

V3 - PR 22-01 Full plan set

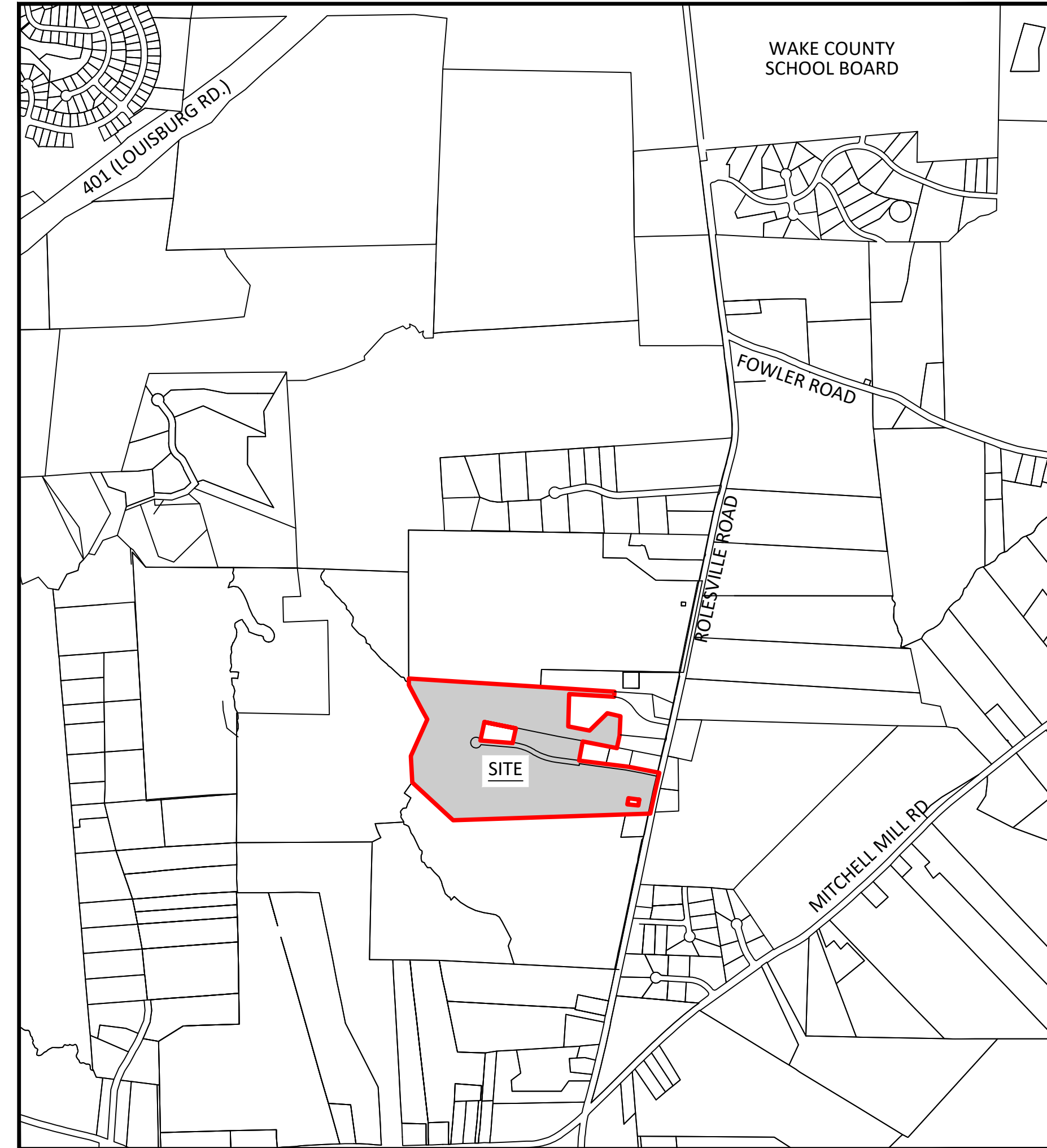
PRELIMINARY SUBDIVISION PLAT FOR THE PRESERVE AT MOODY FARM

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
2.0	OVERALL SITE PLAN
2.1	PHASING PLAN
2.2	OPEN SPACE AND LAND USE PLAN
2.3A-2.3B	PROJECT DETAILS
2.4-2.6	SITE PLAN (50 SCALE)
3.0	OVERALL UTILITIES
3.1-3.3	UTILITY SHEETS (50 SCALE)
4.0	OVERALL DRAINAGE
4.1-4.3	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'

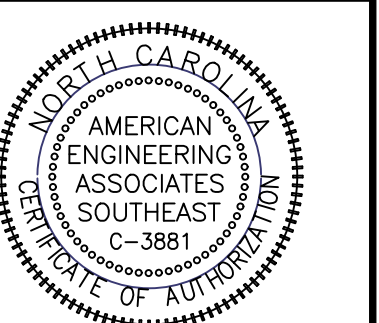
THESE IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE FOLLOWING DRAWINGS AND THE STANDARD SPECIFICATIONS OF THE CITY OF RALEIGH, WAKE COUNTY, TOWN OF ROLESVILLE AND NCDOT.

- 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" IS NUMBER 7.0.
 - 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

FOR INFORMATION, ONLY

NO.	DATE	REVISION
1	10-24-2022	TRC 1ST RESPONSES
2	10-30-2022	TRC 2ND 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: 01-04-2022

SHEET TITLE:
COVER
SHEET NO.:
CVR



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THE PRESERVE AT MOODY FARM
 ROLESVILLE ROAD
 WAKE COUNTY, NC

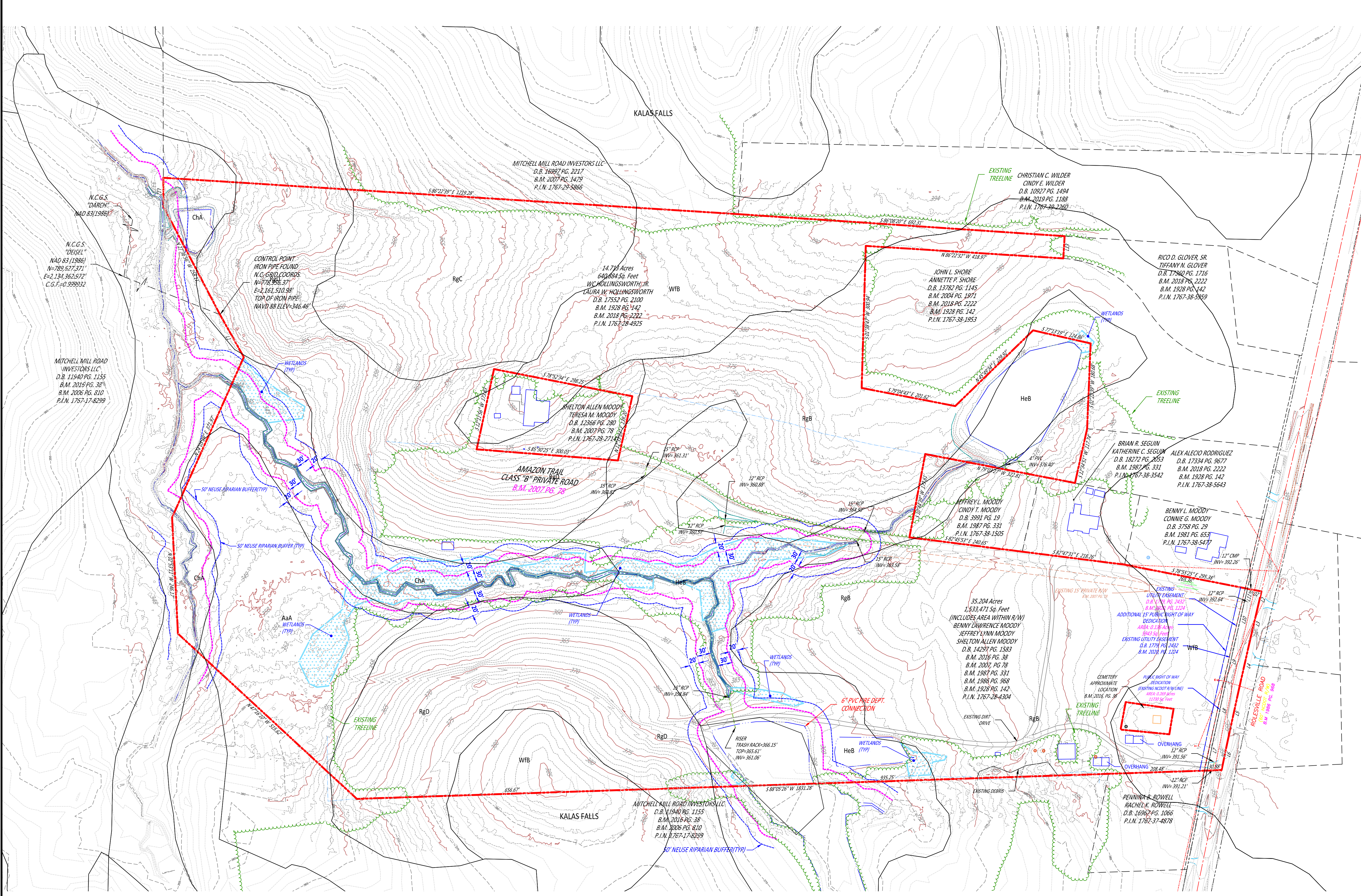
JOB NUMBER: 21-002
 CHECKED BY: JRH
 DRAWN BY: EDS
 DATE: 01-04-2022

