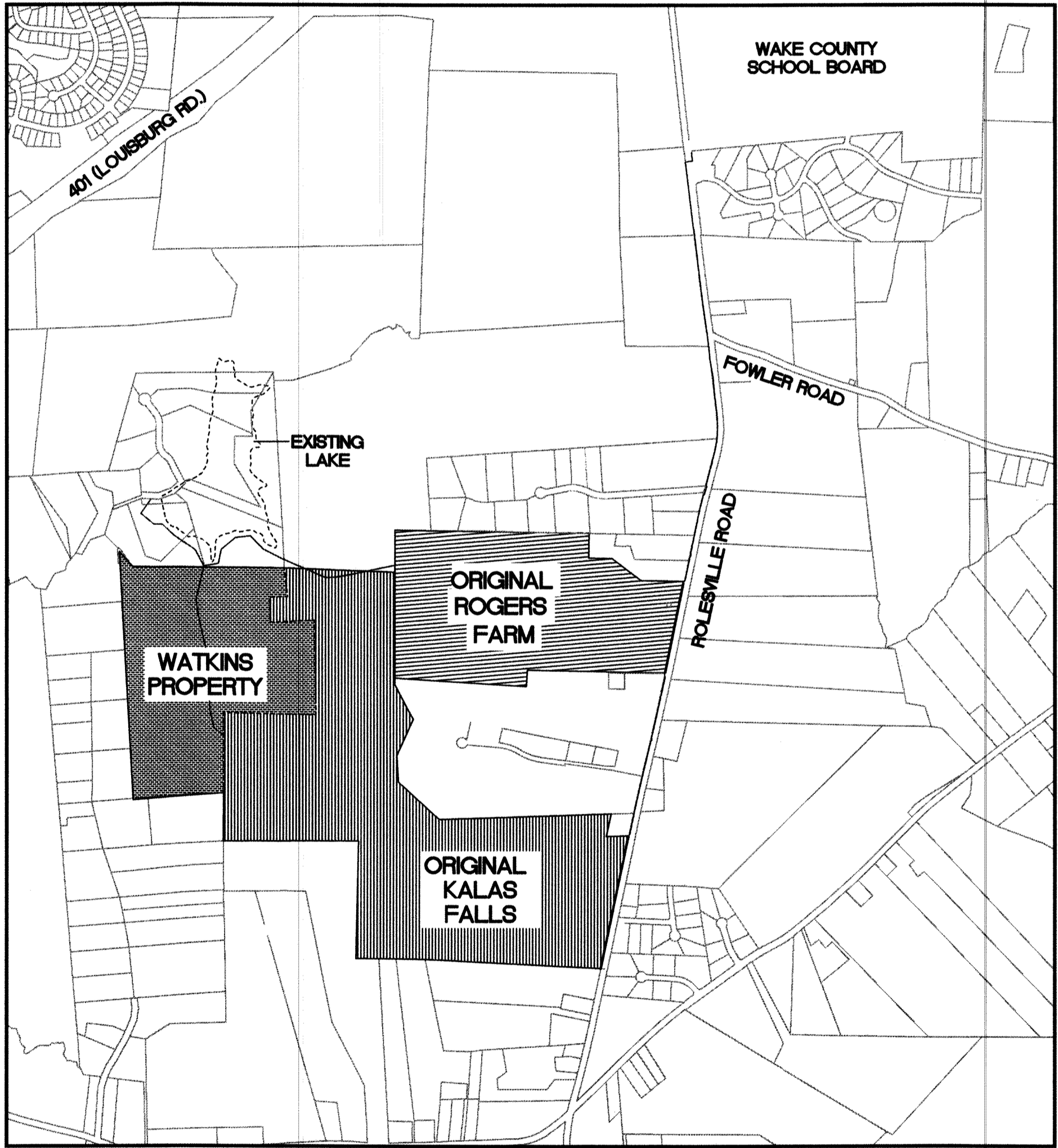


PRELIMINARY PLAN  
FOR  
KALAS FALLS  
SITUATED AT  
ROLESVILLE ROAD, ROLESVILLE  
WAKE, NORTH CAROLINA



VICINITY MAP  
SCALE: 1"=1000'

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
3.1-3.14	UTILITY SHEET (50 SCALE)
4.0	OVERALL DRAINAGE
4.1-4.14	DRAINAGE SHEETS (50 SCALE)
5.0- 5.2	ROLESVILLE ROAD IMPROVEMENTS
6.0	PRELIMINARY DRAINAGE AREA SCM MAP

ENGINEER:	AMERICAN ENGINEERING CONTACT: BRAD HAERTLING 875 WALNUT STREET SUITE 360 CARY, NC 27511 919-469-1101
PROPERTY 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

REVISION	DATE	NO.

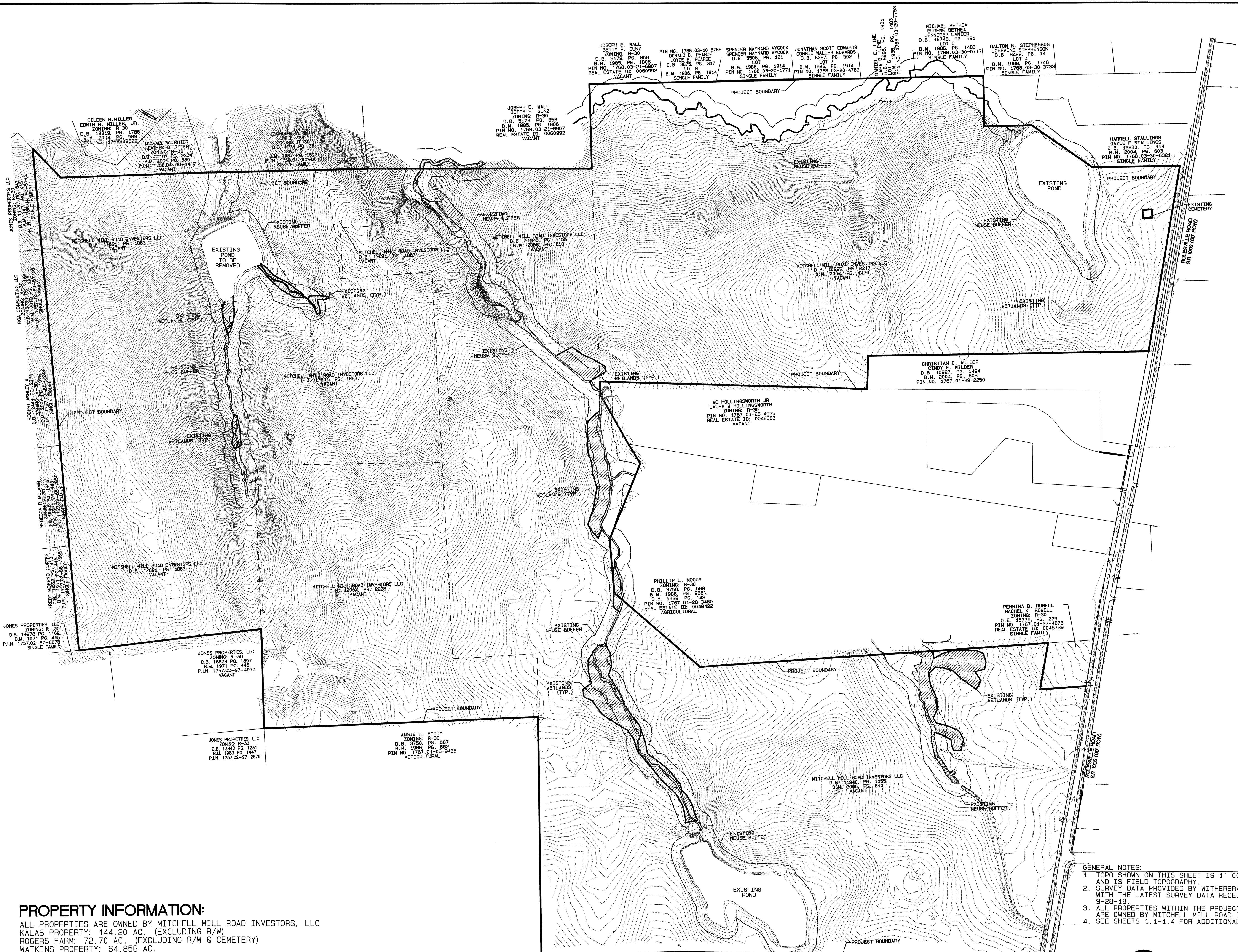
COVER SHEET  
FOR  
KALAS FALLS  
SITUATED AT  
ROLESVILLE ROAD, ROLESVILLE  
WAKE COUNTY, NORTH CAROLINA  
FIRM # C-3881

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

**AMERICAN**  
Engineering

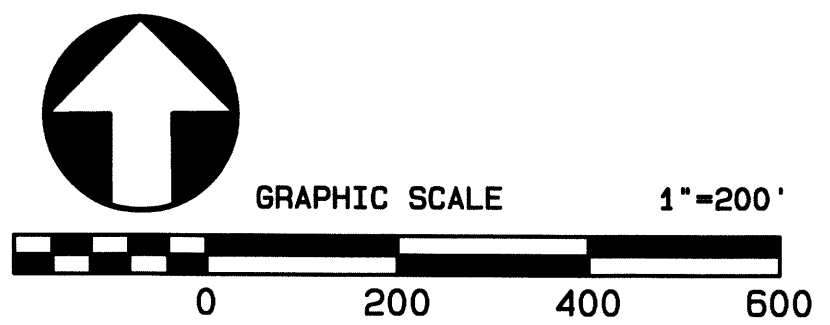
American Engineering Associates-Southeast, P.A.  
875 Walnut Street, Suite 360  
Cary, NC 27511 919-469-1101

SHEET NO.  
**CVR**



**PROPERTY INFORMATION:**  
 ALL PROPERTIES ARE OWNED BY MITCHELL MILL ROAD INVESTORS, LLC  
 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.
  2. SURVEY DATA PROVIDED BY WITHERSRAVENEL WITH THE LATEST SURVEY DATA RECEIVED ON 9-28-18
  3. ALL PROPERTIES WITHIN THE PROJECT BOUNDARY ARE OWNED BY MITCHELL MILL ROAD INVESTORS, LLC.
  4. SEE SHEETS 1.1-1.4 FOR ADDITIONAL INFORMATION.



ANNIE H. WOODY  
 ZONING: R-30  
 D.B. 3750, PG. 587  
 B.M. 1986, PG. 862  
 PIN NO. 1787-01-08-9438  
 AGRICULTURAL

BERNARD B. BAILEY  
 ZONING: R-30  
 D.B. 1088, PG. 101  
 B.M. 1986, PG. 862  
 PIN NO. 1787-01-08-9438  
 AGRICULTURAL

BERNARD B. BAILEY  
 ZONING: R-30  
 D.B. 1088, PG. 101  
 B.M. 1986, PG. 862  
 PIN NO. 1787-01-08-9438  
 AGRICULTURAL

SUE SCARBORO PARKER  
 BESTY SCARBORO GARDNER  
 ZONING: R-30  
 D.B. 3599, PG. 618  
 LOT 8 B.M. 1947, PG. 79  
 PIN NO. 1787-01-26-4441  
 VACANT

REV.	DATE	BY	REVISION

**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

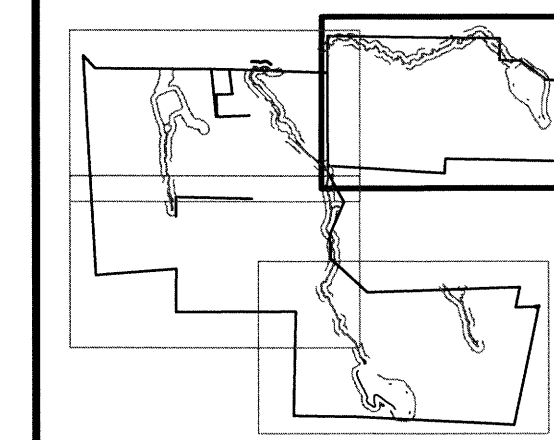
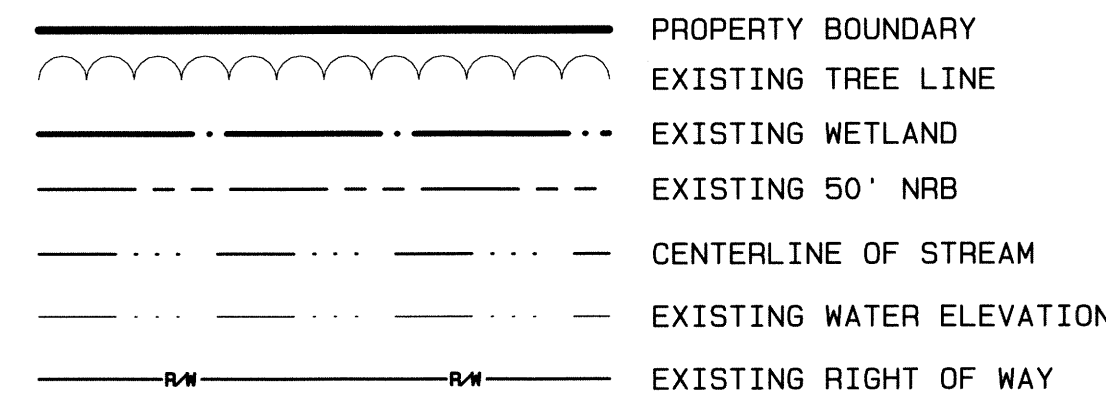
**AMERICAN Engineering**  
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 Cary, NC 27511 919-469-1101

PRELIMINARY

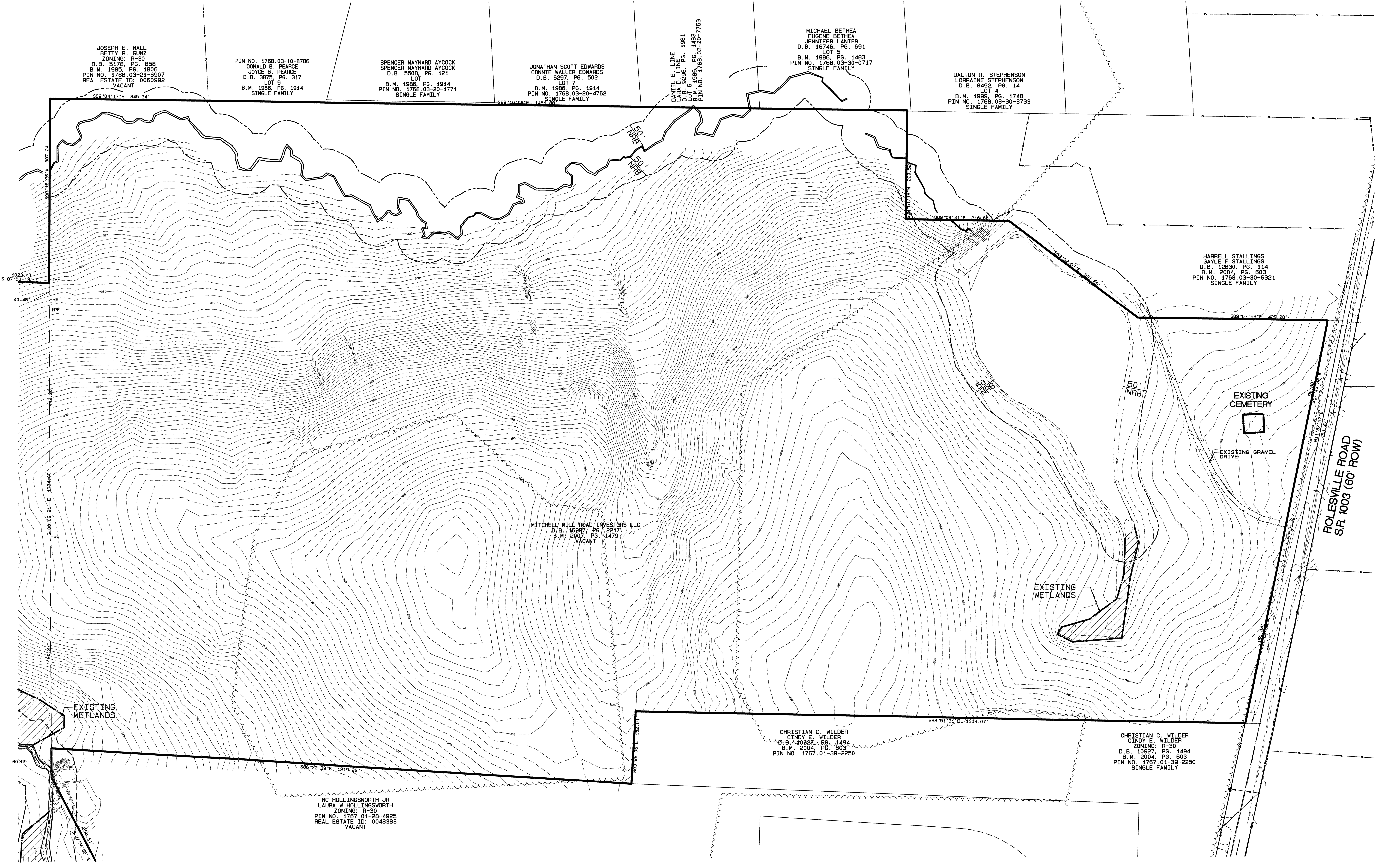
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 Time: 11:29AM

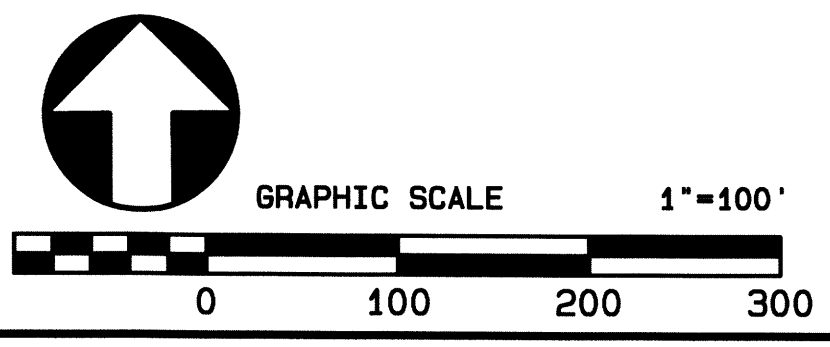
EXISTING LINETYPE LEGEND



SCALE: 1"=2000'



GENERAL NOTES:  
 1. TOPO SHOWN ON THIS SHEET IS 1' CONTOURS AND IS FIELD TOPOGRAPHY.  
 2. SURVEY DATA PROVIDED BY WITHERSRAVENEL WITH THE LATEST SURVEY DATA RECEIVED ON 9-28-18  
 3. ALL PROPERTIES WITHIN THE PROJECT BOUNDARY ARE OWNED BY MITCHELL MILL ROAD INVESTORS, LLC.



NO.	DATE	REVISION

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

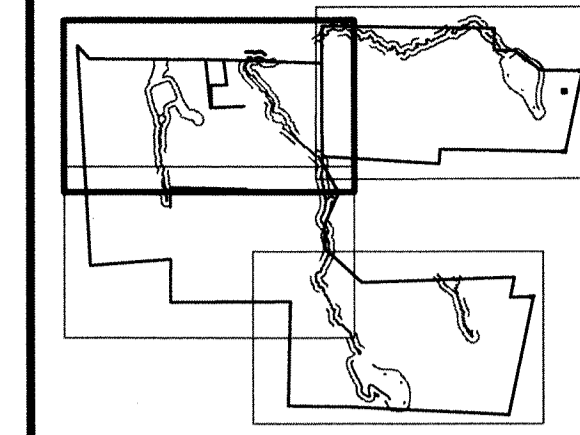
PRELIMINARY

NOT FOR CONSTRUCTION SHEET NO. 1.1

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 Date: 8/17/2020 Time: 11:29AM  
 User: JWH

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'

JOSEPH E. WALL  
 BETTY R. GUNZ  
 ZONING: R-30  
 D.B. 5178, PG. 858  
 B.M. 1988, PG. 1806  
 PIN NO. 1788.03-21-6907  
 REAL ESTATE ID: 0060992  
 VACANT

JOSEPH E. WALL  
 BETTY R. GUNZ  
 ZONING: R-30  
 D.B. 5178, PG. 858  
 B.M. 1988, PG. 1806  
 PIN NO. 1788.03-21-6907  
 REAL ESTATE ID: 0060992  
 VACANT

ROBERT BALLANCE  
 ROBIN W. BALLANCE  
 ZONING: R-30  
 D.B. 33321, PG. 887  
 B.M. 2004, PG. 889  
 PIN NO. 1758901412  
 REAL ESTATE ID: 0060744

EILEEN M. MILLER  
 EDWIN R. MILLER JR.  
 ZONING: R-30  
 D.B. 43319, PG. 1786  
 B.M. 2004, PG. 889  
 PIN NO. 1758902622

MICHAEL W. RITER  
 HEATHER D. RITER  
 ZONING: R-30  
 D.B. 17107, PG. 2234  
 B.M. 2004, PG. 889  
 P.A.M. 1758.04-20-1417  
 VACANT

JOHN W. GILBERT  
 ZONING: R-30  
 D.B. 4474, PG. 138  
 1947 1/2  
 B.M. 1987, PG. 1527  
 P.A.M. 1758.04-20-9910  
 SINGLE FAMILY

WAKE PROPERTIES LLC  
 ZONING: R-30  
 D.B. 1187, PG. 145  
 P.A.M. 1758.04-20-1414  
 SINGLE FAMILY

MITCHELL MILL ROAD INVESTORS LLC  
 D.B. 17691, PG. 1863  
 VACANT

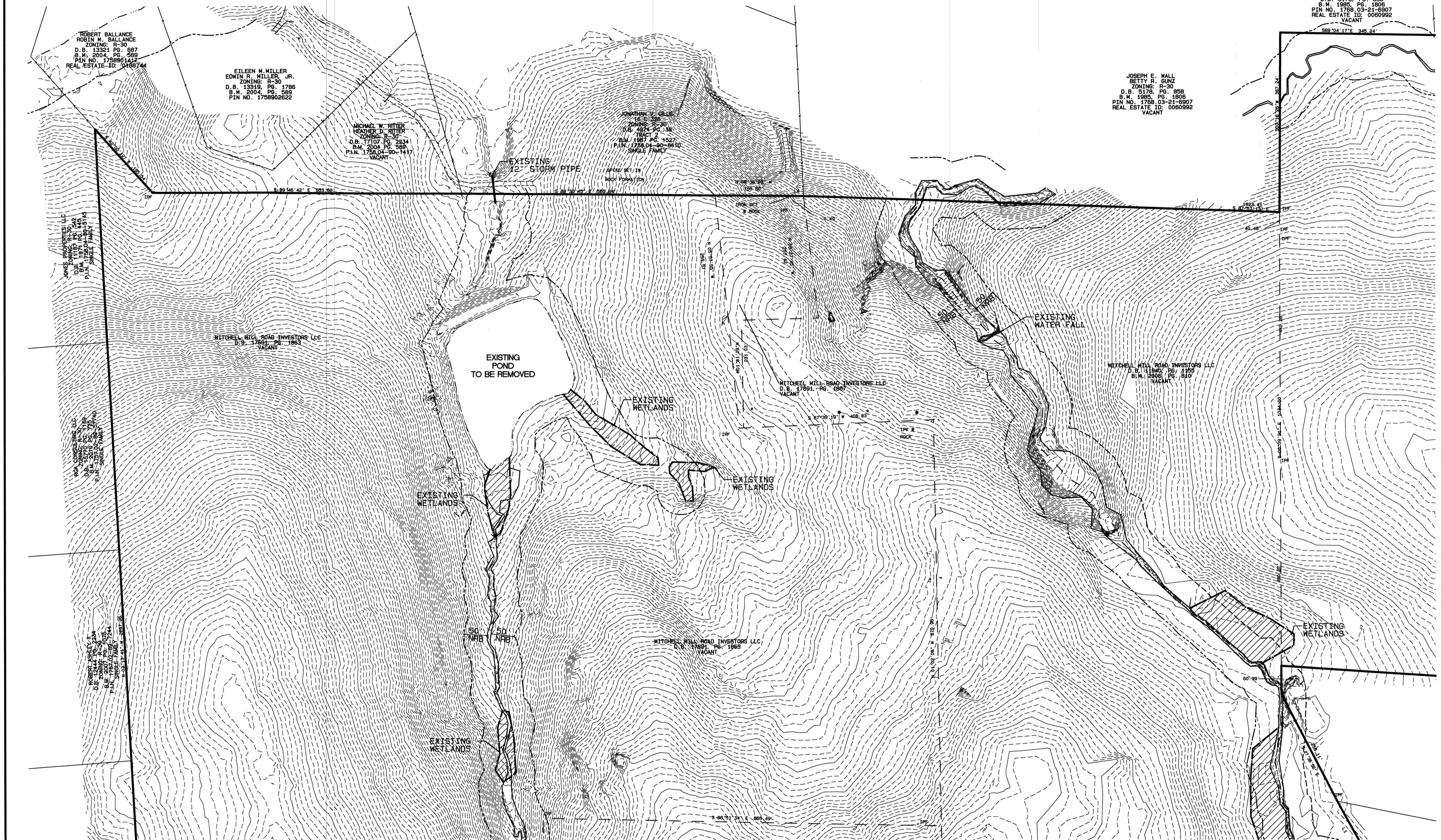
WAKE PROPERTIES LLC  
 ZONING: R-30  
 D.B. 1187, PG. 145  
 P.A.M. 1758.04-20-1414  
 SINGLE FAMILY

ROBERT ASHLEY II  
 D.B. 1044, PG. 204  
 B.M. 2007, PG. 890  
 P.A.M. 1758.04-20-1414  
 SINGLE FAMILY

MITCHELL MILL ROAD INVESTORS LLC  
 D.B. 17691, PG. 1863  
 VACANT

MITCHELL MILL ROAD INVESTORS LLC  
 D.B. 11384, PG. 1465  
 B.M. 2006, PG. 810  
 VACANT

MITCHELL MILL ROAD INVESTORS LLC  
 D.B. 17691, PG. 1863  
 VACANT



NO.	DATE	REVISION

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

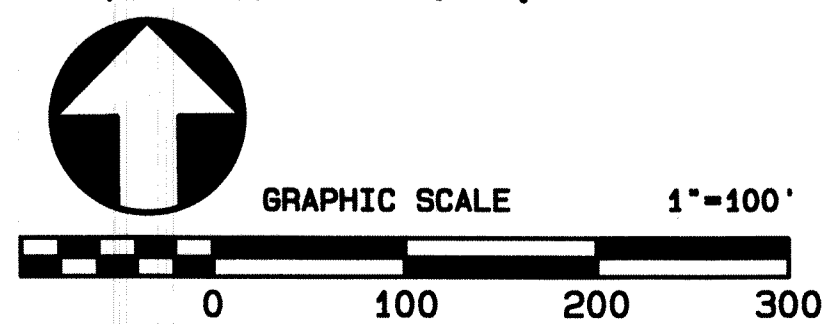
JOB NUMBER:	9900
CHECKED BY:	JRH
DRAWN BY:	BAH
DATE:	9/19/2019

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

PRELIMINARY








NOT FOR CONSTRUCTION  
 SHEET NO.  
**1.2**

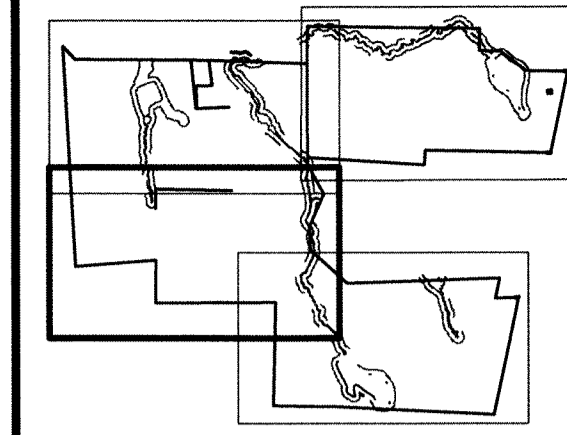
- GENERAL NOTES:
1. TOPO SHOWN ON THIS SHEET IS 1' CONTOURS AND IS FIELD TOPOGRAPHY.
  2. SURVEY DATA PROVIDED BY WITHERSRAVENEL WITH THE LATEST SURVEY DATA RECEIVED ON 9-28-18.
  3. ALL PROPERTIES WITHIN THE PROJECT BOUNDARY ARE OWNED BY MITCHELL MILL ROAD INVESTORS, LLC.



Plot Date: 5/27/2020 Time: 0:54PM FILE: Z:\Jobs\9900\Watkins Property\dwg\Bases Map\Kalas Falls Base Prel\_1 Plat.dwg

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'



REBECCA R. INGLAND  
ZONING: R-30  
D.B. 1991 PG. 1417  
B.M. 1971 PG. 445  
P.I.N. 1757.02-97-2860  
SINGLE FAMILY

FREDY MORENO CORTES  
ZONING: R-30  
D.B. 1991 PG. 1417  
B.M. 1971 PG. 445  
P.I.N. 1757.02-97-2860  
SINGLE FAMILY

JONES PROPERTIES, LLC  
ZONING: R-30  
D.B. 14978 PG. 1182  
B.M. 1971 PG. 445  
P.I.N. 1757.02-97-8876  
SINGLE FAMILY

MITCHELL MILL ROAD INVESTORS LLC  
D.B. 17891 PG. 1963  
VACANT

MITCHELL MILL ROAD INVESTORS LLC  
D.B. 13007 PG. 2328  
VACANT

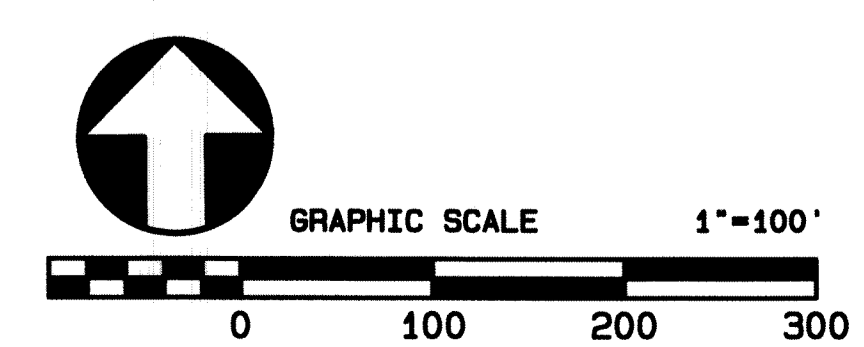
PHILLIP L. MOODY  
ZONING: R-30  
D.B. 3750 PG. 589  
B.M. 1986 PG. 968  
B.M. 1928 PG. 145  
P.I.N. 1767.01-28-3480  
REAL ESTATE ID: 0046422  
AGRICULTURAL

JONES PROPERTIES, LLC  
ZONING: R-30  
D.B. 18879 PG. 1887  
B.M. 1971 PG. 445  
P.I.N. 1757.02-97-4973  
VACANT

JONES PROPERTIES, LLC  
ZONING: R-30  
D.B. 13842 PG. 1231  
B.M. 1963 PG. 1447  
P.I.N. 1757.02-97-2579

ANNIE H. MOODY  
ZONING: R-30  
D.B. 3750 PG. 587  
B.M. 1986 PG. 882  
P.I.N. 1767.01-09-9438  
AGRICULTURAL

- GENERAL NOTES:
1. TOPO SHOWN ON THIS SHEET IS 1' CONTOURS AND IS FIELD TOPOGRAPHY.
  2. SURVEY DATA PROVIDED BY WITHERSRAVENEL WITH THE LATEST SURVEY DATA RECEIVED ON 9-28-18.
  3. ALL PROPERTIES WITHIN THE PROJECT BOUNDARY ARE OWNED BY MITCHELL MILL ROAD INVESTORS, LLC.



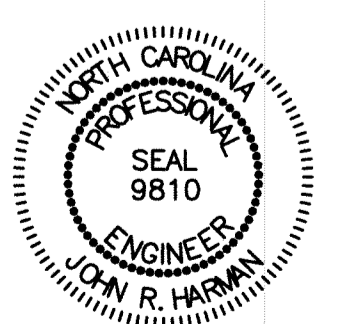
NO.	DATE	REVISION

**EXISTING CONDITION**  
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

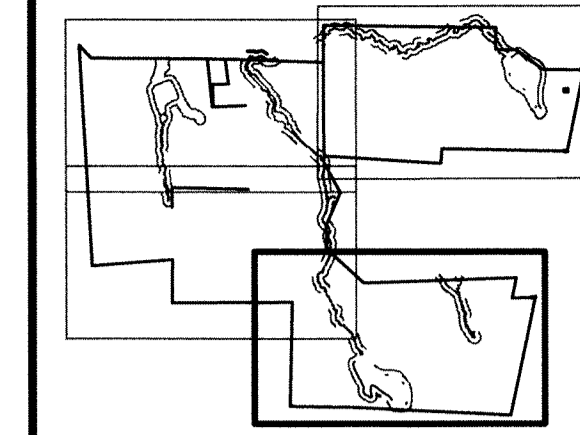


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SHEET NO.  
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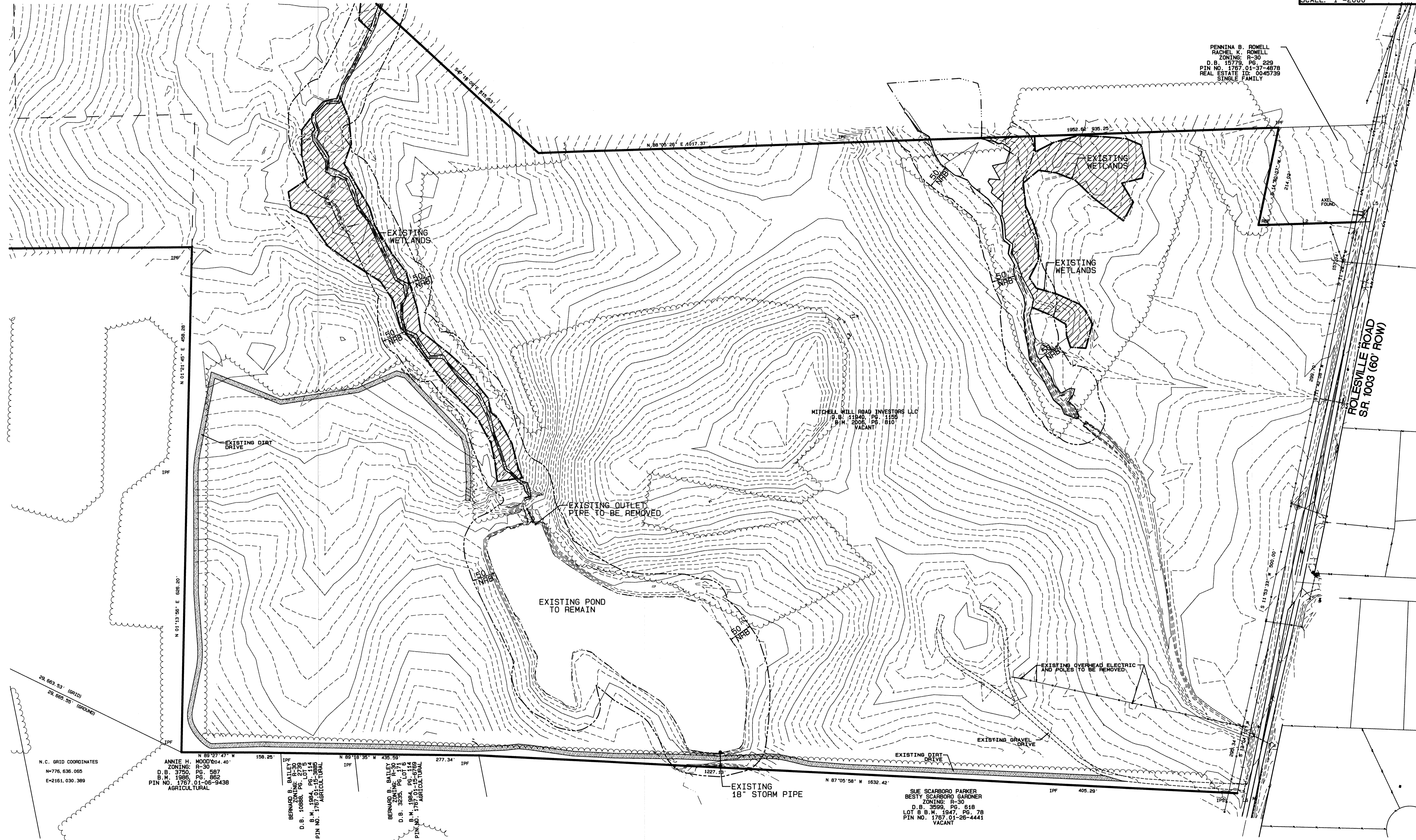
Plot Date: 5/27/2020 Time: 0:55PM FILE: Z:\Jobs\9900\Watkins\_Property\dwg\Bases\_Maps\Kalas Falls Base Prel\_1 Plot.dwg

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'



PENNINA B. ROWELL  
 RACHEL K. ROWELL  
 ZONING: R-30  
 D.B. 15779, PG. 229  
 PIN NO. 1767 01-97-4878  
 REAL ESTATE ID: 0045739  
 SINGLE FAMILY

MITCHELL MILL ROAD INVESTORS LLC  
 19.94, 131840, PG. 8155  
 914, 2006, PG. 8100  
 VACANT

SUE SCARBORO PARKER  
 BESTY SCARBORO GARDNER  
 ZONING: R-30  
 D.B. 3699, PG. 618  
 LOT 9 B.M. 1947, PG. 79  
 PIN NO. 1767 01-26-4441  
 VACANT

ANNIE H. MOOD  
 204.40  
 ZONING: R-30  
 D.B. 3750, PG. 567  
 B.M. 1986, PG. 862  
 PIN NO. 1767 01-06-9438  
 AGRICULTURAL

BERNARD B. BAILEY  
 177  
 ZONING: R-30  
 D.B. 1088, PG. 2729  
 B.M. 1884, PG. 114  
 PIN NO. 1767 01-05-3980  
 AGRICULTURAL

BERNARD B. BAILEY  
 177  
 ZONING: R-30  
 D.B. 1088, PG. 2729  
 B.M. 1884, PG. 114  
 PIN NO. 1767 01-05-3980  
 AGRICULTURAL

N.C. GRID COORDINATES  
 N=776,636.085  
 E=2161,030.389

NO.	DATE	REVISION

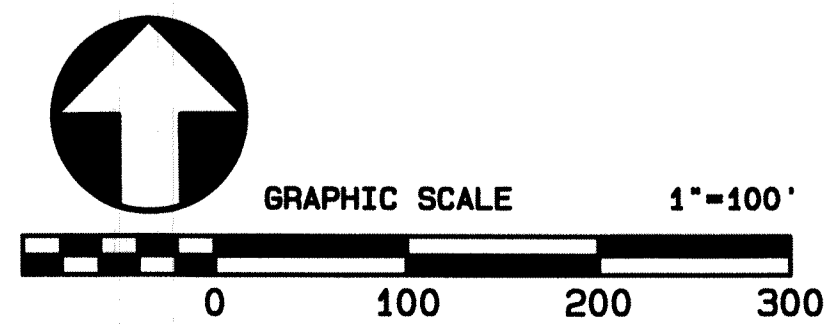
**EXISTING CONDITION**  
 FOR  
**KALAS FALLS**  
 SITUATED AT  
**1832 ROLESVILLE ROAD**  
 WAKE COUNTY, NORTH CAROLINA  
 FIRM # C-3881

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.  
**1.4**

- GENERAL NOTES:  
 1. TOPO SHOWN ON THIS SHEET IS 1' CONTOURS AND IS FIELD TOPOGRAPHY.  
 2. SURVEY DATA PROVIDED BY WITHERSRAVENEL WITH THE LATEST SURVEY DATA RECEIVED ON 9-28-18.  
 3. ALL PROPERTIES WITHIN THE PROJECT BOUNDARY ARE OWNED BY MITCHELL MILL ROAD INVESTORS, LLC.



FILE: Z:\Jobs\9900\Work\ins Property\ang\Map\Kalas Falls Base Prel. Plat.dwg  
 Time: 01:59PM  
 Plot Date: 9/27/2020



**SITE DATA**

OWNER: MITCHELL MILL ROAD INVESTORS, LLC  
 105 WESTON ESTATES WAY  
 CARY, NC 27519

PARCEL ADDRESS: 1600 & 1832 ROLESVILLE ROAD, ROLESVILLE NC  
 PIN NUMBER: 1767-03-2228, 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: 17.91 AC  
 TOTAL AREA IN FUTURE TOWNHOMES: 17.91 AC  
 AREA IN ROW: 38.57 AC  
 AREA IN OPEN SPACE PROVIDED: 96.75 AC  
 AREA IN LOTS: 128.47 AC  
 EXISTING ZONING: RS 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

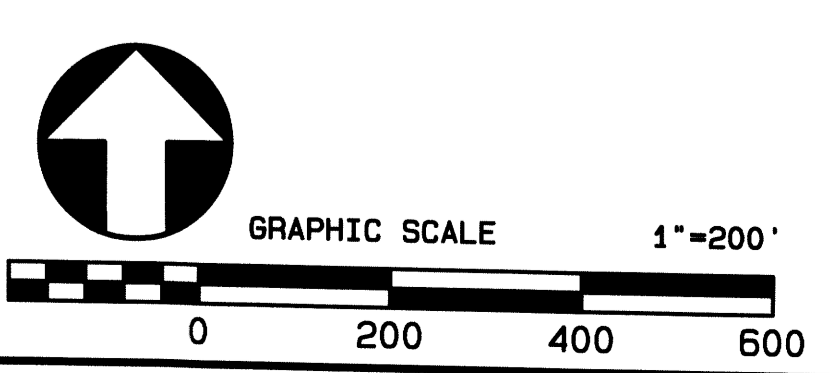
LF OF PUBLIC STREETS: 35,964 LF  
 IMPERVIOUS AREA: 67.86 AC  
 PERCENT IMPERVIOUS: 24%

**SETBACK TABLE SINGLE FAMILY**

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

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

- LEGEND:**
- TOT LOT
  - POCKET PARK
  - MAIL KIOSK LOCATION
  - OPEN SPACE
  - GOVERNMENTAL USE
  - FUTURE TOWNHOMES (R3)
  - ACTIVE RECREATION



**SITE PLAN OVERALL**  
 FOR  
**KALAS FALLS**  
 SITUATED AT  
**1832 ROLESVILLE ROAD**  
 WAKE COUNTY, NORTH CAROLINA  
 FIRM # C-9881

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

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

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PRELIMINARY

NOT FOR CONSTRUCTION

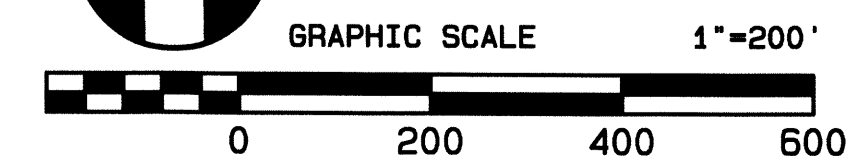
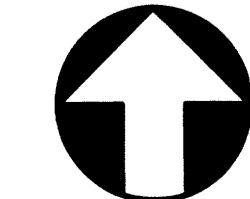
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SHEET NO.

DW/CHK  
 REVISION  
 DATE  
 No.  
 Plot Date: 8/17/2020  
 Time: 4:01PM  
 FILE: E:\Kallas Falls\Kallas Falls Base Prel. Plat.dwg



GENERAL NOTES:  
1. SEE SHEET 2, 3 FOR TOTAL NUMBER OF LOTS  
AND LOT SIZING.



REV.	DATE	REVISION

**OVERALL PHASING 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

NORTH CAROLINA  
PROFESSIONAL  
SEAL  
9810  
ENGINEER  
JOHN R. HARRMAN

NOT FOR CONSTRUCTION  
SHEET NO.

**2.1**

FILE: E:\Kalas Falls\Kalas Falls Base Prel Plat.dwg Plot Date: 9/17/2020 Time: 4:02PM DW/CHK





**OPEN SPACE LEGEND:**

- TOT LOT
- POCKET PARK
- MAIL KIOSK LOCATION

**OPEN SPACE CALCULATIONS**

PROJECT ACREAGE:	282.726
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.

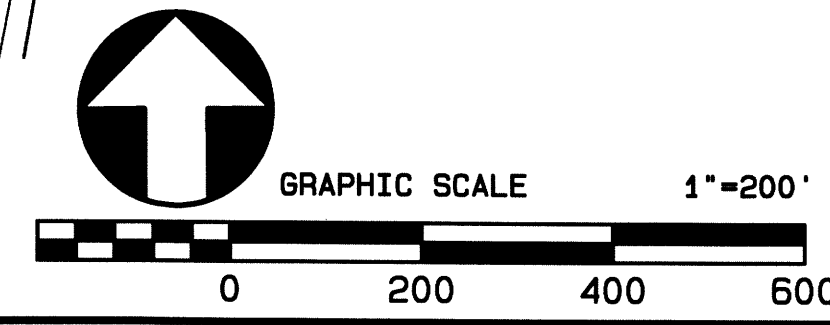
\* GREENWAY TRAILS ARE TO BE 10' ASPHALT TRAILS WITHIN A 20' EASEMENT UNLESS THE SANITARY SEWER SHARES THE EASEMENT THEN THE EASEMENT WIDTH IS 30'.

**LAND USE LEGEND:**

- GOVERNMENTAL USE (2.36 AC.)
- FUTURE TOWNHOUSES (R3 USE) (17.01 AC.)
- SINGLE FAMILY (R1 & R2 USE) (263.36 AC.)
- OPEN SPACE

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	11.51	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	0.27	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
	96.74	

GENERAL NOTES:  
1. SEE SHEET 2,3 FOR TOTAL NUMBER OF LOTS AND LOT SIZING.



NO.	DATE	REVISION

**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
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.  
**2.2**

Phase 1 Lot Areas

Table with 2 columns: LOT NUMBER, SQUARE FOOTAGE(SF). Rows 1-37.

Table with 2 columns: LOT NUMBER, SQUARE FOOTAGE(SF). Rows 38-74.

Table with 2 columns: LOT NUMBER, SQUARE FOOTAGE(SF). Rows 75-251.

Table with 2 columns: LOT NUMBER, SQUARE FOOTAGE(SF). Rows 252-269.

Phase 2 Lot Areas

Table with 2 columns: LOT NUMBER, SQUARE FOOTAGE(SF). Rows 345-381.

Table with 2 columns: LOT NUMBER, SQUARE FOOTAGE(SF). Rows 382-418.

Table with 2 columns: LOT NUMBER, SQUARE FOOTAGE(SF). Rows 419-454.

Phase 3 Lot Areas

Table with 2 columns: LOT NUMBER, SQUARE FOOTAGE(SF). Rows 96-202.

