

Comments on #FSP-26-0012 - Planning & Zoning: Final Subdivision Plat

Application Number: #FSP-26-0012
Application Type: Final Subdivision Plat
Date: September 3, 2026
Address: 1832 Rolesville Rd, Rolesville, NC



THIS DOCUMENT IS NOT AN APPROVAL.

The Town of Rolesville Technical Review Committee has reviewed your Final Subdivision Plat Application and provided a set of comments requiring your attention. These comments must be addressed in full before approval is issued.

Reviewing this document on the GovWell, our online portal, will allow you to view interactive markups on the document. If you are viewing this as a PDF or offline, a list of all comments will be provided below in this cover sheet. These comments must be addressed before approval is granted.

After you have addressed all comments, please upload corrected versions of the plans by clicking [here](#) or by visiting <https://app.govwell.com/record/42e6d68b-4b96-4614-977c-aaaba1b95edf>.

Contacts

Austin Bain
City of Raleigh Engineer

(919) 996-3468
austin.bain@raleighnc.gov

Updates Requested

Eddie Henderson
Parks & Recreation

ehenderson@rolesvillenc.gov

Repeat Comment(s)

Elizabeth Powell
Wake County Watershed Mgmt

elizabeth.powell@wake.gov

No Comment

Jacob Butler
Division Chief (Fire)

jbutler@rolesvillenc.gov

No Comment

Jacqueline Thompson
On-Call Civil Engineer

jacqueline.thompson@bolton-menk.com

Updates Requested

Michael Elabarger
Assistant Planning Director

melabarger@rolesvillenc.gov

Repeat Comment(s)

Michele Raby
Planner II

mraby@rolesvillenc.gov

Updates Requested

Scott Miles
Town Engineer PE

smiles@rolesvillenc.gov

No Comment

Stephen Wensman
Planning Director

swensman@rolesvillenc.gov

Repeat Comment(s)

Stephen Wolf
Wake County Deputy Fire Marshal

stephen.wolf@wake.gov

Approved

Tanner Hayslette
Planner I

thayslette@rolesvillenc.gov

Repeat Comment(s)

Tim Beasley
City of Raleigh - Public Utilities

timothy.beasley@raleighnc.gov

Updates Requested

Wyat Hamilton
NCDOT

wrhamilton@ncdot.gov

No Comment

Comments on Plan

Reviewer feedback tied to specific locations on the plan. The number on each comment corresponds to a matching number marked on the plan page. Each comment must be resolved in GovWell.

1



Tim Beasley
City of Raleigh - Public Utilities

This plat must be submitted to through Raleigh's Permit and Development portal for review. Please email me if you have questions.

COVER SHEET - V1-260717--KALAS-PH5-SubdivisionPlat-PRELIM.pdf · Page 1 • September 3, 2026, 10:12am

2



Michael Elabarger
Assistant Planning Director

The PIN provided on the application form (1767175039) does not match the PIN on the Property Owner Consent Form (1767275368) or the PINs listed on the submitted plans. Please ensure the correct PIN(s) are listed consistently across all application materials.

COVER SHEET - V1-260717--KALAS-PH5-SubdivisionPlat-PRELIM.pdf · Page 1 • August 28, 2026, 3:18pm

3



Austin Bain
City of Raleigh Engineer

Submit to Energov for COR review.

COVER SHEET - V1-260717--KALAS-PH5-SubdivisionPlat-PRELIM.pdf · Page 1 • August 27, 2026, 3:12pm

4



Michele Raby
Planner II

Repeat Comment: Please choose an ADA complaint required font as noted in #1 of the FSP checklist and coversheet examples on our website:

https://www.rolesvillenc.gov/sites/default/files/uploads/final-subdivision-plat-checklist_2026.06.16.pdf

<https://www.rolesvillenc.gov/sites/default/files/uploads/fsp-coversheet-example-2026.06.16.pdf>.

COVER SHEET - V1-260717--KALAS-PH5-SubdivisonPlat-PRELIM.pdf · Page 1 · August 24, 2026, 11:16am

5



Michael Elabarger
Assistant Planning Director

The Zoning District on the application form is listed as 'Residential Low Density', but the submitted plans (Sheet 2, Lot Addressing table) indicate the zoning is 'R4PUD-CZ'. Please correct the application form or the plans so they are consistent.

COVER SHEET - V1-260717--KALAS-PH5-SubdivisonPlat-PRELIM.pdf · Page 1 · August 28, 2026, 3:19pm

6



Stephen Wolf
Wake County Deputy Fire Marshal

**** No fire service issues with final subdivision plat for Phase 5. Plans are stamped and sealed by designer of record.**

COVER SHEET - V1-260717--KALAS-PH5-SubdivisonPlat-PRELIM.pdf · Page 1 · August 26, 2026, 11:05am

7



Michael Elabarger
Assistant Planning Director

revise to 0012.

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8



Michael Elabarger
Assistant Planning Director

For V2, connotate this date as "V1" or "1st submittal", and then enter "V2" or "2nd submittal" + Date below it. thanks.

COVER SHEET - V1-260717--KALAS-PH5-SubdivisonPlat-PRELIM.pdf · Page 1 · August 28, 2026, 3:21pm

9



Michael Elabarger
Assistant Planning Director

this BM/PG ref is probably better in the legal description in the site data table (plus a lineage of the BM's or Bk/Pg Deed references for the property for as long as it goes back in time, ie Deed research)

COVER SHEET - V1-260717--KALAS-PH5-SubdivisonPlat-PRELIM.pdf · Page 1 · August 28, 2026, 3:23pm

10



Michael Elabarger
Assistant Planning Director

Remove this 'preliminary' note - it's not necessary and cannot be recorded w/o Town signature.

COVER SHEET - V1-260717--KALAS-PH5-SubdivisonPlat-PRELIM.pdf · Page 1 · August 28, 2026, 3:16pm

11



Michele Raby
Planner II

Pls add missing information.

COVER SHEET - V1-260717--KALAS-PH5-SubdivisionPlat-PRELIM.pdf · Page 1 · August 24, 2026, 10:45am

12



Michael Elabarger
Assistant Planning Director

add ' Maximum 95 as Single-family Attached (Townhomes)' which is the correct entitlement reference. Then the next row, "provided", can be confirmed - Allowed then provided.

COVER SHEET - V1-260717--KALAS-PH5-SubdivisionPlat-PRELIM.pdf · Page 1 · August 28, 2026, 3:38pm

13



Michael Elabarger
Assistant Planning Director

For Adam -- Townships, which ceased being an actual government authority in 1877 if the internet is correct, is listed - Yet it's vague to unclear as to whether or not this subdivision is within the Corporate Limits of the Town of Rolesville...Township is continually being perpetuated on plans and plats the Town sees - why is that?

COVER SHEET - V1-260717--KALAS-PH5-SubdivisionPlat-PRELIM.pdf · Page 1 · August 28, 2026, 3:36pm

14



Michael Elabarger
Assistant Planning Director

Revise 'Usage' to Single-family Attached (Townhomes)

COVER SHEET - V1-260717--KALAS-PH5-SubdivisionPlat-PRELIM.pdf · Page 1 · August 28, 2026, 3:33pm

15



Michele Raby
Planner II

Please add check list # 13.

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16



Stephen Wensman
Planning Director

Front setbacks are 18' per approved rezoning master plan

COVER SHEET - V1-260717--KALAS-PH5-SubdivisionPlat-PRELIM.pdf · Page 1 · August 7, 2026, 8:51am

17



Michael Elabarger
Assistant Planning Director

Why are these last 4 Rows of data here, and repeated below under the STREET INFORMATION table? It should only be on here ONCE to avoid confusion.

COVER SHEET - V1-260717--KALAS-PH5-SubdivisionPlat-PRELIM.pdf · Page 1 · August 28, 2026, 3:32pm

18



Stephen Wensman
Planning Director

why not give numerical min. building separation found in SUP/UDO?

COVER SHEET - V1-260717--KALAS-PH5-SubdivisionPlat-PRELIM.pdf · Page 1 · August 7, 2026, 8:39am

19



Stephen Wensman
Planning Director

What is a Rear Separation? The Rear setback is 15'

COVER SHEET - V1-260717--KALAS-PH5-SubdivsionPlat-PRELIM.pdf · Page 1 · August 7, 2026, 9:08am

20



Michele Raby
Planner II

Please check list # 24: Street light plan sheet.

