

**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

This is the V3 Submittal of Construction Drawing application CD 21-07 for Kalas Falls Phase 3. The 2nd Submittal was submitted and reviewed sometime during the period of September of 2021.

This Application and entire subdivision is subject to the UNified Development Ordinance (UDO).

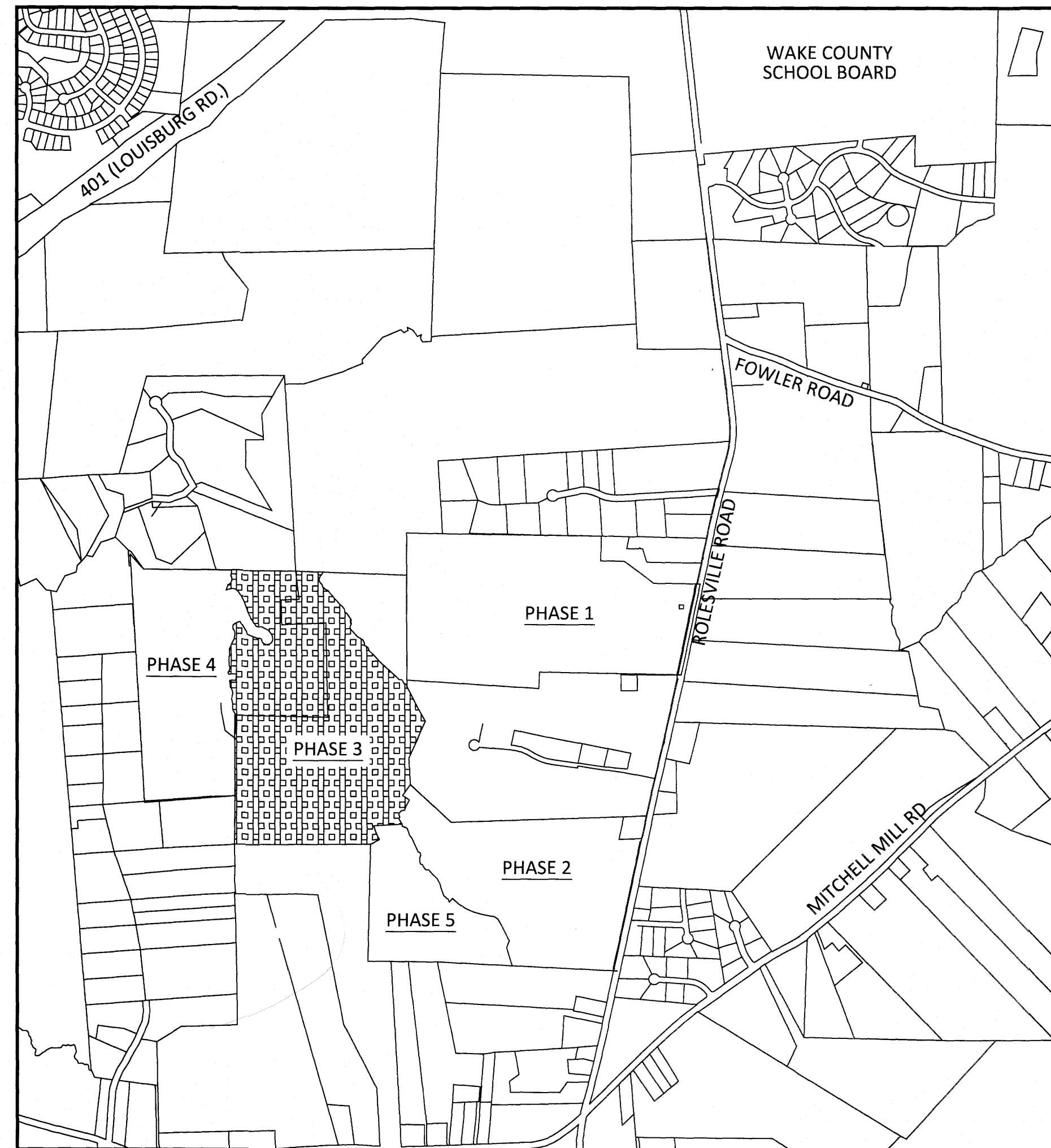
This Plan set has no REvision date on it, still bearing teh date of February 18, 2021. The expectation is that these plans have been revised per TRC review circa late 2021, despite the lack of a revised date to this plan set.

Revision dates have been added to the sheets for better tracking.

**CONSTRUCTION PHASE 3 FOR KALAS FALLS SITUATED AT**

ROLESVILLE ROAD, ROLESVILLE

**WAKE COUNTY, NORTH CAROLINA**



VICINITY MAP SCALE: 1"=1000'

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

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 TIMLIN 115 MACKENAN DRIVE CARY, NC 27511 919-469-3340
BUFFER/WETLAND:	WITHERS RAVENEL CONTACT: TROY BEASLEY 115 MACKENAN DRIVE CARY, NC 27511 919-469-3340

SHEET INDEX	
CVR	COVER SHEET
1.0	OVERALL EXISTING CONDITIONS
1.1-1.2	EXISTING CONDITIONS PHASE 3
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2.2-2.6	EROSION CONTROL(50 SCALE)
2.7	CULVERT CROSSING DETAILS
3.0	GENERAL NOTES AND LEGENDS
3.1	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
4.8	SCM 4B DETAIL
4.9	SCM 4C DETAIL
4.10	SCM 4E DETAIL
4.11	SCM 8A DETAIL
5.0	SITE PLAN OVERALL
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6.0	OVERALL UTILITIES PLAN
6.1-6.5	UTILITY SHEET (50 SCALE)
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
17.0	OFF STREET STORMWATER PLAN AND PROFILE
18.0	GREEN WAY TRAIL "A" PLAN AND PROFILE
19.0	GREEN WAY TRAIL "B" PLAN AND PROFILE
CD1-CD19	CIVIL DETAILS

PUBLIC IMPROVEMENTS	
PUBLIC WATER (12")	4,230 LF
PUBLIC WATER (8")	5,803 LF
PUBLIC WATER (6")	251 LF
PUBLIC SEWER (8")	11,365 LF
PUBLIC STREETS	10,273 LF
<b>TOTAL NO. OF LOTS</b>	<b>145</b>
LIMITS OF DISTURBANCE	33.44 AC

#1 The quality of these plans is blurry on several sheets, as well as the sheet sizes jump all over. Please revise the plans for consistency and quality so they are legible.

The revised plans that have been submitted should be a better print quality, we apologize for the previous version.

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:

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

**Rolesville**

**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 construction methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook.

**City of Raleigh Public Utilities Department Permit # \_\_\_\_\_**

**CITY OF RALEIGH - 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 \_\_\_\_\_

**North 811**

\*\*\* 3 Days Before Digging \*\*\*

North Carolina 811  
811 or 1-800-652-4949  
Remote Ticket Entry  
http://nc811.org/remoteticketentry.htm

**AMERICAN Engineering**

American Engineering Associates - Southeast, P.A.  
1000 Southward, Suite 450  
Raleigh, NC 27607  
919-469-1101

**NORTH CAROLINA**

AMERICAN ENGINEERING ASSOCIATES  
SOUTHEAST  
C-3881  
STATE OF NORTH CAROLINA

**NORTH CAROLINA**

PROFESSIONAL SEAL  
9810  
VON R. HARMAN  
ENGINEER

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: \_\_\_\_\_

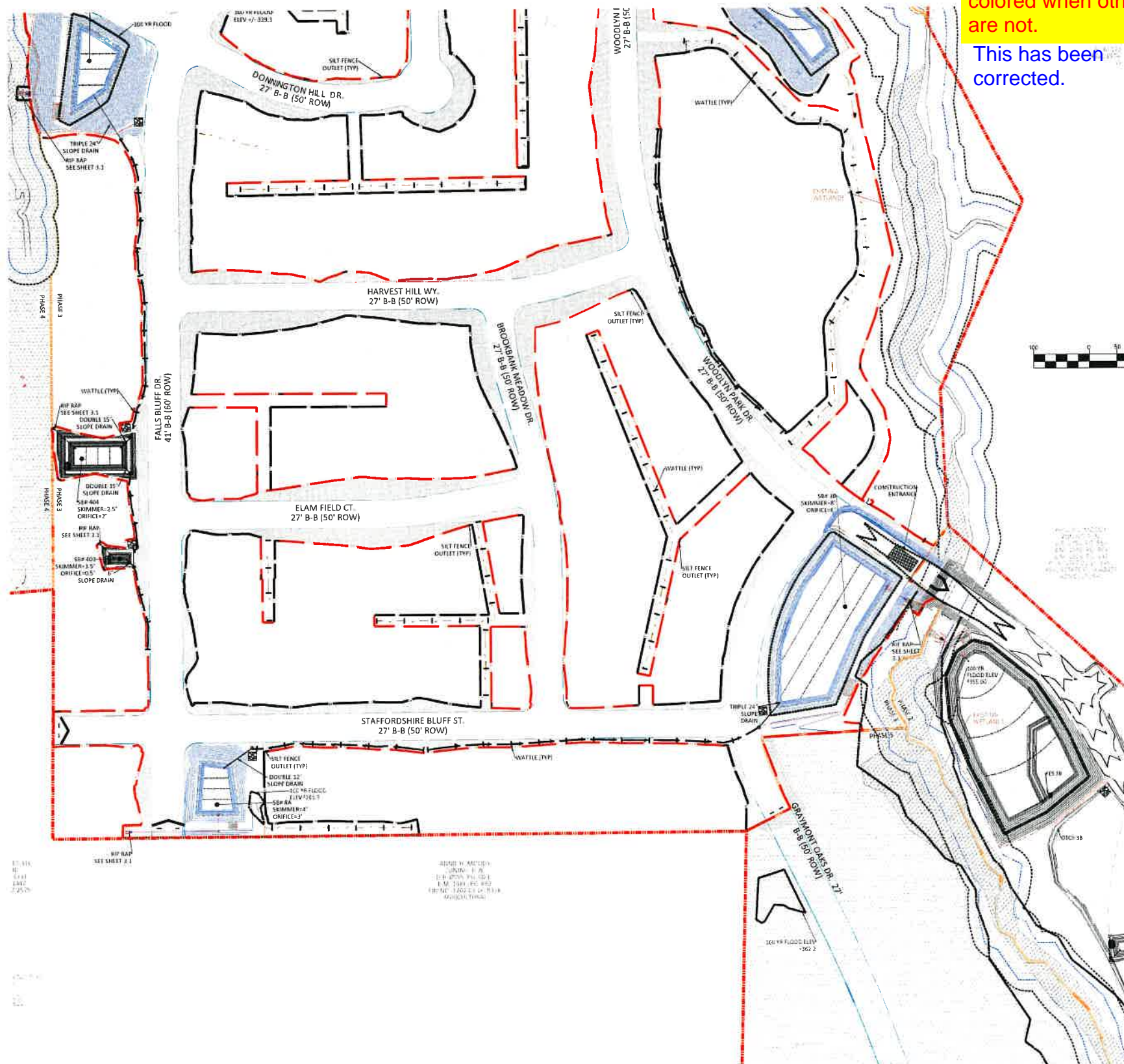
DRAWN BY: \_\_\_\_\_

DATE: FEB 18, 2021

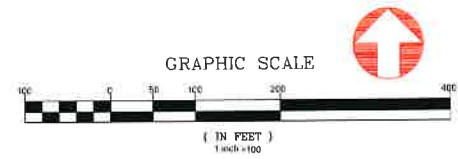
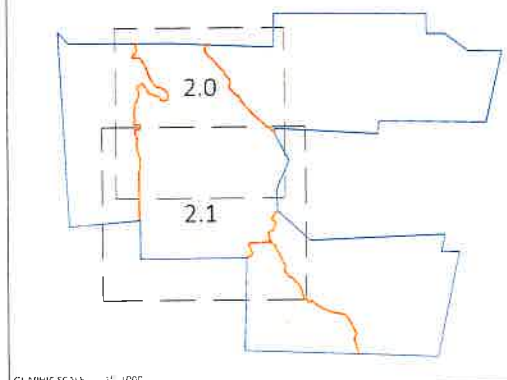
SHEET TITLE: COVER SHEET

SHEET NO.: CVR

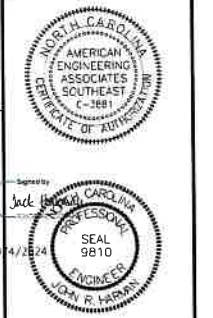




#2 Please confirm why this sheet is colored when others are not.  
This has been corrected.



