PRELIMINARY PLAN
FOR
KALAS FALLS
SITUATED AT
ROLESVILLE ROAD, ROLESVILLE
WAKE, NORTH CAROLINA

SHEET INDEX	
CVR	COVER SHEET
1.0	OVERALL EXISTING CONDITIONS
1.1-1.4	EXISTING CONDITIONS (100 SCALE)
2.0	OVERALL SITE PLAN
2.1	PHASING PLAN
2.2	OPEN SPACE AND LAND USE PLAN
2.3	LOT AREAS PER PHASE
2.4	PROJECT DETAILS
2.5	OVERALL SITE PLAN
2.6-2.18	SITE PLAN (50 SCALE)
3.0	OVERALL UTILITIES
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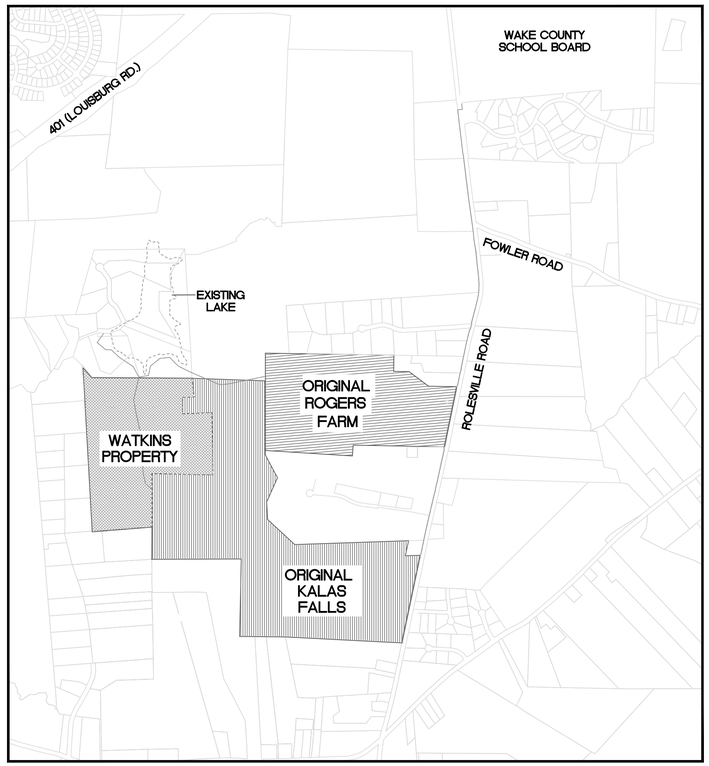
4.0	OVERALL DRAINAGE
4.1-4.14	DRAINAGE SHEETS (50 SCALE)
5.0	ROLESVILLE ROAD IMPROVEMENTS
6.0	PRELIMINARY DRAINAGE AREA SCM MAP

PROPRTY OWNER:	MITCHELL MILL ROAD INVESTORS LLC CONTACT: KARL BLACKLEY 100 WESTON ESTATES WAY CARY, NC 27513 919-481-3000
DEVELOPER:	MITCHELL MILL ROAD INVESTORS LLC CONTACT: KARL BLACKLEY 100 WESTON ESTATES WAY CARY, NC 27513 919-481-3000
SURVEYOR:	WITHERS RAVENEL CONTACT: MATT TIMLIN 115 MACKENAN DRIVE CARY, NC 27511 919-469-3340
BUFFER/WETLAND:	WITHERS RAVENEL CONTACT: TROY BEASLEY 115 MACKENAN DRIVE CARY, NC 27511 919-469-3340



VICINITY MAP
SCALE: 1"=1000'

No.	DATE	REVISION	DWN/CHK

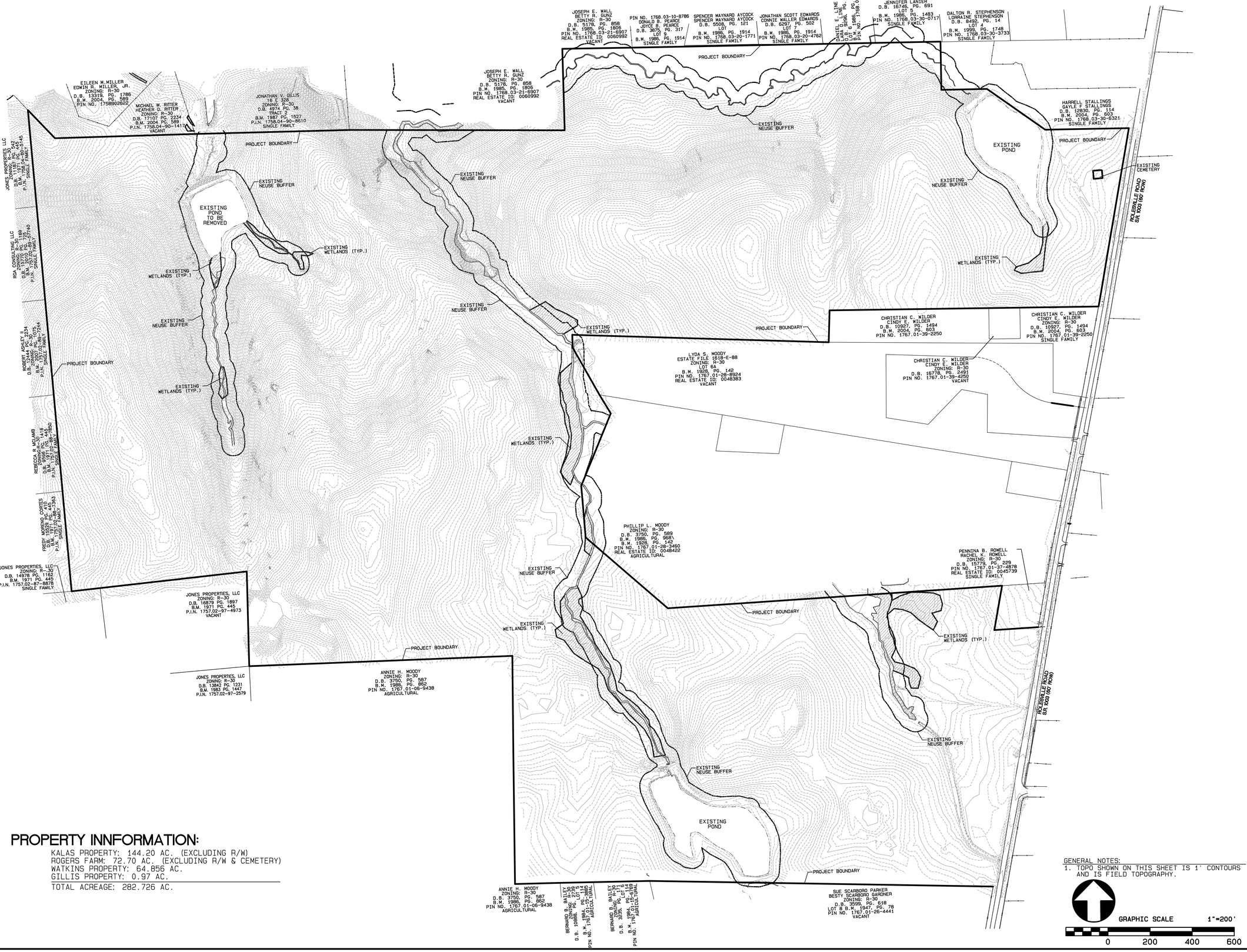
COVER SHEET
FOR
KALAS FALLS
SITUATED AT
ROLESVILLE ROAD, ROLESVILLE
WAKE COUNTY, NORTH CAROLINA
FIRM # C-3881

JOB NUMBER:	9900
CHECKED BY:	JRH
DRAWN BY:	EDS
DATE:	9/19/2019

AMERICAN Engineering
American Engineering Associates-Southeast, P.A.
875 Walnut Street, Suite 360
Cary, NC 27511
919-469-1101

SHEET NO.
CVR

Y:\Jobs\9900\Watkins Property\dwg\Temporary\Emily\Kalas Base.dwg



PROPERTY INNFORMATION:

KALAS PROPERTY: 144.20 AC. (EXCLUDING R/W)
ROGERS FARM: 72.70 AC. (EXCLUDING R/W & CEMETERY)
WATKINS PROPERTY: 64.856 AC.
GILLIS PROPERTY: 0.97 AC.

TOTAL ACREAGE: 282.726 AC.

GENERAL NOTES:
1. TOPO SHOWN ON THIS SHEET IS 1' CONTOURS AND IS FIELD TOPOGRAPHY.

GRAPHIC SCALE 1"=200'
0 200 400 600

No.	DATE	REVISION	DWN/CHK

EXISTING CONDITION OVERALL

FOR

KALAS FALLS

SITUATED AT

1832 ROLESVILLE ROAD

WAKE COUNTY, NORTH CAROLINA

FIRM # C-3881

JOB NUMBER:	9900
CHECKED BY:	JRH
DRAWN BY:	BAH
DATE:	9/19/2019

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PRELIMINARY

NOT FOR CONSTRUCTION

SHEET NO.

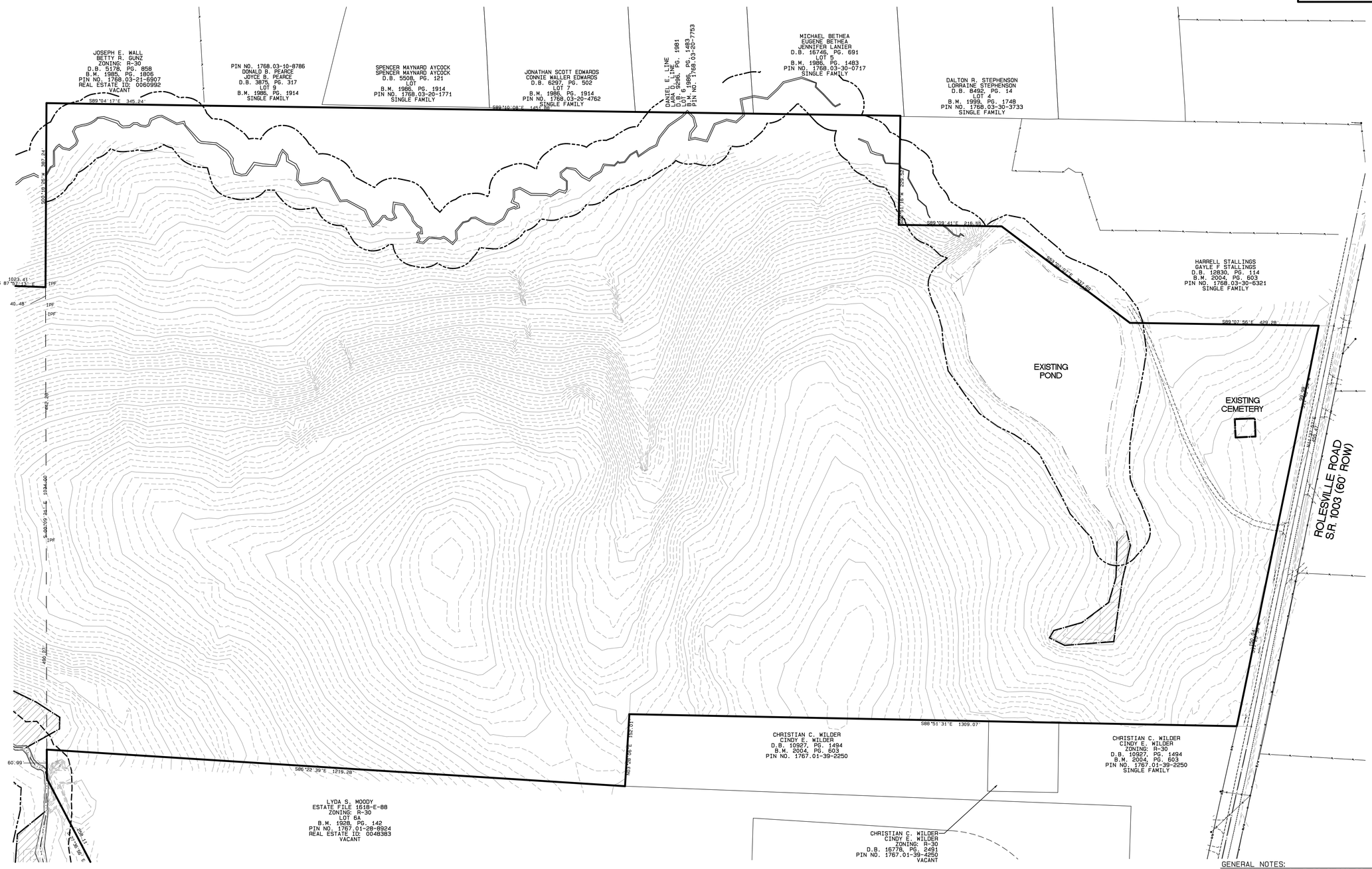
1.0

Plot Date: 3/19/2020 Time: 5:52AM FILE: Y:\Jobs\9900\Watkins Property\dwg\Base Map\Kalas Falls Base Prel. Plat.pro

EXISTING LINETYPE LEGEND

- PROPERTY BOUNDARY
- EXISTING TREE LINE
- EXISTING WETLAND
- EXISTING 50' NRB
- CENTERLINE OF STREAM
- EXISTING WATER ELEVATION
- EXISTING RIGHT OF WAY

SCALE: 1"=2000'



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No.	DATE	REVISION	DWN/CHK

EXISTING CONDITION
FOR
KALAS FALLS
SITUATED AT
1832 ROLESVILLE ROAD
WAKE COUNTY, NORTH CAROLINA
FIRM # C-3881

JOB NUMBER:	9900
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PRELIMINARY

NOT FOR CONSTRUCTION

SHEET NO.

1.1

Plot Date : 3/19/2020 Time: 5:52AM FILE: Y:\Jobs\9900\Watkins Property\dwg\Base Map\Kalas Falls Base Prel Plat.pro

EXISTING LINETYPE LEGEND

- PROPERTY BOUNDARY
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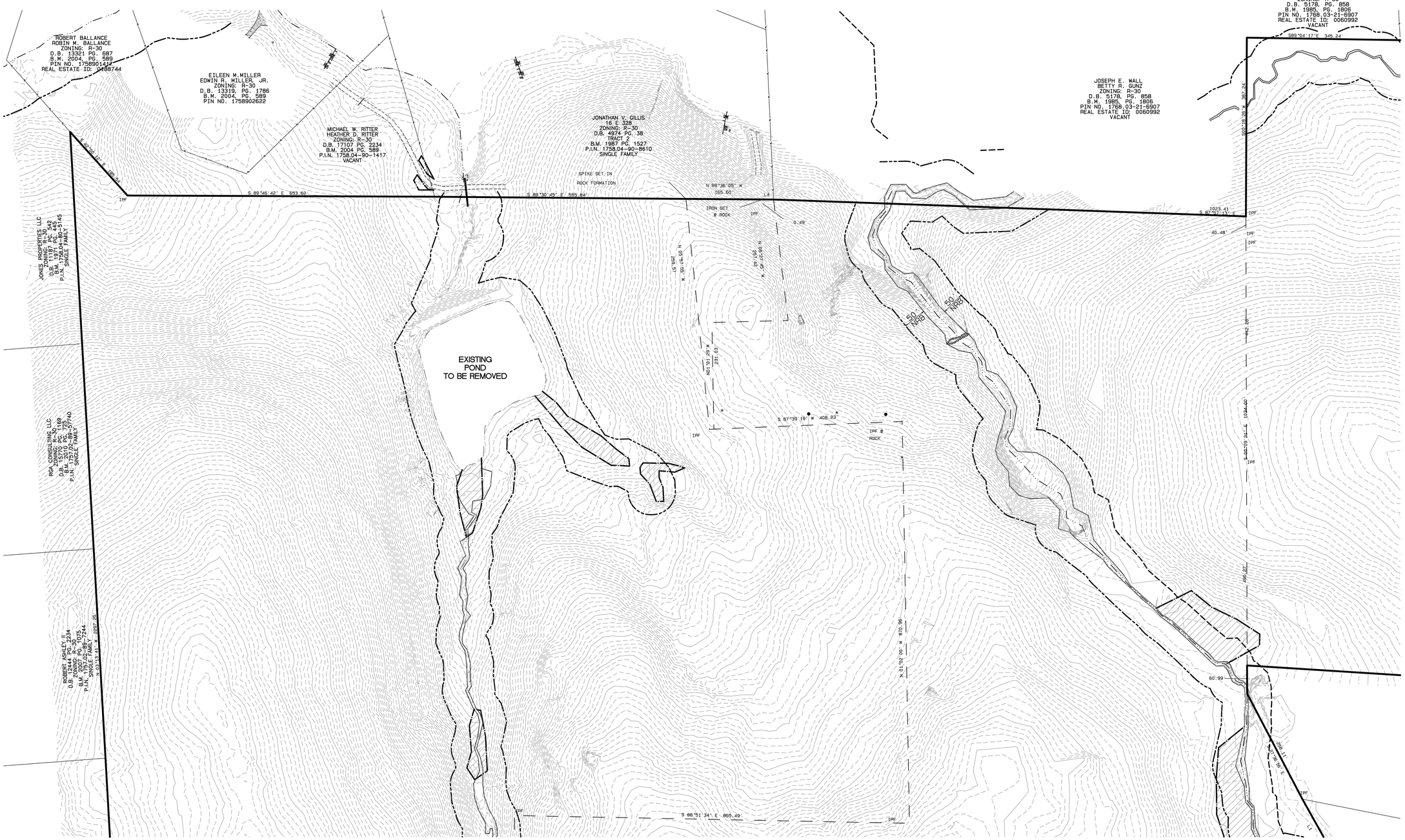

GENERAL NOTES:
1. TOPO SHOWN ON THIS SHEET IS 1' CONTOURS AND IS FIELD TOPOGRAPHY.

GRAPHIC SCALE 1"=100'
0 100 200 300

SCALE: 1"=2000'

No.	DATE	REVISION	DWN/CHK

EXISTING CONDITION
FOR
KALAS FALLS
SITUATED AT
1832 ROLESVILLE ROAD
WAKE COUNTY, NORTH CAROLINA
FIRM # C-3881

JOB NUMBER:	9900
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PRELIMINARY

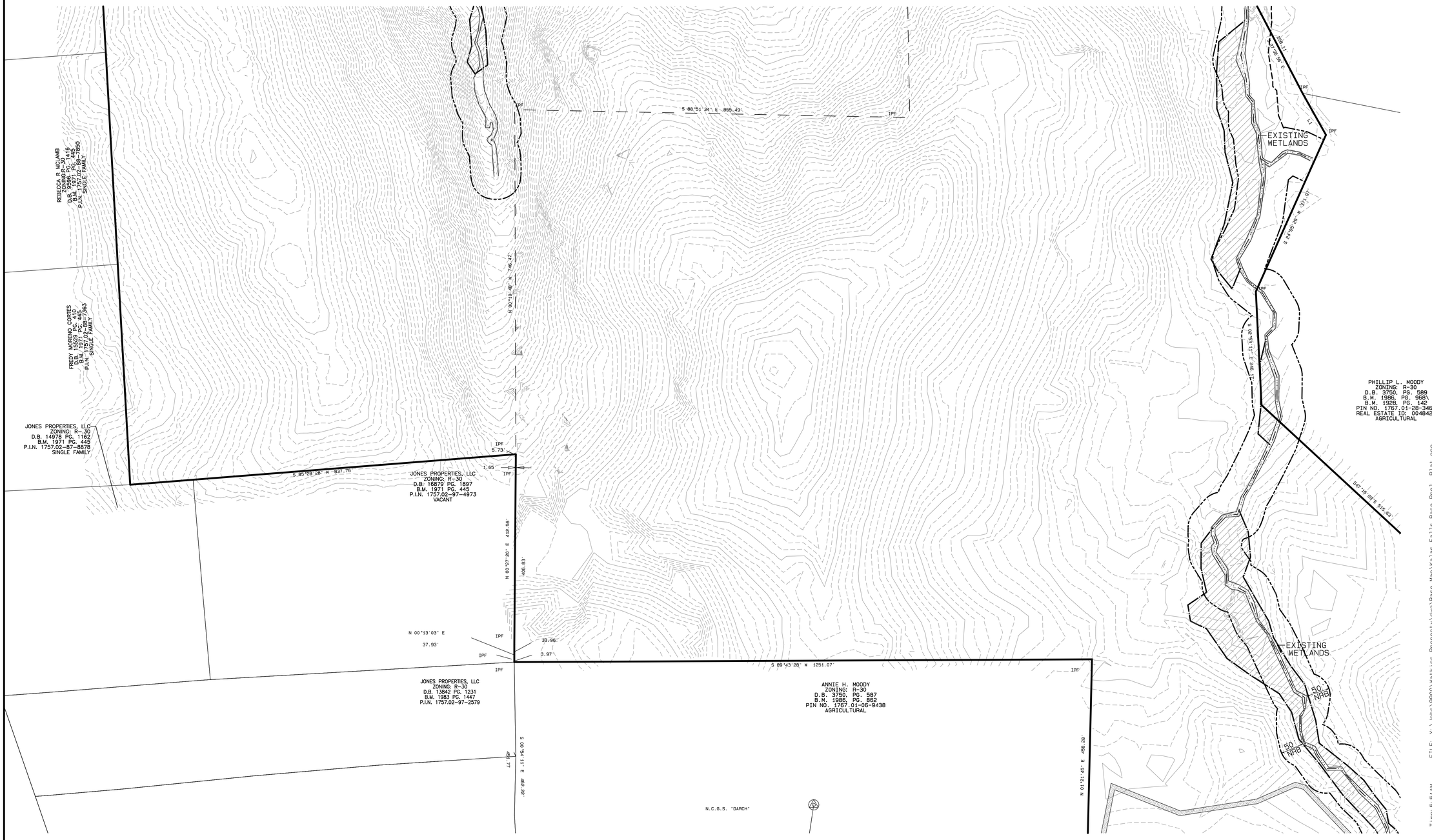
NOT FOR CONSTRUCTION

SHEET NO.
1.2

Plot Date : 3/19/2020 Time: 5:51AM FILE: Y:\Jobs\9900\Watkins Property\dwg\Base Map\Kalas Falls Base Prel Plat.pro

EXISTING LINETYPE LEGEND

- PROPERTY BOUNDARY
- EXISTING TREE LINE
- EXISTING WETLAND
- EXISTING 50' NRB
- CENTERLINE OF STREAM
- EXISTING WATER ELEVATION
- EXISTING RIGHT OF WAY



GENERAL NOTES:
1. TOPO SHOWN ON THIS SHEET IS 1' CONTOURS AND IS FIELD TOPOGRAPHY.

GRAPHIC SCALE 1"=100'
0 100 200 300

No.	DATE	REVISION	DWN/CHK

EXISTING CONDITION
FOR
KALAS FALLS
SITUATED AT
1832 ROLESVILLE ROAD
WAKE COUNTY, NORTH CAROLINA
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PRELIMINARY

NOT FOR CONSTRUCTION

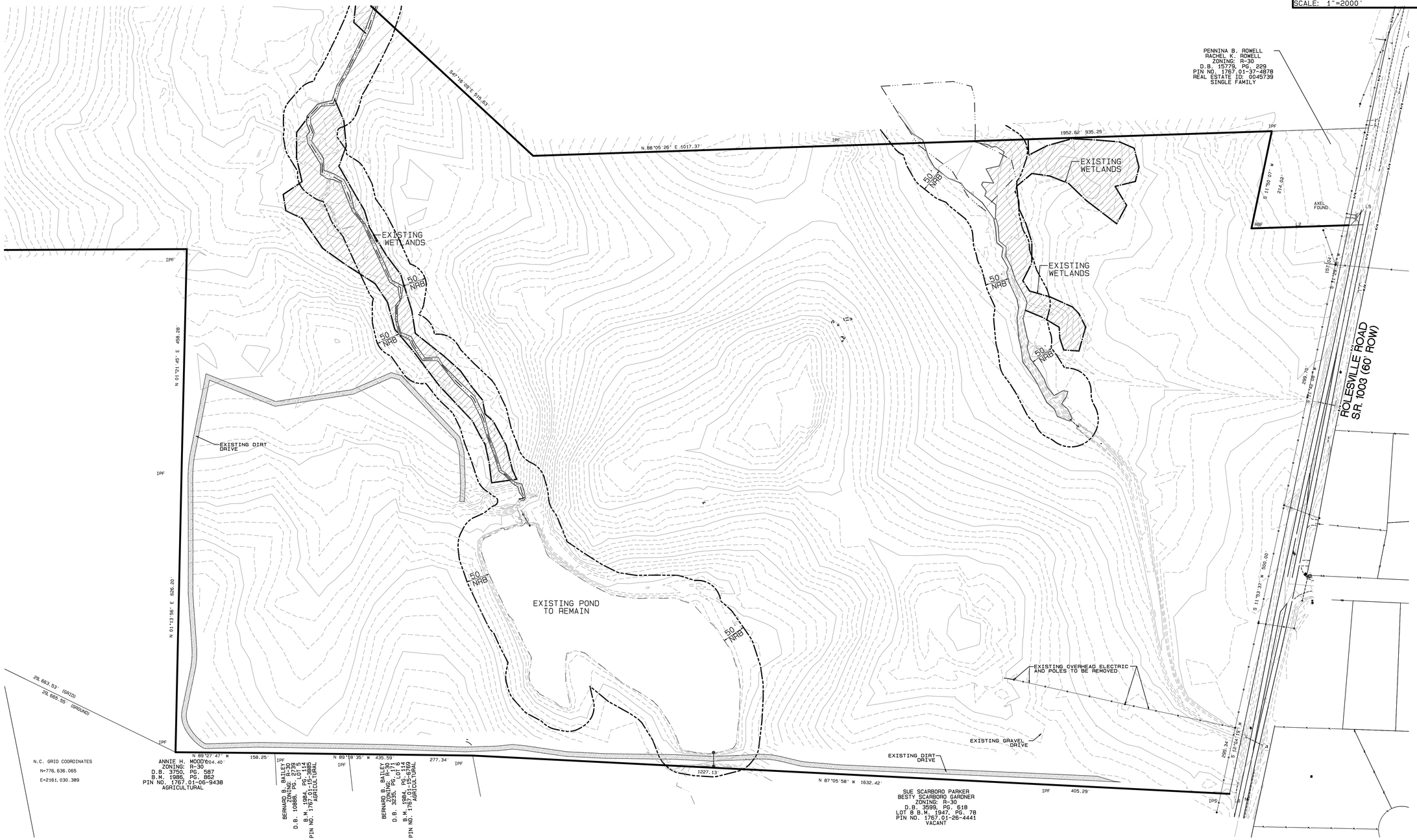
SHEET NO.
1.3

Plot Date : 3/19/2020 Time: 5:51AM FILE: Y:\Jobs\9900\Watkins Property\dwg\Base Map\Kalas Falls Base Prel. Plat.pro

EXISTING LINETYPE LEGEND

- PROPERTY BOUNDARY
- EXISTING TREE LINE
- EXISTING WETLAND
- EXISTING 50' NRB
- CENTERLINE OF STREAM
- EXISTING WATER ELEVATION
- EXISTING RIGHT OF WAY

SCALE: 1"=2000'



GENERAL NOTES:
1. TOPO SHOWN ON THIS SHEET IS 1' CONTOURS AND IS FIELD TOPOGRAPHY.

GRAPHIC SCALE 1"=100'
0 100 200 300

No.	DATE	REVISION	DWN/CHK

EXISTING CONDITION
FOR
KALAS FALLS
SITUATED AT
1832 ROLESVILLE ROAD
WAKE COUNTY, NORTH CAROLINA
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JOB NUMBER:	9900
CHECKED BY:	JRH
DRAWN BY:	BAH
DATE:	9/19/2019

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PRELIMINARY

NOT FOR CONSTRUCTION

SHEET NO.
1.4

FILE: Y:\Jobs\9900\Watkins Property\dwg\Base Map\Kalas Falls Base Prel. Plat.pro
Time: 5:50AM
Plot Date : 3/19/2020

SITE DATA

OWNER	THE WATKINS FAMILY, LLC 6528 WILSHIRE DRIVE FUQUAY-VARINA, NC 27529
OWNER	MITCHELL MILL ROAD INVESTORS, LLC 100 WESTON ESTATES WAY CARY, NC 27519
PARCEL ADDRESS	1600 & 1832 ROLESVILLE ROAD, ROLESVILLE NC
PIN NUMBER	1767-17-8299, 1767-08-3228, 1768-00-2153, 1767-29-5866
DEED BOOK	DB 011940 PG 01155, DB 012007 PG 02228
DEEDED ACREAGE	284.44 AC
TOTAL PROJECT AREA	282.71 AC (MINUS ROW AREA TO RD CL)
GOVERNMENTAL USE	1.91 AC
TOTAL AREA IN FUTURE TOWNHOMES	17.01 AC
AREA IN ROW	38.57 AC
AREA IN OPEN SPACE PROVIDED	96.75 AC
AREA IN LOTS	128.47 AC
EXISTING ZONING	R& P.U.D
MAX. # OF LOTS	550 LOTS
SINGLE FAMILY LOTS PROPOSED	454 LOTS
MAX. # OF TOWNHOMES	95 UNITS
MIN. LOT WIDTH	50'
MIN. LOT SIZE PROVIDED	6,024 SF
LF OF PUBLIC STREETS	35,964 LF
IMPERVIOUS AREA	67.86 AC
PERCENT IMPERVIOUS	24%

SETBACK TABLE SINGLE FAMILY

	50'	50' W ALLEY	50'-59'	60'-69'	70'-79'	80'-100'	101' +
FRONT	20'	15'	20'	25'	25'	25'	25'
REAR	20'	15'	20'	25'	25'	25'	30'
SIDE	**	**	**	*	*	10'	12'
CORNER SIDE	10'	10'	10'	10'	10'	15'	18'
MIN. LOT SIZE	6,000	6,000	6,000	6,600	8,400	10,400	14,000

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

No.	DATE	REVISION	DWN/CHK

SITE PLAN OVERALL
FOR
KALAS FALLS
SITUATED AT
1832 ROLESVILLE ROAD
WAKE COUNTY, NORTH CAROLINA
FIRM # C-3881

JOB NUMBER:	9900
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PRELIMINARY

NOT FOR CONSTRUCTION

SHEET NO.
2.0

Plot Date: 3/19/2020 Time: 5:35AM FILE: Y:\Jobs\9900\Watkins Property\dwg\Base Map\Kalas Falls Base Prel. Plat.pro

GENERAL NOTES:
1. SEE SHEET 2.2 FOR TOTAL NUMBER OF LOTS AND LOT SIZING.

GRAPHIC SCALE 1"=200'

0 200 400 600

No.	DATE	REVISION	DWN/CHK

OVERALL PHASING PLAN

FOR

KALAS FALLS

SITUATED AT

1832 ROLESVILLE ROAD

WAKE COUNTY, NORTH CAROLINA

FIRM # C-3881

JOB NUMBER:	9900
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DRAWN BY:	BAH
DATE:	9/19/2019

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PRELIMINARY

NOT FOR CONSTRUCTION

SHEET NO.

2.1

Plot Date: 3/19/2020 Time: 5:35AM FILE: Y:\Jobs\9900\Watkins Property\dwg\Base Map\Kalas Falls Base Prel. Plat.prp

OPEN SPACE LEGEND:

- TOT LOT
- POCKET PARK
- (MK) MAIL KIOSK LOCATION

OPEN SPACE CALCULATIONS

PROJECT ACREAGE: 282.71
LESS 17.01 AC TOWNHOUSES
PROJECT GROSS ACREAGE: 265.70 AC

OPEN SPACE REQUIRED: 26.6 ACRES
OPEN SPACE PROVIDED: 96.75 ACRES

ACTIVE OPEN SPACE REQUIRED: 12.85 ACRES

ACTIVE OPEN SPACE PROVIDED: 12.86 ACRES
* GREENWAY TRAILS: 1.91 AC. (EXCLUDING TOWNHOUSE TRACT)
COMMUNITY RECREATION 2.93 AC.
COMMUNITY PARK 1 0.98 AC.
COMMUNITY PARK 2 2.77 AC.
POCKET PARKS 1.40 AC.
EXISTING KALAS POND 2.87 AC.
13.01 AC

* GREENWAY TRAILS ARE TO BE 10' ASPHALT TRAILS WITHIN A 20' EASEMENT UNLESS THE SANITARY SEWER SHARES THE EASEMENT THEN THE EASEMENT WIDTH IS 30'.