COVER SHEET - V1-260717--KALAS-PH5-SubdivsionPlat-PRELIM.pdf · Page 1 · August 24, 2026, 11:19am

21



Michael Elabarger
Assistant Planning Director

Regarding Side Setbacks - drawings show a building footprint which clearly shows END unit external setback areas within the Lot lines - but are not measured/dimensioned.

COVER SHEET - V1-260717--KALAS-PH5-SubdivsionPlat-PRELIM.pdf · Page 1 · August 28, 2026, 3:31pm

22



Michael Elabarger
Assistant Planning Director

Add Side setback dimensions - end units should have a Side Setback dimension from their exterior Lot Lines. Interior lot lines are 0' and don't need mentioning.

COVER SHEET - V1-260717--KALAS-PH5-SubdivsionPlat-PRELIM.pdf · Page 1 · August 28, 2026, 3:25pm

23



Stephen Wensman
Planning Director

Repeat comment

COVER SHEET - V1-260717--KALAS-PH5-SubdivsionPlat-PRELIM.pdf · Page 1 · August 7, 2026, 8:39am

24



Michael Elabarger
Assistant Planning Director

revise to 0012 on all pages, thanks

COVER SHEET - V1-260717--KALAS-PH5-SubdivsionPlat-PRELIM.pdf · Page 1 · August 28, 2026, 3:40pm

25



Michael Elabarger
Assistant Planning Director

Building Separation should have been vetted and approved during PSP and CID plans; drawings don't seem to be showing measurements/demonstration of Compliance anyway - Suggest this information be removed to avoid confusion now and at time of RBPR's.

COVER SHEET - V1-260717--KALAS-PH5-SubdivsionPlat-PRELIM.pdf · Page 1 · August 28, 2026, 3:29pm

26



Michael Elabarger
Assistant Planning Director

be sure to revise this date on V2 submittal

COVER SHEET - V1-260717--KALAS-PH5-SubdivsionPlat-PRELIM.pdf · Page 1 · August 28, 2026, 3:41pm

27



Michele Raby
Planner II

Add address

COVER SHEET - V1-260717--KALAS-PH5-SubdivisionPlat-PRELIM.pdf · Page 1 · August 24, 2026, 10:46am

28



Michael Elabarger
Assistant Planning Director

to Note 12 - add a reference to Sheet 2 for Table including Max Impervious Coverage, to tie this note to the actual per lot info.

V1_FSP_KALAS FALLS PH 5.pdf · Page 1 · August 28, 2026, 3:43pm

29



Jacqueline Thompson
On-Call Civil Engineer

Text conflict - please adjust label for legibility.

V1_FSP_KALAS FALLS PH 5.pdf · Page 3 · August 27, 2026, 4:31pm

30



Michele Raby
Planner II

Please mark what each page covers. Is page 3 the overall site plan? If so, please show sidewalk requirement on both sides of the street per UDO Section 6.2.

V1_FSP_KALAS FALLS PH 5.pdf · Page 3 · August 24, 2026, 11:25am

31



Jacqueline Thompson
On-Call Civil Engineer

This block/symbol is not in the legend. Please either label, add to legend, or remove if not needed.

V1_FSP_KALAS FALLS PH 5.pdf · Page 4 · August 27, 2026, 4:36pm

32



Jacqueline Thompson
On-Call Civil Engineer

Please review the entire plat for overlapping and illegible text. There are several locations where text overlaps text, or text overlaps linework that makes it difficult to clearly read.

V1_FSP_KALAS FALLS PH 5.pdf · Page 4 · August 27, 2026, 4:36pm

33



Michael Elabarger
Assistant Planning Director

what is this line?

V1_FSP_KALAS FALLS PH 5.pdf · Page 4 · August 28, 2026, 3:52pm

34



Tim Beasley
City of Raleigh - Public Utilities

This is actually a 30' City of Raleigh Sanitary Sewer Easement, not a TOR utility easement.

V1_FSP_KALAS FALLS PH 5.pdf · Page 4 · September 3, 2026, 10:11am

35



Tim Beasley
City of Raleigh - Public Utilities

Please rename callout to City of Raleigh Sanitary Sewer Easement

V1_FSP_KALAS FALLS PH 5.pdf · Page 5 · September 3, 2026, 10:06am

36



Michael Elabarger
Assistant Planning Director

IF this is a Proposed easement, meaning New and not recorded already, then phrase as "NEW" or "PRoposed" - you seem to be going with "NEW" on other easements observed...

V1_FSP_KALAS FALLS PH 5.pdf · Page 5 · August 28, 2026, 3:54pm

37



Eddie Henderson
Parks & Recreation

Please revise to say TOR Greenway Easement. Also indicate width

V1_FSP_KALAS FALLS PH 5.pdf · Page 5 · August 14, 2026, 10:40am

38



Michele Raby
Planner II

Please label as OS 1

V1_FSP_KALAS FALLS PH 5.pdf · Page 5 · August 24, 2026, 10:59am

39



Michael Elabarger
Assistant Planning Director

what is this line observed within the ROW?

V1_FSP_KALAS FALLS PH 5.pdf · Page 5 · August 28, 2026, 3:53pm

40



Tim Beasley
City of Raleigh - Public Utilities

Please call out the 3' COR Water and Sanitary Sewer Easement in front of each lot.

V1_FSP_KALAS FALLS PH 5.pdf · Page 5 · September 3, 2026, 10:10am

41



Jacqueline Thompson
On-Call Civil Engineer

Linework indicates the edge of a wetland, even though it is labeled as a pond; and the legend indicates it is a stream. Please add linework to legend to clarify, or adjust linework. The dashed line on the north/west side is not labeled or included in the legend. Please clarify what it represents.

V1_FSP_KALAS FALLS PH 5.pdf · Page 6 · August 27, 2026, 4:39pm

42



Jacqueline Thompson
On-Call Civil Engineer

Please review the entire plat for overlapping and illegible text. There are several locations where text overlaps text or text overlaps linework that makes it difficult to clearly read.

V1_FSP_KALAS FALLS PH 5.pdf · Page 6 · August 27, 2026, 4:40pm

43



Michele Raby
Planner II

New what type of easement?

V1_FSP_KALAS FALLS PH 5.pdf · Page 6 • August 24, 2026, 11:00am

44



Jacqueline Thompson
On-Call Civil Engineer

Lot is not included on the table.

V1_FSP_KALAS FALLS PH 5.pdf · Page 6 • August 27, 2026, 4:39pm

45



Tanner Hayslette
Planner I

Does the sidepath on the southside of Graymont Oaks need a greenway easement or is it entirely within the ROW?

V1_FSP_KALAS FALLS PH 5.pdf · Page 6 • August 14, 2026, 10:43am

46



Tim Beasley
City of Raleigh - Public Utilities

There should be a 3x6 CORWLE for the FH here.

V1_FSP_KALAS FALLS PH 5.pdf · Page 6 • September 3, 2026, 10:05am

47



Jacqueline Thompson
On-Call Civil Engineer

Adjust text for legibility.

V1_FSP_KALAS FALLS PH 5.pdf · Page 6 • August 27, 2026, 4:39pm

48



Tim Beasley
City of Raleigh - Public Utilities

The 10/1/25 approved CD revision is showing a variable width CORSSE in this area. Please update plat to show and fully describe this easement.

V1_FSP_KALAS FALLS PH 5.pdf · Page 6 • September 3, 2026, 10:04am

49



Michele Raby
Planner II

Please add the lighting and landscape plan sheets.

V1_FSP_KALAS FALLS PH 5.pdf · Page 7 • August 24, 2026, 11:14am

8 Michael Elabarger
For V2, connotate this date as "V1" or "1st submittal", and then enter "V2" or "2nd submittal" + Date below it. thanks.

9 Michael Elabarger
this BM/PG ref is probably better in the legal description in the site data table (plus a lineage of the BM's or Bk/Pg Deed references for the property for as long as it goes back in time, ie Deed research)

10 Michael Elabarger
Remove this 'preliminary' note - it's not necessary and cannot be recorded w/o Town signature.

11 Michele Raby
Pls add missing information.

12 Michael Elabarger
add ' Maximum 95 as Single-family Attached (Townhomes)' which is the correct entitlement reference. Then the next row, "provided", can be confirmed - Allowed then provided.

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14 Michael Elabarger
Revise 'Usage' to Single-family Attached (Townhomes)

15 Michele Raby
Please add check list # 13.

16 Stephen Wensman
Front setbacks are 18' per approved rezoning master plan

17 Michael Elabarger
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why not give numerical min. building separation found in SUP/UDO?

