

MA-19-02 REZONING CONDITIONS:

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

SUP 19-01 SPECIAL USE PERMIT CONDITIONS:

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

CONDITIONS FOR SINGLE FAMILY RESIDENTIAL:

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

GENERAL NOTES:

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

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

OF ORDINANCES CHAPTER 130.

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

CONDITIONS FOR RESIDENTIAL TOWNHOMES

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

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

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

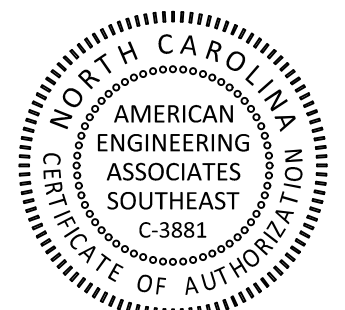
IF THE SIGNAL IS NOT WARRANTED BY THE OWNER WARRANT ANALYSIS, THE TOWN MAY PROVIDE A FULL SIGNAL WARRANT ANALYSIS ("FINAL WARRANT ANALYSIS") PRIOR TO APPROVAL OF THE PLAT CONTAINING THE 450' LOT TO BE DEVELOPED ON THE SUBJECT PROPERTY. IF A SIGNAL IS WARRANTED AS PART OF THE FINAL WARRANT ANALYSIS, TRAFFIC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

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

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

UNIT OR A TOWNHOUSE GARAGE MAY BE SET BACK EIGHTEEN FEET (18') FROM THE BACK OF CURB.

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



FOR INFORMATION, ONLY

NO.	DATE	REVISION:

STIPULATION FOR REUSE

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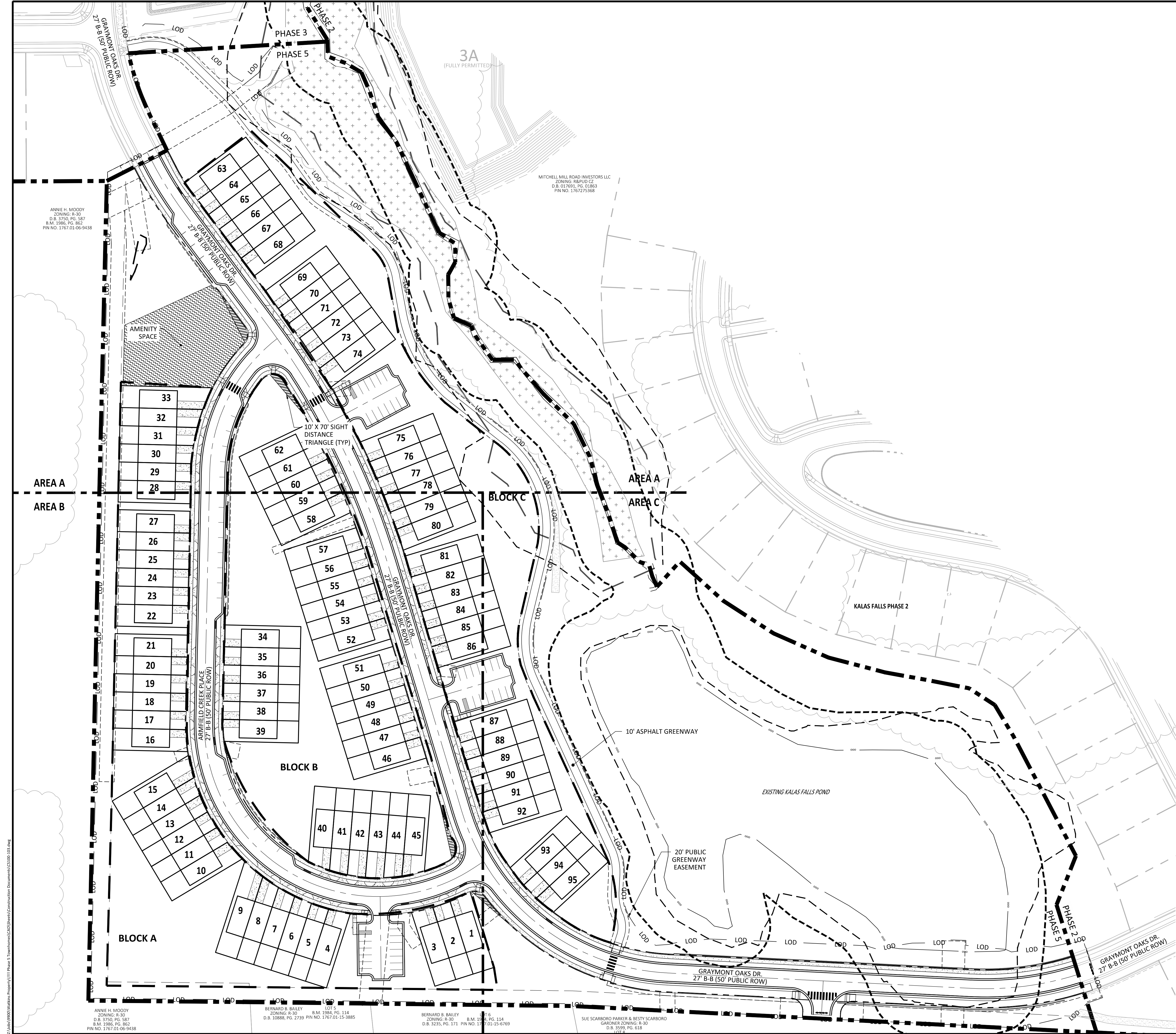
**KALAS FALLS
PHASE 5
CONSTRUCTION DOCUMENTS
TOWN OF ROLESVILLE,
WAKE COUNTY, NC**

JOB NUMBER:	R180115
CHECKED BY:	JK
DRAWN BY:	GE, RC
DATE:	12-23-2024

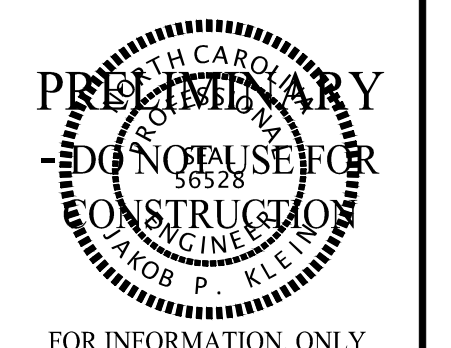
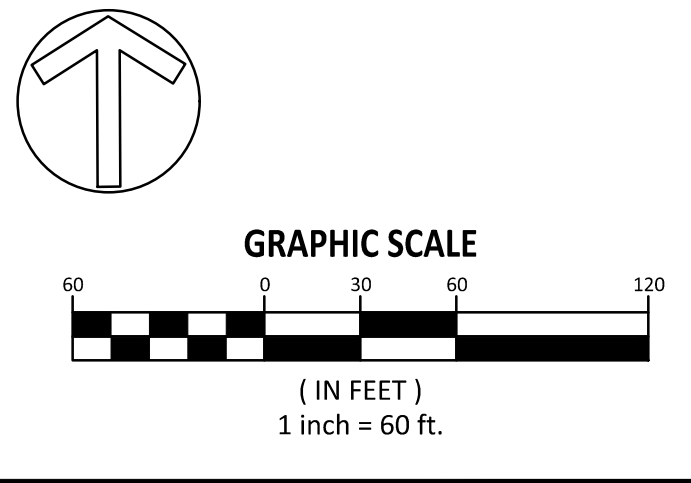
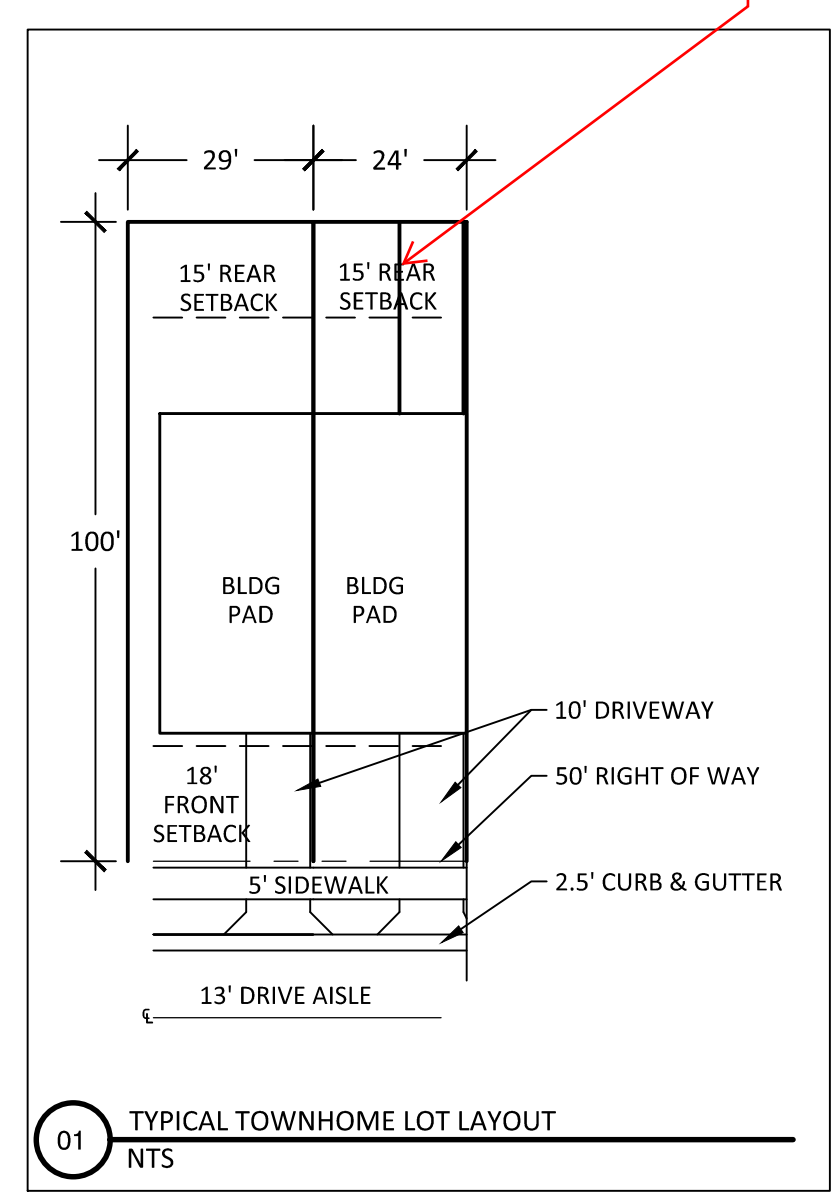
SHEET TITLE:
**CONDITIONS
OF APPROVAL**

SHEET NO.:
G-002





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



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NO.	DATE	REVISION

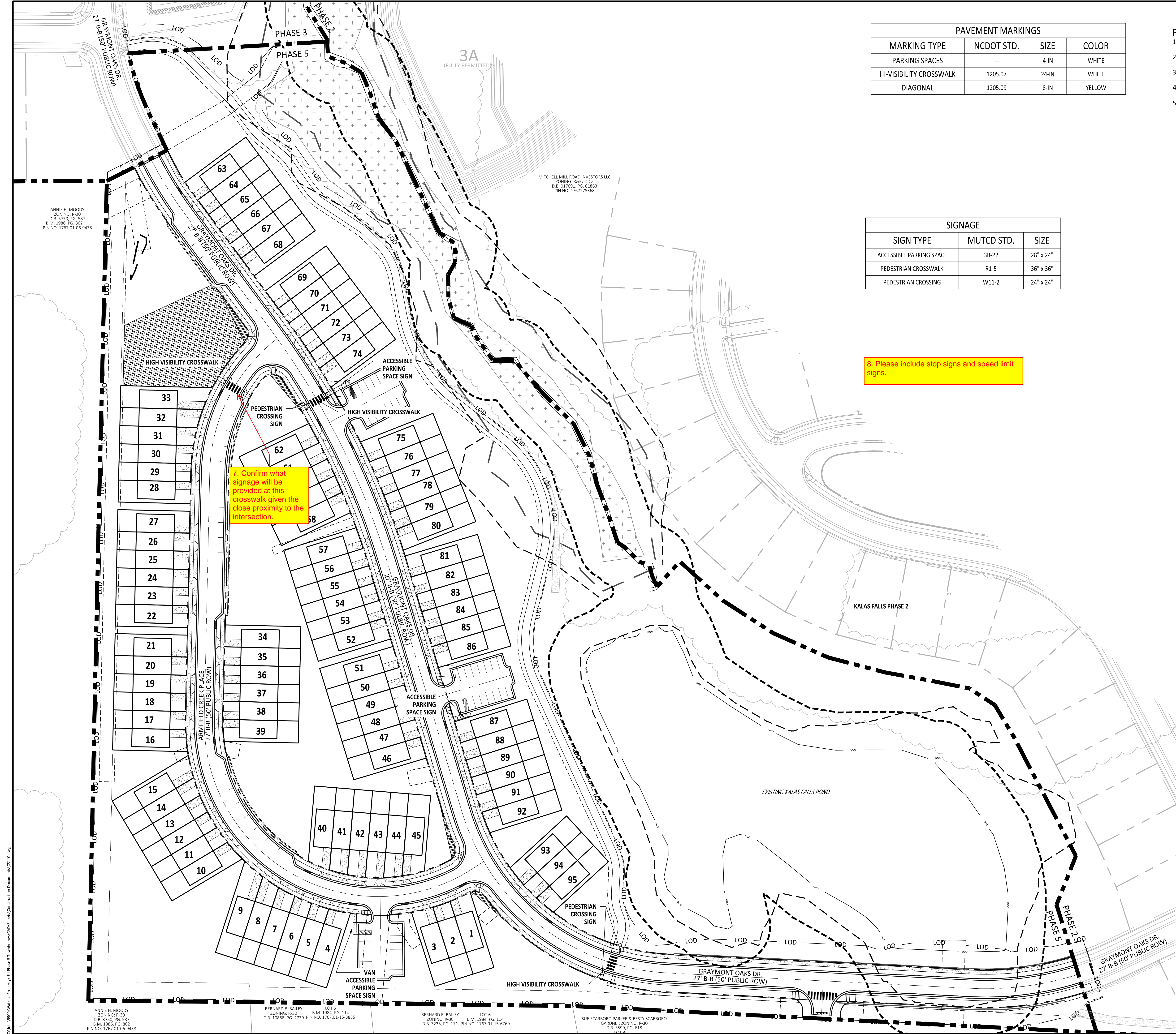
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KALAS FALLS PHASE 5 CONSTRUCTION DOCUMENTS
 TOWN OF ROLESVILLE, WAKE COUNTY, NC

JOB NUMBER: R180115
 CHECKED BY: JK
 DRAWN BY: GE, RC
 DATE: 12-23-2024
 SHEET TITLE:

OVERALL SITE PLAN
 SHEET NO.: CS100





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

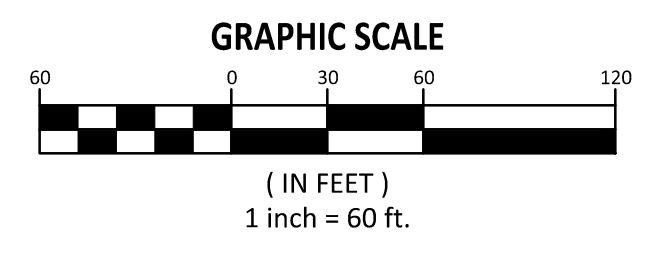
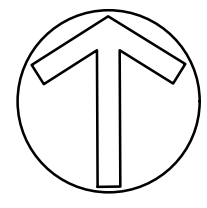
- PAVEMENT MARKING & SIGNAGE NOTES:**
1. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC TYPE EXCEPT FOR PARKING SPACE LINES WHICH SHALL BE ALKYN-RESIN TYPE PAINT.
 2. CONTRACTOR TO REFERENCE NCDOT STANDARDS AS NOTED FOR MORE DETAIL ON STRIPING.
 3. ALL SIGNAGE SHALL BE FIELD STAKED AND THE LOCATIONS APPROVED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

SIGNAGE		
SIGN TYPE	MUTCD STD.	SIZE
ACCESSIBLE PARKING SPACE	3B-22	28" x 24"
PEDESTRIAN CROSSWALK	R1-5	36" x 36"
PEDESTRIAN CROSSING	W11-2	24" x 24"

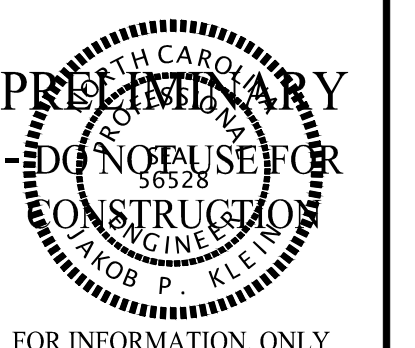
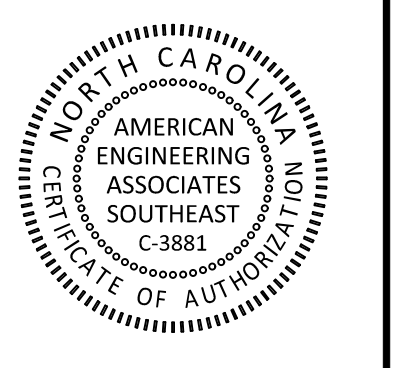
8. Please include stop signs and speed limit signs.

7. Confirm what signage will be provided at this crosswalk given the close proximity to the intersection.

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



9. Shouldn't this sheet follow CS100? If so, please relocate it and change the sheet index on the cover sheet.



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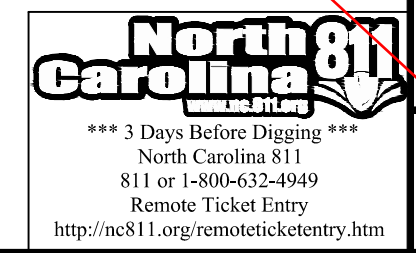
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KALAS FALLS PHASE 5 CONSTRUCTION DOCUMENTS
 TOWN OF ROLESVILLE, WAKE COUNTY, NC

JOB NUMBER: R180115
 CHECKED BY: JK
 DRAWN BY: GE, RC
 DATE: 12-23-2024

SHEET TITLE:
SIGNAGE & STRIPING PLAN

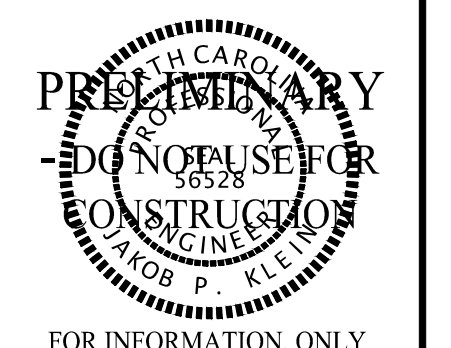
SHEET NO.:
CS110



Public Sewer Collection / Extension System
 The City of Raleigh consents to the connection and extension of the City's public sewer system as shown on this plan. The material and construction methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook.

Public Water Distribution / Extension System
 The City of Raleigh consents to the connection and extension of the City's public water system as shown on this plan. The material and construction methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook.

City of Raleigh
 Public Utilities Department Permit # _____



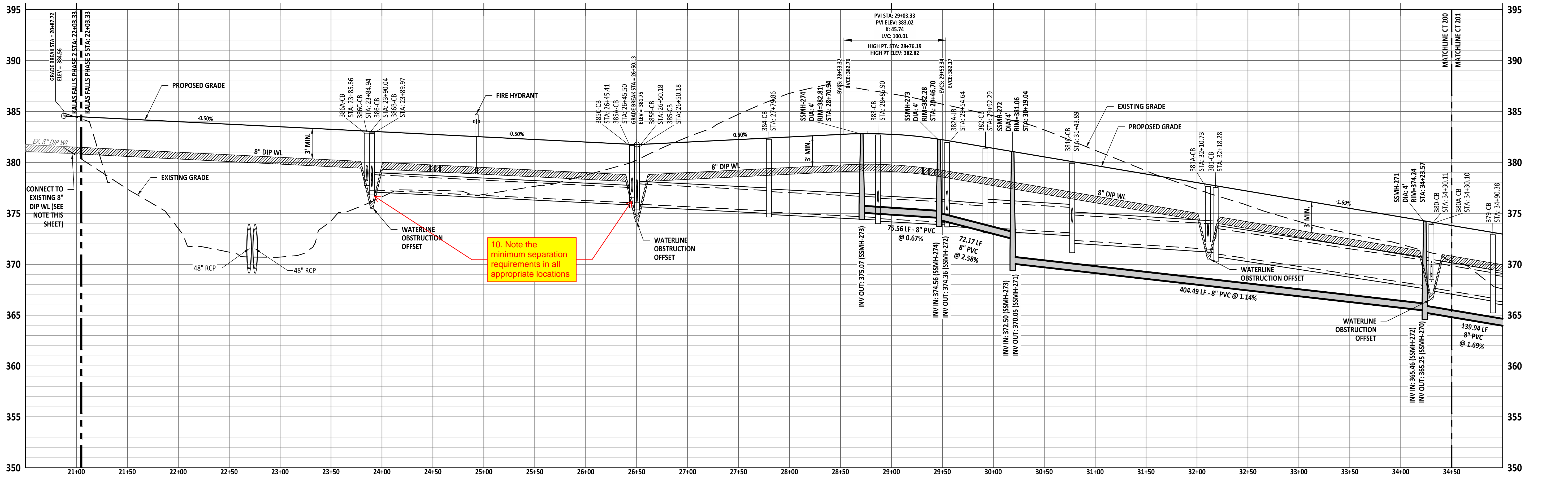
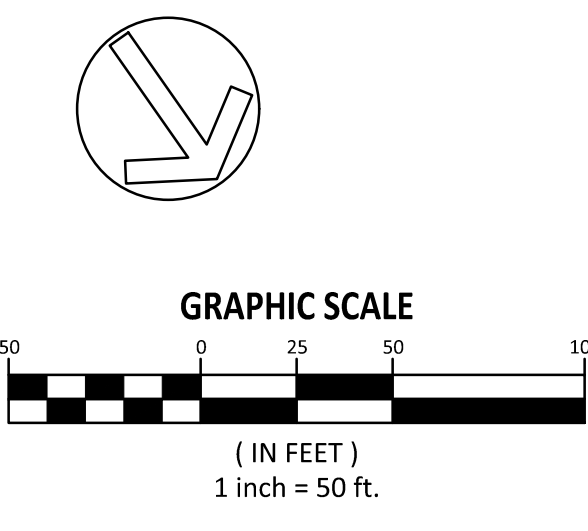
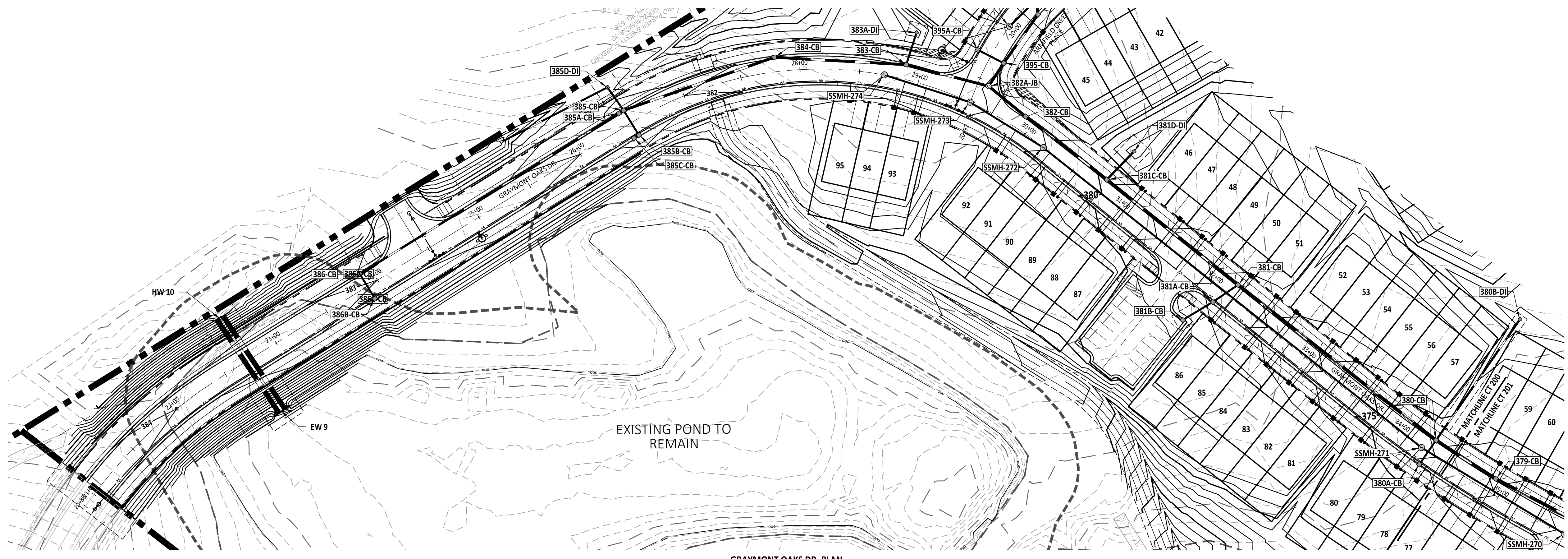
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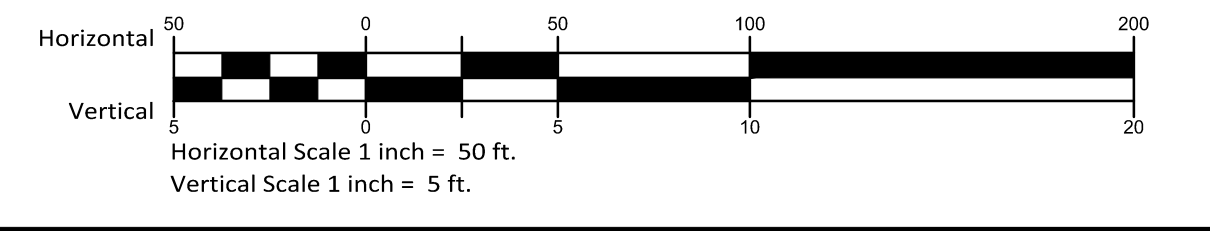
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KALAS FALLS PHASE 5
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 WAKE COUNTY, NC

JOB NUMBER: R180115
 CHECKED BY: JK
 DRAWN BY: GE, RC
 DATE: 12-23-2024
 SHEET TITLE:
GRAYMONT OAKS DR. PLAN & PROFILE
 SHEET NO.:
CT200



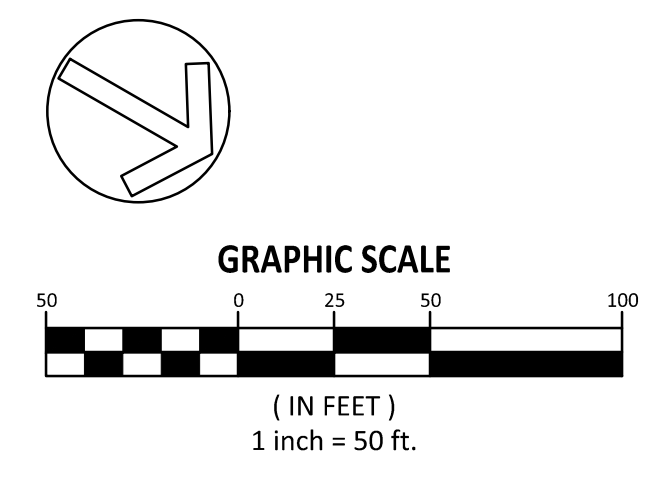
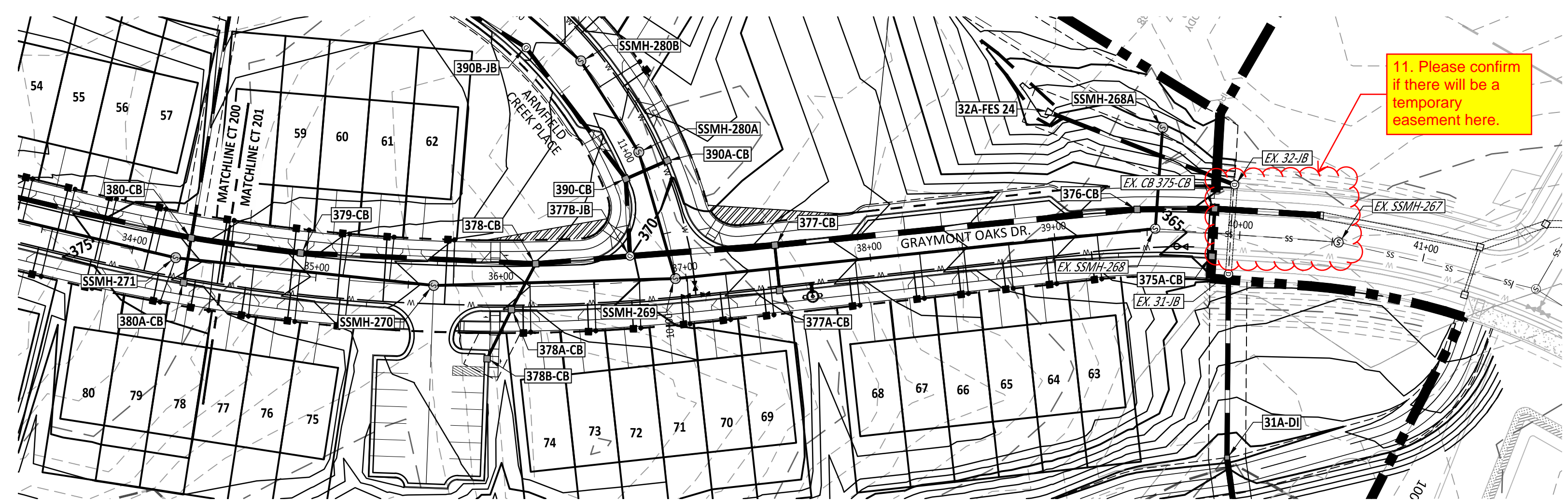
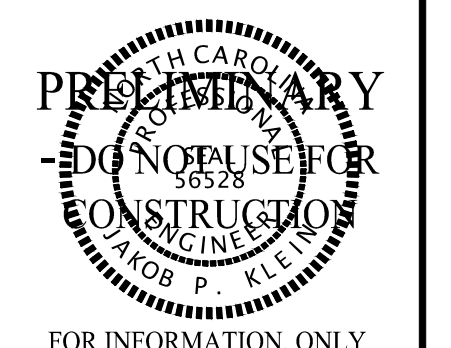
NOTE:
 1. CONTRACTOR TO CONFIRM LOCATION, DEPTH, SIZE, AND MATERIAL OF EXISTING UTILITIES, SANITARY SEWER, AND STORM WATER INFRASTRUCTURE AND REPORT ANY DISCREPANCIES TO AMERICAN ENGINEERING.