EROSION CONTROL LEGEND	
[Symbol]	100 YEAR FLOOD EASEMENT
[Symbol]	EXISTING TOPOGRAPHY
[Symbol]	EXISTING BOUNDARY
[Symbol]	EXISTING WETLANDS AREA
[Symbol]	EXISTING 50' NEUSE RIVERIAN BUFFER
[Symbol]	EXISTING BUFFER ZONES
[Symbol]	PROPOSED LOT LINE
[Symbol]	BUILDING RESTRICTION LINE
[Symbol]	PROPOSED ROW
[Symbol]	PROPOSED SIDEWALK
[Symbol]	PROPOSED BOC
[Symbol]	PROPOSED EOP
[Symbol]	PROPOSED CENTERLINE
[Symbol]	PROPOSED GRADING
[Symbol]	PROPOSED EASEMENT
[Symbol]	PROPOSED 25 x 50 GRAVEL CONSTRUCTION ENTRANCE
[Symbol]	PROPOSED RIP RAP
[Symbol]	BASIN WEIR
[Symbol]	PROPOSED SEDIMENT BASIN
[Symbol]	PROPOSED INLET PROTECTION
[Symbol]	PROPOSED CHECK DAM
[Symbol]	PROPOSED SF LOW POINT
[Symbol]	GREENWAY TRAIL HATCH
[Symbol]	PROPOSED AREAS FOR 7 DAY STABILIZATION
[Symbol]	PROPOSED EROSION CONTROL BLANKET
[Symbol]	PROPOSED BASIN MAINTENANCE PAD
[Symbol]	PROPOSED WATTLE
[Symbol]	PROPOSED SILT FENCE
[Symbol]	PROPOSED TREE PROTECTION FENCE/LIMITS OF DISTURBANCE
[Symbol]	PROPOSED SILT FENCE/LIMITS OF DISTURBANCE
[Symbol]	PROPOSED DIVERSION DITCH
[Symbol]	PROPOSED SWALE
[Symbol]	PROPOSED JUNCTION BOX
[Symbol]	PROPOSED CATCH BASIN
[Symbol]	PROPOSED YARD INLET
[Symbol]	PROPOSED DROP INLET
[Symbol]	PROPOSED STORM WATER



NO.	DATE	REVISION
1	7/17/2021	1ST REVIEW FROM TOWN OF ROLESVILLE CONSULTANT, WAKE COUNTY AND CITY OF FREDERICK
2	2/27/2022	2ND REVIEW FROM TOWN OF ROLESVILLE CONSULTANT, WAKE COUNTY AND CITY OF FREDERICK

**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 EROSION CONTROL STAGE 1
SHEET NO.	2.1

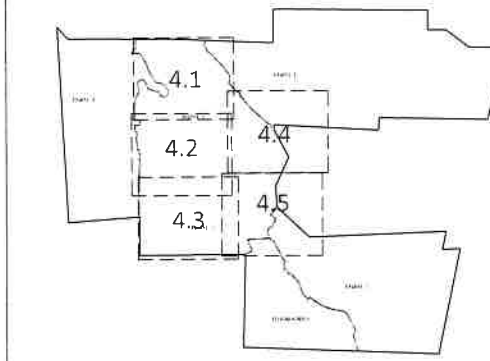
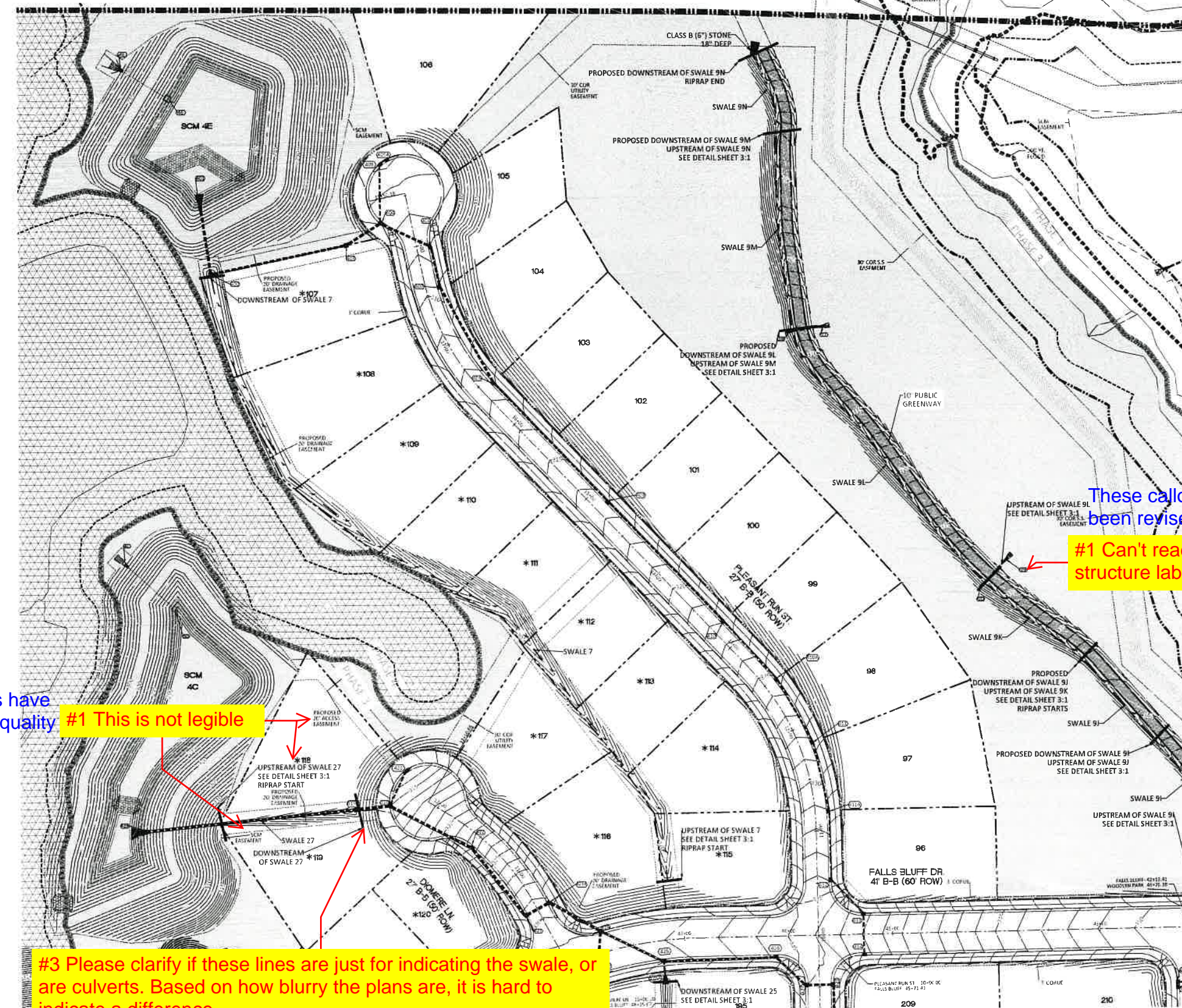
- GENERAL NOTES**
- ALL SEDIMENT TRAPS/PONDS SHALL BE STABILIZED WITHIN 7 DAYS OF INSTALLATION.
  - WATTLE/CHE-3 DAM ARE TO BE PLACED EVERY 3 TO 4 FT VERTICALLY.
  - WHERE SILT FENCE IS LOCATED OUTSIDE OF TEMPORARY SILT DITCHES THE SILT FENCE WILL BE THE LIMITS OF DISTURBANCE.
  - SEE SHEET 2.1 FOR SEDIMENT BASIN CHART SHOWING THE SHIMMER/ORIFICE SIZES.
  - DIVERSION SWALE DESIGN SEE SHEET 2.1 FOR DETAILS AND REFERENCE TABLE.
  - SEE SHEETS 2.2 TO 2.6 FOR SLOPE DRAIN PIPE SIZES.
  - SEE SHEET 2.1 FOR RIP RAP PAD SIZES.











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	
[Symbol]	EXISTING TOPOGRAPHY
[Symbol]	EXISTING BOUNDARY
[Symbol]	EXISTING WETLANDS AREA
[Symbol]	EXISTING 50' NEUSE RIPARIAN BUFFER
[Symbol]	EXISTING BUFFER ZONES
[Symbol]	PROPOSED LOT LINE
[Symbol]	100 YEAR FLOOD EASEMENT
[Symbol]	BUILDING RESTRICTION LINE
[Symbol]	PROPOSED GREENWAY HATCHING
[Symbol]	PROPOSED ROW
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[Symbol]	PROPOSED STORM WATER
[Symbol]	EXISTING PHASING
[Symbol]	FUTURE PHASING
[Symbol]	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

These callouts have been revised.  
 #1 Can't read structure labels

These callouts have been revised/ quality updated.

#1 This is not legible

#3 Please clarify if these lines are just for indicating the swale, or are culverts. Based on how blurry the plans are, it is hard to indicate a difference. If they are just indicating the swale start/end, are they necessary? Consider just having the leader point to the appropriate location.

A leader has been used to reference the ditch and the purpose of the reference is to reference the appropriate lining.

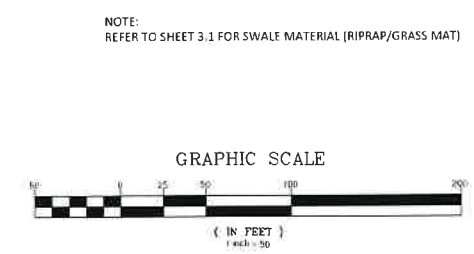
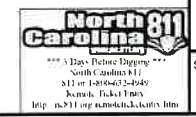


NO.	DATE	REVISION
1	7/21/2021	1ST REVIEW FROM TOWN OF ROLESVILLE CONSULTANT, WAKE COUNTY AND CITY OF DALEIGH

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

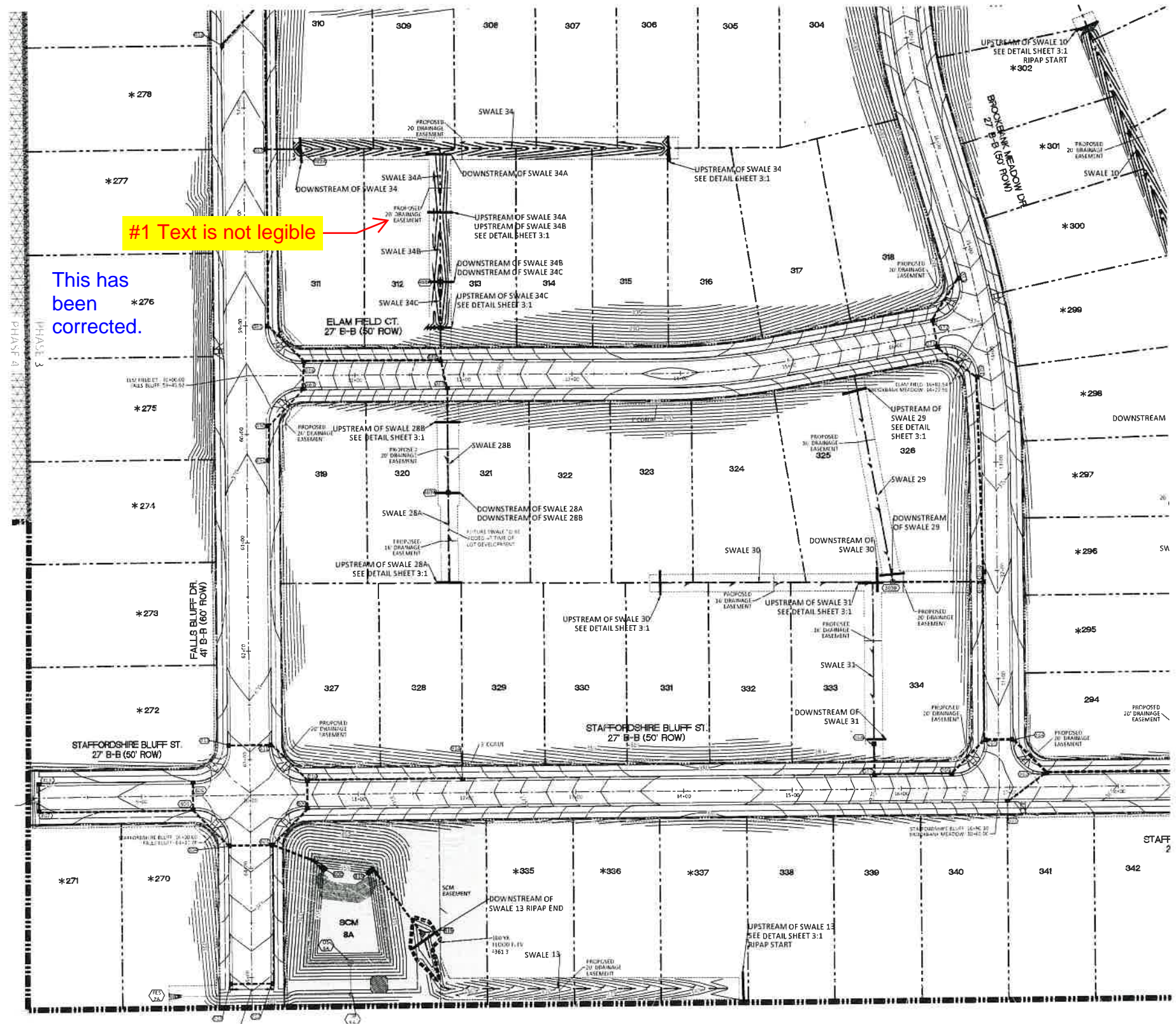
JOB NUMBER	9900
CHECKED BY	
DRAWN BY	
DATE	FEB 16 2021
SHEET TITLE	PHASE 3 GRADING & DRAINAGE
SHEET NO.	4.1