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What is a Rear Separation? The Rear setback is 15'

20 Michele Raby
Please check list # 24: Street light plan sheet.

21 Michael Elabarger
Regarding Side Setbacks - drawings show a building footprint which clearly shows END unit external setback areas within the Lot lines - but are not measured/dimensioned.

22 Michael Elabarger
Add Side setback dimensions - end units should have a Side Setback dimension from their exterior Lot Lines. Interior lot lines are 0' and don't need mentioning.

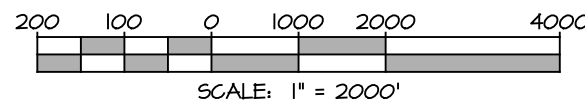
23 Stephen Wensman
Repeat comment

24 Michael Elabarger
revise to 0012 on all pages, thanks

25 Michael Elabarger
Building Separation should have been vetted and approved during PSP and CID plans; drawings don't seem to be showing measurements/demonstration of Compliance anyway - Suggest this information be removed to avoid confusion now and at time of RBPR's.

26 Michael Elabarger
be sure to revise this date on V2 submittal

27 Michele Raby
Add address



I, ADAM D. YASCAVAGE, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION, FROM AN ACTUAL GROUND (CONVENTIONAL) MADE UNDER MY SUPERVISION, THAT SURVEYED PROPERTY LINES SHOWN HEREON ARE BASED UPON THE DEEDS AND PLATS REPORTED HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS SUCH AND ARE BASED UPON THE DEEDS AND PLATS REPORTED HEREON; THAT THE RATIO OF PRECISION AS CALCULATED BEFORE ADJUSTMENT IS 1:100,000; THAT THIS SURVEY CREATES A SUBDIVISION WITHIN THE AREA DESCRIBED BY THE ORIGINAL ORIGINALLY RECORDED INSTRUMENTS THAT REGULATE THE AREA; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 16TH DAY OF JULY, A.D., 2026.

NOT FOR RECORDATION, CONVEYANCES OR **IN**

ADAM D. YASCAVAGE, PLS N.C. REG. NO.: L-5449

OVERALL SITE DATA	
TOTAL ACREAGE	23.55 AC
TOTAL NUMBER OF LOTS APPROVED DURING REZONING	550 FOR ALL PHASES
TOTAL NUMBER OF LOTS PROVIDED - PHASE 5	45
WATERSHED	LOWER NEUSE RIVER
RIVER BASIN	NEUSE
TOWNSHIP	WAKE FOREST
RECEIVING WATER	HARRIS BRANCH
EXISTING USAGE	VACANT
PROPOSED USAGE	TOWNHOMES
PHASE DENSITY	4.0300
PHASE 5 EXISTING IMPERVIOUS	0 SF
PHASE 5 PROPOSED IMPERVIOUS	6.64 AC
PHASE 5 MAXIMUM IMPERVIOUS PER LOT	1,250 SF
PHASE 5 TOTAL AREA OF LOTS	5.64 AC
PHASE 5 AVERAGE LOT	2,587 SF
PHASE 5 LIMIT OF DISTURBANCE	16.27 AC
PHASE 5 AREA IN PUBLIC R/W	3.40 AC
PHASE 5 TOTAL R/W LINEAR FEET	2,928 LF
PHASE 5 TOTAL PRIVATE STREET LINEAR FEET	0 LF
TOWNHOME MINIMUM BUILDING SETBACK, (REF SUP 19-01) (UDO: 6.2.3.2(a))	
FRONT SETBACK	15'
REAR SETBACK	15'
TOWNHOME MINIMUM BUILDING SEPARATION, (REF SUP 19-01) (UDO: 6.2.3.2(a))	
SIDE SEPARATION	16'
REAR SEPARATION	25'

REQUIRED APPROVALS	
PERMIT	PREMIT NUMBER
ORDINANCE	UDO (NOV 14, 2019)
ANNEXATION	A 16-04, ANX-20-04
TOWN OF ROLESVILLE SPECIAL USE PERMIT	SUP-19-01
TOWN OF ROLESVILLE ZONING CONDITIONS	MA-19-02
TOWN OF ROLESVILLE PRELIMINARY PLAT	PSP-24-04
TOWN OF ROLESVILLE CONSTRUCTION INFRASTRUCTURE DRAWING	CD 25-01
WAKE COUNTY EROSION CONTROL	SEC-130275-2024
WAKE COUNTY STORMWATER MANAGEMENT	SNF-142703-2025
CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PERMIT #	S-5610
CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PERMIT #	W-4214

STREET INFORMATION				
PUBLIC STREET TOTAL 2,920 LF				
STREET NAME	PUBLIC OR PRIVATE	PAVED STREET WIDTH	R/W WIDTH	STREET LENGTH IN LINEAR FEET
GRAYMONT OAKS DR	PUBLIC	27'	50' R/W	1,081 LF
ARMFIELD CREEK PL	PUBLIC	27'	50' R/W	1,047 LF

TOWNHOME MINIMUM BUILDING SETBACK:	
(REF SUP 19-01) (UDO: 6.2.3.2(a))	
FRONT SETBACK	15'
REAR SETBACK	15'
TOWNHOME MINIMUM BUILDING SEPARATION:	
(REF SUP 19-01) (UDO: 6.2.3.2(a))	
SIDE SEPARATION	16'
REAR SEPARATION	25'



PHASE 5
KALAS FALLS
1832 ROLESVILLE RD
TOWN OF ROLESVILLE, WAKE COUNTY, NC
CASE NUMBER FSP-26-Qxxx

PREVIOUS BOOK of MAPS and PAGE NUMBERS
BM 2022 PG444

PROJECT TEAM	
PROPERTY OWNER	MERITAGE HOMES OF THE CAROLINAS CONTACT: JOE CHRETIEN 3300 PARAHOUNT PARKWAY, STE 120 MORRISVILLE, NC 27660 925-518-1216
DEVELOPER	MERITAGE HOMES OF THE CAROLINAS CONTACT: JOE CHRETIEN 3300 PARAHOUNT PARKWAY, STE 120 MORRISVILLE, NC 27660 925-518-1216
ENGINEER	AMERICAN ENGINEERING ASSOCIATES 4020 MISTHACHE BOLLIVARD, SUITE 400 RALEIGH, NC 27607 ATTN: MR. JOHN R. HARMAN, PE 418-468-1010
SURVEYOR	MORRIS & RITCHIE ASSOCIATES, OF, P.C. CONTACT: ADAM YASAGKID 580 HINTON POND RD KNIGHTDALE, NC 27545 984-200-2103
ENVIRONMENTAL CONSULTANT	NITHERS RAVENEL CONTACT: TROY BENLEY 115 MACKENBAM DRIVE CARY, NC 27511 919-445-7860

LANDOWNER	PIN	DB & PG
MERITAGE HOMES	1767-27-5368	19789/2515

ADJOINING PROPERTIES		
ANNIE H. MOODY	1767-06-4430	DB 3150 PG 501 BM 1906 PG 862
WATT DEVELOPMENT CORPORATION	1767-15-5010	DB 1840 PG 1200 BM 2021 PG 0060
BERNARD D. BAILEY JR.	1767-15-6164	DB 3235 PG 0060 BM 1404 PG 114
HERITAGE HOMES OF THE CAROLINAS INC.	1767-17-5360	DB 14704 PG 255 BM 2022 PG 4415



CERTIFICATE OF APPROVAL FOR RECORDING PLAT

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.

DATE _____ SUBDIVISION ADMINISTRATOR, TOWN OF ROLESVILLE

REVIEW OFFICER CERTIFICATION:

ROLESVILLE, NORTH CAROLINA

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

REVIEW OFFICER

THIS 15 DAY OF SEPTEMBER, 2015

MORRIS & RITCHIE ASSOCIATES OF NC, PC
ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
530 HINTON POND RD., STE 104
KNIGHTDALE, NC 27545
(984) 200-2103
LICENSE # C-4182
WWW.MRAGTA.COM
© 2026 MORRIS & RITCHIE ASSOCIATES, INC.