LAND USE LEGEND:

- GOVERNMENTAL USE (1.91 AC.)
- FUTURE TOWNHOMES (R3 USE) (17.01 AC.)
- SINGLE FAMILY (R1 & R2 USE) (263.79 AC.)

1	25.74	Cemetery, maintained turf, Rolesville Rd. streetscape buffer, street trees, SCM, maintenance access,mail kiosk
2	0.52	Entry landscaping, entry monument
3	0.28	Street trees, pocket park with two benches
4	0.25	Pocket park with two benches, street trees
5	0.87	Natural area, street trees
6	11.43	SCM, maintenance access, public greenway, community park, street trees, pocket park with two benches
7	22.86	SCM, maintenance access, natural area, and public greenway, street trees, mail kiosk, tot lot
8	0.42	pocket park with two benches, street trees
9	0.73	SCM, maintenance access, street trees
10	0.14	Utility Easement
11	2.44	SCM, maintenance access
12	4.34	Mail kiosk, SCM, maintenance access, street trees, pocket park with two benches
13	1.79	SCM, maintenance access
14	0.36	Street trees, Pocket park with two benches
15	10.47	SCM, pond, street trees, and existing pond
16	0.52	Street trees
17	7.79	SCM, maintenance access, street trees
17A	0.12	Utility Easement
18	0.62	Street trees
18A	0.11	Street trees
19	0.73	Entry monument, landscaping
20	0.37	Entry monument, landscaping
21	0.08	Street trees
22	0.61	Street trees
23	2.94	Community rec area including pool house, cabana, junior olympic pool, 2 pickleball, courts, tot lot, street trees, mail kiosk, parking
24	0.22	Landscaping
	96.75	

GENERAL NOTES:
1. SEE SHEET 2.3 FOR TOTAL NUMBER OF LOTS AND LOT SIZING.

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0 200 400 600

No.	DATE	REVISION	DWN/CHK

OPEN SPACE AND LAND USE PLAN
FOR
KALAS FALLS
SITUATED AT
1832 ROLESVILLE ROAD
WAKE COUNTY, NORTH CAROLINA
FIRM # C-3881

JOB NUMBER:	9900
CHECKED BY:	JRH
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DATE:	9/19/2019

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Cary, NC 27511 919-469-1101

PRELIMINARY

NOT FOR CONSTRUCTION

SHEET NO.
2.2

Plot Date: 3/18/2020 Time: 1:00PM FILE: Y:\Jobs\9900\Watkins Property\dwg\Base Map\Kalas Falls Base Prel. Plat.pro

K

Phase 1 Lot Areas

LOT NUMBER	SQUARE FOOTAGE(SF)
1	12,302
2	11,823
3	12,685
4	11,860
5	12,472
6	11,215
7	10,485
8	9,760
9	12,514
10	12,859
11	23,369
12	23,748
13	14,031
14	10,240
15	10,668
16	11,948
17	12,191
18	12,530
19	11,660
20	12,445
21	13,301
22	11,703
23	12,106
24	12,401
25	13,653
26	11,390
27	11,536
28	13,024
29	10,884
30	12,218
31	11,794
32	11,492
33	12,321
34	10,672
35	12,289
36	22,066
37	21,627

LOT NUMBER	SQUARE FOOTAGE(SF)
38	26,069
39	13,268
40	11,807
41	11,611
42	11,416
43	11,387
44	9,386
45	10,035
46	9,087
47	9,103
48	10,702
49	13,150
50	13,304
51	14,902
52	16,621
53	22,782
54	30,245
55	20,316
56	16,282
57	15,912
58	15,280
59	15,719
60	17,893
61	17,189
62	21,253
63	23,387
64	24,741
65	21,648
66	10,644
67	9,322
68	10,220
69	11,248
70	16,193
71	15,691
72	15,229
73	13,593
74	12,671

LOT NUMBER	SQUARE FOOTAGE(SF)
75	13,603
76	13,659
77	14,283
78	14,098
79	12,800
80	12,800
81	12,549
82	10,868
83	11,715
84	13,687
85	11,867
86	12,952
87	15,621
88	16,829
89	20,972
90	26,460
91	23,983
92	25,886
93	16,970
94	13,478
95	13,514
236	14,310
237	13,261
238	13,988
239	12,571
240	9,789
241	9,769
242	11,085
243	9,616
244	8,250
245	8,250
246	8,950
247	9,988
248	11,480
249	12,244
250	12,929
251	11,150

LOT NUMBER	SQUARE FOOTAGE(SF)
252	6,603
253	7,912
254	7,743
255	7,745
256	7,750
257	7,750
258	7,750
259	7,753
260	7,747
261	9,168
262	11,491
263	10,075
264	10,075
265	10,075
266	10,075
267	10,075
268	10,075
269	10,075

Phase 2 Lot Areas

LOT NUMBER	SQUARE FOOTAGE(SF)
345	8,718
346	9,205
347	10,243
348	11,069
349	12,458
350	12,446
351	12,394
352	13,440
353	14,960
354	12,471
355	8,674
356	7,585
357	7,596
358	7,617
359	7,663
360	7,800
361	7,800
362	7,800
363	7,774
364	7,533
365	7,543
366	7,535
367	7,526
368	7,526
369	6,439
370	6,479
371	6,479
372	6,479
373	6,479
374	6,540
375	7,147
376	8,501
377	8,330
378	6,943
379	6,946
380	6,949
381	8,160

LOT NUMBER	SQUARE FOOTAGE(SF)
382	8,984
383	8,893
384	10,123
385	7,625
386	7,002
387	6,373
388	6,041
389	6,024
390	6,402
391	8,803
392	10,174
393	8,211
394	8,192
395	7,520
396	8,802
397	9,130
398	8,029
399	7,981
400	10,325
401	10,900
402	9,838
403	6,713
404	6,250
405	6,250
406	6,509
407	6,973
408	10,077
409	9,862
410	7,161
411	7,705
412	7,705
413	7,705
414	7,705
415	7,705
416	7,705
417	7,705
418	7,686

LOT NUMBER	SQUARE FOOTAGE(SF)
419	7,676
420	7,200
421	8,053
422	10,405
423	8,748
424	7,200
425	7,200
426	7,200
427	7,271
428	7,593
429	7,085
430	7,840
431	9,127
432	9,633
433	8,867
434	10,897
435	12,250
436	13,716
437	10,234
438	9,869
439	16,146
440	12,542
441	15,526
442	12,376
443	9323
444	9,452
445	8,105
446	9,245
447	7,800
448	7,800
449	7,797
450	21,230
451	24,267
452	11,054
453	16,858
454	16,831

Phase 3 Lot Areas

LOT NUMBER	SQUARE FOOTAGE(SF)
96	13,190
97	14,291
98	13,390
99	11,742
100	11,127
101	11,189
102	11,253
103	11,317
104	12,633
105	10,868
106	14,673
107	16,188
108	17,306
109	14,503
110	11,400
111	9,455
112	9,592
113	10,044
114	12,212
115	11,203
116	15,386
117	12,552
118	16,859
119	14,944
120	10,651
121	10,202
122	11,981
193	15,664
194	12,220
195	9,729
196	8,686
197	11,652
198	12,717
199	18,066
200	14,471
201	11,591
202	10,033

LOT NUMBER	SQUARE FOOTAGE(SF)
203	10,592
204	9,521
205	20,160
206	11,561
207	10,305
208	10,360
209	11,706
210	12,666
211	12,800
212	12,800
213	12,800
214	12,929
215	14,854
216	14,707
217	15,091
218	13,611
219	13,684
220	13,757
221	13,830
222	13,903
223	13,972
224	12,583
225	10,906
226	10,906
227	10,906
228	10,906
229	10,906
230	10,906
231	11,004
232	10,398
233	10,400
234	10,400
235	11,566
270	15,021
271	14,802
272	16,386
273	16,406

LOT NUMBER	SQUARE FOOTAGE(SF)
274	16,307
275	16,283
276	16,268
277	16,253
278	16,238
279	16,223
280	16,223
281	15,139
282	15,835
283	11,262
284	10,397
285	11,445
286	13,212
287	15,801
288	11,576
289	11,575
290	12,808
291	11,394
292	9,909
293	11,097
294	11,849
295	11,300
296	12,491
297	14,056
298	15,111
299	13,279
300	12,079
301	10,849
302	10,923
303	10,923
304	14,394
305	12,279
306	12,236
307	12,194
308	12,151
309	12,108
310	14,179

LOT NUMBER	SQUARE FOOTAGE(SF)
311	14,402
312	12,774
313	12,760
314	12,746
315	12,734
316	13,051
317	13,992
318	14,618
319	13,251
320	12,565
321	12,581
322	12,596
323	12,617
324	15,552
325	14,424
326	17,343
327	15,146
328	12,789
329	12,746
330	12,702
331	12,658
332	12,615
333	12,569
334	14,663
335	13,600
336	13,600
337	13,600
338	13,600
339	13,600
340	13,600
341	13,600
342	13,600
343	13,600
344	18,698

Phase 4 Lot Areas

LOT NUMBER	SQUARE FOOTAGE(SF)
123	13,337
124	12,013
125	13,119
126	13,466
127	13,530
128	13,594
129	13,659
130	20,352
131	31,065
132	18,741
133	20,190
134	16,051
135	12,006
136	12,000
137	12,000
138	12,000
139	12,000
140	12,000
141	12,000
142	13,541
143	9,688
144	9,780
145	9,842
146	9,904
147	9,969
148	10,030
149	14,719
150	15,552
151	15,650
152	15,747
153	15,845
154	15,969
155	17,007
156	15,599
157	15,709
158	14,577
159	13,569

LOT NUMBER	SQUARE FOOTAGE(SF)
160	11,161
161	11,162
162	11,168
163	13,484
164	12,259
165	9,456
166	9,320
167	10,553
168	9,197
169	9,100
170	11,723
171	11,988
172	13,738
173	25,257
174	22,980
175	19,604
176	14,538
177	11,960
178	11,679
179	12,133
180	20,637
181	20,891
182	26,042
183	22,399
184	14,572
185	19,472
186	14,886
187	14,094
188	13,016
189	11,689
190	13,438
191	18,453
192	19,974

Y:\Jobs\9900\Watkins Property\dwg\Temporary\Emily\Kalas Base.dwg

No.	DATE	REVISION	DWN/CHK

LOT AREA PER PHASE

FOR

KALAS FALLS

SITUATED AT

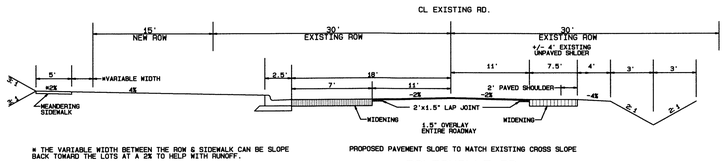
ROLESVILLE RD, ROLESVILLE
WAKE COUNTY, NORTH CAROLINA
FIRM # C-3881

JOB NUMBER:	9900
CHECKED BY:	JRH
DRAWN BY:	EDS
DATE:	9/19/2019

AMERICAN Engineering
American Engineering Associates-Southeast, P.A.
875 Walnut Street, Suite 360
Cary, NC 27511
919-469-1101

SHEET NO.

2.3



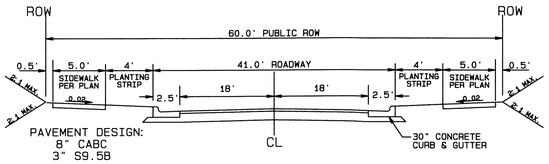
* THE VARIABLE WIDTH BETWEEN THE ROW & SIDEWALK CAN BE SLOPE BACK TOWARD THE LOTS AT A 2% TO HELP WITH RUNOFF.

PROPOSED PAVEMENT SLOPE TO MATCH EXISTING CROSS SLOPE

ROLESVILLE RD. CROSS-SECTION (TYPICAL)

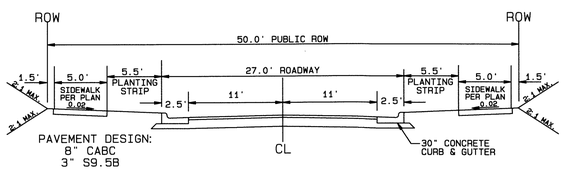
NOTE: PAVEMENT DESIGN TO BE DESIGNATED BY NCDOT ENCROACHMENT AGREEMENT
OVERLAY OR LAP JOINT TO BE DETERMINED BY NCDOT ENCROACHMENT AGREEMENT

PAVEMENT DESIGN 6' OR LESS:	PAVEMENT DESIGN GREATER THAN 6':
3" S9.5C	3" S9.5C
4" I-19C	4" I-19C
5" B25.0C	10" ABC



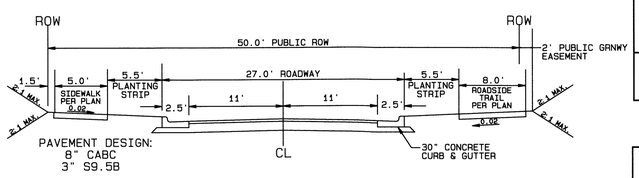
NOTE:
1. NORMAL CROWN OF 0.02 UNLESS OTHERWISE DIRECTED BY TOWN ENGINEER.
2. ASPHALT WILL BE INSTALLED AT A MIN. 1.5" LIFTS.

41' B-B ON A 60' R/W TYPICAL SECTION



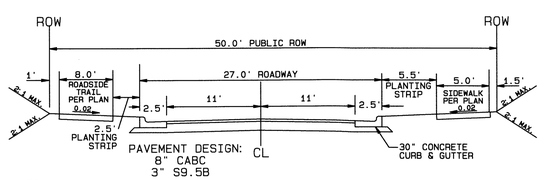
NOTE:
1. NORMAL CROWN OF 0.02 UNLESS OTHERWISE DIRECTED BY TOWN ENGINEER.
2. ASPHALT WILL BE INSTALLED AT A MIN. 1.5" LIFTS.

27' B-B ON A 50' R/W TYPICAL SECTION



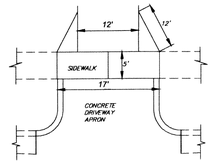
NOTE:
1. NORMAL CROWN OF 0.02 UNLESS OTHERWISE DIRECTED BY TOWN ENGINEER.
2. ASPHALT WILL BE INSTALLED AT A MIN. 1.5" LIFTS.

27' B-B ON A 50' R/W TYPICAL SECTION

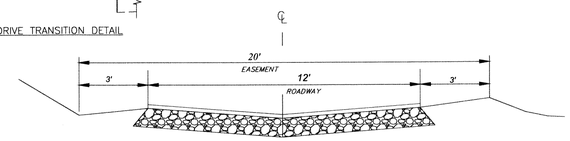


NOTE:
1. NORMAL CROWN OF 0.02 UNLESS OTHERWISE DIRECTED BY TOWN ENGINEER.
2. ASPHALT WILL BE INSTALLED AT A MIN. 1.5" LIFTS.

27' B-B ON A 50' R/W TYPICAL SECTION



ALLEY DRIVE TRANSITION DETAIL



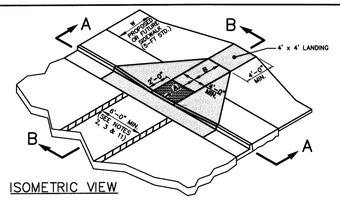
20' PRIVATE EASEMENT
12' ROADWAY SECTION

MINIMUM PAVEMENT DESIGN
2" I-2
8" A.B.C.

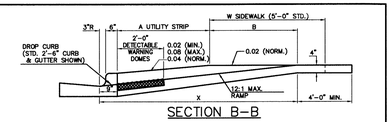
NOTES:
1. DRAINAGE VALLEY OF 1/4" PER FOOT UNLESS OTHERWISE DIRECTED BY THE DIRECTOR OF ENGINEERING.
2. PAVEMENT DESIGN SHALL BE AS SHOWN, OR AS CALCULATED, WHICHEVER IS GREATER.
3. PAVEMENT RADIUS AT INTERSECTION SHALL BE 20FT.
4. PROPERTY LINE RADIUS AT INTERSECTIONS SHALL BE 20FT.
5. IF CURB AND GUTTER IS PROVIDED ON ALLEYWAY IT MUST BE ADDITIONAL TO 16' PAVED TRAVEL LANE.

NOTES:
1. CONSTRUCT THE RAMP SURFACE TO BE STABLE, FIRM, AND SLIP RESISTANT. CONSTRUCT THE CURB RAMP TYPE AS SHOWN IN THE PAVEMENT MARKING PLANS OR AS DIRECTED BY THE ENGINEER.
2. LOCATE CURB RAMPS AND PLACE PEDESTRIAN CROSSWALK MARKINGS AS SHOWN IN THE PAVEMENT MARKING PLANS. WHEN FIELD ADJUSTMENTS REQUIRE MOVING CURB RAMPS OR MARKINGS AS SHOWN, CONTACT THE SIGNING AND DELINEATION UNIT OR LOCATE AS DIRECTED BY THE ENGINEER.
3. COORDINATE THE CURB RAMP AND THE PEDESTRIAN CROSSWALK MARKINGS SO A 4'x4' CLEAR SPACE AT THE BASE OF THE CURB RAMP WILL FALL WITHIN THE PEDESTRIAN CROSSWALK LINES.
4. SET BACK DISTANCE FROM INSIDE CROSSWALK MARKING TO NEAREST EDGE OF TRAVEL LANE IS 4-FT MINIMUM.
5. REFER TO THE PAVEMENT MARKING PLANS FOR STOP BAR LOCATIONS AT SIGNALIZED INTERSECTIONS. IF A PAVEMENT MARKING PLAN IS NOT PROVIDED, CONTACT THE SIGNAL DESIGN SECTION FOR THE STOP BAR LOCATIONS OR LOCATE AS DIRECTED BY THE ENGINEER.
6. TERMINATE PARKING A MINIMUM OF 20-FT BACK OF A PEDESTRIAN CROSSWALK.
7. CONSTRUCT CURB RAMPS A MINIMUM OF 4-FT WIDE.
8. CONSTRUCT THE RUNNING SLOPE OF THE RAMP 8.33% MAXIMUM.
9. ALLOWABLE CROSS SLOPE ON SIDEWALKS AND CURB RAMPS WILL BE 2% MAXIMUM.
10. CONSTRUCT THE SIDE FLARE SLOPE A MAXIMUM OF 10% MEASURED ALONG THE CURB LINE.
11. CONSTRUCT THE COUNTER SLOPE OF THE GUTTER OR STREET AT THE BASE OF THE CURB RAMP A MAXIMUM OF 5% AND MAINTAIN A SMOOTH TRANSITION.
12. CONSTRUCT LANDINGS FOR SIDEWALK A MINIMUM OF 4'x4' WITH A MAXIMUM SLOPE OF 2% IN ANY DIRECTION. CONSTRUCT LANDINGS FOR MEDIAN ISLANDS A MINIMUM OF 5'x5' WITH A MAXIMUM SLOPE OF 2% IN ANY DIRECTION.
13. TO USE A MEDIAN ISLAND AS A PEDESTRIAN REFUGE AREA, MEDIAN ISLANDS WILL BE A MINIMUM OF 6-FT WIDE. CONSTRUCT MEDIAN ISLANDS TO PROVIDE PASSAGE OVER OR THROUGH THE ISLAND.
14. SMALL CHANNELIZATION ISLANDS THAT CAN NOT PROVIDE A 5'X5' LANDING AT THE TOP OF A RAMPS, WILL BE CUT THROUGH LEVEL WITH THE SURFACE STREET.
15. CURB RAMPS WITH RETURNED CURBS MAY BE USED ONLY WHERE PEDESTRIANS WOULD NOT NORMALLY WALK ACROSS THE RAMP. THE ADJACENT SURFACE IS PLANTING OR OTHER NON-WALKING SURFACE OR THE SIDE APPROACH IS SUBSTANTIALLY OBSTRUCTED.
16. PLACE A 1/2" EXPANSION JOINT WHERE THE CONCRETE CURB RAMP JOINS THE CURB.
17. PLACE ALL PEDESTRIAN PUSH BUTTON ACTUATORS AND CROSSING SIGNALS AS SHOWN IN THE PLANS OR AS SHOWN IN THE **MUTCD**.
18. CURB RAMPS THROUGH MEDIAN ISLANDS, SINGLE RAMPS AT DUAL CROSSWALKS OR LIMITED RIGHT-OF-WAY SITUATIONS, WILL BE HANDLED BY SPECIAL DETAILS. CONTACT THE CONTRACT STANDARDS AND DEVELOPMENT UNIT FOR THE DETAILS OR FOR A SPECIAL DESIGN.

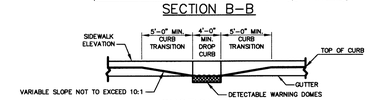
CURB RAMPS - PROPOSED CURB & GUTTER



ISOMETRIC VIEW



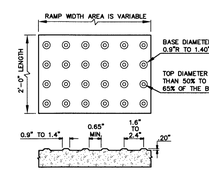
SECTION B-B



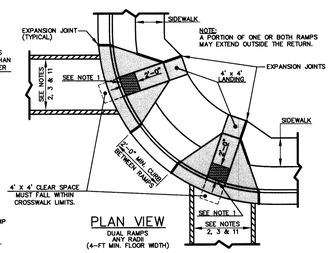
SECTION A-A

W	A	W+A+9"	X	B
5'	0.0'	5.8'	5.8'	5.0'*
6'	0.0'	6.8'	6.8'	6.0'**
7'	0.0'	7.8'	7.3'	6.5'**
8'	0.0'	8.8'	7.3'	6.5'**
5'	2.0'	7.8'	7.8'	5.0'
5'	2.5'	8.3'	8.1'	4.6'
5'	3.0'	8.8'	8.3'	4.4'
5'	3.5'	9.3'	8.4'	4.1'
5'	4.0'	9.8'	8.6'	3.8'
5'	4.5'	10.3'	8.7'	3.4'
5'	5.0'	10.8'	8.9'	3.1'

B = X-(A+9")
B = DISTANCE FROM FRONT EDGE OF SIDEWALK TO BACK POINT OF 12:1 (8.33%) SLOPE.
* BACK OF SIDEWALK DROP REQUIRED FOR ALL SIDEWALK SLOPES.
** BACK OF SIDEWALK DROP REQUIRED FOR SIDEWALK SLOPES 0.04.



DETECTABLE WARNING DOMES

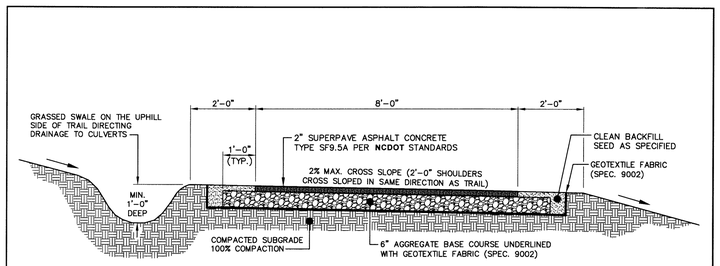


PLAN VIEW
DUAL RAMPS
ANY RADII
(4-FT MIN. FLOOR WIDTH)

PAY LIMITS FOR CURB RAMP

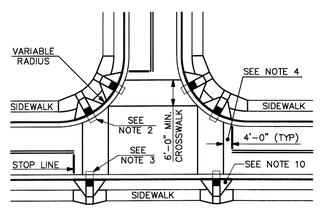
NOTES:
1. DETECTABLE WARNING DOMES WILL COVER 2'-0" LENGTH AND FULL WIDTH OF THE RAMP FLOOR AS SHOWN ON THE DETAILS.
2. DETECTABLE WARNING DOMES WILL CONTRAST VISIBILITY WITH ADJOINING SURFACE, EITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT SEQUENCE COVERING THE ENTIRE RAMP.

CURB RAMPS - PROPOSED CURB & GUTTER

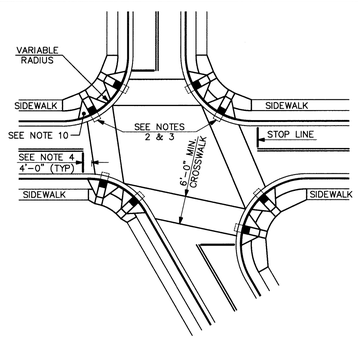


NOTES:
1. CONTRACTOR IS RESPONSIBLE FOR RE-ESTABLISHING ALL SLOPES DISTURBED BY CONSTRUCTION.
2. NO ABOVE GROUND UTILITIES OR UTILITY SURFACE COVERS/PLATES/MANHOLES SHALL BE LOCATED WITHIN TRAIL AND SHALL BE MINIMUM 2 FEET FROM THE EDGE OF TRAIL. RAISED MANHOLES SHALL BE MINIMUM 4 FEET FROM TRAIL EDGE.
3. ALL TRAILS SHALL BE LOCATED MINIMUM 5 FEET FROM THE BACK OF CURB.
4. SIDE SLOPES SHALL NOT EXCEED 3:1. CUT & FILL SLOPES SHALL TIE INTO EXISTING SLOPES TO CREATE AN EVEN TRANSITION.
5. CROSS SLOPE TYPICALLY TO LOW SIDE BUT CROSS SLOPE TO INSIDE OF DOWNHILL CURVES, WITH GRADUAL TRANSITIONS BETWEEN ANY CROSS SLOPE DIRECTION CHANGES.

STANDARD 8-FT ASPHALT GREENWAY TRAIL



DETAIL SHOWING TYPICAL LOCATION OF CURB RAMPS, PEDESTRIAN CROSSWALKS AND STOP LINES FOR TEE INTERSECTIONS



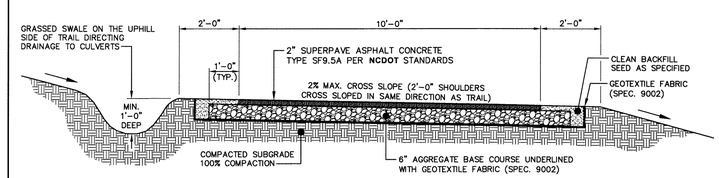
DETAIL SHOWING TYPICAL LOCATION OF CURB RAMPS, PEDESTRIAN CROSSWALKS AND STOP LINES

ROADWAY PLAN SYMBOL
CR
FOR PROPOSED CURB RAMP

PROPOSED CURB RAMP W/ LANDING
PROPOSED OR FUTURE SIDEWALK

ALLOWABLE LOCATIONS
DUAL RAMP RADII.....ANY

CURB RAMPS - PROPOSED CURB & GUTTER



NOTES:
1. CONTRACTOR IS RESPONSIBLE FOR RE-ESTABLISHING ALL SLOPES DISTURBED BY CONSTRUCTION.
2. NO ABOVE GROUND UTILITIES OR UTILITY SURFACE COVERS/PLATES/MANHOLES SHALL BE LOCATED WITHIN TRAIL AND SHALL BE MINIMUM 2 FEET FROM THE EDGE OF TRAIL. RAISED MANHOLES SHALL BE MINIMUM 4 FEET FROM TRAIL EDGE.
3. ALL TRAILS SHALL BE LOCATED MINIMUM 5 FEET FROM THE BACK OF CURB.
4. SIDE SLOPES SHALL NOT EXCEED 3:1. CUT & FILL SLOPES SHALL TIE INTO EXISTING SLOPES TO CREATE AN EVEN TRANSITION.
5. CROSS SLOPE TYPICALLY TO LOW SIDE BUT CROSS SLOPE TO INSIDE OF DOWNHILL CURVES, WITH GRADUAL TRANSITIONS BETWEEN ANY CROSS SLOPE DIRECTION CHANGES.