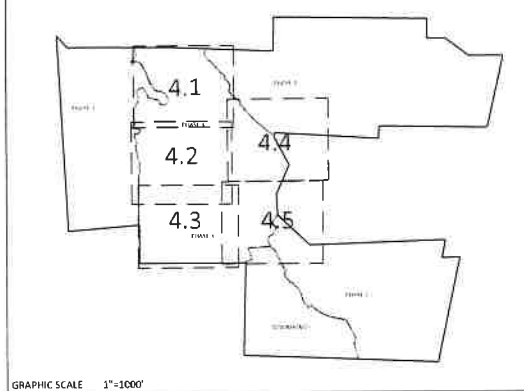






#1 Text is not legible

This has been corrected.

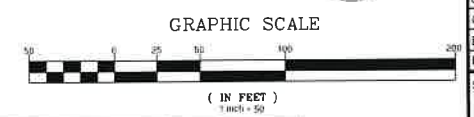


GRAPHIC SCALE 1"=100'

\* 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

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
	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)



CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

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City of Raleigh Development Approval \_\_\_\_\_

Raleigh Water Review Officer \_\_\_\_\_



**AMERICAN Engineering**  
 American Engineering Associates - Southeast, P.A.  
 4020 Weddchase Boulevard, Suite 450  
 Raleigh, NC 27607  
 919.466.1101



NO.	DATE	REVISION
1	7/27/2021	LIST REVIEW FROM TOWN OF ROSELVILLE CONSULTANT, WAKE COUNTY AND CITY OF RALEIGH

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

JOB NUMBER	9900
CHECKED BY	
DRAWN BY	
DATE	FEB 16 2021
SHEET TITLE	PHASE 3 GRADING & DRAINAGE
SHEET NO.	4.3

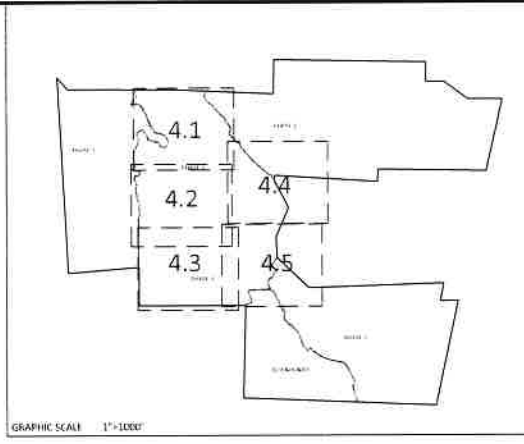
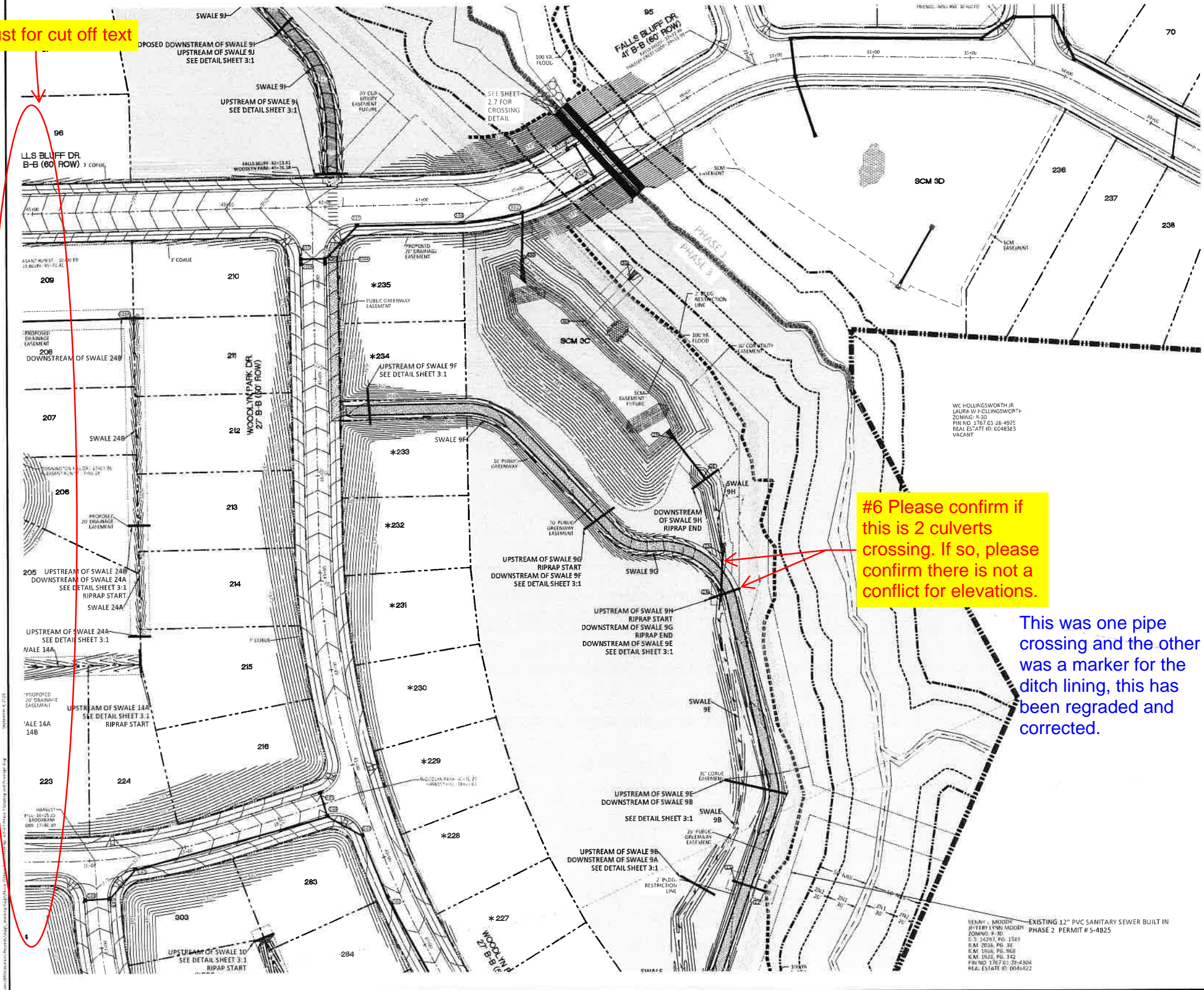


The viewport has been adjusted.

#5 Adjust for cut off text

#6 Please confirm if this is 2 culverts crossing. If so, please confirm there is not a conflict for elevations.

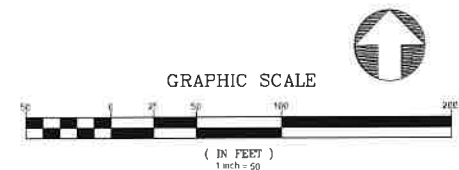
This was one pipe crossing and the other was a marker for the ditch lining, this has been regraded and corrected.



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. GILLETTE, III AND ASSOCIATES, P.A.

GRADING LEGEND	
	EXISTING TOPOGRAPHY
	EXISTING BOUNDARY
	EXISTING WETLANDS AREA
	EXISTING 50' NEUSE RIVERIAN BUFFER
	EXISTING BUFFER ZONES
	PROPOSED LOT LINE
	100 YEAR FLOOD EASEMENT
	BUILDING RESTRICTION LINE
	PROPOSED GREENWAY HATCHING
	PROPOSED ROW
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	PROPOSED GRADING
	PROPOSED EASEMENT
	PHASELINE
	RIP RAP
	BASIN WEIR
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	PROPOSED CATCH BASIN
	PROPOSED YARD INLET
	PROPOSED DROP INLET
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	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)



NO.	DATE	REVISION
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STIPULATION FOR REUSE  
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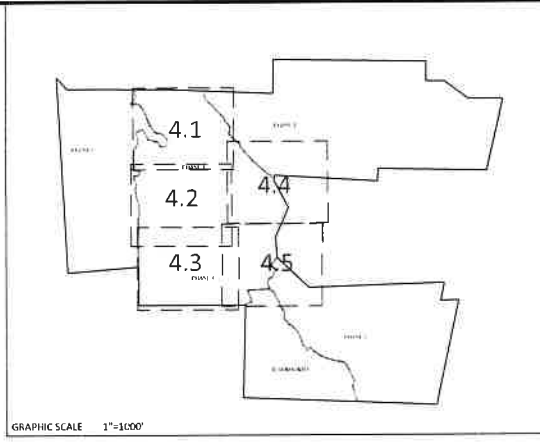
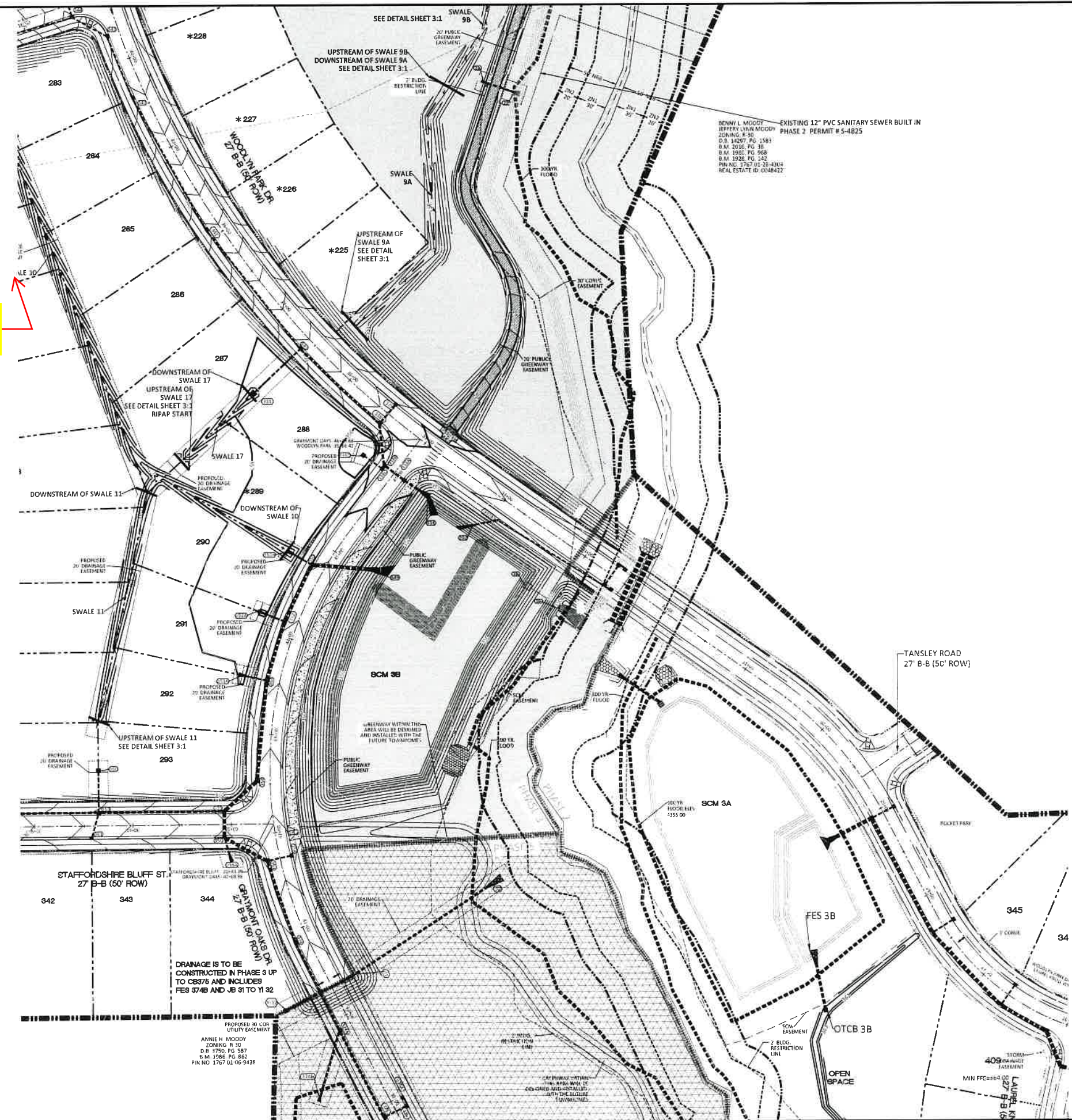
KALAS FALLS  
PHASE 3  
1832 ROLESVILLE ROAD  
WAKE COUNTY, NC