Table with 2 columns: LOT NUMBER, SQUARE FOOTAGE(SF). Rows 203-273.

Table with 2 columns: LOT NUMBER, SQUARE FOOTAGE(SF). Rows 274-310.

Table with 2 columns: LOT NUMBER, SQUARE FOOTAGE(SF). Rows 311-344.

Phase 4 Lot Areas

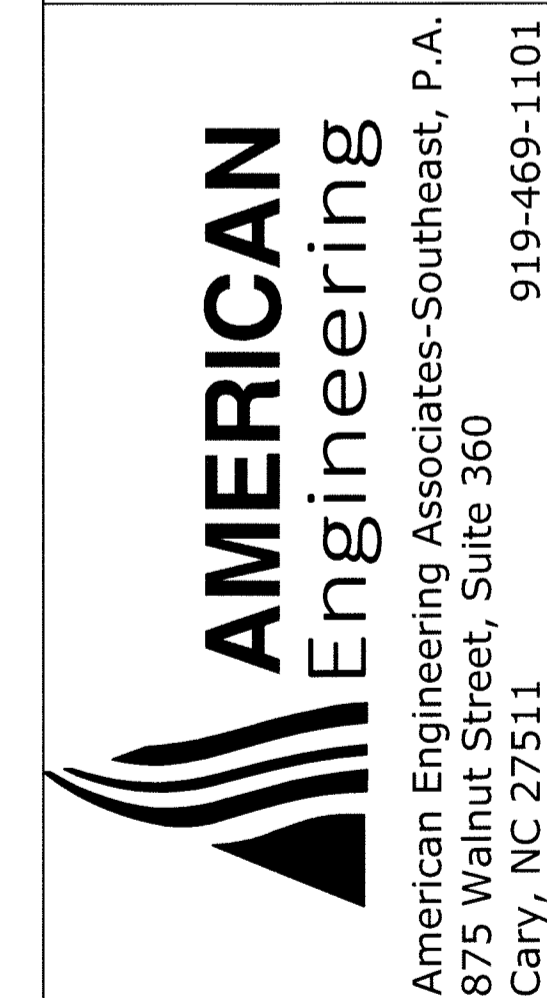
Table with 2 columns: LOT NUMBER, SQUARE FOOTAGE(SF). Rows 123-159.

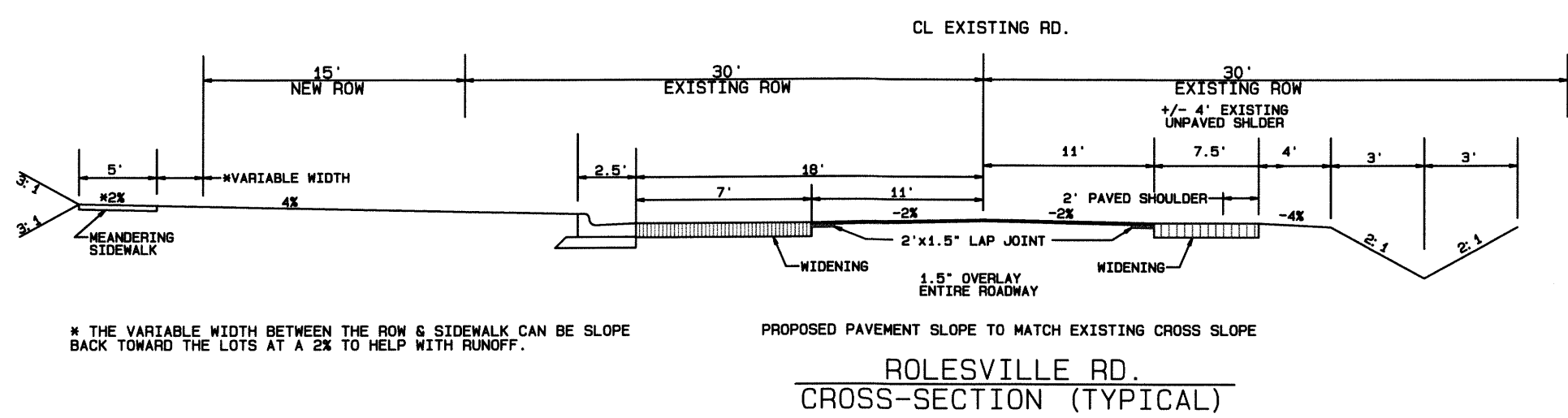
Table with 2 columns: LOT NUMBER, SQUARE FOOTAGE(SF). Rows 160-192.

Revision table with columns: No., DATE, REVISION.

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

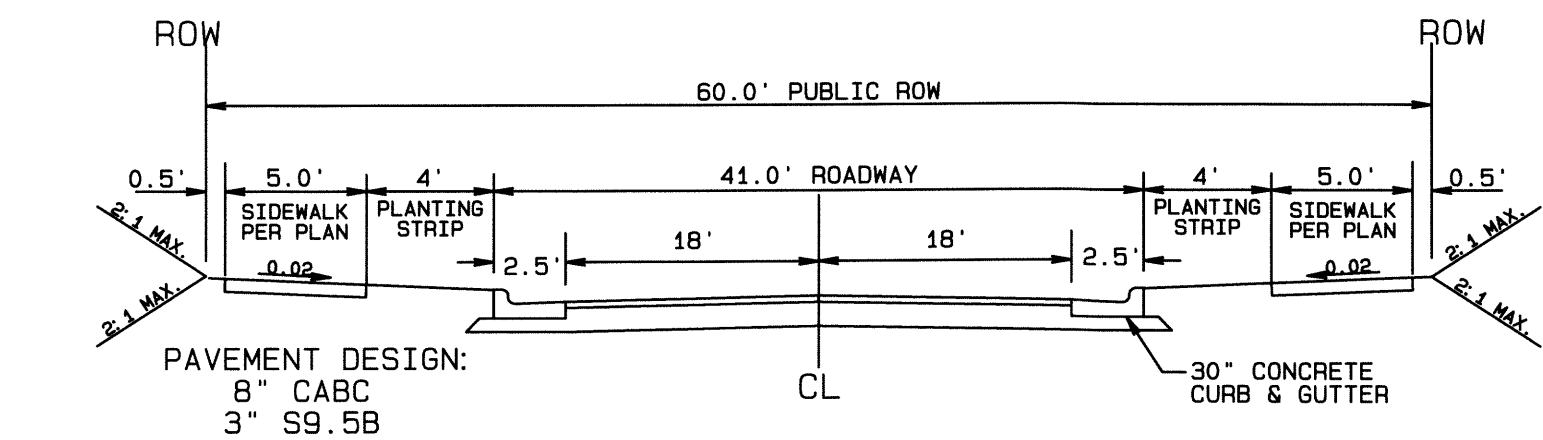




ROLESVILLE RD.  
CROSS-SECTION (TYPICAL)

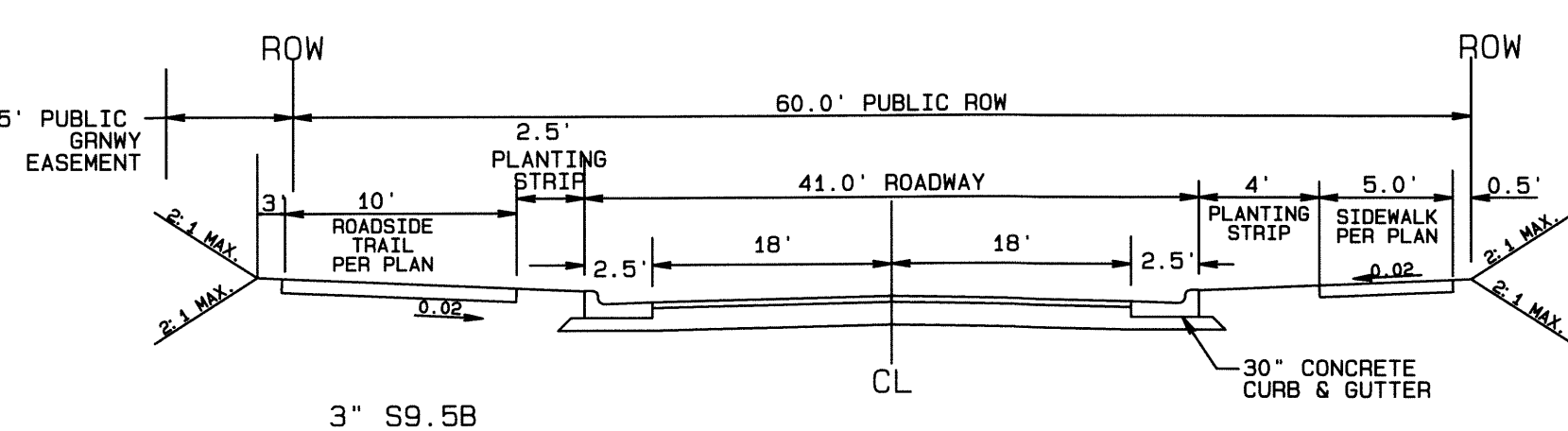
NOTE: PAVEMENT DESIGN TO BE DESIGNATED BY NCDOT ENCROACHMENT AGREEMENT OVERLAY OR LAP JOINT TO BE DETERMINED BY NCDOT ENCROACHMENT AGREEMENT

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



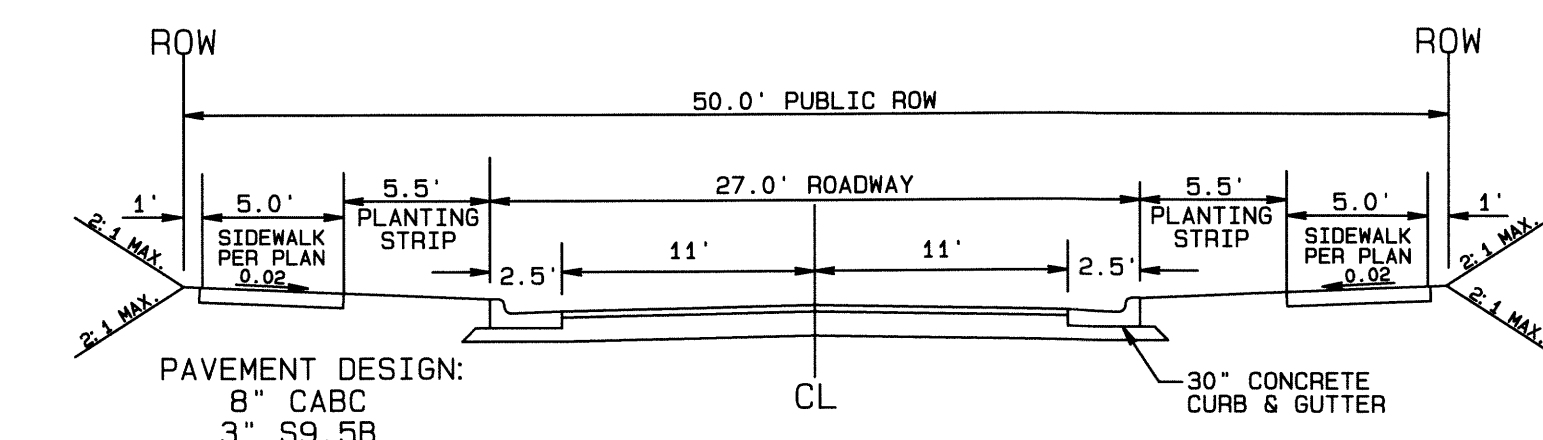
NOTE:  
1. NORMAL CROWN OF 0.02 UNLESS OTHERWISE DIRECTED BY TOWN ENGINEER.  
2. ASPHALT WILL BE INSTALLED AT A MIN. 1.5" LIFTS.

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



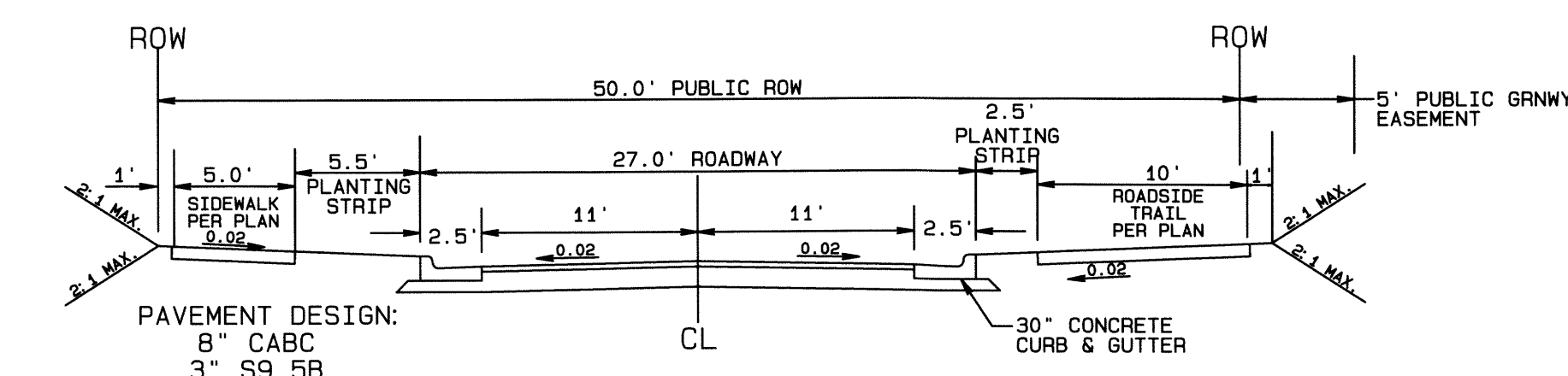
NOTE:  
1. NORMAL CROWN OF 0.02 UNLESS OTHERWISE DIRECTED BY TOWN ENGINEER.  
2. ASPHALT WILL BE INSTALLED AT A MIN. 1.5" LIFTS.

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



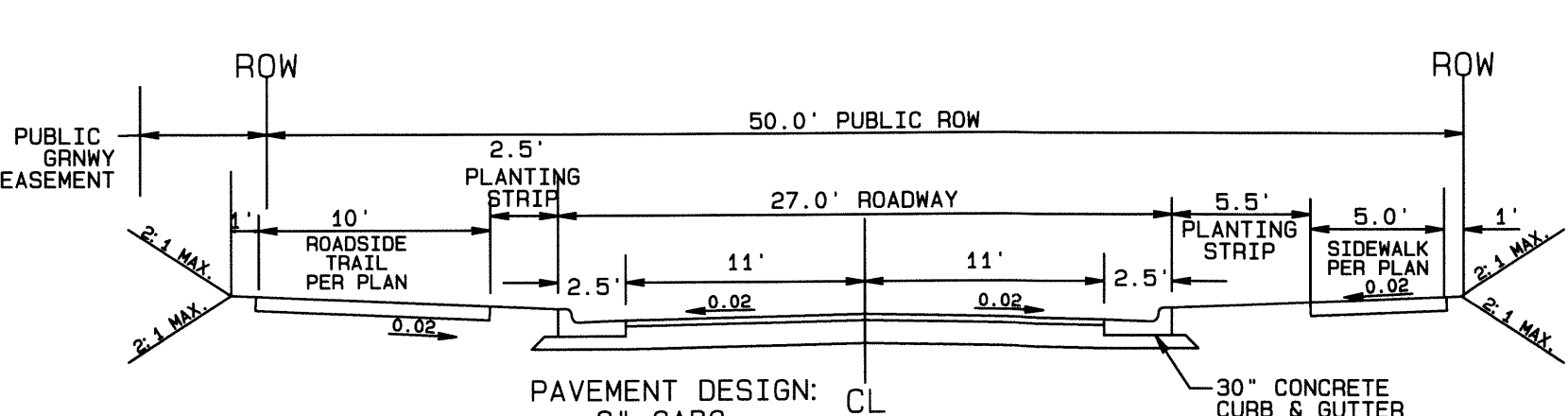
NOTE:  
1. NORMAL CROWN OF 0.02 UNLESS OTHERWISE DIRECTED BY TOWN ENGINEER.  
2. ASPHALT WILL BE INSTALLED AT A MIN. 1.5" LIFTS.

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



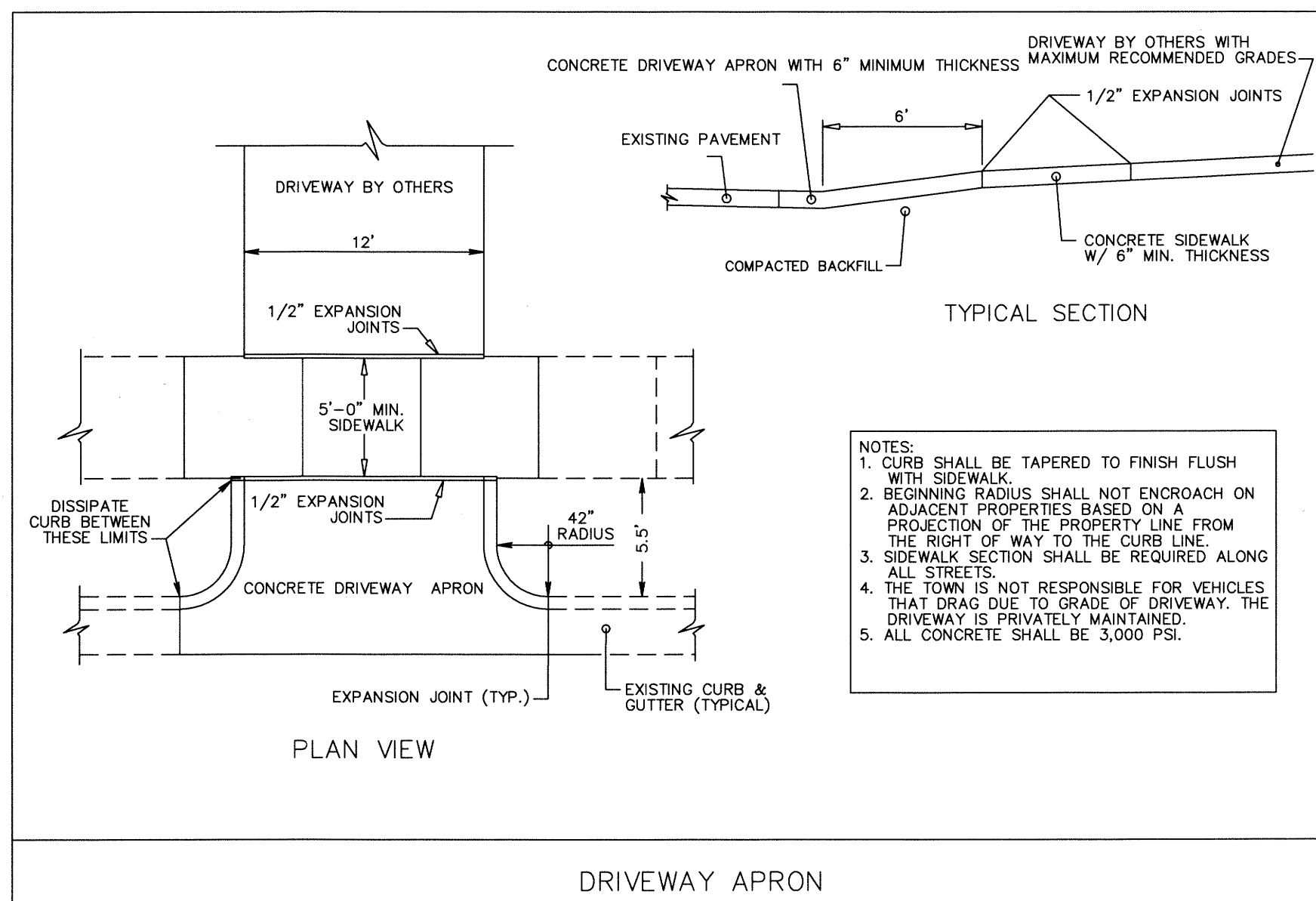
NOTE:  
1. NORMAL CROWN OF 0.02 UNLESS OTHERWISE DIRECTED BY TOWN ENGINEER.  
2. ASPHALT WILL BE INSTALLED AT A MIN. 1.5" LIFTS.

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

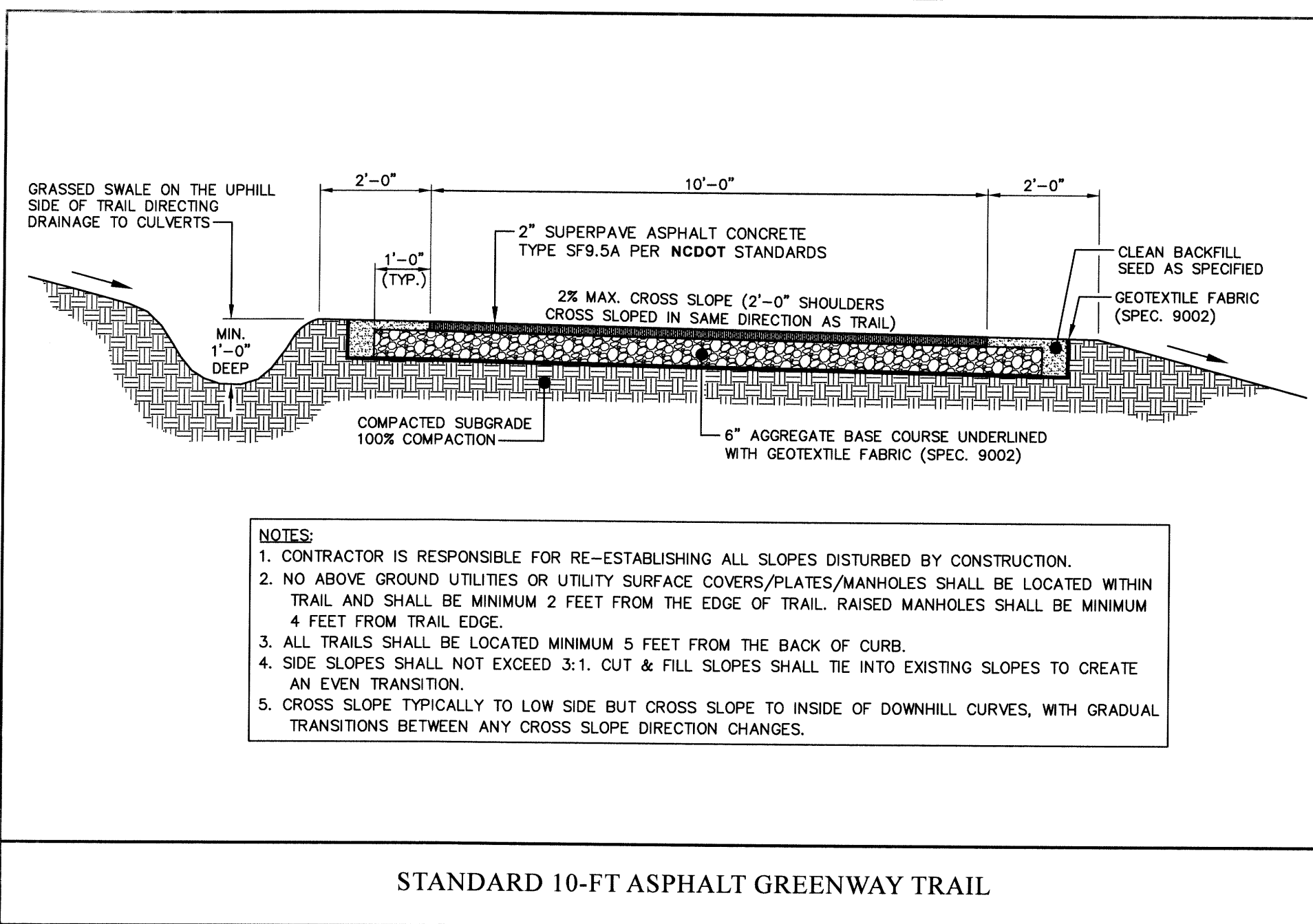


NOTE:  
1. NORMAL CROWN OF 0.02 UNLESS OTHERWISE DIRECTED BY TOWN ENGINEER.  
2. ASPHALT WILL BE INSTALLED AT A MIN. 1.5" LIFTS.

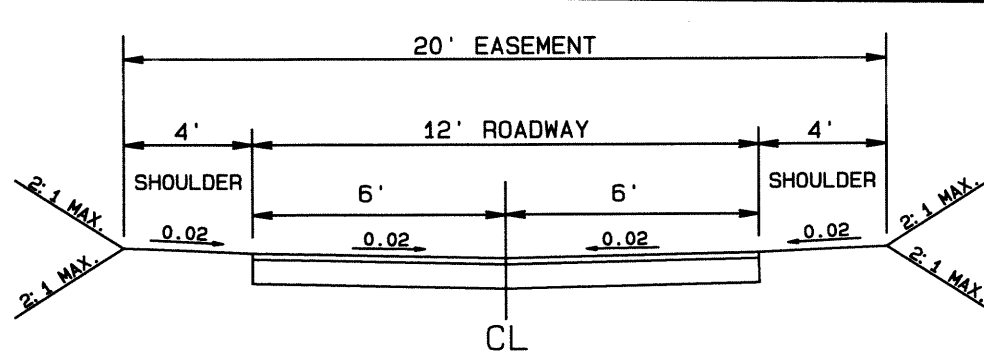
27' B-B ON A 50' R/W  
TYPICAL SECTION



NOTES:  
1. CURB SHALL BE TAPERED TO FINISH FLUSH WITH SIDEWALK.  
2. BEGINNING RADIUS SHALL NOT ENDOUR ON ADJACENT PROPERTIES BASED ON A PROJECTION OF THE PROPERTY LINE FROM THE RIGHT OF WAY TO THE CURB LINE.  
3. SIDEWALK SECTION SHALL BE REQUIRED ALONG ALL STREETS.  
4. THE TOWN IS NOT RESPONSIBLE FOR VEHICLES THAT DRAG DUE TO GRADE OF DRIVEWAY. THE DRIVEWAY IS PRIVATELY MAINTAINED.  
5. ALL CONCRETE SHALL BE 3,000 PSI.



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.



GENERAL NOTES:  
1. DRAINAGE VALLEY OF 1/4" PER FOOT UNLESS OTHERWISE DIRECTED.  
2. PAVEMENT DESIGN AS NOTED.  
3. SEE DRIVEWAY DETAIL FOR ROAD INTERSECTIONS.

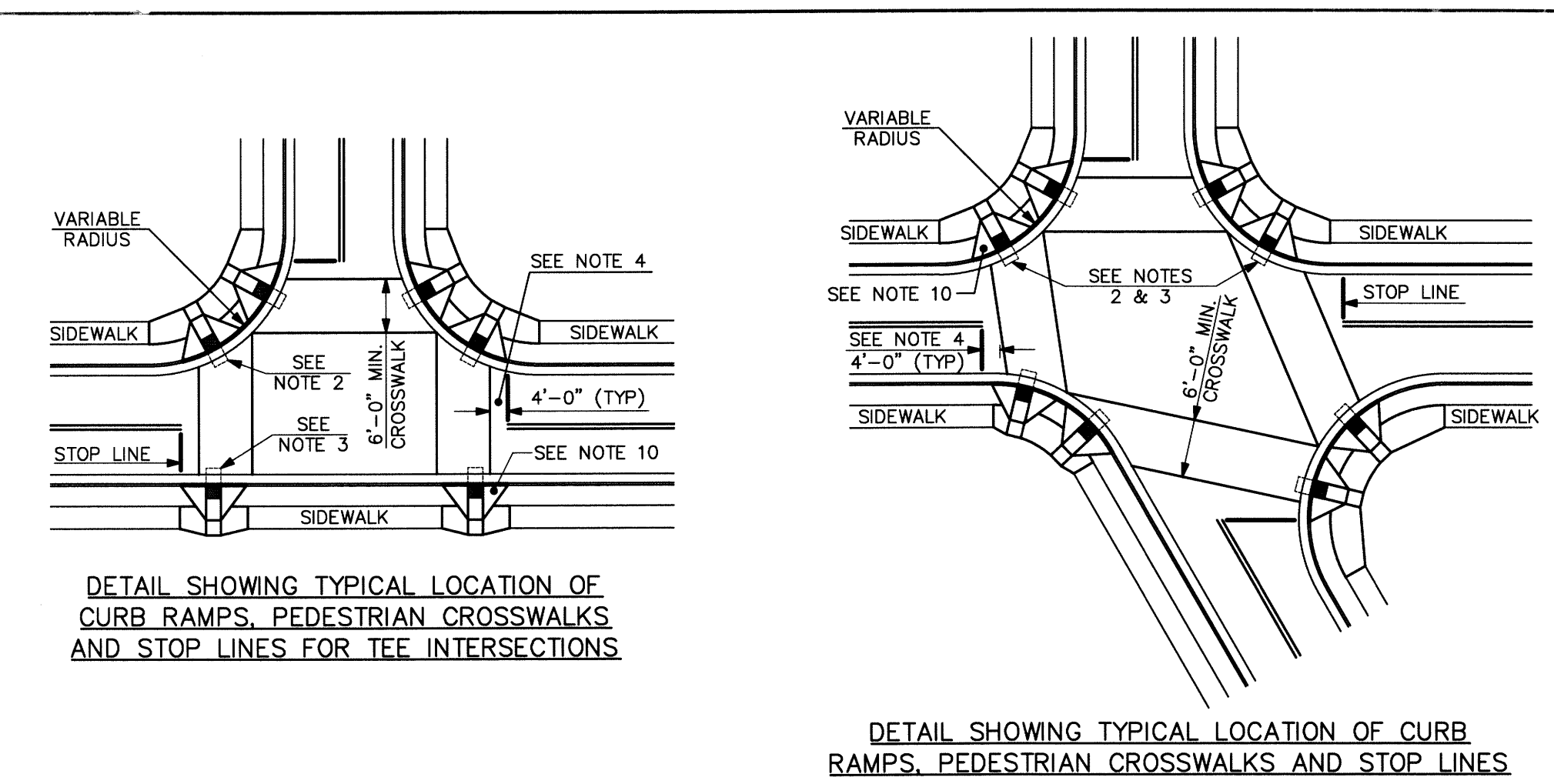
PAVEMENT DESIGN:  
8" CABG  
2" S9.5B

12' E-E IN A 20' EASEMENT  
TYPICAL SECTION

NOTES:

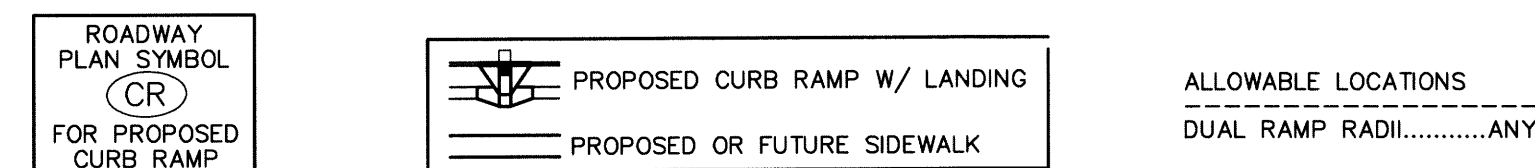
- CONSTRUCT THE RAMP SURFACE TO BE STABLE, FIRM, AND SLIP RESISTANT. CONSTRUCT THE CURB RAMP TYPE AS SHOWN IN THE PAVEMENT MARKING PLANS OR AS DIRECTED BY THE ENGINEER.
- LOCATE CURB RAMPS AND PLACE PEDESTRIAN CROSSWALK MARKINGS AS SHOWN IN THE PAVEMENT MARKING PLANS. WHEN FIELD ADJUSTMENTS REQUIRE MOVING CURB RAMPS OR MARKINGS AS SHOWN, CONTACT THE SIGNING AND DELINEATION UNIT OR LOCATE AS DIRECTED BY THE ENGINEER.
- 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.
- SET BACK DISTANCE FROM INSIDE CROSSWALK MARKING TO NEAREST EDGE OF TRAVEL LANE IS 4-FT MINIMUM.
- 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.
- TERMINATE PARKING A MINIMUM OF 20-FT BACK OF A PEDESTRIAN CROSSWALK.
- CONSTRUCT CURB RAMPS A MINIMUM OF 4-FT WIDE.
- CONSTRUCT THE RUNNING SLOPE OF THE RAMP 8.33% MAXIMUM.
- ALLOWABLE CROSS SLOPE ON SIDEWALKS AND CURB RAMPS WILL BE 2% MAXIMUM.
- CONSTRUCT THE SIDE FLARE SLOPE A MAXIMUM OF 10% MEASURED ALONG THE CURB LINE.
- 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.
- 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.
- 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.
- SMALL CHANNELIZATION ISLANDS THAT CAN NOT PROVIDE A 5'x5' LANDING AT THE TOP OF A RAMP, WILL BE CUT THROUGH LEVEL WITH THE SURFACE STREET.
- 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.
- PLACE A 1/2" EXPANSION JOINT WHERE THE CONCRETE CURB RAMP JOINS THE CURB.
- PLACE ALL PEDESTRIAN PUSH BUTTON ACTUATORS AND CROSSING SIGNALS AS SHOWN IN THE PLANS OR AS SHOWN IN THE MUTCD.
- 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

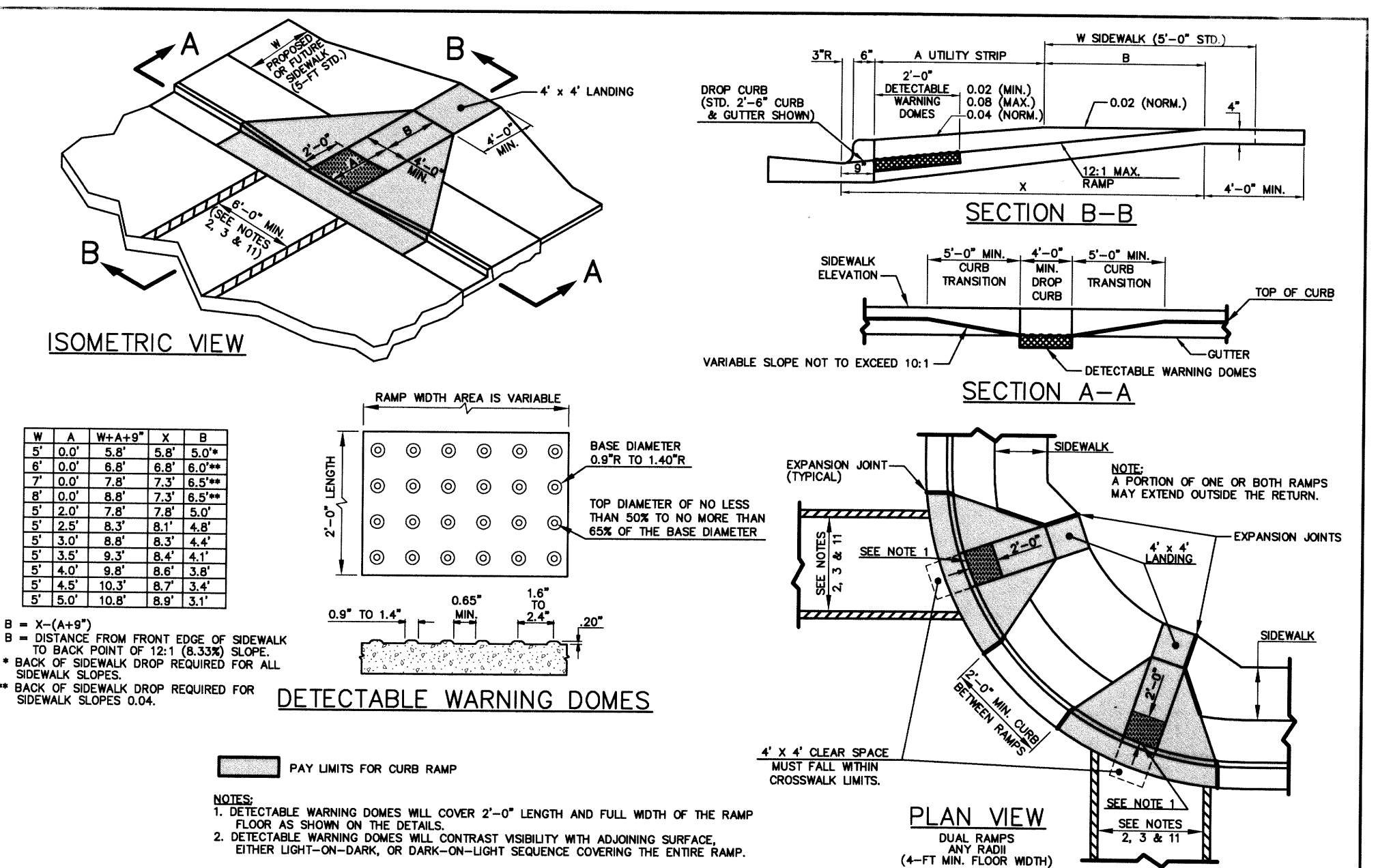


DETAIL SHOWING TYPICAL LOCATION OF CURB RAMPS, PEDESTRIAN CROSSWALKS AND STOP LINES FOR TEE INTERSECTIONS

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



CURB RAMPS - PROPOSED CURB & GUTTER



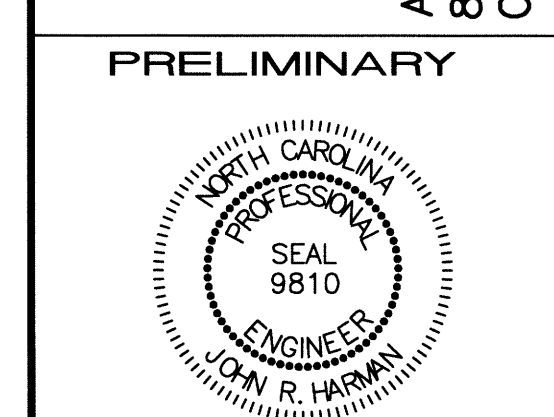
CURB RAMPS - PROPOSED CURB & GUTTER

DATE	REVISION
NO.	DESCRIPTION
1	15/27/2020 ADDRESS PREL. PLAN COMMENTS RECEIVED ON 4-27-20

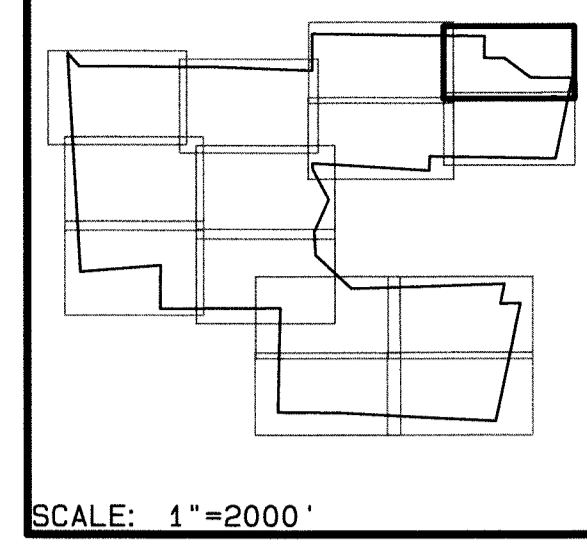
PROJECT DETAILS FOR  
**KALAS FALLS**  
SITUATED AT  
**1832 ROLESVILLE ROAD**  
WAKE COUNTY, NORTH CAROLINA  
FIRM # C-3881

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

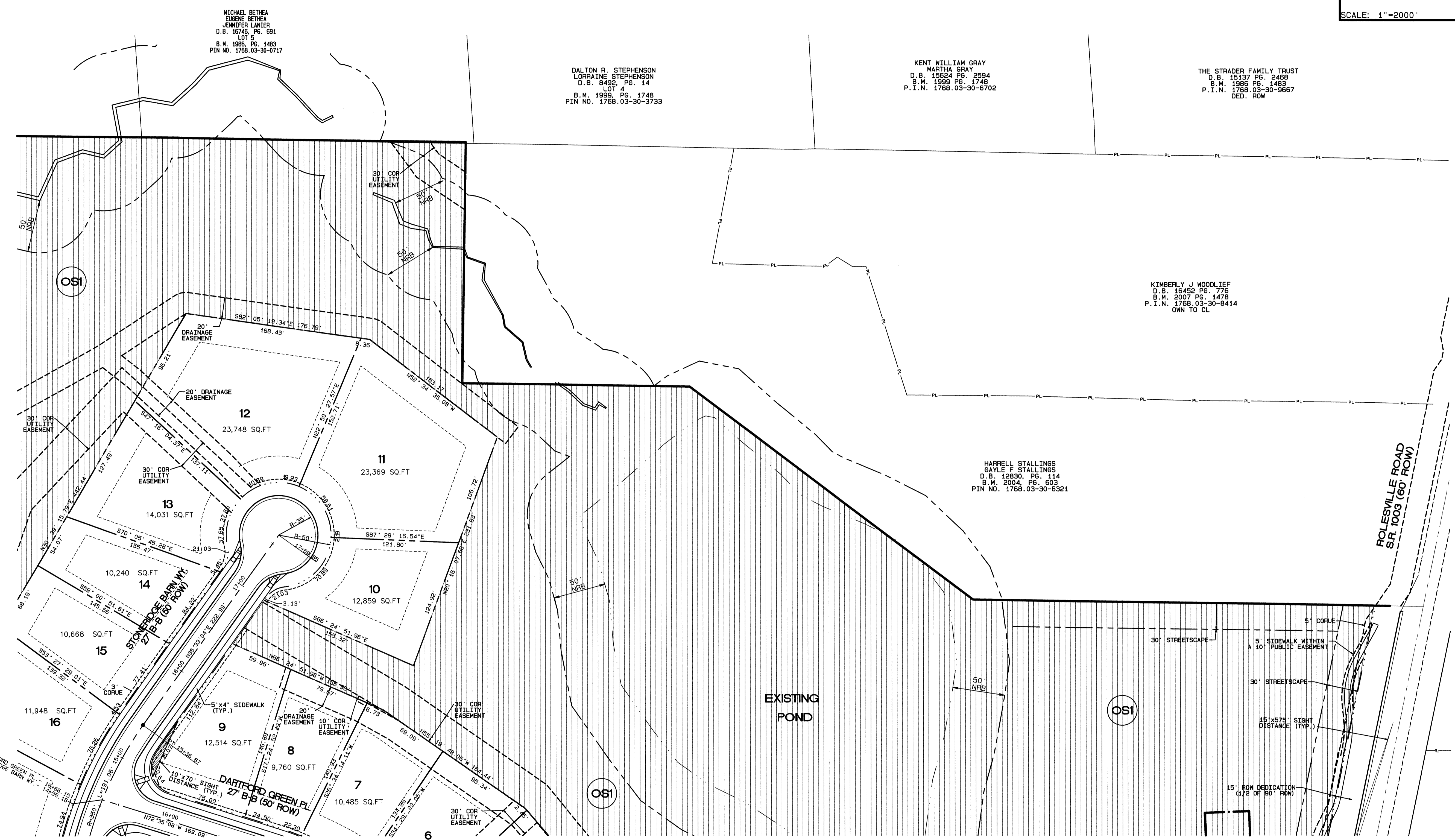
**AMERICAN Engineering**  
American Engineering Associates-Southeast, P.A.  
875 Walnut Street, Suite 360  
Cary, NC 27511 919-469-1101



NOT FOR CONSTRUCTION SHEET NO.