STANDARD 10-FT ASPHALT GREENWAY TRAIL

No.	DATE	REVISION	DWN/CHK

PROJECT DETAILS
FOR
KALAS FALLS
SITUATED AT
1832 ROLESVILLE ROAD
WAKE COUNTY, NORTH CAROLINA
FIRM # C-3881

JOB NUMBER:	9900
CHECKED BY:	JRH
DRAWN BY:	BAH
DATE:	9/19/2019

AMERICAN Engineering
American Engineering Associates-Southeast, P.A.
875 Walnut Street, Suite 360
Cary, NC 27511 919-469-1101

PRELIMINARY

NOT FOR CONSTRUCTION

SHEET NO.
2.4

Plot Date: 3/17/2020 Time: 4:17PM FILE: Y:\Jobs\9900\Watkins Property\dwg\Base Map\Kalas Falls Base Proj. Plat.pro

ABBREVIATION

NRB- NEUSE RIVER BUFFER

CORUE- CITY OF RALEIGH UTILITY EASEMENT

GENERAL NOTE:

1. ANY LOT NUMBER WITH AN * COULD REQUIRE A PRIVATE PUMP TO THE PUBLIC SEWER SERVICE. THIS WILL BE DETERMINED BY THE BUILDER AT THE TIME OF PERMITTING. ANY OF THESE LOTS THAT HAVE A BASEMENT AND ARE SEWERED FROM THE FRONT MAY REQUIRE A PRIVATE PUMP FOR THE LOWEST FLOOR.
2. SIGHT DISTANCE TRIANGLES ARE 10'x70'. WHERE SIGHT LINES ENCROACH ONTO A PRIVATE LOT A SIGHT EASEMENT IS REQUIRED.
3. BACK OF CURB RADIUS AT INTERSECTIONS-
   RESIDENTIAL-RESIDENTIAL- 25'
   RESIDENTIAL-COLLECTOR- 30'
   COLLECTOR-COLLECTOR- 30'
   ENTRANCE AT CUL-DE-SAC- 32.5
   ENTRY ROADS-ROLESVILLE RD.- 35'

EXISTING LINETYPE LEGEND

- PROPERTY BOUNDARY
- EXISTING TREE LINE
- EXISTING WETLAND
- EXISTING 50' NRB
- CENTERLINE OF STREAM
- EXISTING WATER ELEVATION
- EXISTING RIGHT OF WAY

PROPOSED LINETYPE LEGEND

- PROPOSED BUILDING SETBACK
- PROPOSED EASEMENT
- PROPOSED 3'/5' CORUE
- PROPOSED RIGHT OF WAY
- PROPOSED ROAD CL
- PROPOSED 30" CURB AND GUTTER
- PROPOSED 100 YR.
- PROPOSED 2' BLDG. RESTRICTION LINE

SETBACK TABLE SINGLE FAMILY

	50'	50' W ALLEY	50'-59'	60'-69'	70'-79'	80'-100'	101' +
FRONT	20'	15'	20'	25'	25'	25'	25'
REAR	20'	15'	20'	25'	25'	25'	30'
SIDE	**	**	**	*	*	10'	12'
CORNER SIDE	10'	10'	10'	10'	10'	15'	18'
MIN. LOT SIZE	6,000	6,000	6,000	6,600	8,400	10,400	14,000

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

GRAPHIC SCALE 1"=50'
0 50 100 150

No.	DATE	REVISION	DWN/CHK

SITE PLAN
FOR
KALAS FALLS
SITUATED AT
1832 ROLESVILLE ROAD
WAKE COUNTY, NORTH CAROLINA
FIRM # C-3881

JOB NUMBER:	9900
CHECKED BY:	JRH
DRAWN BY:	BAH
DATE:	9/19/2019

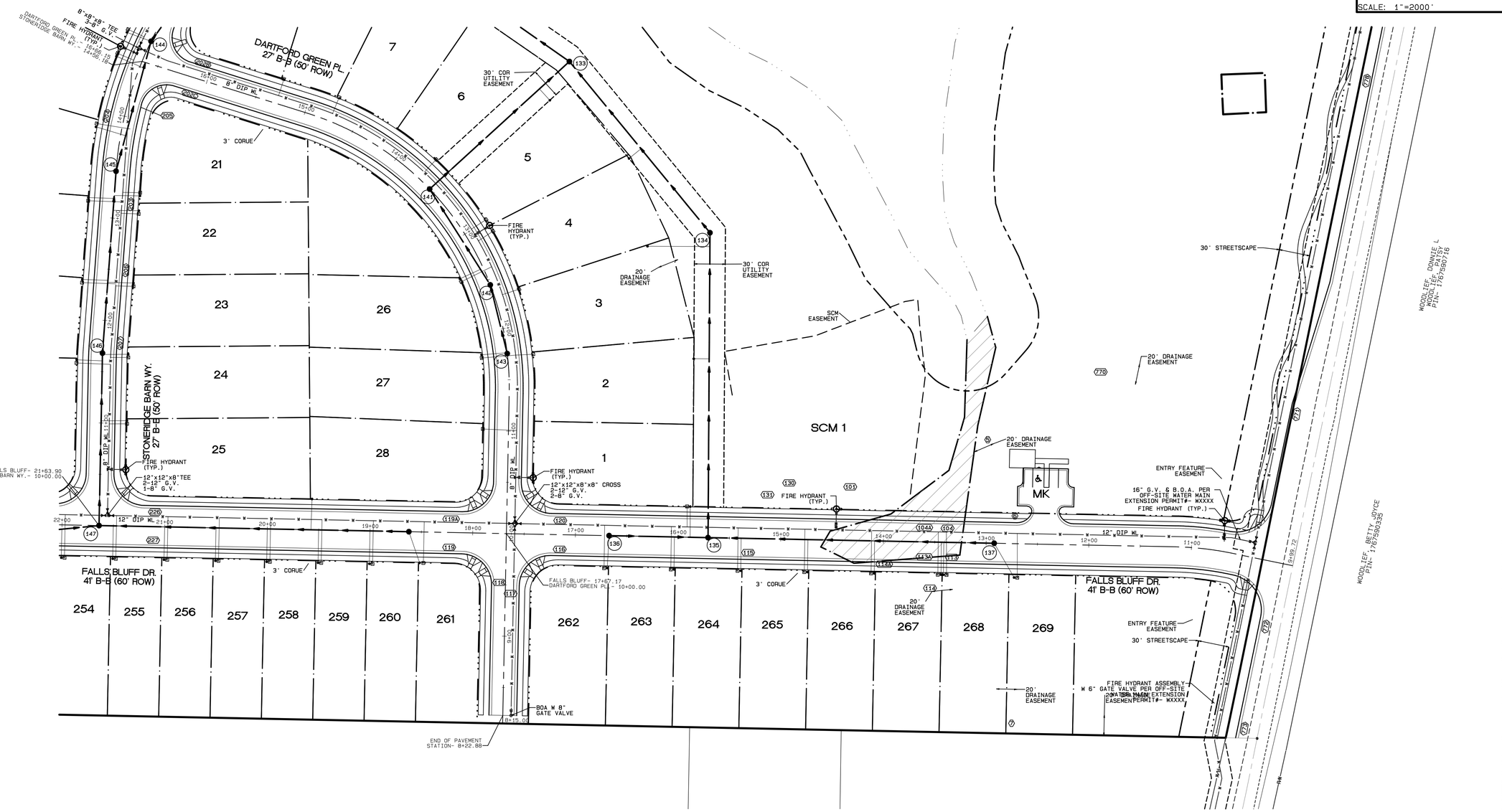
AMERICAN Engineering
American Engineering Associates-Southeast, P.A.
875 Walnut Street, Suite 360
Cary, NC 27511 919-469-1101

PRELIMINARY

NOT FOR CONSTRUCTION

SHEET NO.
2.5

Plot Date : 3/19/2020 Time: 5:36AM FILE: Y:\Jobs\9900\Watkins Property\Dwg\Base Map\Kalas Falls Base Prel. Plat.pro



EXISTING LINETYPE LEGEND

- PROPERTY BOUNDARY
- EXISTING TREE LINE
- EXISTING WETLAND
- EXISTING 50' NRB
- CENTERLINE OF STREAM
- EXISTING WATER ELEVATION
- EXISTING RIGHT OF WAY

PROPOSED LINETYPE LEGEND

- PROPOSED BUILDING SETBACK
- PROPOSED EASEMENT
- PROPOSED 3'/5' CORUE
- PROPOSED RIGHT OF WAY
- PROPOSED ROAD CL
- PROPOSED 30" CURB AND GUTTER
- PROPOSED 100 YR.
- PROPOSED 2' BLDG. RESTRICTION LINE

ABBREVIATION

NRB- NEUSE RIVER BUFFER

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SETBACK TABLE SINGLE FAMILY

	50'	50' W ALLEY	50'-59'	60'-69'	70'-79'	80'-100'	101' +
FRONT	20'	15'	20'	25'	25'	25'	25'
REAR	20'	15'	20'	25'	25'	25'	30'
SIDE	**	**	**	*	*	10'	12'
CORNER SIDE	10'	10'	10'	10'	10'	15'	18'
MIN. LOT SIZE	6,000	6,000	6,000	6,600	8,400	10,400	14,000

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

GENERAL NOTE:

1. ANY LOT NUMBER WITH AN * COULD REQUIRE A PRIVATE PUMP TO THE PUBLIC SEWER SERVICE. THIS WILL BE DETERMINED BY THE BUILDER AT THE TIME OF PERMITTING. ANY OF THESE LOTS THAT HAVE A BASEMENT AND ARE SEWERED FROM THE FRONT MAY REQUIRE A PRIVATE PUMP FOR THE LOWEST FLOOR.
2. SIGHT DISTANCE TRIANGLES ARE 10'x70'. WHERE SIGHT LINES ENCROACH ONTO A PRIVATE LOT A SIGHT EASEMENT IS REQUIRED.
3. BACK OF CURB RADIUS AT INTERSECTIONS-
   RESIDENTIAL-RESIDENTIAL- 25'
   RESIDENTIAL-COLLECTOR- 30'
   COLLECTOR-COLLECTOR- 30'
   ENTRANCE AT CUL-DE-SAC- 32.5
   ENTRY ROADS-ROLESVILLE RD.- 35'

GRAPHIC SCALE 1"=50'

0 50 100 150

No.	DATE	REVISION	DWN/CHK

SITE PLAN
FOR
KALAS FALLS
SITUATED AT
1832 ROLESVILLE ROAD
WAKE COUNTY, NORTH CAROLINA
FIRM # C-3881

JOB NUMBER:	9900
CHECKED BY:	JRH
DRAWN BY:	BAH
DATE:	9/19/2019

AMERICAN Engineering
American Engineering Associates-Southeast, P.A.
875 Walnut Street, Suite 360
Cary, NC 27511 919-469-1101

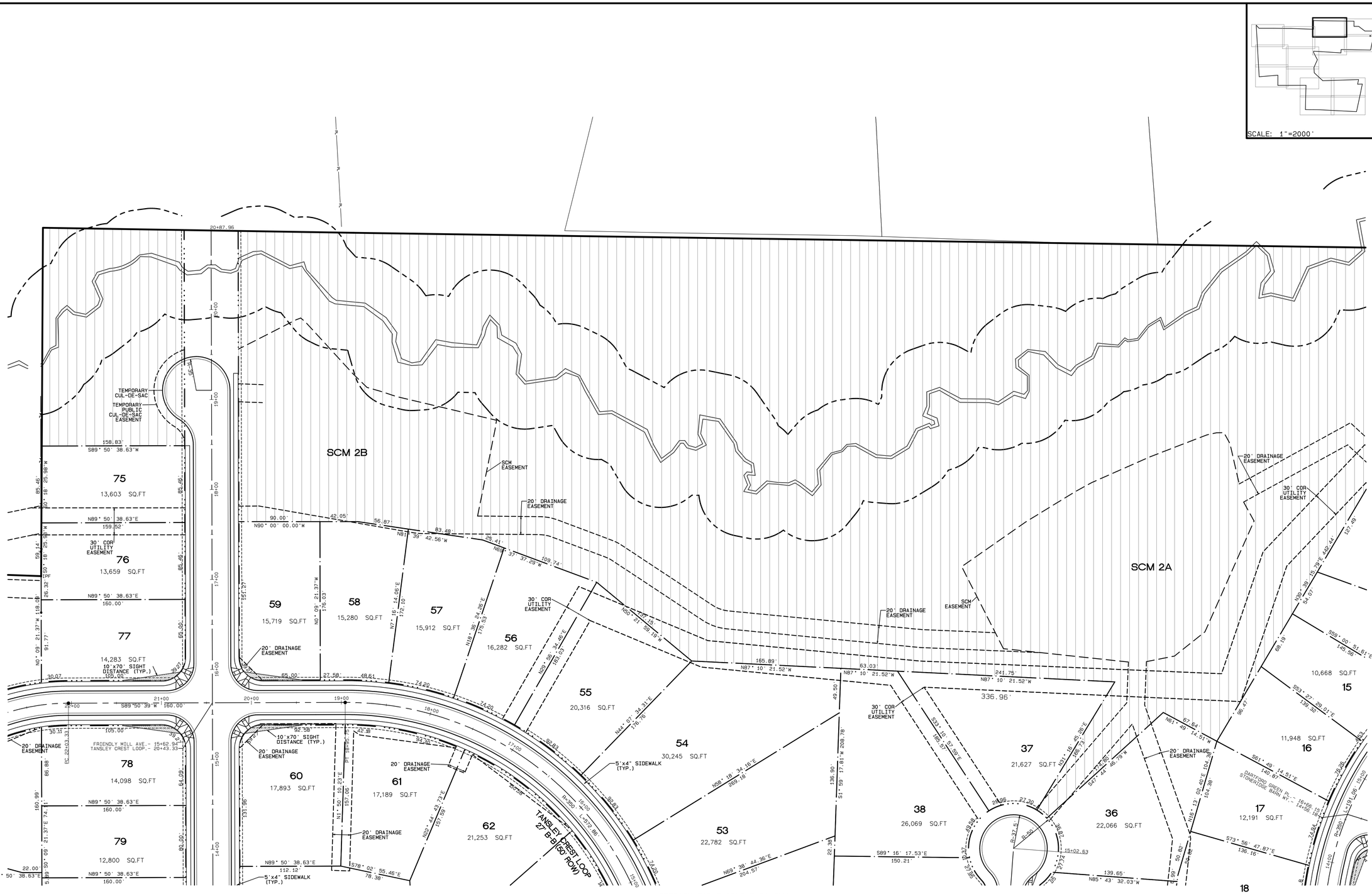
PRELIMINARY

NOT FOR CONSTRUCTION

SHEET NO.

2.6

Plot Date :3/19/2020 Time:5:38AM FILE: Y:\Jobs\9900\Watkins Property\dwg\Base Map\Kalas Falls Base Prel. Plat.pro



EXISTING LINETYPE LEGEND

- PROPERTY BOUNDARY
- EXISTING TREE LINE
- EXISTING WETLAND
- EXISTING 50' NRB
- CENTERLINE OF STREAM
- EXISTING WATER ELEVATION
- EXISTING RIGHT OF WAY

PROPOSED LINETYPE LEGEND

- PROPOSED BUILDING SETBACK
- PROPOSED EASEMENT
- PROPOSED 3'/5' CORUE
- PROPOSED RIGHT OF WAY
- PROPOSED ROAD CL
- PROPOSED 30" CURB AND GUTTER
- PROPOSED 100 YR.
- PROPOSED 2' BLDG. RESTRICTION LINE

SETBACK TABLE SINGLE FAMILY

	50'	50' W ALLEY	50'-59'	60'-69'	70'-79'	80'-100'	101' +
FRONT	20'	15'	20'	25'	25'	25'	25'
REAR	20'	15'	20'	25'	25'	25'	30'
SIDE	**	**	**	*	*	10'	12'
CORNER SIDE	10'	10'	10'	10'	10'	15'	18'
MIN. LOT SIZE	6,000	6,000	6,000	6,600	8,400	10,400	14,000

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

ABBREVIATION

NRB- NEUSE RIVER BUFFER

CORUE- CITY OF RALEIGH UTILITY EASEMENT

GENERAL NOTE:

1. ANY LOT NUMBER WITH AN * COULD REQUIRE A PRIVATE PUMP TO THE PUBLIC SEWER SERVICE. THIS WILL BE DETERMINED BY THE BUILDER AT THE TIME OF PERMITTING. ANY OF THESE LOTS THAT HAVE A BASEMENT AND ARE SEWERED FROM THE FRONT MAY REQUIRE A PRIVATE PUMP FOR THE LOWEST FLOOR.
2. SIGHT DISTANCE TRIANGLES ARE 10'x70'. WHERE SIGHT LINES ENCROACH ONTO A PRIVATE LOT A SIGHT EASEMENT IS REQUIRED.
3. BACK OF CURB RADIUS AT INTERSECTIONS-
   RESIDENTIAL-RESIDENTIAL- 25'
   RESIDENTIAL-COLLECTOR- 30'
   COLLECTOR-COLLECTOR- 30'
   ENTRANCE AT CUL-DE-SAC- 32.5
   ENTRY ROADS-ROLESVILLE RD.- 35'

GRAPHIC SCALE 1"=50'
0 50 100 150

No.	DATE	REVISION	DWN/CHK

SITE PLAN
FOR
KALAS FALLS
SITUATED AT
1832 ROLESVILLE ROAD
WAKE COUNTY, NORTH CAROLINA
FIRM # C-3881

JOB NUMBER:	9900
CHECKED BY:	JRH
DRAWN BY:	BAH
DATE:	9/19/2019

AMERICAN Engineering
American Engineering Associates-Southeast, P.A.
875 Walnut Street, Suite 360
Cary, NC 27511 919-469-1101

PRELIMINARY

NOT FOR CONSTRUCTION

SHEET NO.
2.7

FILE: Y:\Jobs\9900\Watkins Property\Dwg\Base Map\Kalas Falls Base Prel. Plat.prp
Plot Date: 3/19/2020 Time: 5:39AM

PROPOSED LINETYPE LEGEND

- PROPOSED BUILDING SETBACK
- PROPOSED EASEMENT
- PROPOSED 3'/5' CORUE
- PROPOSED RIGHT OF WAY
- PROPOSED ROAD CL
- PROPOSED 30" CURB AND GUTTER
- PROPOSED 100 YR.
- PROPOSED 2' BLDG. RESTRICTION LINE

EXISTING LINETYPE LEGEND

- PROPERTY BOUNDARY
- EXISTING TREE LINE
- EXISTING WETLAND
- EXISTING 50' NRB
- CENTERLINE OF STREAM
- EXISTING WATER ELEVATION
- EXISTING RIGHT OF WAY

ABBREVIATION

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   RESIDENTIAL-COLLECTOR- 30'
   COLLECTOR-COLLECTOR- 30'
   ENTRANCE AT CUL-DE-SAC- 32.5
   ENTRY ROADS-ROLESVILLE RD.- 35'

SETBACK TABLE SINGLE FAMILY

	50'	50' W ALLEY	50'-59'	60'-69'	70'-79'	80'-100'	101' +
FRONT	20'	15'	20'	25'	25'	25'	25'
REAR	20'	15'	20'	25'	25'	25'	30'
SIDE	**	**	**	*	*	10'	12'
CORNER SIDE	10'	10'	10'	10'	10'	15'	18'
MIN. LOT SIZE	6,000	6,000	6,000	6,600	8,400	10,400	14,000

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

GRAPHIC SCALE 1"=50'
0 50 100 150

SCALE: 1"=2000'

No.	DATE	REVISION	DWN/CHK

SITE PLAN
FOR
KALAS FALLS
SITUATED AT
1832 ROLESVILLE ROAD
WAKE COUNTY, NORTH CAROLINA
FIRM # C-3881

JOB NUMBER:	9900
CHECKED BY:	JRH
DRAWN BY:	BAH
DATE:	9/19/2019

AMERICAN Engineering
American Engineering Associates-Southeast, P.A.
875 Walnut Street, Suite 360
Cary, NC 27511 919-469-1101

PRELIMINARY

NOT FOR CONSTRUCTION

SHEET NO.
2.8

Plot Date : 3/19/2020 Time: 5:39AM FILE: Y:\Jobs\9900\Watkins Property\DWG\Base Map\Kalas Falls Base Prep Plat.pro

PROPOSED LINETYPE LEGEND

- PROPOSED BUILDING SETBACK
- PROPOSED EASEMENT
- PROPOSED 3'/5' CORUE
- PROPOSED RIGHT OF WAY
- PROPOSED ROAD CL
- PROPOSED 30" CURB AND GUTTER
- PROPOSED 100 YR.
- PROPOSED 2' BLDG. RESTRICTION LINE

EXISTING LINETYPE LEGEND

- PROPERTY BOUNDARY
- EXISTING TREE LINE
- EXISTING WETLAND
- EXISTING 50' NRB
- CENTERLINE OF STREAM
- EXISTING WATER ELEVATION
- EXISTING RIGHT OF WAY

SETBACK TABLE SINGLE FAMILY

	50'	50' W ALLEY	50'-59'	60'-69'	70'-79'	80'-100'	101' +
FRONT	20'	15'	20'	25'	25'	25'	25'
REAR	20'	15'	20'	25'	25'	25'	30'
SIDE	**	**	**	*	*	10'	12'
CORNER SIDE	10'	10'	10'	10'	10'	15'	18'
MIN. LOT SIZE	6,000	6,000	6,000	6,600	8,400	10,400	14,000

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

ABBREVIATION

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3. BACK OF CURB RADIUS AT INTERSECTIONS-
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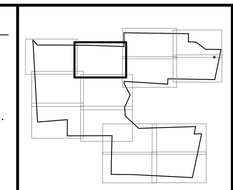
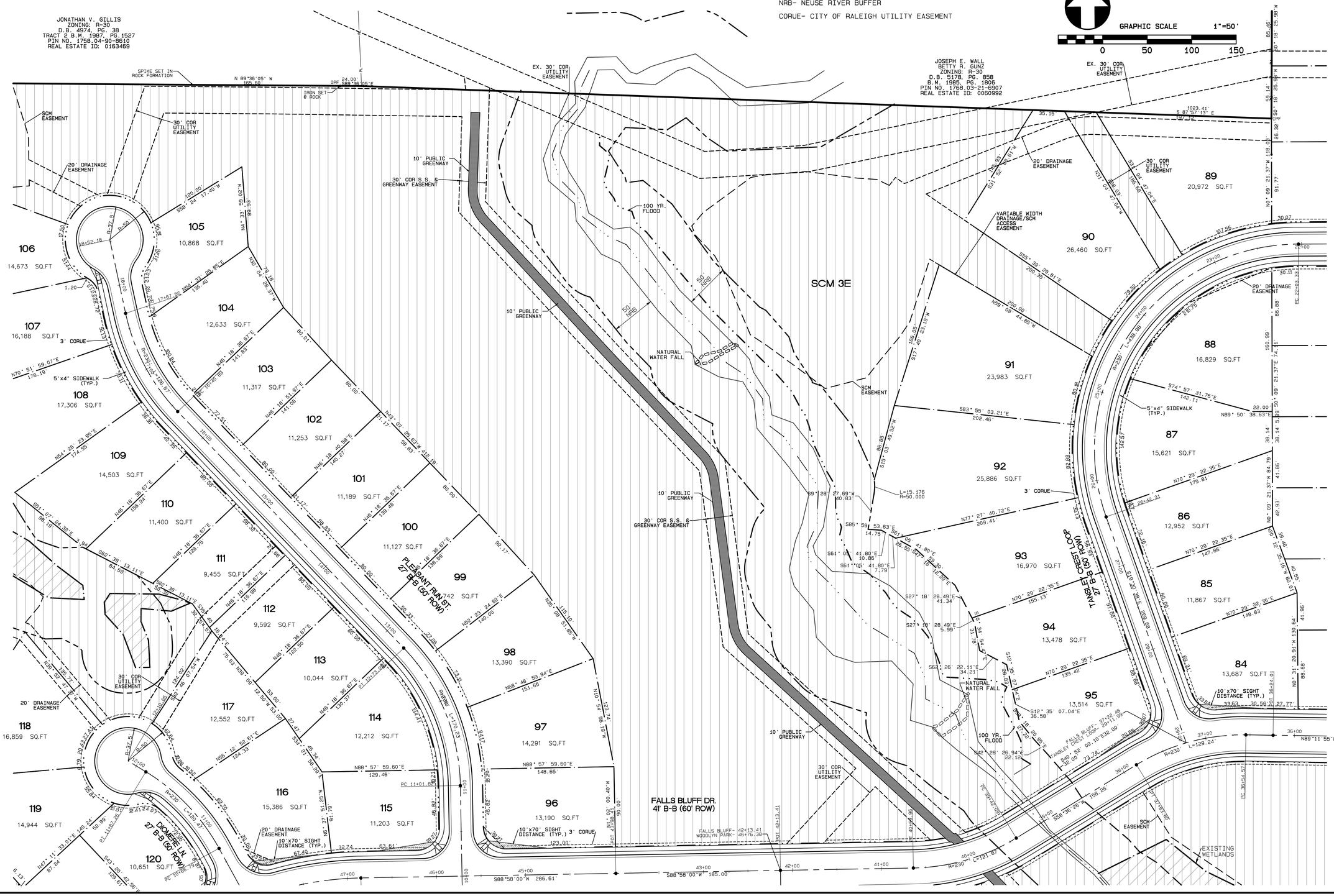
   RESIDENTIAL-COLLECTOR- 30'
   COLLECTOR-COLLECTOR- 30'
   ENTRANCE AT CUL-DE-SAC- 32.5
   ENTRY ROADS-ROLESVILLE RD.- 35'



SCALE: 1"=2000'

GRAPHIC SCALE 1"=50'
0 50 100 150



No.	DATE	REVISION	DWN/CHK

SITE PLAN
FOR
KALAS FALLS
SITUATED AT
1832 ROLESVILLE ROAD
WAKE COUNTY, NORTH CAROLINA
FIRM # C-3881

JOB NUMBER:	9900
CHECKED BY:	JRH
DRAWN BY:	BAH
DATE:	9/19/2019

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American Engineering Associates-Southeast, P.A.
875 Walnut Street, Suite 360
Cary, NC 27511 919-469-1101

PRELIMINARY

NOT FOR CONSTRUCTION

SHEET NO.
2.9

Plot Date : 3/19/2020 Time: 5:40AM FILE: Y:\Jobs\9900\Watkins Property\dwg\Base Map\Kalas Falls Base Prel. Plat.pro

PROPOSED LINETYPE LEGEND

- PROPOSED BUILDING SETBACK
- PROPOSED EASEMENT
- PROPOSED 3'/5' CORUE
- PROPOSED RIGHT OF WAY
- PROPOSED ROAD CL
- PROPOSED 30" CURB AND GUTTER
- PROPOSED 100 YR.
- PROPOSED 2' BLDG. RESTRICTION LINE

EXISTING LINETYPE LEGEND

- PROPERTY BOUNDARY
- EXISTING TREE LINE
- EXISTING WETLAND
- EXISTING 50' NRB
- CENTERLINE OF STREAM
- EXISTING WATER ELEVATION
- EXISTING RIGHT OF WAY

SETBACK TABLE SINGLE FAMILY

	50'	50' W ALLEY	50'-59'	60'-69'	70'-79'	80'-100'	101' +
FRONT	20'	15'	20'	25'	25'	25'	25'
REAR	20'	15'	20'	25'	25'	25'	30'
SIDE	**	**	**	*	*	10'	12'
CORNER SIDE	10'	10'	10'	10'	10'	15'	18'
MIN. LOT SIZE	6,000	6,000	6,000	6,600	8,400	10,400	14,000

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

ABBREVIATION

NRB- NEUSE RIVER BUFFER

CORUE- CITY OF RALEIGH UTILITY EASEMENT

GENERAL NOTE:

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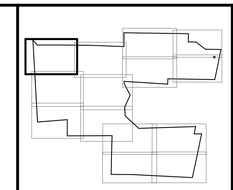
3. BACK OF CURB RADIUS AT INTERSECTIONS-
   RESIDENTIAL-RESIDENTIAL- 25'
   RESIDENTIAL-COLLECTOR- 30'
   COLLECTOR-COLLECTOR- 30'
   ENTRANCE AT CUL-DE-SAC- 32.5
   ENTRY ROADS-ROLESVILLE RD.- 35'



SCALE: 1"=2000'

GRAPHIC SCALE 1"=50'

0 50 100 150

No.	DATE	REVISION	DWN/CHK

SITE PLAN
FOR
KALAS FALLS
SITUATED AT
1832 ROLESVILLE ROAD
WAKE COUNTY, NORTH CAROLINA
FIRM # C-3881

JOB NUMBER:	9900
CHECKED BY:	JRH
DRAWN BY:	BAH
DATE:	9/19/2019

AMERICAN Engineering
American Engineering Associates-Southeast, P.A.
875 Walnut Street, Suite 360
Cary, NC 27511 919-469-1101

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SHEET NO.

2.10

Plot Date: 3/19/2020 Time: 5:46AM FILE: Y:\Jobs\9900\Watkins Property\dwg\Base Map\Kalas Falls Base Prel. Plat.pro

PROPOSED LINETYPE LEGEND

- PROPOSED BUILDING SETBACK
- PROPOSED EASEMENT
- PROPOSED 3'/5' CORUE
- PROPOSED RIGHT OF WAY
- PROPOSED ROAD CL
- PROPOSED 30" CURB AND GUTTER
- PROPOSED 100 YR.
- PROPOSED 2' BLDG. RESTRICTION LINE

EXISTING LINETYPE LEGEND

- PROPERTY BOUNDARY
- EXISTING TREE LINE
- EXISTING WETLAND
- EXISTING 50' NRB
- CENTERLINE OF STREAM
- EXISTING WATER ELEVATION
- EXISTING RIGHT OF WAY

SETBACK TABLE SINGLE FAMILY

	50'	50' W ALLEY	50'-59'	60'-69'	70'-79'	80'-100'	101' +
FRONT	20'	15'	20'	25'	25'	25'	25'
REAR	20'	15'	20'	25'	25'	25'	30'
SIDE	**	**	**	*	*	10'	12'
CORNER SIDE	10'	10'	10'	10'	10'	15'	18'
MIN. LOT SIZE	6,000	6,000	6,000	6,600	8,400	10,400	14,000

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

GRAPHIC SCALE 1"=50'

0 50 100 150

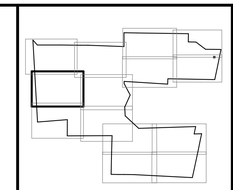
GENERAL NOTE:

1. ANY LOT NUMBER WITH AN * COULD REQUIRE A PRIVATE PUMP TO THE PUBLIC SEWER SERVICE. THIS WILL BE DETERMINED BY THE BUILDER AT THE TIME OF PERMITTING. ANY OF THESE LOTS THAT HAVE A BASEMENT AND ARE SEWERED FROM THE FRONT MAY REQUIRE A PRIVATE PUMP FOR THE LOWEST FLOOR.
2. SIGHT DISTANCE TRIANGLES ARE 10'x70'. WHERE SIGHT LINES ENCROACH ONTO A PRIVATE LOT A SIGHT EASEMENT IS REQUIRED.
3. BACK OF CURB RADIUS AT INTERSECTIONS-
   RESIDENTIAL-RESIDENTIAL- 25'
   RESIDENTIAL-COLLECTOR- 30'
   COLLECTOR-COLLECTOR- 30'
   ENTRANCE AT CUL-DE-SAC- 32.5
   ENTRY ROADS-ROLESVILLE RD.- 35'

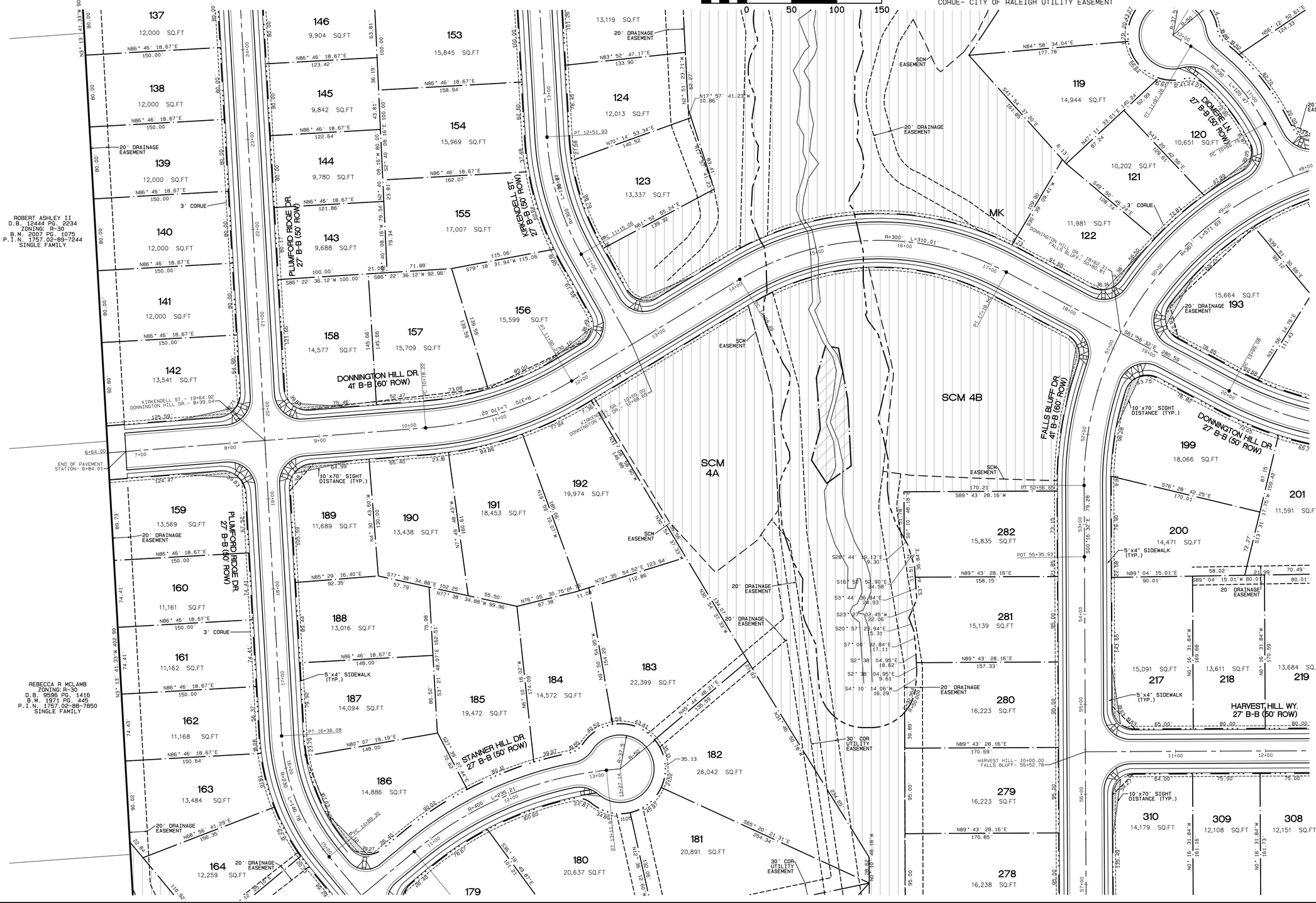
ABBREVIATION

NRB- NEUSE RIVER BUFFER

CORUE- CITY OF RALEIGH UTILITY EASEMENT



SCALE: 1"=2000'



No.	DATE	REVISION	DWN/CHK

SITE PLAN
FOR
KALAS FALLS
SITUATED AT
1832 ROLESVILLE ROAD
WAKE COUNTY, NORTH CAROLINA
FIRM # C-3881

JOB NUMBER:	9900
CHECKED BY:	JRH
DRAWN BY:	BAH
DATE:	9/19/2019

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875 Walnut Street, Suite 360
Cary, NC 27511 919-469-1101

PRELIMINARY

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SHEET NO.

