

V5 Submittal rcvd
9-3-2024 - PR 22-01

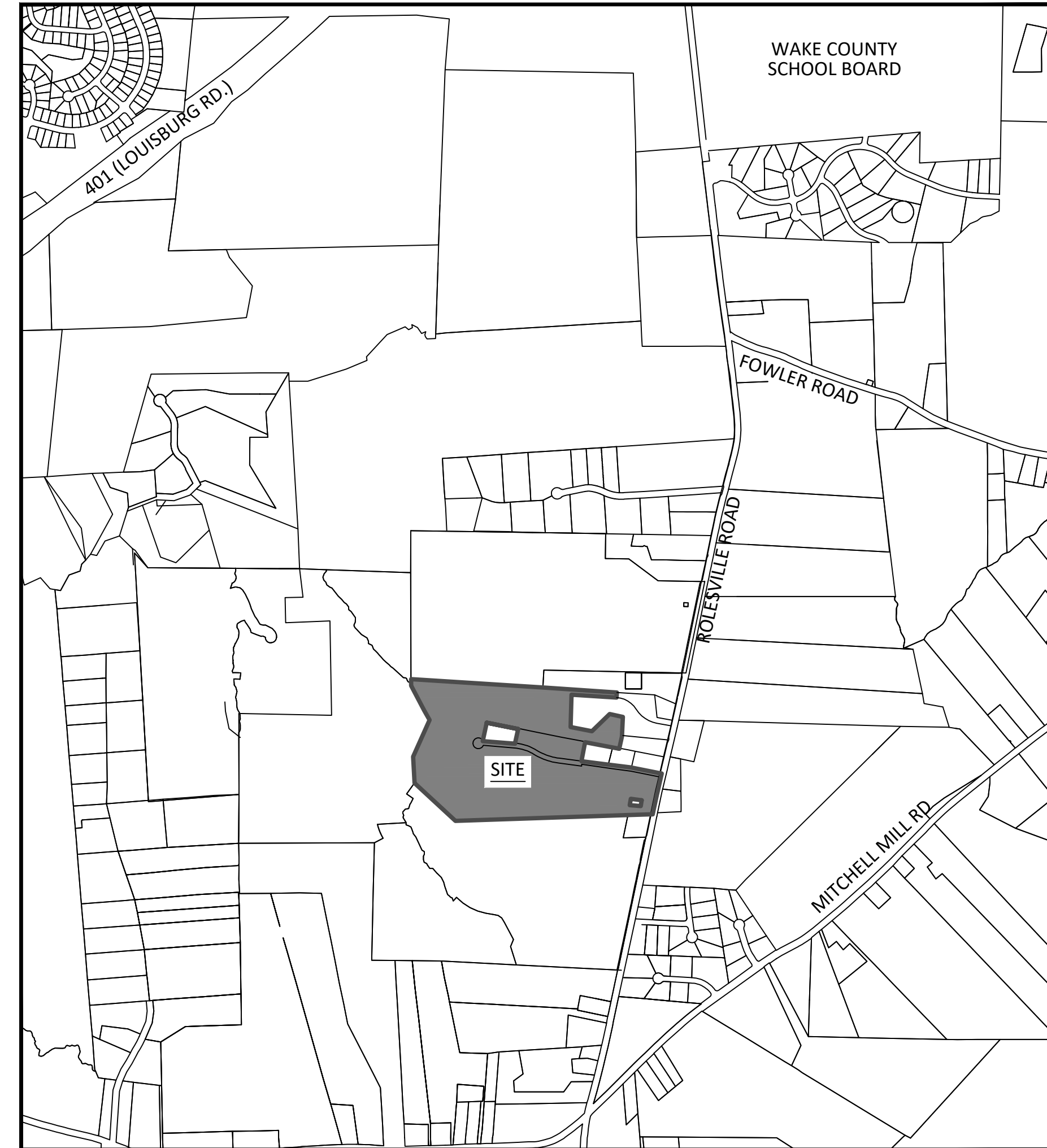
AMERICAN ENGINEERING RESPONSES ARE IN BLUE.
PAGES THAT DID NOT HAVE COMMENTS WERE
REMOVED TO HELP REDUCE FILE SIZE

PRELIMINARY SUBDIVISION PLAT FOR THE PRESERVE AT MOODY FARM

SITUATED AT
0 ROLESVILLE ROAD AND 0
AMAZON TRAIL
WAKE COUNTY, NORTH CAROLINA

PROPERTY OWNER:	HOLLINGSWORTH, W.C., JR. AND HOLLINGSWORTH, LAURA W. P.O. BOX 61 LOUISBURG NC 27549-0061 PIN 1767284925 AND MOODY, BENNY LAWRENCE AND MOODY, JEFFREY LYNN 1716 ROLESVILLE RD, WAKE FOREST NC 27587-9677 PIN: 1767284304
DEVELOPER:	CARUSO HOMES CONTACT: CHISTY BECK 206 HIGH HOUSE RD STE 205 CARY, NC 27513 919-678-5698
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
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2.0	OVERALL SITE PLAN
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2.2	OPEN SPACE AND LAND USE PLAN
2.3A-2.3B	PROJECT DETAILS
2.4-2.7	SITE PLAN (50 SCALE)
3.0	OVERALL UTILITIES
3.1-3.4	UTILITY SHEETS (50 SCALE)
4.0	OVERALL DRAINAGE
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5.0	PRELIMINARY DRAINAGE AREA SCM MAP
L1	LANDSCAPE PLAN
L2	BUFFER PLAN
L3	PLANTING NOTES AND DETAILS
MA	APPROVED WITH MA 21-05 BY TOWN BOARD OF COMMISSIONERS