SCALE: 1"=2000'



MICHAEL BETHA  
EURENE BETHA  
JENNIFER LANTER  
D.B. 15746, PG. 691  
LOT 5  
B.M. 1986, PG. 1483  
PIN NO. 1768.03-30-0717

DALTON R. STEPHENSON  
LORRAINE STEPHENSON  
D.B. 8492, PG. 14  
LOT 4  
B.M. 1999, PG. 1748  
PIN NO. 1768.03-30-3733

KENT WILLIAM GRAY  
MARTHA GRAY  
D.B. 15624 PG. 2594  
B.M. 1999 PG. 1748  
P.I.N. 1768.03-30-5702

THE STRADER FAMILY TRUST  
D.B. 15137 PG. 2469  
B.M. 1986 PG. 1483  
P.I.N. 1768.03-30-9667  
DED. ROW

KIMBERLY J. WOODLIEF  
D.B. 16452 PG. 776  
B.M. 2004 PG. 503  
P.I.N. 1768.03-30-6414  
OWN TO CL

HARRELL STALLINGS  
GAYLE F. STALLINGS  
D.B. 12830, PG. 114  
B.M. 2004, PG. 503  
PIN NO. 1768.03-30-6321

NO.	DATE	REVISION
1	5/18/2020	ADDRESSED PREL. PLAN COMMENTS RECEIVED ON 4-27-20

**SITE PLAN**  
FOR  
**KALAS FALLS**  
SITUATED AT  
**1832 ROLESVILLE ROAD**  
WAKE COUNTY, NORTH CAROLINA  
P.F.M. # C-3881

JOB NUMBER: 9900  
CHECKED BY: JRH  
DRAWN BY: BAH  
DATE: 4/24/2020

**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**

**ABBREVIATION**

- NRB- NEUSE RIVER BUFFER
- COR/CORUE- CITY OF RALEIGH UTILITY EASEMENT
- OPEN SPACE

**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 PROPERTY-LINE
- 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

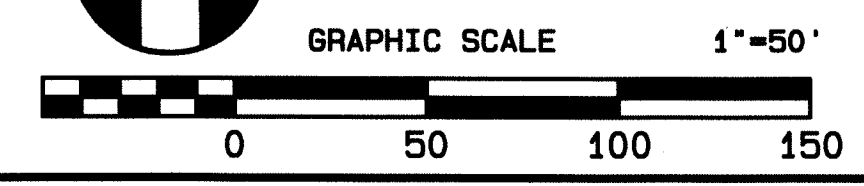
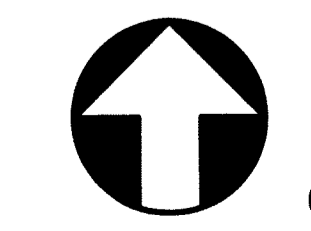
**SETBACK TABLE SINGLE FAMILY**

	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

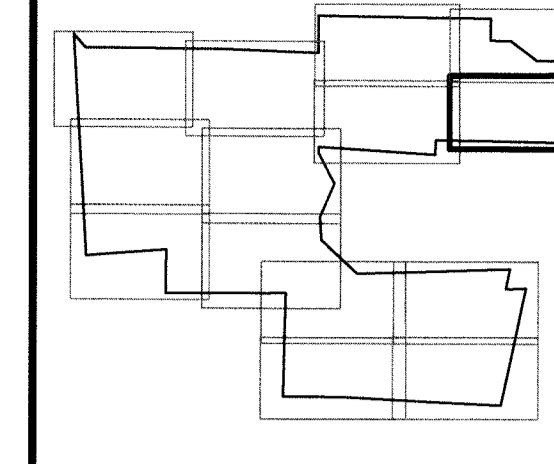
\* AGGREGATE 12" MIN. 5'  
\*\* MIN. 3" AGGREGATE 10'

**GENERAL NOTE:**

- 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.
- SIGHT DISTANCE TRIANGLES ARE 10'x70' WHERE SIGHT LINES ENCRUSH ONTO A PRIVATE LOT A SIGHT EASEMENT IS REQUIRED.
- BACK OF CURB RADIUS AT INTERSECTIONS- RESIDENTIAL-RESIDENTIAL- 28' RESIDENTIAL-COLLECTOR- 30' COLLECTOR-COLLECTOR- 30' ENTRANCE AT CUL-DE-SAC- 32.5 ENTRY ROADS-ROLESVILLE RD. - 35'

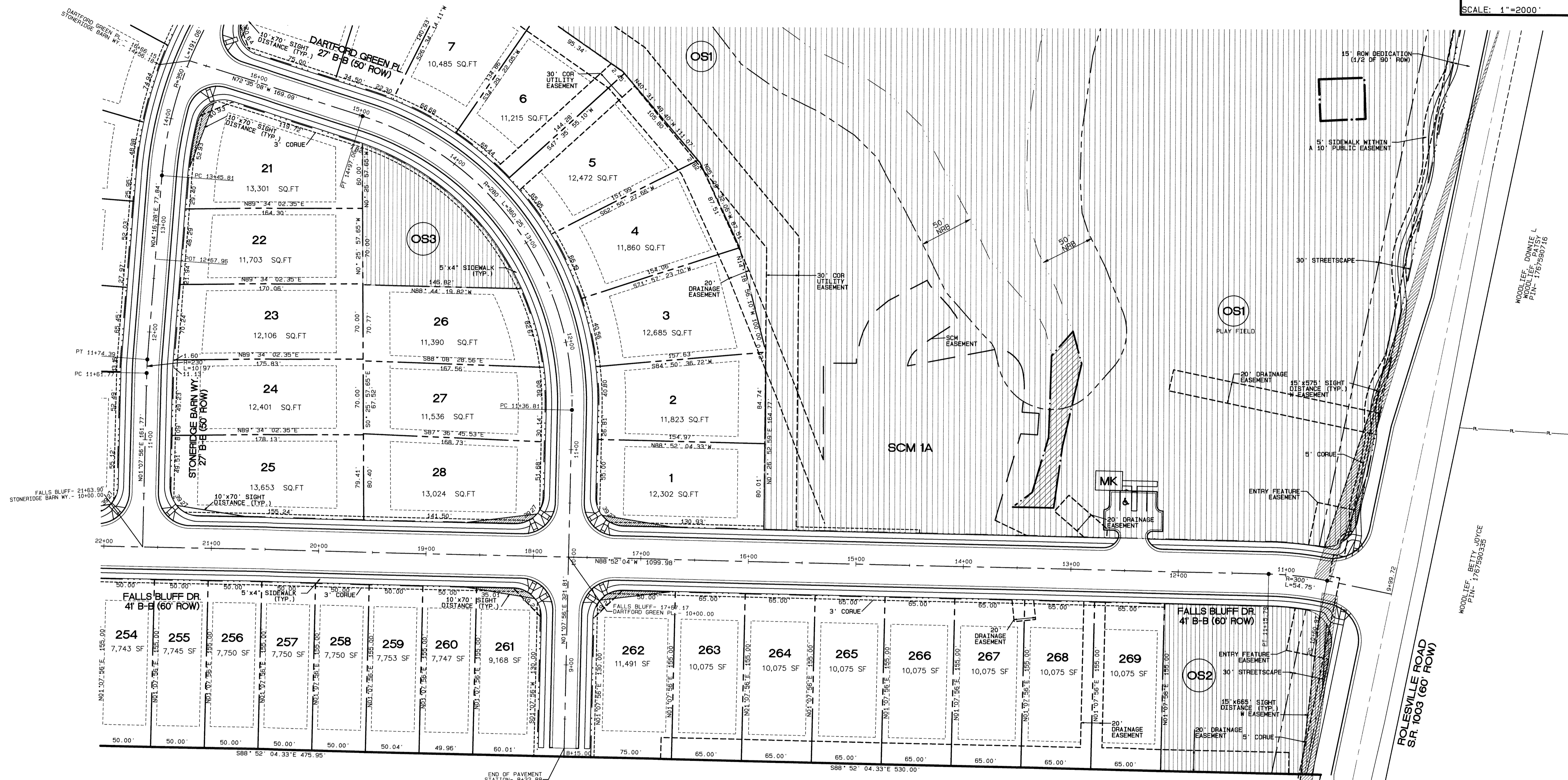


FILE: Z:\Jobs\9900\Watkins\_Property\dwg\Bases\_Map\Kalas Falls Base Prel. Plot.prc  
Date: 5/27/2020 Time: 1:05PM Plot Date: 5/27/2020



SCALE: 1"=2000'

NO.	DATE	REVISION
1	5/18/2020	ADDRESS IT PRELIM. PLAN COMMENTS RECEIVED DN 4-27-20
2		
3		
4		
5		
6		
7		



SETBACK TABLE SINGLE FAMILY

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

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

ABBREVIATION

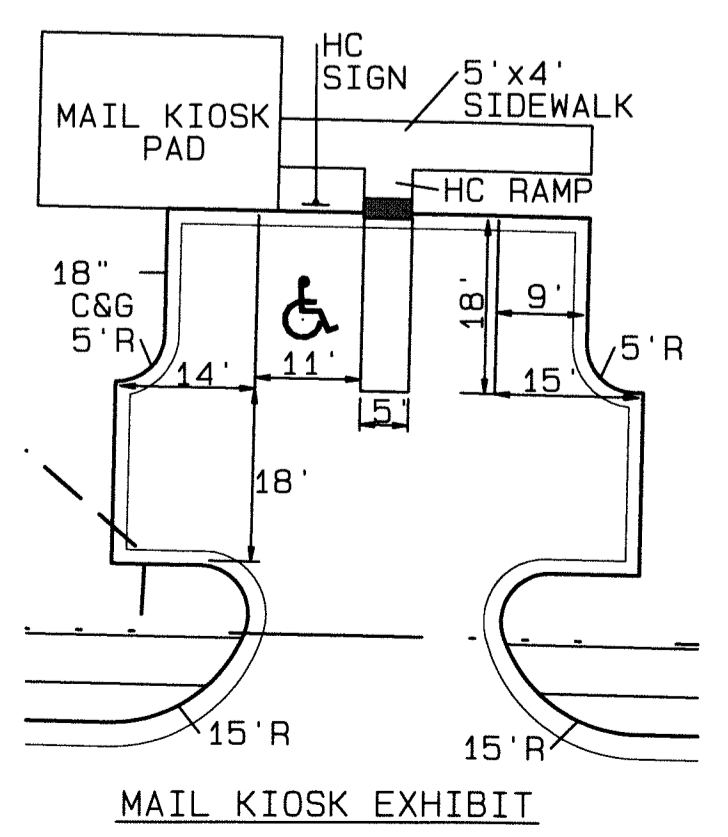
NRB- NEUSE RIVER BUFFER		OPEN SPACE
COR/CORUE- CITY OF RALEIGH UTILITY EASEMENT		

EXISTING LINETYPE LEGEND

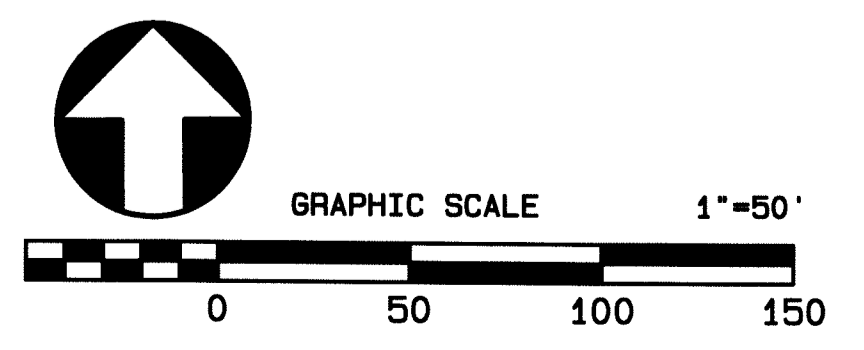
	PROPERTY BOUNDARY
	EXISTING TREE LINE
	EXISTING WETLAND
	EXISTING 50' NRB
	CENTERLINE OF STREAM
	EXISTING WATER ELEVATION
	EXISTING RIGHT OF WAY

PROPOSED LINETYPE LEGEND

	PROPOSED PROPERTY-LINE
	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



- GENERAL NOTE:
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  - SIGHT DISTANCE TRIANGLES ARE 10'x70' WHERE SIGHT LINES ENCRACH ONTO A PRIVATE LOT A SIGHT EASEMENT IS REQUIRED.
  - BACK OF CURB RADIUS AT INTERSECTIONS- RESIDENTIAL-RESIDENTIAL- 28' RESIDENTIAL-COLLECTOR- 30' COLLECTOR-COLLECTOR- 30' ENTRANCE AT CUL-DE-SAC- 32.5' ENTRY ROADS-ROLESVILLE RD.- 35'



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

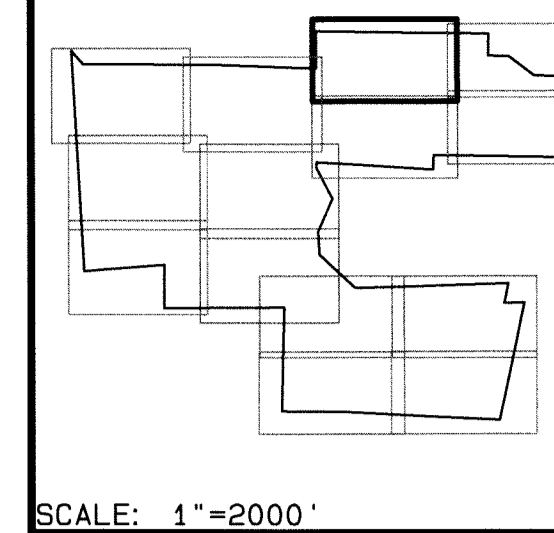
JOB NUMBER: 9900  
 CHECKED BY: JRH  
 DRAWN BY: BAH  
 DATE: 4/24/2020

**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**

FILE: Z:\Jobs\9900\Mapk\Ins Property\dwg\Map Kallas Falls Base Prel. Plat.dwg  
 Plot Date: 5/27/2020 Time: 1:07PM



SCALE: 1"=2000'

JOSEPH E. WALL  
BETTY R. GUNZ  
ZONING: R-30  
D.B. 5178, PG. 858  
B.M. 1985, PG. 1806  
PIN NO. 1768-03-21-8907  
REAL ESTATE ID: 0060992

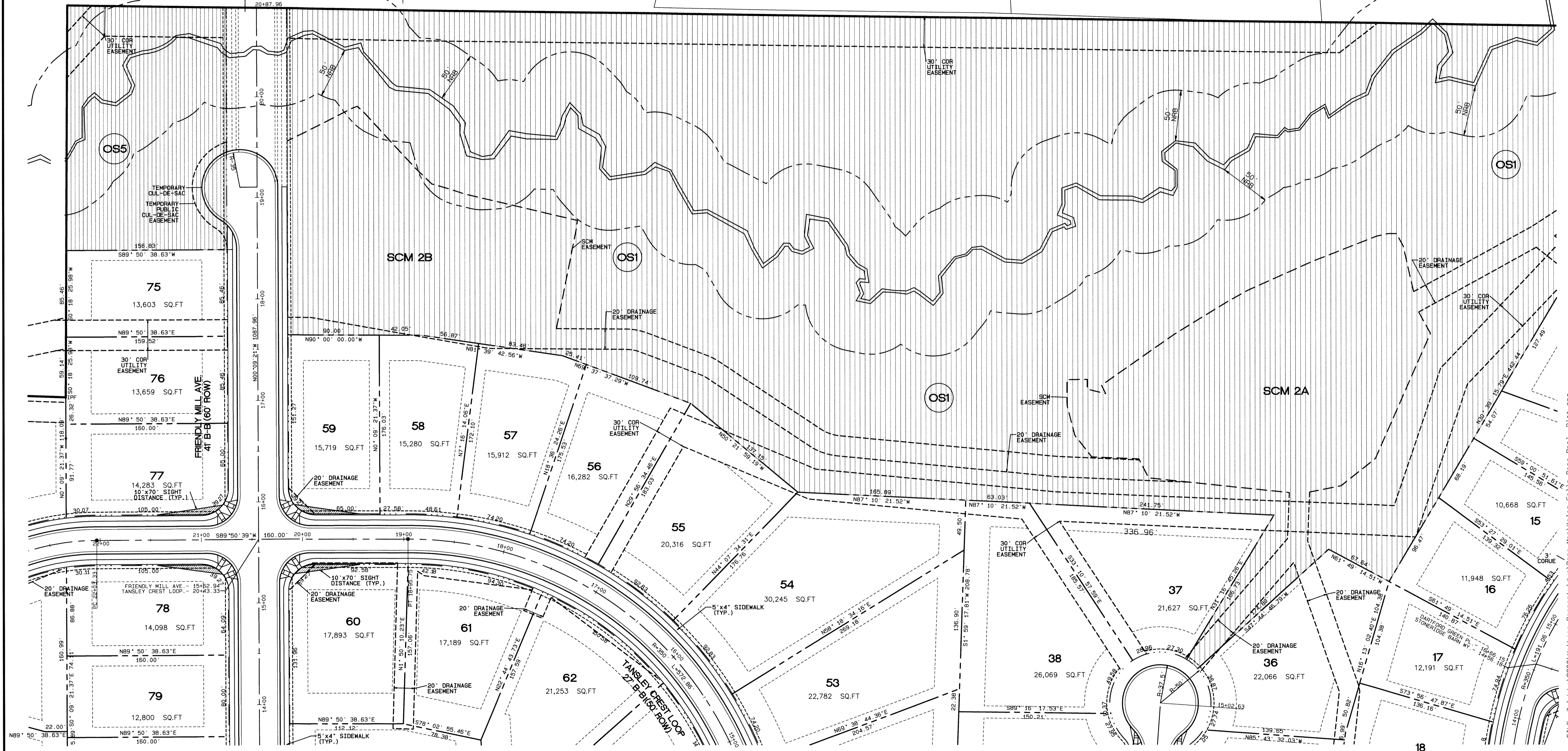
DONALD B. PEARCE  
JOYCE B. PEARCE  
D.B. 3075, PG. 317  
LOT 9  
B.M. 1985, PG. 1914  
PIN NO. 1768-03-10-8786

SPENCER WAYNARD AYCOCK  
SPENCER WAYNARD AYCOCK  
D.B. 5508, PG. 121  
LOT 7  
B.M. 1985, PG. 1914  
PIN NO. 1768-03-20-4771

JONATHAN SCOTT EDWARDS  
CONNIE MALLER EDWARDS  
D.B. 6297, PG. 502  
LOT 7  
B.M. 1985, PG. 1483  
PIN NO. 1768-03-20-4762

DANIEL E. LIME  
LARA D. LIME  
D.B. 9286, PG. 1981  
LOT 6  
B.M. 1985, PG. 1483  
PIN NO. 1768-03-20-7753

FUTURE FRIENDLY  
ROAD EXTENSION  
BY OTHERS

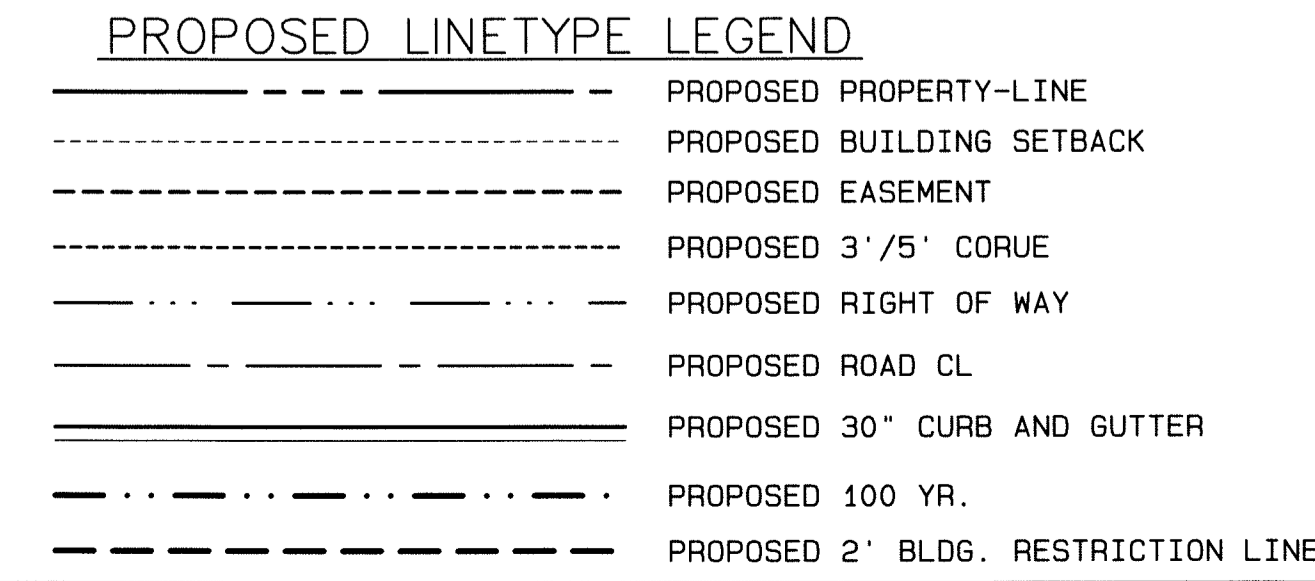
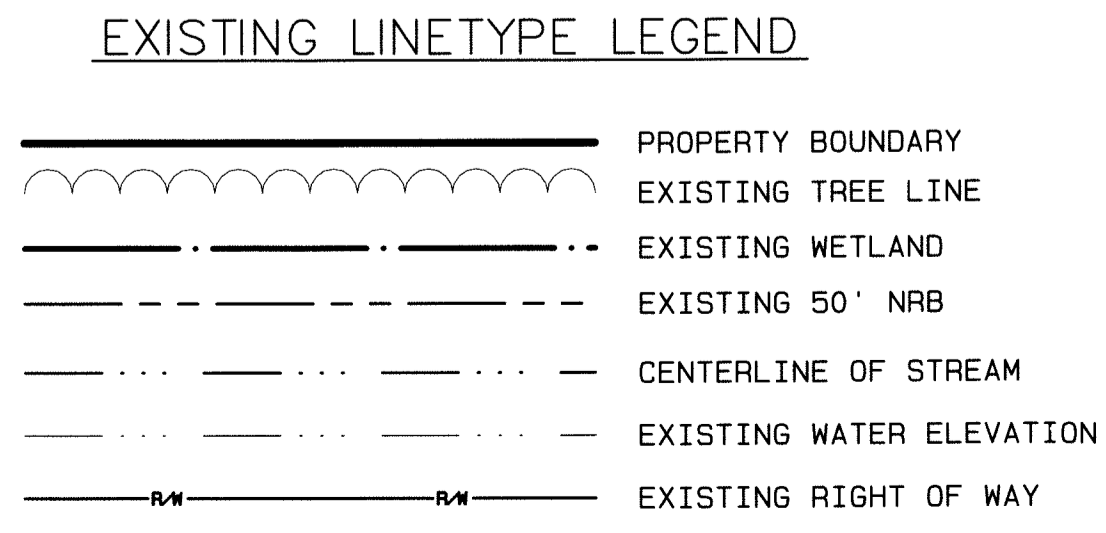


SETBACK TABLE SINGLE FAMILY

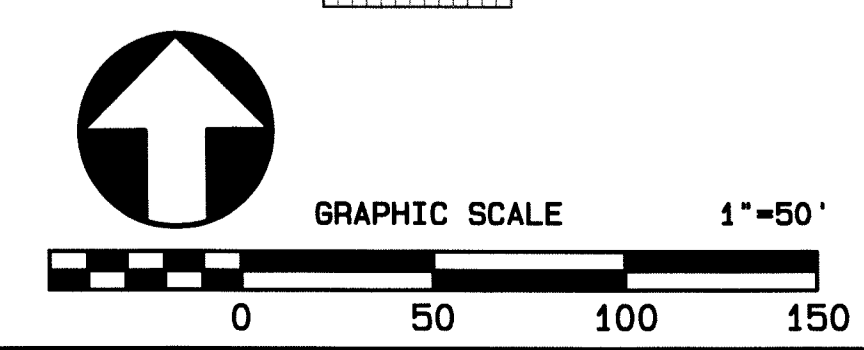
	50'	50'-59'	60'-69'	70'-79'	80'-100'	101' +
FRONT	20'	15'	20'	25'	25'	25'
REAR	20'	15'	20'	25'	25'	30'
SIDE	**	**	**	*	10'	12'
CORNER SIDE	10'	10'	10'	10'	15'	18'
MIN. LOT SIZE	6,000	6,000	6,000	6,600	8,400	10,400

\* 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' X 70'. WHERE SIGHT LINES ENCRUCH ONTO A PRIVATE LOT A SIGHT EASEMENT IS REQUIRED.
  3. BACK OF CURB RADIUS AT INTERSECTIONS-  
RESIDENTIAL-RESIDENTIAL- 28'  
RESIDENTIAL-COLLECTOR- 30'  
COLLECTOR-COLLECTOR- 30'  
ENTRANCE AT CUL-DE-SAC- 32.5'  
ENTRY ROADS-ROLESVILLE RD.- 35'



**ABBREVIATION**  
NRB- NEUSE RIVER BUFFER  
COR/CORUE- CITY OF RALEIGH UTILITY EASEMENT



Plot Date: 5/27/2020 Time: 9:32AM File: Z:\Jobs\9500\Workings Property\Map Base Map\Kallas Falls Base Prel\_Plot.dwg

NO.	DATE	REVISION
1	5/27/2020	ADDRESSED PREL. PLAN COMMENTS RECEIVED ON 4-27-20

**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**

**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 PROPERTY LINE
- 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

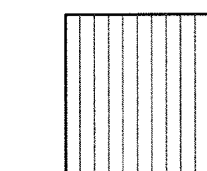
**ABBREVIATION**

- NRB- NEUSE RIVER BUFFER
- COR/CORUE- CITY OF RALEIGH UTILITY EASEMENT

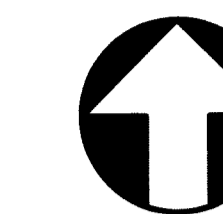
**SETBACK TABLE SINGLE FAMILY**

	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'

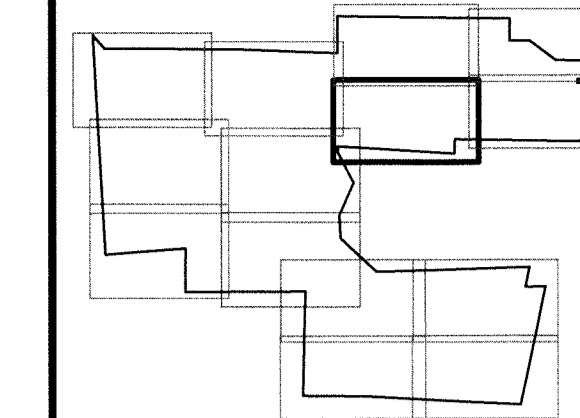
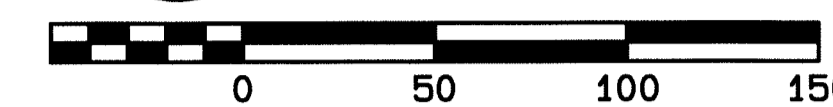


OPEN SPACE



GRAPHIC SCALE

1"=50'



SCALE: 1"=2000'



Plot Date: 5/27/2020 Time: 1:48PM  
 FILE: Z:\Jobs\9900\Watkins Property\dwg\Base Map\Kaldas Falls Base Plan Plot.dwg  
 No. DATE REVISION  
 1 5/27/2020 ADDRESSED PREL. PLAN COMMENTS RECEIVED DN 4-27-20  
 BAY/DCK  
 BAY/DCK

**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**

North Carolina Professional Engineer Seal  
 SEAL 9810  
 JOHN HERRMAN

NOT FOR CONSTRUCTION  
 SHEET NO. **2.8**

WC HOLLINGSWORTH JR  
 LAURA W HOLLINGSWORTH  
 ZONING: R-30  
 PIN NO. 1767.01-28-4925  
 REAL ESTATE ID: 0048383  
 VACANT

WC HOLLINGSWORTH JR  
 LAURA W HOLLINGSWORTH  
 ZONING: R-30  
 PIN NO. 1767.01-28-4925  
 REAL ESTATE ID: 0048383  
 VACANT

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 PROPERTY LINE
- 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

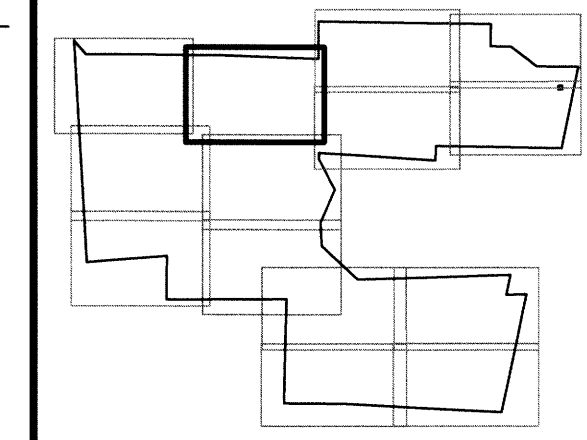
\* AGGREGATE 12" MIN. 5'  
 \*\* MIN. 3" AGGREGATE 10'

ABBREVIATION

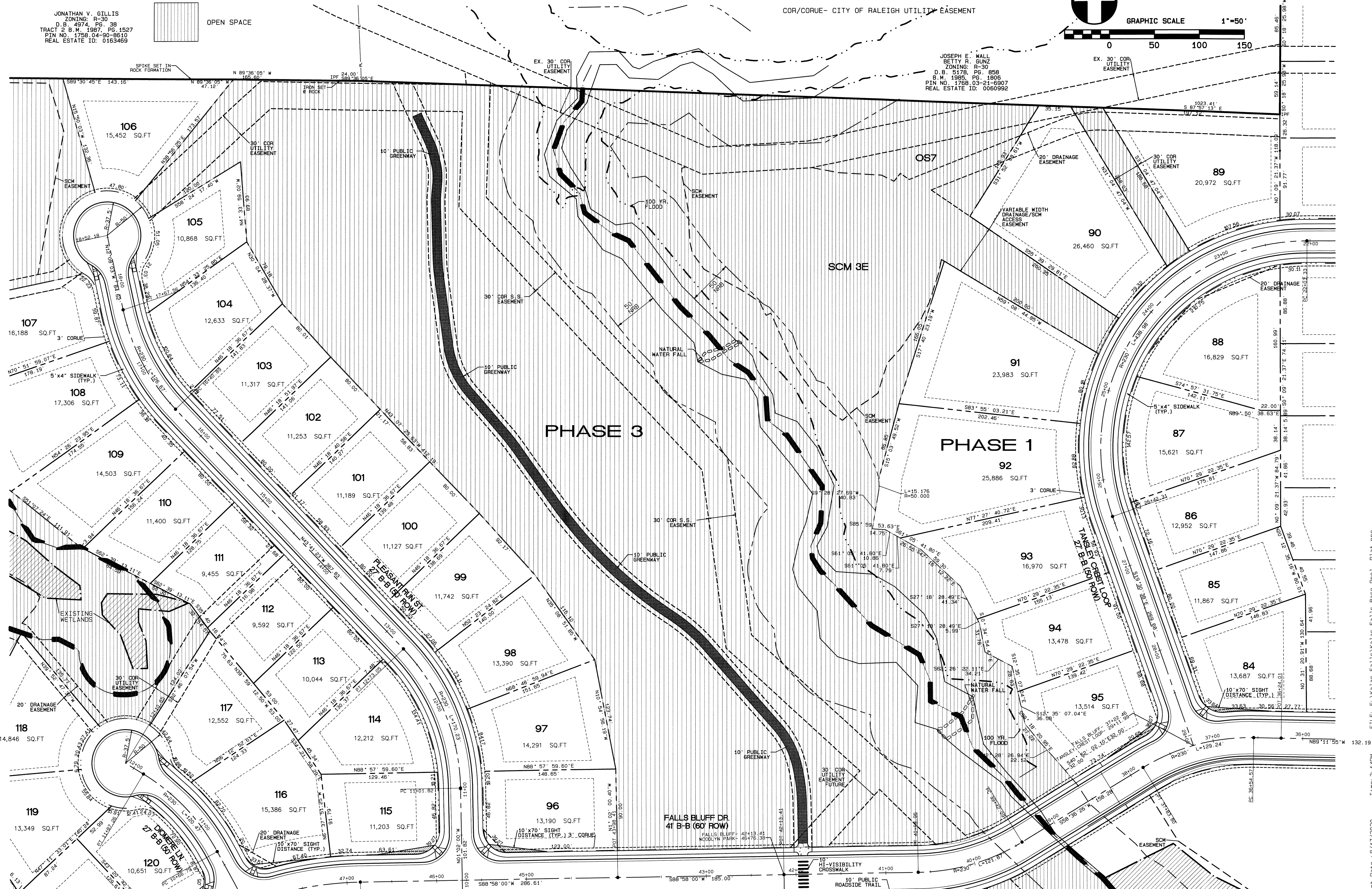
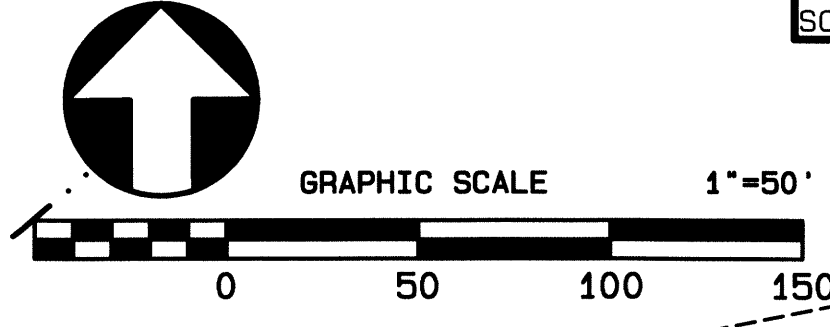
- NRB- NEUSE RIVER BUFFER
- COR/CORUE- CITY OF RALEIGH UTILITY EASEMENT

GENERAL NOTE:

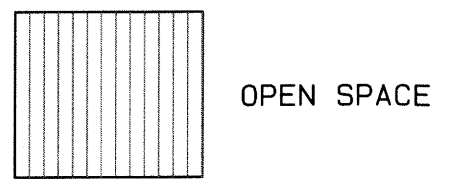
1. ANY LOT NUMBER WITH AN \* COULD REQUIRE A PRIVATE PUMP TO THE PUBLIC SEWER SERVICE. THIS WILL BE DETERMINED BY THE BUILDER AT THE TIME OF PERMITTING. ANY OF THESE LOTS THAT HAVE A BASEMENT AND ARE SEWERED FROM THE FRONT MAY REQUIRE A PRIVATE PUMP FOR THE LOWEST FLOOR.
2. SIGHT DISTANCE TRIANGLES ARE 10'x70' WHERE SIGHT LINES ENCRACH ONTO A PRIVATE LOT A SIGHT EASEMENT IS REQUIRED.
3. BACK OF CURB RADIUS AT INTERSECTIONS- RESIDENTIAL-RESIDENTIAL- 28' RESIDENTIAL-COLLECTOR- 30' COLLECTOR-COLLECTOR- 30' ENTRANCE AT CUL-DE-SAC- 32.5 ENTRY ROADS-ROLESVILLE RD.- 35'



SCALE: 1"=2000'



JONATHAN V. GILLIS  
 ZONING: R-30  
 D.B. 4974, PG. 38  
 TRACT 2 B.M. 1987, PG. 1527  
 PIN NO. 1759.04-30-9510  
 REAL ESTATE ID: 0163469



NO.	DATE	REVISION
1	5/18/2020	ADDRESSED PREL. PLAN COMMENTS RECEIVED IN 4-27-20

**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

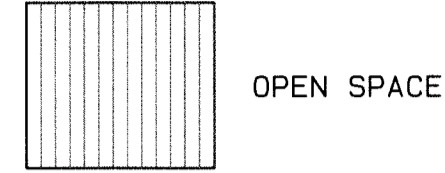
NOT FOR CONSTRUCTION  
 SHEET NO.  
**2.9**

Plot Date: 8/17/2020 Time: 3:14PM File: E:\Kallas Falls\Kallas Falls Base Prel. Plot.dwg



**PROPOSED LINETYPE LEGEND**

- PROPOSED PROPERTY-LINE
- 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
- PHASE-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**

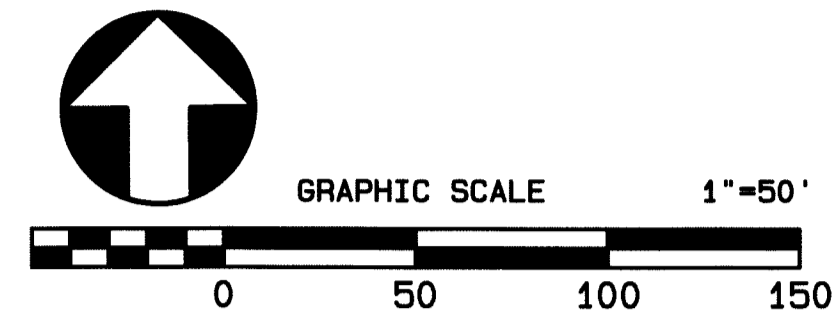
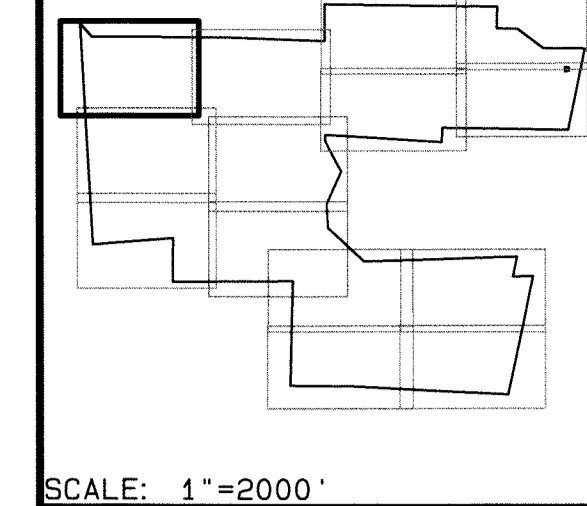
	50'	50' W ALLEY	50'-59'	60'-69'	70'-79'	80'-100'	101' +
FRONT	20'	15'	20'	25'	25'	25'	25'
REAR	20'	15'	20'	25'	25'	25'	30'
SIDE	**	**	**	*	*	10'	12'
CORNER SIDE	10'	10'	10'	10'	10'	15'	18'
MIN. LOT SIZE	6,000	6,000	6,000	6,600	8,400	10,400	14,000

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

**ABBREVIATION**  
 NRB- NEUSE RIVER BUFFER  
 COR/CORUE- CITY OF RALEIGH UTILITY EASEMENT

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- SIGHT DISTANCE TRIANGLES ARE 10'x70'. WHERE SIGHT LINES ENCRACH ONTO A PRIVATE LOT A SIGHT EASEMENT IS REQUIRED.
- 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'



JONES PROPERTIES LLC  
 ZONING: R-30  
 D.B. 11167 PG. 542  
 B.M. 1371 PG. 445  
 P.I.N. 1758.04-80-5145  
 SINGLE FAMILY

RGA CONSULTING LLC  
 ZONING: R-30  
 D.B. 15770 PG. 1169  
 B.M. 2010 PG. 725  
 P.I.N. 1757.02-89-57740  
 SINGLE FAMILY

ROBERT BALLANCE  
 ROBIN M. BALLANCE  
 ZONING: R-30  
 D.B. 13321 PG. 687  
 B.M. 2004 PG. 588  
 P.I.N. NO. 1756901437  
 REAL ESTATE ID: 0188744

JONATHAN V. GILLIS  
 ZONING: R-30  
 D.B. 4974 PG. 38  
 TRACT 2 B.M. 1987 PG. 1527  
 P.I.N. NO. 1758.04-90-8610  
 REAL ESTATE ID: 0163469



NO.	DATE	REVISION
1	15/27/2020	ADDRESS PREL. PLAT COMMENTS RECEIVED ON 4-27-20

**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.

**2.10**

FILE: Z:\Jobs\9900\Watkins Property\Map\Base Map\Kalas Falls Base Prel. Plat.dwg  
 Plot Date: 15/27/2020 Time: 9:32AM

**PROPOSED LINETYPE LEGEND**

- PROPOSED PROPERTY-LINE
- 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
- PHASE-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'	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:**

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- SIGHT DISTANCE TRIANGLES ARE 10'x70', WHERE SIGHT LINES ENCRACH ONTO A PRIVATE LOT A SIGHT EASEMENT IS REQUIRED.
- BACK OF CURB RADIUS AT INTERSECTIONS- RESIDENTIAL-RESIDENTIAL- 28' RESIDENTIAL-COLLECTOR- 30' COLLECTOR-COLLECTOR- 30' ENTRANCE AT CUL-DE-SAC- 32.5' ENTRY ROADS-ROLESVILLE RD.- 35'

**ABBREVIATION**

- NRB- NEUSE RIVER BUFFER
- COR/CORUE- CITY OF RALEIGH UTILITY EASEMENT

SCALE: 1"=2000'



ROBERT ASHLEY II  
 D.B. 12444 PG. 2234  
 ZONING: R-30  
 B.M. 2007 PG. 1075  
 P.I.N. 1757.02-89-7244  
 SINGLE FAMILY

REBECCA R MCLAMB  
 ZONING: R-30  
 D.B. 9596 PG. 1416  
 B.M. 1971 PG. 445  
 P.I.N. 1757.02-88-7850  
 SINGLE FAMILY

NO.	DATE	REVISION

**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.  
**2.11**

FILE: Z:\Jobs\9900\Wak\Ins Property\img\Kalas Falls Base Prel. Plat. pto  
 PLOT Date: 5/27/2020 Time: 9:32AM  
 D:\N\CHK BAH\JRH

**PROPOSED LINETYPE LEGEND**

- - - - - PROPOSED PROPERTY-LINE
- - - - - 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
- - - - - PHASE-LINE

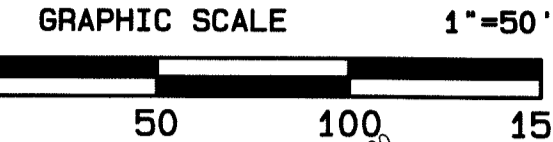
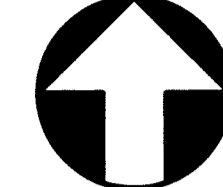
**EXISTING LINETYPE LEGEND**

- \_\_\_\_\_ 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'
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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'



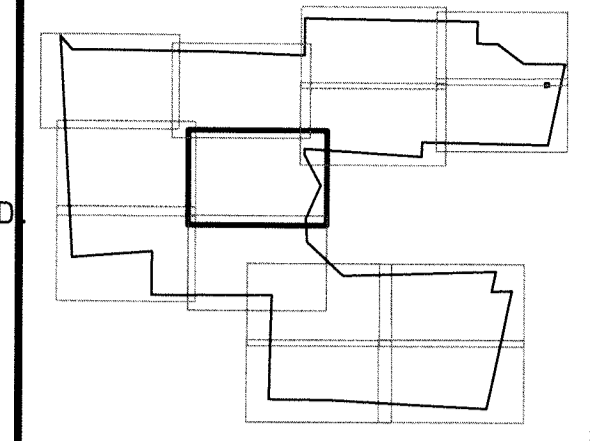
**GENERAL NOTE:**

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- SIGHT DISTANCE TRIANGLES ARE 10'x70'. WHERE SIGHT LINES ENCR OACH ONTO A PRIVATE LOT A SIGHT EASEMENT IS REQUIRED.
- BACK OF CURB RADIUS AT INTERSECTIONS-  
 RESIDENTIAL-RESIDENTIAL- 28'  
 RESIDENTIAL-COLLECTOR- 30'  
 COLLECTOR-COLLECTOR- 30'  
 ENTRANCE AT CUL-DE-SAC- 32.5'  
 ENTRY ROADS-ROLESVILLE RD.- 35'

**ABBREVIATION**

- NRB- NEUSE RIVER BUFFER
- COR/CORUE- CITY OF RALEIGH UTILITY EASEMENT

SCALE: 1"=2000'



BENNY L. MOODY  
 JEFFERY LYNN MOODY  
 ZONING: R-30  
 D.B. 14297, PG. 1593  
 B.M. 2016, PG. 36  
 B.M. 1986, PG. 369  
 B.M. 1928, PG. 142  
 P.N. NO. 1767-01-28-4304  
 REAL ESTATE ID: 0048422

DWN/CHK: [ ] REVISED: [ ] DATE: [ ]  
 15/27/2020 ADDRESS: PREL. PLAT COMMENTS RECEIVED ON 4-27-20  
 FILE: Z:\Jobs\9900\Watkins Property\dwg\Base Map\Kalas Falls Base Prel. Plat.dwg  
 Time: 1:59PM  
 Plot Date: 5/27/2020

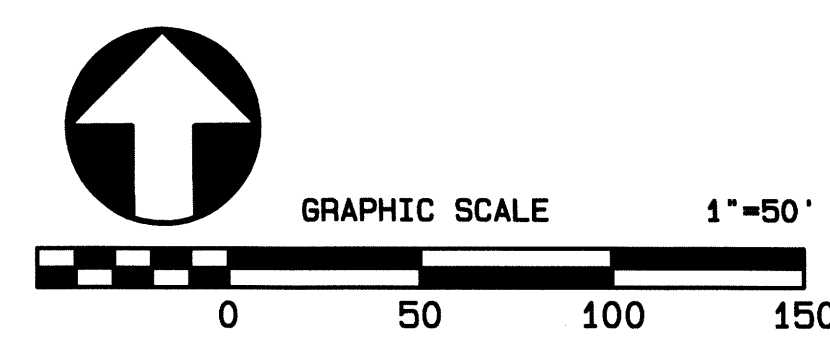
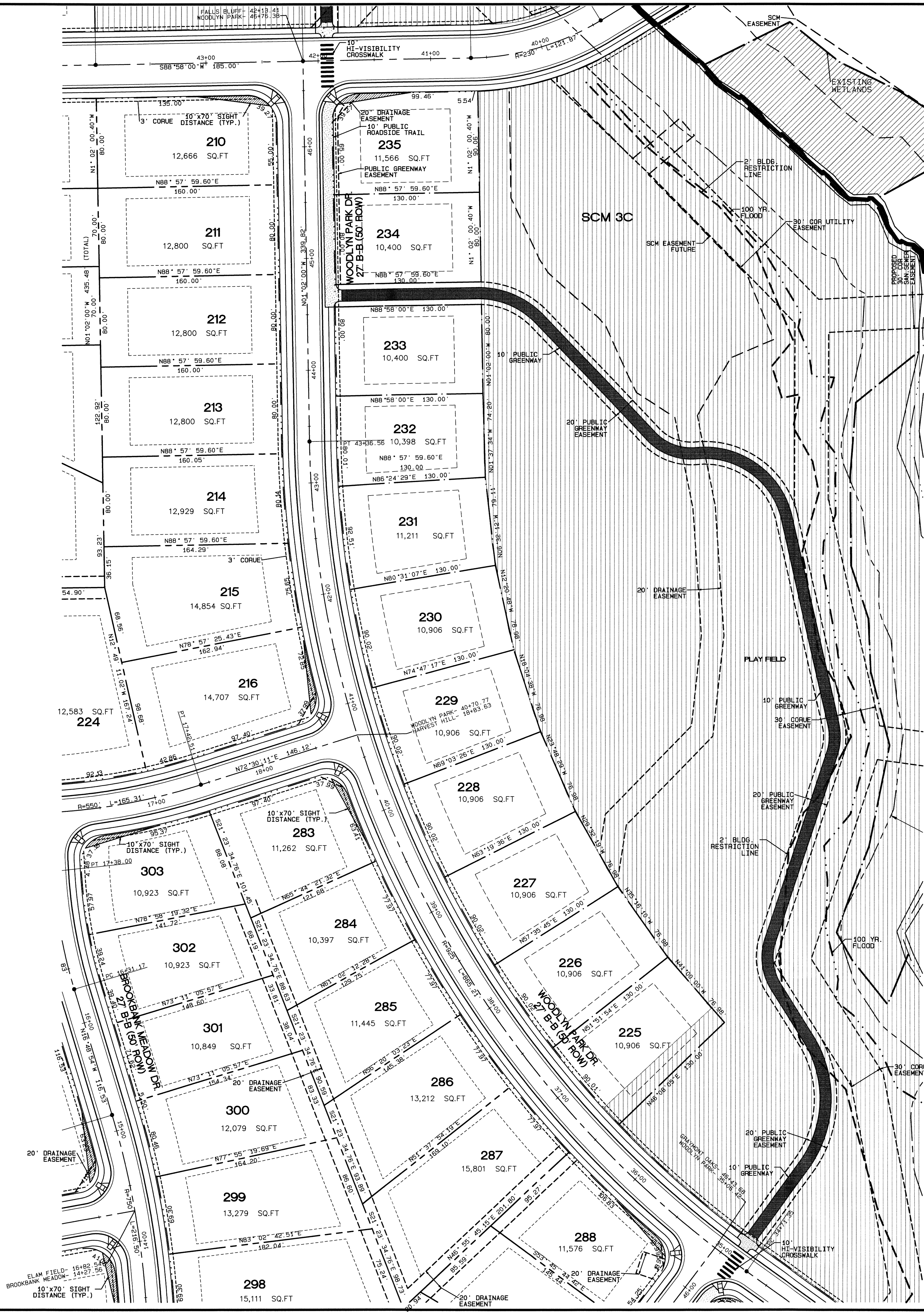
**SITE PLAN**  
 FOR  
**KALAS FALLS**  
 SITUATED AT  
**1832 ROLESVILLE ROAD**  
 WAKE COUNTY, NORTH CAROLINA  
 FIRM # C-3881

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**



No.	DATE	REVISION
1	5/27/2020	ADDRESS PREL. PLAT COMMENTS RECEIVED ON 4-27-20

**GREENWAY ALIGNMENT  
ALTERNATE**  
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.  
**EXB**

Plot Date = 8/19/2020 Time = 10:11AM FILE: C:\Users\User\Desktop\2020 Work Data\Watkins Property\Wdg\Bse Map\Kalas Falls Base Prel. Plat.plt,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**

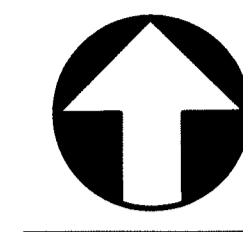
- PROPOSED PROPERTY-LINE
- PROPOSED BUILDING SETBACK
- PROPOSED EASEMENT
- PROPOSED 3'/5' CORUE
- PROPOSED RIGHT OF WAY
- PROPOSED ROAD CL
- PROPOSED 30" CURB AND GUTTER
- PROPOSED 100 YR.
- PROPOSED 2' BLDG. RESTRICTION LINE
- PHASE-LINE

**ABBREVIATION**

- NRB- NEUSE RIVER BUFFER
- COR/CORUE- CITY OF RALEIGH UTILITY EASEMENT

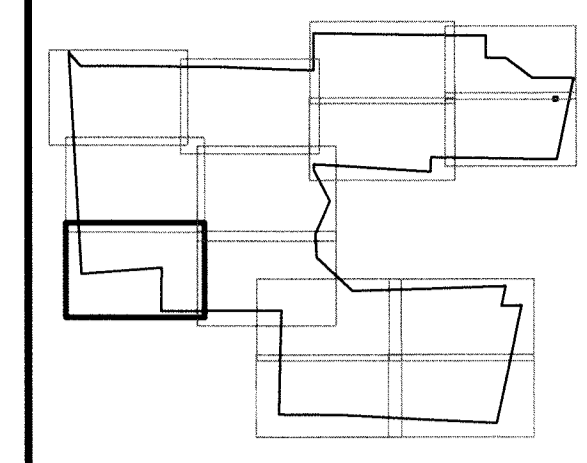
**GENERAL NOTE:**

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 SERVED FROM THE FRONT MAY REQUIRE A PRIVATE PUMP FOR THE LOWEST FLOOR.
2. SIGHT DISTANCE TRIANGLES ARE 10'x70'. WHERE SIGHT LINES ENCRUCH ONTO A PRIVATE LOT A SIGHT EASEMENT IS REQUIRED.
3. BACK OF CURB RADIUS AT INTERSECTIONS- RESIDENTIAL-RESIDENTIAL- 28' RESIDENTIAL-COLLECTOR- 30' COLLECTOR-COLLECTOR- 30' ENTRANCE AT CUL-DE-SAC- 32.5' ENTRY ROADS-ROLESVILLE RD.- 35'



GRAPHIC SCALE 1"=50'

SCALE: 1"=2000'



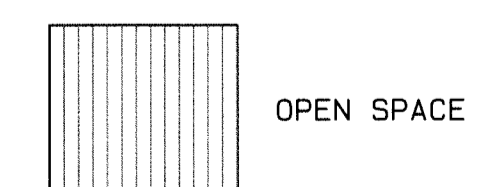
NO.	DATE	REVISION
1	5/27/2020	ADDRESSED PREL. PLAT COMMENTS RECEIVED ON 4-27-20

FREDY MORENO CORTES  
D.B. 15529 PG. 410  
S.M. 1971 PG. 445  
P.I.N. 1757-02-88-7363  
SINGLE FAMILY

JONES PROPERTIES, LLC  
ZONING: R-30  
D.B. 14978 PG. 1162  
S.M. 1971 PG. 445  
P.I.N. 1757-02-87-8878  
SINGLE FAMILY

HODGE, WILLIAM  
FRANK T. MILES,  
GWENDOLYN H.  
ZONING: R-30  
D.B. 15305 PG. 2406  
TRACT 5  
B.M. 1971 PG. 445  
PIN NO. 1757-02-97-4973  
REAL ESTATE ID: 0087115

JONES PROPERTIES, LLC  
ZONING: R-30  
D.B. 13842 PG. 1231  
LOT 4A  
B.M. 1993 PG. 1477  
PIN NO. 1757-02-97-2579  
REAL ESTATE ID: 0037355



OPEN SPACE

**SETBACK TABLE SINGLE FAMILY**

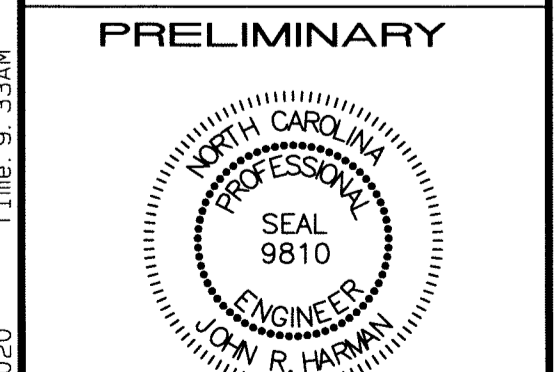
	50'	50' W ALLEY	50'-59'	60'-69'	70'-79'	80'-100'	101' +
FRONT	20'	15'	20'	25'	25'	25'	25'
REAR	20'	15'	20'	25'	25'	25'	30'
SIDE	**	**	**	*	*	10'	12'
CORNER SIDE	10'	10'	10'	10'	10'	15'	18'
MIN. LOT SIZE	6,000	6,000	6,000	6,600	8,400	10,400	14,000

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

**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



NOT FOR CONSTRUCTION  
SHEET NO.