JOB NUMBER	9900
CHECKED BY	
DRAWN BY	
DATE	FEB 18 2021
SHEET TITLE	PHASE 3 GRADING & DRAINAGE
SHEET NO.	4.4



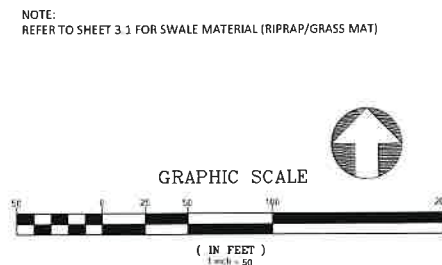


This Viewport has been adjusted.  
 #5 Text cut off. Adjust.



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
	PROPOSED STORM WATER
	EXISTING PHASING
	FUTURE PHASING
	PROPOSED SWALE (AT TIME OF LOT GRADING)



NOTE: REFER TO SHEET 3.3 FOR SWALE MATERIAL (RIPRAP/GRASS MAT)

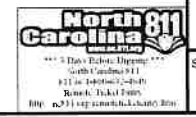


NO.	DATE	REVISION
1	7/21/2021	1ST REVIEW FROM TOWN OF ROLESVILLE CONSULTANT, WAKE COUNTY AND CITY OF TRIEBURN

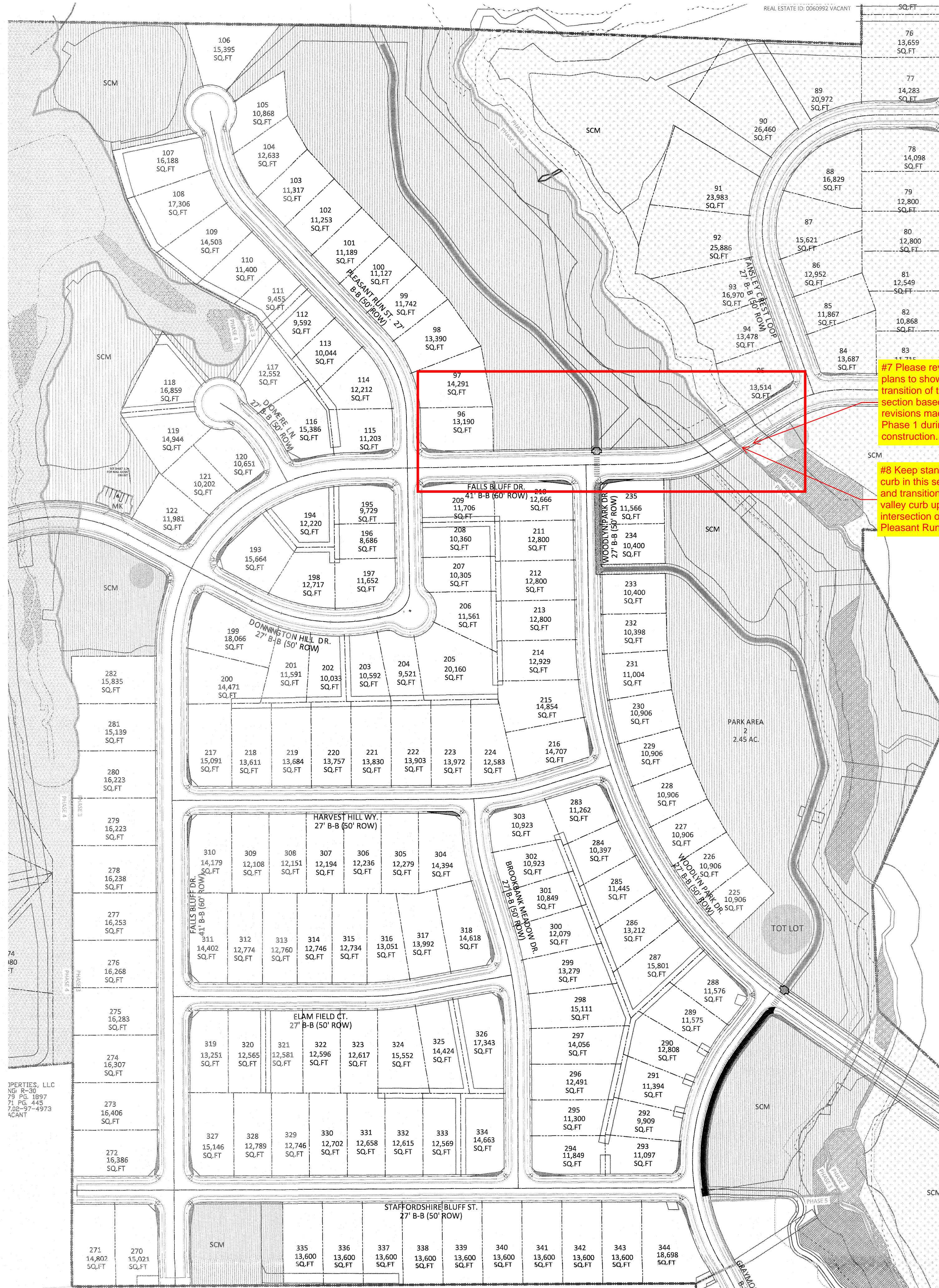
STIPULATION FOR REUSE  
 THIS DRAWING WAS PREPARED FOR USE ON THE SPECIFIC SITE, NAMED HEREON, CONTEMPORANEOUSLY WITH ITS ISSUE DATE AS LISTED HEREON AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT PROJECT SITE OR AT A LATER TIME. USE OF THIS DRAWING FOR REFERENCE OR EXAMPLE ON ANOTHER PROJECT REQUIRES 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	8900
CHECKED BY	
DRAWN BY	
DATE	FEB 18 2021
SHEET TITLE	PHASE 3 GRADING & DRAINAGE
SHEET NO.	4.5







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'

PHASE 3 SITE DATA

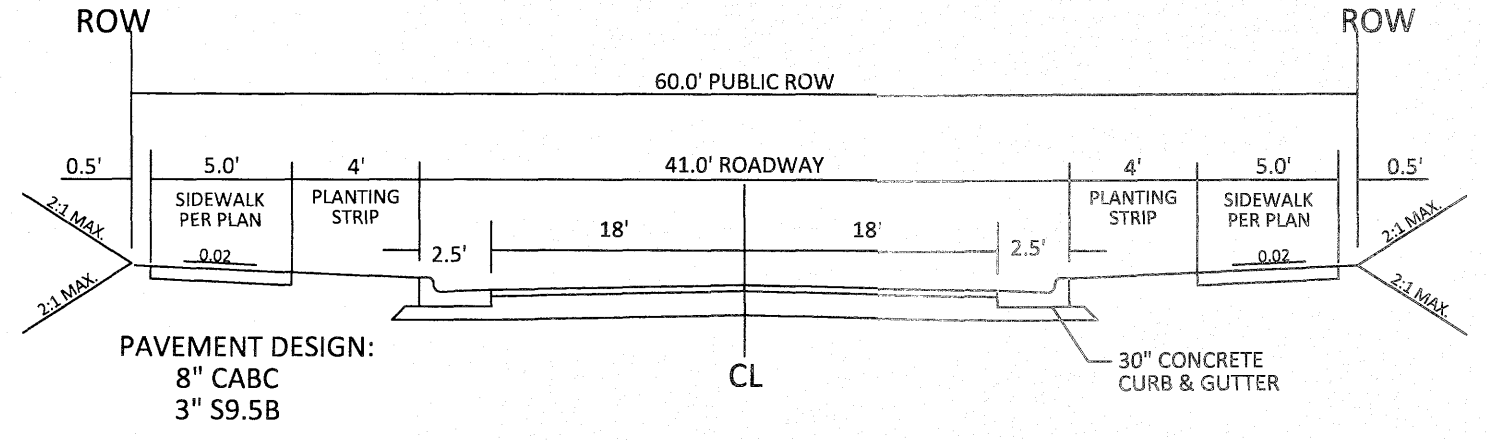
TOTAL AREA IN LOTS	18,841,525 SF/43.25 AC
TOTAL NUMBER OF LOTS	145
AVERAGE LOT SIZE	13,000 SF
MIN. LOT SIZE	8,686 SF
MAX. LOT SIZE	20,160 SF
PHASE 3 AREA IN OPEN SPACE PROVIDED	24.36 AC
PHASE 3 TOTAL DISTURBED AREA	33.44 AC

GENERAL NOTE:  
 1. SIGHT DISTANCE TRIANGLES ARE 10'X70'. WHERE SIGHT LINES ENCOACH ONTO A PRIVATE LOT A SIGHT EASEMENT IS REQUIRED.  
 2. 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'

#7 Please revise the plans to show the transition of the section based on the revisions made in Phase 1 during construction.  
 The transition in this area is shown on sheet 5.5

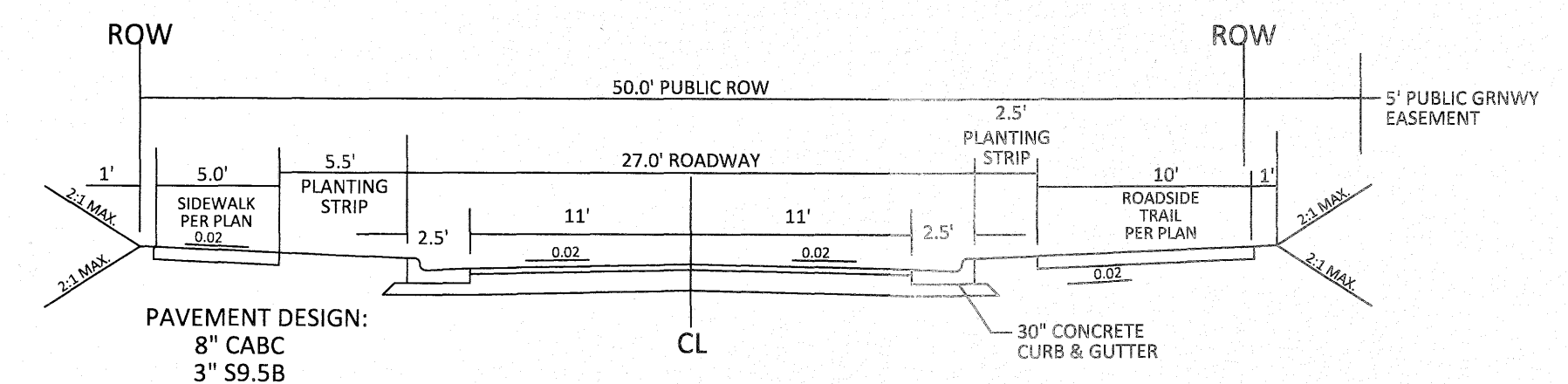
#8 Keep standard curb in this section, and transition to valley curb upon the intersection of Pleasant Run.  
 This specific road was considered a residential collector so traditional curb is being proposed with the transition to valley curb after the curb return.