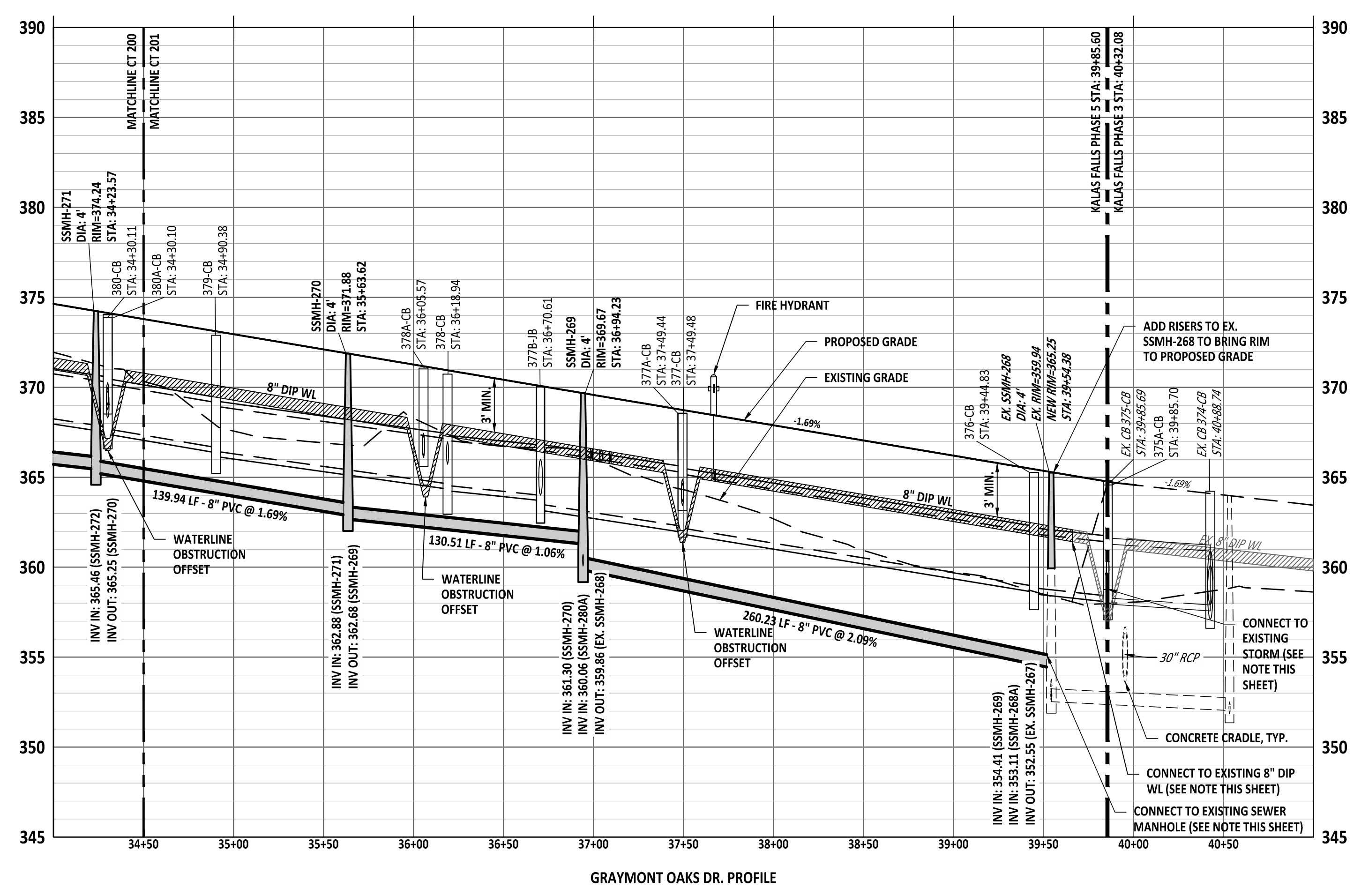
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Public
Sewer Collection / Extension System
 The City of Raleigh consents to the connection and extension of the City's public sewer system as shown on this plan. The material and construction methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook.
 City of Raleigh
 Public Utilities Department Permit # _____

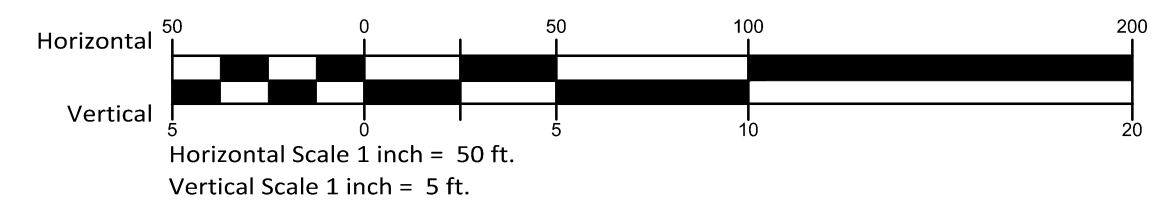
Public
Water Distribution / Extension System
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 City of Raleigh
 Public Utilities Department Permit # _____



GRAYMONT OAKS DR. PLAN



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



GRAYMONT OAKS DR. PROFILE

NO.	DATE	REVISION:

STIPULATION FOR REUSE
 THIS DRAWING WAS PREPARED FOR USE ON THE SPECIFIC SITE, NAMED HEREON, CONTEMPORANEOUSLY WITH ITS ISSUE DATE AS LISTED, HEREON, AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT PROJECT SITE OR AT A LATER TIME. USE OF THIS DRAWING FOR REFERENCE OR EXAMPLE ON ANOTHER PROJECT REQUIRES THE SERVICES OF PROPERLY LICENSED ARCHITECTS AND ENGINEERS. REPRODUCTION OF THIS DRAWING FOR REUSE ON ANOTHER PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.

KALAS FALLS PHASE 5 CONSTRUCTION DOCUMENTS
 TOWN OF ROLESVILLE, WAKE COUNTY, NC

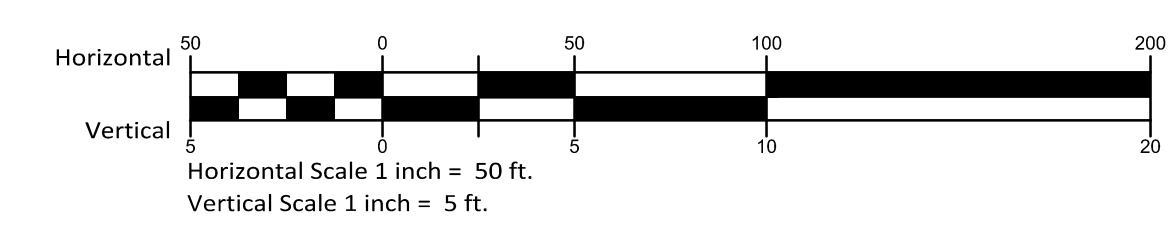
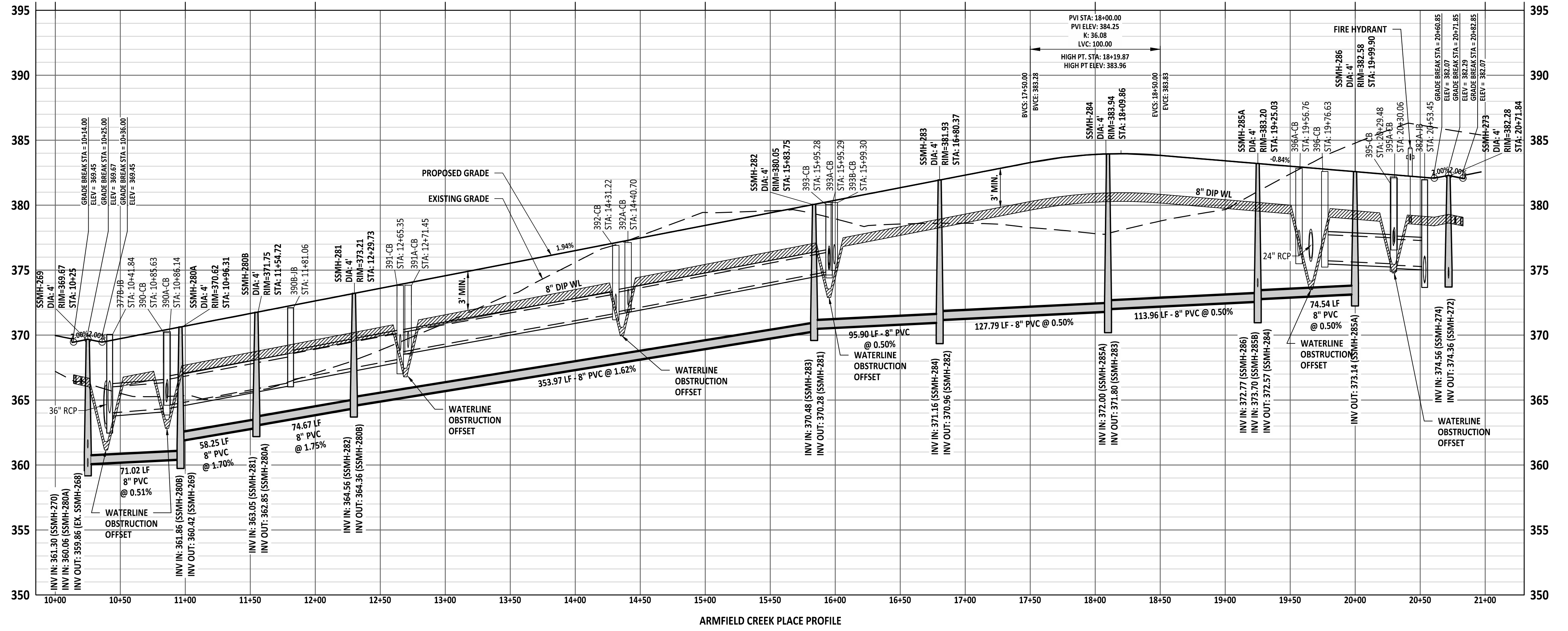
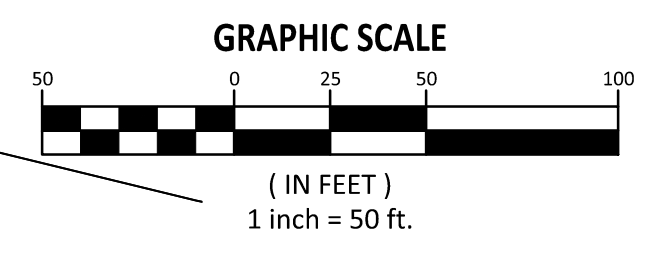
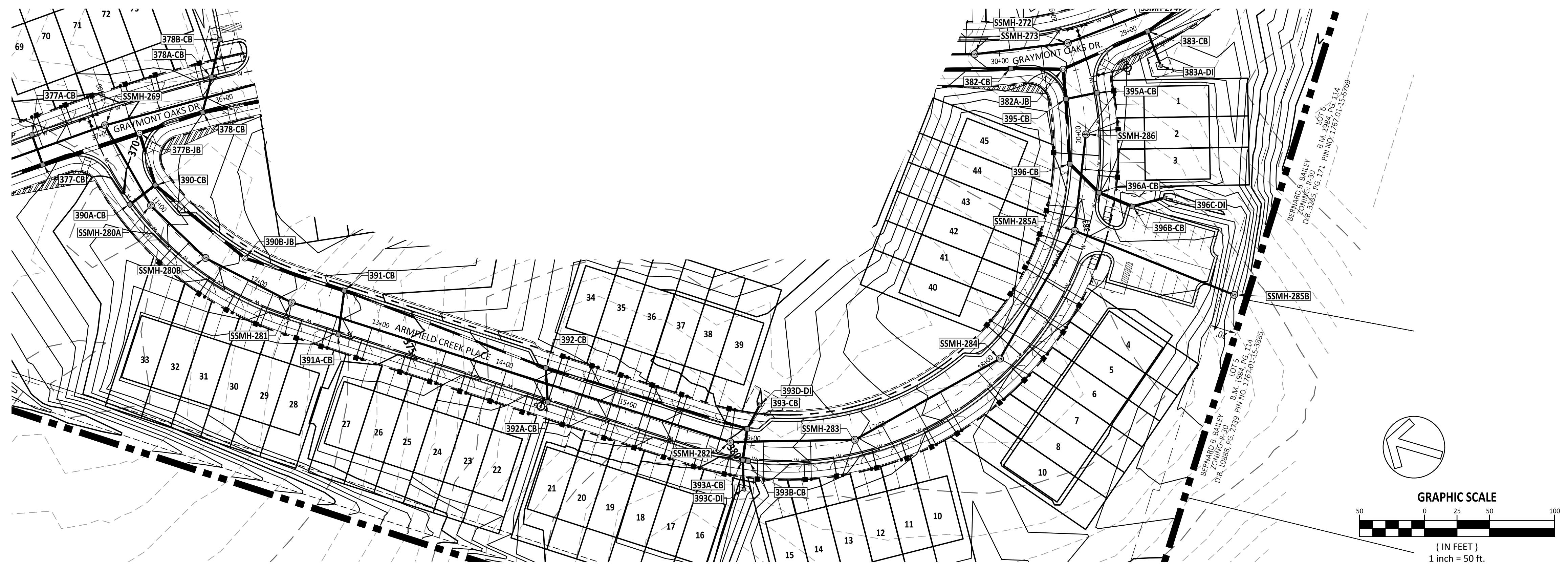
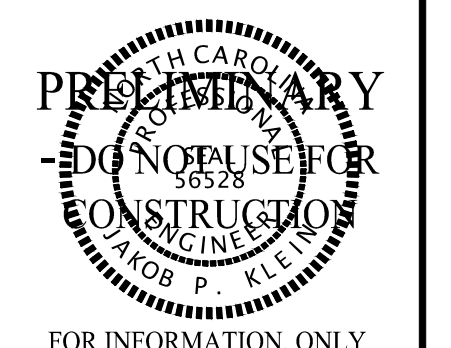
JOB NUMBER: R180115
 CHECKED BY: JK
 DRAWN BY: GE, RC
 DATE: 12-23-2024

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



Public
Sewer Collection / Extension System
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 City of Raleigh
 Public Utilities Department Permit # _____

Public
Water Distribution / Extension System
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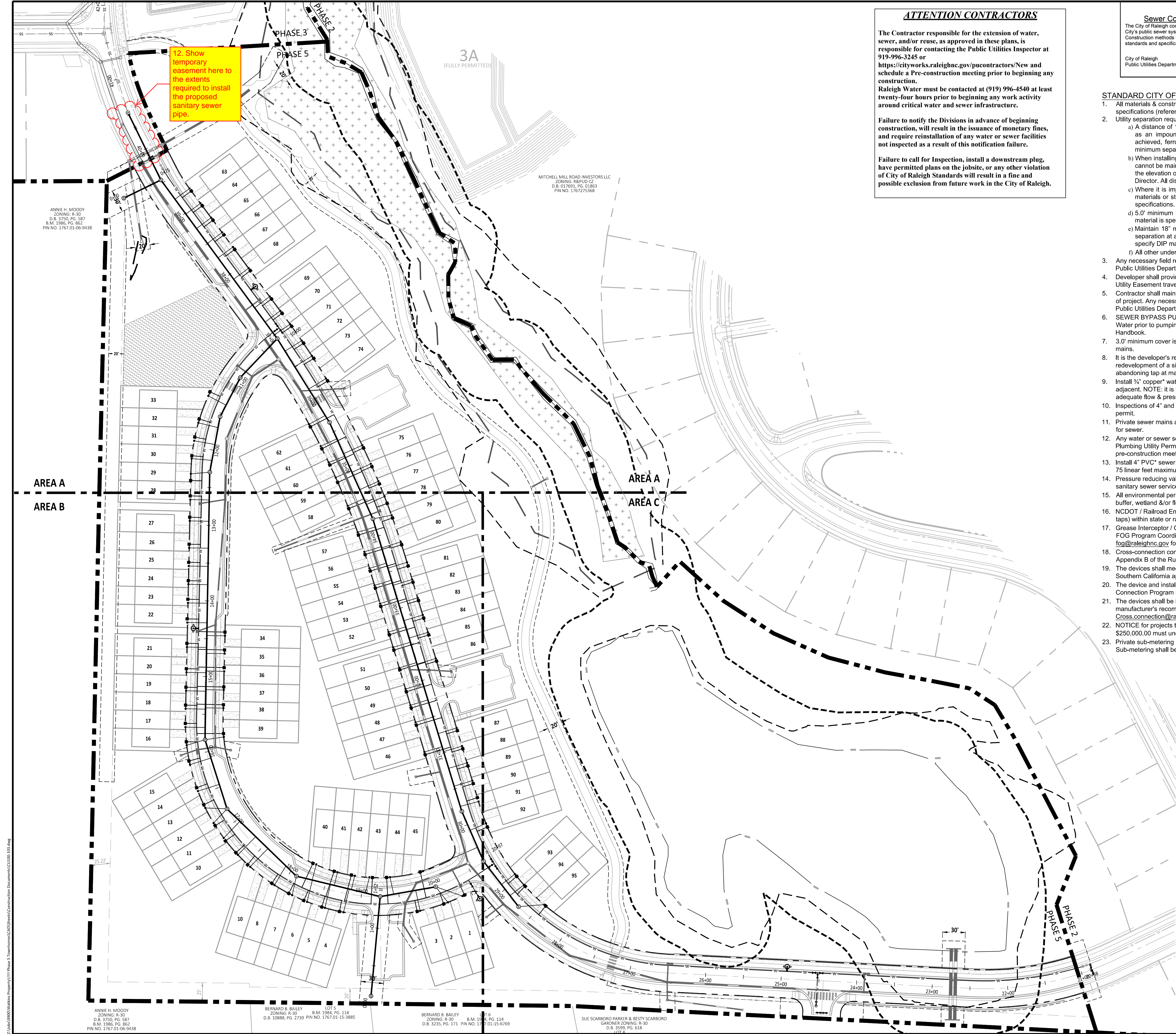
KALAS FALLS PHASE 5 CONSTRUCTION DOCUMENTS
 TOWN OF ROLESVILLE, WAKE COUNTY, NC

JOB NUMBER: R180115
 CHECKED BY: JK
 DRAWN BY: GE, RC
 DATE: 12-23-2024

ARMFIELD CREEK PLACE PLAN & PROFILE

SHEET NO.: **CT202**

Z:\Jobs\9000\Marketing\Projects\11111\Phase 5_Townhomes\CAD\Sheet\Construction Documents\CT202.dwg



ATTENTION CONTRACTORS

The Contractor responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for contacting the Public Utilities Inspector at 919-996-3245 or <https://cityworks.raleighnc.gov/nucontractors/New> and schedule a Pre-construction meeting prior to beginning any construction.

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

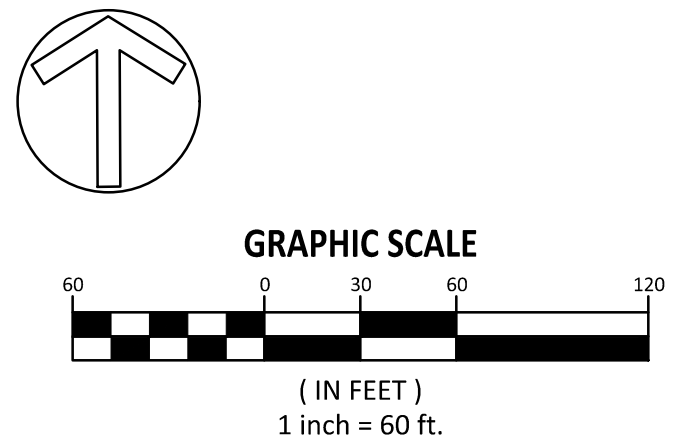
Failure to notify the Divisions in advance of beginning construction, will result in the issuance of monetary fines, and require reinstallation of any water or sewer facilities not inspected as a result of this notification failure.

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

Public	Public
Sewer Collection / Extension System The City of Raleigh consents to the connection and extension of the City's public sewer system as shown on this plan. The material and Construction methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook.	Water Distribution / Extension System The City of Raleigh consents to the connection and extension of the City's public water system as shown on this plan. The material and Construction methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook.
City of Raleigh Public Utilities Department/Permit # _____	City of Raleigh Public Utilities Department/Permit # _____

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

--- (long dashes)	100 YR FLOODLINE
- - - - - (short dashes)	PROPERTY BOUNDARY/PHASE LINE
- - - - - (dash-dot)	2' BUILDING RESTRICTION LINE
- - - - - (dash-dot-dot)	50' NEUSE RIVER BUFFER
--- (solid)	PROPOSED SURFACE WATER LEVEL
- - - - - (dash-dot-dot-dot)	RIGHT-OF-WAY
--- (dotted)	LIMITS OF DISTURBANCE
- - - - - (dash-dot-dot-dot-dot)	LOT LINE
++ (crosses)	WETLANDS
++ (crosses)	AMENITY AREA
--- (solid)	CONCRETE
--- (solid)	10' CURB TRANSITION



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



NO.	DATE	REVISION

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KALAS FALLS
PHASE 5
CONSTRUCTION DOCUMENTS
TOWN OF ROLESVILLE,
WAKE COUNTY, NC

JOB NUMBER: R180115
CHECKED BY: JK
DRAWN BY: GE, RC
DATE: 12-23-2024
SHEET TITLE: UTILITY PLAN OVERALL
SHEET NO.: CU100

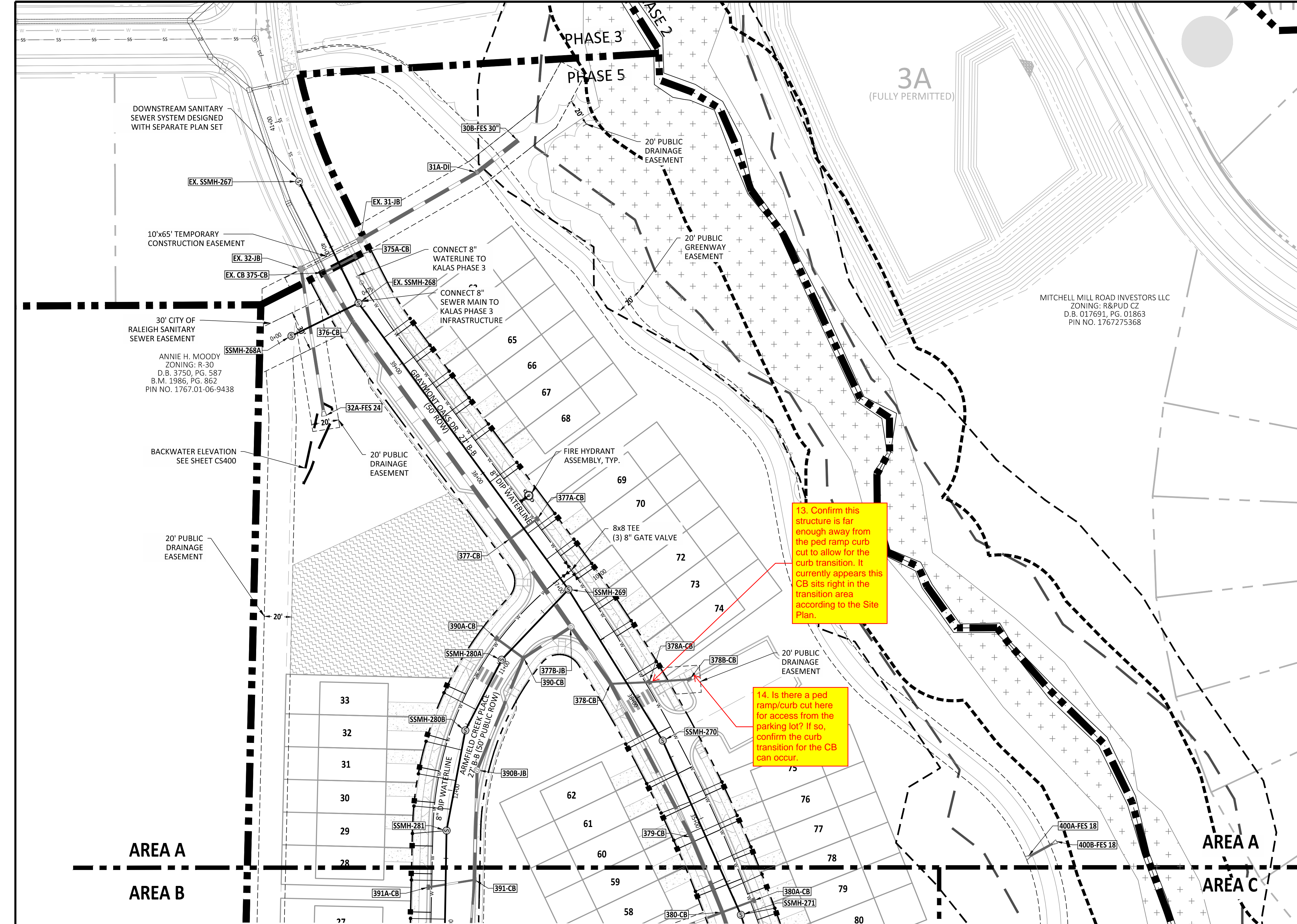
ANNIE H. MOODY
ZONING: R-30
D.B. 3750, PG. 587
B.M. 1986, PG. 862
PIN NO. 1767-01-06-9438

BERNARD B. BAILEY
ZONING: R-30
D.B. 10986, PG. 2739
PIN NO. 1767-01-15-3885

BERNARD B. BAILEY
ZONING: R-30
D.B. 3235, PG. 171
PIN NO. 1767-01-15-6769

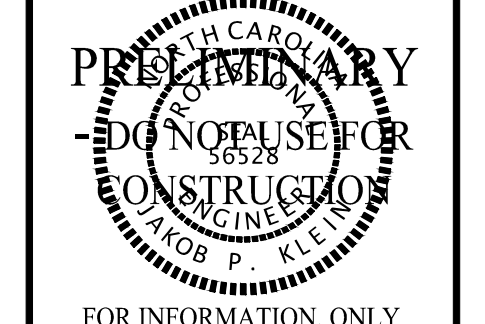
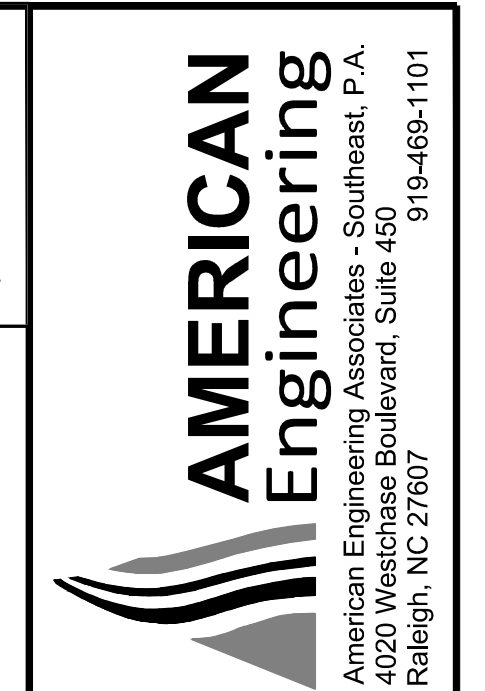
SUE SCARBORO PARKER & BESTY SCARBORO
GARDNER ZONING: R-30
D.B. 3558, PG. 618
D.B. 1028



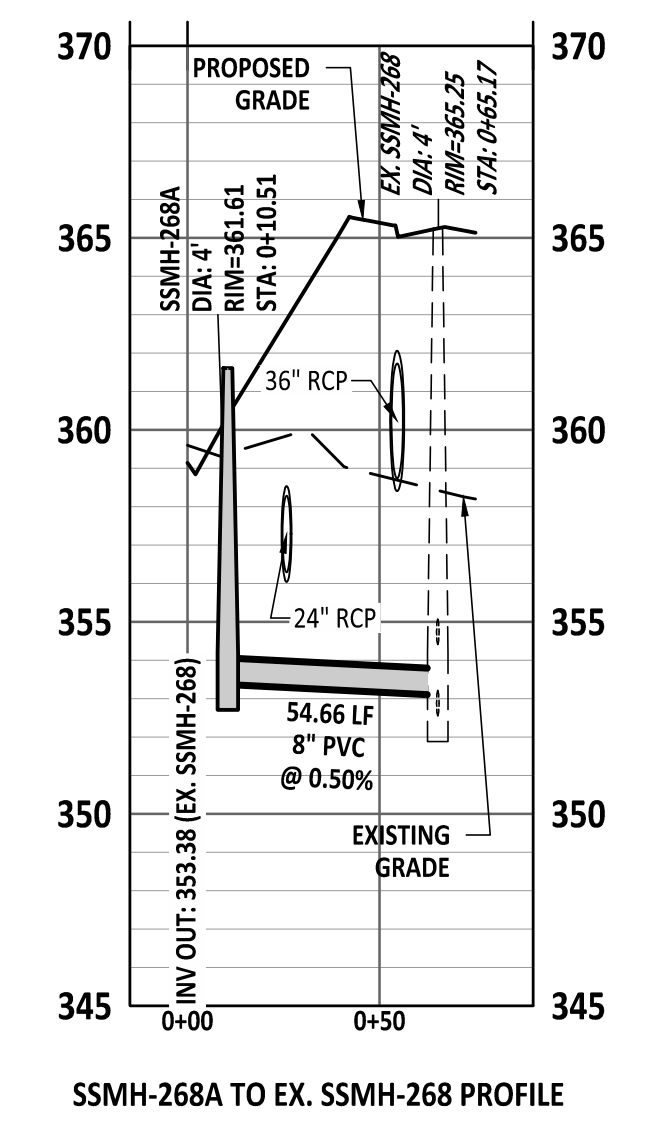
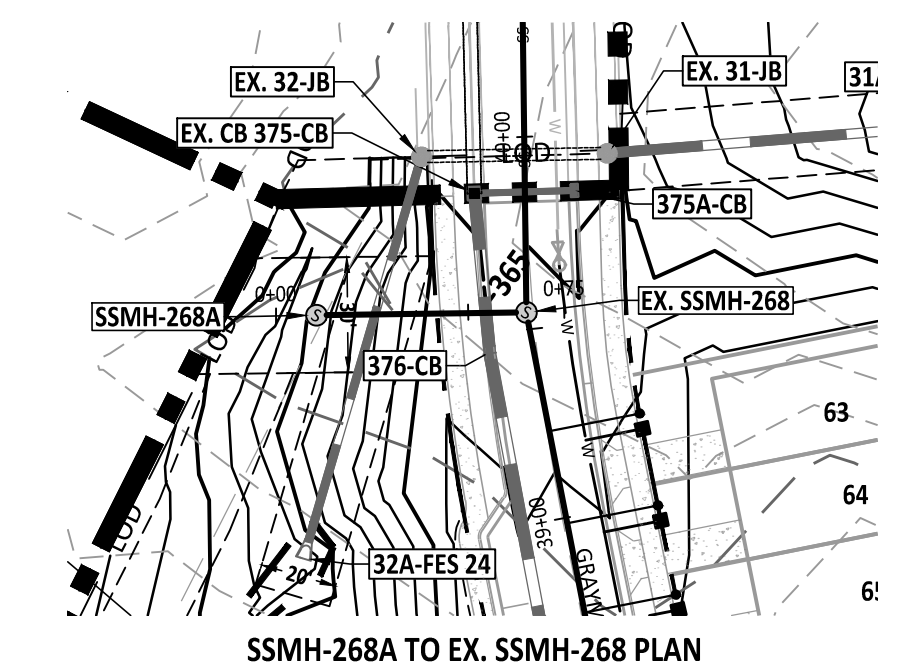


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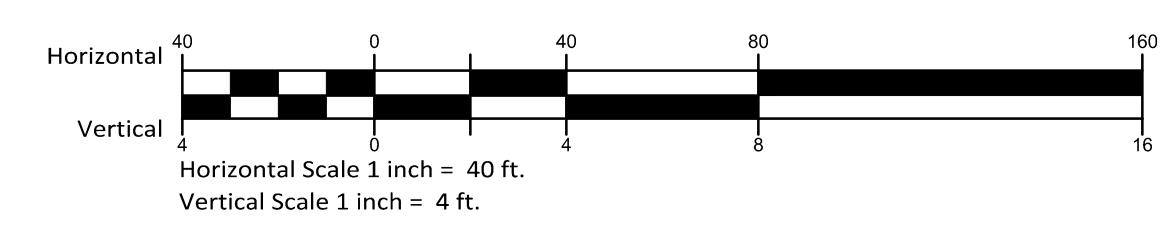
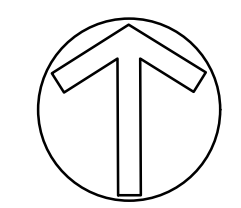
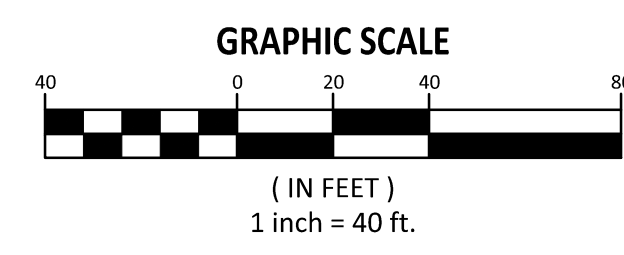


SITE LEGEND	
	100 YR FLOODLINE
	PROPERTY BOUNDARY/PHASE LINE
	2' BUILDING RESTRICTION LINE
	50' NEUSE RIVER BUFFER
	PROPOSED SURFACE WATER LEVEL
	RIGHT-OF-WAY
	LIMITS OF DISTURBANCE
	LOT LINE
	WETLANDS
	AMENITY AREA
	CONCRETE
	10' CURB TRANSITION



13. Confirm this structure is far enough away from the ped ramp curb cut to allow for the curb transition. It currently appears this CB sits right in the transition area according to the Site Plan.