SHEET TITLE:
OVERALL EXISTING CONDITIONS

SHEET NO.:
1.0

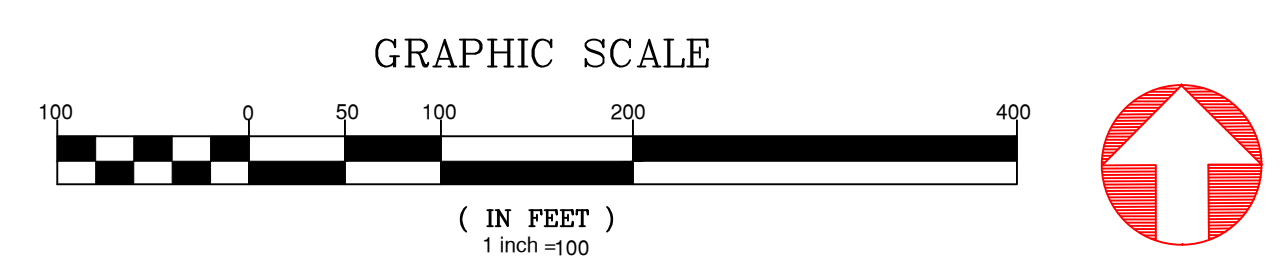
EXISTING LEGEND

	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



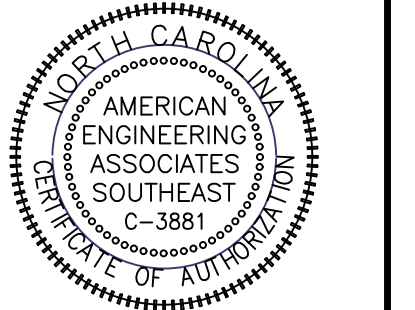
LINE TABLE

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

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



PRELIMINARY

FOR INFORMATION, ONLY

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 (PLAY FIELD)
LF OF PUBLIC STREETS	5,531 LF

- 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

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
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STIPULATION FOR REUSE

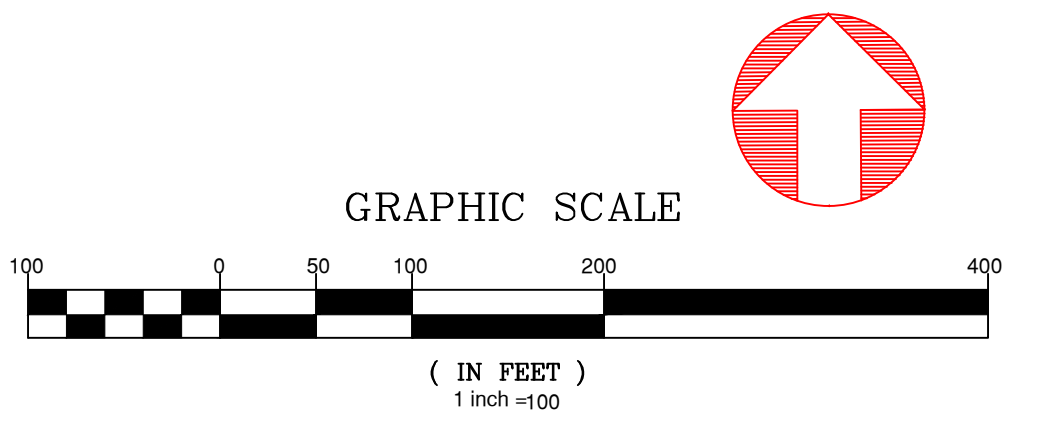
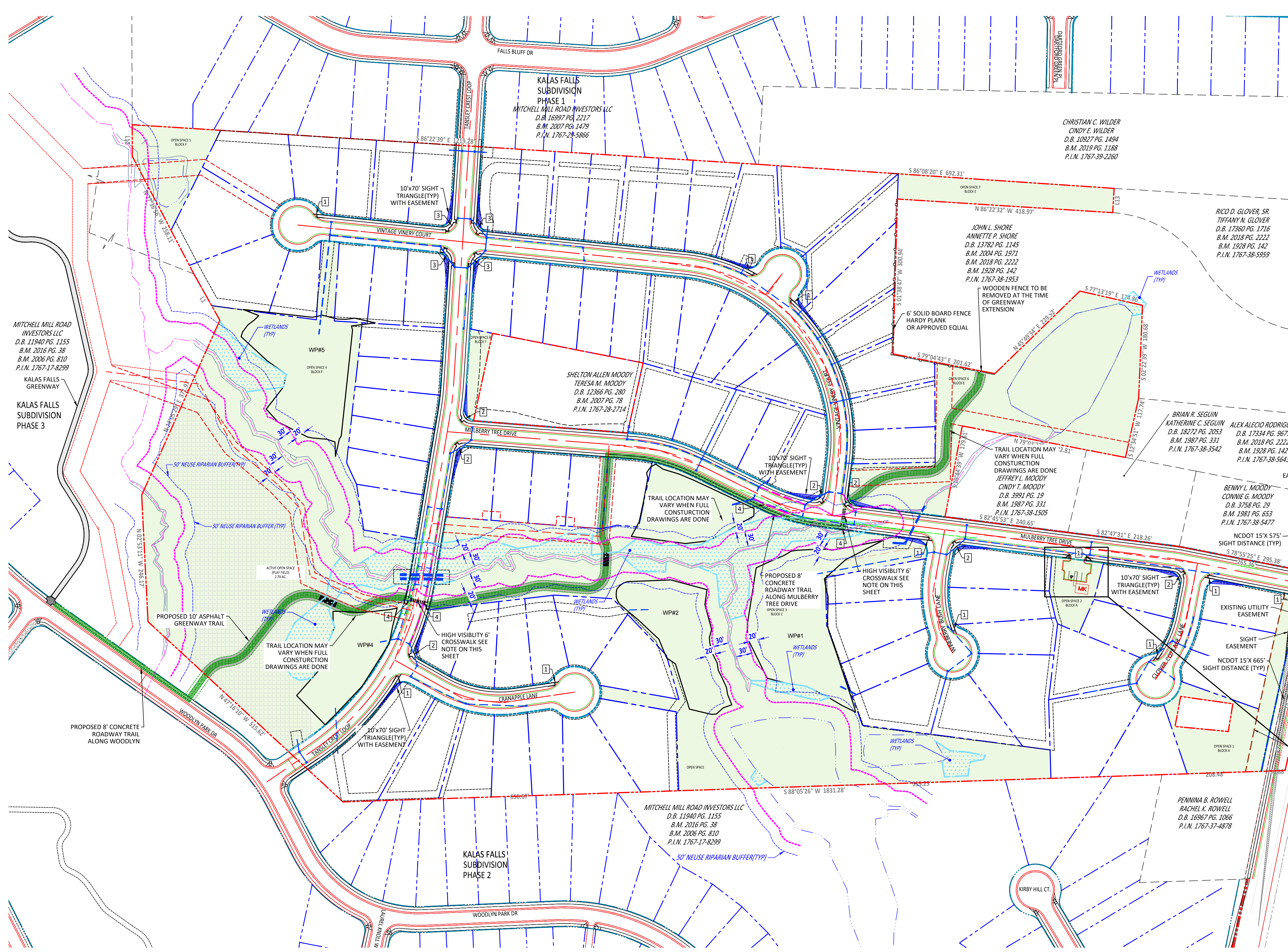
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ROLESVILLE ROAD
WAKE COUNTY, NC