The typical sections have been updated excluding the residential collector.  
 #8 The Town has made updates to standards since this project started and prefer valley curb on all local residential roads due to the number of driveway cuts. Please adjust the typical sections to reflect this.  
 Collector roads that do not have many driveways should still be standard curb.



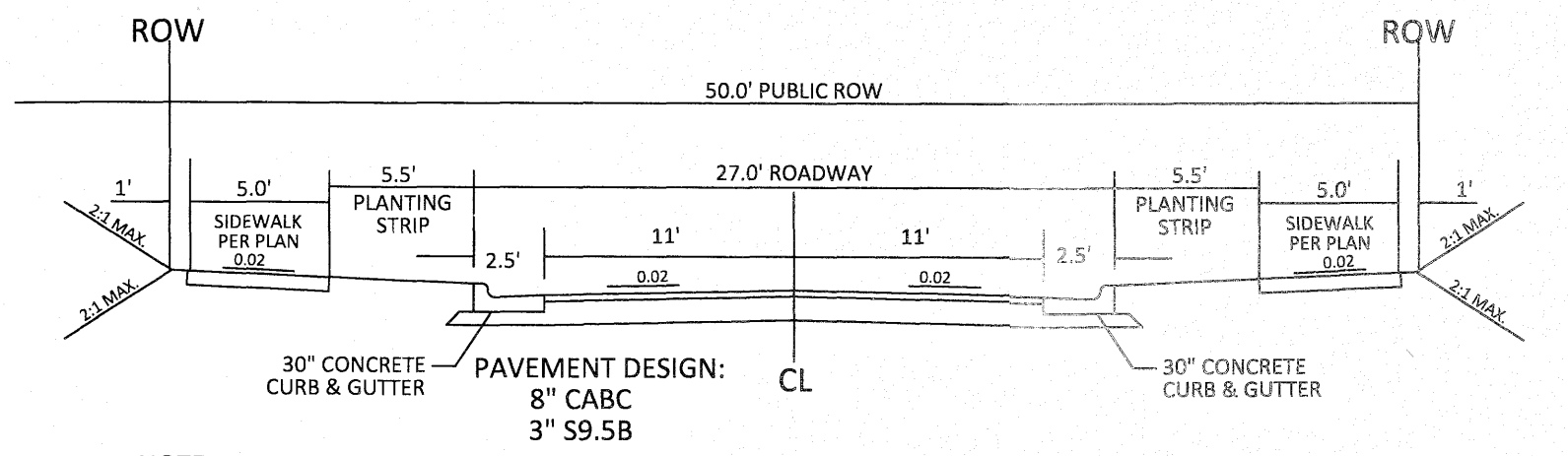
NOTE:  
 1. NORMAL CROWN OF 0.02 UNLESS OTHERWISE DIRECTED BY TOWN ENGINEER.  
 2. ASPHALT WILL BE INSTALLED AT A MIN. 1.5" LIFTS.

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



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

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

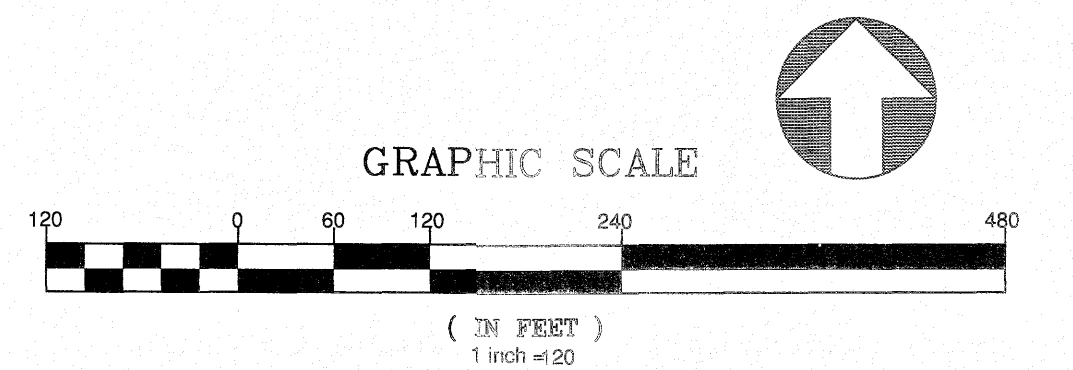


NOTE:  
 1. NORMAL CROWN OF 0.02 UNLESS OTHERWISE DIRECTED BY TOWN ENGINEER.  
 2. ASPHALT WILL BE INSTALLED AT A MIN. 1.5" LIFTS.

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

SITE LEGEND

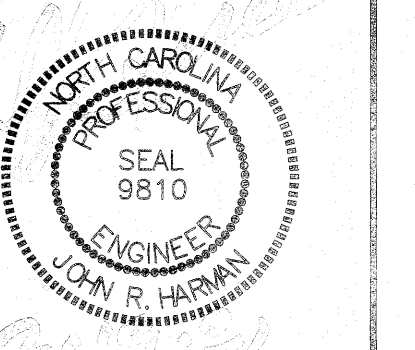
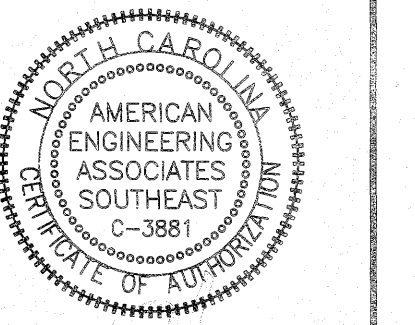
---	PROPOSED LOT LINE
---	FLOODLINE
---	BUILDING RESTRICTION LINE
---	PROPOSED LOT SETBACK
---	PROPOSED ROW
---	PROPOSED SIDEWALK
---	PROPOSED BOC
---	PROPOSED EOP
---	PROPOSED CENTERLINE
---	PROPOSED GRADING
---	PROPOSED EASEMENT
---	PROPOSED HANDICAP RAMPS
---	PROPOSED SIGHT TRIANGLE
●	TOT LOT
●	POCKET PARK
(MK)	MAIL KIOSK LOCATION
□	OPEN SPACE
▨	GREENWAY/ROADSIDE TRAIL
▨	FUTURE PHASING
▨	EXISTING PHASING
▨	EXISTING WETLANDS
---	PROPOSED SWALE (AT TIME OF LOT GRADING)
---	PROPOSED PHASELINE



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

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

AMERICAN Engineering  
 American Engineering Associates - Southeast, P.A.  
 4021 Wechessee Boulevard, Suite 450  
 Raleigh, NC 27607  
 919-468-1101



NO.	DATE	REVISION:

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

KALAS FALLS  
 PHASE 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.: 5.1

February 19, 2021

PROPERTIES, LLC  
 79 PG. 1897  
 71 PG. 445  
 732-97-4973  
 CANT

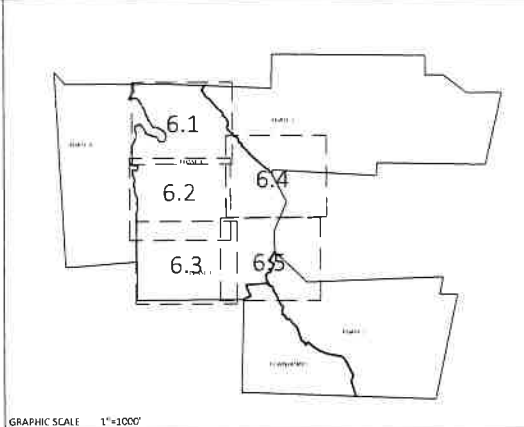
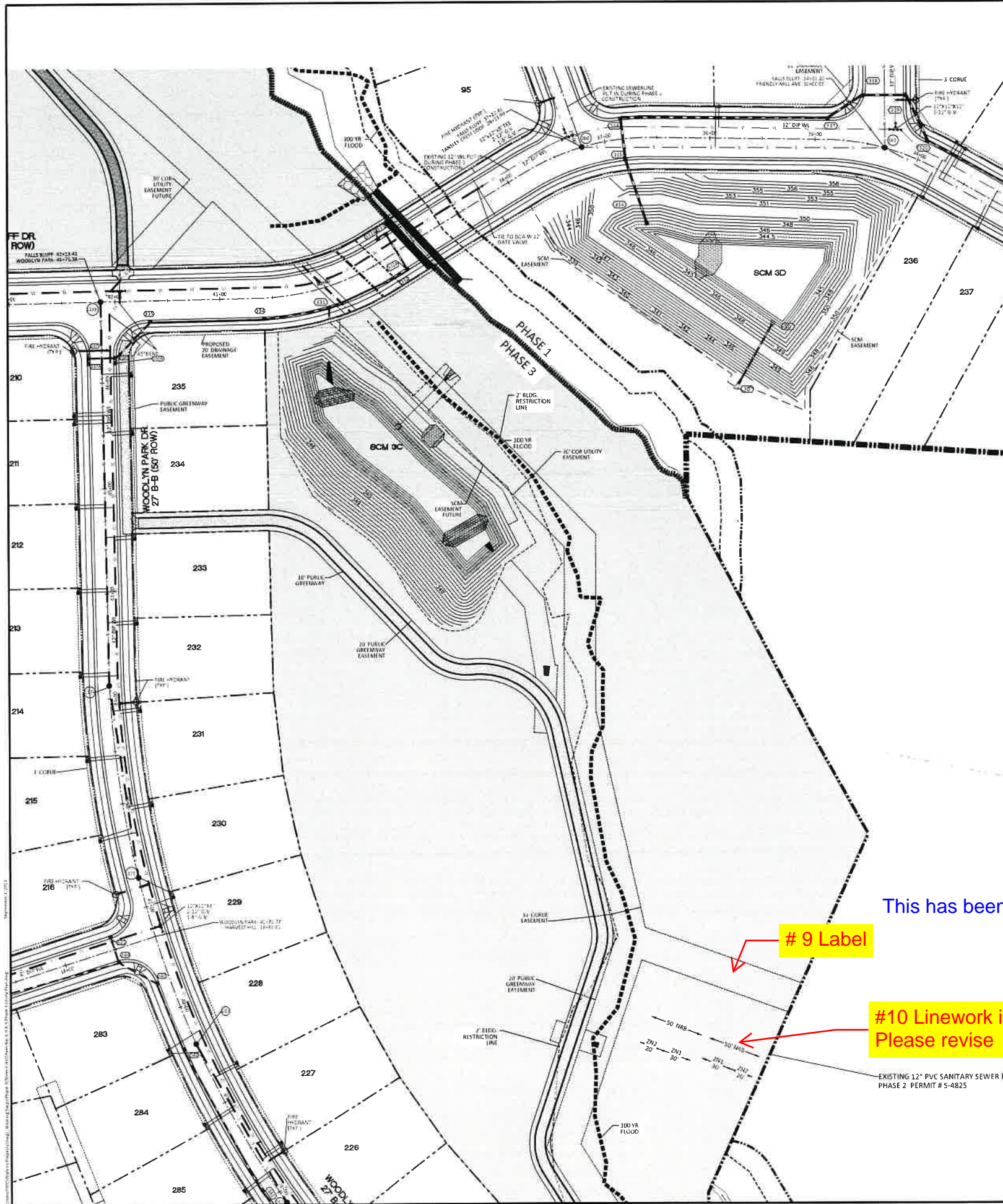
PROPERTIES, LLC  
 79 PG. 1897  
 71 PG. 445  
 732-97-4973  
 CANT

ANNIE H. MOODY  
 ZONING: R-30  
 D.B. 3750, PG. 587









GRAPHIC SCALE 1"=100'

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
1	7/21/2021	1ST REVIEW
2	3/4/2024	TOWN OF ROLESVILLE CONSULTANT COMMENTS

**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 RETENTION OF 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 UTILITY PLAN (50 SCALE)**  
 1832 ROLESVILLE ROAD  
 WAKE COUNTY, NC

JOB NUMBER	9900
CHECKED BY	
DRAWN BY	
DATE	FEB 18, 2021
SHEET TITLE	PHASE 3 UTILITY PLAN (50 SCALE)
SHEET NO.	6.4

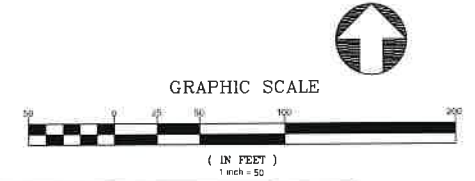
This has been labeled.

# 9 Label

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.