14. Is there a ped ramp/curb cut here for access from the parking lot? If so, confirm the curb transition for the CB can occur.



NO.	DATE	REVISION

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KALAS FALLS PHASE 5 CONSTRUCTION DOCUMENTS
 TOWN OF ROLESVILLE, WAKE COUNTY, NC

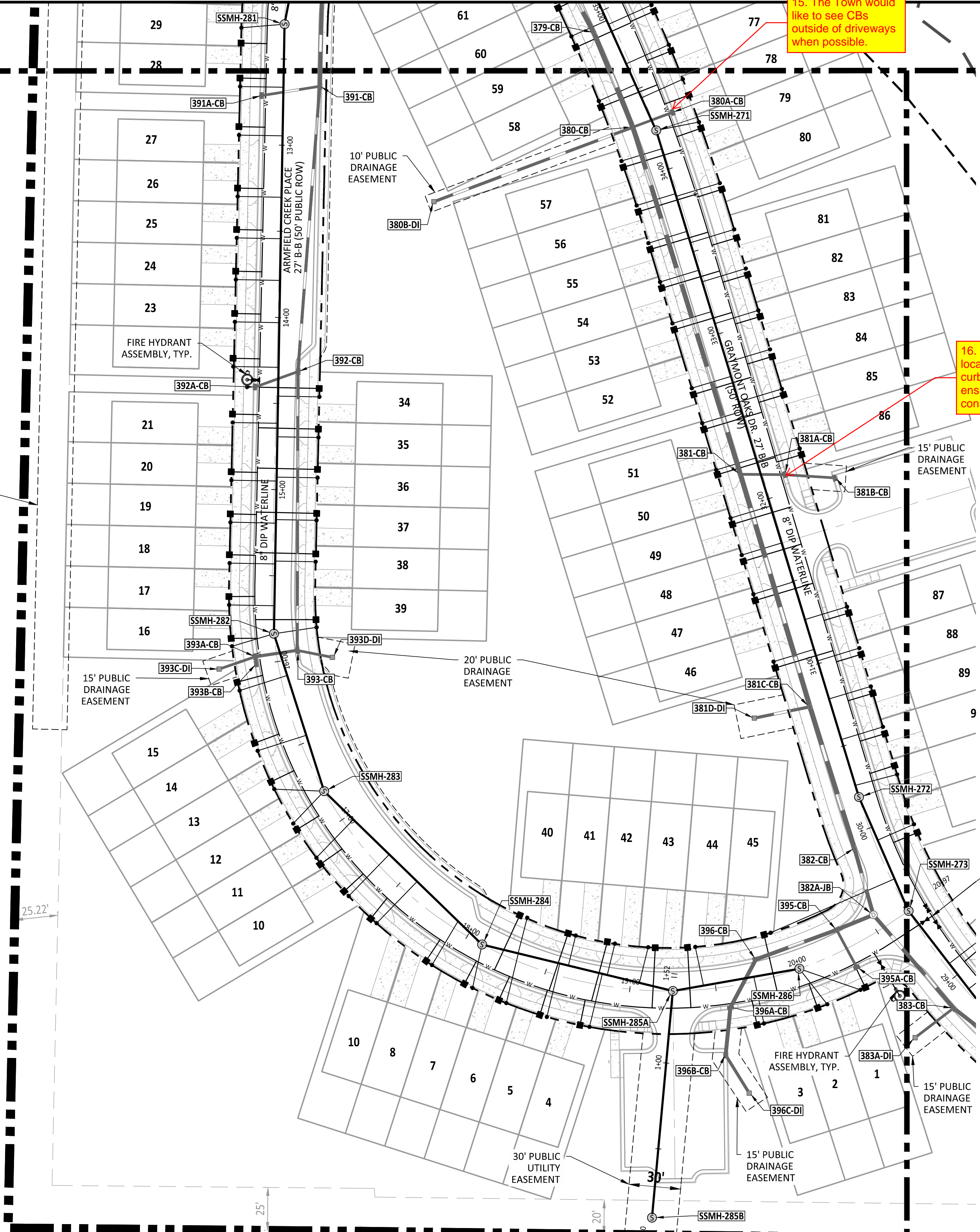
JOB NUMBER: R180115
 CHECKED BY: JK
 DRAWN BY: GE, RC
 DATE: 12-23-2024

UTILITY PLAN AREA A

SHEET NO.: **CU401**



AREA A
AREA B



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

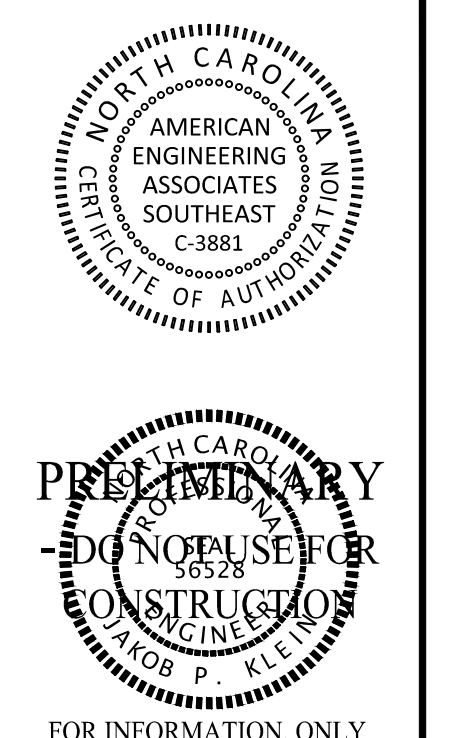
BERNARD B. BAILEY LOT 6
ZONING: R-30 B.M. 1984, PG. 114
D.B. 3235, PG. 171 PIN NO. 1767.01-15-6769

15. The Town would like to see CBs outside of driveways when possible.

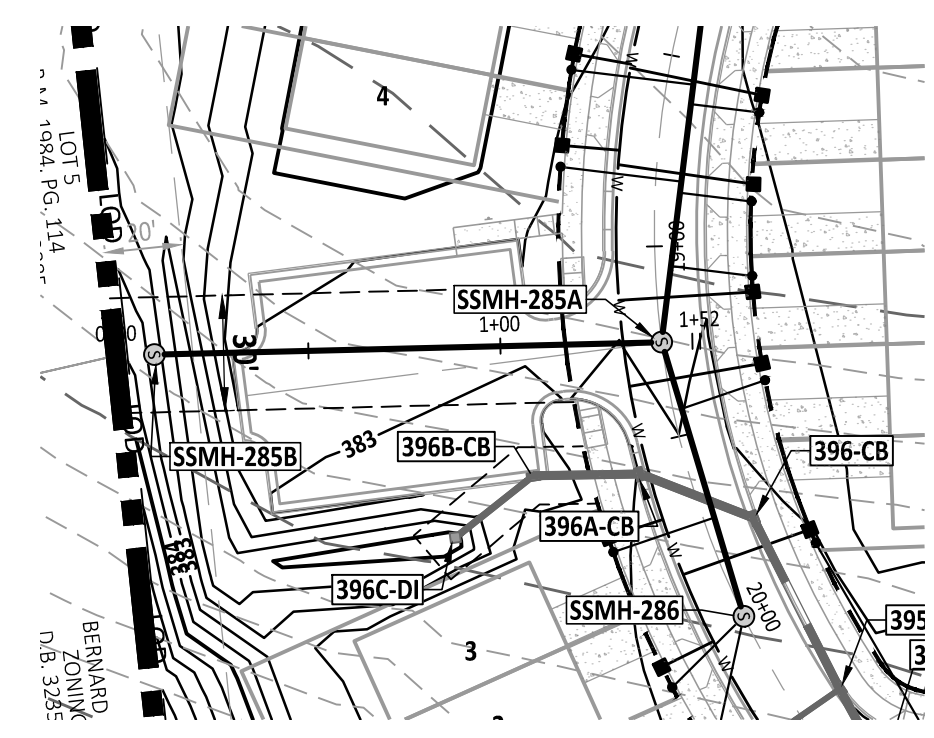
16. Confirm CB locations with the curb transitions to ensure constructability.

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City of Raleigh
Public Utilities Department Permit # _____

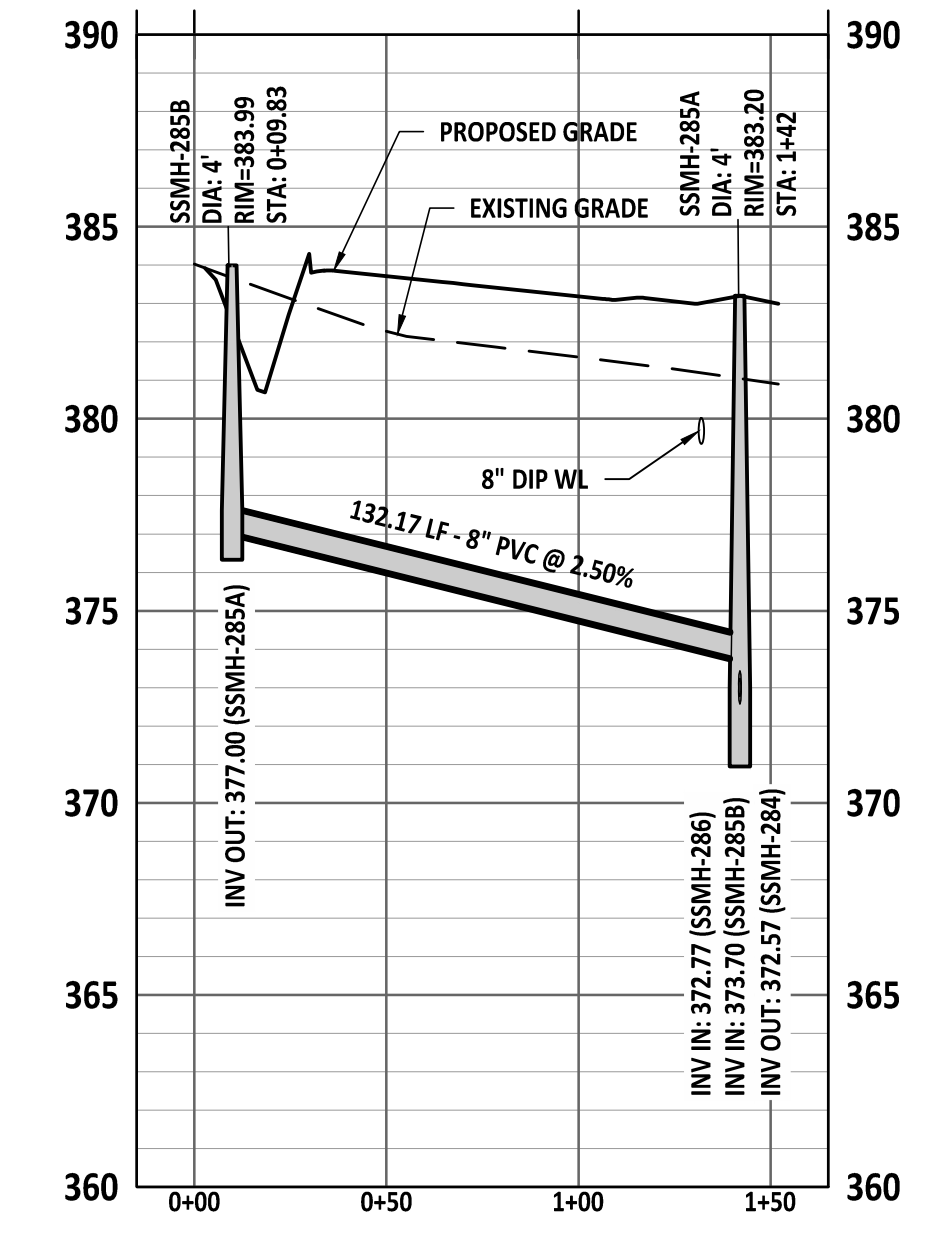
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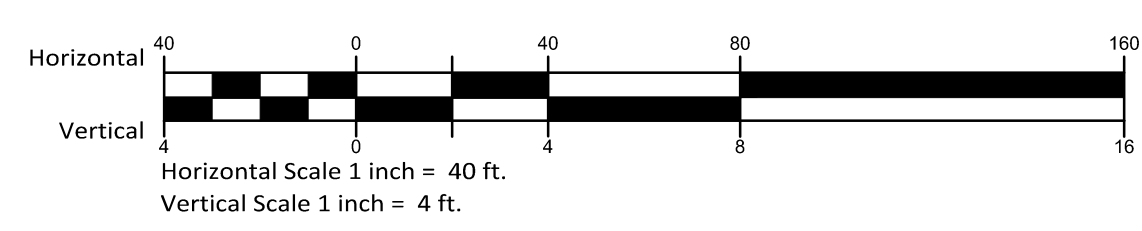
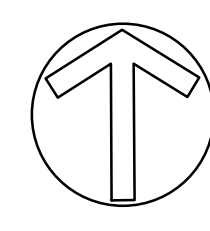
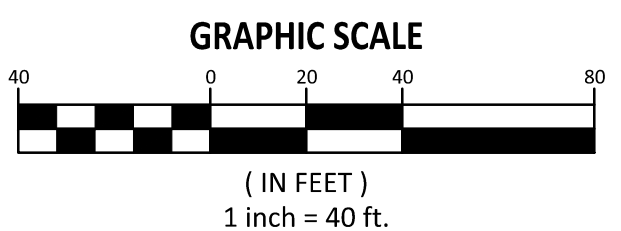
SITE LEGEND	
	100 YR FLOODLINE
	PROPERTY BOUNDARY/PHASE LINE
	2' BUILDING RESTRICTION LINE
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	PROPOSED SURFACE WATER LEVEL
	RIGHT-OF-WAY
	LIMITS OF DISTURBANCE
	LOT LINE
	WETLANDS
	AMENITY AREA
	CONCRETE
	10' CURB TRANSITION



SSMH-285B TO SSMH-285A PLAN



SSMH-285B TO SSMH-285A PROFILE



NO.	DATE	REVISION:

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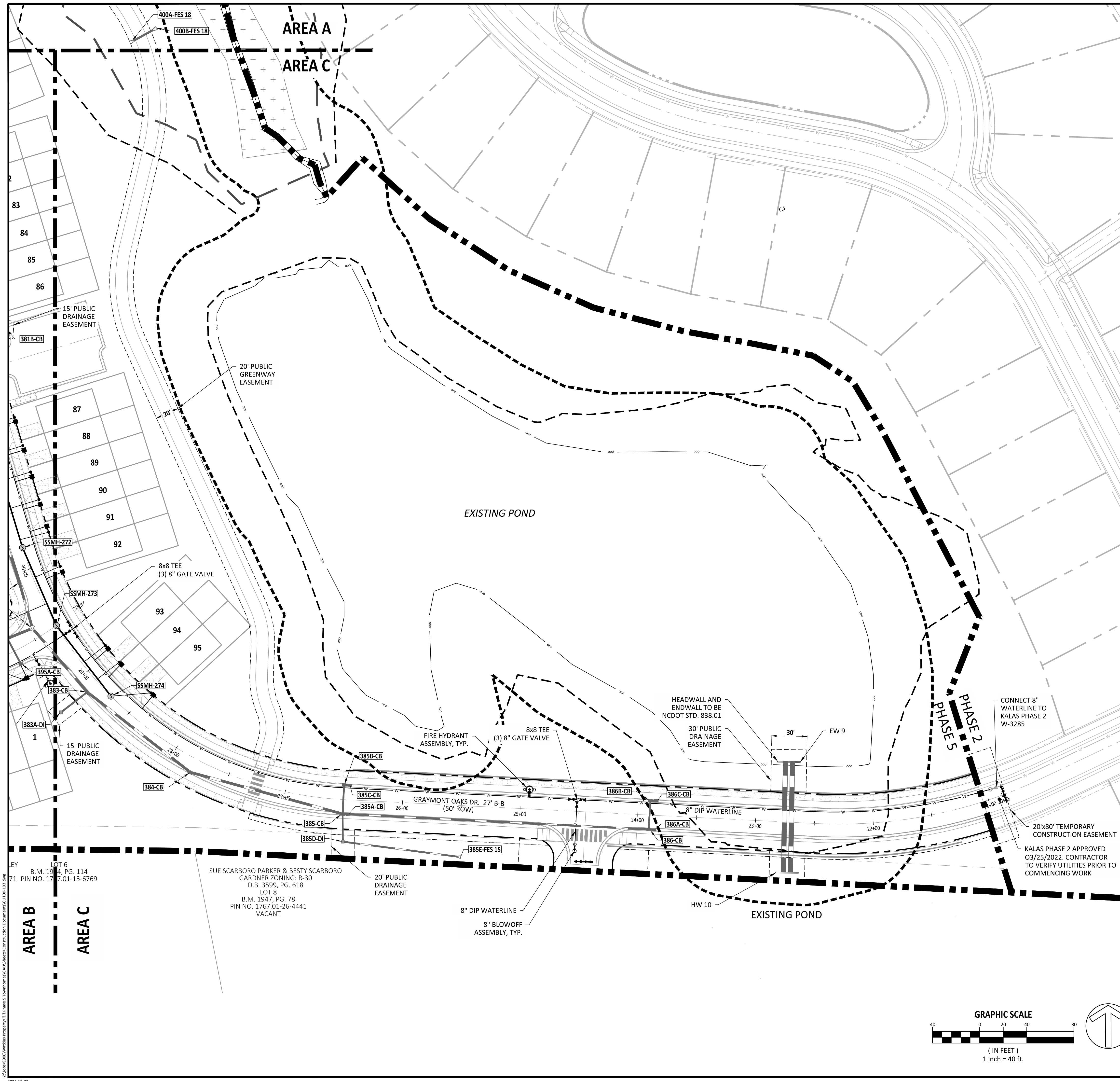
KALAS FALLS PHASE 5 CONSTRUCTION DOCUMENTS
TOWN OF ROLESVILLE, WAKE COUNTY, NC

JOB NUMBER: R180115
CHECKED BY: JK
DRAWN BY: GE, RC
DATE: 12-23-2024
SHEET TITLE:

UTILITY PLAN AREA B
SHEET NO.: **CU402**



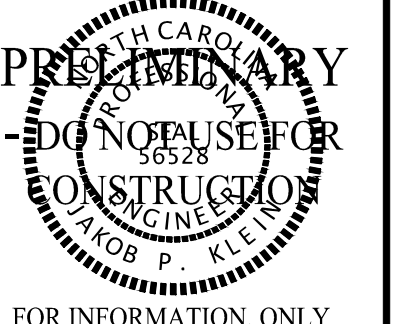
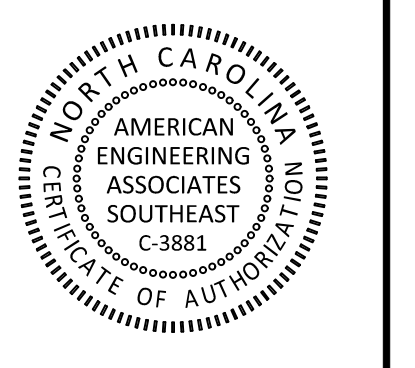
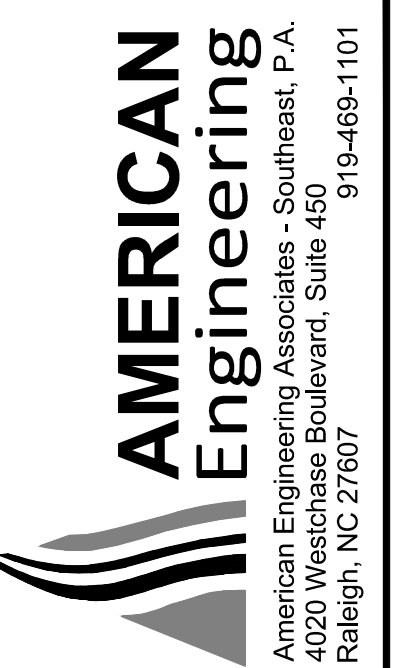
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Public Sewer Collection / Extension System
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	2' BUILDING RESTRICTION LINE
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	RIGHT-OF-WAY
	LIMITS OF DISTURBANCE
	LOT LINE
	WETLANDS
	AMENITY AREA
	CONCRETE
	10' CURB TRANSITION



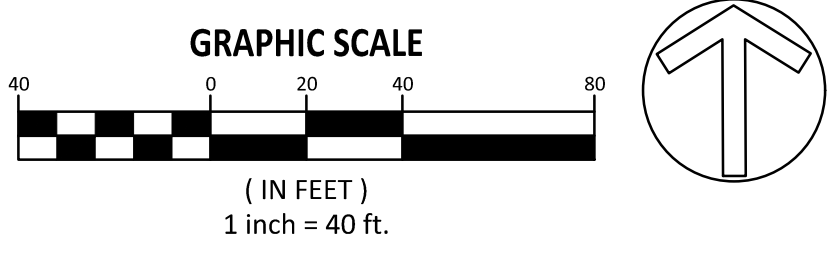
NO.	DATE	REVISION:

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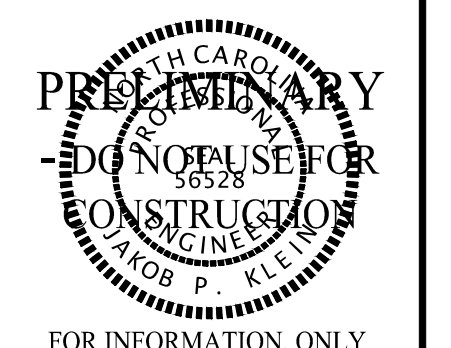
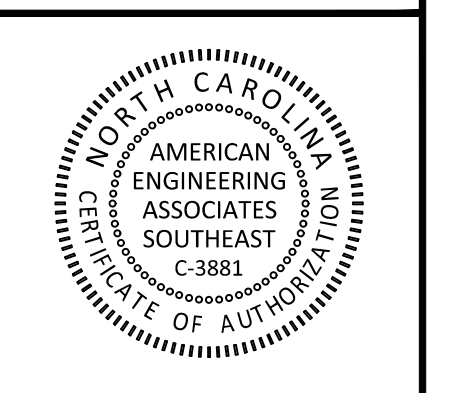
KALAS FALLS PHASE 5 CONSTRUCTION DOCUMENTS
 TOWN OF ROLESVILLE, WAKE COUNTY, NC

JOB NUMBER: R180115
 CHECKED BY: JK
 DRAWN BY: GE, RC
 DATE: 12-23-2024

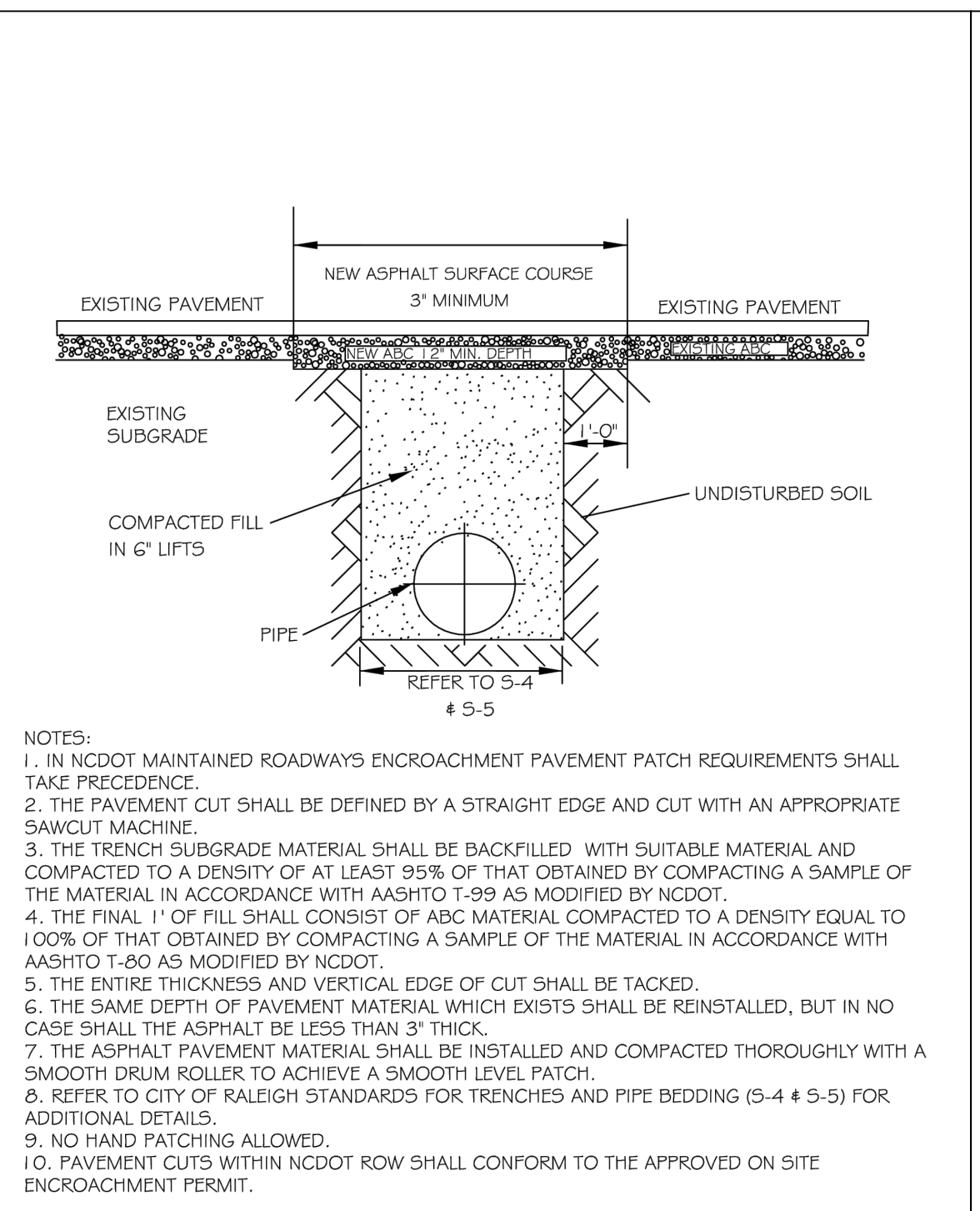
SHEET TITLE:
UTILITY PLAN AREA C
 SHEET NO.:
CU403