2.11

Plot Date : 3/19/2020 Time: 5:45AM FILE: Y:\Jobs\9900\Watkins Property\dwg\Base Map\Kalas Falls Base Prel. Plat.pro

PROPOSED LINETYPE LEGEND

- PROPOSED BUILDING SETBACK
- PROPOSED EASEMENT
- PROPOSED 3'/5' CORUE
- PROPOSED RIGHT OF WAY
- PROPOSED ROAD CL
- PROPOSED 30" CURB AND GUTTER
- PROPOSED 100 YR.
- PROPOSED 2' BLDG. RESTRICTION LINE

EXISTING LINETYPE LEGEND

- PROPERTY BOUNDARY
- EXISTING TREE LINE
- EXISTING WETLAND
- EXISTING 50' NRB
- CENTERLINE OF STREAM
- EXISTING WATER ELEVATION
- EXISTING RIGHT OF WAY

SETBACK TABLE SINGLE FAMILY

	50'	50' W ALLEY	50'-59'	60'-69'	70'-79'	80'-100'	101' +
FRONT	20'	15'	20'	25'	25'	25'	25'
REAR	20'	15'	20'	25'	25'	25'	30'
SIDE	**	**	**	*	*	10'	12'
CORNER SIDE	10'	10'	10'	10'	10'	15'	18'
MIN. LOT SIZE	6,000	6,000	6,000	6,600	8,400	10,400	14,000

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

GRAPHIC SCALE 1"=50'
0 50 100 150

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   COLLECTOR-COLLECTOR- 30'
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   ENTRY ROADS-ROLESVILLE RD.- 35'

ABBREVIATION

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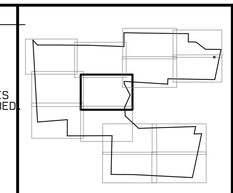

SCALE: 1"=2000'

No.	DATE	REVISION	DWN/CHK

SITE PLAN
FOR
KALAS FALLS
SITUATED AT
1832 ROLESVILLE ROAD
WAKE COUNTY, NORTH CAROLINA
FIRM # C-3881

JOB NUMBER:
CHECKED BY:
DRAWN BY:
DATE:

AMERICAN Engineering
American Engineering Associates-Southeast, P.A.
875 Walnut Street, Suite 360
Cary, NC 27511 919-469-1101

PRELIMINARY

NOT FOR CONSTRUCTION

SHEET NO.
2.12

Plot Date: 3/19/2020 Time: 5:45AM FILE: Y:\Jobs\9900\Watkins Property\dwg\Base Map\Kalas Falls Base Prel. Plat.pro

PROPOSED LINETYPE LEGEND

- PROPOSED BUILDING SETBACK
- PROPOSED EASEMENT
- PROPOSED 3'/5' CORUE
- PROPOSED RIGHT OF WAY
- PROPOSED ROAD CL
- PROPOSED 30" CURB AND GUTTER
- PROPOSED 100 YR.
- PROPOSED 2' BLDG. RESTRICTION LINE

EXISTING LINETYPE LEGEND

- PROPERTY BOUNDARY
- EXISTING TREE LINE
- EXISTING WETLAND
- EXISTING 50' NRB
- CENTERLINE OF STREAM
- EXISTING WATER ELEVATION
- EXISTING RIGHT OF WAY

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   COLLECTOR-COLLECTOR- 30'
   ENTRANCE AT CUL-DE-SAC- 32.5
   ENTRY ROADS-ROLESVILLE RD.- 35'

GRAPHIC SCALE 1"=50'

0 50 100 150

SETBACK TABLE SINGLE FAMILY

	50'	50' W ALLEY	50'-59'	60'-69'	70'-79'	80'-100'	101' +
FRONT	20'	15'	20'	25'	25'	25'	25'
REAR	20'	15'	20'	25'	25'	25'	30'
SIDE	**	**	**	*	*	10'	12'
CORNER SIDE	10'	10'	10'	10'	10'	15'	18'
MIN. LOT SIZE	6,000	6,000	6,000	6,600	8,400	10,400	14,000

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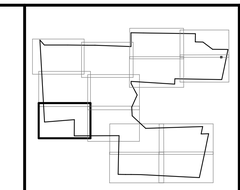

SCALE: 1"=2000'

No.	DATE	REVISION	DWN/CHK

SITE PLAN
FOR
KALAS FALLS
SITUATED AT
1832 ROLESVILLE ROAD
WAKE COUNTY, NORTH CAROLINA
FIRM # C-3881

JOB NUMBER:	9900
CHECKED BY:	JRH
DRAWN BY:	BAH
DATE:	9/19/2019

AMERICAN Engineering
American Engineering Associates-Southeast, P.A.
875 Walnut Street, Suite 360
Cary, NC 27511 919-469-1101

PRELIMINARY

NOT FOR CONSTRUCTION

SHEET NO.

2.13

Plot Date : 3/19/2020 Time: 5:44AM FILE: Y:\Jobs\9900\Watkins Property\dwg\Base Map\Kalas Falls Base Prel Plat.pro

PROPOSED LINETYPE LEGEND

- PROPOSED BUILDING SETBACK
- PROPOSED EASEMENT
- PROPOSED 3'/5' CORUE
- PROPOSED RIGHT OF WAY
- PROPOSED ROAD CL
- PROPOSED 30" CURB AND GUTTER
- PROPOSED 100 YR.
- PROPOSED 2' BLDG. RESTRICTION LINE

EXISTING LINETYPE LEGEND

- PROPERTY BOUNDARY
- EXISTING TREE LINE
- EXISTING WETLAND
- EXISTING 50' NRB
- CENTERLINE OF STREAM
- EXISTING WATER ELEVATION
- EXISTING RIGHT OF WAY

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3. BACK OF CURB RADIUS AT INTERSECTIONS-
   RESIDENTIAL-RESIDENTIAL- 25'
   RESIDENTIAL-COLLECTOR- 30'
   COLLECTOR-COLLECTOR- 30'
   ENTRANCE AT CUL-DE-SAC- 32.5
   ENTRY ROADS-ROLESVILLE RD.- 35'

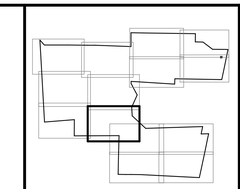
GRAPHIC SCALE 1"=50'

0 50 100 150

SETBACK TABLE SINGLE FAMILY

	50'	50' W ALLEY	50'-59'	60'-69'	70'-79'	80'-100'	101' +
FRONT	20'	15'	20'	25'	25'	25'	25'
REAR	20'	15'	20'	25'	25'	25'	30'
SIDE	**	**	**	*	*	10'	12'
CORNER SIDE	10'	10'	10'	10'	10'	15'	18'
MIN. LOT SIZE	6,000	6,000	6,000	6,600	8,400	10,400	14,000

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



SCALE: 1"=2000'

No.	DATE	REVISION	DWN/CHK

SITE PLAN
FOR
KALAS FALLS
SITUATED AT
1832 ROLESVILLE ROAD
WAKE COUNTY, NORTH CAROLINA
FIRM # C-3881

JOB NUMBER:	9900
CHECKED BY:	JRH
DRAWN BY:	BAH
DATE:	9/19/2019

AMERICAN Engineering
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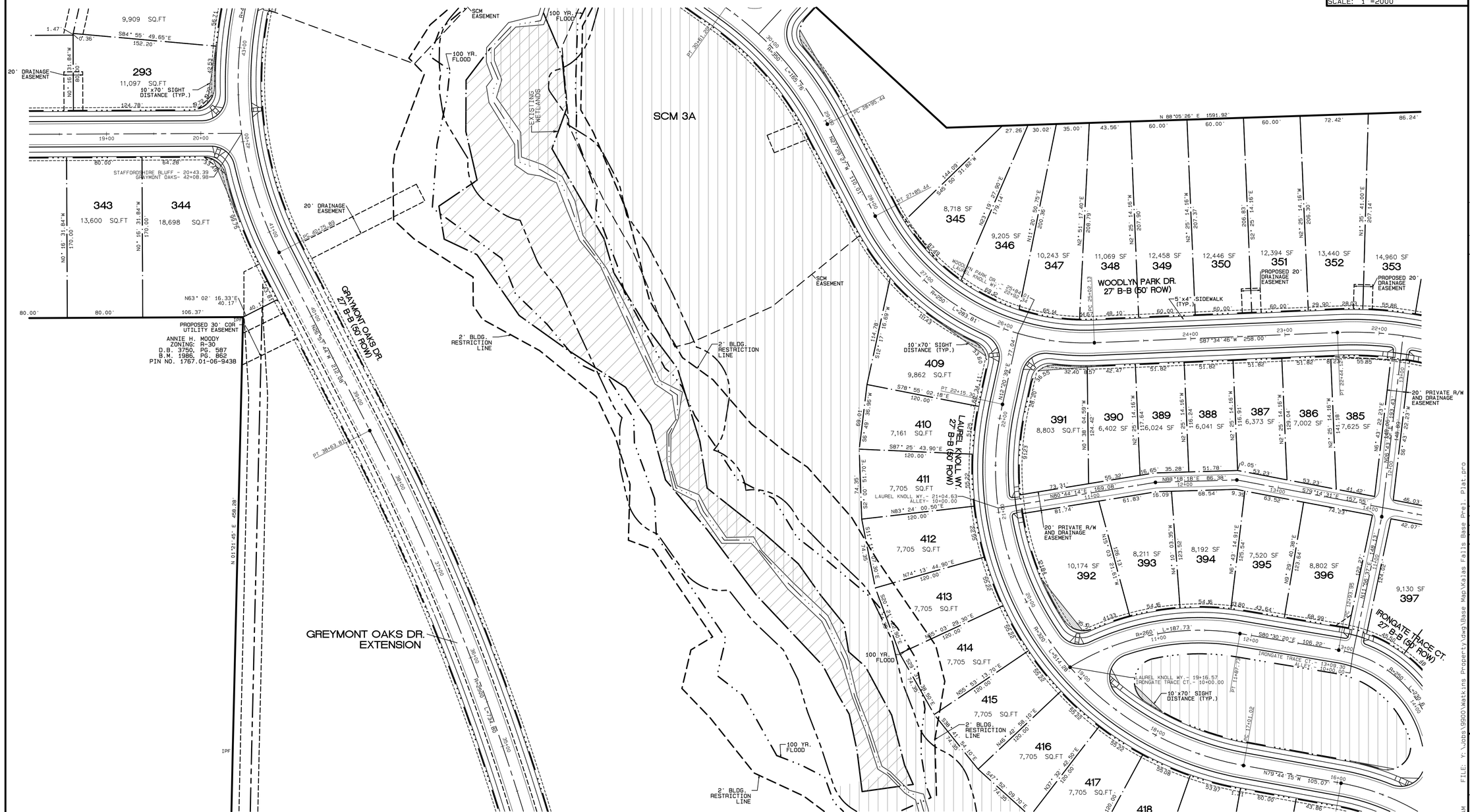
2.14

Plot Date: 3/19/2020 Time: 5:44AM FILE: Y:\Jobs\9900\Watkins Property\dwg\Base Map\Kalas Falls Base Prel Plat.pro

SETBACK TABLE SINGLE FAMILY

	50'	50' W ALLEY	50'-59'	60'-69'	70'-79'	80'-100'	101' +
FRONT	20'	15'	20'	25'	25'	25'	25'
REAR	20'	15'	20'	25'	25'	25'	30'
SIDE	**	**	**	*	*	10'	12'
CORNER SIDE	10'	10'	10'	10'	10'	15'	18'
MIN. LOT SIZE	6,000	6,000	6,000	6,600	8,400	10,400	14,000

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



ABBREVIATION

NRB- NEUSE RIVER BUFFER

CORUE- CITY OF RALEIGH UTILITY EASEMENT

GENERAL NOTE:

1. ANY LOT NUMBER WITH AN * COULD REQUIRE A PRIVATE PUMP TO THE PUBLIC SEWER SERVICE. THIS WILL BE DETERMINED BY THE BUILDER AT THE TIME OF PERMITTING. ANY OF THESE LOTS THAT HAVE A BASEMENT AND ARE SEWERED FROM THE FRONT MAY REQUIRE A PRIVATE PUMP FOR THE LOWEST FLOOR.
2. SIGHT DISTANCE TRIANGLES ARE 10'x70'. WHERE SIGHT LINES ENCROACH ONTO A PRIVATE LOT A SIGHT EASEMENT IS REQUIRED.
3. BACK OF CURB RADIUS AT INTERSECTIONS-
   RESIDENTIAL-RESIDENTIAL- 25'
   RESIDENTIAL-COLLECTOR- 30'
   COLLECTOR-COLLECTOR- 30'
   ENTRANCE AT CUL-DE-SAC- 32.5
   ENTRY ROADS-ROLESVILLE RD.- 35'

EXISTING LINETYPE LEGEND

- PROPERTY BOUNDARY
- EXISTING TREE LINE
- EXISTING WETLAND
- EXISTING 50' NRB
- CENTERLINE OF STREAM
- EXISTING WATER ELEVATION
- EXISTING RIGHT OF WAY

PROPOSED LINETYPE LEGEND

- PROPOSED BUILDING SETBACK
- PROPOSED EASEMENT
- PROPOSED 3'/5' CORUE
- PROPOSED RIGHT OF WAY
- PROPOSED ROAD CL
- PROPOSED 30" CURB AND GUTTER
- PROPOSED 100 YR.
- PROPOSED 2' BLDG. RESTRICTION LINE

GRAPHIC SCALE 1"=50'
0 50 100 150

No.	DATE	REVISION	DWN/CHK

SITE PLAN
FOR
KALAS FALLS
SITUATED AT
1832 ROLESVILLE ROAD
WAKE COUNTY, NORTH CAROLINA
FIRM # C-3881

JOB NUMBER:	9900
CHECKED BY:	JRH
DRAWN BY:	BAH
DATE:	9/19/2019

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American Engineering Associates-Southeast, P.A.
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Cary, NC 27511 919-469-1101

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2.15

FILE: Y:\Jobs\9900\Watkins Property\dwg\Base Map\Kalas Falls Base Prel. Plat.pro
Plot Date : 3/19/2020 Time: 5:43AM

PROPOSED LINETYPE LEGEND

- PROPOSED BUILDING SETBACK
- PROPOSED EASEMENT
- PROPOSED 3'/5' CORUE
- PROPOSED RIGHT OF WAY
- PROPOSED ROAD CL
- PROPOSED 30" CURB AND GUTTER
- PROPOSED 100 YR.
- PROPOSED 2' BLDG. RESTRICTION LINE

EXISTING LINETYPE LEGEND

- PROPERTY BOUNDARY
- EXISTING TREE LINE
- EXISTING WETLAND
- EXISTING 50' NRB
- CENTERLINE OF STREAM
- EXISTING WATER ELEVATION
- EXISTING RIGHT OF WAY

ABBREVIATION

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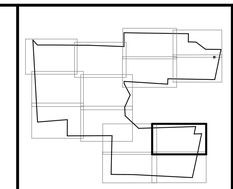
   ENTRANCE AT CUL-DE-SAC- 32.5
   ENTRY ROADS-ROLESVILLE RD.- 35'

SETBACK TABLE SINGLE FAMILY

	50'	50' W ALLEY	50'-59'	60'-69'	70'-79'	80'-100'	101' +
FRONT	20'	15'	20'	25'	25'	25'	25'
REAR	20'	15'	20'	25'	25'	25'	30'
SIDE	**	**	**	*	*	10'	12'
CORNER SIDE	10'	10'	10'	10'	10'	15'	18'
MIN. LOT SIZE	6,000	6,000	6,000	6,600	8,400	10,400	14,000

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



SCALE: 1"=2000'

GRAPHIC SCALE 1"=50'

0 50 100 150

No.	DATE	REVISION	DWN/CHK

SITE PLAN
FOR
KALAS FALLS
SITUATED AT
1832 ROLESVILLE ROAD
WAKE COUNTY, NORTH CAROLINA
FIRM # C-3881

JOB NUMBER:	9900
CHECKED BY:	JRH
DRAWN BY:	BAH
DATE:	9/19/2019

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American Engineering Associates-Southeast, P.A.
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Cary, NC 27511 919-469-1101

FILE: Y:\Jobs\9900 Watkins Property\dwg\Base Map\Kalas Falls Base Prel. Plat.pro

SHEET NO.
2.16

PROPOSED LINETYPE LEGEND

- PROPOSED BUILDING SETBACK
- PROPOSED EASEMENT
- PROPOSED 3'/5' CORUE
- PROPOSED RIGHT OF WAY
- PROPOSED ROAD CL
- PROPOSED 30" CURB AND GUTTER
- PROPOSED 100 YR.
- PROPOSED 2' BLDG. RESTRICTION LINE

EXISTING LINETYPE LEGEND

- PROPERTY BOUNDARY
- EXISTING TREE LINE
- EXISTING WETLAND
- EXISTING 50' NRB
- CENTERLINE OF STREAM
- EXISTING WATER ELEVATION
- EXISTING RIGHT OF WAY

ABBREVIATION

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   COLLECTOR-COLLECTOR- 30'
   ENTRANCE AT CUL-DE-SAC- 32.5
   ENTRY ROADS-ROLESVILLE RD.- 35'

SETBACK TABLE SINGLE FAMILY

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REAR	20'	15'	20'	25'	25'	25'	30'
SIDE	**	**	**	*	*	10'	12'
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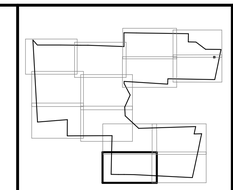
MIN. LOT SIZE	6,000	6,000	6,000	6,600	8,400	10,400	14,000

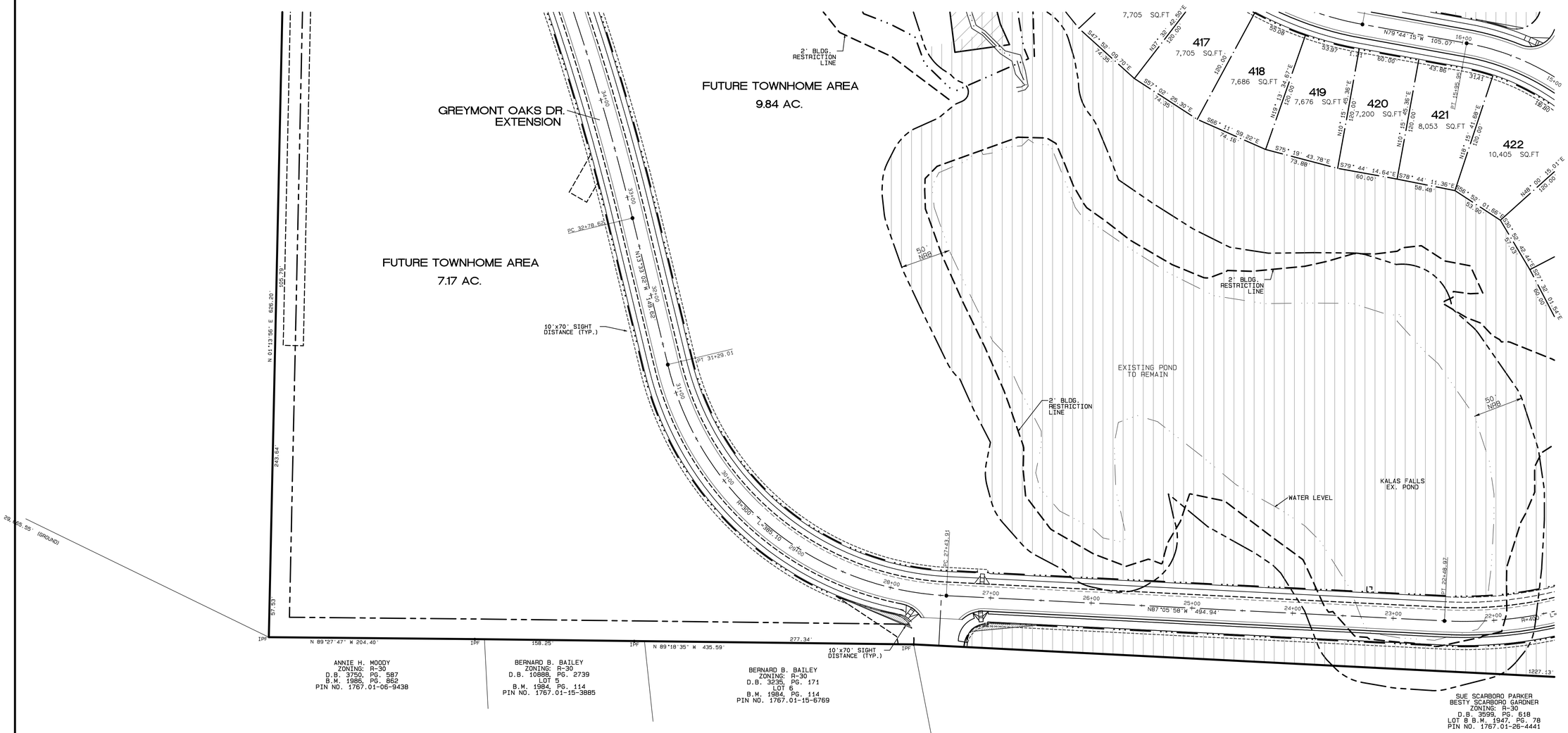
* AGGREGATE 12', MIN. 5'
** MIN. 3' AGGREGATE 10'



SCALE: 1"=2000'

GRAPHIC SCALE 1"=50'

0 50 100 150



No.	DATE	REVISION	DWN/CHK

SITE PLAN
FOR
KALAS FALLS
SITUATED AT
1832 ROLESVILLE ROAD
WAKE COUNTY, NORTH CAROLINA
FIRM # C-3881

JOB NUMBER:	9900
CHECKED BY:	JRH
DRAWN BY:	BAH
DATE:	9/19/2019

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2.17

Plot Date : 3/19/2020 Time: 5:42AM FILE: Y:\Jobs\9900\Watkins Property\dwg\Base Map\Kalas Falls Base Prel. Plat.pro

PROPOSED LINETYPE LEGEND

- PROPOSED BUILDING SETBACK
- PROPOSED EASEMENT
- PROPOSED 3'/5' CORUE
- PROPOSED RIGHT OF WAY
- PROPOSED ROAD CL
- PROPOSED 30" CURB AND GUTTER
- PROPOSED 100 YR.
- PROPOSED 2' BLDG. RESTRICTION LINE

EXISTING LINETYPE LEGEND

- PROPERTY BOUNDARY
- EXISTING TREE LINE
- EXISTING WETLAND
- EXISTING 50' NRB
- CENTERLINE OF STREAM
- EXISTING WATER ELEVATION
- EXISTING RIGHT OF WAY

ABBREVIATION

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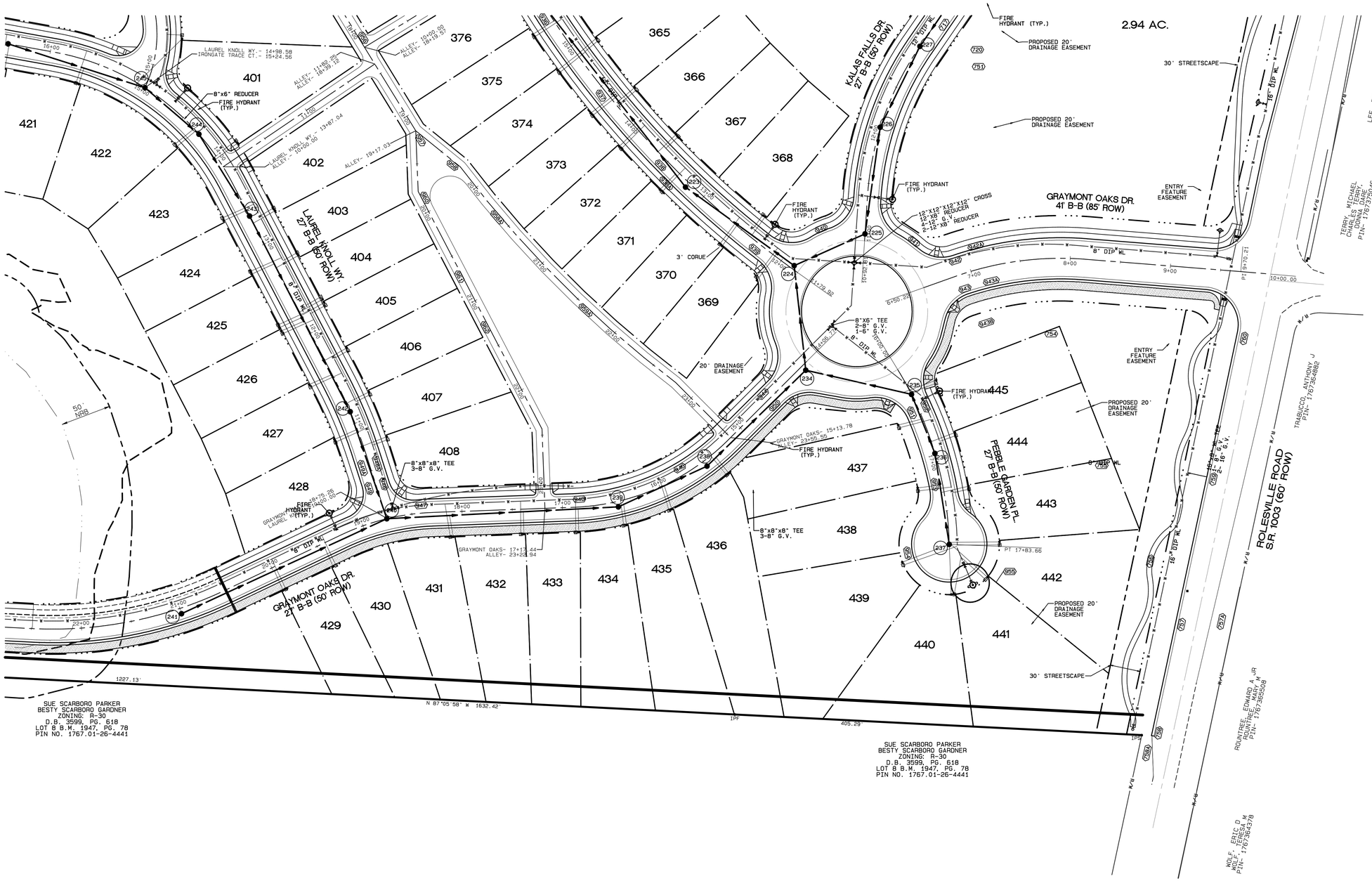
   ENTRY ROADS-ROLESVILLE RD.- 35'

SETBACK TABLE SINGLE FAMILY

	50'	50' W ALLEY	50'-59'	60'-69'	70'-79'	80'-100'	101' +
FRONT	20'	15'	20'	25'	25'	25'	25'
REAR	20'	15'	20'	25'	25'	25'	30'
SIDE	**	**	**	*	*	10'	12'
CORNER SIDE	10'	10'	10'	10'	10'	15'	18'
MIN. LOT SIZE	6,000	6,000	6,000	6,600	8,400	10,400	14,000

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



SCALE: 1"=2000'

No.	DATE	REVISION	DWN/CHK

SITE PLAN
FOR
KALAS FALLS
SITUATED AT
1832 ROLESVILLE ROAD
WAKE COUNTY, NORTH CAROLINA
FIRM # C-3881

JOB NUMBER:	9900
CHECKED BY:	JRH
DRAWN BY:	BAH
DATE:	9/19/2019

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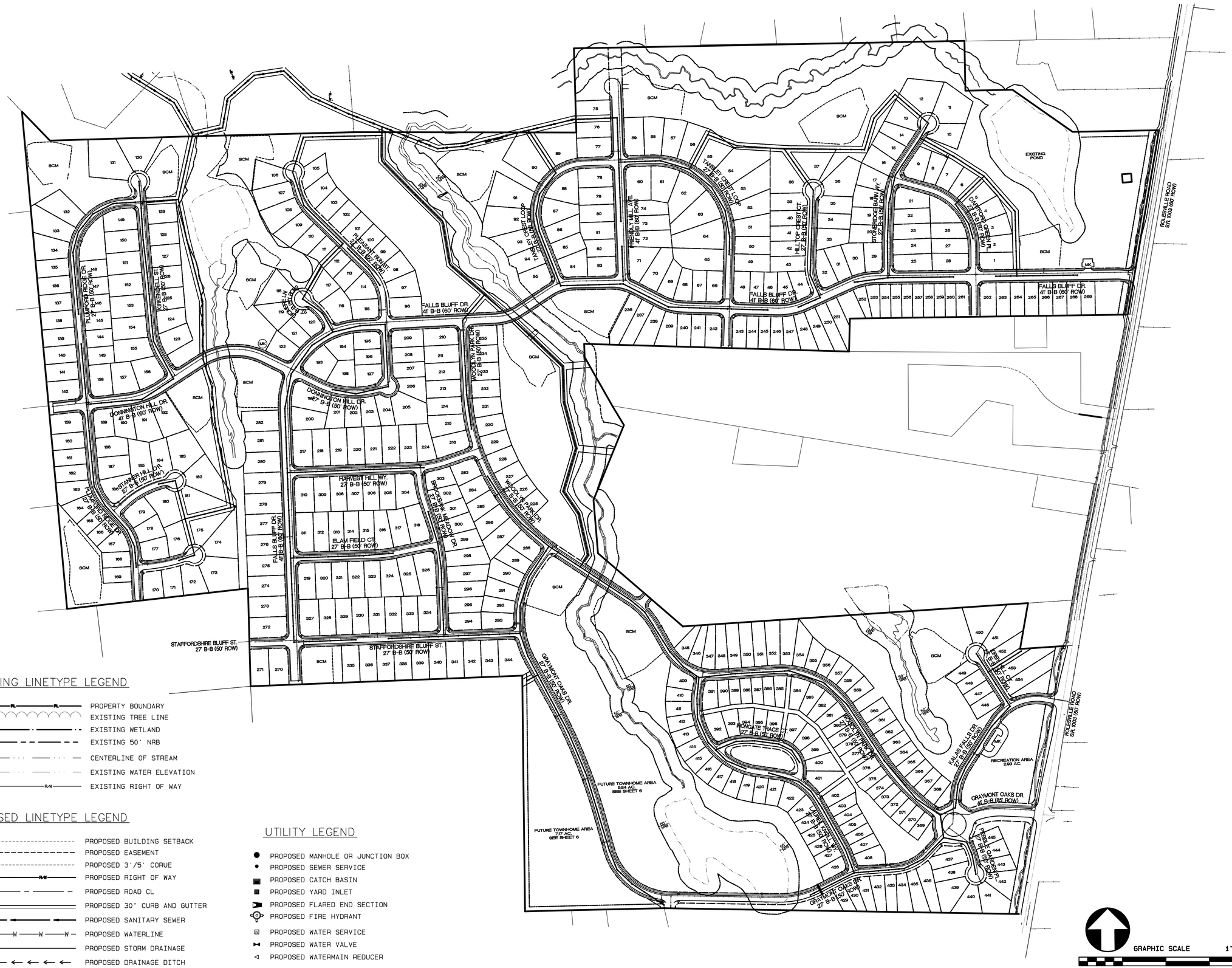
SHEET NO.

