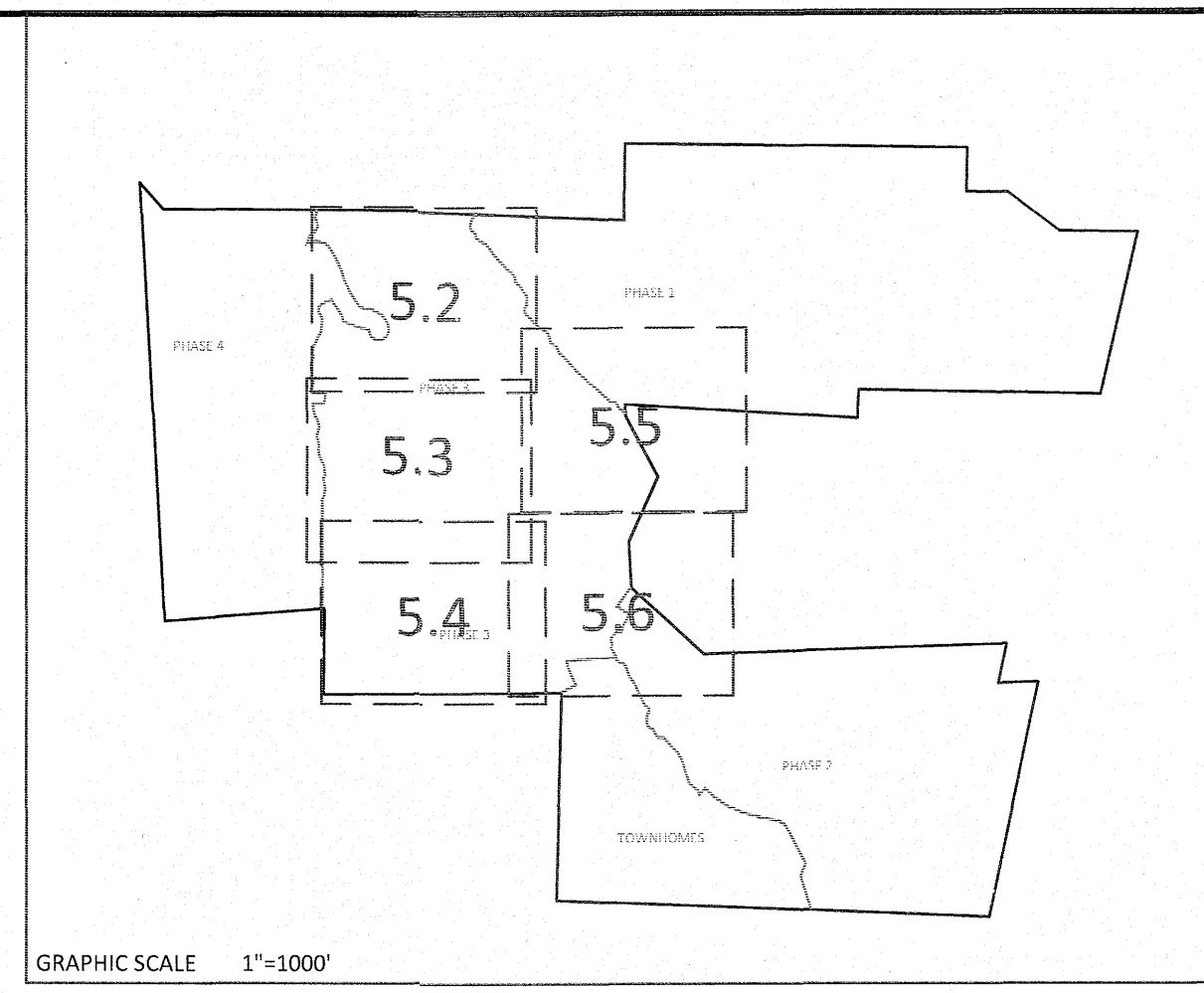




RODGE, WILLIAM
FRANK H. MILES,
GWENDOLYN H.
ZONING: R-30
B. 15305, PG. 2406
TRACT 5,
M. 15371, PG. 445
NO. 1757-02-97-4973
ESTATE ID: 0087115