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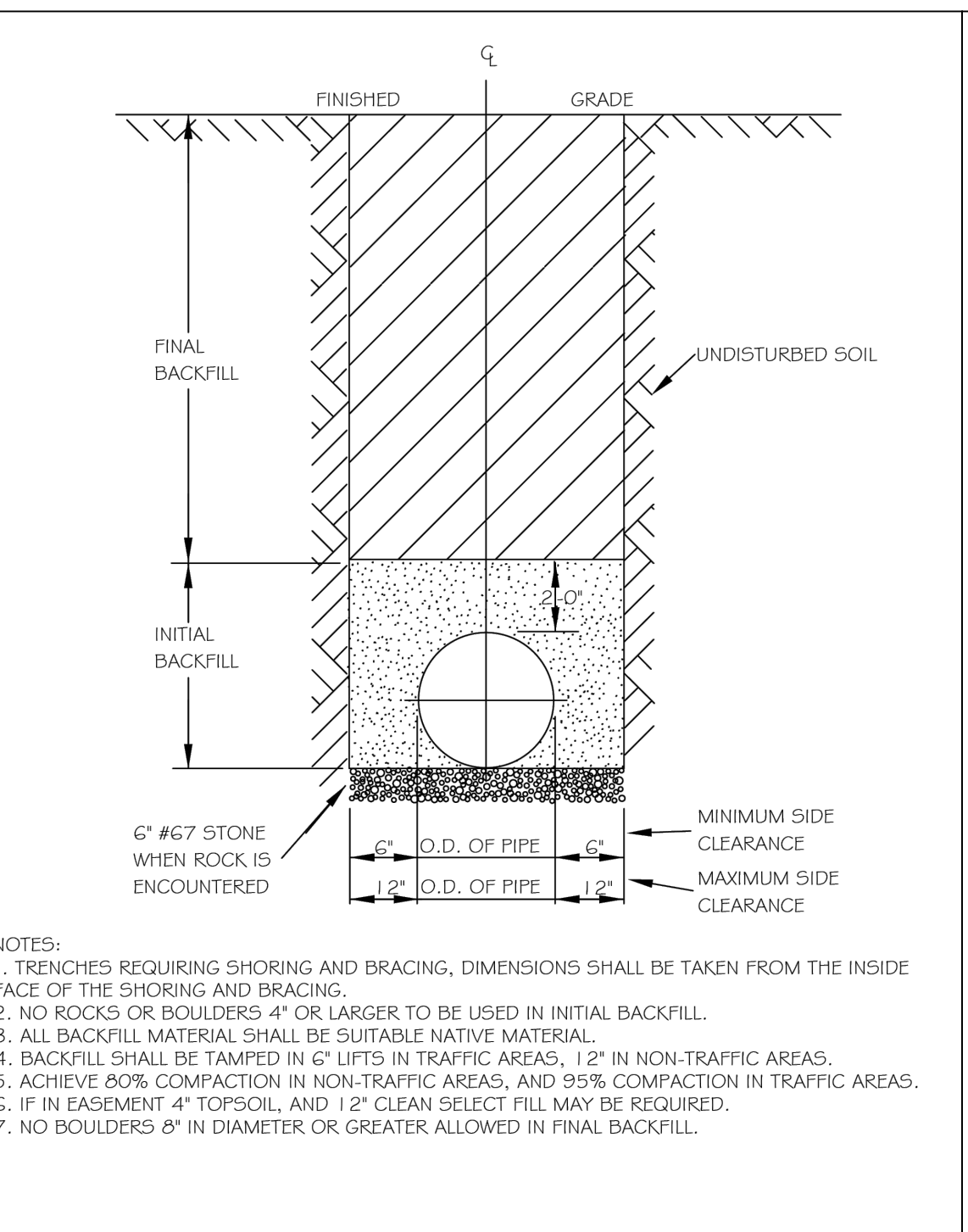


FOR INFORMATION ONLY



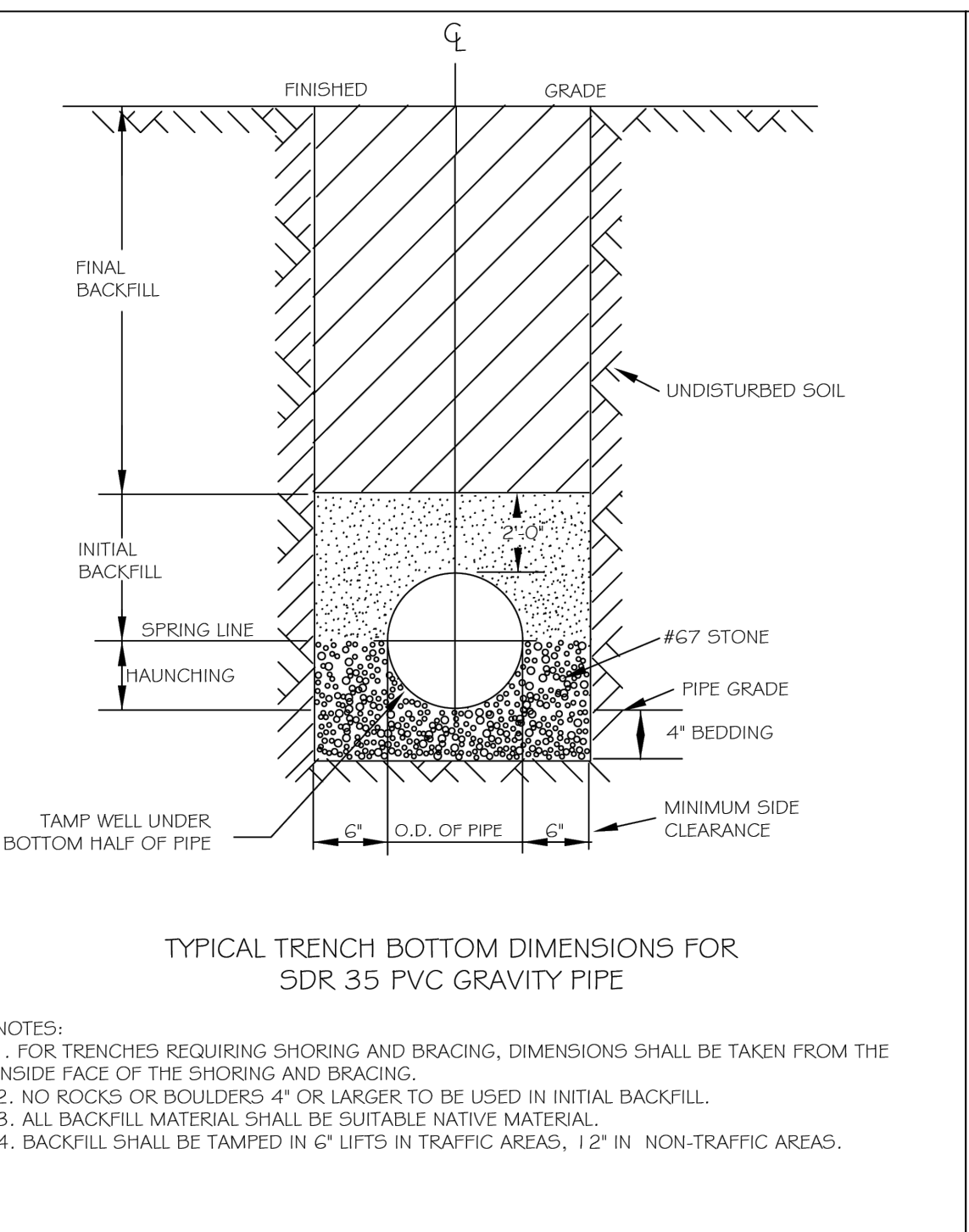
CITY OF RALEIGH
 DEPARTMENT OF PUBLIC UTILITIES
STANDARD ASPHALT PAVEMENT PATCH DETAIL

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
S-3				
D.W.C.	1-1-99	A.B.B.	4-19-04	
RRH	3-30-00	J.P.S.	10-8-10	



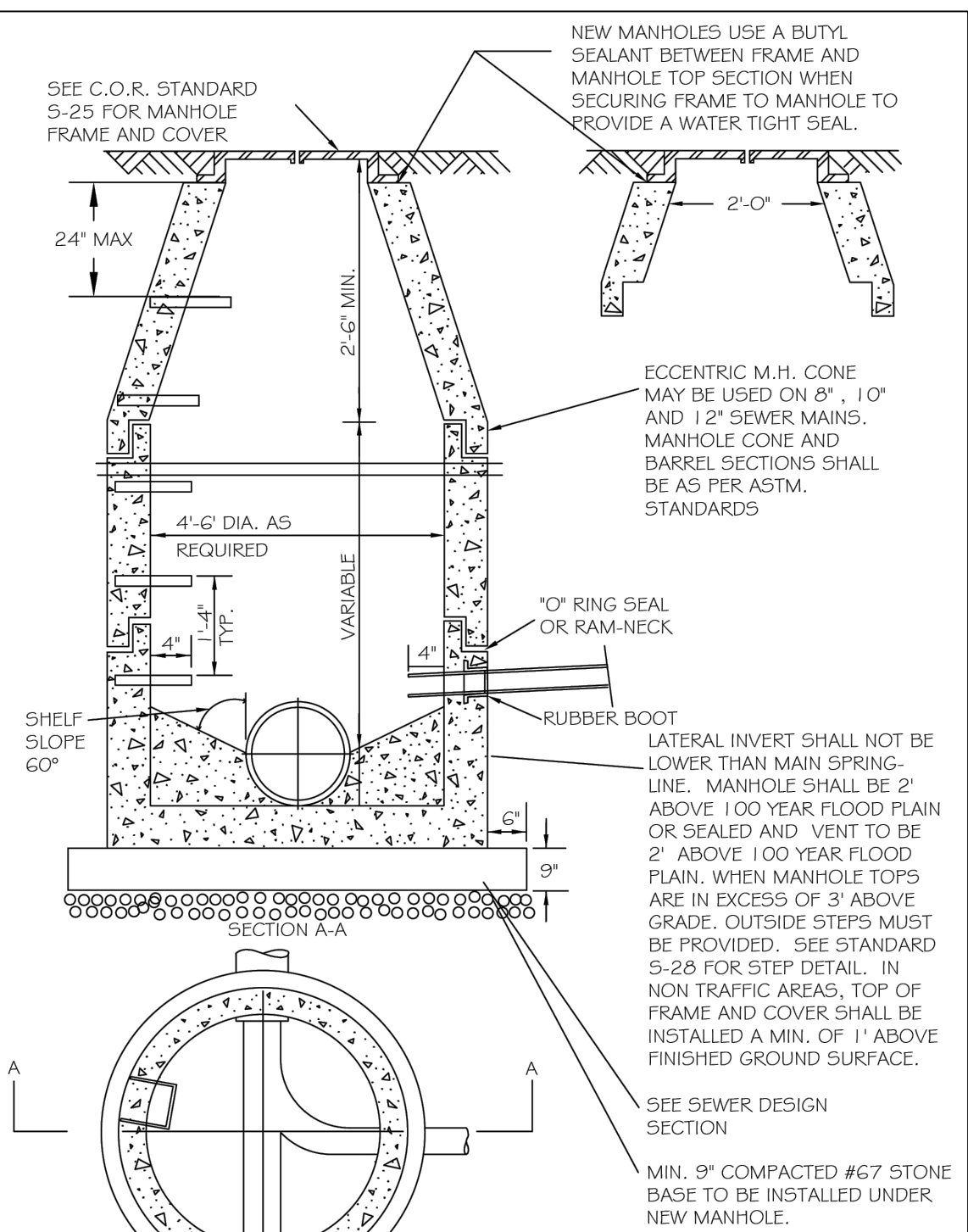
CITY OF RALEIGH
 DEPARTMENT OF PUBLIC UTILITIES
TRENCH BOTTOM DIMENSIONS & BACKFILLING REQUIREMENTS FOR DUCTILE IRON

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
S-4				
D.W.C.	9-3-99			
RRH	3-30-00			



CITY OF RALEIGH
 DEPARTMENT OF PUBLIC UTILITIES
TRENCH BOTTOM DIMENSIONS & BACKFILLING REQUIREMENTS FOR PVC GRAVITY SEWER MAIN

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
S-5				
D.W.C.	7-2-82			
RRH	3-30-00			

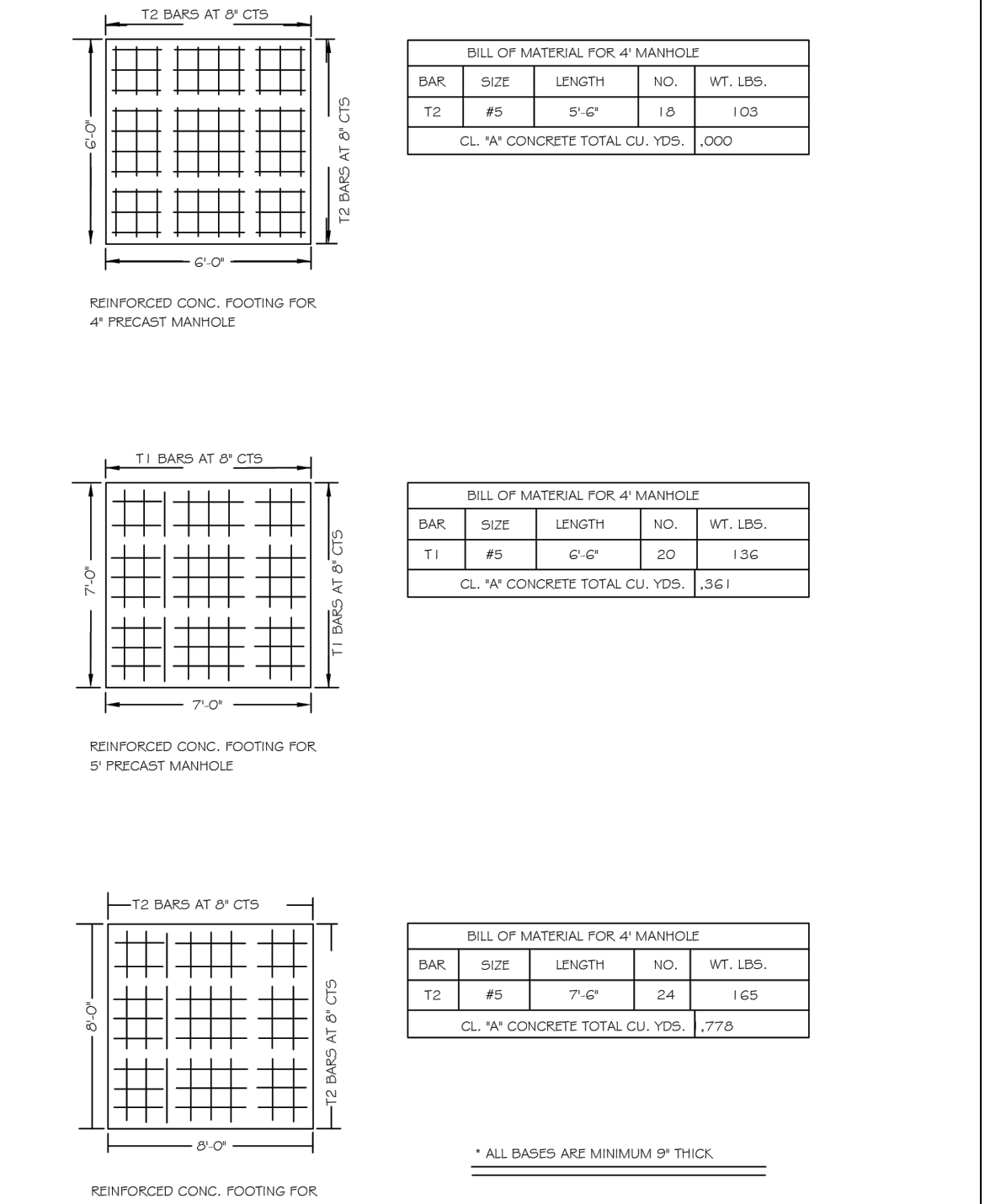


CITY OF RALEIGH
 DEPARTMENT OF PUBLIC UTILITIES
STANDARD PRECAST SANITARY SEWER MANHOLE

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
S-20				
Y.C.A.	12-31-92	A.B.B.	2-21-05	
RRH	3-30-00	D.H.L.	6-16-08	

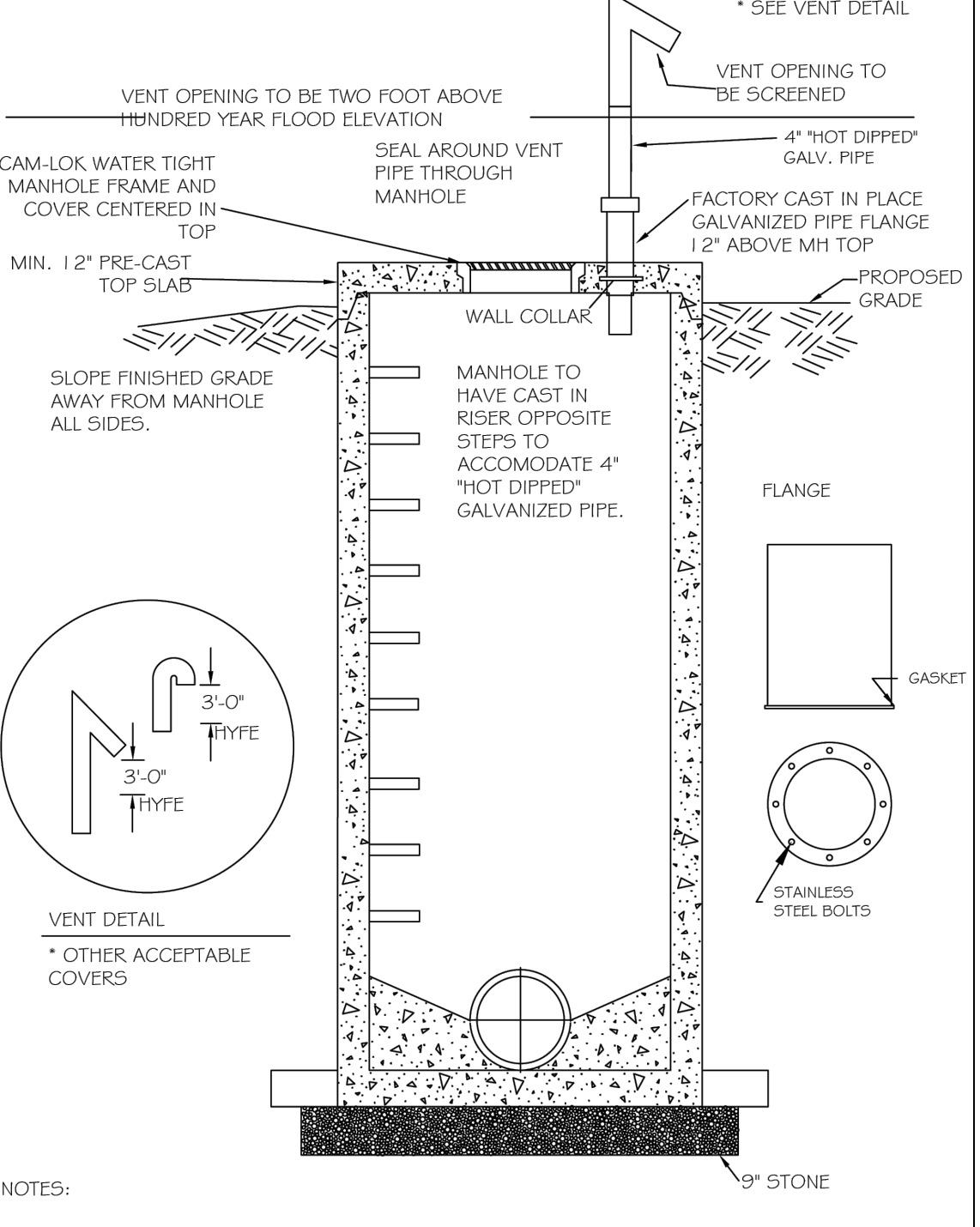
SSWR STRUCTURE TABLE

STRUCTURE NAME:	DESCRIPTION	PIPES IN:	PIPES OUT:
EX. SSMH-267	SSWR MH 48 RIM = 363.98 INV IN = 352.05	8" PVC INV.=352.05	
EX. SSMH-268	SSWR MH 48 RIM = 365.25 INV IN = 354.41 INV OUT = 353.11	8" PVC INV.=354.41 8" PVC INV.=353.11	8" PVC INV.=352.55
SSMH-268A	SSWR MH 48 RIM = 361.61 INV OUT = 353.38		8" PVC INV.=353.38
SSMH-269	SSWR MH 48 RIM = 369.67 INV IN = 361.30 INV IN = 360.06 INV OUT = 359.86	8" PVC INV.=361.30 8" PVC INV.=360.06	8" PVC INV.=359.86
SSMH-270	SSWR MH 48 RIM = 371.88 INV IN = 362.88 INV OUT = 362.68	8" PVC INV.=362.88	8" PVC INV.=362.68
SSMH-271	SSWR MH 48 RIM = 374.24 INV IN = 365.46 INV OUT = 365.25	8" PVC INV.=365.46	8" PVC INV.=365.25
SSMH-272	SSWR MH 48 RIM = 381.06 INV IN = 372.50 INV OUT = 370.05	8" PVC INV.=372.50	8" PVC INV.=370.05
SSMH-273	SSWR MH 48 RIM = 382.28 INV IN = 374.56 INV OUT = 374.36	8" PVC INV.=374.56	8" PVC INV.=374.36
SSMH-274	SSWR MH 48 RIM = 382.81 INV OUT = 375.07		8" PVC INV.=375.07
SSMH-280A	SSWR MH 48 RIM = 370.62 INV IN = 361.86 INV OUT = 360.42	8" PVC INV.=361.86	8" PVC INV.=360.42
SSMH-280B	SSWR MH 48 RIM = 371.75 INV IN = 363.05 INV OUT = 362.85	8" PVC INV.=363.05	8" PVC INV.=362.85
SSMH-281	SSWR MH 48 RIM = 373.21 INV IN = 364.56 INV OUT = 364.36	8" PVC INV.=364.56	8" PVC INV.=364.36
SSMH-282	SSWR MH 48 RIM = 380.05 INV IN = 370.48 INV OUT = 370.28	8" PVC INV.=370.48	8" PVC INV.=370.28
SSMH-283	SSWR MH 48 RIM = 381.93 INV IN = 371.16 INV OUT = 370.96	8" PVC INV.=371.16	8" PVC INV.=370.96
SSMH-284	SSWR MH 48 RIM = 383.94 INV IN = 372.00 INV OUT = 371.80	8" PVC INV.=372.00	8" PVC INV.=371.80
SSMH-285A	SSWR MH 48 RIM = 383.20 INV IN = 372.77 INV IN = 373.70 INV OUT = 372.57	8" PVC INV.=372.77 8" PVC INV.=373.70	8" PVC INV.=372.57
SSMH-285B	SSWR MH 48 RIM = 383.99 INV OUT = 377.00		8" PVC INV.=377.00
SSMH-286	SSWR MH 48 RIM = 382.58 INV OUT = 373.14		8" PVC INV.=373.14



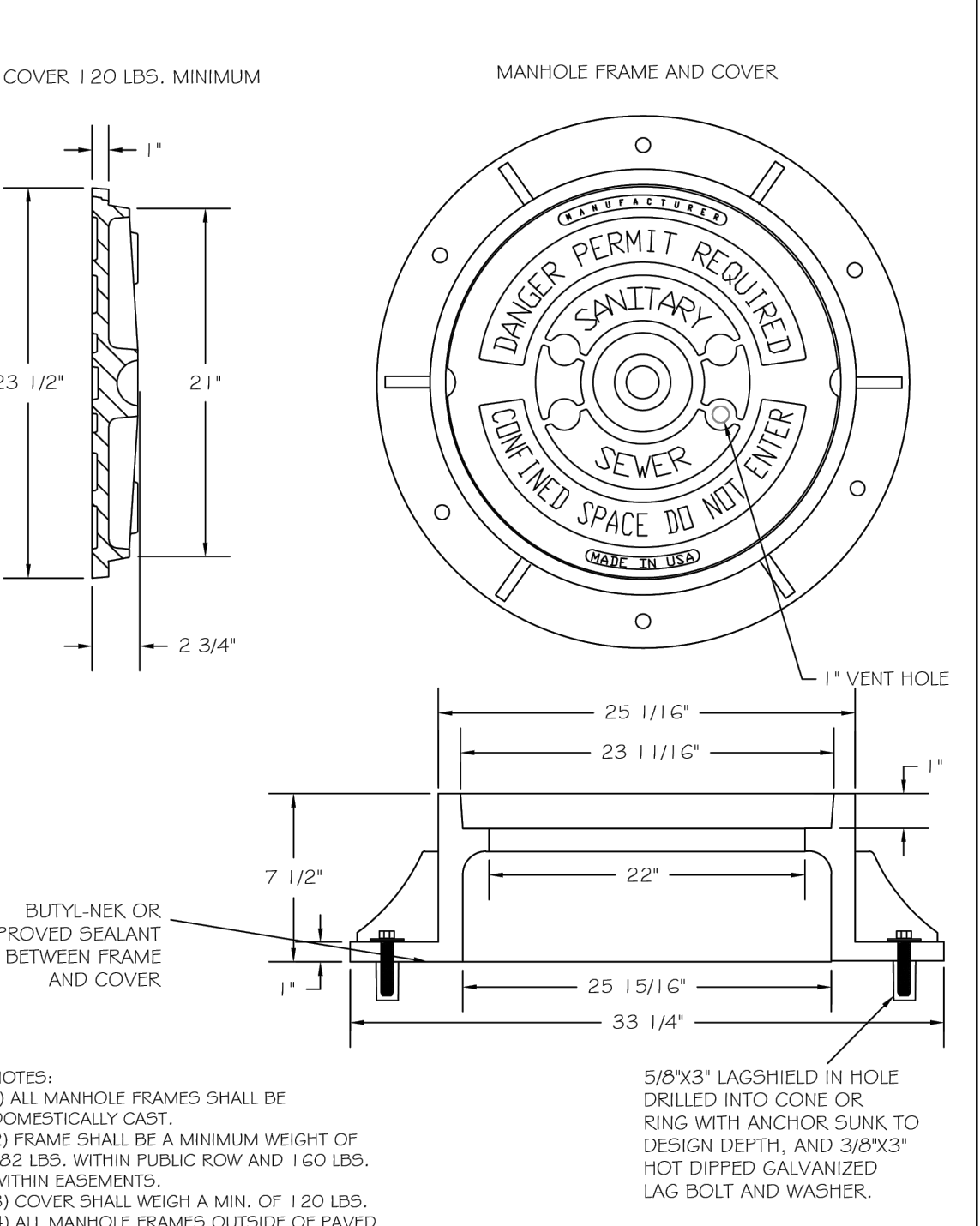
CITY OF RALEIGH
 DEPARTMENT OF PUBLIC UTILITIES
EXTENDED BASE OR CAST-IN-PLACE REINFORCED CONCRETE BASE

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
S-21				
RRH	3-1-87	A.B.B.	2-9-05	
RRH	3-30-00			



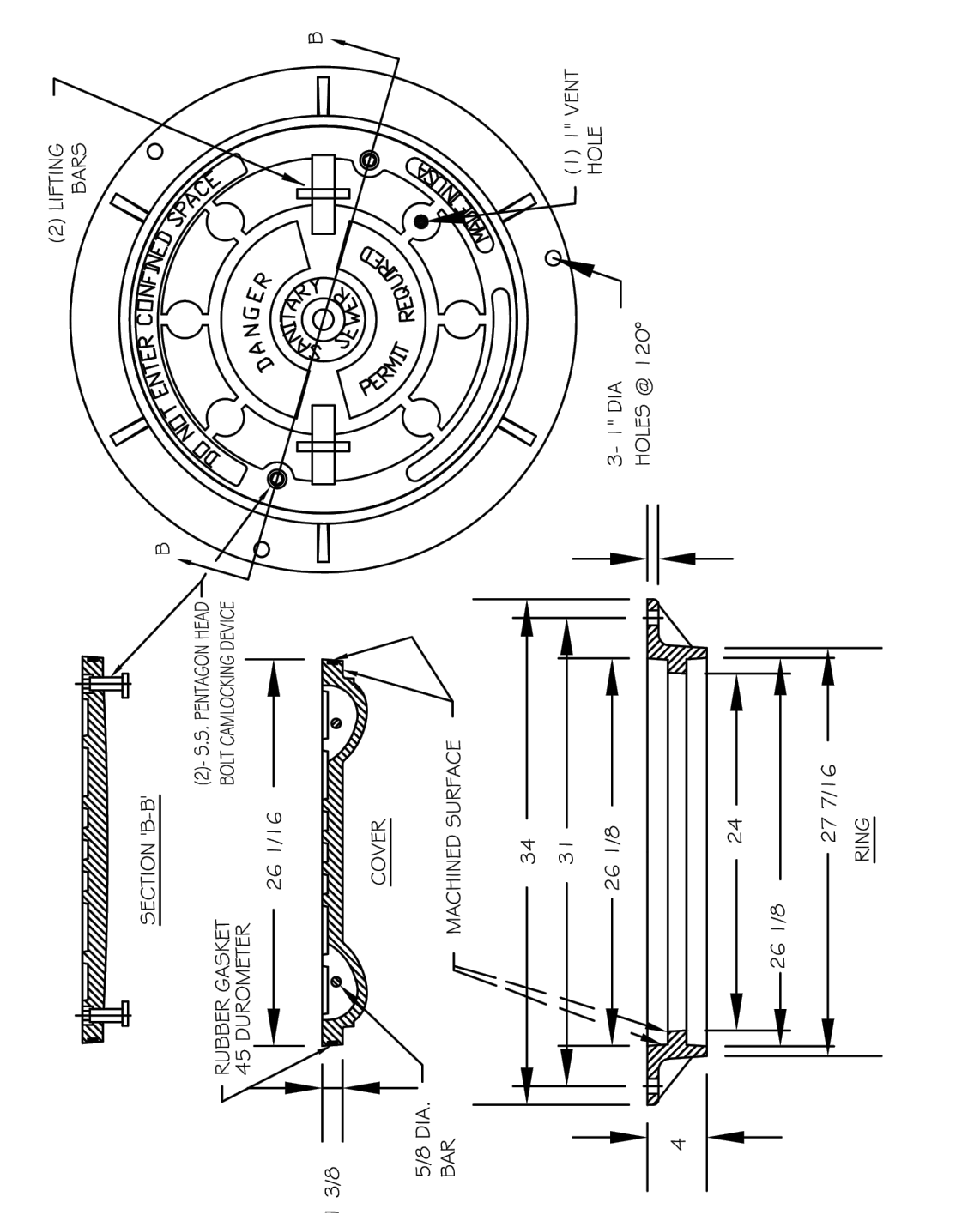
CITY OF RALEIGH
 DEPARTMENT OF PUBLIC UTILITIES
STANDARD SEAL TIGHT MANHOLE WITH VENTED STACK

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
S-24				
D.W.C.	6-7-99	A.B.B.	4-15-04	
RRH	3-30-00	D.H.L.	6/16/05	



CITY OF RALEIGH
 DEPARTMENT OF PUBLIC UTILITIES
STANDARD MANHOLE COVER

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
S-25				
D.W.C.	3-1-87	3-1-87	A.B.B.	2-9-05
RRH	3-30-00	D.H.L.	6-18-08	



CITY OF RALEIGH
 DEPARTMENT OF PUBLIC UTILITIES
FLAT TOP MANHOLE COVER

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
S-25a				
RRH	3-1-87	3-1-87	A.B.B.	2-9-05
RRH	3-30-00	D.H.L.	6-18-08	

STIPULATION FOR REUSE
 THIS DRAWING WAS PREPARED FOR USE ON THE SPECIFIC SITE, NAMED HEREON, CONTEMPORANEOUSLY WITH ITS ISSUE DATE AS LISTED, HEREON, AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT PROJECT SITE OR AT A LATER TIME. USE OF THIS DRAWING FOR REFERENCE OR EXAMPLE ON ANOTHER PROJECT REQUIRES THE SERVICES OF PROPERLY LICENSED ARCHITECTS AND ENGINEERS. REPRODUCTION OF THIS DRAWING FOR REUSE ON ANOTHER PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.