**2.13**

FILE: Z:\Jobs\9900\Wake\Job\Property\Map\Kalas Falls Base Prel. Plat.dwg Line: 9:33AM Date: 5/27/2020

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

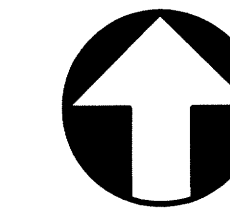
- PROPOSED PROPERTY-LINE
- PROPOSED BUILDING SETBACK
- PROPOSED EASEMENT
- PROPOSED 3'/5' CORUE
- PROPOSED RIGHT OF WAY
- PROPOSED ROAD CL
- PROPOSED 30" CURB AND GUTTER
- PROPOSED 100 YR.
- PROPOSED 2' BLDG. RESTRICTION LINE
- PHASE-LINE

ABBREVIATION

- NRB- NEUSE RIVER BUFFER
- COR/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 ENCRACH ONTO A PRIVATE LOT A SIGHT EASEMENT IS REQUIRED.
3. BACK OF CURB RADIUS AT INTERSECTIONS- RESIDENTIAL-RESIDENTIAL- 25' COLLECTOR-COLLECTOR- 30' ENTRANCE AT CUL-DE-SAC- 32.5' ENTRY ROADS-ROLESVILLE RD.- 35'



GRAPHIC SCALE 1"=50'

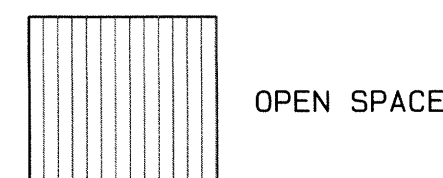
SCALE: 1"=2000'



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
1	5/27/2020	ADDRESSED PREL. PLAN COMMENTS RECEIVED ON 4-27-20

**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.  
**2.14**

File: E:\Kaldas Falls\Kaldas Falls Base Prel. Plat.dwg  
 Plot Date: 5/17/2020 Time: 3:18PM  
 DWN/CHK: BAH/JRH

SETBACK TABLE SINGLE FAMILY

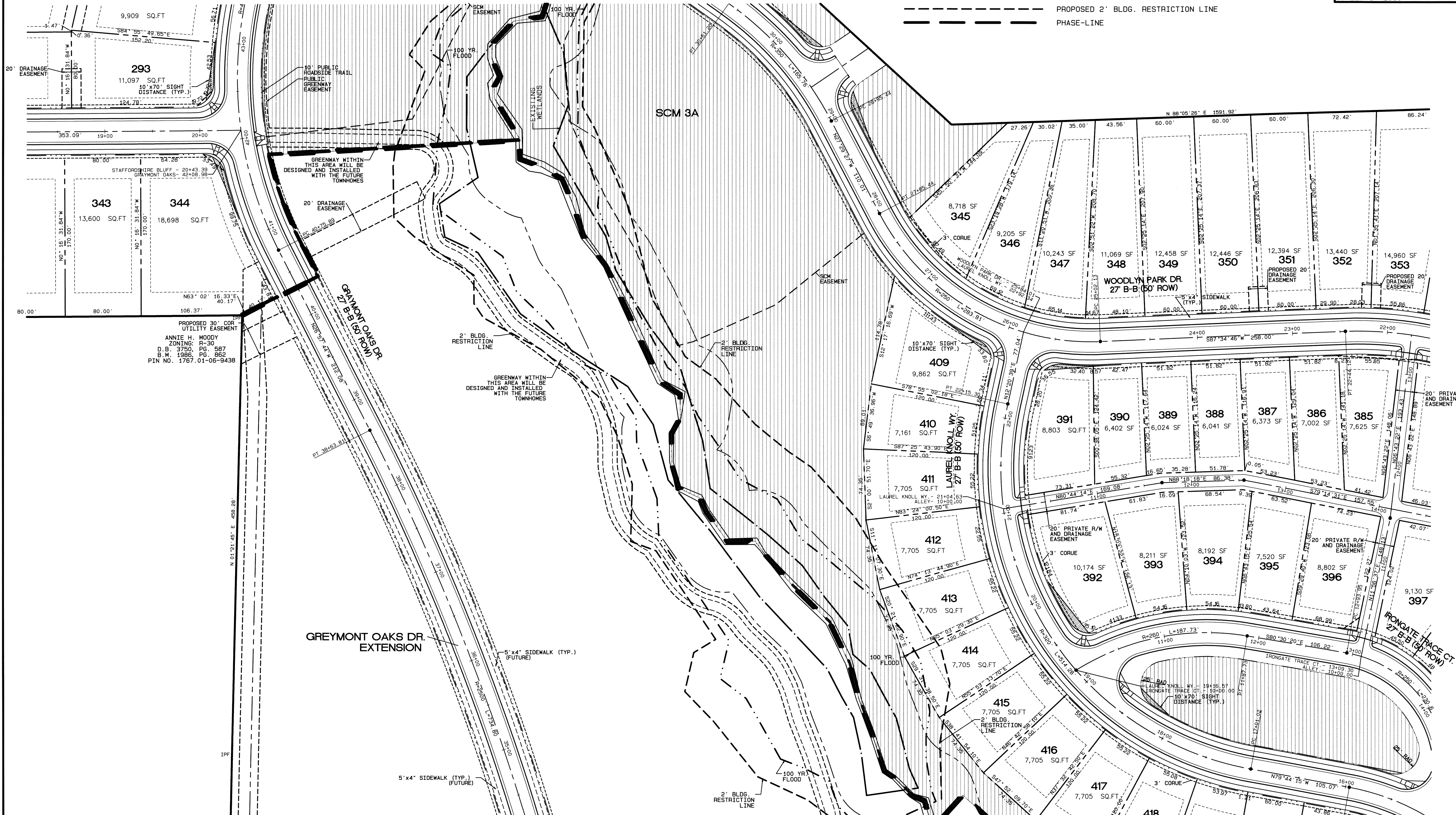
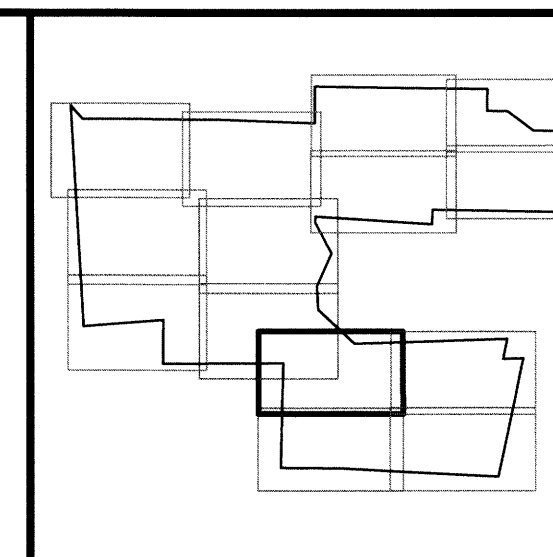
	50'	50' W ALLEY	50'-59'	60'-69'	70'-79'	80'-100'	101' +
FRONT	20'	15'	20'	25'	25'	25'	25'
REAR	20'	15'	20'	25'	25'	25'	30'
SIDE	**	**	**	*	*	10'	12'
CORNER SIDE	10'	10'	10'	10'	10'	15'	18'
MIN. LOT SIZE	6,000	6,000	6,000	6,600	8,400	10,400	14,000

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

PROPOSED LINETYPE LEGEND

	PROPOSED PROPERTY-LINE
	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
	PHASE-LINE

SCALE: 1"=2000'



PROPOSED 30" COR UTILITY EASEMENT  
 ANNIE H. MOODY  
 ZONING: R-30  
 D.B. 3750, PG. 587  
 B.M. 1986, PG. 862  
 PIN NO. 1767.01-06-9438

EXISTING LINETYPE LEGEND

	PROPERTY BOUNDARY		OPEN SPACE
	EXISTING TREE LINE		
	EXISTING WETLAND		
	EXISTING 50" NRB		
	CENTERLINE OF STREAM		
	EXISTING WATER ELEVATION		
	EXISTING RIGHT OF WAY		

GENERAL NOTE:

- 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.
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- BACK OF CURB RADIUS AT INTERSECTIONS-  
 RESIDENTIAL-RESIDENTIAL- 28'  
 RESIDENTIAL-COLLECTOR- 30'  
 COLLECTOR-COLLECTOR- 30'  
 ENTRANCE AT CUL-DE-SAC- 32.5'  
 ENTRY ROADS-ROLESVILLE RD.- 35'

ABBREVIATION

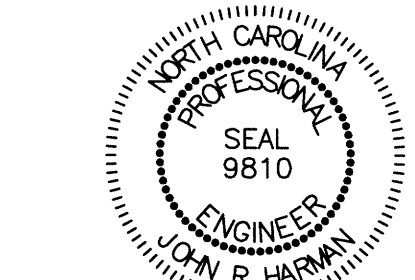
- NRB- NEUSE RIVER BUFFER
- COR/CORUE- CITY OF RALEIGH UTILITY EASEMENT

**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

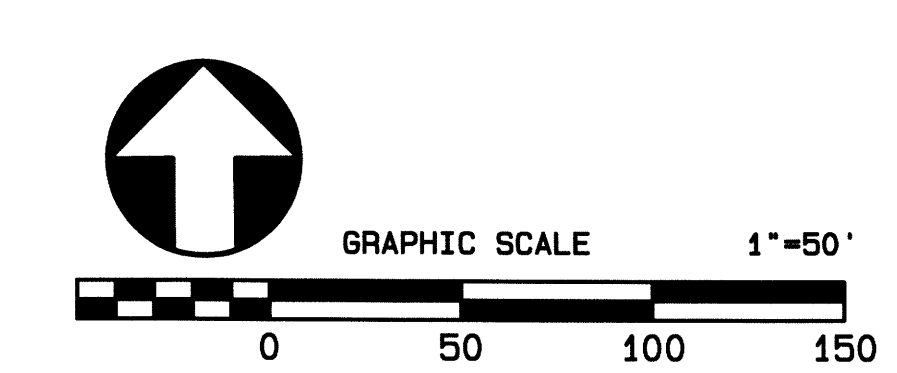
**AMERICAN**  
 Engineering  
 American Engineering Associates-Southeast, P.A.  
 875 Walnut Street, Suite 360  
 Cary, NC 27511 919-469-1101

PRELIMINARY



NOT FOR CONSTRUCTION  
 SHEET NO.

**2.15**



Plot Date: 8/17/2020 Time: 3:33PM File: E:\Kalas Falls\Kalas Falls Base Prel Plat.dwg  
 No. DATE REVISION  
 1 5/27/2020 ADDRESSED PREL PLAN COMMENTS RECEIVED DN 4-27-20  
 DWG CHK BAH/JRH

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

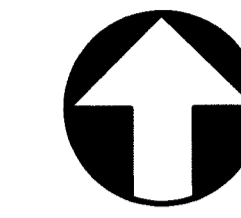
- PROPOSED PROPERTY-LINE
- PROPOSED BUILDING SETBACK
- PROPOSED EASEMENT
- PROPOSED 3'/5' CORUE
- PROPOSED RIGHT OF WAY
- PROPOSED ROAD CL
- PROPOSED 30" CURB AND GUTTER
- PROPOSED 100 YR.
- PROPOSED 2' BLDG. RESTRICTION LINE
- PHASE-LINE

ABBREVIATION

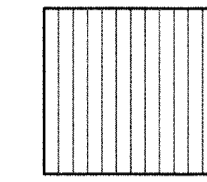
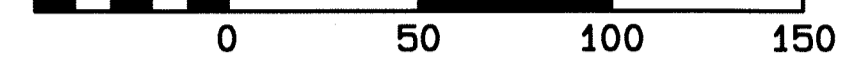
- NRB- NEUSE RIVER BUFFER
- COR/CORUE- CITY OF RALEIGH UTILITY EASEMENT

GENERAL NOTE:

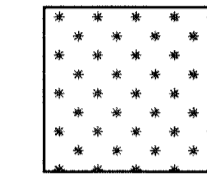
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GRAPHIC SCALE 1"=50'



OPEN SPACE



RECREATION SITE

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'

BENNY L. MOODY  
JEFFERY LYNN MOODY  
ZONING: R-30  
D.B. 14297, PG. 1583  
B.M. 2016, PG. 38  
B.M. 1986, PG. 969  
B.M. 1928, PG. 142  
PTN NO. 1767.01-28-4304  
REAL ESTATE ID: 0048422

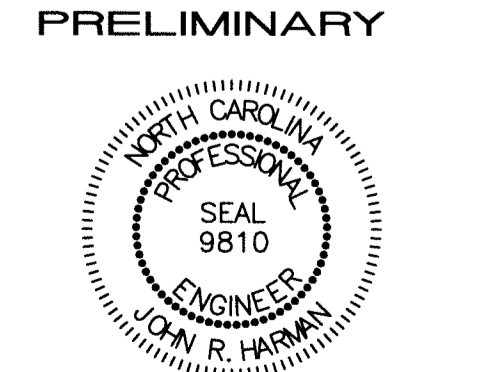


NO.	DATE	REVISION
1	12/27/2018	ADDRESS PREL. PLAT COMMENTS RECEIVED ON 4-27-20
2		
3		
4		
5		
6		
7		
8		
9		
10		

**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



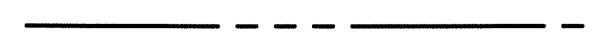

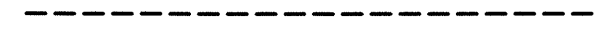
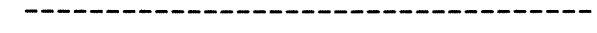
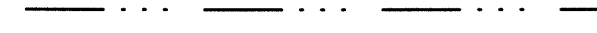





PRELIMINARY  
NOT FOR CONSTRUCTION  
SHEET NO.  
**2.16**



**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 PROPERTY-LINE
-  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
-  PHASE-LINE

**ABBREVIATION**

- NRB- NEUSE RIVER BUFFER
- COR/CORUE- CITY OF RALEIGH UTILITY EASEMENT

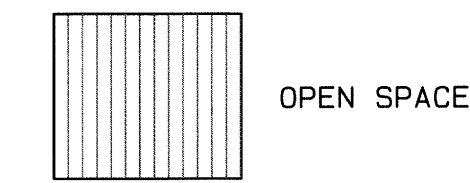
**GENERAL NOTE:**

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3. BACK OF CURB RADIUS AT INTERSECTIONS- RESIDENTIAL-RESIDENTIAL- 28' 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

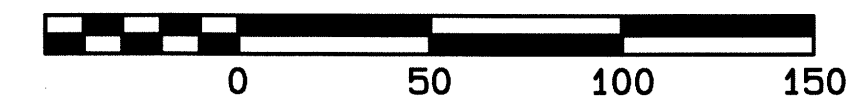
\* AGGREGATE 12", MIN. 5"  
 \*\* MIN. 3" AGGREGATE 10"



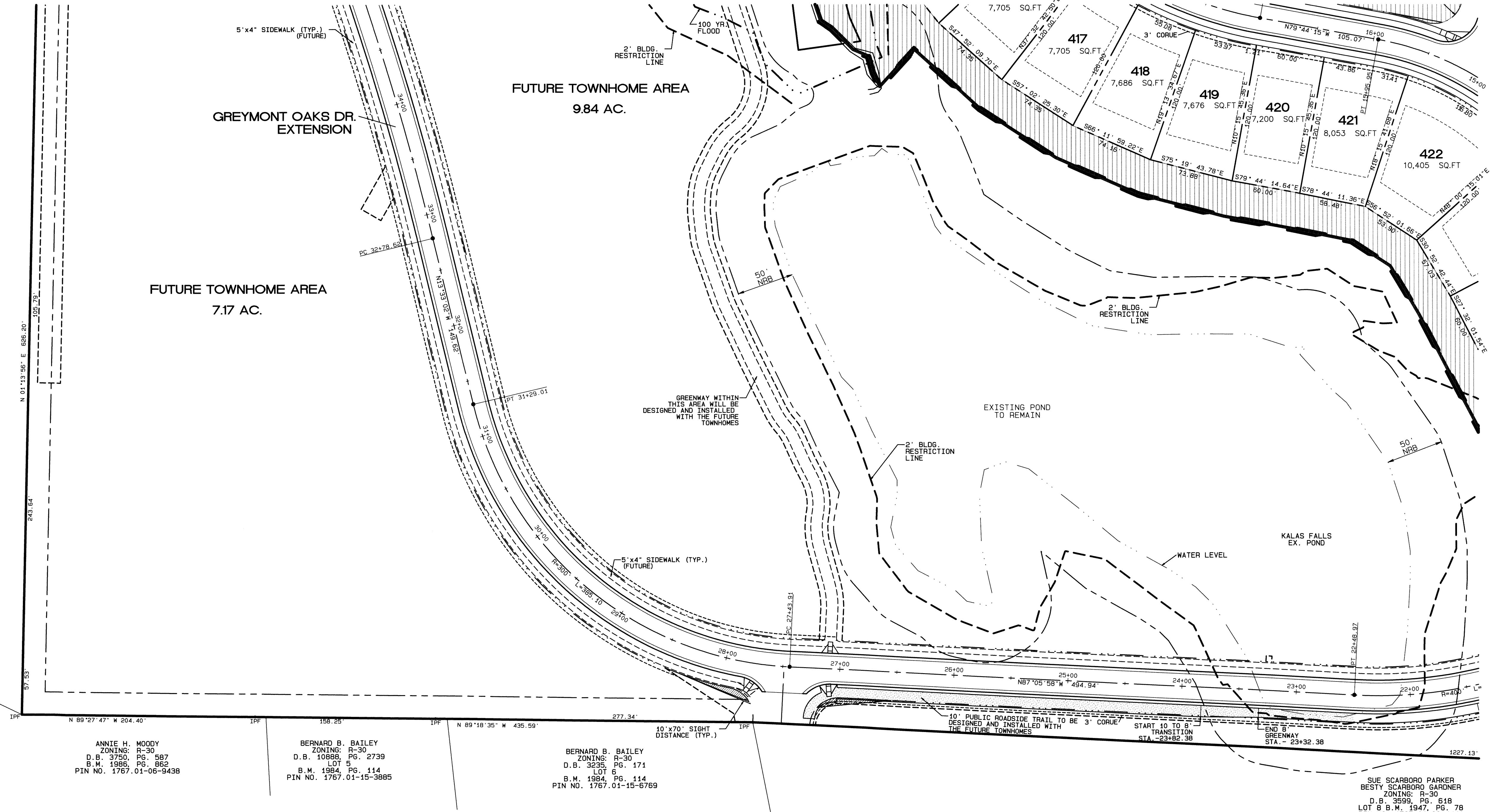
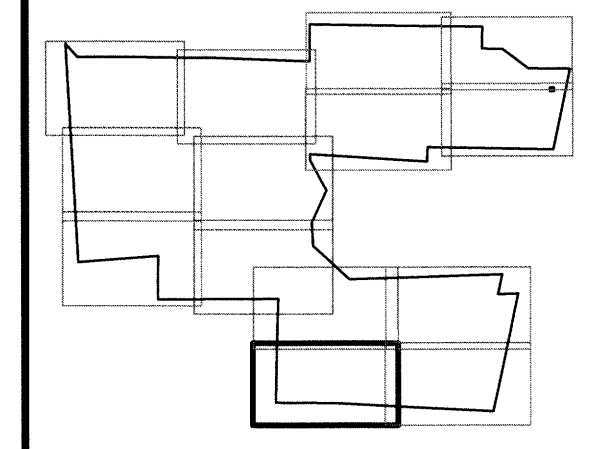
OPEN SPACE



GRAPHIC SCALE



SCALE: 1"=2000'



ANNIE H. WOODY  
 ZONING: R-30  
 D.B. 3750, PG. 587  
 B.M. 1986, PG. 862  
 PIN NO. 1767.01-06-9438

BERNARD B. BAILEY  
 ZONING: R-30  
 D.B. 10888, PG. 2739  
 LOT 5  
 B.M. 1984, PG. 114  
 PIN NO. 1767.01-15-3885

BERNARD B. BAILEY  
 ZONING: R-30  
 D.B. 3235, PG. 171  
 LOT 6  
 B.M. 1984, PG. 114  
 PIN NO. 1767.01-15-6769

SUE SCARBORO PARKER  
 BESTY SCARBORO GARDNER  
 ZONING: R-30  
 D.B. 3599, PG. 618  
 LOT 8 B.M. 1947, PG. 78  
 PIN NO. 1767.01-26-4441

FILE: E:\Karas Falls\Karas Falls Base Prel. Plat.dwg  
 Plot Date: 9/17/2020 Time: 3:39PM  
 REVISION DATE 15/27/2020 ADDRESSSED PREL. PLAT COMMENTS RECEIVED DN 4-27-20  
 DWAN/CHK BAH/JRH

NO.	DATE	REVISION
1	15/27/2020	ADDRESSSED PREL. PLAT COMMENTS RECEIVED DN 4-27-20

**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.  
**2.17**

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 PROPERTY-LINE
- 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
- COR/CORUE- CITY OF RALEIGH UTILITY EASEMENT

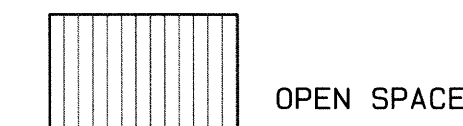
GENERAL NOTE:

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 SERVED FROM THE FRONT MAY REQUIRE A PRIVATE PUMP FOR THE LOWEST FLOOR.
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3. BACK OF CURB RADIUS AT INTERSECTIONS- RESIDENTIAL-RESIDENTIAL- 28'  
RESIDENTIAL-COLLECTOR- 30'  
COLLECTOR-COLLECTOR- 30'  
ENTRANCE AT CUL-DE-SAC- 32.5'  
ENTRY ROADS-ROLESVILLE RD. - 35'

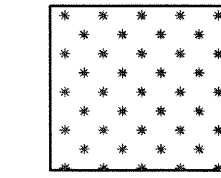
SETBACK TABLE SINGLE FAMILY

	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

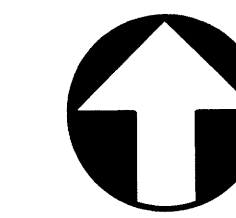
\* AGGREGATE 12", MIN. 5"  
\*\* MIN. 3" AGGREGATE 10"



OPEN SPACE



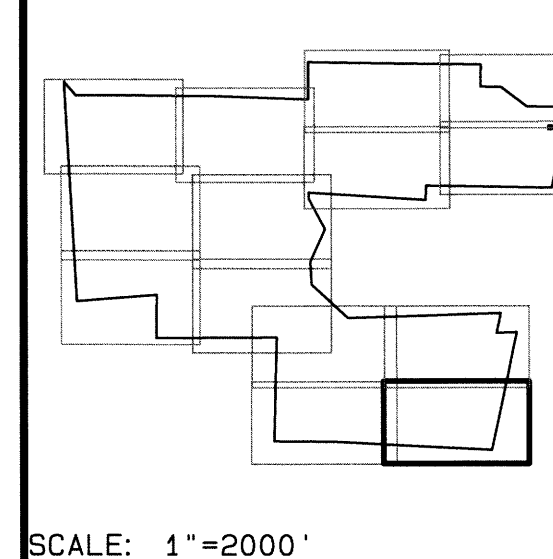
RECREATION SITE



GRAPHIC SCALE 1"=50'



SCALE: 1"=2000'



Plot Date: 8/17/2020 Time: 3:37PM FILE: E:\Kalas Falls\Kalas Falls\_Base\_Prel\_Plat.dwg  
 REVISION No. DATE No. 15/27/2020 ADDRESSED PREL. PLAT. COMMENTS RECEIVED DN 4-27-20  
 DWAN/CHK BAH/JRH

**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

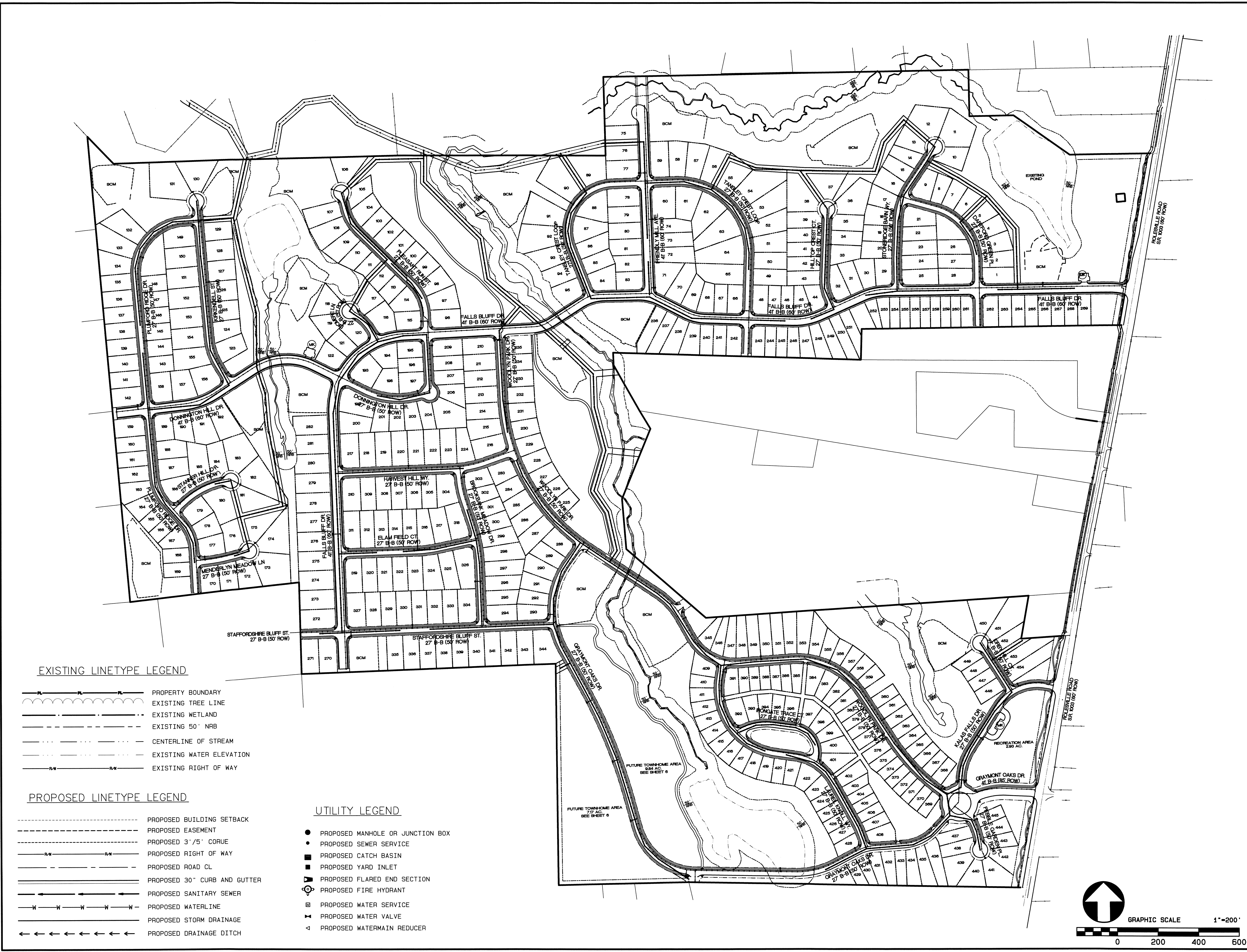
**AMERICAN**  
**Engineering**  
 Associates-Southeast, P.A.  
 875 Walnut Street, Suite 360  
 Cary, NC 27511 919-469-1101

PRELIMINARY  
  
 NOT FOR CONSTRUCTION  
 SHEET NO.

2.18

SUE SCARBORO PARKER  
 BESTY SCARBORO GARDNER  
 ZONING: R-30  
 D.B. 3599, PG. 618  
 LOT B B.M. 1947, PG. 78  
 PIN NO. 1767.01-26-4441

SUE SCARBORO PARKER  
 BESTY SCARBORO GARDNER  
 ZONING: R-30  
 D.B. 3599, PG. 618  
 LOT B B.M. 1947, PG. 78  
 PIN NO. 1767.01-26-4441



**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

**UTILITY 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

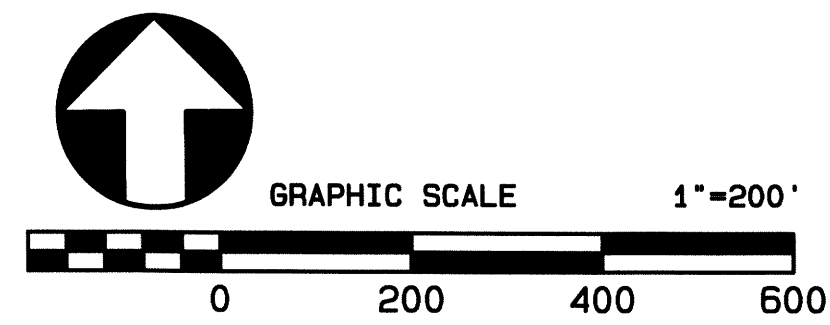
**AMERICAN**  
 Engineering  
 American Engineering Associates-Southeast, P.A.  
 875 Walnut Street, Suite 360  
 Cary, NC 27511 919-469-1101

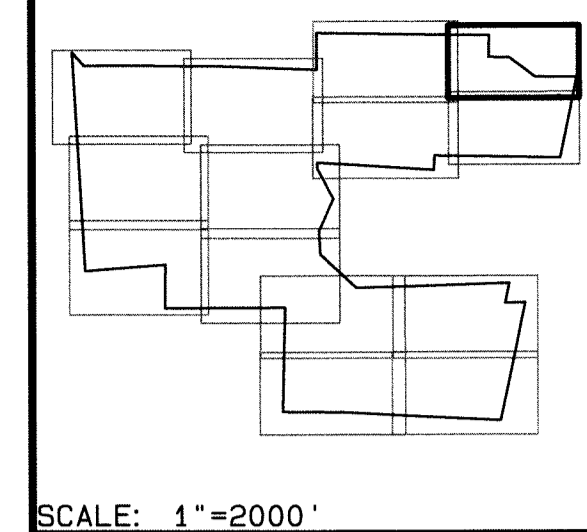
PRELIMINARY

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 9810

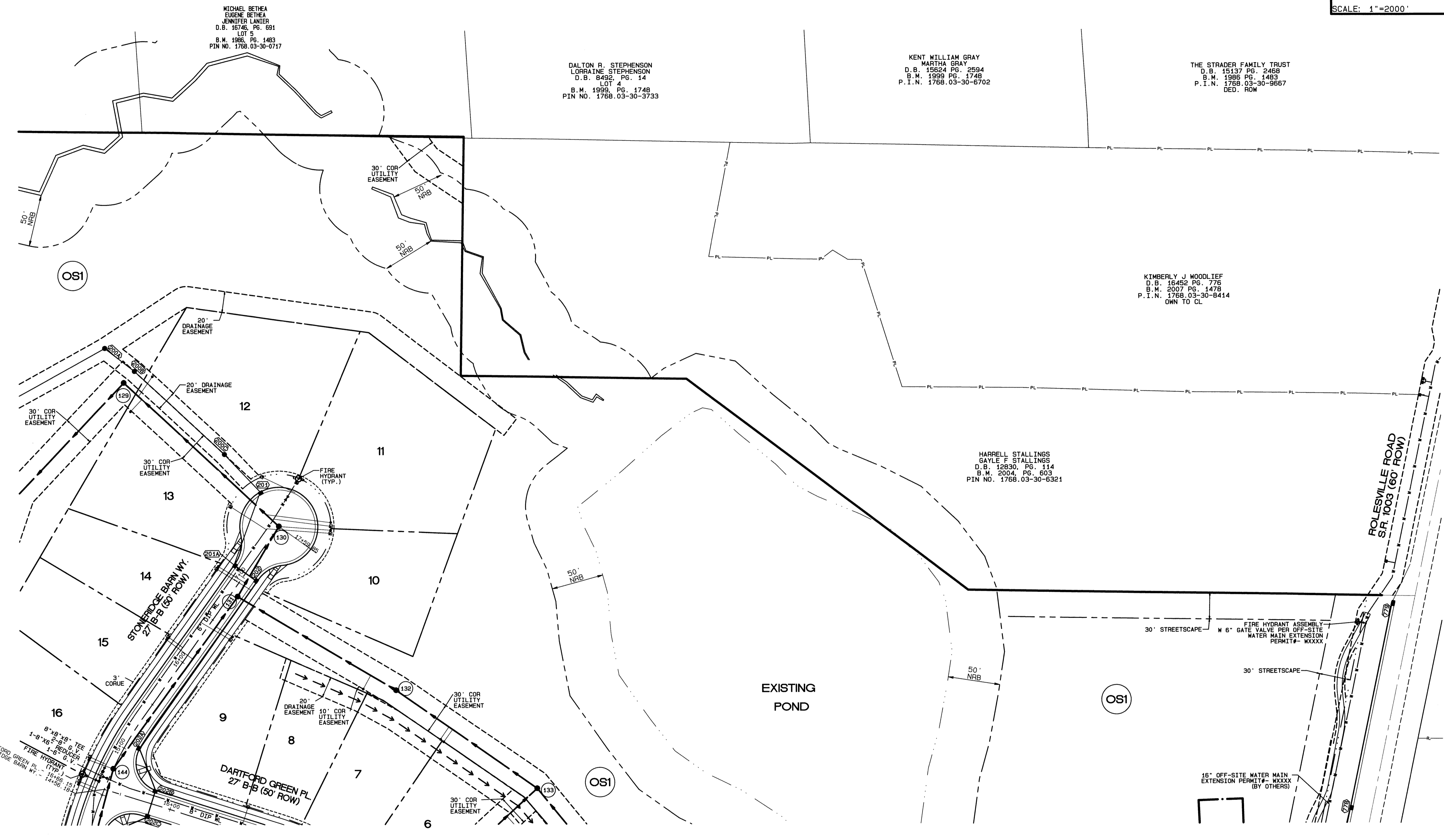
NOT FOR CONSTRUCTION  
 SHEET NO.  
**3.0**

Plot Date: 8/17/2020 Time: 4:19PM FILE: E:\Kolas Falls\Kalas Falls Base Prel - Plat.pro  
 No. 1 DATE 15/27/2020 ADDRESSED PREL. PLAT COMMENTS RECEIVED DN 4-27-20  
 DWN/CHK BAH/JRH  
 REVISION





SCALE: 1"=2000'



NO.	DATE	REVISION
1	5/27/2020	ADDRESSED PREL. PLAN COMMENTS RECEIVED ON 4-27-20

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

PRELIMINARY  
NOT FOR CONSTRUCTION  
SHEET NO.  
**3.1**

FILE: Z:\Jobs\9900\Work\ins\_Property.dwg\Bases\_Map\Kallas Falls Base Prel. Plot.ppt

Time: 1:24PM

Plot Date: 5/27/2020

**PROPOSED LINETYPE LEGEND**

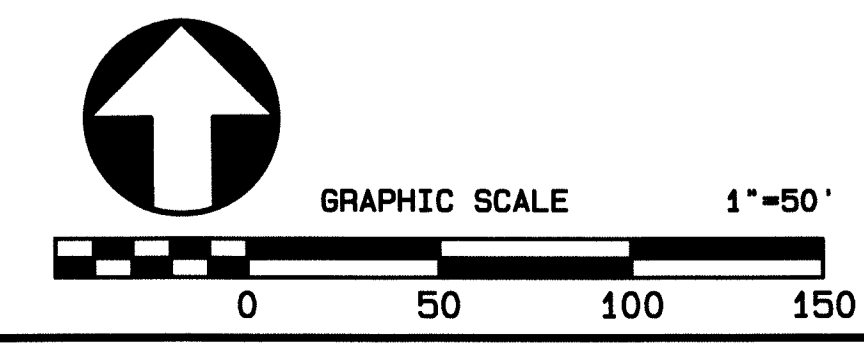
- PROPOSED BUILDING SETBACK
- PROPOSED EASEMENT
- PROPOSED 3'/5' CORUE
- PROPOSED RIGHT OF WAY
- PROPOSED ROAD CL
- PROPOSED 30" CURB AND GUTTER
- PROPOSED SANITARY SEWER
- PROPOSED WATERLINE
- PROPOSED STORM DRAINAGE
- PROPOSED DRAINAGE DITCH

**EXISTING LINETYPE LEGEND**

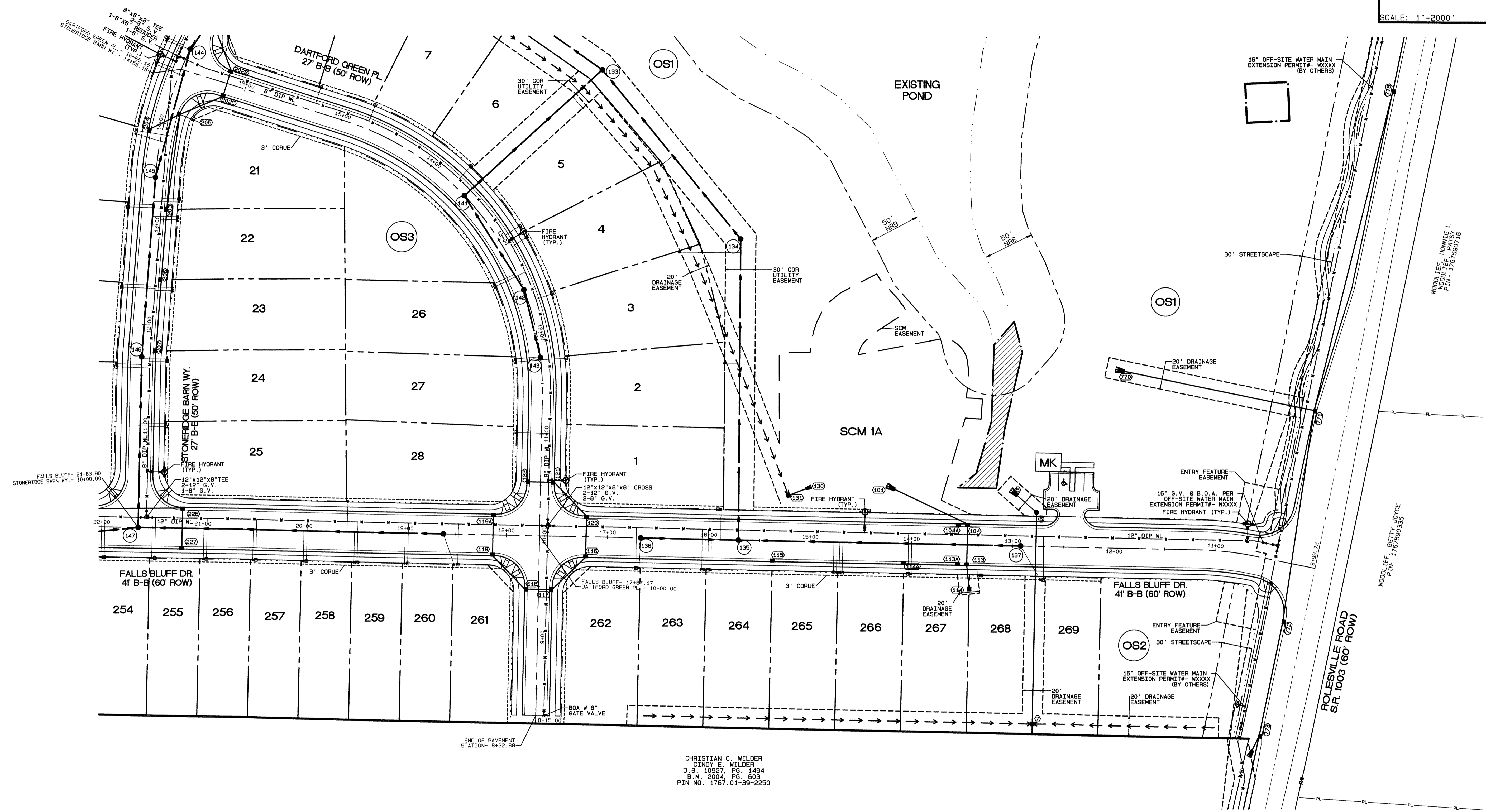
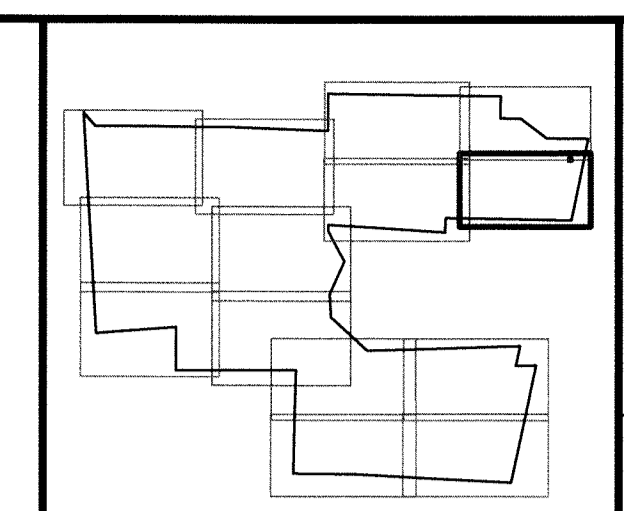
- PROPERTY BOUNDARY
- EXISTING TREE LINE
- EXISTING WETLAND
- EXISTING 50' NRB
- CENTERLINE OF STREAM
- EXISTING WATER ELEVATION
- EXISTING RIGHT OF WAY

**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'



CHRISTIAN C. WILDER  
CINDY E. WILDER  
D.B. 10927, PG. 1494  
B.M. 2004, PG. 603  
PTIN NO. 1767.01-39-2260

PROPOSED LINETYPE LEGEND

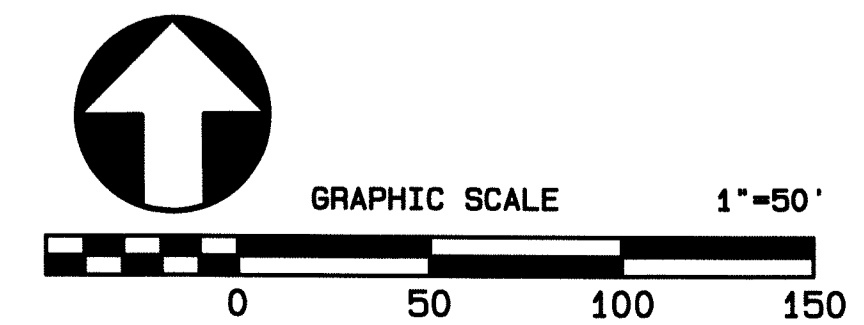
- PROPOSED BUILDING SETBACK
- PROPOSED EASEMENT
- PROPOSED 3'/5' CORUE
- PROPOSED RIGHT OF WAY
- PROPOSED ROAD CL
- PROPOSED 30" CURB AND GUTTER
- PROPOSED SANITARY SEWER
- PROPOSED WATERLINE
- PROPOSED STORM DRAINAGE
- PROPOSED DRAINAGE DITCH