2.18

Plot Date: 3/19/2020 Time: 5:40AM FILE: Y:\Jobs\9900\Watkins Property\dwg\Base Map\Kalas Falls Base Prel Plat.pro



EXISTING LINETYPE LEGEND

- PROPERTY BOUNDARY
- EXISTING TREE LINE
- EXISTING WETLAND
- EXISTING 50' NRB
- CENTERLINE OF STREAM
- EXISTING WATER ELEVATION
- EXISTING RIGHT OF WAY

PROPOSED LINETYPE LEGEND

- PROPOSED BUILDING SETBACK
- PROPOSED EASEMENT
- PROPOSED 3'/5' CORUE
- PROPOSED RIGHT OF WAY
- PROPOSED ROAD CL
- PROPOSED 30" CURB AND GUTTER
- PROPOSED SANITARY SEWER
- PROPOSED WATERLINE
- PROPOSED STORM DRAINAGE
- PROPOSED DRAINAGE DITCH

UTILITY LEGEND

- PROPOSED MANHOLE OR JUNCTION BOX
- PROPOSED SEWER SERVICE
- PROPOSED CATCH BASIN
- PROPOSED YARD INLET
- PROPOSED FLARED END SECTION
- PROPOSED FIRE HYDRANT
- PROPOSED WATER SERVICE
- PROPOSED WATER VALVE
- PROPOSED WATERMAIN REDUCER

GRAPHIC SCALE 1"=200'

0 200 400 600

No.	DATE	REVISION	DWN/CHK

UTILITY PLAN OVERALL

FOR

KALAS FALLS

SITUATED AT

1832 ROLESVILLE ROAD

WAKE COUNTY, NORTH CAROLINA

FIRM # C-3881

JOB NUMBER:	9900
CHECKED BY:	JRH
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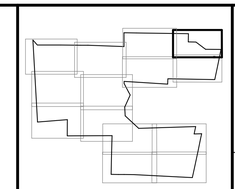
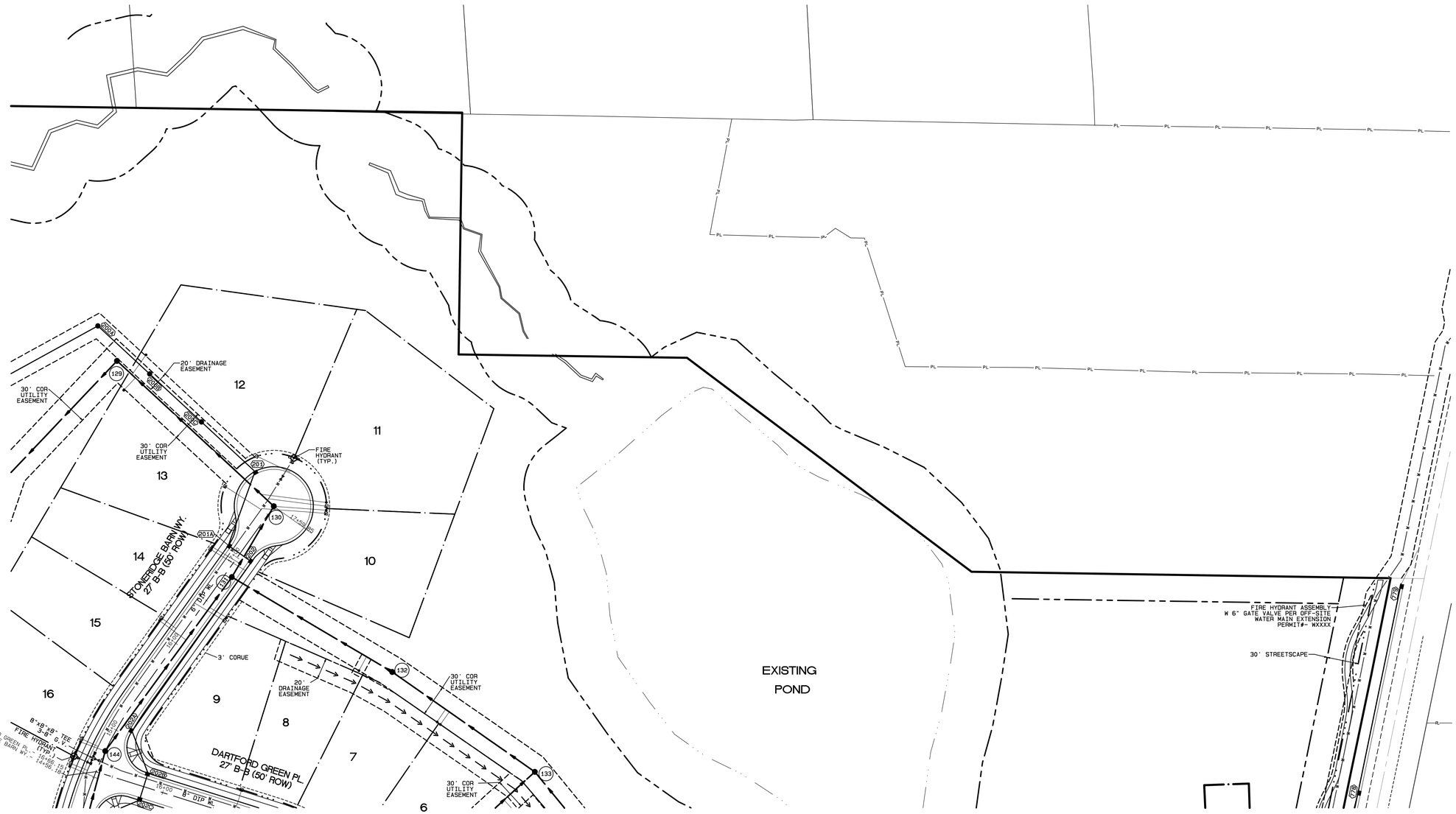
SHEET NO.

3.0

Plot Date: 3/19/2020 Time: 5:54AM FILE: Y:\Jobs\9900\Watkins Property\dwg\Base Map\Kalas Falls Base Prel. Plat.pro





PROPOSED LINETYPE LEGEND

- PROPOSED BUILDING SETBACK
- PROPOSED EASEMENT
- PROPOSED 3'/5' CORUE
- PROPOSED RIGHT OF WAY
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- PROPOSED 30" CURB AND GUTTER
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- PROPOSED WATERLINE
- PROPOSED STORM DRAINAGE
- PROPOSED DRAINAGE DITCH

EXISTING LINETYPE LEGEND

- PROPERTY BOUNDARY
- EXISTING TREE LINE
- EXISTING WETLAND
- EXISTING 50' NRB
- CENTERLINE OF STREAM
- EXISTING WATER ELEVATION
- EXISTING RIGHT OF WAY

UTILITY LEGEND

- PROPOSED MANHOLE OR JUNCTION BOX
- PROPOSED SEWER SERVICE
- PROPOSED CATCH BASIN
- PROPOSED YARD INLET
- PROPOSED FLARED END SECTION
- PROPOSED FIRE HYDRANT
- PROPOSED WATER SERVICE
- PROPOSED WATER VALVE
- PROPOSED WATERMAIN REDUCER

GRAPHIC SCALE 1"=200'

0 200 400 600

No.	DATE	REVISION	DWN/CHK

UTILITY PLAN
FOR
KALAS FALLS
SITUATED AT
1832 ROLESVILLE ROAD
WAKE COUNTY, NORTH CAROLINA
FIRM # C-3881

JOB NUMBER:	9900
CHECKED BY:	JRH
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DATE:	9/19/2019

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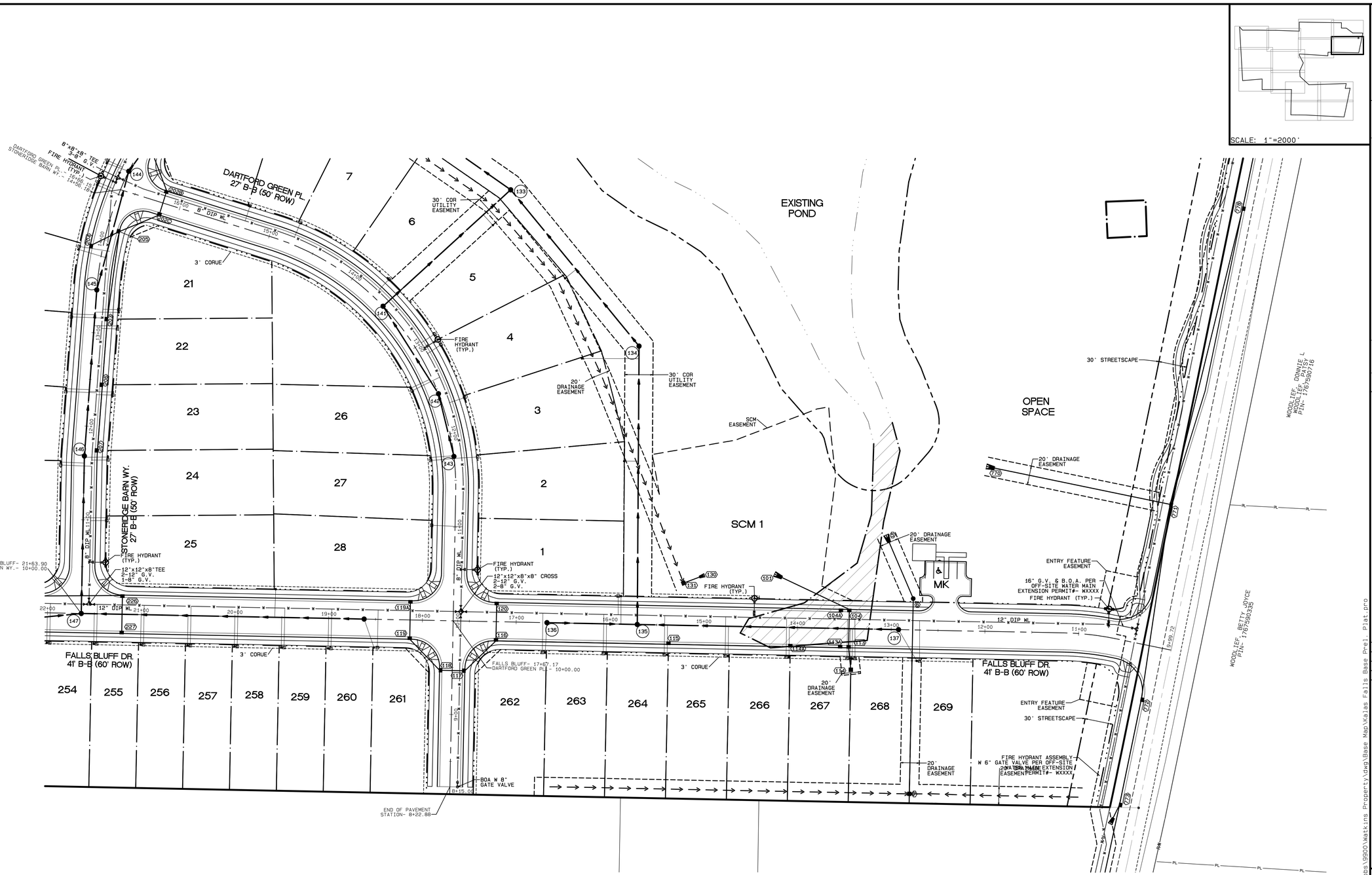
SHEET NO.
3.1

Plot Date: 3/19/2020 Time: 5:55AM FILE: Y:\Jobs\9900\Watkins Property\dwg\Base Map\Kalas Falls Base Prel. Plat.prp



PROPOSED LINETYPE LEGEND

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- EXISTING WETLAND
- EXISTING 50' NRB
- CENTERLINE OF STREAM
- EXISTING WATER ELEVATION
- EXISTING RIGHT OF WAY

UTILITY LEGEND

- PROPOSED MANHOLE OR JUNCTION BOX
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- PROPOSED CATCH BASIN
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- PROPOSED FIRE HYDRANT
- PROPOSED WATER SERVICE
- PROPOSED WATER VALVE
- PROPOSED WATERMAIN REDUCER

GRAPHIC SCALE 1"=50'
0 50 100 150

No.	DATE	REVISION	DWN/CHK

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FOR
KALAS FALLS
SITUATED AT
1832 ROLESVILLE ROAD
WAKE COUNTY, NORTH CAROLINA
FIRM # C-3881

JOB NUMBER:	9900
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PRELIMINARY

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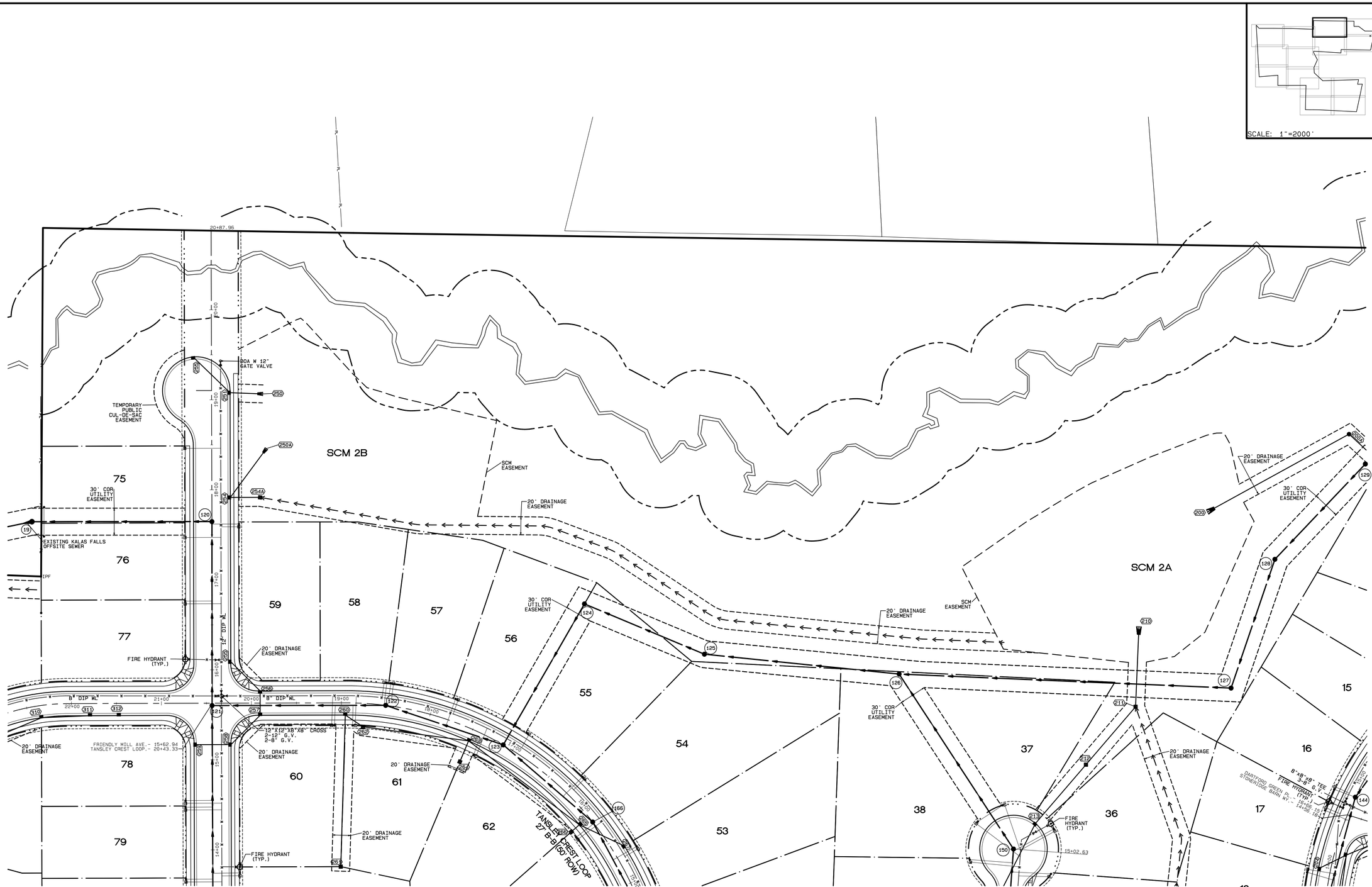
SHEET NO.
3.2

Plot Date: 3/19/2020 Time: 5:55AM FILE: Y:\Jobs\9900\Watkins Property\dwg\Base Map\Kalas Falls Base Prel Plat.pro



PROPOSED LINETYPE LEGEND

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UTILITY LEGEND

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- PROPOSED WATERMAIN REDUCER

GRAPHIC SCALE 1"=50'
0 50 100 150

No.	DATE	REVISION	DWN/CHK

UTILITY PLAN
FOR
KALAS FALLS
SITUATED AT
1832 ROLESVILLE ROAD
WAKE COUNTY, NORTH CAROLINA
FIRM # C-3881

JOB NUMBER:	9900
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PRELIMINARY

NOT FOR CONSTRUCTION

SHEET NO.
3.3

Plot Date: 3/19/2020 Time: 5:58AM FILE: Y:\Jobs\9900\Watkins Property\dwg\Base Map\Kalas Falls Base Prel. Plat.prp

PROPOSED LINETYPE LEGEND

- PROPOSED BUILDING SETBACK
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- PROPOSED 30" CURB AND GUTTER
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- PROPOSED WATERLINE
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- PROPOSED DRAINAGE DITCH

EXISTING LINETYPE LEGEND

- PROPERTY BOUNDARY
- EXISTING TREE LINE
- EXISTING WETLAND
- EXISTING 50' NRB
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- EXISTING RIGHT OF WAY

UTILITY LEGEND

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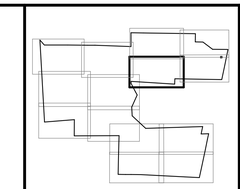
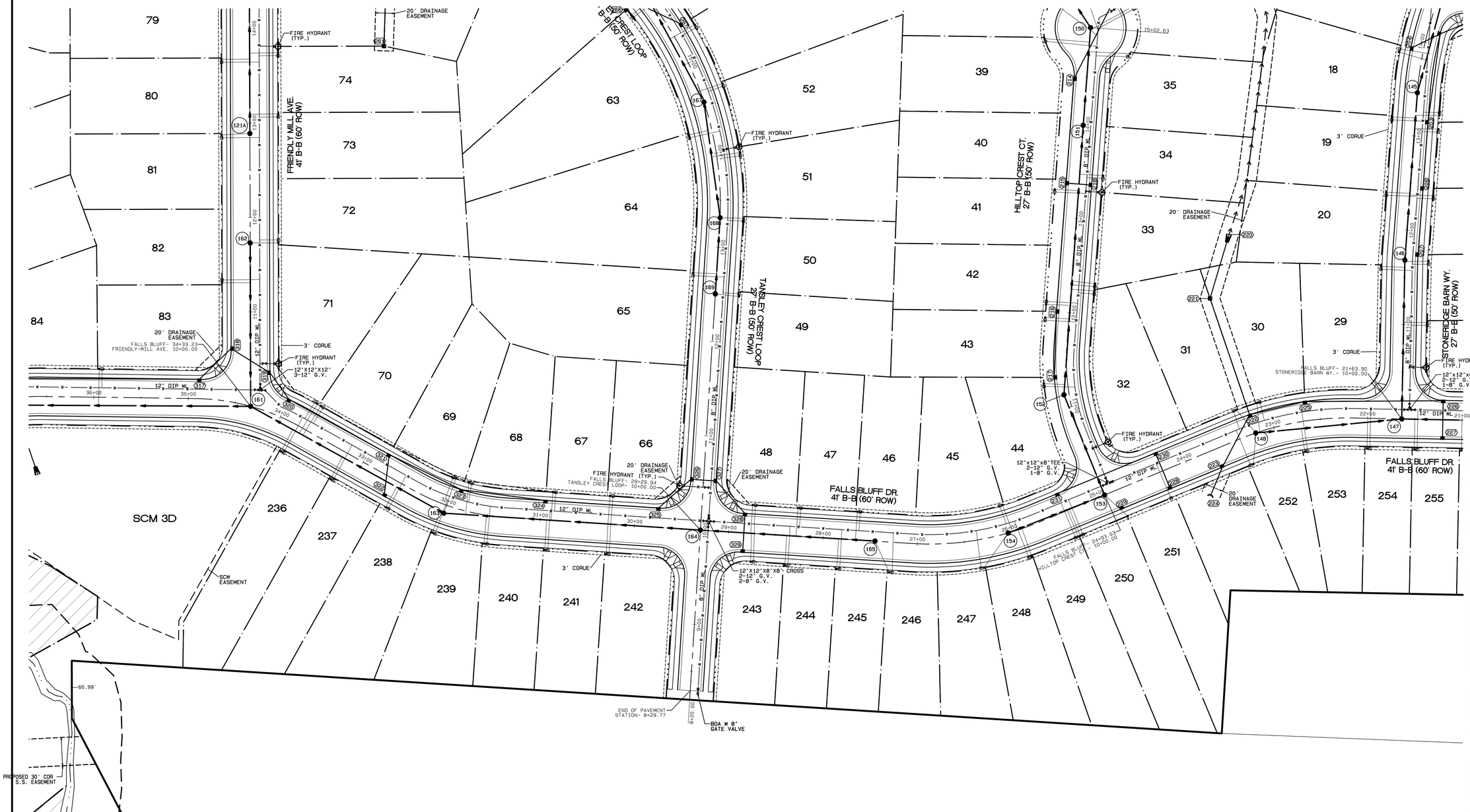
- PROPOSED SEWER SERVICE
- PROPOSED CATCH BASIN
- PROPOSED YARD INLET
- PROPOSED FLARED END SECTION
- PROPOSED FIRE HYDRANT
- PROPOSED WATER SERVICE
- PROPOSED WATER VALVE
- PROPOSED WATERMAIN REDUCER

GRAPHIC SCALE 1"=50'

0 50 100 150



SCALE: 1"=2000'



No.	DATE	REVISION	DWN/CHK

UTILITY PLAN

FOR

KALAS FALLS

SITUATED AT

1832 ROLESVILLE ROAD

WAKE COUNTY, NORTH CAROLINA

FIRM # C-3881

JOB NUMBER:	9900
CHECKED BY:	JRH
DRAWN BY:	BAH
DATE:	9/19/2019

AMERICAN Engineering

American Engineering Associates-Southeast, P.A.
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PRELIMINARY

NOT FOR CONSTRUCTION

SHEET NO.

3.4

Plot Date: 3/19/2020 Time: 5:58AM FILE: Y:\Jobs\9900\Watkins Property\dwg\Base Map\Kalas Falls Base Prel.dwg

UTILITY LEGEND

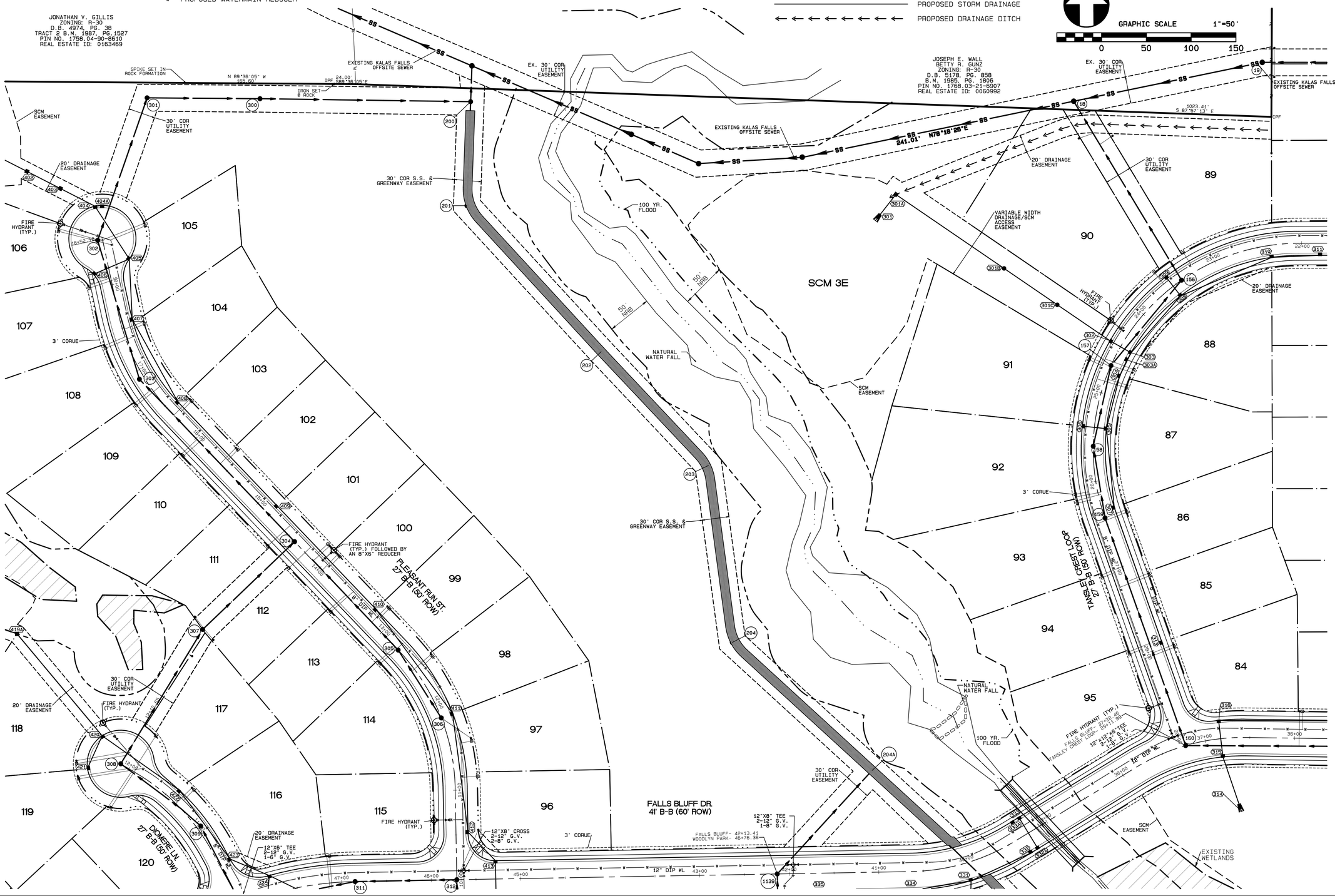
- PROPOSED MANHOLE OR JUNCTION BOX
- PROPOSED SEWER SERVICE
- PROPOSED CATCH BASIN
- PROPOSED YARD INLET
- PROPOSED FLARED END SECTION
- PROPOSED FIRE HYDRANT
- PROPOSED WATER SERVICE
- PROPOSED WATER VALVE
- PROPOSED WATERMAIN REDUCER

EXISTING LINETYPE LEGEND

- PROPERTY BOUNDARY
- EXISTING TREE LINE
- EXISTING WETLAND
- EXISTING 50' NRB
- CENTERLINE OF STREAM
- EXISTING WATER ELEVATION
- EXISTING RIGHT OF WAY

PROPOSED LINETYPE LEGEND

- PROPOSED BUILDING SETBACK
- PROPOSED EASEMENT
- PROPOSED 3'/5' CORUE
- PROPOSED RIGHT OF WAY
- PROPOSED ROAD CL
- PROPOSED 30" CURB AND GUTTER
- PROPOSED SANITARY SEWER
- PROPOSED WATERLINE
- PROPOSED STORM DRAINAGE
- PROPOSED DRAINAGE DITCH



SCALE: 1"=2000'

No.	DATE	REVISION	DWN/CHK

UTILITY PLAN
FOR
KALAS FALLS
SITUATED AT
1832 ROLESVILLE ROAD
WAKE COUNTY, NORTH CAROLINA
FIRM # C-3881

JOB NUMBER:	9900
CHECKED BY:	JRH
DRAWN BY:	BAH
DATE:	9/19/2019

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SHEET NO.

3.5

Plot Date: 3/19/2020 Time: 5:59AM FILE: Y:\Jobs\9900\Watkins Property\dwg\Base Map\Kalas Falls Base Prel. Plat.prp

PROPOSED LINETYPE LEGEND

- PROPOSED BUILDING SETBACK
- PROPOSED EASEMENT
- PROPOSED 3'/5' CORUE
- PROPOSED RIGHT OF WAY
- PROPOSED ROAD CL
- PROPOSED 30" CURB AND GUTTER
- PROPOSED SANITARY SEWER
- PROPOSED WATERLINE
- PROPOSED STORM DRAINAGE
- PROPOSED DRAINAGE DITCH

EXISTING LINETYPE LEGEND

- PROPERTY BOUNDARY
- EXISTING TREE LINE
- EXISTING WETLAND
- EXISTING 50' NRB
- CENTERLINE OF STREAM
- EXISTING WATER ELEVATION
- EXISTING RIGHT OF WAY

UTILITY LEGEND

- PROPOSED MANHOLE OR JUNCTION BOX
- PROPOSED SEWER SERVICE
- PROPOSED CATCH BASIN
- PROPOSED YARD INLET
- PROPOSED FLARED END SECTION
- PROPOSED FIRE HYDRANT
- PROPOSED WATER SERVICE
- PROPOSED WATER VALVE
- PROPOSED WATERMAIN REDUCER

SCALE: 1"=2000'

GRAPHIC SCALE 1"=50'
0 50 100 150

No.	DATE	REVISION	DWN/CHK

UTILITY PLAN
FOR
KALAS FALLS
SITUATED AT
1832 ROLESVILLE ROAD
WAKE COUNTY, NORTH CAROLINA
FIRM # C-3881

JOB NUMBER:	9900
CHECKED BY:	JRH
DRAWN BY:	BAH
DATE:	9/19/2019

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SHEET NO.
3.6

Plot Date: 3/19/2020 Time: 5:59AM FILE: Y:\Jobs\9900 Watkins Property\dwg\Base Map\Kalas Falls Base Prel Plat.pro

PROPOSED LINETYPE LEGEND

- PROPOSED BUILDING SETBACK
- PROPOSED EASEMENT
- PROPOSED 3'/5' CORUE
- PROPOSED RIGHT OF WAY
- PROPOSED ROAD CL
- PROPOSED 30" CURB AND GUTTER
- PROPOSED SANITARY SEWER
- PROPOSED WATERLINE
- PROPOSED STORM DRAINAGE
- PROPOSED DRAINAGE DITCH

EXISTING LINETYPE LEGEND

- PROPERTY BOUNDARY
- EXISTING TREE LINE
- EXISTING WETLAND
- EXISTING 50' NRB
- CENTERLINE OF STREAM
- EXISTING WATER ELEVATION
- EXISTING RIGHT OF WAY

UTILITY LEGEND

- PROPOSED MANHOLE OR JUNCTION BOX
- PROPOSED SEWER SERVICE
- PROPOSED CATCH BASIN
- PROPOSED YARD INLET
- PROPOSED FLARED END SECTION
- PROPOSED FIRE HYDRANT
- PROPOSED WATER SERVICE
- PROPOSED WATER VALVE
- PROPOSED WATERMAIN REDUCER

GRAPHIC SCALE 1"=50'

0 50 100 150

SCALE: 1"=2000'

No.	DATE	REVISION	DWN/CHK

UTILITY PLAN
FOR
KALAS FALLS
SITUATED AT
1832 ROLESVILLE ROAD
WAKE COUNTY, NORTH CAROLINA
FIRM # C-3881

JOB NUMBER:	9900
CHECKED BY:	JRH
DRAWN BY:	BAH
DATE:	9/19/2019

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SHEET NO.