KALAS FALLS PHASE 5 CONSTRUCTION DOCUMENTS
 TOWN OF ROLESVILLE, WAKE COUNTY, NC

JOB NUMBER: R180115
 CHECKED BY: JK
 DRAWN BY: GE, RC
 DATE: 12-23-2024
 SHEET TITLE: UTILITY DETAILS

UTILITY DETAILS
 SHEET NO.: CU500

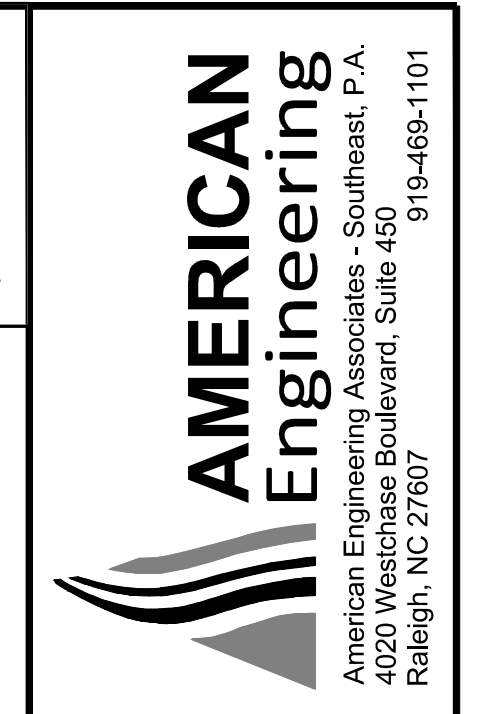


Public Sewer Collection / Extension System
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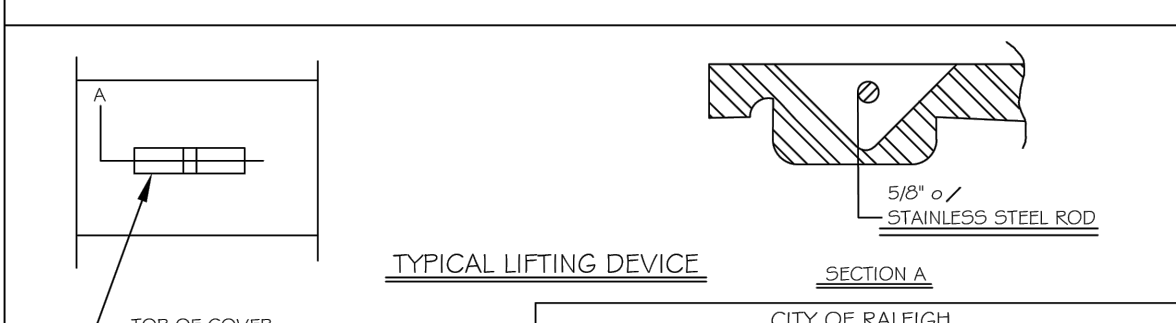
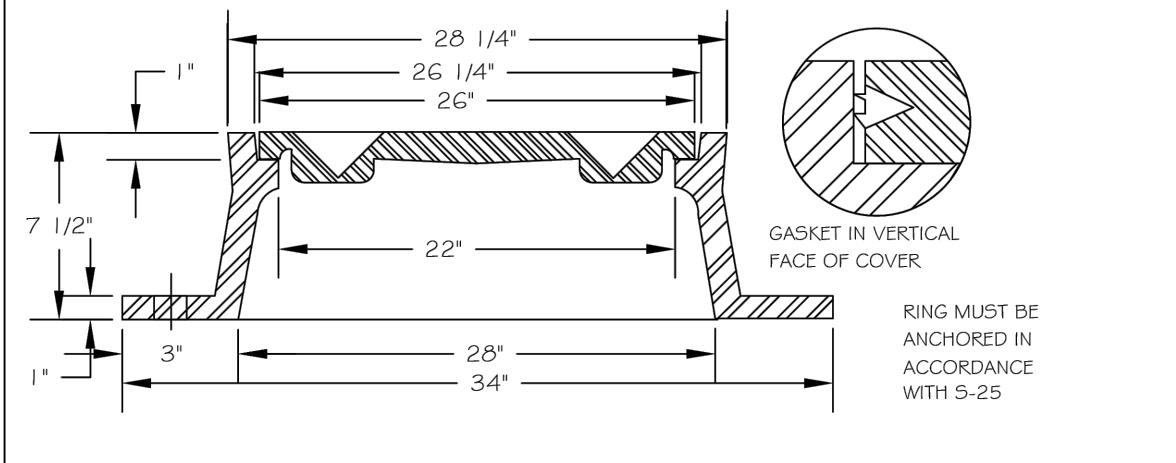
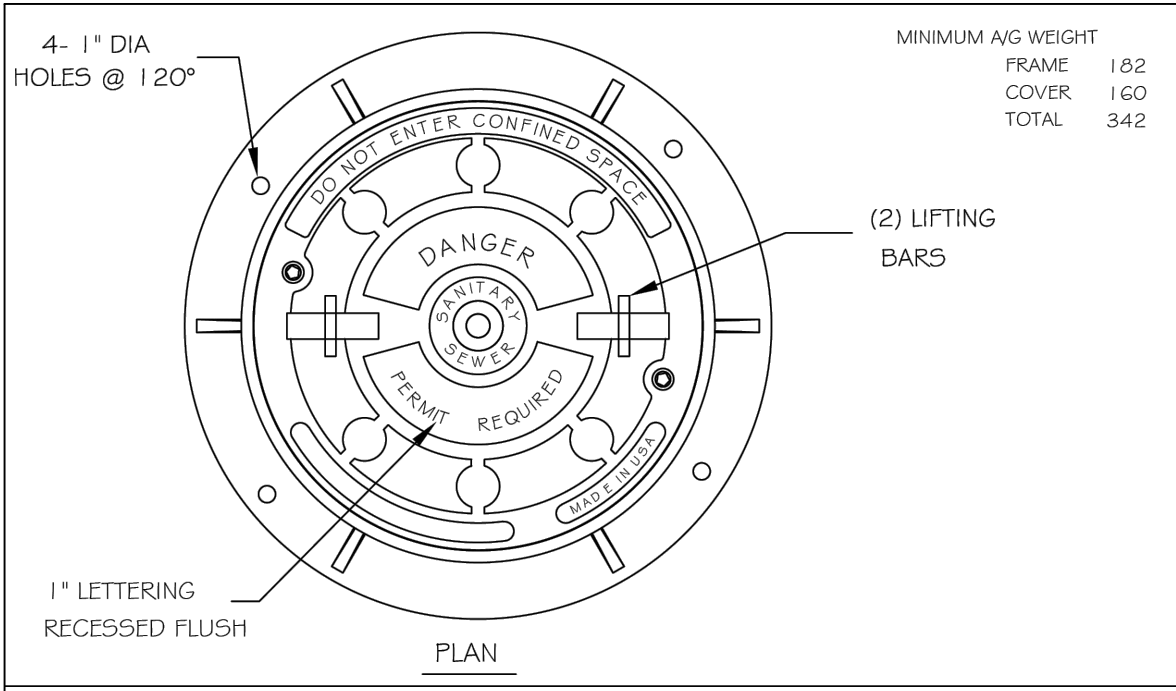
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City of Raleigh
 Public Utilities Department Permit # _____

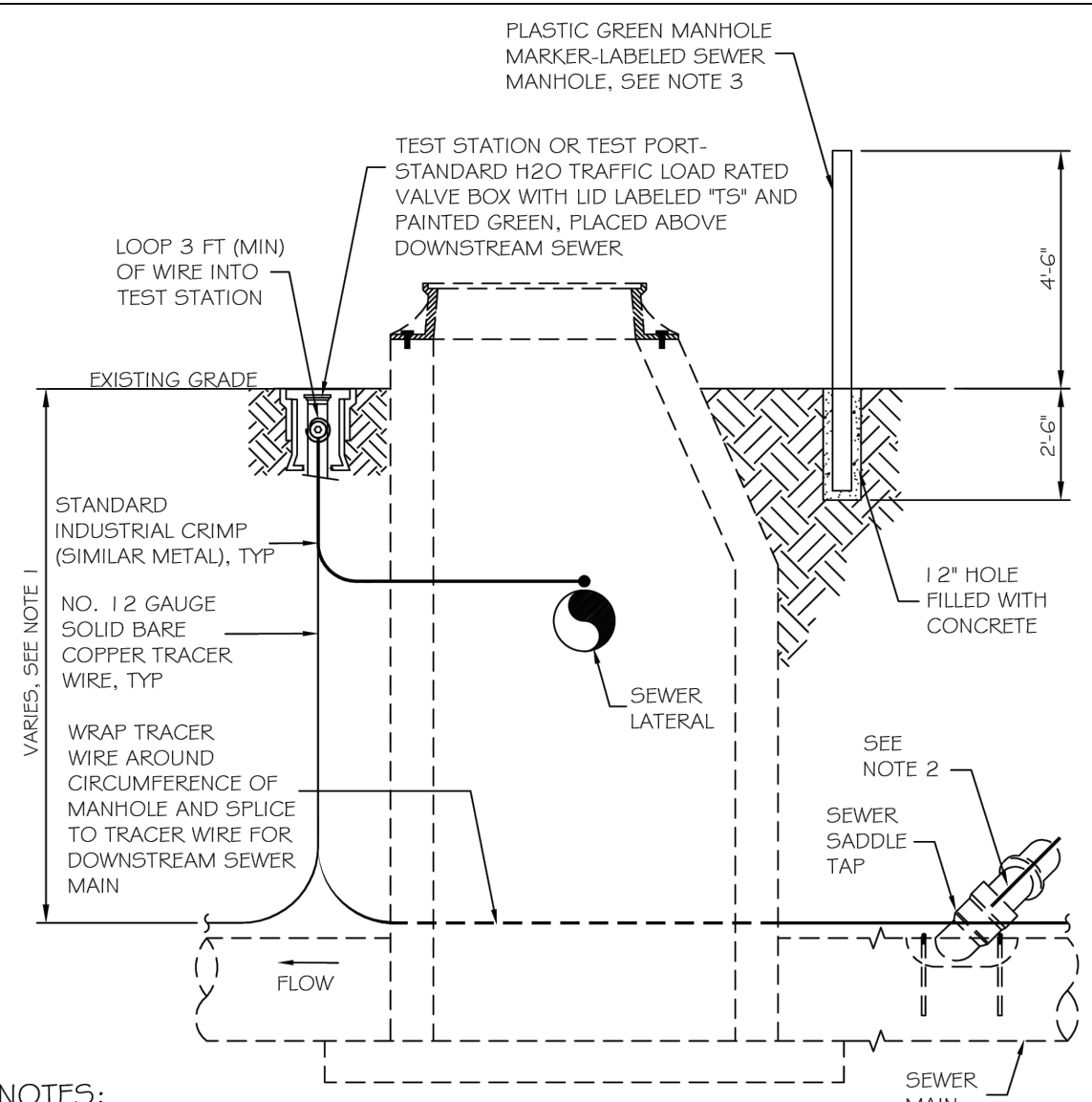
City of Raleigh
 Public Utilities Department Permit # _____



FOR INFORMATION ONLY



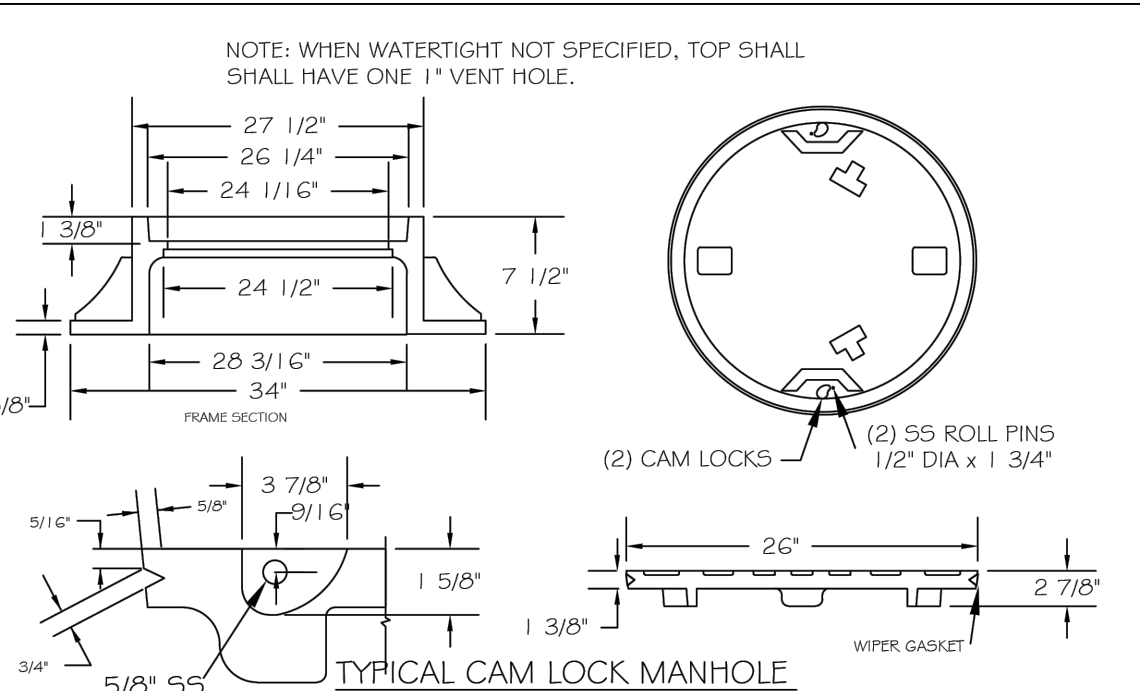
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
5-26	RRH	3-1-87	ABB	5-29-05
		3-30-00	D.H.L.	6-18-08



NOTES:

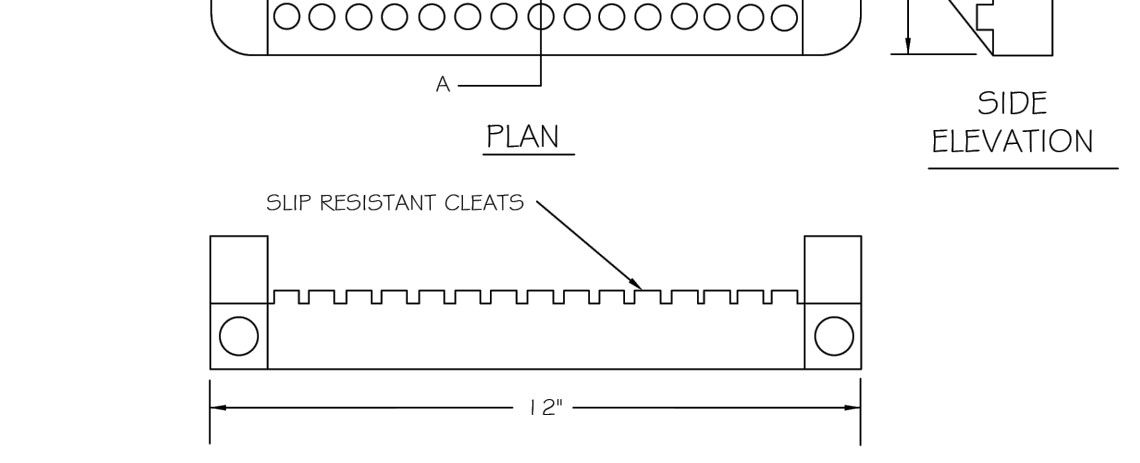
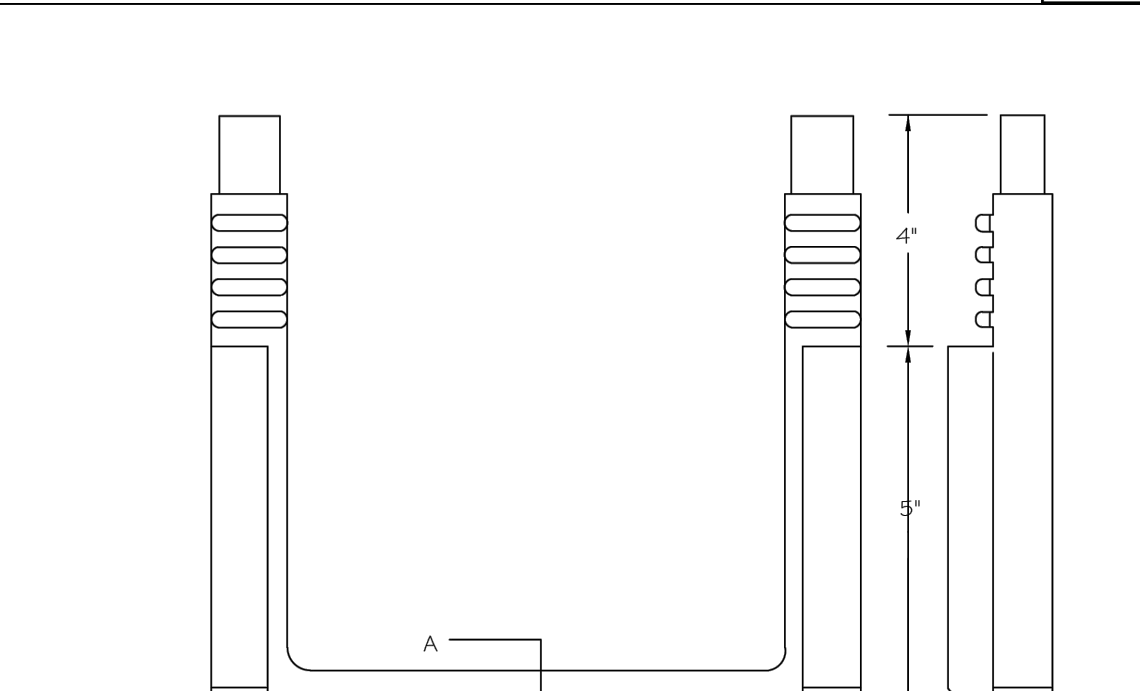
- THE TRACER WIRE SHALL BE CONTINUOUS TO THE GREATEST EXTENT POSSIBLE. FOR GRAVITY MAIN AND OR LATERAL INSTALLATIONS LESS THAN 8 FT, THE TRACING WIRE SHALL BE ATTACHED TO THE PIPE. TRACER WIRE SHALL BE LAID FLAT AND SECURELY AFFIXED TO THE PIPE AT 1.0 FOOT INTERVALS. FOR GRAVITY MAIN AND OR LATERAL INSTALLATION DEEPER THAN 8 FT, THE TRACING WIRE SHALL BE INSTALLED AT A DEPTH OF 7-8 FT. THE WIRE SHALL BE PROTECTED FROM DAMAGE DURING THE EXECUTION OF THE WORK. NO BREAKS OR CUTS IN THE TRACER WIRE SHALL BE PERMITTED.
- WHERE LATERAL TAPS ARE MADE BY SERVICE SADDLES, THE TRACER WIRE SHALL NOT BE ALLOWED TO BE PLACED BETWEEN THE SADDLE AND MAIN.
- MANHOLE MARKERS SHALL BE PLACED ADJACENT TO MANHOLES AT THE DISCRETION OF OWNER OR OWNER'S REPRESENTATIVE.

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
5-20A	WRD	09-14		

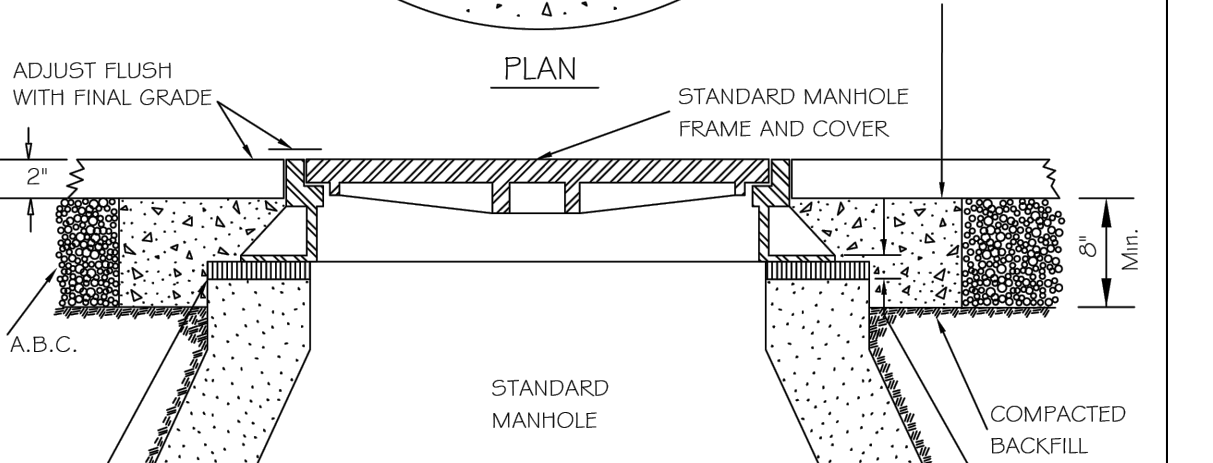
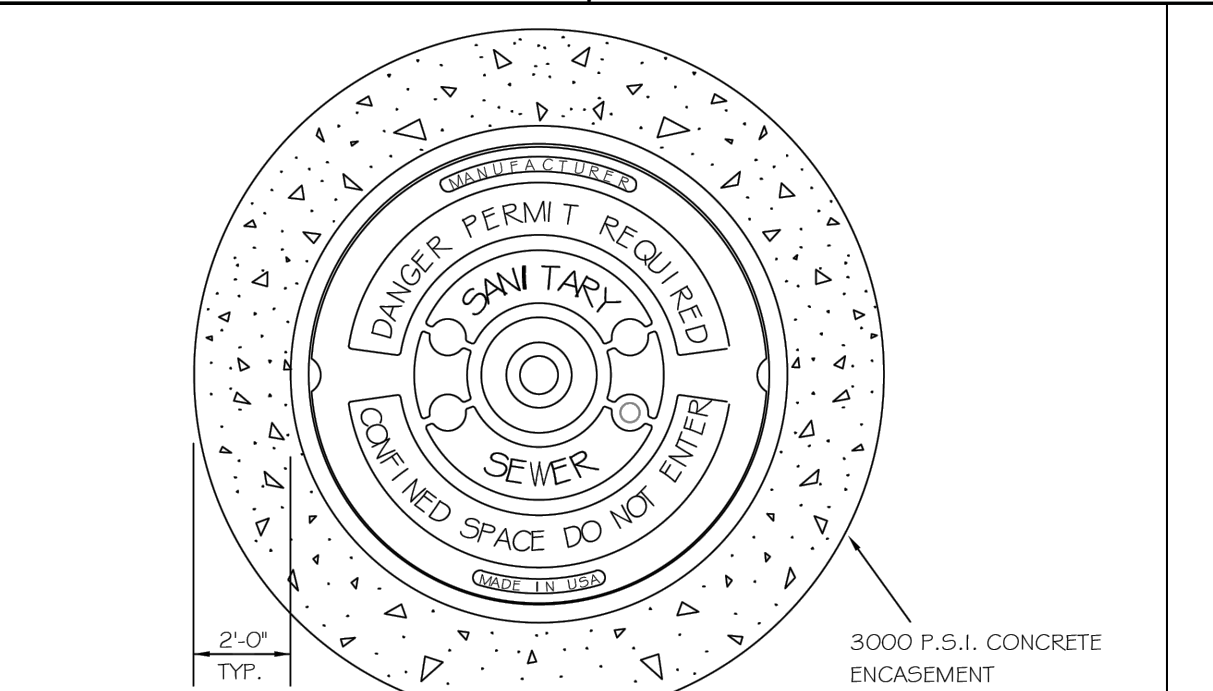


RING MUST BE ANCHORED IN ACCORDANCE WITH 5-25

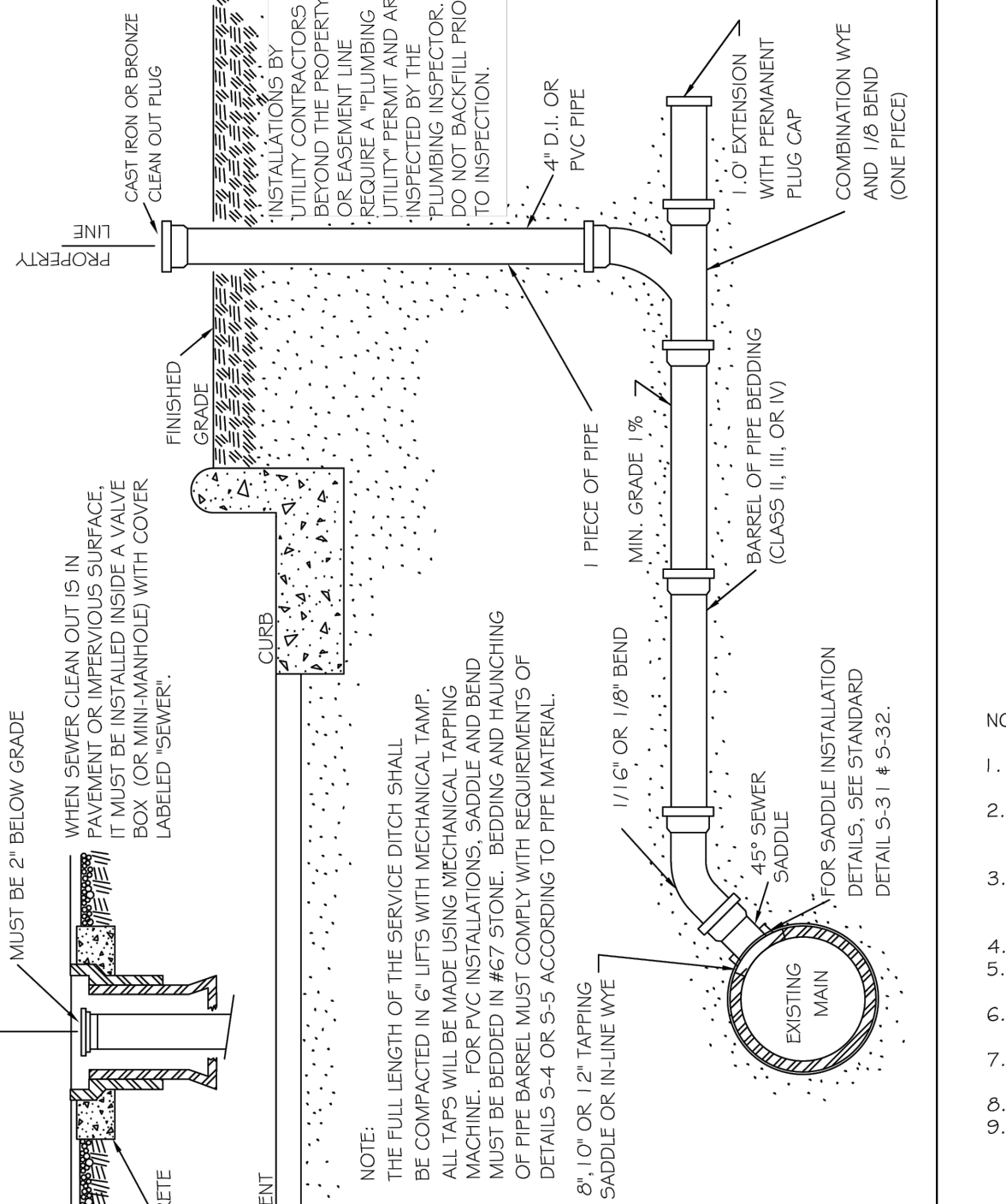
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
5-27	RRH	3-30-00		
	D.H.L.	6-18-08		



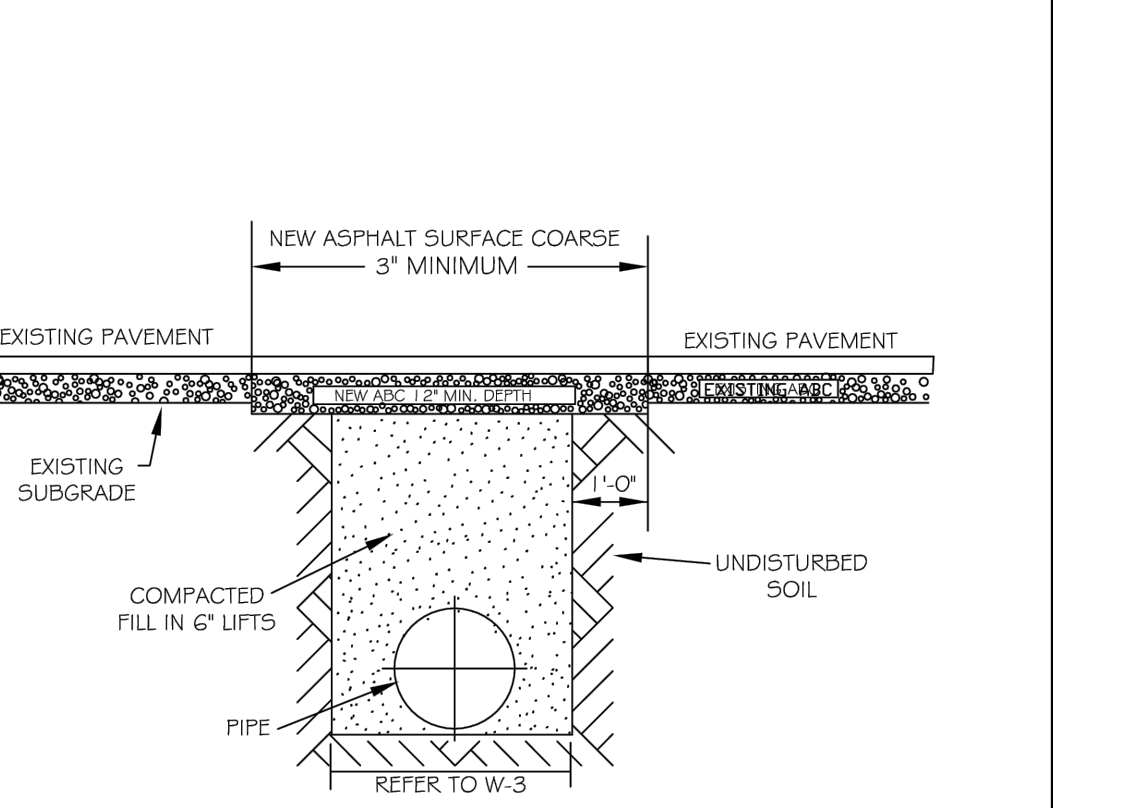
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
5-28	RRH	3-30-00		



DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
5-29	Y.C.A.	12-31-93	ABB	9-20-04
	RRH	3-30-00	D.H.L.	6-18-08



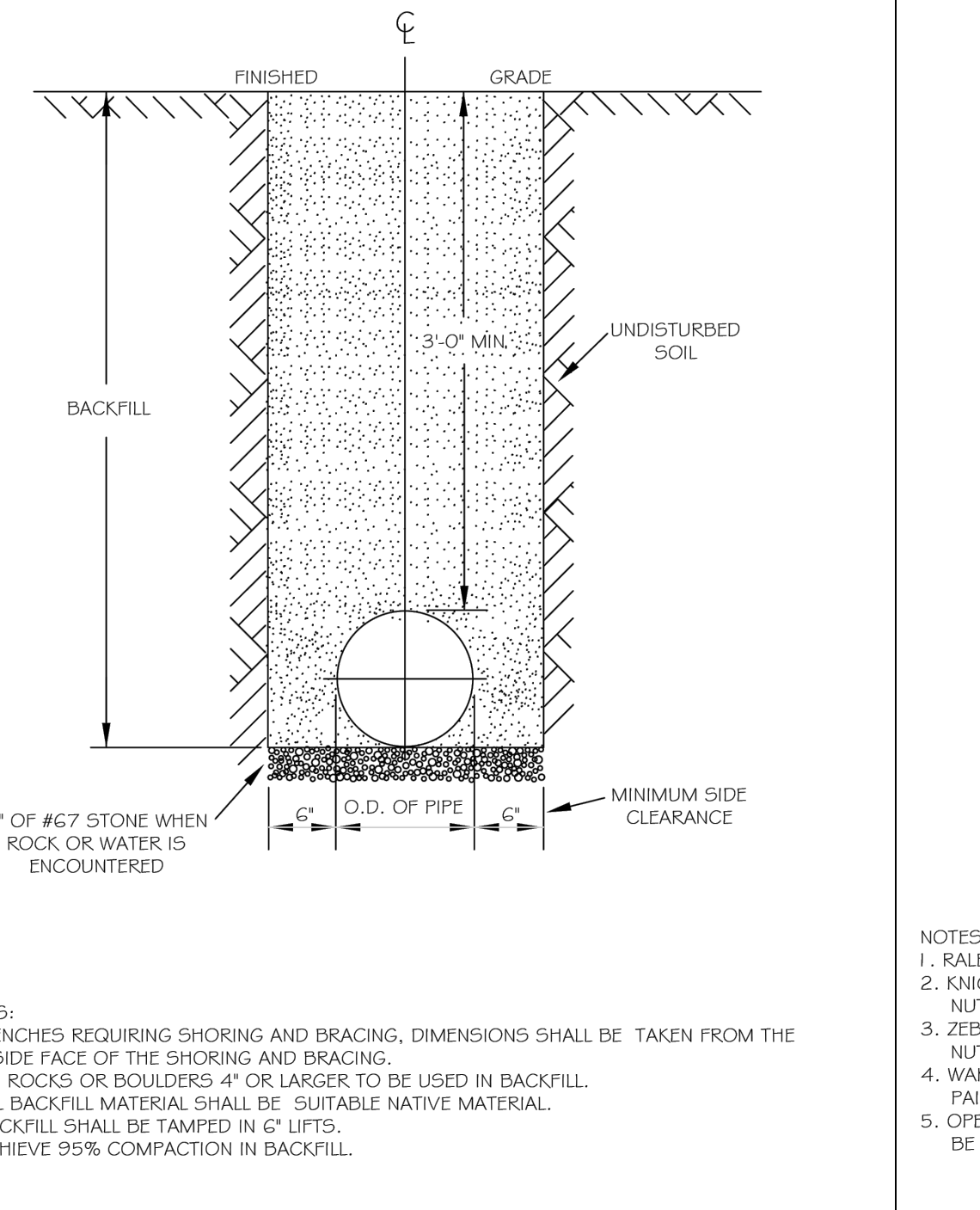
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
5-30	Y.C.A.	6-92	A.B.B.	4-8-04
	RRH	3-30-00	D.H.L.	6-18-08



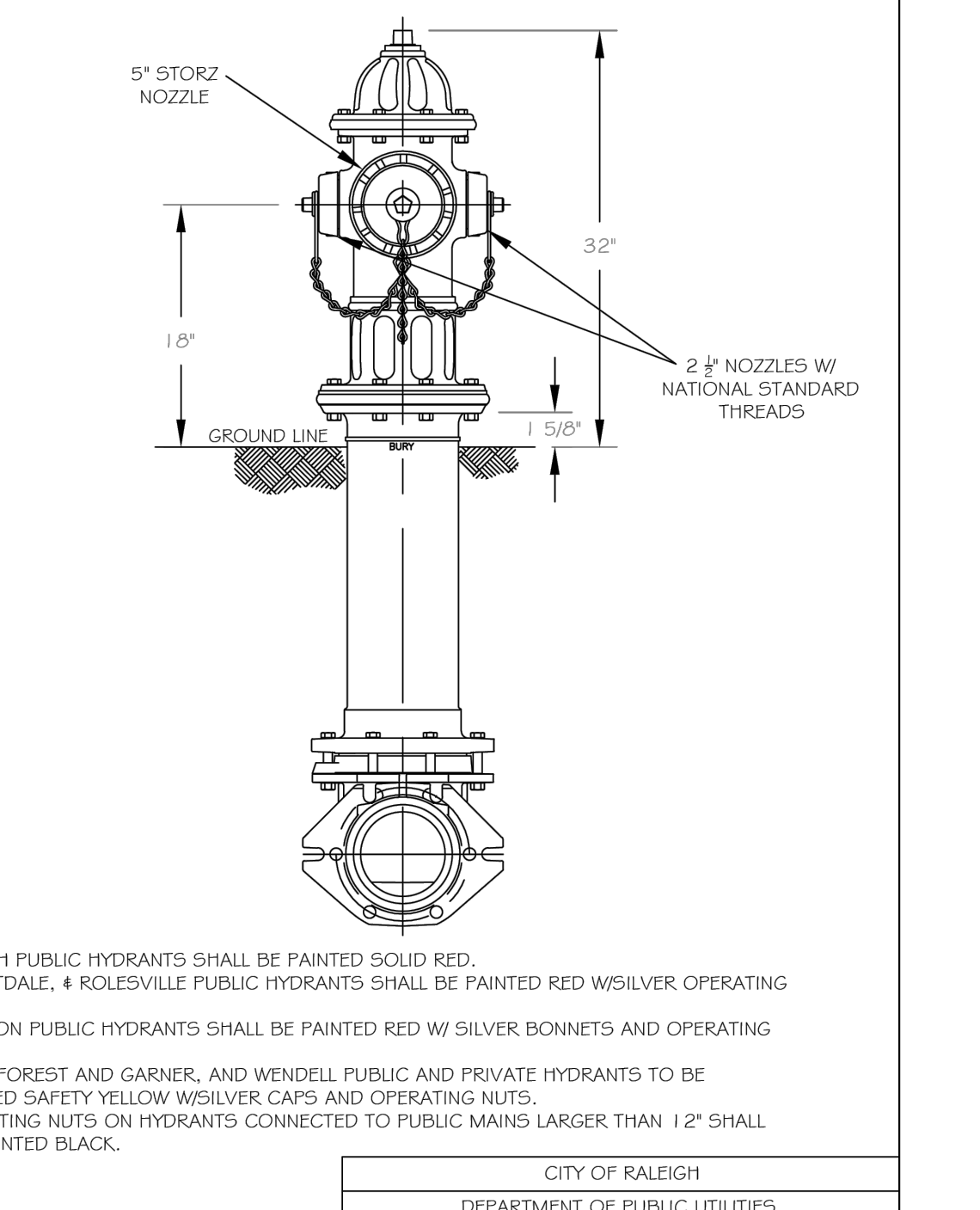
NOTES:

- THE PAVEMENT CUT SHALL BE DEFINED BY A STRAIGHT EDGE AND CUT WITH AN APPROPRIATE SAW CUT MACHINE.
- THE TRENCH SUBGRADE MATERIAL SHALL BE BACKFILLED WITH SUITABLE MATERIAL AND COMPACTED TO A DENSITY OF AT LEAST 95% OF THAT OBTAINED BY COMPACTING A SAMPLE OF THE MATERIAL IN ACCORDANCE WITH AASHTO T-99 AS MODIFIED BY NCDOT.
- THE FINAL 1" OF FILL SHALL CONSIST OF ABC MATERIAL COMPACTED TO A DENSITY EQUAL TO 100% OF THAT OBTAINED BY COMPACTING A SAMPLE OF THE MATERIAL IN ACCORDANCE WITH AASHTO T-99 AS MODIFIED BY NCDOT.
- THE ENTIRE THICKNESS VERTICAL EDGE OF CUT SHALL BE TACKED.
- THE SAME DEPTH OF PAVEMENT MATERIAL WHICH EXISTS SHALL BE REINSTALLED, BUT IN NO CASE SHALL THE ASPHALT BE LESS THAN 3" THICK.
- THE ASPHALT PAVEMENT MATERIAL SHALL BE INSTALLED AND COMPACTED THOROUGHLY WITH A SMOOTH DRUM ROLLER TO ACHIEVE A SMOOTH LEVEL PATCH.
- REFER TO CITY OF RALEIGH STANDARDS FOR TRENCHES AND PIPE BEDDING, W-3, FOR ADDITIONAL DETAILS.
- NO HAND PATCHING ALLOWED.
- PAVEMENT CUTS WITHIN NCDOT ROW SHALL CONFORM TO THE APPROVED ON SITE ENCROACHMENT PERMIT.

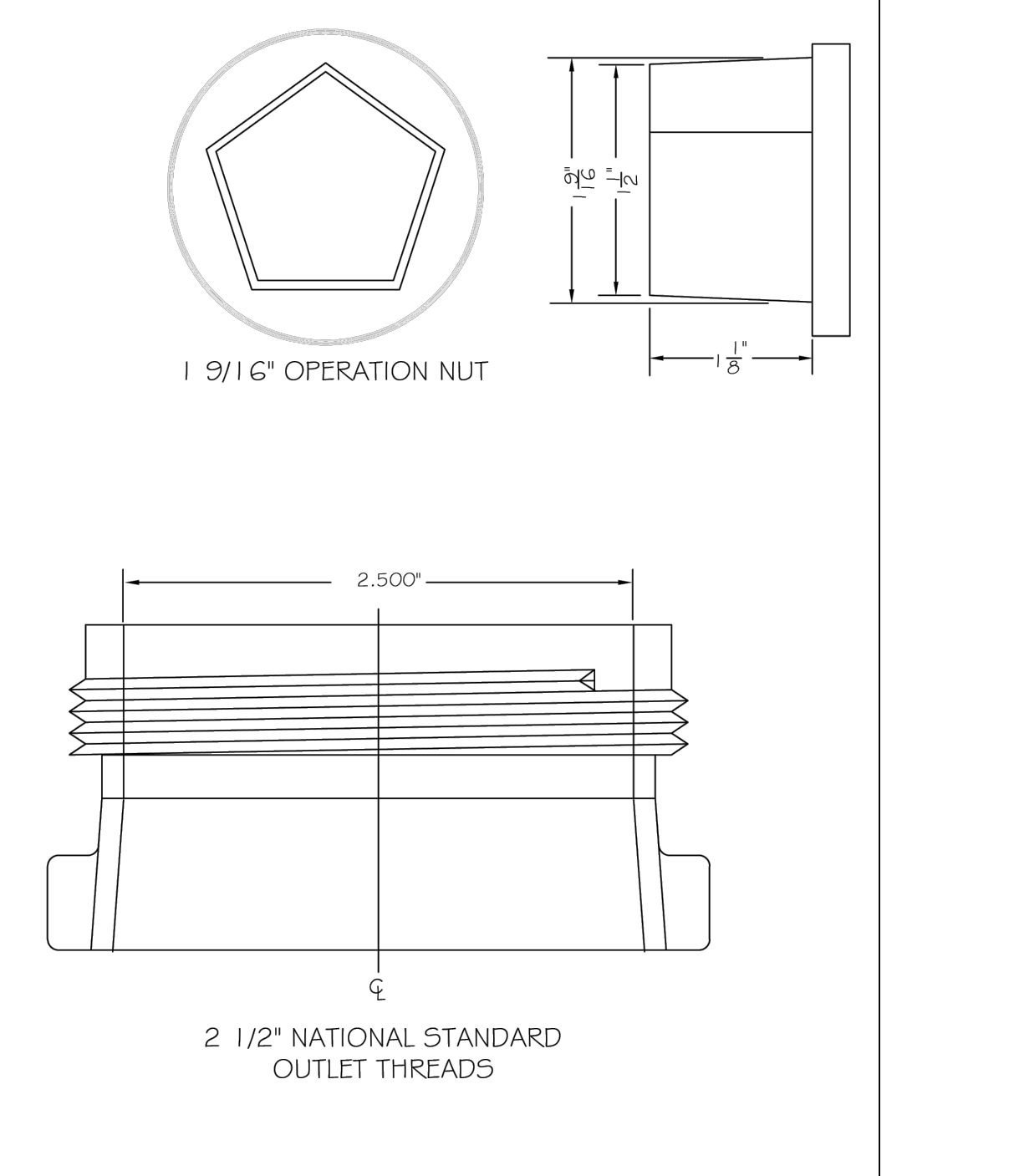
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-2	RRH	3-31-00	A.B.B.	4-16-04
	D.W.C.	11-1-99	J.P.S.	10-29-10



DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-3	D.W.C.	3-3-99	ABB	2-15-05
	RRH	3-31-00	J.P.S.	10-29-10



DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-5	RRH	3-1-87	ABB	7-21-05
		3-31-00	D.H.L.	6-18-08



DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-6	RRH	3-31-00	D.H.L.	2-18-06
	A.B.B.	4-13-04	J.P.S.	11-1-10



DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
5-30	Y.C.A.	6-92	A.B.B.	4-8-04
	RRH	3-30-00	D.H.L.	6-18-08



DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-2	RRH	3-31-00	A.B.B.	4-16-04
	D.W.C.	11-1-99	J.P.S.	10-29-10



DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-3	D.W.C.	3-3-99	ABB	2-15-05
	RRH	3-31-00	J.P.S.	10-29-10



DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-5	RRH	3-1-87	ABB	7-21-05
		3-31-00	D.H.L.	6-18-08



DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-6	RRH	3-31-00	D.H.L.	2-18-06
	A.B.B.	4-13-04	J.P.S.	11-1-10

NO.	DATE	REVISION

STIPULATION FOR REUSE

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KALAS FALLS
 PHASE 5
 CONSTRUCTION DOCUMENTS

TOWN OF ROLESVILLE,
 WAKE COUNTY, NC

JOB NUMBER: R180115
 CHECKED BY: JK
 DRAWN BY: GE, RC
 DATE: 12-23-2024

SHEET TITLE:
UTILITY DETAILS

SHEET NO.:
CU501

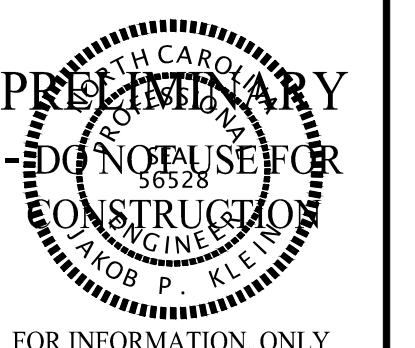
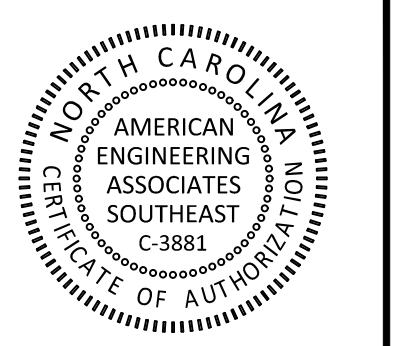


Public Sewer Collection / Extension System
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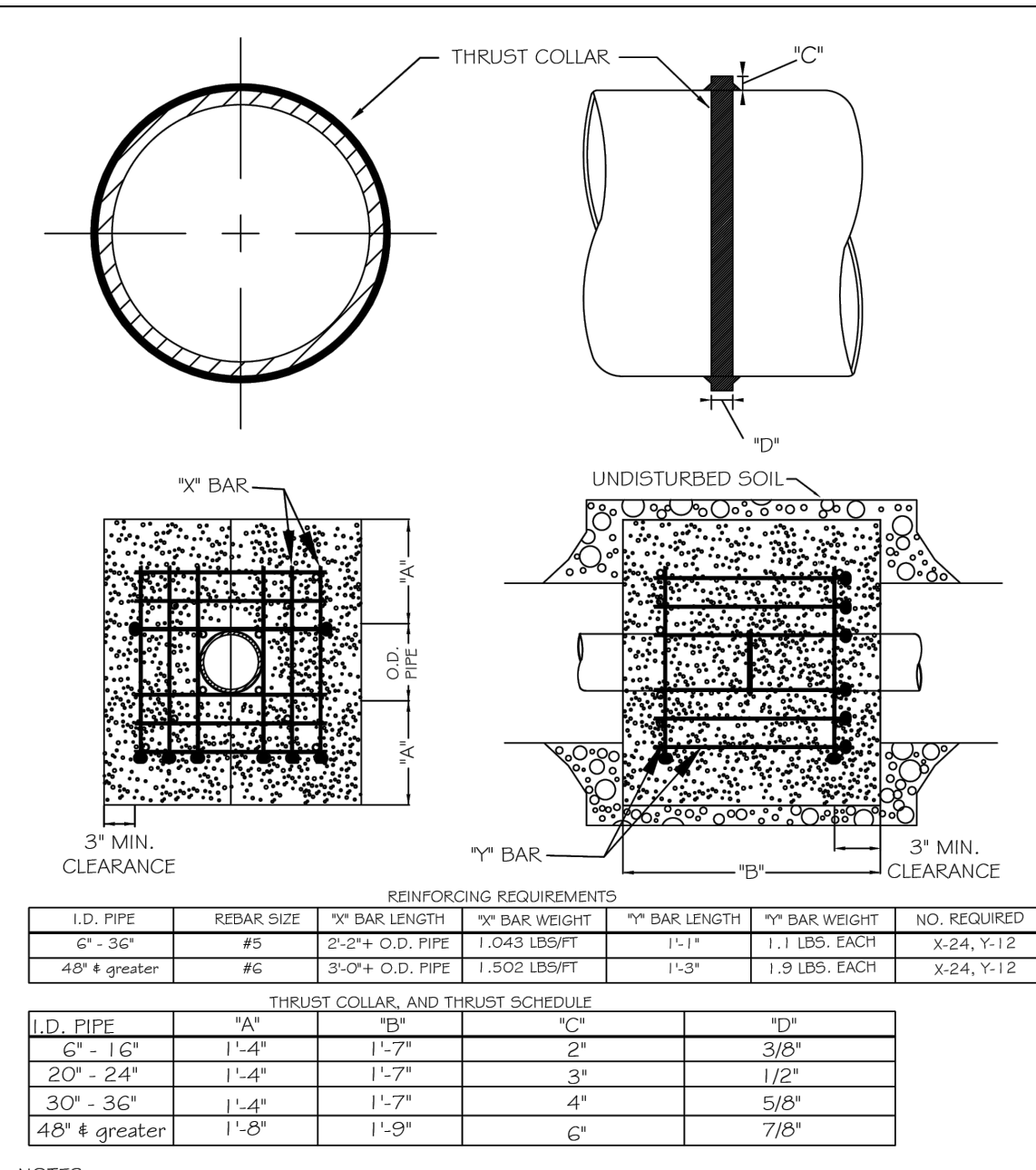
Public Water Distribution / Extension System
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City of Raleigh
 Public Utilities Department Permit # _____