JOB NO.: 23544
SCALE: 1"=2000'
DATE: 7-17-2026
DRAWN BY: ADY
REVIEW BY: CTC

1. THE PURPOSE OF THIS PLAT IS TO ILLUSTRATE A MAJOR SUBDIVISION ON AN EXISTING PARCEL BEARING NC PIN 1767-17-5039, WITH DEED AND MAP REFERENCES AS SHOWN HEREON AND BEING RECORDED IN THE WAKE COUNTY REGISTRY.
2. NO NCSS MONUMENT OF SUITABLE ORDER FOUND WITHIN 2000' OF SUBJECT PROPERTY.
3. HORIZONTAL DATUM IS BASED ON BM 2022 PG 441.
4. AREA COMPUTED BY COORDINATE METHOD. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN US SURVEY FEET, UNLESS NOTED OTHERWISE.
5. ALL RIGHT-OF-WAYS ARE PUBLIC, UNLESS NOTED OTHERWISE
6. NO DETERMINATION HAS BEEN MADE BY THE SURVEYOR AS TO THE FOLLOWING:
 - A. UNDERGROUND UTILITIES & STORAGE FACILITIES
 - B. WETLANDS
 - C. GRAVES, CEMETERY'S, OR BURIAL GROUNDS
7. THIS PROPERTY MAY BE SUBJECT TO NEUSE RIVER RIPARIAN BUFFER RULES--CALL N.C. DIVISION OF WATER QUALITY TO VERIFY (919-719-4200).
8. NO BUILDING IS PERMITTED WITHIN 20' OF A WETLANDS/WETLANDS AREA.
9. THERE SHALL BE NO FILLING OR THE ERECTION OF PERMANENT STRUCTURES IN THE AREAS OF WAKE COUNTY 100-YEAR HAZARD SOILS OR FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) 100-YEAR FLOOD ZONES. UNTIL A L.O.M.D.A. IS PROVIDED BY THE TOWN OF FEMA.
10. 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 31201B660K, DATED 7/14/2022.
11. ALL FEM ROADS WILL BE SUBMITTED TO N.C. D.O.T. SPECIFICATIONS AND DESIGNATED AS FEM.
12. MAXIMUM IMPERVIOUS AREA SQUARE FOOTAGE ON A LOT WILL BE STRICTLY ENFORCED WITH NO EXCEPTIONS INTO PERMITTING PLANS APPROVED WITH THE MAXIMUM IMPERVIOUS SURFACE TO SQUARE FEET PER LOT.
13. ALL LOTS WILL BE SERVED WITH PUBLIC WATER AND SEWER.
14. DATE OF SURVEY: 2/25/2026.
15. 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.
16. ZONING CONDITIONS, SPECIAL USE PERMIT CONDITIONS OF APPROVAL, LOT ADDRESSES AND MAXIMUM IMPERVIOUS CAN BE FOUND ON PAGE 2 OF THIS PLAT.
17. STORMWATER BMP ARE TO BE MAINTAINED BY KALAS FALLS HOA PER STORMWATER AGREEMENT RECORDED IN DB _____ PG _____.
18. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR KALAS FALLS PHASE 2 CAN BE FOUND IN DB 14408 PG 1974 IN THE WAKE COUNTY REGISTER OF DEEDS.
19. SCMs TO BE MAINTAINED BY BY KALAS FALLS HOA.

I (WE) HEREBY CERTIFY THAT I AM (AM ARE) THE OWNER(S) 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 (OUR) FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER SITES TO PUBLIC OR PRIVATE USE AS NOTED. FURTHERMORE, I (WE) HEREBY DEDICATE ALL SANITARY SEWER AND WATER LINES TO THE CITY OF RALEIGH. I (WE) DEDICATE ALL STORM SEWER TO THE TOWN OF ROLESVILLE.

DATE	OWNER/ DEVELOPER
------	------------------

STATE OF: _____

COUNTY OF: _____

I, CERTIFY THAT THE PERSON(S) PERSONALLY APPEARED BEFORE ME THIS DAY,
EACH ACKNOWLEDGING TO ME THAT HE OR SHE VOLUNTARILY SIGNED THE
DOCUMENT FOR THE PURPOSE STATE THEREIN AND IN THE CAPACITY INDICATION:

NAME _____

	TITLE
--	-------

DATE: _____, 20____

____ (OFFICIAL SEAL)

OFFICIAL SIGNATURE OF NOTARY

NOTARY'S PRINTED OR TYPED NAME: _____, NOTARY PUBLIC

MY COMMISSION EXPIRES _____

SHEET INDEX

SHEET NUMBER	SHEET TITLE
PAGE 1	COVER PAGE
PAGE 2	ZONING CONDITIONS, SPECIAL USE PERMIT CONDITIONS OF APPROVAL, LOT ADDRESSING
PAGE 3	MATCHLINES
PAGE 3-6	PHASE 5
PAGE 7	LINE AND CURVE TABLE

FSP-26-OXXX | SHEET: 1 OF 7

KALAS FALLS

PHASE 5
FINAL PLAT
ROLESVILLE ROAD, WAKE FOREST, NC 27587
TOWN OF ROLESVILLE - WAKE FOREST TOWNSHIP
WAKE COUNTY- NORTH CAROLINA

**KALAS FALLS
REZONING CONDITIONS - NOVEMBER 19, 2019**

- A. THE MAXIMUM DEVELOPMENT DENSITY SHALL BE 21 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 1768-30-632) 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 1768-30-632) AND MOODLIEF TRACT (1768-30-844) 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/MATKINS 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/MATKINS 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.
- L. 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/MATKINS 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 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 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/MATKINS 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 100TH 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.
- II. 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 300TH 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 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.
- III. 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 450TH 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.
- IV. 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 THE 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.

**KALAS FALLS
SUP 19-01 CONDITIONS OF APPROVAL**

THE SPECIAL USE APPROVAL IS MADE SUBJECT TO THE FOLLOWING CONDITIONS:

- I. OVERALL DEVELOPMENT CONDITIONS
- A. 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 IS 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.
- B. 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.
- C. TO THE EXTENT POSSIBLE, THE DEVELOPER SHALL STRIVE ON-STREET PARKING SPACES WITHIN THE PUBLIC RIGHT-OF-WAY TO ALLOW FOR CONVENIENT ACCESS TO THE PUBLIC GREENWAY.
2. 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 WITHIN 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 150.
- 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. ON-SITE 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.
3. CONDITIONS FOR RESIDENTIAL TOWNHOUSES
- 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.