3.7

Plot Date : 3/19/2020 Time: 6:54AM FILE: Y:\Jobs\9900\Watkins Property\dwg\Base Map\Kalas Falls Base Prel. Plat.pro

PROPOSED LINETYPE LEGEND

- PROPOSED BUILDING SETBACK
- PROPOSED EASEMENT
- PROPOSED 3'/5' CORUE
- PROPOSED RIGHT OF WAY
- PROPOSED ROAD CL
- PROPOSED 30" CURB AND GUTTER
- PROPOSED SANITARY SEWER
- PROPOSED WATERLINE
- PROPOSED STORM DRAINAGE
- PROPOSED DRAINAGE DITCH

EXISTING LINETYPE LEGEND

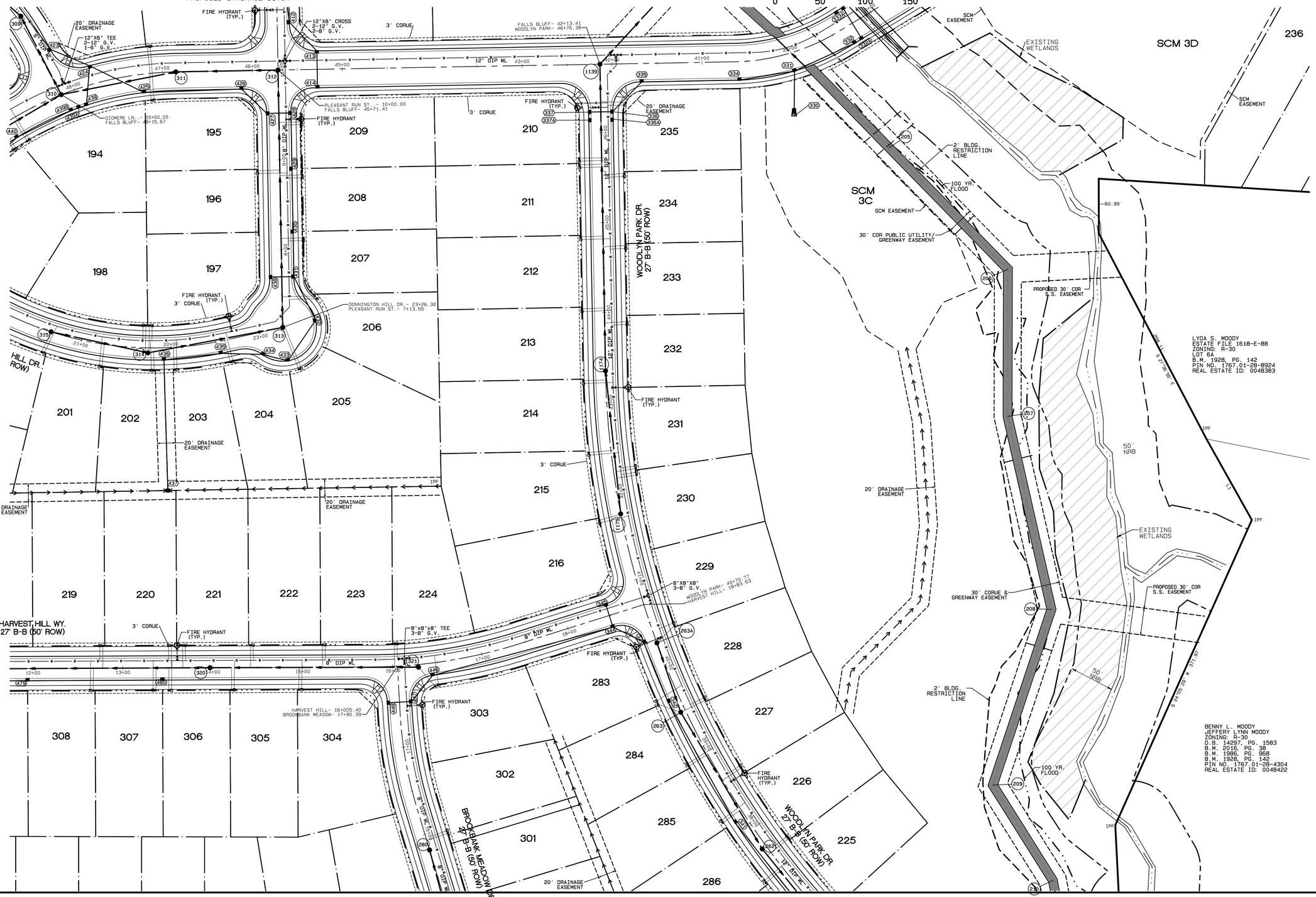
- PROPERTY BOUNDARY
- EXISTING TREE LINE
- EXISTING WETLAND
- EXISTING 50' NRB
- CENTERLINE OF STREAM
- EXISTING WATER ELEVATION
- EXISTING RIGHT OF WAY

UTILITY LEGEND

- PROPOSED MANHOLE OR JUNCTION BOX
- PROPOSED SEWER SERVICE
- PROPOSED CATCH BASIN
- PROPOSED YARD INLET
- PROPOSED FLARED END SECTION
- PROPOSED FIRE HYDRANT
- PROPOSED WATER SERVICE
- PROPOSED WATER VALVE
- PROPOSED WATERMAIN REDUCER

GRAPHIC SCALE 1"=50'
0 50 100 150

SCALE: 1"=2000'



No.	DATE	REVISION	DWN/CHK

UTILITY PLAN
FOR
KALAS FALLS
SITUATED AT
1832 ROLESVILLE ROAD
WAKE COUNTY, NORTH CAROLINA
FIRM # C-3881

JOB NUMBER:
CHECKED BY:
DRAWN BY:
DATE:

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SHEET NO.
3.8

Plot Date: 3/19/2020 Time: 7:40AM FILE: Y:\Jobs\9900\Watkins Property\dwg\Base Map\Kalas Falls Base Prel. Plat.prp

PROPOSED LINETYPE LEGEND

- PROPOSED BUILDING SETBACK
- PROPOSED EASEMENT
- PROPOSED 3'/5' CORUE
- PROPOSED RIGHT OF WAY
- PROPOSED ROAD CL
- PROPOSED 30" CURB AND GUTTER
- PROPOSED SANITARY SEWER
- PROPOSED WATERLINE
- PROPOSED STORM DRAINAGE
- PROPOSED DRAINAGE DITCH

EXISTING LINETYPE LEGEND

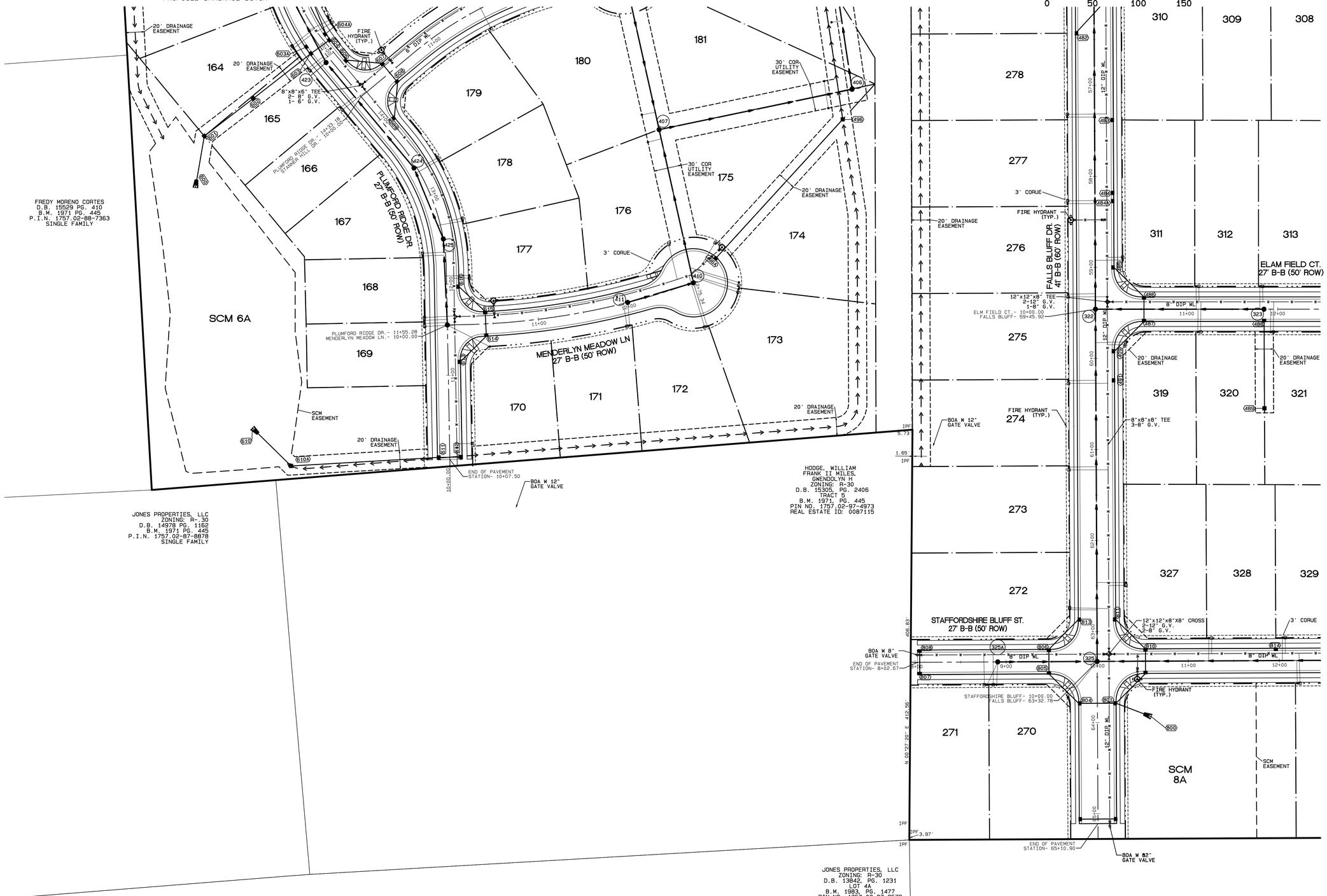
- PROPERTY BOUNDARY
- EXISTING TREE LINE
- EXISTING WETLAND
- EXISTING 50' NRB
- CENTERLINE OF STREAM
- EXISTING WATER ELEVATION
- EXISTING RIGHT OF WAY

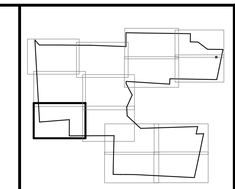
UTILITY LEGEND

- PROPOSED MANHOLE OR JUNCTION BOX
- PROPOSED SEWER SERVICE
- PROPOSED CATCH BASIN
- PROPOSED YARD INLET
- PROPOSED FLARED END SECTION
- PROPOSED FIRE HYDRANT
- PROPOSED WATER SERVICE
- PROPOSED WATER VALVE
- PROPOSED WATERMAIN REDUCER

GRAPHIC SCALE 1"=50'

0 50 100 150





SCALE: 1"=2000'

No.	DATE	REVISION	DWN/CHK

SITE PLAN
FOR
KALAS FALLS
SITUATED AT
1832 ROLESVILLE ROAD
WAKE COUNTY, NORTH CAROLINA
FIRM # C-3881

JOB NUMBER:	9900
CHECKED BY:	JRH
DRAWN BY:	BAH
DATE:	9/19/2019

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SHEET NO.

3.9

Plot Date: 3/19/2020 Time: 8:35AM FILE: Y:\Jobs\9900\Watkins Property\dwg\Base Map\Kalas Falls Base Prel. Plat.pro

PROPOSED LINETYPE LEGEND

- PROPOSED BUILDING SETBACK
- PROPOSED EASEMENT
- PROPOSED 3'/5' CORUE
- PROPOSED RIGHT OF WAY
- PROPOSED ROAD CL
- PROPOSED 30" CURB AND GUTTER
- PROPOSED SANITARY SEWER
- PROPOSED WATERLINE
- PROPOSED STORM DRAINAGE
- PROPOSED DRAINAGE DITCH

EXISTING LINETYPE LEGEND

- PROPERTY BOUNDARY
- EXISTING TREE LINE
- EXISTING WETLAND
- EXISTING 50' NRB
- CENTERLINE OF STREAM
- EXISTING WATER ELEVATION
- EXISTING RIGHT OF WAY

UTILITY LEGEND

- PROPOSED MANHOLE OR JUNCTION BOX
- PROPOSED SEWER SERVICE
- PROPOSED CATCH BASIN
- PROPOSED YARD INLET
- PROPOSED FLARED END SECTION
- PROPOSED FIRE HYDRANT
- PROPOSED WATER SERVICE
- PROPOSED WATER VALVE
- PROPOSED WATERMAIN REDUCER

GRAPHIC SCALE 1"=50'
0 50 100 150

SCALE: 1"=2000'

No.	DATE	REVISION	DWN/CHK

UTILITY PLAN
FOR
KALAS FALLS
SITUATED AT
1832 ROLESVILLE ROAD
WAKE COUNTY, NORTH CAROLINA
FIRM # C-3881

JOB NUMBER:	9900
CHECKED BY:	JRH
DRAWN BY:	BAH
DATE:	9/19/2019

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SHEET NO.
3.10

Plot Date: 3/19/2020 Time: 8:48AM FILE: Y:\Jobs\9900\Watkins Property\dwg\Base Map\Kalas Falls Base Prel Plat.pro

EXISTING LINETYPE LEGEND

- PROPERTY BOUNDARY
- EXISTING TREE LINE
- EXISTING WETLAND
- EXISTING 50' NRB
- CENTERLINE OF STREAM
- EXISTING WATER ELEVATION
- EXISTING RIGHT OF WAY

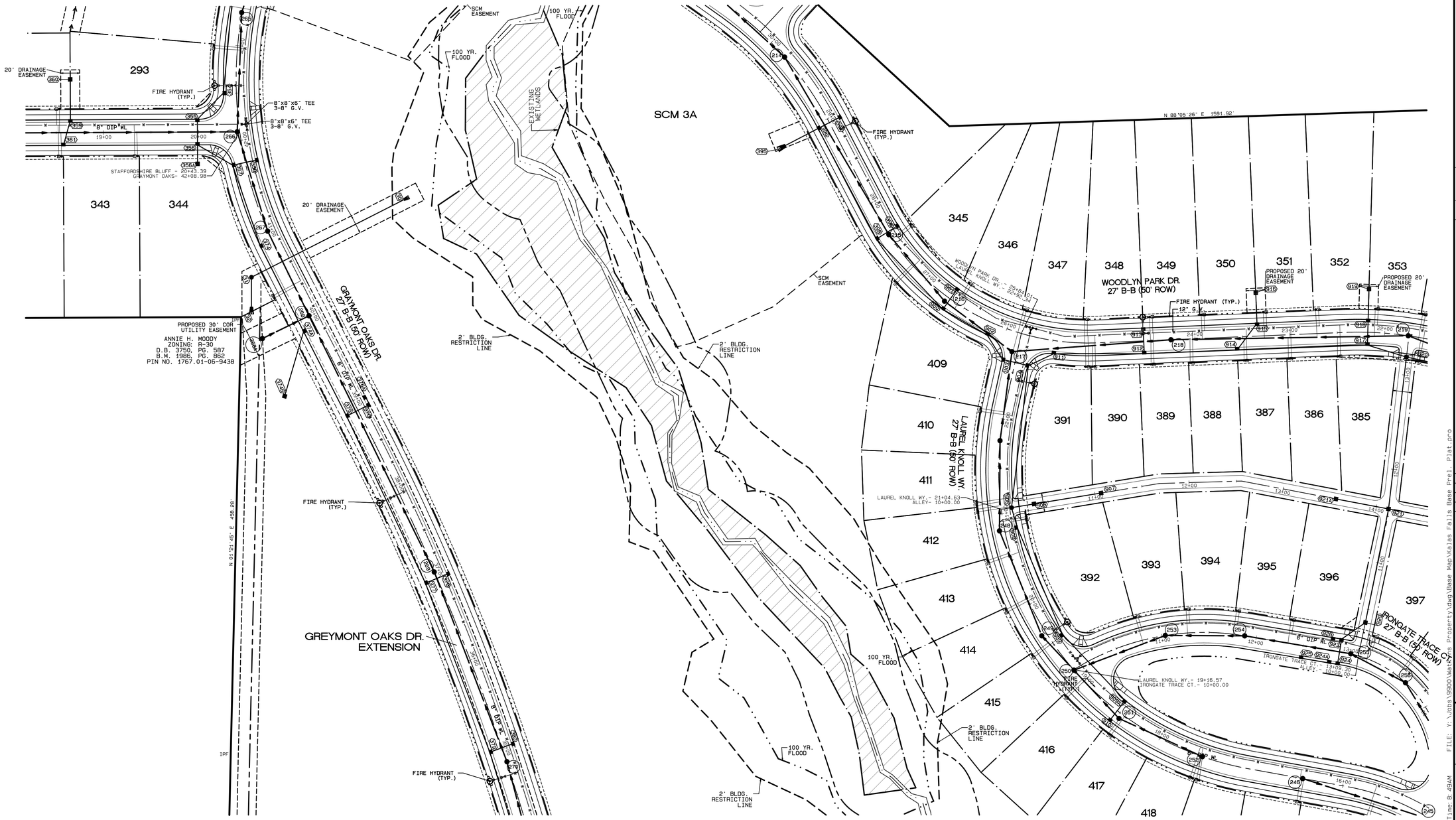
UTILITY LEGEND

- PROPOSED MANHOLE OR JUNCTION BOX
- PROPOSED SEWER SERVICE
- PROPOSED CATCH BASIN
- PROPOSED YARD INLET
- PROPOSED FLARED END SECTION
- PROPOSED FIRE HYDRANT
- PROPOSED WATER SERVICE
- PROPOSED WATER VALVE
- PROPOSED WATERMAIN REDUCER

PROPOSED LINETYPE LEGEND

- PROPOSED BUILDING SETBACK
- PROPOSED EASEMENT
- PROPOSED 3'/5' CORUE
- PROPOSED RIGHT OF WAY
- PROPOSED ROAD CL
- PROPOSED 30" CURB AND GUTTER
- PROPOSED SANITARY SEWER
- PROPOSED WATERLINE
- PROPOSED STORM DRAINAGE
- PROPOSED DRAINAGE DITCH

SCALE: 1"=2000'



No.	DATE	REVISION	DWN/CHK

UTILITY PLAN
FOR
KALAS FALLS
SITUATED AT
1832 ROLESVILLE ROAD
WAKE COUNTY, NORTH CAROLINA
FIRM # C-3881

JOB NUMBER:	9900
CHECKED BY:	JRH
DRAWN BY:	BAH
DATE:	9/19/2019

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SHEET NO.

3.11

Plot Date: 3/19/2020 Time: 8:49AM FILE: Y:\Jobs\9900\Water Property\dwg\Base Map\Kalas Falls Base Prel. Plat.pro

PROPOSED LINETYPE LEGEND

- PROPOSED BUILDING SETBACK
- PROPOSED EASEMENT
- PROPOSED 3'/5' CORUE
- PROPOSED RIGHT OF WAY
- PROPOSED ROAD CL
- PROPOSED 30" CURB AND GUTTER
- PROPOSED SANITARY SEWER
- PROPOSED WATERLINE
- PROPOSED STORM DRAINAGE
- PROPOSED DRAINAGE DITCH

EXISTING LINETYPE LEGEND

- PROPERTY BOUNDARY
- EXISTING TREE LINE
- EXISTING WETLAND
- EXISTING 50' NRB
- CENTERLINE OF STREAM
- EXISTING WATER ELEVATION
- EXISTING RIGHT OF WAY

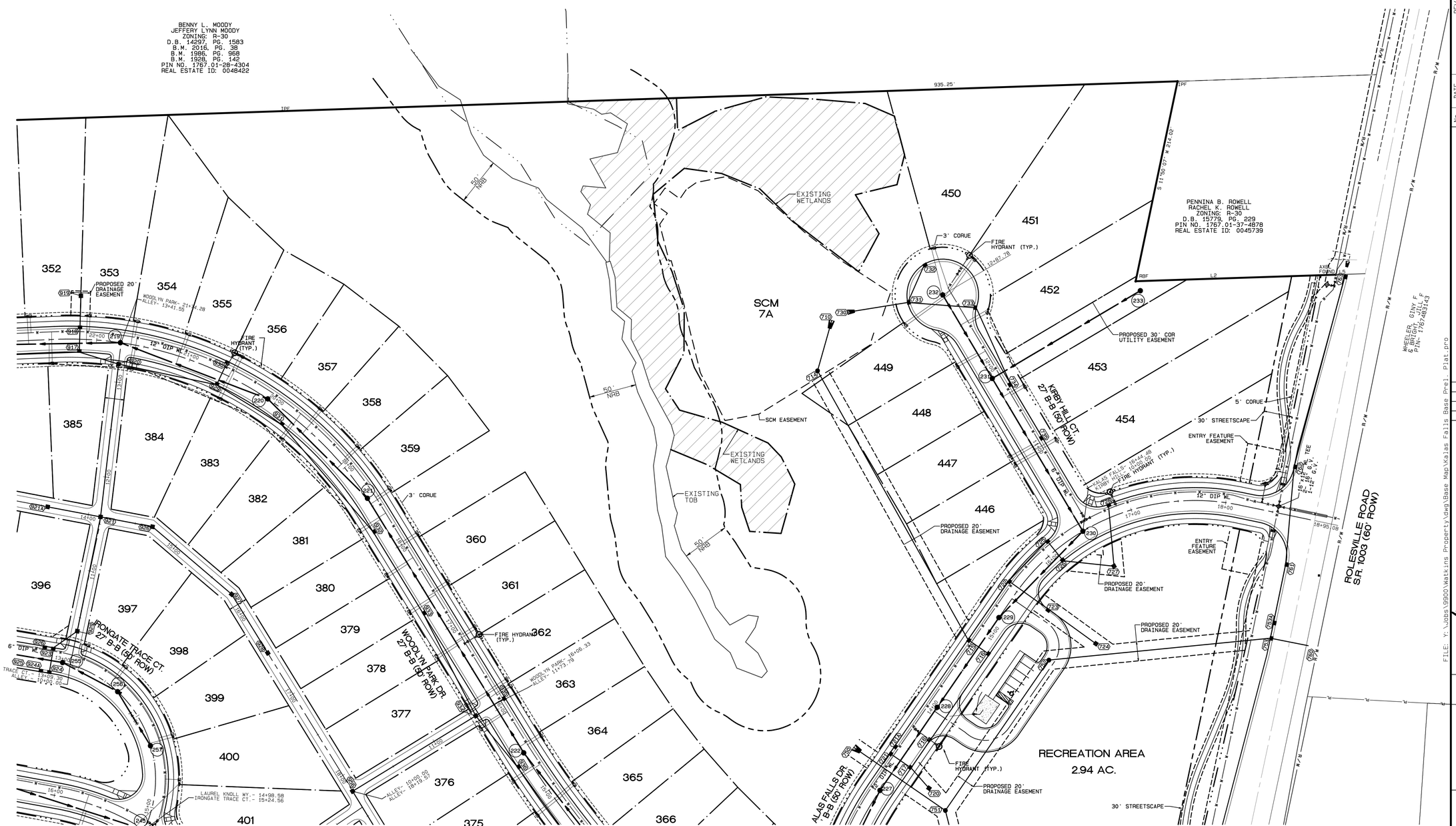
UTILITY LEGEND

- PROPOSED MANHOLE OR JUNCTION BOX
- PROPOSED SEWER SERVICE
- PROPOSED CATCH BASIN
- PROPOSED YARD INLET
- PROPOSED FLARED END SECTION
- PROPOSED FIRE HYDRANT
- PROPOSED WATER SERVICE
- PROPOSED WATER VALVE
- PROPOSED WATERMAIN REDUCER

GRAPHIC SCALE 1"=50'

0 50 100 150

SCALE: 1"=2000'



No.	DATE	REVISION	DWN/CHK

UTILITY PLAN
FOR
KALAS FALLS
SITUATED AT
1832 ROLESVILLE ROAD
WAKE COUNTY, NORTH CAROLINA
FIRM # C-3881

JOB NUMBER:	9900
CHECKED BY:	JRH
DRAWN BY:	BAH
DATE:	9/19/2019

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FILE: Y:\Jobs\9900 Watkins Property\dwg\Base Map\Kalas Falls Base Prel Plat.pro

SHEET NO.
3.12

PROPOSED LINETYPE LEGEND

- PROPOSED BUILDING SETBACK
- PROPOSED EASEMENT
- PROPOSED 3'/5' CORUE
- PROPOSED RIGHT OF WAY
- PROPOSED ROAD CL
- PROPOSED 30" CURB AND GUTTER
- PROPOSED SANITARY SEWER
- PROPOSED WATERLINE
- PROPOSED STORM DRAINAGE
- PROPOSED DRAINAGE DITCH

EXISTING LINETYPE LEGEND

- PROPERTY BOUNDARY
- EXISTING TREE LINE
- EXISTING WETLAND
- EXISTING 50' NRB
- CENTERLINE OF STREAM
- EXISTING WATER ELEVATION
- EXISTING RIGHT OF WAY

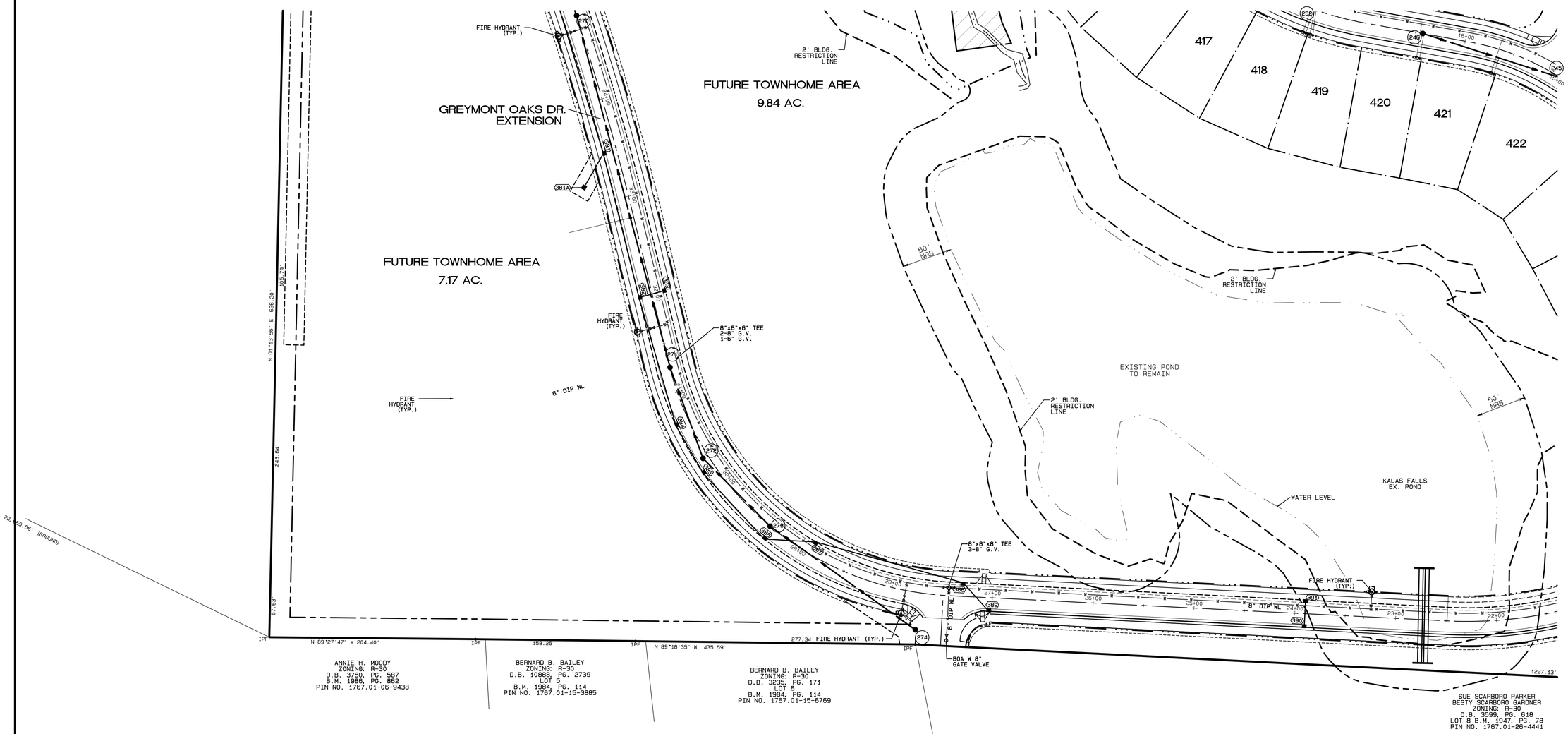
UTILITY LEGEND

- PROPOSED MANHOLE OR JUNCTION BOX
- PROPOSED SEWER SERVICE
- PROPOSED CATCH BASIN
- PROPOSED YARD INLET
- PROPOSED FLARED END SECTION
- PROPOSED FIRE HYDRANT
- PROPOSED WATER SERVICE
- PROPOSED WATER VALVE
- PROPOSED WATERMAIN REDUCER

GRAPHIC SCALE 1"=50'

0 50 100 150

SCALE: 1"=2000'



No.	DATE	REVISION	DWN/CHK

UTILITY PLAN
FOR
KALAS FALLS
SITUATED AT
1832 ROLESVILLE ROAD
WAKE COUNTY, NORTH CAROLINA
FIRM # C-3881

JOB NUMBER:	9900
CHECKED BY:	JRH
DRAWN BY:	BAH
DATE:	9/19/2019

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3.13

Plot Date : 3/19/2020 Time: 8:51AM FILE: Y:\Jobs\9900\Watkins Property\Dwg\Base Map\Kalas Falls Base Prel. Plat.prp

PROPOSED LINETYPE LEGEND

- PROPOSED BUILDING SETBACK
- PROPOSED EASEMENT
- PROPOSED 3'/5' CORUE
- PROPOSED RIGHT OF WAY
- PROPOSED ROAD CL
- PROPOSED 30" CURB AND GUTTER
- PROPOSED SANITARY SEWER
- PROPOSED WATERLINE
- PROPOSED STORM DRAINAGE
- PROPOSED DRAINAGE DITCH

EXISTING LINETYPE LEGEND

- PROPERTY BOUNDARY
- EXISTING TREE LINE
- EXISTING WETLAND
- EXISTING 50' NRB
- CENTERLINE OF STREAM
- EXISTING WATER ELEVATION
- EXISTING RIGHT OF WAY

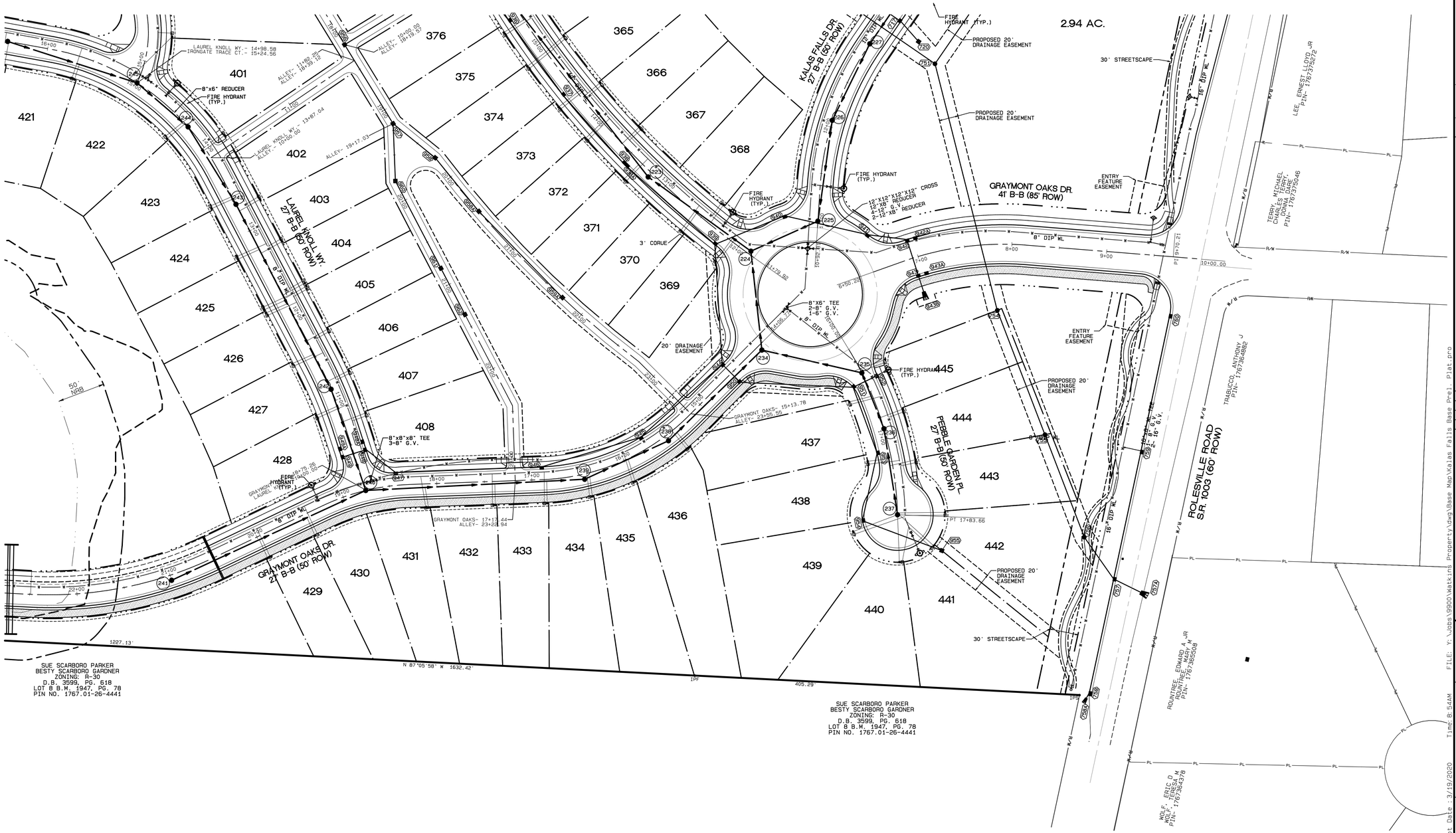
UTILITY LEGEND

- PROPOSED MANHOLE OR JUNCTION BOX
- PROPOSED SEWER SERVICE
- PROPOSED CATCH BASIN
- PROPOSED YARD INLET
- PROPOSED FLARED END SECTION
- PROPOSED FIRE HYDRANT
- PROPOSED WATER SERVICE
- PROPOSED WATER VALVE
- PROPOSED WATERMAIN REDUCER

GRAPHIC SCALE 1"=50'

0 50 100 150

SCALE: 1"=2000'



No.	DATE	REVISION	DWN/CHK

UTILITY PLAN

FOR

KALAS FALLS

SITUATED AT

1832 ROLESVILLE ROAD

WAKE COUNTY, NORTH CAROLINA

FIRM # C-3881

JOB NUMBER:	9900
CHECKED BY:	JRH
DRAWN BY:	BAH
DATE:	9/19/2019

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3.14

Plot Date: 3/19/2020 Time: 8:54AM FILE: Y:\Jobs\9900\Watkins Property\dwg\Base Map\Kalas Falls Base Prel Plat.pro

PROPOSED LINETYPE LEGEND

- PROPOSED BUILDING SETBACK
- PROPOSED EASEMENT
- PROPOSED 3'/5' CORUE
- PROPOSED RIGHT OF WAY
- PROPOSED ROAD CL
- PROPOSED 30" CURB AND GUTTER
- PROPOSED SWALES
- PROPOSED 100 YR.
- PROPOSED 2' BLDG. RESTRICTION LINE

EXISTING LINETYPE LEGEND

- PROPERTY BOUNDARY
- EXISTING TREE LINE
- EXISTING WETLAND
- EXISTING 50' NRB
- EXISTING 50' ROLESVILLE BUFFER
- CENTERLINE OF STREAM
- EXISTING WATER ELEVATION
- EXISTING RIGHT OF WAY

UTILITY LEGEND

- PROPOSED MANHOLE OR JUNCTION BOX
- PROPOSED CATCH BASIN
- PROPOSED YARD INLET
- PROPOSED FLARED END SECTION

No.	DATE	REVISION	DWN/CHK

DRAINAGE PLAN OVERALL
FOR
KALAS FALLS
SITUATED AT
1832 ROLESVILLE ROAD
WAKE COUNTY, NORTH CAROLINA
FIRM # C-3881

JOB NUMBER:	9900
CHECKED BY:	JRH
DRAWN BY:	BAH
DATE:	9/19/2019

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SHEET NO.