#10 Linework is missing. Please revise

This linework has been added back in.



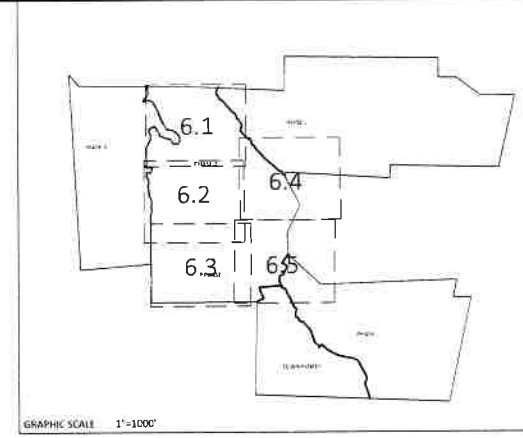
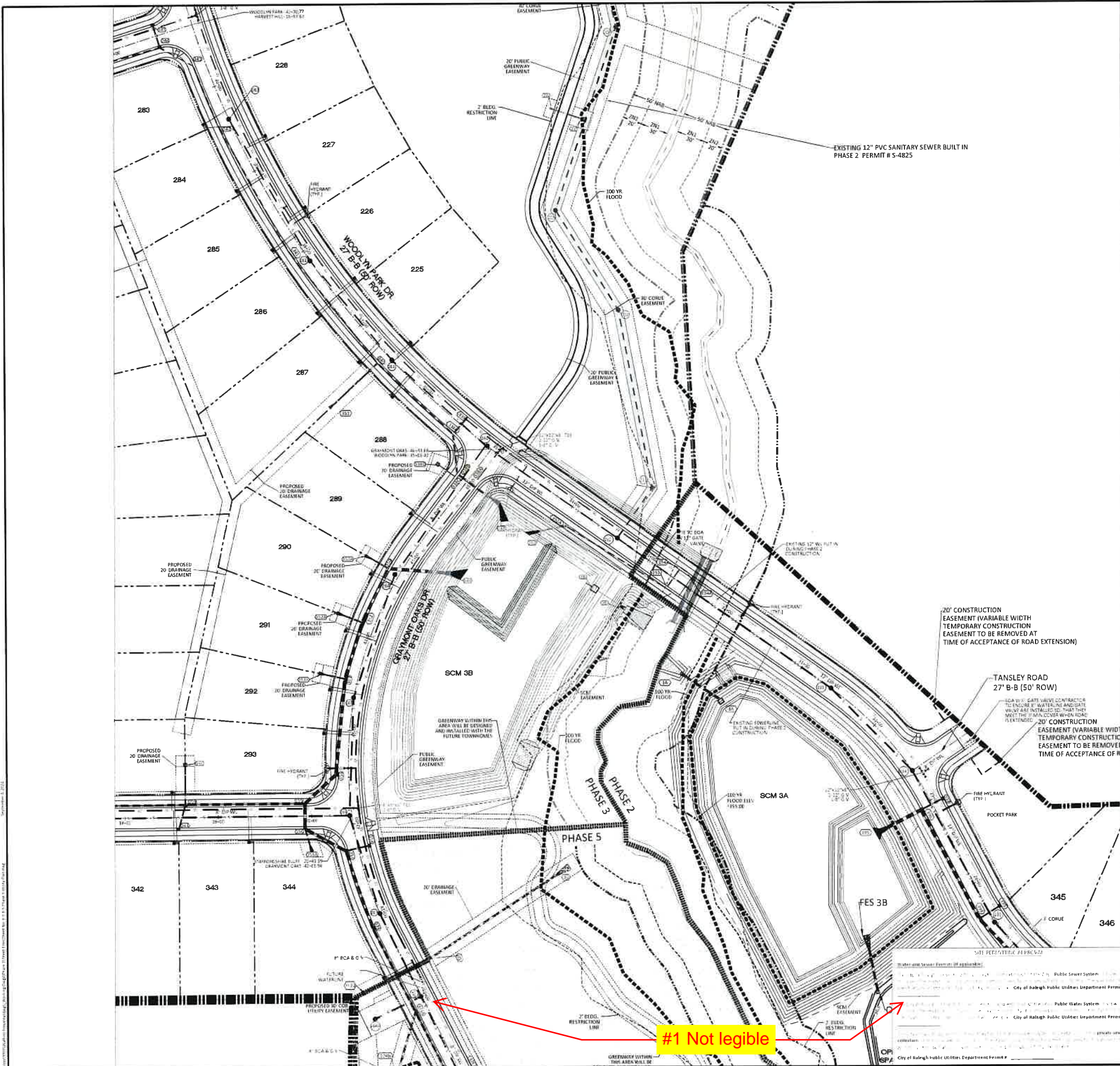
**CITY OF RALEIGH PLANS AUTHORIZED FOR CONSTRUCTION**

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 return a copy of the approved plan. Any work authorized by this approval must proceed in accordance with the plans and/or 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

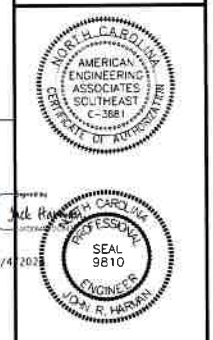
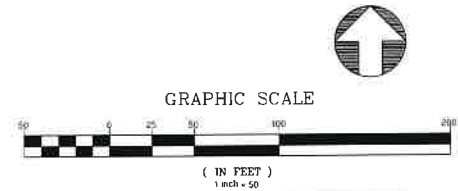






UTILITIES LEGEND	
	EXISTING BOUNDARY
	EXISTING 50' NEUSE RIPARIAN BUFFER
	EXISTING BUFFER ZONES
	PROPOSED LOT LINE
	PROPOSED ROW
	PROPOSED SIDEWALK
	PROPOSED BOC
	PROPOSED EOP
	PROPOSED CENTERLINE
	PROPOSED EASEMENT
	PHASELINE
	RIP RAP
	BASIN WEIR
	JUNCTION BOX
	PROPOSED CATCH BASIN
	PROPOSED YARD INLET
	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

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	DESCRIPTION
1	7/21/2021	ISSUE FOR TOWN OF ROLESVILLE CONSULTANT, WAKE COUNTY AND CITY OF RALEIGH
2	9/4/2024	TOWN OF ROLESVILLE CONSULTANT COMMENTS

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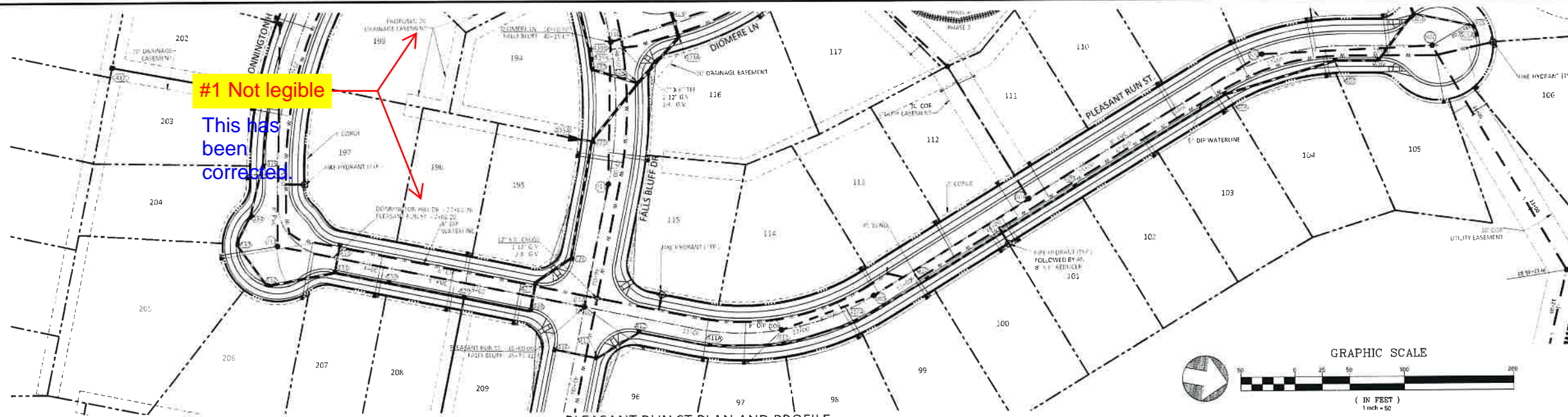
KALAS FALLS  
PHASE 3  
1832 ROLESVILLE ROAD  
WAKE COUNTY, NC

JOB NUMBER	9900
CHECKED BY	
DRAWN BY	
DATE	FEB 16 2021
SHEET TITLE	PHASE 3 UTILITY PLAN (50 SCALE)
SHEET NO.	6.5

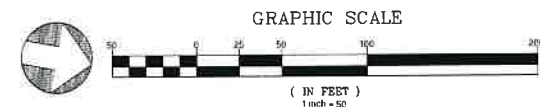
#1 Not legible

This has been corrected.

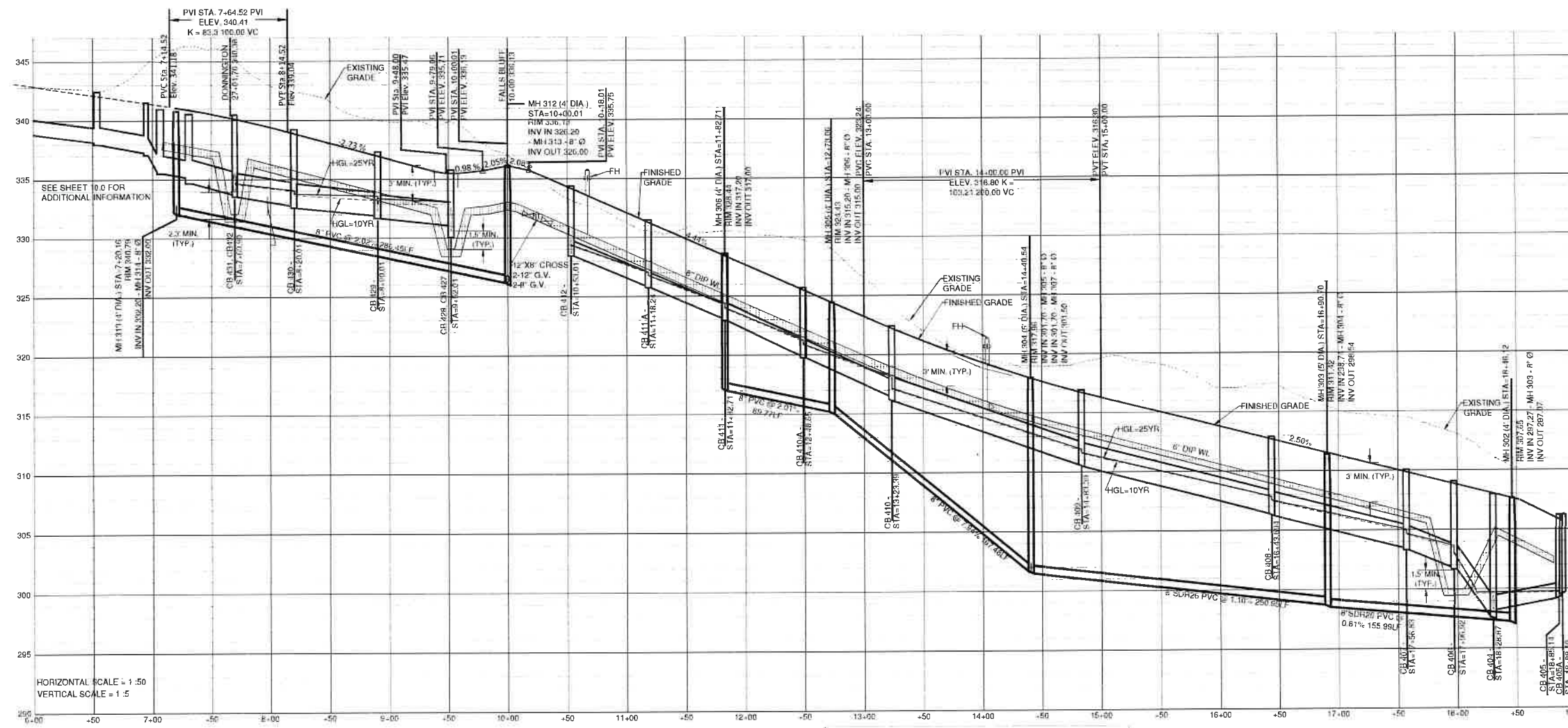




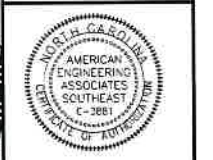
PLEASANT RUN ST PLAN AND PROFILE



UTILITIES LEGEND	
	EXISTING BOUNDARY
	EXISTING 50' NEUSE RIPARIAN BUFFER
	EXISTING BUFFER ZONES
	PROPOSED LOT LINE
	PROPOSED ROW
	PROPOSED SIDEWALK
	PROPOSED BOC
	PROPOSED FOP
	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' 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



NO.	DATE	REVISION
1	7/21/2021	LIST REVIEW FROM TOWN OF ROLESVILLE CONSULTANT, WAKE COUNTY AND CITY OF ROLESVILLE
2	9/16/2021	TOWN OF ROLESVILLE CONSULTANT COMMENTS

**STIPULATION FOR REUSE**  
 THIS DRAWING WAS PREPARED FOR USE ON THE SPECIFIC SITE, NAMED HEREON, CONTINGENT UPON THE CITY'S ISSUE OF A PERMIT HEREON, AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT PROJECT SITE OR AT A LATER TIME. USE OF THIS DRAWING FOR ANY OTHER PROJECT REQUIRES THE SERVICES OF A PROFESSIONAL ENGINEER AND ARCHITECT. 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	
DRAWN BY	
DATE	FEB 16 2021
SHEET TITLE	PLEASANT RUN STREET PLAN & PROFILE
SHEET NO.	7.0

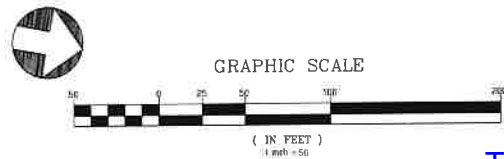
Water and Sewer Permits (Application Fee)  
 City of Raleigh Public Utilities Department Permit #

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

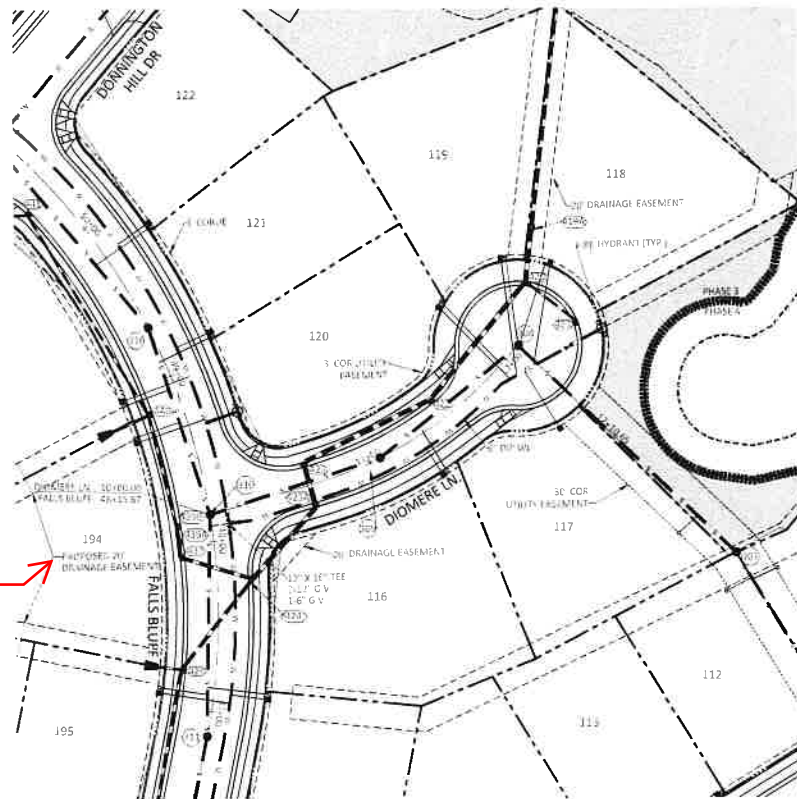




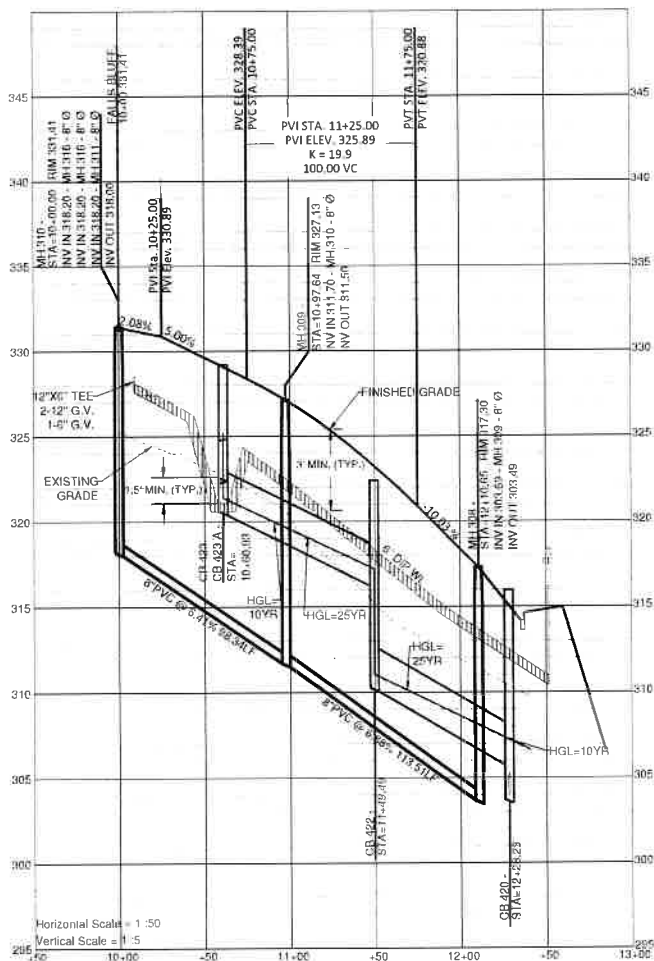


This has been corrected.

#1 Not legible



UTILITIES LEGEND	
	EXISTING BOUNDARY
	EXISTING 50' NEUSE RIVERMAN BUFFER
	EXISTING BUFFER ZONES
	PROPOSED LOT LINE
	PROPOSED ROW
	PROPOSED SIDEWALK
	PROPOSED BCC
	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



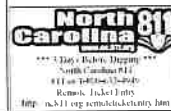
- GENERAL NOTE
- ALL WATERLINE AND STORM CROSSINGS SHALL HAVE A MINIMUM OF 3.5 VERTICAL CLEARANCE. IF THIS CANNOT BE ACHIEVED THEN A CRADLE IS TO BE USED SET DETAIL S-49 ON SHEET CD10.
  - TOWN OF ROLESVILLE INSPECTOR WILL HAVE AUTHORITY FOR FINAL APPROVAL ON ROAD PROFILES THAT ARE DESIGNED WITH A CHANGE 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 (SAGS) NEED TO BE COORDINATED WITH FVI (LOW POINTS) FOR GRADE.

Notes and Sewer Permits (if applicable):  
 1. This drawing is prepared for use on the specific site, named hereon, and is not to be used for any other project without the written approval of the design engineer.  
 2. This drawing is prepared for use on the specific site, named hereon, and is not to be used for any other project without the written approval of the design engineer.  
 3. This drawing is prepared for use on the specific site, named hereon, and is not to be used for any other project without the written approval of the design engineer.

CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

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City of Raleigh Development Approval \_\_\_\_\_  
 Raleigh Water Review Officer \_\_\_\_\_



NO.	DATE	REVISION
1	7/21/2023	1ST REVIEW FROM TOWN OF ROLESVILLE CONSULTANT, WAKE COUNTY ANTI-CITY OF RALEIGH
2	9/4/2024	TOWN OF ROLESVILLE CONSULTANT COMMENTS

STIPULATION FOR REUSE  
 THIS DRAWING WAS PREPARED FOR USE ON THE SPECIFIC SITE, NAMED HEREON, AND IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN APPROVAL OF THE DESIGN ENGINEER. THE USE OF THIS DRAWING FOR ANY OTHER PROJECT, OR AS A PART OF ANY OTHER PROJECT, WITHOUT THE WRITTEN APPROVAL OF THE DESIGN ENGINEER, IS STRICTLY PROHIBITED. THE USER OF THIS DRAWING FOR ANY OTHER PROJECT, OR AS A PART OF ANY OTHER PROJECT, SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMISSIONS FROM THE DESIGN ENGINEER. THE USER OF THIS DRAWING FOR ANY OTHER PROJECT, OR AS A PART OF ANY OTHER PROJECT, SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMISSIONS FROM THE DESIGN ENGINEER.

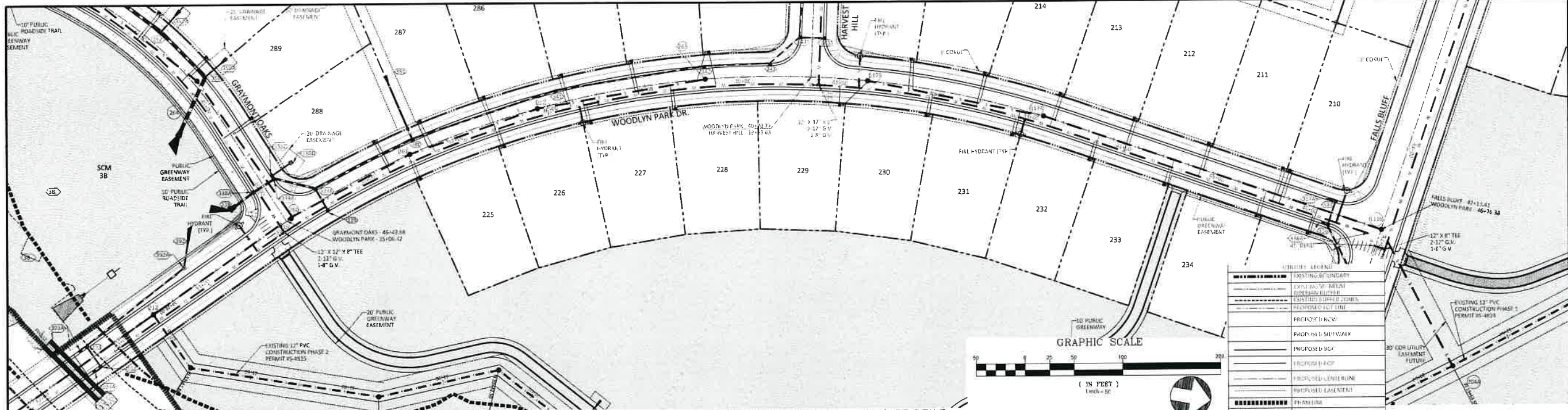
KALAS FALLS  
 PHASE 3  
 1832 ROLESVILLE ROAD  
 WAKE COUNTY, NC

JOE NUMBER: 8906  
 CHECKED BY:  
 DRAWN BY:  
 DATE: FEB 18 2021  
 SHEET TITLE:  
 DIOMERE LANE  
 PLAN & PROFILE  
 SHEET NO.:  
 8.0



