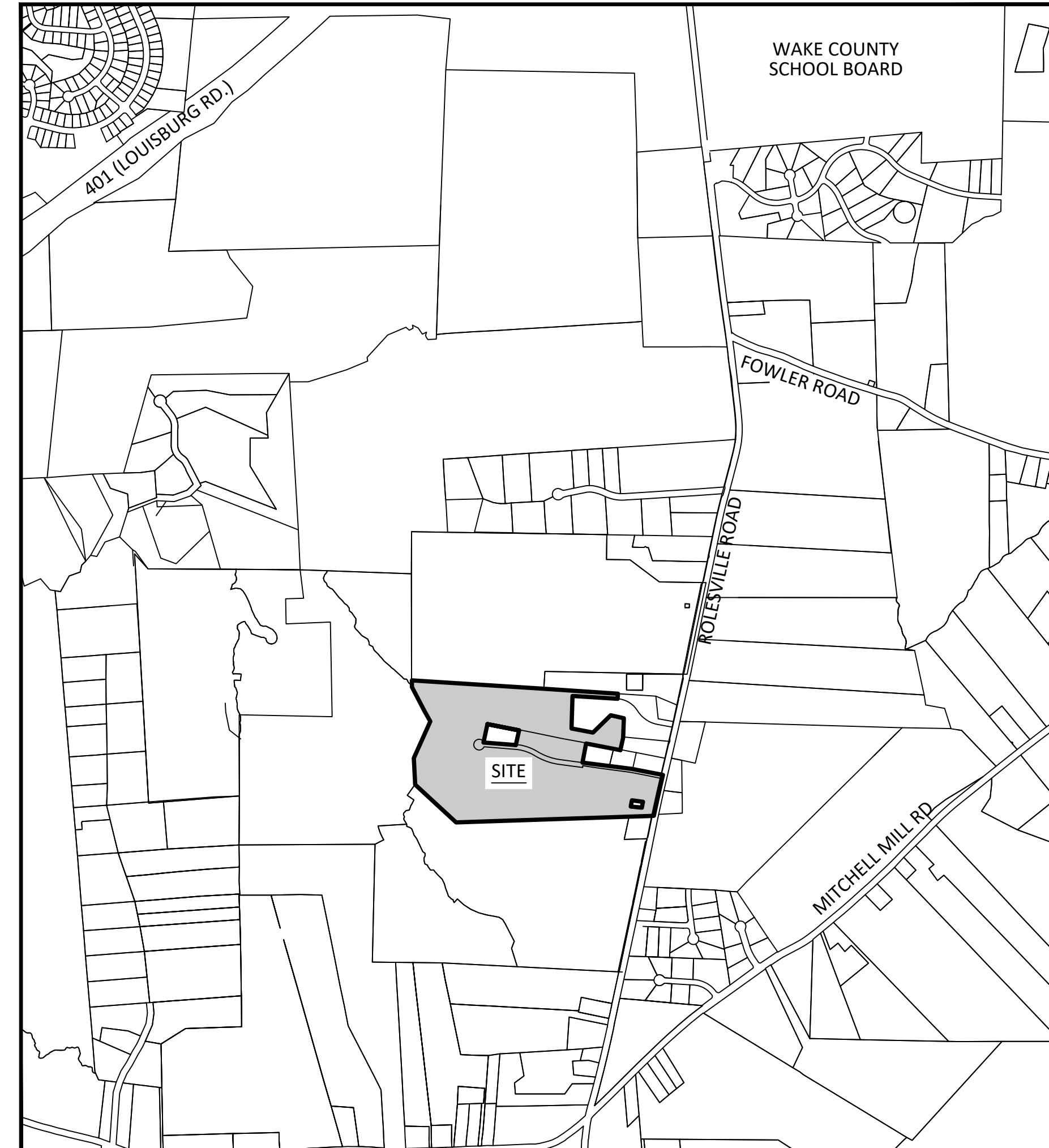


PRELIMINARY SUBDIVISION PLAT FOR THE PRESERVE AT MOODY FARM SITUATED AT 0 ROLESVILLE ROAD AND 0 AMAZON TRAIL WAKE COUNTY, NORTH CAROLINA

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
1.0	OVERALL EXISTING CONDITIONS AND DEMOLITION PLAN
2.0	OVERALL SITE PLAN
2.1	PHASING PLAN
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
4.1-4.4	DRAINAGE SHEETS (50 SCALE)
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'

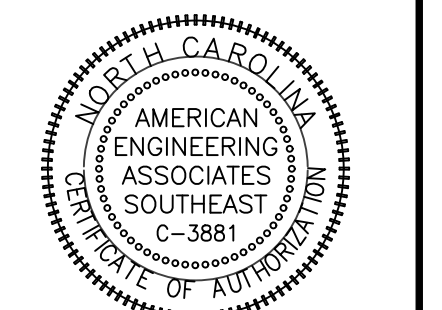
THESE IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE FOLLOWING DRAWINGS AND THE STANDARD SPECIFICATIONS OF THE CITY OF RALEIGH, WAKE COUNTY, TOWN OF ROLESVILLE AND NCDOT.

- 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 SCM'S WILL BE OWNED AND MAINTAINED BY HCA.
 - 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

FOR INFORMATION ONLY

NO.	DATE	REVISION
1	10-24-2021	TRC 1ST RESPONSES
2	11-30-2021	TRC 2ND RESPONSES
3	06-03-2024	TRC 3RD RESPONSES
4	11-01-2024	TRC 4TH RESPONSES
5	11-01-2024	TRC 5TH 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.

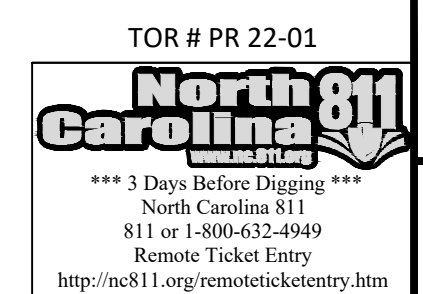
THE PRESERVE
AT
MOODY FARM
ROLESVILLE ROAD
WAKE COUNTY, NC

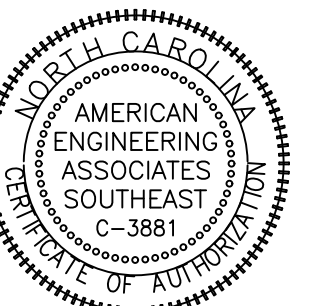
JOB NUMBER: 21-002
CHECKED BY: JRH
DRAWN BY: EDS
DATE: 06-05-2022

SHEET TITLE:

COVER

SHEET NO.:
CVR





PRELIMINARY

FOR INFORMATION ONLY

NO.	DATE	REVISION:
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5	11-01-2024	TRC 5RD RESPONSES

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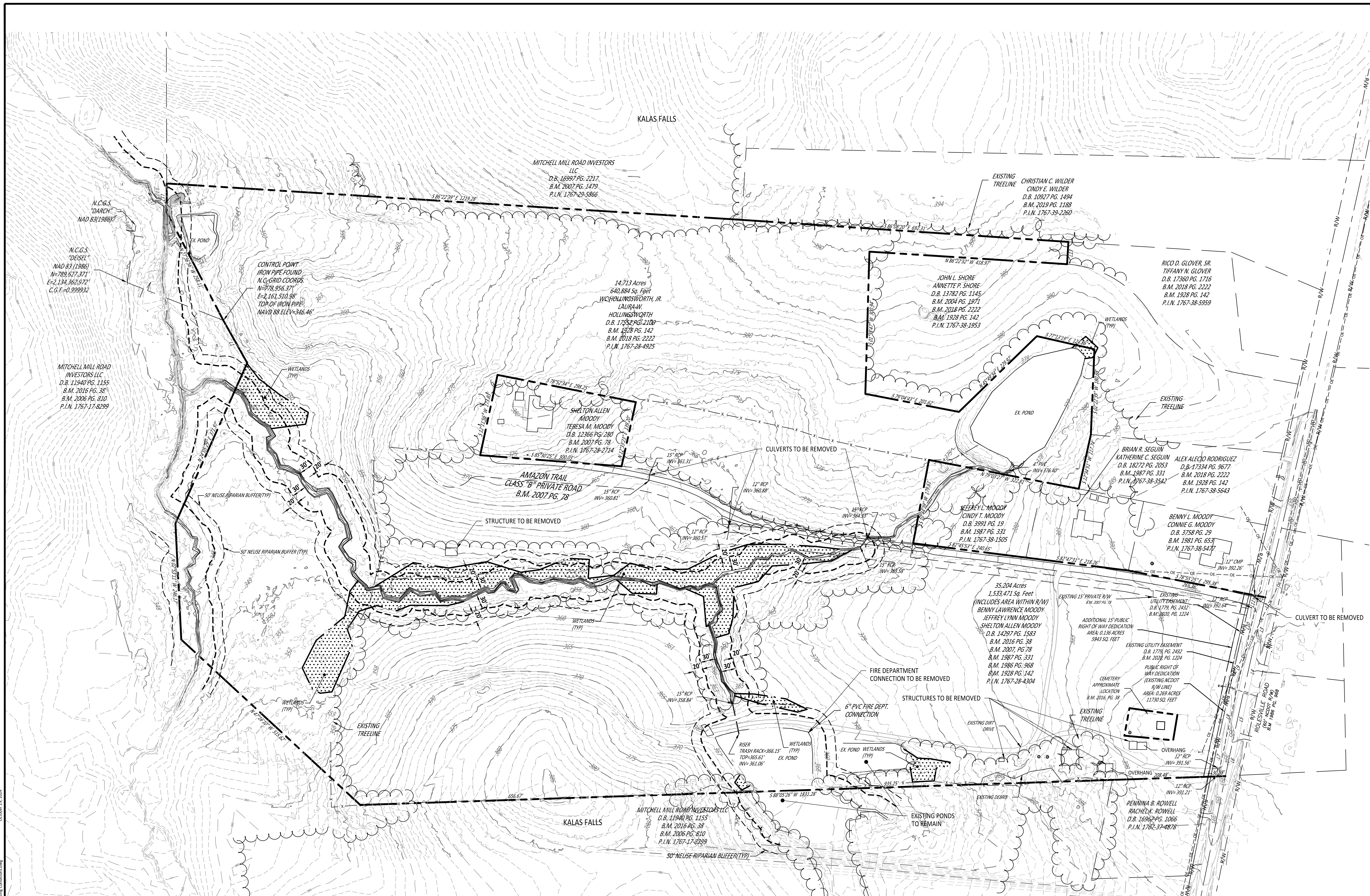
**THE PRESERVE
AT
MOODY FARM**
ROLESVILLE ROAD
WAKE COUNTY, NC

JOB NUMBER: 21-002
CHECKED BY: JRH
DRAWN BY: EDS
DATE: 06-05-2024
SHEET TITLE:

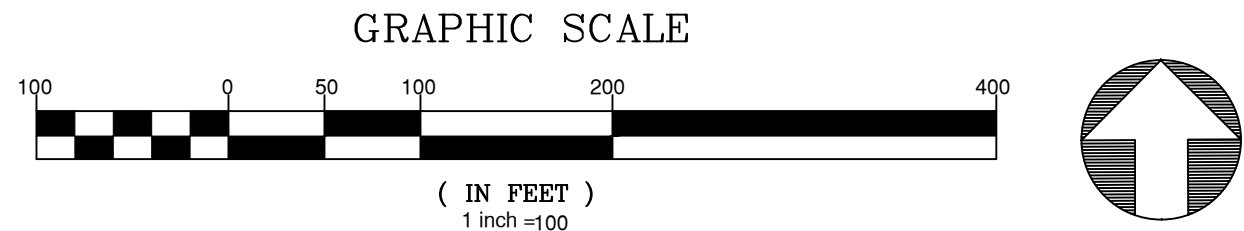
**OVERALL EXISTING
CONDITIONS AND
DEMOLITION PLAN**

SHEET NO.:
1.0

EXISTING LEGEND	
	WETLANDS AREA
	EXISTING BOUNDARY
	EXISTING TREE LINE
	EXISTING TOPOGRAPHY
	50' NEUSE RIPARIAN BUFFER
	BUFFER ZONE 1 AND 2
	TOP OF CREEK
	BOTTOM OF CREEK
	POND ELEVATION BOUNDARY
	EXISTING STORM PIPE
	EXISTING ROAD EASEMENT
	EXISTING BUILDING



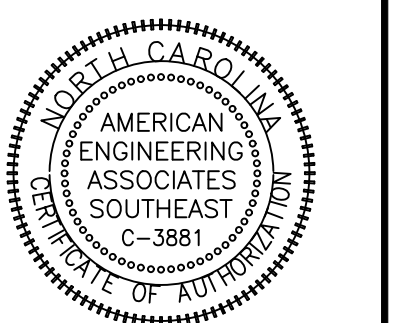
LINE	BEARING	DISTANCE
L1	N 29°16'51" W	103.15'
L2	S 13°14'13" W	30.80'
L3	S 13°11'52" W	75.23'
L4	S 12°45'00" W	105.78'
L5	S 12°20'07" W	102.35'
L6	S 11°47'14" W	73.35'
L7	N 11°47'14" E	80.81'
L8	N 12°20'07" E	102.60'
L9	N 12°45'00" E	106.01'
L10	N 13°11'52" E	75.35'
L11	N 13°14'13" E	29.69'
L12	N 00°09'21" W	60.99'
L13	S 03°23'06" W	47.18'



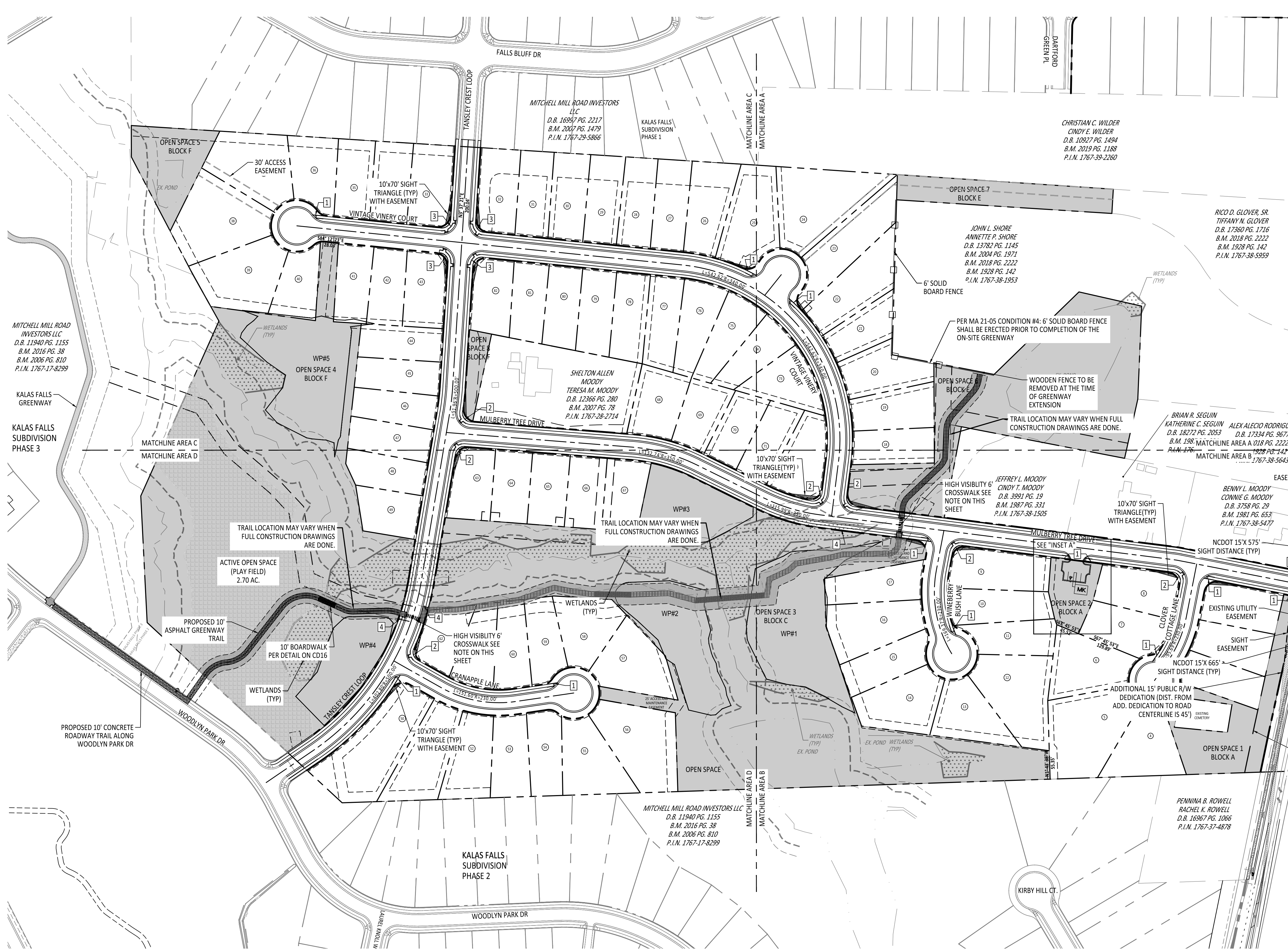
- GENERAL NOTES:**
- TOPO SHOWN ON THIS SHEET IS 1' CONTOURS AND IS FIELD TOPOGRAPHY.
 - ALL EXISTING STRUCTURES ARE TO BE REMOVED.
 - POND REMOVAL PERMIT # SEC-063778-2021.

October 28, 2024
2:\sbs\21-002\1-Moody Development\Task\21020021\Draw\Working\Draw\Construction\Set\1-Demolition Conditions.dwg

TOR # PR 22-01
North Carolina
*** 3 Days Before Digging ***
North Carolina 811
811 or 1-800-552-4949
Remote Ticket Entry
<http://nc811.org/remoteticketentry.htm>



SITE INFORMATION	
OWNER	HOLLINGSWORTH, W. C., JR. AND HOLLINGSWORTH, LAURA W. P.O. BOX 61 LOUISBURG NC 27549-0061 AND MOODY, BENNY LAWRENCE AND MOODY, JEFFREY LYNN 1716 ROLESVILLE RD, WAKE FOREST NC 27587-9677
REAL ESTATE ID	0048383 AND 0048422
PIN NUMBERS	1767284925 AND 1767284304
DEED BOOK	DB:017552 PG:02100 AND DB:014297 PG:01583
DEEDED ACREAGE	51.78 AC
EXISTING ZONING	R-3 CZ
TOTAL PROJECT ACREAGE	49.92 AC
GOVERNMENTAL USE	0.48 AC
AREA IN LOTS	24.38 AC
AREA IN ROW	6.54 AC
EXISTING ROW	0.27 AC
DEDICATED ROW	0.14 AC
TOTAL LOTS	82
MIN LOT SIZE	10,000 SF
MIN LOT WIDTH	65'
FRONT SETBACK	25'
REAR SETBACK	25'
SIDE SETBACK	10'
CORNER SETBACK	25'
DENSITY	1.6 UNIT/AC.
OPEN SPACE REQ.	10% / 5 AC.
OPEN SPACE PROVIDED	37% / 18.81 AC
ACTIVE REQUIRED	2.5 AC (50% OF 5 AC)
ACTIVE SHOWN	2.7 AC
LF OF PUBLIC STREETS	5,531 LF



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

NO.	DATE	REVISION
1	10-26-2023	TRC 3RD RESPONSES
2	11-30-2023	TRC 3RD RESPONSES
3	12-03-2023	TRC 3RD RESPONSES
4	01-03-2024	TRC 3RD RESPONSES
5	11-01-2024	TRC 3RD RESPONSES

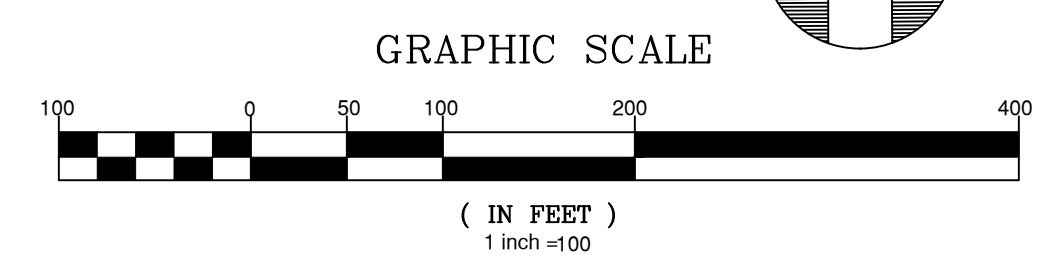
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THE PRESERVE AT MOODY FARM
ROLESVILLE ROAD
WAKE COUNTY, NC

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

OVERALL SITE PLAN

SHEET NO.: **2.0**



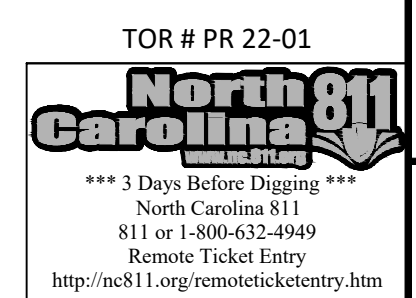
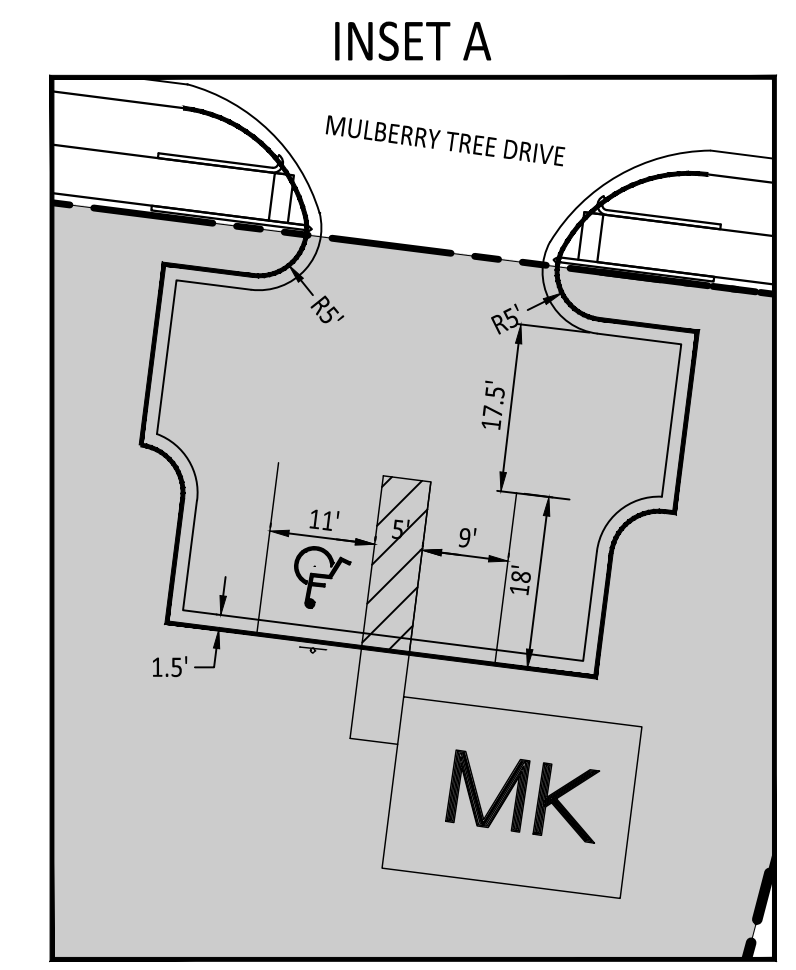
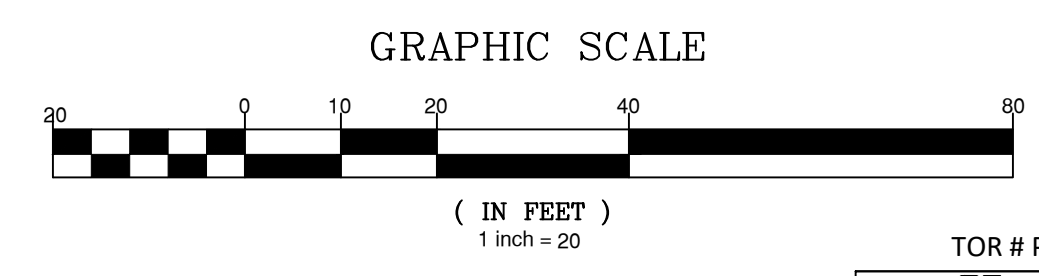
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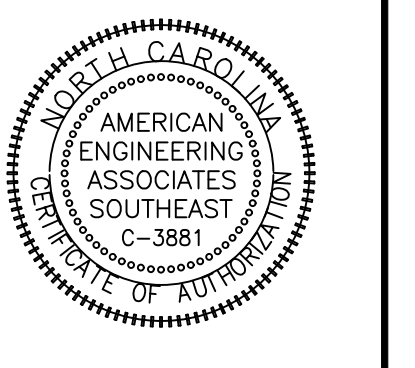
- EXISTING BUILDINGS TO BE REMOVED.
- SCM'S ARE SHOWN FOR LOCATION ONLY. FINAL EROSION CONTROL PLAN WILL DETERMINE CORRECT SCM SIZES.
- SEWER ACCESS FROM ADJACENT DEVELOPMENT TO BE DETERMINED UPON FINAL LAYOUT.
- ALL EXISTING PONDS ARE TO BE REMOVED.
- STANDARD CROSSWALKS ARE TO BE 8' WHITE, W11-2 WITH W16-7P SIGNS WITH FLUORESCENT YELLOW-GREEN SHEETING. SEE 2.3 FOR HI-VISIBILITY CROSSWALK DETAIL.
- GREENWAY TRAIL IS TO BE DESIGNED USING CONCRETE ALONG THE ROADWAYS AND ASPHALT ALONG ALL OTHER LOCATIONS.

OPEN SPACE AREA	
OPEN SPACE ID	AREA
OPEN SPACE 1	27,618.61 SQ.FT / 0.63 AC
OPEN SPACE 2	10,948.31 SQ.FT / 0.25 AC
OPEN SPACE 3	307,966.02 SQ.FT / 7.07 AC
OPEN SPACE 4	308,915.69 SQ.FT / 7.09 AC
OPEN SPACE 5	19,503.67 SQ.FT / 0.45 AC
OPEN SPACE 6	103,461.21 / 2.38 AC.
OPEN SPACE 7	20,167.06 SQ.FT / 0.46 AC
OPEN SPACE 8	5,374.43 SQ.FT / 0.12 AC

KEYNOTE LEGEND:

- 1 CURB RAMP TYPE 1 MODIFIED
- 2 CURB RAMP TYPE 3 MODIFIED INSTALLATION IN A RADIUS
- 3 CURB RAMP TYPE 5A
- 4 CURB RAMP TYPE 3



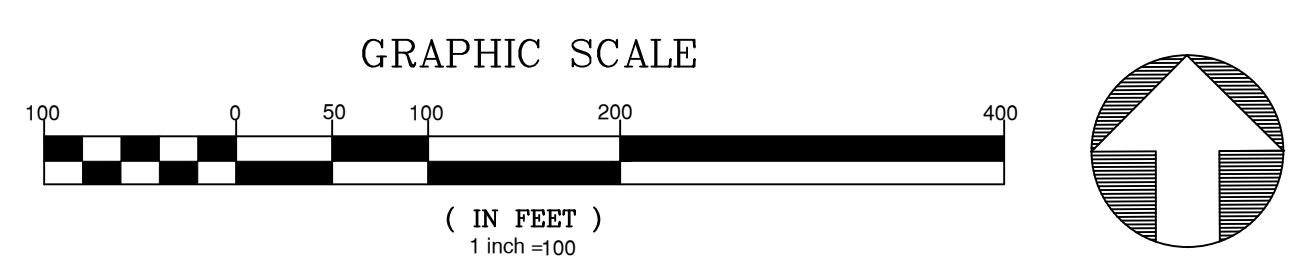


PHASE 1	LOT SQ.FT	BLOCK IDENTIFICATION	PHASE 1	LOT SQ.FT	BLOCK IDENTIFICATION
18	10,700	E	68	12,349	D
19	12,195	E	69	10,415	D
20	12,938	E	70	10,018	D
21	10,099	E	71	10,446	D
22	16,635	E	72	13,095	D
23	17,690	E	73	11,917	D
24	23,533	E	74	10,036	D
25	18,182	E	75	11,243	D
26	14,320	E	76	11,779	D
27	11,598	E	77	11,451	D
28	11,234	E	78	11,215	D
29	11,457	E	79	10,882	D
30	11,740	E	80	10,406	D
31	10,642	E	81	10,092	D
32	12,680	E	82	11,305	D
33	12,923	F			
34	11,388	F			
35	10,854	F			
36	12,161	F			
37	18,865	F			
38	22,190	F			
39	18,729	F			
40	10,322	F			
41	10,145	F			
42	10,082	F			
43	11,599	F			

PHASE 2	LOT SQ.FT	BLOCK IDENTIFICATION	PHASE 2	LOT SQ.FT	BLOCK IDENTIFICATION
1	11,961	A	53	11,524	B
2	11,108	A	54	10,607	B
3	10,585	A	55	15,460	B
4	14,891	A	56	21,480	B
5	23,343	A	57	15,229	B
6	15,940	A	58	13,530	B
7	12,685	A	59	10,329	B
8	12,706	A	60	10,753	B
9	14,622	A	61	10,486	B
10	12,514	A	62	10,030	B
11	10,724	A	63	11,278	C
12	20,725	A	64	10,080	C
13	13,467	A	65	10,188	C
14	15,990	A	66	10,094	C
15	11,409	A	67	10,266	C
16	16,539	A			
17	12,179	A			
44	10,496	F			
45	10,300	F			
46	10,103	F			
47	10,103	F			
48	10,020	F			
49	10,064	F			
50	26,229	B			
51	16,923	B			
52	13,520	B			

TOTAL NUMBER OF LOTS
 PHASE 1 - 41 LOTS
 PHASE 1 - 12,721 SF AVERAGE LOT SIZE
 PHASE 2 - 41 LOTS
 PHASE 2 - 13,182 SF AVERAGE LOT SIZE

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



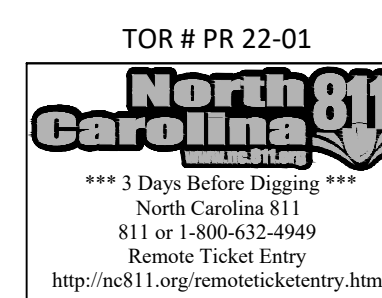
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**THE PRESERVE
AT
MOODY FARM
ROLESVILLE ROAD
WAKE COUNTY, NC**

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

**PHASING
PLAN**

SHEET NO.: **2.1**





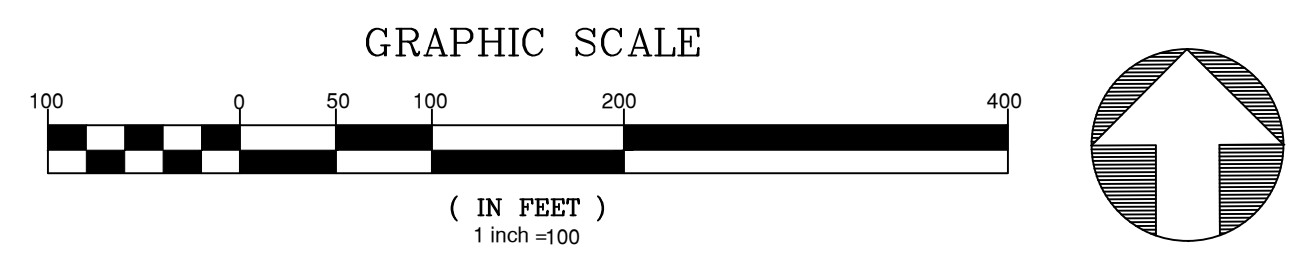
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THE PRESERVE AT MOODY FARM
ROLESVILLE ROAD
WAKE COUNTY, NC

JOB NUMBER: 21-002
CHECKED BY: JRH
DRAWN BY: EDS
DATE: 06-05-2022
SHEET TITLE:
OPEN SPACE AND LAND USE PLAN
SHEET NO.: **2.2**

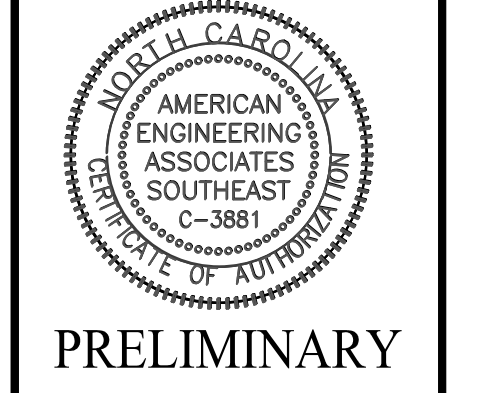
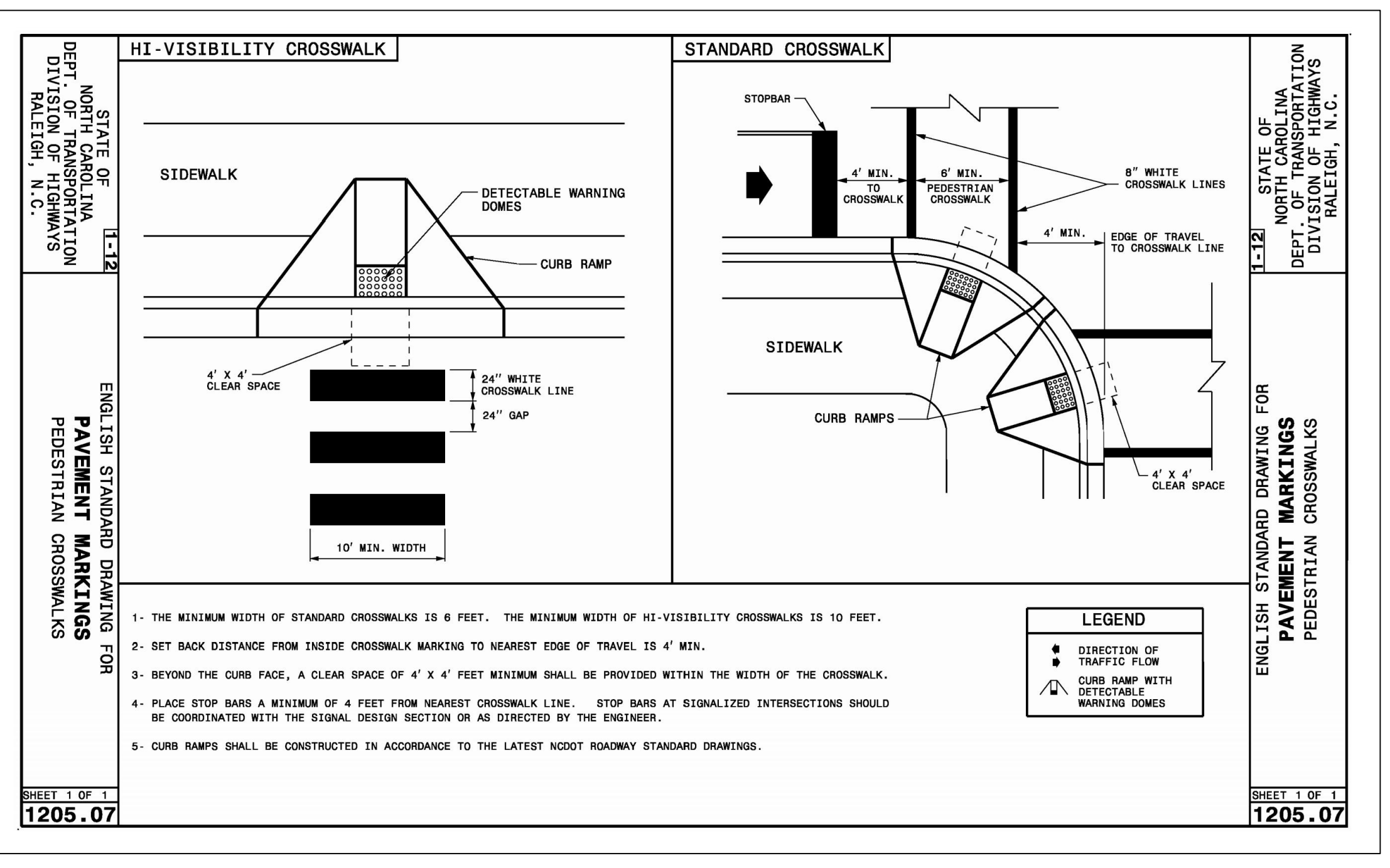
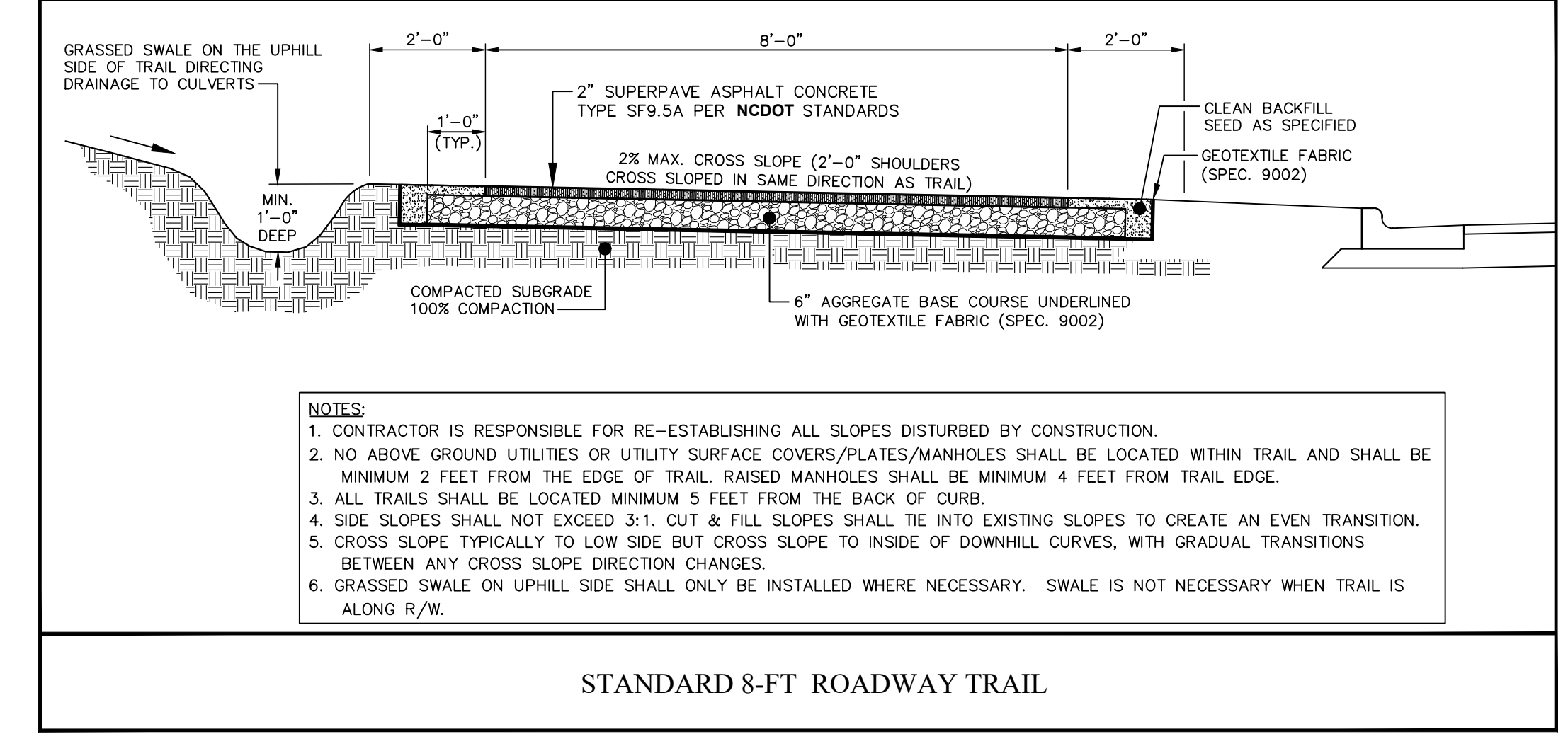
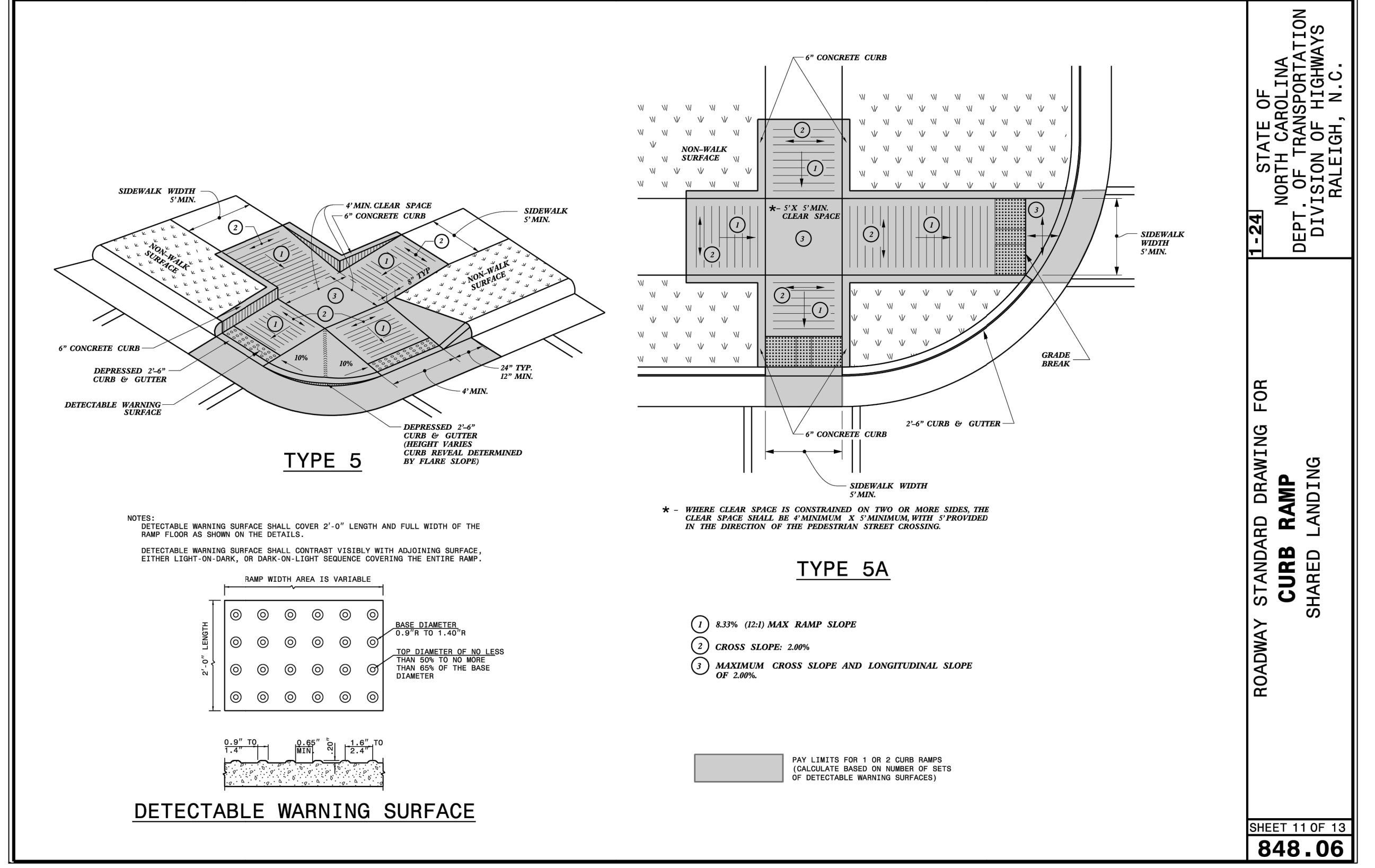
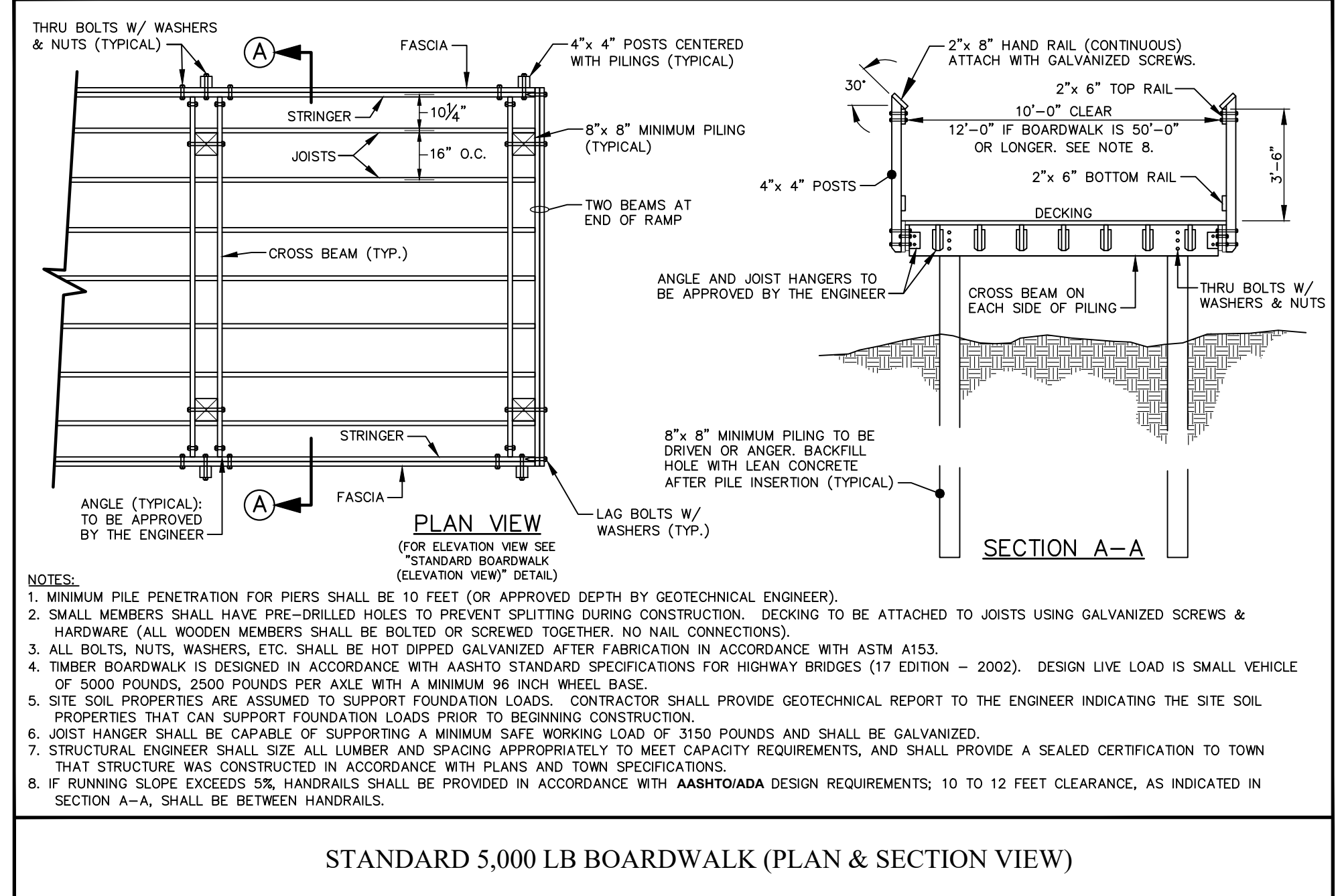
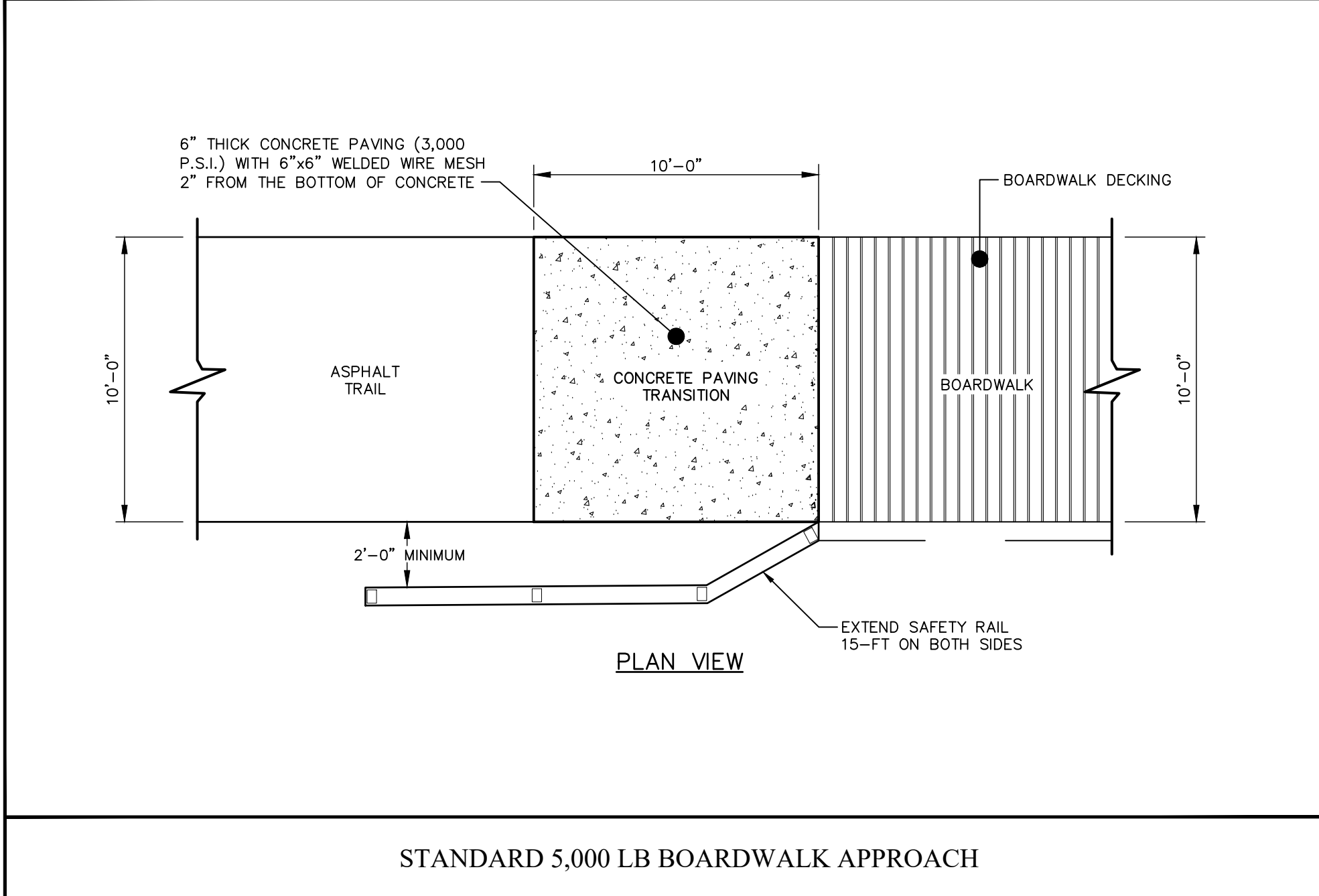
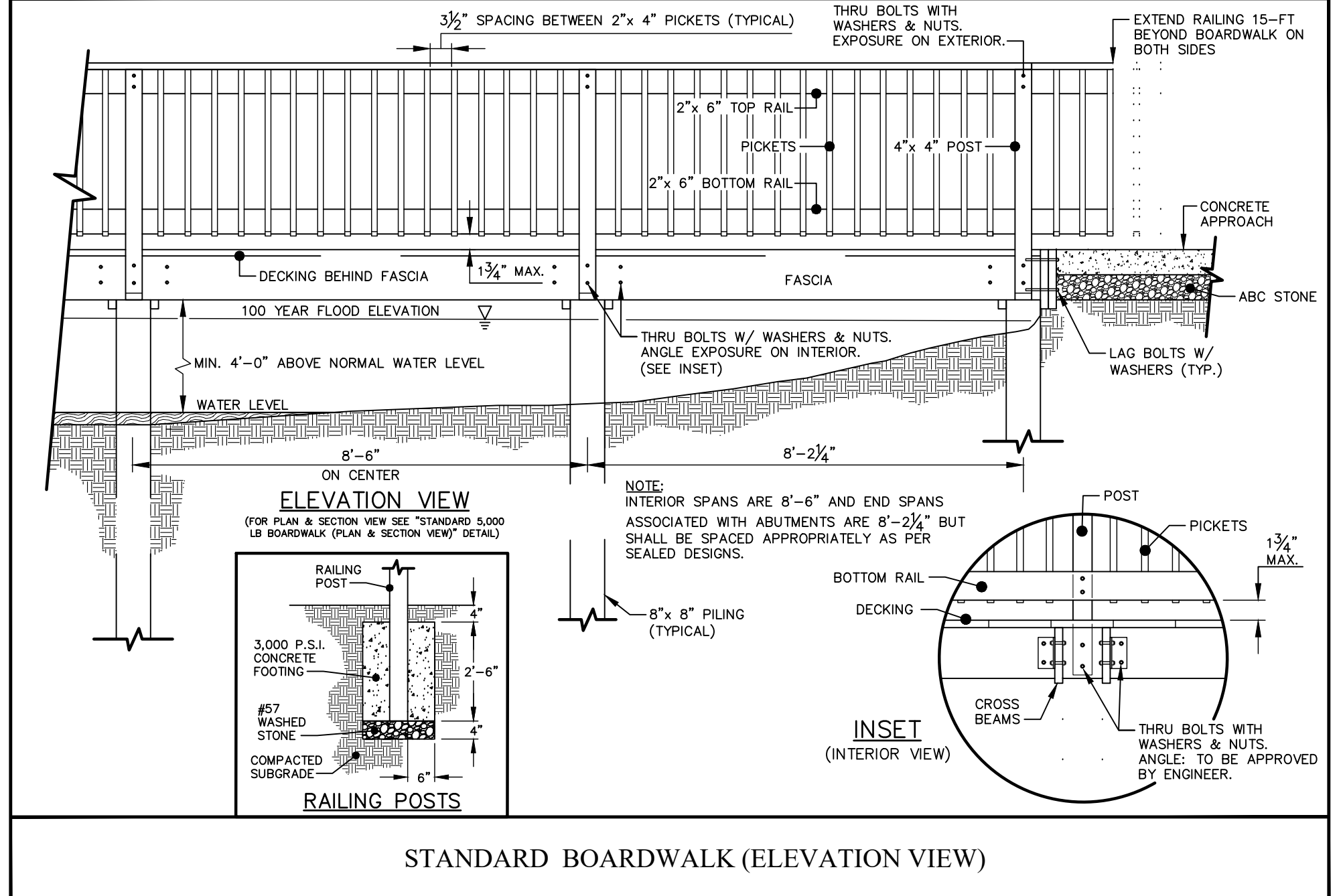
SITE INFORMATION	
TOTAL PROJECT ACREAGE	49.92 AC
GOVERNMENTAL USE	0.48 AC
AREA IN LOTS	24.38 AC
AREA IN ROW	6.54 AC
OPEN SPACE REQ.	10% / 5 AC.
OPEN SPACE PROVIDED	37% / 18.81 AC
ACTIVE REQUIRED	2.5 AC (50% OF 5 AC)
ACTIVE SHOWN	2.7 AC



SITE LEGEND

[Pattern]	OPEN SPACE
[Pattern]	EXISTING WETLANDS
[Pattern]	GOVERNMENTAL USE
[Pattern]	ACTIVE OPEN SPACE
[MK]	MAIL KIOSK

TOR # PR 22-01
North Carolina 811
*** 3 Days Before Digging ***
North Carolina 811
811 or 1-800-652-8949
Remote Ticket Entry
<http://nc811.org/remoteticketentry.htm>



FOR INFORMATION, ONLY

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THE PRESERVE AT MOODY FARM

ROLESVILLE ROAD
WAKE COUNTY, NC

JOB NUMBER: 21-002

CHECKED BY: JRH

DRAWN BY: EDS

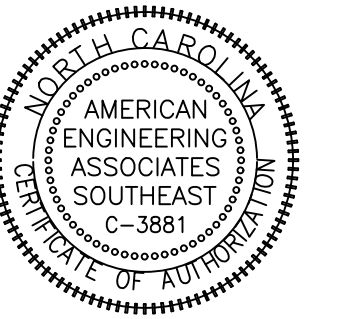
DATE: 06-05-2022

SHEET TITLE:

PROJECT DETAILS

SHEET NO.: 2.3B





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

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. 1767-38-5259

JOHN L. SHORE
 ANNETTE P. SHORE
 D.B. 13782 PG. 1145
 B.M. 2004 PG. 1971
 B.M. 2018 PG. 2222
 B.M. 1928 PG. 142
 P.I.N. 1767-38-1953

BRIAN R. SEGUIN
 KATHERINE C. SEGUIN
 D.B. 18272 PG. 2053
 B.M. 1987 PG. 331
 P.I.N. 1767-38-5643

ALEX ALECCIO RODRIGUEZ
 D.B. 17334 PG. 9677
 B.M. 2018 PG. 2222
 B.M. 1928 PG. 142
 P.I.N. 1767-38-5643

JEFFREY L. MOODY
 CINDY T. MOODY
 D.B. 3991 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. 1767-38-6177

LOT INFORMATION	
	SETBACK LINES
MIN LOT WIDTH	65'
FRONT SETBACK	25'
FRONT SETBACK	25'
SIDE SETBACK	10'
CORNER SETBACK	25'

* SEE LOT 1 FOR TYPICAL SETBACK DIMENSION

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'

- KEYNOTE LEGEND:
- 1 CURB RAMP TYPE 1 MODIFIED
 - 2 CURB RAMP TYPE 3 MODIFIED INSTALLATION IN A RADIUS
 - 3 CURB RAMP TYPE 5A
 - 4 CURB RAMP TYPE 3

SITE LEGEND	
	OPEN SPACE
	EXISTING WETLANDS
	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 FENCE
	SIGHT TRIANGLE

NO.	DATE	REVISION
1	10-24-2022	TRC 1ST RESPONSES
2	11-30-2022	TRC 2ND RESPONSES
3	06-05-2024	TRC 3RD RESPONSES
4	09-03-2024	TRC 4RD RESPONSES
5	11-01-2024	TRC 5RD RESPONSES

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

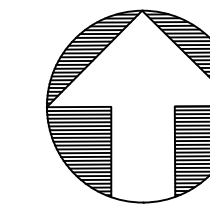
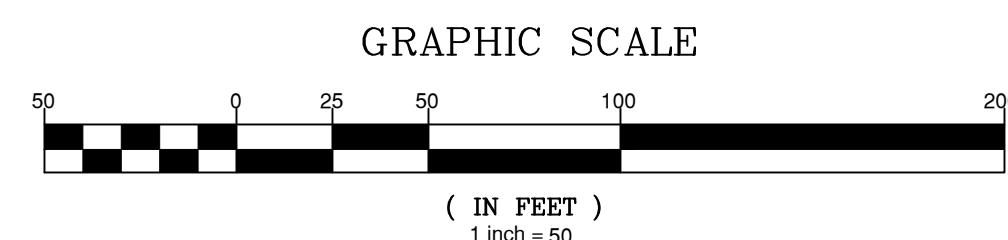
JOB NUMBER: 21-002
 CHECKED BY: JRH
 DRAWN BY: EDS
 DATE: 06-05-2022

SHEET TITLE:
SITE PLAN A

SHEET NO.:
2.4

TOR # PR 22-01

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



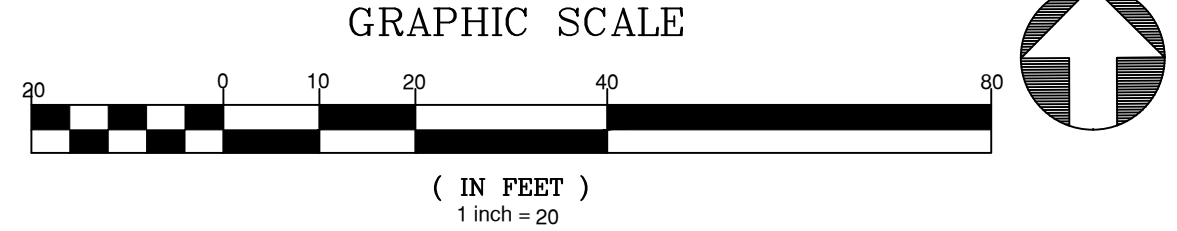
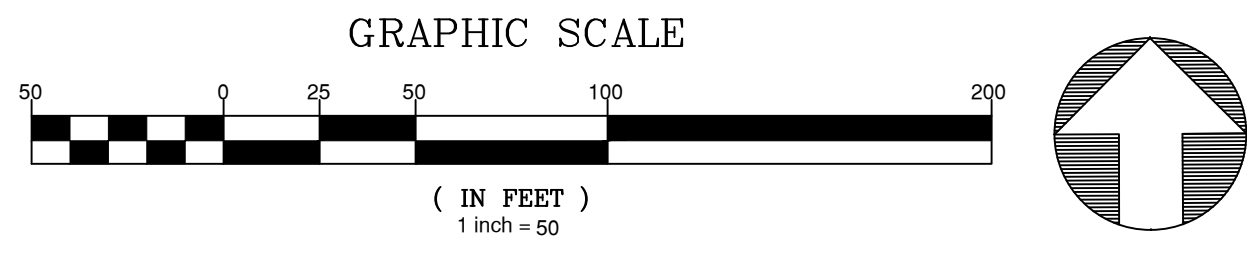
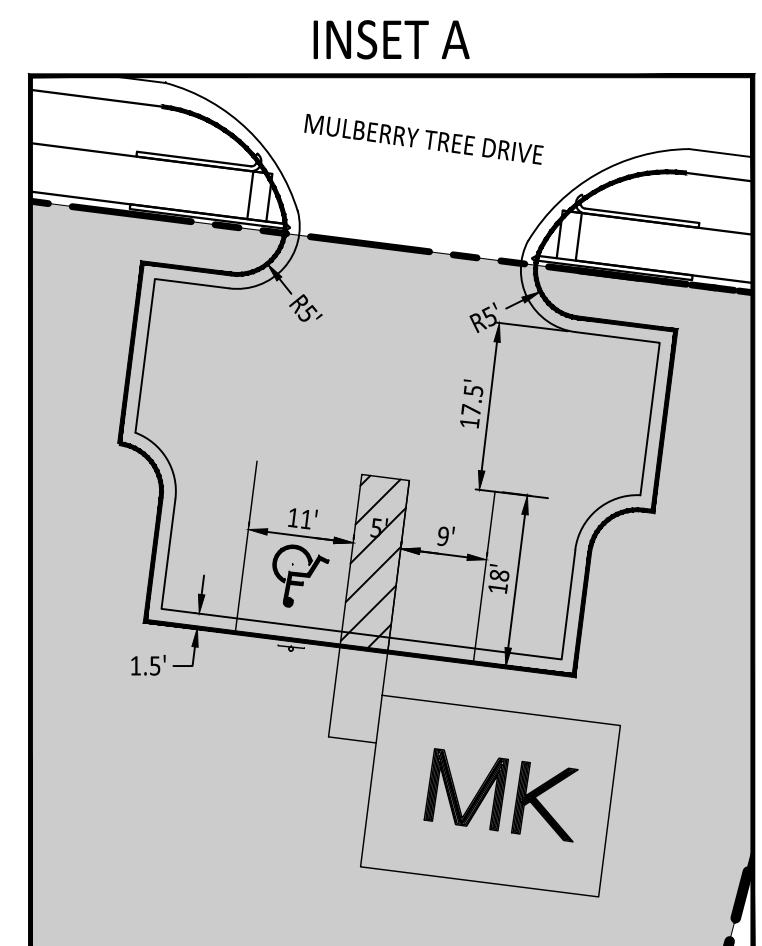
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- KEYNOTE LEGEND:**
- 1 CURB RAMP TYPE 1 MODIFIED
 - 2 CURB RAMP TYPE 3 MODIFIED INSTALLATION IN A RADIUS
 - 3 CURB RAMP TYPE 5A
 - 4 CURB RAMP TYPE 3

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

LEFT TURN LANE TO BE PROVIDED FOR THIS PROJECT. (DESIGNED WITH SEPARATE PROJECT)



NO.	DATE	REVISION
1	10-24-2023	TRC 3RD RESPONSES
2	06-30-2024	TRC 3RD RESPONSES
3	06-03-2024	TRC 4RD RESPONSES
4	11-07-2024	TRC 5RD RESPONSES

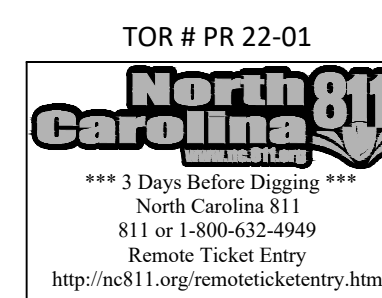
STIPULATION FOR REUSE
THIS DRAWING WAS PREPARED FOR USE ON THE SPECIFIC SITE, NAMED HEREON, CONTEMPORANEOUSLY WITH ITS ISSUE DATE AS LISTED, HEREON, AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT PROJECT SITE OR AT A LATER TIME. USE OF THIS DRAWING FOR REFERENCE OR EXAMPLE ON ANOTHER PROJECT REQUIRES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

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: **SITE PLAN B**

SHEET NO.: **2.5**

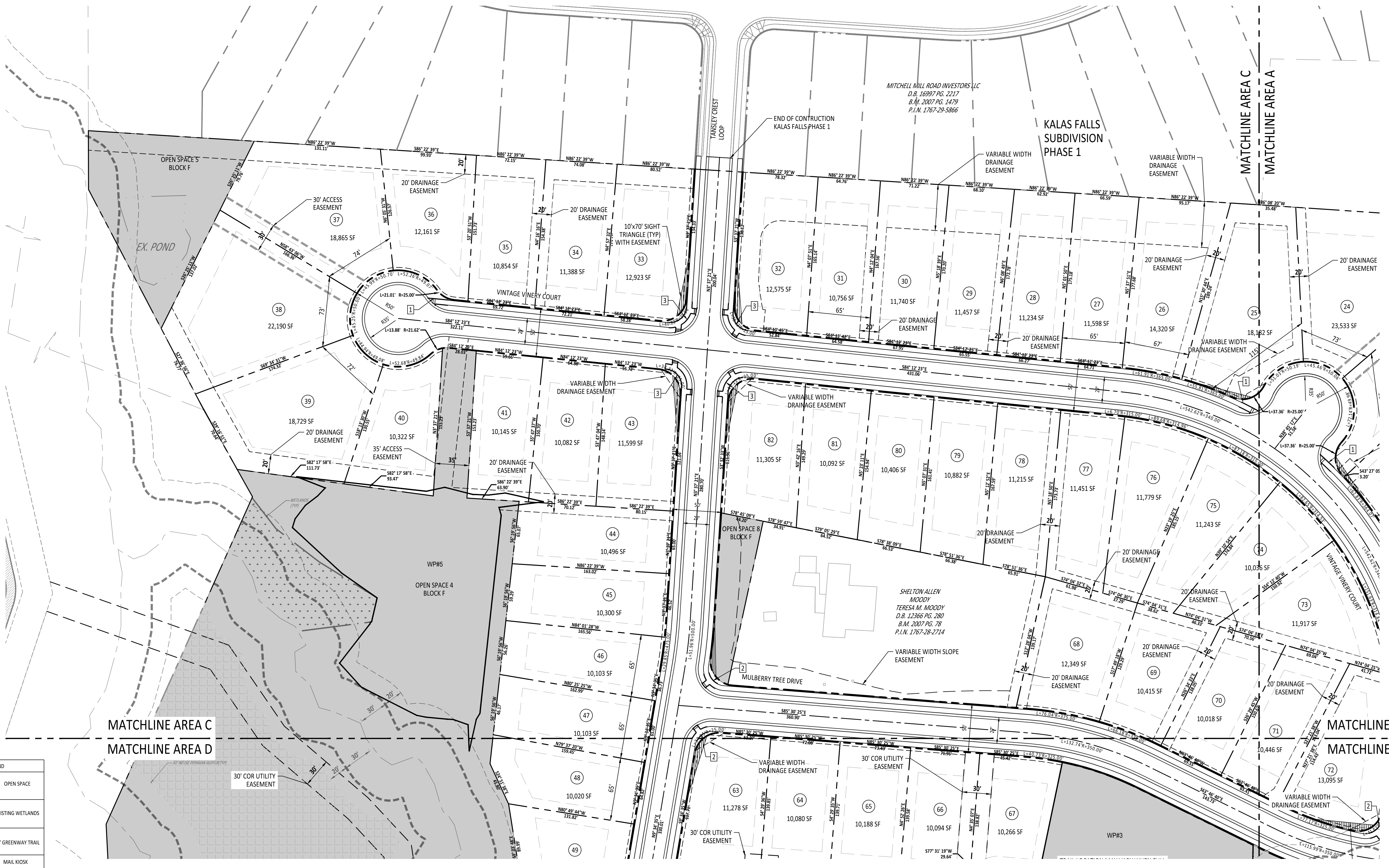
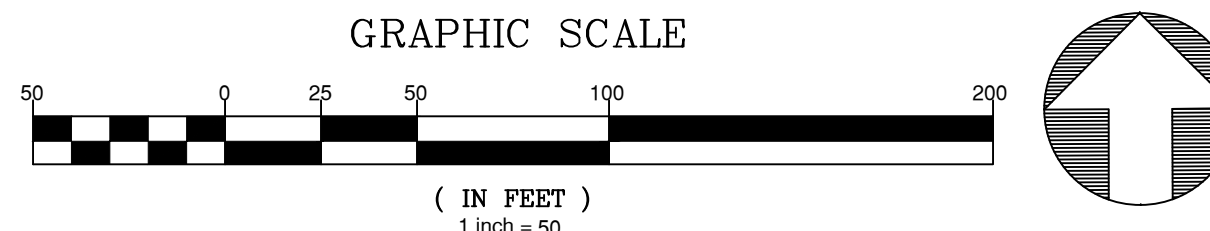


October 20, 2024
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October 20, 2024
Z:\00\31-001 Moody Development\Task 01\2101007\Drawings\DWG\Construction\SP1A-4.6 Site Plan.dwg

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



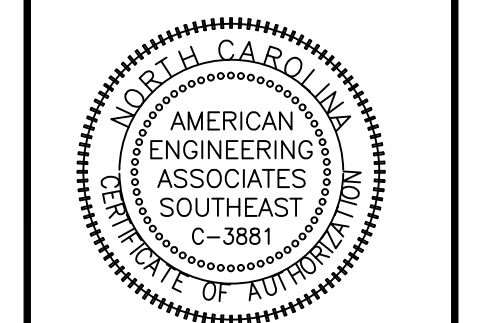
MATCHLINE AREA C
MATCHLINE AREA D

MATCHLINE AREA A
MATCHLINE AREA B

MITCHELL MILL ROAD INVESTORS LLC
D.B. 16997 PG. 2217
B.M. 2007 PG. 1479
P.I.N. 1767-29-5866

KALAS FALLS SUBDIVISION
PHASE 1

SHELTON ALLEN
MOODY
TERESA M. MOODY
D.B. 12366 PG. 280
B.M. 2007 PG. 78
P.I.N. 1767-28-2714



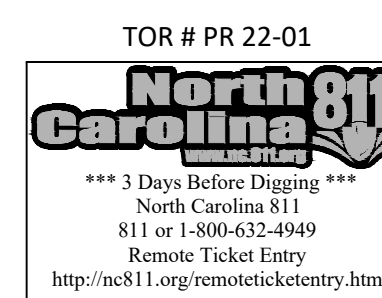
NO.	DATE	REVISION
1	10-24-2023	TRC 3RD RESPONSES
2	11-01-2023	TRC 3RD RESPONSES
3	09-03-2024	TRC 3RD RESPONSES
4	11-07-2024	TRC 5RD RESPONSES

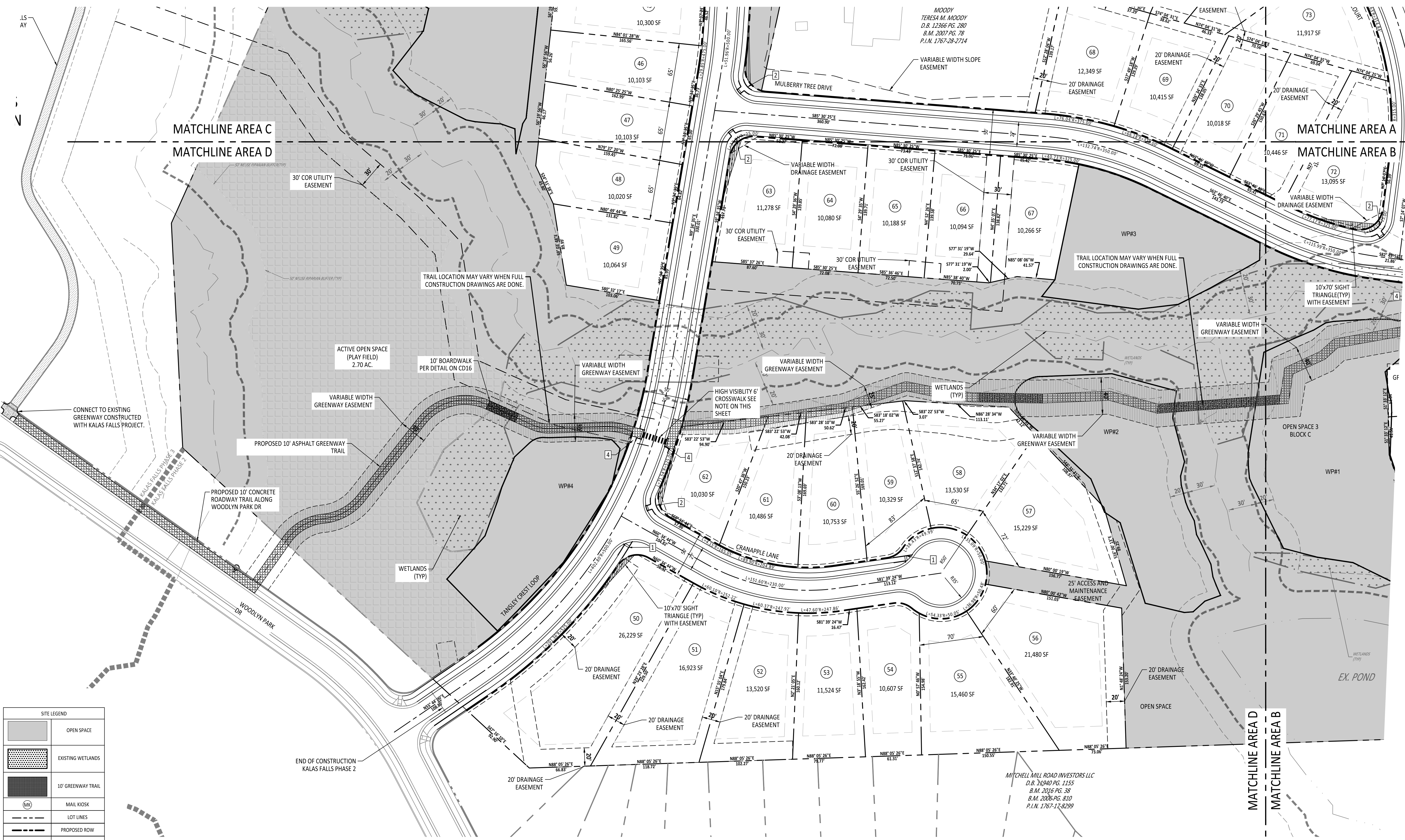
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THE PRESERVE AT MOODY FARM
ROLESVILLE ROAD
WAKE COUNTY, NC

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

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





MATCHLINE AREA C
MATCHLINE AREA D

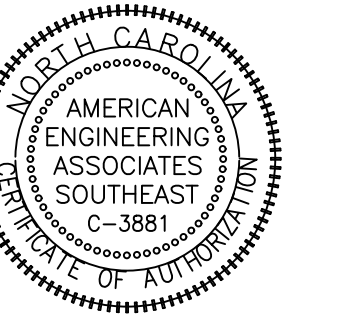
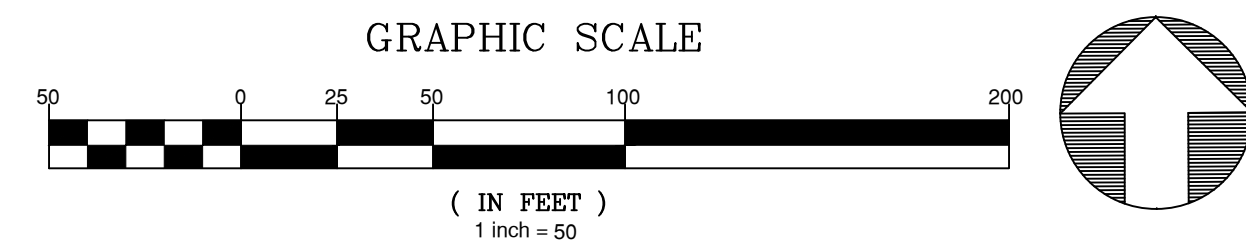
MATCHLINE AREA A
MATCHLINE AREA B

MATCHLINE AREA D
MATCHLINE AREA B

SITE LEGEND	
[Pattern]	OPEN SPACE
[Pattern]	EXISTING WETLANDS
[Pattern]	10' GREENWAY TRAIL
[Symbol]	MAIL NOSE
[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:

- 1 CURB RAMP TYPE 1 MODIFIED
- 2 CURB RAMP TYPE 3 MODIFIED INSTALLATION IN A RADIUS
- 3 CURB RAMP TYPE 5A
- 4 CURB RAMP TYPE 3



NO.	DATE	REVISION
1	10-24-2023	TRC 53D RESPONSES
2	06-30-2024	TRC 53D RESPONSES
3	06-03-2024	TRC 53D RESPONSES
4	06-03-2024	TRC 53D RESPONSES
5	11-07-2024	TRC 53D RESPONSES

STIPULATION FOR REUSE

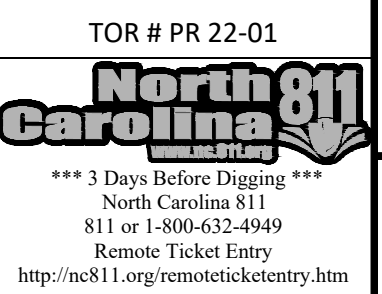
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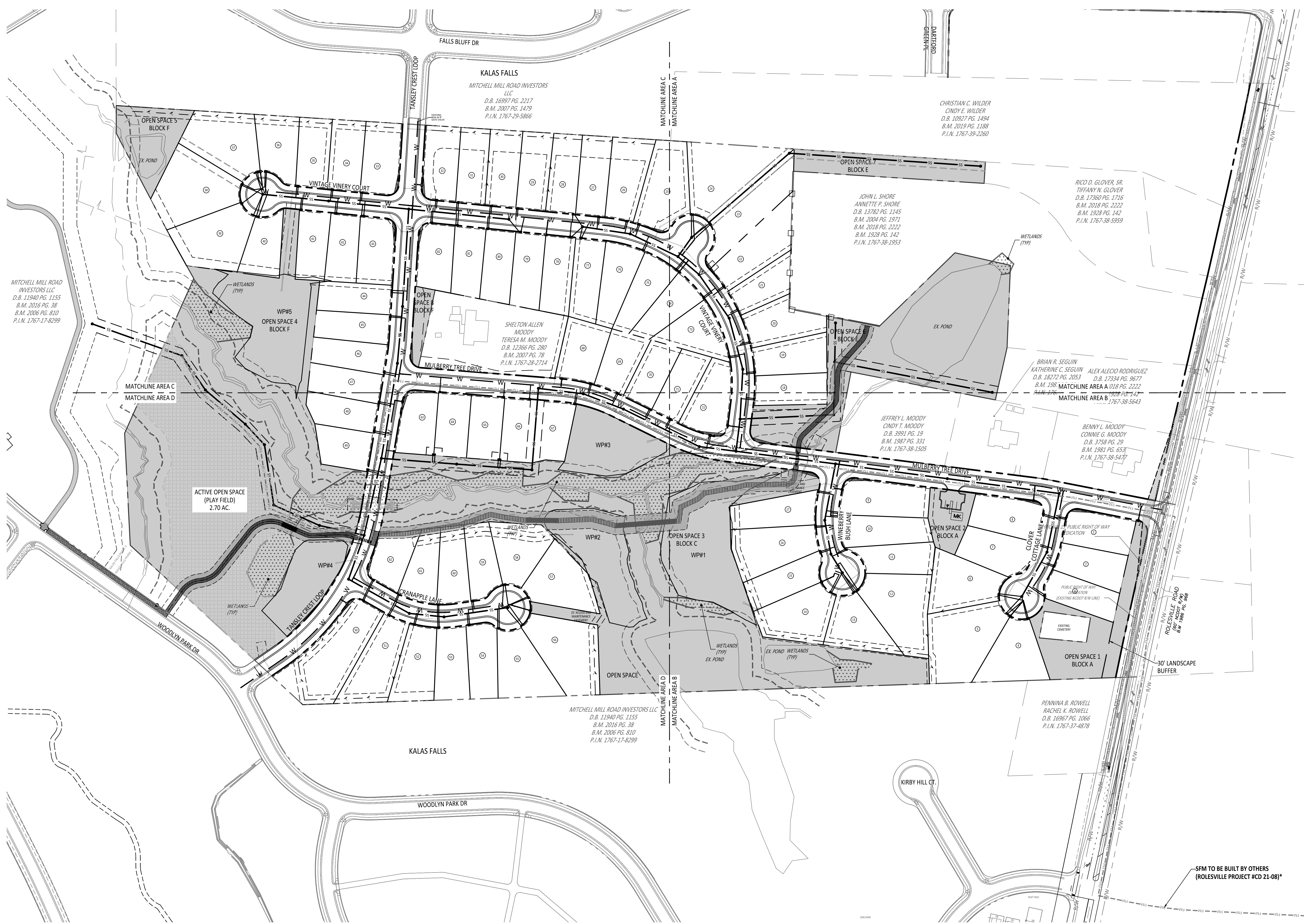
**THE PRESERVE
AT
MOODY FARM**
ROLESVILLE ROAD
WAKE COUNTY, NC

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

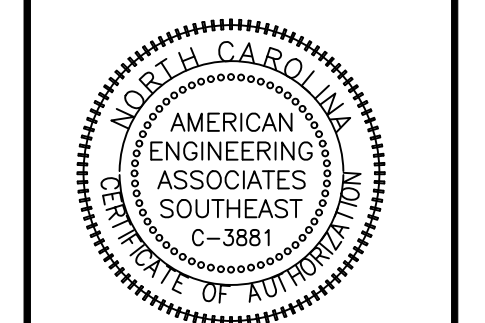
SITE PLAN D

SHEET NO.: **2.7**





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



PRELIMINARY

FOR INFORMATION, ONLY

NO.	DATE	REVISION
1	10-26-2024	TRC 3RD RESPONSES
2	11-03-2024	TRC 3RD RESPONSES
3	11-03-2024	TRC 3RD RESPONSES
4	11-03-2024	TRC 3RD RESPONSES
5	11-03-2024	TRC 3RD RESPONSES

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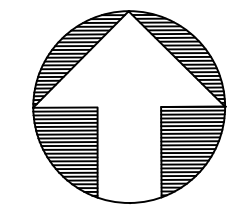
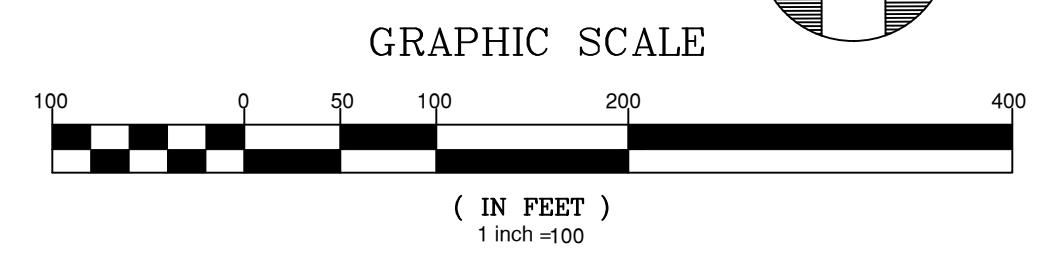
THE PRESERVE AT MOODY FARM
 ROLESVILLE ROAD
 WAKE COUNTY, NC

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

SHEET TITLE:
OVERALL UTILITIES PLAN

SHEET NO.: **3.0**

NOTE: SEE UTILITY 50 SCALE SHEETS FOR EASEMENT AND APPURTENANCE LABELS.

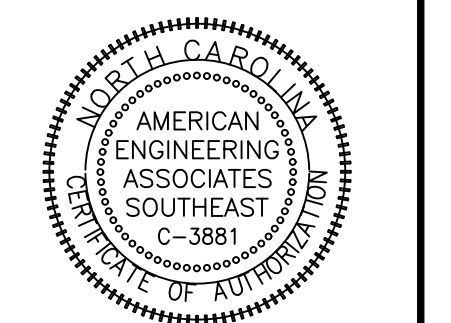
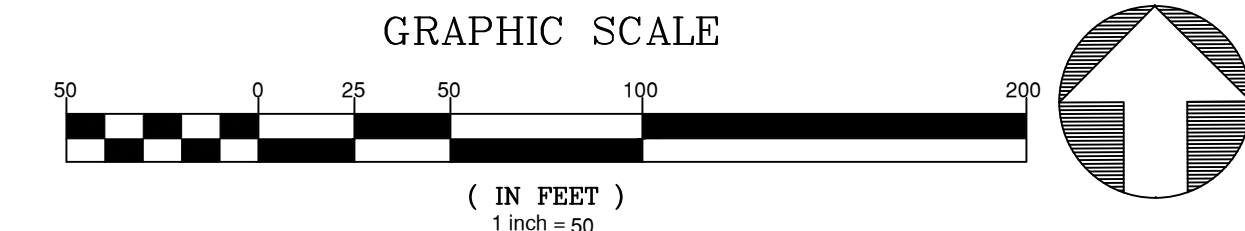


*WE'RE ANTICIPATING CONSTRUCTION OF FM TO BE DONE PRIOR TO CONSTRUCTION OF THIS PROJECT.

SFM TO BE BUILT BY OTHERS (ROLESVILLE PROJECT #CD 21-08)*

2:\proj\21-002\Moody Development\Task 01\210021002.dwg, Working Drawings\Construction\SP\01\Utilities\Plan.dwg, October 26, 2024

TOR # PR 22-01
North Carolina 811
 *** 3 Days Before Digging ***
 North Carolina 811
 811 or 1-800-652-8949
 Remote Ticket Entry
<http://nc811.org/remoteticketentry.htm>



PRELIMINARY

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NO.	DATE	REVISION
1	10-24-2023	TRC 3RD RESPONSES
2	10-30-2023	TRC 4RD RESPONSES
3	09-03-2024	TRC 4RD RESPONSES
4	11-07-2024	TRC 4RD RESPONSES
5	11-07-2024	TRC 5RD RESPONSES

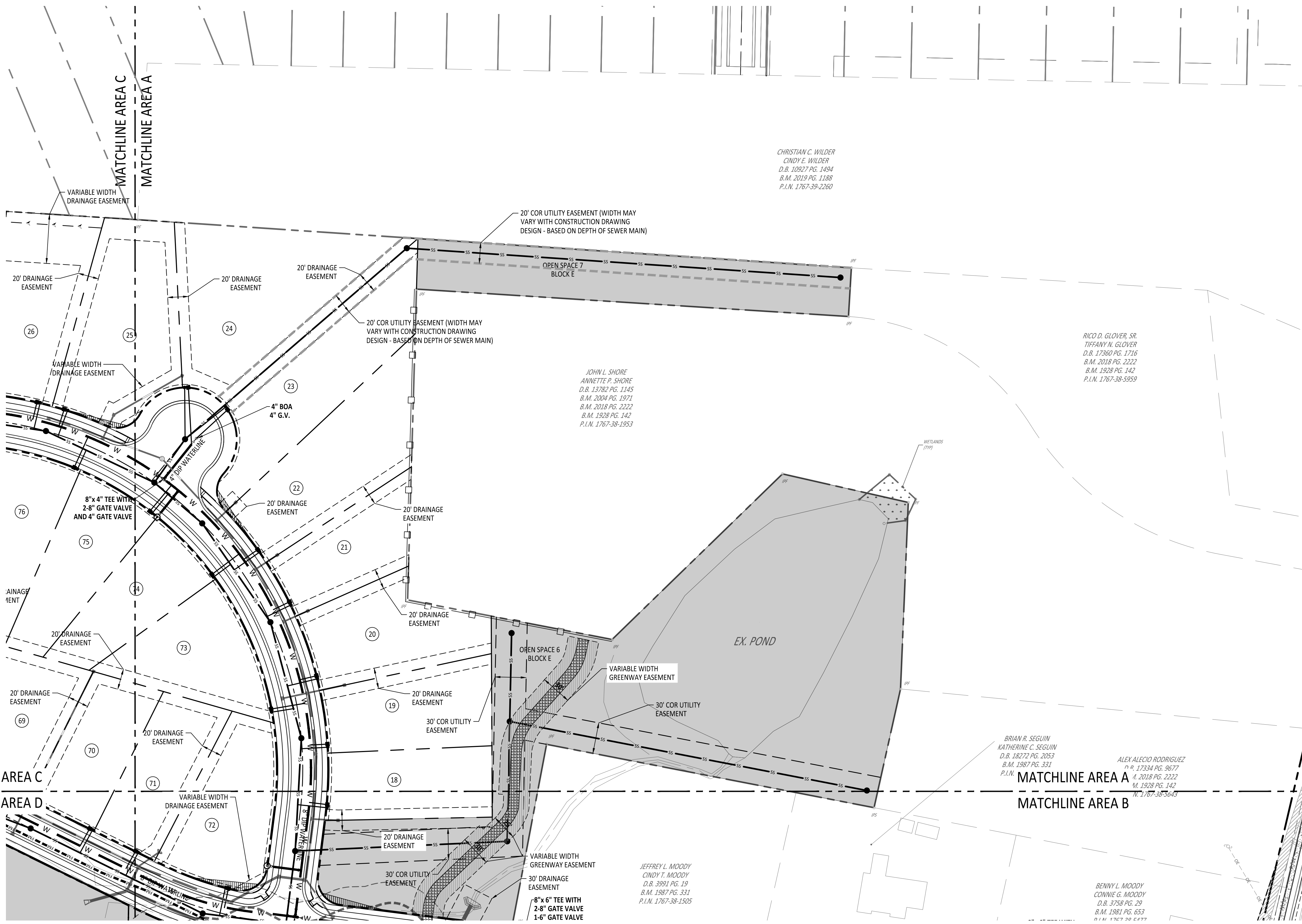
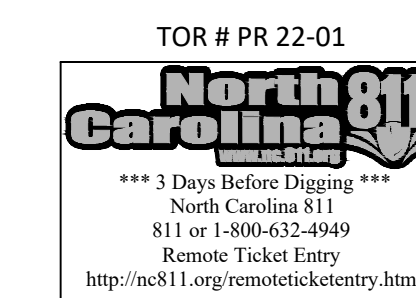
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THE PRESERVE AT MOODY FARM
 ROLESVILLE ROAD
 WAKE COUNTY, NC

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

SHEET TITLE:
UTILITY PLAN A

SHEET NO.:
3.1



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 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. 13782 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
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 B.M. 2018 PG. 2222
 B.M. 1928 PG. 142
 P.I.N. 1767-38-5959

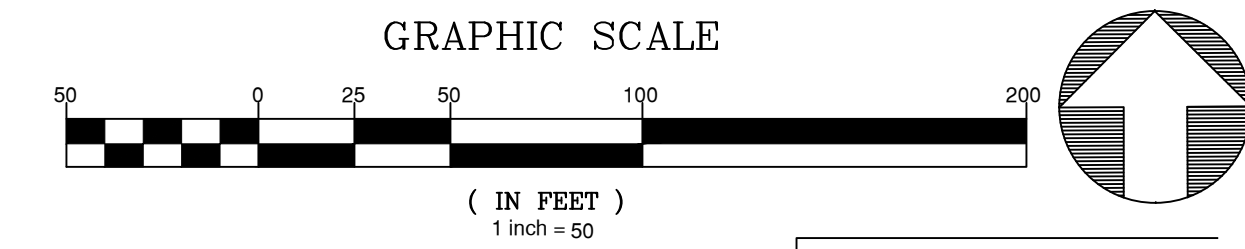
BRIAN B. SEGUIN
 KATHERINE C. SEGUIN
 D.B. 18272 PG. 2053
 B.M. 1987 PG. 331
 P.I.N. 17334 PG. 9677

ALEX ALEJO RODRIGUEZ
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 B.M. 1928 PG. 142
 P.I.N. 1767-38-5645

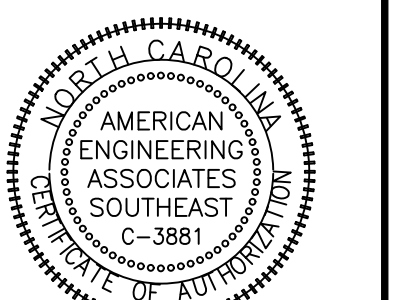
JEFFREY L. MOODY
 CINDY T. MOODY
 D.B. 3951 PG. 19
 B.M. 1987 PG. 331
 P.I.N. 1767-38-1505

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

October 29, 2024
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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
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[Symbol]	PROPOSED SCM
[Symbol]	PROPOSED WATERLINE
[Symbol]	PROPOSED SEWERLINE
[Symbol]	PROPOSED MANHOLE
[Symbol]	PROPOSED MANHOLE METER
[Symbol]	PROPOSED WATER METER
[Symbol]	PROPOSED SEWER SERVICE



PRELIMINARY

FOR INFORMATION, ONLY

NO.	DATE	REVISION
1	10-24-2023	TRC 3RD RESPONSES
2	06-30-2024	TRC 3RD RESPONSES
3	06-03-2024	TRC 4RD RESPONSES
4	11-01-2024	TRC 5RD RESPONSES
5	11-01-2024	TRC 5RD RESPONSES

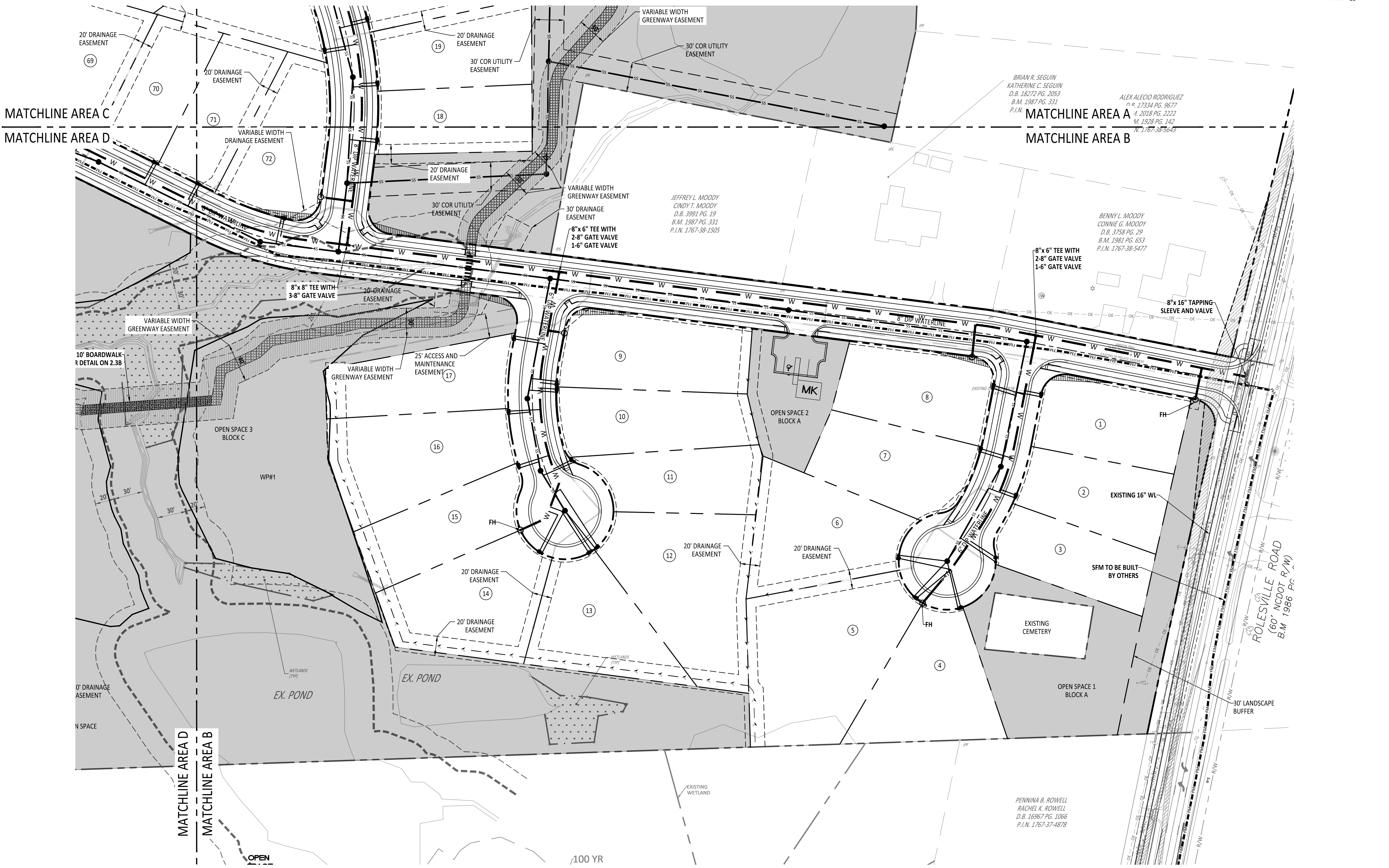
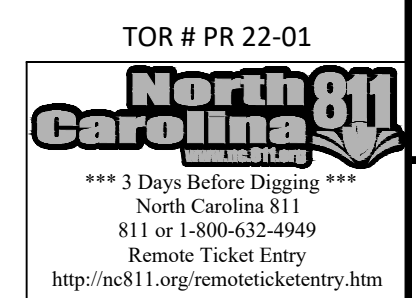
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THE PRESERVE AT MOODY FARM
 ROLESVILLE ROAD
 WAKE COUNTY, NC

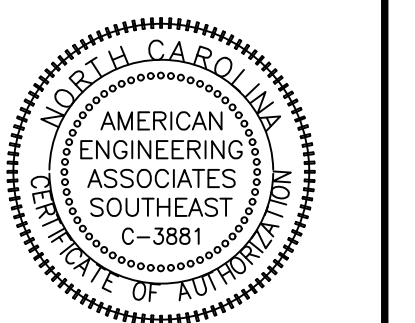
JOB NUMBER: 21-002
 CHECKED BY: JRH
 DRAWN BY: EDS
 DATE: 06-05-2022

SHEET TITLE:
UTILITY PLAN B

SHEET NO.:
3.2



Z:\06\21-002_Moody Development\Task (21-002)\DWG\Working\Drawings\Construction\Site\U&S\Utilities\Plan.dwg October 20, 2024



PRELIMINARY

FOR INFORMATION, ONLY

NO.	DATE	REVISION
1	10-24-2023	TRC 3RD RESPONSES
2	06-30-2024	TRC 3RD RESPONSES
3	06-03-2024	TRC 4RD RESPONSES
4	09-03-2024	TRC 4RD RESPONSES
5	11-07-2024	TRC 5RD 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.

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:

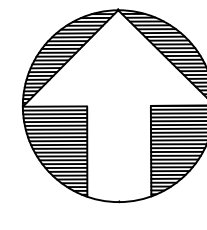
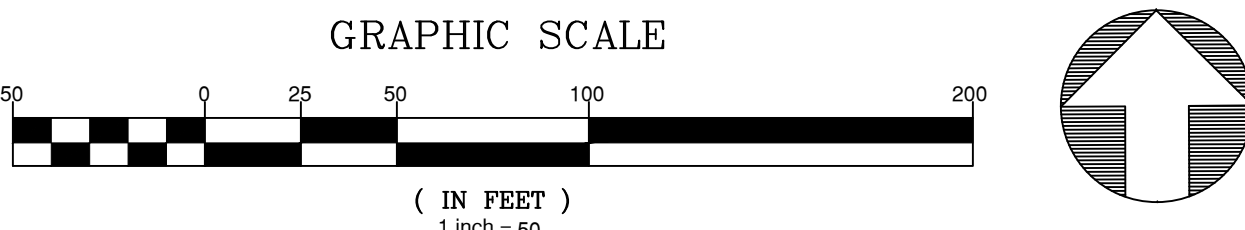
UTILITY PLAN C

SHEET NO.: **3.3**



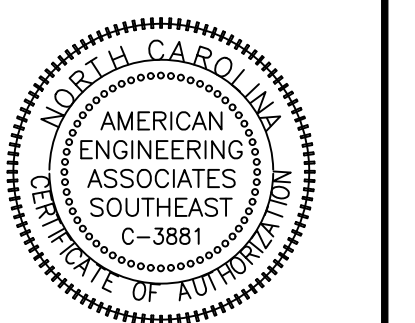
UTILITY LEGEND

[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



2:\plan\21-002_MoodyDevelopment\Task 021000701\DWG_Utilities\Drawings\Construction\Set\UG_SUtilities_Plan.dwg October 29, 2024

TOR # PR 22-01
North Carolina 811
*** 3 Days Before Digging ***
North Carolina 811
811 or 1-800-632-8940
Remote Ticket Entry
http://nc811.org/remoteticketentry.htm



PRELIMINARY

FOR INFORMATION, ONLY

NO.	DATE	REVISION
1	10-24-2023	TRC 3RD RESPONSES
2	06-30-2024	TRC 3RD RESPONSE
3	06-03-2024	TRC 4RD RESPONSES
4	11-07-2024	TRC 5RD RESPONSES

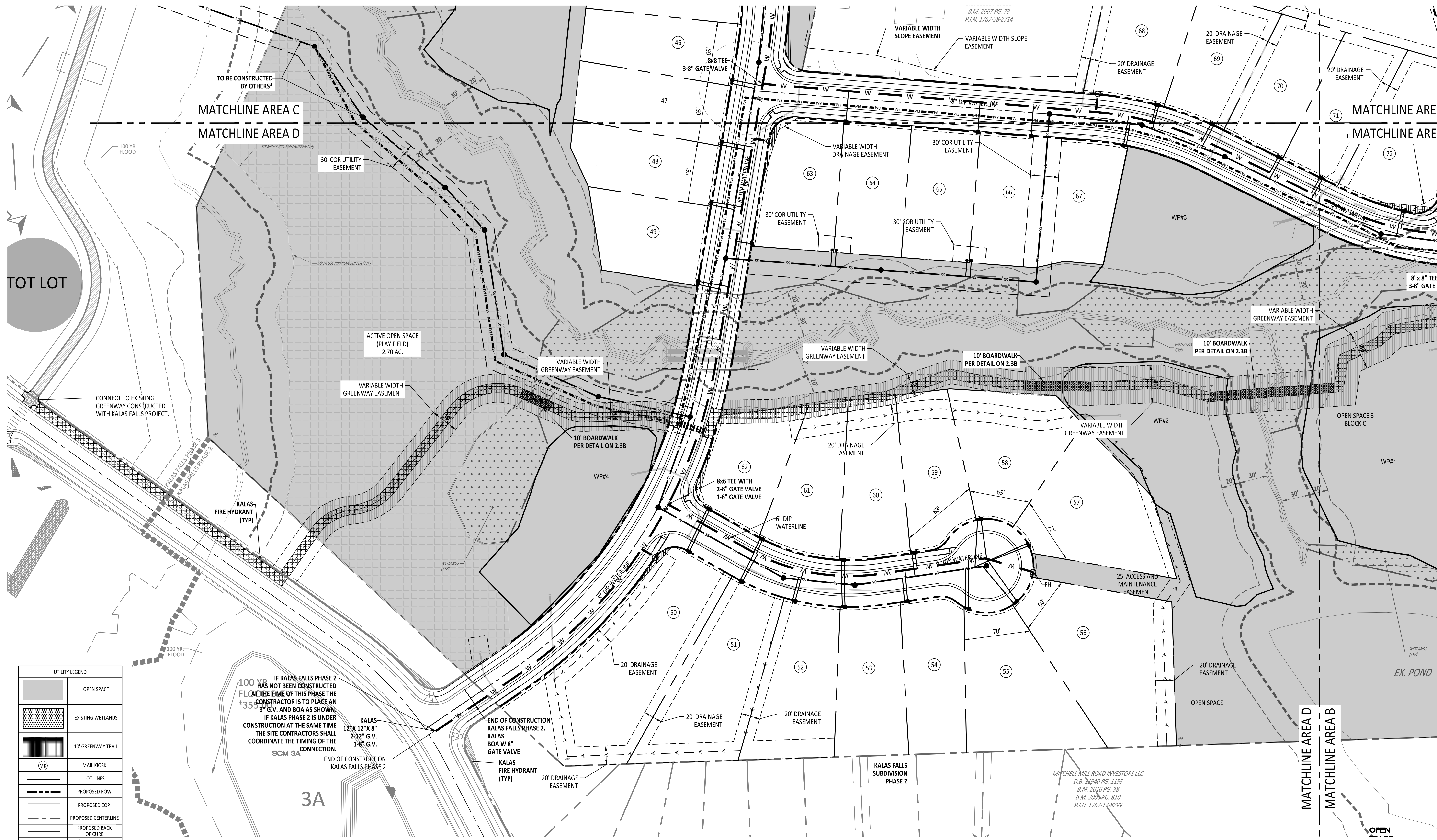
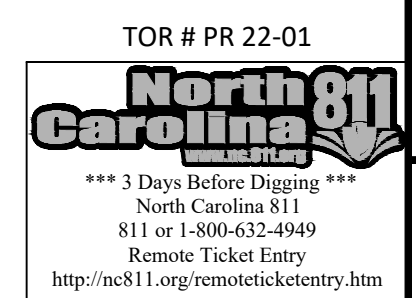
STIPULATION FOR REUSE
THIS DRAWING WAS PREPARED FOR USE ON THE SPECIFIC SITE, NAMED HEREON, CONTEMPORANEOUSLY WITH ITS ISSUE DATE AS LISTED, HEREON, AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT PROJECT SITE OR AT A LATER TIME. USE OF THIS DRAWING FOR REFERENCE OR EXAMPLE ON ANOTHER PROJECT REQUIRES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

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 D

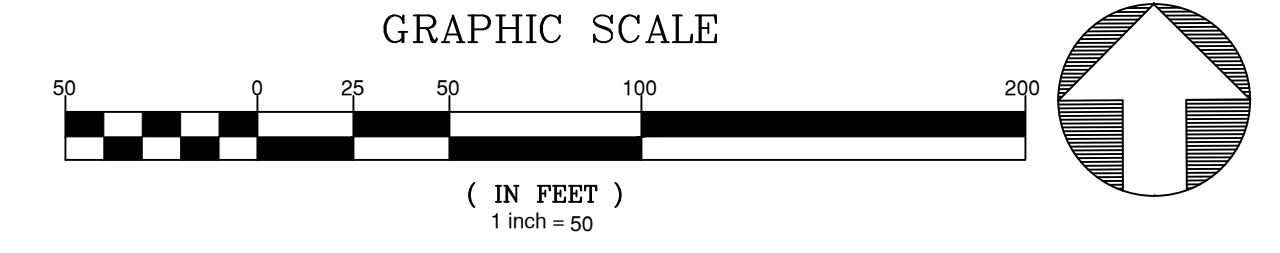
SHEET NO.:
3.4



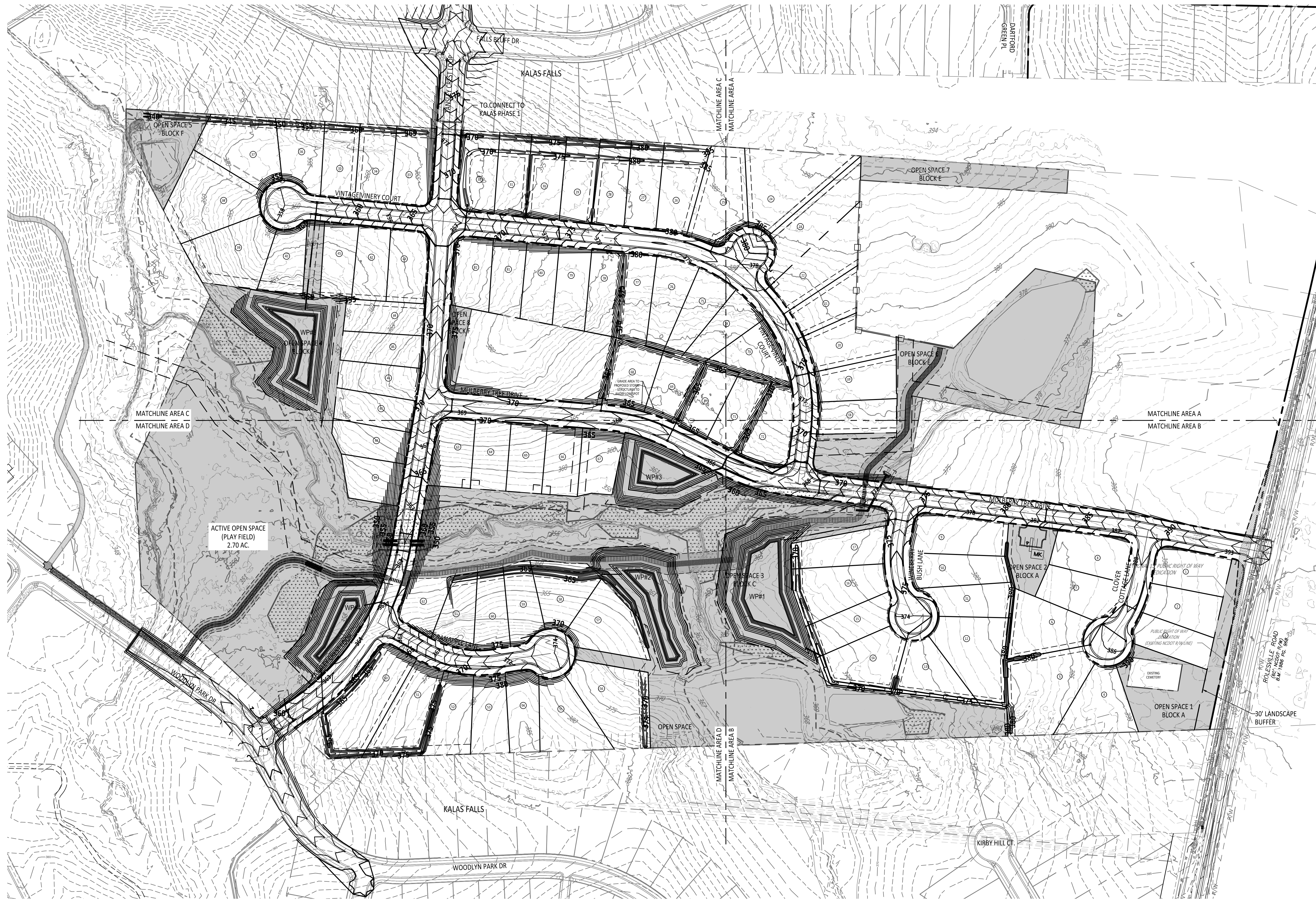
UTILITY LEGEND

[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

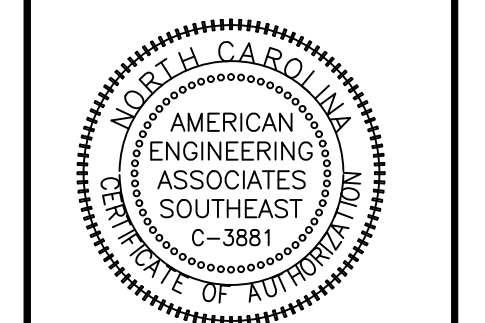
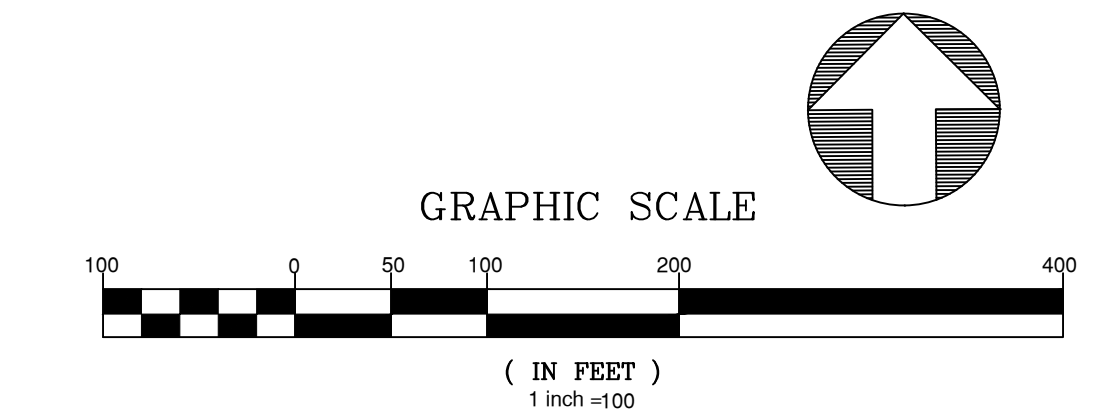
IF KALAS FALLS PHASE 2 HAS NOT BEEN CONSTRUCTED AT THE TIME OF THIS PHASE THE CONSTRUCTOR IS TO PLACE AN 8" G.V. AND BOA AS SHOWN.
IF KALAS PHASE 2 IS UNDER CONSTRUCTION AT THE SAME TIME THE SITE CONTRACTORS SHALL COORDINATE THE TIMING OF THE CONNECTION.
SCM 3A



2:\Users\j1002\MyDocs\Development\Tract 021000701\021000701\021000701\Working\Drawings\Construction\Set\UG\Utilities\Plan.dwg October 29, 2024



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



PRELIMINARY

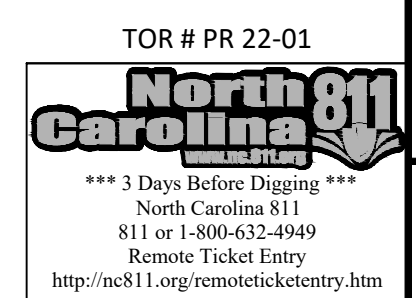
FOR INFORMATION, ONLY

NO.	DATE	REVISION
1	10-26-2024	TRC 3RD RESPONSES
2	11-06-2024	TRC 3RD RESPONSES
3	10-03-2024	TRC 4RD RESPONSES
4	11-01-2024	TRC 5RD RESPONSES
5	11-01-2024	TRC 5RD RESPONSES

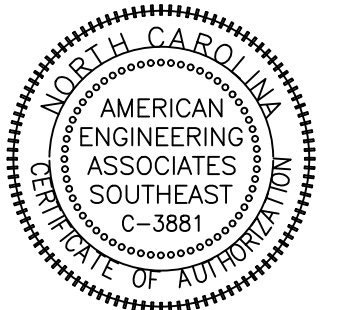
STIPULATION FOR REUSE
 THIS DRAWING WAS PREPARED FOR USE ON THE SPECIFIC SITE, NAMED HEREON, CONTEMPORANEOUSLY WITH ITS ISSUE DATE AS LISTED, HEREON, AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT PROJECT SITE OR AT A LATER TIME. USE OF THIS DRAWING FOR REFERENCE OR EXAMPLE ON ANOTHER PROJECT REQUIRES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

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:	OVERALL DRAINAGE PLAN
SHEET NO.:	4.0



2:\proj\21-002 Moody Development\Task\21-002\Drawings\Construction\50\50.1\50.1 Drainage and Grading Plan.dwg October 26, 2024



PRELIMINARY

FOR INFORMATION, ONLY

NO.	DATE	REVISION
1	10-24-2023	TRC 3RD RESPONSES
2	06-30-2024	TRC 3RD RESPONSES
3	06-03-2024	TRC 4RD RESPONSES
4	11-07-2024	TRC 4RD RESPONSES
5	11-07-2024	TRC 5RD RESPONSES

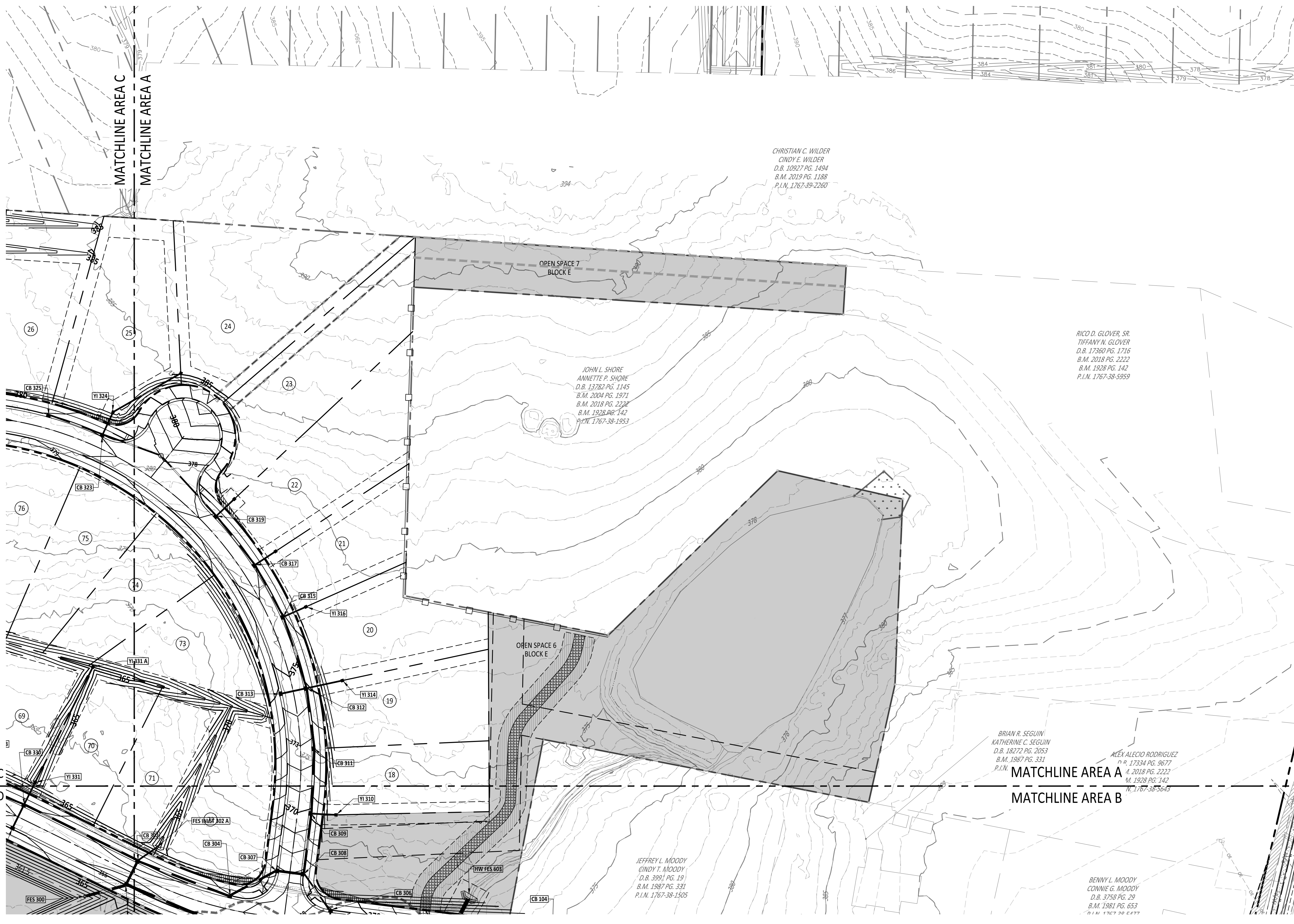
STIPULATION FOR REUSE
THIS DRAWING WAS PREPARED FOR USE ON THE SPECIFIC SITE, NAMED HEREON, CONTEMPORANEOUSLY WITH ITS ISSUE DATE AS LISTED, HEREON, AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT PROJECT SITE OR AT A LATER TIME. USE OF THIS DRAWING FOR REFERENCE OR EXAMPLE ON ANOTHER PROJECT REQUIRES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

THE PRESERVE
AT
MOODY FARM
ROLESVILLE ROAD
WAKE COUNTY, NC

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

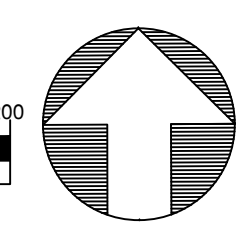
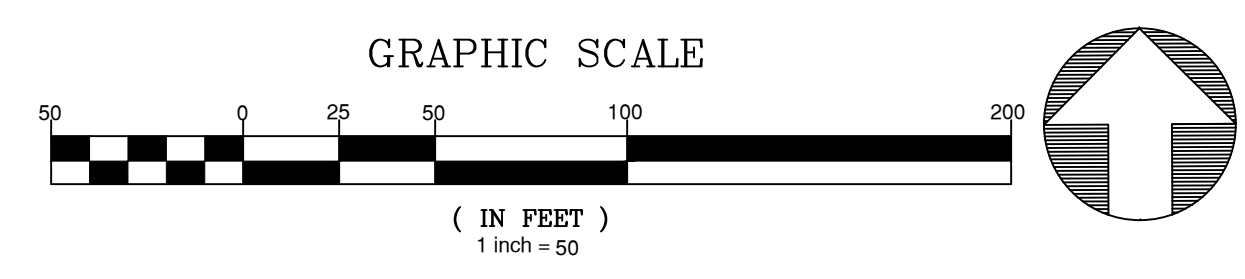
SHEET TITLE:
**DRAINAGE
PLAN A**

SHEET NO.:
4.1



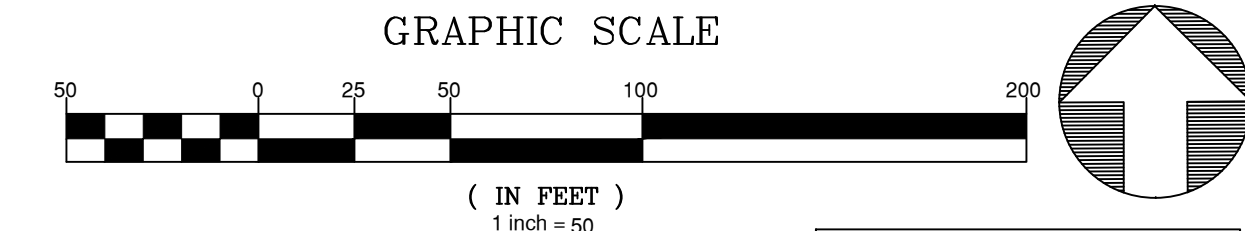
SITE LEGEND

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



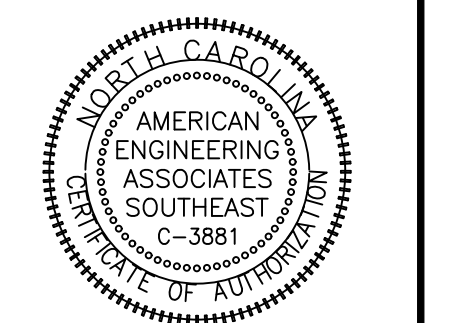
October 29, 2024
Z:\info\21-002 Moody Development\Task 0210007\Draw\Working\Drawings\Construction\Site\5.3 Drainage and Grading Plan.rvt

TOR # PR 22-01
North Carolina 811
*** 3 Days Before Digging ***
North Carolina 811
811 or 1-800-632-8140
Remote Ticket Entry
<http://nc811.org/remoteticketentry.htm>



SITE LEGEND	
[Blank Box]	OPEN SPACE
[Cross-hatched Box]	EXISTING WETLANDS
[Dotted Box]	10' GREENWAY TRAIL
[Circle with 'MK']	MAIL KIOSK
[Thin Solid Line]	LOT LINES
[Dashed Line]	PROPOSED ROW
[Dotted Line]	PROPOSED EOP
[Dash-dot Line]	PROPOSED CENTERLINE
[Dashed Line]	PROPOSED BACK OF CURB
[Dashed Line]	50' NEUSE RIPARIAN BUFFER
[Dashed Line]	BUFFER ZONE 1 AND 2
[Dashed Line]	TOP OF CREEK
[Dashed Line]	PROPOSED SCM
[Dashed Line]	PROPOSED FENCE
[Triangle]	SIGHT TRIANGLE

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



PRELIMINARY

FOR INFORMATION, ONLY

NO.	DATE	REVISION
1	10-24-2023	TRC 5RD RESPONSES
2	06-30-2024	TRC 3RD RESPONSES
3	06-03-2024	TRC 4RD RESPONSES
4	09-03-2024	TRC 4RD RESPONSES
5	11-07-2024	TRC 5RD RESPONSES

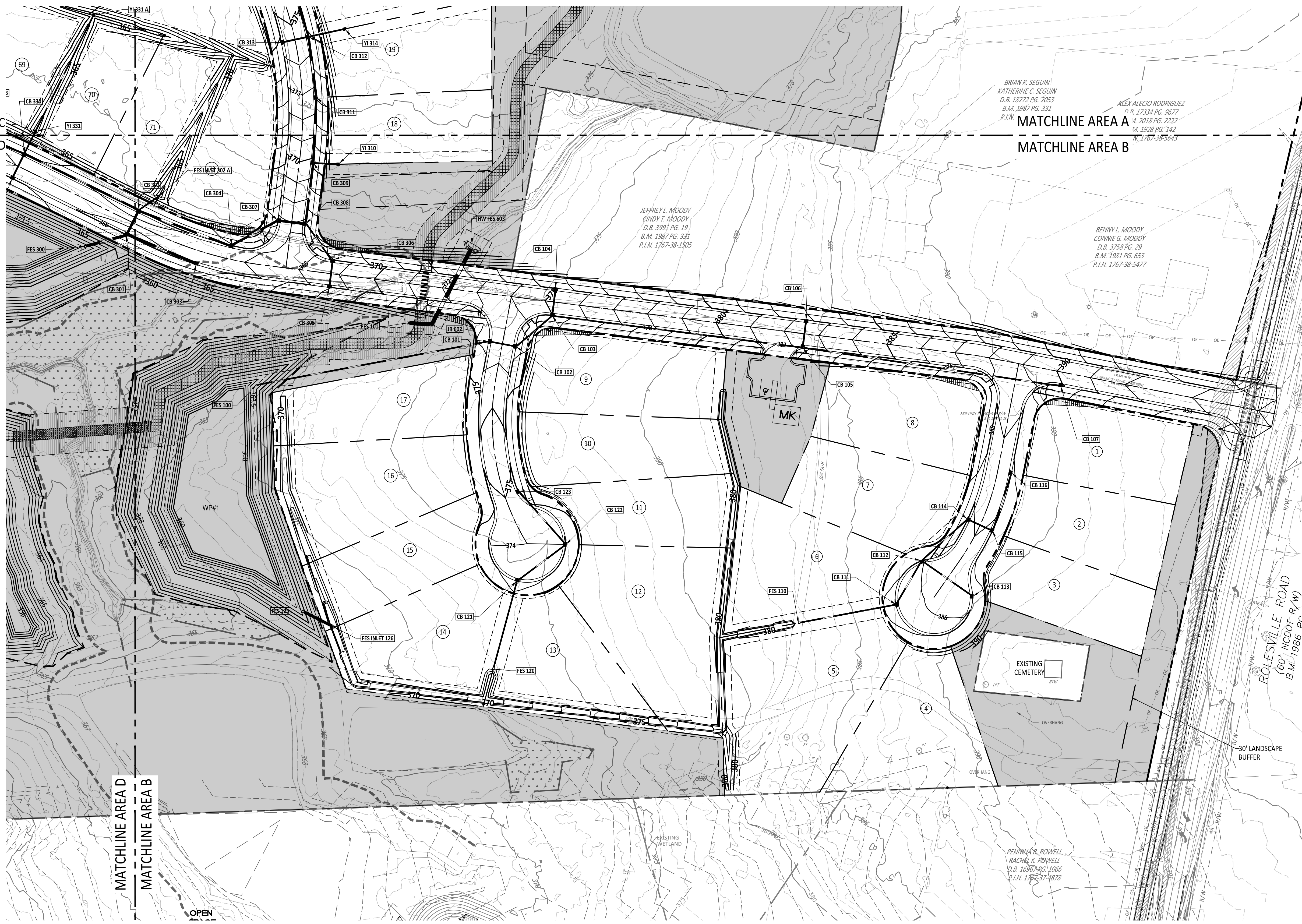
STIPULATION FOR REUSE
 THIS DRAWING WAS PREPARED FOR USE ON THE SPECIFIC SITE, NAMED HEREON, CONTEMPORANEOUSLY WITH ITS ISSUE DATE AS LISTED, HEREON, AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT PROJECT SITE OR AT A LATER TIME. USE OF THIS DRAWING FOR REFERENCE OR EXAMPLE ON ANOTHER PROJECT REQUIRES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

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:
DRAINAGE PLAN B

SHEET NO.:
4.2



MATCHLINE AREA D
 MATCHLINE AREA B

OPEN

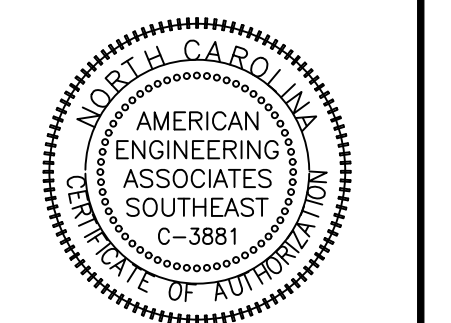
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TOR # PR 22-01

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



SITE LEGEND	
[Blank Box]	OPEN SPACE
[Hatched Box]	EXISTING WETLANDS
[Dotted Box]	10' GREENWAY TRAIL
[Circle with 'M']	MAIL KIOSK
[Dashed Line]	LOT LINES
[Dashed Line]	PROPOSED ROW
[Dashed Line]	PROPOSED EOP
[Dashed Line]	PROPOSED CENTERLINE
[Dashed Line]	PROPOSED BACK OF CURB
[Dashed Line]	50' NEUSE RIPARIAN BUFFER
[Dashed Line]	BUFFER ZONE 1 AND 2
[Dashed Line]	TOP OF CREEK
[Dashed Line]	PROPOSED SCM
[Dashed Line]	PROPOSED FENCE
[Triangle]	SIGHT TRIANGLE



PRELIMINARY

FOR INFORMATION, ONLY

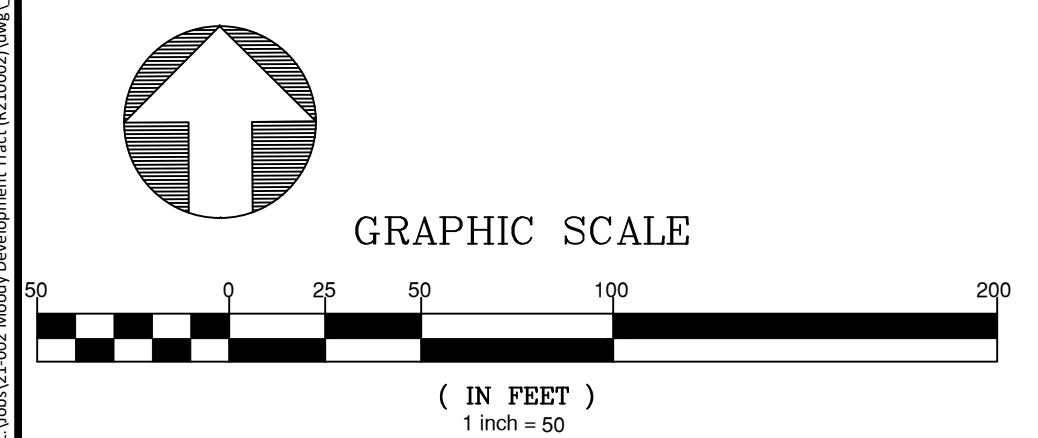
NO.	DATE	REVISION
1	10-24-2023	TRC 5RD RESPONSES
2	06-30-2024	TRC 3RD RESPONSES
3	09-03-2024	TRC 4RD RESPONSES
4	11-07-2024	TRC 5RD RESPONSES

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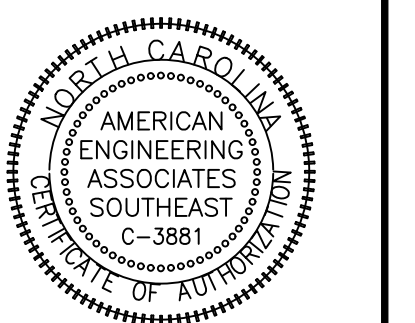
THE PRESERVE AT MOODY FARM
 ROLESVILLE ROAD
 WAKE COUNTY, NC

JOB NUMBER:	21-002
CHECKED BY:	JRH
DRAWN BY:	EDS
DATE:	06-05-2022
SHEET TITLE:	DRAINAGE PLAN C
SHEET NO.:	4.3

TOR # PR 22-01
North Carolina 811
 *** 3 Days Before Digging ***
 North Carolina 811
 811 or 1-800-632-4940
 Remote Ticket Entry
<http://nc811.org/remoteticketentry.htm>



October 29, 2024
 Z:\00\31-002 Moody Development\Task 0210007\Draw\Working\Drawings\Construction\SP15.0.3.Drainage and Grading_Plan.dwg



PRELIMINARY

FOR INFORMATION, ONLY

NO.	DATE	REVISION
1	10-24-2023	TRC 3RD RESPONSES
2	06-30-2024	TRC 3RD RESPONSES
3	06-03-2024	TRC 4RD RESPONSES
4	09-03-2024	TRC 4RD RESPONSES
5	11-07-2024	TRC 5RD RESPONSES

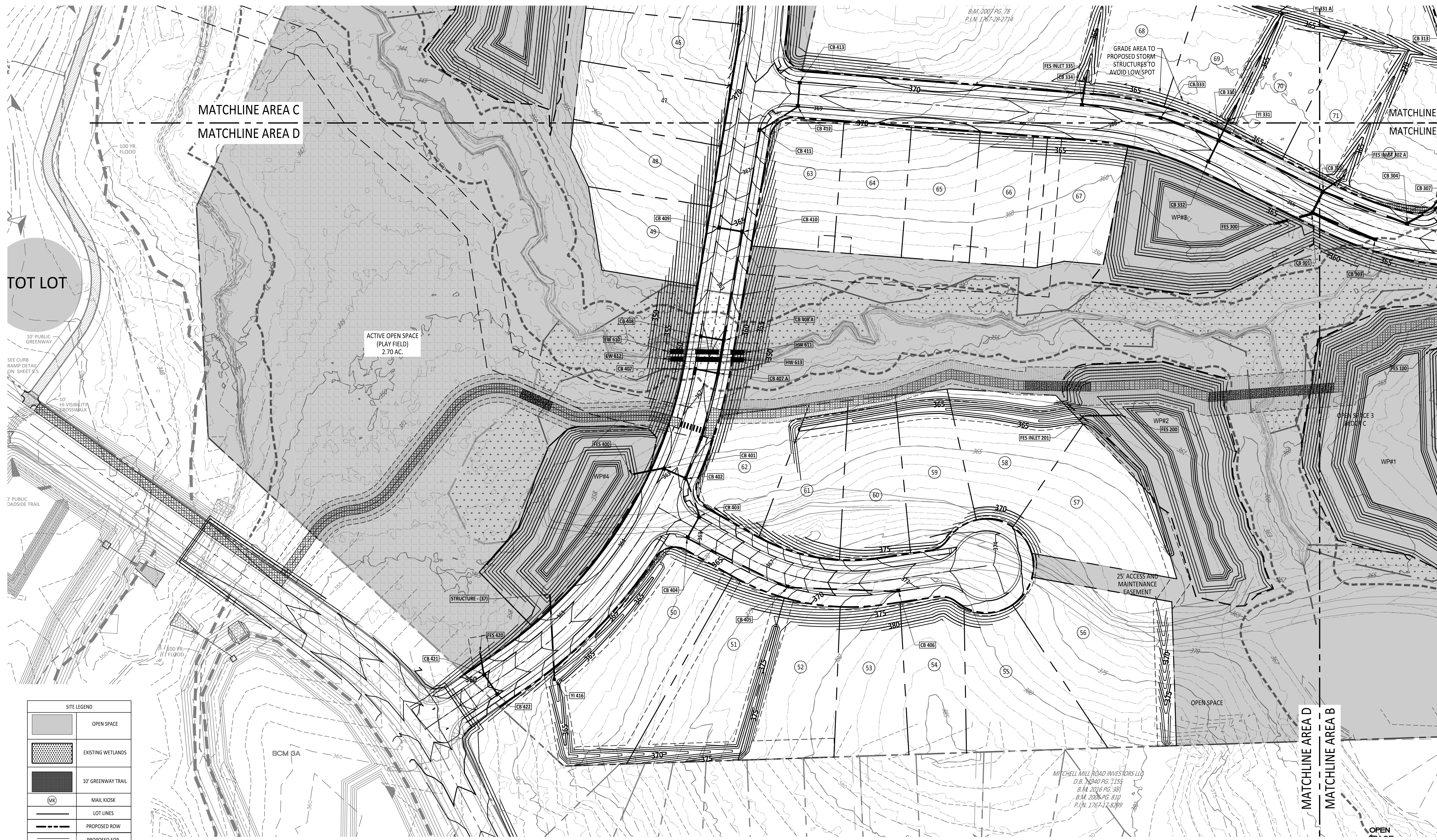
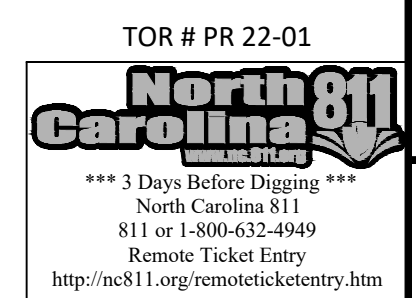
STIPULATION FOR REUSE
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THE PRESERVE
AT
MOODY FARM
ROLESVILLE ROAD
WAKE COUNTY, NC

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

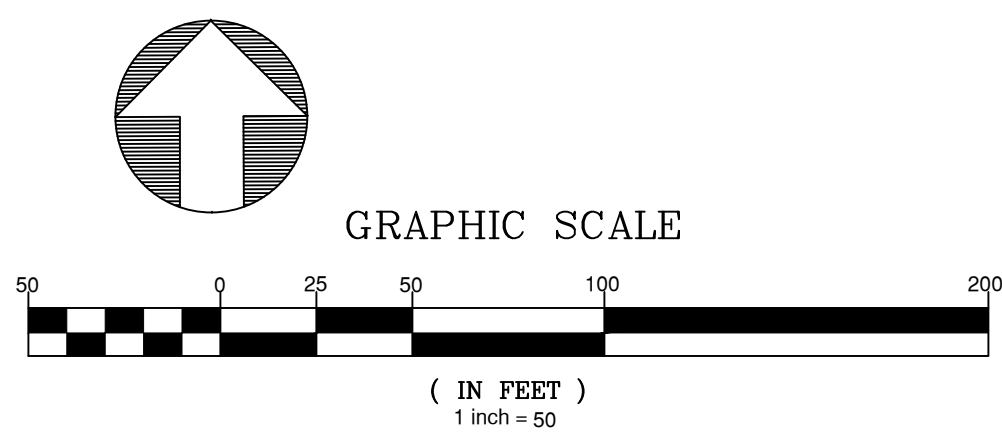
**DRAINAGE
PLAN D**

SHEET NO.:
4.4



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



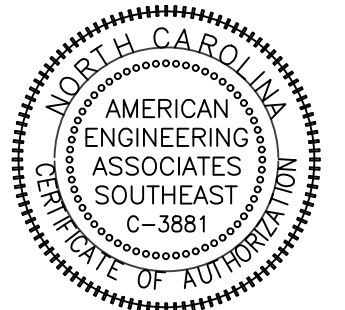
TOT LOT

MATCHLINE AREA C
MATCHLINE AREA D

MATCHLINE AREA A
MATCHLINE AREA B

MATCHLINE AREA D
MATCHLINE AREA B

Z:\Info\21-002 Moody Development\Task 02102007\Draw\Working Draw\Construction\SE\US\3 Drainage and Grading Plan.rvt October 29, 2024



PRELIMINARY

FOR INFORMATION, ONLY

NO.	DATE	REVISION:
1	10-24-2023	TRC 1ST RESPONSES
2	11-30-2023	TRC 2ND RESPONSES
3	05-05-2024	TRC 3RD RESPONSES
4	05-03-2024	TRC 4RD RESPONSES
5	11-01-2024	TRC 5RD RESPONSES

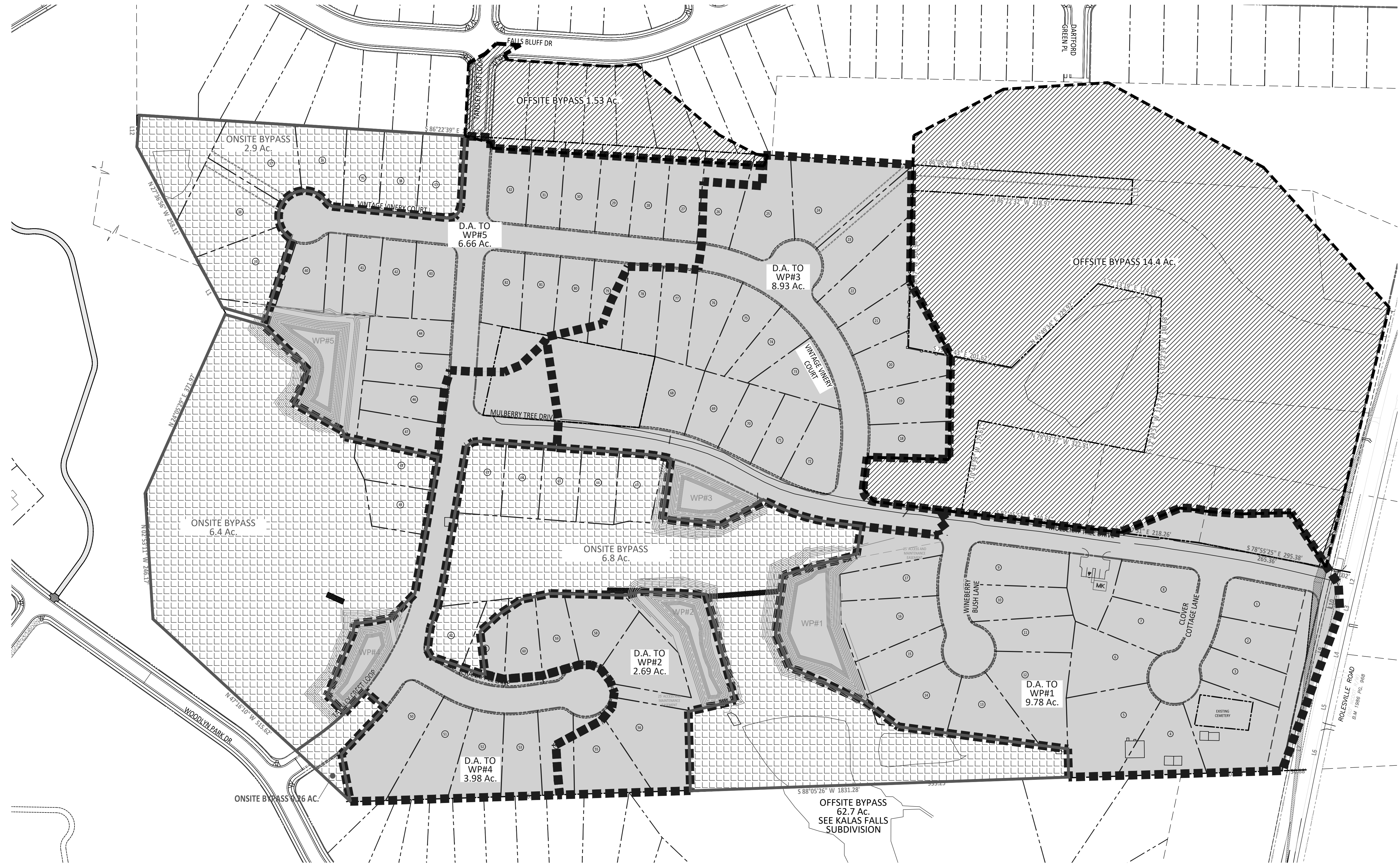
STIPULATION FOR REUSE
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**THE PRESERVE
AT
MOODY FARM**
ROLESVILLE ROAD
WAKE COUNTY, NC

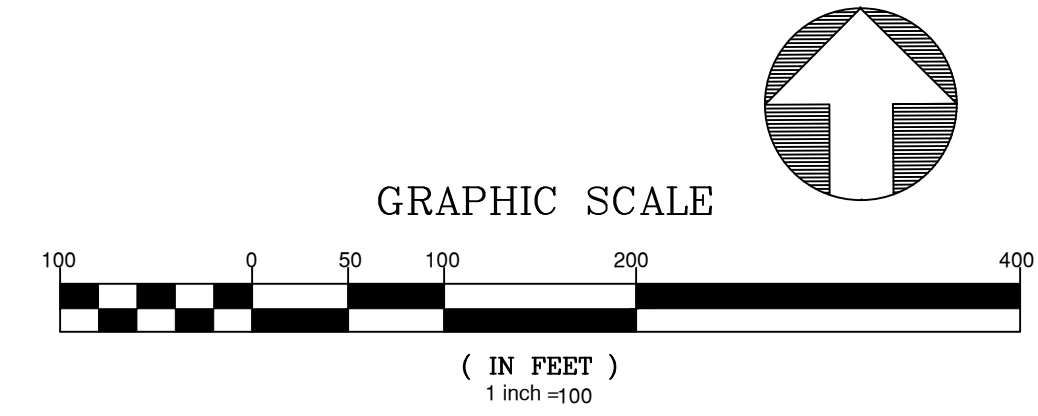
JOB NUMBER: 21-002
CHECKED BY: JRH
DRAWN BY: EDS
DATE: 06-05-2022

SHEET TITLE:
**POST DRAINAGE
AREA SCM MAP**

SHEET NO.:
5.0

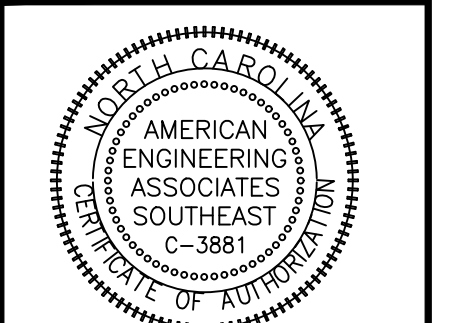
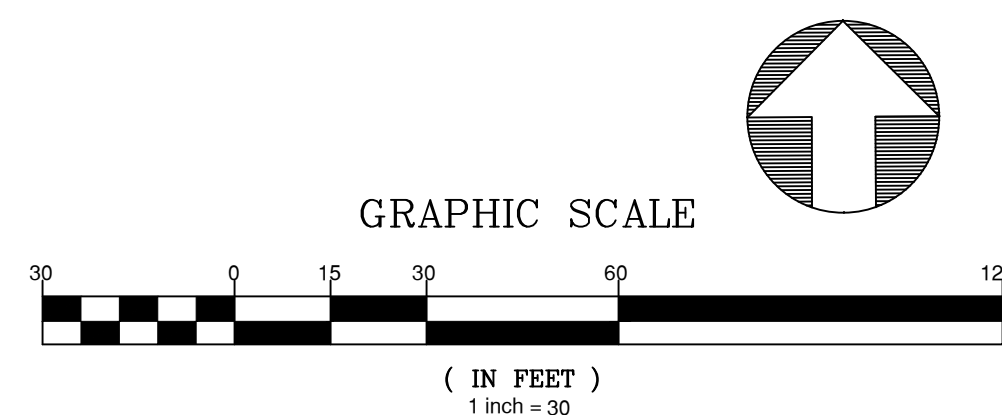
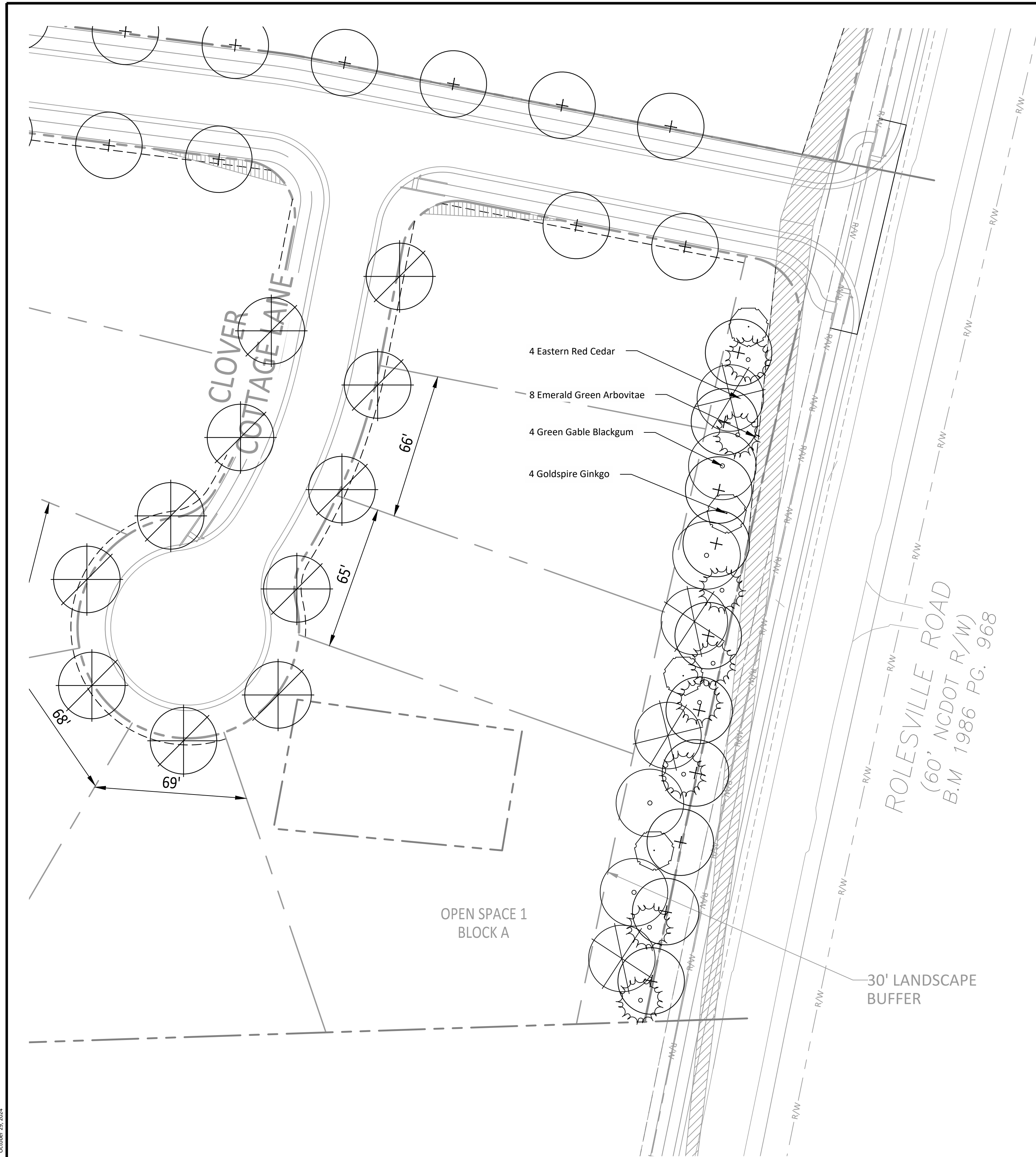


LEGEND	
	SCM DRAINAGE AREA
	OFFSITE BYPASS
	ONSITE BYPASS



TOR # PR 22-01
North Carolina 811
*** 3 Days Before Digging ***
North Carolina 811
811 or 1-800-632-4848
Remote Ticket Entry
<http://nc811.org/remoteticketentry.htm>

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PRELIMINARY

FOR INFORMATION, ONLY

NO.	DATE	REVISION:
1	10-24-2022	TRC 1ST RESPONSES
2	11-30-2022	TRC 2ND RESPONSES
3	06-05-2024	TRC 3RD RESPONSES
4	09-03-2024	TRC 4RD RESPONSES
5	11-01-2024	TRC 5RD RESPONSES

STIPULATION FOR REUSE

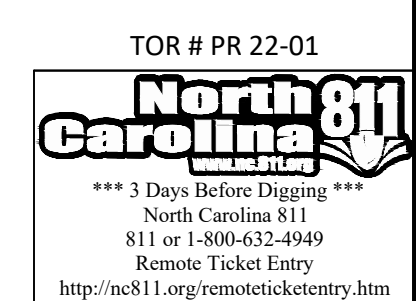
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**THE PRESERVE
AT
MOODY FARM
ROLESVILLE ROAD
WAKE COUNTY, NC**

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

SHEET TITLE:
**BUFFER
PLAN**

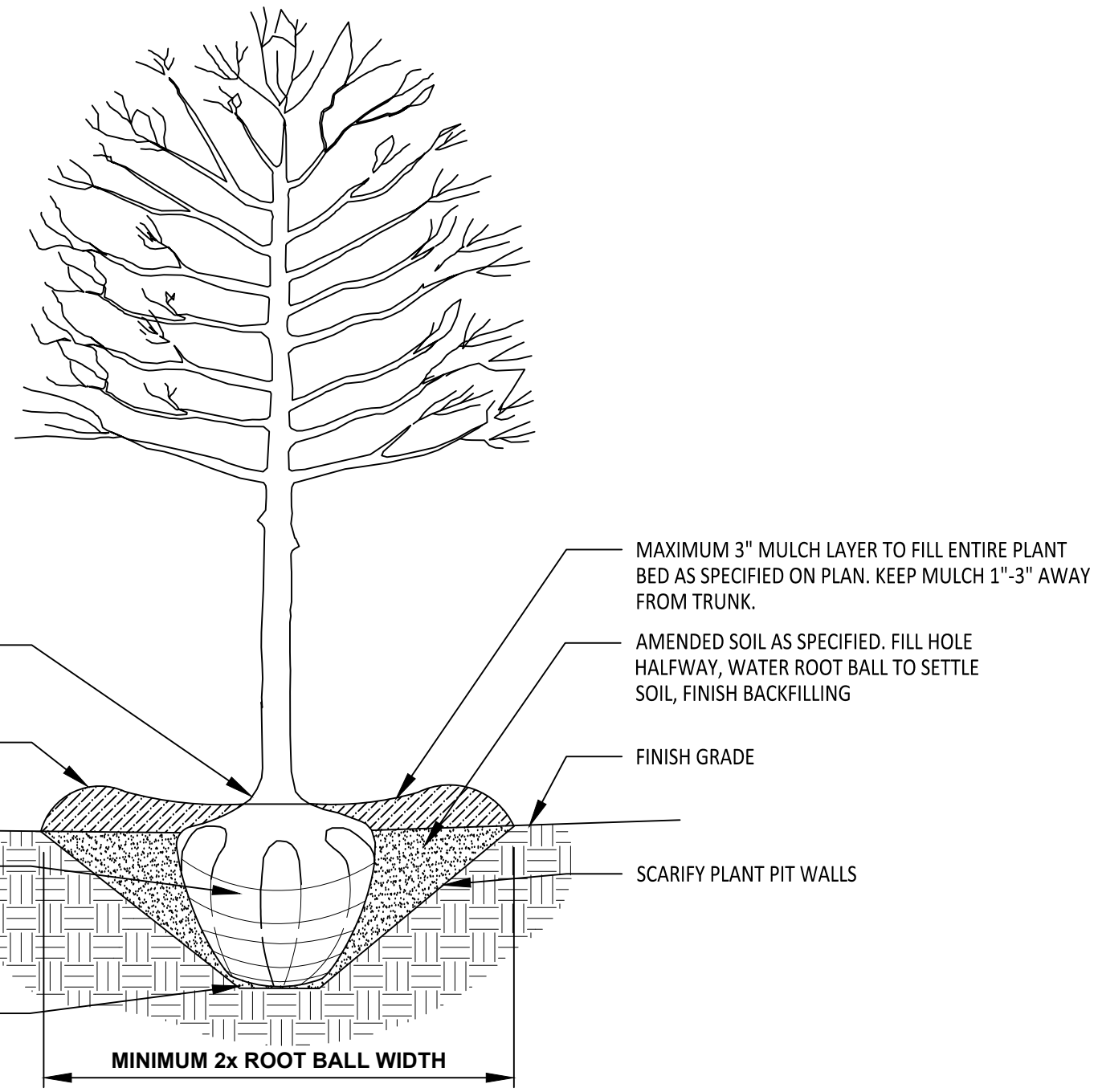
SHEET NO.:
L2



PLANT DETAILS

NOTES

- REMOVE WIRE AND NYLON TWINE FROM BALL AND CANOPY.
- SOAK ROOT BALL AND PLANT PIT IMMEDIATELY AFTER INSTALLATION.
- DO NOT STAKE OR WRAP TRUNK UNLESS:
 - TREE HAS A LARGE CROWN
 - PLANTING SITE IS CONSISTENTLY WINDY OR IS A STEEP SLOPE
 - PLANTING SITE IS SUSCEPTIBLE TO VANDALISM.
- REMOVE ALL TAGS AND LABELS FROM PLANT MATERIAL.
- PRUNE DEAD, BROKEN, RUBBING OR CROSSING BRANCHES, AND ANY SUCKERS AFTER PLANTING. DO NOT TOP TREES.



ALL TREES SHALL MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004)

FOR EXAMPLE:	CALIPER	HEIGHT (RANGE)	MAX. HEIGHT	MIN. ROOT BALL DIA.	MIN. ROOT BALL DEPTH
	2"	12'-14'	16'	24"	16"
	3"	14'-16'	18'	32"	21"

TYPICAL TREE PLANTING

(FOR SINGLE AND MULTI-STEM TREES)

NOT TO SCALE

PLANT SCHEDULE

KEY	QUAN.	BOTANICAL NAME	COMMON NAME	SIZE	CONT.	
TREES						
	4	Ginkgo biloba 'Goldspire'	Goldspire Ginkgo	2.5" Cal., 8' Ht.	B & B	Large mature tree
	4	Juniperus virginiana	Eastern Red Cedar	1.5" Cal., 6' Ht.	B & B	Evergreen tree
	4	Nyssa sylvatica 'Green Gable'	Green Gable Blackgum	1.5" Cal., 6' Ht.	B & B	Small mature tree
	22	Quercus shumardii	Shumard Oak	2.5" Cal., 8' Ht.	B & B	Large mature tree
	55	Taxodium distichum	Bald Cypress	2.5" Cal., 8' Ht.	B & B	Large mature tree
	8	Thuja occidentalis 'Emerald Green'	Emerald Green Arborvitae	1.5" Cal., 6' Ht.	B & B	Evergreen tree
	67	Ulmus parviflora 'Drake'	Drake Chinese Elm	2.5" Cal., 8' Ht.	B & B	Large mature tree
	53	Zelkova serrata	Zelkova	2.5" Cal., 8' Ht.	B & B	Large mature tree

REQUIRED CALCULATIONS

STREET BUFFER ALONG ROLESVILLE ROAD: (387.504 LF)
 PER UDO SECTION 14.4
 REQUIRED: 30' WIDTH FROM ROW LINE
 PER 40 LF: 1 STREET TREE AND 2 UNDERSTORY ORNAMENTAL TREES
 REQUIRED PLANTINGS: 10 STREET TREES, 20 UNDERSTORY ORNAMENTAL TREES
 PROVIDED: 10 STREET TREES, 20 UNDERSTORY ORNAMENTAL TREES

STREET TREES PROVIDED ALONG INTERNAL ROADS AT 50' O.C.

PLANT NOTES

PLANT INSTALLATION & MAINTENANCE NOTES:

- ALL LANDSCAPING SHALL BE OF NURSERY STOCK QUALITY AND SHALL BE INSTALLED IN A SOUND, WORKMANLIKE MANNER AND ACCORDING TO ACCEPTED GOOD PLANTING PROCEDURES.
- ALL LANDSCAPING SHALL BE ADAPTABLE TO CLIMATIC CONDITIONS OF THE AREA.
- LARGE TREES SHOULD NOT BE PLANTED WITHIN EASEMENTS AND A MINIMUM OF 6' FROM UTILITY LINES, UNLESS OTHERWISE SPECIFIED BY REVIEWING AGENCY. SHRUBS MAY BE PLANTED IN EASEMENTS, BUT A MINIMUM OF 3' FROM UTILITY LINES, UNLESS OTHERWISE SPECIFIED BY REVIEWING AGENCY.
- ALL LANDSCAPING SHALL BE MAINTAINED IN GOOD CONDITION.
- ALL LANDSCAPING SHALL AT ALL TIMES PRESENT A HEALTHY, NEAT, CLEAN, ORDERLY, DISEASE-FREE AND PEST-FREE APPEARANCE.
- ALL LANDSCAPING SOIL AND FILL SHALL BE FREE FROM WEEDS, REFUSE, AND DEBRIS AT ALL TIMES.
- EXCESS SOIL SHALL BE DISPOSED OF IN A LEGAL MANNER.
- ANY DEAD PLANT MATERIAL OR MATERIAL THAT FAILS TO SHOW HEALTHY GROWTH MUST BE REMOVED WITHIN 30 DAYS.
- REPLACEMENT OF REMOVED PLANT MATERIAL MUST TAKE PLACE WITHIN 90 DAYS OF REMOVAL OR NOTIFICATION BY THE CITY, WHICHEVER OCCURS FIRST.
- ANY REPLACEMENT PLANT MATERIAL MUST MEET THE SIZE AND OTHER CHARACTERISTICS OF NEWLY PLANTED MATERIAL.
- IF USING STAKES AND GUYS SUCH SUPPORTS SHALL BE DESIGNED SO AS TO PROTECT TREES AND SHRUBS FROM INJURY. TREES AND SHRUBS SHALL BE FASTENED TO THE SUPPORT WITH AN ACCEPTABLE COMMERCIAL TREE TIE OF PLASTIC OR HOSE-COVERED WIRE. AFTER THE WARRANTY PERIOD HAS ENDED, STAKES AND GUYS SHALL BE REMOVED.
- CONTRACTOR IS RESPONSIBLE TO CONTACT MISS UTILITIES (811) 48 HOURS PRIOR TO COMMENCEMENT OF WORK. CONTACT LANDSCAPE ARCHITECT IF FIELD CONFLICTS/DISCREPANCIES ARISE.
- CONTRACTOR RESPONSIBLE TO VERIFY PLANT COUNTS. PLANTING PLAN SHALL GOVERN IN THE CASE OF A CONFLICT.
- ALL PLANTS SHALL MEET OR EXCEED STANDARDS AS DETERMINED BY THE AMERICAN STANDARD OF NURSERY STOCK.
- CONTRACTOR SHALL WARRANT ALL PLANTS FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE.
- WHEN POSSIBLE, PLANTING SHALL BE INSTALLED BETWEEN SEPTEMBER 1 - JUNE 30TH AND IN FAVORABLE WEATHER CONDITIONS. WHEN PLANTING MUST BE PERFORMED OUTSIDE OF SPECIFIED DATES, PLANTS MUST BE WATERED ON A REGULAR BASIS TO ENSURE VIABILITY.
- PLANT VARIETIES, SIZES AND LAYOUT SHALL CONFORM ACCURATELY TO THE LANDSCAPE PLAN. CONTACT LANDSCAPE ARCHITECT FOR FIELD CONFLICTS.
- DISTURBED AREAS SHALL BE SEEDED ACCORDING TO THE NOTES FOUND ON THIS PAGE.
- PLANT SUBSTITUTIONS SHALL BE BROUGHT TO THE ATTENTION OF AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- MULCH USED ON-SITE SHALL BE OF A NON-DYED, NATURAL HARDWOOD VARIETY TO BE INSTALLED AT A MAXIMUM DEPTH OF 3", MINIMUM DEPTH OF 2".

TOPSOIL / PLANTING MIX MINIMUM REQUIREMENTS:

- TOPSOIL/PLANTING MIX SHOULD BE NATURAL, FERTILE, AGRICULTURAL SOIL CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH. IT SHOULD BE UNIFORM COMPOSITION THROUGHOUT, WITH ADMIXTURE OF SUBSOIL. IT SHOULD BE FREE OF STONES, LUMPS, LIVE PLANTS AND THEIR ROOTS, STICKS AND OTHER EXTRANEOUS MATTER. TOPSOIL SHOULD NOT BE USED WHILE IN A FROZEN OR MUDDY CONDITION.
- TOPSOIL/PLANTING MIX SHALL HAVE AN ACIDITY RANGE OF PH 5.5-7.0 AND THE FOLLOWING COMPOSITION:

CLAY (RED CLAY, WELL PULVERIZED)	MINIMUM 10%; MAXIMUM 35%
COMPOST*/ORGANIC	MINIMUM 5%; MAXIMUM 10%
SILT	MINIMUM 30%; MAXIMUM 50%
COARSE SAND (FREE OF ROCKS, 0.5 TO 1.0 MM F)	MINIMUM 30%; MAXIMUM 45%
- ORGANIC MATERIAL SUCH AS SAWDUST OR LEAF MOLD THAT HAS COMPLETED THE DECOMPOSITION PROCESS
- RECOMMENDATIONS:

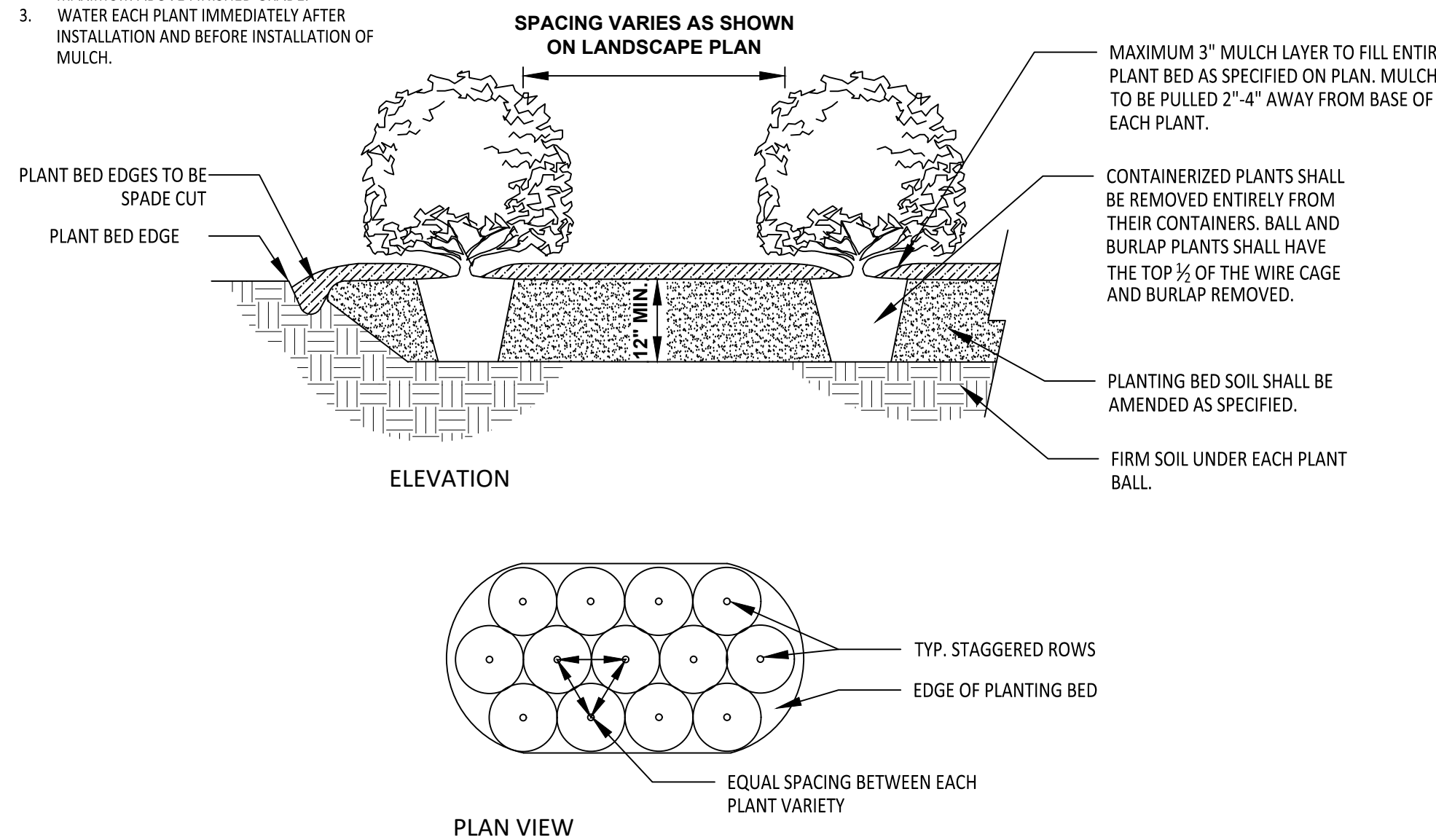
CALCIUM	55 - 80%
MAGNESIUM	10 - 30%
POTASSIUM	5 - 8%

SEEDING SCHEDULE FOR LAWNS & SLOPES (MAXIMUM 3:1):

DATE	TYPE	PLANTING RATE
AUG 15 - NOV 1	TALL FESCUE	300 LBS/ACRE
NOV 1 - MAR 1	TALL FESCUE AND ABRUZZI RYE	300 LBS/ACRE OR ANNUAL RYE
MAR 1 - APR 15	TALL FESCUE OR HARD FESCUE	300 LBS/ACRE
MAR 1 - JUL 15	HULLED COMMON BERMUDA GRASS OR HYBRID BERMUDA GRASS OR CENTIPEDE GRASS OR ZOYSIA GRASS OR ST. AUGUSTINE GRASS	200 LBS/ACRE
APR 15 - JUN 30	WEeping LOVE GRASS OR BAHIA GRASS	25 LBS/ACRE
JUL 1 - AUG 15	TALL FESCUE AND *** BROWNTOP MILLET *** OR SORGHUM-SUDAN HYBRIDS	120 LBS/ACRE 35 LBS/ACRE 30 LBS/ACRE

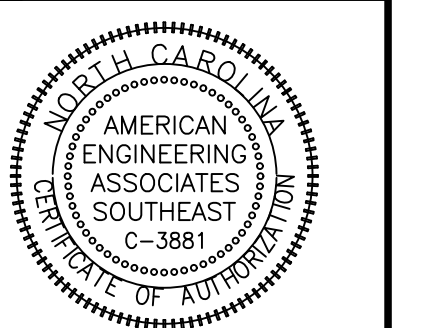
NOTES:

- SCARIFY ROOT MASS OF CONTAINERIZED PLANTS.
- PLANT ROOT BALL SHOULD BE INSTALLED 1"-3" MAXIMUM ABOVE FINISHED GRADE.
- WATER EACH PLANT IMMEDIATELY AFTER INSTALLATION AND BEFORE INSTALLATION OF MULCH.



TYPICAL SHRUB PLANTING

NOT TO SCALE



PRELIMINARY

FOR INFORMATION, ONLY

NO.	DATE	REVISION:
1	10-24-2022	TIC 1ST RESPONSES
2	11-30-2022	TIC 2ND RESPONSES
3	06-05-2024	TIC 3RD RESPONSES
4	09-03-2024	TIC 4RD RESPONSES
5	11-01-2024	TIC 5RD RESPONSES

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THE PRESERVE
 AT
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 WAKE COUNTY, NC

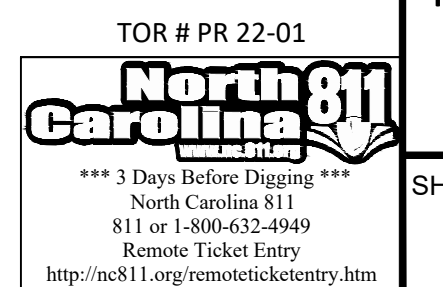
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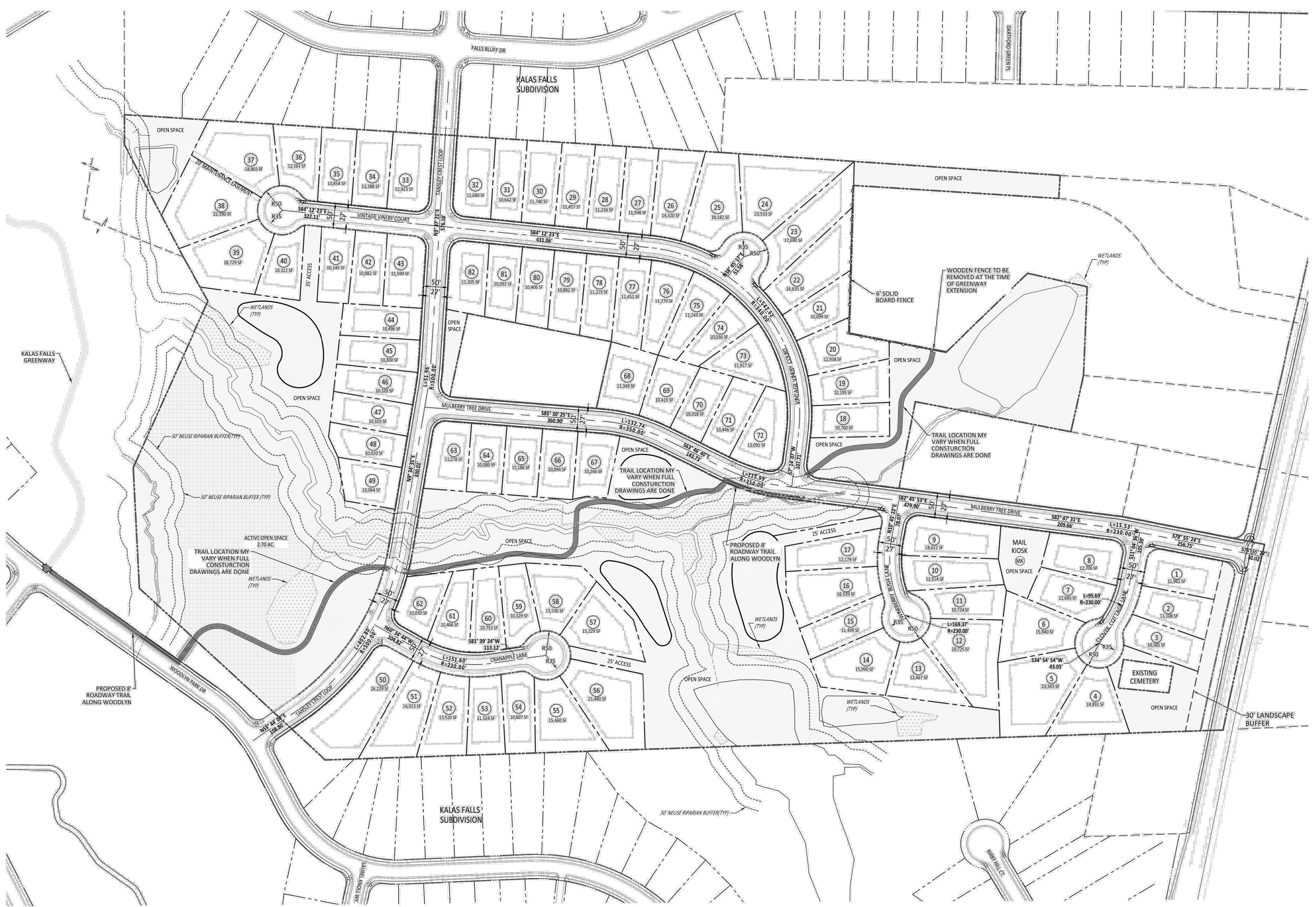
SHEET TITLE:

PLANTING NOTES AND DETAILS

SHEET NO.:

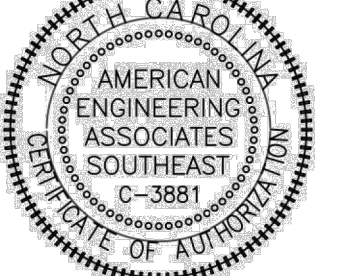
L3





SITE INFORMATION	
TOTAL ACRES	49.917
TOTAL LOTS	82
MIN LOT SIZE	10,000 SF
MIN LOT WIDTH	65'
FRONT SETBACK	25'
FRONT SETBACK	25'
SIDE SETBACK	10'
CORNER SETBACK	25'
DENSITY	1.6 UNIT/AC.
OPEN SPACE REQ.	10% / 5 AC.
OPEN SPACE PROVIDED	37% / 18.81 AC
ACTIVE REQUIRED	2.5 AC (50% OF 5 AC)
ACTIVE SHOWN	2.7 AC

- NOTES
- EXISTING BUILDINGS TO BE REMOVED
 - SCM'S ARE SHOWN FOR LOCATION ONLY. FINAL EROSION CONTROL PLAN WILL CALCULATE CORRECT SCM SIZES
 - SEWER ACCESS FROM ADJACENT DEVELOPMENT TO BE DETERMINED UPON FINAL LAYOUT
 - ALL EXISTING PONDS ARE TO BE REMOVED



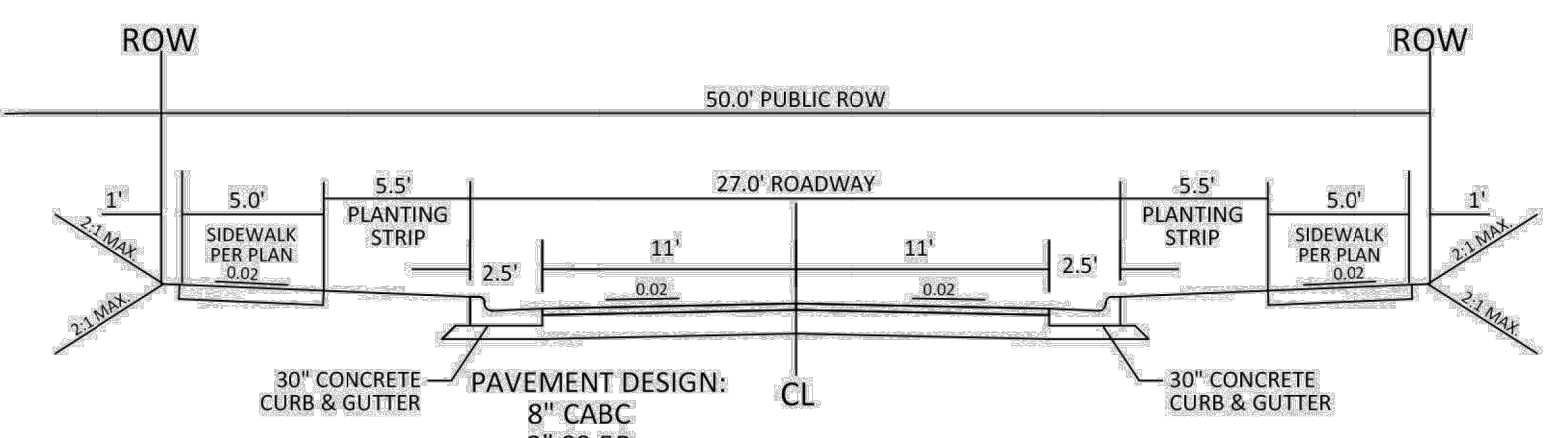
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NO.	DATE	REVISION

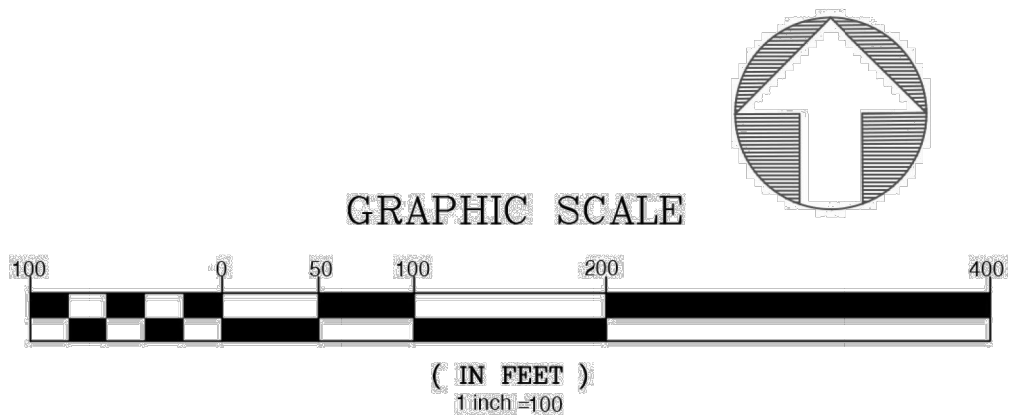
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- ZONING CONDITIONS (CASE # MA2105)
- PERMITTED USE LIMITED TO "DWELLING - SINGLE FAMILY."
 - ALL DWELLINGS TO BE CONSTRUCTED ON RAISED FOUNDATIONS WITH CRAWLSPACES. NO ON-SLAB CONSTRUCTION.
 - DEVELOPMENT TO INCORPORATE A PUBLIC GREENWAY AS SHOWN 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 ERRECTED 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.

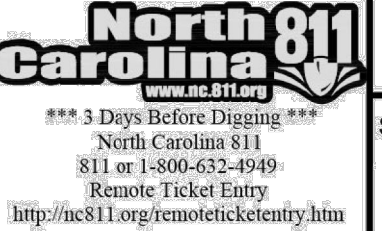


- NOTE:
- NORMAL CROWN OF 0.02 UNLESS OTHERWISE DIRECTED BY TOWN ENGINEER.
 - ASPHALT WILL BE INSTALLED AT A MIN. 1.5" LIFTS.

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



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



THE PRESERVE AT
 MOODY FARM
 ROLESVILLE ROAD
 WAKE COUNTY, NC

JOB NUMBER:
 CHECKED BY:
 DRAWN BY:
 DATE:
 SHEET TITLE:
OVERALL SITE PLAN
 SHEET NO.:
1.0