

# PRELIMINARY PLAT

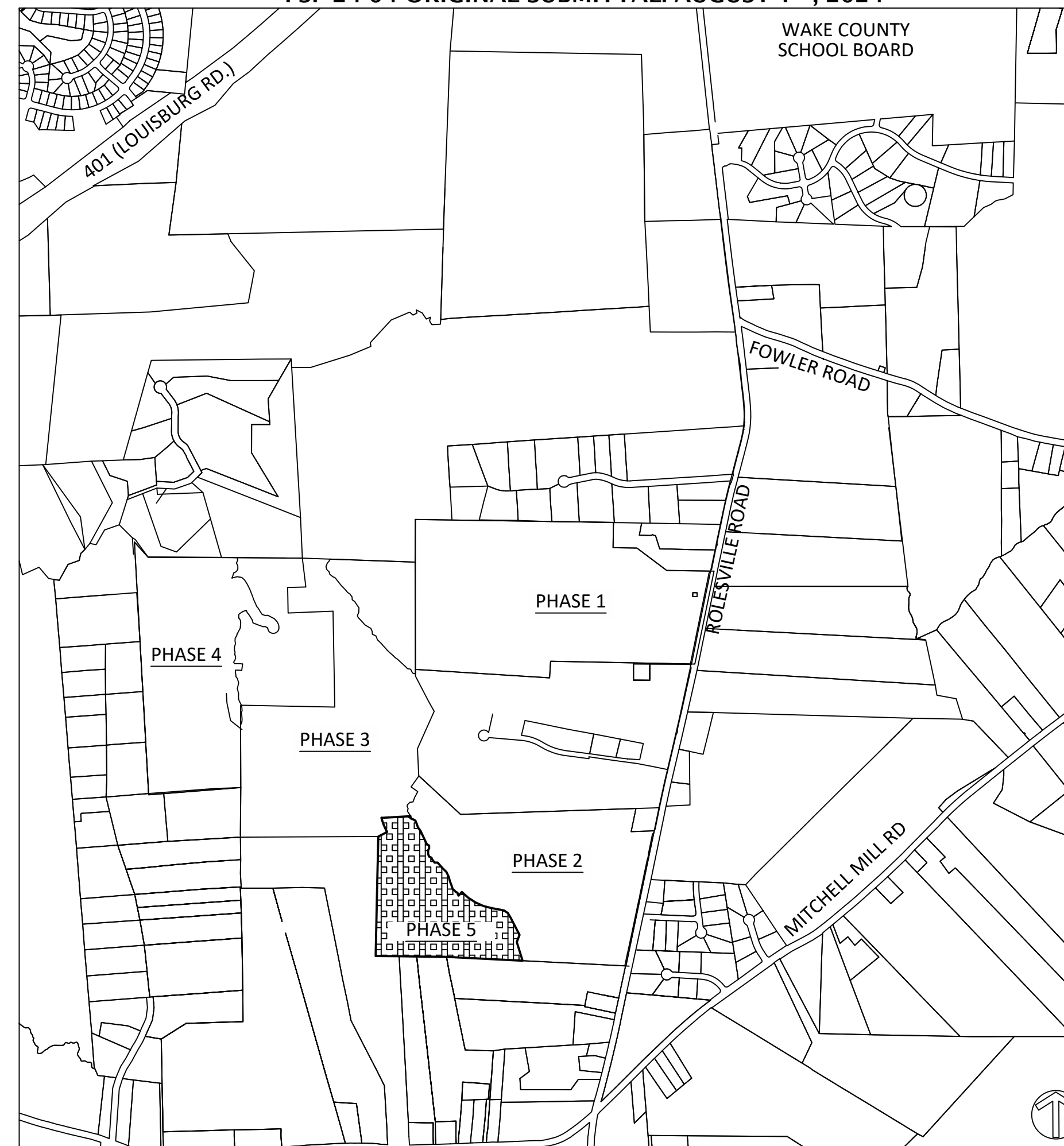
## FOR KALAS FALLS

### PHASE 5 SITUATED IN THE TOWN OF ROLESVILLE WAKE COUNTY, NORTH CAROLINA

PSP-24-04 ORIGINAL SUBMITTAL: AUGUST 1<sup>ST</sup>, 2024

OVERALL SITE DATA		
DATA TYPE	NUMBER	UDO SECTION
PIN	1767-17-5039	
DEED BOOK AND PAGE #	17691, 1863	
TOTAL KALAS FALLS ACREAGE	282.73 AC	
TOTAL TRACT ACREAGE (INCLUDES R/W DEDICATION AND POSSIBLE OVERLAP AREA)	23.55 AC	
ZONING	R&PUD-CZ	MA-19-02
NUMBER OF TOWNHOMES		
APPROVED DURING REZONING	95	MA-19-02
PROVIDED	95	
TOTAL NUMBER OF LOTS		
APPROVED DURING REZONING	550	MA-19-02
PROVIDED	549	
WATERSHED	LOWER NEUSE RIVER	
RIVER BASIN	NEUSE RIVER	
TOWNSHIP	ROLESVILLE	
RECEIVING WATER	HARRIS CREEK	
STREAM INDEX	27-26	
CLASSIFICATION	C,NSW	
EXISTING USAGE	VACANT	
PROPOSED USAGE	RESIDENTIAL	
PHASE 5 DENSITY	4.03	
MAXIMUM DENSITY (5 PHASES)	2.10	MA-19-02
PROPOSED DENSITY (5 PHASES)	1.94	
TOWNHOME MINIMUM BUILDING SETBACKS:		
FRONT SETBACK	15'	SUP 19-01
REAR SETBACK	15'	UDO: 6.2.3.2 (a)
TOWNHOME MINIMUM BUILDING SEPERATIONS:		
SIDE SEPARATION	16'	SUP 19-01
REAR SEPARATION	25'	
PHASE 5 EXISTING IMPERVIOUS	3.52 AC	
PHASE 5 PROPOSED IMPERVIOUS	9.31 AC	
PHASE 5 EXISTING TREE COVERAGE	32%	
PHASE 5 TOTAL AREA OF LOTS	5.64 AC	
PHASE 5 AVERAGE LOT SIZE	2,587 SF	
MINIMUM TOWNHOME LOT SIZE	2,280 SF	
PHASE 5 MAXIMUM IMPERVIOUS PER LOT	1,250 SF	
PHASE 5 MAXIMUM BUILDING HEIGHT	35'	TABLE 3.1.2
PHASE 5 LIMITS OF DISTURBANCE	16.12 AC	
PHASE 5 AREA IN PUBLIC R/W	3.40 AC	
PHASE 5 ROAD DETAILS	GRAYMONT OAKS DR: 50' PUBLIC R/W 27' B-B 1,881 LF	
	ARMFIELD CREEK PLACE: 50' PUBLIC R/W 27' B-B 1,047 LF	
PARKING COUNT		
REQUIRED	PROVIDED	UDO: 10.1.10 & 6.2.3.2 (d)
RESIDENT: 238 (95 UNITS @ 3 BEDROOMS PER UNIT 95 X 2 = 190 + 95 X .5 = 48)	95 DRIVEWAY 95 GARAGE 48 PARKING	2 SPACES PER DWELLING + 0.5 ADDITIONAL SPACES EVERY BEDROOM OVER 2 PER DWELLING
GUEST: 23 + 1 ADA (95 UNITS/4)	21 + 1 VAN ADA + 2 ADA	1 SPACE PER 4 DWELLING UNITS
TOTAL: 262	TOTAL: 262	

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



THESE IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE FOLLOWING DRAWINGS AND THE STANDARD SPECIFICATIONS OF THE CITY OF RALEIGH, WAKE COUNTY, TOWN OF ROLESVILLE, AND NCDOT.

REQUIRED APPROVALS	
PERMIT	PERMIT NUMBER:
TOWN OF ROLESVILLE SPECIAL USE PERMIT	SUP 19-01
TOWN OF ROLESVILLE PRELIMINARY PLAT	PSP-24-04
TOWN OF ROLESVILLE CONSTRUCTION DOCUMENTS	TBD
WAKE COUNTY EROSION CONTROL	TBD
WAKE COUNTY STORMWATER	TBD
CITY OF RALEIGH WATER	TBD
CITY OF RALEIGH SEWER	TBD

SHEET INDEX	
Sheet Number	Sheet Title
G-001	Cover Sheet
G-002	Conditions of Approval
G-003	Lot Areas And Open Space Plan
CV100	Existing Conditions
CX100	Demolition Plan
CS100	Overall Site Plan
CS400	Site Plan Area A
CS401	Site Plan Area B
CS402	Site Plan Area C
CS500	Site Details
CU100	Utility Plan Overall
CU101	Utility Plan Area A
CU102	Utility Plan Area B
CU103	Utility Plan Area C
CE100	ESC Phase 1 Overall
CE400	ESC Phase 1 Area A
CE401	ESC Phase 1 Area B
CE402	ESC Phase 1 Area C
CE100	ESC Phase 2 Overall
CE410	ESC Phase 2 Area A
CE411	ESC Phase 2 Area B
CE412	ESC Phase 2 Area C
CE413	ESC Phase 2 Offsite Area
CG100	Grading & Drainage Overall
CG400	Grading & Drainage Area A
CG401	Grading & Drainage Area B
CG402	Grading & Drainage Area C

PROJECT TEAM	
PROPERTY OWNER:	MITCHELL MILL ROAD INVESTORS LLC CONTACT: KARL BLACKLEY 105 WESTON ESTATES WAY CARY, NC 27513 919-481-3000
ENGINEER:	AMERICAN ENGINEERING ASSOCIATES-SOUTHEAST, PA CONTACT: JAKOB KLEIN 4020 WESTCHASE BLVD, SUITE 450 RALEIGH, NC 27607
DEVELOPER:	MITCHELL MILL ROAD INVESTORS LLC CONTACT: KARL BLACKLEY 105 WESTON ESTATES WAY CARY, NC 27513 919-481-3000
SURVEYOR:	WITHERS RAVENEL CONTACT: MATT TIMLIN 115 MACKENAN DRIVE CARY, NC 27511 919-469-3340
BUFFER/WETLAND:	WITHERS RAVENEL CONTACT: TROY BEASLEY 219 STATION ROAD, STE. 201 WILMINGTON, NC 28405



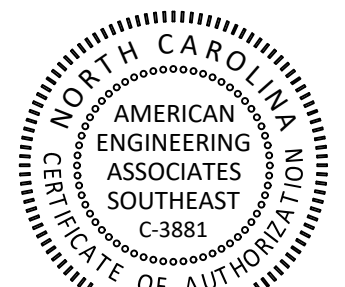
PSP-24-04 / PSP / Kalas Falls Ph 5 Townhomes

**APPROVED**

Date: December 21, 2024

*Meredith Gruber*

Town of Rolesville Planning Department



NO.	DATE	REVISION:
1	08-01-2024	Preliminary Plat Submittal #1
2	12-02-2024	Preliminary Plat Submittal #2

**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.

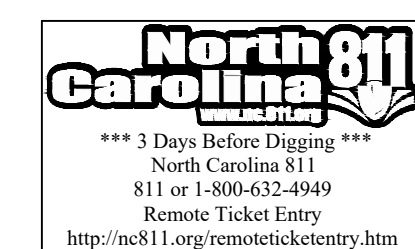
KALAS FALLS  
PHASE 5  
PRELIMINARY PLAT  
PSP-24-04  
TOWN OF ROLESVILLE,  
WAKE COUNTY, NC

JOB NUMBER:	R180115
CHECKED BY:	JK
DRAWN BY:	GE, RC
DATE:	12-21-2024

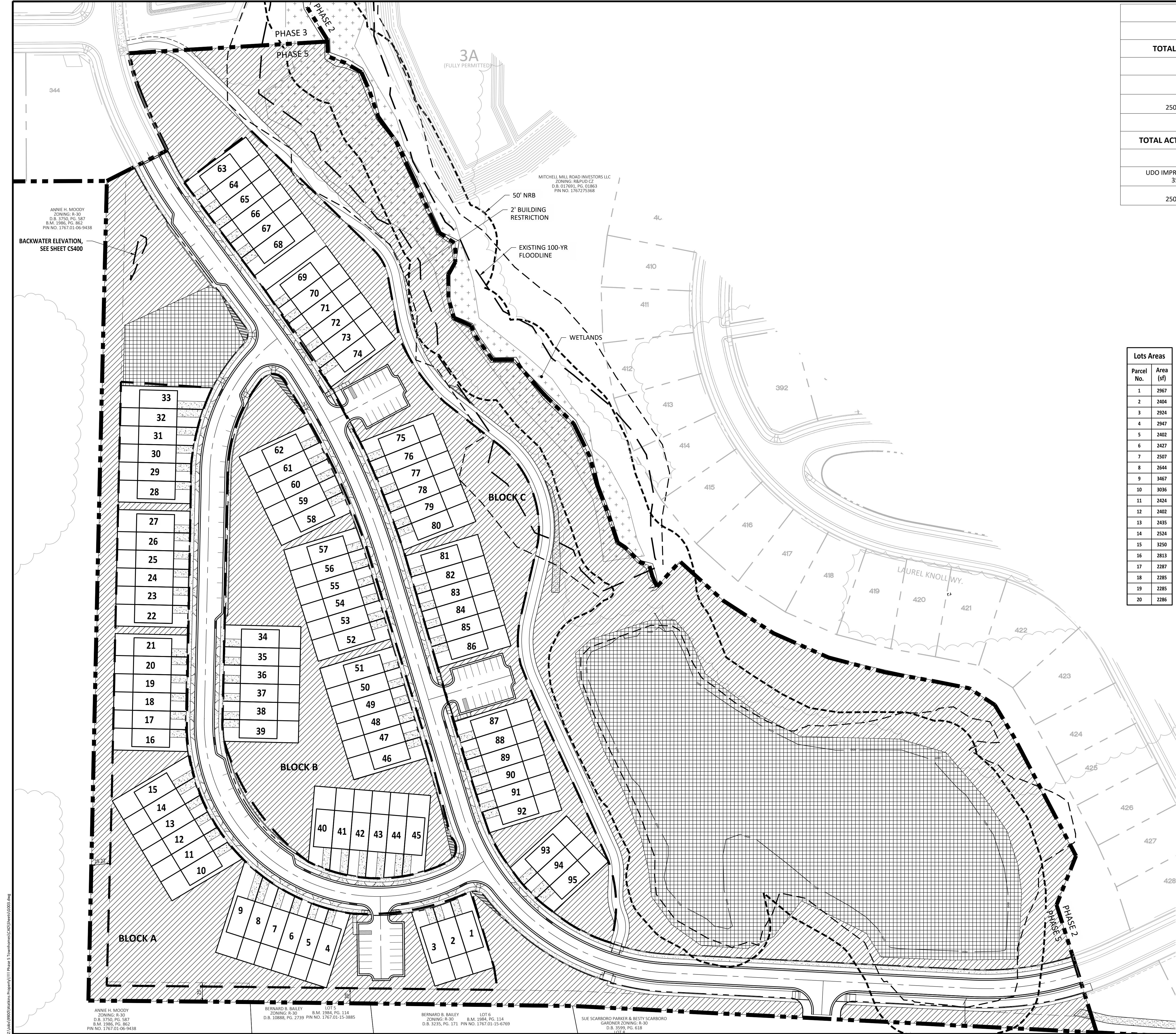
SHEET TITLE:

**COVER SHEET**

SHEET NO.:  
**G-001**







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

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

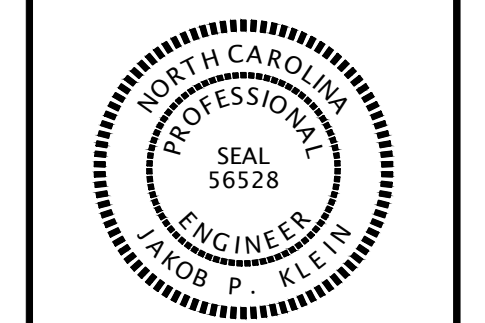
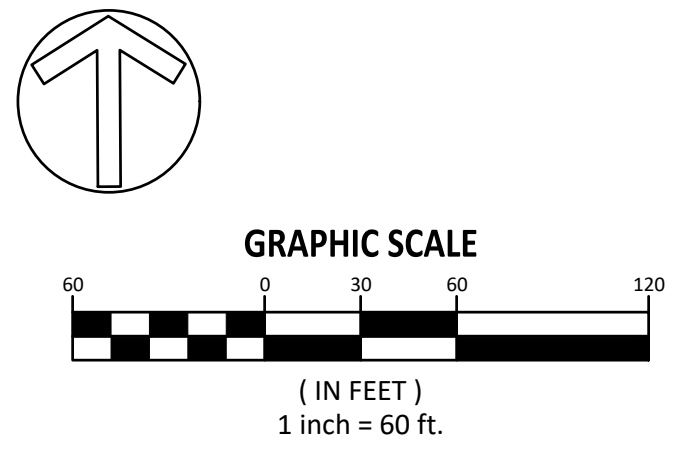
Lots Areas		
Parcel No.	Area (sf)	
21	2762	
22	2763	
23	2287	
24	2288	
25	2288	
26	2288	
27	2766	
28	2763	
29	2285	
30	2304	
31	2378	
32	2514	
33	3314	
34	2900	
35	2400	
36	2400	
37	2400	
38	2400	
39	2880	
40	3034	

Lots Areas		
Parcel No.	Area (sf)	
41	2670	
42	2739	
43	2738	
44	2670	
45	3034	
46	2898	
47	2403	
48	2407	
49	2412	
50	2416	
51	2925	
52	2905	
53	2411	
54	2417	
55	2423	
56	2425	
57	2916	
58	2952	
59	2473	
60	2485	

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

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

LEGEND	
	OPEN SPACE
	ACTIVE OPEN SPACE
	BLOCKS
	SIGHT DISTANCE TRIANGLE



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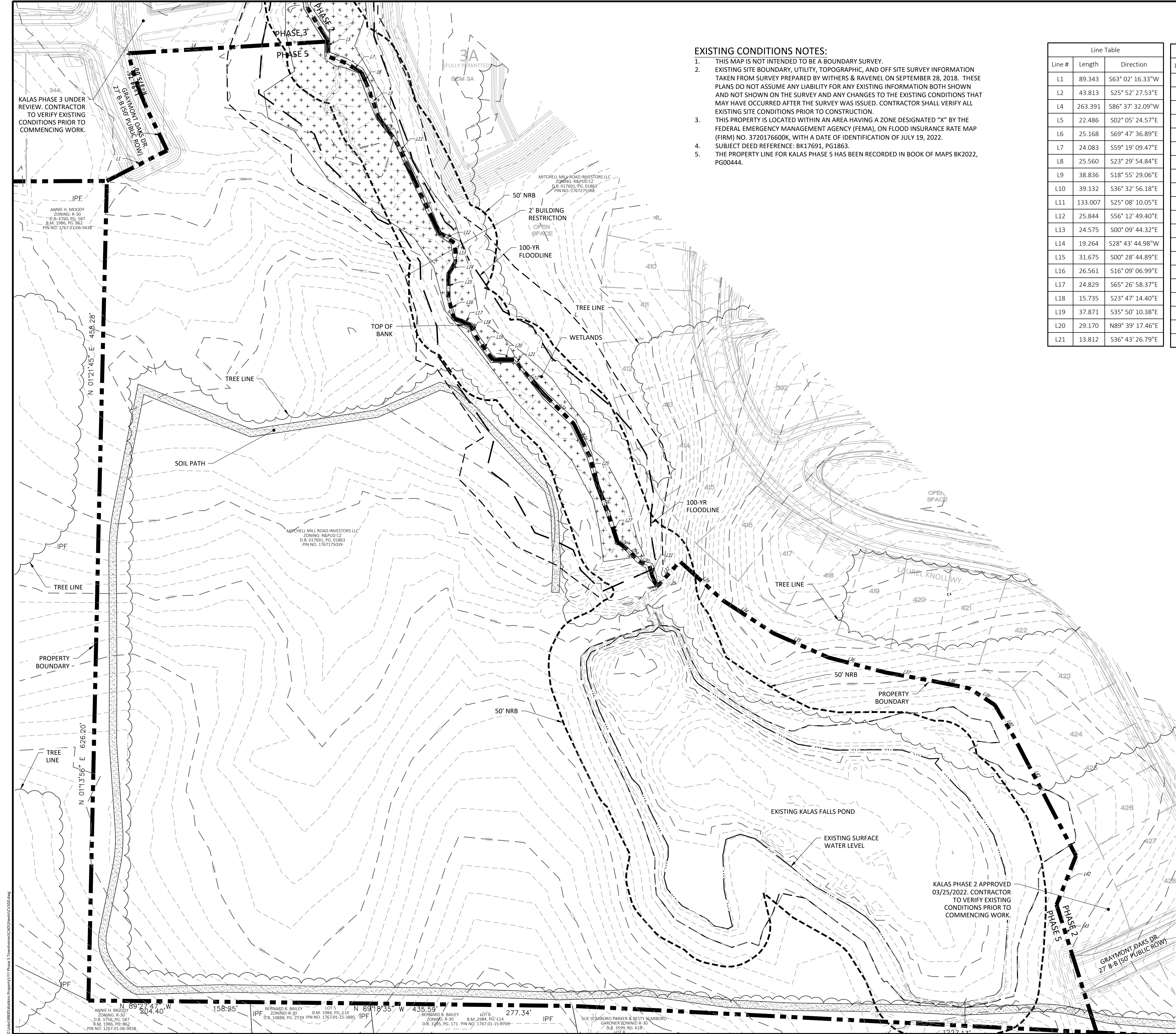
**STIPULATION FOR REUSE**  
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**KALAS FALLS PHASE 5 PRELIMINARY PLAT PSP-24-04**  
 TOWN OF ROLESVILLE, WAKE COUNTY, NC

JOB NUMBER:	R180115
CHECKED BY:	JK
DRAWN BY:	GE, RC
DATE:	12-21-2024
SHEET TITLE:	<b>LOT AREAS AND OPEN SPACE PLAN</b>
SHEET NO.:	<b>G-003</b>



2025-01-13

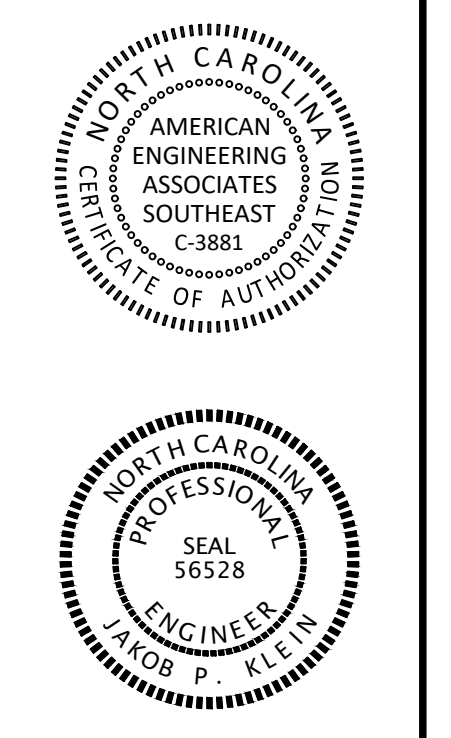
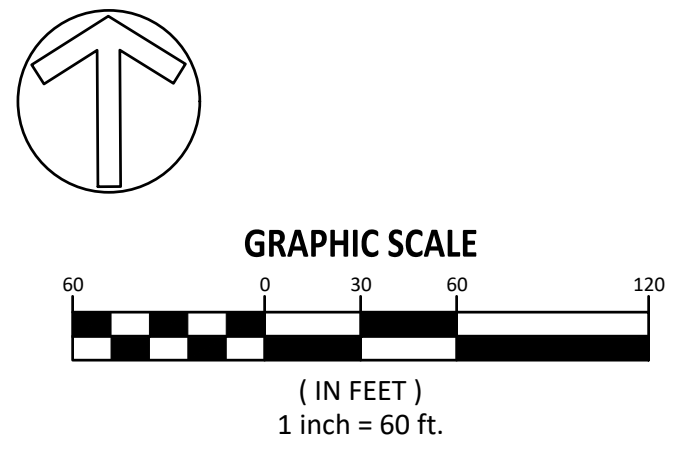


- EXISTING CONDITIONS NOTES:**
1. THIS MAP IS NOT INTENDED TO BE A BOUNDARY SURVEY.
  2. EXISTING SITE BOUNDARY, UTILITY, TOPOGRAPHIC, AND OFF SITE SURVEY INFORMATION TAKEN FROM SURVEY PREPARED BY WITHERS & RAVENEL ON SEPTEMBER 28, 2018. THESE PLANS DO NOT ASSUME ANY LIABILITY FOR ANY EXISTING INFORMATION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

Line Table			Line Table			Line Table		
Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
L1	89.343	S63° 02' 16.33"W	L22	45.322	S41° 08' 47.23"E	L42	69.570	S21° 36' 27.12"W
L2	43.813	S25° 52' 27.53"E	L23	54.899	S45° 19' 18.20"E	L43	177.063	S17° 23' 47.01"E
L4	263.391	S86° 37' 32.09"W	L24	47.917	S25° 50' 06.75"E			
L5	22.486	S02° 05' 24.57"E	L25	39.430	S15° 02' 47.01"E			
L6	25.168	S69° 47' 36.89"E	L26	45.154	S20° 07' 39.03"E			
L7	24.083	S59° 19' 09.47"E	L27	34.935	S18° 40' 54.88"E			
L8	25.560	S23° 29' 54.84"E	L28	12.483	S55° 05' 51.02"E			
L9	38.836	S18° 55' 29.06"E	L29	25.873	S44° 58' 25.51"E			
L10	39.132	S36° 32' 56.18"E	L30	14.659	S66° 50' 21.80"E			
L11	133.007	S25° 08' 10.05"E	L31	14.960	S16° 06' 27.70"E			
L12	25.844	S56° 12' 49.40"E	L32	44.962	N42° 07' 50.30"E			
L13	24.575	S00° 09' 44.32"E	L33	77.309	S47° 52' 09.70"E			
L14	19.264	S28° 43' 44.98"W	L34	79.493	S57° 02' 25.30"E			
L15	31.675	S00° 28' 44.89"E	L35	79.294	S66° 11' 59.22"E			
L16	26.561	S16° 09' 06.99"E	L36	77.675	S75° 19' 43.78"E			
L17	24.829	S65° 26' 58.37"E	L37	60.955	S79° 44' 14.64"E			
L18	15.735	S23° 47' 14.40"E	L38	52.005	S78° 44' 11.36"E			
L19	37.871	S35° 50' 10.38"E	L39	40.296	S56° 52' 01.66"E			
L20	29.170	N89° 39' 17.46"E	L40	48.687	S30° 52' 42.44"E			
L21	13.812	S36° 43' 26.79"E	L41	178.032	S27° 32' 01.54"E			

**SITE LEGEND**

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



NO.	DATE	REVISION:
1	08-07-2024	Preliminary Plot Submitted #1
2	12-21-2024	Preliminary Plot Submitted #2

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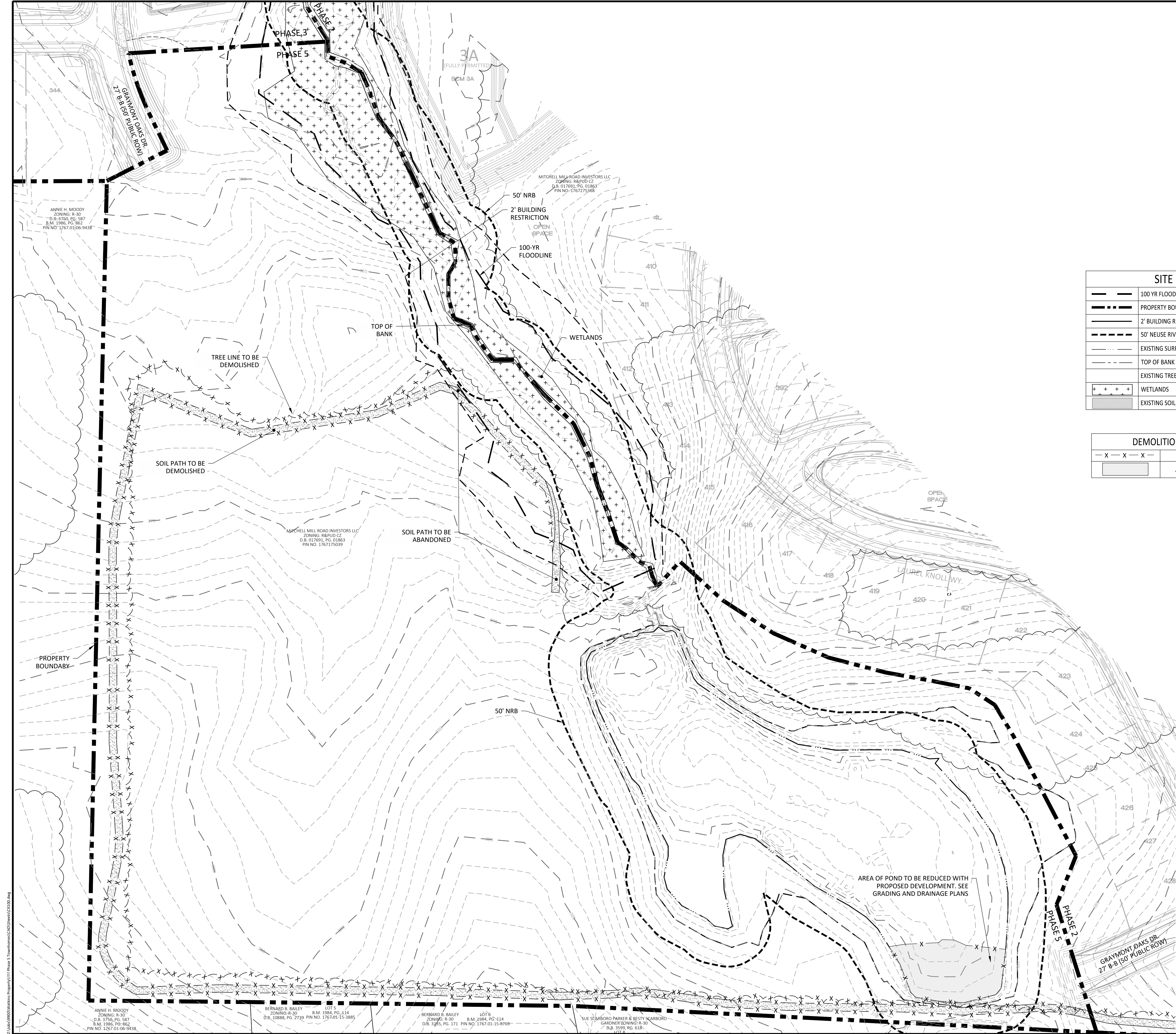
**KALAS FALLS PHASE 5 PRELIMINARY PLAT PSP-24-04**  
**TOWN OF ROLESVILLE, WAKE COUNTY, NC**