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



No.	DATE	REVISION
1	5/27/2020	ADDRESSED PREL. PLAT COMMENTS RECEIVED ON 4-27-20

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

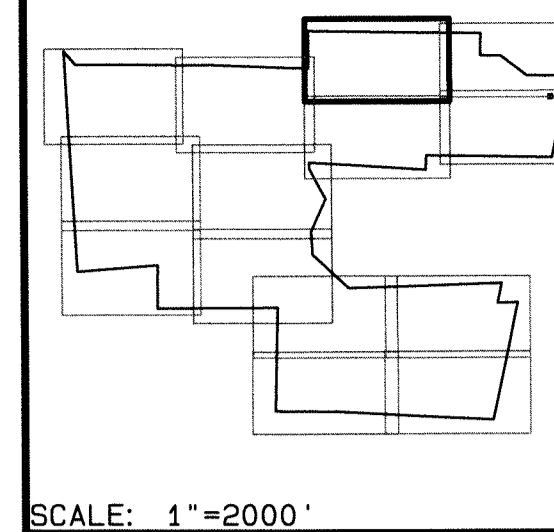
JOB NUMBER: 9900  
CHECKED BY: JRH  
DRAWN BY: BAH  
DATE: 9/19/2019

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

PRELIMINARY

NOT FOR CONSTRUCTION  
SHEET NO.  
**3.2**

DWN/CHK: BAH/JRH  
 FILE: Z:\Jobs\9900\Watkins\_Property\dwg\Base Map\Kalas Falls Base Prel1 Plat.dwg  
 Plot Date: 5/27/2020 Time: 1:24PM



SCALE: 1"=2000'

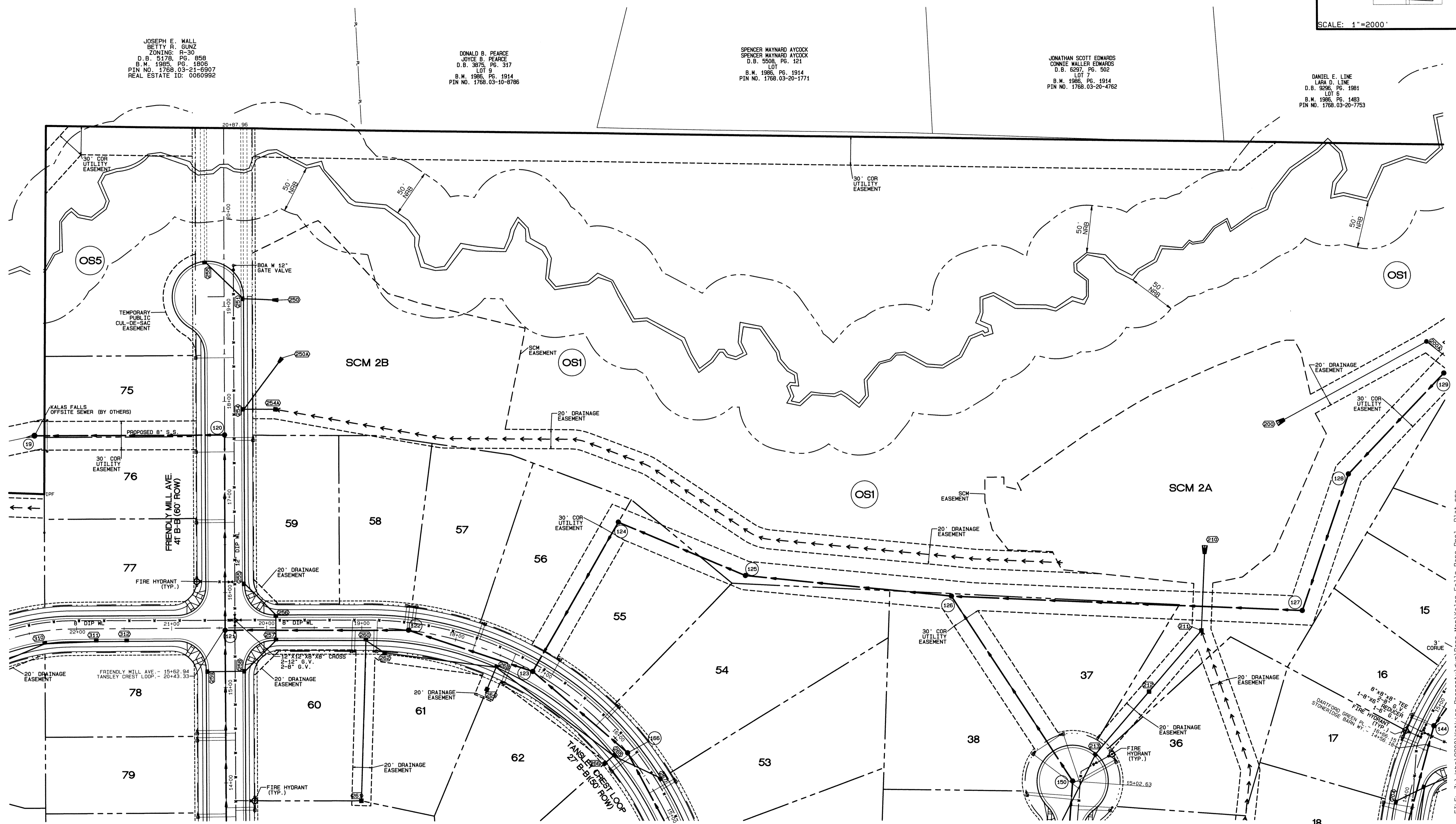
JOSEPH E. WALL  
BETTY R. GUNZ  
ZONING: R-30  
D.B. 5178, PG. 858  
B.M. 1985, PG. 1806  
PIN NO. 1768.03-21-6907  
REAL ESTATE ID: 0060992

DONALD B. PEARCE  
JOYCE B. PEARCE  
D.B. 3075, PG. 317  
LOT 9  
B.M. 1985, PG. 1914  
PIN NO. 1768.03-10-6786

SPENCER MAYNARD AYCOCK  
SPENCER MAYNARD AYCOCK  
D.B. 5508, PG. 121  
LOT 1  
B.M. 1985, PG. 1914  
PIN NO. 1768.03-20-1771

JONATHAN SCOTT EDWARDS  
CONNIE MALLER EDWARDS  
D.B. 6297, PG. 502  
LOT 7  
B.M. 1985, PG. 1914  
PIN NO. 1768.03-20-4762

DANIEL E. LINE  
LARA D. LINE  
D.B. 9295, PG. 1981  
LOT 5  
B.M. 1985, PG. 1483  
PIN NO. 1768.03-20-7753



PROPOSED LINETYPE LEGEND

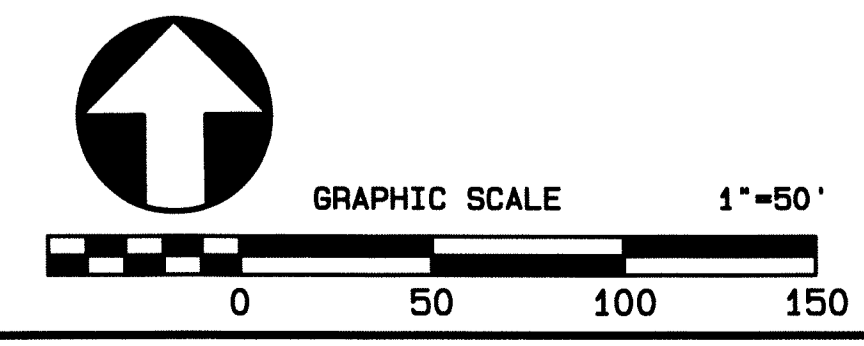
- PROPOSED BUILDING SETBACK
- PROPOSED EASEMENT
- PROPOSED 3'/5' CORUE
- PROPOSED RIGHT OF WAY
- PROPOSED ROAD CL
- PROPOSED 30" CURB AND GUTTER
- PROPOSED SANITARY SEWER
- PROPOSED WATERLINE
- PROPOSED STORM DRAINAGE
- PROPOSED DRAINAGE DITCH

EXISTING LINETYPE LEGEND

- PROPERTY BOUNDARY
- EXISTING TREE LINE
- EXISTING WETLAND
- EXISTING 50' NRB
- CENTERLINE OF STREAM
- EXISTING WATER ELEVATION
- EXISTING RIGHT OF WAY
- OFF-SITE SEWER BY OTHERS

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



NO.	DATE	REVISION
1	5/27/2020	ADDRESS PREL. PLAN COMMENTS RECEIVED ON 4-27-20

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

PRELIMINARY

NOT FOR CONSTRUCTION  
SHEET NO.  
**3.3**

FILE: Z:\Jobs\9900\WalkIns Property.dwg\Bases Map\Kalas Falls Base Prel. Plat.dwg  
Plot Date: 5/27/2020 Time: 11:21AM

PROPOSED LINETYPE LEGEND

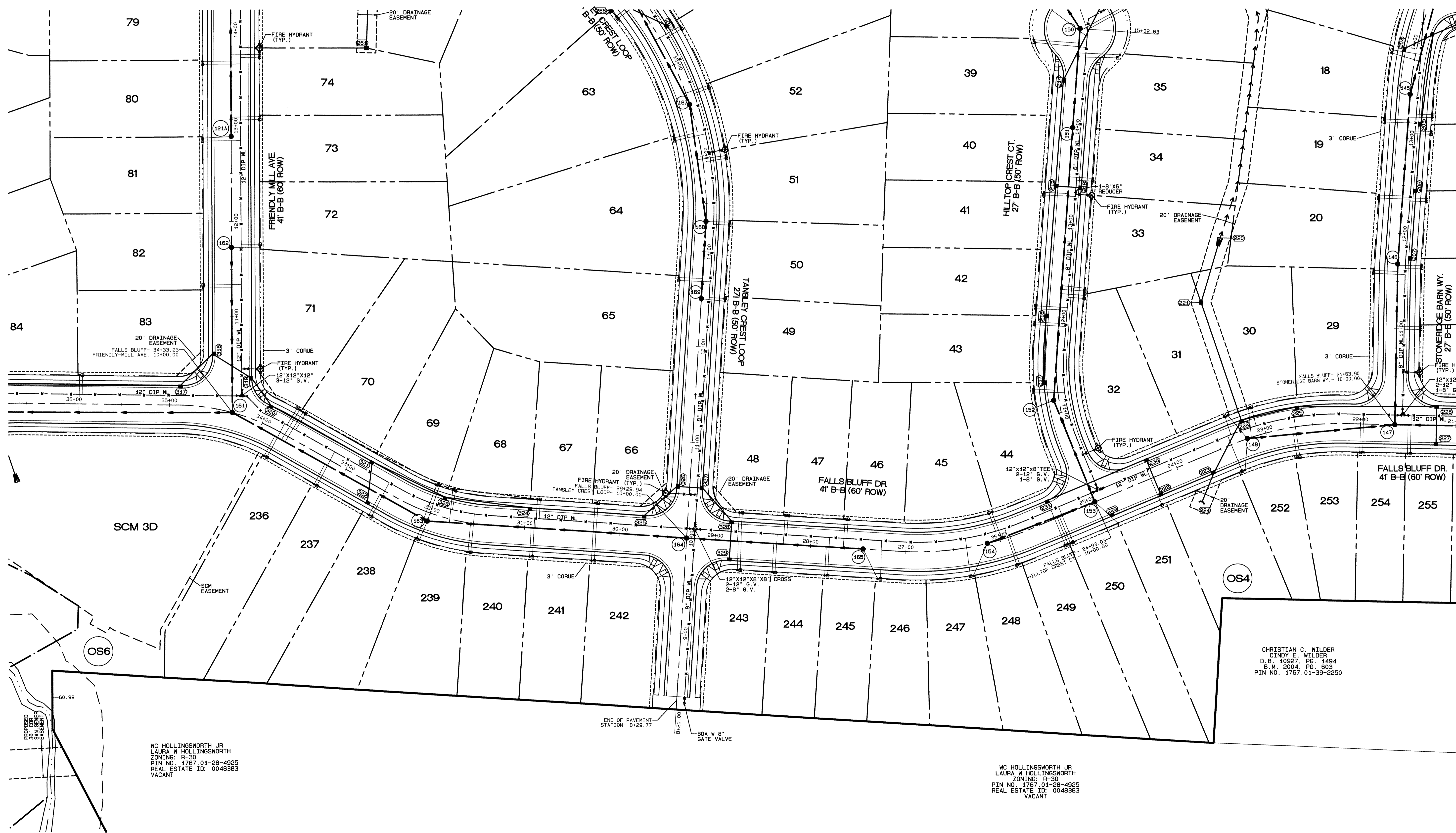
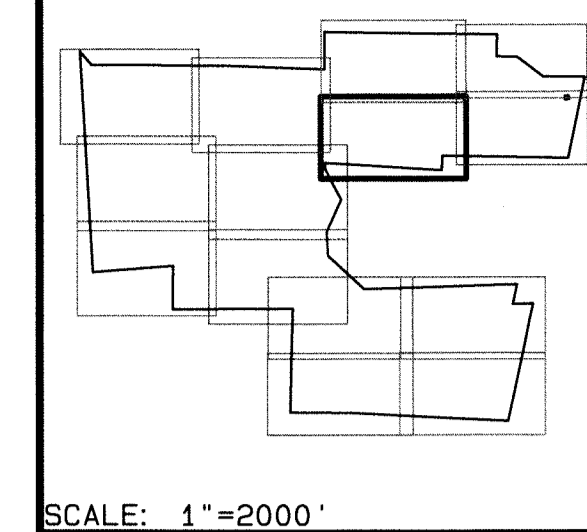
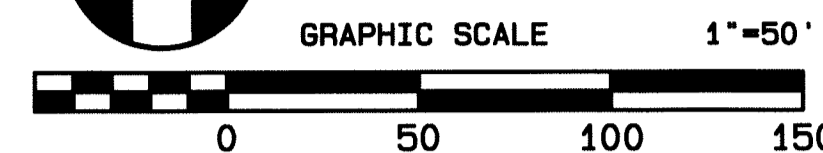
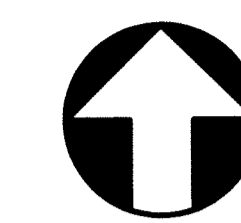
- PROPOSED BUILDING SETBACK
- PROPOSED EASEMENT
- PROPOSED 3'/5' CORUE
- PROPOSED RIGHT OF WAY
- PROPOSED ROAD CL
- ===== PROPOSED 30" CURB AND GUTTER
- PROPOSED SANITARY SEWER
- PROPOSED WATERLINE
- PROPOSED STORM DRAINAGE
- PROPOSED DRAINAGE DITCH

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



WC HOLLINGSWORTH JR  
LAURA W HOLLINGSWORTH  
ZONING: R-30  
PIN NO. 1767.01-28-4925  
REAL ESTATE ID: 0048383  
VACANT

WC HOLLINGSWORTH JR  
LAURA W HOLLINGSWORTH  
ZONING: R-30  
PIN NO. 1767.01-28-4925  
REAL ESTATE ID: 0048383  
VACANT

CHRISTIAN C. WILDER  
CINDY E. WILDER  
D.B. 19927; PG. 1484  
S.W. 5004; PG. 603  
PIN NO. 1767.01-39-2250

Plot Date: 5/27/2020  
 Time: 11:21AM  
 FILE: Z:\Jobs\9900\Watkins\_Property\Kings\_Base\_Map\Kings\_Falls\_Base\_Plot1.dwg  
 DWN/CHK: BAH/JRH  
 REVISION: 1  
 DATE: 5/27/2020  
 ADDRESS: PREL. PLAT. COMMENTS RECEIVED ON 4-27-20

UTILITY PLAN  
FOR  
KALAS FALLS  
SITUATED AT  
1832 ROLESVILLE ROAD  
WAKE COUNTY, NORTH CAROLINA  
FORM # 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.

3.4

**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

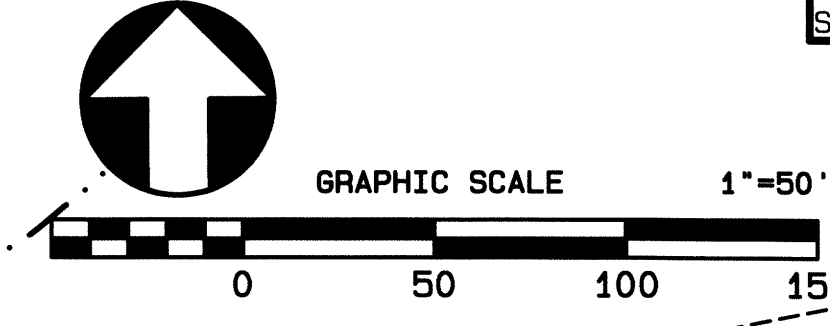
**EXISTING LINETYPE LEGEND**

- PROPERTY BOUNDARY
- EXISTING TREE LINE
- EXISTING WETLAND
- EXISTING 50' NRB
- CENTERLINE OF STREAM
- EXISTING WATER ELEVATION
- EXISTING RIGHT OF WAY
- SS — OFF-SITE SEWER BY OTHERS

**PROPOSED LINETYPE LEGEND**

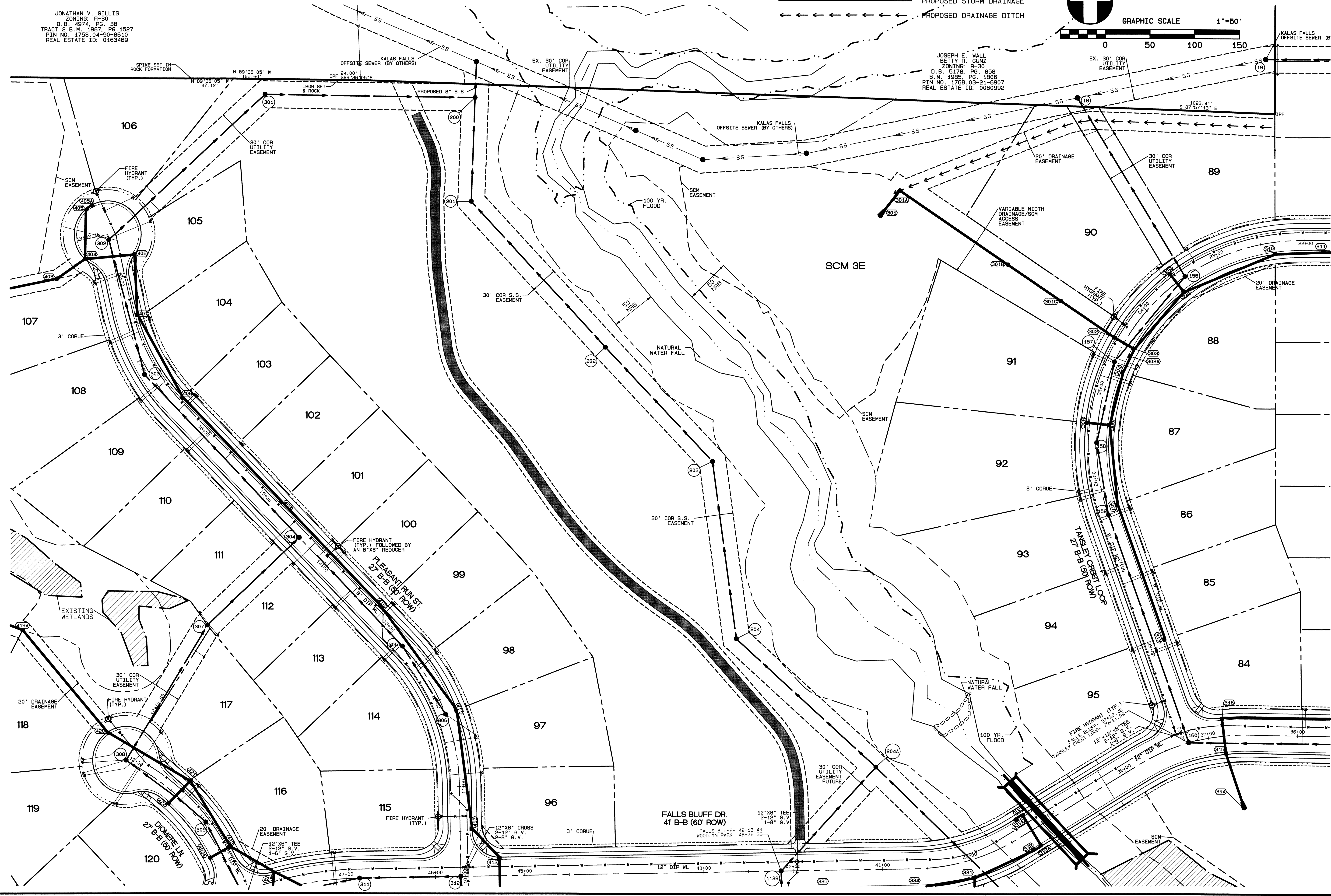
- PROPOSED BUILDING SETBACK
- PROPOSED EASEMENT
- PROPOSED 3'/5' CORUE
- R/W — PROPOSED RIGHT OF WAY
- PROPOSED ROAD CL
- PROPOSED 30" CURB AND GUTTER
- PROPOSED SANITARY SEWER
- PROPOSED WATERLINE
- PROPOSED STORM DRAINAGE
- PROPOSED DRAINAGE DITCH

SCALE: 1"=2000'



JONATHAN V. GILLIS  
ZONING: P-30  
D.B. 4974, PG. 38  
TRACT 2 B.M. 1987, PG. 1527  
PIN NO. 1759.04-30-3610  
REAL ESTATE ID: 0163469

JOSEPH E. WALL  
BETTY R. GUNZ  
ZONING: P-30  
D.B. 5178, PG. 899  
B.M. 1985, PG. 1806  
PIN NO. 1758.03-21-6907  
REAL ESTATE ID: 0060992



NO.	DATE	REVISION
1	5/27/2020	ADDRESSED PREL. PLAT COMMENTS RECEIVED ON 4-27-20

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

PRELIMINARY

NOT FOR CONSTRUCTION  
SHEET NO.  
**3.5**

Plot Date: 8/17/2020 Time: 4:30PM FILE: E:\Kaldas Falls\Kaldas Falls Base Prel. Plat.dwg



**PROPOSED LINETYPE LEGEND**

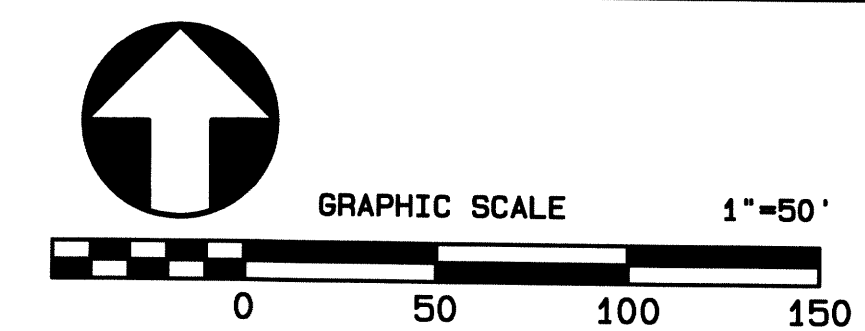
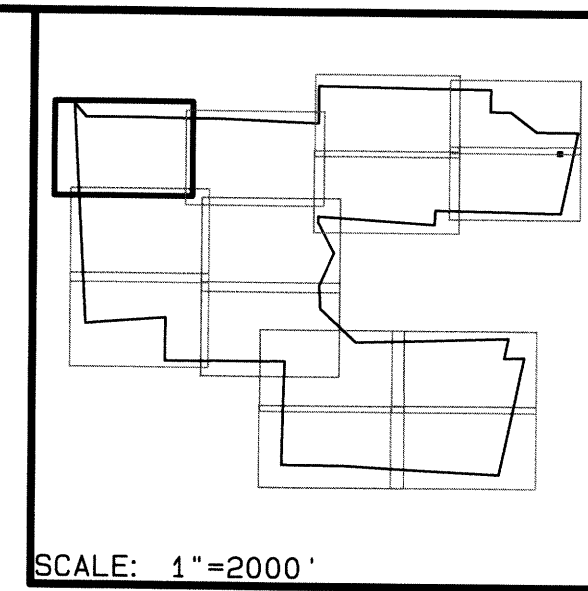
- PROPOSED BUILDING SETBACK
- - - PROPOSED EASEMENT
- - - PROPOSED 3' / 5' CORUE
- PROPOSED RIGHT OF WAY
- PROPOSED ROAD CL
- PROPOSED 30" CURB AND GUTTER
- PROPOSED SANITARY SEWER
- PROPOSED WATERLINE
- PROPOSED STORM DRAINAGE
- PROPOSED DRAINAGE DITCH

**EXISTING LINETYPE LEGEND**

- PROPERTY BOUNDARY
- EXISTING TREE LINE
- EXISTING WETLAND
- EXISTING 50' NRB
- CENTERLINE OF STREAM
- EXISTING WATER ELEVATION
- EXISTING RIGHT OF WAY
- OFF-SITE SEWER BY OTHERS

**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



JONES PROPERTIES LLC  
 ZONING: R-30  
 D.B. 41187 PG. 542  
 B.M. 1971 PG. 445  
 P.I.N. 1759.04-90-5145  
 SINGLE FAMILY

ROBERT BALLANCE  
 ROBIN M. BALLANCE  
 ZONING: R-30  
 D.B. 13321 PG. 687  
 B.M. 2004 PG. 589  
 PIN NO. 1758901417  
 REAL ESTATE ID: 0188744

JONATHAN V. GILLIS  
 ZONING: R-30  
 D.B. 4974 PG. 38  
 TRACT 2 B.M. 1987 PG. 1527  
 PIN NO. 1759.04-90-8610  
 REAL ESTATE ID: 0163469

RGA CONSULTING LLC  
 ZONING: R-30  
 D.B. 45770 PG. 1169  
 B.M. 2010 PG. 725  
 P.I.N. 1757.02-89-57740  
 SINGLE FAMILY

NO.	DATE	REVISION
1	05/27/2020	ADDRESSSED PREL. FOR COMMENTS RECEIVED ON 4-27-20
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**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.  
 875 Walnut Street, Suite 360  
 Cary, NC 27511 919-469-1101

PRELIMINARY

NOT FOR CONSTRUCTION  
 SHEET NO.  
**3.6**

Plot Date: 9/17/2020 Time: 4:30PM FILE: E:\Kalas Falls\Kalas Falls Base Prel - Plat.dwg

**PROPOSED LINETYPE LEGEND**

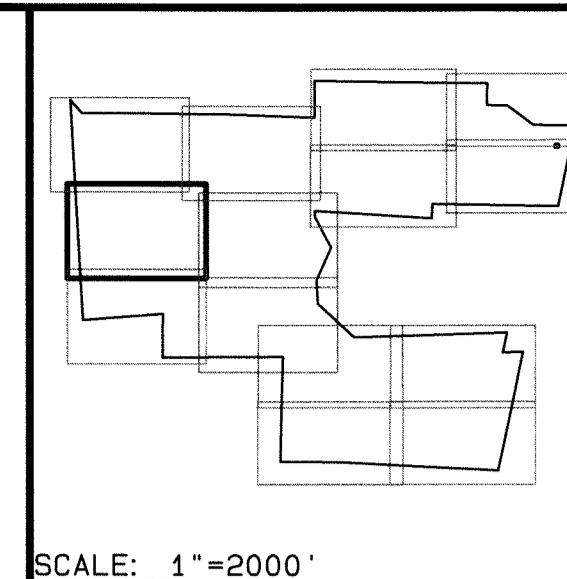
- PROPOSED BUILDING SETBACK
- - - PROPOSED EASEMENT
- - - PROPOSED 3' / 5' CORUE
- PROPOSED RIGHT OF WAY
- PROPOSED ROAD CL
- PROPOSED 30" CURB AND GUTTER
- PROPOSED SANITARY SEWER
- PROPOSED WATERLINE
- PROPOSED STORM DRAINAGE
- PROPOSED DRAINAGE DITCH

**EXISTING LINETYPE LEGEND**

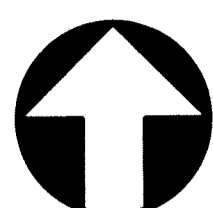
- PROPERTY BOUNDARY
- EXISTING TREE LINE
- EXISTING WETLAND
- EXISTING 50' NRB
- CENTERLINE OF STREAM
- EXISTING WATER ELEVATION
- EXISTING RIGHT OF WAY

**UTILITY LEGEND**

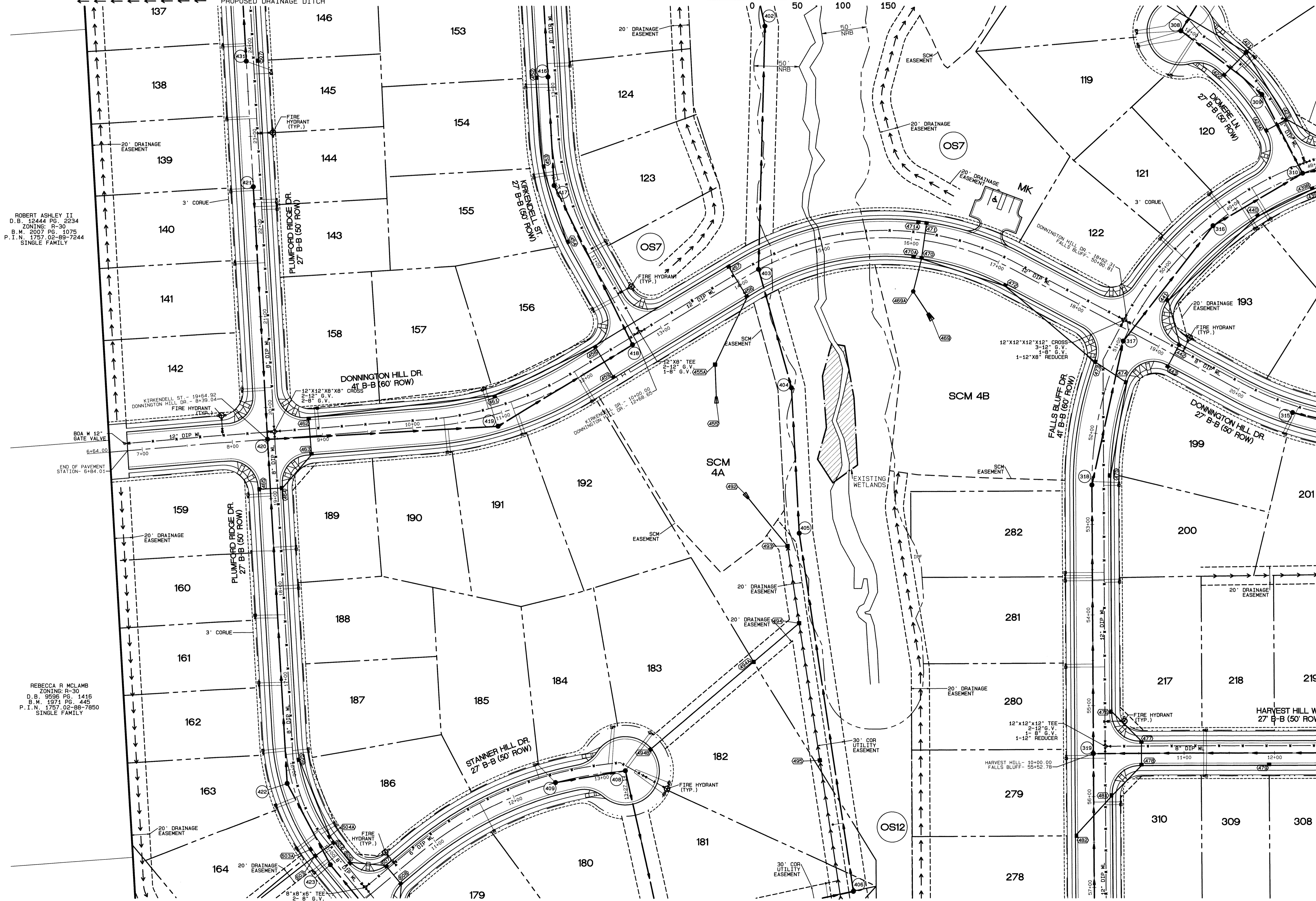
- PROPOSED MANHOLE OR JUNCTION BOX
- PROPOSED SEWER SERVICE
- PROPOSED CATCH BASIN
- PROPOSED YARD INLET
- PROPOSED FLARED END SECTION
- PROPOSED FIRE HYDRANT
- PROPOSED WATER SERVICE
- PROPOSED WATER VALVE
- ◁ PROPOSED WATERMAIN REDUCER



SCALE: 1"=2000'



GRAPHIC SCALE 1"=50'



ROBERT ASHLEY II  
D.B. 12444 PG. 2234  
ZONING: R-30  
B.W. 2007 PG. 1075  
P.I.N. 1757-02-89-7244  
SINGLE FAMILY

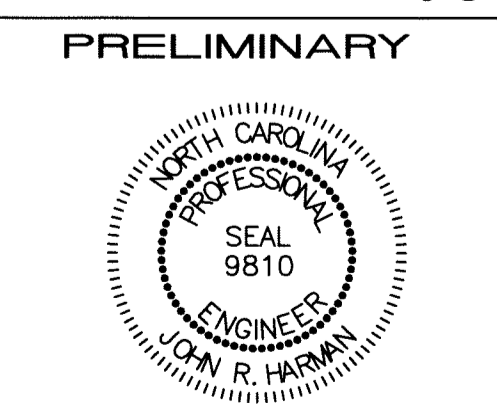
REBECCA R MCLAMB  
ZONING: R-30  
D.B. 9596 PG. 1416  
S.W. 1974 PG. 445  
P.I.N. 1757-02-88-7950  
SINGLE FAMILY

NO.	DATE	REVISION
1	5/27/2020	ADDRESSED PREL. PLAT COMMENTS RECEIVED DN #27-20

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



PRELIMINARY  
NOT FOR CONSTRUCTION  
SHEET NO.

**3.7**

Plot Date: 5/27/2020 Time: 11:24AM File: Z:\Jobs\9900\WatkIns\_Property\dwg\Base Map\Kaldas Falls Base Prel1\_Plat.dwg

**PROPOSED LINETYPE LEGEND**

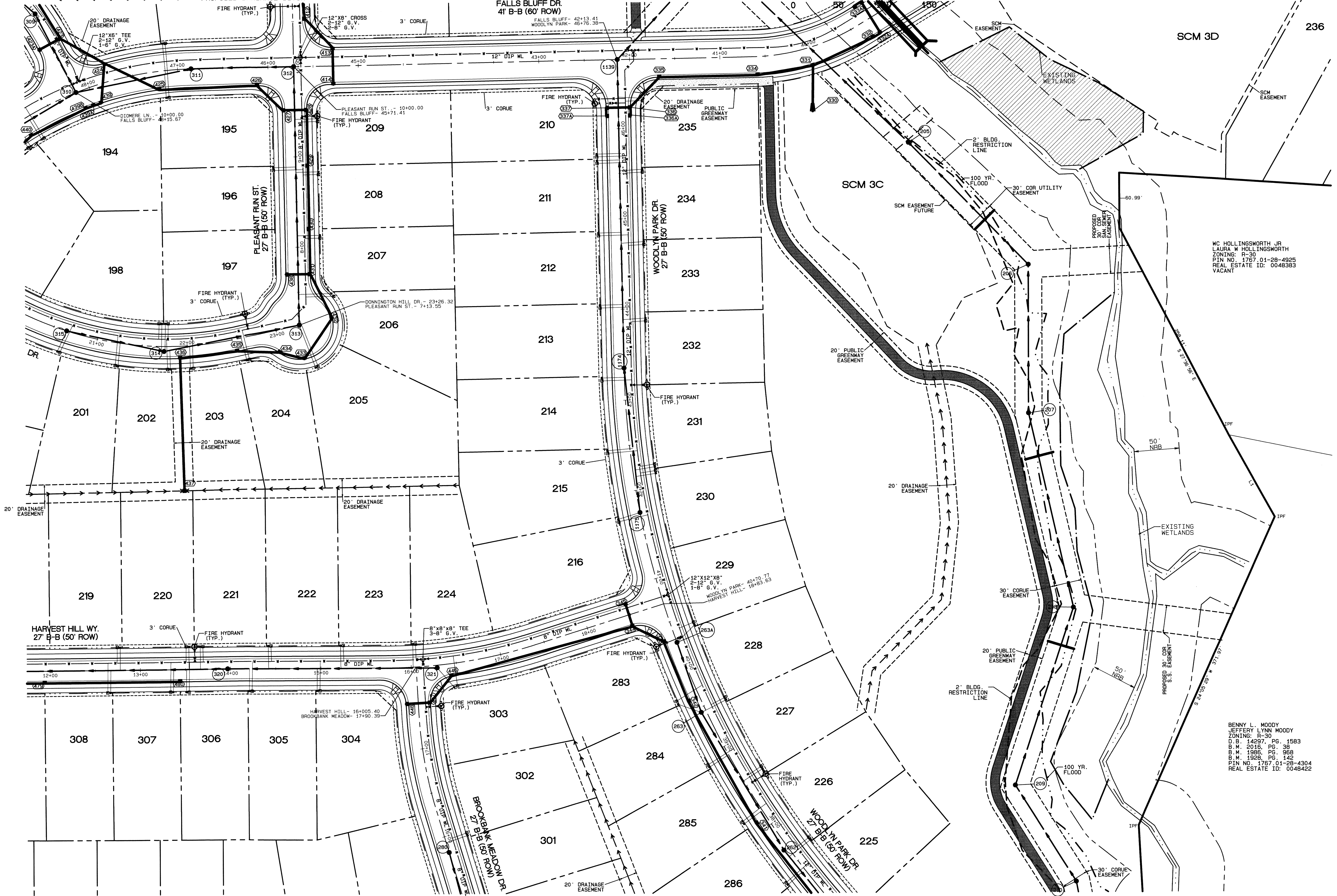
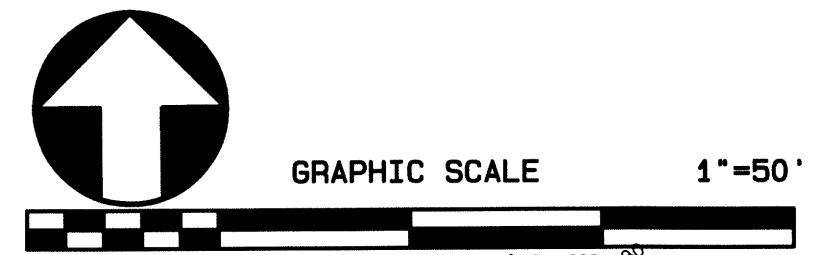
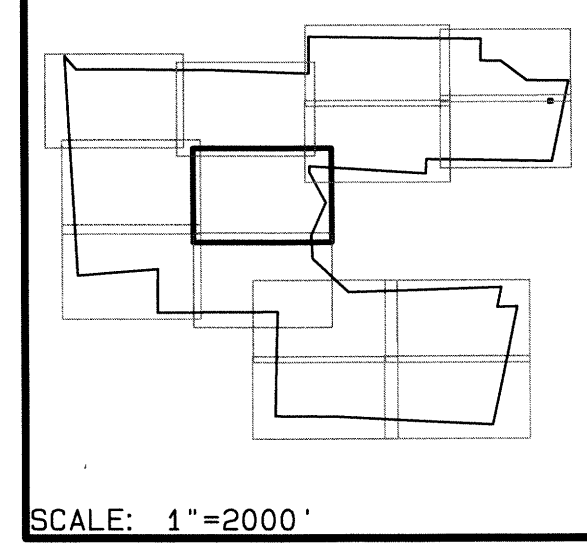
- PROPOSED BUILDING SETBACK
- - - PROPOSED EASEMENT
- - - PROPOSED 3' / 5' CORUE
- PROPOSED RIGHT OF WAY
- PROPOSED ROAD CL
- PROPOSED 30" CURB AND GUTTER
- PROPOSED SANITARY SEWER
- PROPOSED WATERLINE
- PROPOSED STORM DRAINAGE
- PROPOSED DRAINAGE DITCH

**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 SEWER SERVICE
- PROPOSED WATER VALVE
- △ PROPOSED WATERMAIN REDUCER



MC HOLLINGSWORTH JR  
LAURA W HOLLINGSWORTH  
ZONING: R-30  
PIN NO. 1767.01-28-4925  
REAL ESTATE ID: 0046393  
VACANT

BENNY L. MOODY  
JEFFERY LYNN MOODY  
ZONING: R-30  
D.B. 14297, PG. 1583  
B.M. 2016, PG. 98  
B.M. 1986, PG. 968  
B.M. 1928, PG. 142  
PIN NO. 1767.01-28-4304  
REAL ESTATE ID: 0046422

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

PRELIMINARY  
NOT FOR CONSTRUCTION  
SHEET NO.  
**3.8**

Plot Date: 8/17/2020 Time: 4:31PM  
 FILE: E:\Kolas Falls\Kolas Falls Base Prel - Plat.dwg  
 No. DATE REVISION  
 1 5/27/2020 ADDRESSED PREL. PLAT COMMENTS RECEIVED ON 4-27-20  
 DWG CHK: BAY/JRH

PROPOSED LINETYPE LEGEND

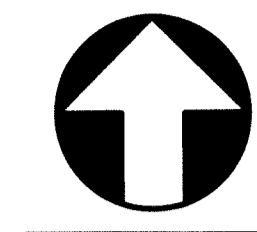
- PROPOSED BUILDING SETBACK
- PROPOSED EASEMENT
- - - - - PROPOSED 3'/5' CORUE
- PROPOSED RIGHT OF WAY
- PROPOSED ROAD CL
- PROPOSED 30" CURB AND GUTTER
- PROPOSED SANITARY SEWER
- PROPOSED WATERLINE
- PROPOSED STORM DRAINAGE
- PROPOSED DRAINAGE DITCH

EXISTING LINETYPE LEGEND

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

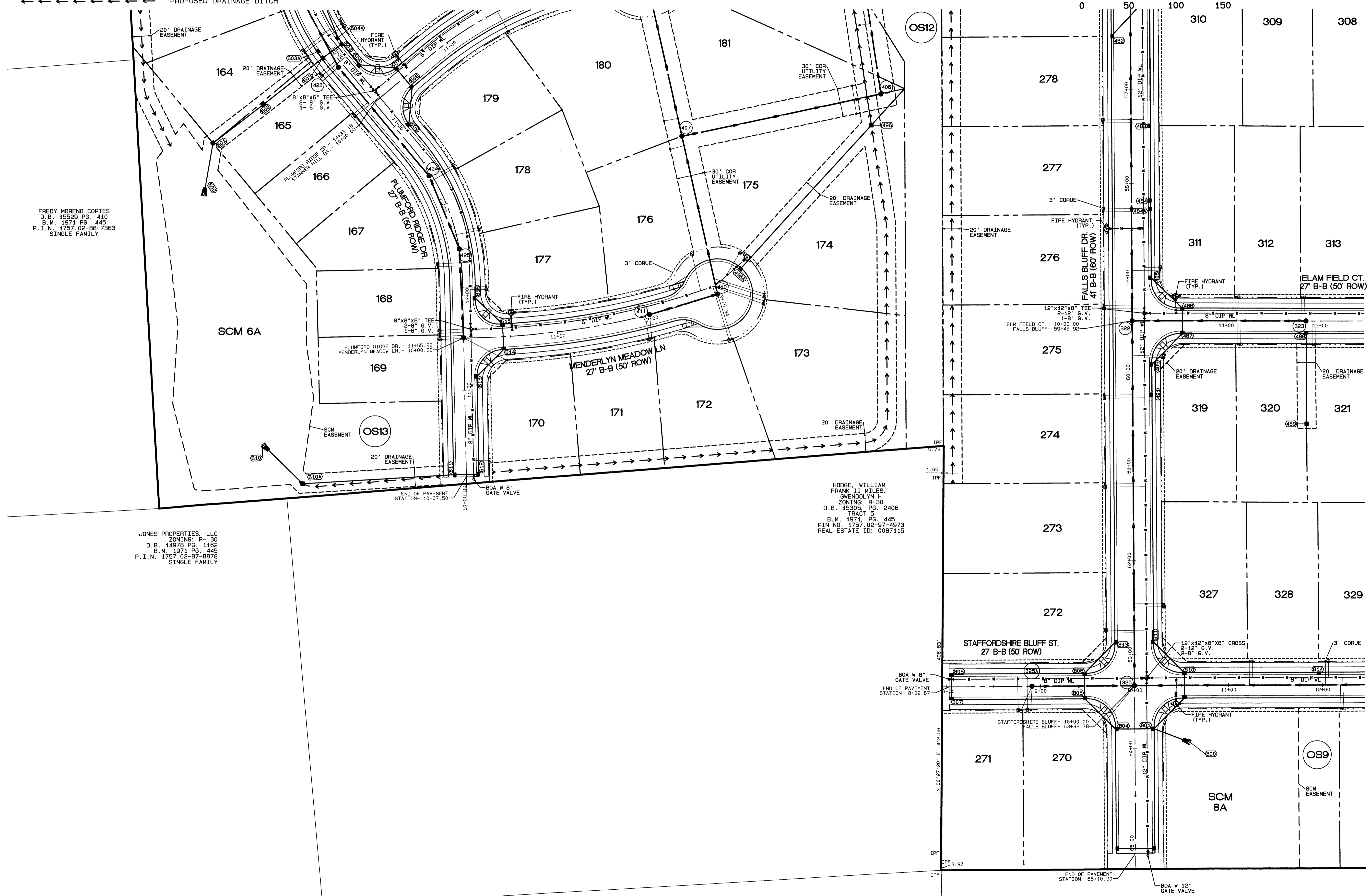
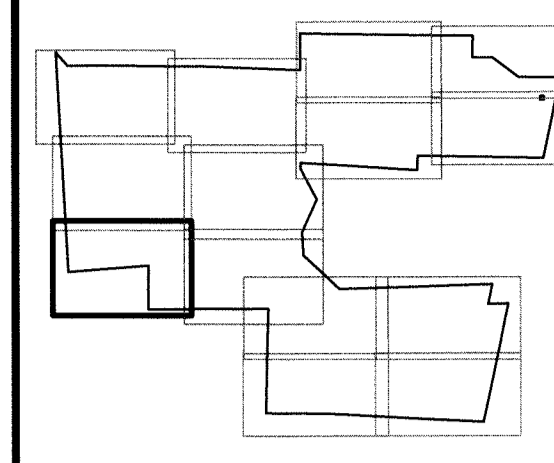
UTILITY LEGEND

- 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'

SCALE: 1"=2000'



FREDDY MORENO CORTES  
D.B. 15529 PG. 410  
B.M. 1971 PG. 445  
P.I.N. 1757.02-88-7363  
SINGLE FAMILY

JONES PROPERTIES, LLC  
ZONING: R-30  
D.B. 14978 PG. 1162  
B.M. 1971 PG. 445  
P.I.N. 1757.02-87-8878  
SINGLE FAMILY

HODGE, WILLIAM  
FRANK II MILES,  
GWENDOLYN H  
ZONING: R-30  
D.B. 15305 PG. 2406  
TRACT 5  
B.M. 1971 PG. 445  
PTN NO. 1757.02-97-4973  
REAL ESTATE ID: 0087115

JONES PROPERTIES, LLC  
ZONING: R-30  
D.B. 13842 PG. 1231  
LOT 4A  
B.M. 1983 PG. 1477  
PTN NO. 1757.02-97-2579  
REAL ESTATE ID: 0037355

Plot Date: 5/27/2020 Time: 2:42PM FILE: Z:\Jobs\9900\Watkins\_Property\Map\Kaldas Falls Base Prel. Plat.dwg

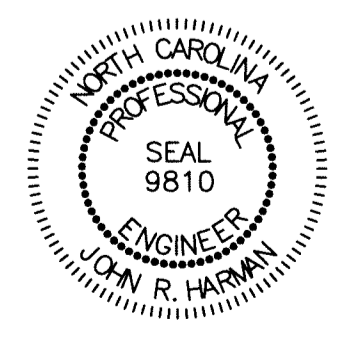
NO.	DATE	REVISION
1	5/27/2020	ADDRESS PREL. PLAT COMMENTS RECEIVED ON 4-27-20

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

PRELIMINARY  
NOT FOR CONSTRUCTION  
SHEET NO.