City of Raleigh
 Public Utilities Department Permit # _____



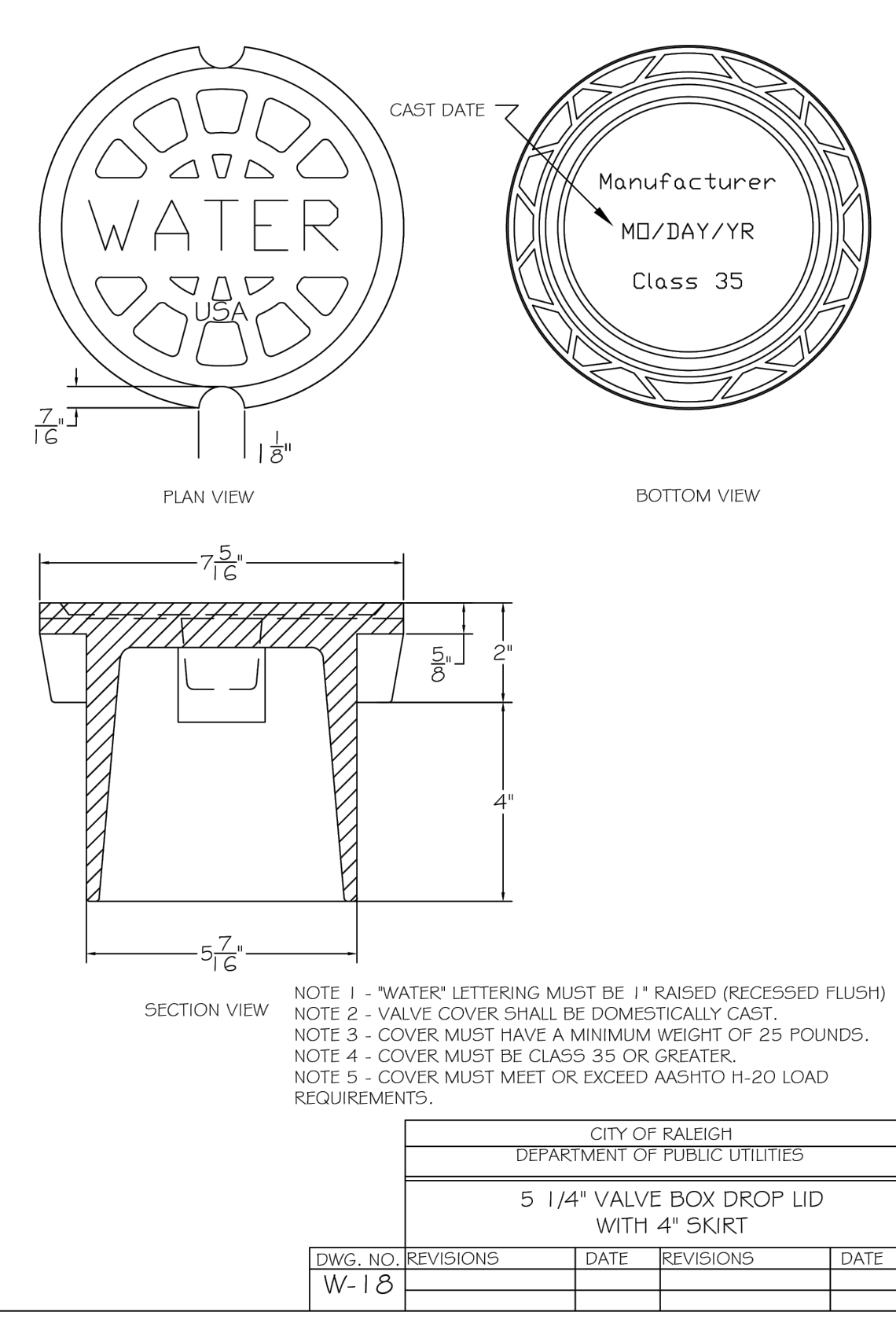
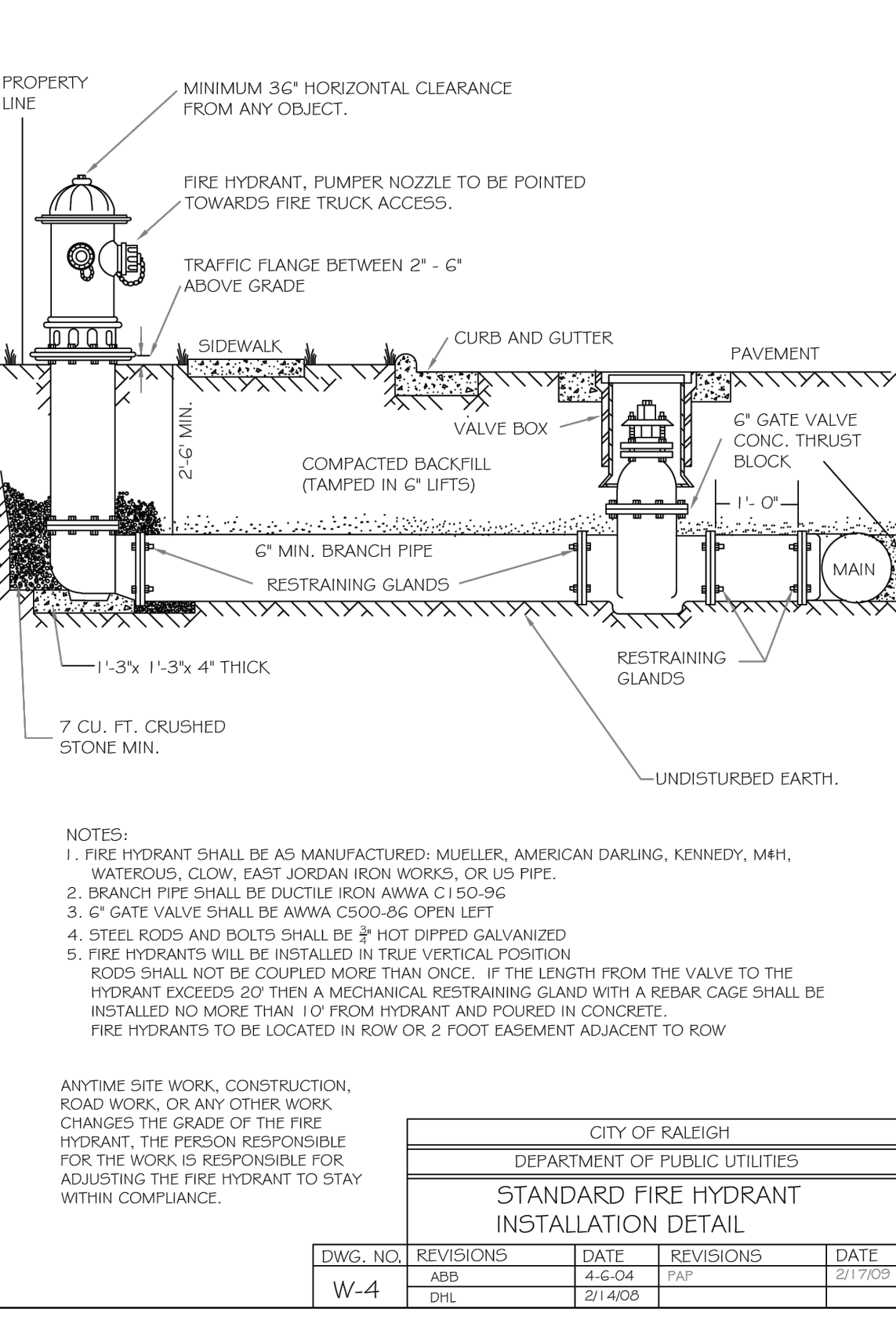
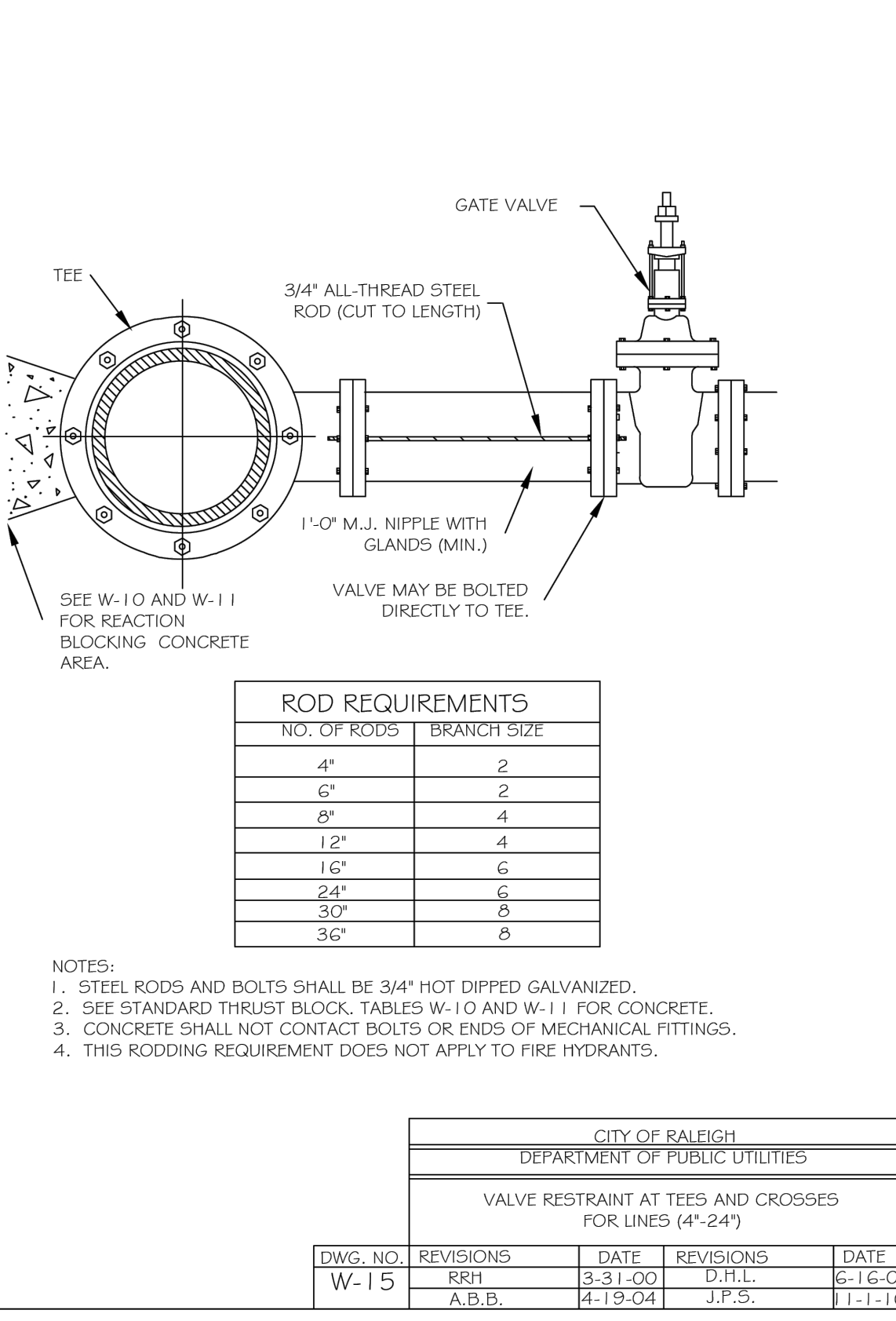
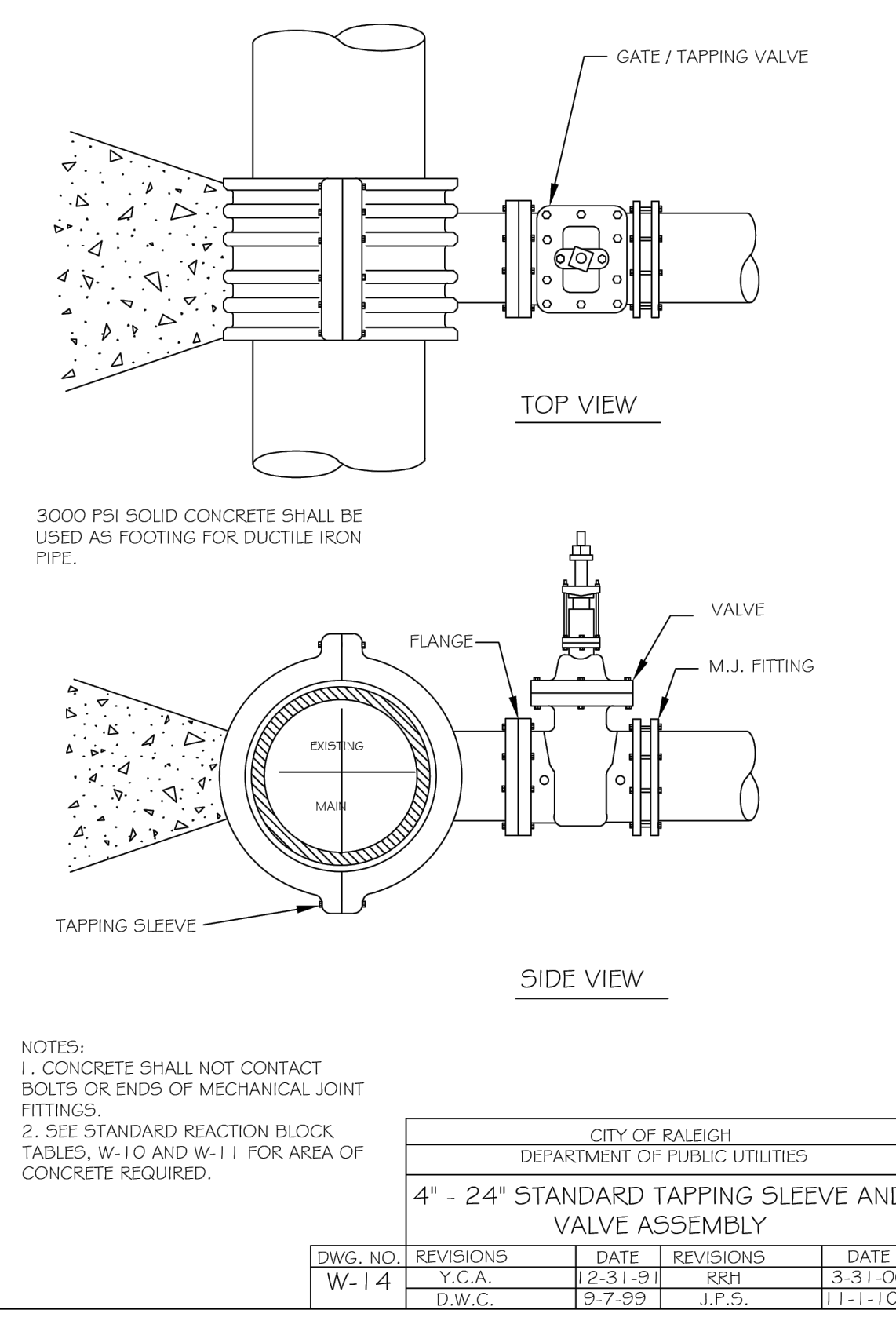
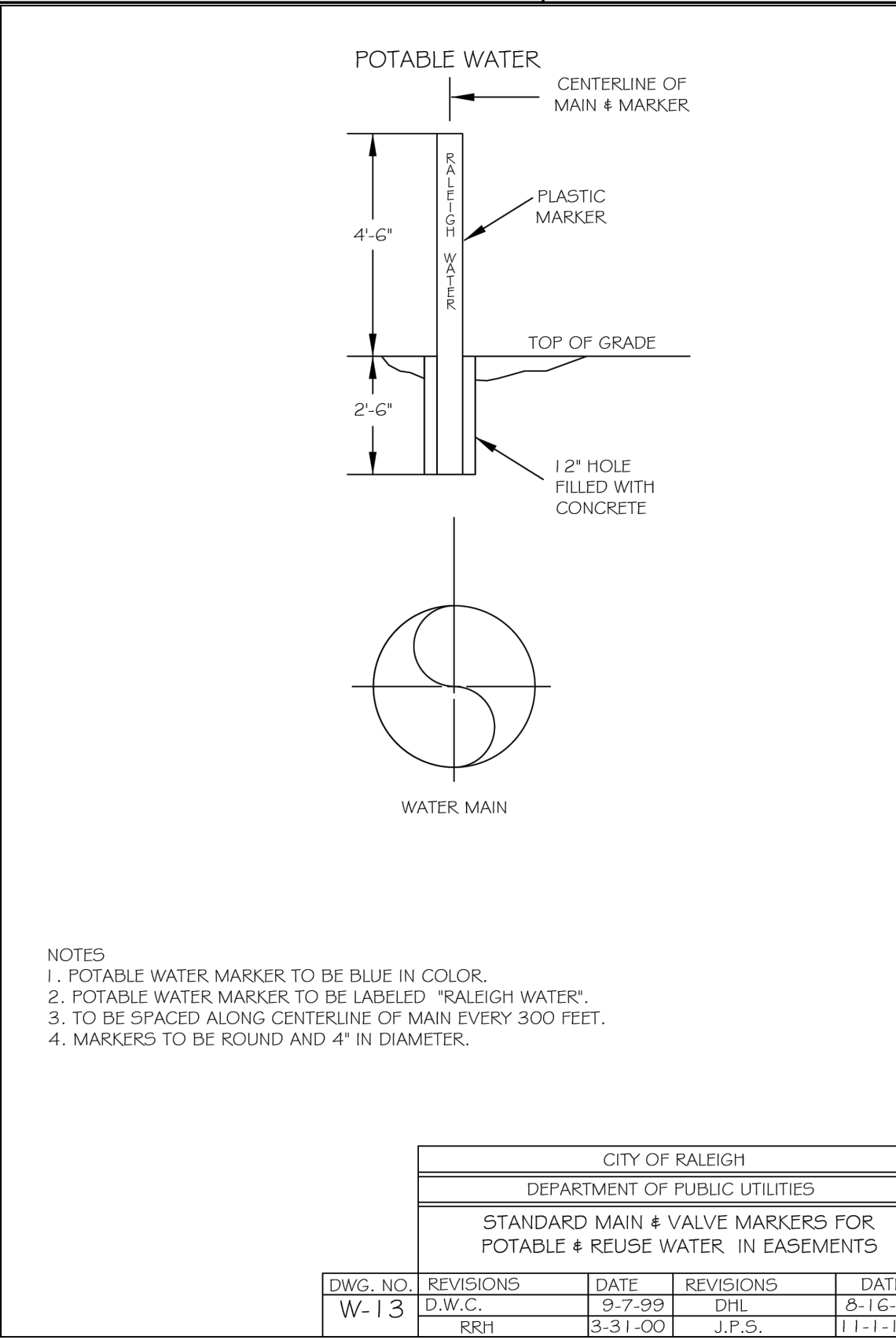
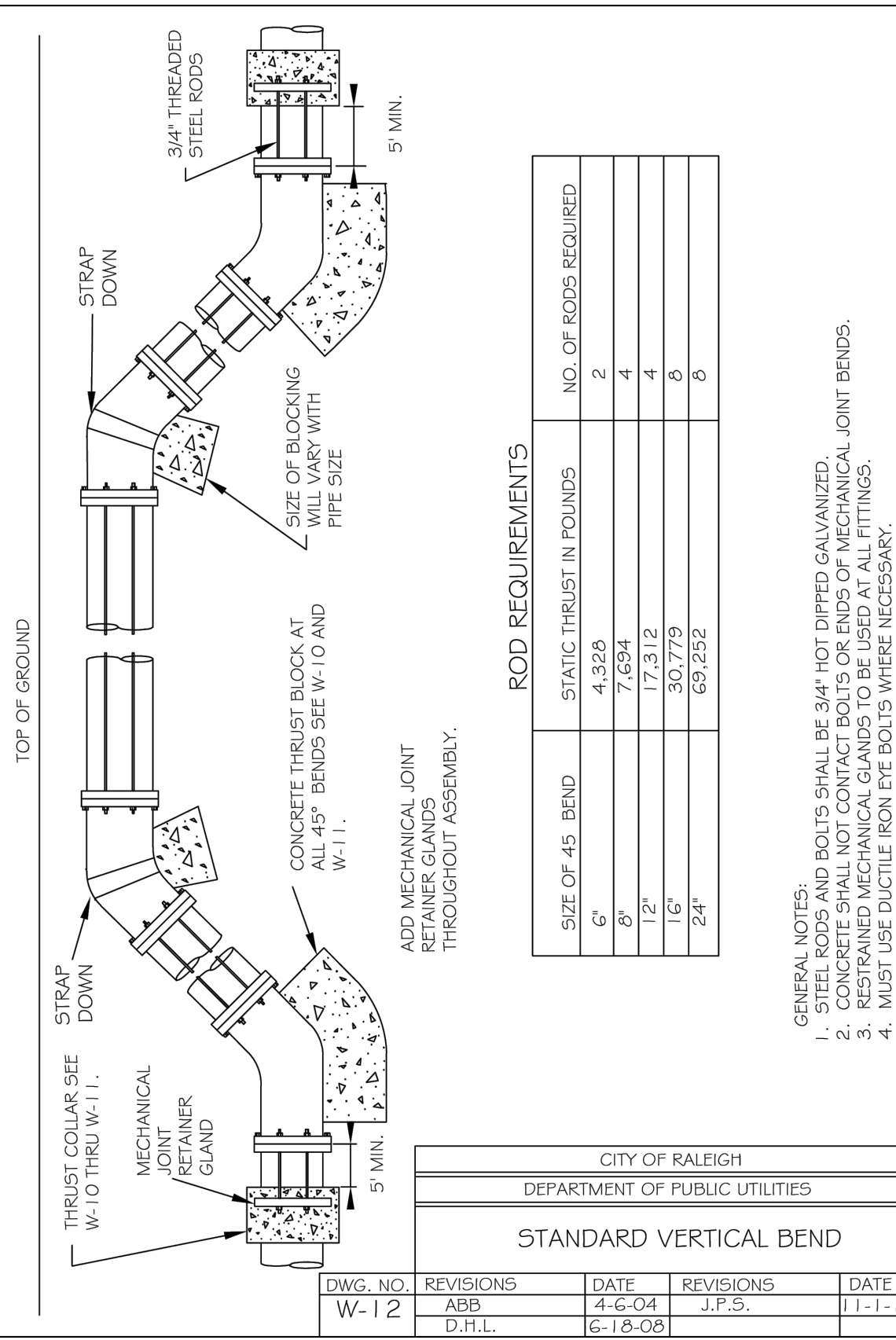
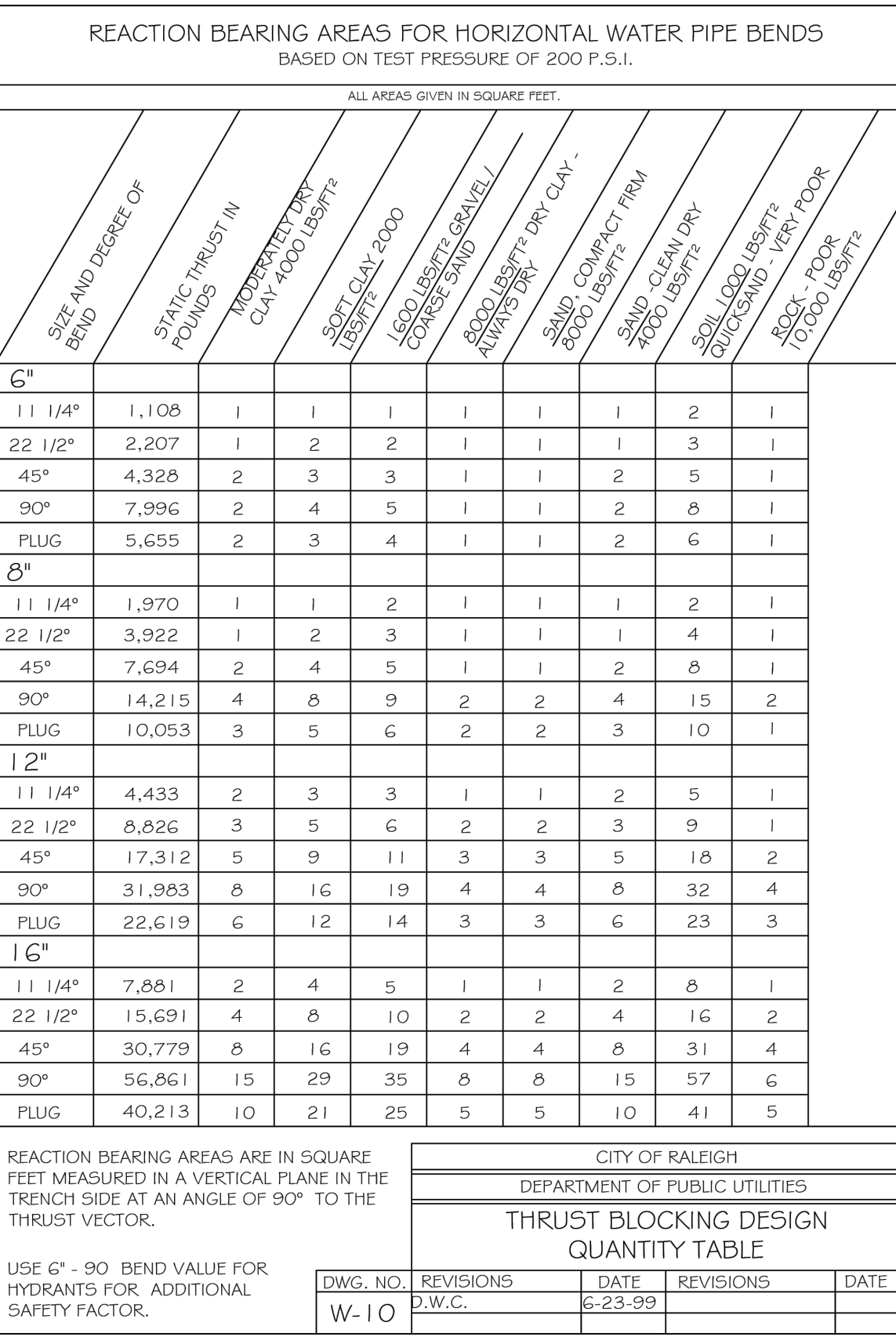
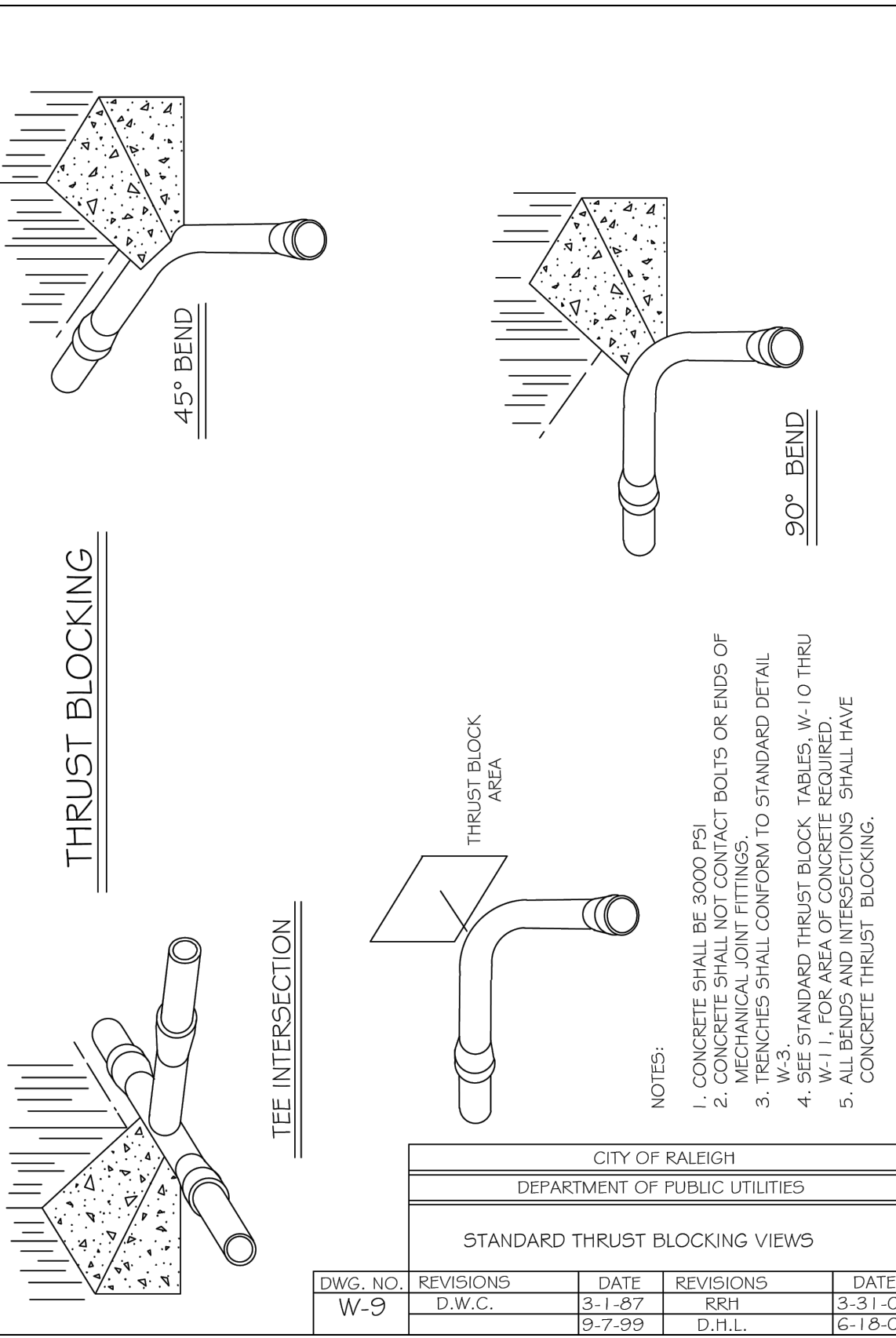
FOR INFORMATION ONLY



NOTES:
 1. SEE STANDARD DETAIL W-9 FOR THRUST BLOCK LOCATIONS.
 2. CONCRETE SHALL BE 3000 PSI AND TRANSIT MIXED.
 3. REINFORCING BARS SHALL BE DEFORMED AND TIED TOGETHER.
 4. TRENCH BOTTOM WIDTH IN VICINITY OF THRUST BLOCK INSTALLATION SHALL BE THE MINIMUM WIDTH AS SHOWN ON STANDARD DETAIL W-3.
 5. BACKFILL TAMPED IN 6" LIFTS PER STANDARD DETAIL W-3.
 6. THRUST COLLAR MUST BE FACTORY WELDED ON BOTH SIDES ALONG BOTH EDGES OF COLLAR AROUND CIRCUMFERENCE.

CITY OF RALEIGH
 DEPARTMENT OF PUBLIC UTILITIES
 THRUST BLOCKING DESIGN DATA FOR WATER MAINS

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-7	RRH	2-1-00	J.P.S.	11-1-10
	D.W.C.	6-18-08		



STIPULATION FOR REUSE
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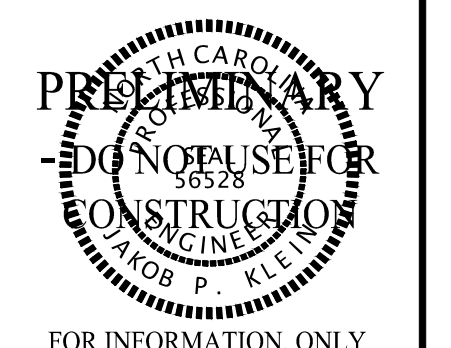
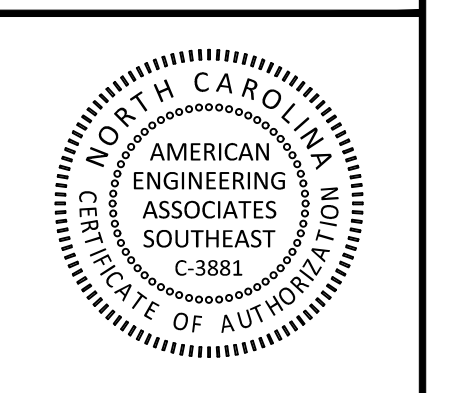
KALAS FALLS
 PHASE 5
 CONSTRUCTION DOCUMENTS
 TOWN OF ROLESVILLE,
 WAKE COUNTY, NC