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SHEET TITLE:

OVERALL
SITE PLAN

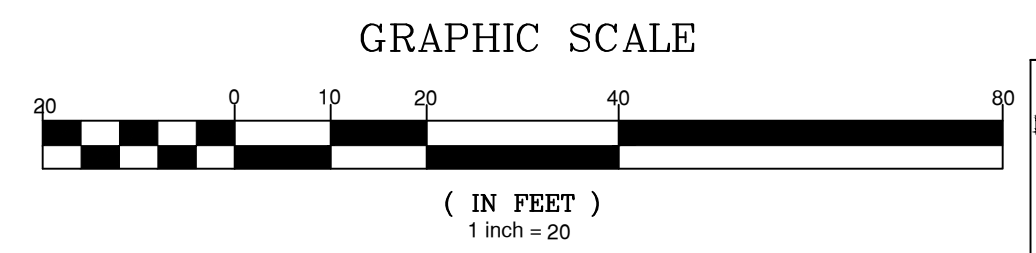
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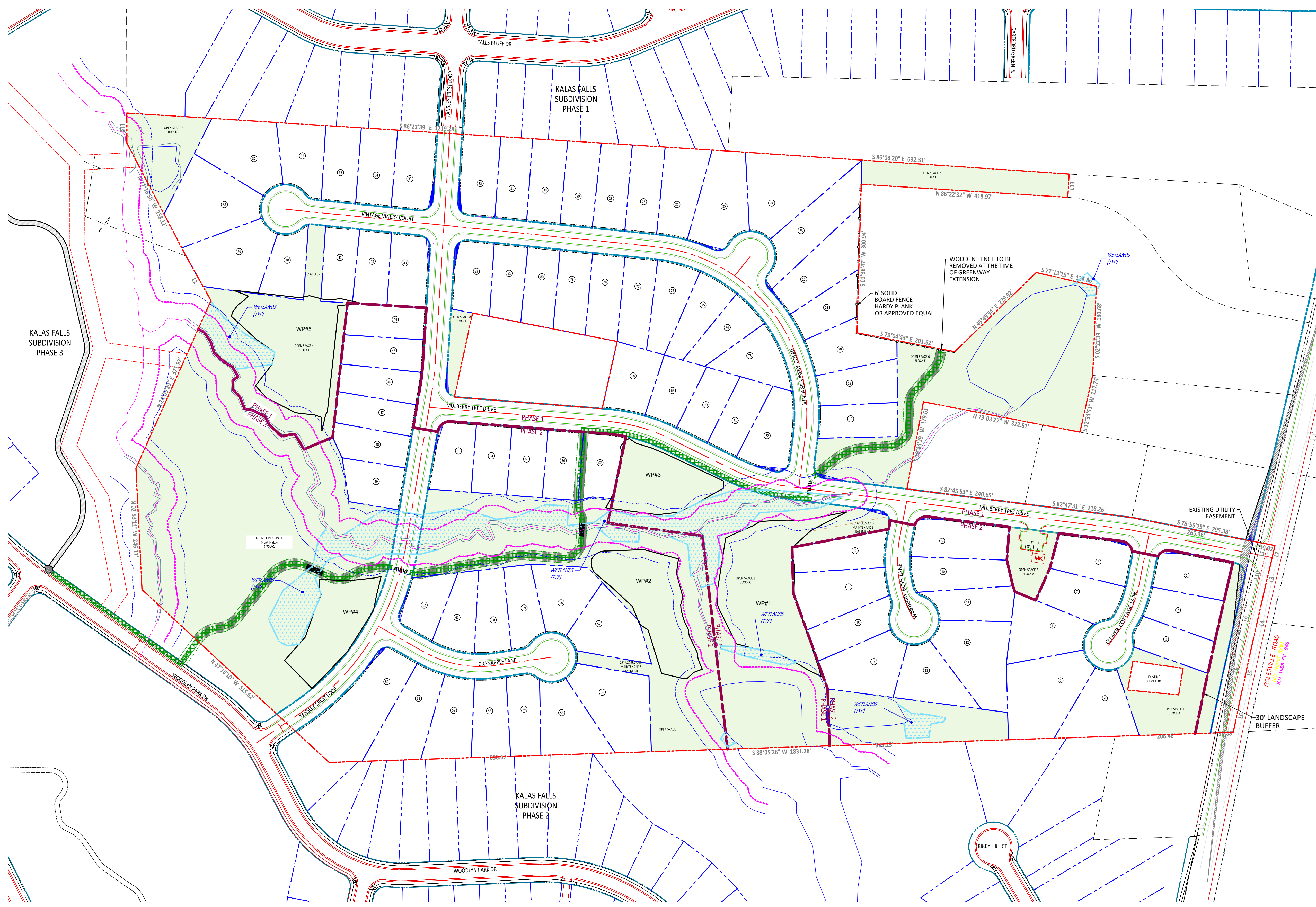
OPEN SPACE AREA	
OPEN SPACE ID	AREA
OPEN SPACE 1	27,618.61 SQ.FT / 0.63 AC
OPEN SPACE 2	10,948.31 SQ.FT / 0.25 AC
OPEN SPACE 3	307,966.02 SQ.FT / 7.07 AC
OPEN SPACE 4	308,915.69 SQ.FT / 7.09 AC
OPEN SPACE 5	19,503.67 SQ.FT / 0.45 AC
OPEN SPACE 6	103,461.21 / 2.38 AC.
OPEN SPACE 7	20,167.06 SQ.FT / 0.46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

- NOTE:
- 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

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



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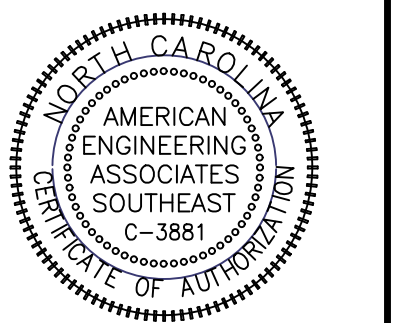
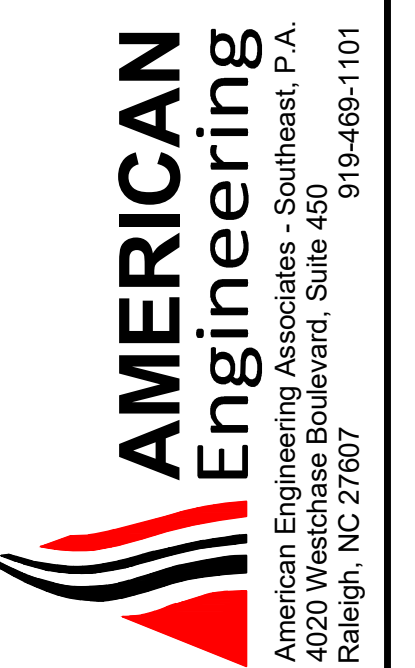
TOTAL NUMBER OF LOTS
 PHASE 1 - 41 LOTS
 PHASE 1 - 12,721 SF AVERAGE LOT SIZE
 PHASE 2 - 41 LOTS
 PHASE 2 - 13,182 SF AVERAGE LOT SIZE

PHASE 1	LOT SQ.FT	BLOCK IDENTIFICATION
18	10,700	E
19	12,195	E
20	12,938	E
21	10,099	E
22	16,635	E
23	17,690	E
24	23,533	E
25	18,182	E
26	14,330	E
27	11,598	E
28	11,234	E
29	11,457	E
30	11,740	E
31	10,642	E
32	12,680	E
33	12,923	F
34	11,888	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 1	LOT SQ.FT	BLOCK IDENTIFICATION
68	12,349	D
69	10,415	D
70	10,018	D
71	10,446	D
72	13,095	D
73	11,917	D
74	10,036	D
75	11,243	D
76	11,779	D
77	11,451	D
78	11,215	D
79	10,882	D
80	10,406	D
81	10,092	D
82	11,305	D