4.0

Plot Date: 3/19/2020 Time: 9:48AM FILE: Y:\Jobs\9900\Watkins Property\dwg\Base Map\Kalas Falls Base Prel. Plat.prp

PROPOSED LINETYPE LEGEND

- PROPOSED BUILDING SETBACK
- PROPOSED EASEMENT
- PROPOSED 3'/5' CORUE
- PROPOSED RIGHT OF WAY
- PROPOSED ROAD CL
- PROPOSED 30" CURB AND GUTTER
- PROPOSED SWALES
- PROPOSED 100 YR.
- PROPOSED 2' BLDG. RESTRICTION LINE

EXISTING LINETYPE LEGEND

- PROPERTY BOUNDARY
- EXISTING TREE LINE
- EXISTING WETLAND
- EXISTING 50' NRB
- EXISTING 50' ROLESVILLE BUFFER
- CENTERLINE OF STREAM
- EXISTING WATER ELEVATION
- EXISTING RIGHT OF WAY

UTILITY LEGEND

- PROPOSED MANHOLE OR JUNCTION BOX
- PROPOSED CATCH BASIN
- PROPOSED YARD INLET
- PROPOSED FLARED END SECTION

GRAPHIC SCALE 1"=200'

0 200 400 600

No.	DATE	REVISION	DWN/CHK

DRAINAGE PLAN
FOR
KALAS FALLS
SITUATED AT
1832 ROLESVILLE ROAD
WAKE COUNTY, NORTH CAROLINA
FIRM # C-3881

JOB NUMBER:	9900
CHECKED BY:	JRH
DRAWN BY:	BAH
DATE:	9/19/2019

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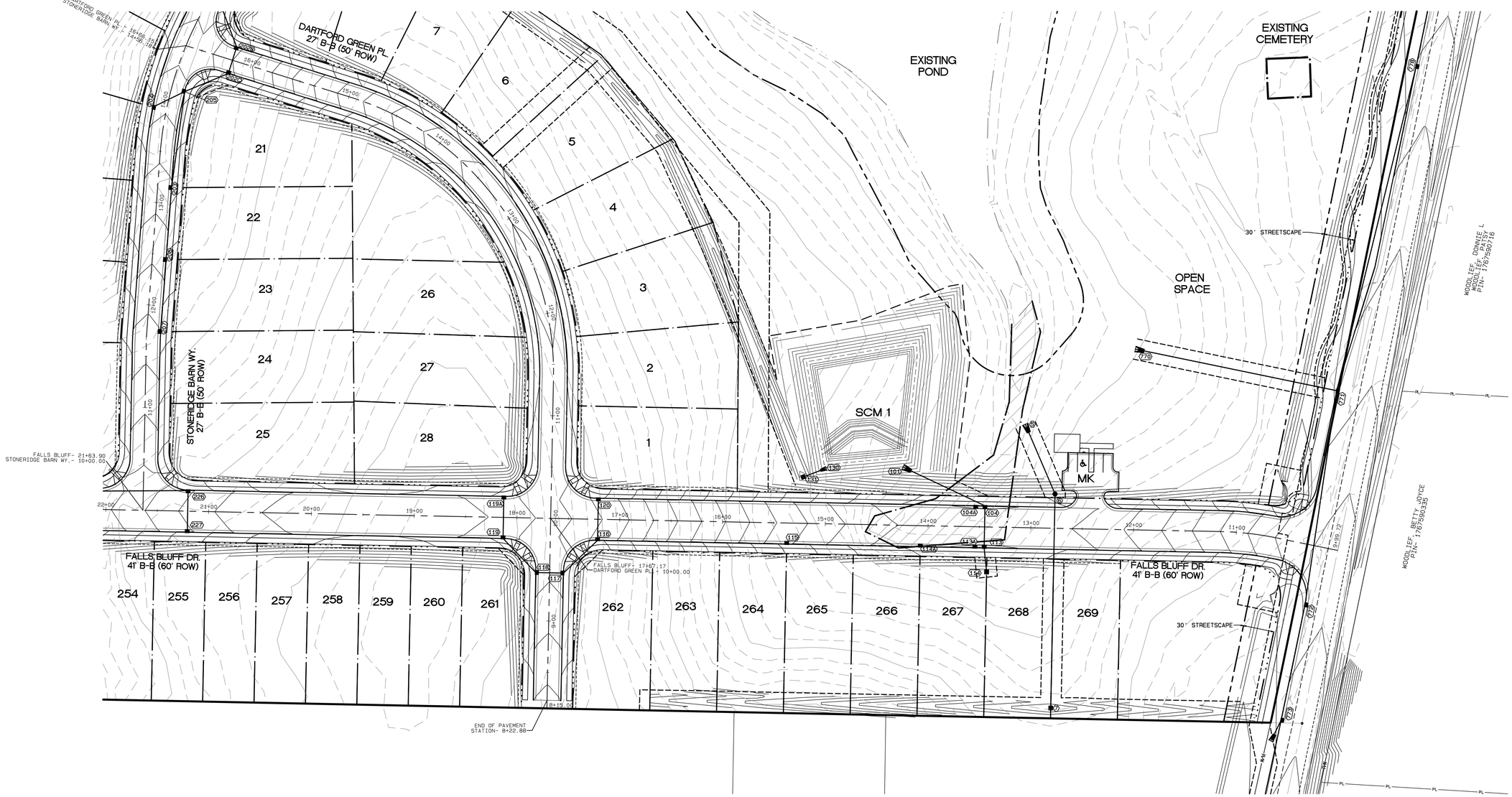
SHEET NO.

4.1

Plot Date :3/19/2020 Time: 9:57AM FILE: Y:\Jobs\9900\Watkins Property\Dwg\Base Map\Kalas Falls Base Prel. Plat.pro



SCALE: 1"=2000'

PROPOSED LINETYPE LEGEND

- PROPOSED BUILDING SETBACK
- PROPOSED EASEMENT
- PROPOSED 3'/5' CORUE
- PROPOSED RIGHT OF WAY
- PROPOSED ROAD CL
- PROPOSED 30" CURB AND GUTTER
- PROPOSED SWALES
- PROPOSED 100 YR.
- PROPOSED 2' BLDG. RESTRICTION LINE

EXISTING LINETYPE LEGEND

- PROPERTY BOUNDARY
- EXISTING TREE LINE
- EXISTING WETLAND
- EXISTING 50' NRB
- EXISTING 50' ROLESVILLE BUFFER
- CENTERLINE OF STREAM
- EXISTING WATER ELEVATION
- EXISTING RIGHT OF WAY

UTILITY LEGEND

- PROPOSED MANHOLE OR JUNCTION BOX
- PROPOSED CATCH BASIN
- PROPOSED YARD INLET
- PROPOSED FLARED END SECTION

GRAPHIC SCALE 1"=50'

0 50 100 150

No.	DATE	REVISION	DWN/CHK

DRAINAGE PLAN
FOR
KALAS FALLS
SITUATED AT
1832 ROLESVILLE ROAD
WAKE COUNTY, NORTH CAROLINA
FIRM # C-3881

JOB NUMBER:	9900
CHECKED BY:	JRH
DRAWN BY:	BAH
DATE:	9/19/2019

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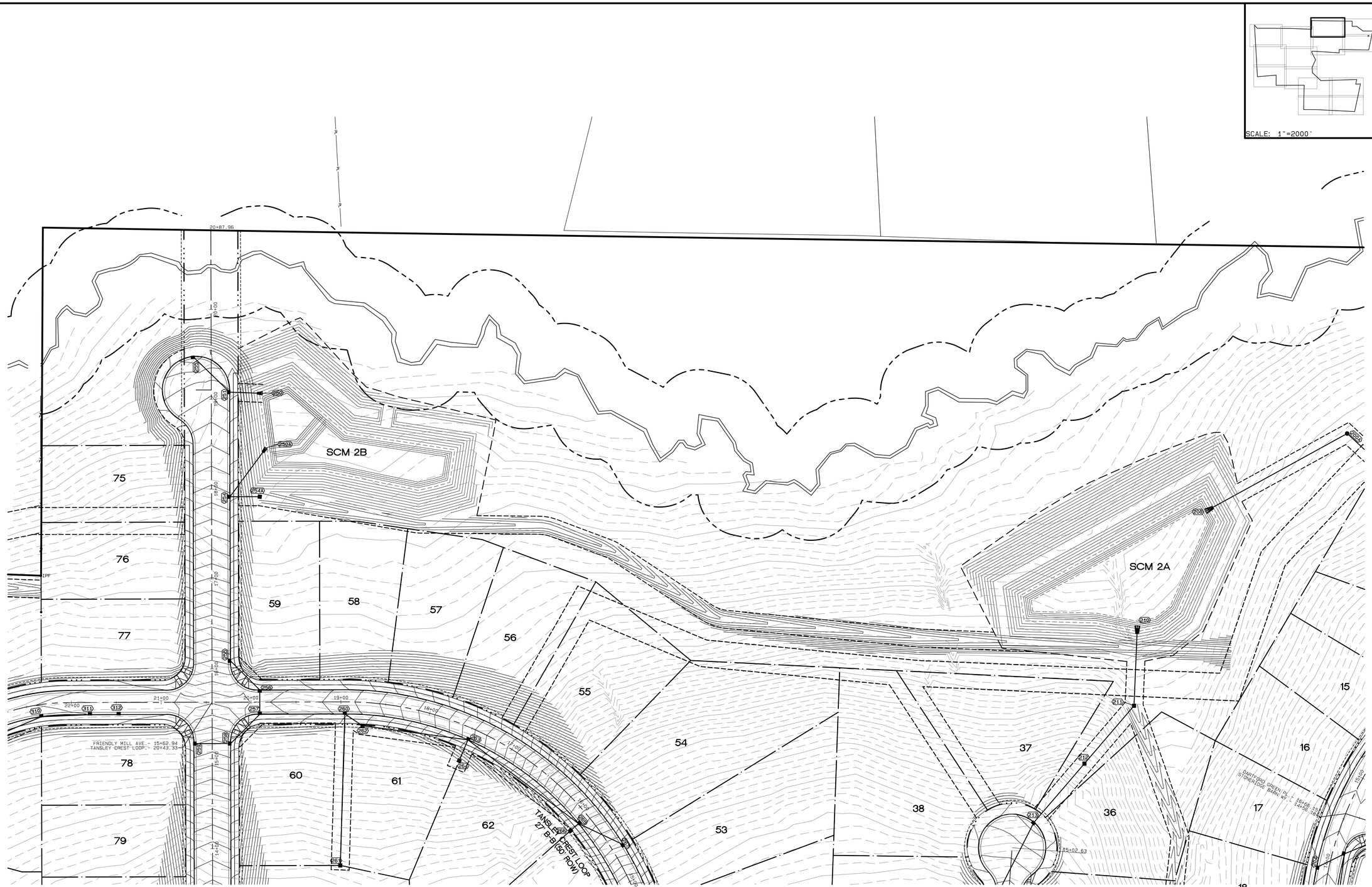
SHEET NO.

4.2

Plot Date: 3/19/2020 Time: 9:58AM FILE: Y:\Jobs\9900\Watkins Property\dwg\Base Map\Kalas Falls Base Prel Plat.pro



PROPOSED LINETYPE LEGEND

- PROPOSED BUILDING SETBACK
- PROPOSED EASEMENT
- PROPOSED 3'/5' CORUE
- PROPOSED RIGHT OF WAY
- PROPOSED ROAD CL
- PROPOSED 30" CURB AND GUTTER
- PROPOSED SWALES
- PROPOSED 100 YR.
- PROPOSED 2' BLDG. RESTRICTION LINE

EXISTING LINETYPE LEGEND

- PROPERTY BOUNDARY
- EXISTING TREE LINE
- EXISTING WETLAND
- EXISTING 50' NRB
- EXISTING 50' ROLESVILLE BUFFER
- CENTERLINE OF STREAM
- EXISTING WATER ELEVATION
- EXISTING RIGHT OF WAY

UTILITY LEGEND

- PROPOSED MANHOLE OR JUNCTION BOX
- PROPOSED CATCH BASIN
- PROPOSED YARD INLET
- PROPOSED FLARED END SECTION

GRAPHIC SCALE 1"=50'
0 50 100 150

No.	DATE	REVISION	DWN/CHK

DRAINAGE PLAN
FOR
KALAS FALLS
SITUATED AT
1832 ROLESVILLE ROAD
WAKE COUNTY, NORTH CAROLINA
FIRM # C-3881

JOB NUMBER:	9900
CHECKED BY:	JRH
DRAWN BY:	BAH
DATE:	9/19/2019

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4.3

Plot Date : 3/19/2020 Time: 9:59AM FILE: Y:\Jobs\9900\Watkins Property\dwg\Base Map\Kalas Falls Base Prel. Plat.prp

PROPOSED LINETYPE LEGEND

- PROPOSED BUILDING SETBACK
- PROPOSED EASEMENT
- PROPOSED 3'/5' CORUE
- PROPOSED RIGHT OF WAY
- PROPOSED ROAD CL
- PROPOSED 30" CURB AND GUTTER
- PROPOSED SWALES
- PROPOSED 100 YR.
- PROPOSED 2' BLDG. RESTRICTION LINE

EXISTING LINETYPE LEGEND

- PROPERTY BOUNDARY
- EXISTING TREE LINE
- EXISTING WETLAND
- EXISTING 50' NRB
- EXISTING 50' ROLESVILLE BUFFER
- CENTERLINE OF STREAM
- EXISTING WATER ELEVATION
- EXISTING RIGHT OF WAY

UTILITY LEGEND

- PROPOSED MANHOLE OR JUNCTION BOX
- PROPOSED CATCH BASIN
- PROPOSED YARD INLET
- PROPOSED FLARED END SECTION

GRAPHIC SCALE 1"=50'

0 50 100 150

SCALE: 1"=2000'

No.	DATE	REVISION	DWN/CHK

DRAINAGE PLAN
FOR
KALAS FALLS
SITUATED AT
1832 ROLESVILLE ROAD
WAKE COUNTY, NORTH CAROLINA
FIRM # C-3881

JOB NUMBER:	9900
CHECKED BY:	JRH
DRAWN BY:	BAH
DATE:	9/19/2019

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4.4

Plot Date : 3/19/2020 Time: 10:00AM FILE: Y:\Jobs\9900\Watkins Property\Dwg\Base Map\Kalas Falls Base Prel Plat.pro

PROPOSED LINETYPE LEGEND

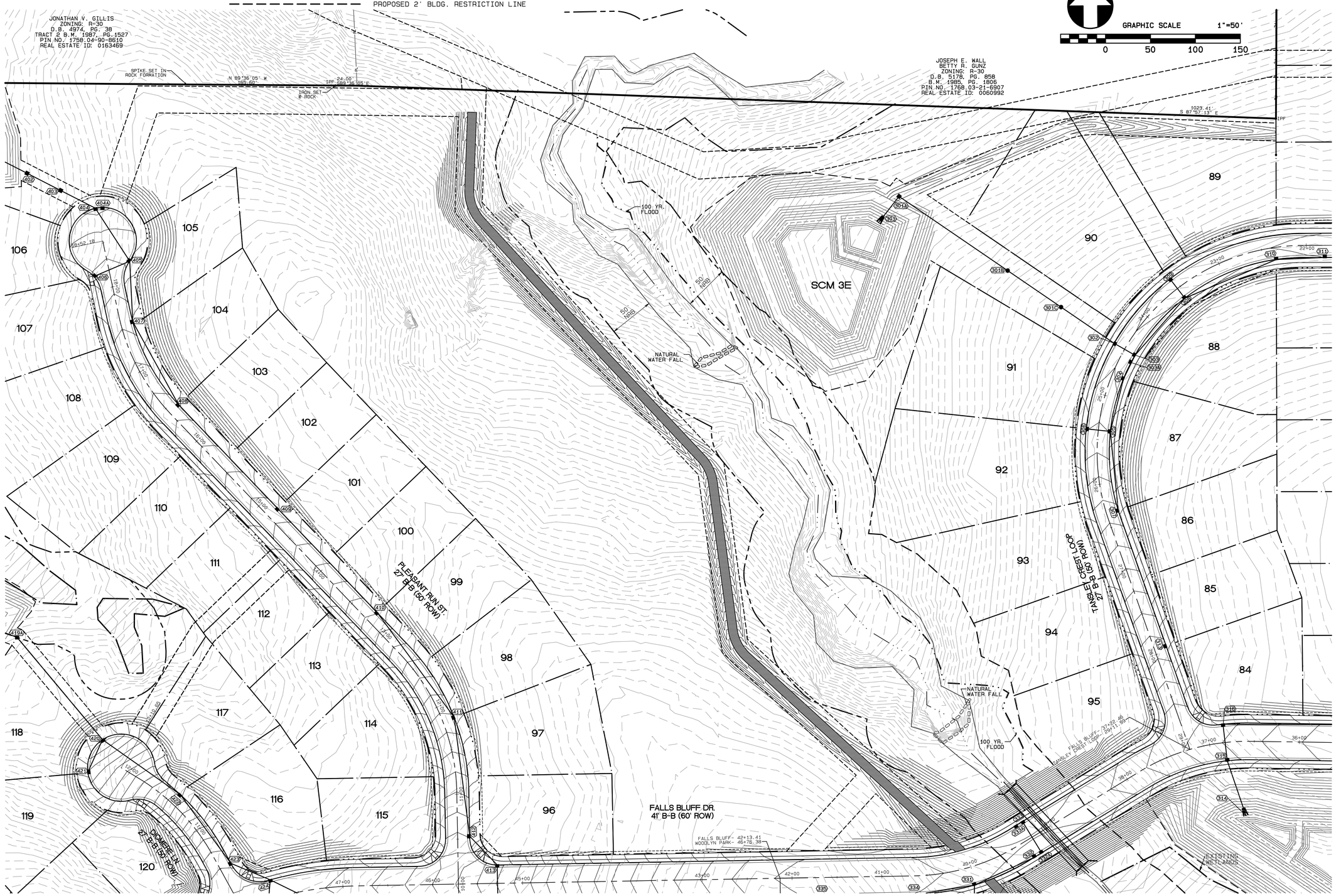
- PROPOSED BUILDING SETBACK
- PROPOSED EASEMENT
- PROPOSED 3'/5' CORUE
- PROPOSED RIGHT OF WAY
- PROPOSED ROAD CL
- PROPOSED 30" CURB AND GUTTER
- PROPOSED SWALES
- PROPOSED 100 YR.
- PROPOSED 2' BLDG. RESTRICTION LINE

EXISTING LINETYPE LEGEND

- PROPERTY BOUNDARY
- EXISTING TREE LINE
- EXISTING WETLAND
- EXISTING 50' NRB
- EXISTING 50' ROLESVILLE BUFFER
- CENTERLINE OF STREAM
- EXISTING WATER ELEVATION
- EXISTING RIGHT OF WAY

UTILITY LEGEND

- PROPOSED MANHOLE OR JUNCTION BOX
- PROPOSED CATCH BASIN
- PROPOSED YARD INLET
- PROPOSED FLARED END SECTION



SCALE: 1"=2000'

No.	DATE	REVISION	DWN/CHK

DRAINAGE PLAN
FOR
KALAS FALLS
SITUATED AT
1832 ROLESVILLE ROAD
WAKE COUNTY, NORTH CAROLINA
FIRM # C-3881

JOB NUMBER:	9900
CHECKED BY:	JRH
DRAWN BY:	BAH
DATE:	9/19/2019

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4.5

FILE: Y:\Jobs\9900\Watkins Property\dwg\Base Map\Kalas Falls Base Prel. Plat.pro

Plot Date : 3/19/2020 Time: 10:01AM

PROPOSED LINETYPE LEGEND

- PROPOSED BUILDING SETBACK
- PROPOSED EASEMENT
- PROPOSED 3'/5' CORUE
- PROPOSED RIGHT OF WAY
- PROPOSED ROAD CL
- PROPOSED 30" CURB AND GUTTER
- PROPOSED SWALES
- PROPOSED 100 YR.
- PROPOSED 2' BLDG. RESTRICTION LINE

EXISTING LINETYPE LEGEND

- PROPERTY BOUNDARY
- EXISTING TREE LINE
- EXISTING WETLAND
- EXISTING 50' NRB
- EXISTING 50' ROLESVILLE BUFFER
- CENTERLINE OF STREAM
- EXISTING WATER ELEVATION
- EXISTING RIGHT OF WAY

UTILITY LEGEND

- PROPOSED MANHOLE OR JUNCTION BOX
- PROPOSED CATCH BASIN
- PROPOSED YARD INLET
- PROPOSED FLARED END SECTION

GRAPHIC SCALE 1"=50'

0 50 100 150

SCALE: 1"=2000'

No.	DATE	REVISION	DWN/CHK

DRAINAGE PLAN
FOR
KALAS FALLS
SITUATED AT
1832 ROLESVILLE ROAD
WAKE COUNTY, NORTH CAROLINA
FIRM # C-3881

JOB NUMBER:	9900
CHECKED BY:	JRH
DRAWN BY:	BAH
DATE:	9/19/2019

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4.6

Plot Date: 3/19/2020 Time: 10:05AM FILE: Y:\Jobs\9900\Watkins Property\Dwg\Base Map\Kalas Falls Base Prel. Plat.pro

PROPOSED LINETYPE LEGEND

- PROPOSED BUILDING SETBACK
- PROPOSED EASEMENT
- PROPOSED 3'/5' CORUE
- PROPOSED RIGHT OF WAY
- PROPOSED ROAD CL
- PROPOSED 30" CURB AND GUTTER
- PROPOSED SWALES
- PROPOSED 100 YR.
- PROPOSED 2' BLDG. RESTRICTION LINE

EXISTING LINETYPE LEGEND

- PROPERTY BOUNDARY
- EXISTING TREE LINE
- EXISTING WETLAND
- EXISTING 50' NRB
- EXISTING 50' ROLESVILLE BUFFER
- CENTERLINE OF STREAM
- EXISTING WATER ELEVATION
- EXISTING RIGHT OF WAY

UTILITY LEGEND

- PROPOSED MANHOLE OR JUNCTION BOX
- PROPOSED CATCH BASIN
- PROPOSED YARD INLET
- PROPOSED FLARED END SECTION

GRAPHIC SCALE 1"=50'

0 50 100 150

SCALE: 1"=2000'

No.	DATE	REVISION	DWN/CHK

DRAINAGE PLAN

FOR

KALAS FALLS

SITUATED AT

1832 ROLESVILLE ROAD

WAKE COUNTY, NORTH CAROLINA

FIRM # C-3881

JOB NUMBER:	9900
CHECKED BY:	JRH
DRAWN BY:	BAH
DATE:	9/19/2019

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4.7

Plot Date : 3/19/2020 Time: 10:06AM FILE: Y:\Jobs\9900\Watkins Property\dwg\Base Map\Kalas Falls Base Prel. Plat.prp

PROPOSED LINETYPE LEGEND

- PROPOSED BUILDING SETBACK
- PROPOSED EASEMENT
- PROPOSED 3'/5' CORUE
- PROPOSED RIGHT OF WAY
- PROPOSED ROAD CL
- PROPOSED 30" CURB AND GUTTER
- PROPOSED SWALES
- PROPOSED 100 YR.
- PROPOSED 2' BLDG. RESTRICTION LINE

EXISTING LINETYPE LEGEND

- PROPERTY BOUNDARY
- EXISTING TREE LINE
- EXISTING WETLAND
- EXISTING 50' NRB
- EXISTING 50' ROLESVILLE BUFFER
- CENTERLINE OF STREAM
- EXISTING WATER ELEVATION
- EXISTING RIGHT OF WAY

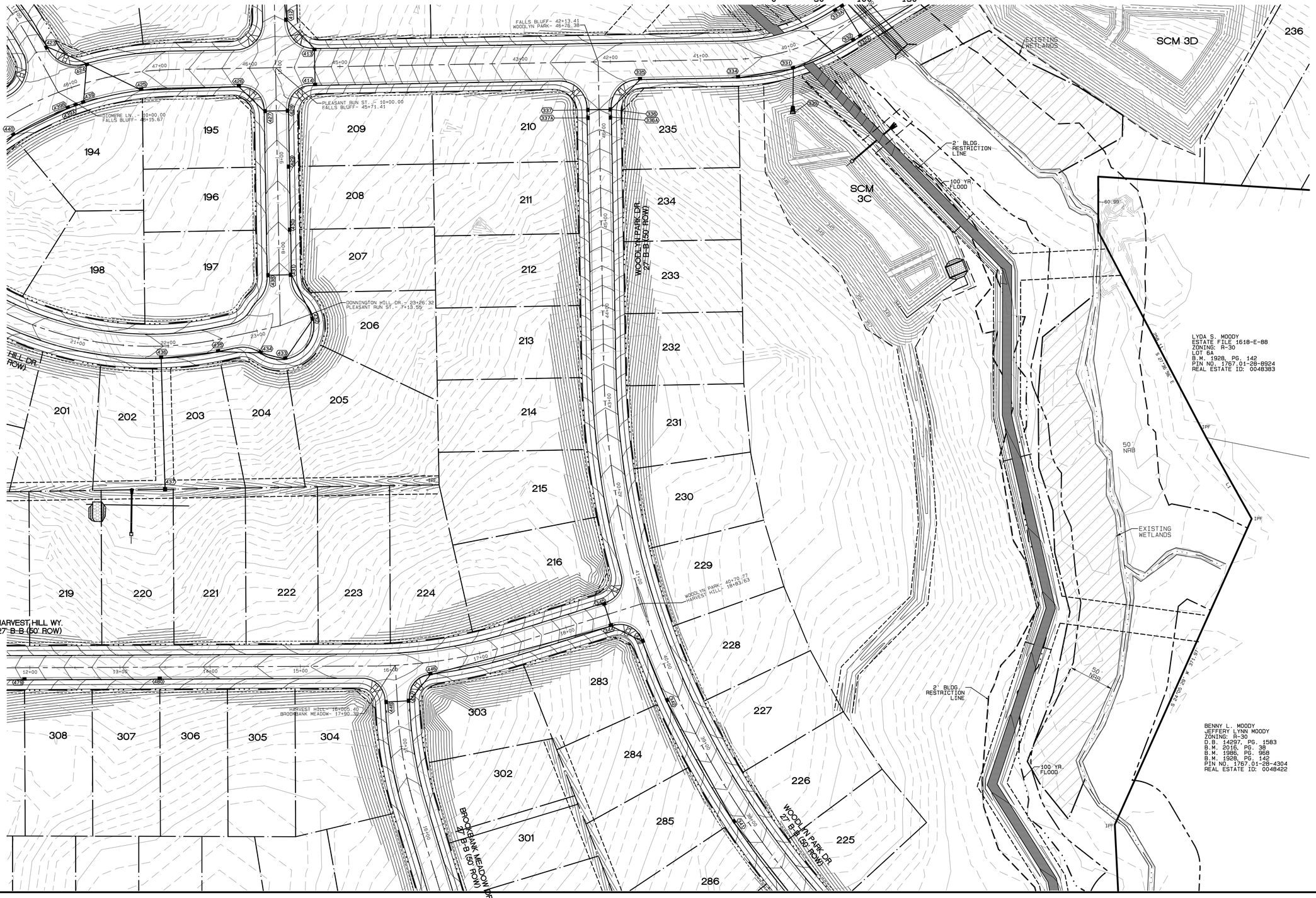
GRAPHIC SCALE 1"=50'

0 50 100 150

UTILITY LEGEND

- PROPOSED MANHOLE OR JUNCTION BOX
- PROPOSED CATCH BASIN
- PROPOSED YARD INLET
- PROPOSED FLARED END SECTION

SCALE: 1"=2000'



No.	DATE	REVISION	DWN/CHK

DRAINAGE PLAN
FOR
KALAS FALLS
SITUATED AT
1832 ROLESVILLE ROAD
WAKE COUNTY, NORTH CAROLINA
FIRM # C-3881

JOB NUMBER:
CHECKED BY:
DRAWN BY:
DATE:

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4.8

Plot Date : 3/19/2020 Time: 10:16AM FILE: Y:\Jobs\9900\Watkins Property\dwg\Base Map\Kalas Falls Base Prel. Plat.pro