**3.9**

**PROPOSED LINETYPE LEGEND**

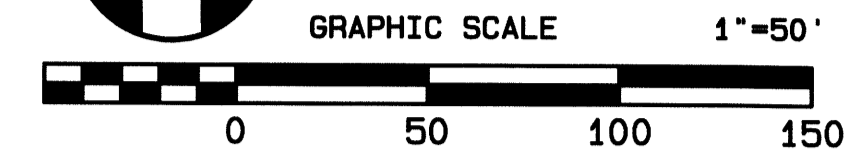
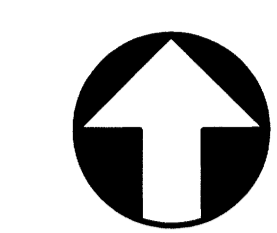
- PROPOSED BUILDING SETBACK
- - - PROPOSED EASEMENT
- - - PROPOSED 3'/5' CORUE
- - - PROPOSED RIGHT OF WAY
- - - PROPOSED ROAD CL
- ==== PROPOSED 30" CURB AND GUTTER
- ==== PROPOSED SANITARY SEWER
- ==== PROPOSED WATERLINE
- ==== PROPOSED STORM DRAINAGE
- ==== PROPOSED DRAINAGE DITCH

**EXISTING LINETYPE LEGEND**

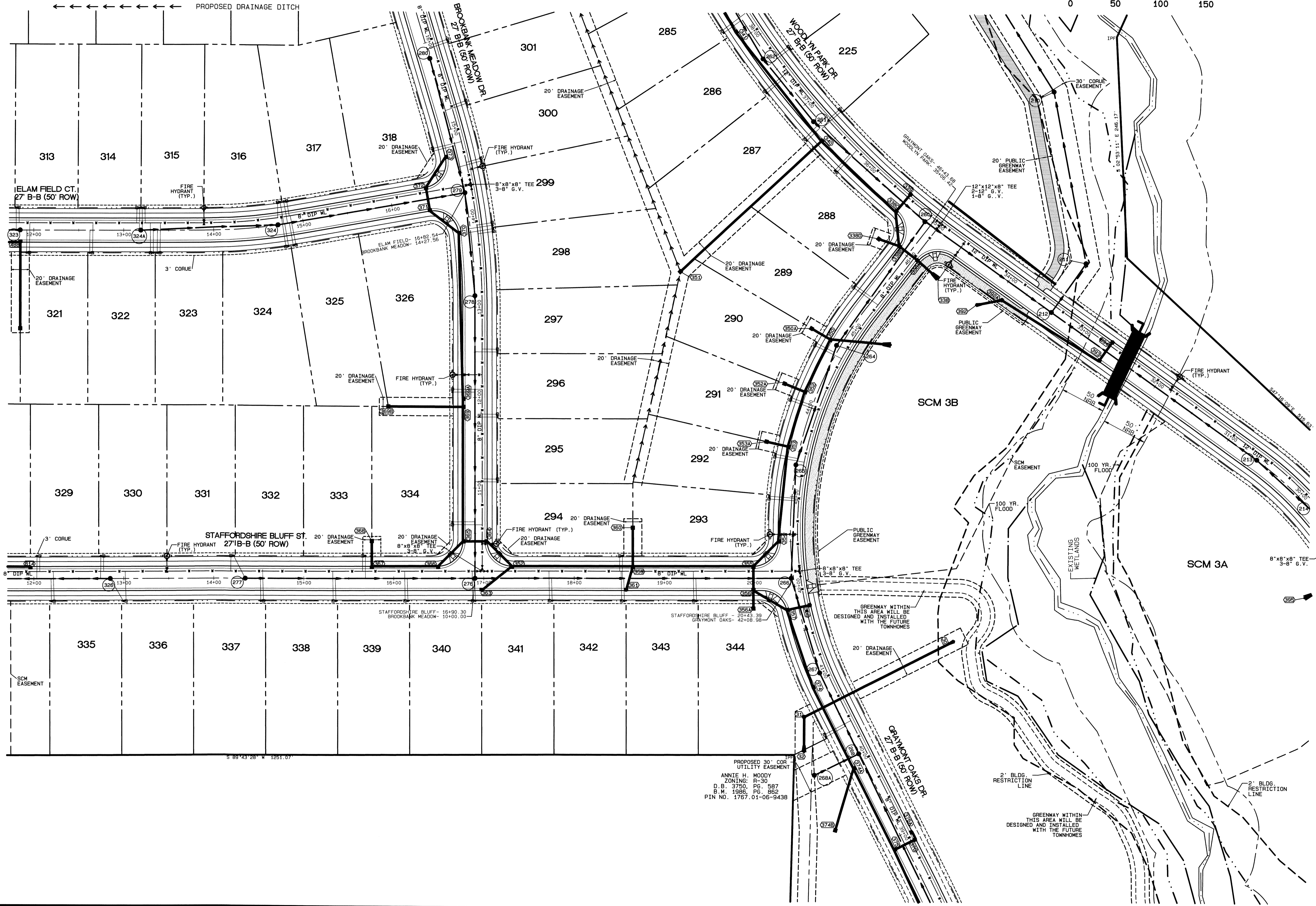
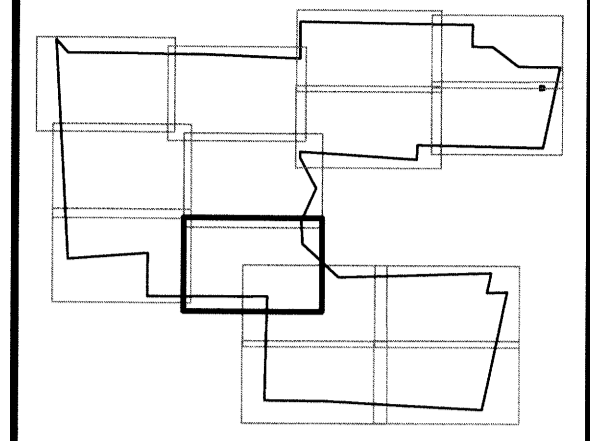
- ==== PROPERTY BOUNDARY
- ==== EXISTING TREE LINE
- ==== EXISTING WETLAND
- ==== EXISTING 50' NRB
- ==== CENTERLINE OF STREAM
- ==== EXISTING WATER ELEVATION
- ==== EXISTING RIGHT OF WAY

**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'



NO.	DATE	REVISION
1	5/27/2020	ADDRESSED PREL. PLAT COMMENTS RECEIVED ON 4-27-20

**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.  
875 Walnut Street, Suite 360  
Cary, NC 27511 919-489-1101

PRELIMINARY

NOT FOR CONSTRUCTION  
SHEET NO.  
**3.10**

FILE: E:\Karas Falls\Karas Falls Base Prel Plat.dwg  
 Date: 8/17/2020  
 Time: 4:31PM

**EXISTING LINETYPE LEGEND**

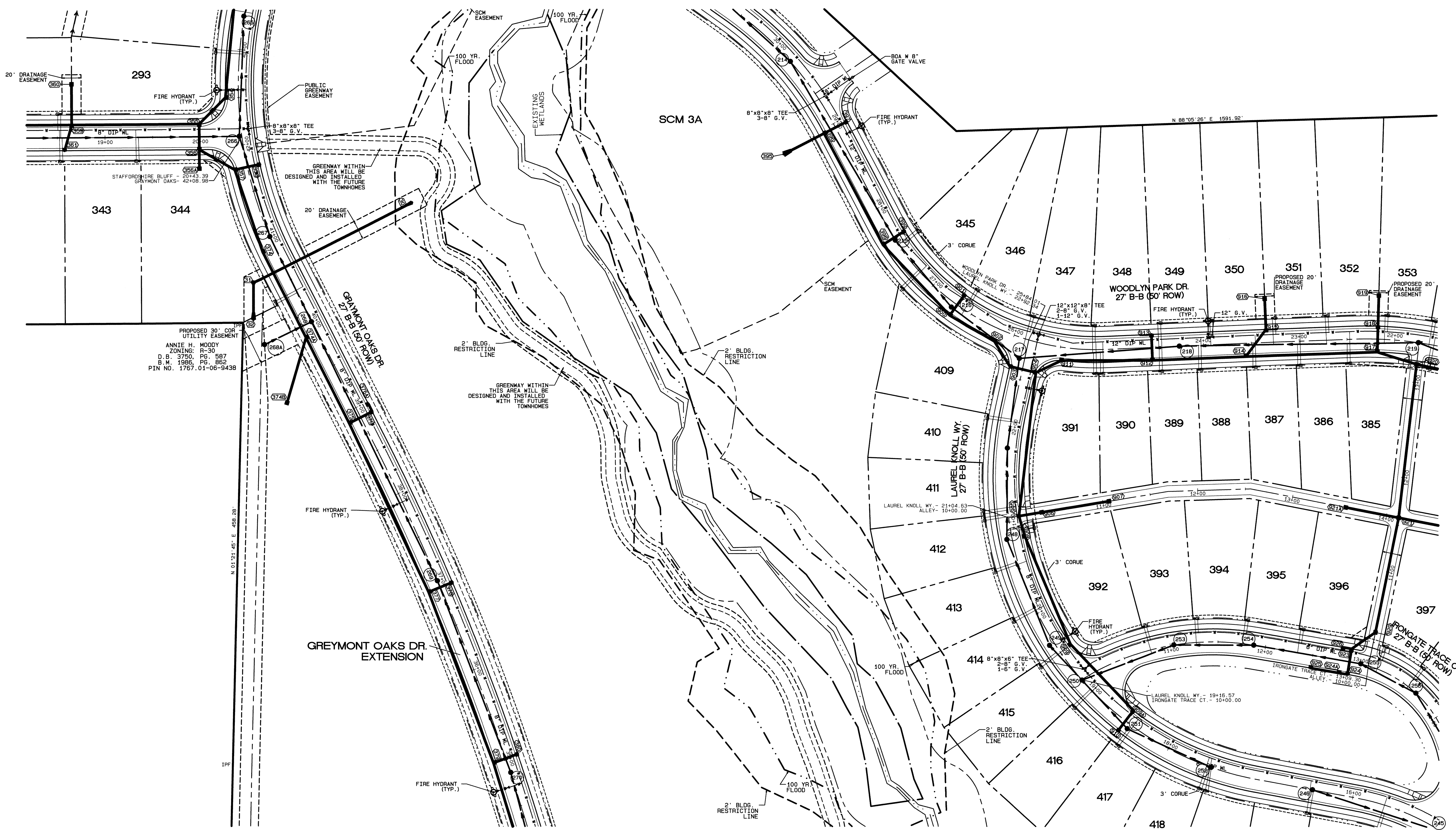
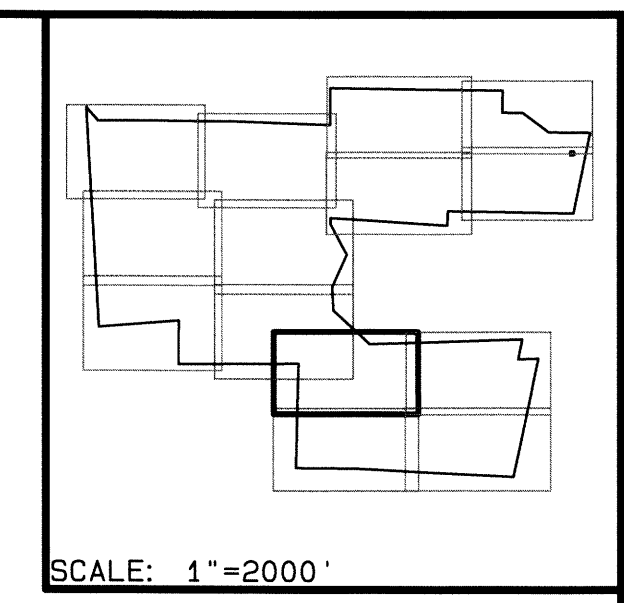
- PROPERTY BOUNDARY
- EXISTING TREE LINE
- EXISTING WETLAND
- EXISTING 50' NRB
- CENTERLINE OF STREAM
- EXISTING WATER ELEVATION
- EXISTING RIGHT OF WAY

**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



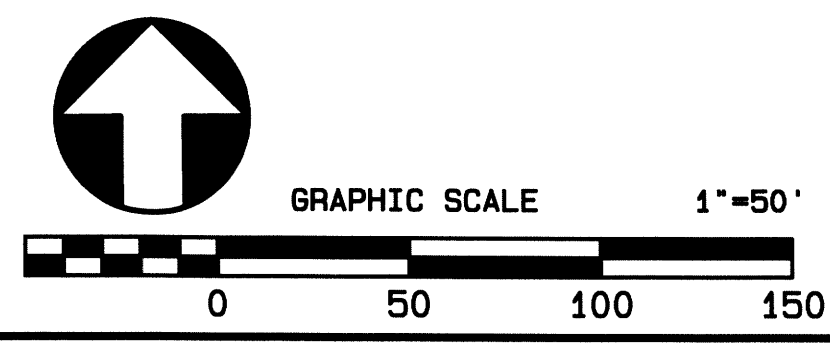
NO.	DATE	REVISION
1	5/27/2020	ADDRESSED PREL. PLAT COMMENTS RECEIVED DN. 4-27-20

**UTILITY PLAN**  
FOR  
**KALAS FALLS**  
SITUATED AT  
**1832 ROLESVILLE ROAD**  
WAKE COUNTY, NORTH CAROLINA  
FIRM # C-381

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  
NORTH CAROLINA PROFESSIONAL SEAL 9810  
JOHN R. HARMAN  
NOT FOR CONSTRUCTION SHEET NO. **3.11**



P.Lot. Date: 8/17/2020 Time: 4:31PM FILE: E:\Karas Falls\Karas Falls Base Prel. Plat.dwg

**PROPOSED LINETYPE LEGEND**

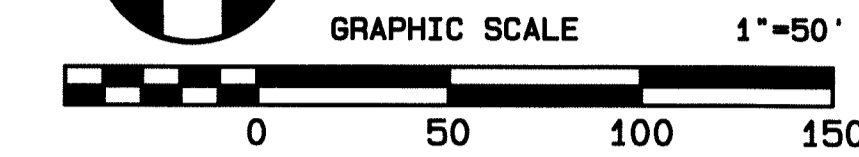
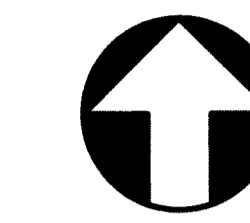
- PROPOSED BUILDING SETBACK
- PROPOSED EASEMENT
- PROPOSED 3' / 5' CORUE
- R/W--- PROPOSED RIGHT OF WAY
- ===== PROPOSED ROAD CL
- PROPOSED 30" CURB AND GUTTER
- PROPOSED SANITARY SEWER
- PROPOSED WATERLINE
- PROPOSED STORM DRAINAGE
- PROPOSED DRAINAGE DITCH

**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

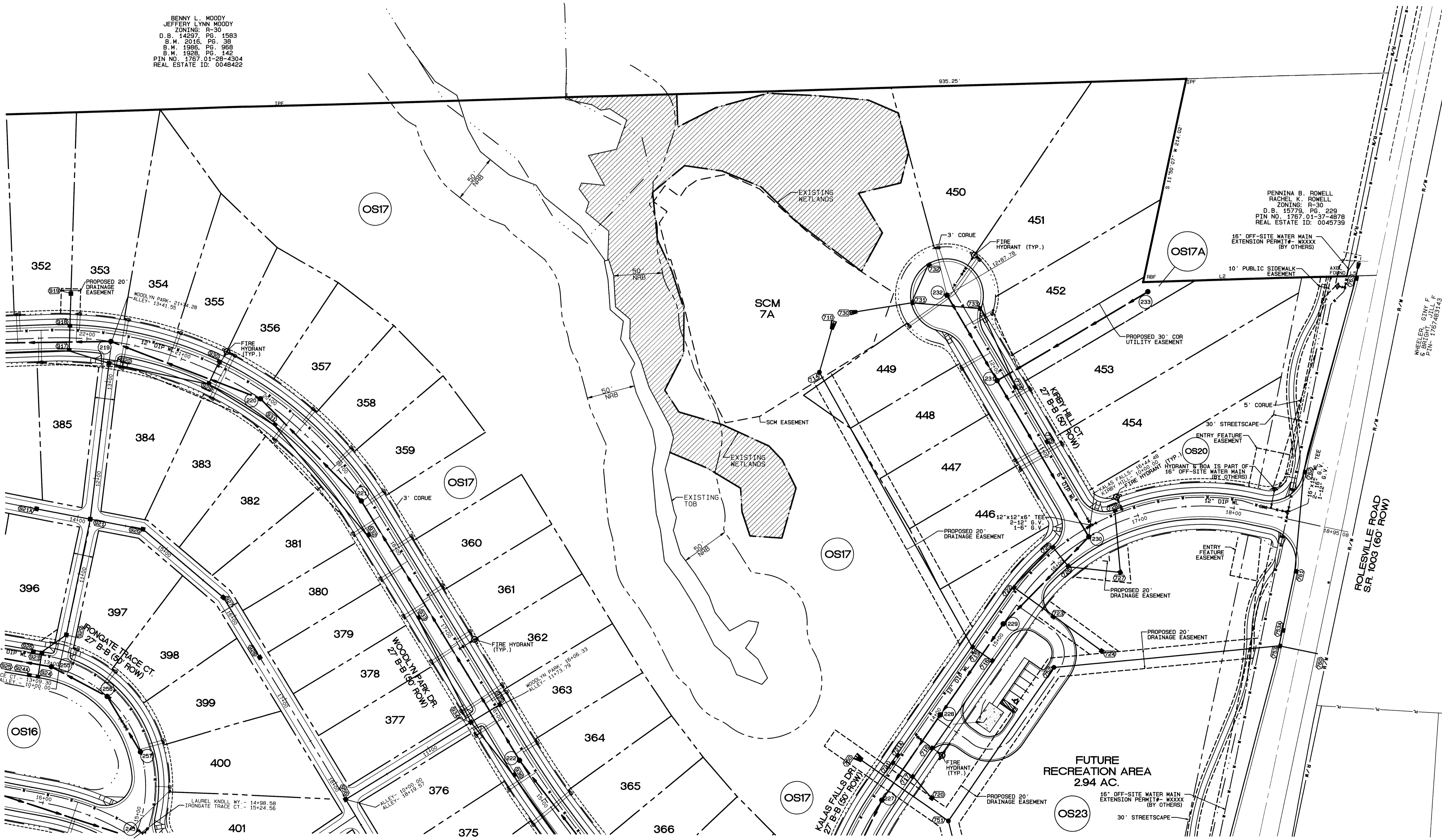


SCALE: 1"=2000'

BENNY L. MOODY  
JEFFERY LYNN MOODY  
ZONING: R-30  
D.B. 14297, PG. 1583  
B.M. 2016, PG. 39  
B.M. 1986, PG. 968  
B.M. 1928, PG. 142  
P.I.N. NO. 1767.01-28-4304  
REAL ESTATE ID: 0048422

PENNINA B. ROWELL  
RACHEL K. ROWELL  
ZONING: R-30  
D.B. 45779, PG. 229  
P.I.N. NO. 1767.01-37-4878  
REAL ESTATE ID: 0045739

WHEELER GUY F.  
P. R. LIGHT  
P. I. N. 1767483148

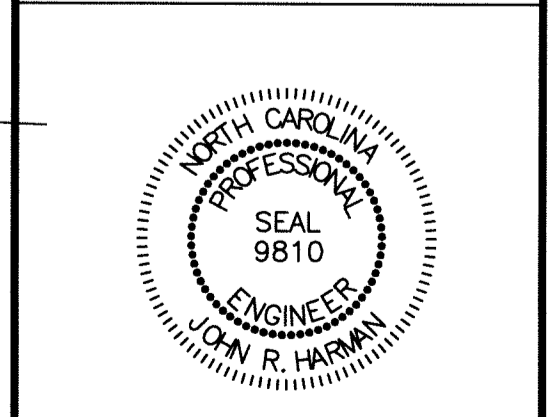


NO.	DATE	REVISION
1	5/27/2020	ADDRESS SHEET PREL. PLAT COMMENTS RECEIVED EN 4-27-20

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



SHEET NO.  
**3.12**

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

**PROPOSED LINETYPE LEGEND**

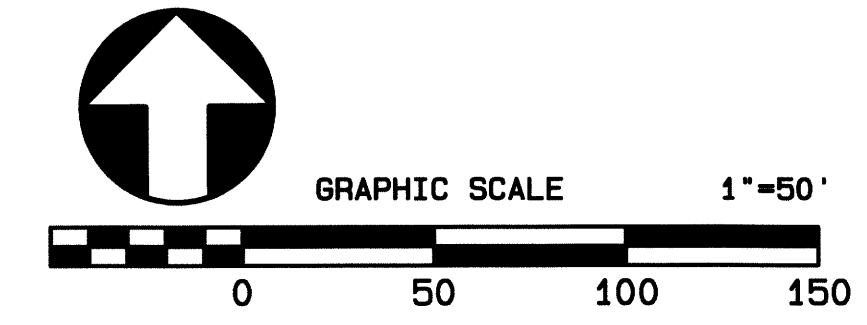
- PROPOSED BUILDING SETBACK
- PROPOSED EASEMENT
- PROPOSED 3' / 5' CORUE
- PROPOSED RIGHT OF WAY
- PROPOSED ROAD CL
- PROPOSED 30" CURB AND GUTTER
- PROPOSED SANITARY SEWER
- PROPOSED WATERLINE
- PROPOSED STORM DRAINAGE
- PROPOSED DRAINAGE DITCH

**EXISTING LINETYPE LEGEND**

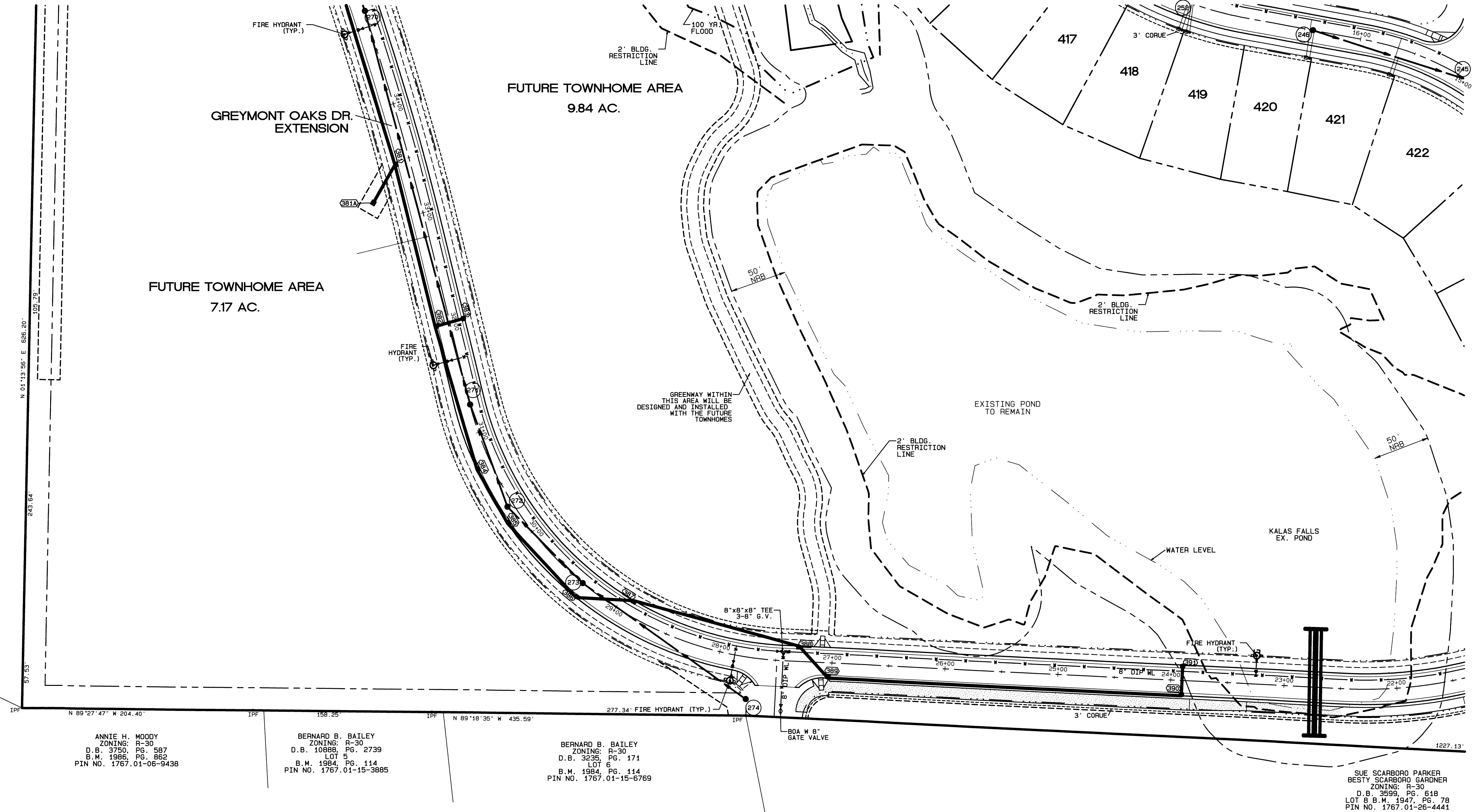
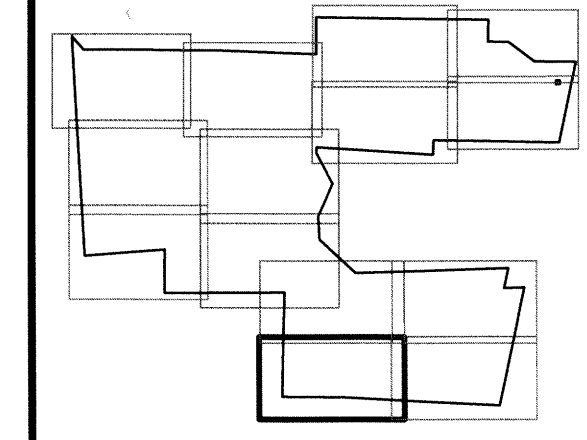
- PROPERTY BOUNDARY
- EXISTING TREE LINE
- EXISTING WETLAND
- EXISTING 50' NRB
- CENTERLINE OF STREAM
- EXISTING WATER ELEVATION
- EXISTING RIGHT OF WAY

**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'



ANNIE H. MOODY  
ZONING: R-30  
D.B. 3750, PG. 587  
B.M. 1986, PG. 862  
PIN NO. 1767.01-06-9438

BERNARD B. BAILEY  
ZONING: R-30  
D.B. 10888, PG. 2739  
LOT 5  
B.M. 1984, PG. 114  
PIN NO. 1767.01-15-3885

BERNARD B. BAILEY  
ZONING: R-30  
D.B. 3225, PG. 171  
LOT 6  
B.M. 1984, PG. 114  
PIN NO. 1767.01-15-6769

SUE SCARBORO PARKER  
BESTY SCARBORO GARDNER  
ZONING: R-30  
D.B. 3599, PG. 618  
LOT 8 B.M. 1947, PG. 78  
PIN NO. 1767.01-26-4441

NO.	DATE	REVISION
1	15/27/2020	ADDRESSED PREL. PLAT COMMENTS RECEIVED ON 4-27-20

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

PRELIMINARY

NOT FOR CONSTRUCTION  
SHEET NO.  
**3.13**

Plot Date: 9/17/2020 Time: 4:32PM FILE: E:\Kallas Falls\Kallas Falls Base Prel. Plat.dwg



PROPOSED LINETYPE LEGEND

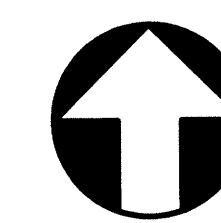
- PROPOSED EASEMENT
- - - - - PROPOSED 3' / 5' CORUE
- PROPOSED RIGHT OF WAY
- PROPOSED ROAD CL
- PROPOSED 30" CURB AND GUTTER
- PROPOSED SANITARY SEWER
- PROPOSED WATERLINE
- PROPOSED STORM DRAINAGE
- PROPOSED DRAINAGE DITCH

EXISTING LINETYPE LEGEND

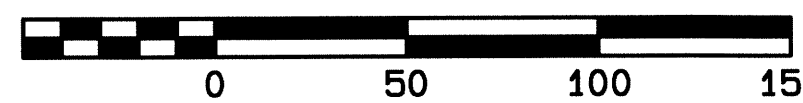
- PROPERTY BOUNDARY
- EXISTING TREE LINE
- EXISTING WETLAND
- EXISTING 50' NRB
- CENTERLINE OF STREAM
- EXISTING WATER ELEVATION
- EXISTING RIGHT OF WAY

UTILITY LEGEND

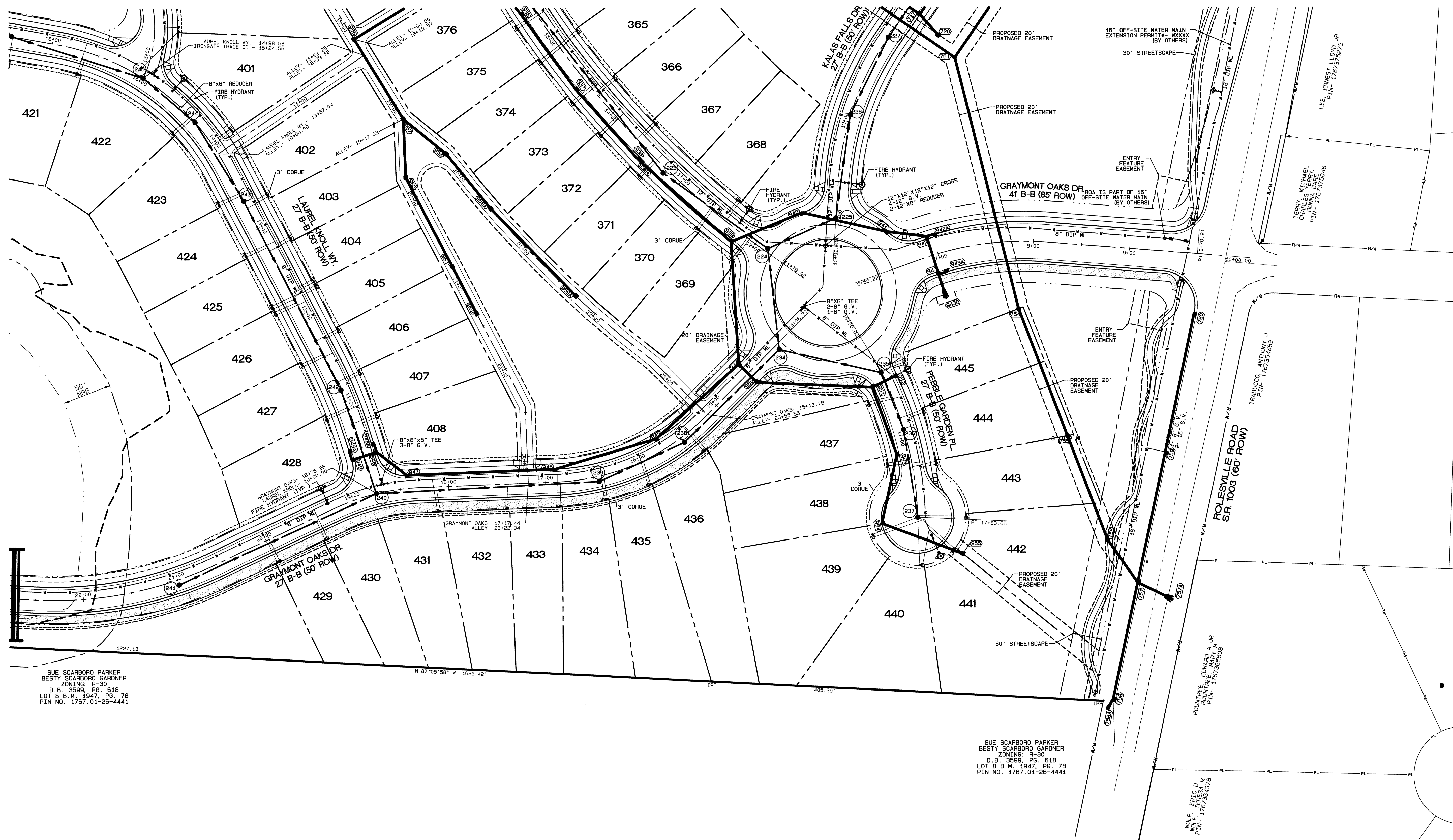
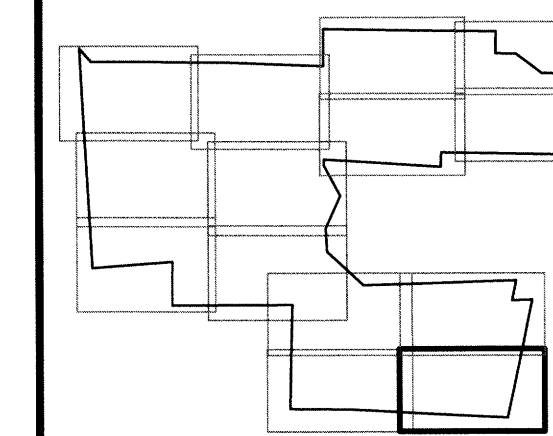
- PROPOSED MANHOLE OR JUNCTION BOX
- PROPOSED SEWER SERVICE
- PROPOSED CATCH BASIN
- PROPOSED YARD INLET
- ▭ PROPOSED FLARED END SECTION
- PROPOSED FIRE HYDRANT
- PROPOSED WATER SERVICE
- ✕ PROPOSED WATER VALVE
- △ PROPOSED WATERMAIN REDUCER



GRAPHIC SCALE 1"=50'



SCALE: 1"=2000'



SUE SCARBORO PARKER  
BESTY SCARBORO GARDNER  
ZONING: R-30  
LOT B.B.M. 1947, PG. 78  
PIN NO. 1767.01-26-4441

SUE SCARBORO PARKER  
BESTY SCARBORO GARDNER  
ZONING: R-30  
LOT B.B.M. 1947, PG. 78  
PIN NO. 1767.01-26-4441

NO.	DATE	REVISION
1	5/27/2020	ADDRESS PREL. PLAT COMMENTS RECEIVED DN #27-20

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

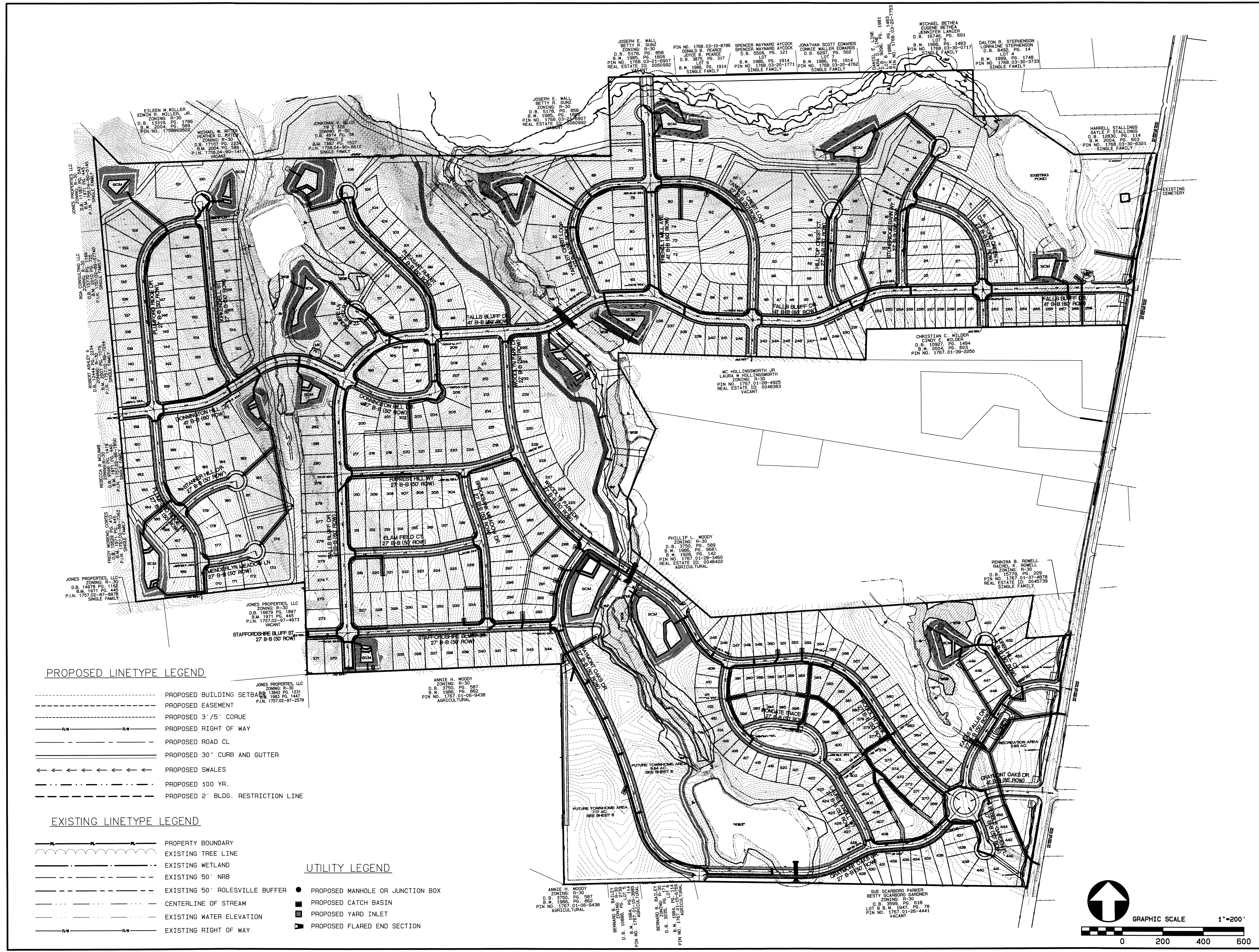
JOB NUMBER: 9900  
CHECKED BY: JRH  
DRAWN BY: BAH  
DATE: 9/19/2019

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

PRELIMINARY  
NORTH CAROLINA  
PROFESSIONAL  
SEAL  
9810  
ENGINEER  
JOHN R. HARMAN

NOT FOR CONSTRUCTION  
SHEET NO.  
**3.14**

Plot Date: 8/17/2020 Time: 4:32PM FILE: E:\Kalas Falls\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

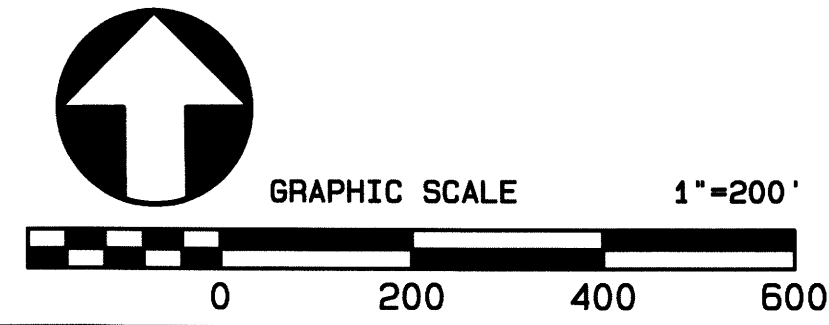
**DRAINAGE PLAN OVERALL**  
 FOR  
**KALAS FALLS**  
 SITUATED AT  
**1832 ROLESVILLE ROAD**  
 WAKE COUNTY, NORTH CAROLINA  
 FIRM # C-3881

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

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

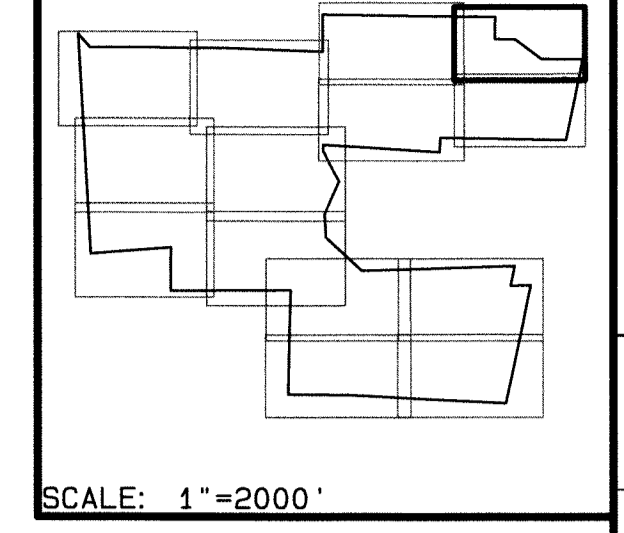
PRELIMINARY

NOT FOR CONSTRUCTION  
 SHEET NO. **4.0**

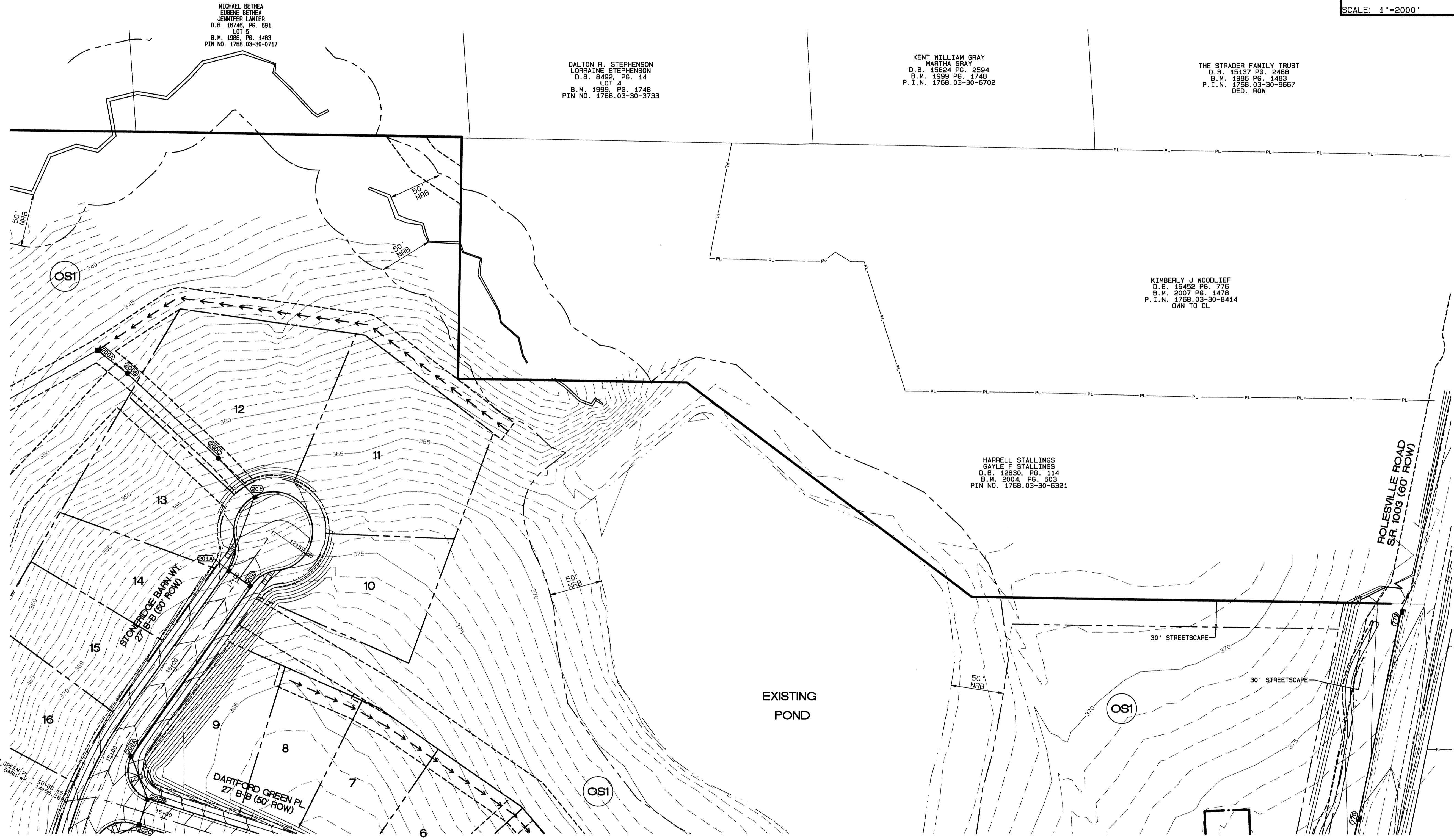


No.	DATE	REVISION
1	15/27/2020	ADDRESSED PREL. PLAT COMMENTS RECEIVED ON 4-27-20

Plot Date: 8/17/2020 Time: 4:39PM FILE: E:\Kalas Falls\Kalas Falls Base Prel. Plat.prt



SCALE: 1"=2000'



MICHEL BETHA  
EURENE BETHA  
JENNIFER LANIER  
D.B. 16746, PG. 691  
LOT 5  
B.M. 1986, PG. 1483  
PIN NO. 1768.03-30-0717

DALTON R. STEPHENSON  
LORRAINE STEPHENSON  
D.B. 8492, PG. 14  
LOT 4  
B.M. 1999, PG. 1748  
PIN NO. 1768.03-30-3733

KENT WILLIAM GRAY  
MARTHA GRAY  
D.B. 15624, PG. 2594  
B.M. 1999, PG. 1748  
P.I.N. 1768.03-30-6702

THE STRADER FAMILY TRUST  
D.B. 15137, PG. 2468  
B.M. 1986, PG. 1483  
P.I.N. 1768.03-30-9667  
DED. ROW

KIMBERLY J. WOODLIEF  
D.B. 16452, PG. 776  
B.M. 2007, PG. 1478  
P.I.N. 1768.03-30-8414  
OWN TO CL.