LOT ADDRESSING

LOT #	ADDRESS	TYPE	ZONE	MAX IMP. (SQFT.)
1	1484 ARMFIELD CREEK PL	TOWNHOME	R&PUD-CZ	1,250
2	1482 ARMFIELD CREEK PL	TOWNHOME	R&PUD-CZ	1,250
3	1480 ARMFIELD CREEK PL	TOWNHOME	R&PUD-CZ	1,250
4	1474 ARMFIELD CREEK PL	TOWNHOME	R&PUD-CZ	1,250
5	1472 ARMFIELD CREEK PL	TOWNHOME	R&PUD-CZ	1,250
6	1470 ARMFIELD CREEK PL	TOWNHOME	R&PUD-CZ	1,250
7	1468 ARMFIELD CREEK PL	TOWNHOME	R&PUD-CZ	1,250
8	1466 ARMFIELD CREEK PL	TOWNHOME	R&PUD-CZ	1,250
9	1464 ARMFIELD CREEK PL	TOWNHOME	R&PUD-CZ	1,250
10	1460 ARMFIELD CREEK PL	TOWNHOME	R&PUD-CZ	1,250
11	1458 ARMFIELD CREEK PL	TOWNHOME	R&PUD-CZ	1,250
12	1456 ARMFIELD CREEK PL	TOWNHOME	R&PUD-CZ	1,250
13	1454 ARMFIELD CREEK PL	TOWNHOME	R&PUD-CZ	1,250
14	1452 ARMFIELD CREEK PL	TOWNHOME	R&PUD-CZ	1,250
15	1450 ARMFIELD CREEK PL	TOWNHOME	R&PUD-CZ	1,250
16	1444 ARMFIELD CREEK PL	TOWNHOME	R&PUD-CZ	1,250
17	1442 ARMFIELD CREEK PL	TOWNHOME	R&PUD-CZ	1,250
18	1440 ARMFIELD CREEK PL	TOWNHOME	R&PUD-CZ	1,250
19	1438 ARMFIELD CREEK PL	TOWNHOME	R&PUD-CZ	1,250
20	1436 ARMFIELD CREEK PL	TOWNHOME	R&PUD-CZ	1,250
21	1434 ARMFIELD CREEK PL	TOWNHOME	R&PUD-CZ	1,250
22	1430 ARMFIELD CREEK PL	TOWNHOME	R&PUD-CZ	1,250
23	1428 ARMFIELD CREEK PL	TOWNHOME	R&PUD-CZ	1,250
24	1426 ARMFIELD CREEK PL	TOWNHOME	R&PUD-CZ	1,250
25	1424 ARMFIELD CREEK PL	TOWNHOME	R&PUD-CZ	1,250
26	1422 ARMFIELD CREEK PL	TOWNHOME	R&PUD-CZ	1,250
27	1420 ARMFIELD CREEK PL	TOWNHOME	R&PUD-CZ	1,250
28	1414 ARMFIELD CREEK PL	TOWNHOME	R&PUD-CZ	1,250
29	1412 ARMFIELD CREEK PL	TOWNHOME	R&PUD-CZ	1,250
30	1410 ARMFIELD CREEK PL	TOWNHOME	R&PUD-CZ	1,250
31	1408 ARMFIELD CREEK PL	TOWNHOME	R&PUD-CZ	1,250
32	1406 ARMFIELD CREEK PL	TOWNHOME	R&PUD-CZ	1,250
33	1404 ARMFIELD CREEK PL	TOWNHOME	R&PUD-CZ	1,250
34	1431 ARMFIELD CREEK PL	TOWNHOME	R&PUD-CZ	1,250
35	1433 ARMFIELD CREEK PL	TOWNHOME	R&PUD-CZ	1,250
36	1435 ARMFIELD CREEK PL	TOWNHOME	R&PUD-CZ	1,250
37	1437 ARMFIELD CREEK PL	TOWNHOME	R&PUD-CZ	1,250
38	1434 ARMFIELD CREEK PL	TOWNHOME	R&PUD-CZ	1,250
39	1441 ARMFIELD CREEK PL	TOWNHOME	R&PUD-CZ	1,250
40	1471 ARMFIELD CREEK PL	TOWNHOME	R&PUD-CZ	1,250
41	1473 ARMFIELD CREEK PL	TOWNHOME	R&PUD-CZ	1,250
42	1475 ARMFIELD CREEK PL	TOWNHOME	R&PUD-CZ	1,250
43	1477 ARMFIELD CREEK PL	TOWNHOME	R&PUD-CZ	1,250
44	1474 ARMFIELD CREEK PL	TOWNHOME	R&PUD-CZ	1,250
45	1481 ARMFIELD CREEK PL	TOWNHOME	R&PUD-CZ	1,250
46	194 GRAYMONT OAKS DR	TOWNHOME	R&PUD-CZ	1,250
47	192 GRAYMONT OAKS DR	TOWNHOME	R&PUD-CZ	1,250
48	190 GRAYMONT OAKS DR	TOWNHOME	R&PUD-CZ	1,250
49	188 GRAYMONT OAKS DR	TOWNHOME	R&PUD-CZ	1,250
50	186 GRAYMONT OAKS DR	TOWNHOME	R&PUD-CZ	1,250
51	184 GRAYMONT OAKS DR	TOWNHOME	R&PUD-CZ	1,250
52	180 GRAYMONT OAKS DR	TOWNHOME	R&PUD-CZ	1,250
53	178 GRAYMONT OAKS DR	TOWNHOME	R&PUD-CZ	1,250
54	176 GRAYMONT OAKS DR	TOWNHOME	R&PUD-CZ	1,250
55	174 GRAYMONT OAKS DR	TOWNHOME	R&PUD-CZ	1,250
56	172 GRAYMONT OAKS DR	TOWNHOME	R&PUD-CZ	1,250
57	170 GRAYMONT OAKS DR	TOWNHOME	R&PUD-CZ	1,250
58	166 GRAYMONT OAKS DR	TOWNHOME	R&PUD-CZ	1,250
59	164 GRAYMONT OAKS DR	TOWNHOME	R&PUD-CZ	1,250
60	162 GRAYMONT OAKS DR	TOWNHOME	R&PUD-CZ	1,250
61	160 GRAYMONT OAKS DR	TOWNHOME	R&PUD-CZ	1,250
62	158 GRAYMONT OAKS DR	TOWNHOME	R&PUD-CZ	1,250
63	131 GRAYMONT OAKS DR	TOWNHOME	R&PUD-CZ	1,250
64	133 GRAYMONT OAKS DR	TOWNHOME	R&PUD-CZ	1,250
65	135 GRAYMONT OAKS DR	TOWNHOME	R&PUD-CZ	1,250
66	137 GRAYMONT OAKS DR	TOWNHOME	R&PUD-CZ	1,250
67	139 GRAYMONT OAKS DR	TOWNHOME	R&PUD-CZ	1,250
68	141 GRAYMONT OAKS DR	TOWNHOME	R&PUD-CZ	1,250

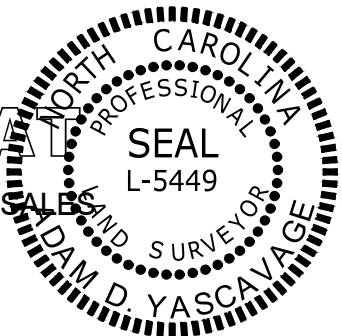
LOT ADDRESSING

LOT #	ADDRESS	TYPE	ZONE	MAX IMP. (SQFT.)
69	145 GRAYMONT OAKS DR	TOWNHOME	R&PUD-CZ	1,250
70	147 GRAYMONT OAKS DR	TOWNHOME	R&PUD-CZ	1,250
71	149 GRAYMONT OAKS DR	TOWNHOME	R&PUD-CZ	1,250
72	151 GRAYMONT OAKS DR	TOWNHOME	R&PUD-CZ	1,250
73	153 GRAYMONT OAKS DR	TOWNHOME	R&PUD-CZ	1,250
74	155 GRAYMONT OAKS DR	TOWNHOME	R&PUD-CZ	1,250
75	161 GRAYMONT OAKS DR	TOWNHOME	R&PUD-CZ	1,250
76	163 GRAYMONT OAKS DR	TOWNHOME	R&PUD-CZ	1,250
77	165 GRAYMONT OAKS DR	TOWNHOME	R&PUD-CZ	1,250
78	167 GRAYMONT OAKS DR	TOWNHOME	R&PUD-CZ	1,250
79	169 GRAYMONT OAKS DR	TOWNHOME	R&PUD-CZ	1,250
80	171 GRAYMONT OAKS DR	TOWNHOME	R&PUD-CZ	1,250
81	175 GRAYMONT OAKS DR	TOWNHOME	R&PUD-CZ	1,250
82	177 GRAYMONT OAKS DR	TOWNHOME	R&PUD-CZ	1,250
83	179 GRAYMONT OAKS DR	TOWNHOME	R&PUD-CZ	1,250
84	181 GRAYMONT OAKS DR	TOWNHOME	R&PUD-CZ	1,250
85	183 GRAYMONT OAKS DR	TOWNHOME	R&PUD-CZ	1,250
86	185 GRAYMONT OAKS DR	TOWNHOME	R&PUD-CZ	1,250
87	187 GRAYMONT OAKS DR	TOWNHOME	R&PUD-CZ	1,250
88	191 GRAYMONT OAKS DR	TOWNHOME	R&PUD-CZ	1,250
89	193 GRAYMONT OAKS DR	TOWNHOME	R&PUD-CZ	1,250
90	195 GRAYMONT OAKS DR	TOWNHOME	R&PUD-CZ	1,250
91	197 GRAYMONT OAKS DR	TOWNHOME	R&PUD-CZ	1,250
92	199 GRAYMONT OAKS DR	TOWNHOME	R&PUD-CZ	1,250
93	205 GRAYMONT OAKS DR	TOWNHOME	R&PUD-CZ	1,250
94	207 GRAYMONT OAKS DR	TOWNHOME	R&PUD-CZ	1,250
95	209 GRAYMONT OAKS DR	TOWNHOME	R&PUD-CZ	1,250
PART OF 05 1	1400 ARMFIELD CREEK PL	AMENITY (COURTS)	R&PUD-CZ	
PART OF 05 2	125 GRAYMONT OAKS DR	AMENITY	R&PUD-CZ	

PRELIMINARY PLAT

NOT FOR RECORDATION, CONVEYANCES OR SALES

ADAM D. YASCAVAGE, PLS N.C. REG. NO.: L-5449



FSP-26-OXXX SHEET: 2 OF 7



MORRIS & RITCHIE ASSOCIATES OF NC, PC
ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS

530 HANTON POND RD., STE 104
KNIGHTDALE, NC 27545
(984) 200-2103
LICENSE # C-4182
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JOB NO.: 235944