PROPOSED LINETYPE LEGEND

- PROPOSED BUILDING SETBACK
- PROPOSED EASEMENT
- PROPOSED 3'/5' CORUE
- PROPOSED RIGHT OF WAY
- PROPOSED ROAD CL
- PROPOSED 30" CURB AND GUTTER
- PROPOSED SWALES
- PROPOSED 100 YR.
- PROPOSED 2' BLDG. RESTRICTION LINE

EXISTING LINETYPE LEGEND

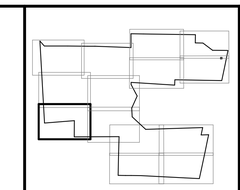
- PROPERTY BOUNDARY
- EXISTING TREE LINE
- EXISTING WETLAND
- EXISTING 50' NRB
- EXISTING 50' ROLESVILLE BUFFER
- CENTERLINE OF STREAM
- EXISTING WATER ELEVATION
- EXISTING RIGHT OF WAY

UTILITY LEGEND

- PROPOSED MANHOLE OR JUNCTION BOX
- PROPOSED CATCH BASIN
- PROPOSED YARD INLET
- PROPOSED FLARED END SECTION

GRAPHIC SCALE 1"=50'

0 50 100 150



SCALE: 1"=2000'

No.	DATE	REVISION	DWN/CHK

DRAINAGE PLAN
FOR
KALAS FALLS
SITUATED AT
1832 ROLESVILLE ROAD
WAKE COUNTY, NORTH CAROLINA
FIRM # C-3881

JOB NUMBER:	9900
CHECKED BY:	JRH
DRAWN BY:	BAH
DATE:	9/19/2019

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4.9

Plot Date 3/19/2020 Time: 10:20AM FILE: Y:\Jobs\9900\Watkins Property\dwg\Base Map\Kalas Falls Base Prel Plat.pro

PROPOSED LINETYPE LEGEND

- PROPOSED BUILDING SETBACK
- PROPOSED EASEMENT
- PROPOSED 3'/5' CORUE
- PROPOSED RIGHT OF WAY
- PROPOSED ROAD CL
- PROPOSED 30" CURB AND GUTTER
- PROPOSED SWALES
- PROPOSED 100 YR.
- PROPOSED 2' BLDG. RESTRICTION LINE

EXISTING LINETYPE LEGEND

- PROPERTY BOUNDARY
- EXISTING TREE LINE
- EXISTING WETLAND
- EXISTING 50' NRB
- EXISTING 50' ROLESVILLE BUFFER
- CENTERLINE OF STREAM
- EXISTING WATER ELEVATION
- EXISTING RIGHT OF WAY

UTILITY LEGEND

- PROPOSED MANHOLE OR JUNCTION BOX
- PROPOSED CATCH BASIN
- PROPOSED YARD INLET
- PROPOSED FLARED END SECTION

GRAPHIC SCALE 1"=50'

0 50 100 150

SCALE: 1"=2000'

No.	DATE	REVISION	DWN/CHK

DRAINAGE PLAN
FOR
KALAS FALLS
SITUATED AT
1832 ROLESVILLE ROAD
WAKE COUNTY, NORTH CAROLINA
FIRM # C-3881

JOB NUMBER:	9900
CHECKED BY:	JRH
DRAWN BY:	BAH
DATE:	9/19/2019

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4.10

Plot Date: 3/19/2020 Time: 10:21AM FILE: Y:\Jobs\9900\Watkins Property\dwg\Base Map\Kalas Falls Base Prel. Plat.pro

PROPOSED LINETYPE LEGEND

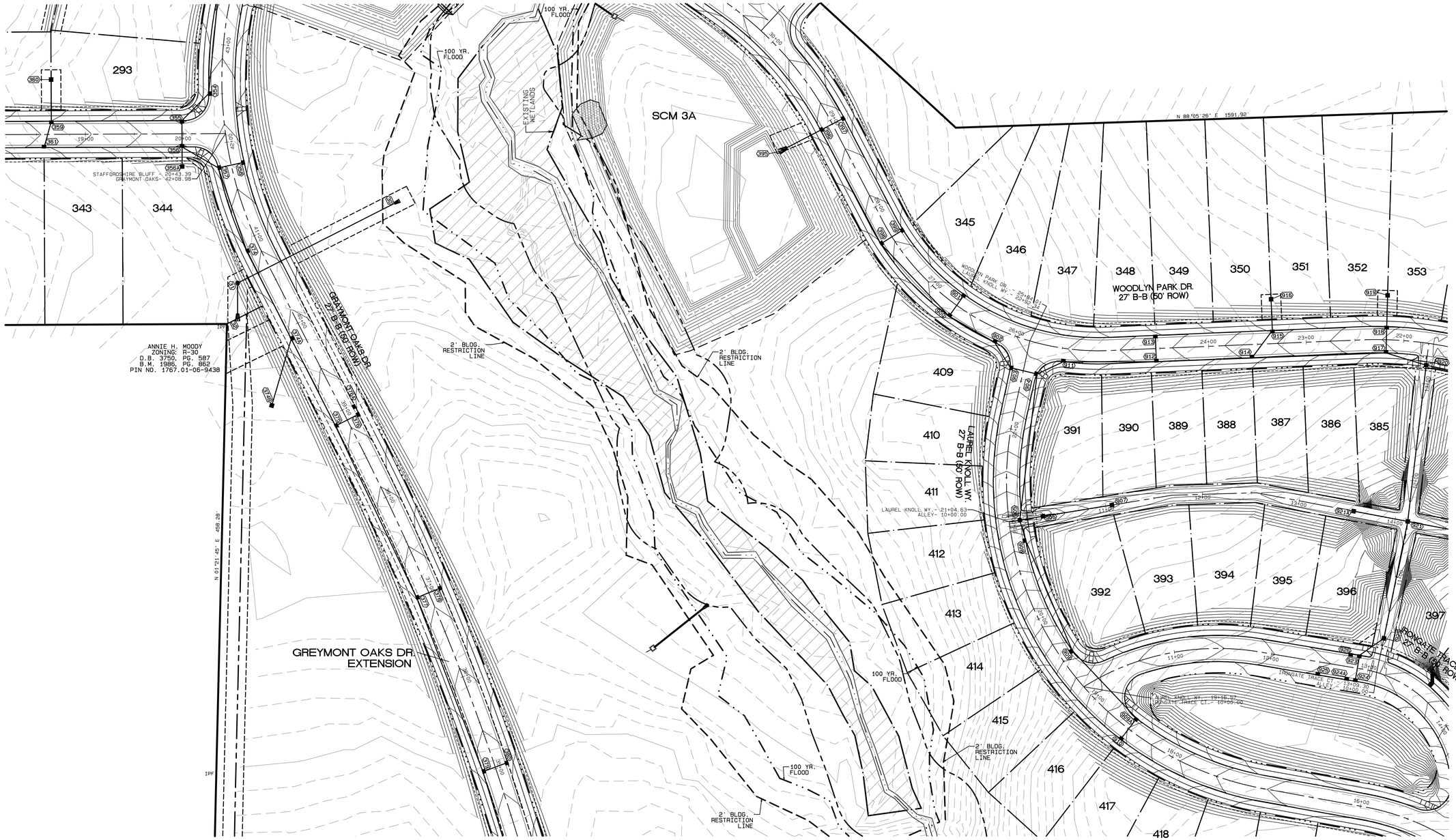
- PROPOSED BUILDING SETBACK
- PROPOSED EASEMENT
- PROPOSED 3'/5' CORUE
- PROPOSED RIGHT OF WAY
- PROPOSED ROAD CL
- PROPOSED 30" CURB AND GUTTER
- PROPOSED SWALES
- PROPOSED 100 YR.
- PROPOSED 2' BLDG. RESTRICTION LINE

EXISTING LINETYPE LEGEND

- PROPERTY BOUNDARY
- EXISTING TREE LINE
- EXISTING WETLAND
- EXISTING 50' NRB
- EXISTING 50' ROLESVILLE BUFFER
- CENTERLINE OF STREAM
- EXISTING WATER ELEVATION
- EXISTING RIGHT OF WAY

UTILITY LEGEND

- PROPOSED MANHOLE OR JUNCTION BOX
- PROPOSED CATCH BASIN
- PROPOSED YARD INLET
- PROPOSED FLARED END SECTION



SCALE: 1"=2000'

No.	DATE	REVISION	DWN/CHK

DRAINAGE PLAN
FOR
KALAS FALLS
SITUATED AT
1832 ROLESVILLE ROAD
WAKE COUNTY, NORTH CAROLINA
FIRM # C-3881

JOB NUMBER:	9900
CHECKED BY:	JRH
DRAWN BY:	BAH
DATE:	9/19/2019

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4.11

FILE: Y:\Jobs\9900 Wake Co Property\dwg\Base Map\Kalas Falls Base Prel. Plat.prp

Plot Date: 3/19/2020 Time: 10:45AM

PROPOSED LINETYPE LEGEND

- PROPOSED BUILDING SETBACK
- PROPOSED EASEMENT
- PROPOSED 3'/5' CORUE
- PROPOSED RIGHT OF WAY
- PROPOSED ROAD CL
- PROPOSED 30" CURB AND GUTTER
- PROPOSED SWALES
- PROPOSED 100 YR.
- PROPOSED 2' BLDG. RESTRICTION LINE

EXISTING LINETYPE LEGEND

- PROPERTY BOUNDARY
- EXISTING TREE LINE
- EXISTING WETLAND
- EXISTING 50' NRB
- EXISTING 50' ROLESVILLE BUFFER
- CENTERLINE OF STREAM
- EXISTING WATER ELEVATION
- EXISTING RIGHT OF WAY

UTILITY LEGEND

- PROPOSED MANHOLE OR JUNCTION BOX
- PROPOSED CATCH BASIN
- PROPOSED YARD INLET
- PROPOSED FLARED END SECTION

GRAPHIC SCALE 1"=50'

0 50 100 150

SCALE: 1"=2000'

No.	DATE	REVISION	DWN/CHK

DRAINAGE PLAN
FOR
KALAS FALLS
SITUATED AT
1832 ROLESVILLE ROAD
WAKE COUNTY, NORTH CAROLINA
FIRM # C-3881

JOB NUMBER:	9900
CHECKED BY:	JRH
DRAWN BY:	BAH
DATE:	9/19/2019

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FILE: Y:\Jobs\9900 Watkins Property\dwg\Base Map\Kalas Falls Base Prel Plat.pro

SHEET NO.
4.12

PROPOSED LINETYPE LEGEND

- PROPOSED BUILDING SETBACK
- PROPOSED EASEMENT
- PROPOSED 3'/5' CORUE
- PROPOSED RIGHT OF WAY
- PROPOSED ROAD CL
- PROPOSED 30" CURB AND GUTTER
- PROPOSED SWALES
- PROPOSED 100 YR.
- PROPOSED 2' BLDG. RESTRICTION LINE

EXISTING LINETYPE LEGEND

- PROPERTY BOUNDARY
- EXISTING TREE LINE
- EXISTING WETLAND
- EXISTING 50' NRB
- EXISTING 50' ROLESVILLE BUFFER
- CENTERLINE OF STREAM
- EXISTING WATER ELEVATION
- EXISTING RIGHT OF WAY

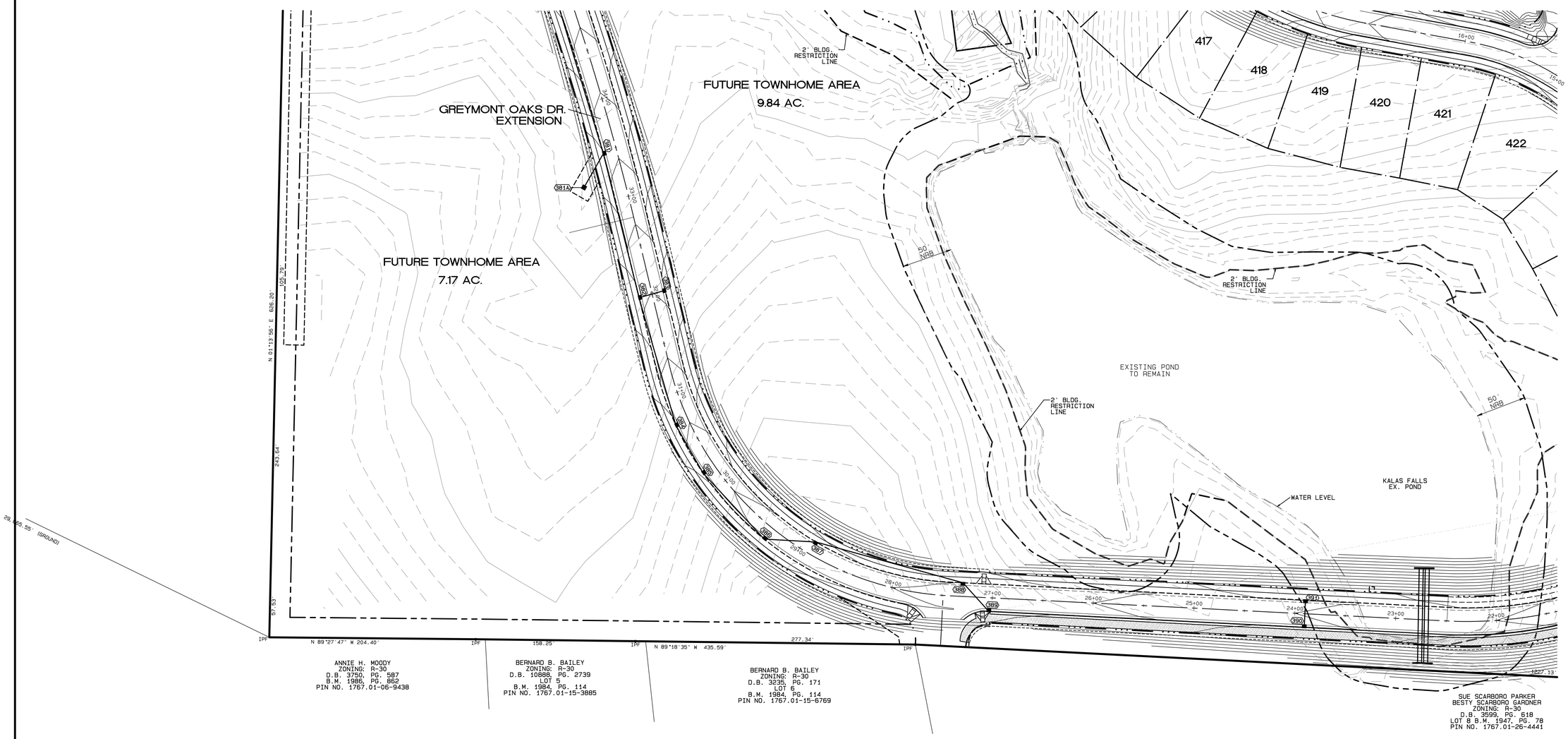
UTILITY LEGEND

- PROPOSED MANHOLE OR JUNCTION BOX
- PROPOSED CATCH BASIN
- PROPOSED YARD INLET
- PROPOSED FLARED END SECTION

GRAPHIC SCALE 1"=50'

0 50 100 150

SCALE: 1"=2000'



No.	DATE	REVISION	DWN/CHK

DRAINAGE PLAN
FOR
KALAS FALLS
SITUATED AT
1832 ROLESVILLE ROAD
WAKE COUNTY, NORTH CAROLINA
FIRM # C-3881

JOB NUMBER:	9900
CHECKED BY:	JRH
DRAWN BY:	BAH
DATE:	9/19/2019

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SHEET NO.

4.13

Plot Date : 3/19/2020 Time: 10:30AM FILE: Y:\Jobs\9900\Watkins Property\dwg\Base Map\Kalas Falls Base Prel. Plat.pro

PROPOSED LINETYPE LEGEND

- PROPOSED BUILDING SETBACK
- PROPOSED EASEMENT
- PROPOSED 3'/5' CORUE
- PROPOSED RIGHT OF WAY
- PROPOSED ROAD CL
- PROPOSED 30" CURB AND GUTTER
- PROPOSED SWALES
- PROPOSED 100 YR.
- PROPOSED 2' BLDG. RESTRICTION LINE

EXISTING LINETYPE LEGEND

- PROPERTY BOUNDARY
- EXISTING TREE LINE
- EXISTING WETLAND
- EXISTING 50' NRB
- EXISTING 50' ROLESVILLE BUFFER
- CENTERLINE OF STREAM
- EXISTING WATER ELEVATION
- EXISTING RIGHT OF WAY

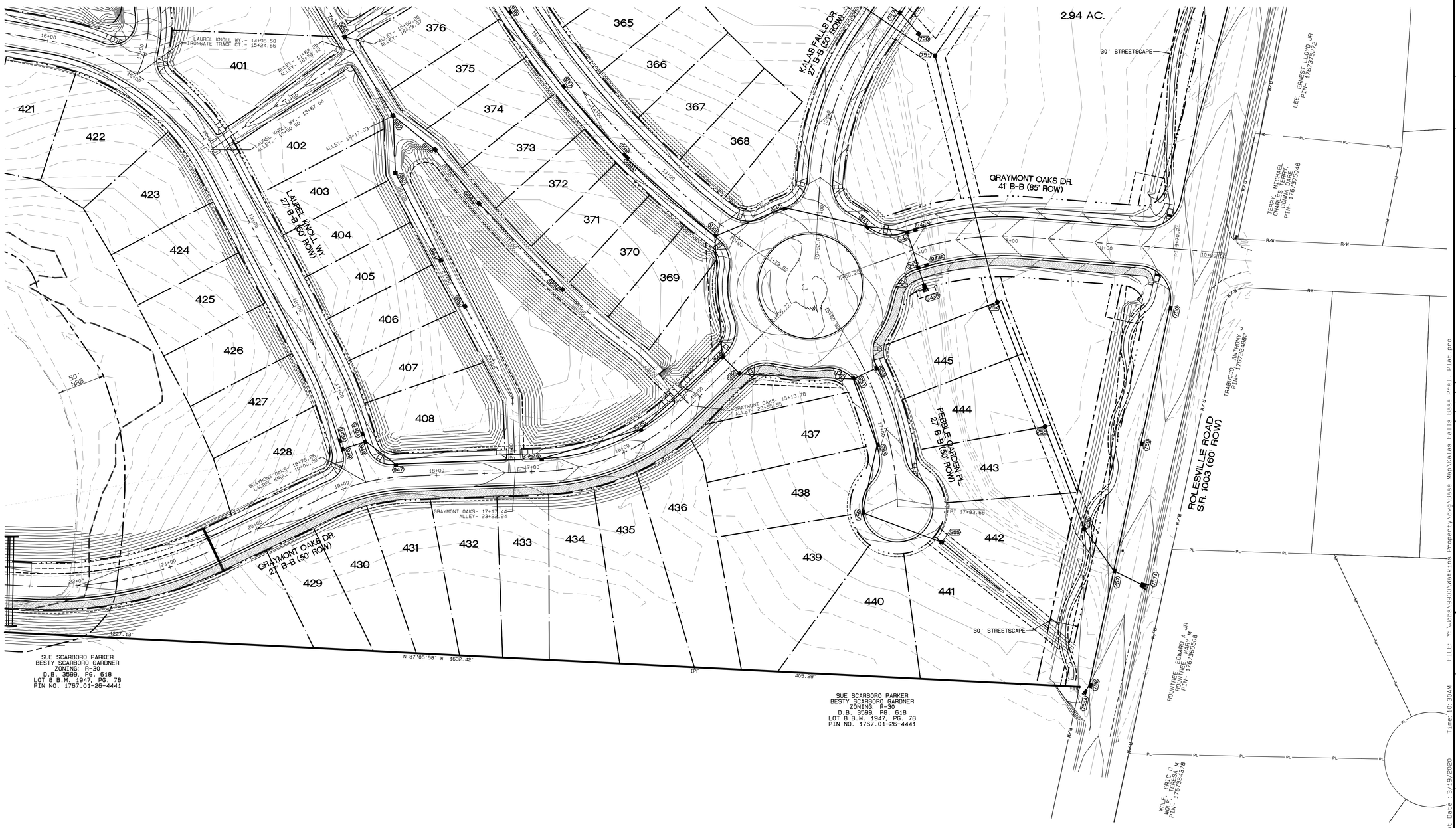
UTILITY LEGEND

- PROPOSED MANHOLE OR JUNCTION BOX
- PROPOSED CATCH BASIN
- PROPOSED YARD INLET
- PROPOSED FLARED END SECTION

GRAPHIC SCALE 1"=50'

0 50 100 150

SCALE: 1"=2000'



No.	DATE	REVISION	DWN/CHK

DRAINAGE PLAN
FOR
KALAS FALLS
SITUATED AT
1832 ROLESVILLE ROAD
WAKE COUNTY, NORTH CAROLINA
FIRM # C-3881

JOB NUMBER:	9900
CHECKED BY:	JRH
DRAWN BY:	BAH
DATE:	9/19/2019

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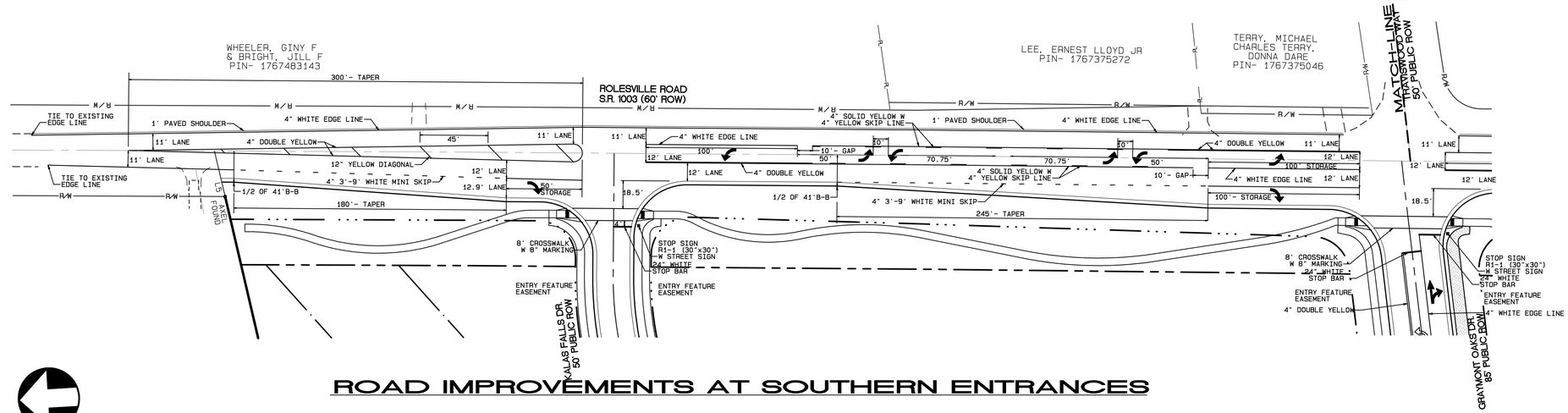
SHEET NO.

4.14

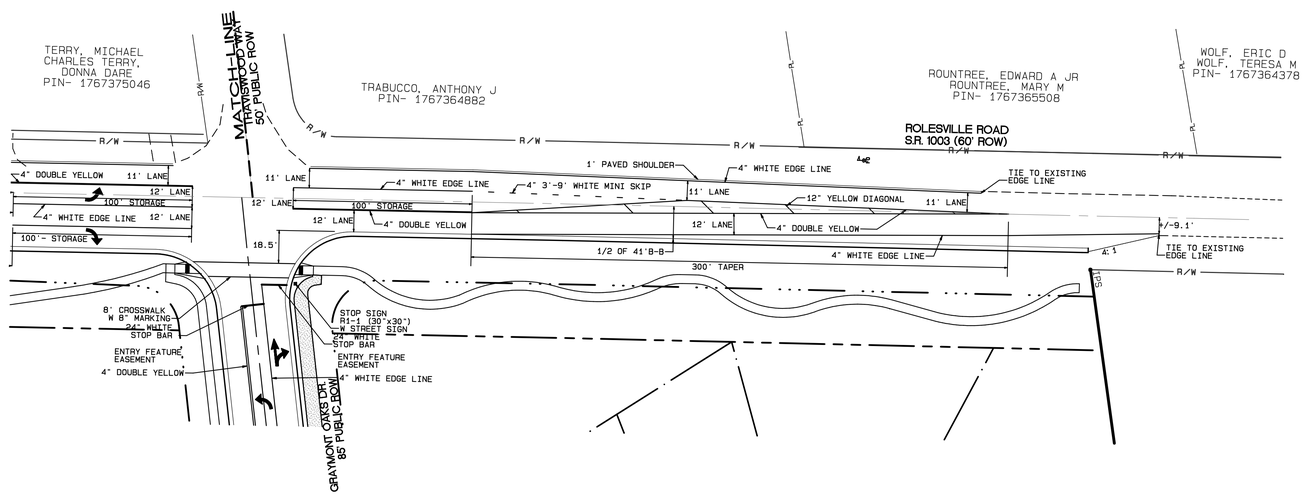
Plot Date: 3/19/2020 Time: 10:30AM FILE: Y:\Jobs\9900 Watkins Property\dwg\Base Map\Kalas Falls Base Prel. Plat.prp



ROAD IMPROVEMENTS AT SOUTHERN ENTRANCES

GRAPHIC SCALE 1"=40'

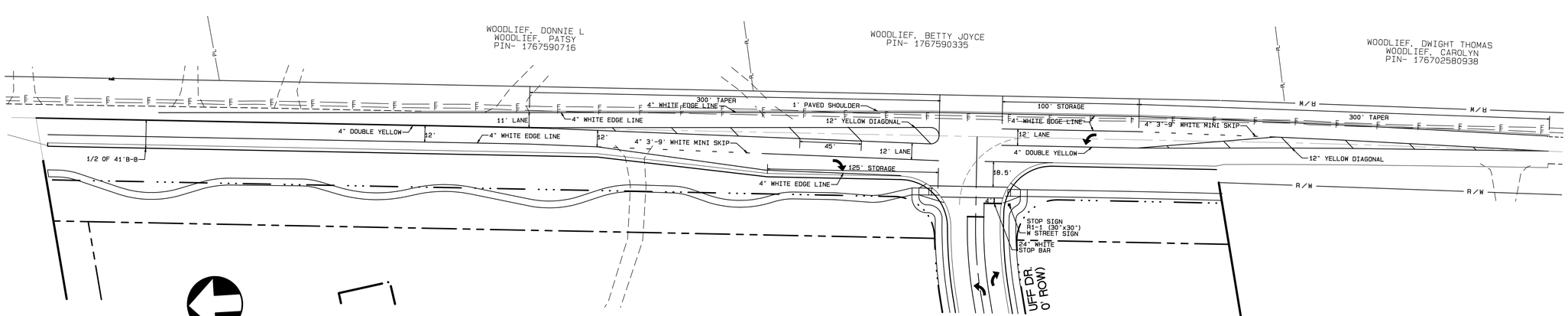
0 40 80 120



ROAD IMPROVEMENTS AT SOUTHERN ENTRANCES

GRAPHIC SCALE 1"=40'

0 40 80 120



ROAD IMPROVEMENTS AT NORTHERN ENTRANCES

GRAPHIC SCALE 1"=40'

0 40 80 120

No.	DATE	REVISION	DWN/CHK

ROLESVILLE ROAD IMPROVEMENTS

FOR

KALAS FALLS

SITUATED AT

1832 ROLESVILLE ROAD

WAKE COUNTY, NORTH CAROLINA

FIRM # C-3881

JOB NUMBER:
CHECKED BY:
DRAWN BY:
DATE:

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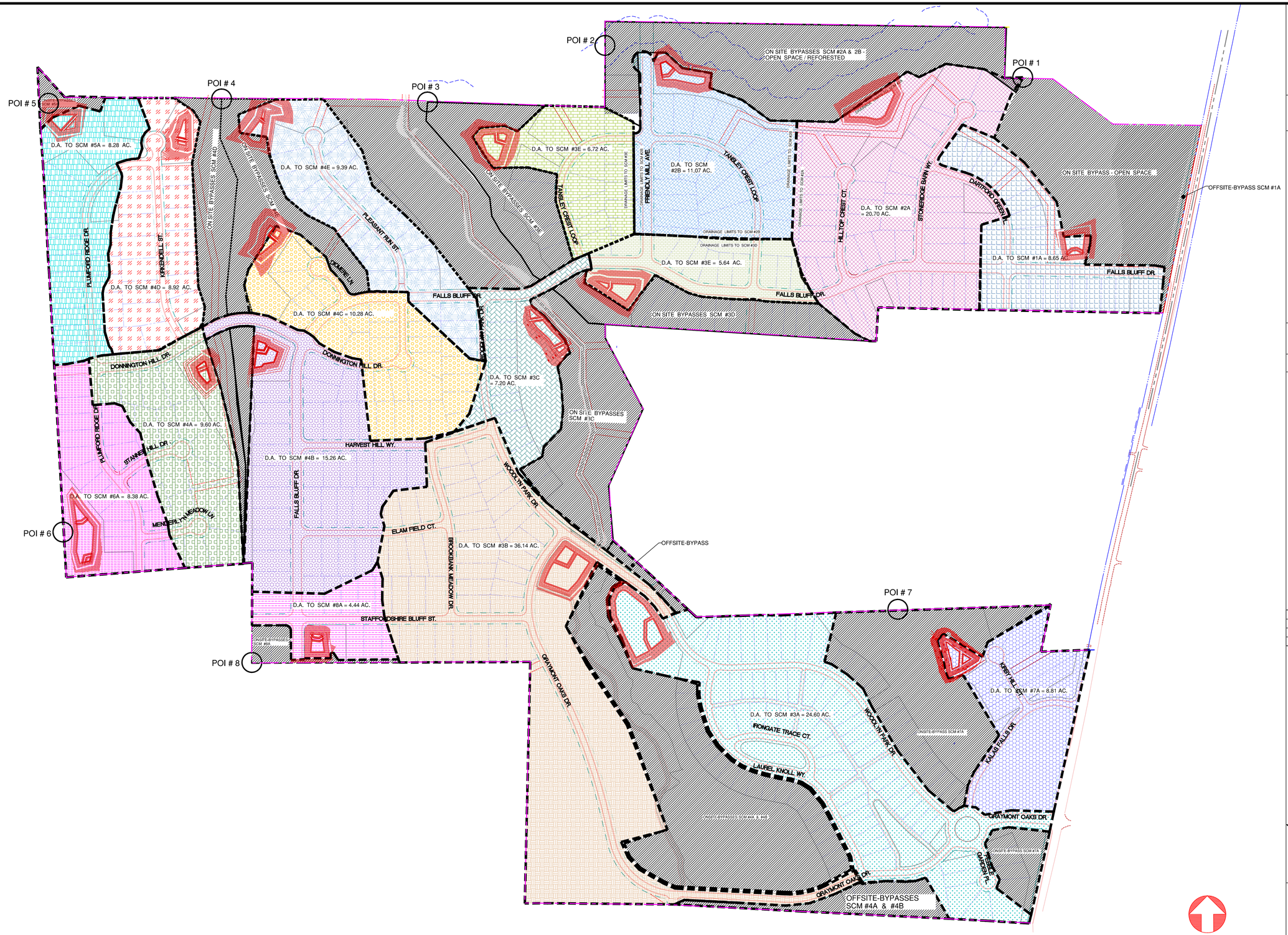
SHEET NO.

5.0

Plot Date: 3/19/2020 Time: 1:55PM FILE: Y:\Jobs\9900\Watkins Property\dwg\Base Map\Kalas Falls Base Prel. Plat.pro



Y:\Jobs\9900\Watkins Property\dwg\Temporary\Emily\Kalas Base.dwg

No.	DATE	REVISION	DWN/CHK

PRE DRAINAGE AREA SCM MAP

FOR

KALAS FALLS

SITUATED AT

ROLESVILLE RD, ROLESVILLE

WAKE COUNTY, NORTH CAROLINA

FIRM # C-3881

JOB NUMBER:	9900
CHECKED BY:	JRH
DRAWN BY:	EDS
DATE:	9/19/2019

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