JOB NUMBER: R180115  
 CHECKED BY: JK  
 DRAWN BY: GE, RC  
 DATE: 12-21-2024  
 SHEET TITLE: **EXISTING CONDITIONS**

SHEET NO.: **CV100**

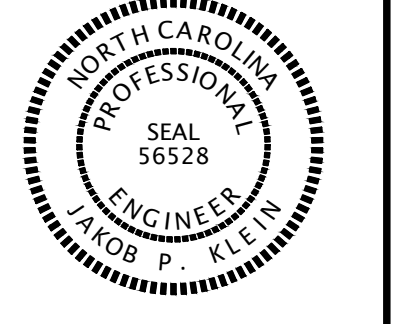
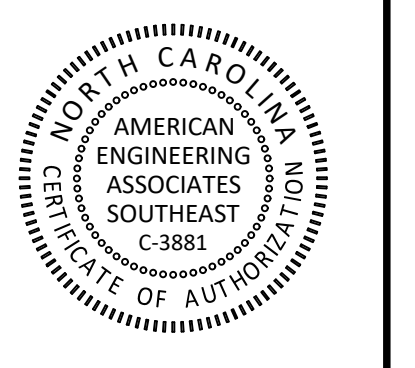
\*\*\* 3 Days Before Digging \*\*\*  
 North Carolina 811  
 811 or 1-800-632-4949  
 Remote Ticket Entry  
<http://nc811.org/remoteticketentry.htm>

2025-01-13



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

DEMOLITION LEGEND	
	TO BE DEMOLISHED
	AREA TO BE DEMOLISHED



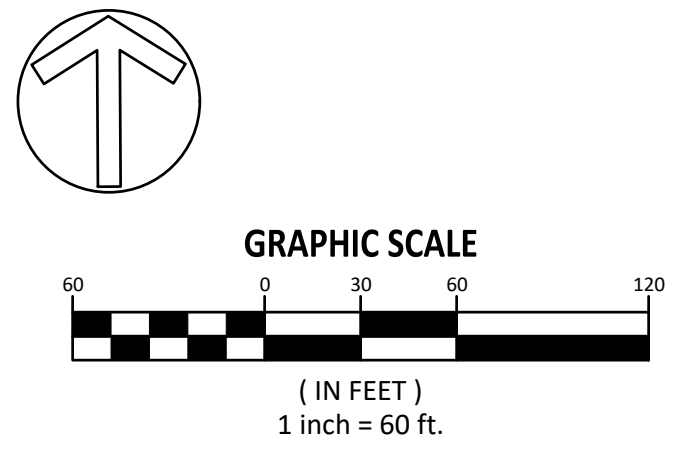
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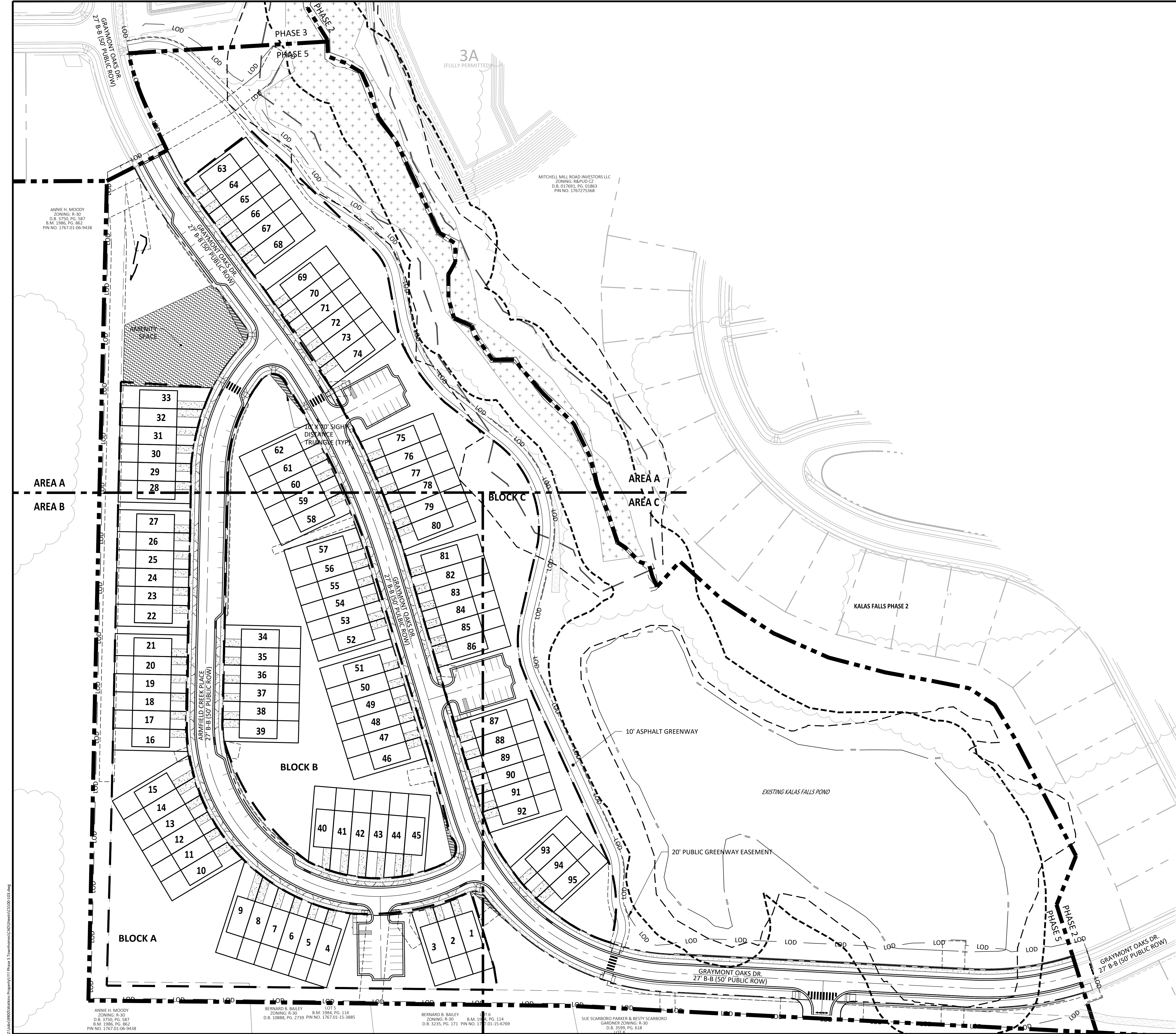
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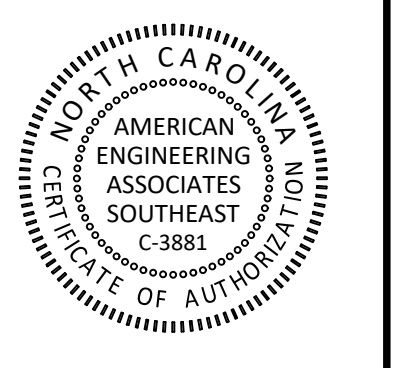
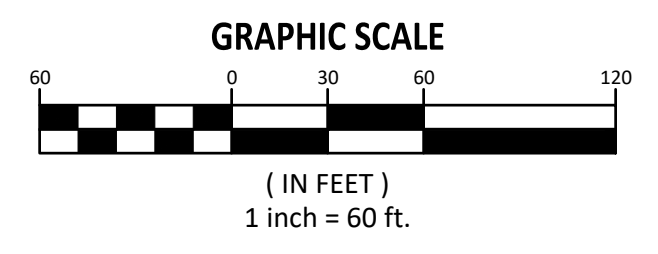
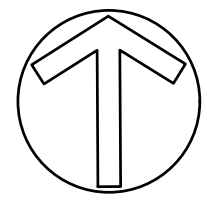
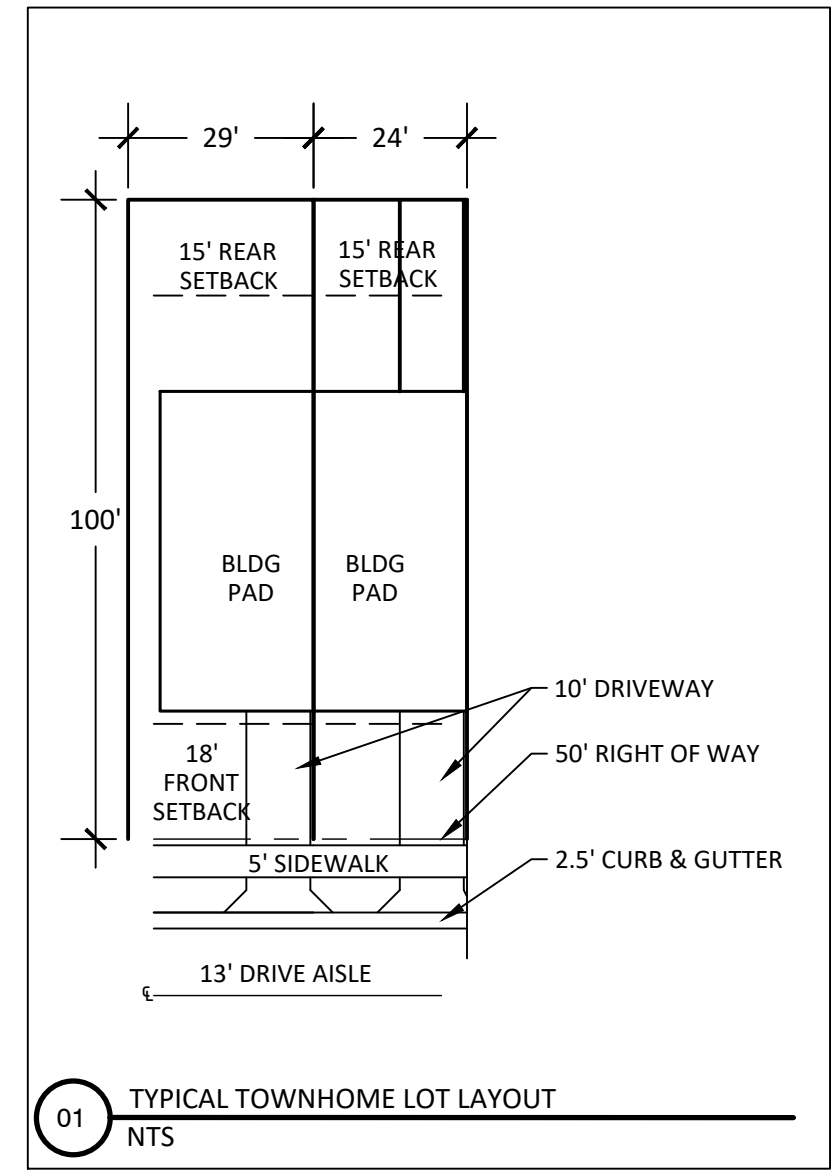
**DEMOLITION PLAN**  
 SHEET NO.: **CX100**



Z:\Users\jmoody\My Documents\Projects\1111\Phase 5\_Township\CAD\DWG\CX100.dwg



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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**PSP-24-04**  
 TOWN OF ROLESVILLE, WAKE COUNTY, NC

JOB NUMBER: R180115  
 CHECKED BY: JK  
 DRAWN BY: GE, RC  
 DATE: 12-21-2024

SHEET TITLE:  
**OVERALL SITE PLAN**  
 SHEET NO.:  
**CS100**

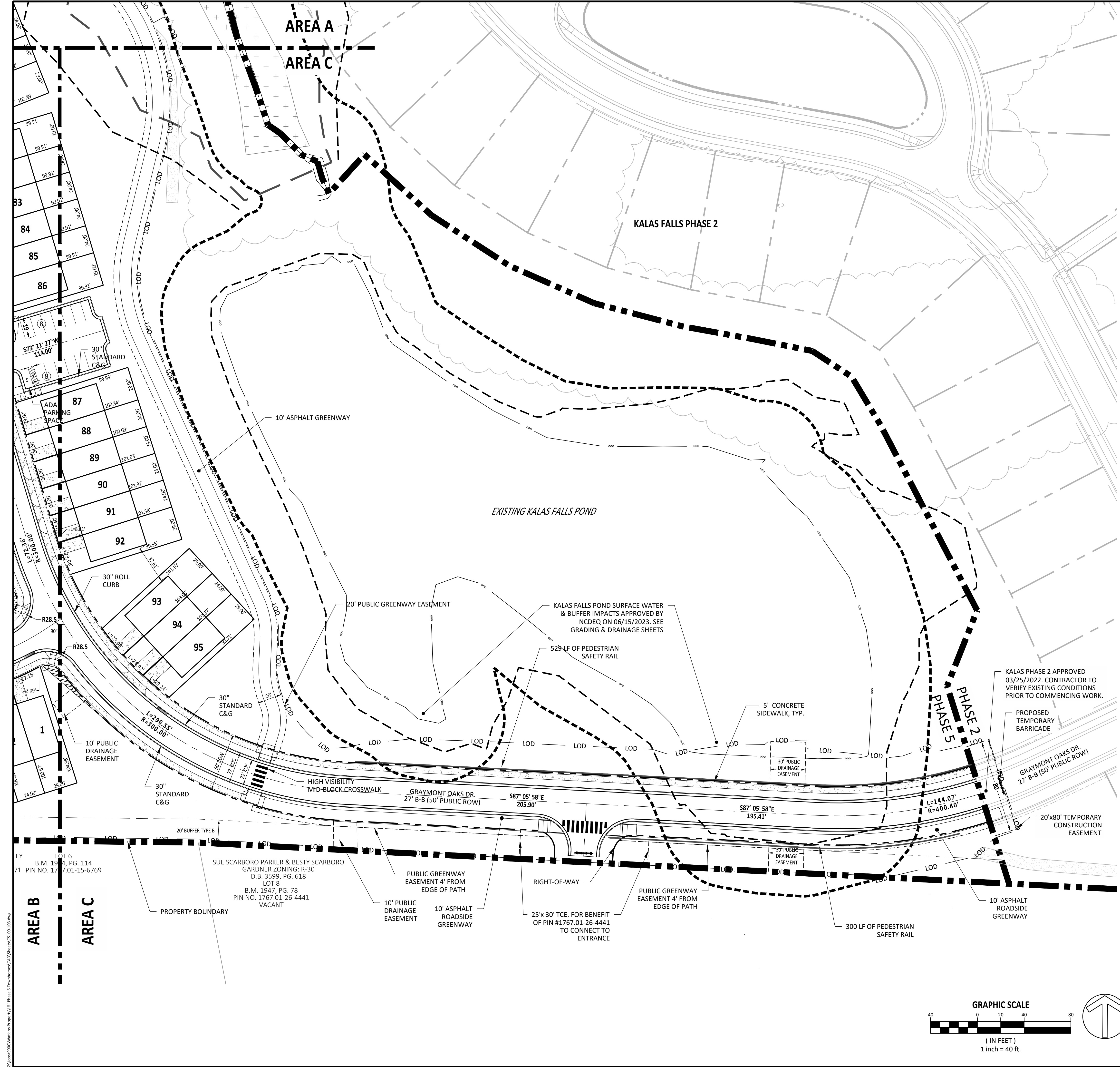
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ANNIE H. MOODY ZONING: R-30 D.B. 3750, PG. 587 B.M. 1986, PG. 862 PIN NO. 1767-01-06-9438  
 BERNARD B. BAILEY ZONING: R-30 D.B. 10688, PG. 2739 PIN NO. 1767-01-15-3885  
 BERNARD B. BAILEY ZONING: R-30 D.B. 3235, PG. 171 PIN NO. 17-01-15-6769  
 SUE SCARBORO PARKER & BESTY SCARBORO GARDNER ZONING: R-30 D.B. 3550, PG. 618 D.B. 6178



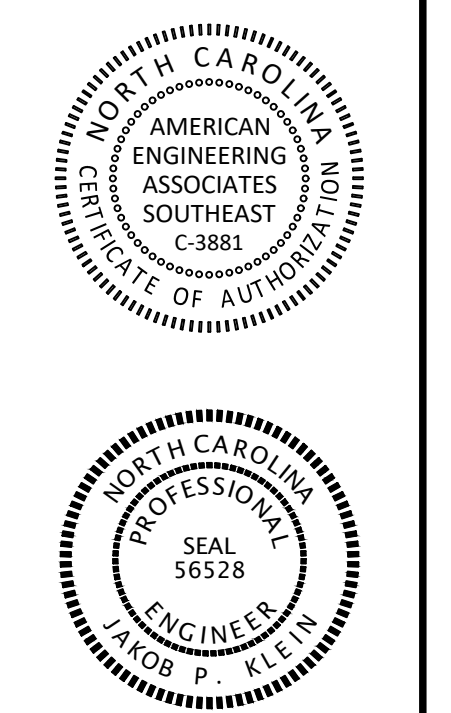
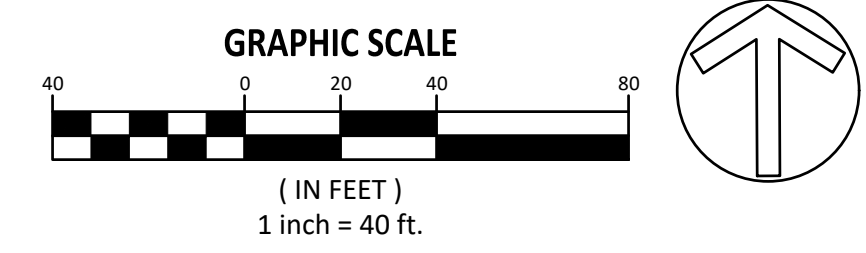






SITE LEGEND	
	100 YR FLOODLINE
	PROPERTY BOUNDARY/PHASE LINE
	2' BUILDING RESTRICTION LINE
	50' NEUSE RIVER BUFFER
	PROPOSED SURFACE WATER LEVEL
	RIGHT-OF-WAY
	LIMITS OF DISTURBANCE
	LOT LINE
	WETLANDS
	AMENITY AREA
	CONCRETE
	10' CURB TRANSITION

- NOTES:
- LOD IS LIMITS OF DISTURBANCE.
  - TCE IS TEMPORARY CONSTRUCTION EASEMENT.



NO.	DATE	REVISION:
1	08-07-2024	Preliminary Plot Submittal #1
2	12-02-2024	Preliminary Plot Submittal #2

**STIPULATION FOR REUSE**  
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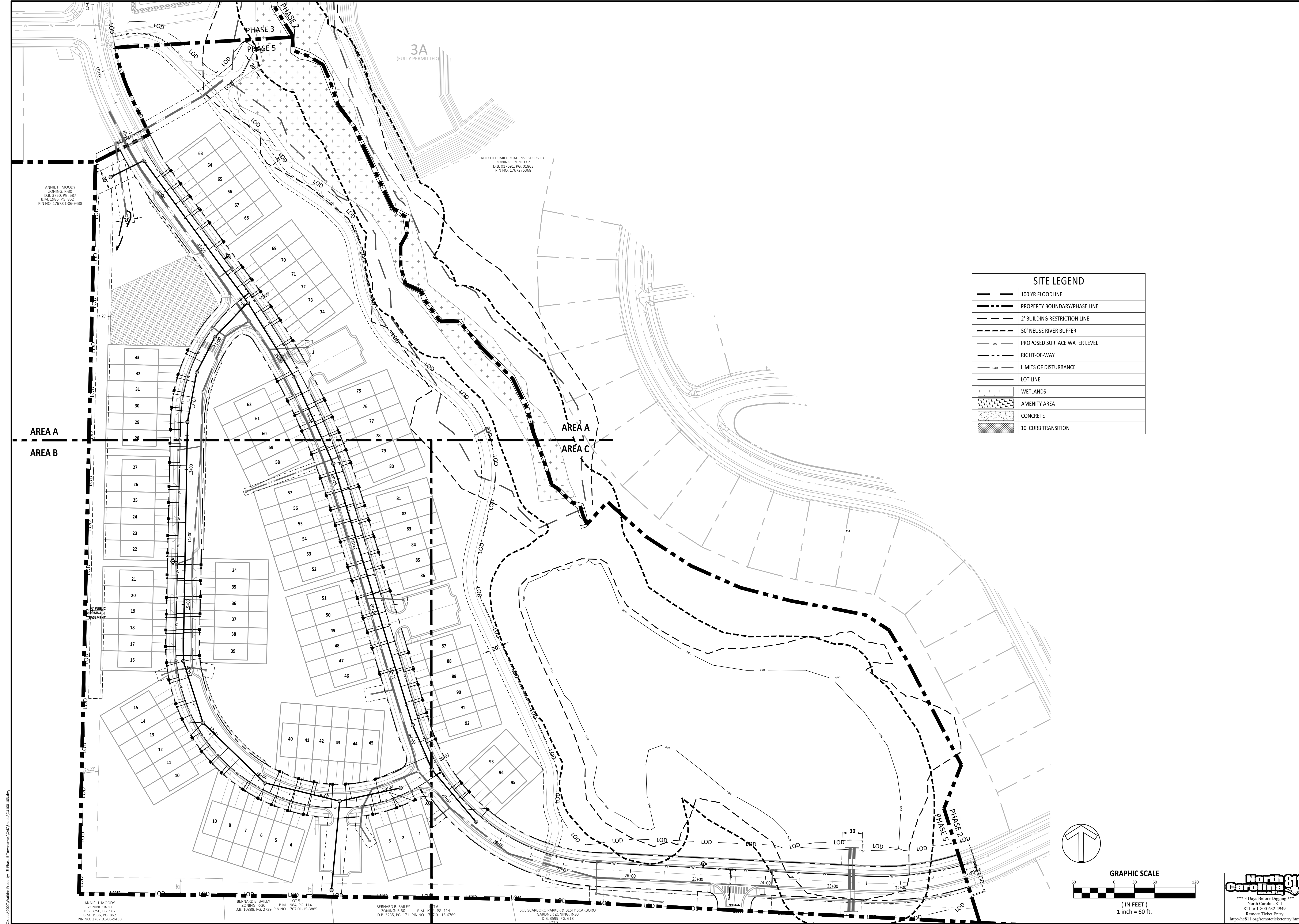
**KALAS FALLS PHASE 5 PRELIMINARY PLAT PSP-24-04 TOWN OF ROLESVILLE, WAKE COUNTY, NC**

JOB NUMBER:	R180115
CHECKED BY:	JK
DRAWN BY:	GE, RC
DATE:	12-21-2024
SHEET TITLE:	<b>SITE PLAN AREA C</b>
SHEET NO.:	<b>CS402</b>



Z:\p\1000\Workshop\Program\11\Phase 5\_Township\CAD\Sheet\CS402.dwg 2025-01-13





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

MITCHELL MILL ROAD INVESTORS LLC  
ZONING: R6PUD CZ  
D.B. 017891, PG. 03263  
PIN NO. 1767275368

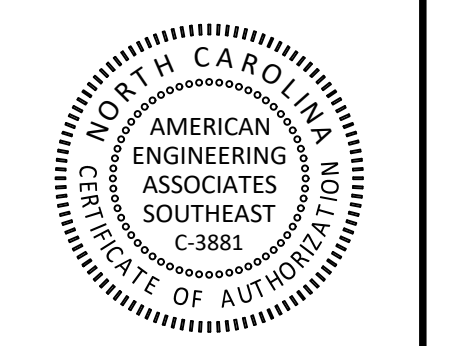
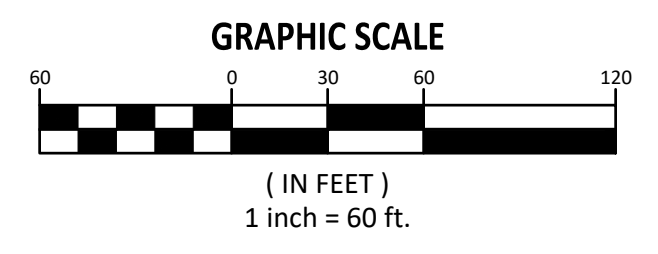
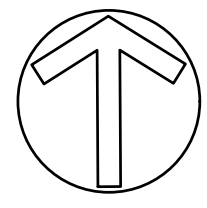
ANNIE H. MOODY  
ZONING: R-30  
D.B. 3750, PG. 587  
B.M. 1986, PG. 862  
PIN NO. 1767-01-06-9438

BERNARD B. BAILEY  
ZONING: R-30  
D.B. 10888, PG. 2739  
PIN NO. 1767-01-15-3885

BERNARD B. BAILEY  
ZONING: R-30  
D.B. 3235, PG. 171  
PIN NO. 17-01-15-6769

SUE SCARBORO PARKER & BESTY SCARBORO  
GARDNER ZONING: R-30  
D.B. 3559, PG. 618  
D.B. 0129

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



NO.	DATE	REVISION
1	08-07-2024	Preliminary Plat Submitted #1
2	12-21-2024	Preliminary Plat Submitted #2

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**KALAS FALLS  
PHASE 5  
PRELIMINARY PLAT  
PSP-24-04  
TOWN OF ROLESVILLE,  
WAKE COUNTY, NC**

JOB NUMBER: R180115  
CHECKED BY: JK  
DRAWN BY: GE, RC  
DATE: 12-21-2024

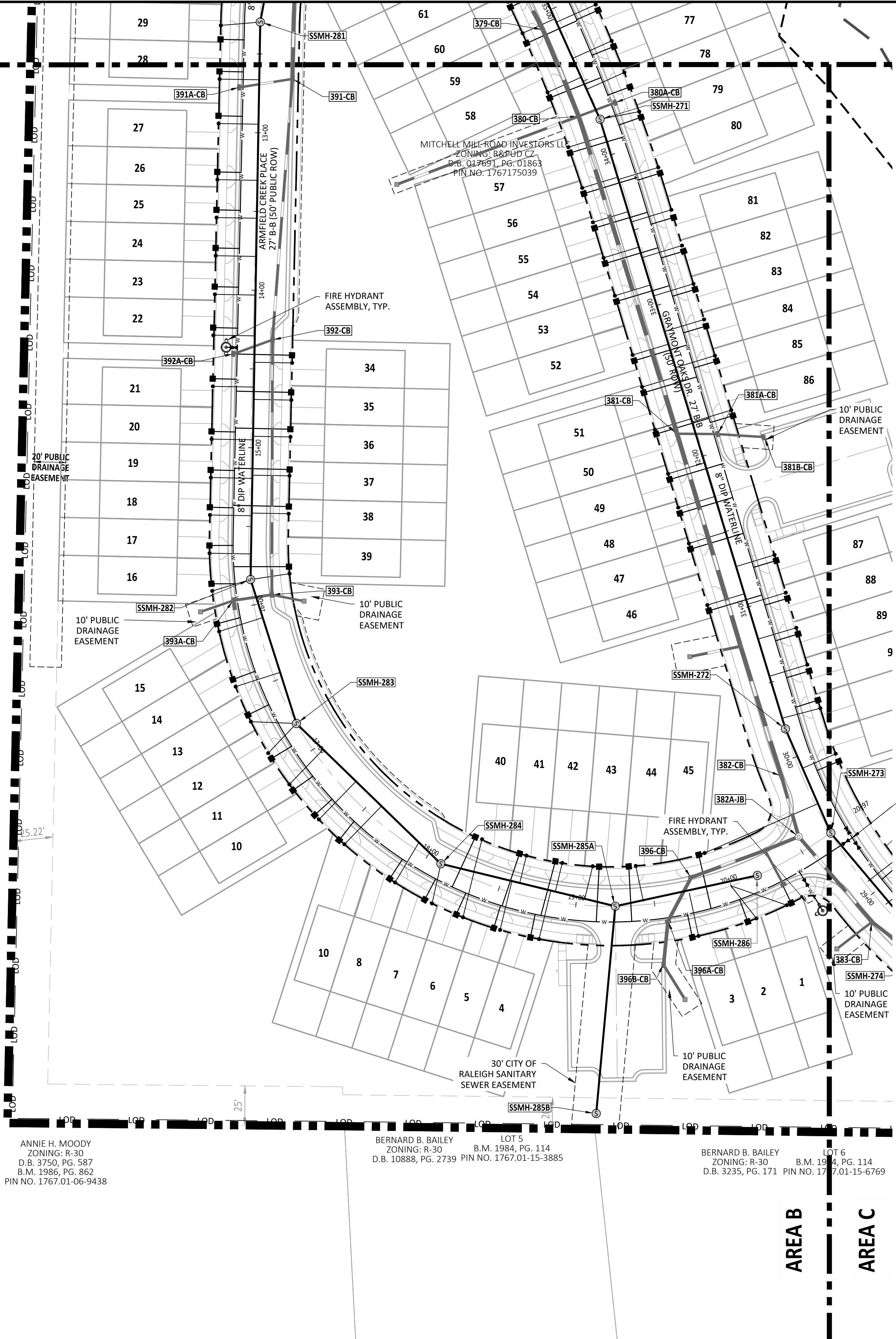
SHEET TITLE:  
**UTILITY PLAN  
OVERALL**

SHEET NO.:  
**CU100**





AREA A  
AREA B

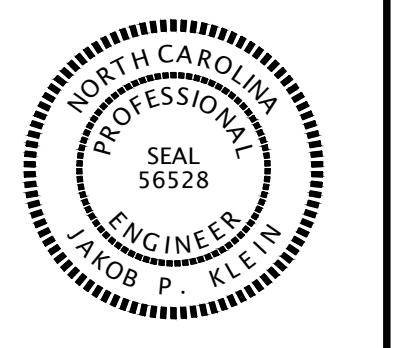
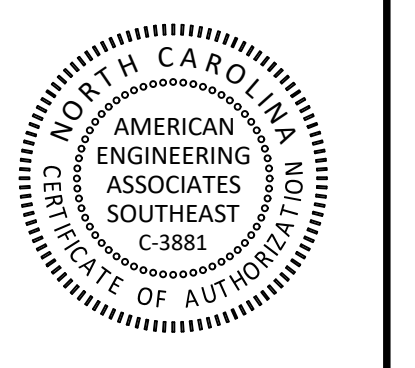
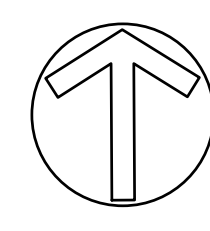
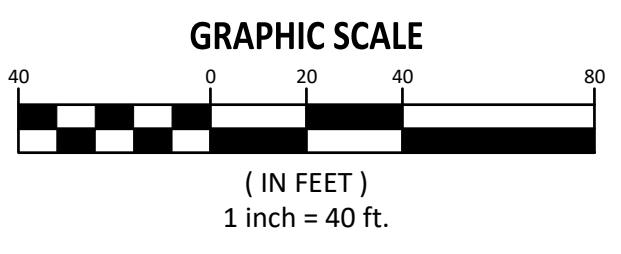


SITE LEGEND	
	100 YR FLOODLINE
	PROPERTY BOUNDARY/PHASE LINE
	2' BUILDING RESTRICTION LINE
	50' NEUSE RIVER BUFFER
	PROPOSED SURFACE WATER LEVEL
	RIGHT-OF-WAY
	LIMITS OF DISTURBANCE
	LOT LINE
	WETLANDS
	AMENITY AREA
	CONCRETE
	10' CURB TRANSITION

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



NO.	DATE	REVISION:
1	08-07-2024	Preliminary Plat Submitted #1
2	12-21-2024	Preliminary Plat Submitted #2

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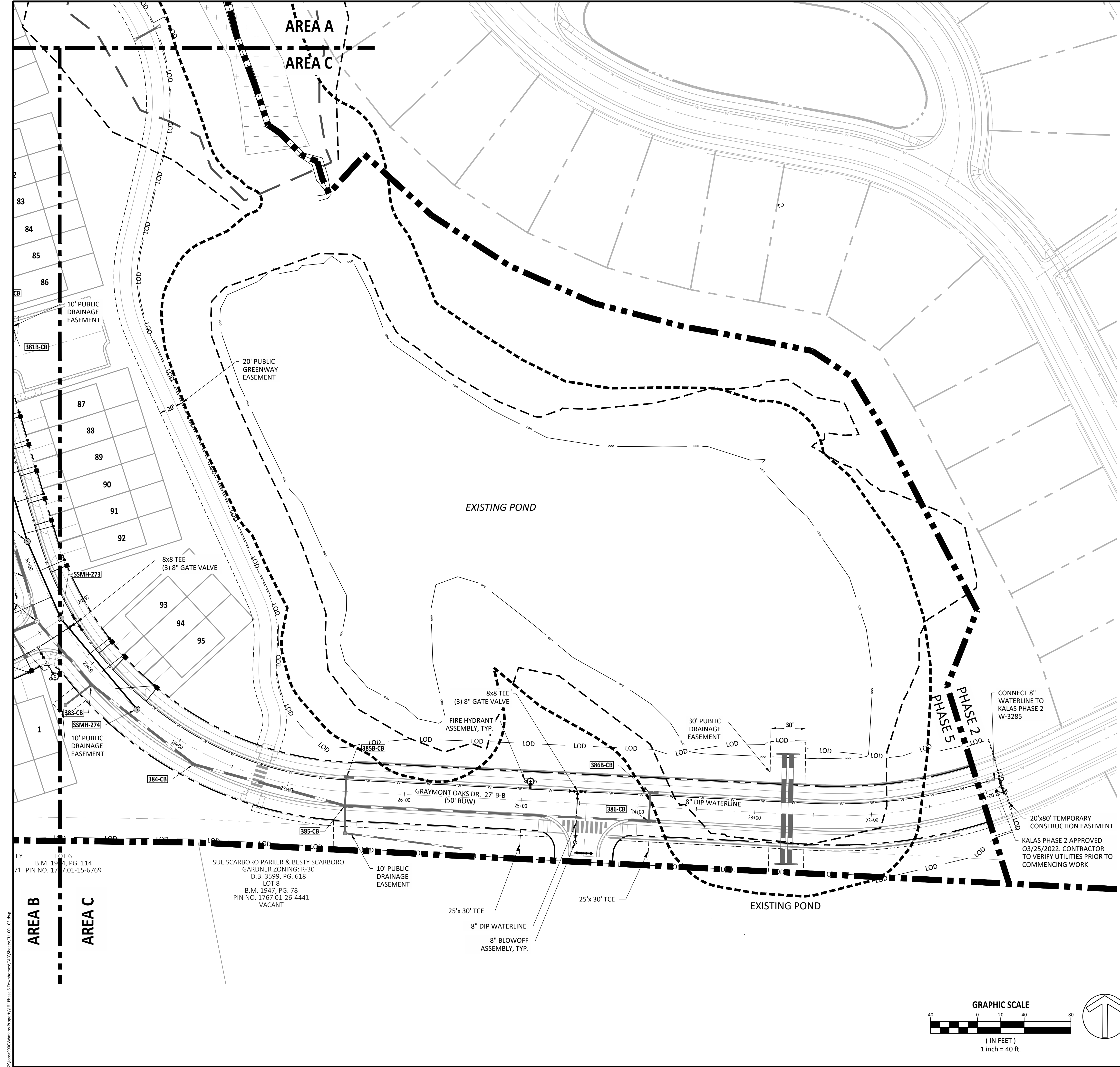
**KALAS FALLS  
PHASE 5  
PRELIMINARY PLAT  
PSP-2-4-04  
TOWN OF ROLESVILLE,  
WAKE COUNTY, NC**

JOB NUMBER: R180115  
CHECKED BY: JK  
DRAWN BY: GE, RC  
DATE: 12-21-2024

SHEET TITLE:  
**UTILITY PLAN  
AREA B**

SHEET NO.:  
**CU102**





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

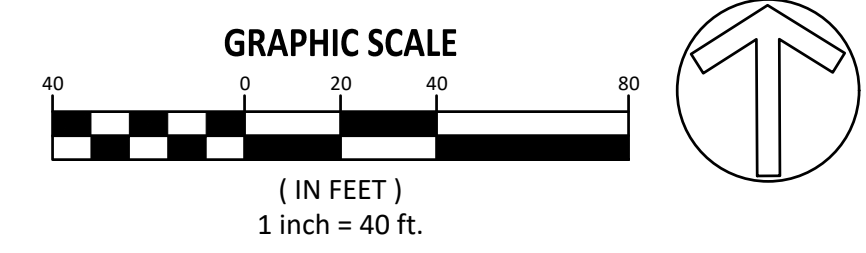


NO.	DATE	REVISION
1	08-07-2024	Preliminary Plot Submitted #1
2	12-20-2024	Preliminary Plot Submitted #2

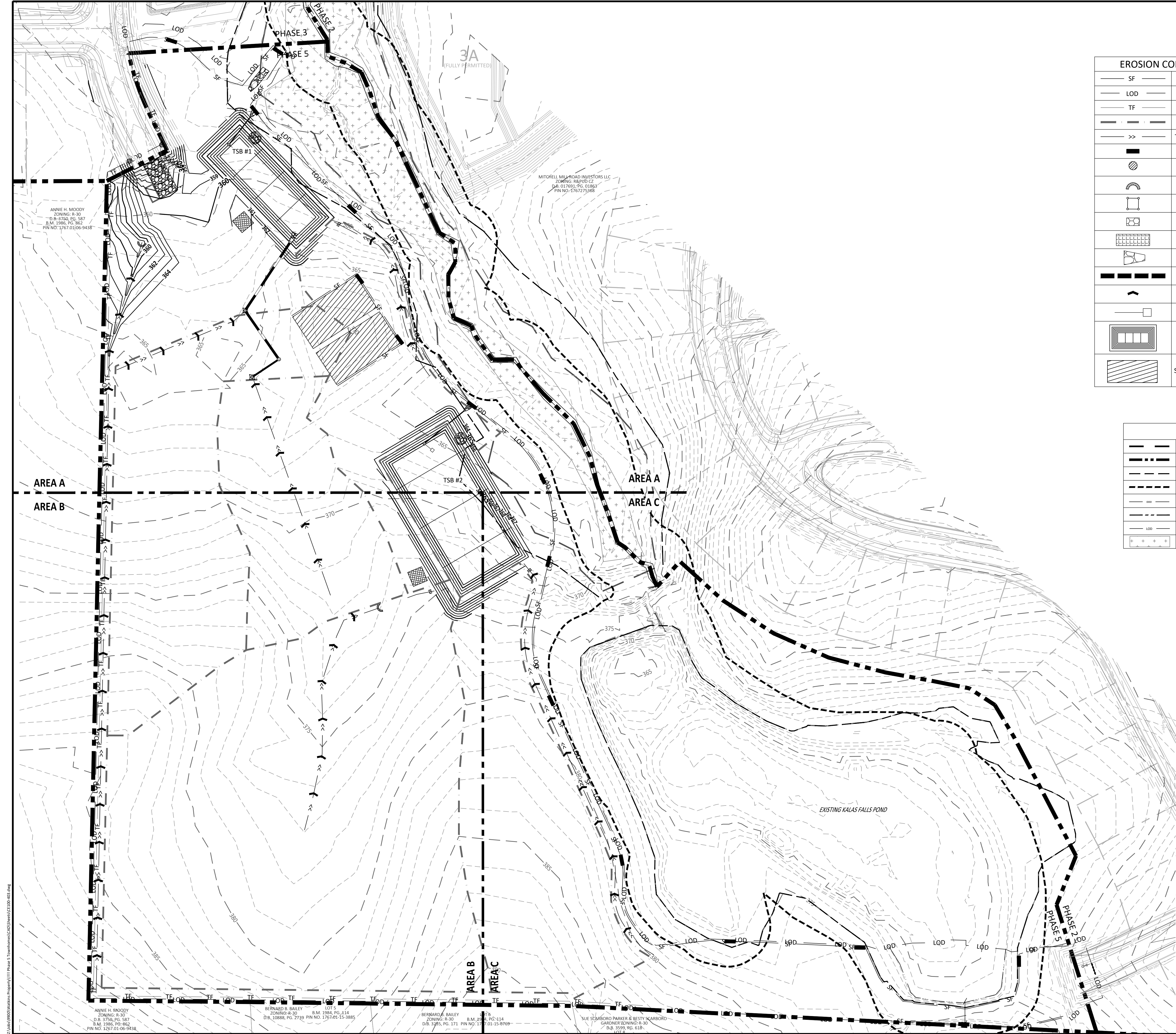
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**KALAS FALLS PHASE 5 PRELIMINARY PLAT**  
 PSP-24-04  
 TOWN OF ROLESVILLE, WAKE COUNTY, NC

JOB NUMBER:	R180115
CHECKED BY:	JK
DRAWN BY:	GE, RC
DATE:	12-21-2024
SHEET TITLE:	<b>UTILITY PLAN AREA C</b>
SHEET NO.:	<b>CU103</b>



2:\p\811\Utility\Utility Program\1111 Phase 5\_Townhome\CAD\Sheet\CU103.dwg 2025-01-13



EROSION CONTROL LEGEND		REFERENCE DETAIL
	SILT FENCE	CE502
	LIMITS OF DISTURBANCE	
	TREE PROTECTION FENCE	CE503
	DRAINAGE AREA	TBD
	TEMPORARY DIVERSION DITCH	TBD
	SILT FENCE OUTLET	CE502
	SEDIMENT SACK INLET PROTECTION	TBD
	STANDARD PIPE INLET PROTECTION	TBD
	GRAVEL INLET PROTECTION	CE502
	GRAVEL CHECK DAM	TBD
	MAINTENANCE PAD	TBD
	RIPRAP DISSIPATOR	TBD
	DRAINAGE PIPE	TBD
	WATTLE	TBD
	SKIMMER	TBD
	TEMPORARY SKIMMER BASIN	TBD
	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

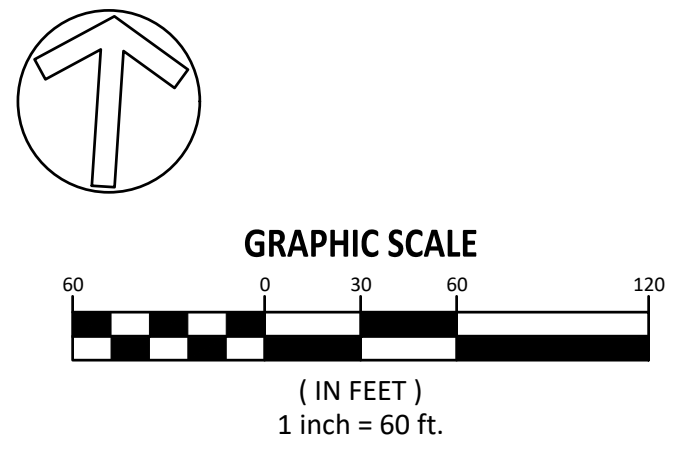


NO.	DATE	REVISION:
1	08-07-2024	Preliminary Plot Submitted #1
2	12-21-2024	Preliminary Plot Submitted #2

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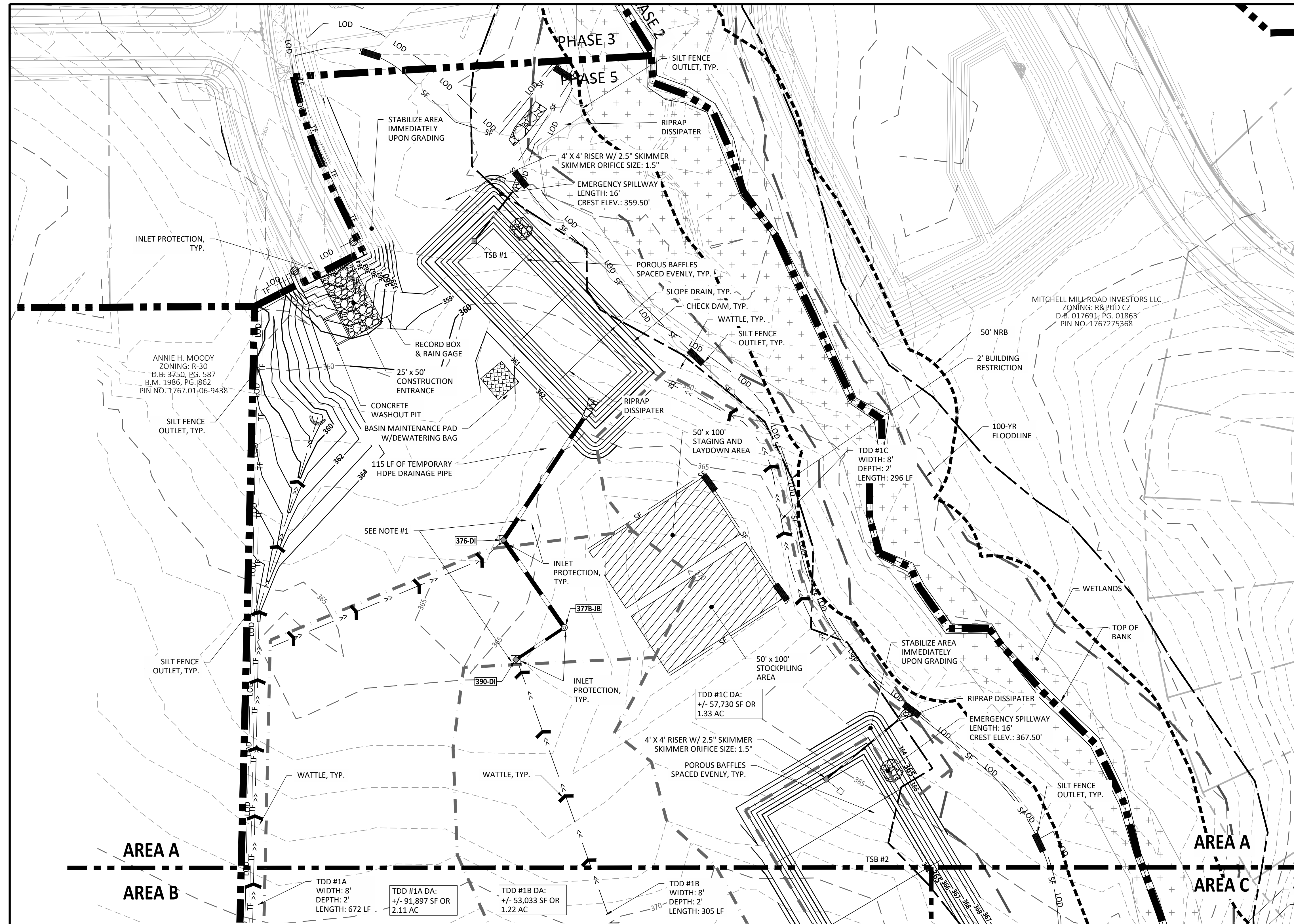
**KALAS FALLS  
 PHASE 5  
 PRELIMINARY PLAT  
 PSP-24-04  
 TOWN OF ROLESVILLE,  
 WAKE COUNTY, NC**

JOB NUMBER: R180115  
 CHECKED BY: JK  
 DRAWN BY: GE, RC  
 DATE: 12-21-2024  
 SHEET TITLE:  
**ESC PHASE 1  
 OVERALL**  
 SHEET NO.:  
**CE100**



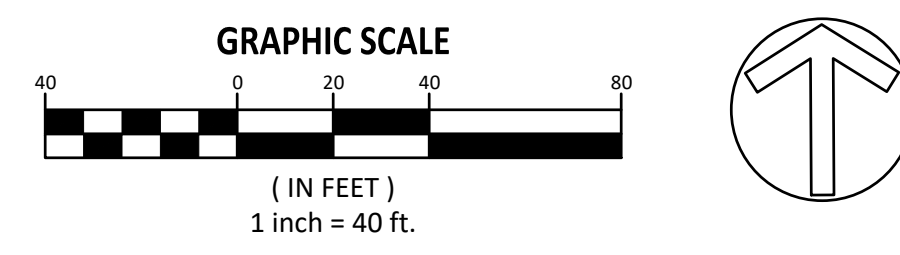
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2025-01-13

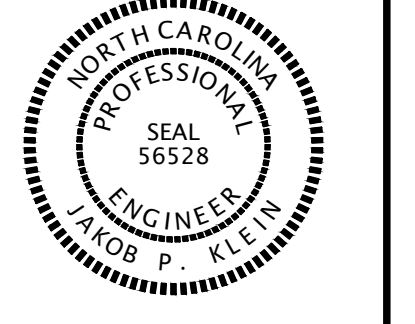
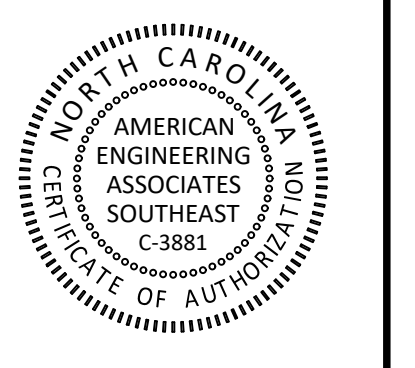
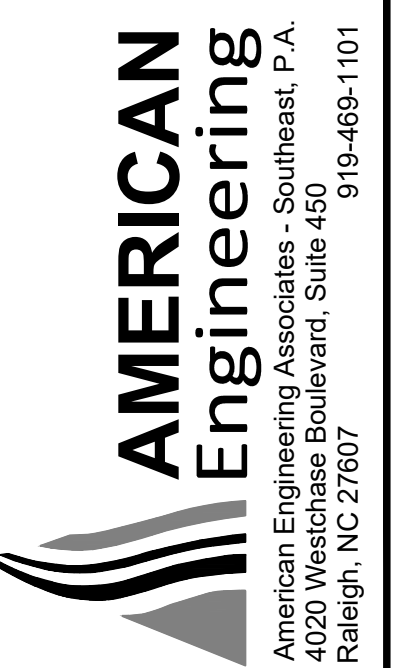


EROSION CONTROL LEGEND		REFERENCE DETAIL
	SILT FENCE	TBD
	LIMITS OF DISTURBANCE	TBD
	TREE PROTECTION FENCE	TBD
	DRAINAGE AREA	TBD
	TEMPORARY DIVERSION DITCH	TBD
	SILT FENCE OUTLET	TBD
	SEDIMENT SACK INLET PROTECTION	TBD
	STANDARD PIPE INLET PROTECTION	TBD
	GRAVEL INLET PROTECTION	TBD
	GRAVEL CHECK DAM	TBD
	MAINTENANCE PAD	TBD
	RIPRAP DISSIPATOR	TBD
	DRAINAGE PIPE	TBD
	WATTLE	TBD
	SKIMMER	TBD
	TEMPORARY SKIMMER BASIN	TBD
	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:
- PERMANENT DRAINAGE INFRASTRUCTURE TO BE INSTALLED TO CONVEY STORM DRAINAGE DURING STAGE 1 OF THE EROSION AND SEDIMENT CONTROL PLAN, ALLOWING FOR ROAD CONSTRUCTION. STRUCTURES TO BE RETROFITTED, IF NECESSARY, FOLLOWING THE COMPLETION OF INITIAL ROAD WORK. SEE GRADING AND DRAINAGE SHEETS.
  - TSB IS TEMPORARY SEDIMENT BASIN.
  - TDD IS TEMPORARY DIVERSION DITCH.



NO.	DATE	REVISION
1	08-07-2024	Preliminary Plat Submittal #1
2	12-21-2024	Preliminary Plat Submittal #2

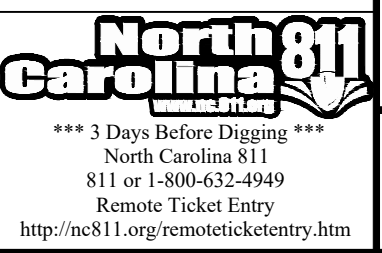
**STIPULATION FOR REUSE**  
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**KALAS FALLS  
 PHASE 5  
 PRELIMINARY PLAT  
 PSP-24-04  
 TOWN OF ROLESVILLE,  
 WAKE COUNTY, NC**

JOB NUMBER: R180115  
 CHECKED BY: JK  
 DRAWN BY: GE, RC  
 DATE: 12-21-2024

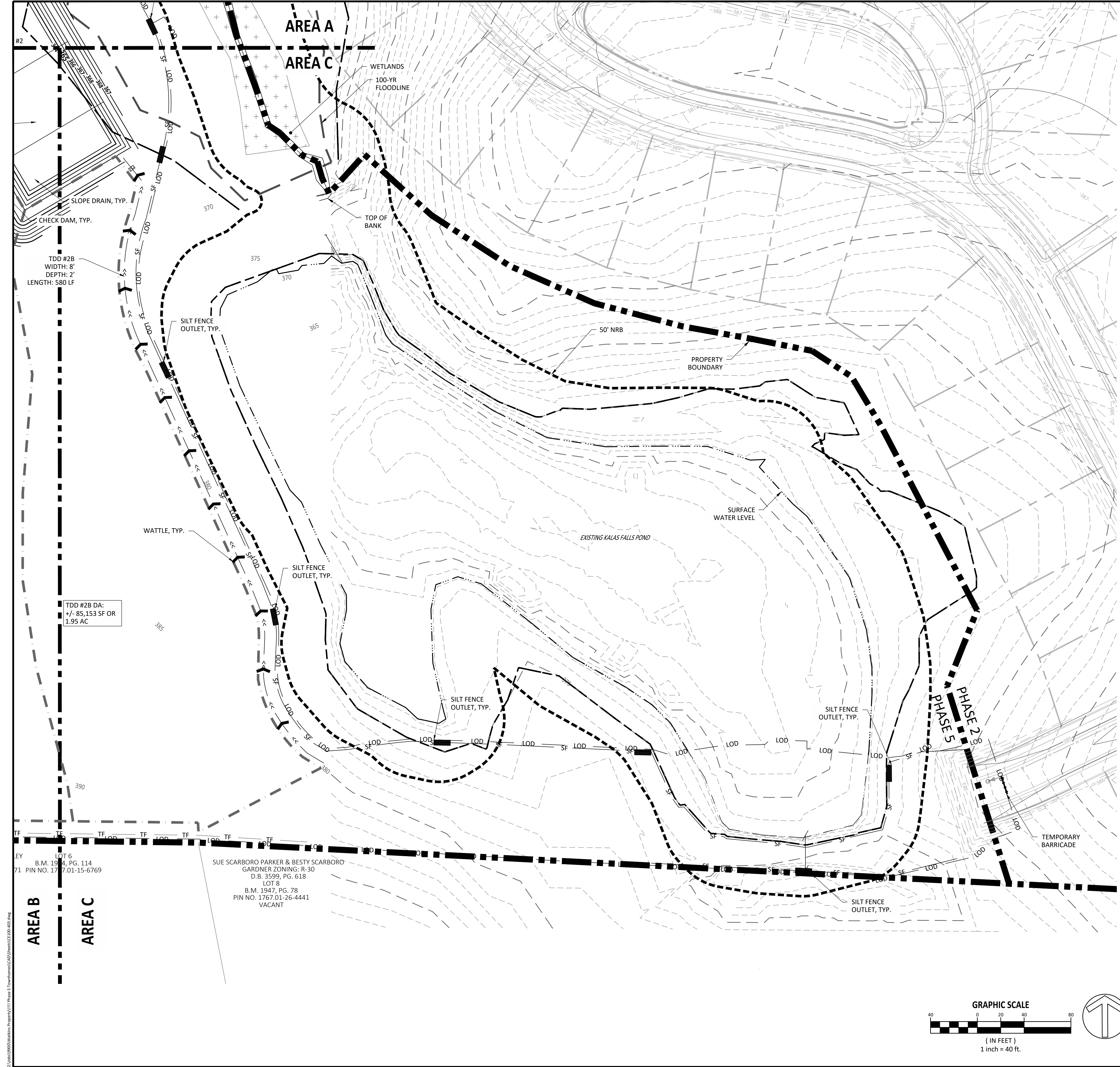
**ESC PHASE 1  
 AREA A**

SHEET NO.:  
**CE400**





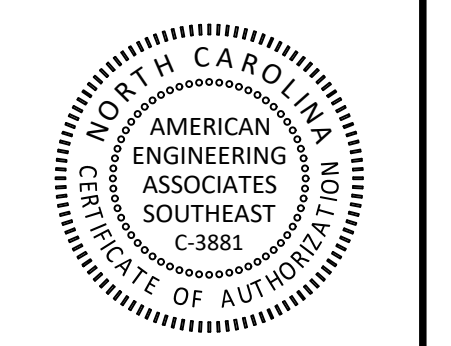
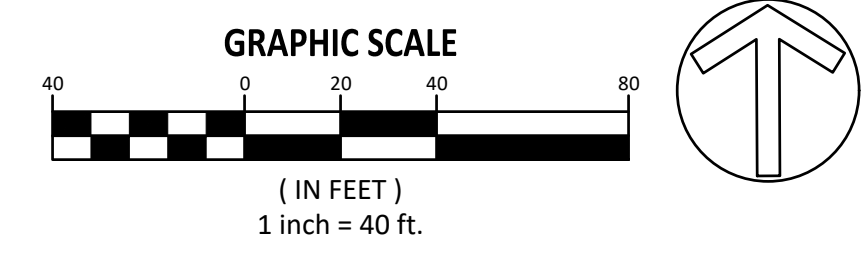




EROSION CONTROL LEGEND		REFERENCE DETAIL
SF	SILT FENCE	TBD
LOD	LIMITS OF DISTURBANCE	TBD
TF	TREE PROTECTION FENCE	TBD
---	DRAINAGE AREA	TBD
>>	TEMPORARY DIVERSION DITCH	TBD
---	SILT FENCE OUTLET	TBD
⊗	SEDIMENT SACK INLET PROTECTION	TBD
⊕	STANDARD PIPE INLET PROTECTION	TBD
⊖	GRAVEL INLET PROTECTION	TBD
⊗	GRAVEL CHECK DAM	TBD
⊖	MAINTENANCE PAD	TBD
⊖	RIPRAP DISSIPATOR	TBD
---	DRAINAGE PIPE	TBD
~	WATTLE	TBD
□	SKIMMER	TBD
⊖	TEMPORARY SKIMMER BASIN	TBD
⊖	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. TSB IS TEMPORARY SEDIMENT BASIN.
  2. TDD IS TEMPORARY DIVERSION DITCH.



NO.	DATE	REVISION:
1	08-07-2024	Preliminary Plot Submitted #1
2	12-21-2024	Preliminary Plot Submitted #2

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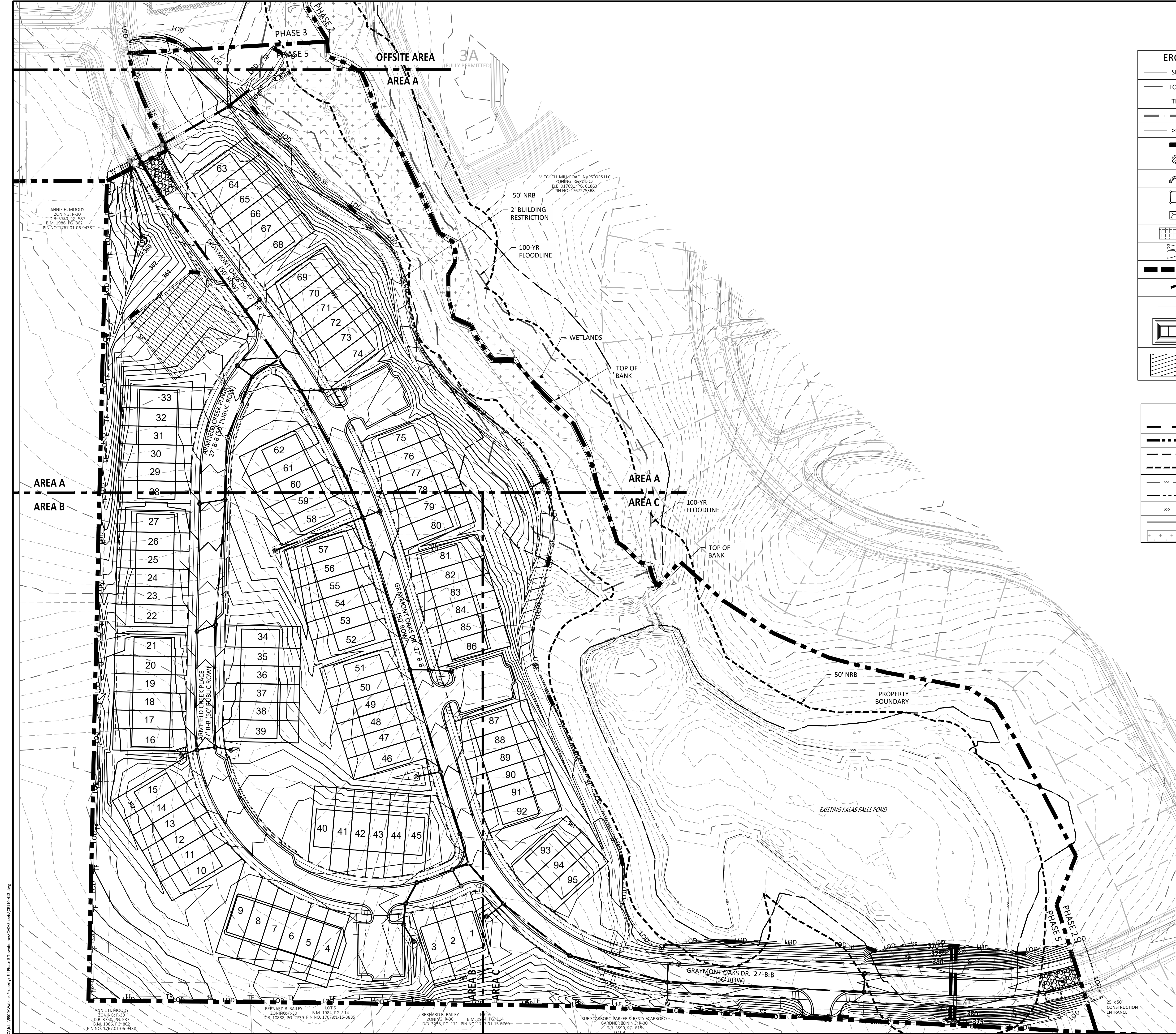
**KALAS FALLS PHASE 5 PRELIMINARY PLAT PSP-24-04 TOWN OF ROLESVILLE, WAKE COUNTY, NC**

JOB NUMBER: R180115  
 CHECKED BY: JK  
 DRAWN BY: GE, RC  
 DATE: 12-21-2024

SHEET TITLE:  
**ESC PHASE 1 AREA C**

SHEET NO.:  
**CE402**





EROSION CONTROL LEGEND		REFERENCE DETAIL
	SILT FENCE	TBD
	LIMITS OF DISTURBANCE	TBD
	TREE PROTECTION FENCE	TBD
	DRAINAGE AREA	TBD
	TEMPORARY DIVERSION DITCH	TBD
	SILT FENCE OUTLET	TBD
	SEDIMENT SACK INLET PROTECTION	TBD
	STANDARD PIPE INLET PROTECTION	TBD
	GRAVEL INLET PROTECTION	TBD
	GRAVEL CHECK DAM	TBD
	MAINTENANCE PAD	TBD
	RIPRAP DISSIPATOR	TBD
	DRAINAGE PIPE	TBD
	WATTLE	TBD
	SKIMMER	TBD
	TEMPORARY SKIMMER BASIN	TBD
	STAGING AND LAYDOWN AREA	TBD

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



NO.	DATE	REVISION:
1	08-07-2024	Preliminary Plat Submittal #1
2	12-02-2024	Preliminary Plat Submittal #2

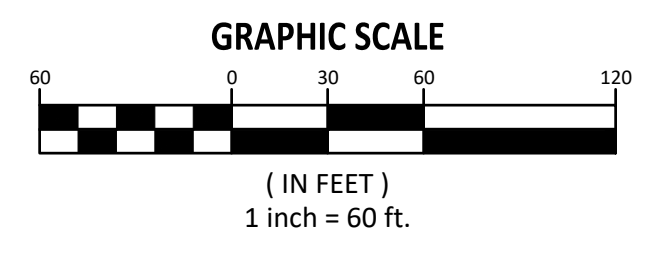
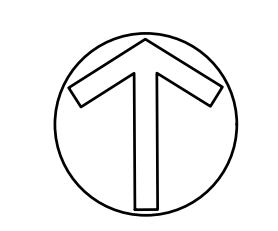
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**KALAS FALLS PHASE 5 PRELIMINARY PLAT PSP-24-04**  
 TOWN OF ROLESVILLE, WAKE COUNTY, NC

JOB NUMBER: R180115  
 CHECKED BY: JK  
 DRAWN BY: GE, RC  
 DATE: 12-21-2024

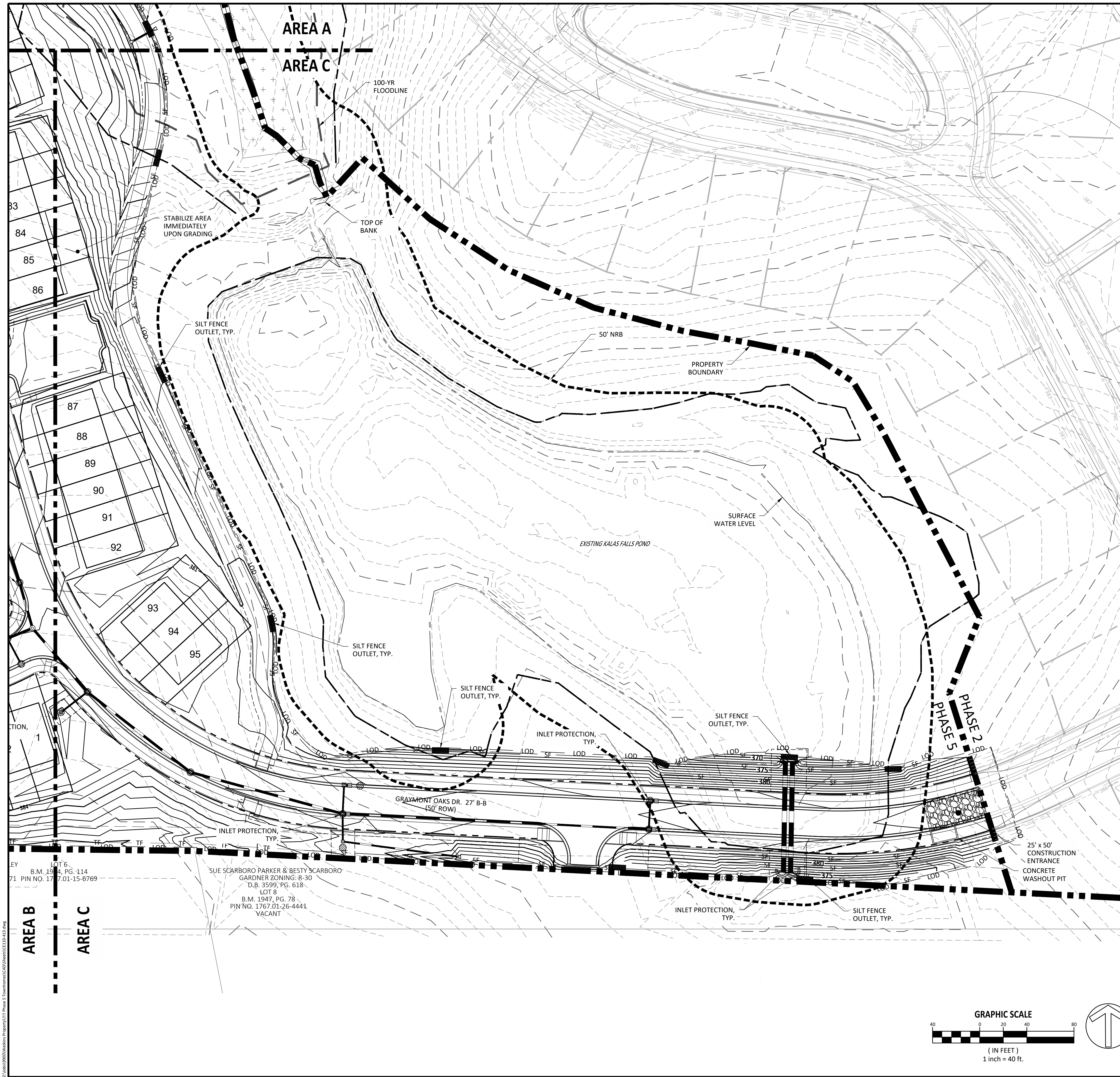
SHEET TITLE:  
**ESC PHASE 2 OVERALL**

SHEET NO.:  
**CE100**



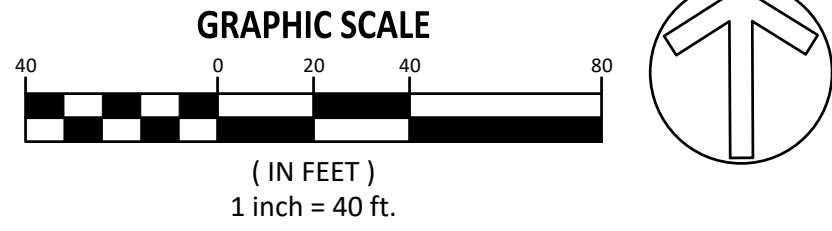






EROSION CONTROL LEGEND		REFERENCE DETAIL
— SF —	SILT FENCE	TBD
— LOD —	LIMITS OF DISTURBANCE	TBD
— TF —	TREE PROTECTION FENCE	TBD
— DA —	DRAINAGE AREA	TBD
— TD —	TEMPORARY DIVERSION DITCH	TBD
— SFO —	SILT FENCE OUTLET	TBD
— SSI —	SEDIMENT SACK INLET PROTECTION	TBD
— SPI —	STANDARD PIPE INLET PROTECTION	TBD
— GI —	GRAVEL INLET PROTECTION	TBD
— GCD —	GRAVEL CHECK DAM	TBD
— MP —	MAINTENANCE PAD	TBD
— RD —	RIPRAP DISSIPATOR	TBD
— DP —	DRAINAGE PIPE	TBD
— W —	WATTLE	TBD
— SK —	SKIMMER	TBD
— TSB —	TEMPORARY SKIMMER BASIN	TBD
— SLA —	STAGING AND LAYDOWN AREA	TBD

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	



NO.	DATE	REVISION:
1	08-07-2024	Preliminary Plot Submitted #1
2	12-21-2024	Preliminary Plot Submitted #2

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**KALAS FALLS PHASE 5 PRELIMINARY PLAT**  
**PSP-24-04**  
 TOWN OF ROLESVILLE, WAKE COUNTY, NC

JOB NUMBER: R180115  
 CHECKED BY: JK  
 DRAWN BY: GE, RC  
 DATE: 12-21-2024

SHEET TITLE:  
**ESC PHASE 2 AREA C**  
 SHEET NO.:  
**CE412**



LOT 6  
 B.M. 1944, PG. 114  
 PIN NO. 177.01-15-6769

LOT 7  
 SUE SCARBORO PARKER & BESTY SCARBORO  
 GARDNER ZONING: R-30  
 D.B. 3559, PG. 618  
 LOT 8  
 B.M. 1947, PG. 78  
 PIN NO. 1767.01-26-4441  
 VACANT

PHILLIP L. MOODY  
ZONING: R-30  
D.B. 3750, PG. 589  
B.M. 1986, PG. 968  
B.M. 1928, PG. 142  
P.I.N. 1767.01-28-3460  
REAL ESTATE ID: 0048422 AGRICULTURAL

EROSION CONTROL LEGEND		REFERENCE DETAIL
— SF —	SILT FENCE	TBD
— LOD —	LIMITS OF DISTURBANCE	TBD
— TF —	TREE PROTECTION FENCE	TBD
— DA —	DRAINAGE AREA	TBD
— >> —	TEMPORARY DIVERSION DITCH	TBD
— SFO —	SILT FENCE OUTLET	TBD
— SSIP —	SEDIMENT SACK INLET PROTECTION	TBD
— SPIP —	STANDARD PIPE INLET PROTECTION	TBD
— GIIP —	GRAVEL INLET PROTECTION	TBD
— GCD —	GRAVEL CHECK DAM	TBD
— MP —	MAINTENANCE PAD	TBD
— RD —	RIPRAP DISSIPATOR	TBD
— DP —	DRAINAGE PIPE	TBD
— W —	WATTLE	TBD
— SK —	SKIMMER	TBD
— TSB —	TEMPORARY SKIMMER BASIN	TBD
— SLA —	STAGING AND LAYDOWN AREA	TBD

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	

NO.	DATE	REVISION:
1	08-07-2024	Preliminary Plot Submitted #1
2	12-21-2024	Preliminary Plot Submitted #2

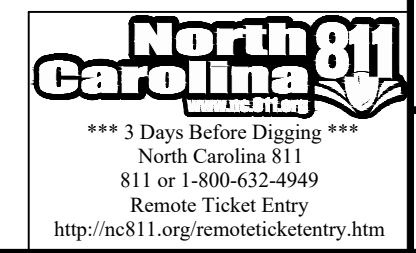
**STIPULATION FOR REUSE**  
THIS DRAWING WAS PREPARED FOR USE ON THE SPECIFIC SITE, NAMED HEREON, CONTEMPORANEOUSLY WITH ITS ISSUE DATE AS LISTED, HEREON, AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT PROJECT SITE OR AT A LATER TIME. USE OF THIS DRAWING FOR REFERENCE OR EXAMPLE ON ANOTHER PROJECT REQUIRES 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  
PRELIMINARY PLAT  
PSP-24-04  
TOWN OF ROLESVILLE,  
WAKE COUNTY, NC**

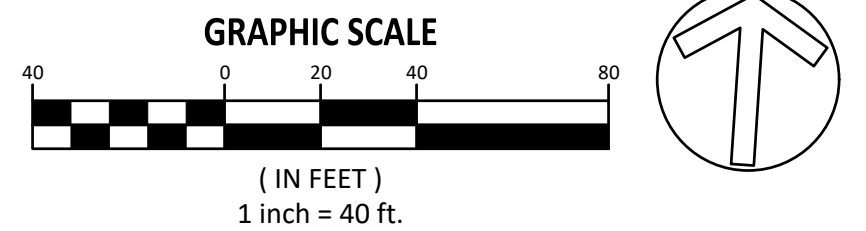
JOB NUMBER: R180115  
CHECKED BY: JK  
DRAWN BY: GE, RC  
DATE: 12-21-2024

SHEET TITLE:  
**ESC PHASE 2  
OFFSITE AREA**

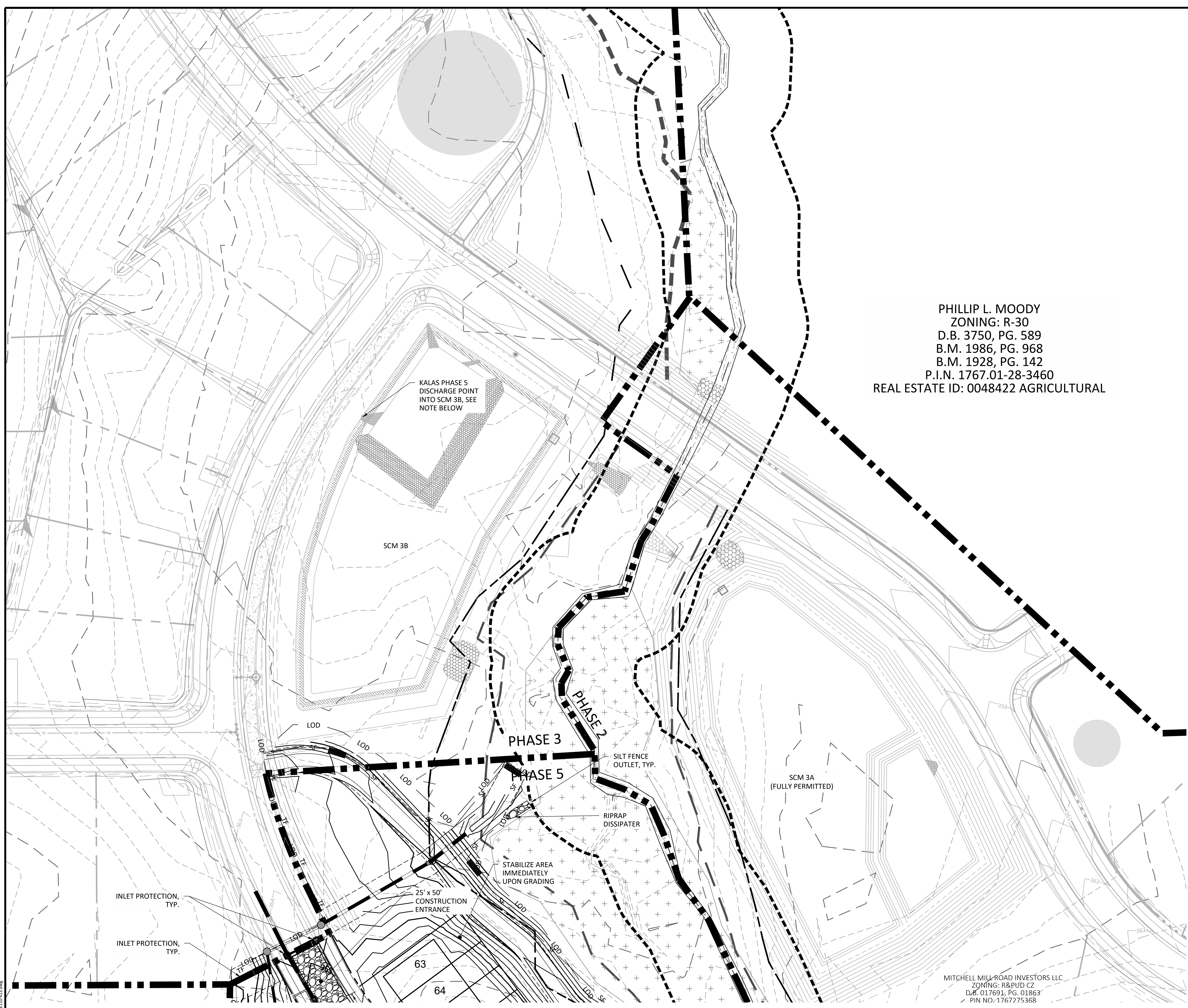
SHEET NO.:  
**CE413**

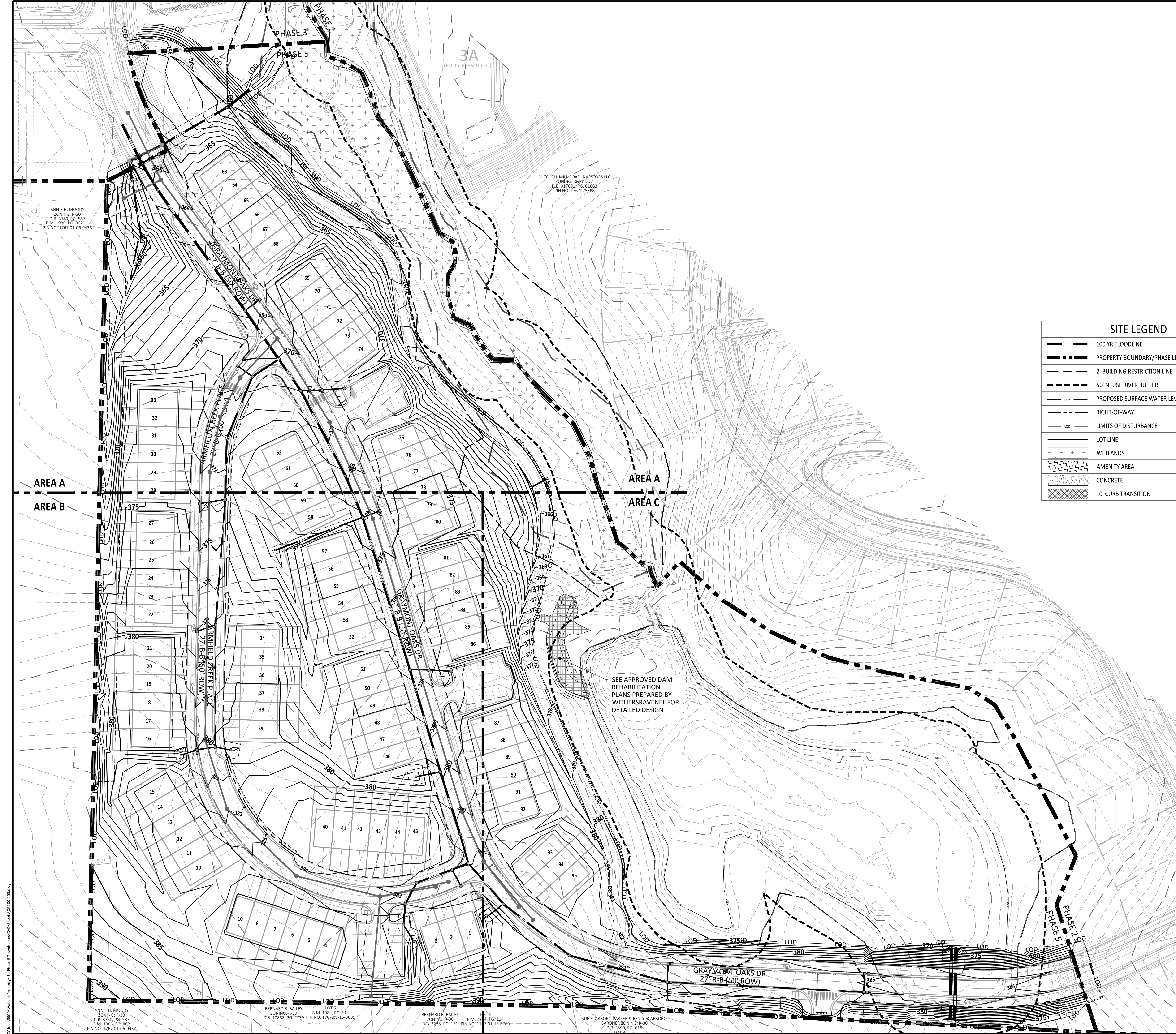


MITCHELL MILL ROAD INVESTORS LLC  
ZONING: R&PUD C2  
D.B. 017691, PG. 01863  
PIN NO. 1767275368

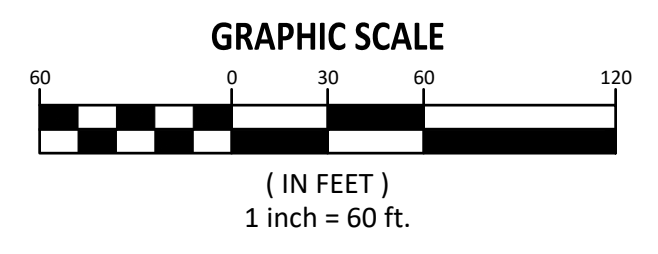
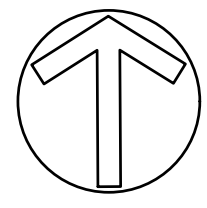


**NOTE: KALAS PHASE 3 CURRENTLY UNDER REVIEW WITH THE TOWN OF ROLESVILLE WHICH CONTAINS SCM 3B, SIZED FOR KALAS PHASE 5 STORM DRAINAGE DISCHARGE (TREATMENT AND ATTENUATION). FOLLOWING KALAS PHASE 5 DRAINAGE INFRASTRUCTURE INSTALLATION, INITIAL ROAD CONSTRUCTION, AND OVERALL SITE STABILIZATION THEN AND ONLY THEN IS SCM 3B TO BE UTILIZED FOR KALAS PHASE 5, STAGE 2 EROSION AND SEDIMENT CONTROL.**





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



NO.	DATE	REVISION:
1	08-07-2024	Preliminary Plat Submittal #1
2	12-22-2024	Preliminary Plat Submittal #2

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**KALAS FALLS  
 PHASE 5  
 PRELIMINARY PLAT  
 PSP-24-04  
 TOWN OF ROLESVILLE,  
 WAKE COUNTY, NC**

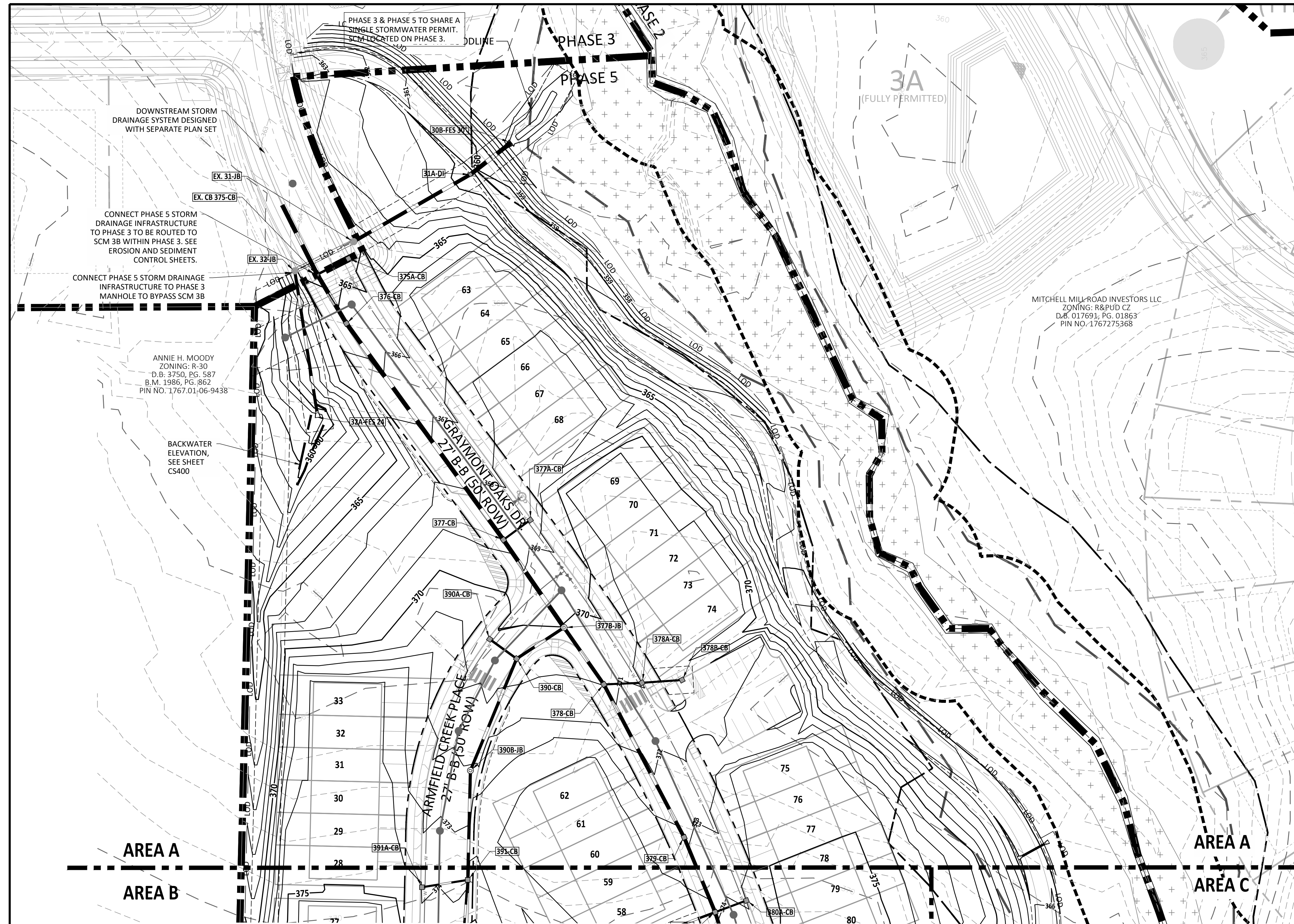
JOB NUMBER: R180115  
 CHECKED BY: JK  
 DRAWN BY: GE, RC  
 DATE: 12-21-2024  
 SHEET TITLE:  
**GRADING &  
 DRAINAGE  
 OVERALL**  
 SHEET NO.:  
**CG100**



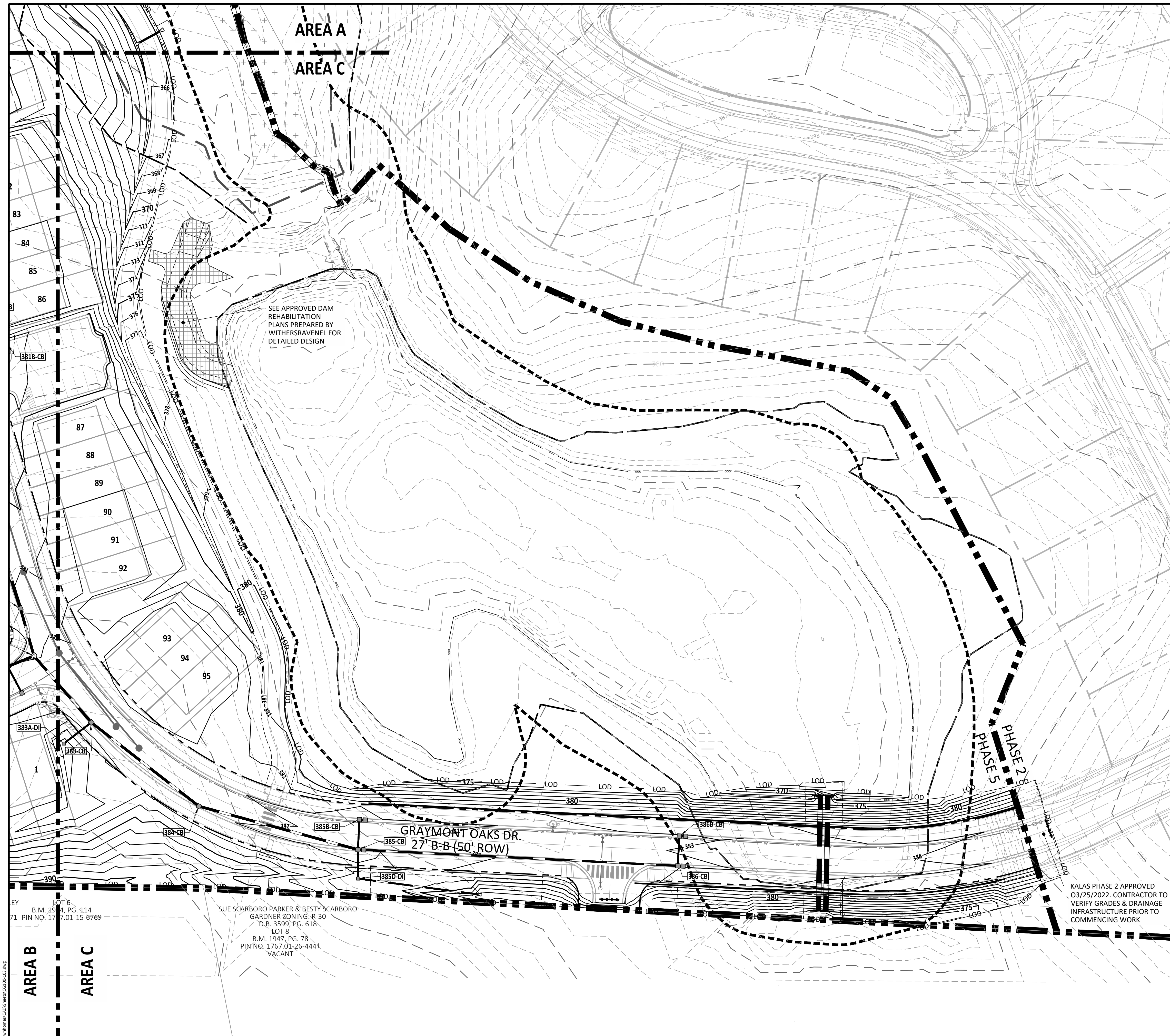
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2025-01-13









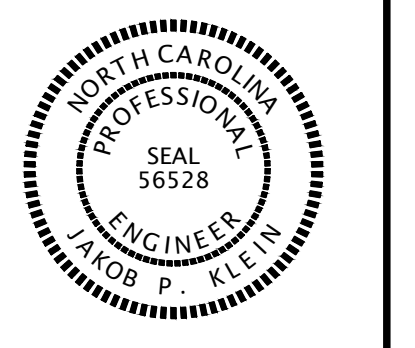
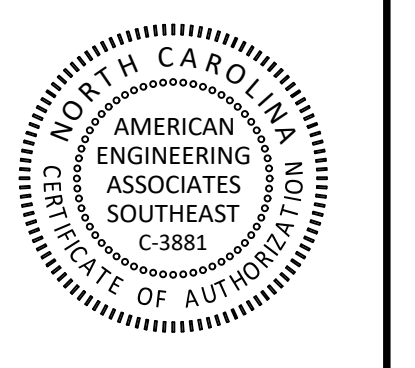
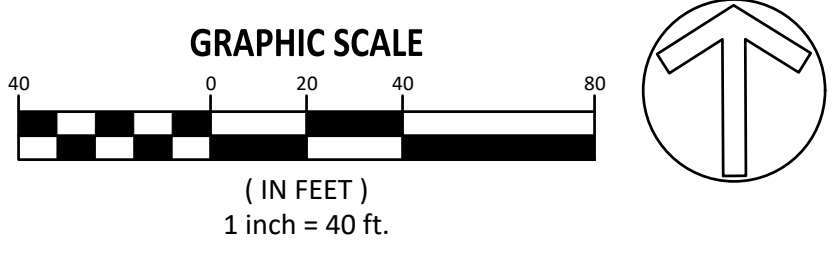
SEE APPROVED DAM REHABILITATION PLANS PREPARED BY WITHERSRAVEL FOR DETAILED DESIGN

GRAYMONT OAKS DR.  
27' B-B (50' ROW)

KALAS PHASE 2 APPROVED 03/25/2022. CONTRACTOR TO VERIFY GRADES & DRAINAGE INFRASTRUCTURE PRIOR TO COMMENCING WORK

SITE GRADING TO BE FURTHER DETAILED IN CD SUBMITTAL.

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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KALAS FALLS  
PHASE 5  
PRELIMINARY PLAT  
PSP-24-04  
TOWN OF ROLESVILLE,  
WAKE COUNTY, NC

JOB NUMBER: R180115  
CHECKED BY: JK  
DRAWN BY: GE, RC  
DATE: 12-21-2024

SHEET TITLE:  
**GRADING & DRAINAGE AREA C**

SHEET NO.:  
**CG402**