HARRELL STALLINGS  
GAYLE F. STALLINGS  
D.B. 12830, PG. 114  
B.M. 2004, PG. 603  
PIN NO. 1768.03-30-6321

No.	DATE	REVISION
1	5/27/2020	ADDRESSED PREL. PLAT COMMENTS RECEIVED ON 4-27-20

**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

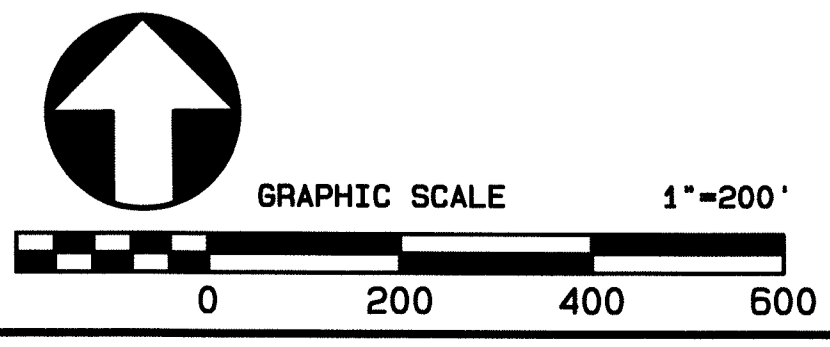
**AMERICAN**  
Engineering  
American Engineering Associates-Southeast, P.A.  
875 Walnut Street, Suite 360  
Cary, NC 27511 919-469-1101

PRELIMINARY  
NORTH CAROLINA  
PROFESSIONAL  
SEAL  
9810  
ENGINEER  
JOHN R. HARMAN  
NOT FOR CONSTRUCTION  
SHEET NO.  
**4.1**

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

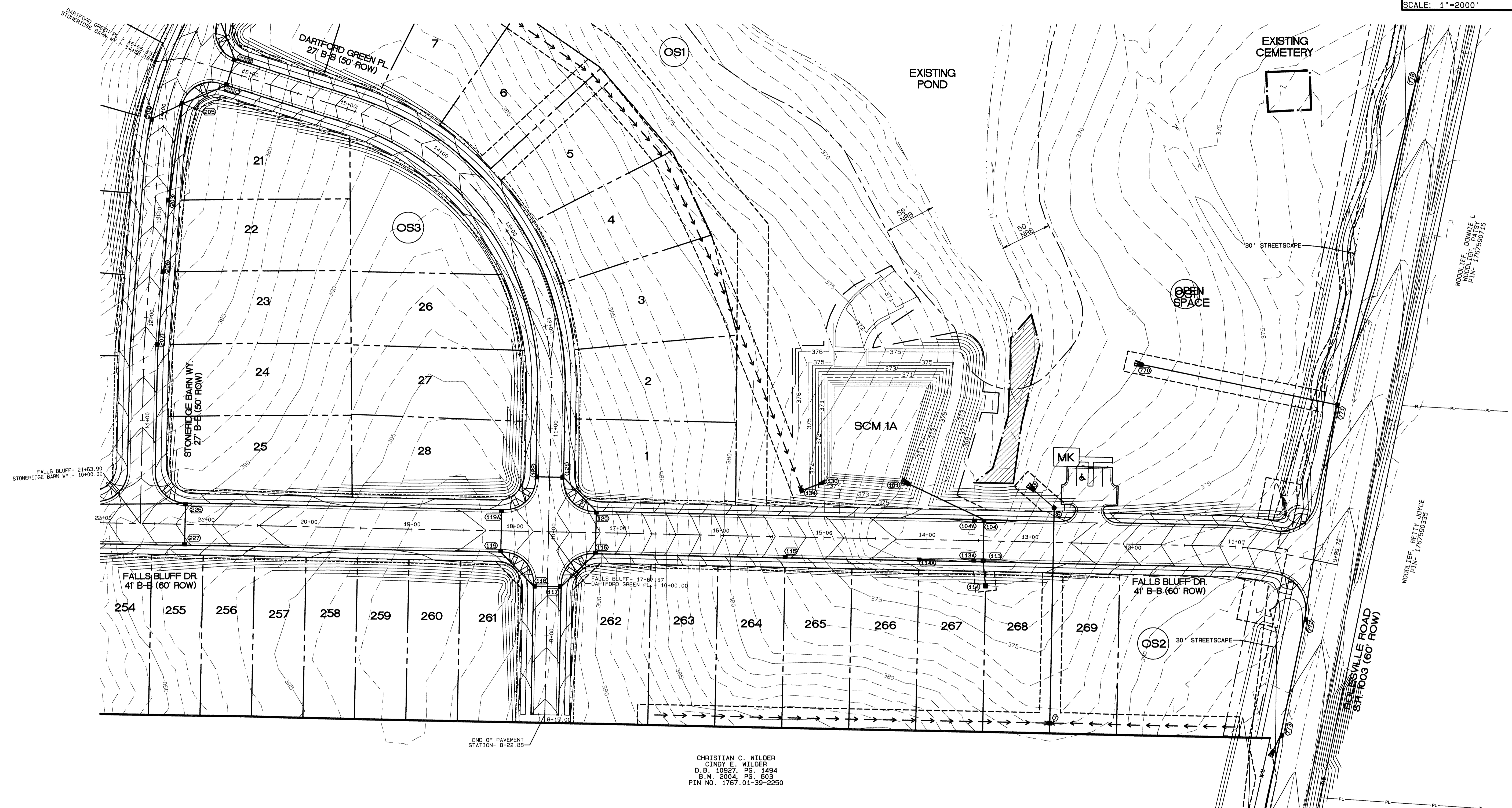
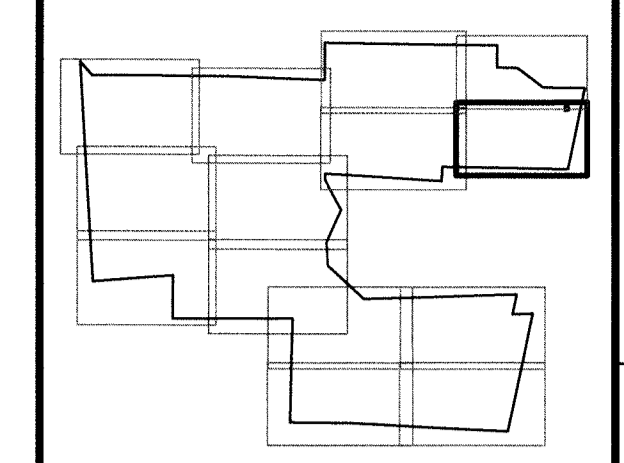
- EXISTING LINETYPE LEGEND
- PROPERTY BOUNDARY
  - EXISTING TREE LINE
  - EXISTING WETLAND
  - EXISTING 50' NRB
  - EXISTING 50' ROLESVILLE BUFFER
  - CENTERLINE OF STREAM
  - EXISTING WATER ELEVATION
  - ==== RW ==== EXISTING RIGHT OF WAY

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



FILE: Z:\Jobs\9900\Watkins Property.dwg\Bases Map\Kalis Falls Base Prel. Plat.dwg  
 Plot Date: 5/27/2020 Time: 3:22PM

SCALE: 1"=2000'



CHRISTIAN C. WILDER  
CINDY E. WILDER  
D.B. 10927, PG. 1494  
S.M. 2004, PG. 603  
PIN NO. 1767.01-39-2250

PROPOSED LINETYPE LEGEND

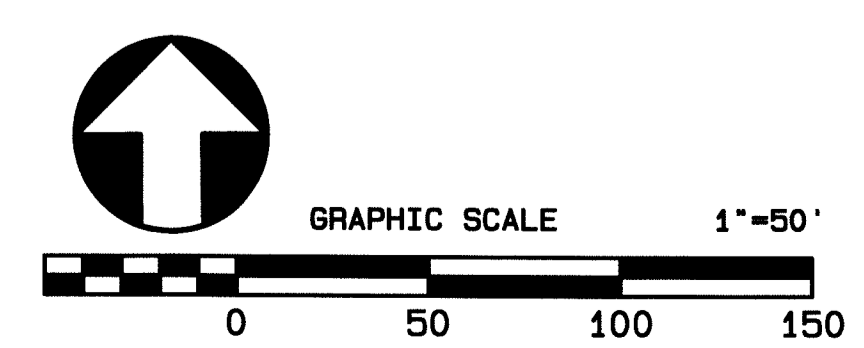
- PROPOSED BUILDING SETBACK
- - - PROPOSED EASEMENT
- - - PROPOSED 3'/5' CORUE
- PROPOSED RIGHT OF WAY
- PROPOSED ROAD CL
- PROPOSED 30" CURB AND GUTTER
- ← ← ← ← ← PROPOSED SMALES
- - - PROPOSED 100 YR.
- - - PROPOSED 2' BLDG. RESTRICTION LINE

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
1	5/27/2020	ADDRESSED PREL. PLAT COMMENTS RECEIVED IN 4-27-20

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

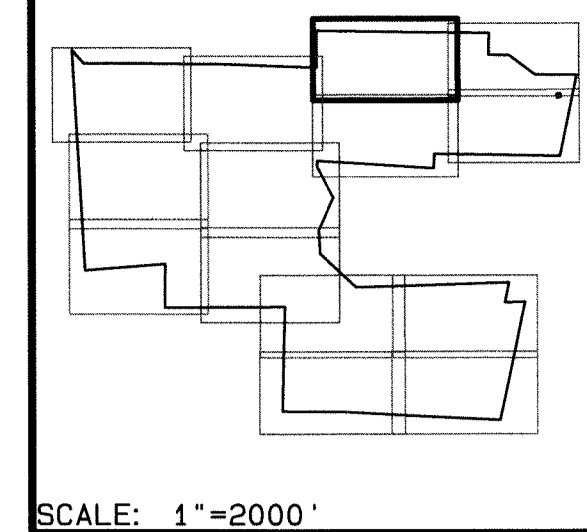
JOB NUMBER: 9900  
CHECKED BY: JRH  
DRAWN BY: BAH  
DATE: 9/19/2019

**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.  
**4.2**

FILE: Z:\Jobs\9900\Watkins\_Property\dwg\Bases\_Maps\Kalas\_Falls\_Base\_Prel\_Plat.dwg Plot Date: 5/27/2020 Time: 3:28PM



SCALE: 1"=2000'

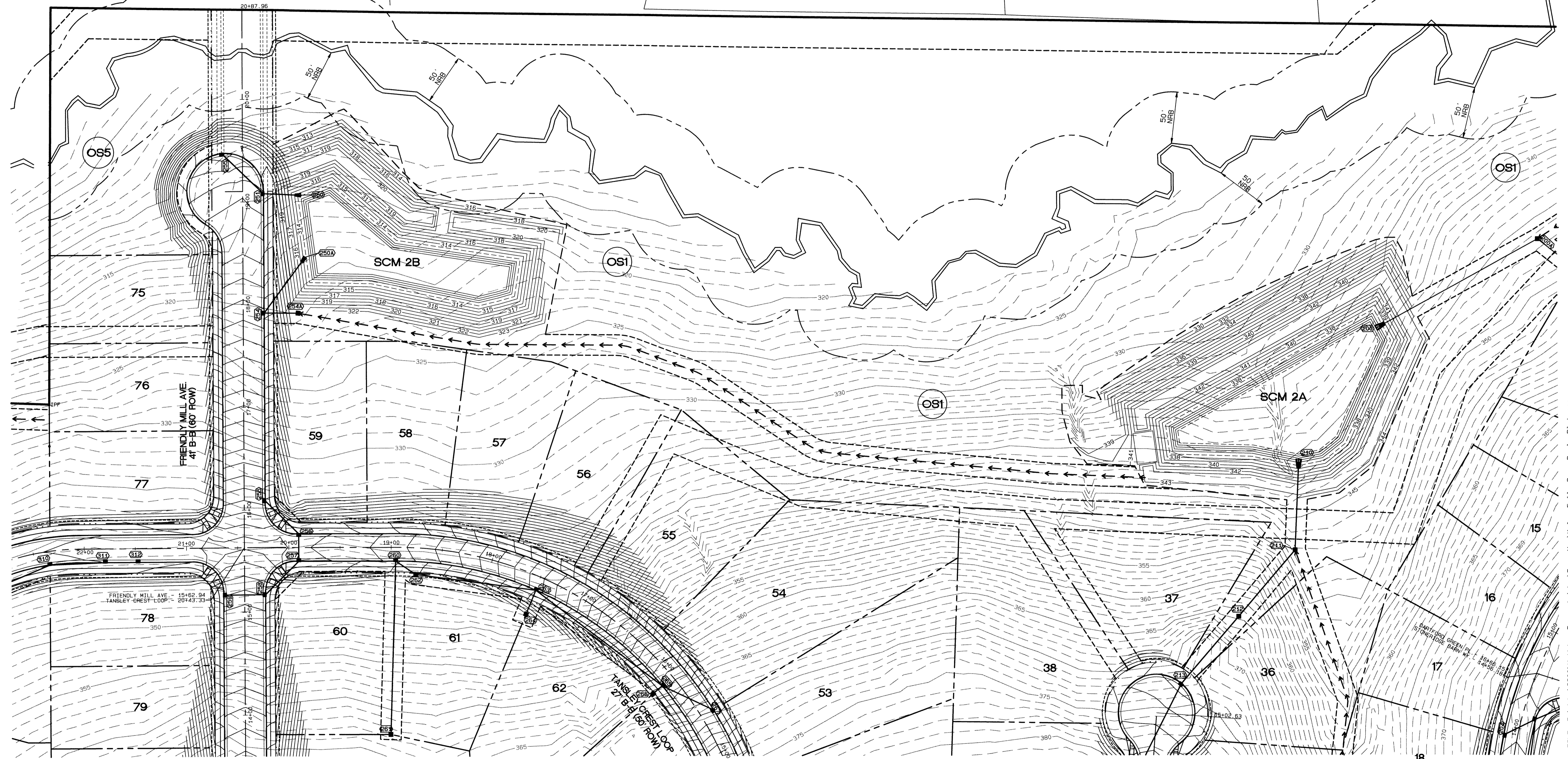
JOSEPH E. WALL  
 BETTY R. GUNZ  
 ZONING: R-30  
 D.B. 6178, PG. 859  
 B.M. 1985, PG. 1806  
 PIN NO. 1768.03-21-6907  
 REAL ESTATE ID: 0060992

DONALD B. PEARCE  
 JOYCE B. PEARCE  
 D.B. 3875, PG. 317  
 LOT 9  
 B.M. 1986, PG. 1914  
 PIN NO. 1768.03-10-8786

SPENCER MAYNARD AYCOCK  
 SPENCER MAYNARD AYCOCK  
 D.B. 5508, PG. 121  
 LOT 7  
 B.M. 1986, PG. 1914  
 PIN NO. 1768.03-20-1771

JONATHAN SCOTT EDWARDS  
 CONNIE MALLER EDWARDS  
 D.B. 6297, PG. 502  
 LOT 7  
 B.M. 1986, PG. 1914  
 PIN NO. 1768.03-20-4762

DANIEL E. L'NE  
 LARA D. L'NE  
 D.B. 9296, PG. 1981  
 LOT 5  
 B.M. 1986, PG. 1483  
 PIN NO. 1768.03-20-7753



PROPOSED LINETYPE LEGEND

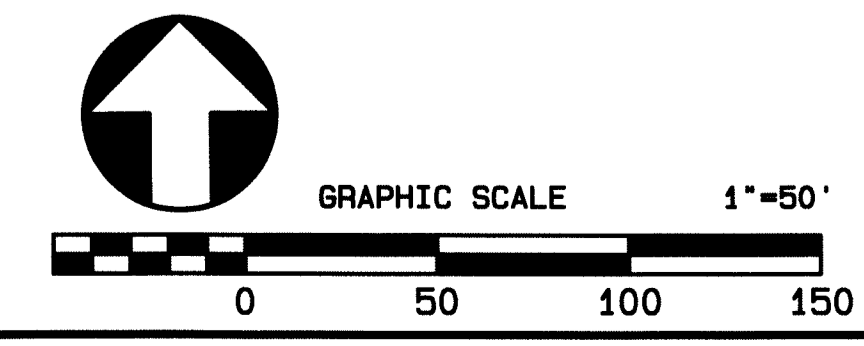
- PROPOSED BUILDING SETBACK
- PROPOSED EASEMENT
- PROPOSED 3'/5' CORUE
- PROPOSED RIGHT OF WAY
- PROPOSED ROAD CL
- PROPOSED 30" CURB AND GUTTER
- PROPOSED SWALES
- PROPOSED 100 YR.
- PROPOSED 2' BLDG. RESTRICTION LINE

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
1	5/27/2020	ADDRESSED PREL. PLAN COMMENTS RECEIVED ON 4-27-20

**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

**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.  
**4.3**

Plot Date: 5/27/2020 Time: 3:25PM  
 FILE: Z:\Jobs\9900\Work\ins Property\wg\Base Map\Kalas Falls Base Prel. Plot.dwg

**PROPOSED LINETYPE LEGEND**

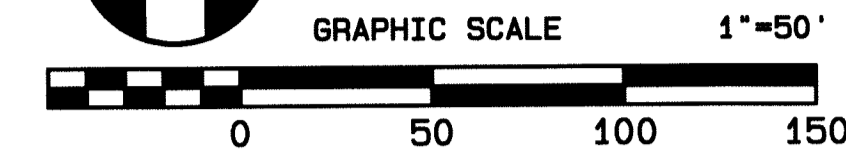
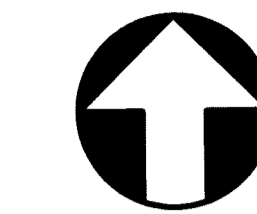
- PROPOSED BUILDING SETBACK
- PROPOSED EASEMENT
- PROPOSED 3' / 5' CORUE
- R-W--- PROPOSED RIGHT OF WAY
- ===== PROPOSED ROAD CL
- ===== PROPOSED 30" CURB AND GUTTER
- ←←←←← PROPOSED SWALES
- PROPOSED 100 YR.
- PROPOSED 2' BLDG. RESTRICTION LINE

**EXISTING LINETYPE LEGEND**

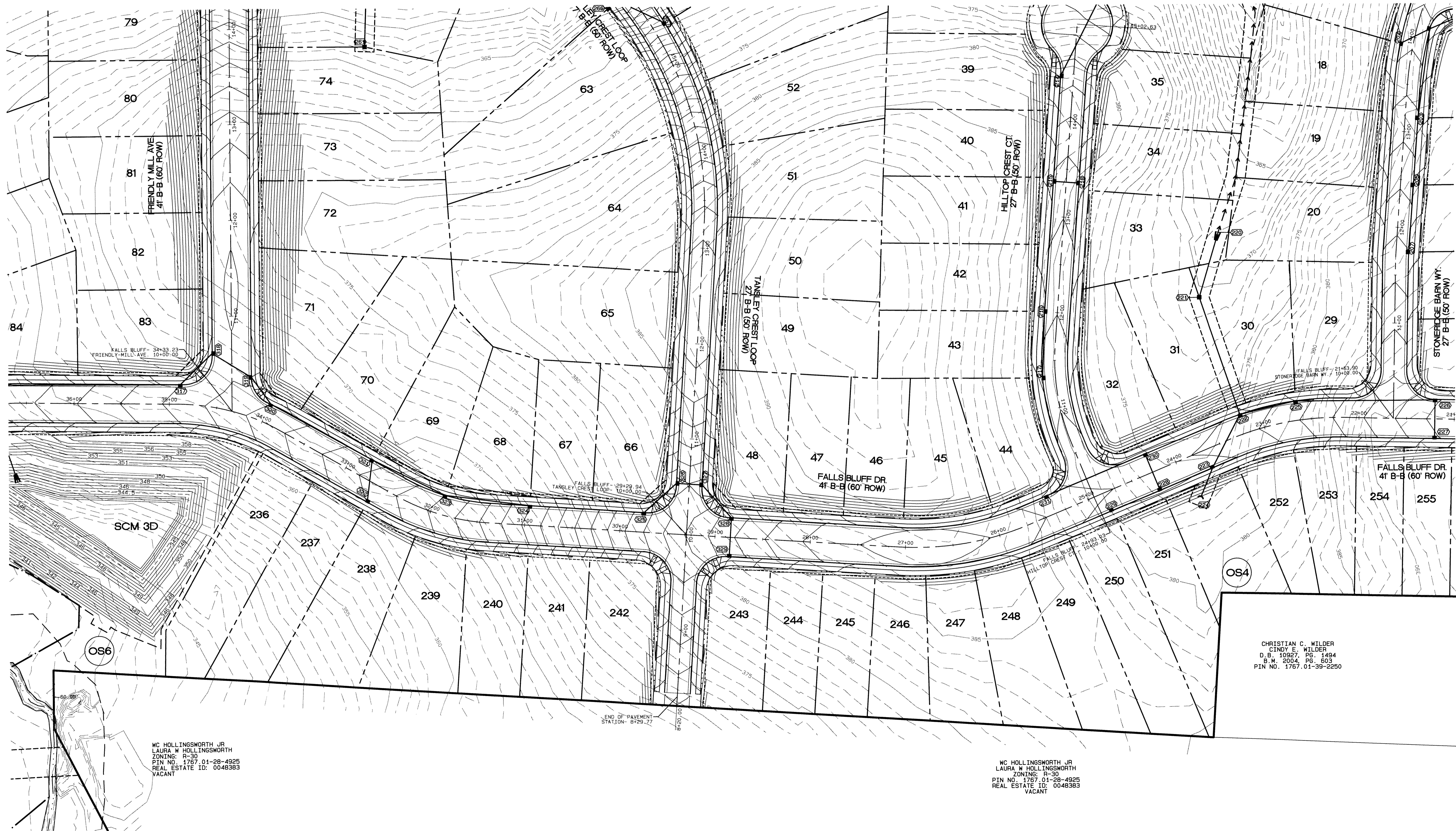
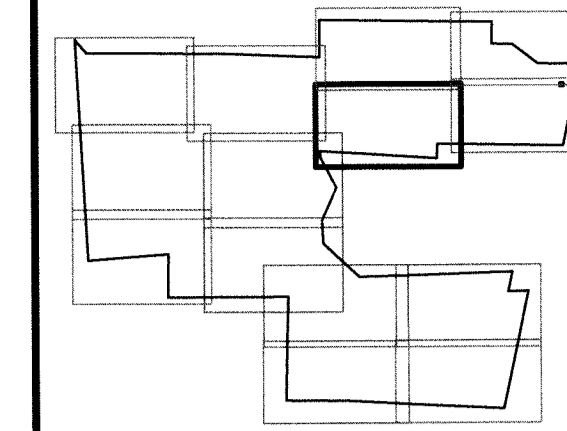
- PROPERTY BOUNDARY
- EXISTING TREE LINE
- EXISTING WETLAND
- EXISTING 50' NRB
- EXISTING 50' ROLESVILLE BUFFER
- CENTERLINE OF STREAM
- EXISTING WATER ELEVATION
- R-W--- EXISTING RIGHT OF WAY

**UTILITY LEGEND**

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



SCALE: 1"=2000'



WC HOLLINGSWORTH JR  
LAURA W HOLLINGSWORTH  
ZONING: R-30  
PIN NO. 1767.01-28-4925  
REAL ESTATE ID: 0048383  
VACANT

WC HOLLINGSWORTH JR  
LAURA W HOLLINGSWORTH  
ZONING: R-30  
PIN NO. 1767.01-28-4925  
REAL ESTATE ID: 0048383  
VACANT

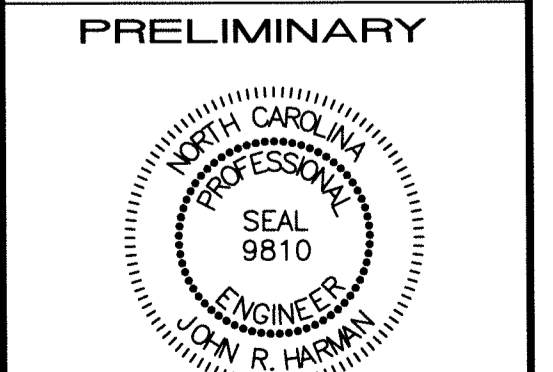
CHRISTIAN C. WILDER  
CINDY E. WILDER  
D.B. 10927, PG. 1494  
B.M. 2004, PG. 603  
PIN NO. 1767.01-39-2250

Plot Date: 5/27/2020 Time: 3:32PM  
 FILE: Z:\Jobs\9900\Wakings Property\Map\Map\Kas Falls Base Prel1 Plot.dwg  
 No. DATE REVISION  
 1 5/27/2020 ADDRESSSED PREL FINAL COMMENTS RECEIVED DN 4-27-20  
 DAN CHIK  
 BAH/JRH

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



PRELIMINARY  
NOT FOR CONSTRUCTION  
SHEET NO.

**4.4**

PROPOSED LINETYPE LEGEND

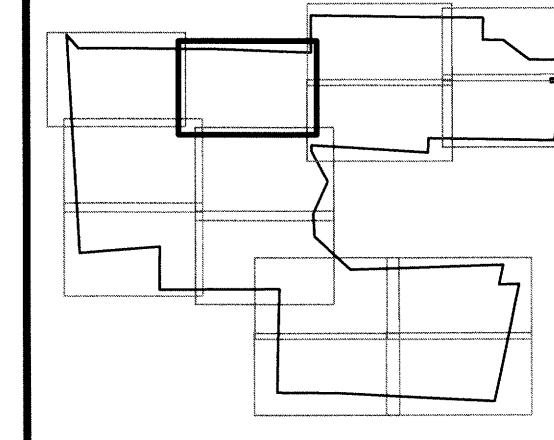
- PROPOSED BUILDING SETBACK
- PROPOSED EASEMENT
- PROPOSED 3' / 5' CORNER
- PROPOSED RIGHT OF WAY
- PROPOSED ROAD CL
- PROPOSED 30" CURB AND GUTTER
- PROPOSED SWALES
- PROPOSED 100 YR.
- PROPOSED 2' BLDG. RESTRICTION LINE

EXISTING LINETYPE LEGEND

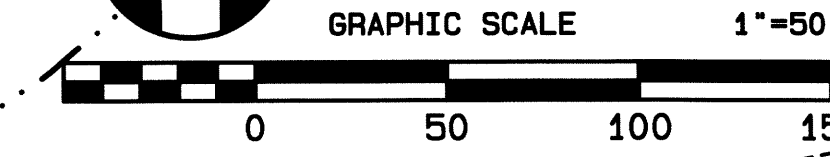
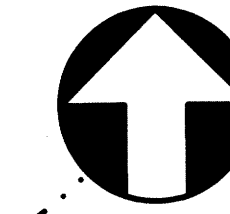
- PROPERTY BOUNDARY
- EXISTING TREE LINE
- EXISTING WETLAND
- EXISTING 50' NRB
- EXISTING 50' ROLESVILLE BUFFER
- CENTERLINE OF STREAM
- EXISTING WATER ELEVATION
- EXISTING RIGHT OF WAY

UTILITY LEGEND

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



SCALE: 1"=2000'



JONATHAN W. GILLIS  
ZONING: R-30  
D.B. 4374, PG. 38  
TRACT & B.M. 1987, PG. 1527  
PIN NO. 1758.04-30-8610  
REAL ESTATE ID: 0163489

JOSEPH E. WALL  
BETTY A. GUNZ  
ZONING: R-30  
D.B. 5178, PG. 858  
B.M. 4385, PG. 4805  
PIN NO. 1768.03-21-6907  
REAL ESTATE ID: 0060992

**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

**AMERICAN**  
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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.  
**4.5**

Plot Date: 8/17/2020 Time: 4:40PM FILE: E:\Kalas Falls\Kalas Falls Base Prel\_Plot.dwg  
 No. DATE: 15/27/2020 ADDRESS: PREL. PLAN COMMENTS RECEIVED ON 2-27-20  
 DWGCHK: BAH/JRH

PROPOSED LINETYPE LEGEND

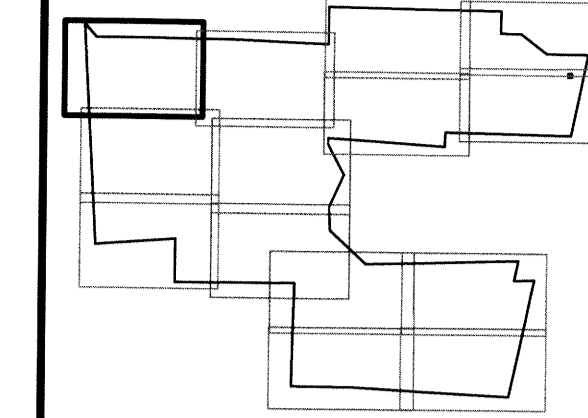
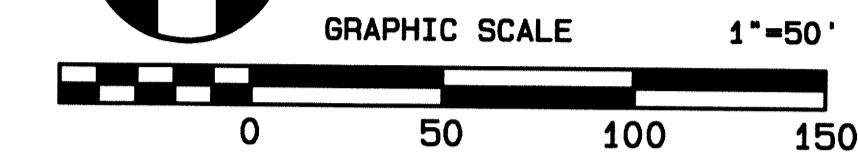
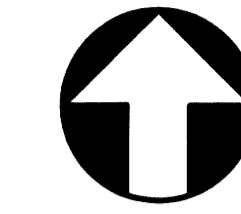
- PROPOSED BUILDING SETBACK
- PROPOSED EASEMENT
- PROPOSED 3'/5' CORUE
- PROPOSED RIGHT OF WAY
- PROPOSED ROAD CL
- PROPOSED 30" CURB AND GUTTER
- PROPOSED SWALES
- PROPOSED 100 YR.
- PROPOSED 2' BLDG. RESTRICTION LINE

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'



JONES PROPERTIES LLC  
ZONING: R-30  
D.B. 11187 PG. 542  
B.M. 1374 PG. 445  
P.L.N. 1758-04-80-5148  
SINGLE FAMILY

ROBERT BALLANCE  
ROBIN W. BALLANCE  
ZONING: R-30  
D.B. 13321 PG. 887  
B.M. 2004 PG. 589  
PIN NO. 1758901417  
REAL ESTATE ID: 0188744

JONATHAN V. GILLETTS  
ZONING: R-30  
D.B. 4974 PG. 38  
TRACT 2 B.M. 1987 PG. 1527  
PIN NO. 1758-04-80-5910  
REAL ESTATE ID: 0183469

RGA CONSULTING LLC  
ZONING: R-30  
D.B. 15770 PG. 1189  
B.M. 2010 PG. 725  
P.L.N. 1757-02-89-57740  
SINGLE FAMILY

**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

**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.  
**4.6**

Plot Date: 8/17/2020 Time: 4:42PM FILE: E:\Kallas Falls\Kallas Falls Base Prel. Plat.dwg  
 No. 1 DATE 5/27/2020 ADDRESS PREL. PLAT COMMENTS RECEIVED DN 4-27-20  
 DWG/CHK BAH/JRH  
 REVISION



PROPOSED LINETYPE LEGEND

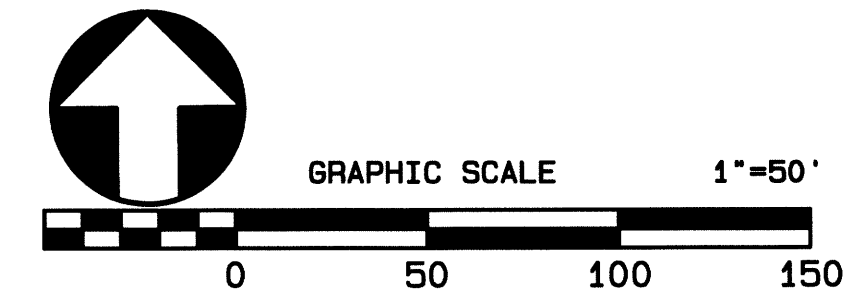
- PROPOSED BUILDING SETBACK
- PROPOSED EASEMENT
- PROPOSED 3'/5' CORUE
- PROPOSED RIGHT OF WAY
- PROPOSED ROAD CL
- PROPOSED 30" CURB AND GUTTER
- PROPOSED SWALES
- PROPOSED 100 YR.
- PROPOSED 2' BLDG. RESTRICTION LINE

EXISTING LINETYPE LEGEND

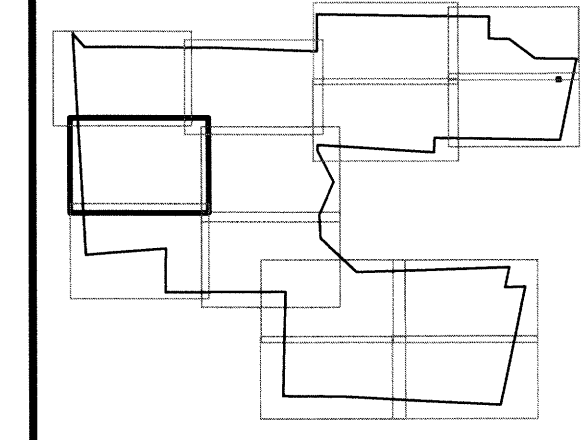
- PROPERTY BOUNDARY
- EXISTING TREE LINE
- EXISTING WETLAND
- EXISTING 50' NRB
- EXISTING 50' ROLESVILLE BUFFER
- CENTERLINE OF STREAM
- EXISTING WATER ELEVATION
- EXISTING RIGHT OF WAY

UTILITY LEGEND

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



SCALE: 1"=2000'



ROBERT ASHLEY II  
D.B. 16444 PG. 2234  
ZONING: R-30  
B.M. 2007 PG. 1075  
P.I.N. 1757 02-88-7244  
SINGLE FAMILY

REBECCA R MOLAMB  
ZONING: R-30  
D.S. 9550 PG. 4416  
B.M. 1974 PG. 445  
P.I.N. 1757 02-88-7850  
SINGLE FAMILY

No.	DATE	REVISION
1	5/27/2020	ADDRESSED PREL. PLAT COMMENTS RECEIVED ON 4-27-20

**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

**AMERICAN**  
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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.  
**4.7**

Plot Date: 8/17/2020 Time: 4:29PM FILE: E:\Kaldas Falls\Kaldas Falls Base Prel - Plat.dwg

PROPOSED LINETYPE LEGEND

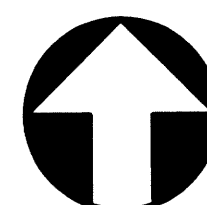
- PROPOSED BUILDING SETBACK
- PROPOSED EASEMENT
- PROPOSED 3'/5' CORUE
- PROPOSED RIGHT OF WAY
- PROPOSED ROAD CL
- ===== PROPOSED 30" CURB AND GUTTER
- PROPOSED SWALES
- PROPOSED 100 YR.
- PROPOSED 2' BLDG. RESTRICTION LINE

EXISTING LINETYPE LEGEND

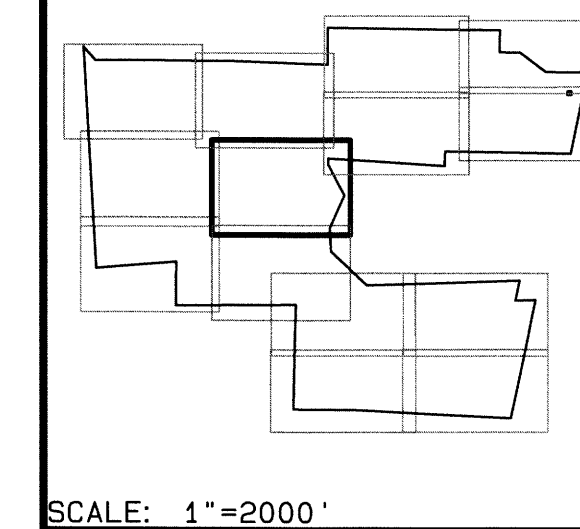
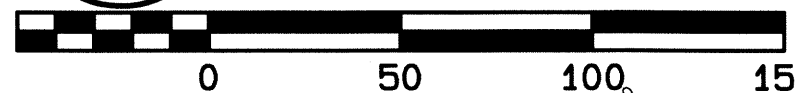
- PROPERTY BOUNDARY
- EXISTING TREE LINE
- EXISTING WETLAND
- EXISTING 50' NRB
- EXISTING 50' ROLESVILLE BUFFER
- CENTERLINE OF STREAM
- EXISTING WATER ELEVATION
- EXISTING RIGHT OF WAY

UTILITY LEGEND

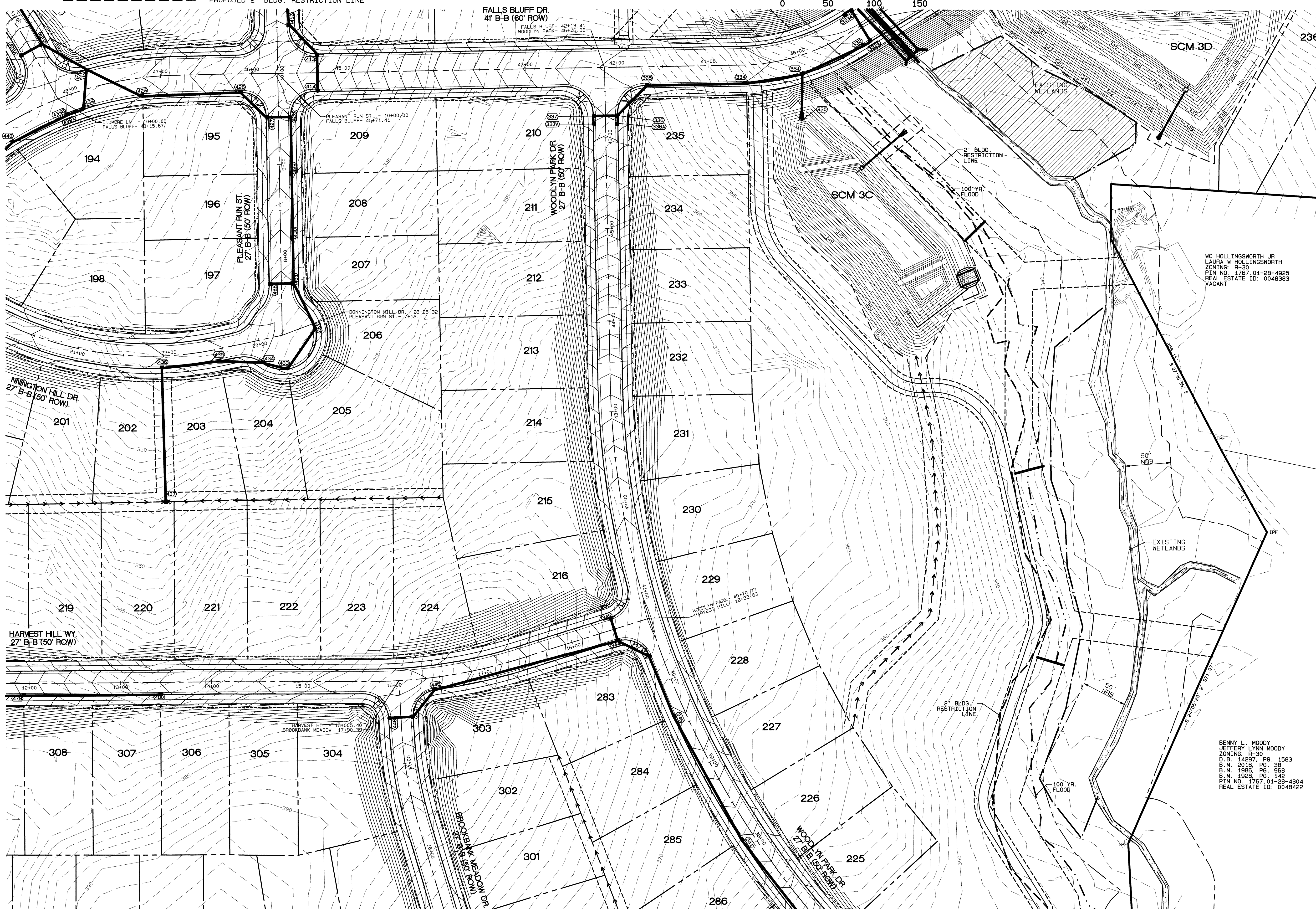
- PROPOSED MANHOLE OR JUNCTION BOX
- PROPOSED CATCH BASIN
- PROPOSED YARD INLET
- ▬ PROPOSED FLARED END SECTION



GRAPHIC SCALE 1"=50'



SCALE: 1"=2000'



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

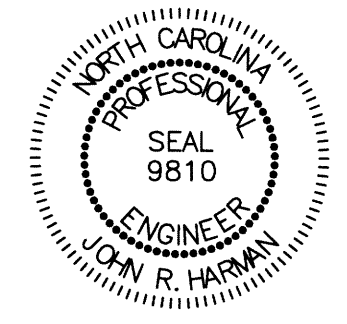
JOB NUMBER:  
CHECKED BY:  
DRAWN BY:  
DATE:

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

PRELIMINARY  
NOT FOR CONSTRUCTION  
SHEET NO.  
**4.8**

Plot Date: 8/17/2020 Time: 4:43PM  
 FILE: E:\Kallas Falls\Kallas Falls Base Prel. Plat.dwg  
 No. DATE REVISION  
 1 5/27/2020 ADDRESSSED PREL. PLAT COMMENTS RECEIVED ON 4-27-20  
 DWG/CHK  
 BAH/JRT

BENNY L. MOODY  
JEFFERY LYNN MOODY  
ZONING: R-30  
D.B. 14297, PG. 1583  
B.M. 2015, PG. 38  
B.M. 1986, PG. 968  
S.M. 1928, PG. 142  
PIN NO. 1767.01-26-4304  
REAL ESTATE ID: 0048422



PROPOSED LINETYPE LEGEND

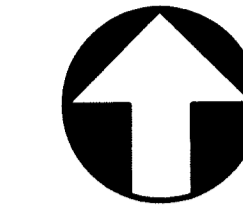
- PROPOSED BUILDING SETBACK
- - - - - PROPOSED EASEMENT
- - - - - PROPOSED 3' / 5' CORUE
- ==== PROPOSED RIGHT OF WAY
- PROPOSED ROAD CL
- PROPOSED 30" CURB AND GUTTER
- ← ← ← ← ← PROPOSED SWALES
- PROPOSED 100 YR.
- PROPOSED 2' BLDG. RESTRICTION LINE

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

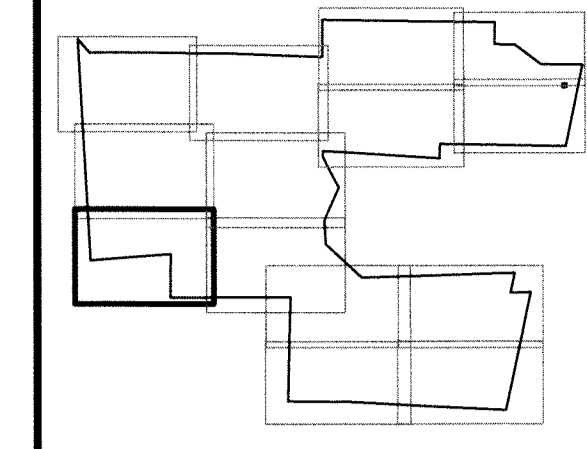
UTILITY LEGEND

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



GRAPHIC SCALE 1"=50'

SCALE: 1"=2000'



FILE: Z:\Jobs\9900\Walk Ins Property\Map\Kaldas Falls Base Prel1\_Plot.dwg  
 Plot Date: 5/27/2020 Time: 3:41PM  
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 DATE: 5/27/2020  
 REVISION: PREL. PLAT. COMMENTS RECEIVED ON 4-27-20  
 DRAWN BY: BAH  
 CHECKED BY: JRH  
 JOB NUMBER: 9900



FREDDY MORENO CORTES  
 D.B. 15529 PG. 410  
 S.M. 1971 PG. 445  
 P.I.N. 1757.02-88-7363  
 SINGLE FAMILY

JONES PROPERTIES, LLC  
 ZONING: R-30  
 D.B. 14978 PG. 1162  
 S.M. 1971 PG. 445  
 P.I.N. 1757.02-87-8878  
 SINGLE FAMILY

HODGE, WILLIAM  
 FRANK II MILES,  
 CHENEDOLYN H  
 ZONING: R-30  
 D.B. 15305 PG. 2406  
 TRACT 5  
 B.M. 1971 PG. 445  
 PIN NO. 1757.02-87-4973  
 REAL ESTATE ID: 0087115

JONES PROPERTIES, LLC  
 ZONING: R-30  
 D.B. 13842 PG. 1231  
 LOT 4A  
 B.M. 1983 PG. 1477  
 PIN NO. 1757.02-87-2979  
 REAL ESTATE ID: 0037355

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

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

PRELIMINARY

NOT FOR CONSTRUCTION  
 SHEET NO.  
**4.9**

PROPOSED LINETYPE LEGEND

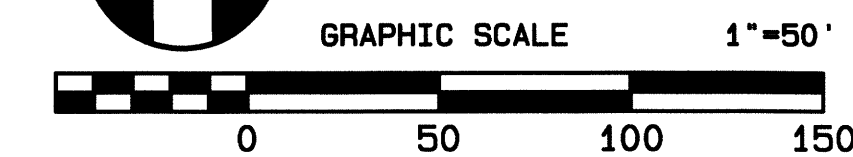
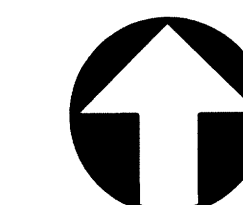
- PROPOSED BUILDING SETBACK
- - - - PROPOSED EASEMENT
- · - · - PROPOSED 3' / 5' CORUE
- · — · — PROPOSED RIGHT OF WAY
- · — · — PROPOSED ROAD CL
- · — · — PROPOSED 30" CURB AND GUTTER
- ← ← ← ← ← PROPOSED SWALES
- · · · · PROPOSED 100 YR.
- - - - - PROPOSED 2' BLDG. RESTRICTION LINE