VICINITY MAP
SCALE: 1"=1000'

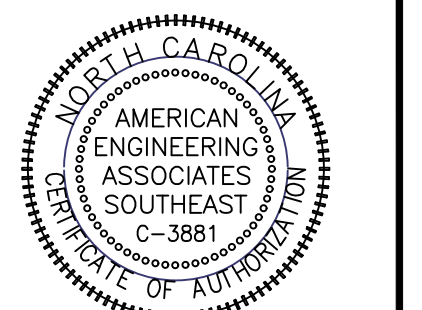
THESE IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE FOLLOWING DRAWINGS AND THE STANDARD SPECIFICATIONS OF THE CITY OF RALEIGH, WAKE COUNTY, TOWN OF ROLESVILLE AND NCDOT.

- GENERAL NOTES:
- 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.
 - THE ZONING ENTITLEMENTS ACHIEVED/FACILITATING THIS PRELIM PLAT IS MA 21-05, APPROVED 12-7-2021 AS TOWN BOARD AGENDA ITEM B.2 ON THE CONSENT AGENDA; IT INCLUDES 5 CONDITIONS AND A CONCEPT PLAN DRAWING.
 - PLEASE SEE APPROVED WITH MA 21-05 BY TOWN BOARD OF COMMISSIONERS - SHEET NUMBER MA.
 - OPEN SPACE LOTS AND SCMS WILL BE OWNED AND MAINTAINED BY HOA.
 - ALL PROPOSED STREETS WILL BE DEDICATED TO TOWN AND THUS OWNED AND MAINTAINED BY TOWN.

ZONING CONDITIONS (CASE # MA-21-05)

- PERMITTED USE LIMITED TO "DWELLING - SINGLE FAMILY."
- ALL DWELLINGS TO BE CONSTRUCTED ON RAISED FOUNDATIONS WITH CRAWLSPACES. NO ON-SLAB CONSTRUCTION.
- DEVELOPMENT TO INCORPORATE A PUBLIC GREENWAY AS SHOWN ON THE SKETCH PLAN INCORPORATING OPTION 2 TOGETHER WITH WAYFINDING SIGNAGE AND CONSTRUCTION OF A 10' OFF-SITE MULTI-USE PATH ALONG WOODLYN PARK DRIVE, CONNECTING THIS GREENWAY TO THE PROPOSED KALAS FALLS GREENWAY.
- PRIOR TO COMPLETION OF THE ON-SITE GREENWAY, A 6' SOLID BOARD FENCE SHALL BE ERECTED ALONG THE PROPERTY BOUNDARY LINE FRONTING THE EASTERN TERMINUS OF THE GREENWAY AND BORDERING THE SHORE PROPERTY (PIN. 1767-38-1953).
- ON-SITE CONSTRUCTION SHALL NOT COMMENCE UNTIL THE KALAS FALLS ROLESVILLE ROAD WIDENING PROJECT IS COMPLETE.

NOTE:
TA 20-01 WAS ADAPTED 9-15-20, PERMITTING THE " DWELLING- SINGLE FAMILY DETACHED" USE IN THE R-3 DISTRICT, AND ESTABLISHED: MINIMUM LOT AREA OF 10,000 SF; MINIMUM LOT WIDTH 65'; FRONT YARD SETBACK OF 25'; SIDE YARD SETBACK OF 10'; CORNER YARD SETBACK OF 15'; REAR YARD SETBACK OF 25'



PRELIMINARY

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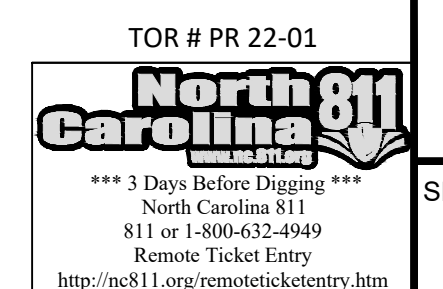
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2	11-30-2021	TRC 2ND RESPONSES
3	06-03-2024	TRC 3RD RESPONSES
4	09-03-2024	TRC 4RD RESPONSES

STIPULATION FOR REUSE
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THE PRESERVE
AT
MOODY FARM
ROLESVILLE ROAD
WAKE COUNTY, NC

JOB NUMBER: 21-002
CHECKED BY: JRH
DRAWN BY: EDS
DATE: 06-05-2022

SHEET TITLE:
COVER
SHEET NO.:
CVR





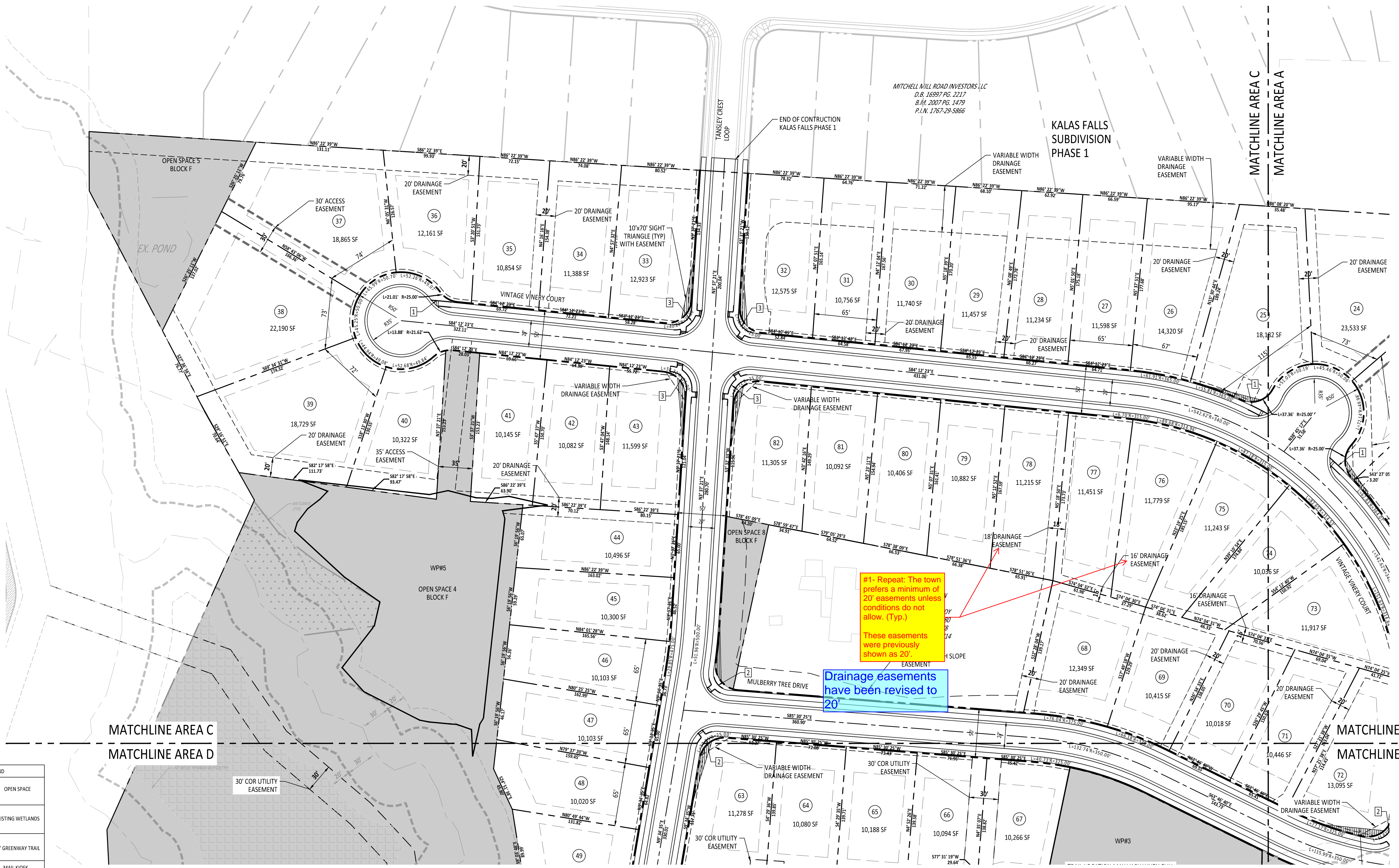
NO.	DATE	REVISION
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 WAKE COUNTY, NC

JOB NUMBER: 21-002
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 DATE: 06-05-2022
 SHEET TITLE:

SITE PLAN C
 SHEET NO.: **2.6**

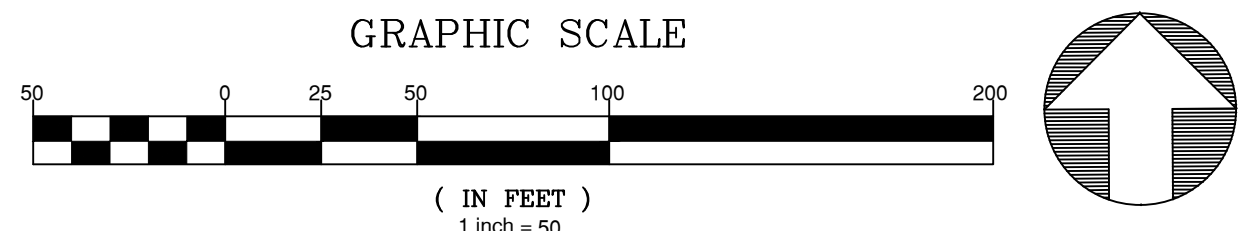


SITE LEGEND

[Symbol]	OPEN SPACE
[Symbol]	EXISTING WETLANDS
[Symbol]	10' GREENWAY TRAIL
[Symbol]	MAIL KIOSK
[Symbol]	LOT LINES
[Symbol]	PROPOSED ROW
[Symbol]	PROPOSED EOP
[Symbol]	PROPOSED CENTERLINE
[Symbol]	PROPOSED BACK OF CURB
[Symbol]	50' NEUSE RIPARIAN BUFFER
[Symbol]	BUFFER ZONE 1 AND 2
[Symbol]	TOP OF CREEK
[Symbol]	PROPOSED SCM
[Symbol]	PROPOSED FENCE
[Symbol]	SIGHT TRIANGLE

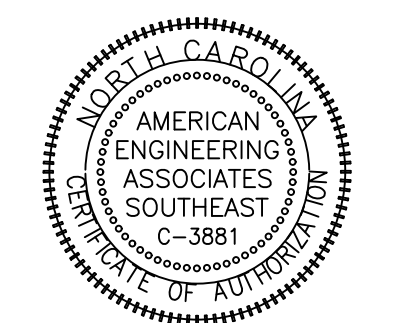
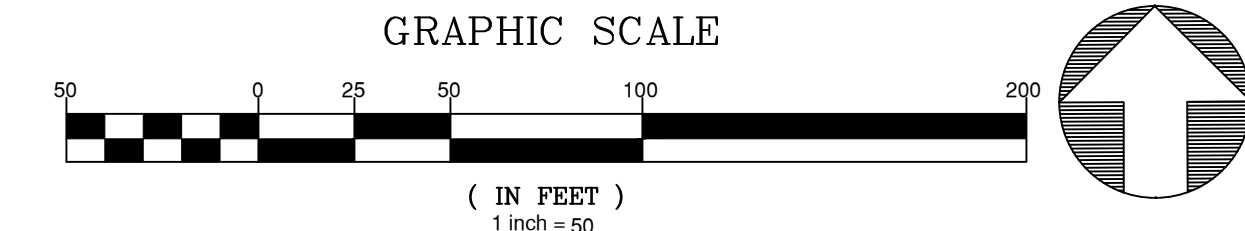
KEYNOTE LEGEND:

[Symbol]	CURB RAMP TYPE 1 MODIFIED
[Symbol]	CURB RAMP TYPE 3 MODIFIED INSTALLATION IN A RADIUS
[Symbol]	CURB RAMP TYPE 5A
[Symbol]	CURB RAMP TYPE 3



TOR # PR 22-01
North Carolina 811
 *** 3 Days Before Digging ***
 North Carolina 811
 811 or 1-800-632-8040
 Remote Ticket Entry
<http://nc811.org/remoteticketentry.htm>

September 3, 2024
 Z:\000\31-002 Moody Development\Task 0210007\0604_Working_Drawings\Construction\Site\A3-4.6_Site_Plan.dwg



PRELIMINARY

FOR INFORMATION, ONLY

NO.	DATE	REVISION
1	10-24-2023	TRC 3RD RESPONSES
2	10-30-2023	TRC 3RD RESPONSES
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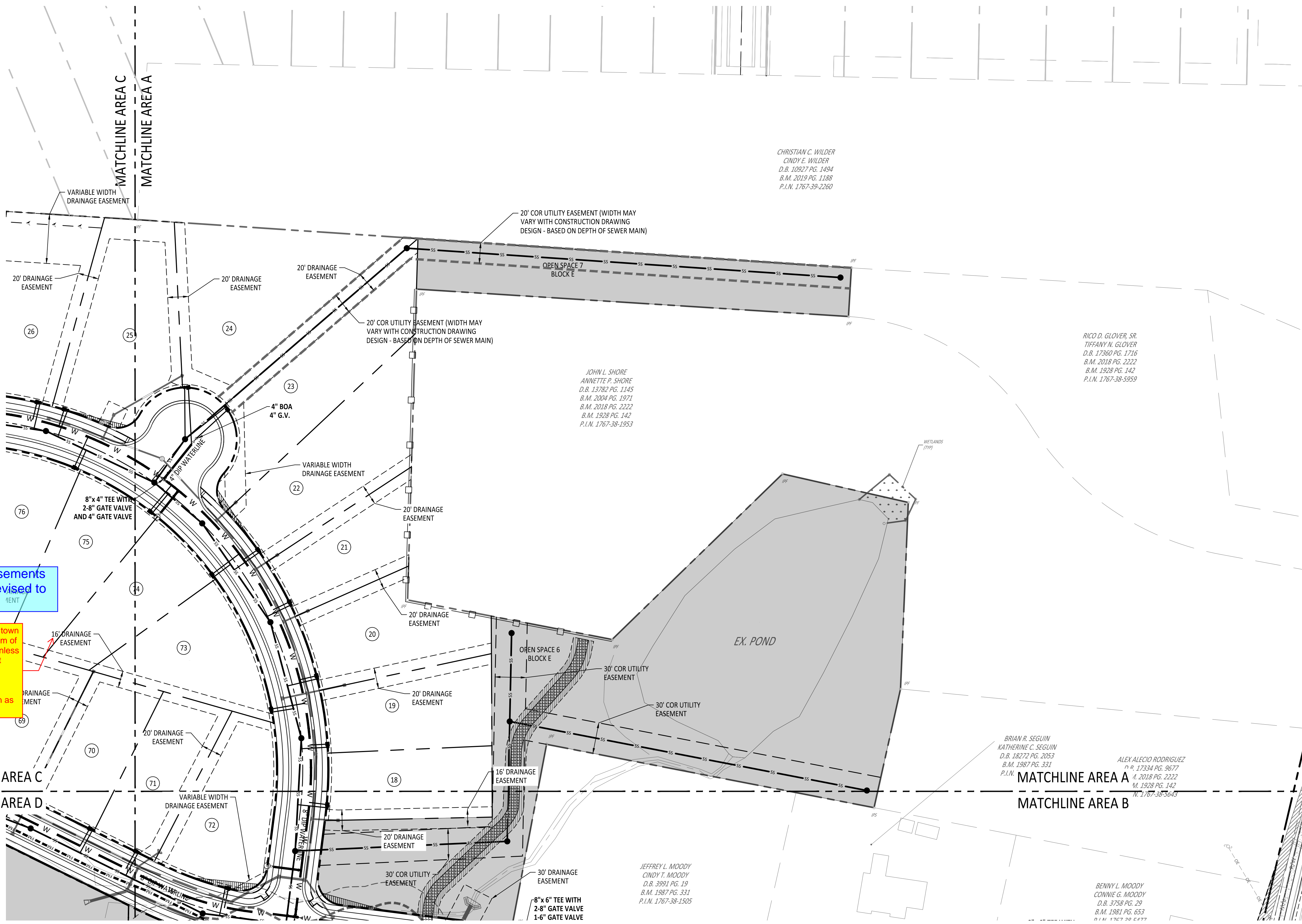
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THE PRESERVE
 AT
 MOODY FARM
 ROLESVILLE ROAD
 WAKE COUNTY, NC

JOB NUMBER: 21-002
 CHECKED BY: JRH
 DRAWN BY: EDS
 DATE: 06-05-2022

SHEET TITLE:
UTILITY PLAN A

SHEET NO.:
3.1



Drainage easements have been revised to 20'

#1- Repeat. The town prefers a minimum of 20' easements unless conditions do not allow. These were previously shown as 20'.

UTILITY LEGEND	
[Symbol]	OPEN SPACE
[Symbol]	EXISTING WETLANDS
[Symbol]	10' GREENWAY TRAIL
[Symbol]	MAIL KIOSK
[Symbol]	LOT LINES
[Symbol]	PROPOSED ROW
[Symbol]	PROPOSED EOP
[Symbol]	PROPOSED CENTERLINE
[Symbol]	PROPOSED BACK OF CURB
[Symbol]	50' NEUSE RIPARIAN BUFFER
[Symbol]	BUFFER ZONE 1 AND 2
[Symbol]	TOP OF CREEK
[Symbol]	PROPOSED SCM
[Symbol]	PROPOSED WATERLINE
[Symbol]	PROPOSED SEWERLINE
[Symbol]	PROPOSED MANHOLE
[Symbol]	PROPOSED MANHOLE
[Symbol]	PROPOSED WATER METER
[Symbol]	PROPOSED SEWER SERVICE

CHRISTIAN C. WILDER
 CINDY E. WILDER
 D.B. 10927 PG. 1494
 B.M. 2019 PG. 1188
 P.I.N. 1767-39-2260

JOHN L. SHORE
 ANNETTE P. SHORE
 D.B. 13783 PG. 1145
 B.M. 2004 PG. 1971
 B.M. 2018 PG. 2222
 B.M. 1928 PG. 142
 P.I.N. 1767-38-1953

RICO D. GLOVER, SR.
 TIFFANY N. GLOVER
 D.B. 17360 PG. 1716
 B.M. 2018 PG. 2222
 B.M. 1928 PG. 142
 P.I.N. 1767-38-5959

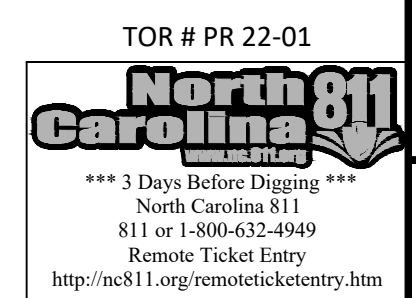
BRIAN B. SEGUIN
 KATHERINE C. SEGUIN
 D.B. 18272 PG. 2053
 B.M. 1987 PG. 331
 P.I.N. 17334 PG. 9677

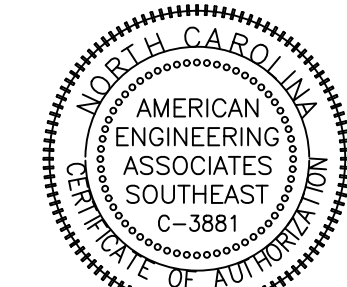
ALEX ALEJO RODRIGUEZ
 D.B. 17334 PG. 9677
 B.M. 2018 PG. 2222
 B.M. 1928 PG. 142
 P.I.N. 1767-38-5645

JEFFREY L. MOODY
 CINDY T. MOODY
 D.B. 3951 PG. 19
 B.M. 1987 PG. 331
 P.I.N. 1767-38-1505

BENNY L. MOODY
 CONNIE G. MOODY
 D.B. 3758 PG. 29
 B.M. 1981 PG. 653
 P.I.N. 1767-38-6477

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STIPULATION FOR REUSE

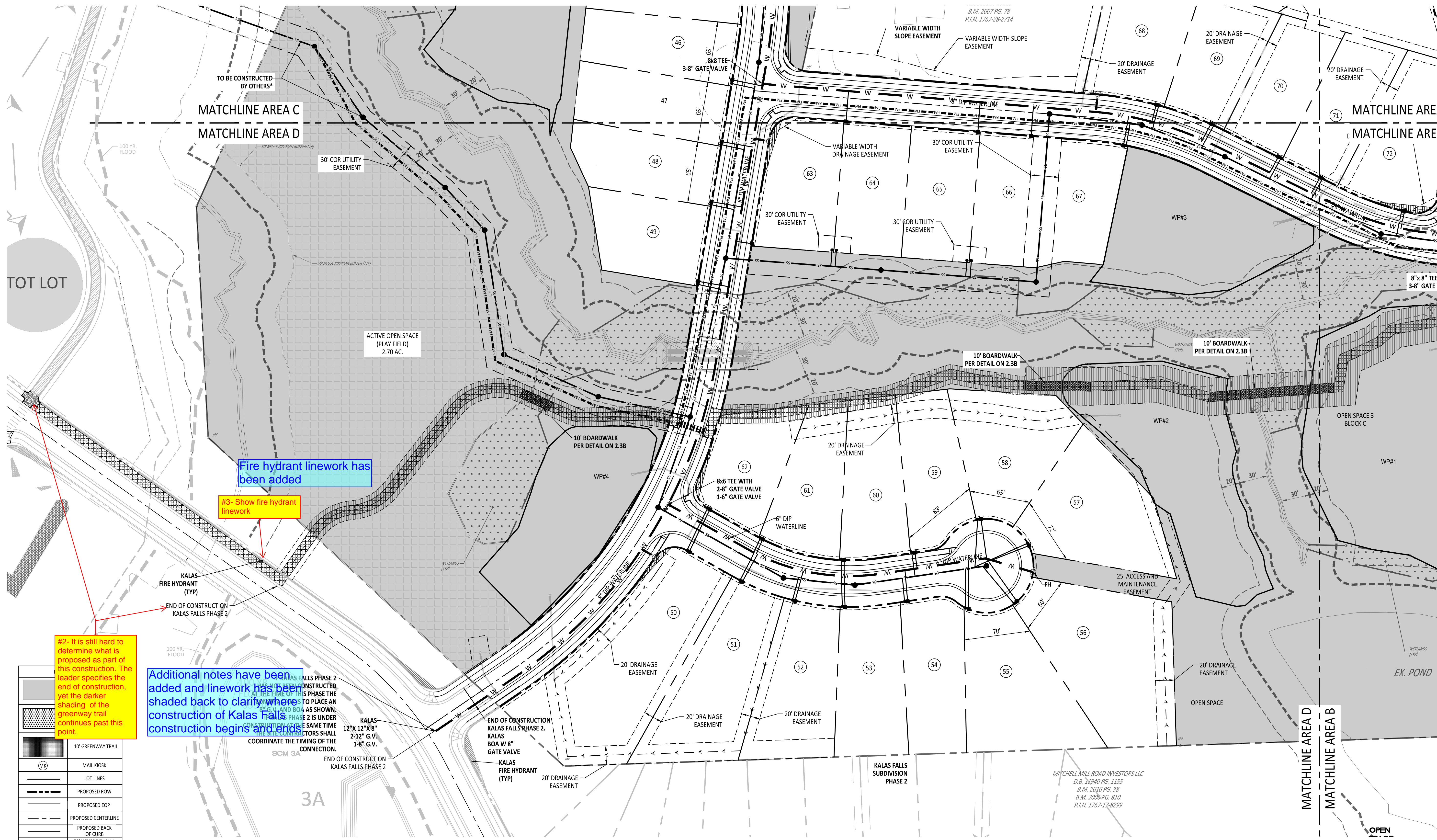
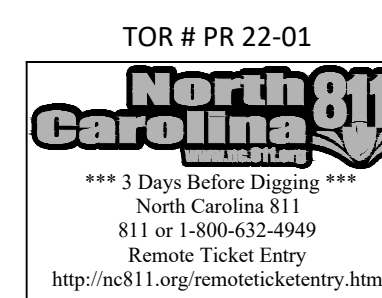
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THE PRESERVE
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WAKE COUNTY, NC

JOB NUMBER: 21-002
CHECKED BY: JRH
DRAWN BY: EDS
DATE: 06-05-2022

UTILITY PLAN D

SHEET NO.:
3.4

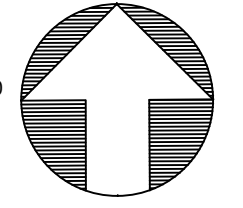
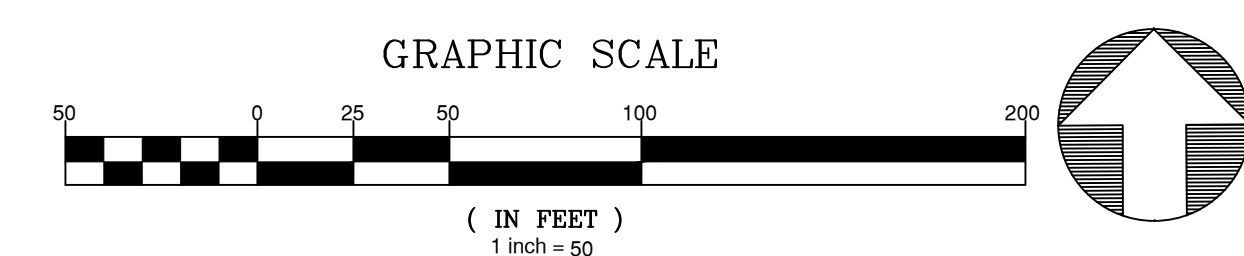


#2- It is still hard to determine what is proposed as part of this construction. The leader specifies the end of construction, yet the darker shading of the greenway trail continues past this point.

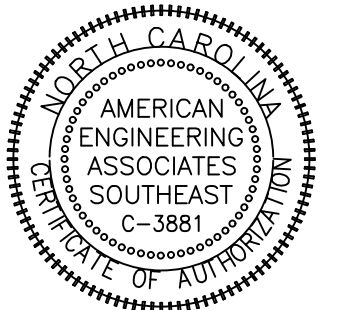
Additional notes have been added and linework has been shaded back to clarify where construction of Kalas Falls construction begins and ends.

Fire hydrant linework has been added
#3- Show fire hydrant linework

	10' GREENWAY TRAIL
	MAIL KIOSK
	LOT LINES
	PROPOSED ROW
	PROPOSED EOP
	PROPOSED CENTERLINE
	PROPOSED BACK OF CURB
	50' NEUSE RIPARIAN BUFFER
	BUFFER ZONE 1 AND 2
	TOP OF CREEK
	PROPOSED SCM
	PROPOSED WATERLINE
	PROPOSED SEWERLINE
	PROPOSED MANHOLE
	PROPOSED MANHOLE
	PROPOSED WATER METER
	PROPOSED SEWER SERVICE



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PRELIMINARY

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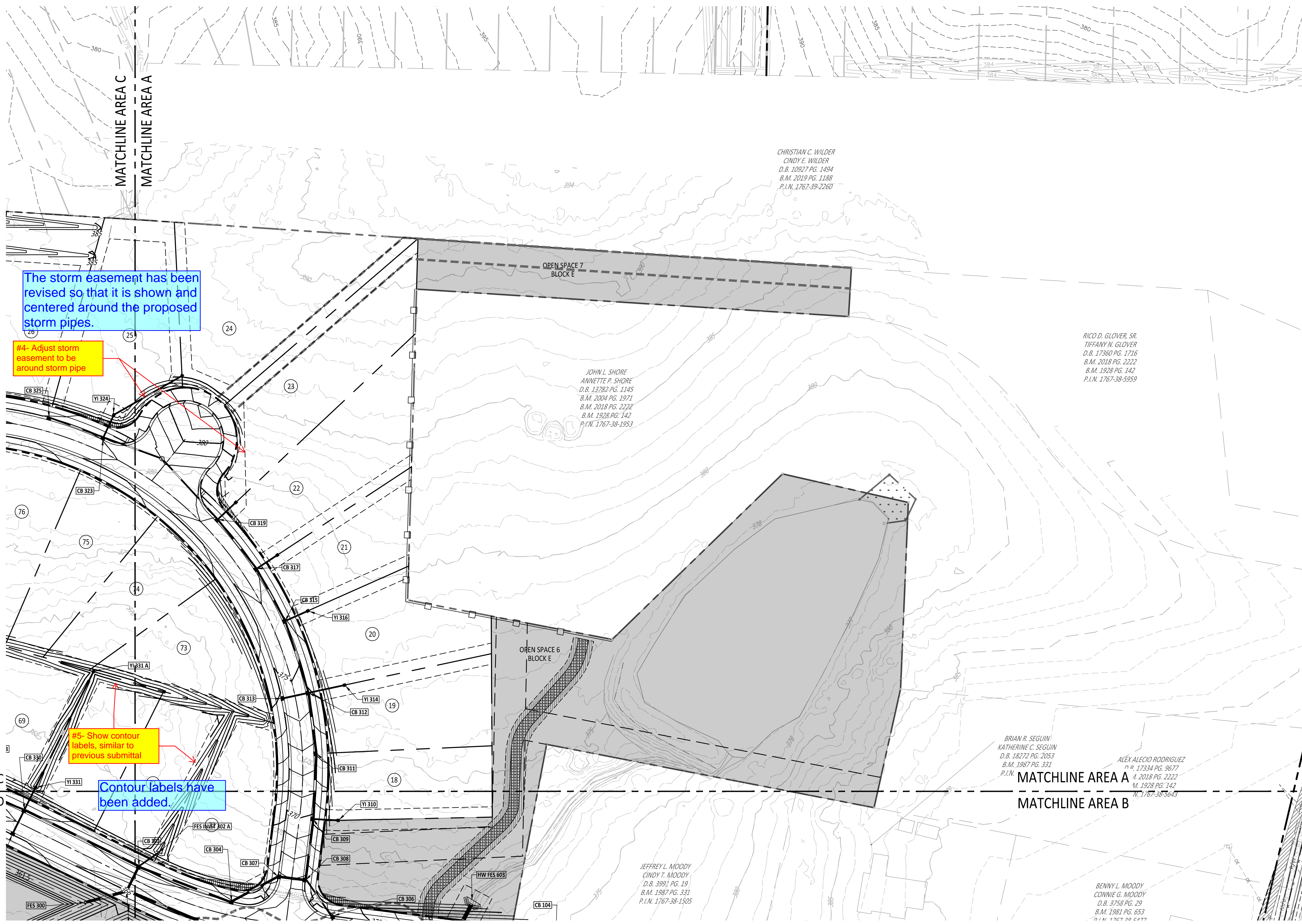
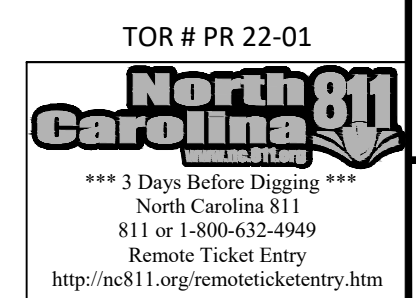
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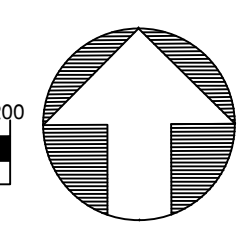
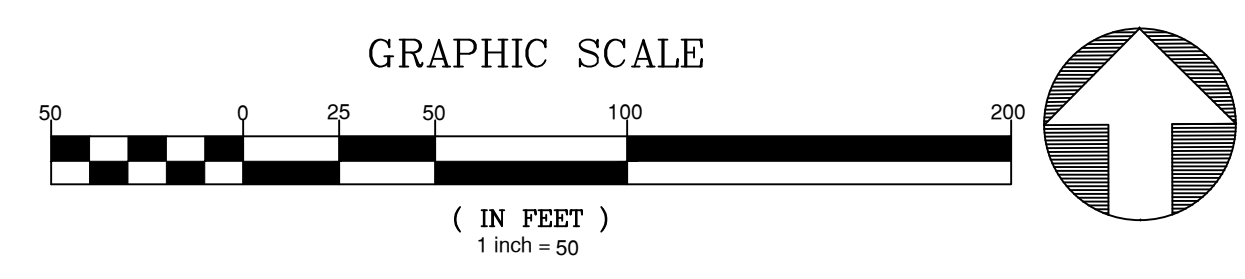
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 DATE: 06-05-2022

SHEET TITLE:
DRAINAGE PLAN A
 SHEET NO.:
4.1



SITE LEGEND

[Symbol]	OPEN SPACE
[Symbol]	EXISTING WETLANDS
[Symbol]	10' GREENWAY TRAIL
[Symbol]	MAIL KIOSK
[Symbol]	LOT LINES
[Symbol]	PROPOSED ROW
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[Symbol]	PROPOSED FENCE
[Symbol]	SIGHT TRIANGLE

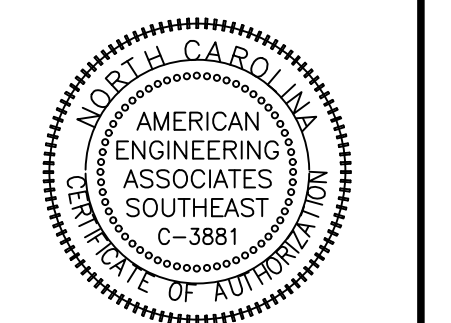


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 September 5, 2024



SITE LEGEND

[Symbol]	OPEN SPACE
[Symbol]	EXISTING WETLANDS
[Symbol]	10' GREENWAY TRAIL
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[Symbol]	PROPOSED FENCE
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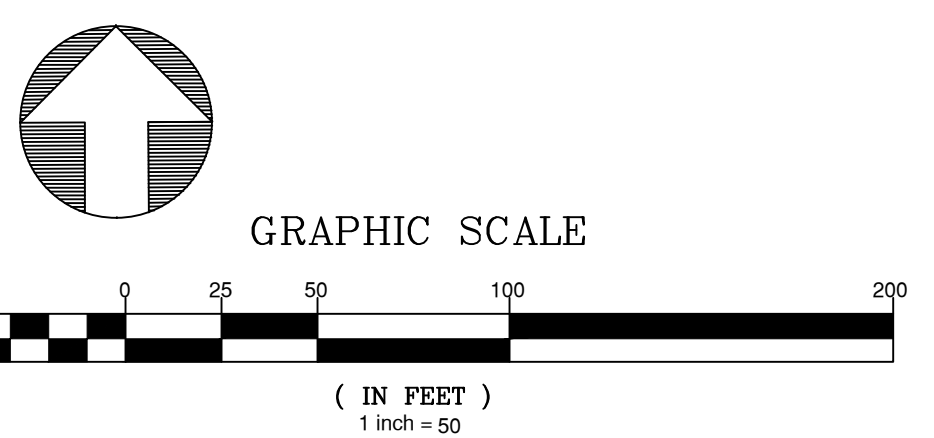
THE PRESERVE AT MOODY FARM
 ROLESVILLE ROAD
 WAKE COUNTY, NC

JOB NUMBER: 21-002
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SHEET TITLE:
DRAINAGE PLAN C

SHEET NO.: **4.3**

TOR # PR 22-01
North Carolina 811
 *** 3 Days Before Digging ***
 North Carolina 811
 811 or 1-800-632-4949
 Remote Ticket Entry
<http://nc811.org/remoteticketentry.htm>



2:\06\21-002 Moody Development\Task 0210007\Draw\Working\Drawings\Construction\Site\5.3 Drainage and Grading Plan.dwg
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