February 21, 2022

JONES PROPERTIES, LLC
ZONING: R-30
D.B. 13842, PG. 1231
LOT 4A



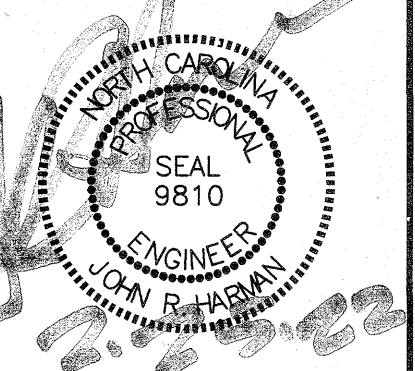
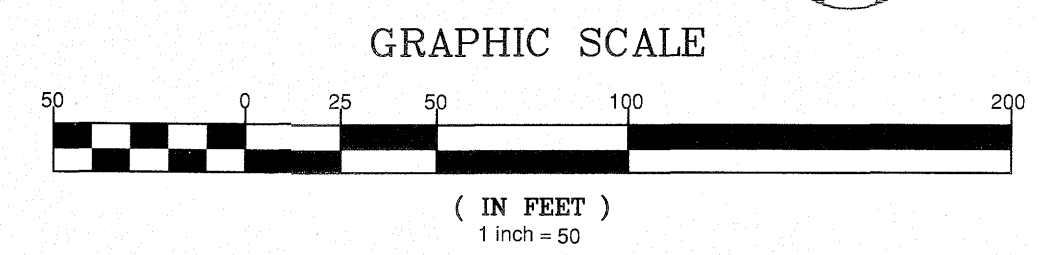
SETBACK TABLE SINGLE FAMILY

	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. S'							
** MIN. 3' AGGREGATE 10'							

GENERAL NOTE:
1. SIGHT DISTANCE TRIANGLES ARE 10'x70'. WHERE SIGHT LINES ENCRoACH 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'

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
(MK)	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 PHASELINE



NO.	DATE	REVISION:
1	7/23/2021	1ST REVIEW FROM TOWN OF ROLESVILLE CONSULTANT, WAKE COUNTY AND CITY OF RALEIGH
2	2/25/2022	2ND REVIEW FROM TOWN OF ROLESVILLE CONSULTANT, WAKE COUNTY AND CITY OF RALEIGH

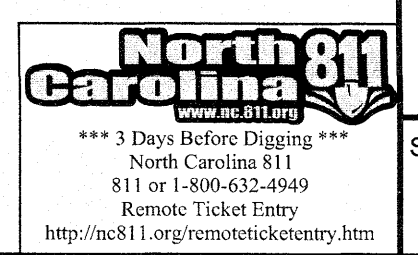
STIPULATION FOR REUSE
THIS DRAWING WAS PREPARED FOR USE ON THE SPECIFIC SITE, NAMED HEREON, CONTEMPORANEOUSLY WITH ITS ISSUE DATE AS LISTED, HEREON, AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT PROJECT SITE, OR AT A LATER TIME. USE OF THIS DRAWING FOR REFERENCE OR EXAMPLE ON ANOTHER PROJECT REQUIRES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