PHASE 2	LOT SQ.FT	BLOCK IDENTIFICATION
1	11,961	A
2	11,108	A
3	10,585	A
4	14,891	A
5	23,343	A
6	15,940	A
7	12,685	A
8	12,706	A
9	14,622	A
10	12,514	A
11	10,724	A
12	20,725	A
13	13,467	A
14	15,990	A
15	11,409	A
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

PHASE 2	LOT SQ.FT	BLOCK IDENTIFICATION
53	11,524	B
54	10,607	B
55	15,460	B
56	21,480	B
57	15,229	B
58	13,530	B
59	10,329	B
60	10,753	B
61	10,486	B
62	10,030	B
63	11,278	C
64	10,080	C
65	10,188	C
66	10,094	C
67	10,266	C



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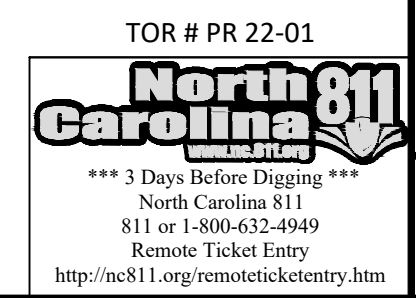
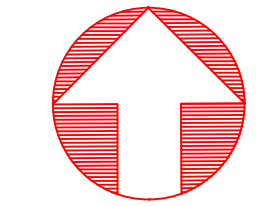
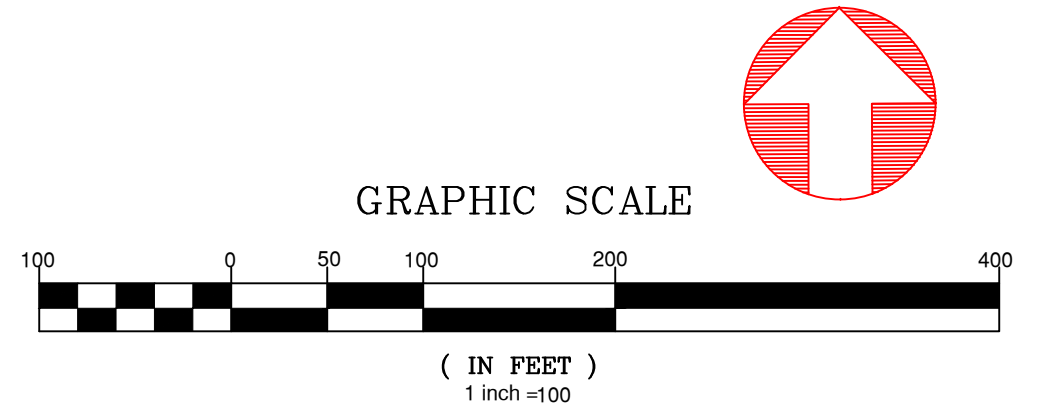
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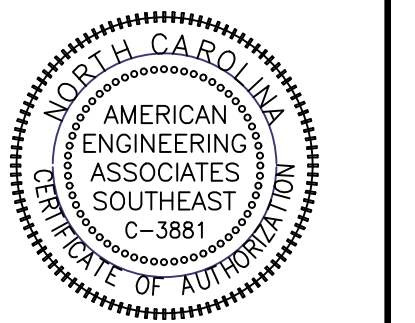
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 DRAWN BY: EDS
 DATE: 01-04-2022

SHEET TITLE:
PHASING PLAN

SHEET NO.:
2.1



October 27, 2023
 Z:\sh\01-002 Moody Development\Draw\811\010001\Draws\Working\Draws\Preliminary\4501_21 Phasing Plan.dwg



PRELIMINARY

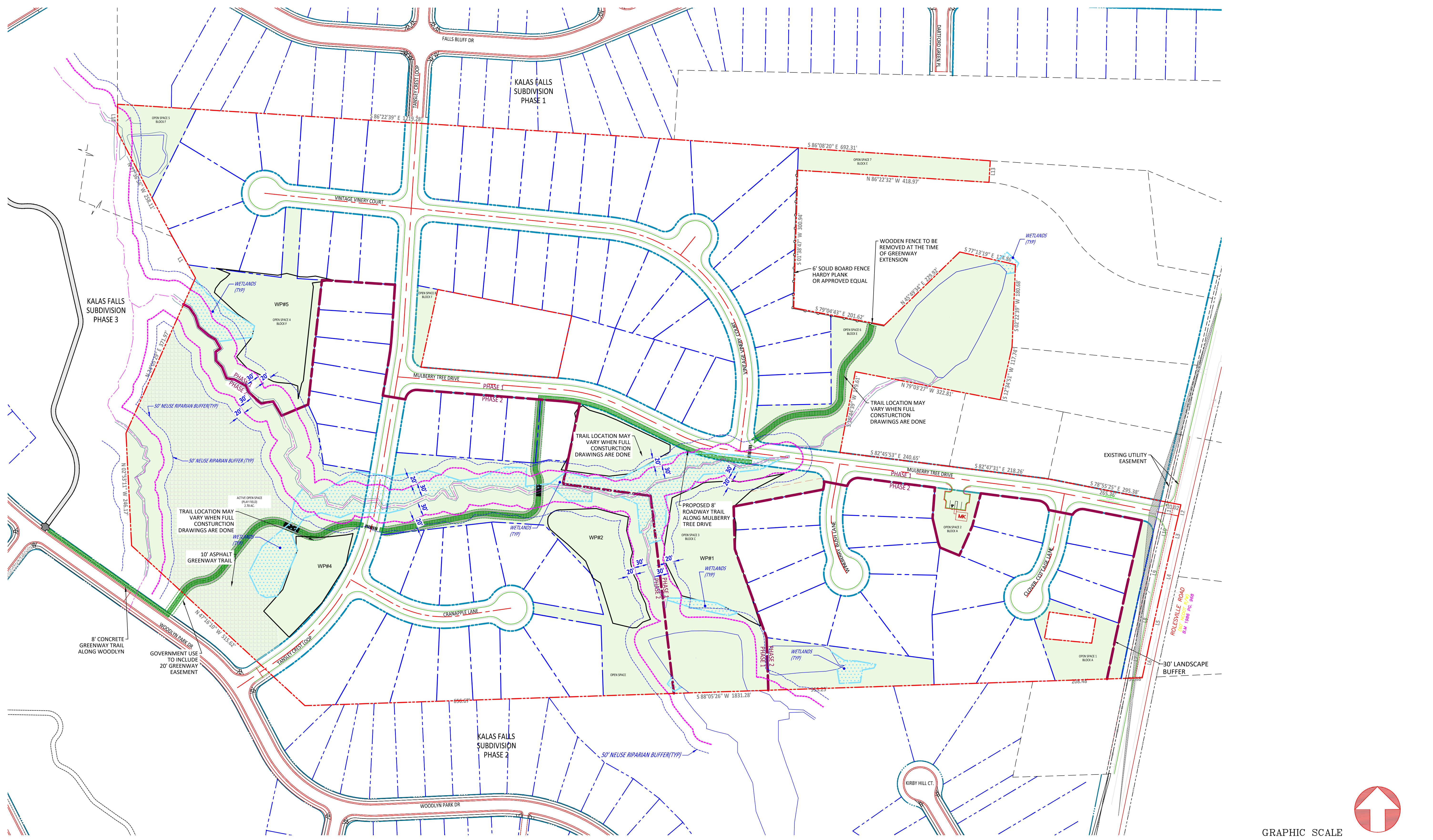
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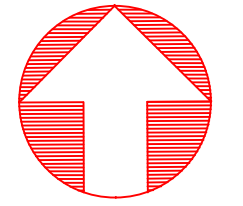
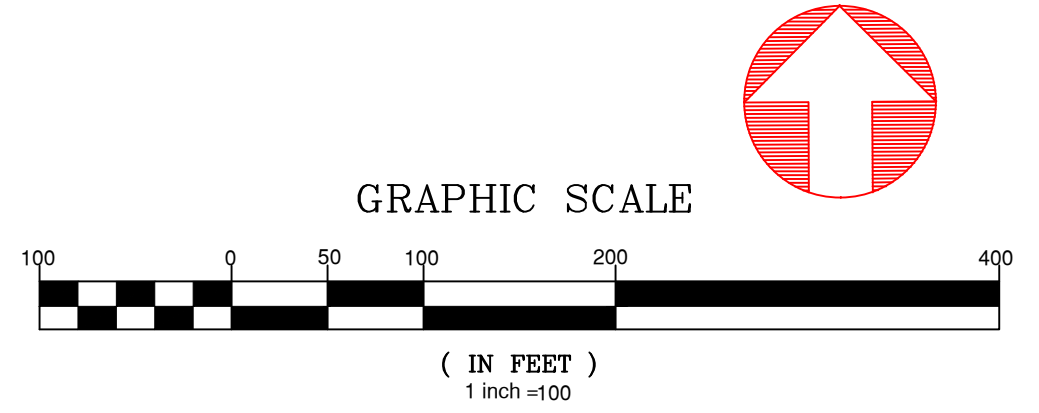
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DATE: 01-04-2022
SHEET TITLE:
OPENSACE AND LAND USE PLAN
SHEET NO.: 2.2