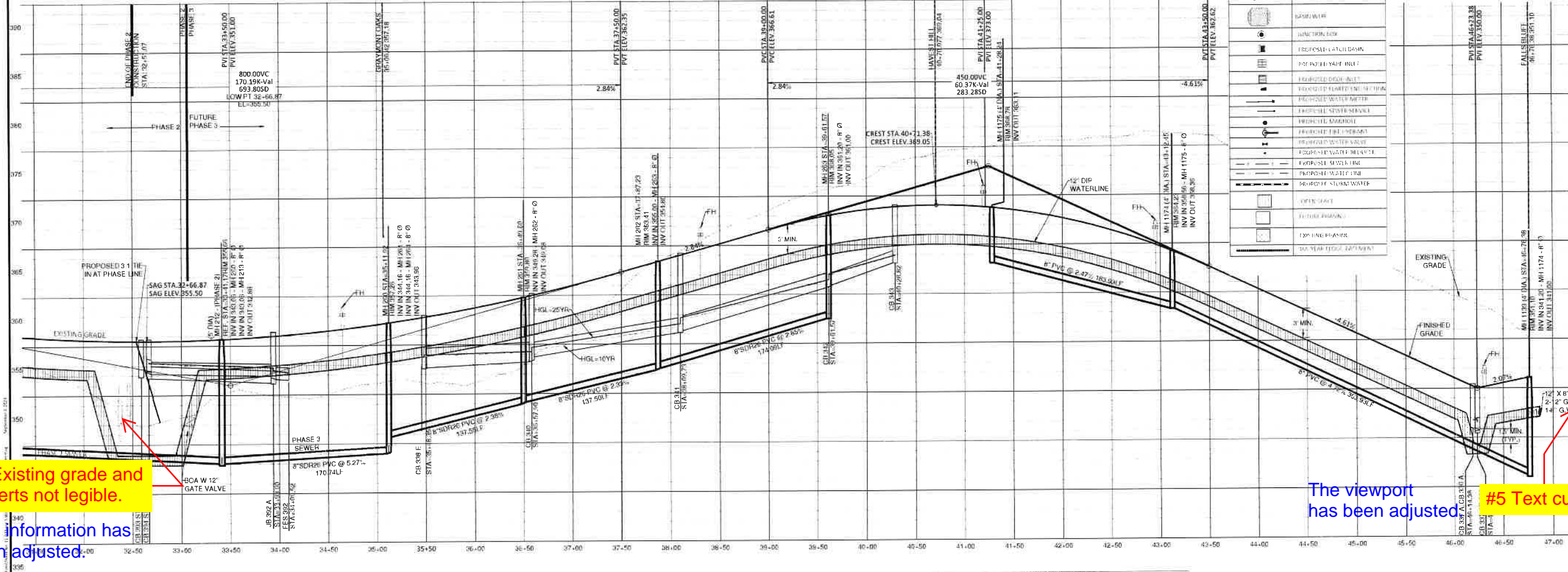






UTILITY LEGEND	
	EXISTING BOUNDARY
	LOCATION OF FUTURE CONSTRUCTION
	EXISTING UTILITY LINES
	PROPOSED UTILITY LINES
	PROPOSED SIDEWALK
	PROPOSED CURB
	PROPOSED STREET
	PROPOSED CENTERLINE
	PROPOSED EASEMENT
	PHASE LINE
	MANHOLE
	STRUCTURE
	PROPOSED CATCH BASIN
	PROPOSED FIRE HYDRANT
	PROPOSED WATER METER
	PROPOSED FIRE HYDRANT VALVE
	PROPOSED WATER VALVE
	PROPOSED WATER LINE
	PROPOSED STORM WATER LINE
	OPEN MANHOLE
	FUTURE MANHOLE
	EXISTING MANHOLE
	30-YEAR FLOOD EASEMENT

### WOODLYN PARK DR PLAN AND PROFILE



#1 Existing grade and culverts not legible.

This information has been adjusted.

The viewport has been adjusted

#5 Text cut off



NO.	DATE	REVISION
1	7/21/2023	1ST REVIEW FROM TOWN OF ROLESVILLE CONSULTANT, WAKE COUNTY AND CITY OF ROLESVILLE
2	9/4/2024	TOWN OF ROLESVILLE CONSULTANT COMMENTS

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

JOE NUMBER	9800
CHECKED BY	
DRAWN BY	
DATE	FEB 16 2021
SHEET TITLE	WOODLYN PARK DRIVE PLAN & PROFILE
SHEET NO.	11.0

**CITY OF ROLESVILLE APPROVAL**  
 (Signature and Stamp)

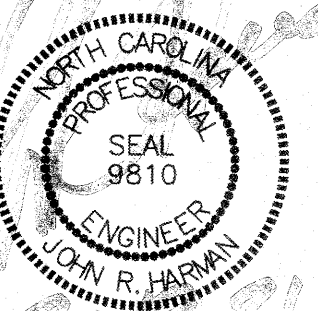
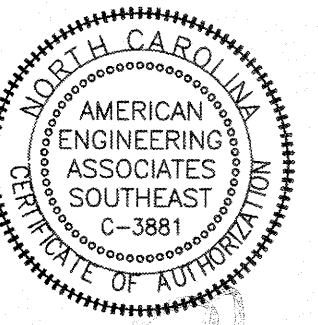
**CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION**  
 (Signature and Stamp)









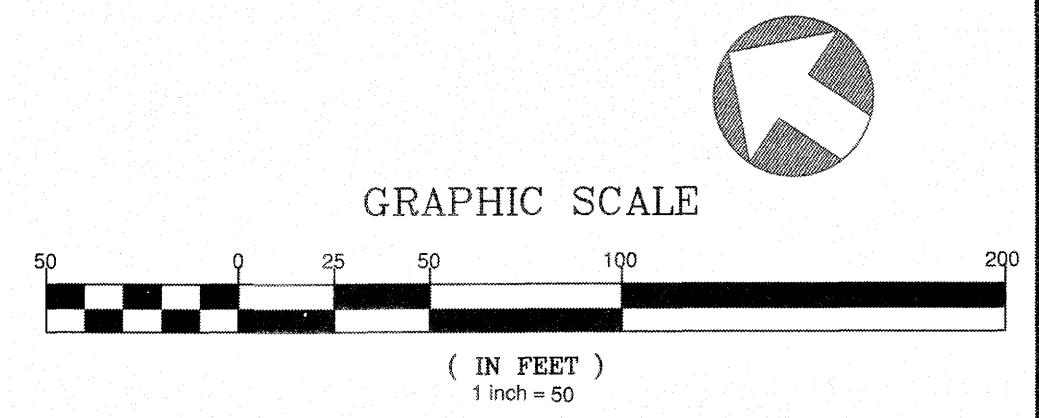
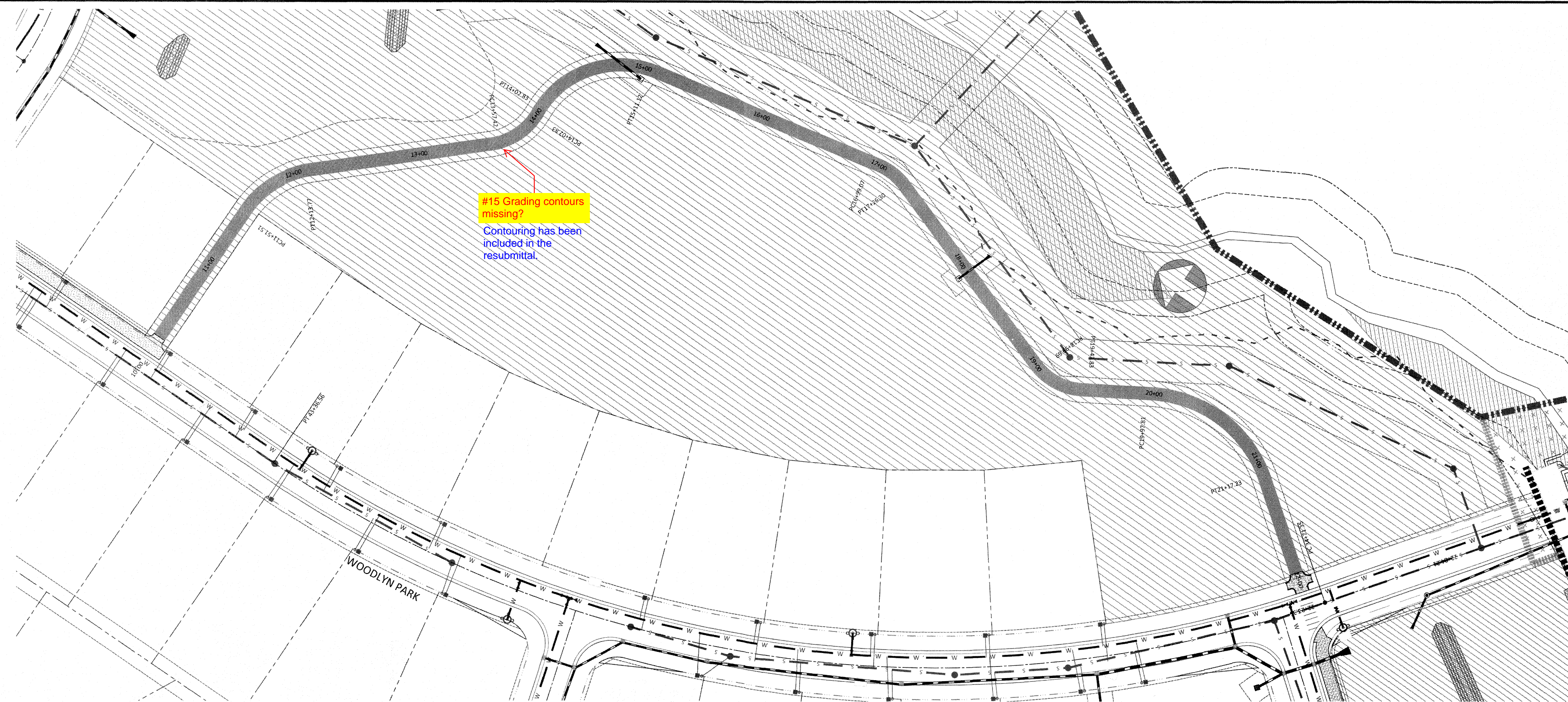


NO.	DATE	REVISION

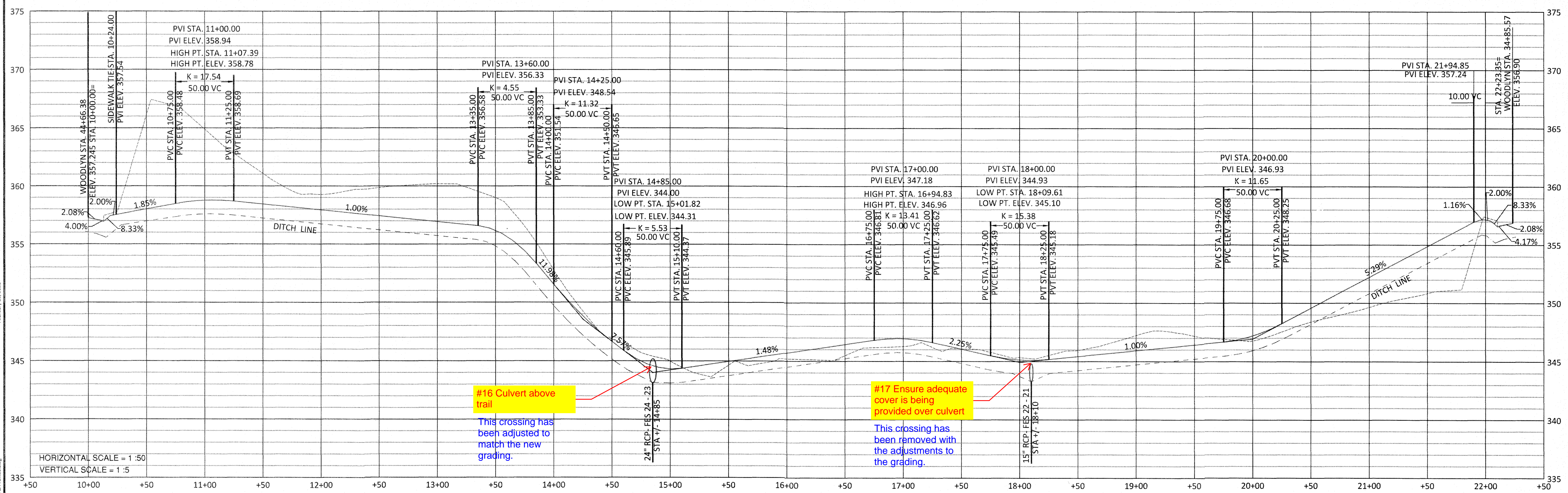
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**KALAS FALLS  
 PHASE 3  
 1832 ROLESVILLE ROAD  
 WAKE COUNTY, NC**

JOB NUMBER: 9900  
 CHECKED BY:  
 DRAWN BY:  
 DATE: FEB 18, 2021  
 SHEET TITLE:  
**GREENWAY TRAIL "B"  
 PLAN & PROFILE**  
 SHEET NO.:  
**19.0**



**GREENWAY TRAIL "B"**



UTILITIES LEGEND	
	EXISTING BOUNDARY
	EXISTING WETLANDS
	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
	SEDIMENT BASIN WEIR
	JUNCTION BOX
	PROPOSED CATCH BASIN
	PROPOSED YARD 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
	EXISTING WETLANDS AREA
	OPEN SPACE
	FUTURE PHASING
	EXISTING PHASING

**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

