

EROSION AND SEDIMENT CONTROL, STORMWATER AND FLOODPLAIN MANAGEMENT APPROVED

EROSION CONTROL S-XXXX
 STORMWATER MGMT. S-XXXX
 FLOOD STUDY _____
 DATE xx/xx/20 _____

 ENVIRONMENTAL CONSULTANT SIGNATURE

**V4 - CD 21-07
 Kalas Falls
 Phase 3**

CONSTRUCTION DRAWINGS

**FOR
 KALAS FALLS
 PHASE 3**

CD 21-07

SITUATED AT

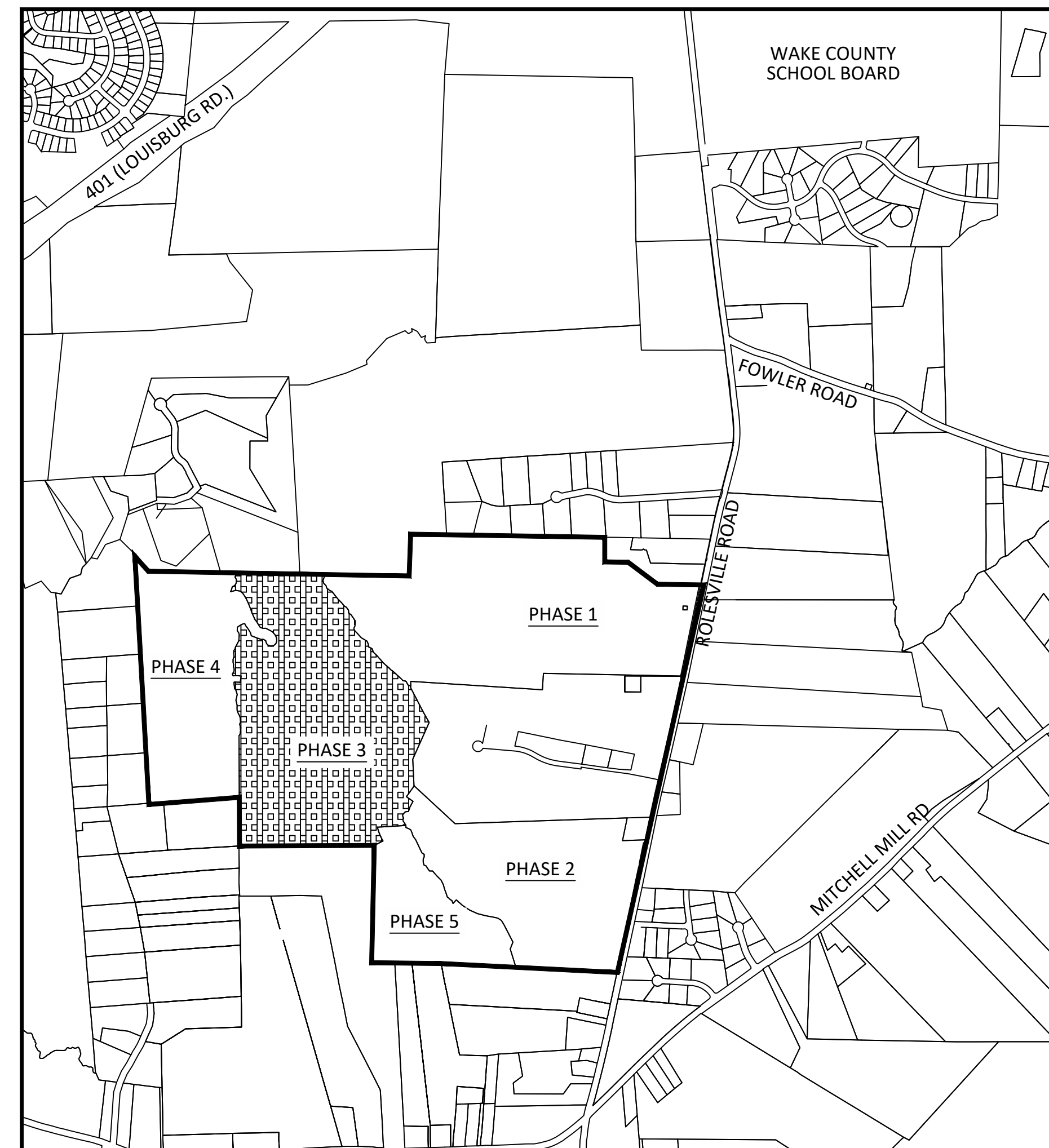
ROLESVILLE ROAD, ROLESVILLE

WAKE COUNTY, NORTH CAROLINA

PROPERTY OWNER:	MITCHELL MILL ROAD INVESTORS LLC CONTACT: KARL BLACKLEY 105 WESTON ESTATES WAY CARY, NC 27513 919-481-3000
DEVELOPER:	MITCHELL MILL ROAD INVESTORS LLC CONTACT: KARL BLACKLEY 105 WESTON ESTATES WAY CARY, NC 27513 919-481-3000
SURVEYOR:	WITHERS RAVENEL CONTACT: MATT TIMBLIN 115 MACKENAN DRIVE CARY, NC 27511 919-469-3340
BUFFER/WETLAND:	WITHERS RAVENEL CONTACT: TROY BEASLEY 115 MACKENAN DRIVE CARY, NC 27511 919-469-3340

SHEET INDEX	
CVR	COVER SHEET
1.0	OVERALL EXISTING CONDITIONS
1.1-1.2	EXISTING CONDITIONS PHASE 3
2.0-2.1	EROSION CONTROL STAGE 1
2.2-2.6	EROSION CONTROL(50 SCALE)
2.7	CULVERT CROSSING DETAILS
3.0	GENERAL NOTES AND LEGENDS
3.1-3.2	SCHEDULE PLAN
4.0	DRAINAGE PLAN OVERALL
4.1-4.5	GRADING & DRAINAGE PHASE 3 (50 SCALE)
4.6	SCM 3B DETAIL
4.7	SCM 3C DETAIL
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4.9	SCM 4C DETAIL
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5.0	SITE PLAN OVERALL
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6.0	OVERALL UTILITIES PLAN
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7.0	PLEASANT RUN ST PLAN AND PROFILE
8.0	DIOMERE LANE PLAN AND PROFILE
9.0-9.1	FALLS BLUFF DR PLAN AND PROFILE
10.0	DONNINGTON HILL DR PLAN AND PROFILE
11.0	WOODLYN PARK DR PLAN AND PROFILE
12.0	HARVEST HILL WAY PLAN AND PROFILE
13.0	ELAM FIELD CT PLAN AND PROFILE
14.0	BROOKBANK DR PLAN AND PROFILE
15.0	STAFFORDSHIRE BLUFF ST PLAN AND PROFILE
16.0	GRAYMONT OAKS DRIVE PLAN AND PROFILE
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18.0	GREEN WAY TRAIL "A" PLAN AND PROFILE
19.0	GREEN WAY TRAIL "B" PLAN AND PROFILE
20.0	SANITARY OUTFALL PLAN AND PROFILES
21.0	TRANSPORTATION PLAN
CD1-CD19	CIVIL DETAILS
L1	LANDSCAPE PLAN
L2	LANDSCAPE DETAILS

ACCORDING TO PRIOR AGREEMENT WITH THE CORPUD, THE KALAS FALLS PHASE 3 SUBDIVISION PLANS CAN BE APPROVED WITHOUT THE APPROVAL OF THE HARRIS CREEK SEWER REPLACEMENT PLAN APPROVAL. THE HARRIS CREEK REPLACEMENT WILL BE REQUIRED TO BE DESIGNED AND APPROVED AT THE TIME THE DOWNSTREAM SEWER HAS REACHED 65% CAPACITY. THE 65% CAPACITY IS BASED ON THE APPROVED SEWER STUDY FOR THE KALAS FALLS SUBDIVISION WHICH INCLUDES LOTS WITHIN THIS PHASE. NO ADDITIONAL BUILDING PERMITS CAN BE ISSUED WITHIN THIS PHASE ONCE THE HARRIS CREEK SEWER LEG OR LEGS REACH 65% AND UNTIL THE REPLACEMENT DESIGN HAS BEEN APPROVED.



VICINITY MAP
SCALE: 1"=1000'

1. Please include the following additional information in the next submittal:

A. Stormwater package including:

- HGLs for all pipe (All HGLs need to be within pipe for 10-year storm event; 25-year storm event for culverts)
- Gutter spread
- Riprap calculations
- Drainage Area Map

B. Lighting Plan

PUBLIC IMPROVEMENTS PHASE 3	
PUBLIC WATER (12")	4,230 LF
PUBLIC WATER (8")	5,803 LF
PUBLIC WATER (6")	251 LF
PUBLIC SEWER (8")	8,579 LF
PUBLIC STREETS	10,273 LF
TOTAL NO. OF LOTS	145
LIMITS OF DISTURBANCE	28.04 AC

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

PROJECT NARRATIVE

THIS PROJECT IS LOCATED IN ROLESVILLE, NORTH CAROLINA AT ROLESVILLE ROAD. IT INVOLVES THE COMBINING OF SEPARATELY PROPOSED PROJECTS KNOWN AS KALAS FALLS, ROGERS FARM AND ONE OTHER TRACT KNOWN AS THE WATKINS PROPERTY. IT DRAINS TO TRIBUTARIES OF HARRIS BRANCH WHICH IS PART OF THE NEUSE RIVER BASIN. IT IS ALSO BOUNDED ON ALL SIDES BY MOSTLY UNDEVELOPED LAND. IT IS APPROXIMATELY 0.5 MILES NORTHWEST OF THE INTERSECTION OF MITCHELL MILL ROAD AND ROLESVILLE ROAD IN WAKE COUNTY, NORTH CAROLINA. THE TOTAL AREA OF THE PROJECT IS 282.726 AC(EXCLUDES EXISTING ROW AND CEMETERY).THE CURRENT PHASE IS 79.96 ACRES.

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 DEPARTMENT AT (919) 996-4540 AT LEAST TWENTY FOUR HOURS PRIOR TO BEGINNING ANY OF THEIR CONSTRUCTION.

FAILURE TO NOTIFY BOTH CITY DEPARTMENTS IN ADVANCE OF BEGINNING CONSTRUCTION, WILL RESULT IN THE ISSUANCE OF MONETARY FINES, AND REQUIRE REINSTALLATION OF ANY WATER AND SEWER FACILITIES NOT INSPECTED AT THE TIME OF THE NOTIFICATION FAILURE.

FAILURE TO CALL FOR INSPECTION, INSTALL A DOWNSTREAM PLUG, HAVE PERMITTED PLANS ON THE JOB SITE, OR ANY OTHER VIOLATION OF THE CITY OF RALEIGH STANDARDS WILL RESULT IN A FINE AND POSSIBLE EXCLUSION FROM FUTURE WORK IN THE CITY OF RALEIGH.

GENERAL NOTES:

1. ALL PUBLIC WATER AND SEWER MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR SHALL CONTACT NORTH CAROLINA ONE CALL (1-800-632-4949) TO LOCATE ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION.
3. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF THE EXISTING UTILITIES AND NOTIFY THE PROJECT ENGINEER (919-469-1101) OF ANY CONFLICTS.
4. ALL BOUNDARY AND FIELD TOPOGRAPHY PROVIDED BY WITHERS & RAVENEL.



APPROVED FOR COMPLIANCE

Case # _____ Project: _____

By: _____ Date: _____

These plans have been approved for compliance with the Town Code of Ordinance, UDO, and Standard Specifications & Construction Details, subject to statements & conditions hereby incorporated by reference.

SITE PERMITTING APPROVAL

Water and Sewer Permits (if applicable)

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 # _____**

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 # _____**

The City of Raleigh consents to the connection to its public sewer system and extension of the **private sewer collection system** as shown on this plan. The material and constructions 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 - PLANS AUTHORIZED FOR CONSTRUCTION

Electronic Approval: This approval is being issued electronically. This approval is valid only upon the signature of a City of Raleigh Review Officer below. The City will retain a copy of the approved plans. Any work authorized by this approval must be executed in accordance with the plans kept on file with the City. This electronic approval may not be printed once issued. Any modification to this approval once issued will invalidate this approval.

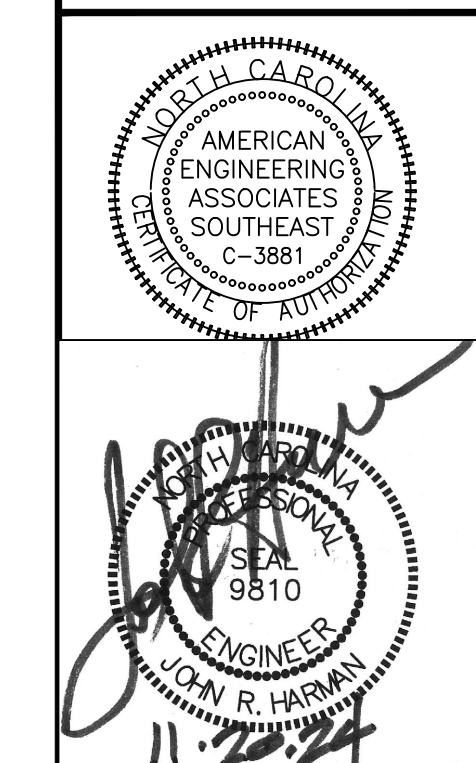
City of Raleigh Development Approval _____

Raleigh Water Review Officer _____



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

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



NO.	DATE	REVISION
1	7/27/2021	1ST REVIEW FROM TOWN OF ROLESVILLE CONSULTANT, WAKE COUNTY, NC
2	9/14/2021	1ST REVIEW FROM CITY OF RALEIGH CONSULTANT COMMENTS
3	10/07/2021	CONSTRUCTION DRAWING COMMENT RESPONSES

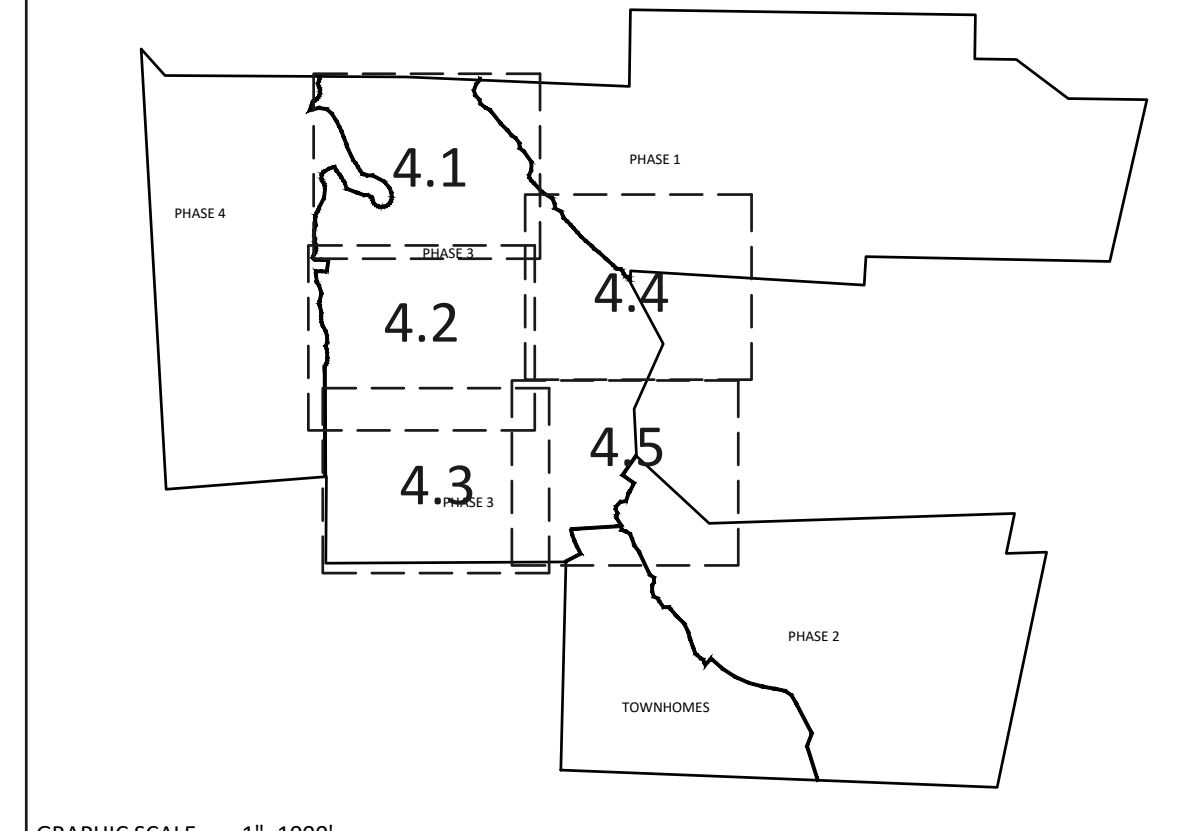
STIPULATION FOR REUSE

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**KALAS FALLS
 PHASE 3
 1832 ROLESVILLE ROAD
 WAKE COUNTY, NC**

JOB NUMBER: 9900
 CHECKED BY: BH/JH
 DRAWN BY: SMM/MAL/ES/AH/DH
 DATE: NOV 1, 2024

SHEET TITLE:
COVER SHEET
 SHEET NO.:
CVR

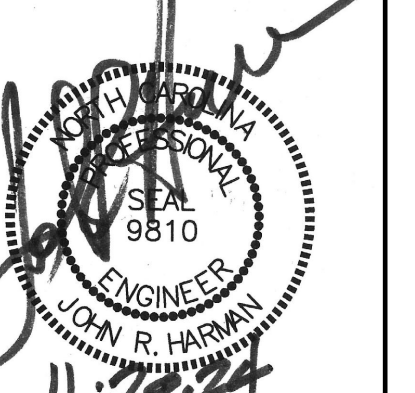
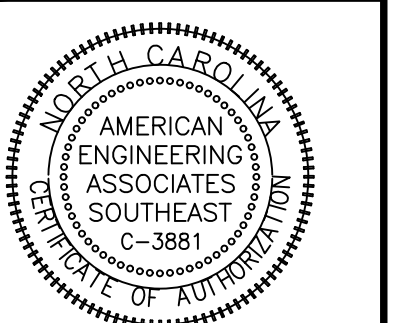
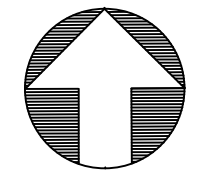
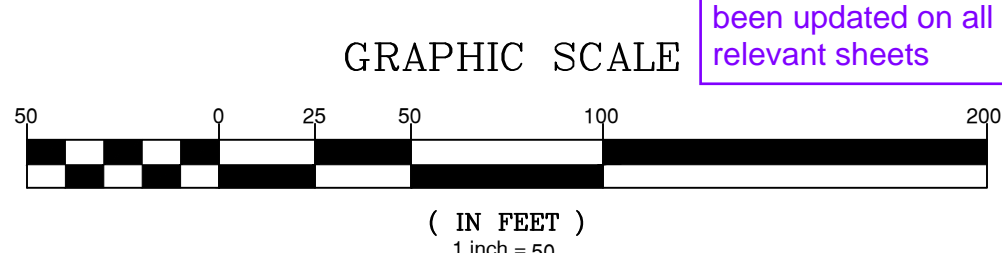


NOTE: THE 100 YEAR FLOOD-LINE AS ON THESE PLANS WERE TAKEN FROM THE FLOOD STUDY PREPARED BY DONLAD A SEVER, PE (024627) OF HUGH J. GILLECE, III AND ASSOCIATES, P.A.

GRADING LEGEND	
	EXISTING TOPOGRAPHY
	EXISTING BOUNDARY
	EXISTING WETLANDS AREA
	EXISTING 50' NEUSE RIPARIAN BUFFER
	EXISTING BUFFER ZONES
	PROPOSED LOT LINE
	100 YEAR FLOOD EASEMENT
	BUILDING RESTRICTION LINE
	PROPOSED GREENWAY HATCHING
	PROPOSED ROW
	PROPOSED SIDEWALK
	PROPOSED BOC
	PROPOSED EOP
	PROPOSED CENTERLINE
	PROPOSED GRADING
	PROPOSED EASEMENT
	PHASELINE
	RIP RAP
	BASIN WEIR
	JUNCTION BOX
	PROPOSED CATCH BASIN
	PROPOSED YARD INLET
	PROPOSED DROP INLET
	PROPOSED FLARED END SECTION
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	EXISTING PHASING
	FUTURE PHASING
	PROPOSED SWALE (AT TIME OF LOT GRADING)

* LOTS SHOWN WITH AN ASTERISK MUST BE GRADED TO DRAIN TO REAR AWAY FROM ROAD EXCEPT ANY PORTION ALREADY DRAINING TOWARD ROAD DUE TO GRADING SHOWN ON THESE PLANS MAY CONTINUE

NOTE: REFER TO SHEET 3.1 FOR SWALE MATERIAL (RIPRAP/GRASS MAT)



NO.	DATE	REVISION
1	7/25/2024	PREPARED FROM TOWN OF ROLESVILLE CONSULTANT
2	8/24/2024	WAKE COUNTY AND CITY OF RALEIGH
3	10/24/2024	WAKE COUNTY AND CITY OF RALEIGH - CONSULTANT COMMENTS
4	11/01/2024	CONSTRUCTION DRAWING COMMENT RESPONSES

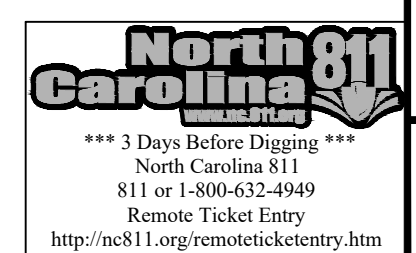
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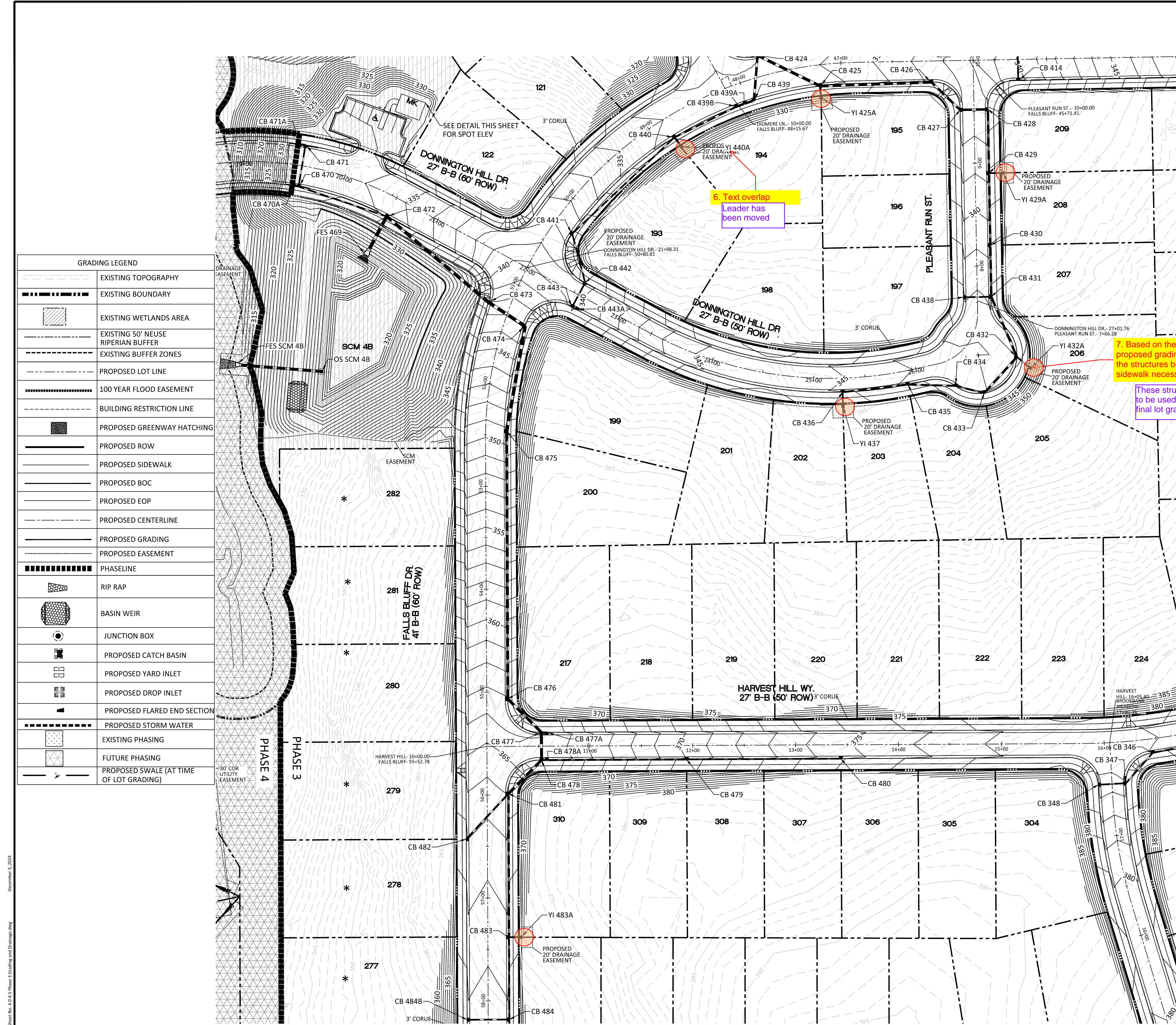
KALAS FALLS PHASE 3
1832 ROLESVILLE ROAD
WAKE COUNTY, NC

JOB NUMBER: 9900
CHECKED BY: BH/JH
DRAWN BY: SMM/ALL/ES/AH/DH
DATE: NOV 1, 2024
SHEET TITLE:

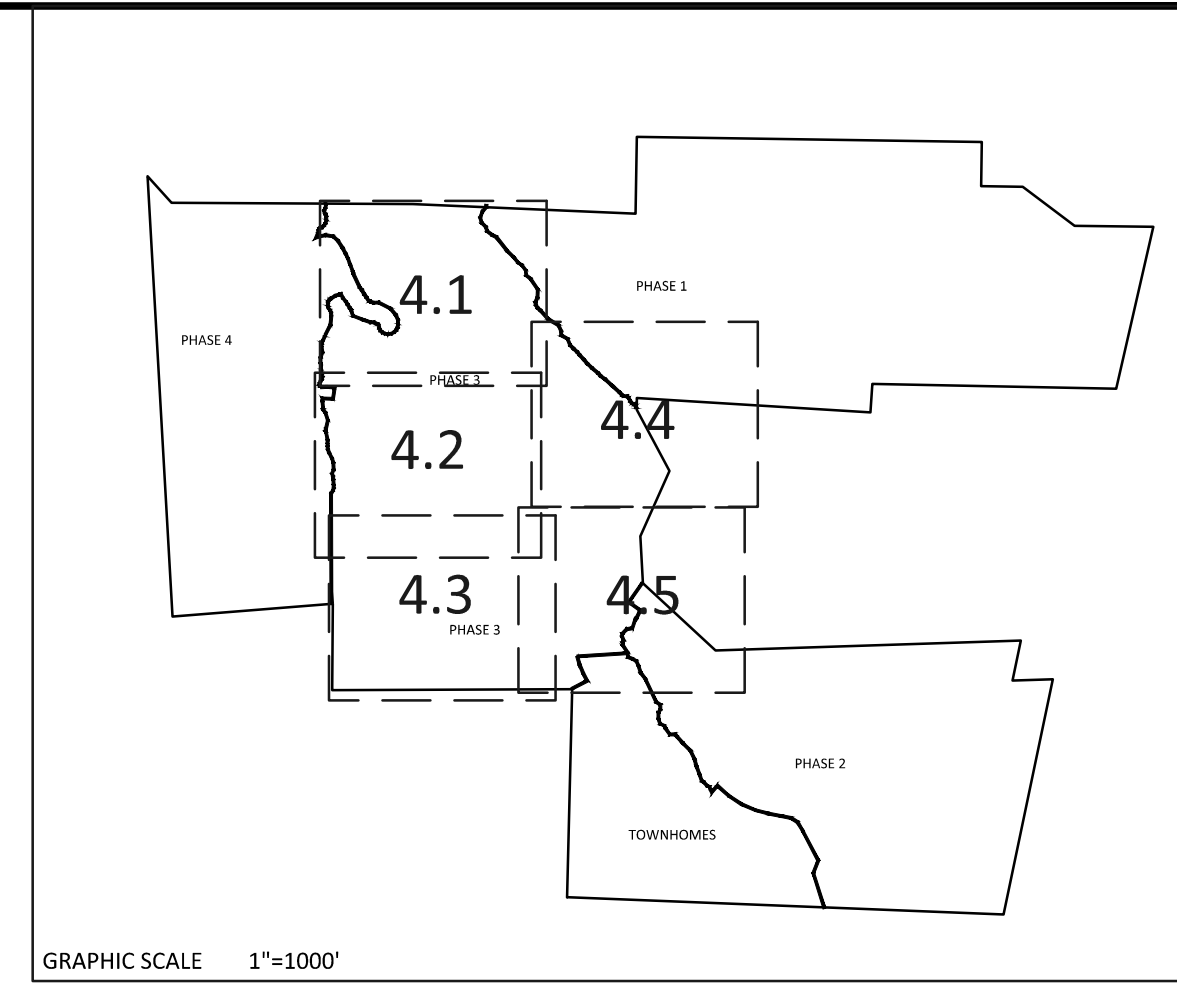
PHASE 3 GRADING & DRAINAGE

SHEET NO.: 4.1

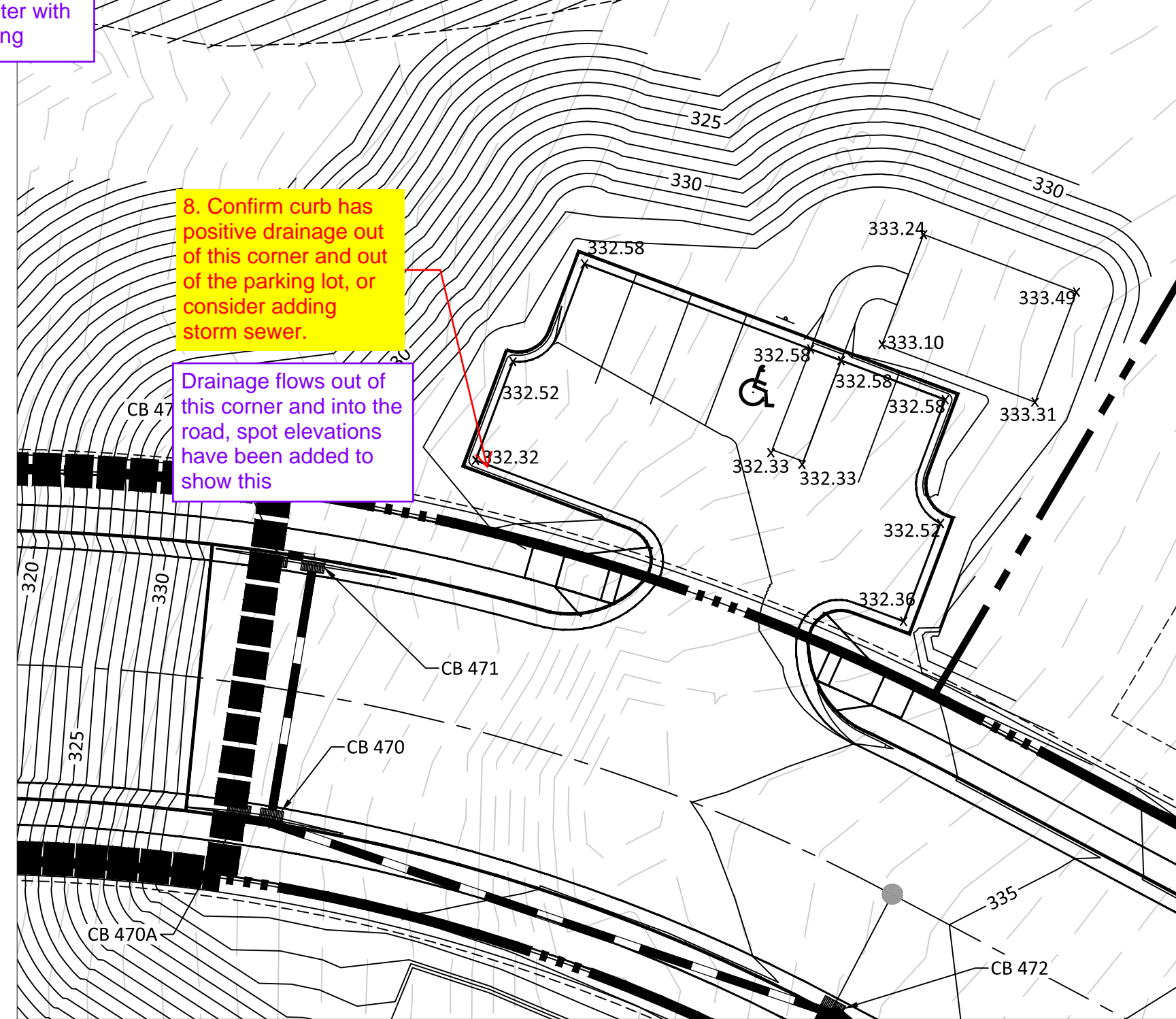




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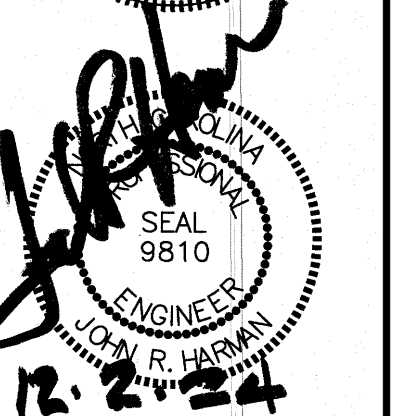
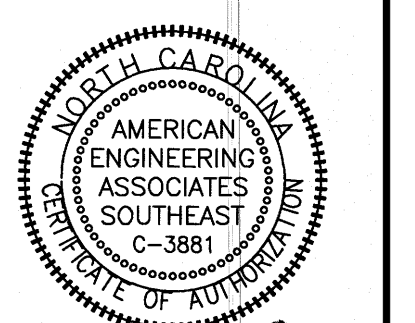
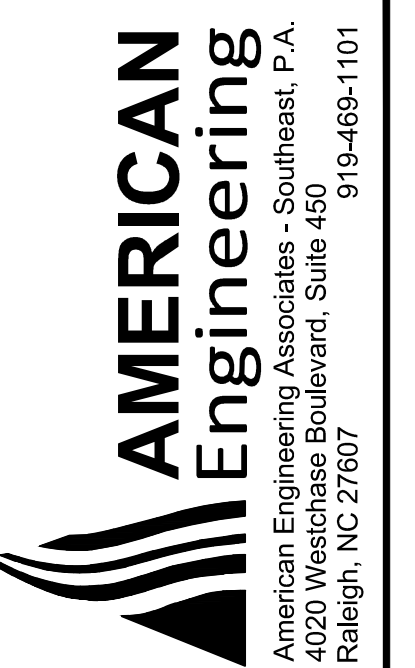
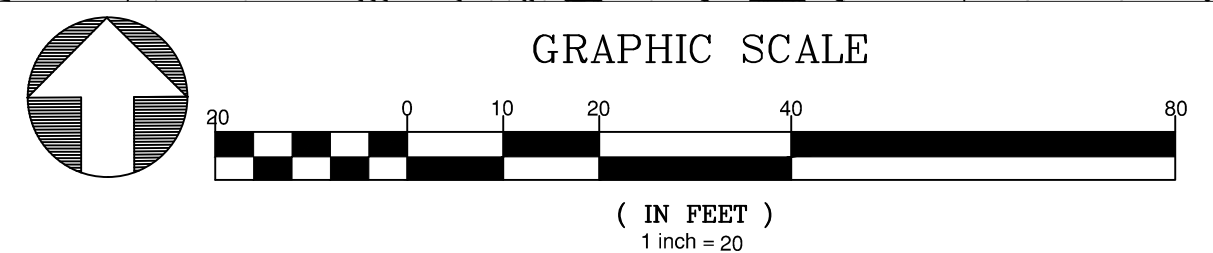
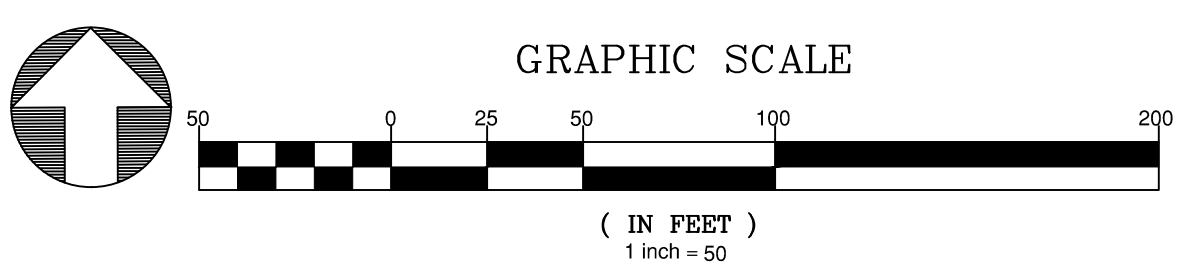


6. Text overlap
Leader has been moved

7. Based on the proposed grading, are the structures behind sidewalk necessary?
These structures are to be used later with final lot grading

8. Confirm curb has positive drainage out of this corner and out of the parking lot, or consider adding storm sewer.
Drainage flows out of this corner and into the road, spot elevations have been added to show this

NOTE:
REFER TO SHEET 3.1 FOR SWALE MATERIAL (RIPRAP/GRASS MAT)

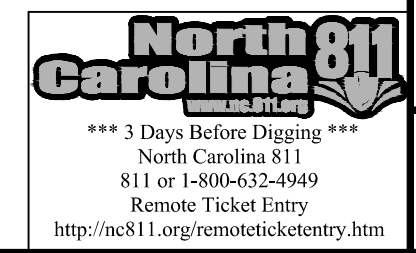


NO.	DATE	REVISION
1	12/27/2024	AS RECEIVED FROM TOWN OF ROLESVILLE, CONSULTANT
2	01/04/2025	REVISED TO REFLECT CITY OF RALEIGH
3	01/07/2025	REVISED TO REFLECT CONSULTANT COMMENTS
4	01/07/2025	CONSULTANT DRAWING COMMENT RESPONSES

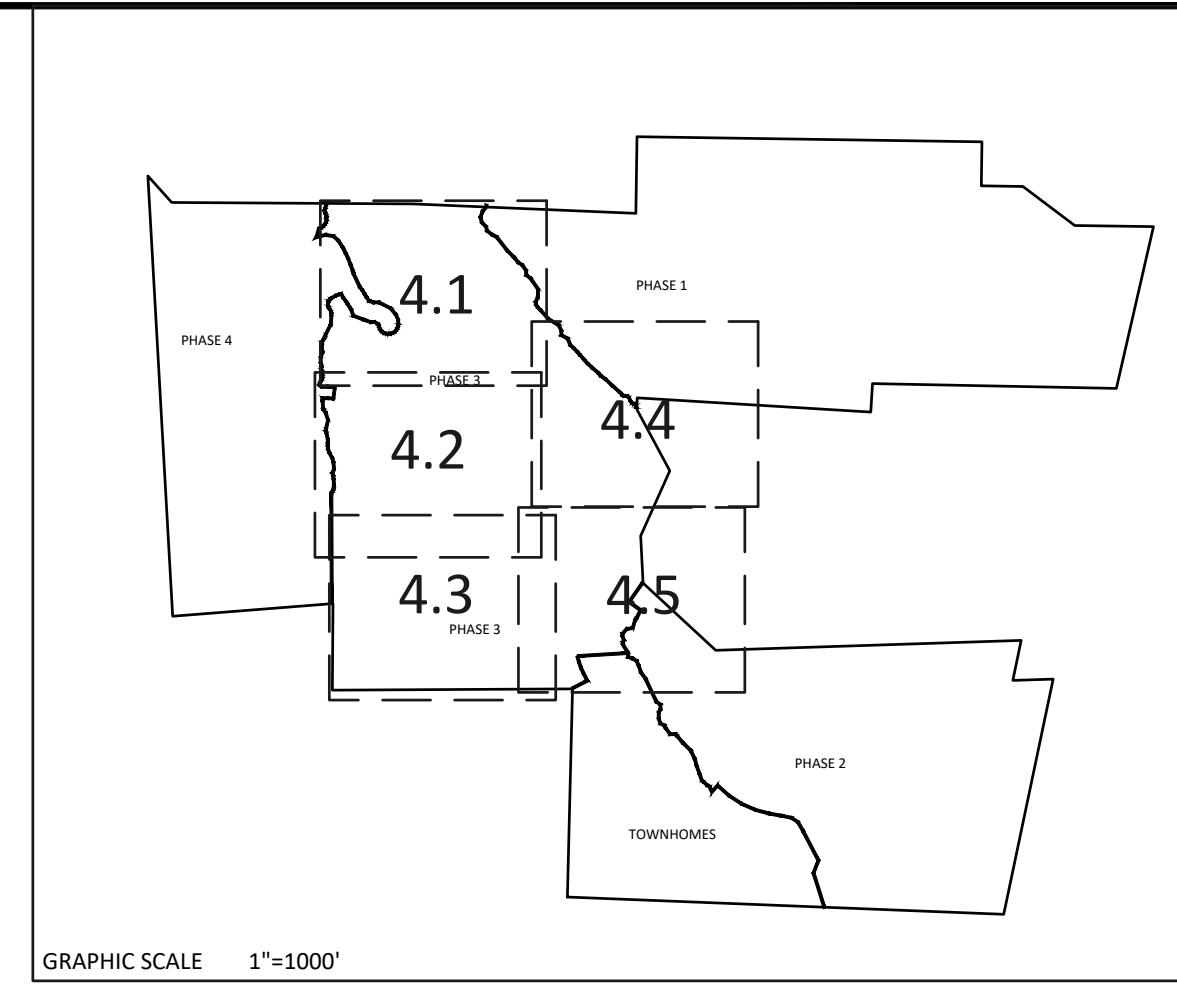
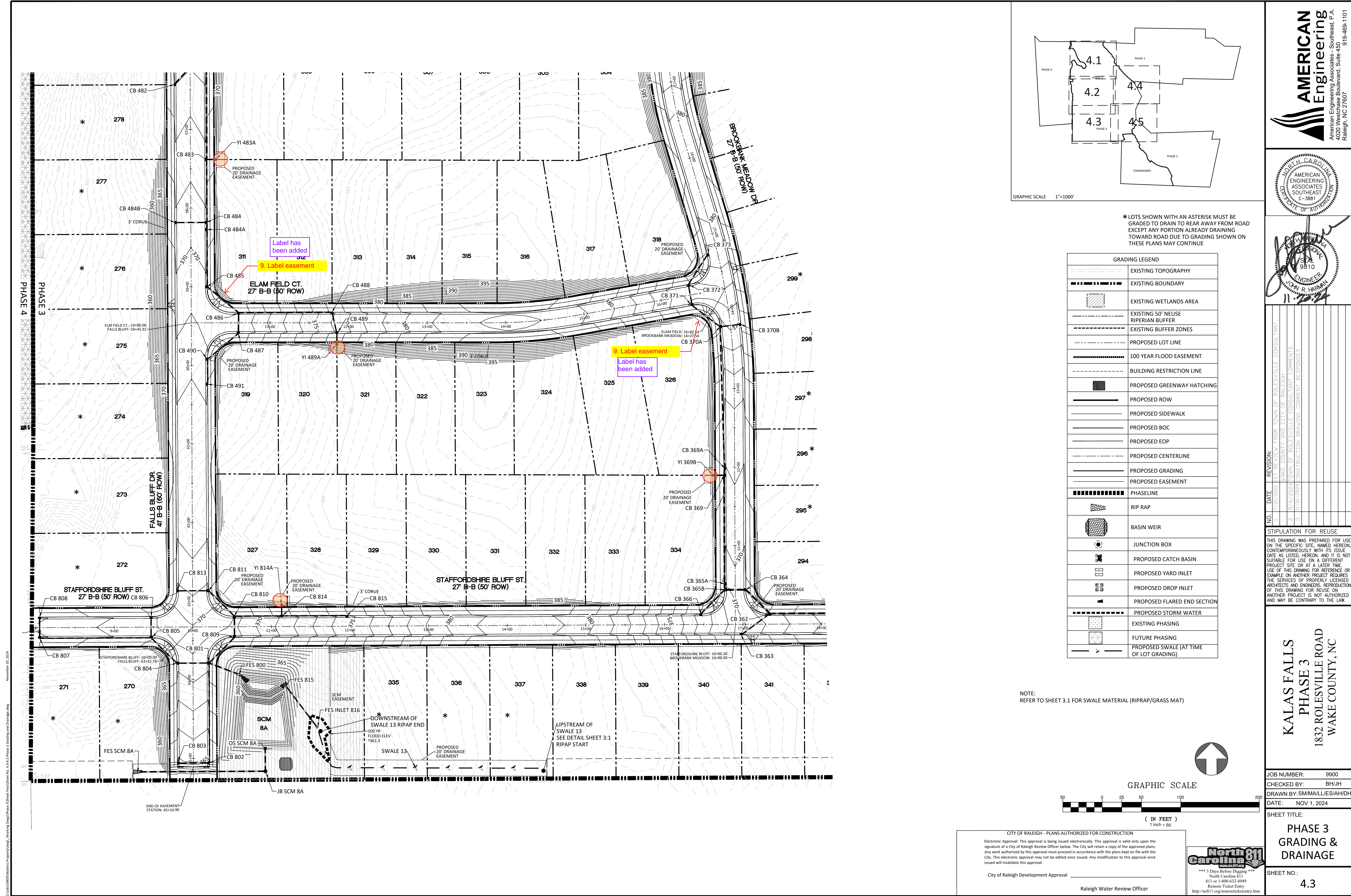
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**KALAS FALLS
PHASE 3
1832 ROLESVILLE ROAD
WAKE COUNTY, NC**

JOB NUMBER:	9900
CHECKED BY:	BH/JH
DRAWN BY:	SM/MAL/ES/AH/DH
DATE:	NOV 1, 2024
SHEET TITLE:	PHASE 3 GRADING & DRAINAGE
SHEET NO.:	4.2



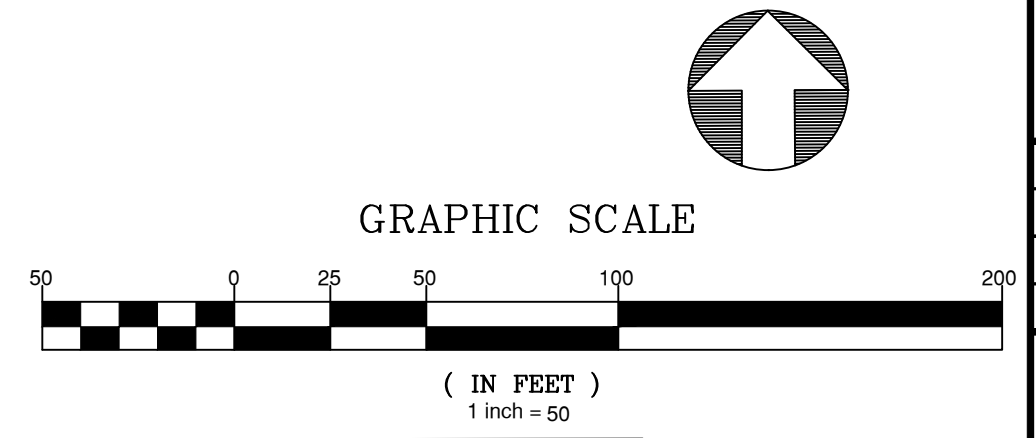
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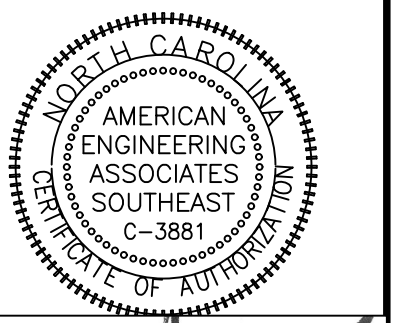
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AMERICAN Engineering
American Engineering Associates - Southeast, P.A.
4020 Westchase Boulevard, Suite 450
Raleigh, NC 27607
919-469-1101



JOHN R. HARRAN
11/12/24

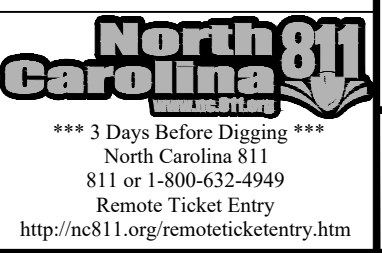
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3	10/27/2024	CONSULTATION DRAWING COMMENT RESPONSES

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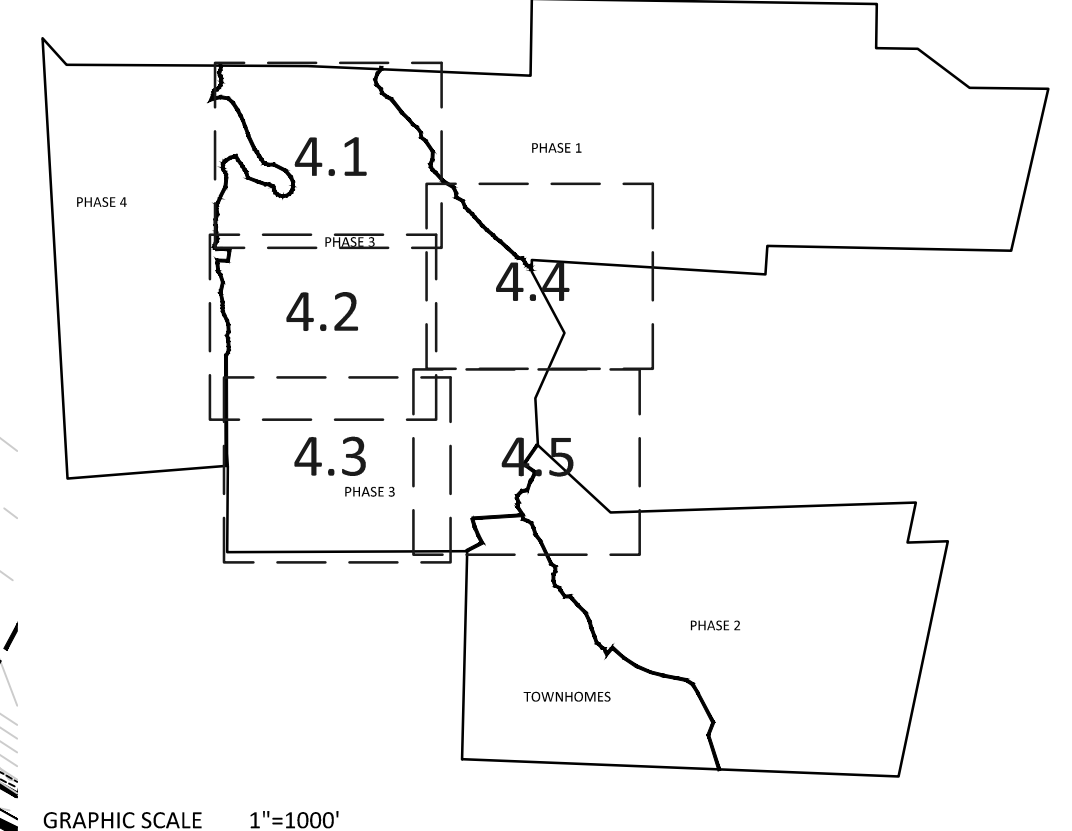
**KALAS FALLS
PHASE 3
1832 ROLESVILLE ROAD
WAKE COUNTY, NC**

JOB NUMBER: 9900
CHECKED BY: BH/JH
DRAWN BY: SM/MALL/ES/AH/DH
DATE: NOV 1, 2024
SHEET TITLE:
**PHASE 3
GRADING &
DRAINAGE**
SHEET NO.:
4.3

CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION
Electronic Approval: This approval is being issued electronically. This approval is valid only upon the signature of a City of Raleigh Review Officer below. The City will retain a copy of the approved plans. Any work authorized by this approval must be executed in accordance with the plans kept on file with the City. This electronic approval may not be edited once issued. Any modification to this approval once issued will invalidate this approval.
City of Raleigh Development Approval _____
Raleigh Water Review Officer



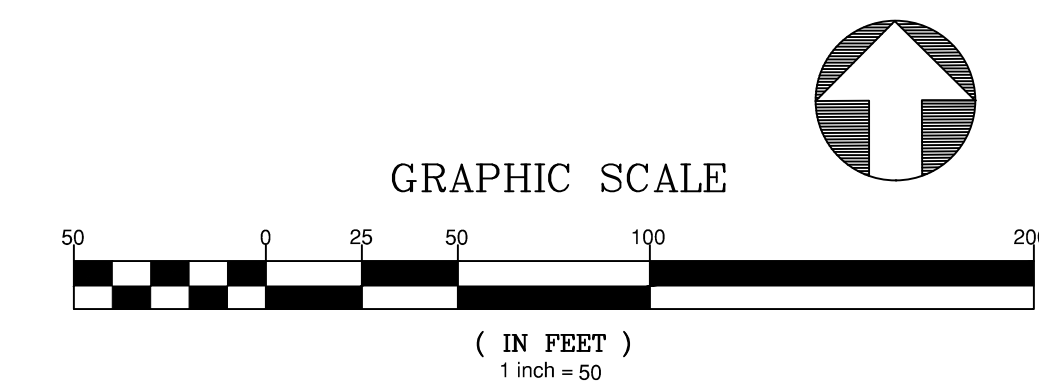
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NOTE: THE 100 YEAR FLOOD-LINE AS ON THESE PLANS WERE TAKEN FROM THE FLOOD STUDY PREPARED BY DONLAD A SEVER, PE (024627) OF HUGH J. GILLECE, III AND ASSOCIATES, P.A.

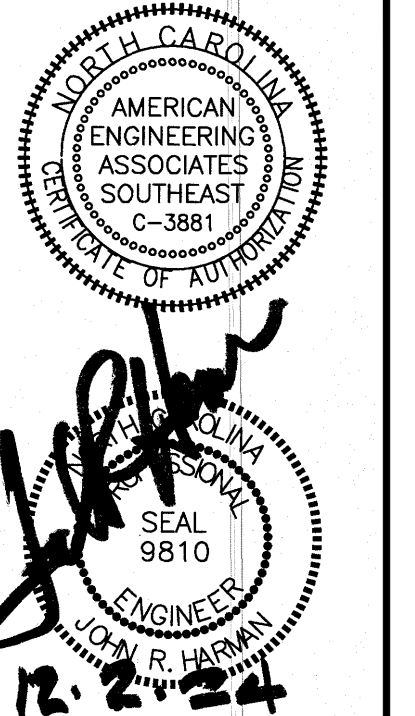
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[Symbol]	JUNCTION BOX
[Symbol]	PROPOSED CATCH BASIN
[Symbol]	PROPOSED YARD INLET
[Symbol]	PROPOSED DROP INLET
[Symbol]	PROPOSED FLARED END SECTION
[Symbol]	PROPOSED STORM WATER
[Symbol]	EXISTING PHASING
[Symbol]	FUTURE PHASING
[Symbol]	PROPOSED SWALE (AT TIME OF LOT GRADING)

NOTE: REFER TO SHEET 3.1 FOR SWALE MATERIAL (RIPRAP/GRASS MAT)



Text has been adjusted
6a. Adjust text

Text has been adjusted
6a. Adjust overlapping text



NO.	DATE	REVISION
1	12/21/2024	REVISED PER TOWN OF ROLESVILLE CONSULTANT
2	01/04/2025	REVISED PER TOWN OF ROLESVILLE CONSULTANT COMMENTS
3	11/07/2024	CONSULTANT DRAWING COMMENT RESPONSES

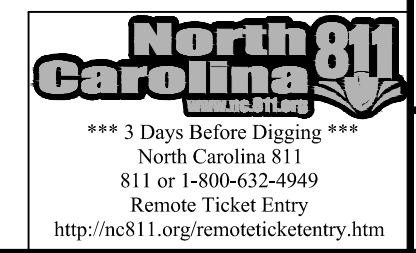
STIPULATION FOR REUSE
THIS DRAWING WAS PREPARED FOR USE ON THE SPECIFIC SITE, NAMED HEREON, CONTEMPORANEOUSLY WITH ITS ISSUE DATE AS LISTED, HEREON, AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT PROJECT SITE OR AT A LATER TIME. USE OF THIS DRAWING FOR REFERENCE OR EXAMPLE ON ANOTHER PROJECT REQUIRES 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 3
1832 ROLESVILLE ROAD
WAKE COUNTY, NC

JOB NUMBER: 9900
CHECKED BY: BH/JH
DRAWN BY: SM/M/L/ES/AH/DH
DATE: NOV 1, 2024

PHASE 3 GRADING & DRAINAGE

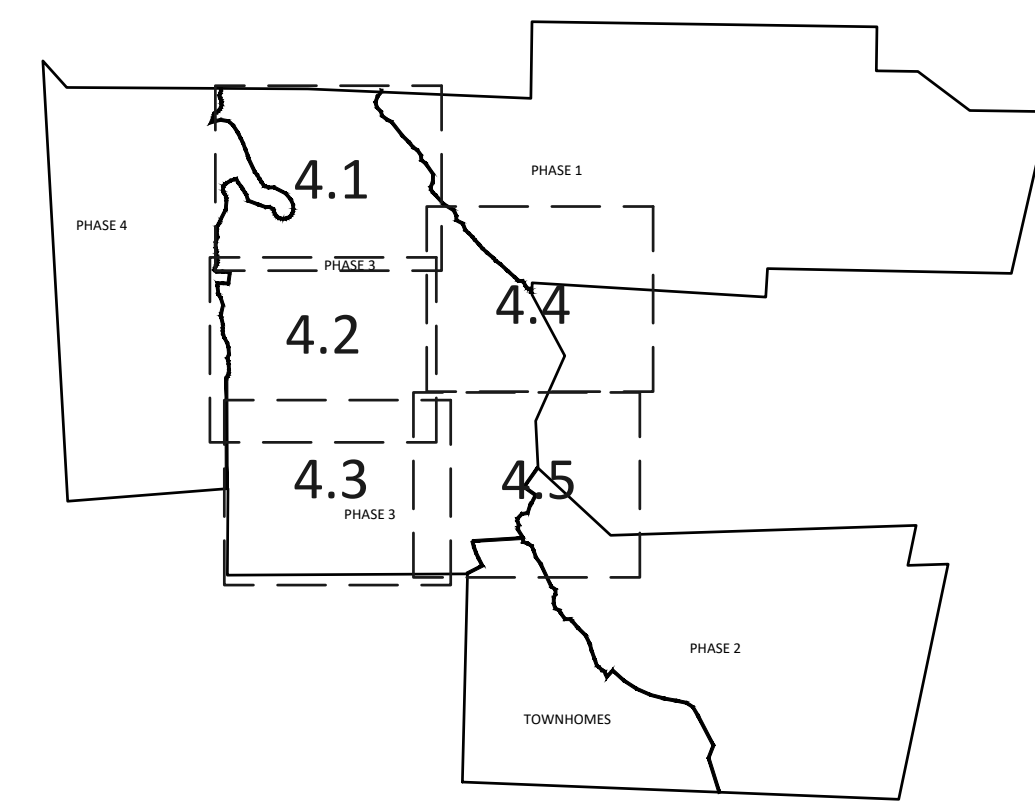
SHEET NO.: 4.4



Z:\Info\0000\Workshop\Phase 3\Grading and Drainage.dwg December 1, 2024



6a. Adjust overlapping text.
Text has been adjusted

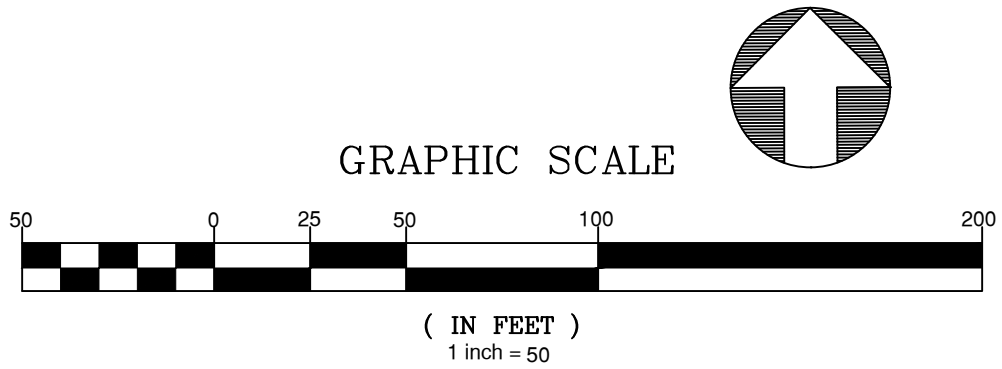


GRAPHIC SCALE 1"=100'

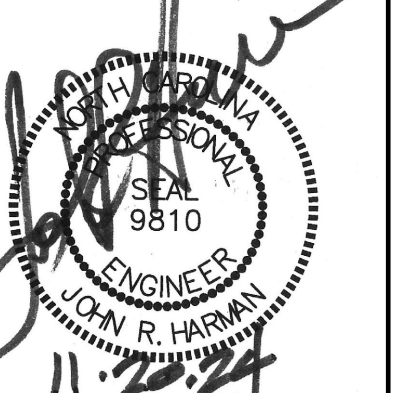
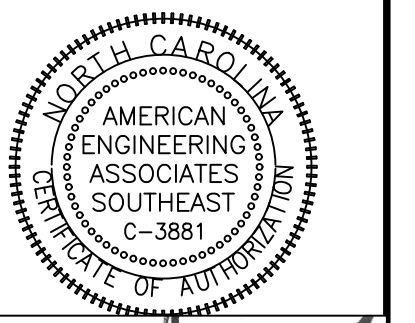
NOTE: THE 100 YEAR FLOOD-LINE AS ON THESE PLANS WERE TAKEN FROM THE FLOOD STUDY PREPARED BY DONLAD A SEVER, PE (024627) OF HUGH J. GILLECE, III AND ASSOCIATES, P.A.