SCALE: N/A

DATE: 7-17-2026

DRAWN BY: ADY

REVIEW BY: CTC

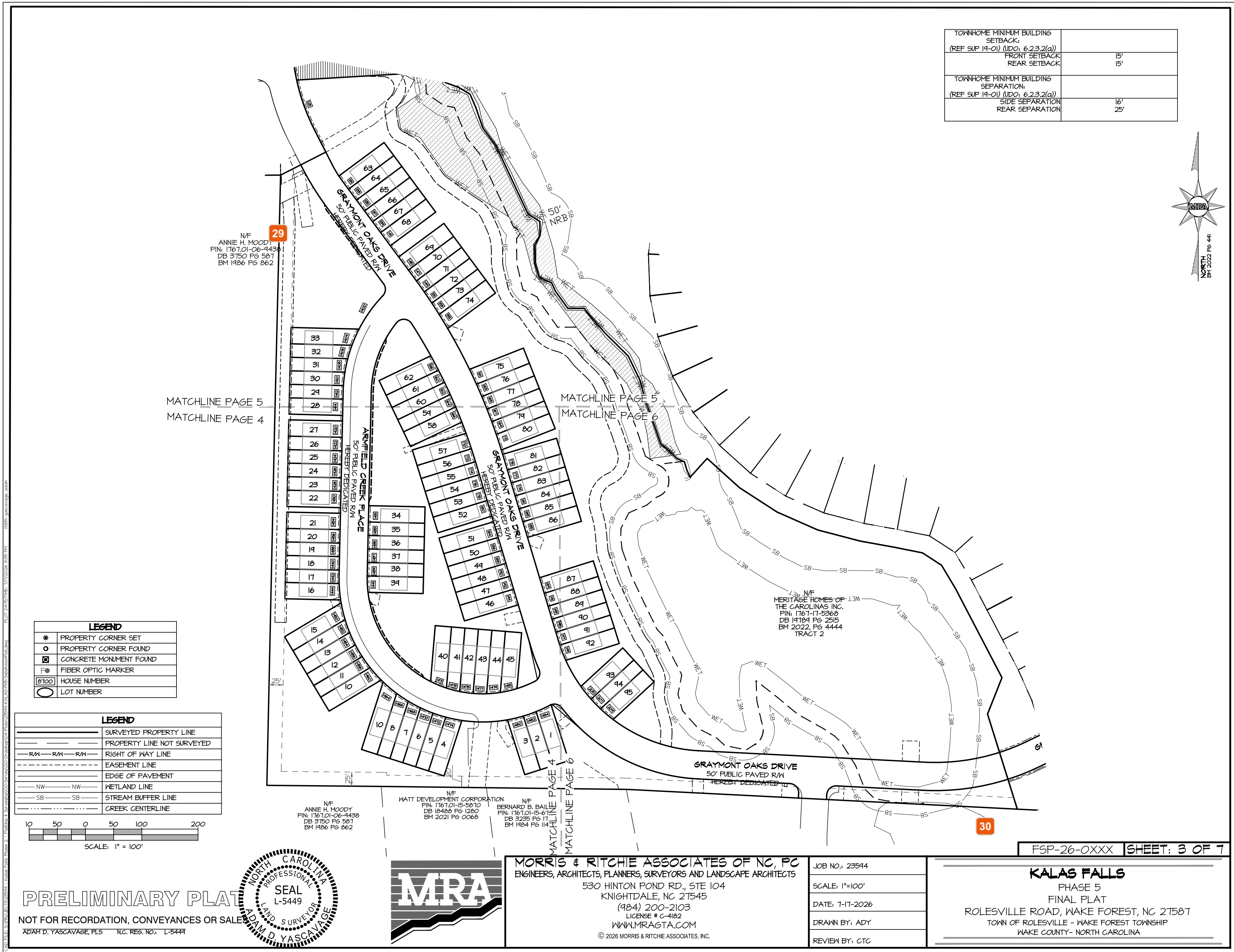
KALAS FALLS

PHASE 5

FINAL PLAT

ROLESVILLE ROAD, WAKE FOREST, NC 27587
TOWN OF ROLESVILLE - WAKE FOREST TOWNSHIP
WAKE COUNTY - NORTH CAROLINA

TOWNHOME MINIMUM BUILDING SETBACK:	
(REF SUP 14-01) (UDO: 6.2.3.2(a))	
FRONT SETBACK	15'
REAR SETBACK	15'
TOWNHOME MINIMUM BUILDING SEPARATION:	
(REF SUP 14-01) (UDO: 6.2.3.2(a))	
SIDE SEPARATION	16'
REAR SEPARATION	25'



PRELIMINARY PLAT
NOT FOR RECORDATION, CONVEYANCES OR SALES
ADAM D. YASCAVAGE, PLS N.C. REG. NO.: L-5449



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JOB NO.: 23544
SCALE: 1"=100'
DATE: 7-17-2026
DRAWN BY: ADY
REVIEW BY: CTC

KALAS FALLS
PHASE 5
FINAL PLAT
ROLESVILLE ROAD, WAKE FOREST, NC 27587
TOWN OF ROLESVILLE - WAKE FOREST TOWNSHIP
WAKE COUNTY- NORTH CAROLINA

29 Jacqueline Thompson
Text conflict - please adjust label for legibility.

30 Michele Raby
Please mark what each page covers. Is page 3 the overall site plan? If so, please show sidewalk requirement on both sides of the street per UDO Section 6.2.

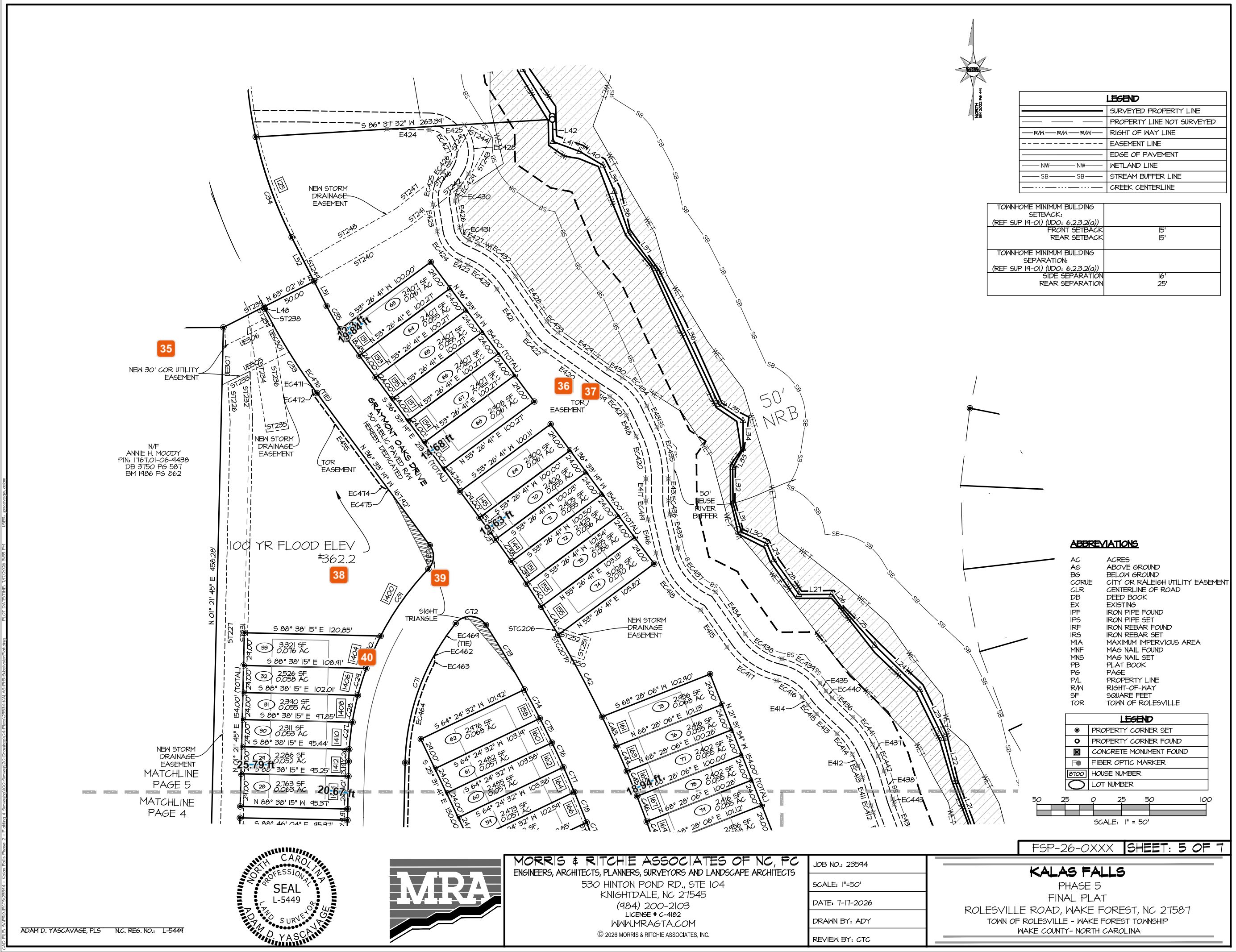


This block/symbol is not in the legend. Please either label, add to legend, or remove if not needed.