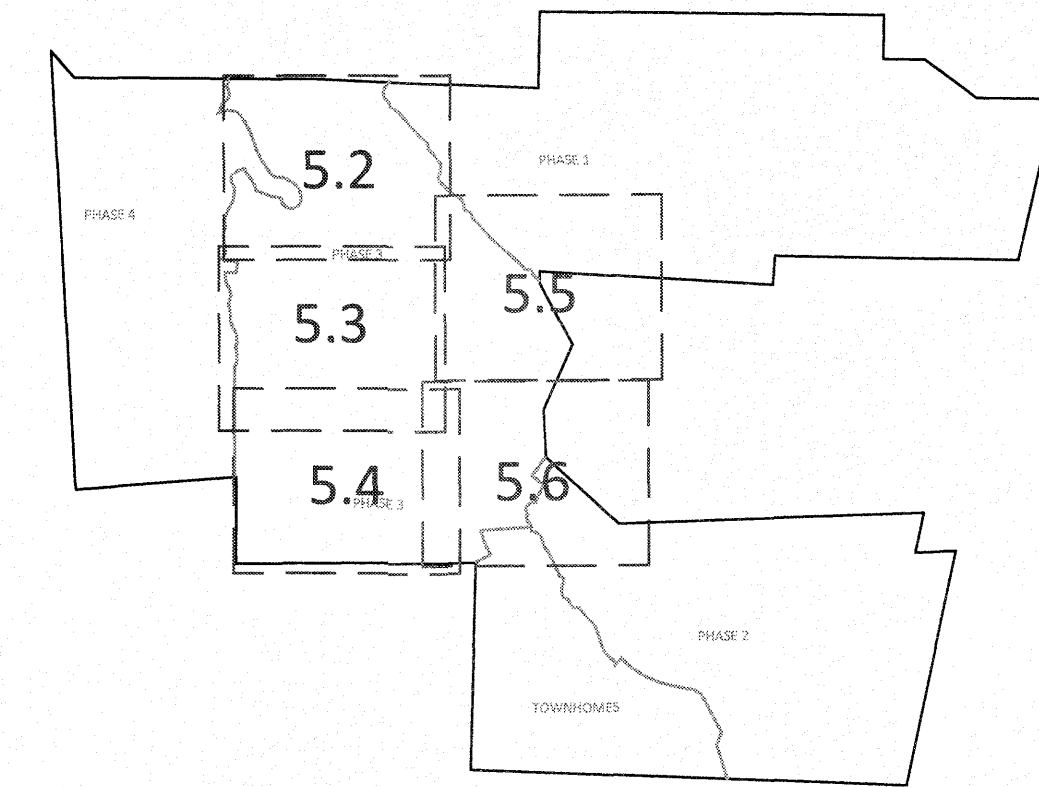
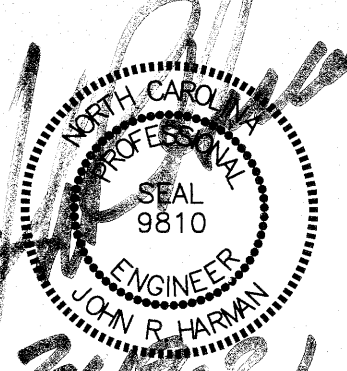
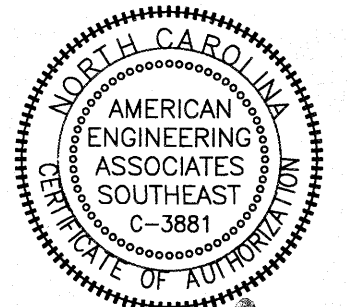
JOB NUMBER: 9900
CHECKED BY:
DRAWN BY:
DATE: FEB 18, 2021
SHEET TITLE:

PHASE 3 SITE PLAN

SHEET NO.: 5.4



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



GRAPHIC SCALE 1"=1000'

SETBACK TABLE SINGLE FAMILY

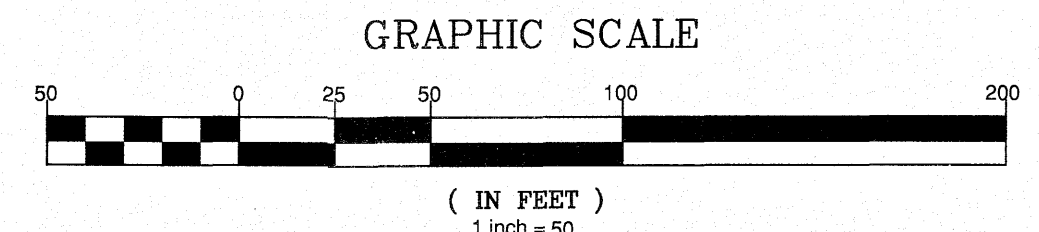
	50'	50'	50'-59'	60'-69'	70'-79'	80'-100'	101' +
FRONT	20'	15'	20'	25'	25'	25'	25'
REAR	20'	15'	20'	25'	25'	25'	30'
SIDE	**	**	**	*	*	10'	12'
CORNER SIDE	10'	10'	10'	10'	10'	15'	18'
MIN. LOT SIZE	6,000	6,000	6,000	6,600	8,400	10,400	14,000

* 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

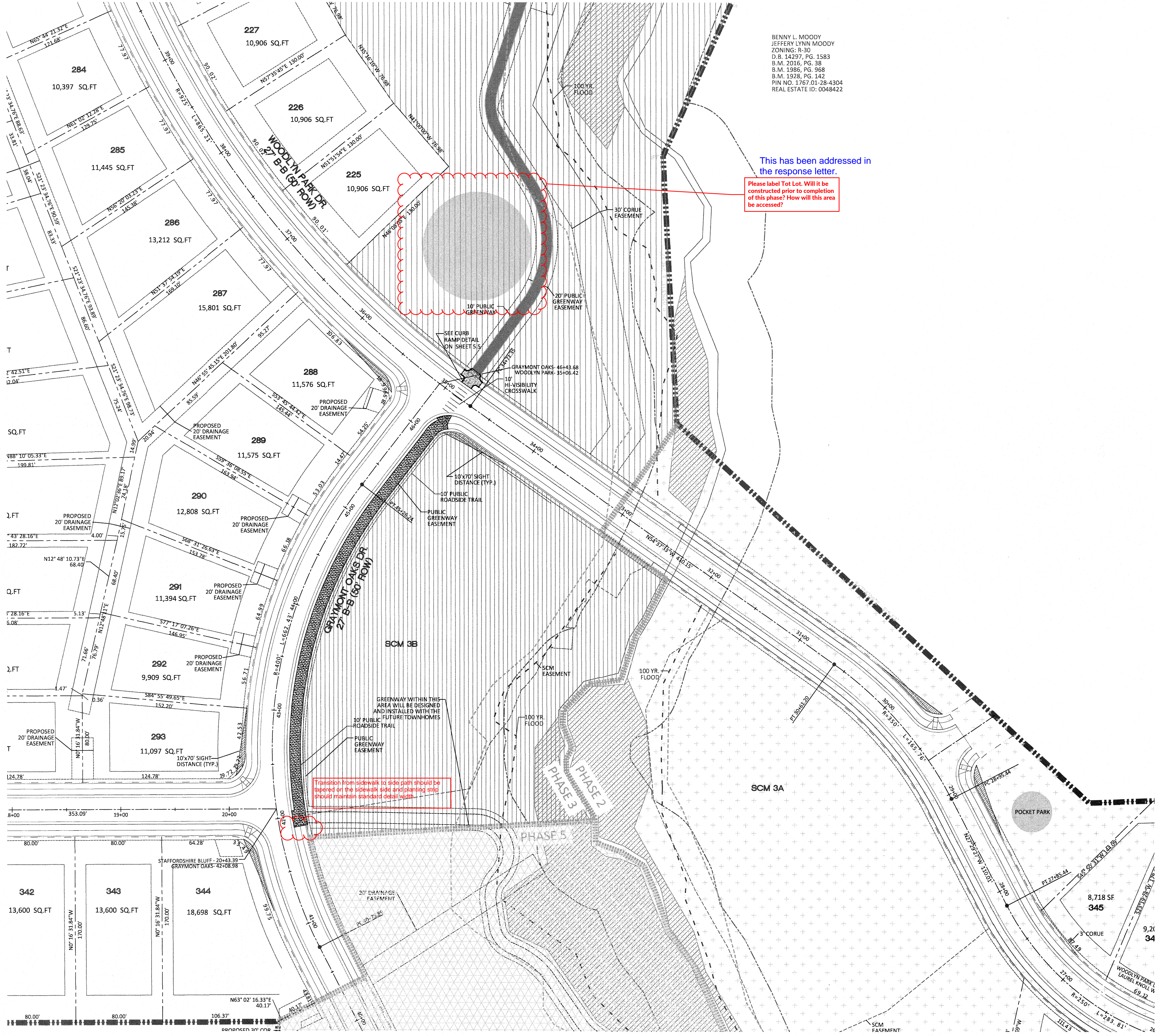
---	PROPOSED LOT LINE
---	FLOODLINE
---	BUILDING RESTRICTION LINE
---	PROPOSED LOT SETBACK
---	PROPOSED ROW
---	PROPOSED SIDEWALK
---	PROPOSED BOC
---	PROPOSED EOP
---	PROPOSED CENTERLINE
---	PROPOSED GRADING
---	PROPOSED EASEMENT
---	PROPOSED HANDICAP RAMPS
---	PROPOSED SIGHT TRIANGLE
●	TOT LOT
●	POCKET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



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.:
5.6



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

This has been addressed in the response letter.

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

Transition from sidewalk to curb curb should be tapered on the sidewalk side and retaining walls should maintain standard details.

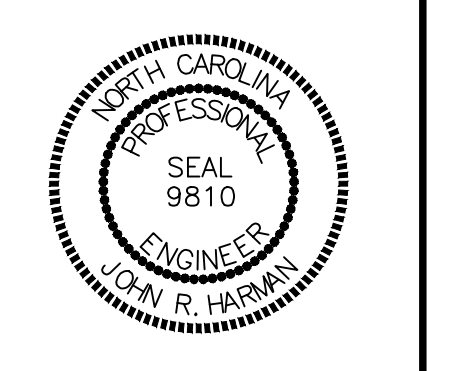
CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION
 Electronic Approval: This approval is being issued electronically. This approval is valid only upon the signature of a City of Raleigh Review Officer below. The City will retain a copy of the approved plans. Any work authorized by this approval must 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





Per UDO Section 14.6.6, when a Class 2 use-type (SF homes over 6,000 sq ft) is near a Bonafide Farm, a 25 foot opaque buffer is required.

A planting plan has been included with this resubmittal.



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**

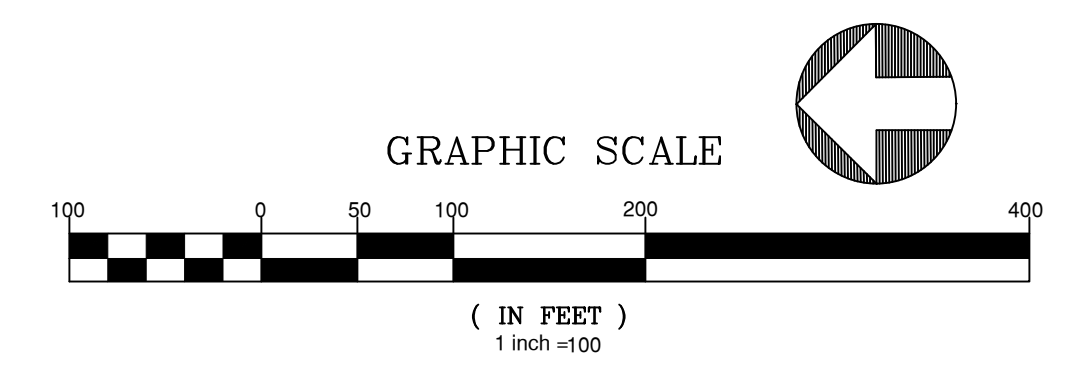
JOB NUMBER: 9900
CHECKED BY:
DRAWN BY:
DATE: FEB 18, 2021

**LANDSCAPE
PLAN**

L1

AMENITY PLANTING SCHEDULE

SYMB.	KEY	QUAN.	BOTANICAL NAME	COMMON NAME	SIZE	CONT.
TREES						
	CJR	8	Cryptomeria japonica 'Radicans'	Radicans Cryptomeria	2.5" Cal., 8' Ht.	B & B
	GBG	2	Ginkgo biloba 'Goldspire'	Goldspire Ginkgo	2.5" Cal., 8' Ht.	B & B
	POO	13	Prunus okame	Okame Cherry	2.5" Cal., 8' Ht.	B & B
	UPD	137	Ulmus parviflora 'Drake'	Drake Chinese Elm	2.5" Cal., 8' Ht.	B & B
	ZSV	232	Zelkova serrata 'Village Green'	Village Green Zelkova	2.5" Cal., 8' Ht.	B & B
SHRUBS						
	DEH	11	Distylium 'PIIDIST-I' PP #24,410	Emerald Heights Distylium	#3 Gal	Cont.



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

