC
DATE: 05-01-2025

SHEET TITLE:
**SITE PLAN
AREA C**

SHEET NO.:
CS403




$$1/8'' = 1'-0''$$

-24- STATE OF
NORTH CAROLINA
DEPT. OF TRANSPORTATION
DIVISION OF HIGHWAYS
RALEIGH, N.C.

ROADWAY STANDARD DRAWING FOR CONCRETE SIDEWALK

SHEET 1 OF 1
848.01



AMERICAN
Engineering

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



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Jakob Klein

Professional Engineer Seal for North Carolina, State of Professional Engineers, License No. 56528, Jakob P. Klein.

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KALAS FALLS
PHASE 5
CONSTRUCTION INFRASTRUCTURE
DOCUMENTS
CID-25-01
TOWN OF ROLESVILLE,
WAKE COUNTY, NC

IOB NUMBER: R18011

CHECKED BY: _____

DRAWN BY: GE, R

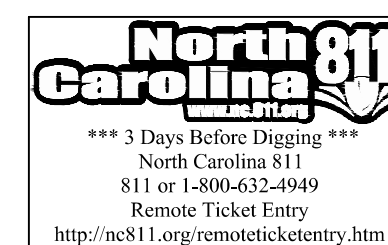
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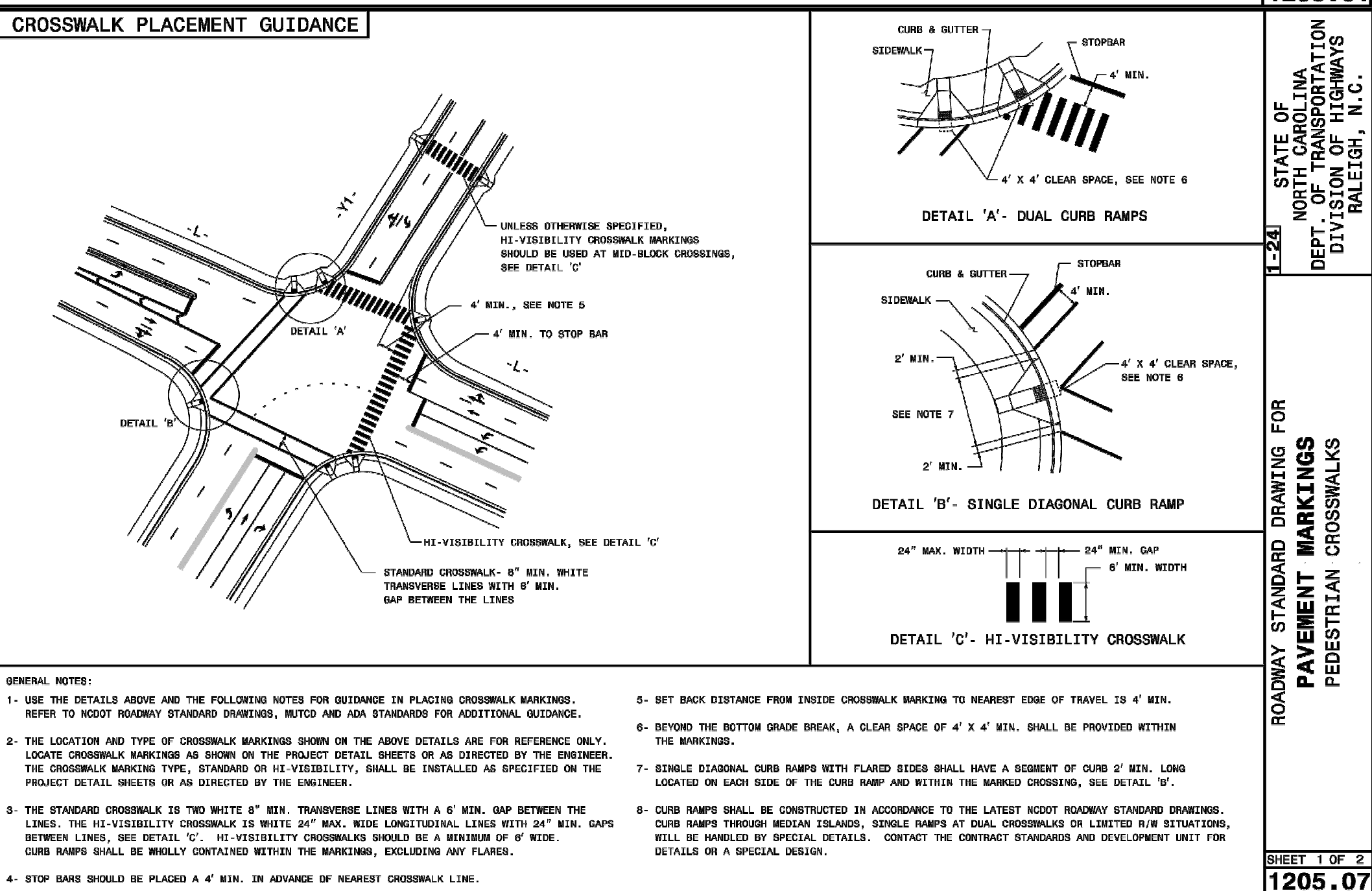
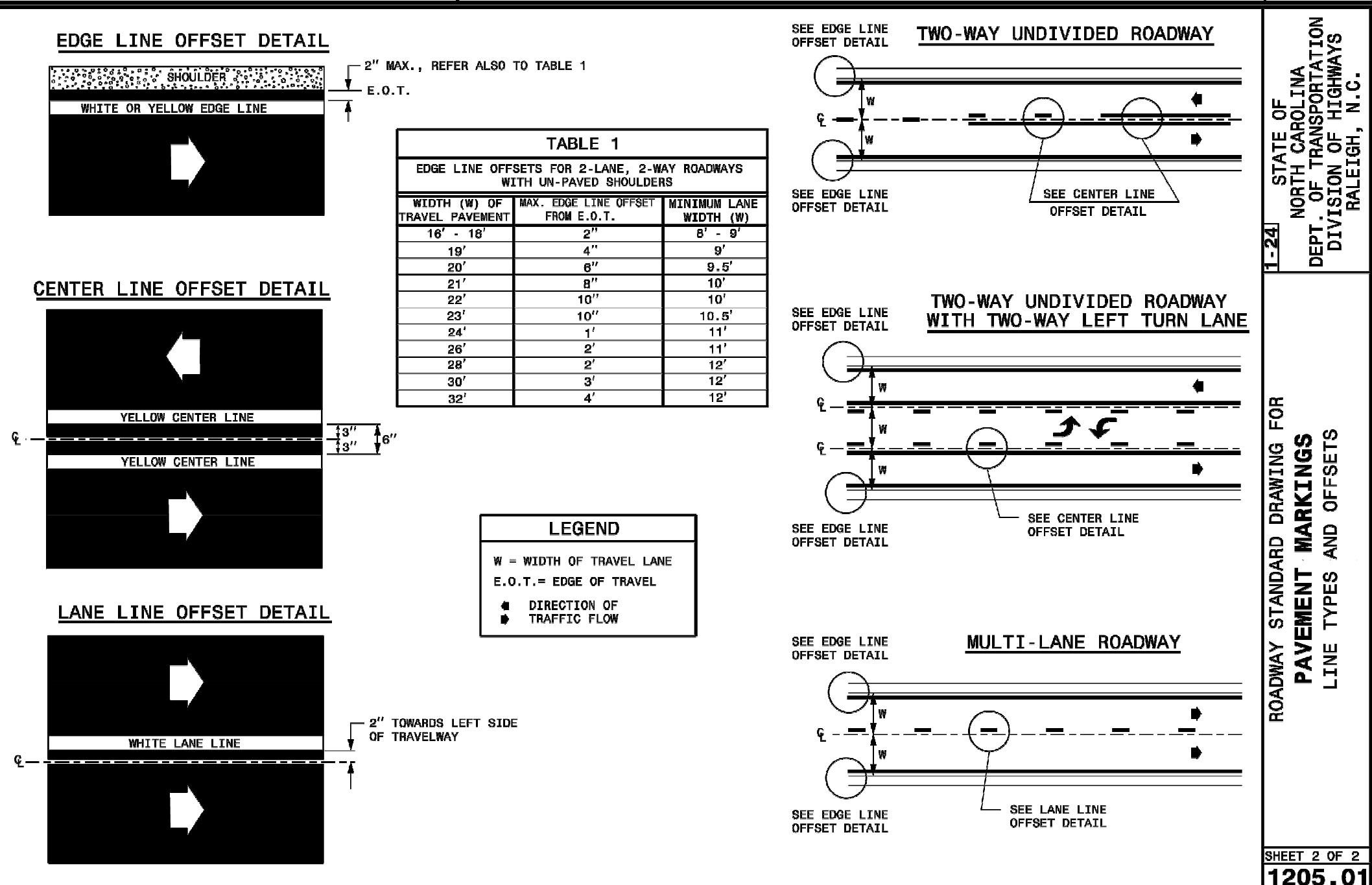
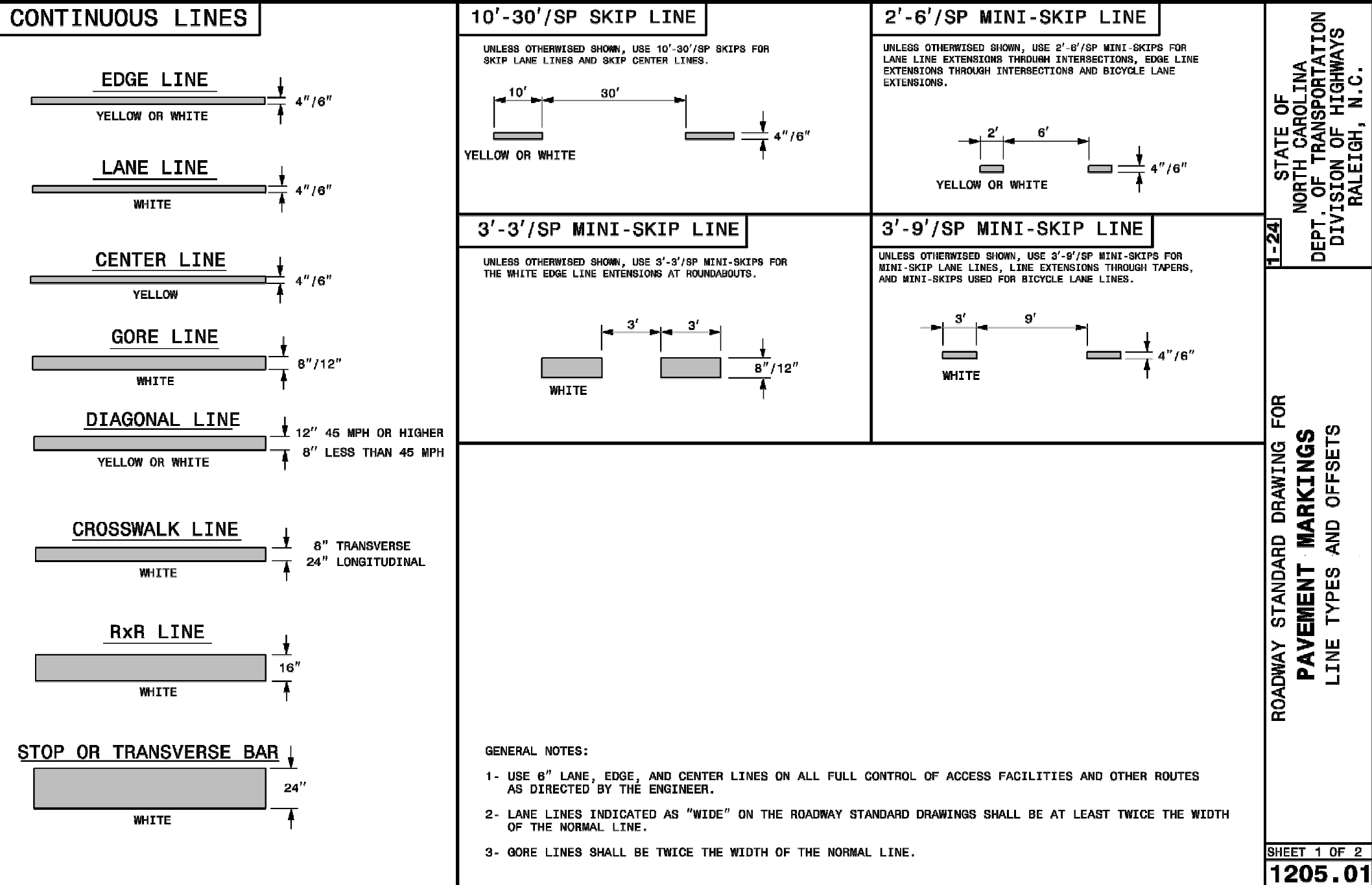
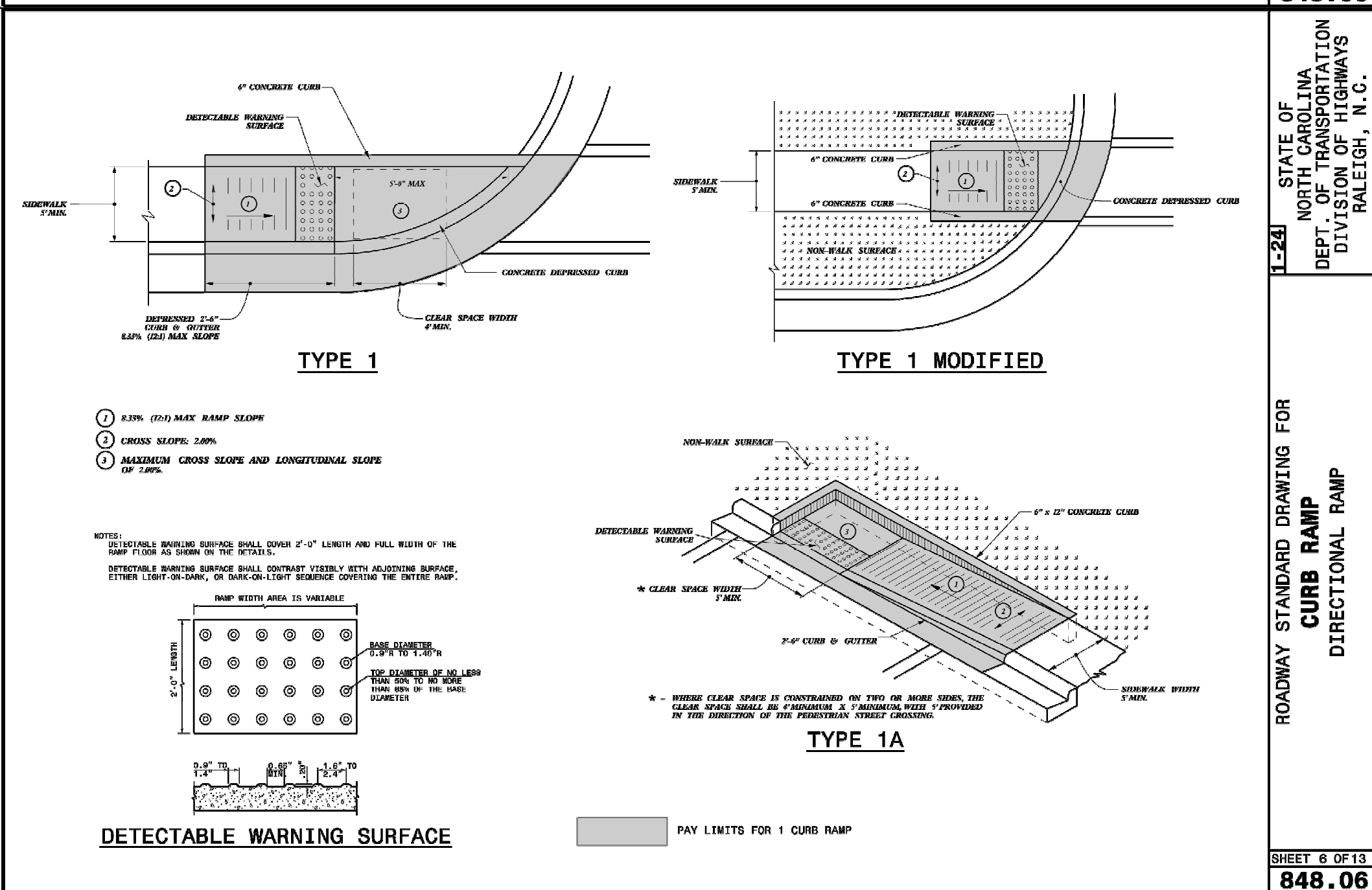
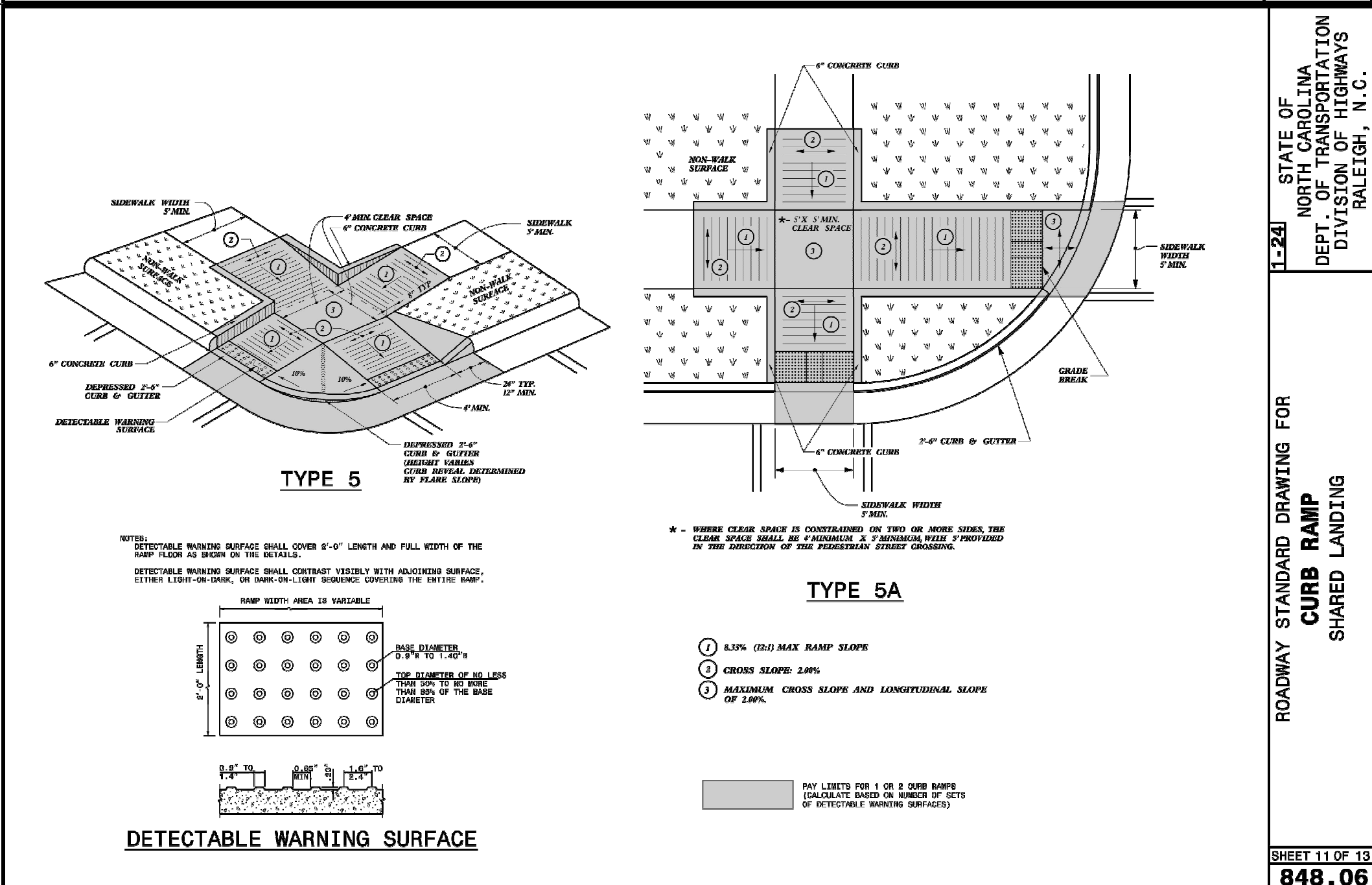
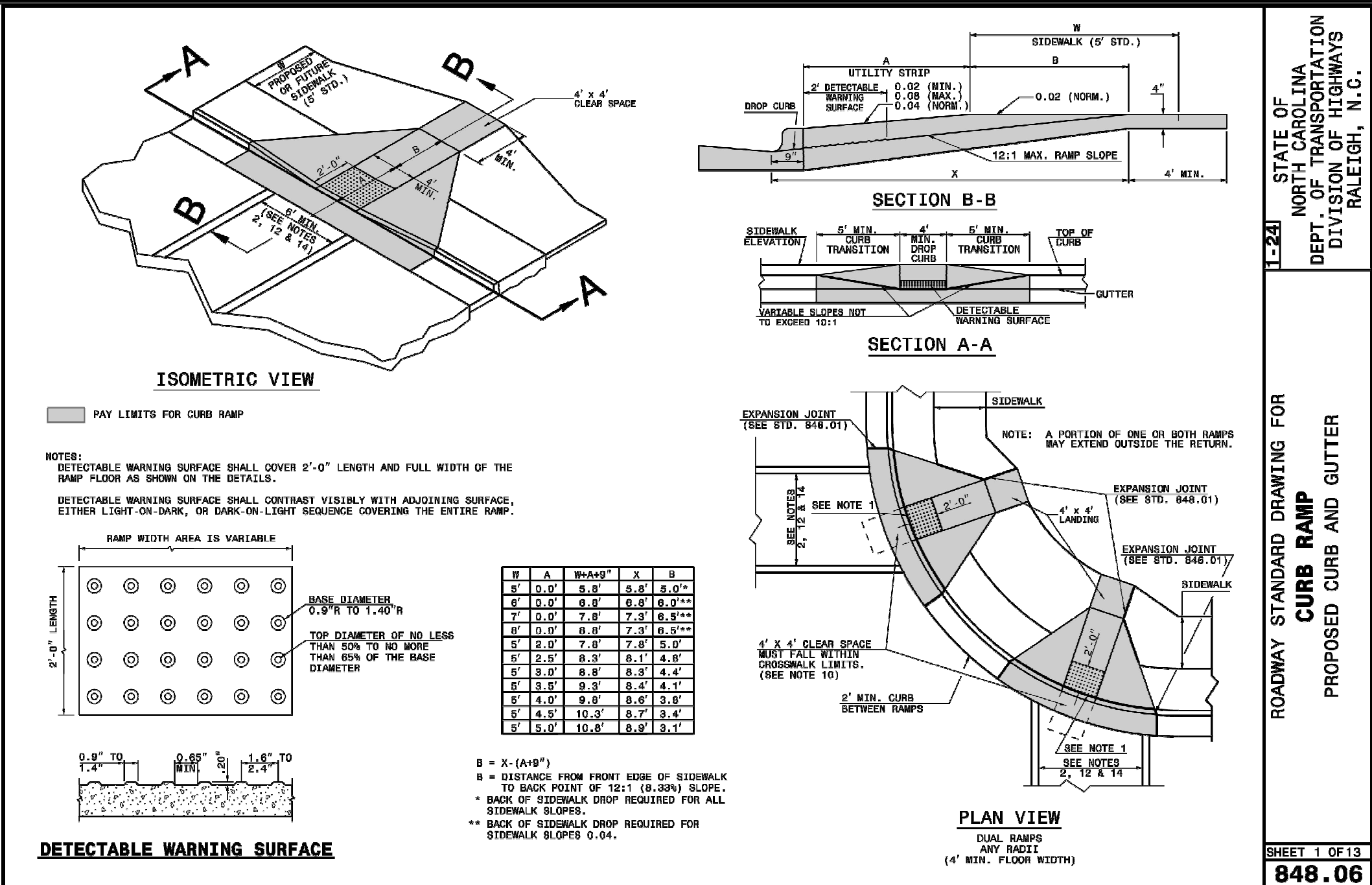
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SITE DETAILS

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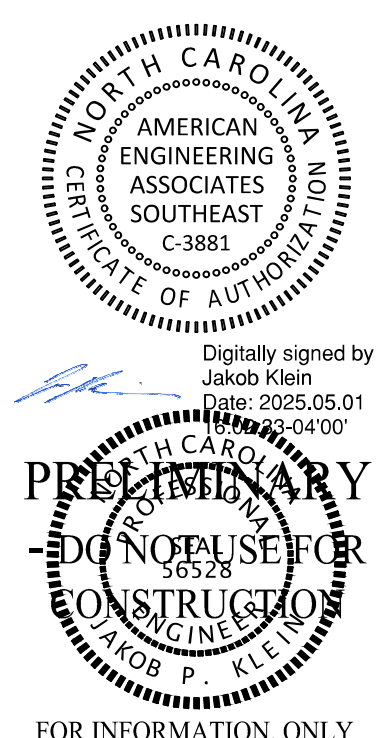
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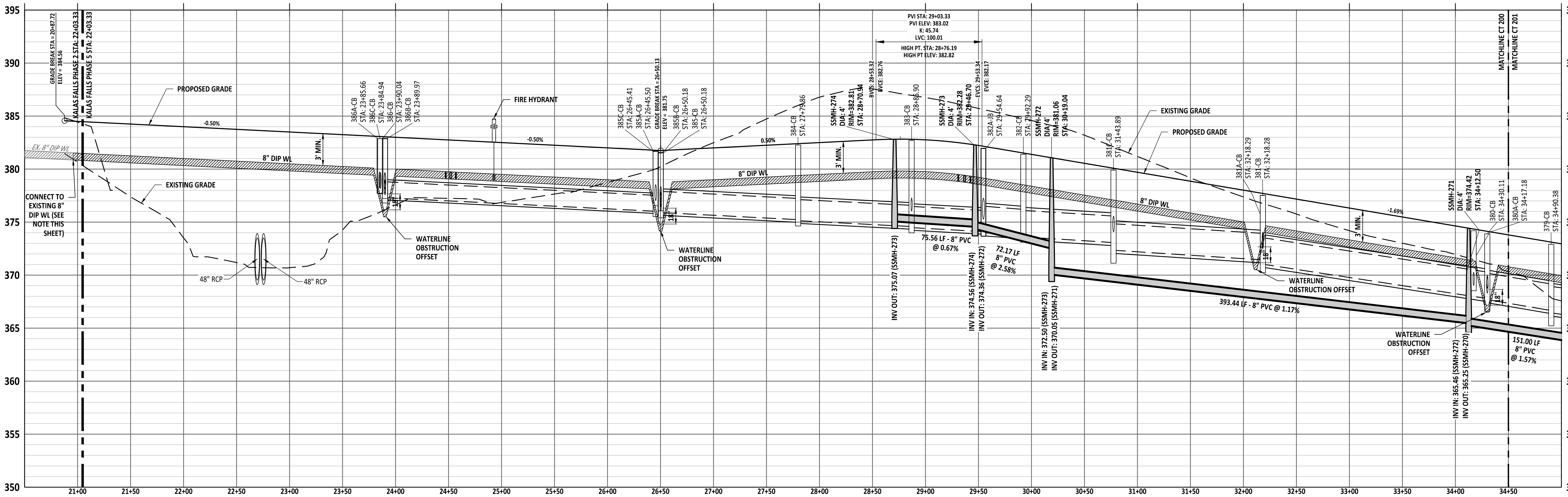
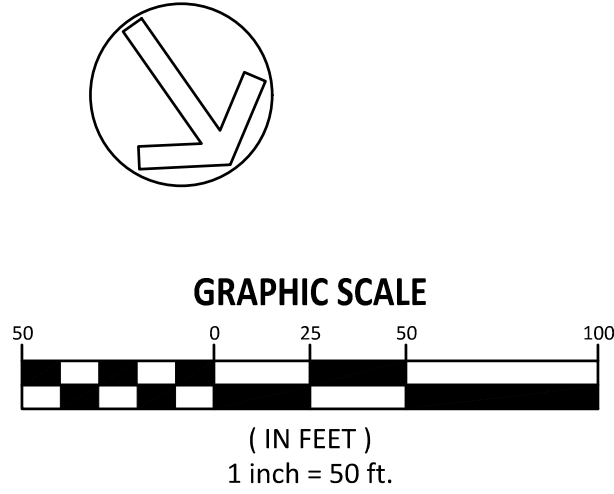
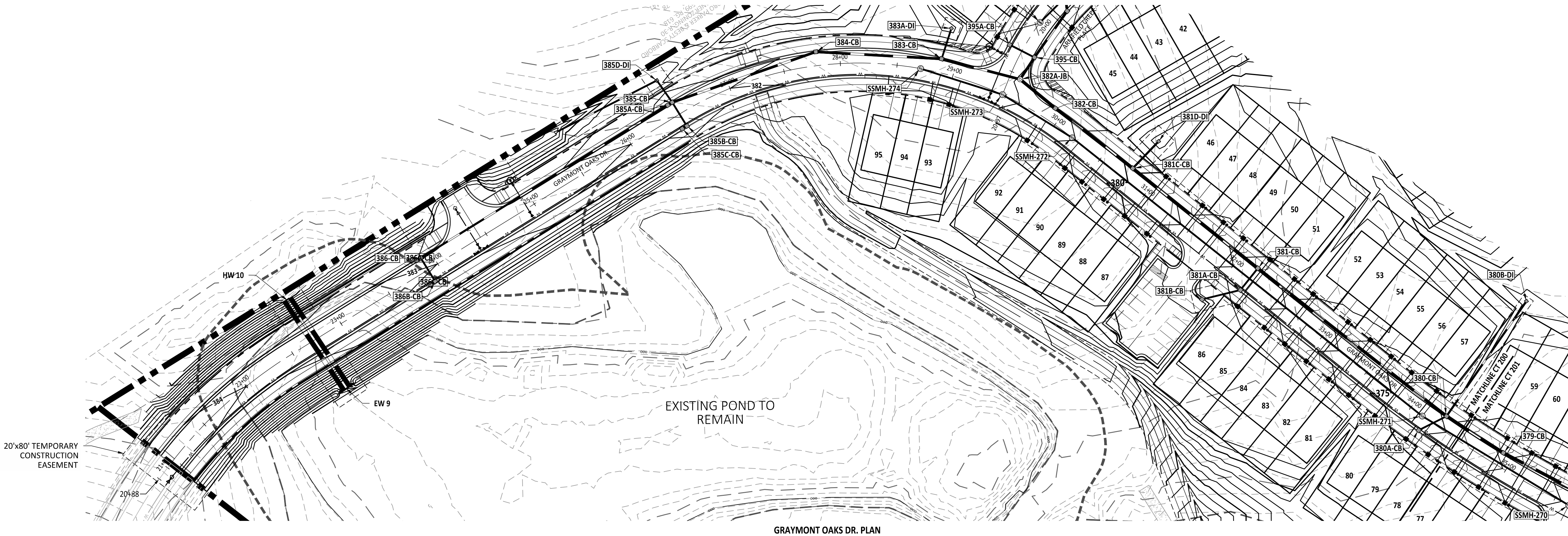


Public
Sewer Collection / Extension System
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City of Raleigh
Public Utilities Department Permit # 5-5618

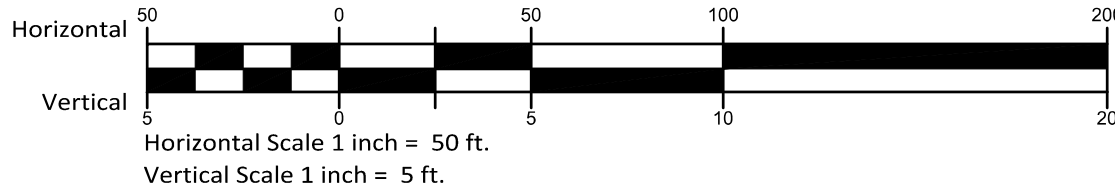
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City of Raleigh
Public Utilities Department Permit # W-4214



FOR INFORMATION, ONLY



NOTE:
1. CONTRACTOR TO CONFIRM LOCATION, DEPTH, SIZE, AND MATERIAL OF EXISTING UTILITIES, SANITARY SEWER, AND STORM WATER INFRASTRUCTURE AND REPORT ANY DISCREPANCIES TO AMERICAN ENGINEERING.



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**KALAS FALLS
PHASE 5
CONSTRUCTION INFRASTRUCTURE
DOCUMENTS
CID-25-01
TOWN OF ROLESVILLE,
WAKE COUNTY, NC**

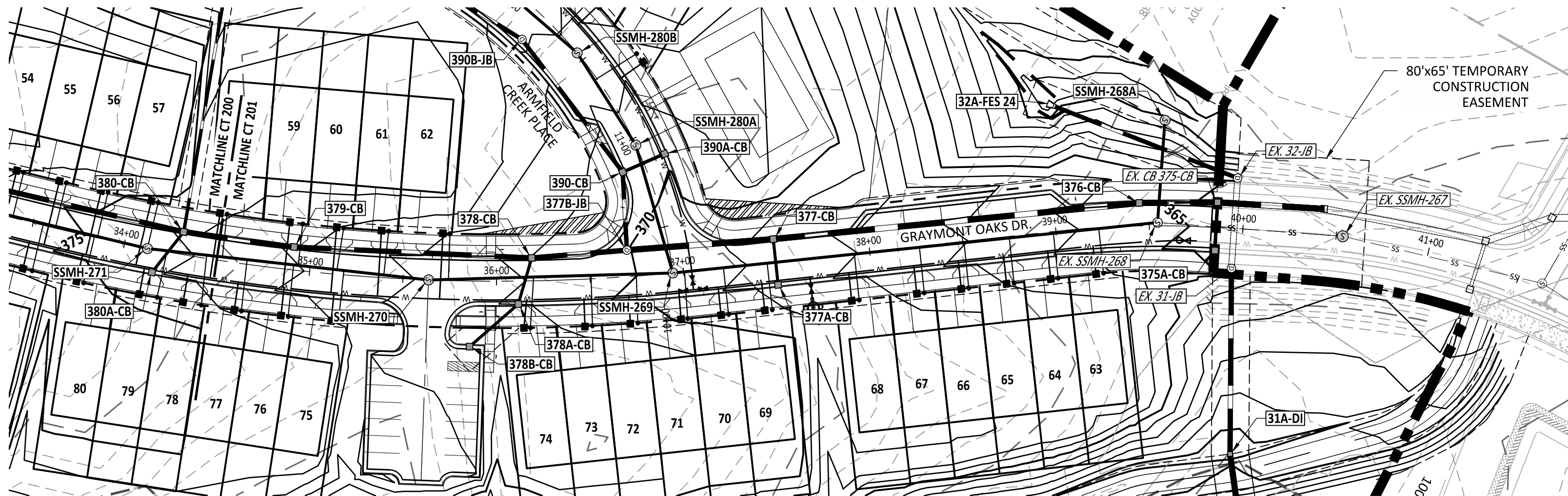
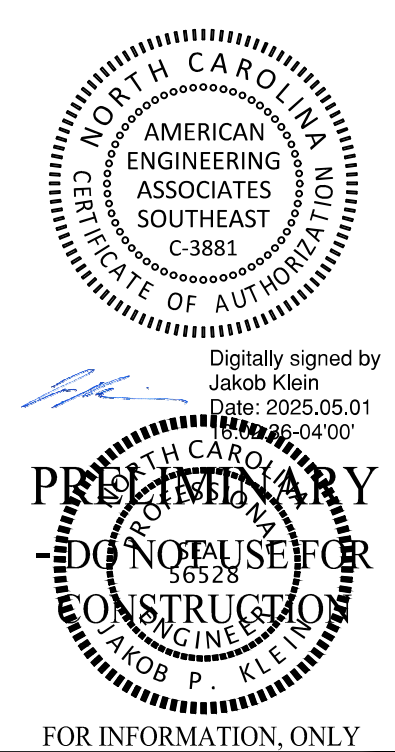
JOB NUMBER: R180115
CHECKED BY: JK
DRAWN BY: GE, RC
DATE: 05-01-2025
SHEET TITLE:

**GRAYMONT
OAKS DR. PLAN
& PROFILE**

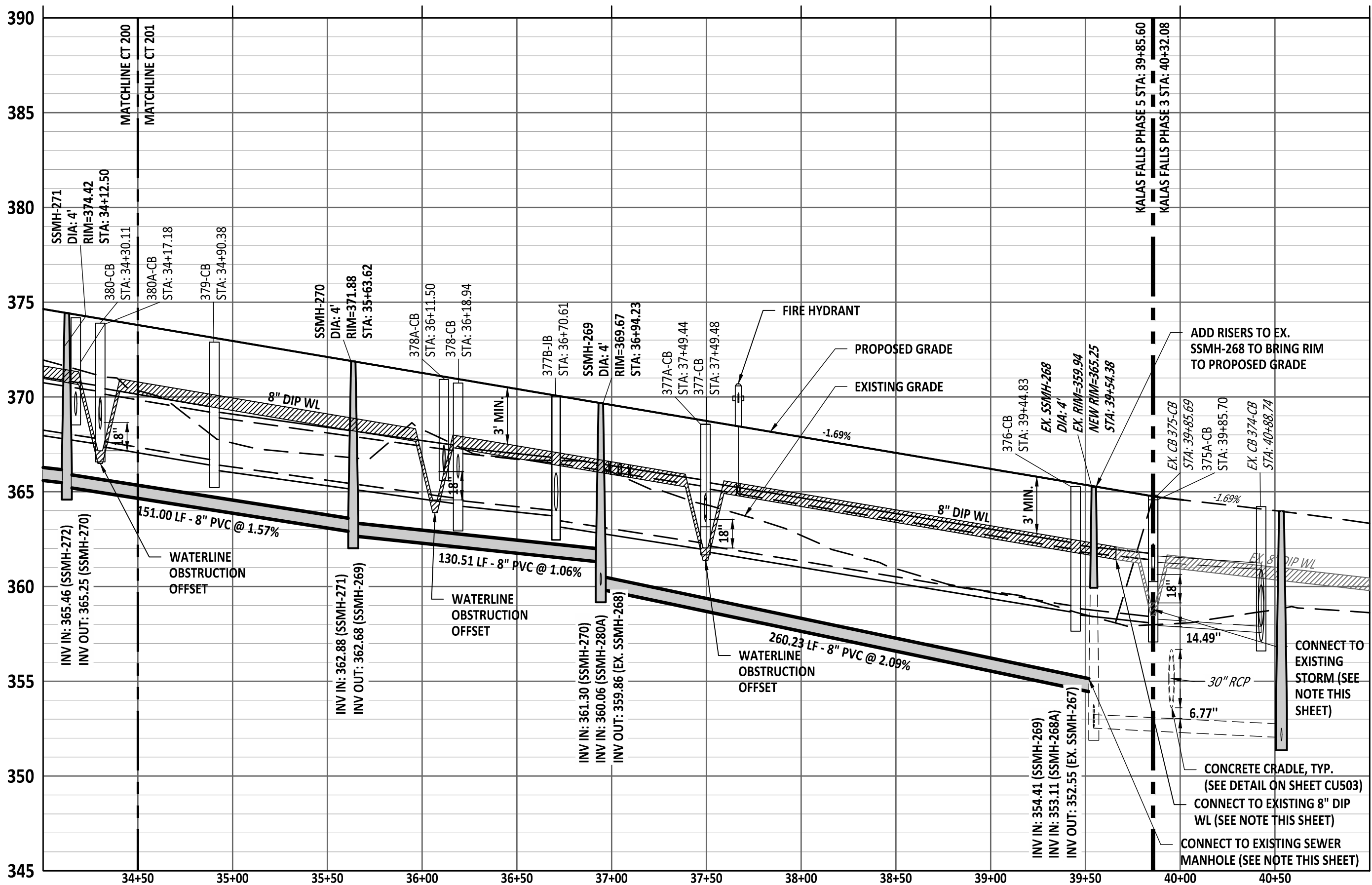
SHEET NO.:
CT200

Public
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City of Raleigh
Public Utilities Department Permit # 5-5618

Public
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City of Raleigh
Public Utilities Department Permit # W-4214

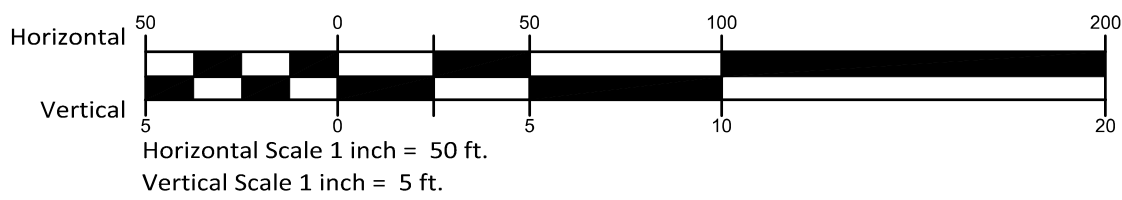


GRAYMONT OAKS DR. PLAN



GRAYMONT OAKS DR. PROFILE

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NO.	DATE	REVISION:
1	12/23/2024	CID SUBMITTAL #1

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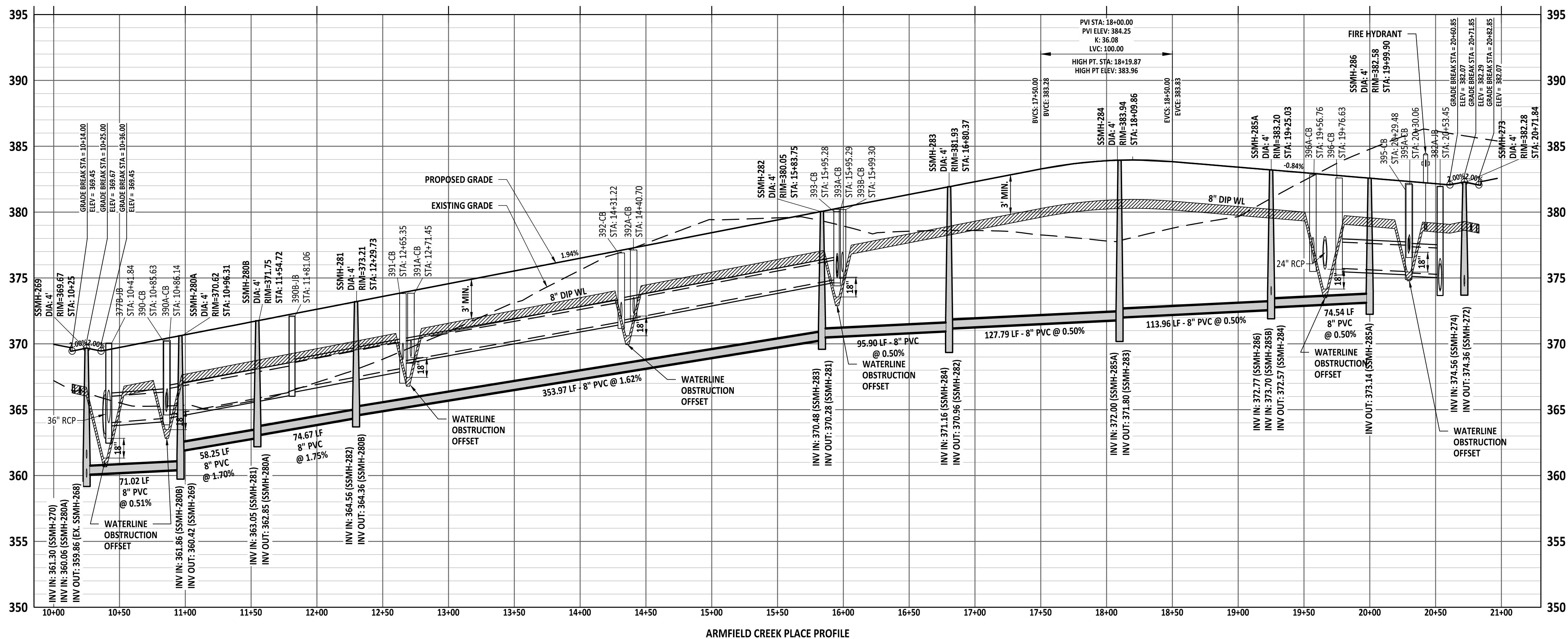
KALAS FALLS
PHASE 5
CONSTRUCTION INFRASTRUCTURE
DOCUMENTS
CID-25-01
TOWN OF ROLESVILLE,
WAKE COUNTY, NC

JOB NUMBER: R180115
CHECKED BY: JK
DRAWN BY: GE, RC
DATE: 05-01-2025

SHEET TITLE:
GRAYMONT OAKS DR. PLAN & PROFILE
SHEET NO.:
CT201

Public
Water Distribution / Extension System

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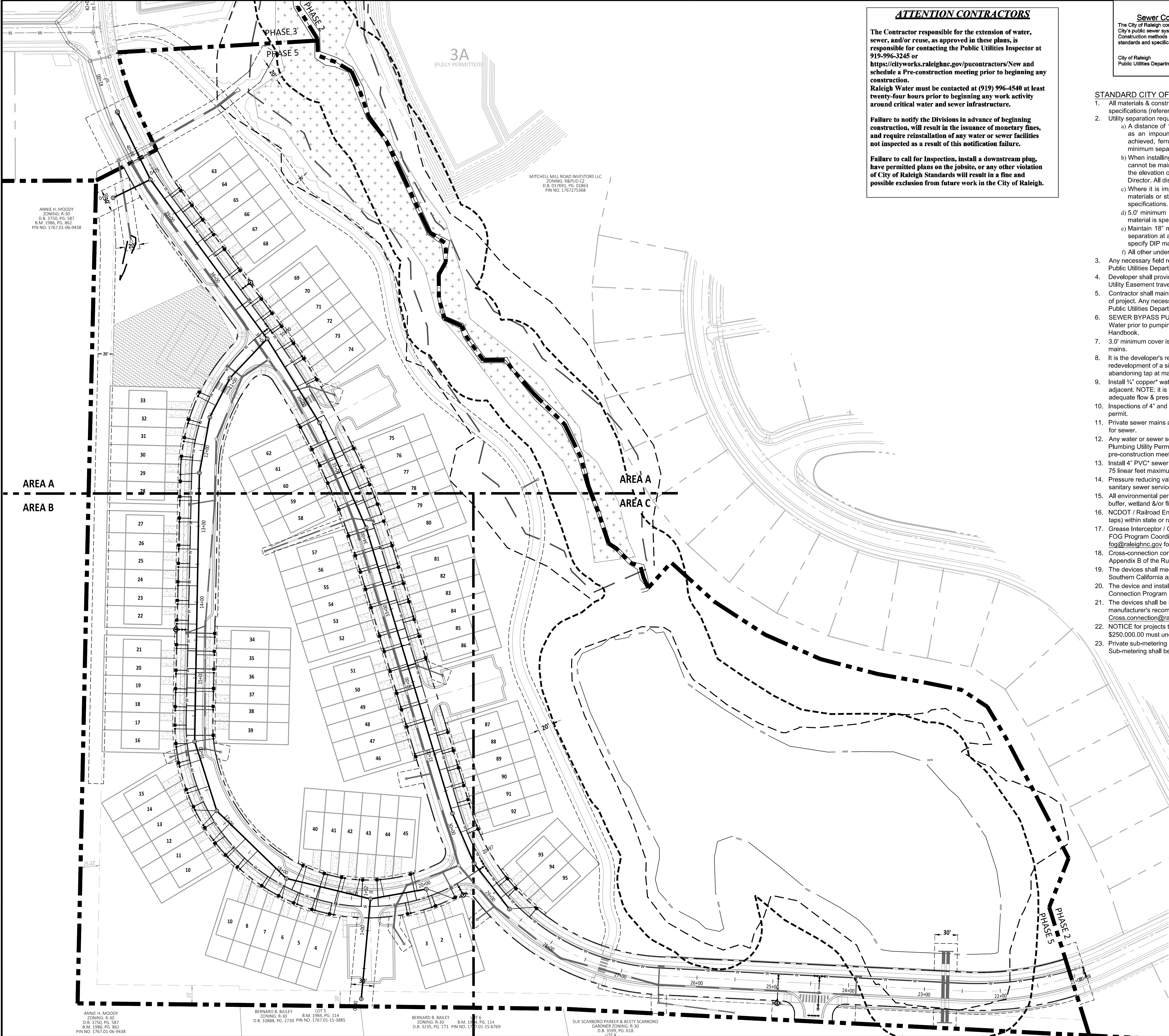
City of Raleigh
Public Utilities Department Permit # W-4214

STIPULATION FOR REUSE

KALAS FALLS
PHASE 5
CONSTRUCTION INFRASTRUCTURE
DOCUMENTS
CID-25-01
TOWN OF ROLESVILLE,
WAKE COUNTY, NC

ARMFIELD CREEK PLACE PLAN & PROFILE

SHEET NO.:
CT202



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 Inspector at 919-996-3245 or <https://cityworks.raleighnc.gov/pucontractors/New> and schedule a Pre-construction meeting prior to beginning any construction.

Raleigh Water must be contacted at (919) 996-4540 at least twenty-four hours prior to beginning any work activity around critical water and sewer infrastructure.

Failure to notify the Divisions in advance of beginning construction, will result in the issuance of monetary fines, and require reinstallation of any water or sewer facilities not inspected as a result of this notification failure.

Failure to call for Inspection, install a downstream plug, have permitted plans on the jobsite, or any other violation of City of Raleigh Standards will result in a fine and possible exclusion from future work in the City of Raleigh.

Public Sewer Collection / Extension System

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City of Raleigh
Public Utilities Department Permit # 5-5618

Public

Water Distribution / Extension System

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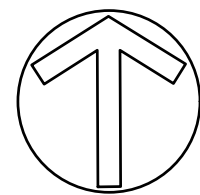
City of Raleigh
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STANDARD CITY OF RALEIGH UTILITY NOTES:

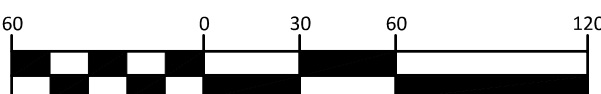
- All materials & construction methods shall be in accordance with City of Raleigh design standards, details & specifications (reference: CORPUD Handbook, current edition)
- Utility separation requirements:
 - A distance of 100' shall be maintained between sanitary sewer & any private or public water supply source such as an impounded reservoir used as a source of drinking water. If adequate lateral separation cannot be achieved, ferrous sanitary sewer pipe shall be specified & installed to watertight specifications. However, the minimum separation shall not be less than 25' from a private well or 50' from a public well.
 - When installing water &/or sewer mains, the horizontal separation between utilities shall be 10'. If this separation cannot be maintained due to existing conditions, the variation allowed is the water main in a separate trench with the elevation of the water main at least 18" above the top of the sewer & must be approved by the Public Utilities Director. All distances are measured from outside diameter to outside diameter.
 - Where it is impossible to obtain proper separation, or anytime a sanitary sewer passes over a watermain, DIP materials or steel encasement extended 10' on each side of crossing must be specified & installed to watertight specifications.
 - 5.0' minimum horizontal separation is required between all sanitary sewer & storm sewer facilities, unless DIP material is specified for sanitary sewer
 - Maintain 18" min. vertical separation at all watermain & RCP storm drain crossings; maintain 18" min. vertical separation at all sanitary sewer & RCP storm drain crossings. Where adequate separations cannot be achieved, specify DIP materials & a concrete cradle having 6" min. clearance (per CORPUD details W-41 & S-49).
 - All other underground utilities shall cross water & sewer facilities with 18" min. vertical separation required.
- Any necessary field revisions are subject to review & approval of an amended plan &/or profile by the City of Raleigh Public Utilities Department prior to construction.
- Developer shall provide 30 days advance written notice to owner for any work required within an existing City of Raleigh Utility Easement traversing private property.
- Contractor shall maintain continuous water & sewer service to existing residences & businesses throughout construction of project. Any necessary service interruptions shall be preceded by a 24-hour advance notice to the City of Raleigh Public Utilities Department.
- SEWER BYPASS PUMPING - A bypass plan sealed by an NC Professional Engineer shall be provided to Raleigh Water prior to pumping operations for approval. The operations and equipment shall comply with the Public Utilities Handbook.
- 3.0' minimum cover is required on all water mains & sewer force mains. 4.0' minimum cover is required on all reuse mains.
- It is the developer's responsibility to abandon or remove existing water & sewer services not being used in redevelopment of a site unless otherwise directed by the City of Raleigh Public Utilities Department. This includes abandoning tap at main & removal of service from ROW or easement per CORPUD Handbook procedure.
- Install 3/4" copper water services with meters located at ROW or within a 2'x2' Waterline Easement immediately adjacent. NOTE: It is the applicant's responsibility to properly size the water service for each connection to provide adequate flow & pressure.
- Inspections of 4" and larger water mains of the private distribution system will be inspected as part of the infrastructure permit.
- Private sewer mains as part of a collection system are permitted and inspected under the private Infrastructure permit for sewer.
- Any water or sewer services on private property that will be installed under Construction Drawings may require a Plumbing Utility Permit in the City of Raleigh. Consult with the Engineering Inspection Coordinator during the pre-construction meeting on the necessary permits.
- Install 4" PVC sewer services @ 1.0% minimum grade with cleanouts located at ROW or easement line & spaced every 75 linear feet maximum.
- Pressure reducing valves are required on all water services exceeding 80 psi; backwater valves are required on all sanitary sewer services having building drains lower than 1.0' above the next upstream manhole.
- All environmental permits applicable to the project must be obtained from NCDWQ, USACE &/or FEMA for any riparian buffer, wetland &/or floodplain impacts (respectively) prior to construction.
- NCDOT / Railroad Encroachment Agreements are required for any utility work (including main extensions & service taps) within state or railroad ROW prior to construction.
- Grease Interceptor / Oil Water Separator sizing calculations & installation specifications shall be approved by the RW FOG Program Coordinator prior to issuance of a UC and/or Building Permit. Contact (919) 996-4516 or fog@raleighnc.gov for more information.
- Cross-connection control protection devices are required based on the degree of health hazard involved as listed in Appendix B of the Rules Governing Public Water Systems in North Carolina.
- The devices shall meet the American Society of Sanitary Engineering (ASSE) standards and be on the University of Southern California approval list.
- The device and installation shall meet the guidelines of Appendix A - Guidelines and Requirements for the Cross Connection Program in Raleigh's Service Area.
- The devices shall be installed and tested (both, initial and periodic testing thereafter) in accordance with the manufacturer's recommendations or the local cross connection control program, whichever is more stringent. Contact Cross.connection@raleighnc.gov for more information.
- NOTICE for projects that involve an oversized main or urban main replacement. Any City reimbursement greater than \$250,000.00 must undergo the public bidding process.
- Private sub-metering - No resale of water shall occur without approval of the North Carolina Utility Commission. Sub-metering shall be in accordance with Section 1400 of the "SAFE DRINKING WATER ACT".

SITE LEGEND

---	100 YR FLOODLINE
- - - - -	PROPERTY BOUNDARY/PHASE LINE
- - - - -	2' BUILDING RESTRICTION LINE
- - - - -	50' NEUSE RIVER BUFFER
---	PROPOSED SURFACE WATER LEVEL
---	RIGHT-OF-WAY
---	LIMITS OF DISTURBANCE
---	LOT LINE
+	WETLANDS
+	AMENITY AREA
+	CONCRETE
+	10' CURB TRANSITION



GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.



FOR INFORMATION, ONLY

NO.	DATE	REVISION
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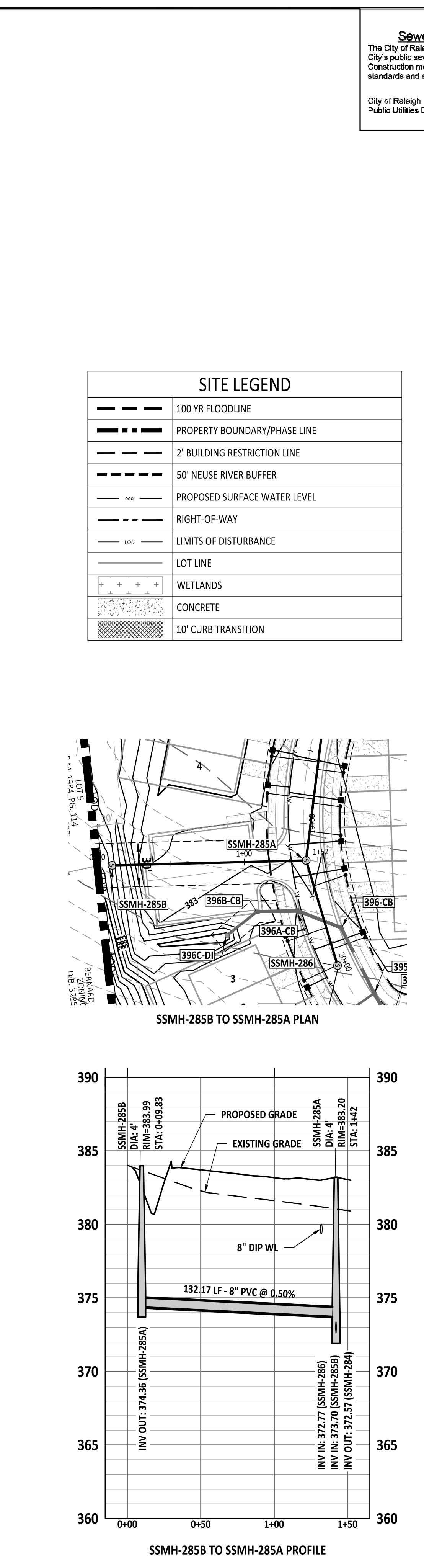
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KALAS FALLS
PHASE 5
CONSTRUCTION INFRASTRUCTURE
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TOWN OF ROLESVILLE,
WAKE COUNTY, NC

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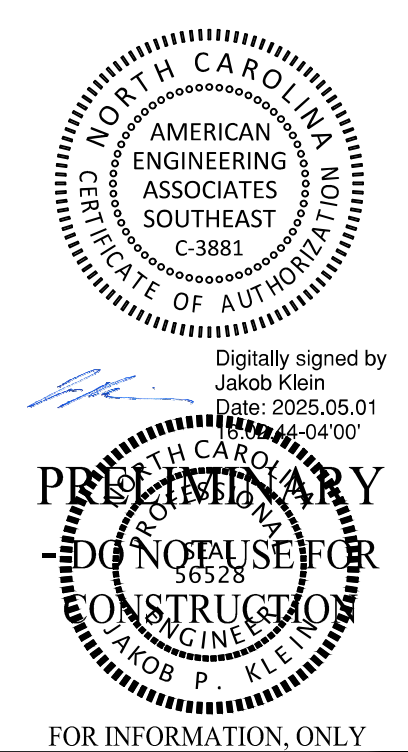
SHEET TITLE:
**UTILITY PLAN
OVERALL**
SHEET NO.:
CU100



Public
Water Distribution / Extension System

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City of Raleigh
Public Utilities Department Permit # W-4214

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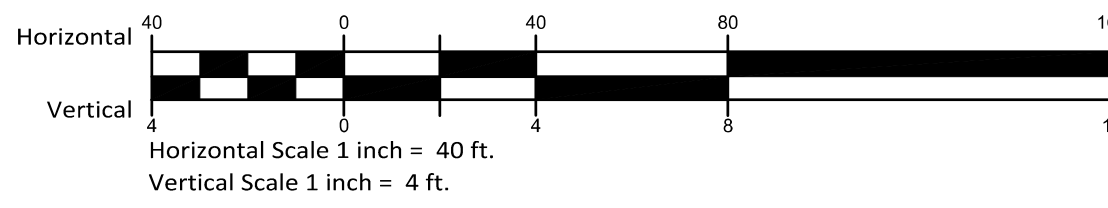
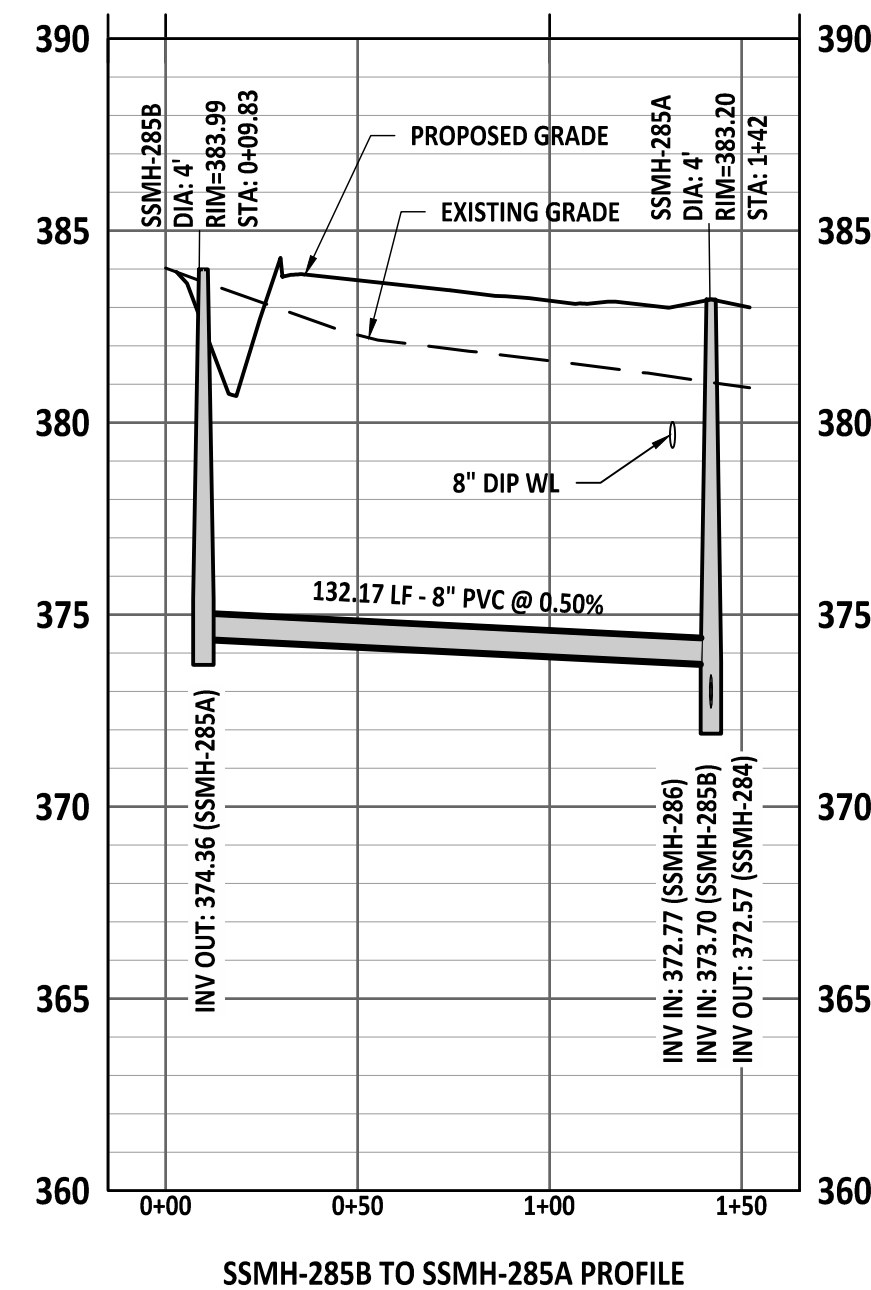
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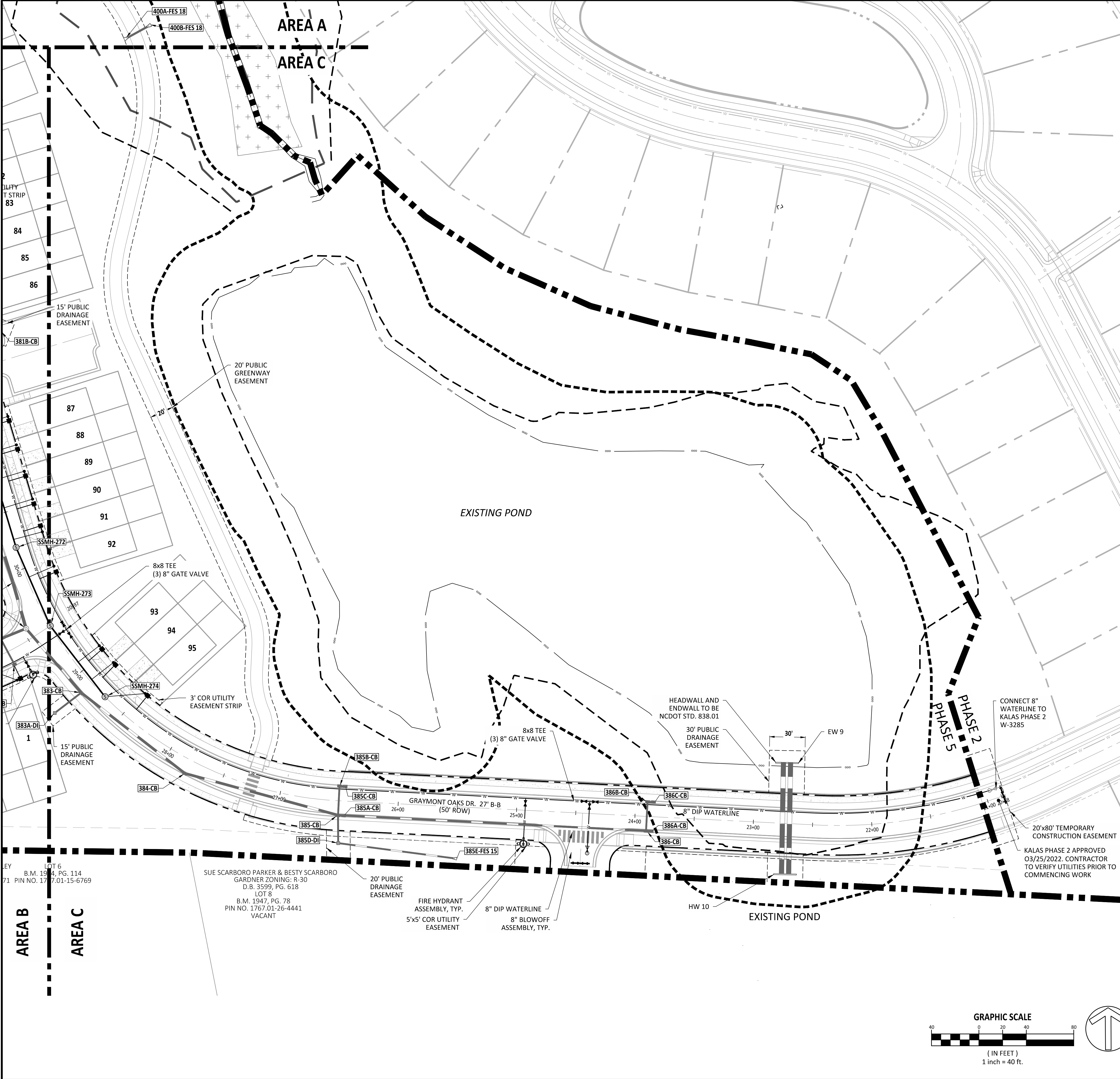
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JOB NUMBER:	R180115
CHECKED BY:	JK
DRAWN BY:	GE, RC
DATE:	05-01-2025
SHEET TITLE:	

UTILITY PLAN
AREA B

SHEET NO.:
CU402





Public
Sewer Collection / Extension System
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City of Raleigh
Public Utilities Department Permit # 5-5618

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City of Raleigh
Public Utilities Department Permit # W-4214

North Carolina
AMERICAN ENGINEERING ASSOCIATES
SOUTHEAST
C-3881
Digital signed by Jakob Klein
Date: 2025.05.01
12:25:04 PM
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SITE LEGEND	
	100 YR FLOODLINE
	PROPERTY BOUNDARY/PHASE LINE
	2' BUILDING RESTRICTION LINE
	50' NEUSE RIVER BUFFER
	PROPOSED SURFACE WATER LEVEL
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UTILITY PLAN
AREA C
SHEET NO.:
CU403