EXISTING LINETYPE LEGEND

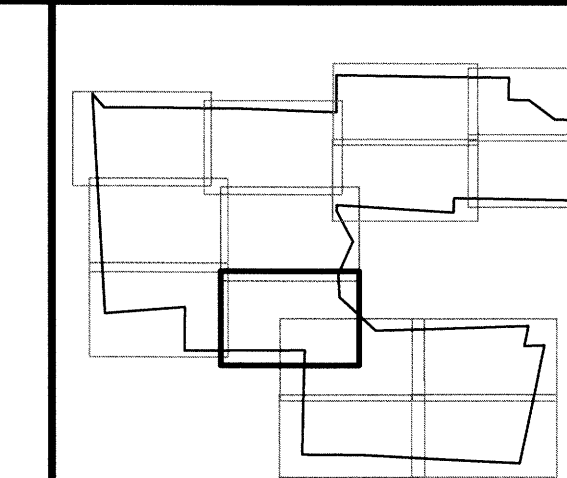
- · — · — PROPERTY BOUNDARY
- · — · — EXISTING TREE LINE
- · — · — EXISTING WETLAND
- · — · — EXISTING 50' NRB
- · — · — EXISTING 50' ROLESVILLE BUFFER
- · — · — CENTERLINE OF STREAM
- · — · — EXISTING WATER ELEVATION
- · — · — EXISTING RIGHT OF WAY

UTILITY LEGEND

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



SCALE: 1"=2000'



ANNIE H. MOODY  
 ZONING: R-30  
 D.B. 3750, PG. 587  
 B.M. 1986, PG. 862  
 PIN NO. 1767, 01-06-9438

No.	DATE	REVISION
1	5/27/2020	ADDRESSED PREL. PLAT COMMENTS RECEIVED DN. 4-27-20

**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

**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.  
**4.10**

Plot Date: 8/17/2020 Time: 4:43PM FILE: E:\Kalas Falls\Kalas Falls Base Prel. Plat.dwg

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

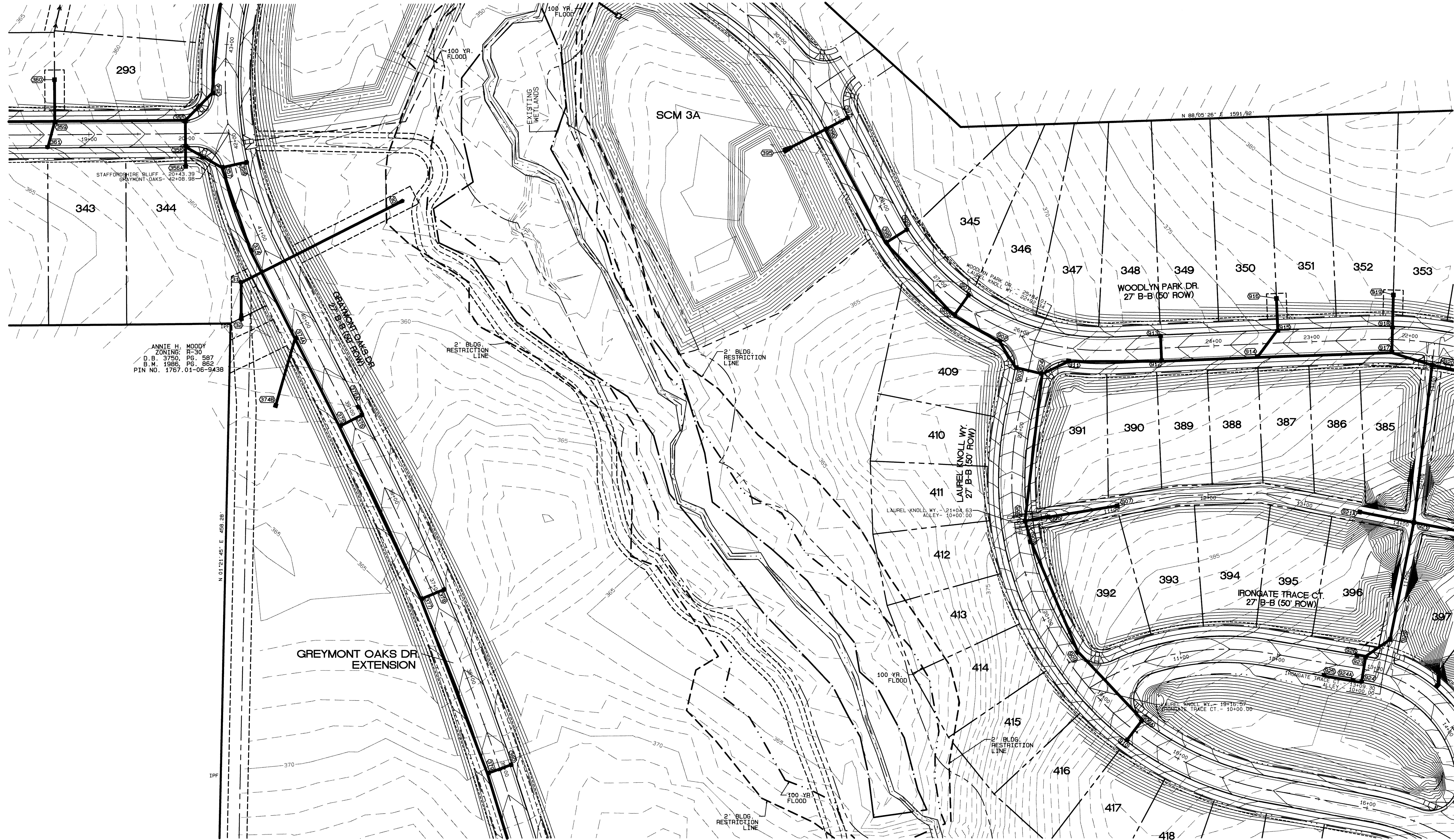
EXISTING LINETYPE LEGEND

- 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

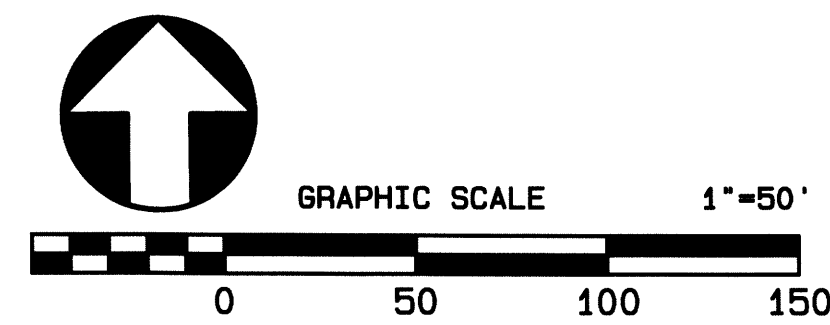
- PROPOSED MANHOLE OR JUNCTION BOX
- PROPOSED CATCH BASIN
- PROPOSED YARD INLET
- ▭ PROPOSED FLARED END SECTION

SCALE: 1"=2000'



ANNIE H. MOODY  
ZONING: R-30  
D.S. 3750, PG. 587  
B.M. 1986, PG. 862  
PIN NO. 1767.01-06-9438

N 81°21'45" E 458.28'



NO.	DATE	REVISION
1	5/27/2020	ADDRESSED PREL. PLAT COMMENTS RECEIVED DN #27-20

**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

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

PRELIMINARY  
NORTH CAROLINA  
PROFESSIONAL  
SEAL  
9810  
ENGINEER  
JOHN R. HARMON

NOT FOR CONSTRUCTION  
SHEET NO.  
**4.11**

Plot Date: 8/17/2020 Time: 4:43PM FILE: E:\Kalas Falls\Kalas Falls Base Prel. Plat.dwg

**PROPOSED LINETYPE LEGEND**

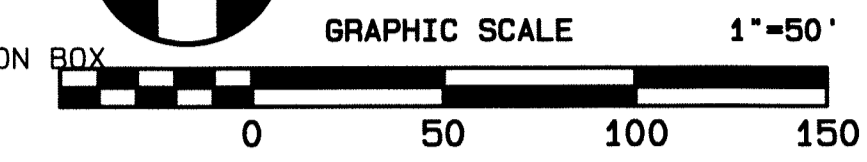
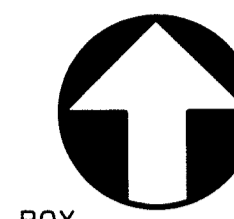
- PROPOSED BUILDING SETBACK
- PROPOSED EASEMENT
- PROPOSED 3' / 5' CORUE
- PROPOSED RIGHT OF WAY
- PROPOSED ROAD CL
- PROPOSED 30" CURB AND GUTTER
- PROPOSED SWALES
- PROPOSED 100 YR.
- PROPOSED 2' BLDG. RESTRICTION LINE

**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'

BENNY L. MOODY  
JEFFERY LYNN MOODY  
ZONING: R-30  
D.B. 14297, PG. 1583  
B.M. 2016, PG. 38  
B.W. 1995, PG. 968  
B.M. 1928, PG. 142  
PTN NO. 1767.01-37-4876  
REAL ESTATE ID: 0048422

PENNINA B. ROWELL  
RACHEL K. ROWELL  
ZONING: R-30  
D.B. 15779, PG. 223  
PTN NO. 1767.01-37-4876  
REAL ESTATE ID: 0048739

WHEELER GARY F  
6 BRIGHT  
PIN-1767-063145

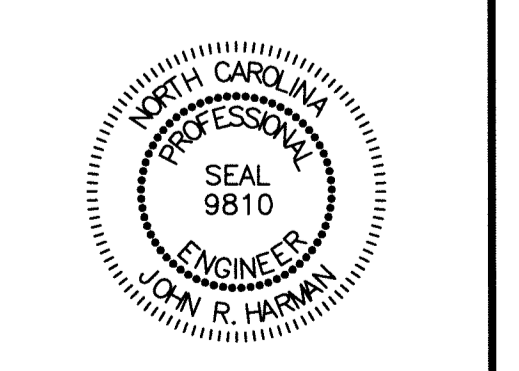


NO.	DATE	REVISION
1	12/27/2010	ADDRESS PREL. PLAT COMMENTS RECEIVED IN 4-27-20

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



SHEET NO.  
**4.12**

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

**PROPOSED LINETYPE LEGEND**

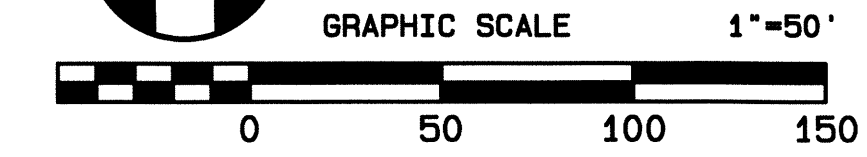
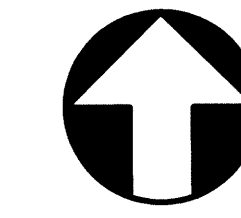
- PROPOSED BUILDING SETBACK
- PROPOSED EASEMENT
- PROPOSED 3' / 5' CORUE
- PROPOSED RIGHT OF WAY
- PROPOSED ROAD CL
- PROPOSED 30" CURB AND GUTTER
- PROPOSED SWALES
- PROPOSED 100 YR.
- PROPOSED 2' BLDG. RESTRICTION LINE

**EXISTING LINETYPE LEGEND**

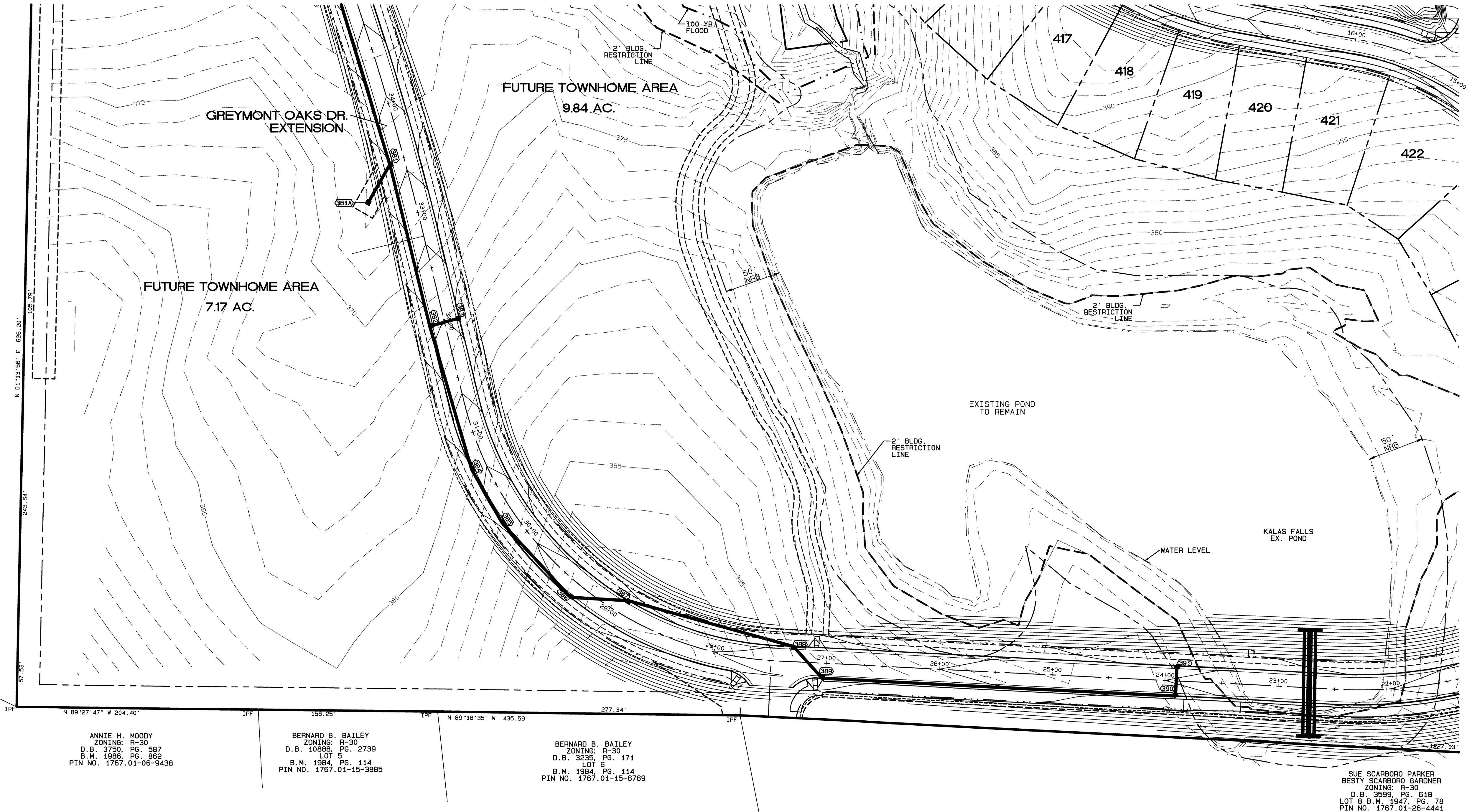
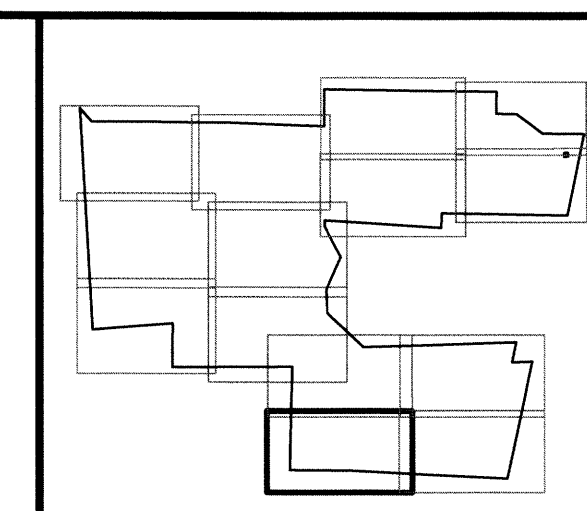
- PROPERTY BOUNDARY
- EXISTING TREE LINE
- EXISTING WETLAND
- EXISTING 50' NRB
- EXISTING 50' ROLESVILLE BUFFER
- CENTERLINE OF STREAM
- EXISTING WATER ELEVATION
- EXISTING RIGHT OF WAY

**UTILITY LEGEND**

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



SCALE: 1"=2000'



ANNIE H. MOODY  
ZONING: R-30  
D.B. 3750, PG. 597  
B.W. 1986, PG. 862  
PIN NO. 1767.01-06-9438

BERNARD B. BAILEY  
ZONING: R-30  
D.B. 10888, PG. 2739  
LOT 5  
B.M. 1984, PG. 114  
PIN NO. 1767.01-15-3885

BERNARD B. BAILEY  
ZONING: R-30  
D.B. 3235, PG. 171  
LOT 6  
B.M. 1984, PG. 114  
PIN NO. 1767.01-15-6769

SUE SCARBORO PARKER  
BESTY SCARBORO GARDNER  
ZONING: R-30  
D.B. 3599, PG. 618  
LOT 8 B.M. 1947, PG. 79  
PIN NO. 1767.01-26-4441

NO.	DATE	REVISION
1	5/27/2020	ADDRESSED PREL. PLAT COMMENTS RECEIVED DN 4-27-20
		DRN/CHK BAH/ART

**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

**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.  
**4.13**

Plot Date: 9/17/2020 Time: 4:43PM FILE: E:\Kaldas Falls\Kaldas Falls Base Prel. Plat.pro

PROPOSED LINETYPE LEGEND

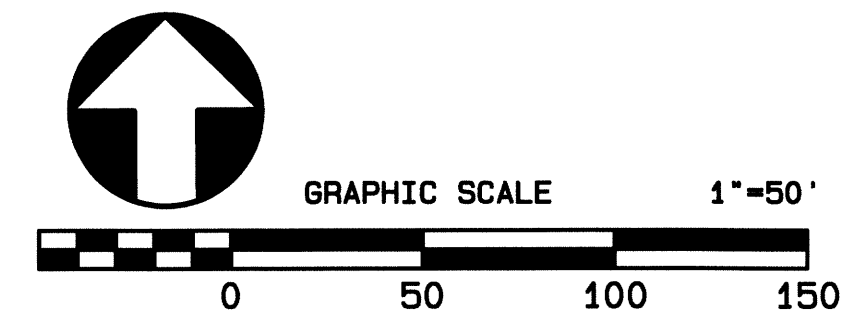
- PROPOSED BUILDING SETBACK
- PROPOSED EASEMENT
- PROPOSED 3' / 5' CORUE
- PROPOSED RIGHT OF WAY
- PROPOSED ROAD CL
- PROPOSED 30" CURB AND GUTTER
- PROPOSED SWALES
- PROPOSED 100 YR.
- PROPOSED 2' BLDG. RESTRICTION LINE

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'



SUE SCARBORO PARKER  
BESTY SCARBORO GARDNER  
ZONING: R-30  
D.B. 3599, PG. 618  
LOT 8 B.M. 1947, PG. 78  
PIN NO. 1767.01-26-4441

SUE SCARBORO PARKER  
BESTY SCARBORO GARDNER  
ZONING: R-30  
D.B. 3599, PG. 618  
LOT 8 B.M. 1947, PG. 78  
PIN NO. 1767.01-26-4441

NO.	DATE	REVISION
1	5/27/2020	ADDRESSED PREL. PLAT COMMENTS RECEIVED DN 4-27-20

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

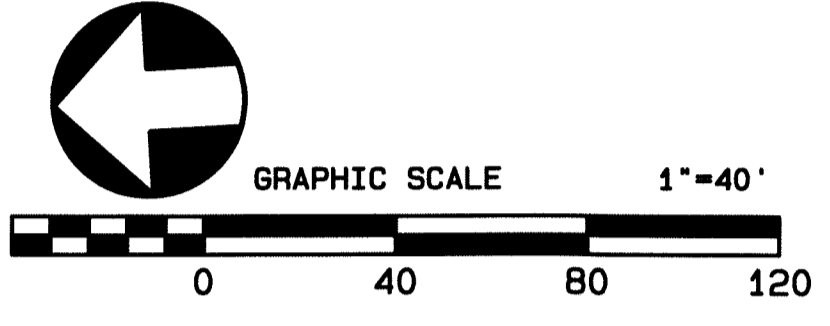
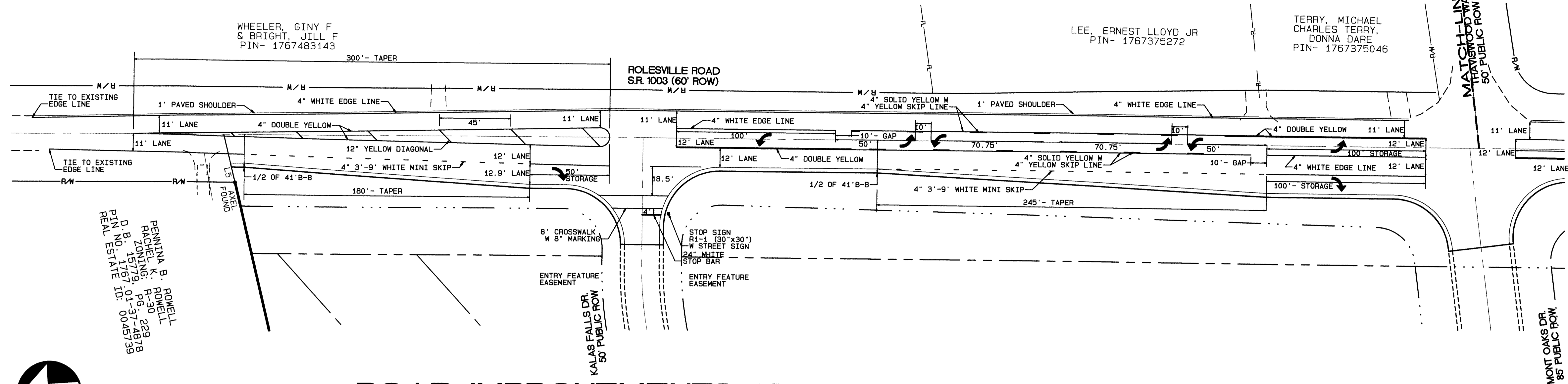
**AMERICAN**  
Engineering  
American Engineering Associates-Southeast, P.A.  
875 Walnut Street, Suite 360  
Cary, NC 27511 919-469-1101

PRELIMINARY

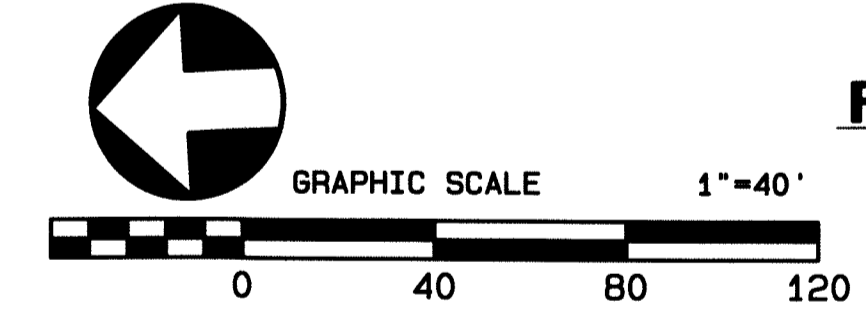
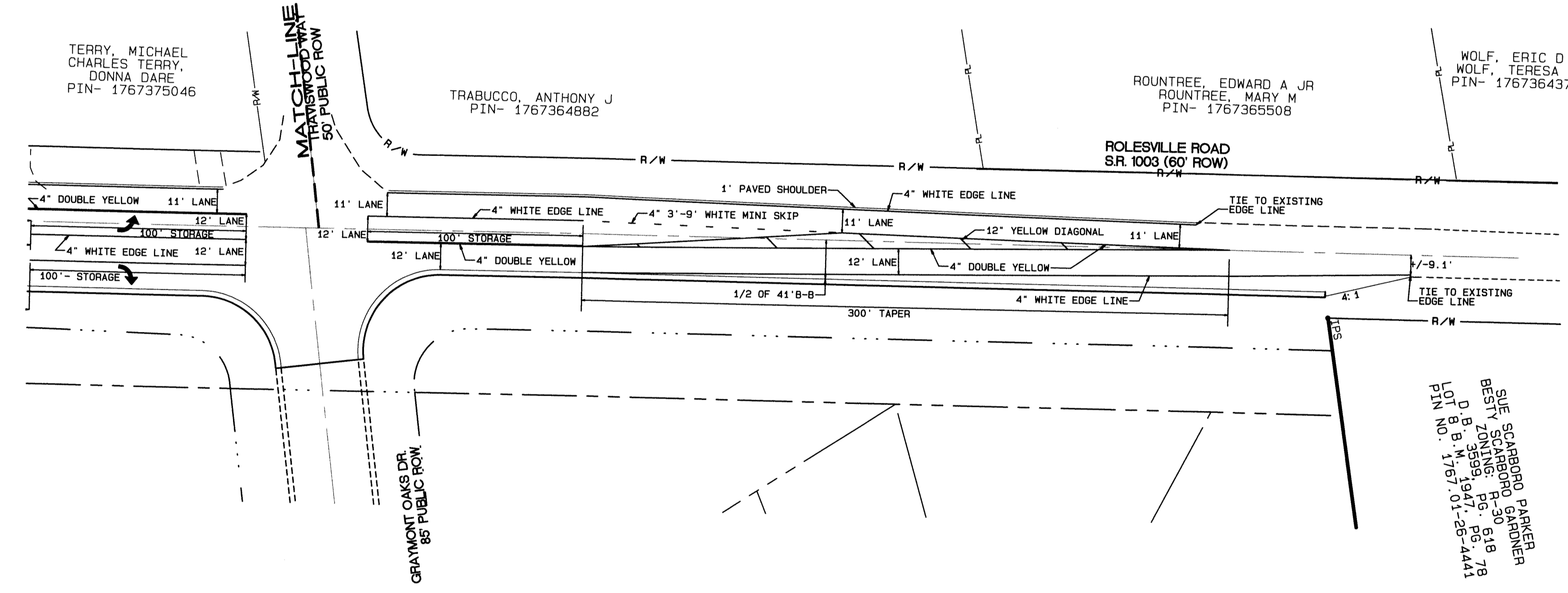
NOT FOR CONSTRUCTION  
SHEET NO.  
**4.14**

Plot Date: 8/17/2020 Time: 4:44PM  
FILE: E:\Kalas Falls\Kalas Falls Base Prel. Plat.pro

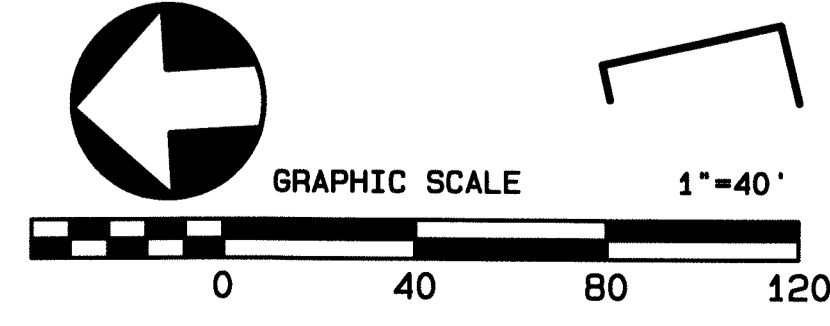
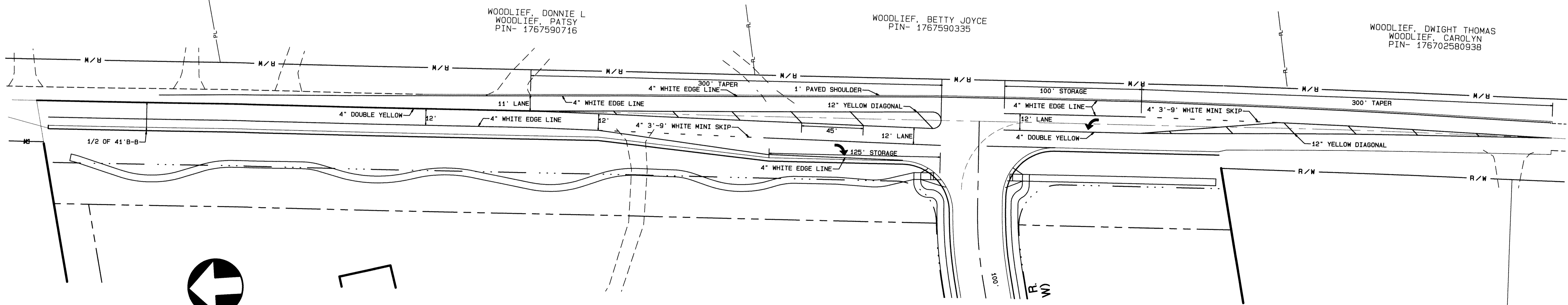




**ROAD IMPROVEMENTS AT SOUTHERN ENTRANCES**



**ROAD IMPROVEMENTS AT SOUTHERN ENTRANCES**



**ROAD IMPROVEMENTS AT NORTHERN ENTRANCES**

DATE	
REVISION	
DRAWN/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:	

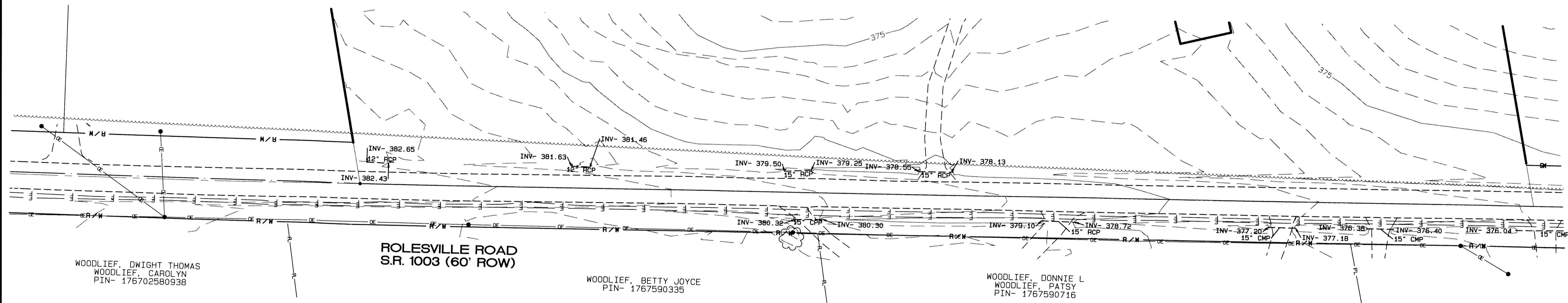
**AMERICAN Engineering**  
American Engineering Associates-Southeast, P.A.  
875 Walnut Street, Suite 360  
Cary, NC 27511 919-469-1101

PRELIMINARY

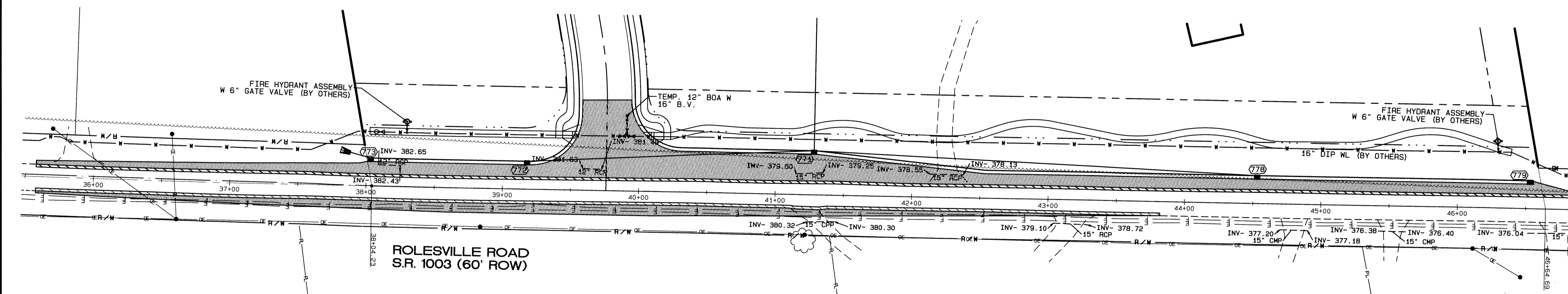
NOT FOR CONSTRUCTION

SHEET NO.  
**5.0**

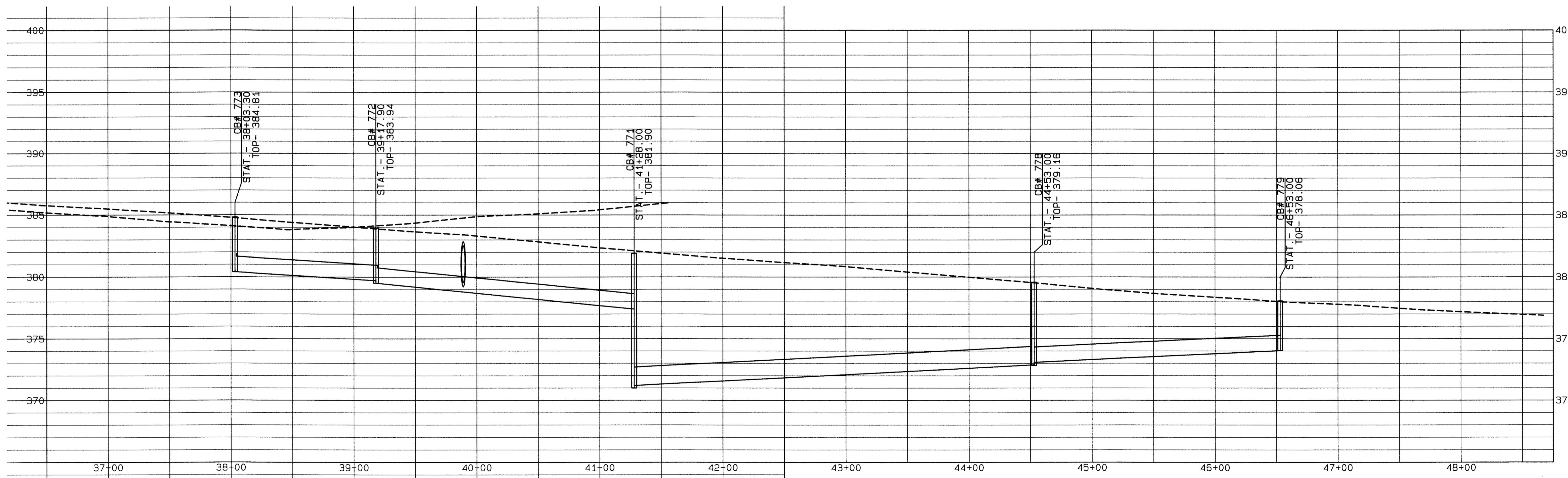
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FILE: Z:\Subs\BDD\Watkins Property\dwg\Bases Map\Kallas Falls Base Phase 1.dwg



**EXISTING CONDITIONS**



**IMPROVEMENTS**



No.	DATE	REVISION	DWN/CHK

ROLESVILLE ROAD NORTHERN SECTION  
 EXISTING AND IMPROVEMENTS  
 FOR  
 KALAS FALLS  
 SITUATED AT  
 1832 ROLESVILLE ROAD  
 WAKE COUNTY, NORTH CAROLINA  
 FIRM # C-3881

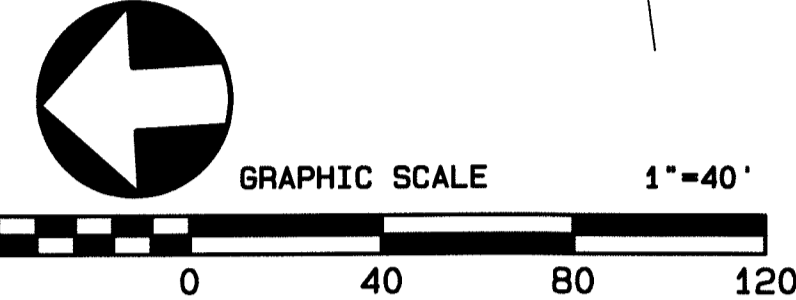
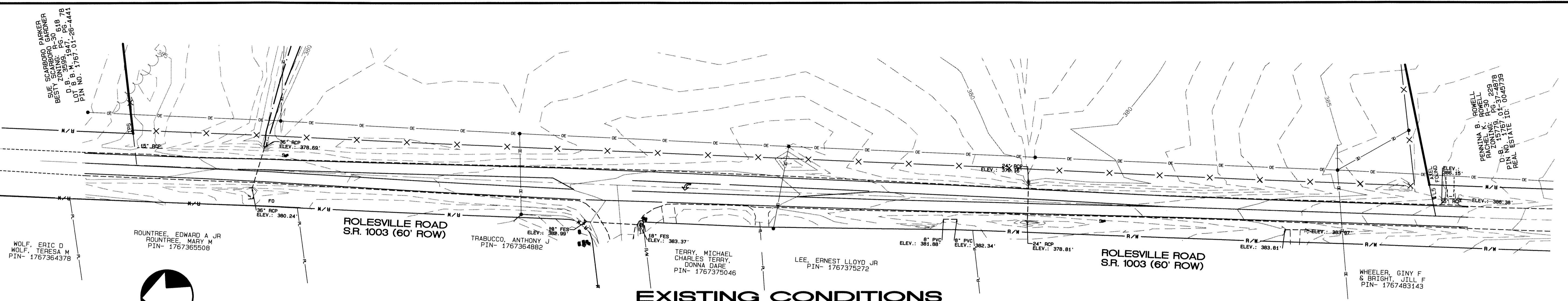
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 DATE:

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

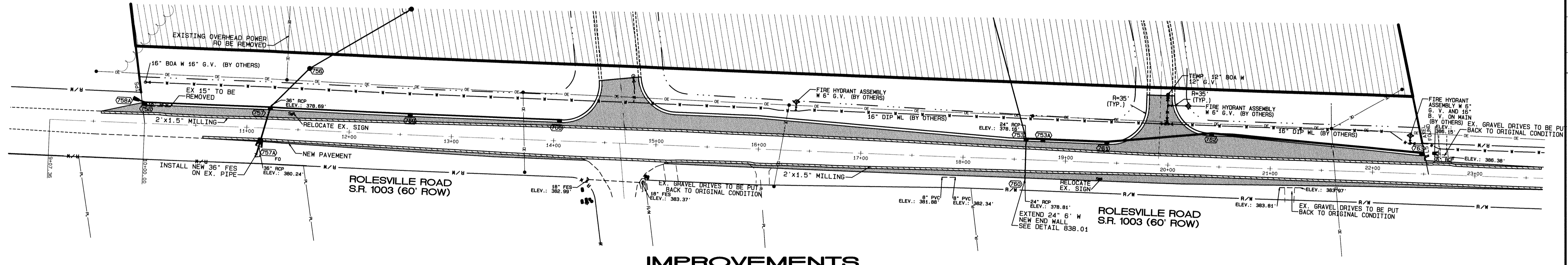
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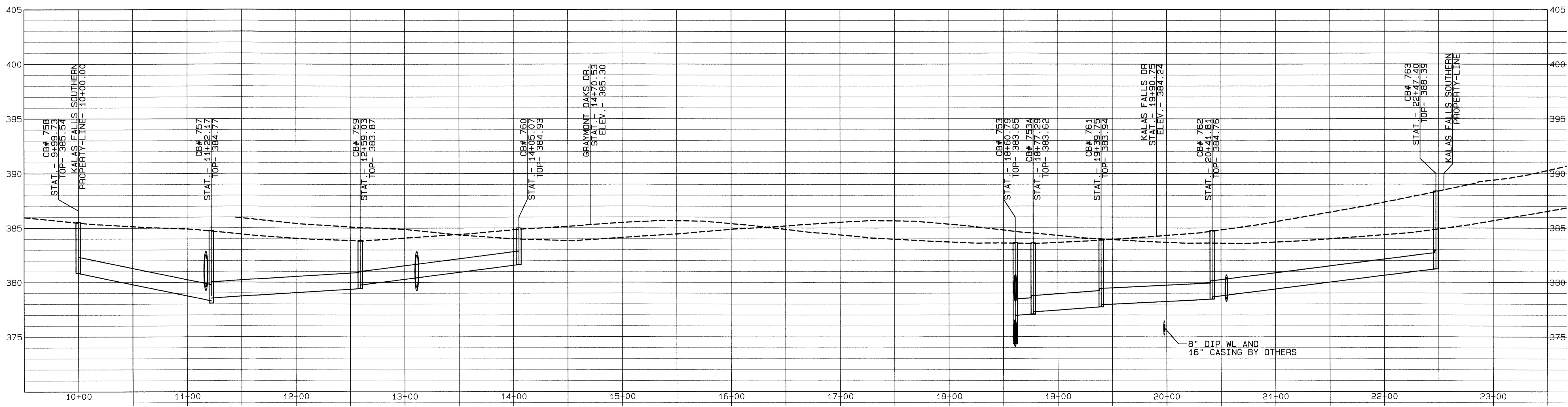
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**EXISTING CONDITIONS**



**IMPROVEMENTS**



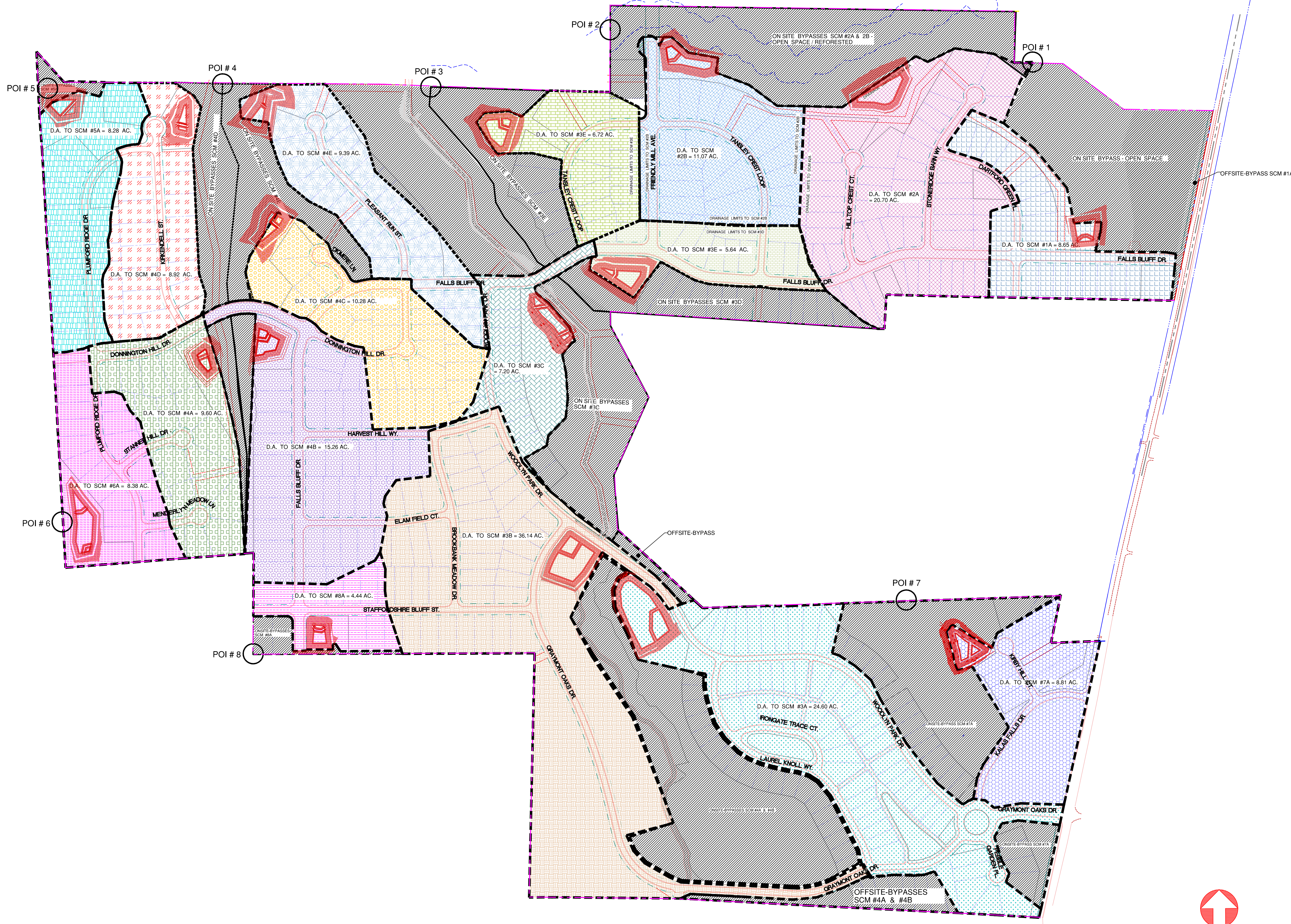
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ROLESVILLE ROAD SOUTHERN SECTION  
EXISTING AND IMPROVEMENTS  
FOR  
**KALAS FALLS**  
SITUATED AT  
**1832 ROLESVILLE ROAD**  
WAKE COUNTY, NORTH CAROLINA  
FIRM # C-3881

JOB NUMBER:  
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DATE:

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PRELIMINARY  
SEAL 9810  
DATE 5-27-20  
NOT FOR CONSTRUCTION  
SHEET NO.  
**5.1**



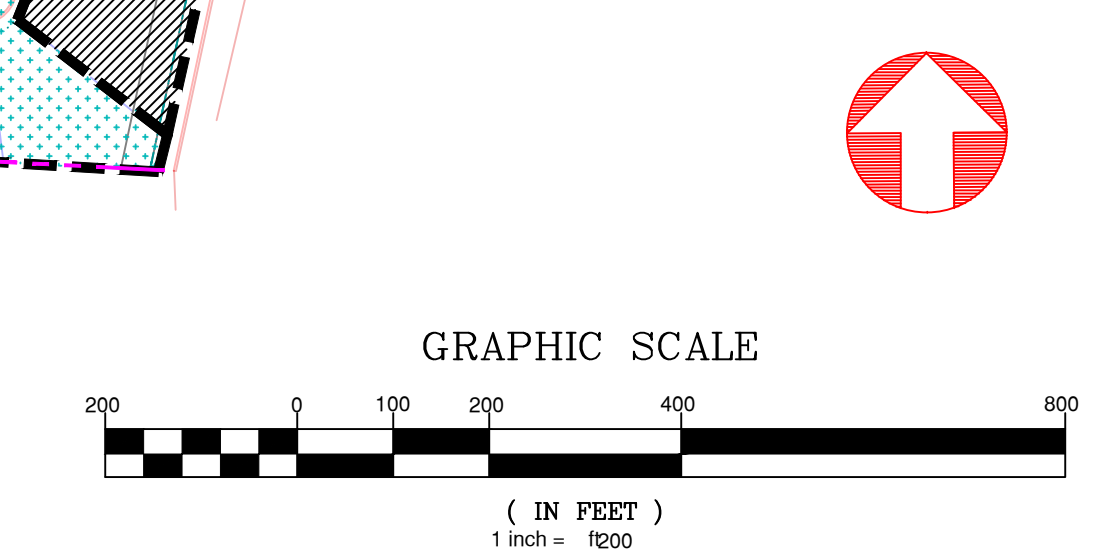
NO.	DATE	REVISION

**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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**6.0**



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