Please review the entire plat for overlapping and illegible text. There are several locations where text overlaps text, or text overlaps linework that makes it difficult to clearly read.

what is this line?

This is actually a 30' City of Raleigh Sanitary Sewer Easement, not a TOR utility easement.



35 Tim Beasley
Please rename callout to City of Raleigh Sanitary Sewer Easement

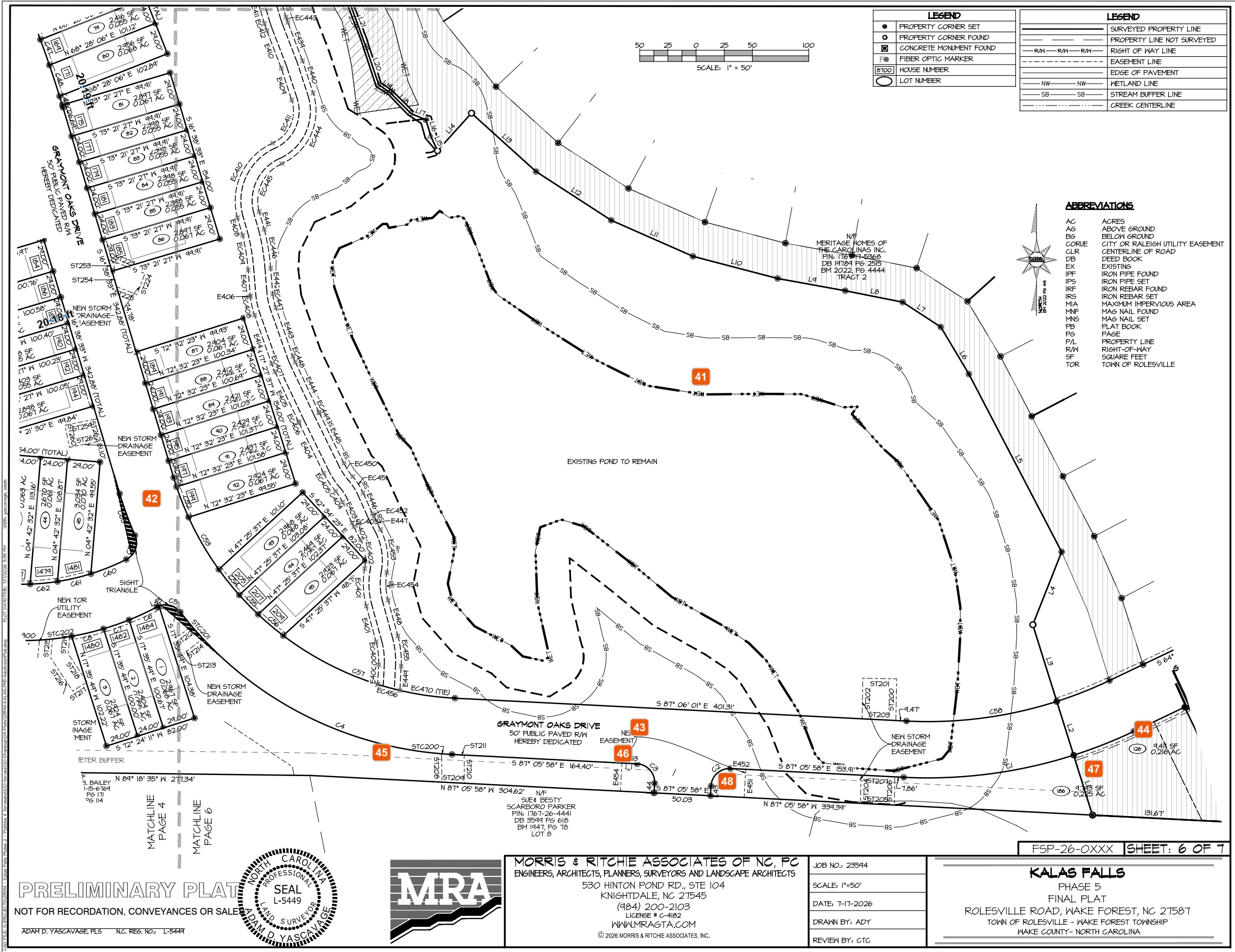
36 Michael Elabarger
IF this is a Proposed easement, meaning New and not recorded already, then phrase as "NEW" or "PROposed" - you seem to be going with "NEW" on other easements observed...

37 Eddie Henderson
Please revise to say TOR Greenway Easement. Also indicate width

38 Michele Raby
Please label as OS 1

39 Michael Elabarger
what is this line observed within the ROW?

40 Tim Beasley
Please call out the 3' COR Water and Sanitary Sewer Easement in front of each lot.



- 41 Jacqueline Thompson**
Linework indicates the edge of a wetland, even though it is labeled as a pond; and the legend indicates it is a stream. Please add linework to legend to clarify, or adjust linework. The dashed line on the north/west side is not labeled or included in the legend. Please clarify what it represents.
- 42 Jacqueline Thompson**
Please review the entire plat for overlapping and illegible text. There are several locations where text overlaps text or text overlaps linework that makes it difficult to clearly read.
- 43 Michele Raby**
New what type of easement?
- 44 Jacqueline Thompson**
Lot is not included on the table.
- 45 Tanner Hayslette**
Does the sidepath on the southside of Graymont Oaks need a greenway easement or is it entirely within the ROW?
- 46 Tim Beasley**
There should be a 3x6 CORWLE for the FH here.
- 47 Jacqueline Thompson**
Adjust text for legibility.
- 48 Tim Beasley**
The 10/1/25 approved CD revision is showing a variable width CORSSE in this area. Please update plat to show and fully describe this easement.

<

LINE TABLE		
LINE #	BEARING	DIST.
L1	S 17° 23' 47" E	55.74'
L2	S 17° 23' 47" E	50.00'
L3	S 17° 23' 47" E	71.33'
L4	S 21° 36' 27" W	69.57'
L5	S 27° 32' 02" E	178.03'
L6	S 30° 52' 42" E	48.64'
L7	S 56° 52' 02" E	40.30'
L8	S 78° 44' 11" E	52.00'
L9	S 79° 44' 15" E	60.95'
L10	S 75° 19' 44" E	77.67'
L11	S 66° 11' 59" E	79.29'
L12	S 57° 02' 25" E	79.49'
L13	S 47° 52' 10" E	77.31'
L14	N 42° 07' 50" E	44.96'
L15	S 24° 36' 56" E	14.29'
L16	S 16° 06' 28" E	14.96'
L17	S 66° 50' 22" E	14.66'
L18	S 44° 58' 26" E	25.87'
L19	S 55° 05' 51" E	12.48'
L20	S 18° 40' 55" E	34.94'
L21	S 20° 07' 39" E	45.15'
L22	S 15° 02' 47" E	39.43'
L23	S 25° 50' 07" E	47.92'
L24	S 45° 19' 18" E	56.37'
L25	S 41° 08' 47" E	45.32'
L26	S 36° 43' 27" E	13.81'
L27	N 84° 39' 17" E	29.17'
L28	S 35° 50' 10" E	37.87'
L29	S 23° 47' 14" E	15.74'
L30	S 65° 26' 58" E	24.83'
L31	S 16° 04' 07" E	26.56'
L32	S 00° 28' 45" E	31.68'
L33	S 28° 43' 45" W	19.26'
L33	S 26° 45' 11" E	70.16'
L34	S 00° 04' 44" E	24.58'
L35	S 56° 12' 49" E	25.84'
L36	S 25° 08' 10" E	133.01'
L37	S 36° 32' 56" E	39.13'
L38	S 18° 55' 29" E	38.84'
L39	S 23° 29' 55" E	25.56'
L40	S 59° 19' 09" E	24.08'
L41	S 69° 47' 37" E	25.17'
L42	S 02° 05' 25" E	22.44'
L43	N 02° 54' 02" E	8.50'
L44	S 03° 05' 47" W	8.50'
L45	S 65° 38' 49" W	2.09'
L48	N 26° 57' 44" W	1.97'
L51	S 26° 57' 44" E	24.63'
L52	N 26° 57' 44" W	43.81'