JOB NUMBER: R180115
 CHECKED BY: JK
 DRAWN BY: GE, RC
 DATE: 12-23-2024
 SHEET TITLE: UTILITY DETAILS
 SHEET NO.: CU502

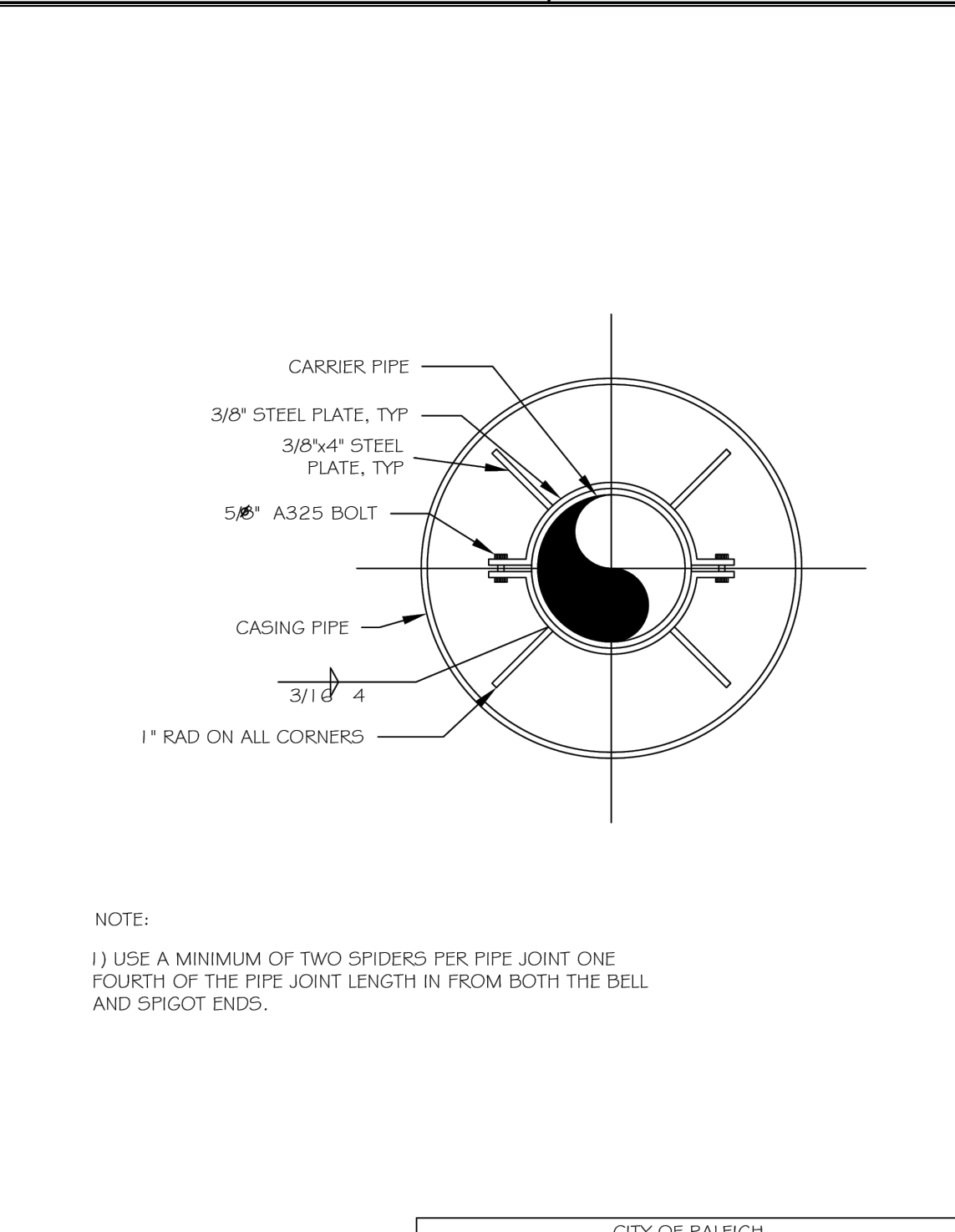
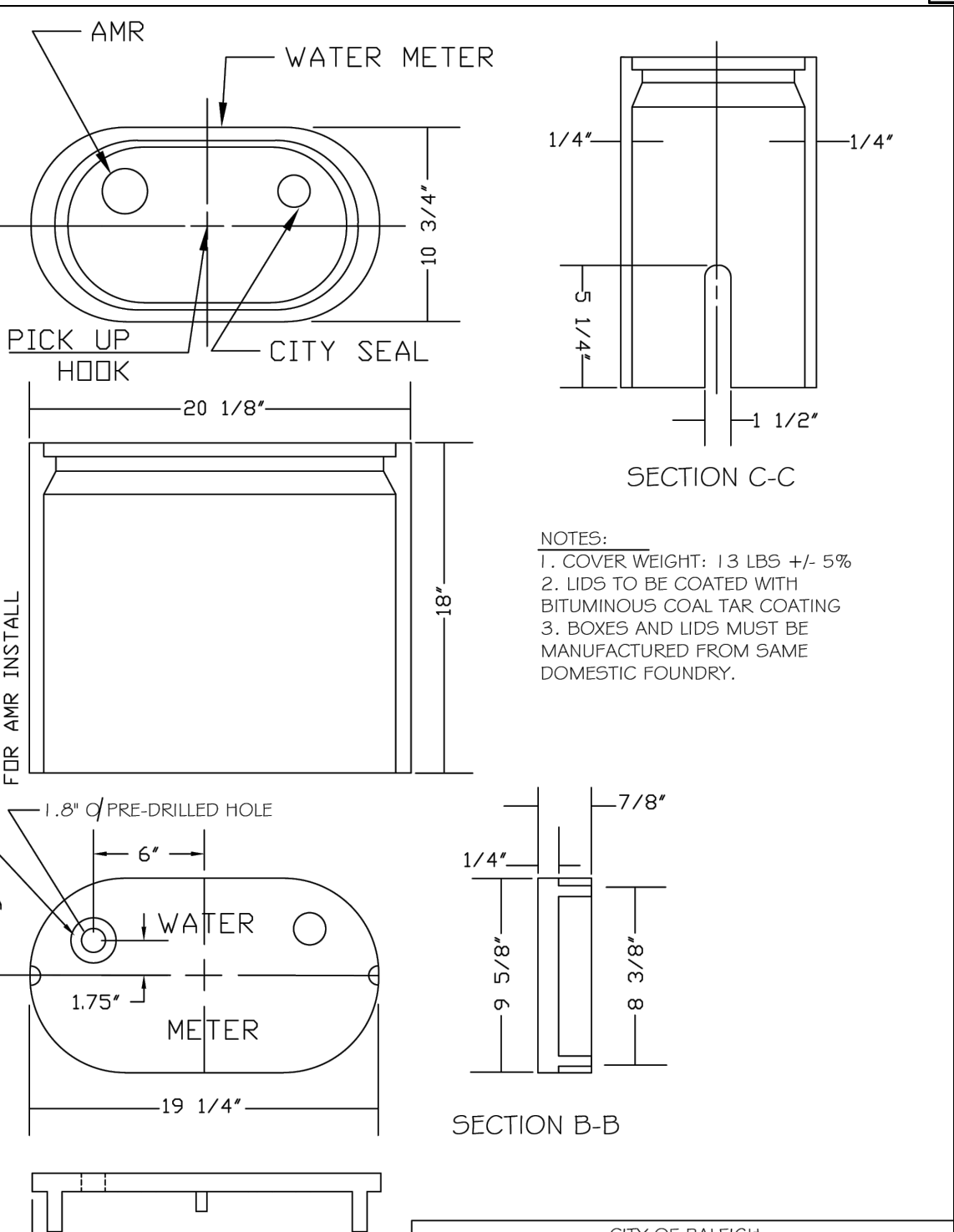
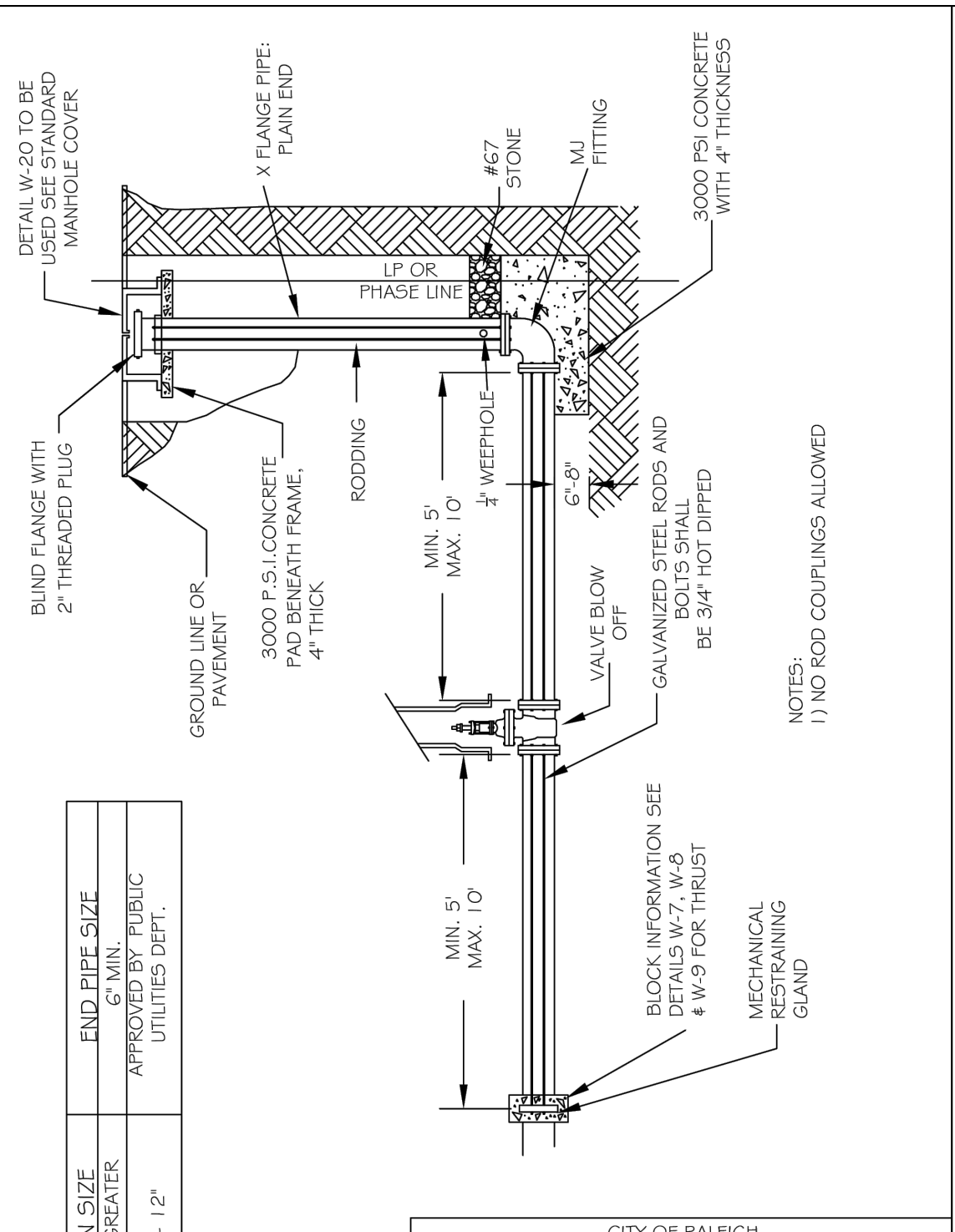
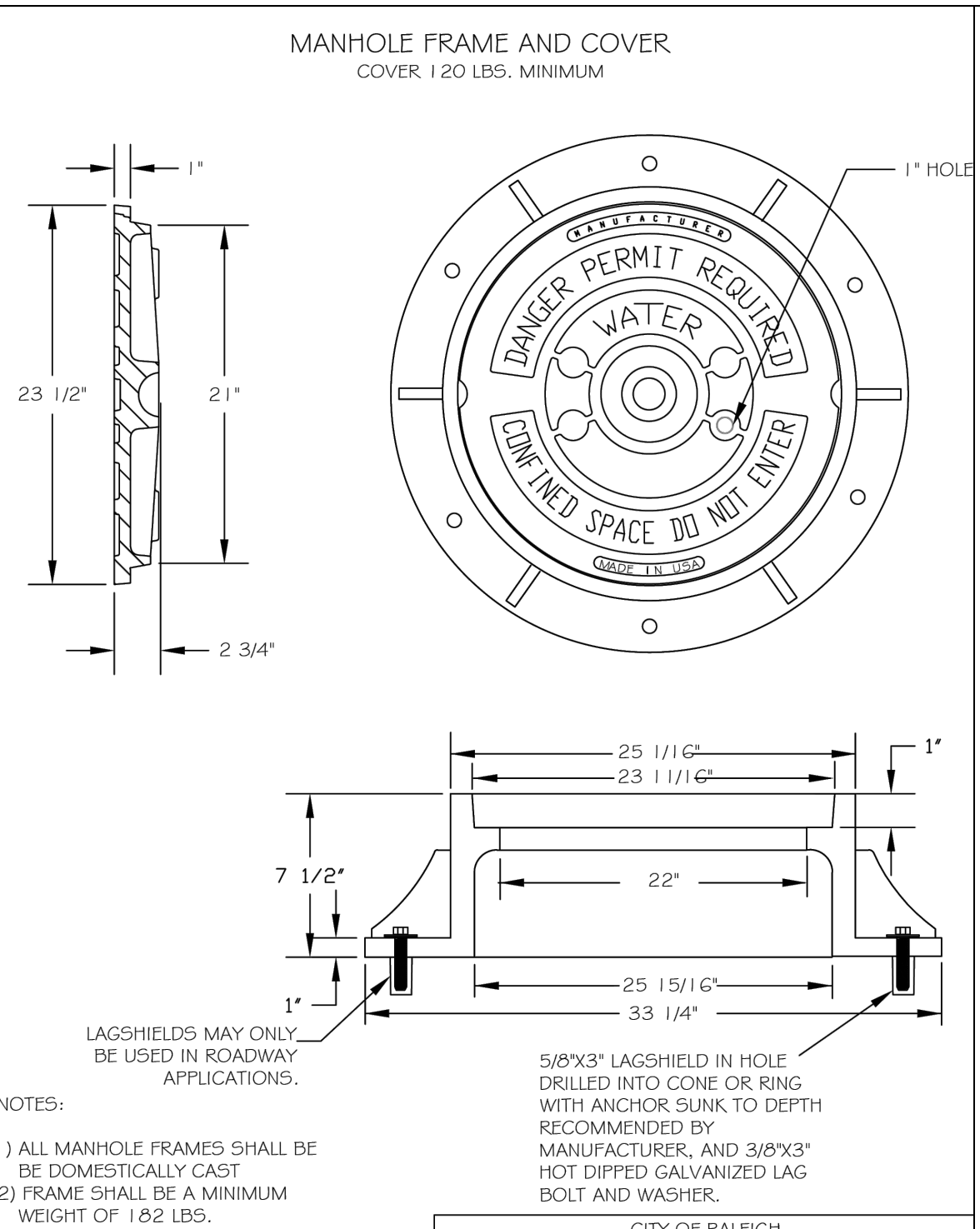
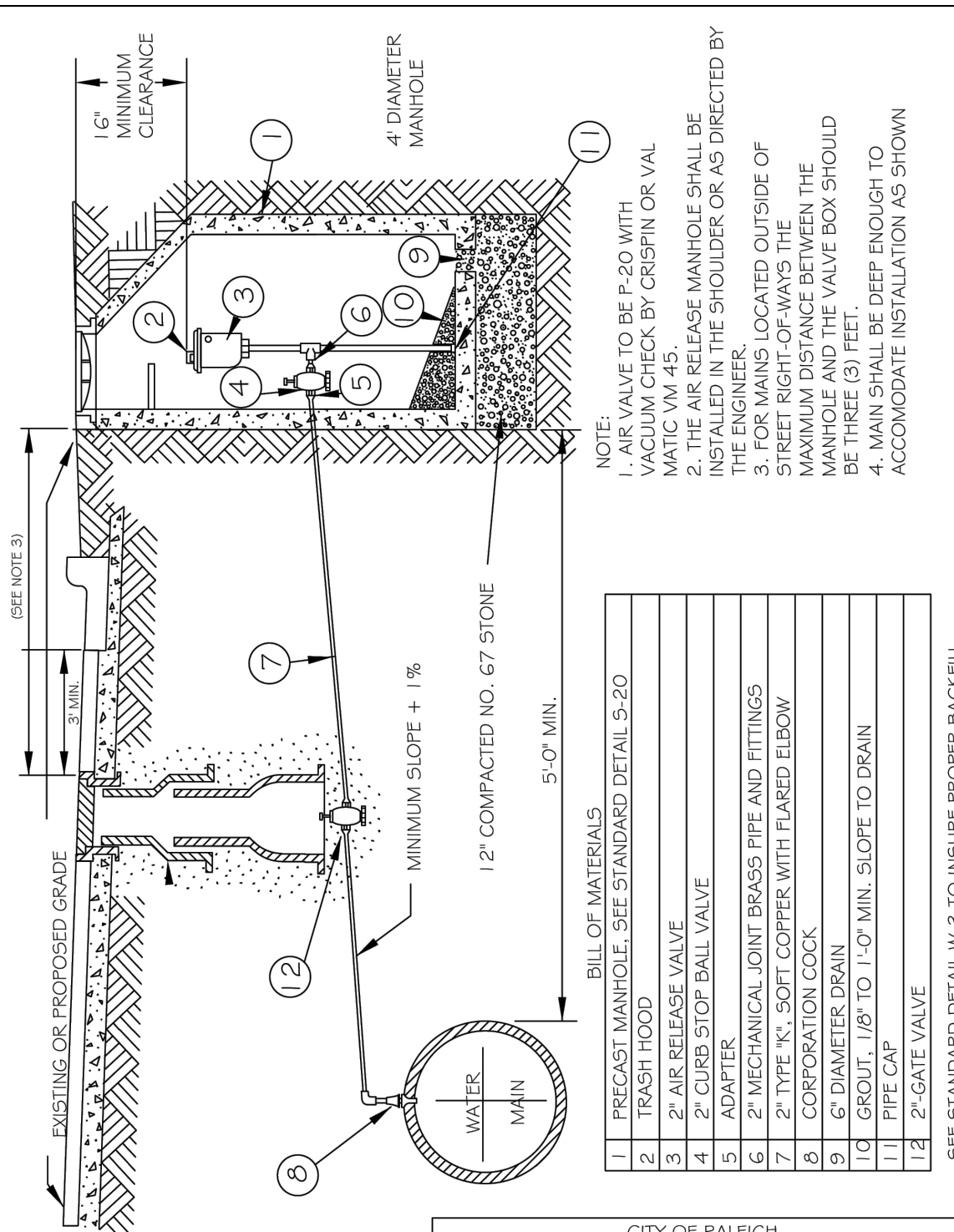


Public
Sewer Collection / Extension System
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 City of Raleigh
 Public Utilities Department Permit # _____

Public
Water Distribution / Extension System
 The City of Raleigh consents to the connection and extension of the City's public water system as shown on this plan. The material and construction methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook.
 City of Raleigh
 Public Utilities Department Permit # _____



FOR INFORMATION, ONLY



CITY OF RALEIGH
 DEPARTMENT OF PUBLIC UTILITIES
STANDARD WATER AIR RELEASE VALVE

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-19	ABB	10-4-04		
	J.P.S.	11-11-05	RRH	2-31-07

CITY OF RALEIGH
 DEPARTMENT OF PUBLIC UTILITIES
STANDARD MANHOLE COVER

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-20	A.B.B.	4-9-04		
	D.J.L.	6-18-08		

CITY OF RALEIGH
 DEPARTMENT OF PUBLIC UTILITIES
TEMPORARY WATER MAIN BLOW OFF ASSEMBLY

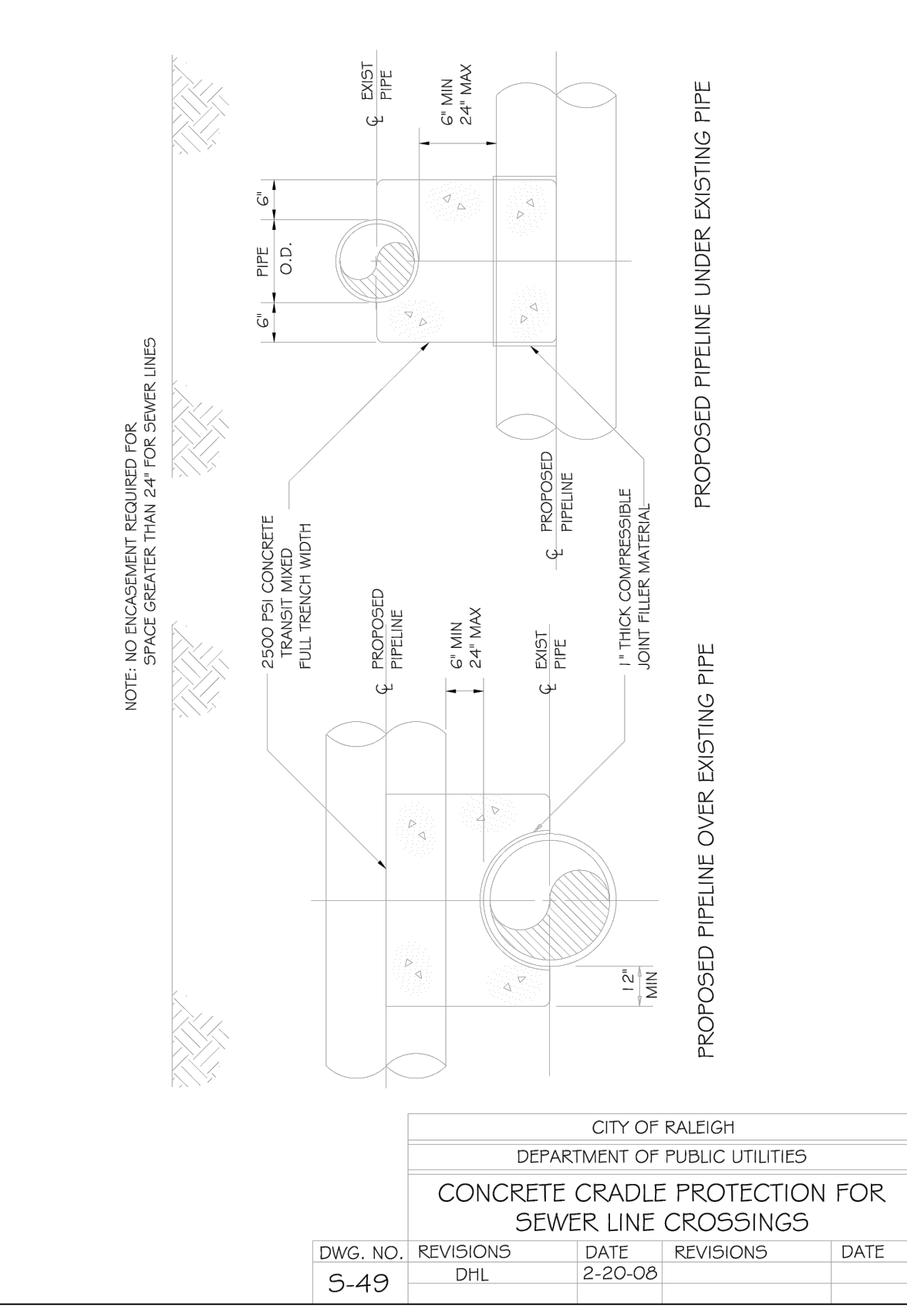
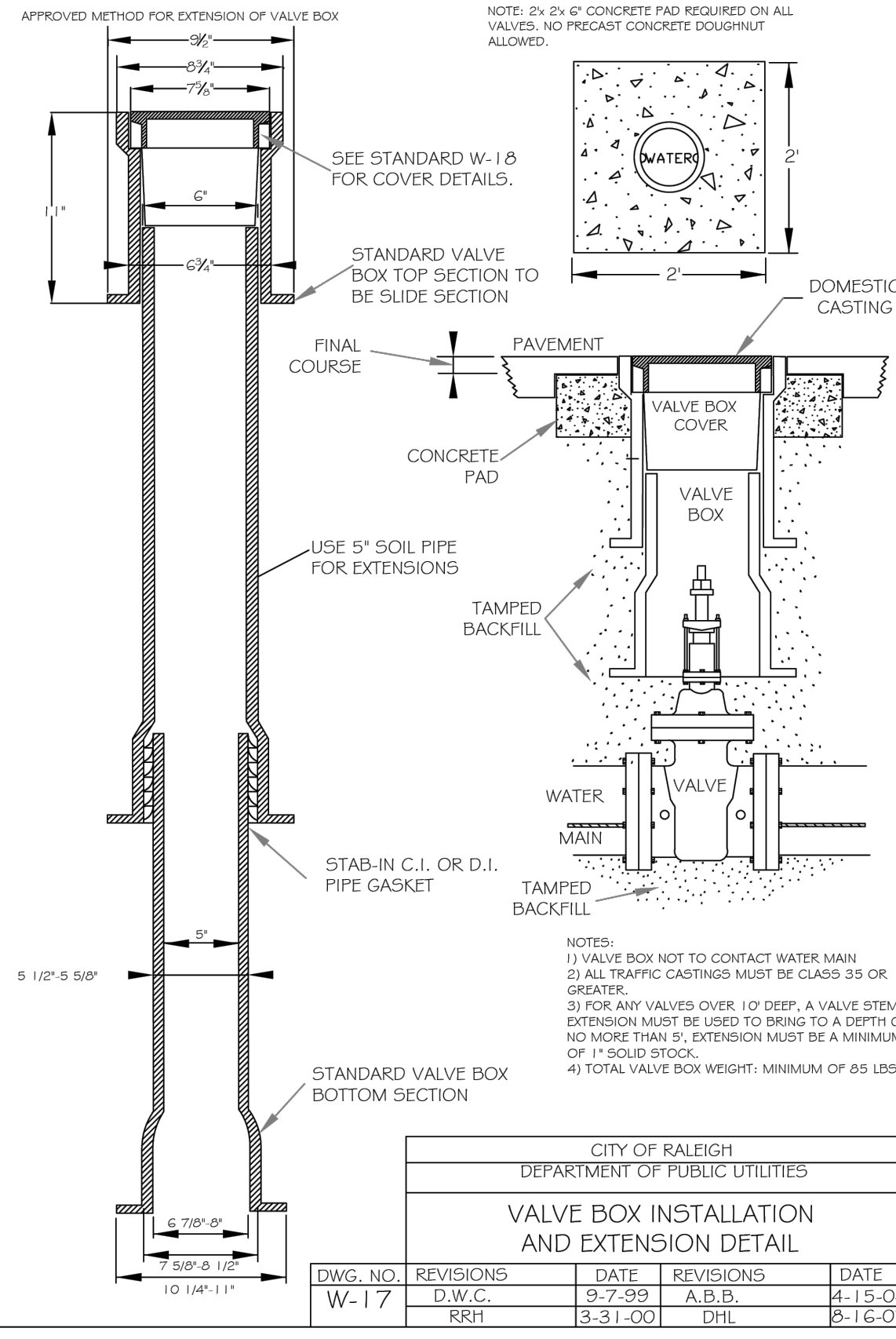
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-21	D.W.C.	12-28-99	A.B.B.	4-12-04
	RRH	3-31-00	DHL	9-16-07

CITY OF RALEIGH
 DEPARTMENT OF PUBLIC UTILITIES
WATER METER BOX DETAIL

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-25	R.K.V.	8-20-13	ABB	1-20-05
			J.P.S.	1-14-10

CITY OF RALEIGH
 DEPARTMENT OF PUBLIC UTILITIES
PIPE ALIGNMENT GUIDE

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-40	RRH	3-31-00		
	A.B.B.	4-16-04		



CITY OF RALEIGH
 DEPARTMENT OF PUBLIC UTILITIES
VALVE BOX INSTALLATION AND EXTENSION DETAIL

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-17	D.W.C.	9-7-99	A.B.B.	4-15-04
	RRH	3-31-00	DHL	9-16-07

CITY OF RALEIGH
 DEPARTMENT OF PUBLIC UTILITIES
CONCRETE CRADLE PROTECTION FOR SEWER LINE CROSSINGS

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
5-49	DHL	2-20-08		



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**KALAS FALLS
 PHASE 5
 CONSTRUCTION DOCUMENTS**
 TOWN OF ROLESVILLE,
 WAKE COUNTY, NC

JOB NUMBER: R180115
 CHECKED BY: JK
 DRAWN BY: GE, RC
 DATE: 12-23-2024
 SHEET TITLE:
**UTILITY
 DETAILS**
 SHEET NO.:
CU503

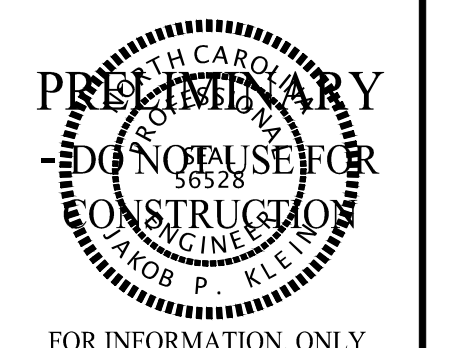
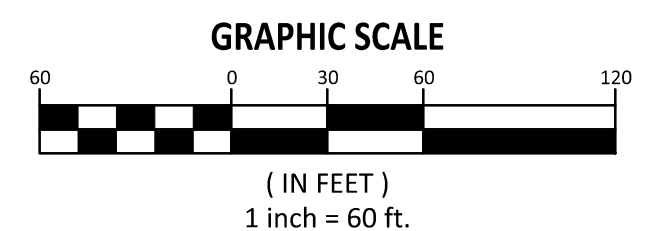
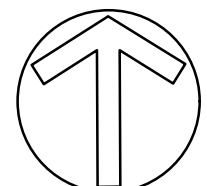


EROSION CONTROL LEGEND	
— SF —	SILT FENCE
---	LIMITS OF DISTURBANCE
— TF —	TREE PROTECTION FENCE
---	DRAINAGE AREA
— >> —	TEMPORARY DIVERSION DITCH
—	SILT FENCE OUTLET
○	SEDIMENT SACK INLET PROTECTION
□	STANDARD PIPE INLET PROTECTION
□	GRAVEL INLET PROTECTION
□	GRAVEL CHECK DAM
□	MAINTENANCE PAD
□	RIPRAP DISSIPATOR
---	DRAINAGE PIPE
—	WATTLE
□	SKIMMER
□	TEMPORARY SKIMMER BASIN
□	STAGING AND LAYDOWN AREA

SITE LEGEND	
---	100 YR FLOODLINE
---	PROPERTY BOUNDARY/PHASE LINE
---	2' BUILDING RESTRICTION LINE
---	50' NEUSE RIVER BUFFER
---	PROPOSED SURFACE WATER LEVEL
---	RIGHT-OF-WAY
---	LIMITS OF DISTURBANCE
+	WETLANDS

17. Fix overlap of text and hatch, multiple sheets.

- NOTES:
- SEE SHEET CE500 FOR TEMPORARY DIVERSION DITCH CALCULATIONS.



FOR INFORMATION, ONLY

NO.	DATE	REVISION:

STIPULATION FOR REUSE

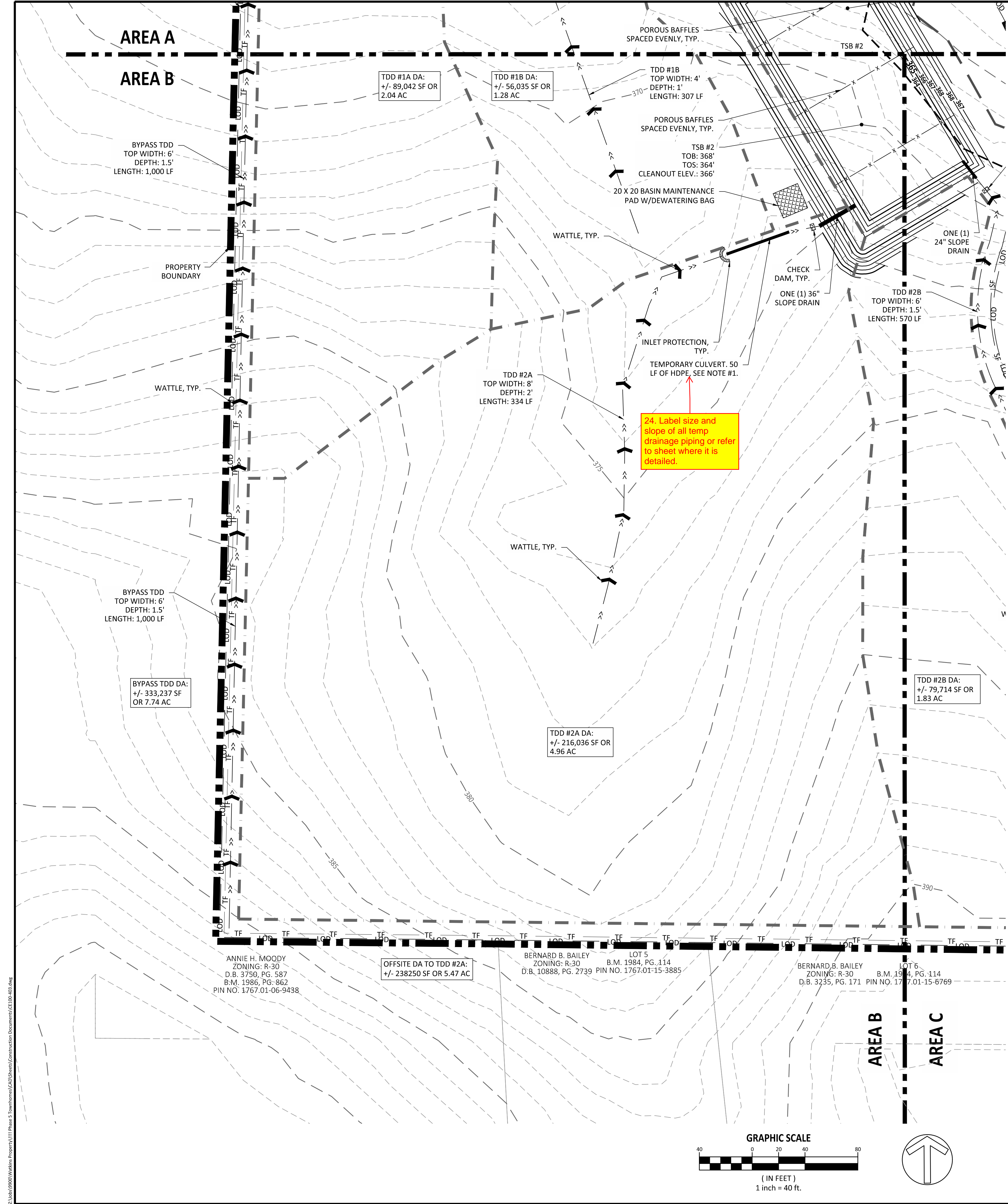
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**KALAS FALLS
PHASE 5
CONSTRUCTION DOCUMENTS**

TOWN OF ROLESVILLE,
WAKE COUNTY, NC

JOB NUMBER:	R180115
CHECKED BY:	JK
DRAWN BY:	GE, RC
DATE:	12-23-2024
SHEET TITLE:	ESC PHASE 1 OVERALL
SHEET NO.:	CE100

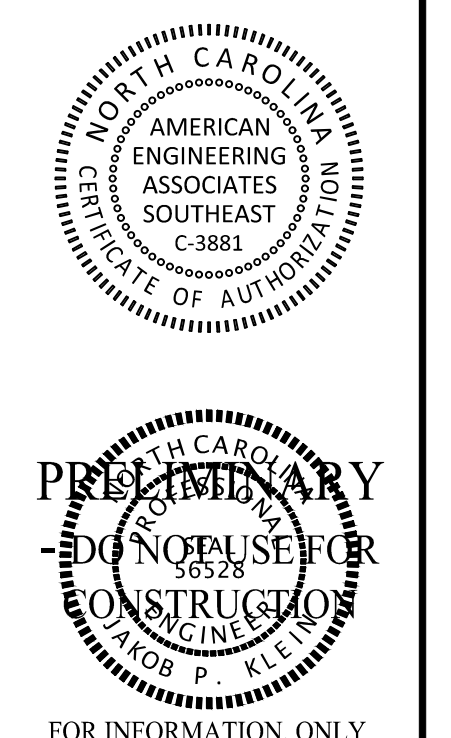




EROSION CONTROL LEGEND	
— SF —	SILT FENCE
---	LIMITS OF DISTURBANCE
— TF —	TREE PROTECTION FENCE
---	DRAINAGE AREA
>>---	TEMPORARY DIVERSION DITCH
—	SILT FENCE OUTLET
●	SEDIMENT-SACK INLET PROTECTION
○	STANDARD PIPE INLET PROTECTION
□	GRAVEL INLET PROTECTION
□	GRAVEL CHECK DAM
▤	MAINTENANCE PAD
▥	RIPRAP DISSIPATOR
—	DRAINAGE PIPE
—	WATTLE
—	SKIMMER
▭	TEMPORARY SKIMMER BASIN
▨	STAGING AND LAYDOWN AREA

SITE LEGEND	
---	100 YR FLOODLINE
---	PROPERTY BOUNDARY/PHASE LINE
---	2' BUILDING RESTRICTION LINE
---	50' NEUSE RIVER BUFFER
---	PROPOSED SURFACE WATER LEVEL
---	RIGHT-OF-WAY
---	LIMITS OF DISTURBANCE
+	WETLANDS

- NOTES:
1. TEMPORARY STORM DRAINAGE CULVERT SPANNING PROPOSED RIGHT-OF-WAY TO ALLOW CONSTRUCTION OF ROAD INFRASTRUCTURE. CULVERT TO BE REMOVED FOLLOWING INITIAL ROAD CONSTRUCTION.
 2. TSB IS TEMPORARY SEDIMENT BASIN.
 3. TDD IS TEMPORARY DIVERSION DITCH.
 4. SEE SHEET CE500 FOR TEMPORARY DIVERSION DITCH CALCULATIONS.



NO.	DATE	REVISION

STIPULATION FOR REUSE
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**KALAS FALLS
 PHASE 5
 CONSTRUCTION DOCUMENTS**
 TOWN OF ROLESVILLE,
 WAKE COUNTY, NC

JOB NUMBER:	R180115
CHECKED BY:	JK
DRAWN BY:	GE, RC
DATE:	12-23-2024
SHEET TITLE:	ESC PHASE 1 AREA B
SHEET NO.:	CE401