GRADING LEGEND	
	EXISTING TOPOGRAPHY
	EXISTING BOUNDARY
	EXISTING WETLANDS AREA
	EXISTING 50' NEUSE RIPARIAN BUFFER
	EXISTING BUFFER ZONES
	PROPOSED LOT LINE
	100 YEAR FLOOD EASEMENT
	BUILDING RESTRICTION LINE
	PROPOSED GREENWAY HATCHING
	PROPOSED ROW
	PROPOSED SIDEWALK
	PROPOSED BOC
	PROPOSED EOP
	PROPOSED CENTERLINE
	PROPOSED GRADING
	PROPOSED EASEMENT
	PHASILINE
	RIP RAP
	BASIN WEIR
	JUNCTION BOX
	PROPOSED CATCH BASIN
	PROPOSED YARD INLET
	PROPOSED DROP INLET
	PROPOSED FLARED END SECTION
	PROPOSED STORM WATER
	EXISTING PHASING
	FUTURE PHASING
	PROPOSED SWALE (AT TIME OF LOT GRADING)

NOTE: REFER TO SHEET 3.1 FOR SWALE MATERIAL (RIPRAP/GRASS MAT)



(IN FEET)
1 inch = 50'



NO.	DATE	REVISION
1	12/27/2024	AS REVISED FROM TOWN OF ROLESVILLE, CONSULTANT
2	01/21/2025	FOR COMMENTS AND CITY OF RALEIGH COMMENTS
3	02/12/2025	FOR COMMENTS AND CITY OF RALEIGH COMMENTS
4	02/27/2025	FOR COMMENTS AND CITY OF RALEIGH COMMENTS
5	03/07/2025	FOR COMMENTS AND CITY OF RALEIGH COMMENTS

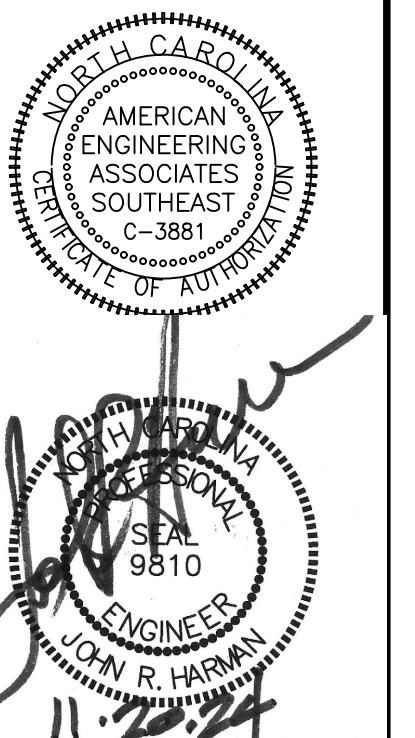
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KALAS FALLS PHASE 3
1832 ROLESVILLE ROAD
WAKE COUNTY, NC

JOB NUMBER: 9900
CHECKED BY: BH/JH
DRAWN BY: SM/MAL/ES/AH/DH
DATE: NOV 1, 2024

PHASE 3 GRADING & DRAINAGE

SHEET NO.: 4.5

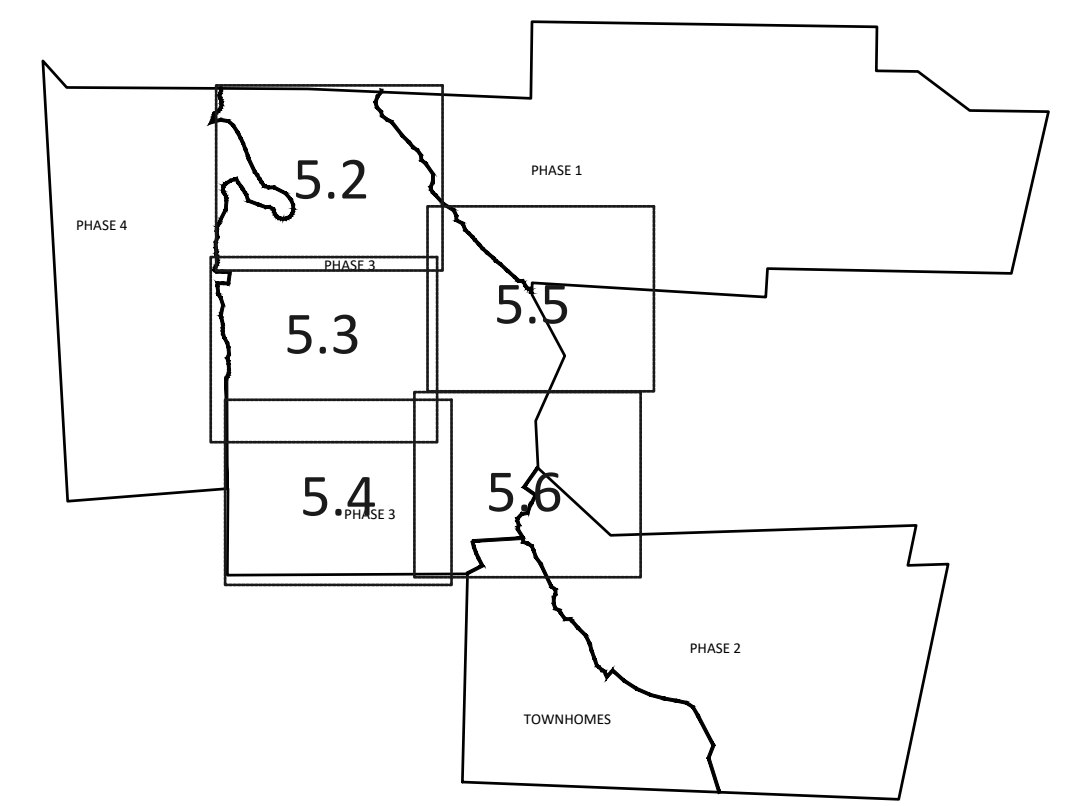


NO.	DATE	REVISION
1	7/27/2024	ISSUE FOR REVIEW FROM TOWN OF ROLESVILLE CONSULTANT, RECORD AND CITY OF RALEIGH
2	9/4/2024	REVISIONS TO RECORD DRAWING COMMENTS
3	11/20/2024	CONSTRUCTION DRAWING COMMENTS RESPONSES

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**KALAS FALLS
PHASE 3
1832 ROLESVILLE ROAD
WAKE COUNTY, NC**

JOB NUMBER:	9900
CHECKED BY:	BH/JH
DRAWN BY:	SM/MAL/ES/AH/DH
DATE:	NOV 1, 2024
SHEET TITLE:	PHASE 3 SITE PLAN
SHEET NO.:	5.2



SETBACK TABLE SINGLE FAMILY

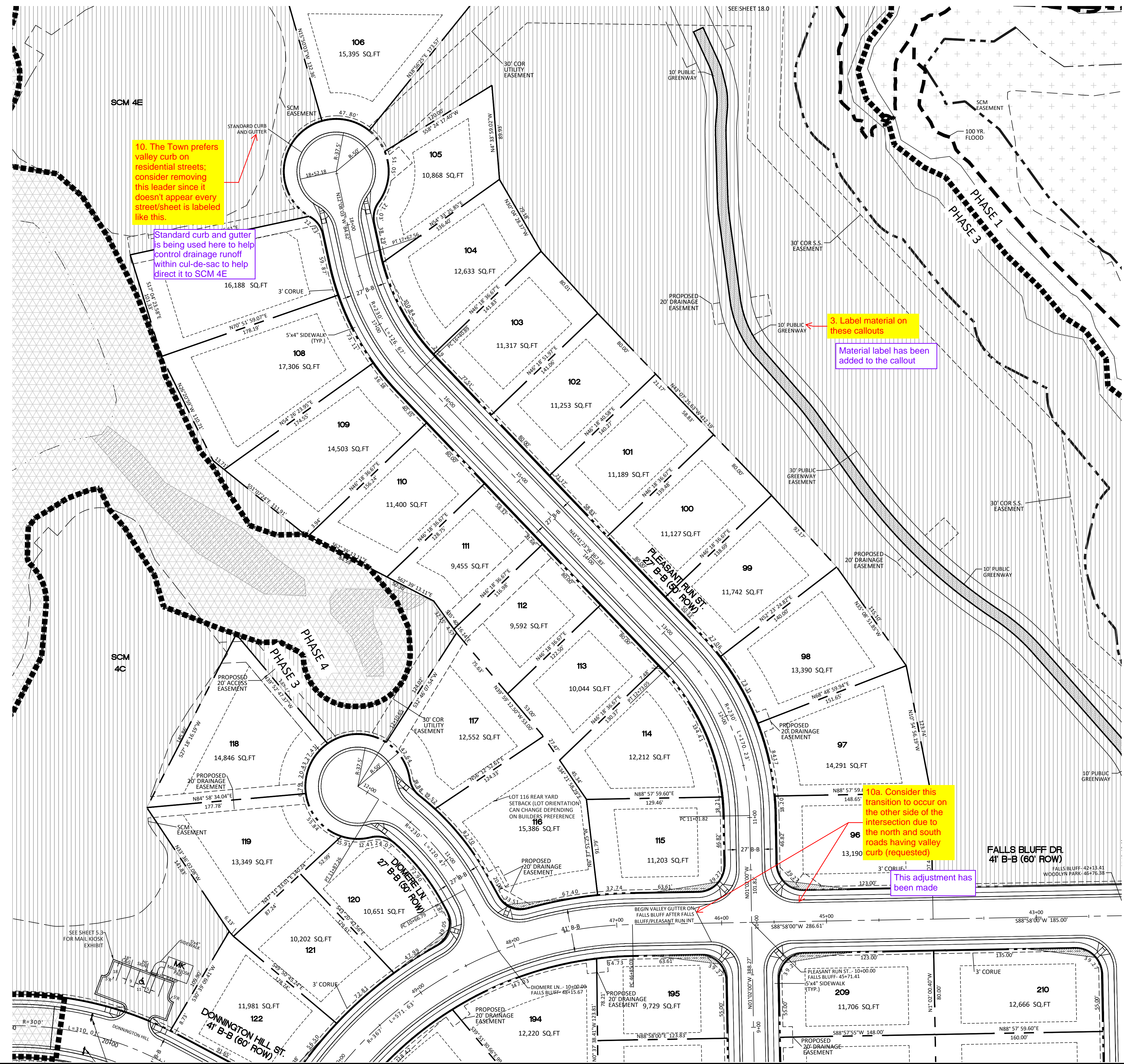
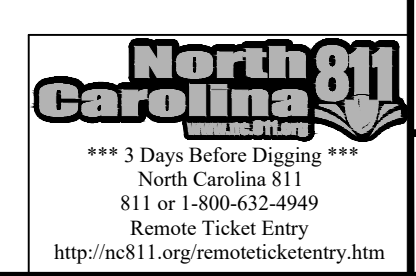
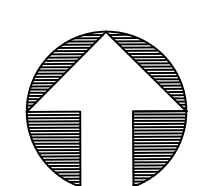
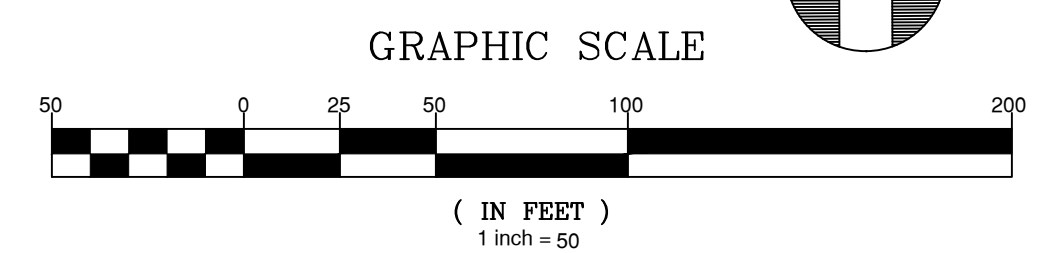
	50'	50' W ALLEY	50'-59'	60'-69'	70'-79'	80'-100'	101' +
FRONT	20'	15'	20'	25'	25'	25'	25'
REAR	20'	15'	20'	25'	25'	25'	30'
SIDE	**	**	**	*	*	10'	12'
CORNER SIDE	10'	10'	10'	10'	10'	15'	18'
MIN. LOT SIZE	6,000	6,000	6,000	6,600	8,400	10,400	14,000

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

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

SITE LEGEND

	PROPOSED LOT LINE
	100 YEAR FLOOD EASEMENT
	BUILDING RESTRICTION LINE
	PROPOSED LOT SETBACK
	PROPOSED ROW
	PROPOSED SIDEWALK
	PROPOSED BOC
	PROPOSED EOP
	PROPOSED CENTERLINE
	PROPOSED GRADING
	PROPOSED DRAINAGE EASEMENT
	PROPOSED UTILITY EASEMENT
	PROPOSED HANDICAP RAMPS
	PROPOSED SIGHT TRIANGLE
	TOT LOT
	POCKET PARK
	MAIL KIOSK LOCATION
	OPEN SPACE
	GREENWAY TRAIL HATCH
	GREENWAY/ROADSIDE TRAIL
	FUTURE PHASING
	EXISTING PHASING
	EXISTING WETLANDS
	PROPOSED SWALE (AT TIME OF LOT GRADING)
	PROPOSED PHASING LINE



10. The Town prefers valley curb on residential streets, consider removing this leader since it doesn't appear every street/sheet is labeled like this.

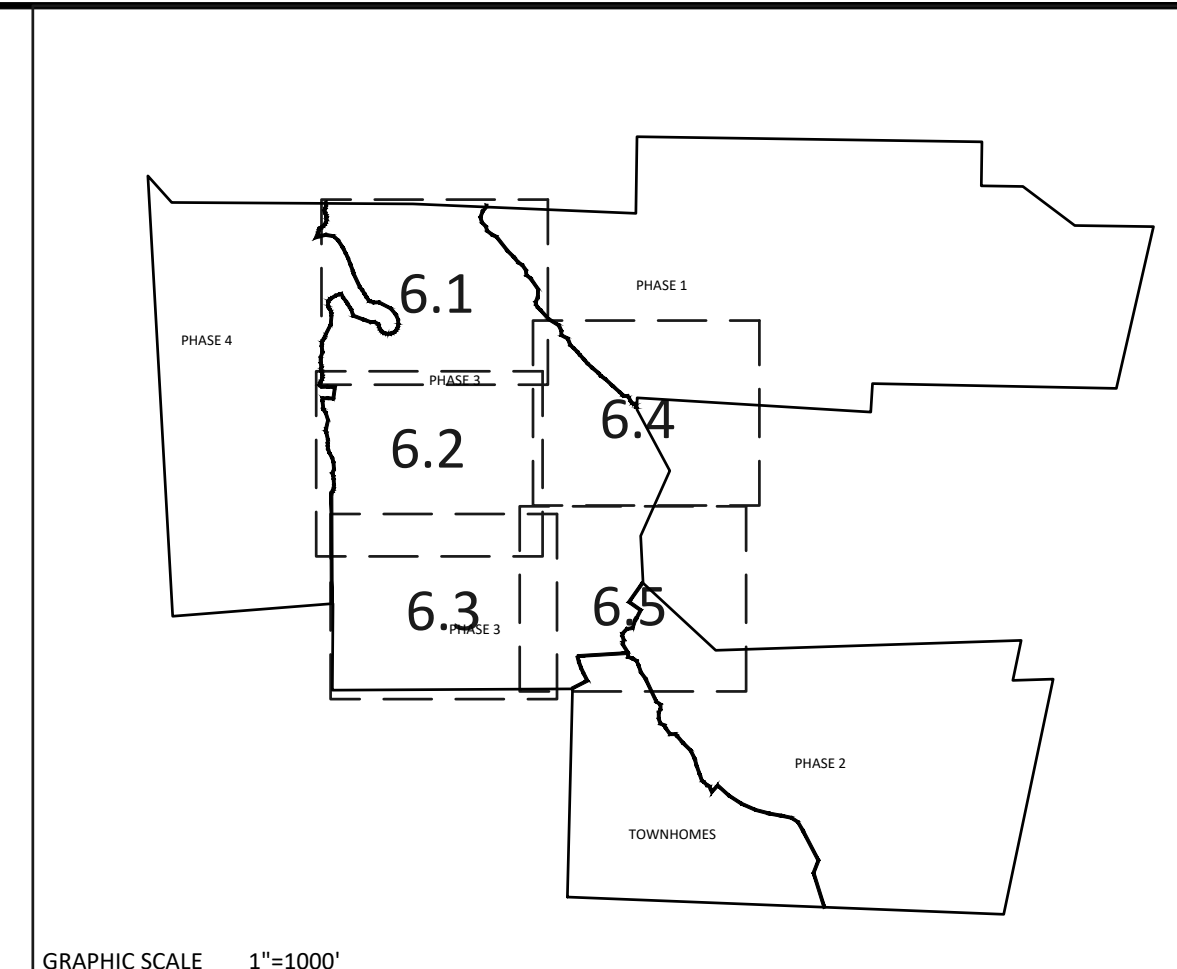
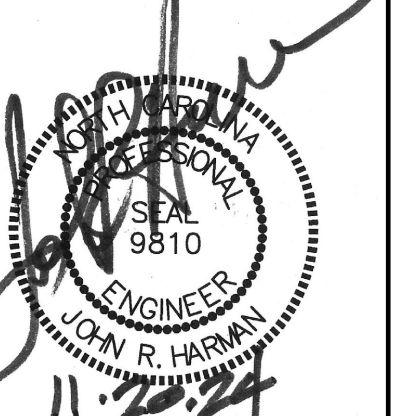
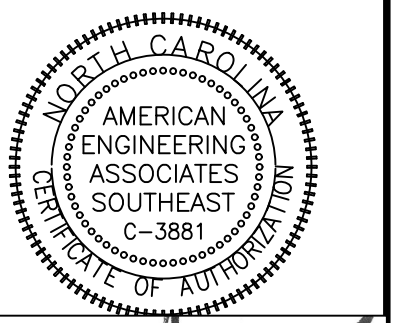
Standard curb and gutter is being used here to help control drainage runoff within cul-de-sac to help direct it to SCM 4E

3. Label material on these callouts

Material label has been added to the callout

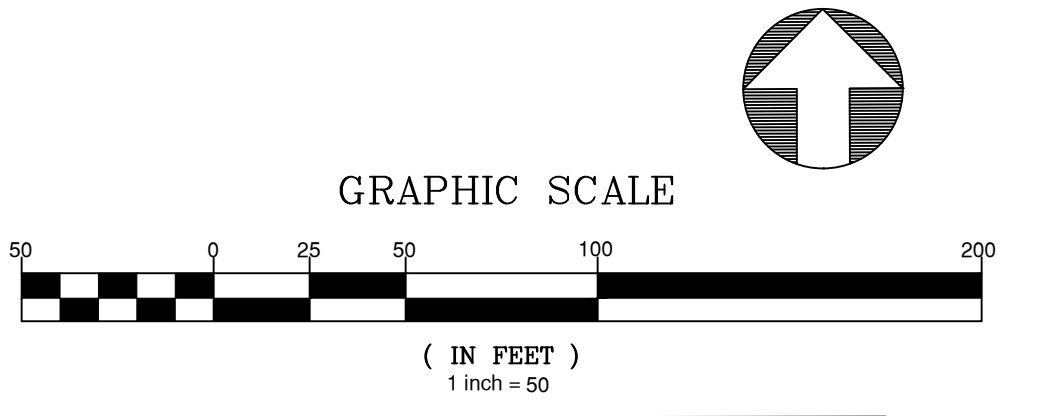
10a. Consider this transition to occur on the other side of the intersection due to the north and south roads having valley curb (requested)

This adjustment has been made



NOTE: THE 100 YEAR FLOOD-LINE AS ON THESE PLANS WERE TAKEN FROM THE FLOOD STUDY PREPARED BY DONLAD A SEVER, PE (024627) OF HUGH J. GILLECE, III AND ASSOCIATES, P.A.

UTILITIES LEGEND	
	EXISTING BOUNDARY
	EXISTING 50' NEUSE RIPARIAN BUFFER
	EXISTING BUFFER ZONES
	PROPOSED LOT LINE
	PROPOSED ROW
	PROPOSED SIDEWALK
	PROPOSED BOC
	PROPOSED EOP
	PROPOSED CENTERLINE
	PROPOSED EASEMENT
	PHASILINE
	RIP RAP
	BASIN WEIR
	JUNCTION BOX
	PROPOSED CATCH BASIN
	PROPOSED YARD INLET
	PROPOSED DROP INLET
	PROPOSED FLARED END SECTION
	PROPOSED WATER METER
	PROPOSED SEWER SERVICE
	PROPOSED MANHOLE
	PROPOSED FIRE HYDRANT
	PROPOSED WATER VALVE
	PROPOSED WATER REDUCER
	PROPOSED SEWER LINE
	PROPOSED WATER LINE
	PROPOSED STORM WATER
	OPEN SPACE
	FUTURE PHASING
	EXISTING PHASING
	100 YEAR FLOOD EASEMENT



CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION
Electronic Approval: This approval is being issued electronically. This approval is valid only upon the signature of a City of Raleigh Review Officer below. The City will retain a copy of the approved plans. Any work authorized by this approval must proceed in accordance with the plans kept on file with the City. This electronic approval may not be edited once issued. Any modification to this approval once issued will invalidate this approval.
City of Raleigh Development Approval _____
Raleigh Water Review Officer _____

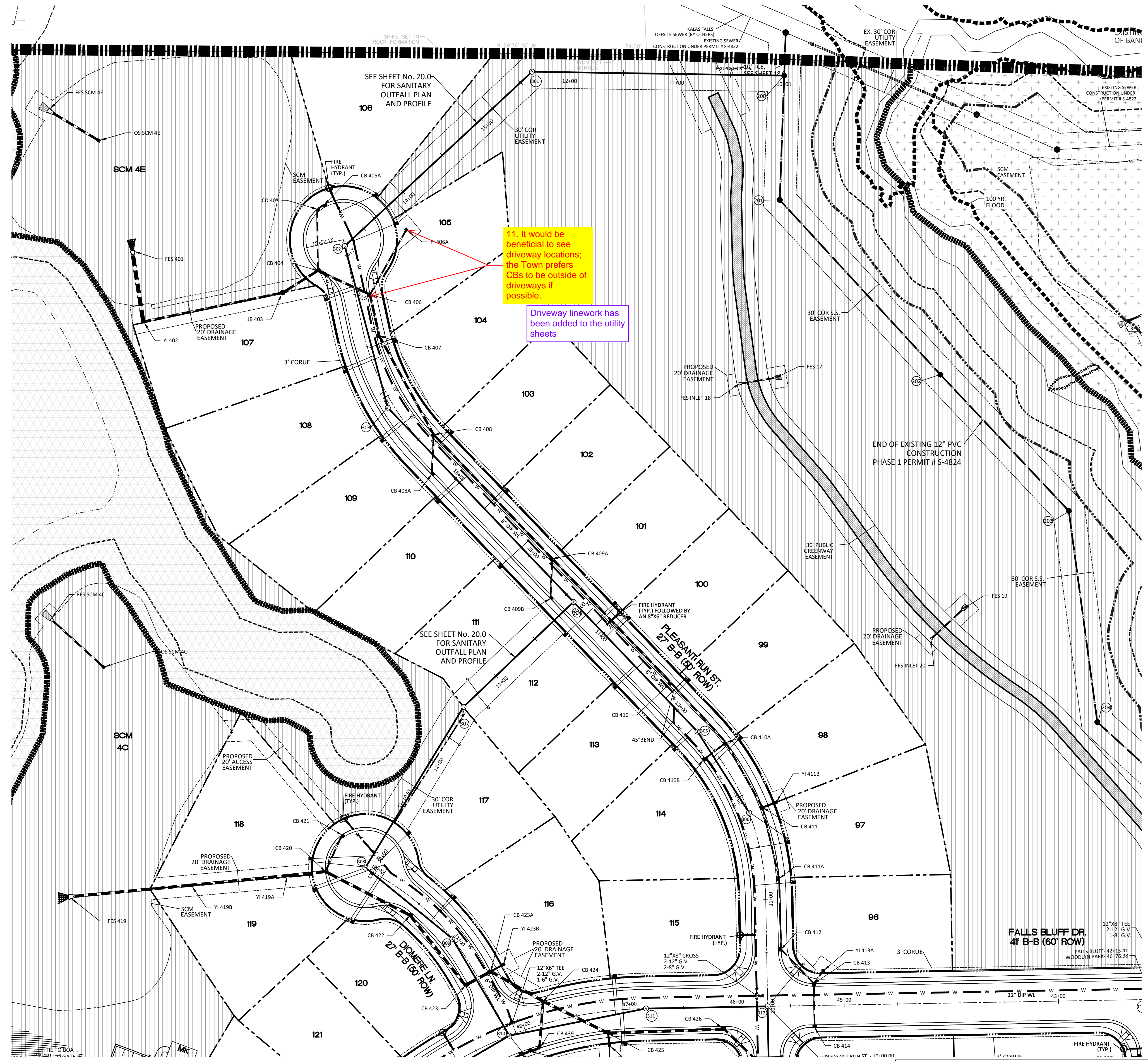


NO.	DATE	REVISION
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2	9/4/2024	TOWN OF ROLESVILLE CONSULTANT COMMENTS
3	11/07/2024	CONSTRUCTION DRAWING COMMENT RESPONSES

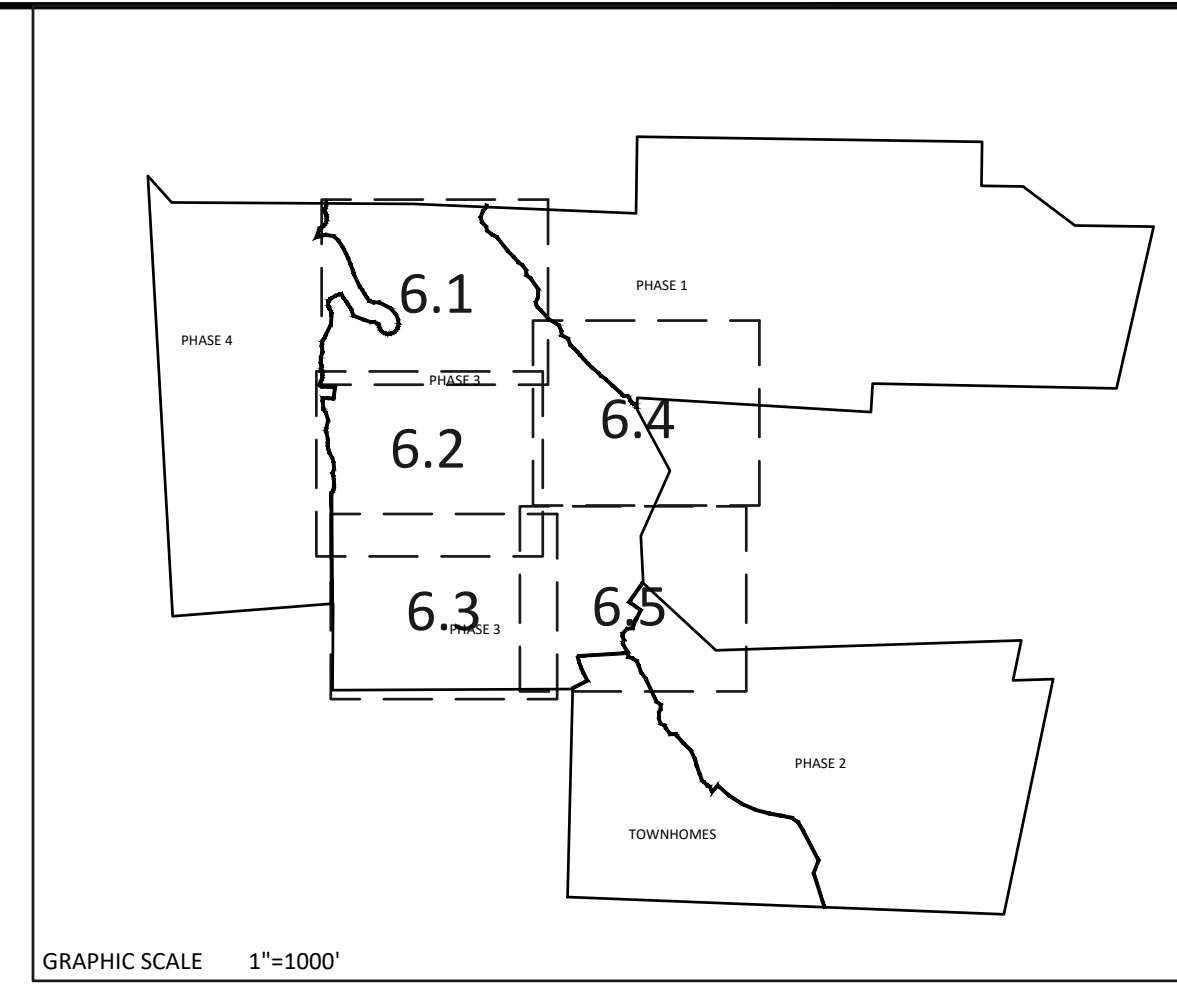
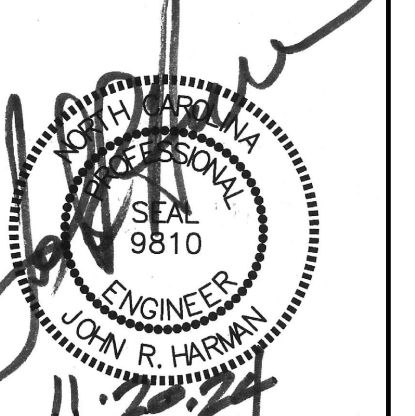
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**KALAS FALLS
PHASE 3
1832 ROLESVILLE ROAD
WAKE COUNTY, NC**

JOB NUMBER: 9900
CHECKED BY: BH/JH
DRAWN BY: SM/MAL/ES/AH/DH
DATE: NOV 1, 2024
SHEET TITLE:
**PHASE 3
UTILITY
PLAN
(50 SCALE)**
SHEET NO.:
6.1



Water and Sewer Permits (if applicable)
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 # _____
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City of Raleigh Public Utilities Department Permit # _____



GRAPHIC SCALE 1"=100'

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2	9/4/2023	TOWN OF ROLESVILLE CONSULTANT COMMENTS
3	11/20/2023	CONSTRUCTION DRAWING COMMENT RESPONSES

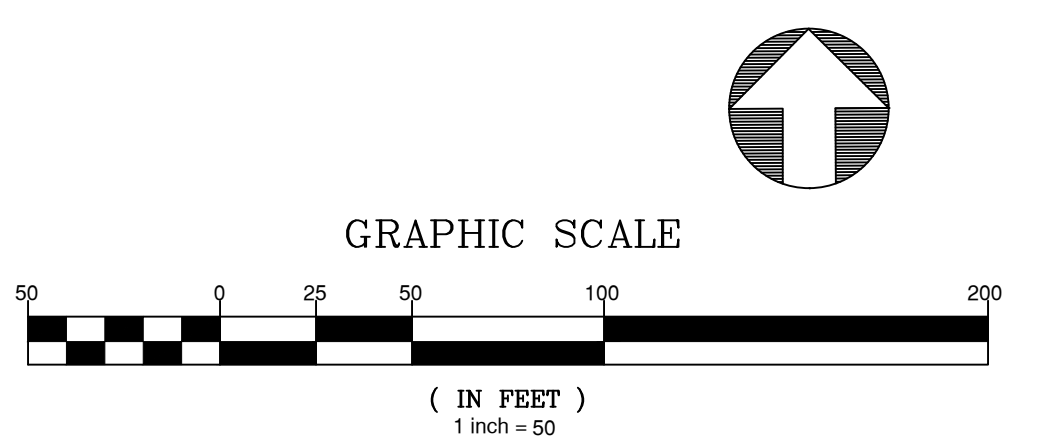
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KALAS FALLS PHASE 3
 1832 ROLESVILLE ROAD
 WAKE COUNTY, NC

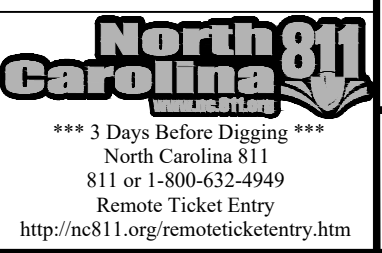
JOB NUMBER: 9900
 CHECKED BY: BH/JH
 DRAWN BY: SM/MAL/ES/AH/DH
 DATE: NOV 1, 2024
 SHEET TITLE: **PHASE 3 UTILITY PLAN (50 SCALE)**
 SHEET NO.: **6.5**

UTILITIES LEGEND	
	EXISTING BOUNDARY
	EXISTING 50' NEUSE RIPERIAN BUFFER
	EXISTING BUFFER ZONES
	PROPOSED LOT LINE
	PROPOSED ROW
	PROPOSED SIDEWALK
	PROPOSED BOC
	PROPOSED EOP
	PROPOSED CENTERLINE
	PROPOSED EASEMENT
	PHASILINE
	RIP RAP
	BASIN WEIR
	JUNCTION BOX
	PROPOSED CATCH BASIN
	PROPOSED YARD INLET
	PROPOSED DROP INLET
	PROPOSED FLARED END SECTION
	PROPOSED WATER METER
	PROPOSED SEWER SERVICE
	PROPOSED MANHOLE
	PROPOSED FIRE HYDRANT
	PROPOSED WATER VALVE
	PROPOSED WATER REDUCER
	PROPOSED SEWER LINE
	PROPOSED WATER LINE
	PROPOSED STORM WATER
	OPEN SPACE
	FUTURE PHASING
	EXISTING PHASING
	100 YEAR FLOOD EASEMENT

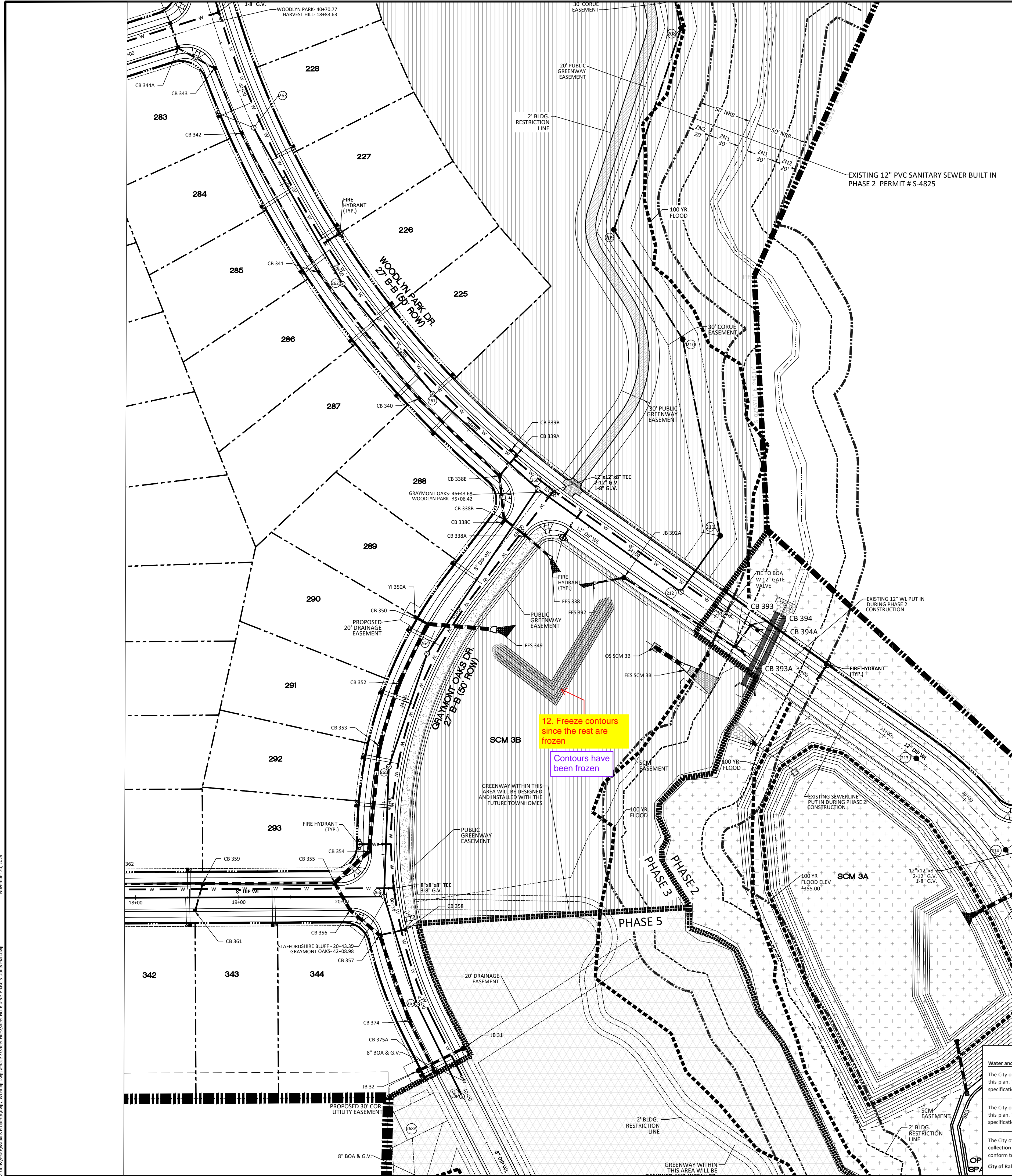
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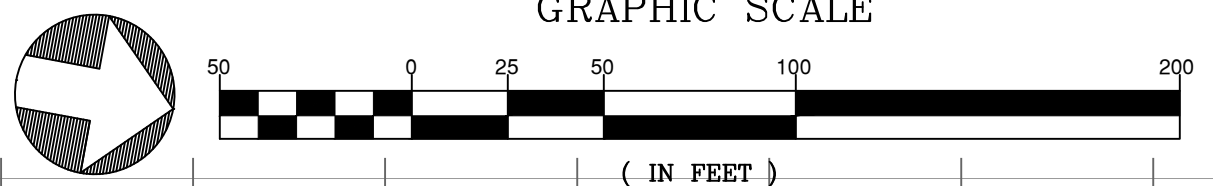
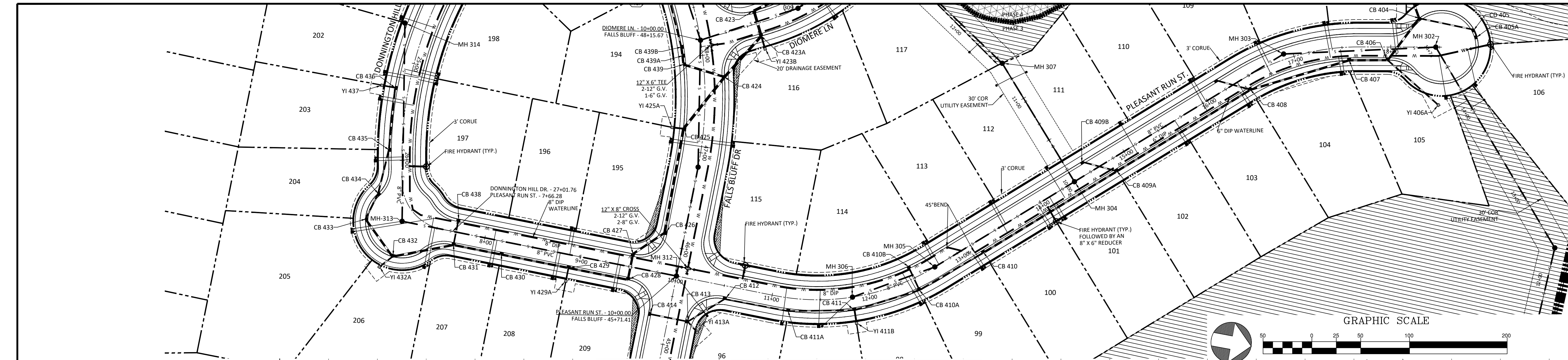
CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION
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 City of Raleigh Development Approval _____
 Raleigh Water Review Officer _____



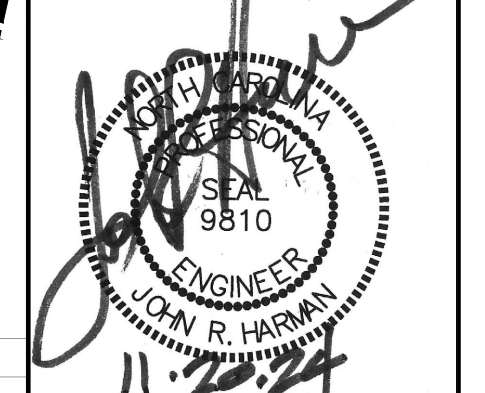
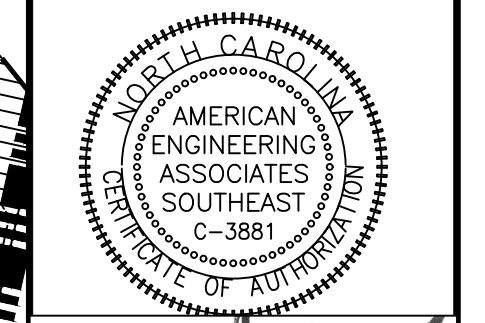
SITE PERMITTING APPROVAL
Water and Sewer Permits (If applicable)
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Z:\Info\0000\Workshop\Program\Drawings\Working\Drawings\Phase 3\Phase 3 Utility Plan.dwg November 20, 2024

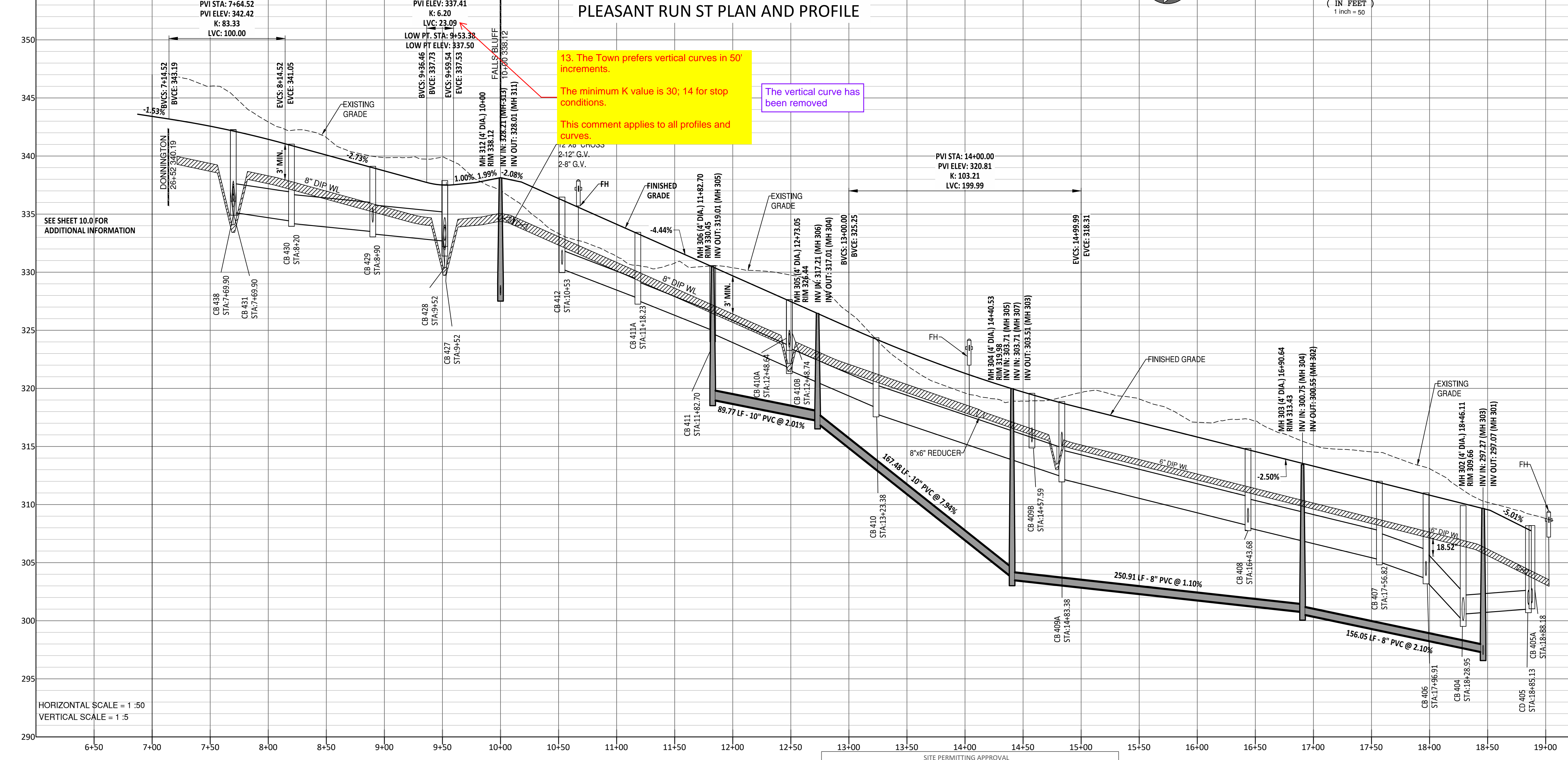


AMERICAN
Engineering
American Engineering Associates - Southeast, P.A.
4020 Westchase Boulevard, Suite 450
Raleigh, NC 27607



PLEASANT RUN ST PLAN AND PROFILE

UTILITIES LEGEND	
	EXISTING BOUNDARY
	EXISTING 50' NEUSE RIPERIAN BUFFER
	EXISTING BUFFER ZONES
	PROPOSED LOT LINE
	PROPOSED ROW
	PROPOSED SIDEWALK
	PROPOSED BOC
	PROPOSED EOP
	PROPOSED CENTERLINE
	PROPOSED EASEMENT
	PHASELINE
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	PROPOSED WATER VALVE
	PROPOSED WATER REDUCER
	PROPOSED SEWER LINE
	PROPOSED WATER LINE
	PROPOSED STORM WATER
	OPEN SPACE
	FUTURE PHASING
	EXISTING PHASING
	100 YEAR FLOOD EASEMENT



13. The Town prefers vertical curves in 50' increments.
The minimum K value is 30; 14 for stop conditions.
This comment applies to all profiles and curves.

The vertical curve has been removed

SEE SHEET 10.0 FOR ADDITIONAL INFORMATION

HORIZONTAL SCALE = 1" : 50'
VERTICAL SCALE = 1" : 5'

- GENERAL NOTE:
- ALL WATERLINE AND STORM CROSSINGS SHALL HAVE A MINIMUM OF 1.5' VERTICAL CLEARANCE. IF THIS CANNOT BE ACHIEVED THEN A CRADLE IS TO BE USED SEE DETAIL S-49 ON SHEET CD10
 - TOWN OF ROLESVILLE INSPECTOR WILL HAVE AUTHORITY FOR FINAL APPROVAL ON ROAD PROFILES THAT ARE DESIGNED WITH A CHANGE IN GRADE THAT IS 6% OR GREATER. THE INSPECTOR WILL NEED TO NOTIFY THE DESIGN ENGINEER ON ANY ROAD CONSTRUCTION THAT ARE NOT ACCEPTABLE IN THE FIELD (INCLUDING ALL INTERSECTION GRADES/CURB RETURNS GRADES).
 - PROPOSED CB (SAG'S) NEED TO BE COORDINATED WITH PVI (LOW POINTS) FOR GRADE.

SITE PERMITTING APPROVAL

Water and Sewer Permits (If applicable)

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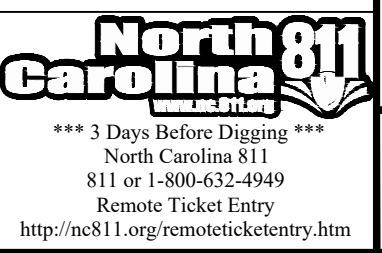
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City of Raleigh Public Utilities Department Permit # _____

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Raleigh Water Review Officer



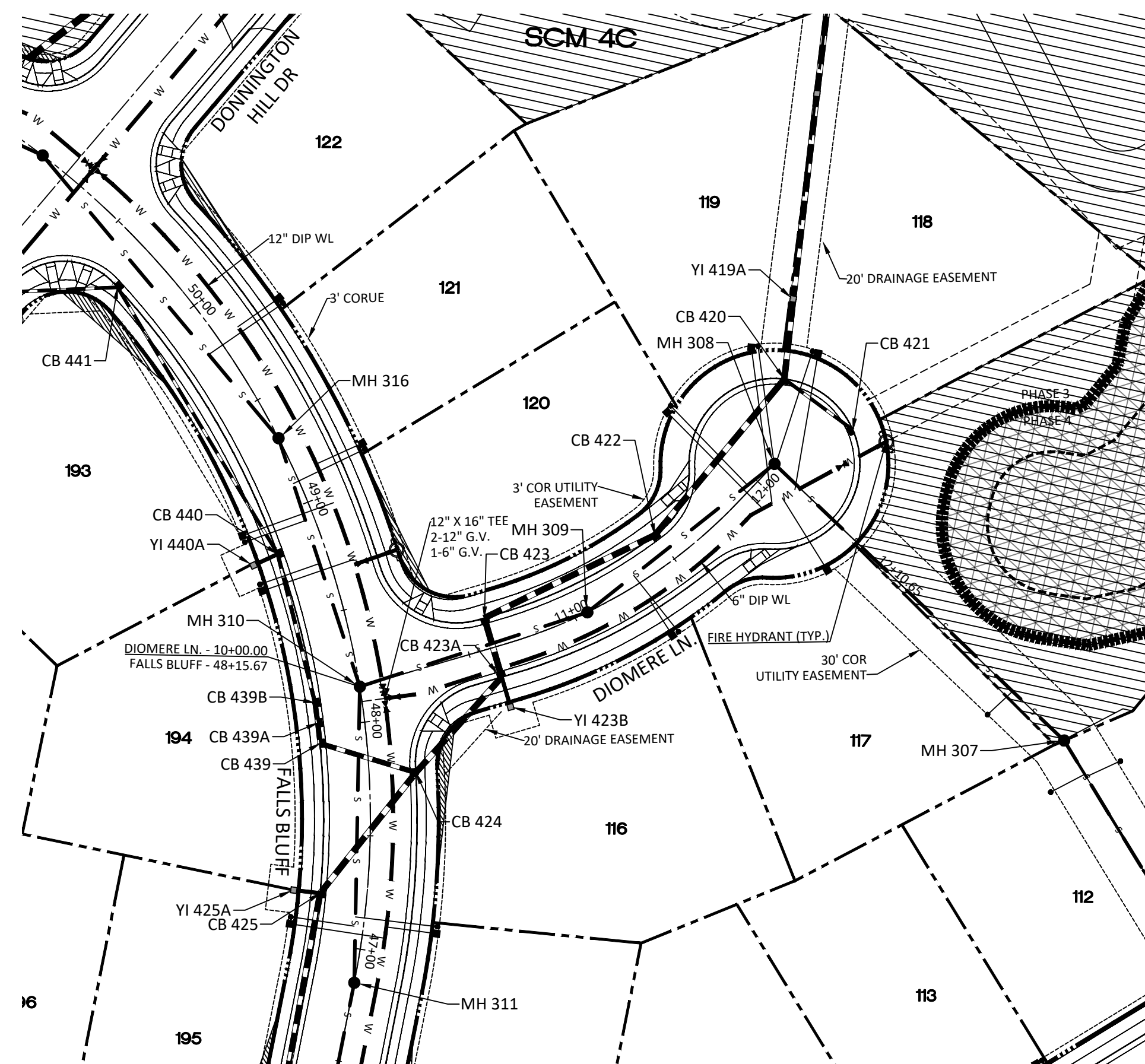
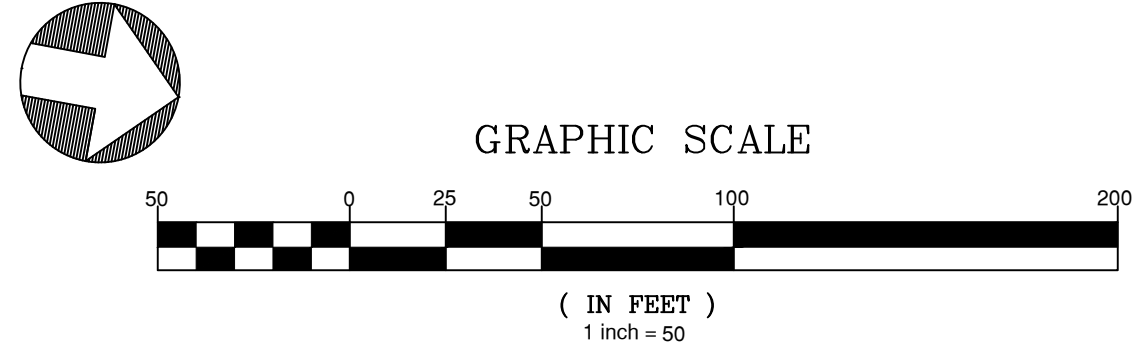
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3	11/20/2024	CONSTRUCTION DRAWING COMMENT RESPONSES

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 3
1832 ROLESVILLE ROAD
WAKE COUNTY, NC**

JOB NUMBER:	9900
CHECKED BY:	BH/JH
DRAWN BY:	SM/MALL/ES/AH/DH
DATE:	NOV 1, 2024
SHEET TITLE:	PLEASANT RUN STREET PLAN & PROFILE
SHEET NO.:	7.0

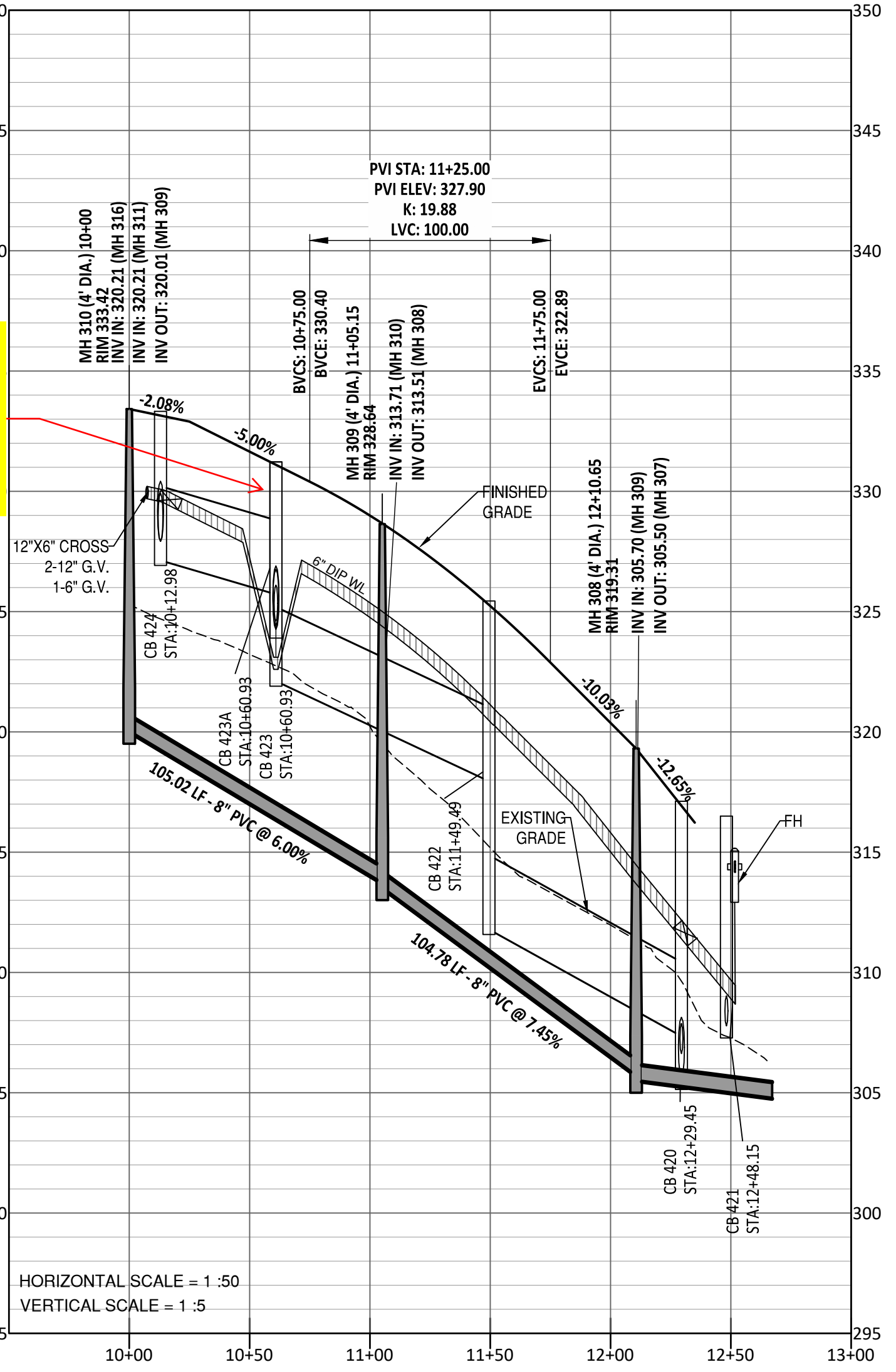


DIOMERE LN PLAN AND PROFILE

UTILITIES LEGEND	
	EXISTING BOUNDARY
	EXISTING 50' NEUSE RIPARIAN BUFFER
	EXISTING BUFFER ZONES
	PROPOSED LOT LINE
	PROPOSED ROW
	PROPOSED SIDEWALK
	PROPOSED BOC
	PROPOSED EOP
	PROPOSED CENTERLINE
	PROPOSED EASEMENT
	PHASELINE
	RIP RAP
	BASIN WEIR
	JUNCTION BOX
	PROPOSED CATCH BASIN
	PROPOSED YARD INLET
	PROPOSED DROP INLET
	PROPOSED FLARED END SECTION
	PROPOSED WATER METER
	PROPOSED SEWER SERVICE
	PROPOSED MANHOLE
	PROPOSED FIRE HYDRANT
	PROPOSED WATER VALVE
	PROPOSED WATER REDUCER
	PROPOSED SEWER LINE
	PROPOSED WATER LINE
	PROPOSED STORM WATER
	OPEN SPACE
	FUTURE PHASING
	EXISTING PHASING
	100 YEAR FLOOD EASEMENT

14. Confirm minimum cover is being provided over all pipe. Add label defining required cover. This comment applies to all profiles as applicable.

Pipe has been adjusted to ensure minimum cover is met



- GENERAL NOTE:
- ALL WATERLINE AND STORM CROSSINGS SHALL HAVE A MINIMUM OF 1.5' VERTICAL CLEARANCE. IF THIS CANNOT BE ACHIEVED THEN A CRADLE IS TO BE USED SEE DETAIL S-49 ON SHEET CDD0
 - TOWN OF ROLESVILLE INSPECTOR WILL HAVE AUTHORITY FOR FINAL APPROVAL ON ROAD PROFILES THAT ARE DESIGNED WITH A CHANGE IN GRADE THAT IS 6% OR GREATER. THE INSPECTOR WILL NEED TO NOTIFY THE DESIGN ENGINEER ON ANY ROAD CONSTRUCTION THAT ARE NOT ACCEPTABLE IN THE FIELD (INCLUDING ALL INTERSECTION GRADES/CURB RETURNS GRADES).
 - PROPOSED CB (SAG'S) NEED TO BE COORDINATED WITH PVI (LOW POINTS) FOR GRADE.

SITE PERMITTING APPROVAL
 Water and Sewer Permits (if applicable)
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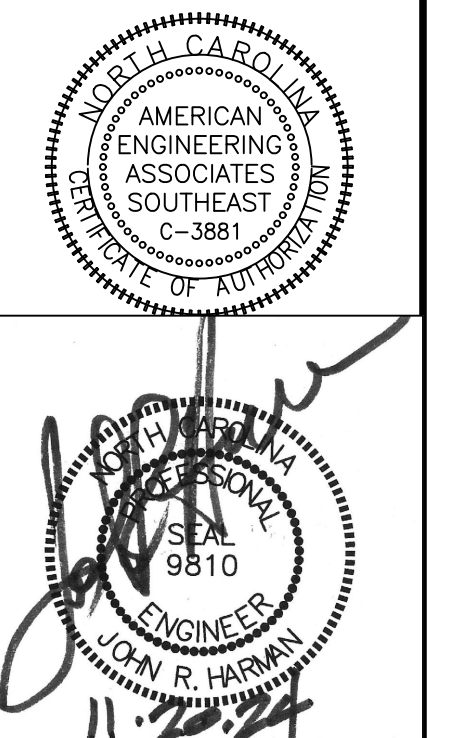
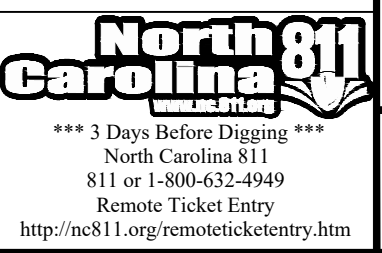
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City of Raleigh Public Utilities Department Permit # _____

CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION
 Electronic Approval: This approval is being issued electronically. This approval is valid only upon the signature of a City of Raleigh Review Officer below. The City will retain a copy of the approved plans. Any work authorized by this approval must proceed in accordance with the plans kept on file with the City. This electronic approval may not be edited once issued. Any modification to this approval once issued will invalidate this approval.

City of Raleigh Development Approval _____
 Raleigh Water Review Officer _____

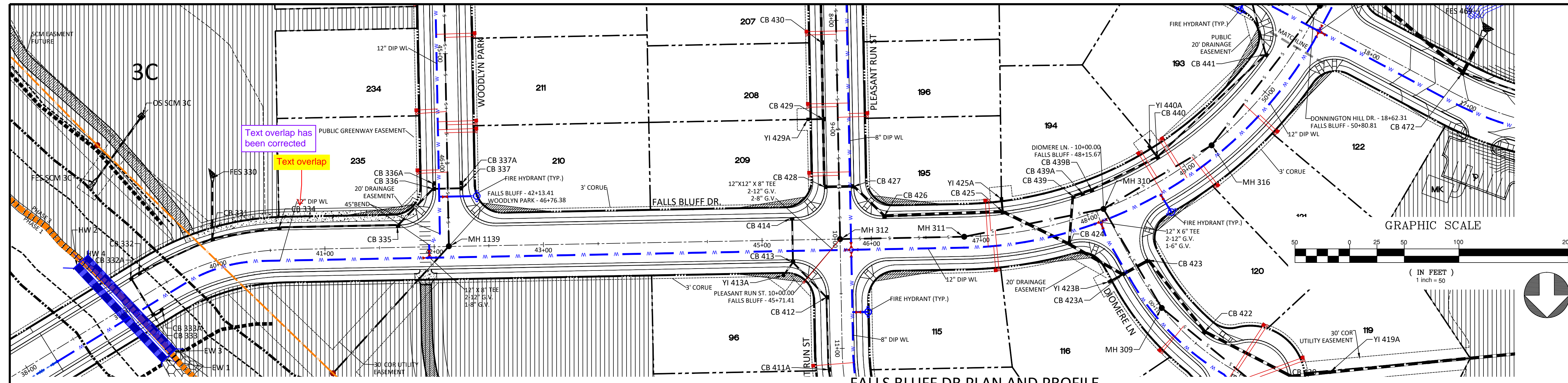


NO.	DATE	REVISION
1	7/27/2024	ISSUE FOR REVIEW FROM TOWN OF ROLESVILLE CONSULTANT, REVIEW AND CITY OF RALEIGH
2	9/4/2024	REVISION TO TAKE CITY AND CITY OF RALEIGH COMMENTS
3	11/07/2024	CONSTRUCTION DRAWING COMMENT RESPONSES

STIPULATION FOR REUSE
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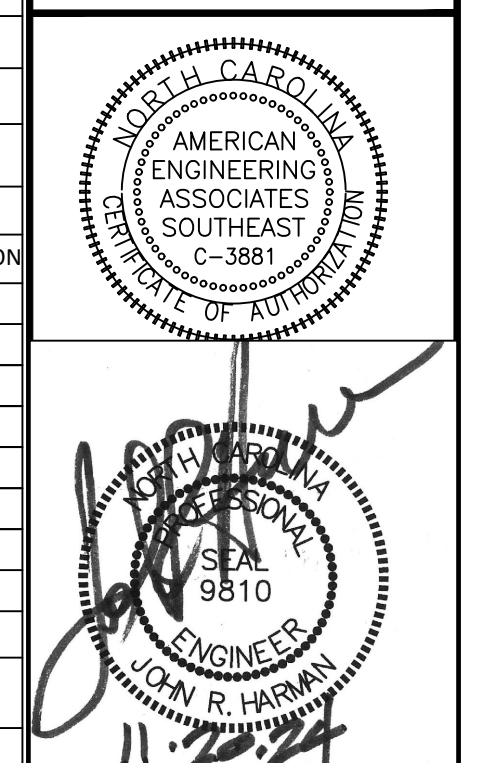
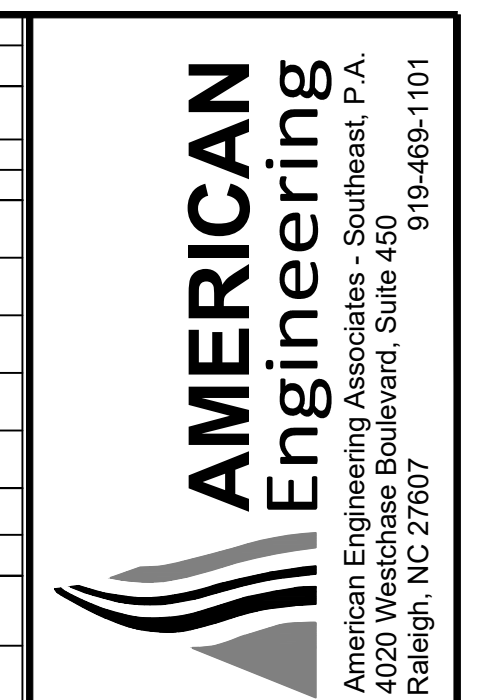
KALAS FALLS PHASE 3
 1832 ROLESVILLE ROAD
 WAKE COUNTY, NC

JOB NUMBER: 9900
 CHECKED BY: BH/JH
 DRAWN BY: SM/MALL/ES/AH/DH
 DATE: NOV 1, 2024
 SHEET TITLE:
DIOMERE LANE PLAN & PROFILE
 SHEET NO.:
8.0

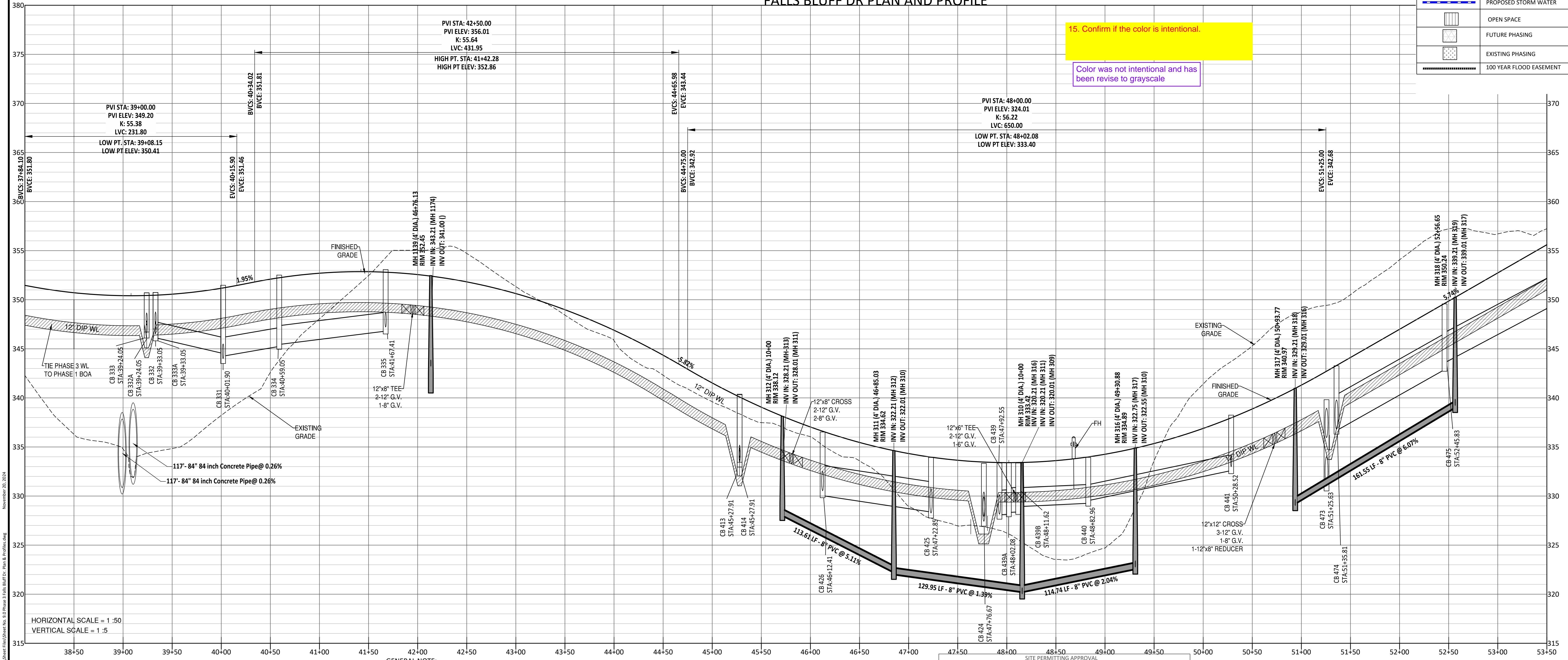


UTILITIES LEGEND

- EXISTING BOUNDARY
- EXISTING 50' NEUSE RIVERIAN BUFFER
- EXISTING BUFFER ZONES
- PROPOSED LOT LINE
- PROPOSED ROW
- PROPOSED SIDEWALK
- PROPOSED BOC
- PROPOSED EOP
- PROPOSED CENTERLINE
- PROPOSED EASEMENT
- PHASELINE
- RIP RAP
- BASIN WEIR
- JUNCTION BOX
- PROPOSED CATCH BASIN
- PROPOSED DROP INLET
- PROPOSED FLARED END SECTION
- PROPOSED WATER METER
- PROPOSED SEWER SERVICE
- PROPOSED MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED WATER REDUCER
- PROPOSED SEWER LINE
- PROPOSED WATER LINE
- PROPOSED STORM WATER
- OPEN SPACE
- FUTURE PHASING
- EXISTING PHASING
- 100 YEAR FLOOD EASEMENT



FALLS BLUFF DR PLAN AND PROFILE



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Water and Sewer Permits (If applicable)

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City of Raleigh Public Utilities Department Permit # _____

CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

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City of Raleigh Development Approval _____

Raleigh Water Review Officer _____



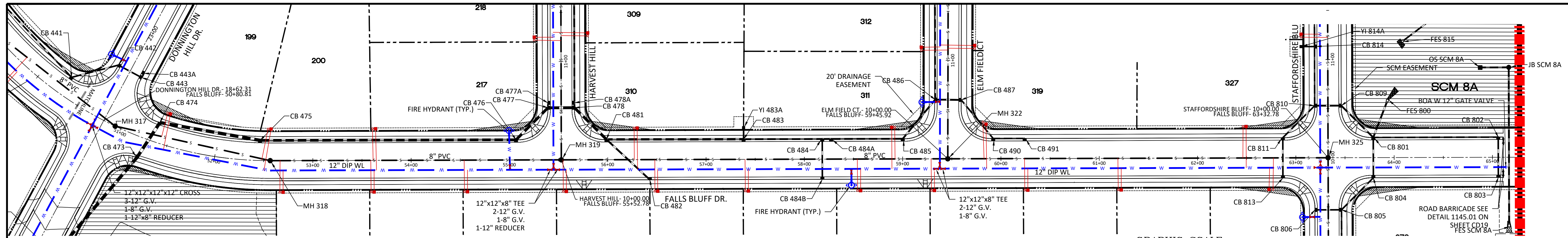
NO.	DATE	REVISION
1	7/27/2024	ISSUE FOR REVIEW FROM TOWN OF ROLESVILLE CONSULTANT,
2	9/4/2024	ISSUE FOR REVIEW FROM WAKE COUNTY AND CITY OF RALEIGH CONSULTANT COMMENTS.
3	11/07/2024	CONSTRUCTION DRAWING COMMENT RESPONSES

STIPULATION FOR REUSE

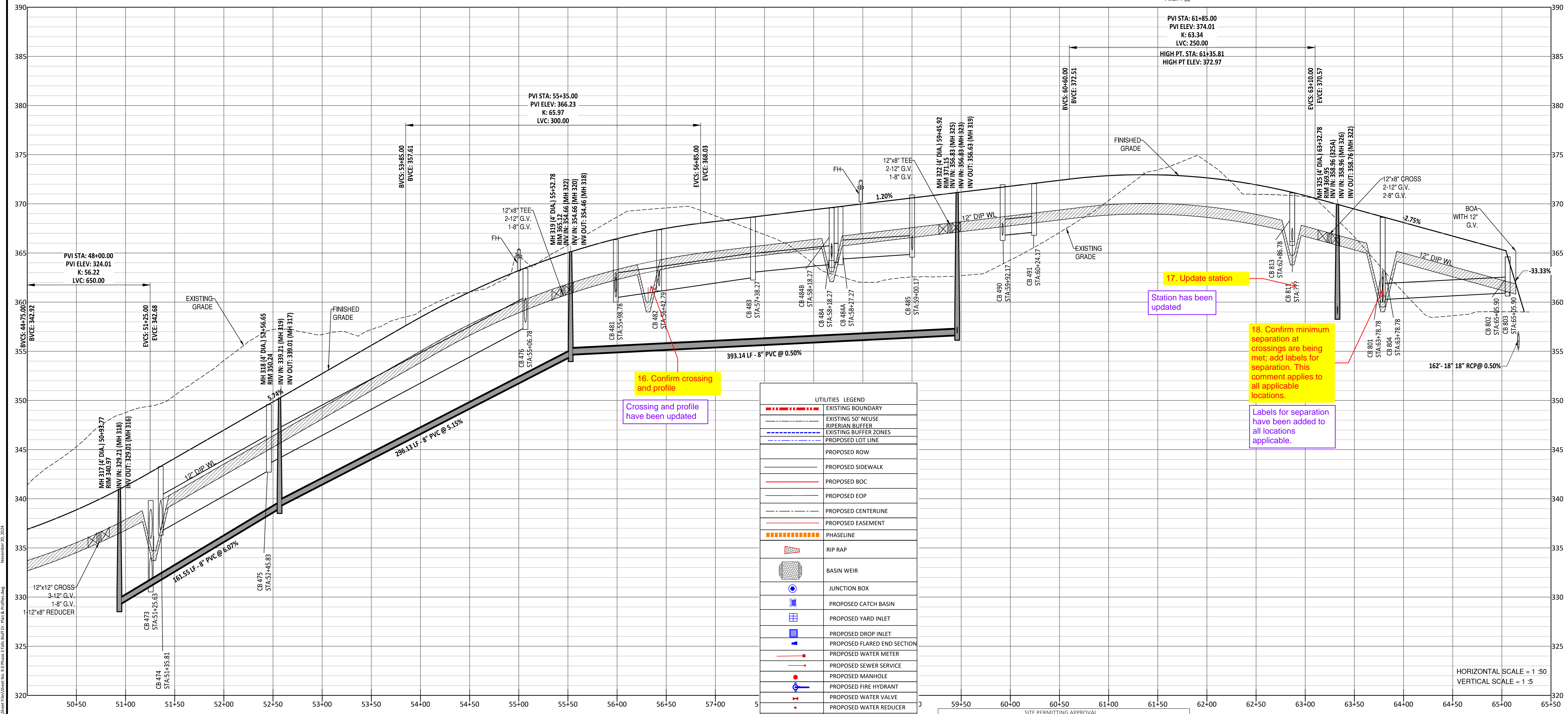
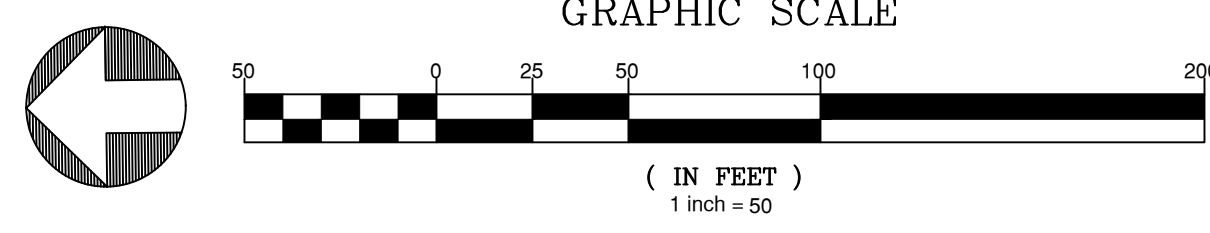
THIS DRAWING WAS PREPARED FOR USE ON THE SPECIFIC SITE, NAMED HEREON, CONTAINED THEREON. IT IS NOT TO BE REPRODUCED, COPIED, REPRODUCED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE CONSULTANT. ANY REUSE OF THIS DRAWING FOR ANY OTHER PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.

KALAS FALLS PHASE 3
 1832 ROLESVILLE ROAD
 WAKE COUNTY, NC

JOB NUMBER: 9900
 CHECKED BY: BH/JH
 DRAWN BY: SM/MAL/ES/AH/DH
 DATE: NOV 1, 2024
 SHEET TITLE: **FALLS BLUFF DRIVE PLAN & PROFILE**
 SHEET NO.: **9.0**



FALLS BLUFF DR PLAN AND PROFILE



16. Confirm crossing and profile
Crossing and profile have been updated

17. Update station
Station has been updated

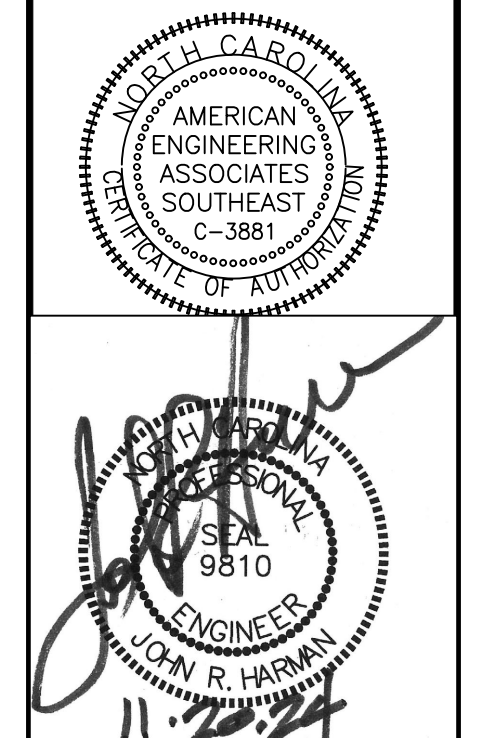
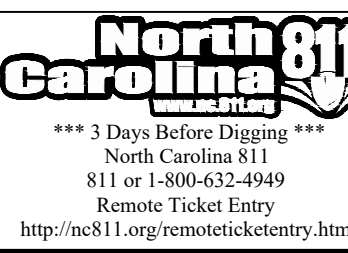
18. Confirm minimum separation at crossings are being met; add labels for separation. This comment applies to all applicable locations.
Labels for separation have been added to all locations applicable.

UTILITIES LEGEND	
[Symbol]	EXISTING BOUNDARY
[Symbol]	EXISTING 50' NEUSE RIVERIAN BUFFER
[Symbol]	EXISTING BUFFER ZONES
[Symbol]	PROPOSED LOT LINE
[Symbol]	PROPOSED ROW
[Symbol]	PROPOSED SIDEWALK
[Symbol]	PROPOSED BOC
[Symbol]	PROPOSED EOP
[Symbol]	PROPOSED CENTERLINE
[Symbol]	PROPOSED EASEMENT
[Symbol]	PHASELINE
[Symbol]	RIP RAP
[Symbol]	BASIN WEIR
[Symbol]	JUNCTION BOX
[Symbol]	PROPOSED CATCH BASIN
[Symbol]	PROPOSED YARD INLET
[Symbol]	PROPOSED DROP INLET
[Symbol]	PROPOSED FLARED END SECTION
[Symbol]	PROPOSED WATER METER
[Symbol]	PROPOSED SEWER SERVICE
[Symbol]	PROPOSED MANHOLE
[Symbol]	PROPOSED FIRE HYDRANT
[Symbol]	PROPOSED WATER VALVE
[Symbol]	PROPOSED WATER REDUCER
[Symbol]	PROPOSED SEWER LINE
[Symbol]	PROPOSED WATER LINE
[Symbol]	PROPOSED STORM WATER
[Symbol]	OPEN SPACE
[Symbol]	FUTURE PHASING
[Symbol]	EXISTING PHASING
[Symbol]	100 YEAR FLOOD EASEMENT

GENERAL NOTE:
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 Raleigh Water Review Officer _____

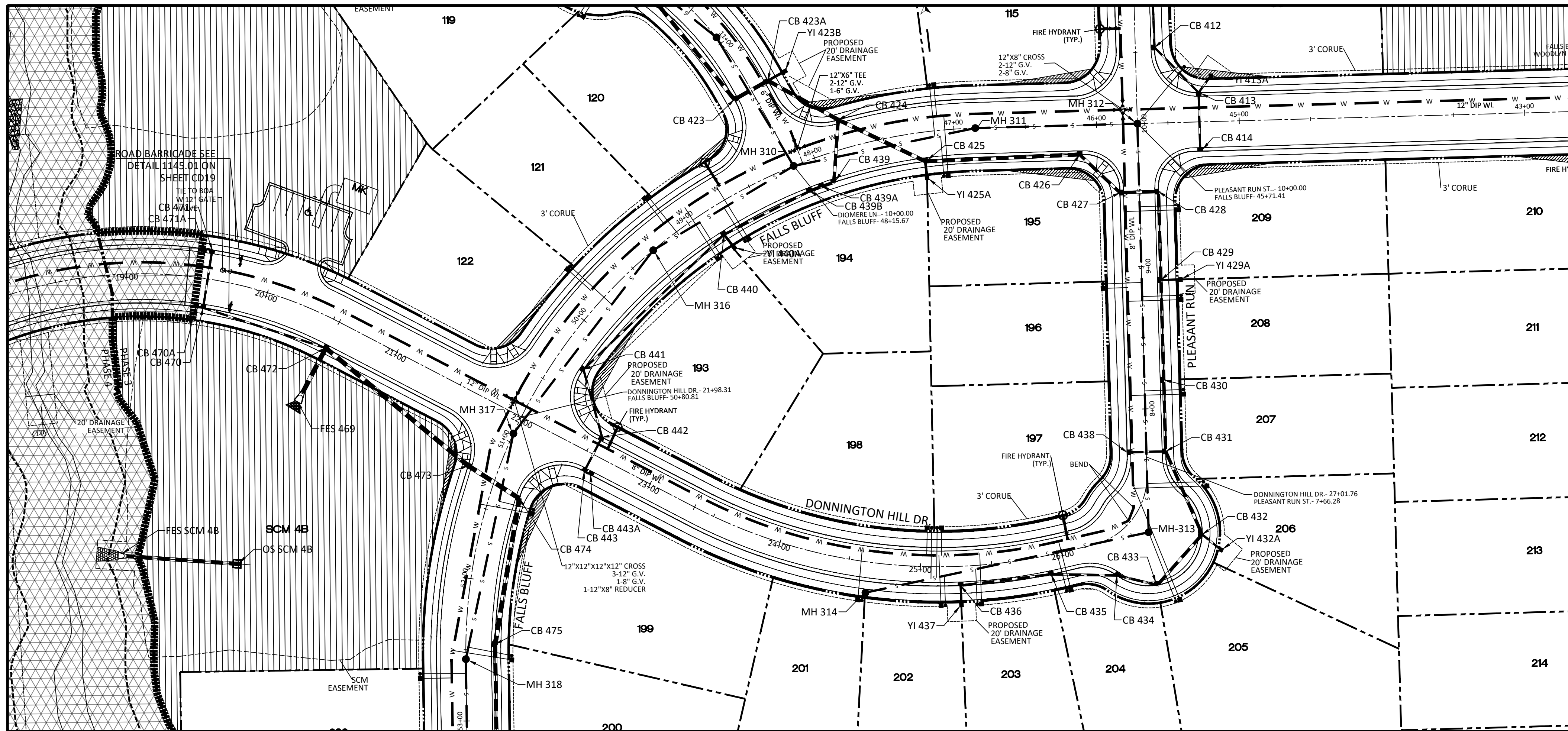


NO.	DATE	REVISION
1	7/27/2021	ISSUE FROM TOWN OF ROLESVILLE CONSULTANT, WAKE COUNTY AND CITY OF RALEIGH
2	9/14/2024	TOWN OF ROLESVILLE CONSULTANT COMMENTS
3	11/07/2024	CONSTRUCTION DRAWING COMMENT RESPONSES

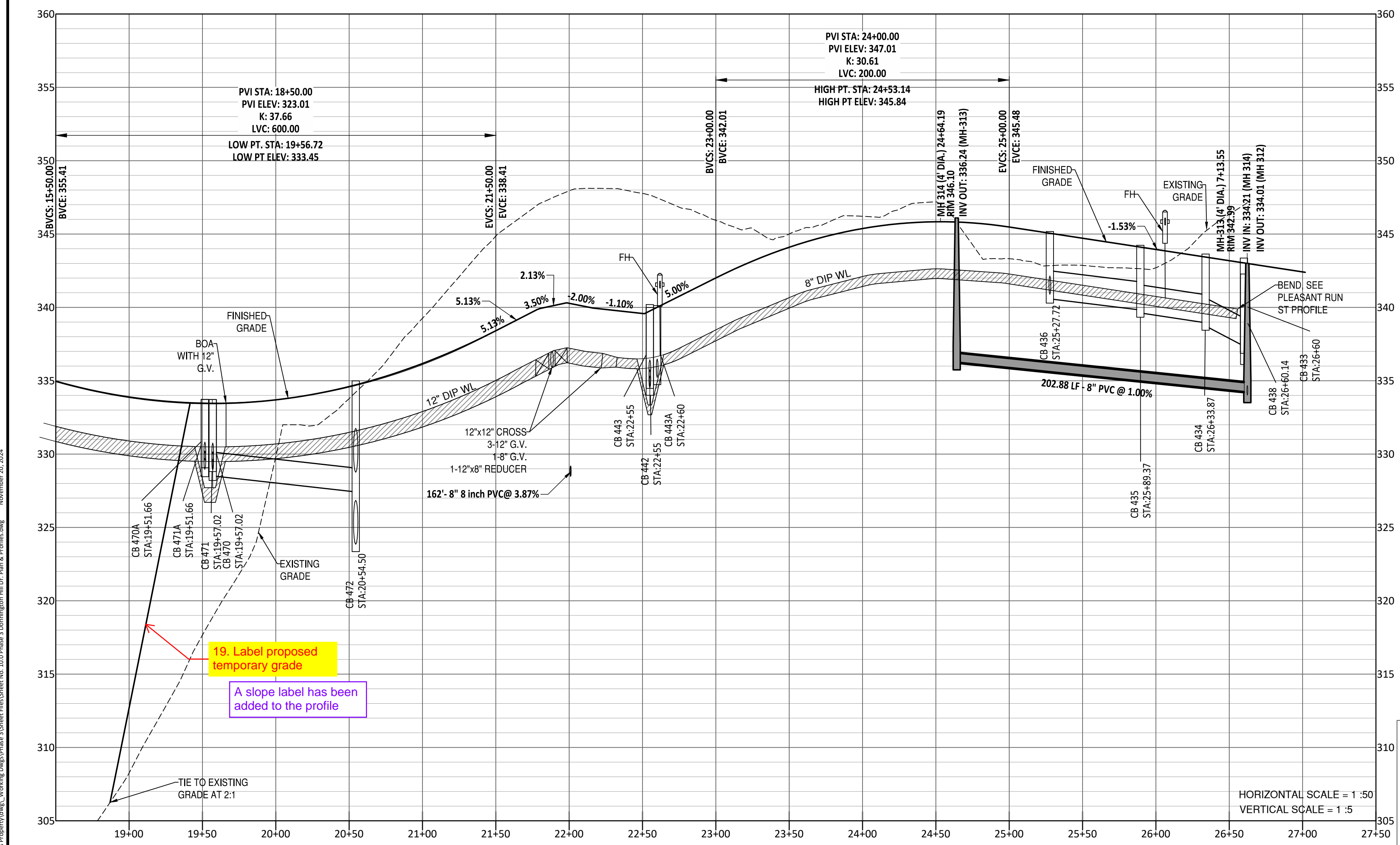
STIPULATION FOR REUSE
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KALAS FALLS
 PHASE 3
 1832 ROLESVILLE ROAD
 WAKE COUNTY, NC

JOB NUMBER: 9900
 CHECKED BY: BH/JH
 DRAWN BY: SMM/MLL/ES/AH/DH
 DATE: NOV 1, 2024
 SHEET TITLE:
FALLS BLUFF DRIVE PLAN & PROFILE
 SHEET NO.:
9.1

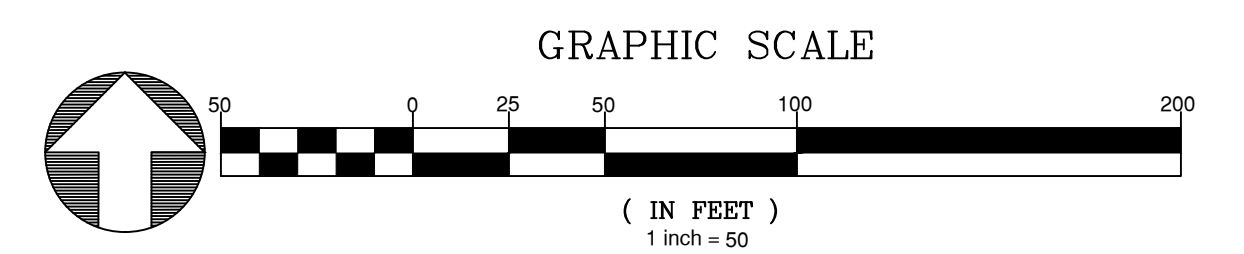


DONNINGTON HILL DR PLAN AND PROFILE

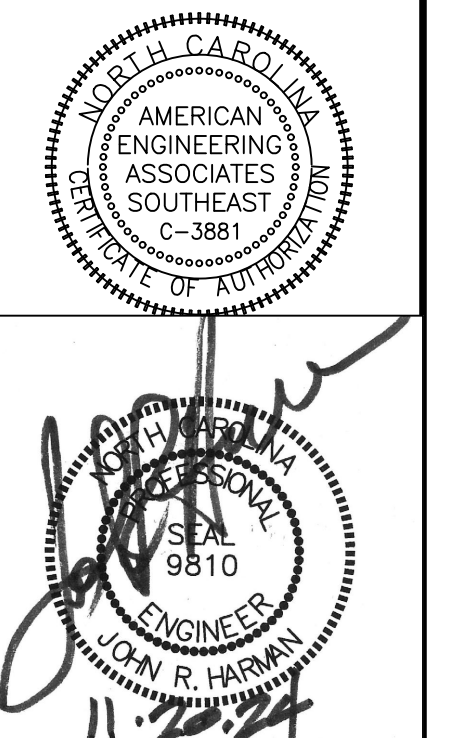


19. Label proposed temporary grade
 A slope label has been added to the profile

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UTILITIES LEGEND	
-----	EXISTING BOUNDARY
-----	EXISTING 50' NEUSE RIPARIAN BUFFER
-----	EXISTING BUFFER ZONES
-----	PROPOSED LOT LINE
-----	PROPOSED ROW
-----	PROPOSED SIDEWALK
-----	PROPOSED BOC
-----	PROPOSED EOP
-----	PROPOSED CENTERLINE
-----	PROPOSED EASEMENT
-----	PHASELINE
-----	RIP RAP
-----	BASIN WEIR
-----	JUNCTION BOX
-----	PROPOSED CATCH BASIN
-----	PROPOSED YARD INLET
-----	PROPOSED DROP INLET
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-----	PROPOSED WATER METER
-----	PROPOSED SEWER SERVICE
-----	PROPOSED MANHOLE
-----	PROPOSED WATER VALVE
-----	PROPOSED WATER REDUCER
-----	PROPOSED SEWER LINE
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-----	OPEN SPACE
-----	FUTURE PHASING
-----	EXISTING PHASING
-----	100 YEAR FLOOD EASEMENT



NO.	DATE	REVISION
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2	9/4/2024	TOWN OF ROLESVILLE CONSULTANT COMMENTS.
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KALAS FALLS
 PHASE 3
 1832 ROLESVILLE ROAD
 WAKE COUNTY, NC

JOB NUMBER: 9900
 CHECKED BY: BH/JH
 DRAWN BY: SM/MALL/ES/AH/DH
 DATE: NOV 1, 2024

SHEET TITLE:
DONNINGTON HILL DRIVE PLAN & PROFILE

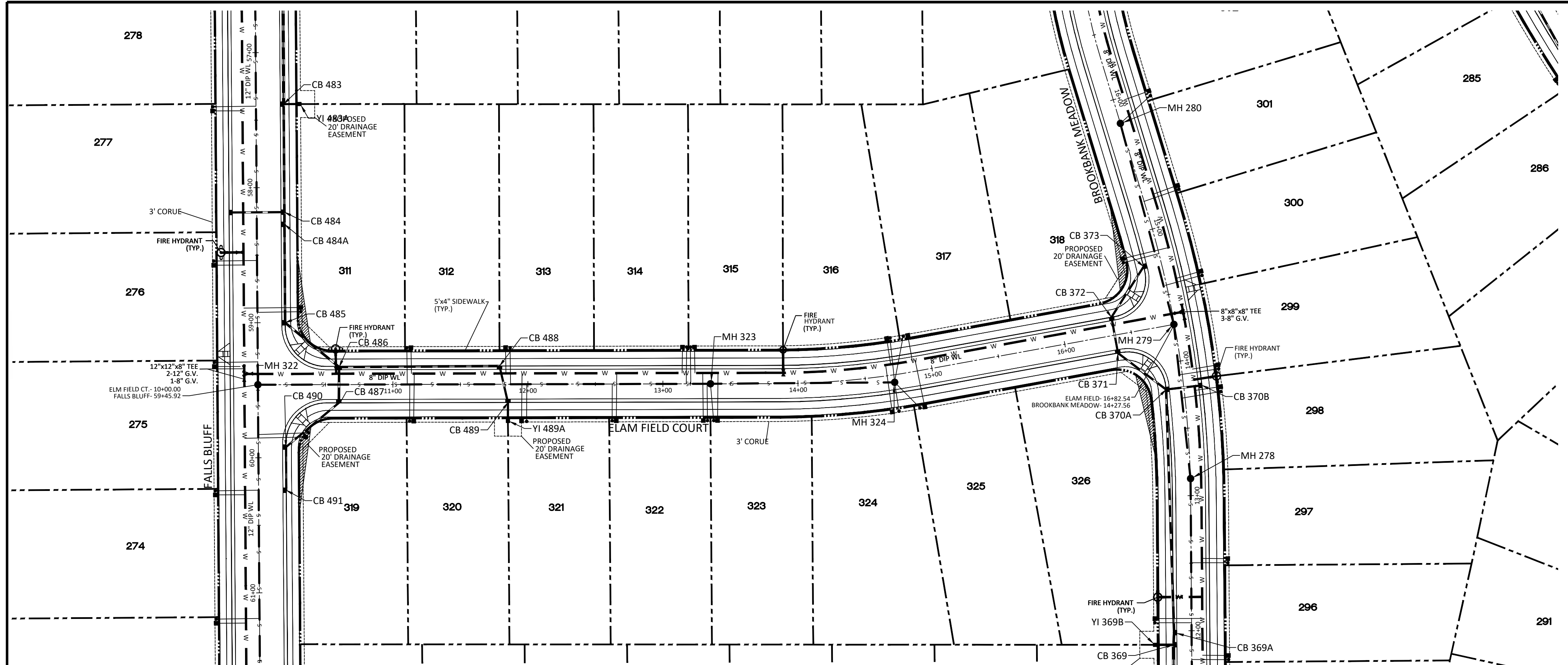
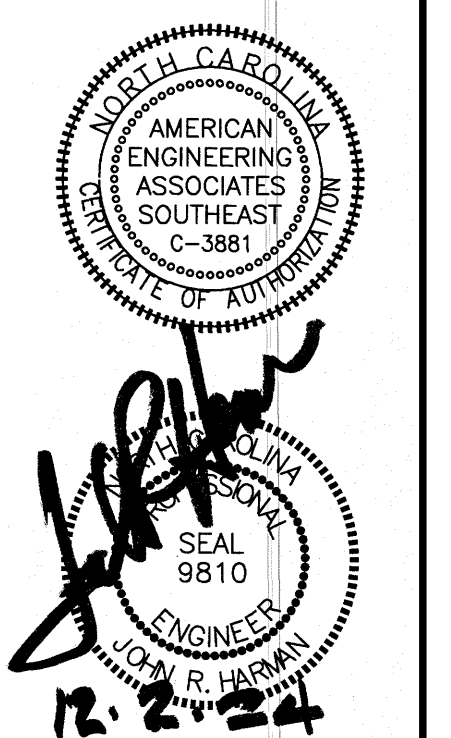
SHEET NO.:
10.0

SITE PERMITTING APPROVAL
 Water and Sewer Permits (If applicable)
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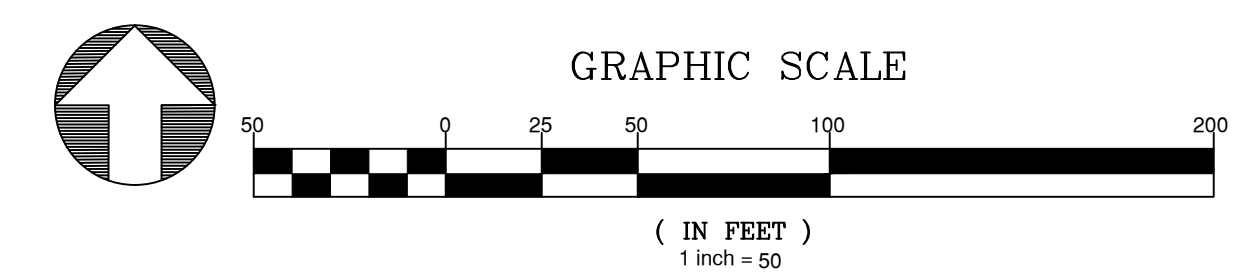
CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION
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 Raleigh Water Review Officer _____



Z:\Info\9900\Working\Drawings\Phase 3\Sheet Files\Sheet No. 10.0 Phase 3 Donnington Hill Dr Plan & Profile.rvt November 20, 2024



ELAM FIELD CT PLAN AND PROFILE



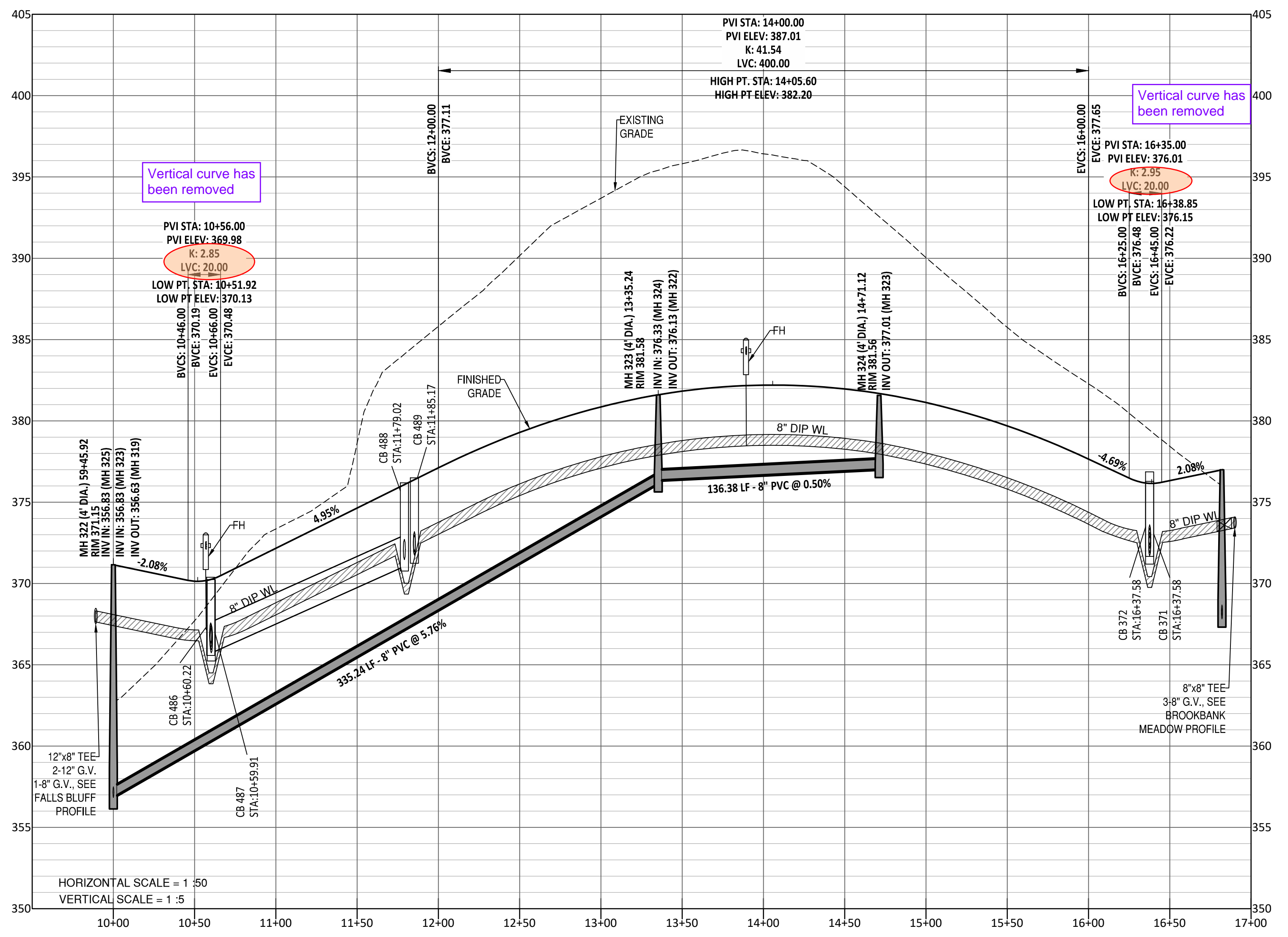
UTILITIES LEGEND	
---	EXISTING BOUNDARY
---	EXISTING 50' NEUSE RIVERIAN BUFFER
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---	PROPOSED LOT LINE
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---	FUTURE PHASING
---	EXISTING PHASING
---	100 YEAR FLOOD EASEMENT

NO.	DATE	REVISION
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2	9/4/2024	TOWN OF ROLESVILLE CONSULTANT COMMENTS
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KALAS FALLS PHASE 3
 1832 ROLESVILLE ROAD
 WAKE COUNTY, NC

JOB NUMBER: 9900
 CHECKED BY: BH/JH
 DRAWN BY: SM/MALL/ES/AH/DH
 DATE: NOV 1, 2024
 SHEET TITLE: ELAM FIELD CT. PLAN & PROFILE
 SHEET NO.: 13.0



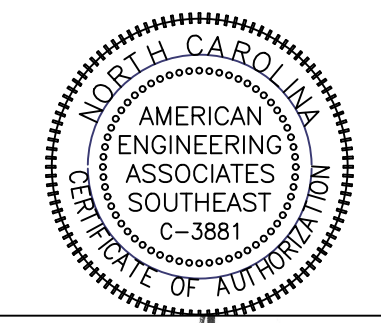
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SITE PERMITTING APPROVAL
 Water and Sewer Permits (if applicable)
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 The City of Raleigh consents to the connection and extension of the City's Public Water System as shown on this plan. The material 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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 City of Raleigh Public Utilities Department Permit # _____

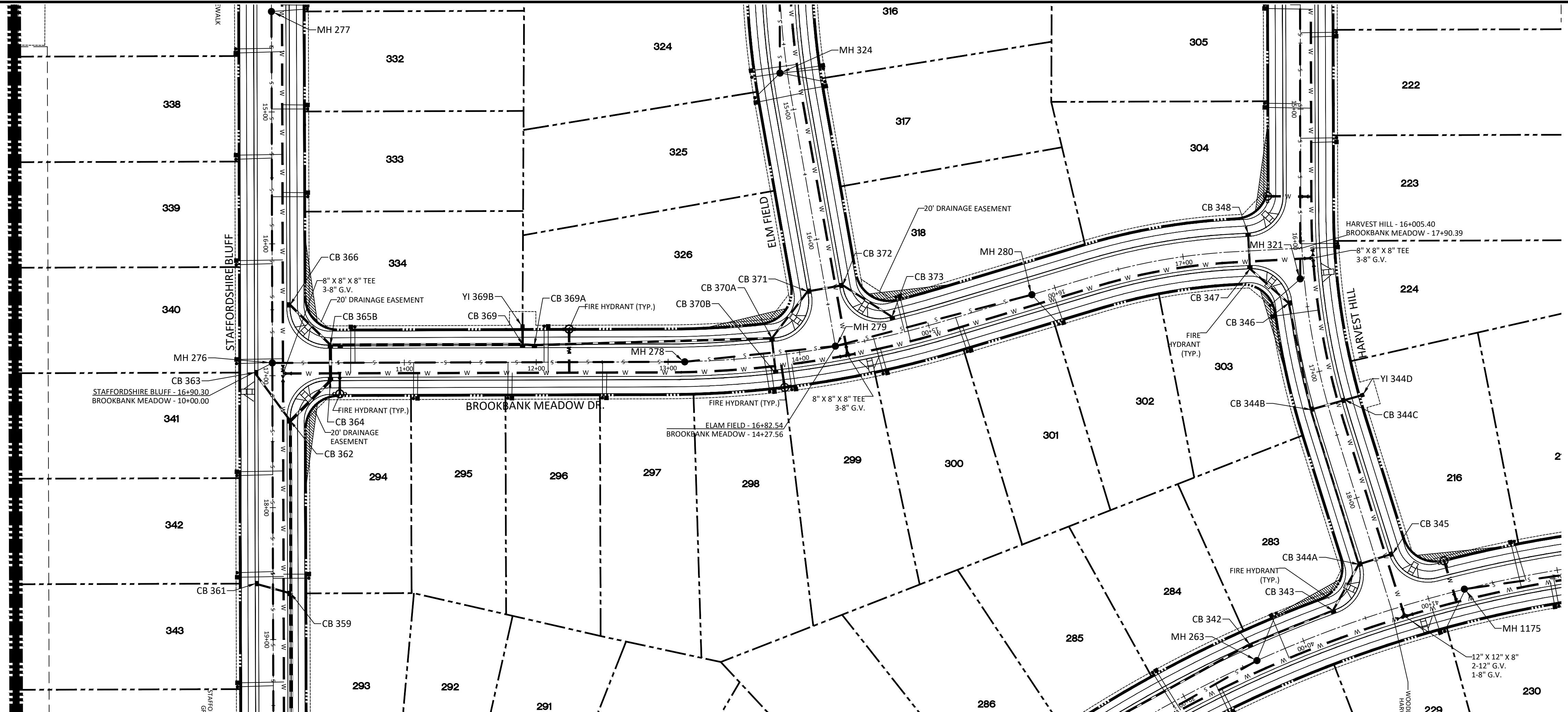
CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION
 Electronic Approval: This approval is being issued electronically. This approval is valid only upon the signature of a City of Raleigh Review Officer below. The City will retain a copy of the approved plans. Any work authorized by this approval must proceed in accordance with the plans kept on file with the City. This electronic approval may not be edited once issued. Any modification to this approval once issued will invalidate this approval.
 City of Raleigh Development Approval _____
 Raleigh Water Review Officer _____



Z:\1\24\1000\Watson\Project\Drawings\Working\Drawings\Sheet No. 11.0 Phase 3 Elam Field Ct. Plan & Profile.dwg
 December 1, 2024

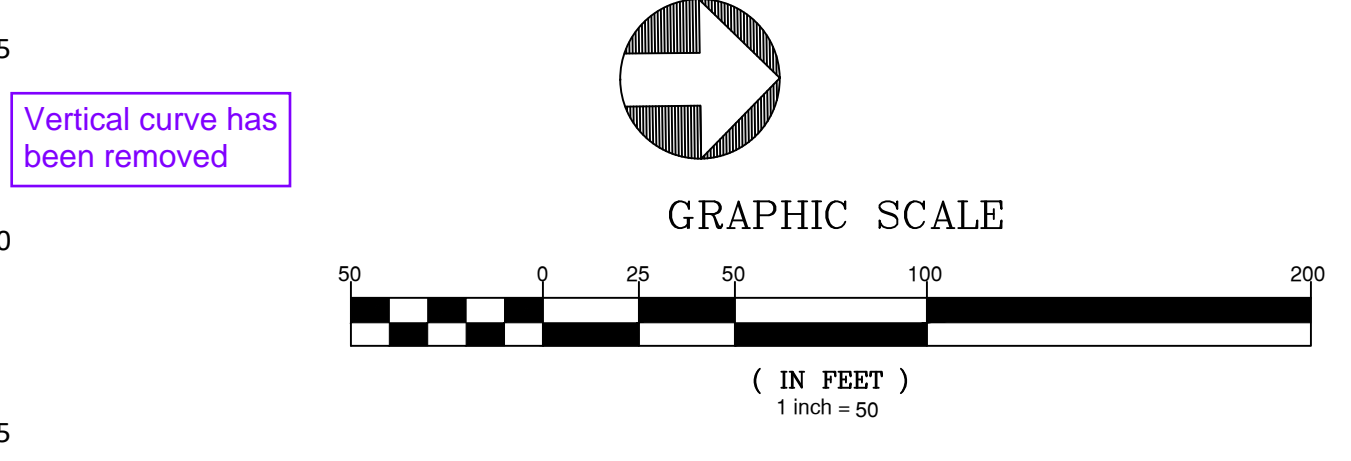
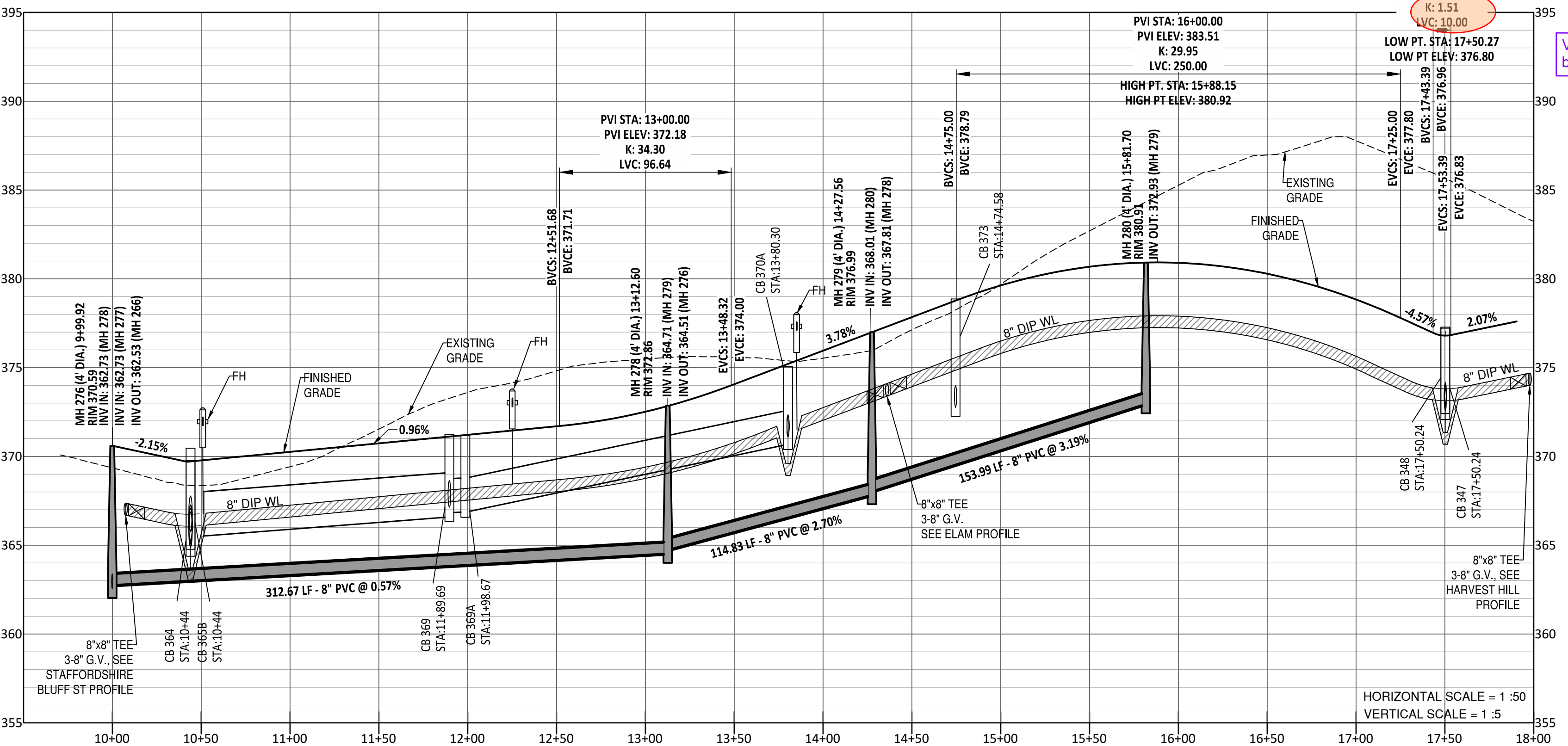


REVISION:
NO. DATE DESCRIPTION
1. 7/21/2024 REVIEW FROM TOWN OF ROLESVILLE CONSULTANT,
WAKE COUNTY AND CITY OF RALEIGH
2. 9/4/2024 REVIEW FROM TOWN OF ROLESVILLE CONSULTANT COMMENTS
3. 10/01/2024 CONSTRUCTION DRAWING COMMENT RESPONSES



BROOKBANK MEADOW DR PLAN AND PROFILE

UTILITIES LEGEND	
	EXISTING BOUNDARY
	EXISTING 50' NEUSE RIPARIAN BUFFER
	EXISTING BUFFER ZONES
	PROPOSED LOT LINE
	PROPOSED ROW
	PROPOSED SIDEWALK
	PROPOSED BOC
	PROPOSED EOP
	PROPOSED CENTERLINE
	PROPOSED EASEMENT
	PHASILINE
	RIP RAP
	BASIN WEIR
	JUNCTION BOX
	PROPOSED CATCH BASIN
	PROPOSED YARD INLET
	PROPOSED DROP INLET
	PROPOSED FLARED END SECTION
	PROPOSED WATER METER
	PROPOSED SEWER SERVICE
	PROPOSED MANHOLE
	PROPOSED FIRE HYDRANT
	PROPOSED WATER VALVE
	PROPOSED WATER REDUCER
	PROPOSED SEWER LINE
	PROPOSED WATER LINE
	PROPOSED STORM WATER
	OPEN SPACE
	FUTURE PHASING
	EXISTING PHASING
	100 YEAR FLOOD EASEMENT



GENERAL NOTE:
1. ALL WATERLINE AND STORM CROSSINGS SHALL HAVE A MINIMUM OF 1.5' VERTICAL CLEARANCE. IF THIS CANNOT BE ACHIEVED THEN A CRADLE IS TO BE USED SEE DETAIL S-49 ON SHEET CD10
2. TOWN OF ROLESVILLE INSPECTOR WILL HAVE AUTHORITY FOR FINAL APPROVAL ON ROAD PROFILES THAT ARE DESIGNED WITH A CHANGE IN GRADE THAT IS 6% OR GREATER. THE INSPECTOR WILL NEED TO NOTIFY THE DESIGN ENGINEER ON ANY ROAD CONSTRUCTION THAT ARE NOT ACCEPTABLE IN THE FIELD (INCLUDING ALL INTERSECTION GRADES/CURB RETURNS GRADES).
3. PROPOSED CB (SAG'S) NEED TO BE COORDINATED WITH PVI (LOW POINTS) FOR GRADE.

SITE PERMITTING APPROVAL
Water and Sewer Permits (if applicable)
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City of Raleigh Development Approval _____
Raleigh Water Review Officer _____

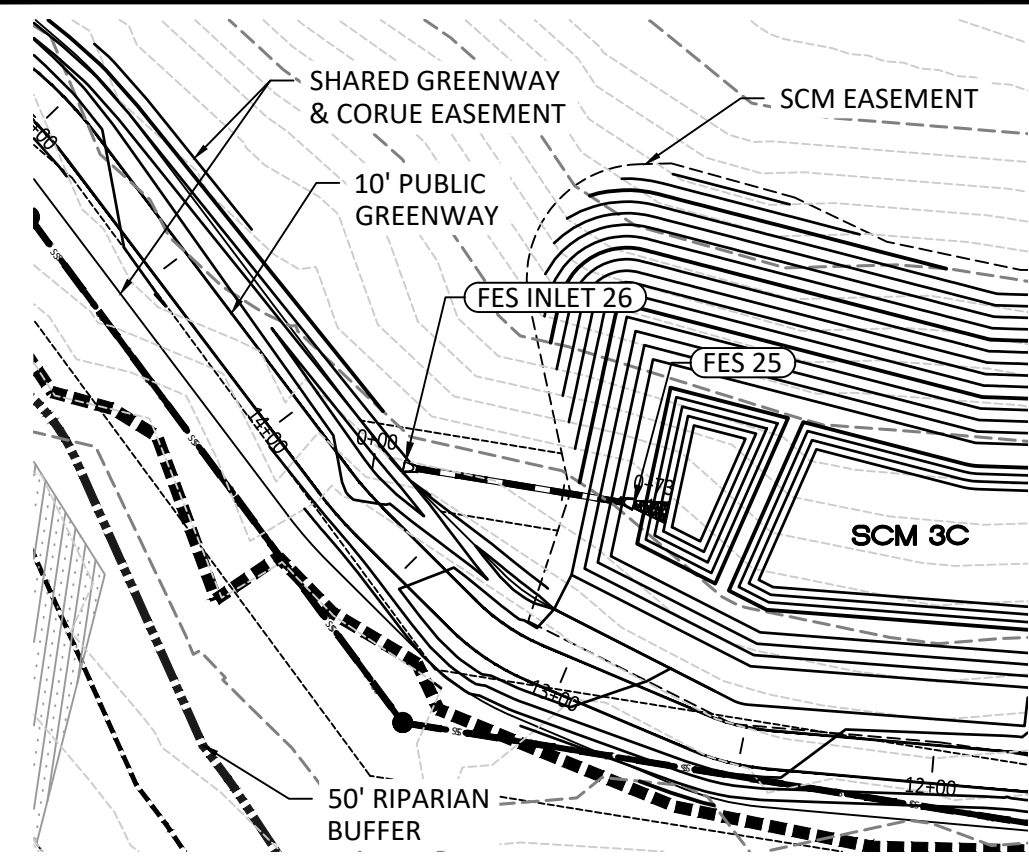


STIPULATION FOR REUSE
THIS DRAWING WAS PREPARED FOR USE ON THE SPECIFIC SITE, NAMED HEREON, CONTEMPORANEOUSLY WITH ITS ISSUE DATE AS LISTED, HEREON, AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT PROJECT SITE OR AT A LATER TIME. USE OF THIS DRAWING FOR REFERENCE OR EXAMPLE ON ANOTHER PROJECT REQUIRES 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.

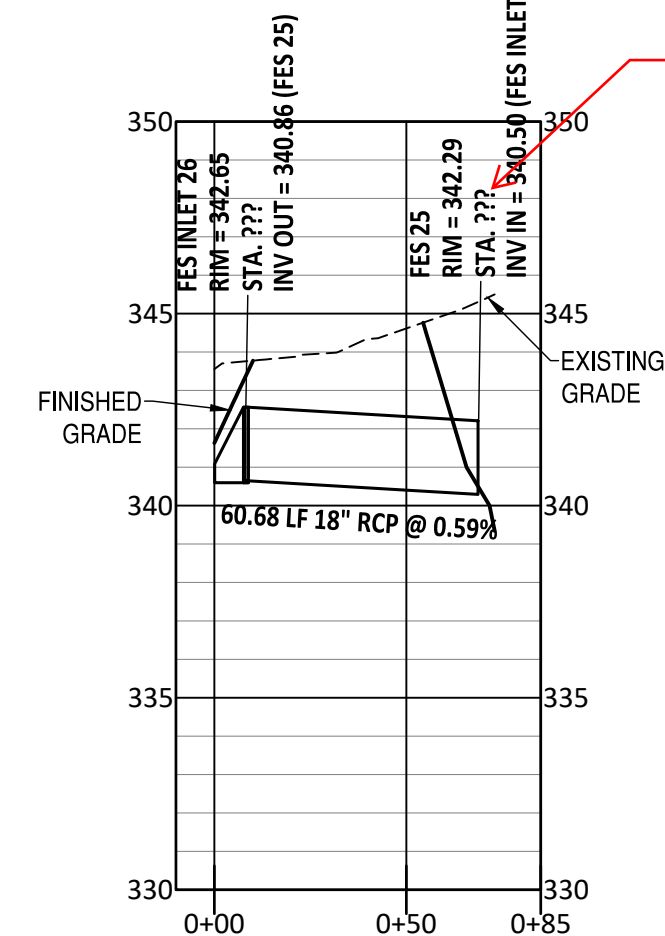
**KALAS FALLS
PHASE 3
1832 ROLESVILLE ROAD
WAKE COUNTY, NC**

JOB NUMBER: 9900
CHECKED BY: BH/JH
DRAWN BY: SM/M/L/L/ES/AH/DH
DATE: NOV 1, 2024
SHEET TITLE:
**BROOKBANK
MEADOW
DRIVE
PLAN & PROFILE**
SHEET NO.: 14.0

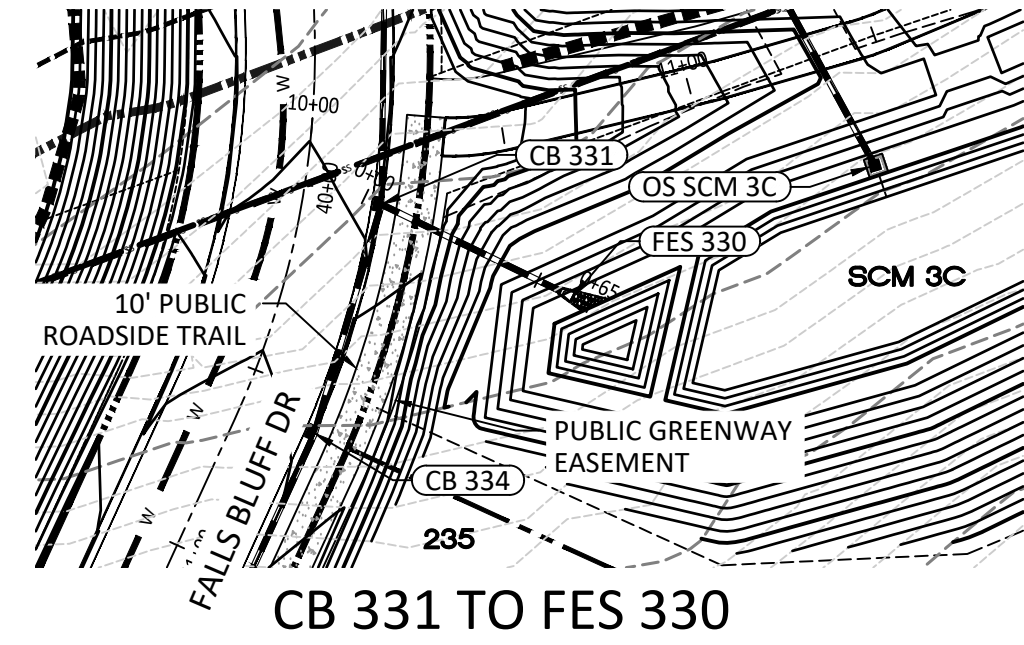
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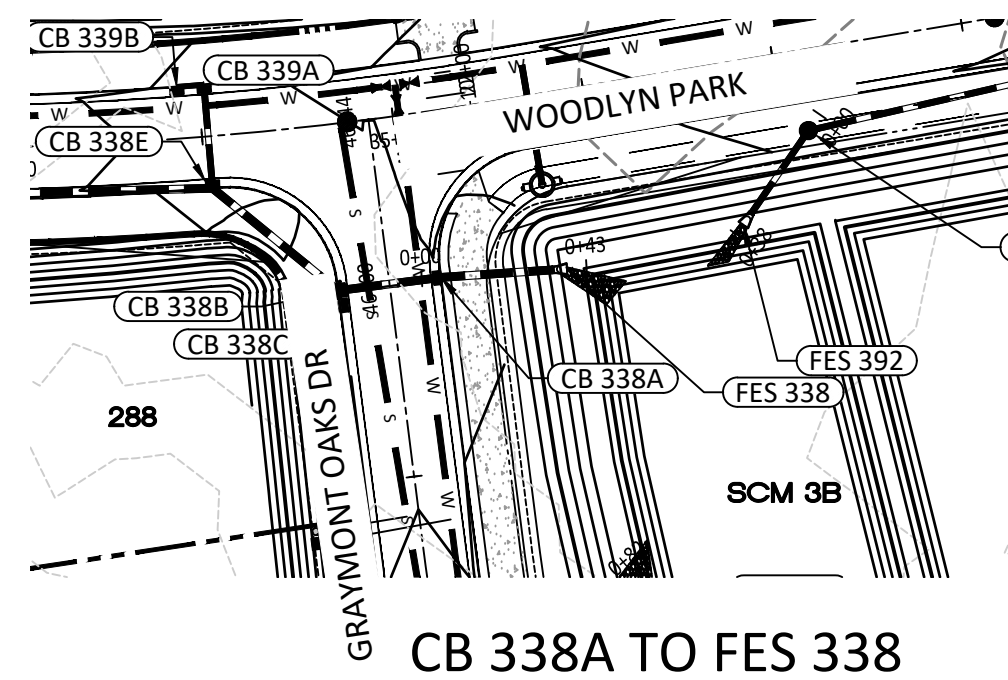
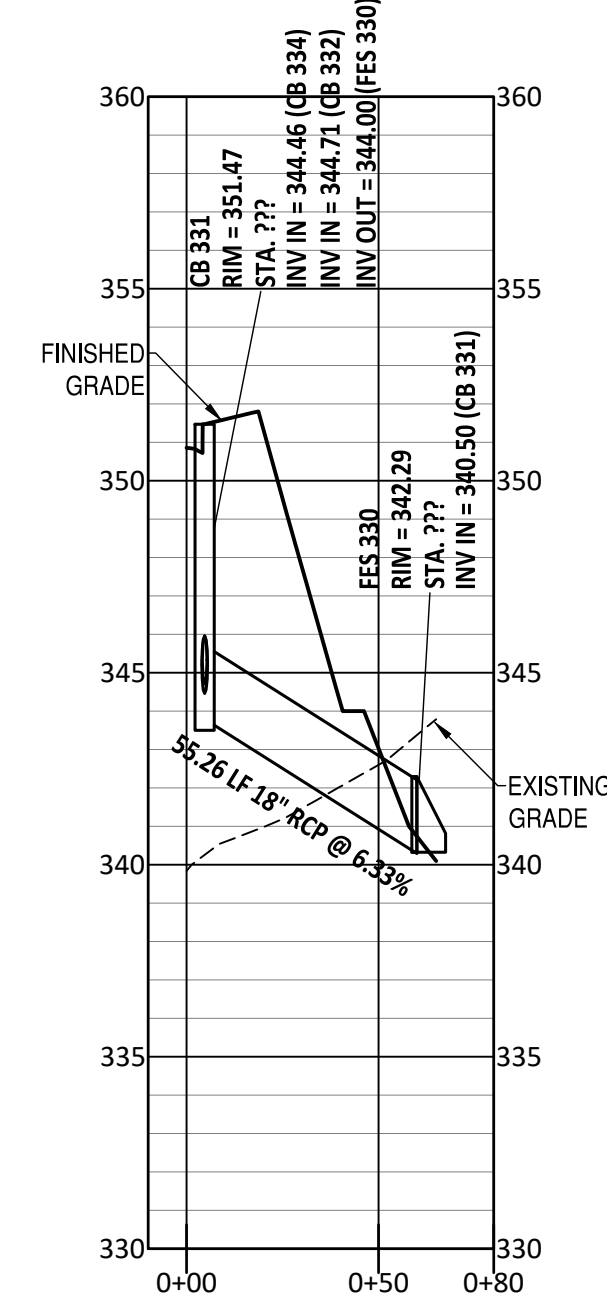
FES 26 TO FES 25



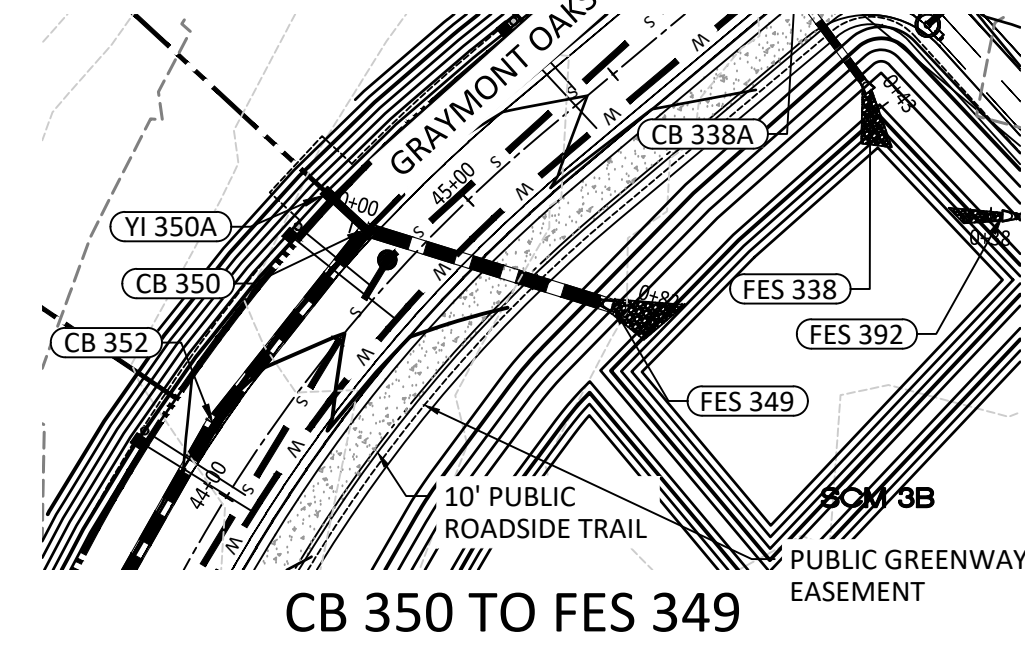
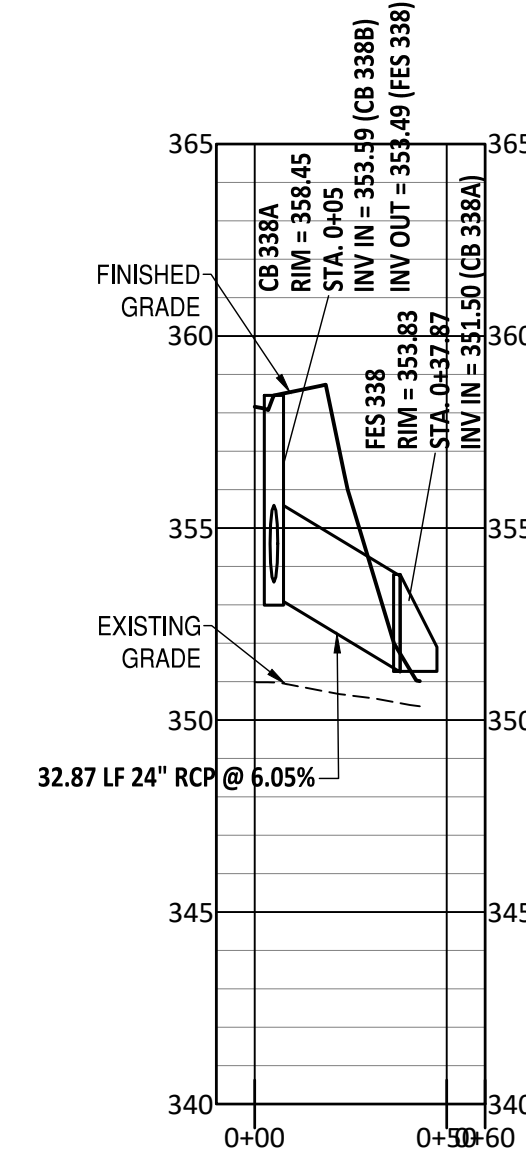
20. Update stations where missing on this sheet.
Stations have been added to all profiles.



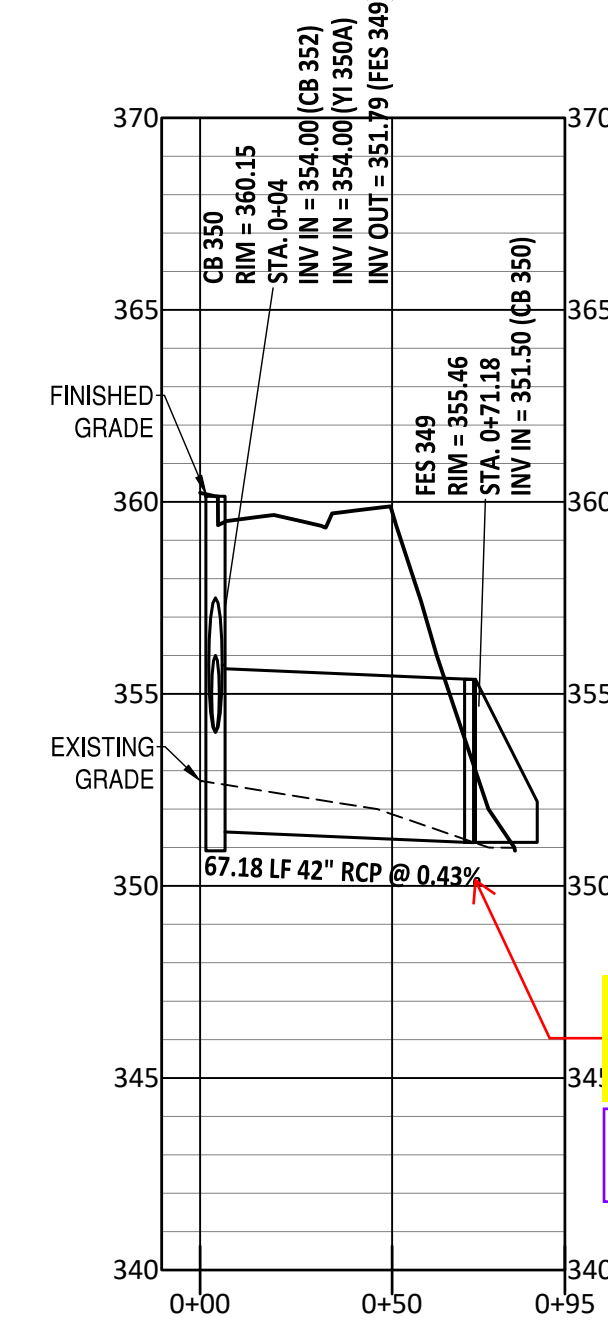
CB 331 TO FES 330



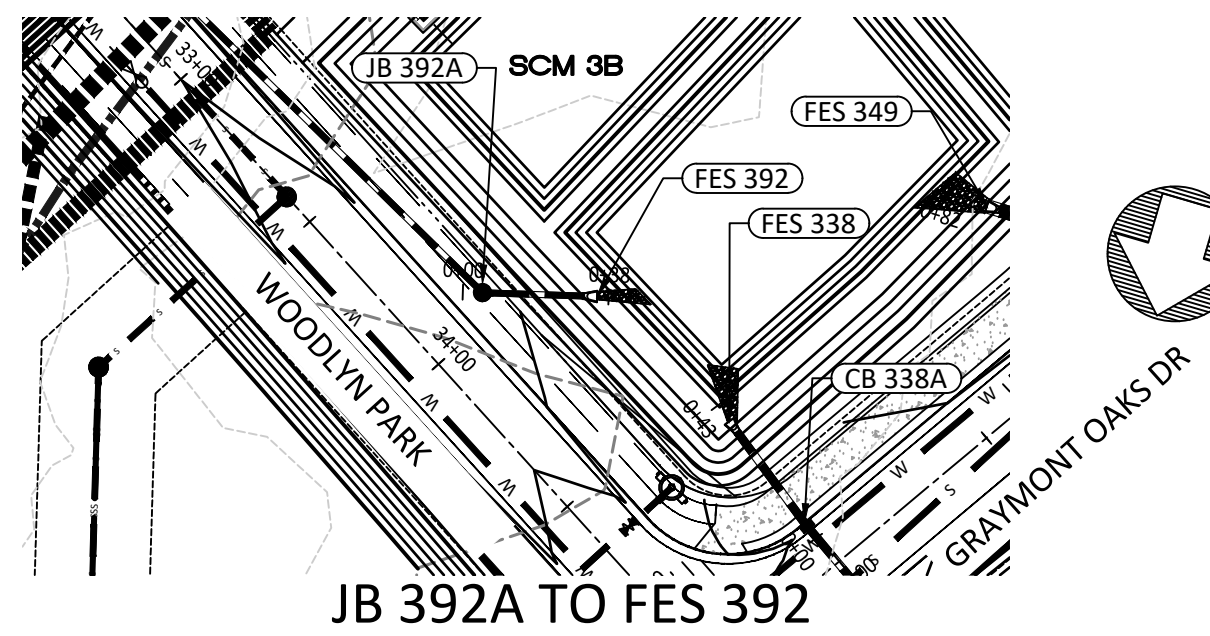
CB 338A TO FES 338



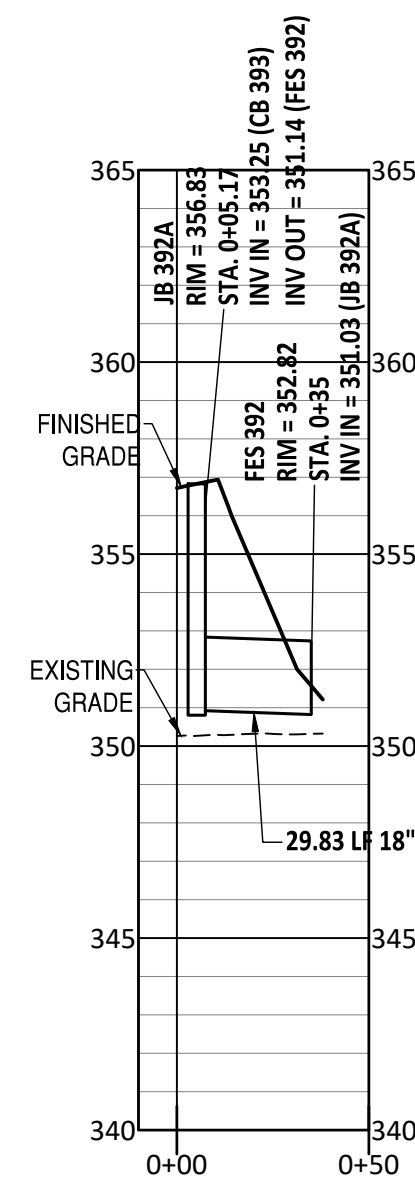
CB 350 TO FES 349



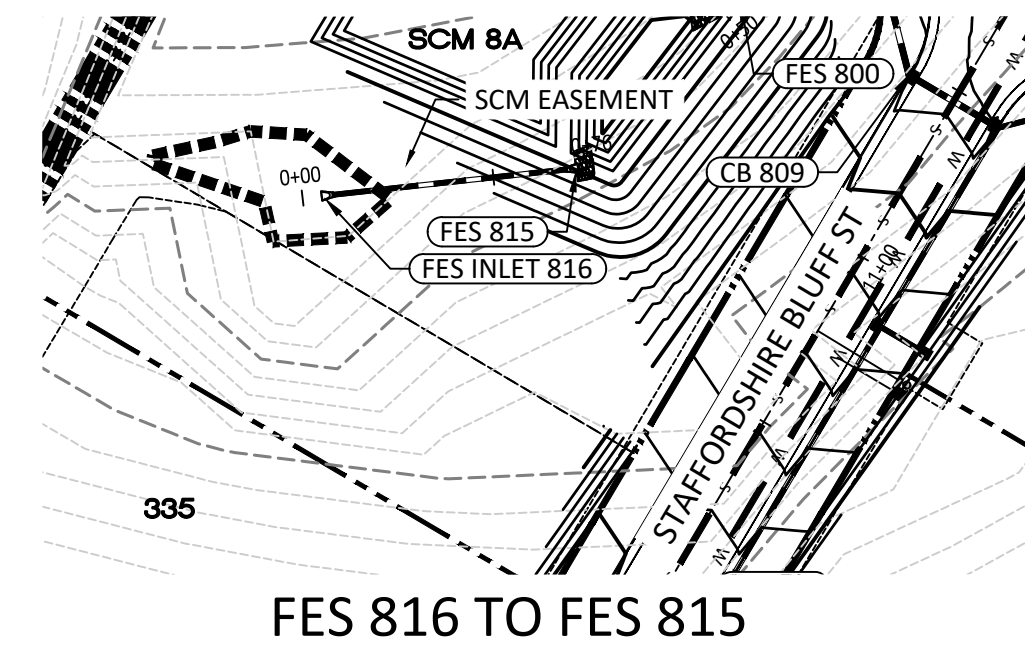
21. Confirm slope is adequate to provide drainage.
Slope has been updated.



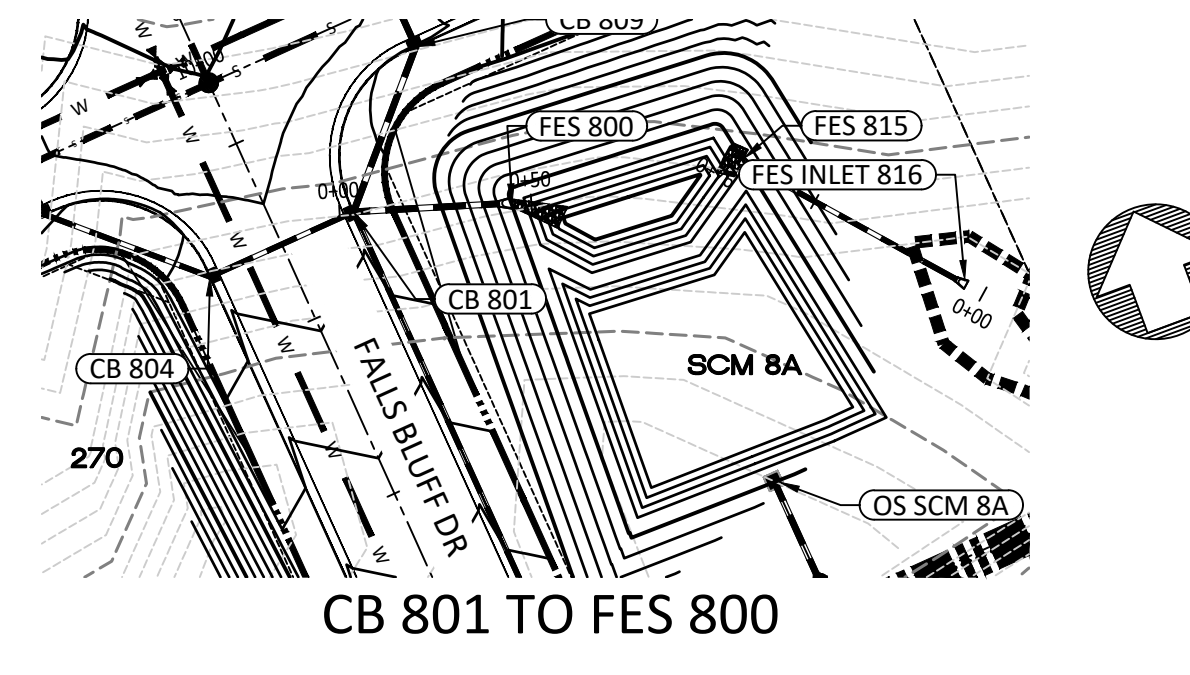
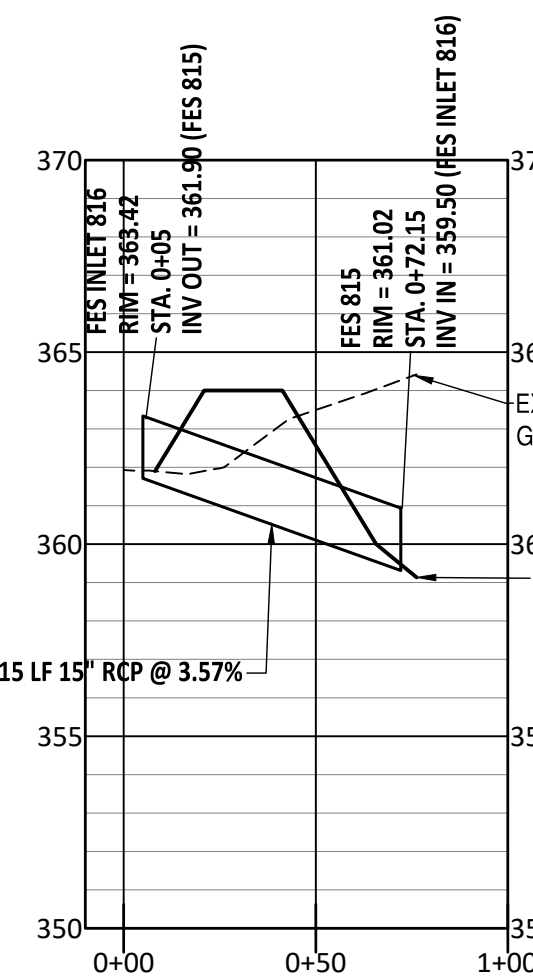
JB 392A TO FES 392



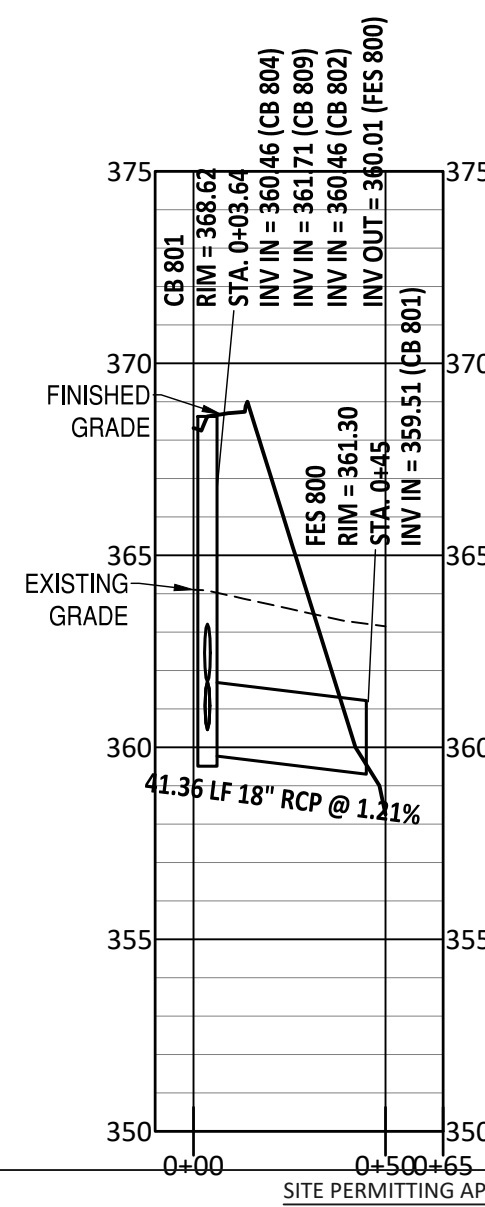
21. Confirm slope is adequate to provide drainage.
Slope has been updated.



FES 816 TO FES 815



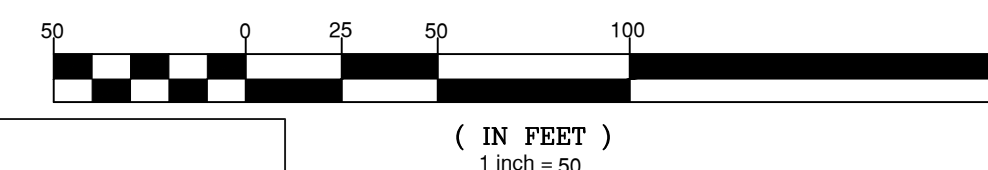
CB 801 TO FES 800



UTILITIES LEGEND	
	EXISTING BOUNDARY
	EXISTING 50' NEUSE RIPARIAN BUFFER
	EXISTING BUFFER ZONES
	PROPOSED LOT LINE
	PROPOSED ROW
	PROPOSED SIDEWALK
	PROPOSED BOC
	PROPOSED EOOP
	PROPOSED CENTERLINE
	PROPOSED EASEMENT
	PHASILINE
	RIP RAP
	BASIN WEIR
	JUNCTION BOX
	PROPOSED CATCH BASIN
	PROPOSED YARD INLET
	PROPOSED DROP INLET
	PROPOSED FLARED END SECTION
	PROPOSED WATER METER
	PROPOSED SEWER SERVICE
	PROPOSED MANHOLE
	PROPOSED FIRE HYDRANT
	PROPOSED WATER VALVE
	PROPOSED WATER REDUCER
	PROPOSED SEWER LINE
	PROPOSED WATER LINE
	PROPOSED STORM WATER
	OPEN SPACE
	FUTURE PHASING
	EXISTING PHASING
	100 YEAR FLOOD EASEMENT

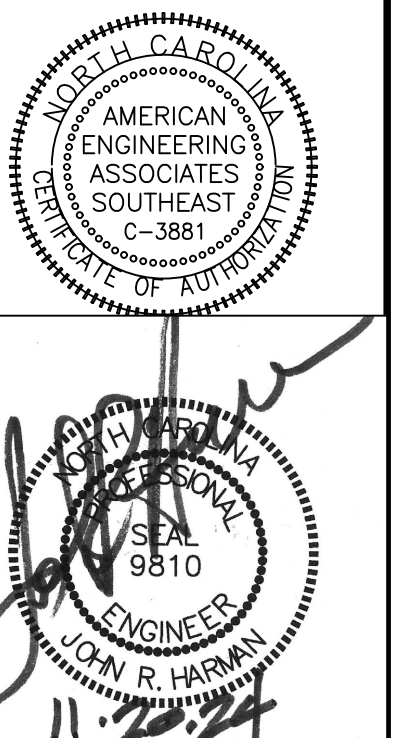
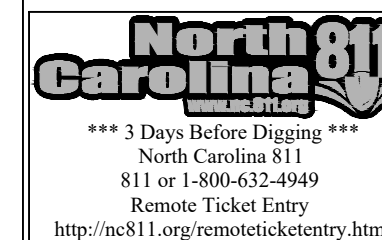
NOTE: THE 100 YEAR FLOOD-LINE AS ON THESE PLANS WERE TAKEN FROM THE FLOOD STUDY PREPARED BY DONLAD A SEVER, PE (024627) OF HUGH J. GILLECE, III AND ASSOCIATES, P.A.

GRAPHIC SCALE



Water and Sewer Permits (if applicable)
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CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION
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City of Raleigh Development Approval
Raleigh Water Review Officer

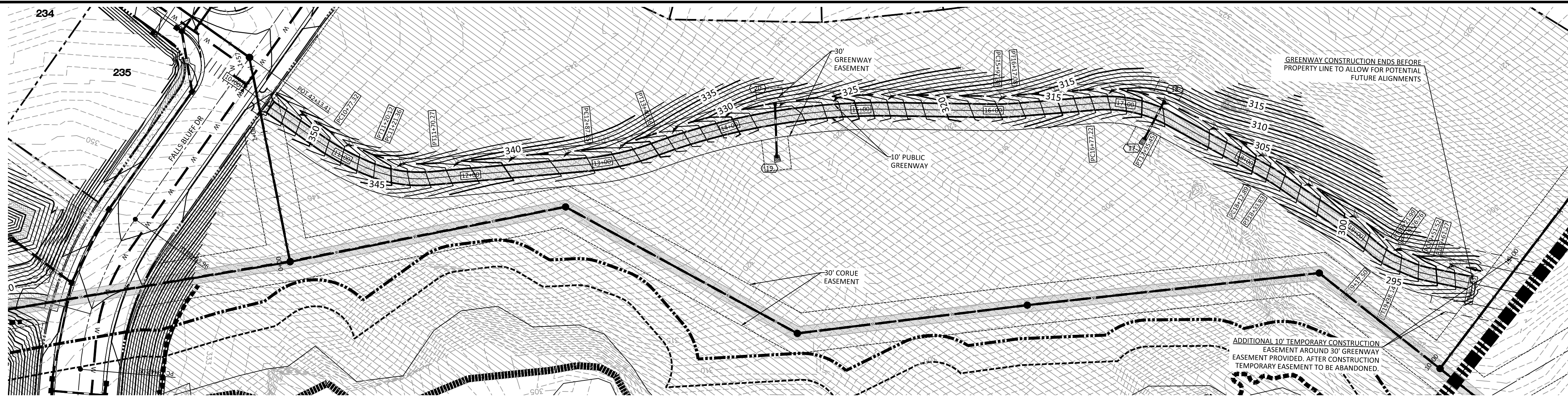


NO.	DATE	REVISION
1	7/27/2021	REVISED FROM TOWN OF ROLESVILLE CONSULTANT.
2	9/14/2024	STATE COUNTY AND CITY OF RALEIGH CONSULTANT COMMENTS.
3	11/07/2024	CONSTRUCTION DRAWING COMMENT RESPONSES

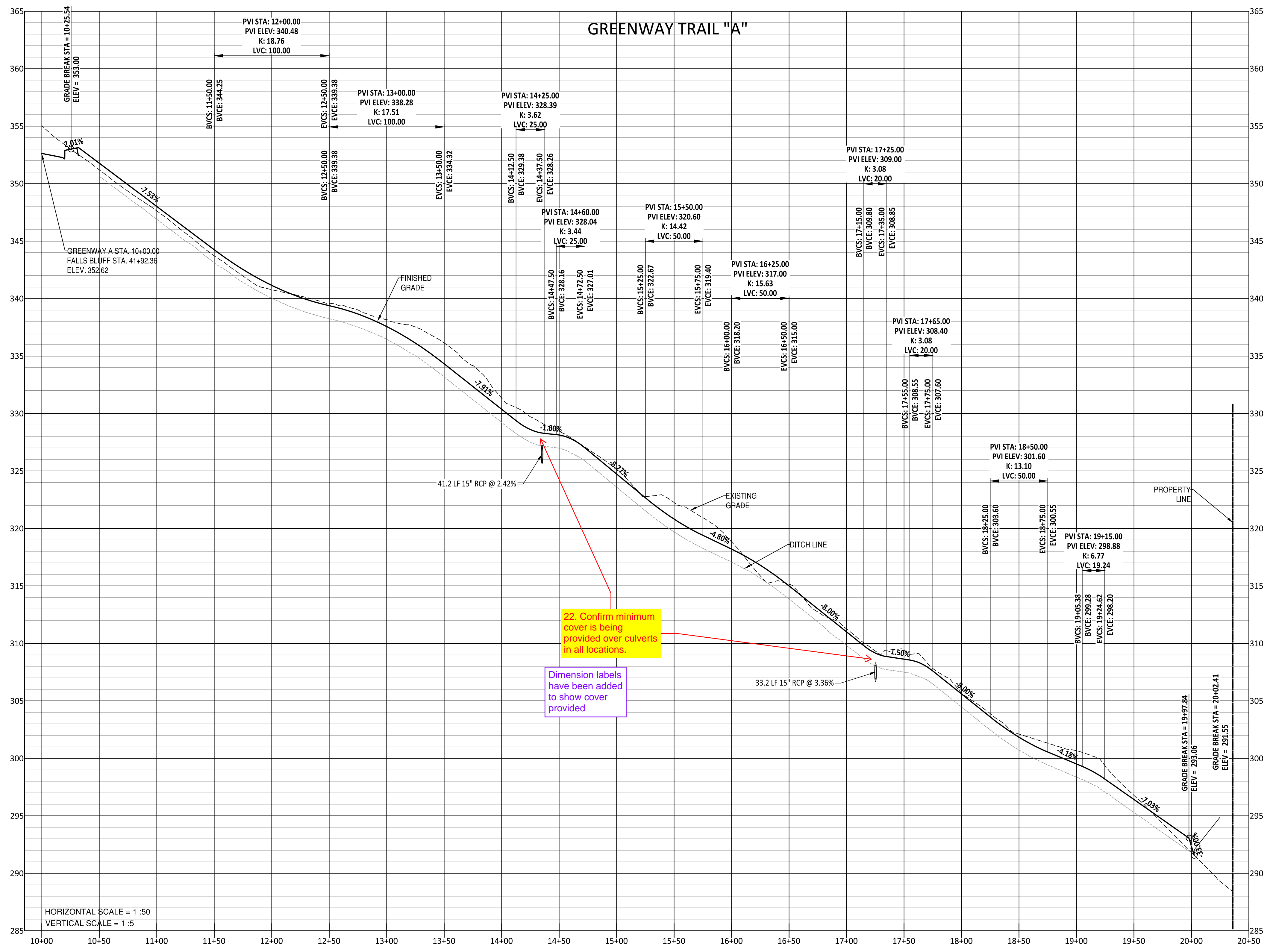
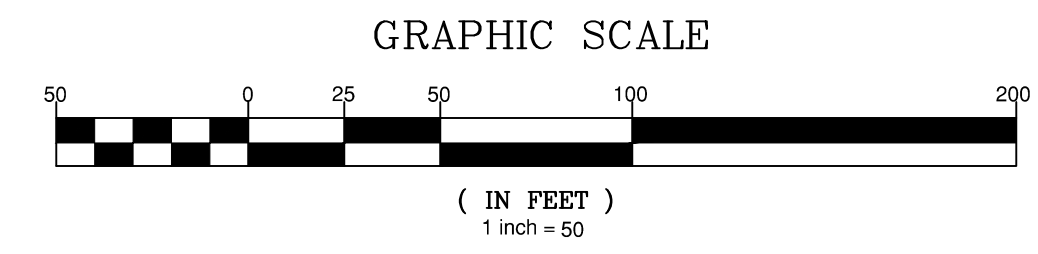
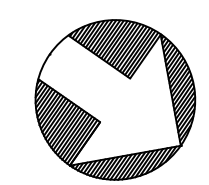
STIPULATION FOR REUSE
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KALAS FALLS PHASE 3
1832 ROLESVILLE ROAD
WAKE COUNTY, NC

JOB NUMBER: 9900
CHECKED BY: BH/JH
DRAWN BY: SM/MALL/ES/AH/DH
DATE: NOV 1, 2024
SHEET TITLE: OFF STREET STORM PLAN & PROFILE
SHEET NO.: 17.0

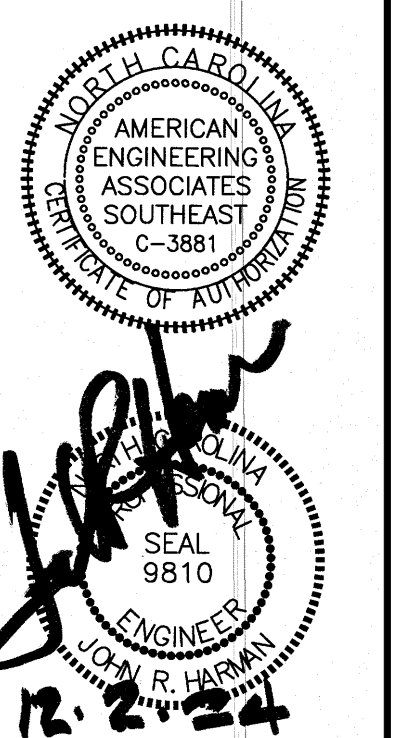


NOTE: THE 100 YEAR FLOOD-LINE AS ON THESE PLANS WERE TAKEN FROM THE FLOOD STUDY PREPARED BY DONLAD A SEVER, PE (024627) OF HUGH J. GILLECE, III AND ASSOCIATES, P.A.