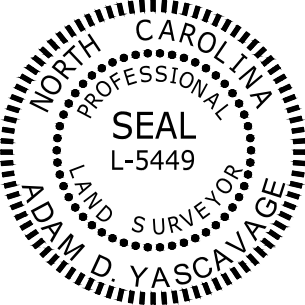
PRELIMINARY PLAT

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ADAM D. YASCAYAGE, PLS N.C. REG. NO. L-5449



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STORM EASMENT LINE TABLE			STORM EASMENT LINE TABLE			EASEMENT LINE TABLE			EASEMENT LINE TABLE		
LINE #	BEARING	DIST.	LINE #	BEARING	DIST.	LINE #	BEARING	DIST.	LINE #	BEARING	DIST.
ST200	N 01° 02' 38" E	36.98'	ST234	S 08° 56' 43" E	105.26'	E400	N 02° 55' 04" E	17.25'	E428	S 34° 45' 31" E	48.64'
ST201	N 88° 57' 22" W	30.00'	ST235	N 81° 03' 17" E	20.00'	E401	N 15° 20' 06" W	32.93'	E429	S 54° 30' 49" E	55.10'
ST202	S 01° 02' 38" W	36.01'	ST236	N 08° 56' 43" W	95.32'	E402	N 27° 08' 12" W	13.03'	E430	S 57° 12' 02" E	14.63'
ST203	S 87° 06' 01" E	30.02'	ST237	N 27° 42' 24" W	13.67'	E403	N 24° 13' 17" W	20.15'	E431	S 25° 04' 50" E	20.61'
ST204	S 01° 02' 38" W	25.01'	ST238	N 26° 57' 44" W	1.97'	E404	N 26° 04' 30" W	49.71'	E432	S 00° 16' 12" E	19.32'
ST205	S 87° 05' 58" E	30.02'	ST239	S 63° 02' 16" W	15.77'	E405	N 25° 14' 08" W	48.98'	E433	S 13° 00' 27" E	30.69'
ST206	N 01° 02' 38" E	25.01'	ST240	N 60° 06' 03" E	96.47'	E406	N 06° 14' 38" W	0.29'	E434	S 35° 08' 03" E	45.80'
ST207	N 87° 05' 58" W	30.02'	ST241	N 51° 53' 56" E	38.83'	E407	N 04° 34' 43" W	23.20'	E435	S 37° 59' 32" E	9.01'
ST208	S 00° 30' 11" E	25.18'	ST242	N 51° 24' 28" E	27.80'	E408	N 16° 08' 45" W	16.24'	E436	S 46° 21' 19" E	25.25'
ST209	S 87° 05' 58" E	20.04'	ST243	N 28° 41' 43" E	44.01'	E409	N 18° 07' 30" W	29.67'	E437	S 26° 11' 47" E	11.48'
ST210	N 00° 30' 11" W	25.04'	ST244	N 61° 18' 17" W	20.00'	E410	N 21° 01' 13" W	35.89'	E438	S 16° 36' 44" E	25.99'
ST211	N 87° 05' 58" W	10.79'	ST245	S 28° 41' 43" W	39.99'	E411	N 16° 36' 44" W	25.99'	E439	S 21° 01' 13" E	36.39'
ST212	S 52° 16' 12" W	22.74'	ST246	S 51° 24' 28" W	23.70'	E412	N 26° 11' 47" W	11.48'	E440	S 18° 07' 30" E	30.13'
ST213	S 37° 43' 48" E	15.00'	ST247	S 51° 53' 56" W	37.31'	E413	N 46° 21' 19" W	25.25'	E441	S 16° 08' 45" E	16.50'
ST214	N 52° 16' 12" E	23.78'	ST248	S 60° 06' 04" W	94.01'	E414	N 37° 54' 32" W	9.01'	E442	S 09° 34' 43" E	22.88'
ST215	S 05° 43' 45" W	16.86'	ST249	S 26° 57' 44" E	20.03'	E414	N 19° 22' 05" W	45.76'	E443	S 15° 22' 05" E	45.76'
ST216	S 33° 31' 56" E	35.51'	ST250	S 71° 46' 58" E	12.76'	E415	N 35° 08' 03" W	40.31'	E444	S 25° 14' 08" E	48.98'
ST217	N 56° 28' 04" E	15.00'	ST251	N 18° 13' 02" E	20.00'	E416	N 13° 00' 27" W	30.69'	E445	S 26° 04' 30" E	49.71'
ST218	N 33° 31' 56" W	30.16'	ST252	N 71° 46' 58" W	35.13'	E417	N 00° 16' 12" W	19.32'	E446	S 24° 13' 17" E	20.15'
ST219	N 05° 43' 45" E	15.13'	ST253	N 16° 30' 03" W	10.83'	E418	N 25° 04' 50" W	20.61'	E447	S 27° 08' 12" E	13.03'
ST220	S 71° 15' 58" W	18.23'	ST254	N 16° 24' 15" W	14.35'	E419	N 57° 12' 02" W	15.10'	E448	S 15° 20' 06" E	32.93'
ST221	S 18° 44' 02" E	15.00'	ST255	S 69° 27' 35" W	113.89'	E420	N 54° 30' 49" W	55.57'	E449	S 02° 55' 09" W	21.65'
ST222	N 71° 15' 58" E	15.67'	ST256	S 20° 32' 25" E	10.00'	E421	N 34° 45' 31" W	48.69'	E450	S 01° 16' 08" W	184.83'
ST223	S 64° 02' 34" E	34.71'	ST257	N 69° 27' 35" E	113.90'	E422	N 64° 40' 10" W	8.55'	E451	N 02° 54' 02" E	25.00'
ST224	S 20° 57' 26" W	20.00'	ST259	S 78° 28' 12" W	29.91'	E423	N 09° 09' 39" W	23.98'	E452	N 87° 05' 58" W	13.50'
ST225	N 69° 02' 34" W	19.41'	ST260	S 11° 31' 48" E	20.00'	E424	N 88° 56' 04" W	37.56'	E453	S 87° 05' 58" E	13.44'
ST226	S 03° 23' 40" E	34.95'	ST261	N 78° 28' 12" E	30.97'	E425	N 86° 37' 32" E	68.73'	E454	N 03° 05' 47" E	29.90'
ST227	S 01° 21' 45" W	375.10'	ST262	N 16° 38' 33" W	20.08'	E426	S 09° 09' 39" E	23.98'	E455	S 36° 33' 19" E	97.51'
ST228	S 01° 13' 56" W	336.23'	ST263	S 78° 44' 46" E	22.13'	E427	S 64° 40' 10" E	8.55'			
ST229	S 88° 46' 04" E	20.00'	ST264	S 11° 15' 14" W	20.00'						
ST230	N 01° 13' 56" E	336.21'	ST265	N 78° 44' 46" W	14.40'						
ST231	N 01° 21' 45" E	375.90'	ST315	N 28° 36' 40" W	10.75'						
ST232	N 03° 23' 40" W	44.12'	ST316	S 38° 03' 10" E	62.69'						
ST233	S 63° 57' 13" W	21.67'									

Kalas Falls

Rezoning Conditions – November 19, 2019

- 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

 - 11-13-19
Initial & Date


Initial & Date

- 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.
- l. 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 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 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:

 11-13-19
Initial & Date

 11/13/19
Initial & Date

Rolesville Road at Mitchell Mill Road

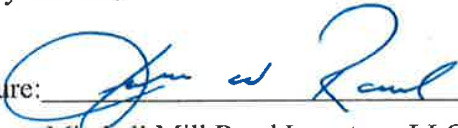
- i. The Town may provide a full signal warrant analysis ("Town Warrant Analysis") prior to approval of the plat containing the 100th lot to be developed upon the subject property. If a signal is warranted as part of the Town Warrant Analysis, traffic signal easements to accommodate traffic signal equipment 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.
- ii. 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 300th 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 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.
- iii. 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 450th 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.
- iv. All traffic signals to be installed shall be constructed with steel poles with mast arms approved by the Town and NCDOT.

 11-13-19
Initial & Date

 11/13/19
Initial & Date

- 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.

These zoning conditions have been voluntarily offered by the undersigned property owners.

Signature:  11-19-19
Mitchell Mill Road Investors, LLC Date:

Signature:  11/13/19
The Watkins Family, LLC Date: