

GRAPHIC SCALE 1"=1000'

SETBACK TABLE SINGLE FAMILY

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

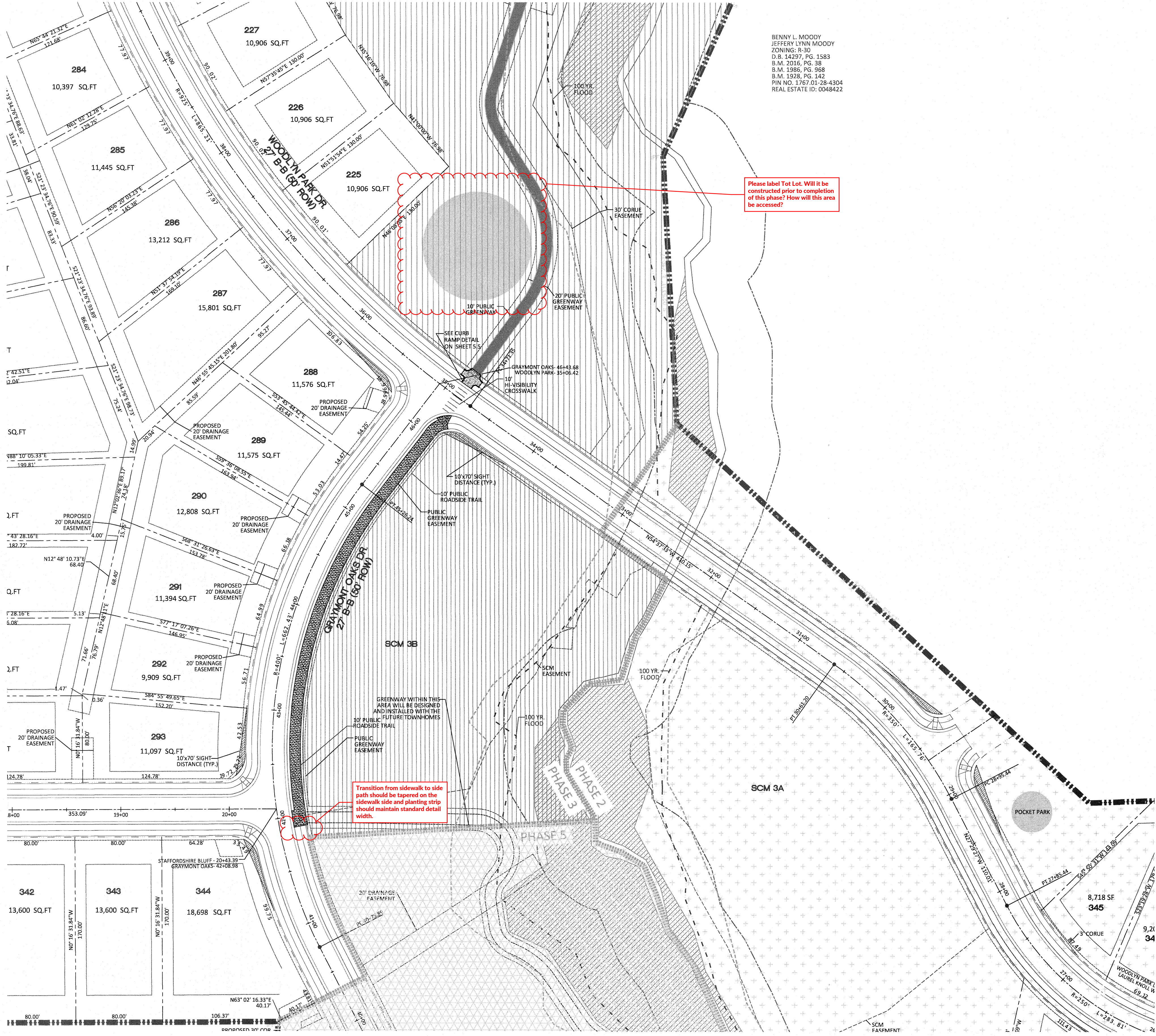
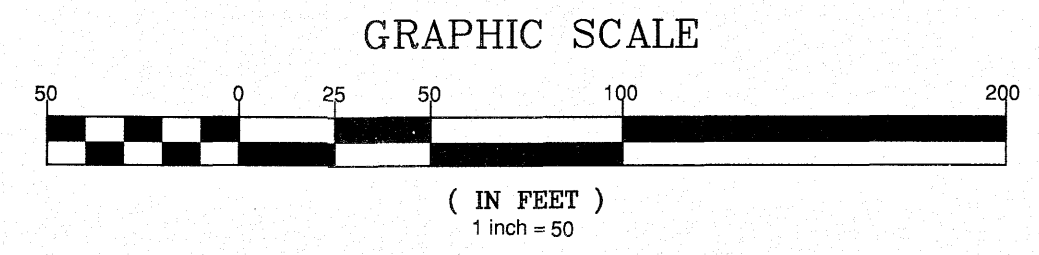
\* AGGREGATE 12', MIN. 5'  
 \*\* MIN. 3' AGGREGATE 10'

**GENERAL NOTE:**

- 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
---	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
●	TOT LOT
●	POCKET PARK
○	MAIL KIOSK LOCATION
□	OPEN SPACE
□	GREENWAY/ROADSIDE TRAIL
□	FUTURE PHASING
□	EXISTING PHASING
□	EXISTING WETLANDS
---	PROPOSED SWALE (AT TIME OF LOT GRADING)
---	PROPOSED PHASELINE



BENNY L. MOODY  
 JEFFERY LYNN MOODY  
 ZONING: R-30  
 D.B. 14297, PG. 1583  
 S.M. 2016, PG. 38  
 S.M. 1986, PG. 968  
 S.M. 1928, PG. 142  
 PIN NO. 1757 01-28-4304  
 REAL ESTATE ID: 0048422

Please label Tot Lot. Will it be constructed prior to completion of this phase? How will this area be accessed?

Transition from sidewalk to side path should be tapered on the sidewalk side and planting strip should maintain standard detail width.

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



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

JOB NUMBER: 9900  
 CHECKED BY:  
 DRAWN BY:  
 DATE: FEB 18, 2021  
 SHEET TITLE:  
**PHASE 3 SITE PLAN**  
 SHEET NO.: 5.6