HORIZONTAL SCALE = 1" = 50'
VERTICAL SCALE = 1" = 5'

UTILITIES LEGEND	
	EXISTING BOUNDARY
	EXISTING 50' NEUSE RIPARIAN BUFFER
	EXISTING BUFFER ZONES
	PROPOSED LOT LINE
	PROPOSED ROW
	PROPOSED SIDEWALK
	PROPOSED BOC
	PROPOSED EOP
	PROPOSED CENTERLINE
	PROPOSED EASEMENT
	PHASELINE
	RIP RAP
	BASIN WEIR
	JUNCTION BOX
	PROPOSED CATCH BASIN
	PROPOSED YARD INLET
	PROPOSED DROP INLET
	PROPOSED FLARED END SECTION
	PROPOSED WATER METER
	PROPOSED SEWER SERVICE
	PROPOSED MANHOLE
	PROPOSED FIRE HYDRANT
	PROPOSED WATER VALVE
	PROPOSED WATER REDUCER
	PROPOSED SEWER LINE
	PROPOSED WATER LINE
	PROPOSED STORM WATER
	OPEN SPACE
	FUTURE PHASING
	EXISTING PHASING
	100 YEAR FLOOD EASEMENT



NO.	DATE	REVISION	TOWN OF ROLESVILLE CONSULTANT
1	7/27/2024	ISSUE FOR REVIEW	JAKE COOK AND CITY OF RALEIGH
2	9/4/2024	CONSTRUCTION COMMENTS	TOWN OF ROLESVILLE CONSULTANT COMMENTS
3	11/07/2024	CONSTRUCTION DRAWING RESPONSES	

STIPULATION FOR REUSE
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KALAS FALLS PHASE 3
1832 ROLESVILLE ROAD
WAKE COUNTY, NC

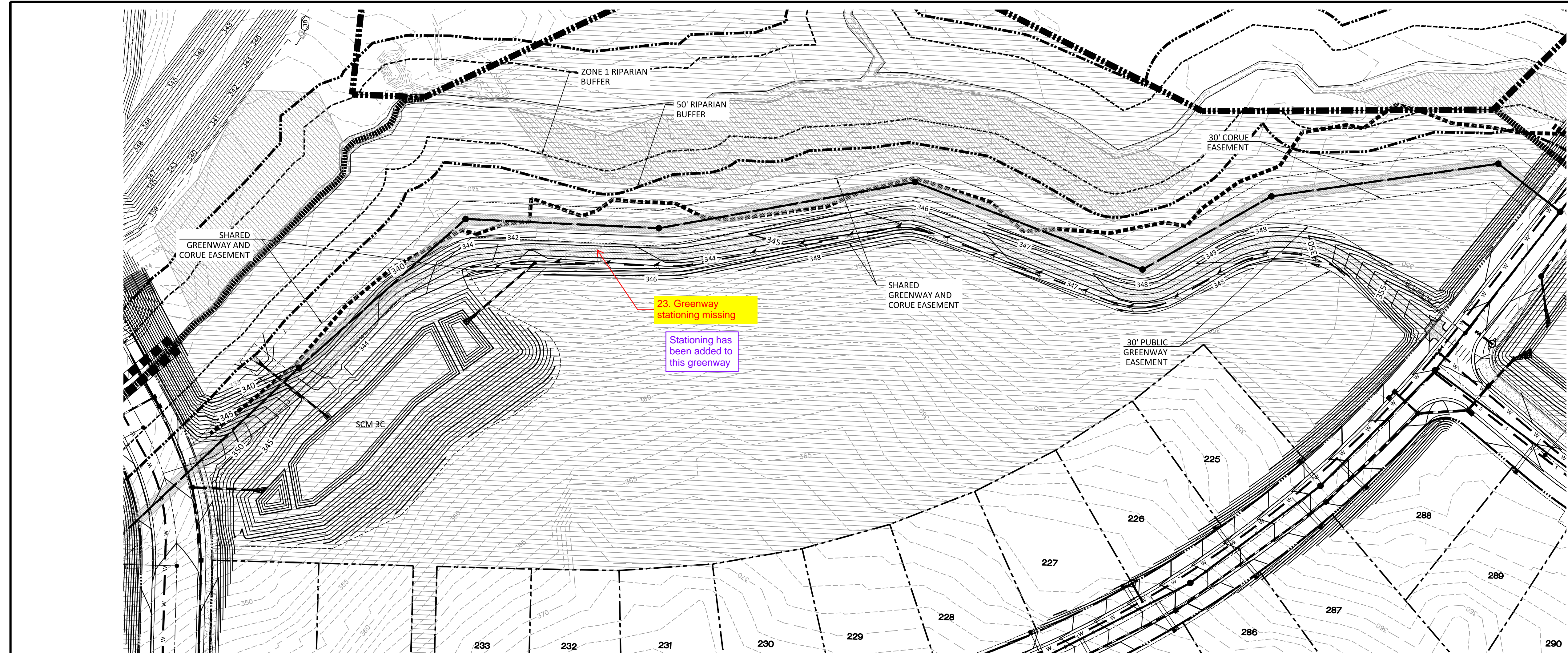
JOB NUMBER: 9900
CHECKED BY: BH/JH
DRAWN BY: SM/MALL/ES/AH/DH
DATE: NOV 1, 2024

GREENWAY TRAIL "A" PLAN & PROFILE

SHEET NO.: 18.0



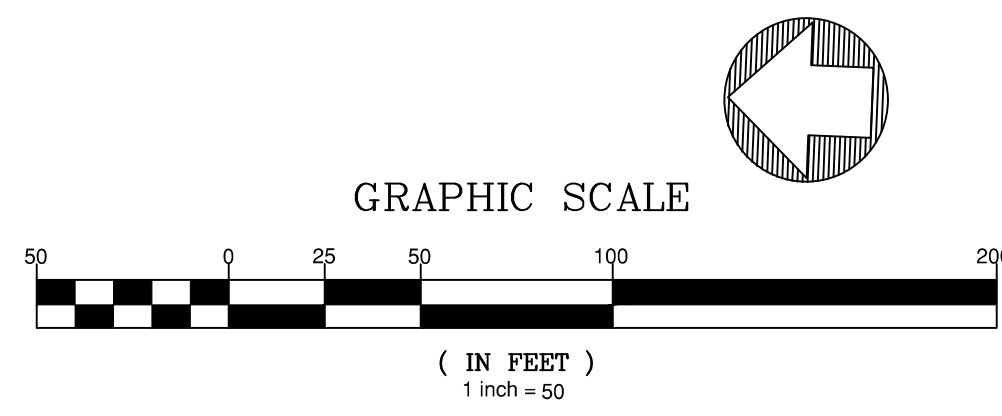
Z:\s\10000\Working\Drawings\Phase 3\Drawings\Greenway Trail Plan & Profile.dwg December 1, 2024



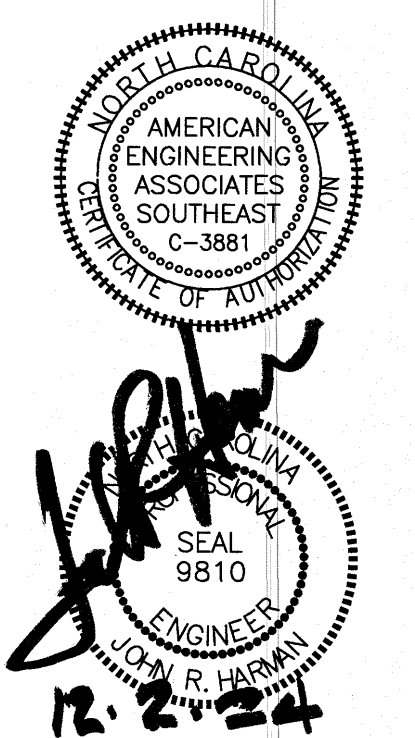
23. Greenway stationing missing

Stationing has been added to this greenway

GREENWAY TRAIL "B"



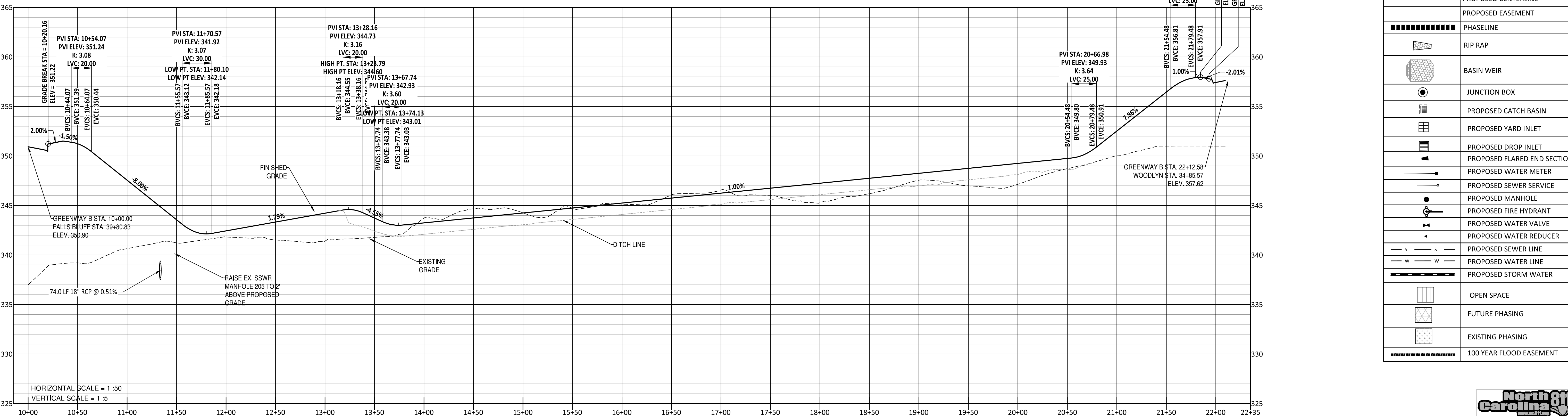
NOTE: THE 100 YEAR FLOOD-LINE AS ON THESE PLANS WERE TAKEN FROM THE FLOOD STUDY PREPARED BY DONLAD A SEVER, PE (024627) OF HUGH J. GILLECE, III AND ASSOCIATES, P.A.



NO.	DATE	REVISION
1	7/27/2024	REVISED FROM TOWN OF ROLESVILLE CONSULTANT, WAKE COUNTY AND CITY OF RALEIGH
2	9/4/2024	REVISED FROM TOWN OF ROLESVILLE CONSULTANT COMMENTS
3	11/07/2024	CONSTRUCTION DRAWING COMMENT RESPONSES

UTILITIES LEGEND	
	EXISTING BOUNDARY
	EXISTING 50' RIPIARIAN BUFFER
	EXISTING BUFFER ZONES
	PROPOSED LOT LINE
	PROPOSED ROW
	PROPOSED SIDEWALK
	PROPOSED BOC
	PROPOSED EOP
	PROPOSED CENTERLINE
	PROPOSED EASEMENT
	PHASILINE
	RIP RAP
	BASIN WEIR
	JUNCTION BOX
	PROPOSED CATCH BASIN
	PROPOSED YARD INLET
	PROPOSED DROP INLET
	PROPOSED FLARED END SECTION
	PROPOSED WATER METER
	PROPOSED SEWER SERVICE
	PROPOSED MANHOLE
	PROPOSED FIRE HYDRANT
	PROPOSED WATER VALVE
	PROPOSED WATER REDUCER
	PROPOSED SEWER LINE
	PROPOSED WATER LINE
	PROPOSED STORM WATER
	OPEN SPACE
	FUTURE PHASING
	EXISTING PHASING
	100 YEAR FLOOD EASEMENT

STIPULATION FOR REUSE
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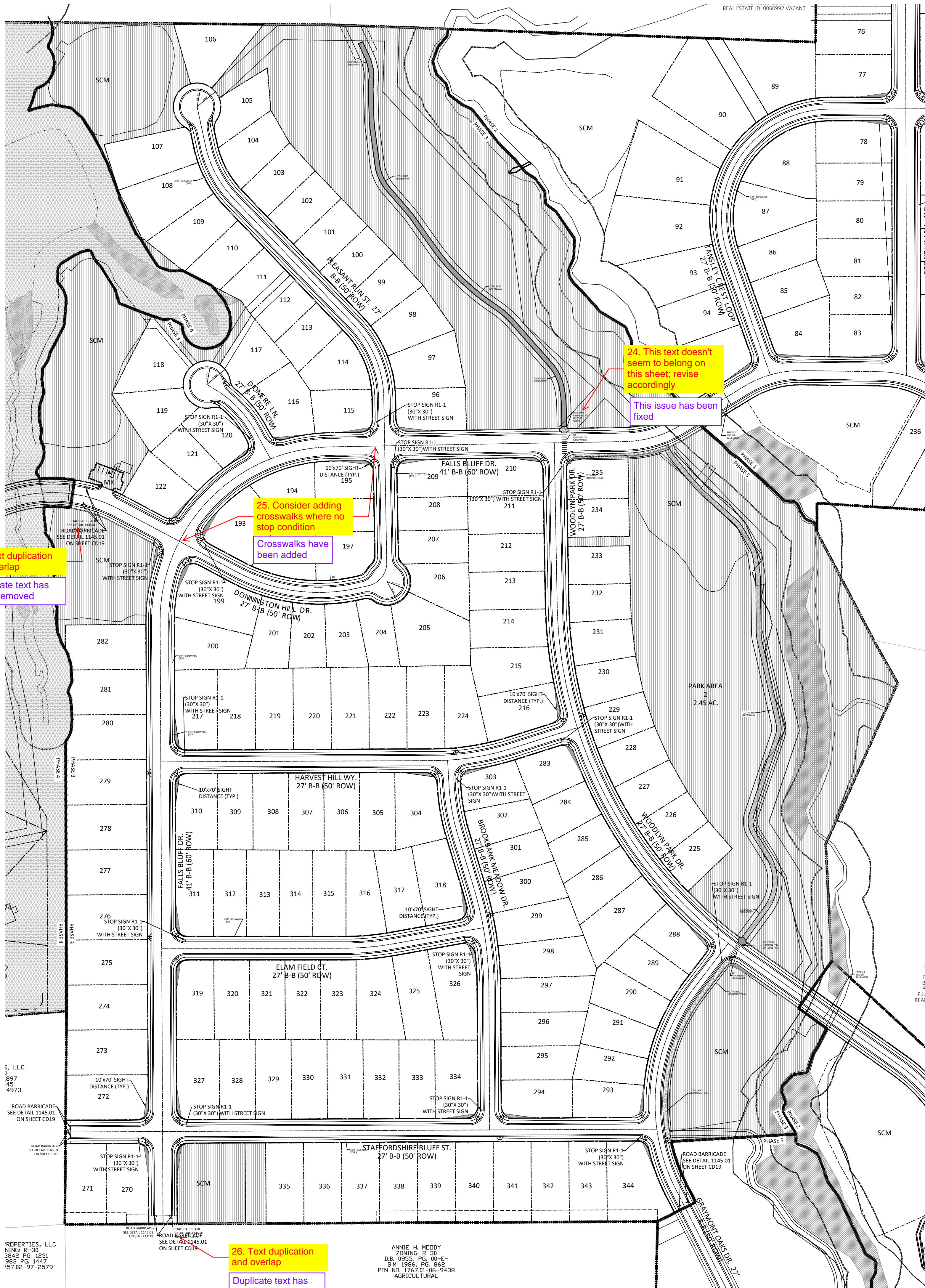


KALAS FALLS PHASE 3
 1832 ROLESVILLE ROAD
 WAKE COUNTY, NC

JOB NUMBER:	9900
CHECKED BY:	BH/JH
DRAWN BY:	SM/MALL/ES/AH/DH
DATE:	NOV 1, 2024
SHEET TITLE:	GREENWAY TRAIL "B" PLAN & PROFILE
SHEET NO.:	19.0



Z:\Projects\9900\Main\Project\Drawings\Working\Drawings\Phase 3\Greenway Trail\Plan & Profile.dwg December 1, 2024



NOTE:
 A. SIGHT DISTANCE IS THE LENGTH OF ROADWAY AHEAD VISIBLE TO THE DRIVER. THE MINIMUM SIGHT DISTANCE AVAILABLE ON THE ROADWAY SHOULD BE SUFFICIENTLY LONG TO ENABLE A VEHICLE TRAVELING AT OR NEAR THE DESIGN SPEED TO STOP BEFORE REACHING A STATIONARY OBJECT IN ITS PATH.
 B. MINIMUM STOPPING SIGHT DISTANCES SHALL BE PROVIDED IN BOTH THE HORIZONTAL AND VERTICAL PLANES FOR PLANNED ROADWAYS AS RELATED TO ASSUMED DRIVER'S EYE HEIGHT AND POSITION.
 C. ADEQUATE SIGHT DISTANCE SHOULD BE PROVIDED AT ALL DRIVEWAY ACCESS POINTS AND SHALL BE IN ACCORDANCE WITH THE STANDARDS PROVIDED IN THIS MANUAL.
 D. SIGHT TRIANGLES EASEMENTS SHALL BE SHOWN ON ALL NCDOT MAINTAINED ROADWAYS FOR ANY DRIVEWAY ACCESS ACCORDING TO THE MANUAL "POLICY ON STREET AND DRIVEWAY ACCESS TO NORTH CAROLINA HIGHWAYS," AS ADOPTED AND AMENDED BY NCDOT.
 E. THIS NOTE MUST BE PLACED ON ALL PLANS: "WITHIN THE AREA OF ABOVE DEFINED SIGHT TRIANGLE, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE, BERMS, OR PARKED VEHICLES BETWEEN THE HEIGHTS OF 24 INCHES AND EIGHT FEET ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY IF NO CURBING EXISTS."
 F. OBJECTS THAT CAN BE PERMITTED IN THE SIGHT DISTANCE TRIANGLE ARE UTILITIES SUCH AS HYDRANTS, UTILITY POLES, UTILITY BOXES, GSI PRACTICES, AND TRAFFIC CONTROL DEVICES. THOSE OBJECTS MUST BE LOCATED TO MINIMIZE VISUAL OBSTRUCTION.

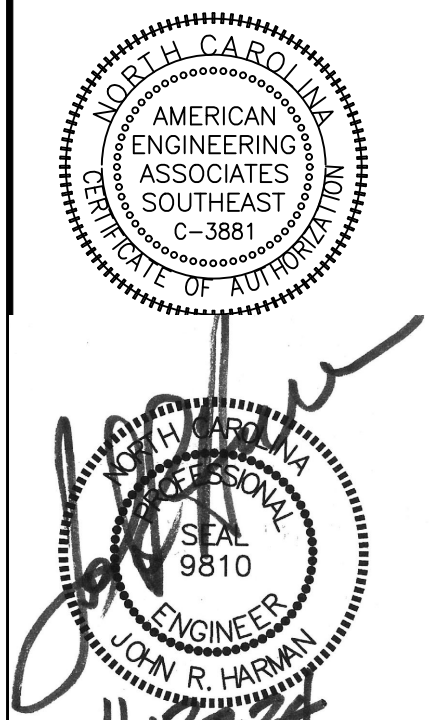
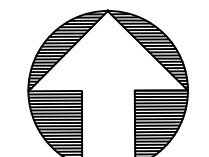
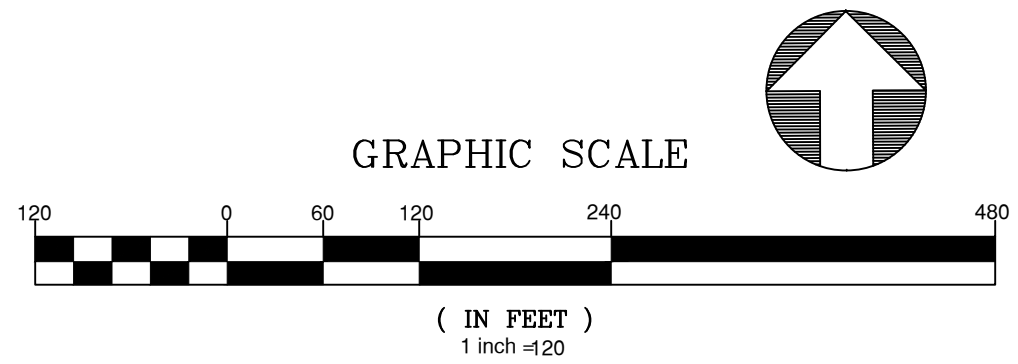
24. This text doesn't seem to belong on this sheet, revise accordingly
 This issue has been fixed

25. Consider adding crosswalks where no stop condition
 Crosswalks have been added

26. Text duplication and overlap
 Duplicate text has been removed

TRANSPORTATION LEGEND	
---	PROPOSED LOT LINE
=====	FLOODLINE
- - - - -	BUILDING RESTRICTION LINE
- - - - -	PROPOSED LOT SETBACK
---	PROPOSED ROW
---	PROPOSED SIDEWALK
---	PROPOSED BOC
---	PROPOSED EOP
---	PROPOSED CENTERLINE
---	PROPOSED GRADING
---	PROPOSED EASEMENT
---	PROPOSED HANDICAP RAMPS
---	PROPOSED SIGHT TRIANGLE
(MK)	MAIL KIOSK LOCATION
---	OPEN SPACE
---	GREENWAY TRAIL HATCH
---	GREENWAY/ROADSIDE TRAIL
---	FUTURE PHASING
---	EXISTING PHASING
---	EXISTING WETLANDS
---	PROPOSED PHASELINE

NOTE: THE 100 YEAR FLOOD-LINE AS ON THESE PLANS WERE TAKEN FROM THE FLOOD STUDY PREPARED BY DONLAD A SEVER, PE (024627) OF HUGH J. GILLECE, III AND ASSOCIATES, P.A.



NO.	DATE	REVISION
1	7/27/2024	AS REVISED FROM TOWN OF ROLESVILLE CONSULTANT, WAKE COUNTY AND CITY OF RALEIGH
2	9/4/2024	FOR TOWN OF ROLESVILLE CONSULTANT COMMENTS
3	11/27/2024	FOR CONSTRUCTION DRAWING COMMENT RESPONSES

STIPULATION FOR REUSE
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**KALAS FALLS
 PHASE 3
 1832 ROLESVILLE ROAD
 WAKE COUNTY, NC**

JOB NUMBER: 9900
 CHECKED BY: BH/JH
 DRAWN BY: SM/MAL/ES/AH/DH
 DATE: NOV 1, 2024
 SHEET TITLE:
TRANSPORTATION PLAN
 SHEET NO.:
21.0



26. Text duplication and overlap
 Duplicate text has been removed

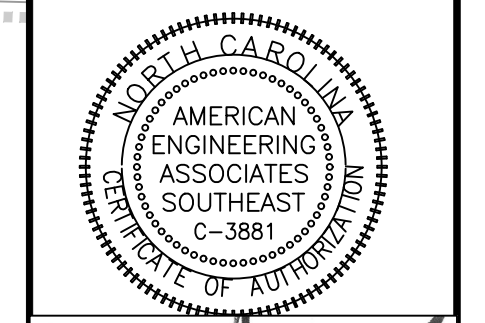


Utilities have been added

28. Show utilities to confirm there are no conflicts with services and other utilities.

27. Show driveway locations

Driveway locations have been added



JOHN R. HARRAN
Professional Engineer
No. 9810
11/2/24

NO.	DATE	REVISION
1	7/27/2024	ISSUE FOR REVIEW FROM TOWN OF ROLESVILLE CONSULTANT, WAKE COUNTY AND CITY OF RALEIGH
2	9/4/2024	REVISED PER TOWN OF ROLESVILLE CONSULTANT COMMENTS
3	11/01/2024	CONSTRUCTION DRAWING COMMENT RESPONSES

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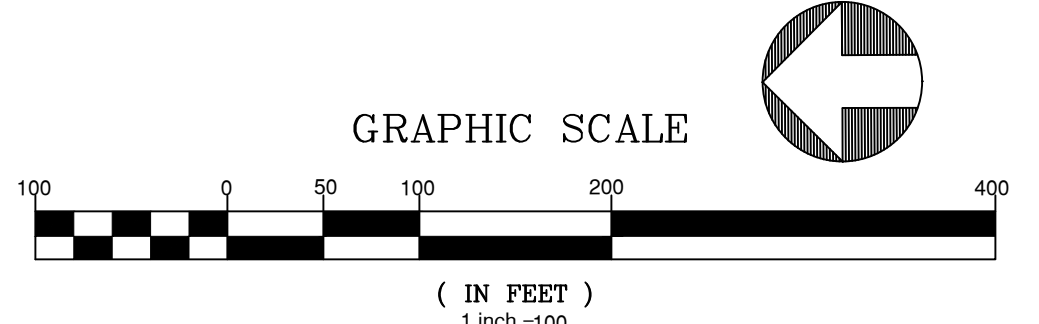
JOB NUMBER: 9900
CHECKED BY: BH/JH
DRAWN BY: SM/MAL/ES/AH/DH
DATE: NOV 1, 2024

LANDSCAPE PLAN

L1

PLANT SCHEDULE

CODE	BOTANICAL / COMMON NAME	CAL	CONT	SIZE	QTY	REMARKS
LARGE TREES						
JUN ATR	Juniperus virginiana 'Minaret' / Minaret Eastern Redcedar	2.5" Cal.	B&B	8' Height Min.	21	Single Stem
PLA OCC	Platanus occidentalis / American Sycamore	2.5" Cal.	B&B	8' Height Min.	12	Single Stem
STREET TREES						
ACE AER	Acer buergerianum 'ABMTF' / Aeryn® Trident Maple	2.5" Cal.	B&B	8' Height Min.	77	Single Stem
ACE OGL	Acer rubrum 'October Glory' / October Glory Red Maple	2.5" Cal.	B&B	8' Height Min.	36	Single Stem
QUE EOK	Quercus phellos 'QPSTA' / Hightower® Willow Oak	2.5" Cal.	B&B	8' Height Min.	63	Single Stem
QUE RUB	Quercus rubra / Northern Red Oak	2.5" Cal.	B&B	8' Height Min.	74	Single Stem
ULM PRI	Ulmus americana 'Princeton' / Princeton American Elm	2.5" Cal.	B&B	8' Height Min.	115	Single Stem
UNDERSTORY TREES						
AME PRI	Amelanchier x grandiflora 'Princess Diana' / Princess Diana Apple Serviceberry	1.5" Cal.		8' Height Min.	31	
SHRUBS						
CAL AME	Calliopsis americana / American Beautyberry	18" Height Min.	3 gal		48	Fully Rooted
CEP BLO	Cephalanthus occidentalis 'Balloptics' / Fiber Optics® Buttonbush	18" Height Min.	3 gal		13	Fully Rooted
HAM DIA	Hamamelis x intermedia 'Diane' / Diane Witch Hazel	18" Height Min.	3 gal		12	Fully Rooted
ILE GGI	Ilex glabra 'SMNIGAB17' / Gem Box® Inkberry Holly	18" Height Min.	3 gal		13	Fully Rooted
VIB RUF	Viburnum rufidulum / Southern Rusty Blackhaw	18" Height Min.	3 gal		26	Fully Rooted
VIB CEU	Viburnum x 'Sp-3-024' / Moonlit Lace® Viburnum	18" Height Min.	3 gal		54	Fully Rooted



CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION
Electronic Approval: This approval is being issued electronically. This approval is valid only upon the signature of a City of Raleigh Review Officer below. The City will retain a copy of the approved plans. Any work authorized by this approval must proceed in accordance with the plans kept on file with the City. This electronic approval may not be edited once issued. Any modification to this approval once issued will invalidate this approval.
City of Raleigh Development Approval _____
Raleigh Water Review Officer