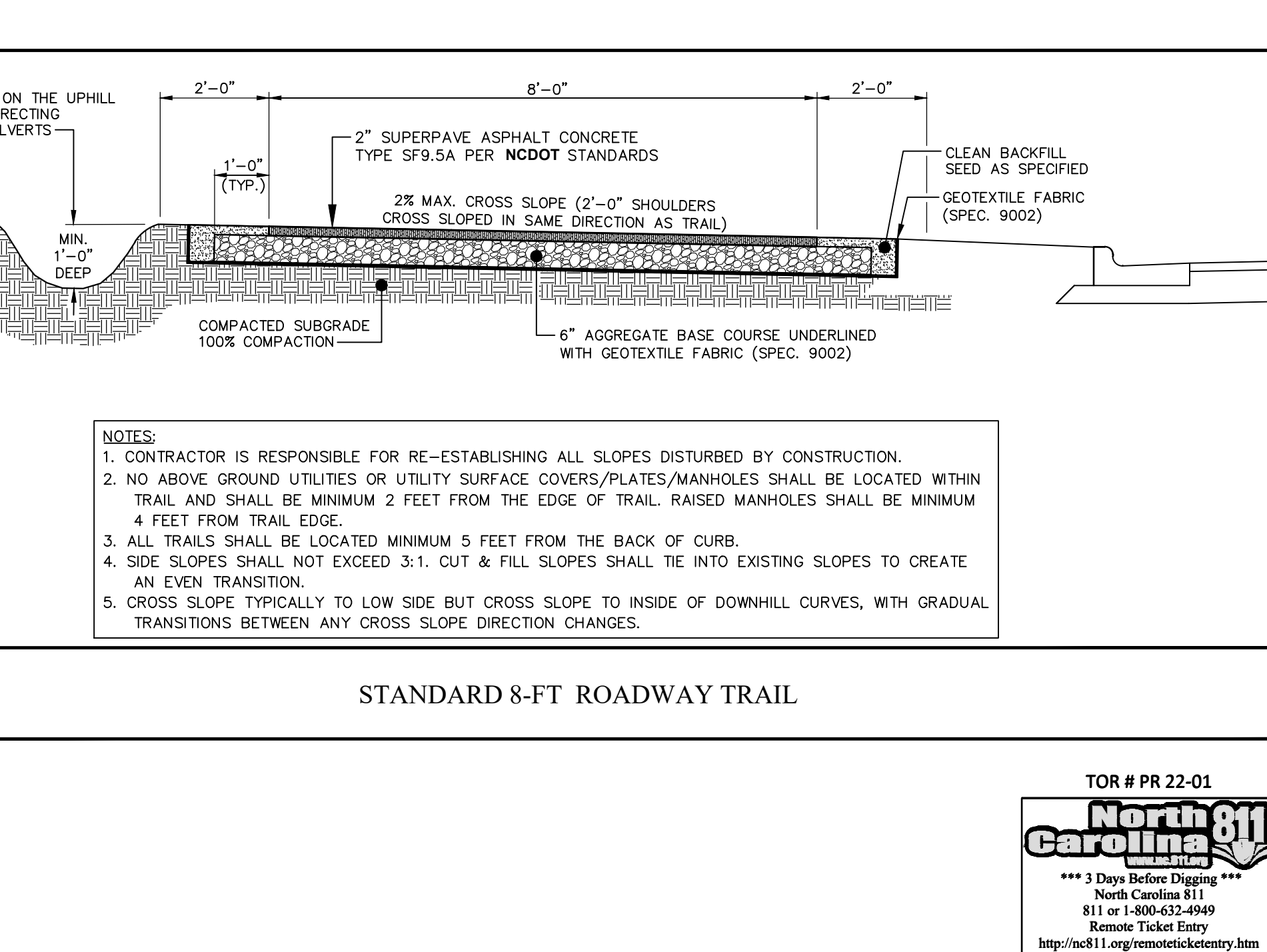
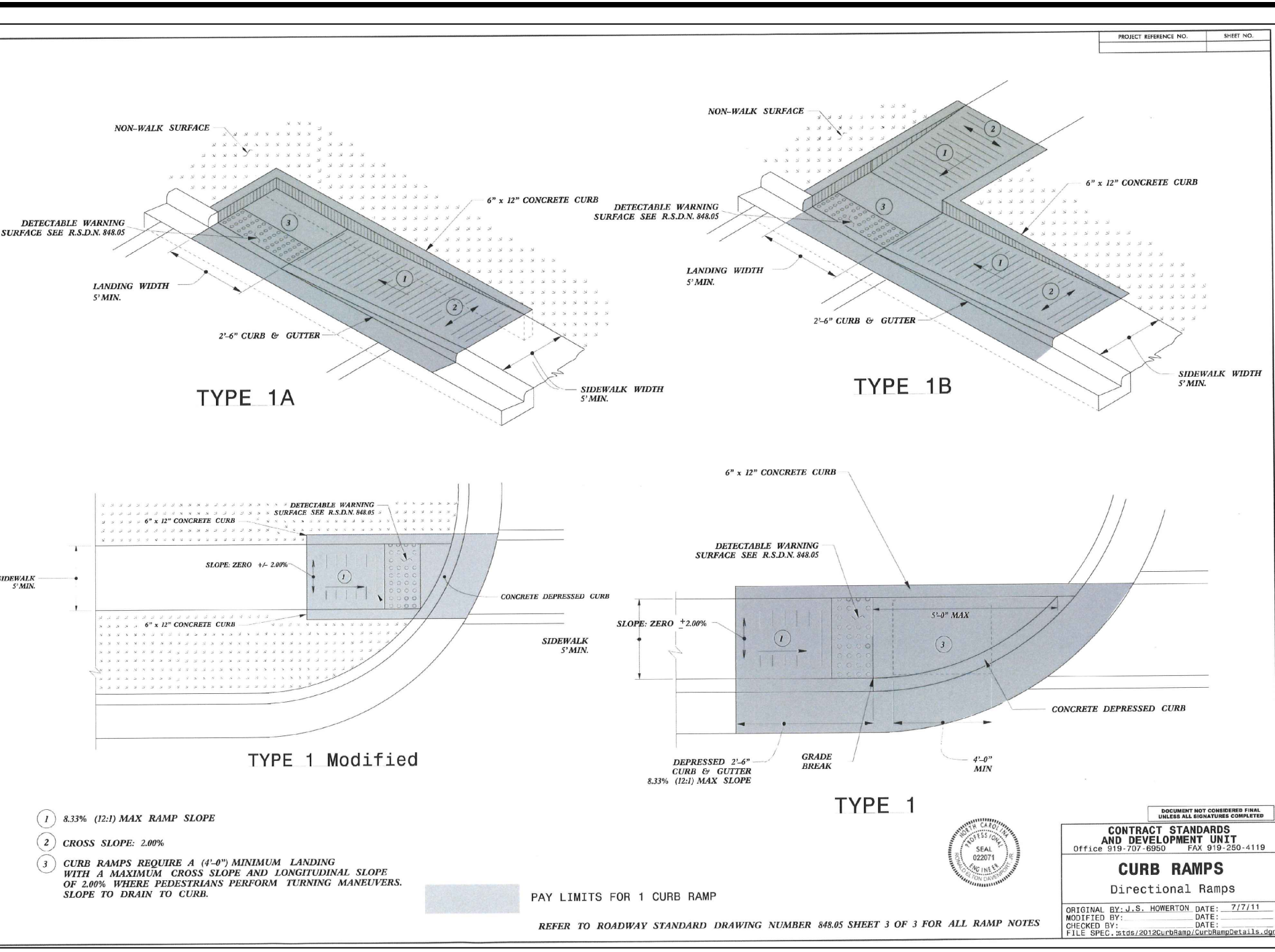
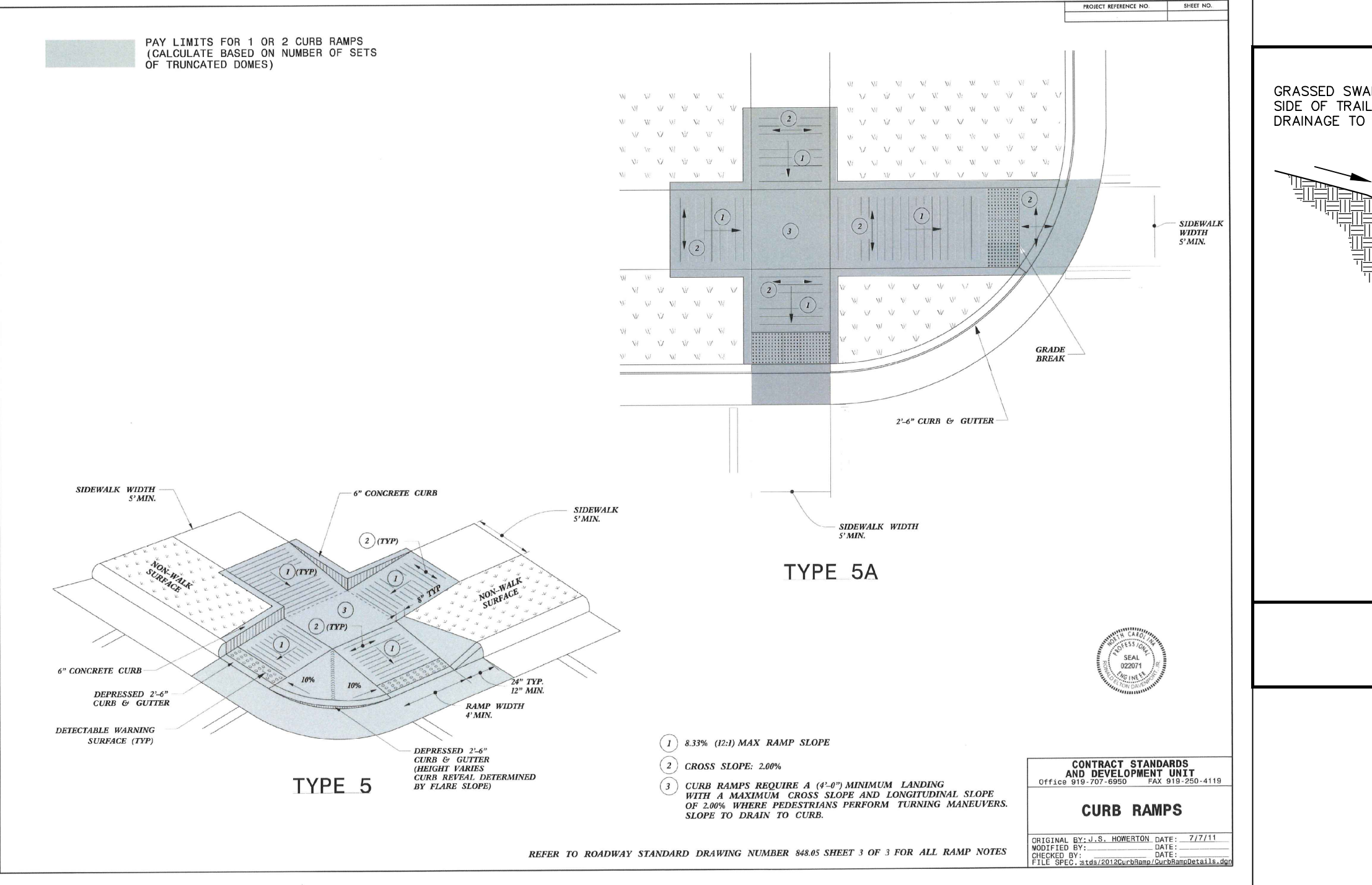
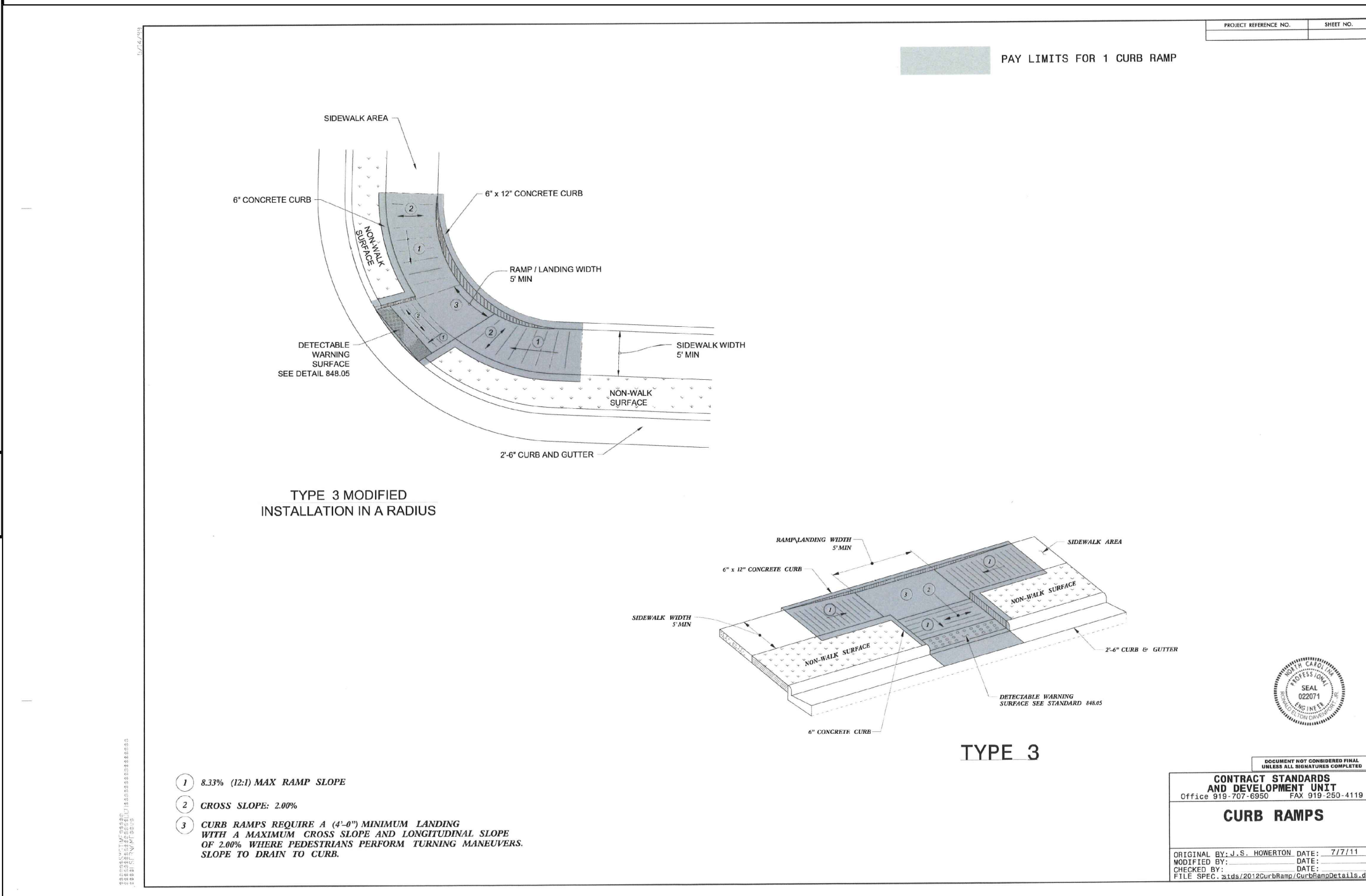
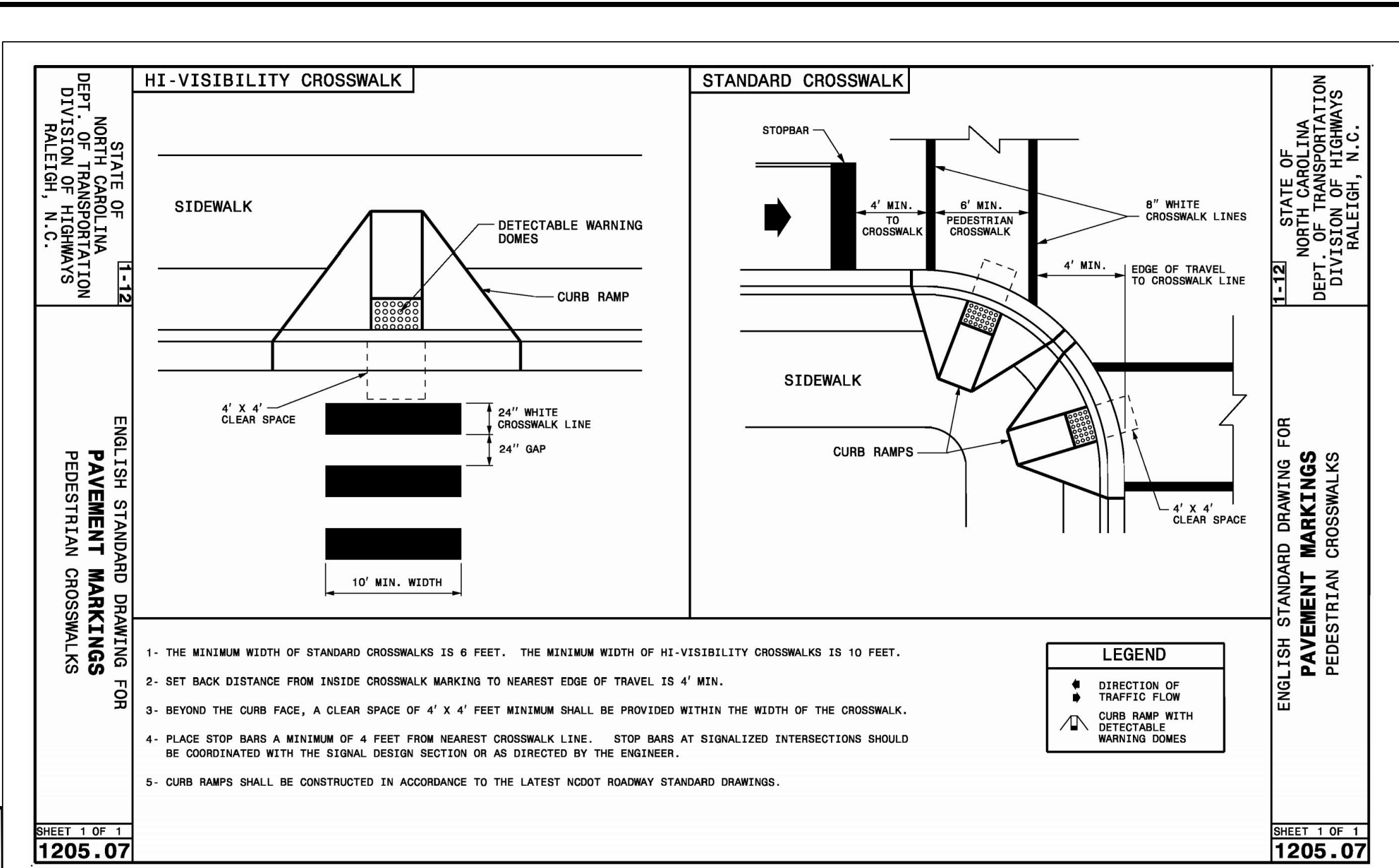
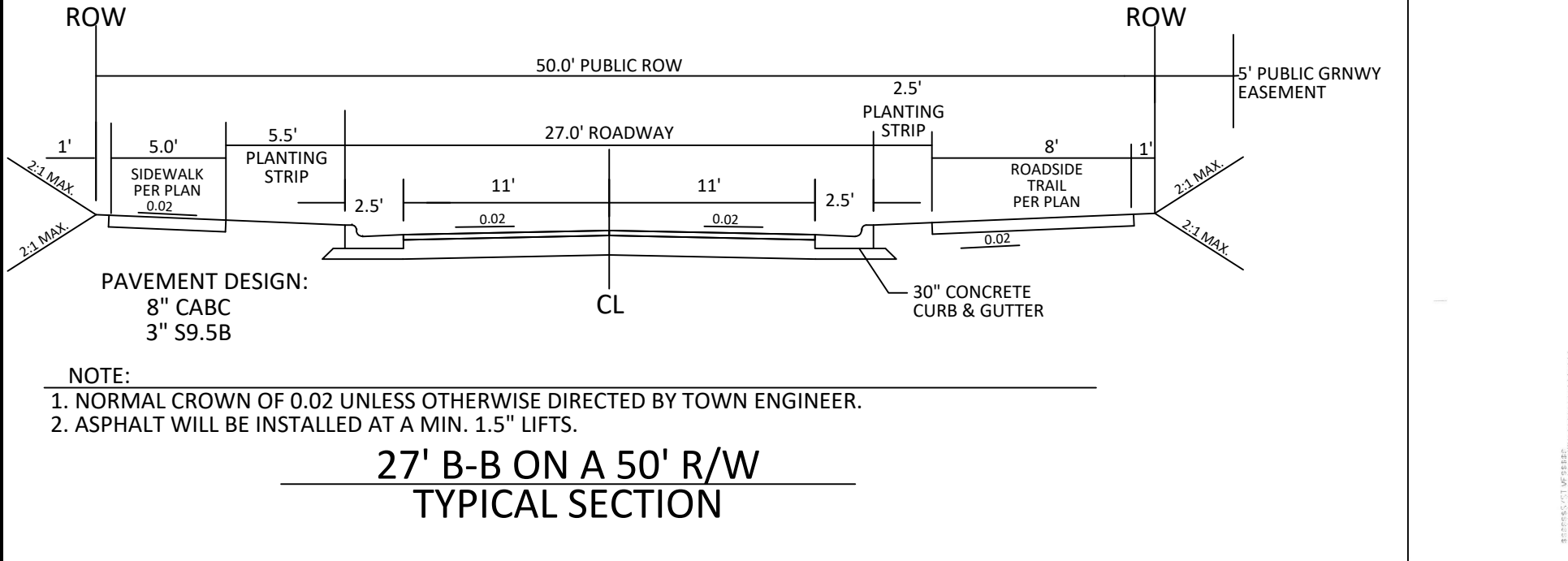
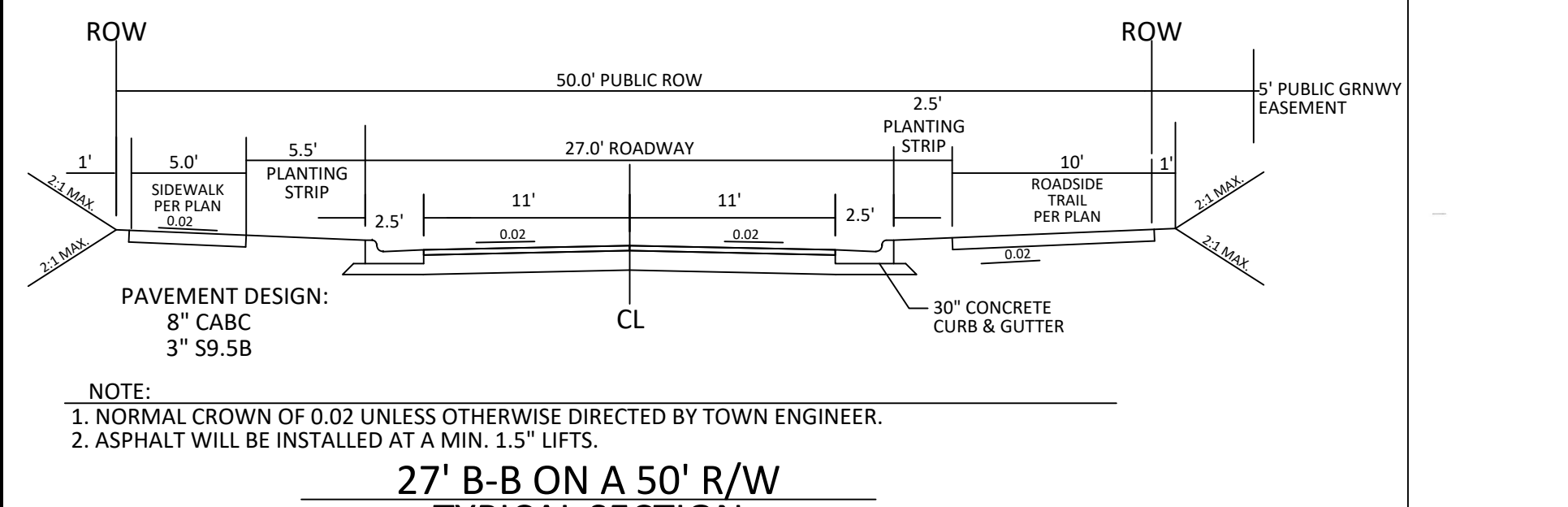
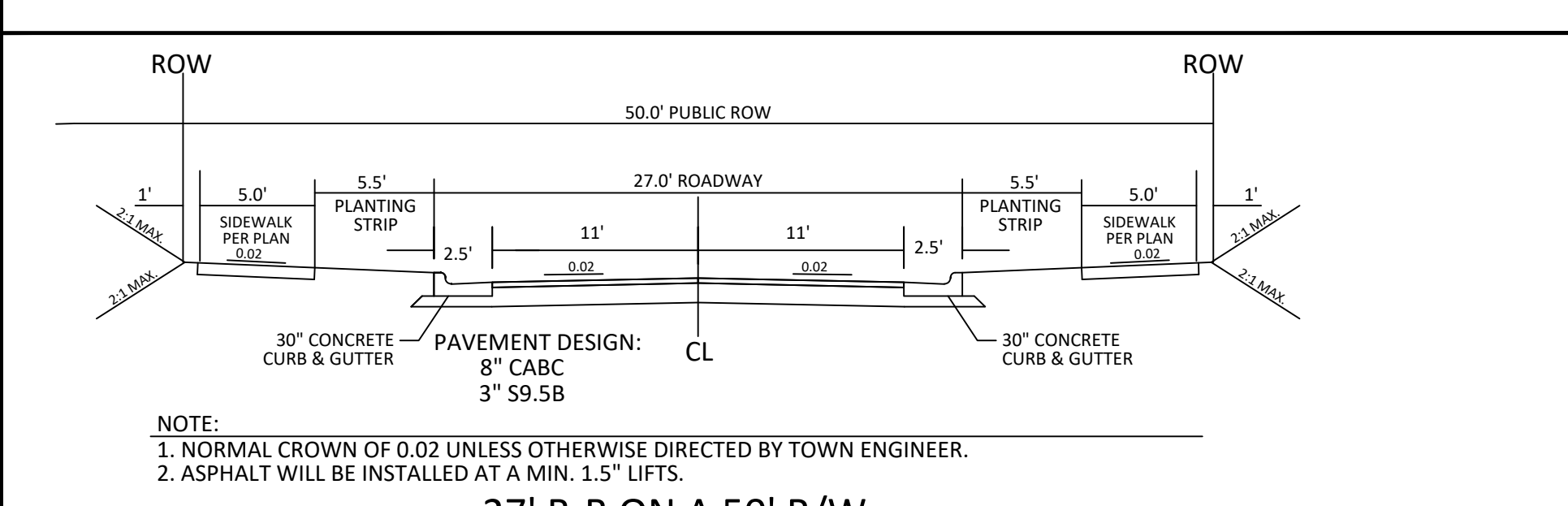
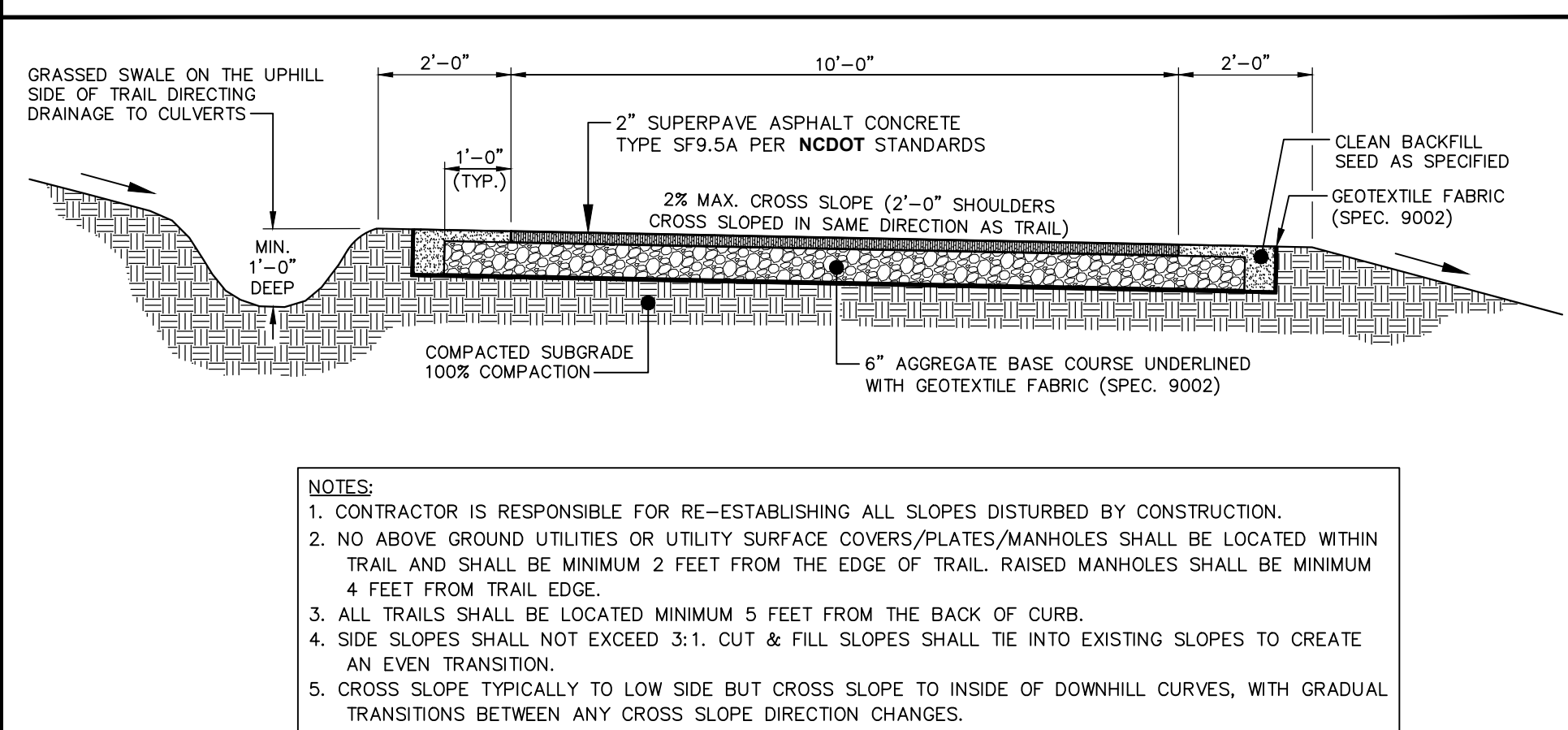
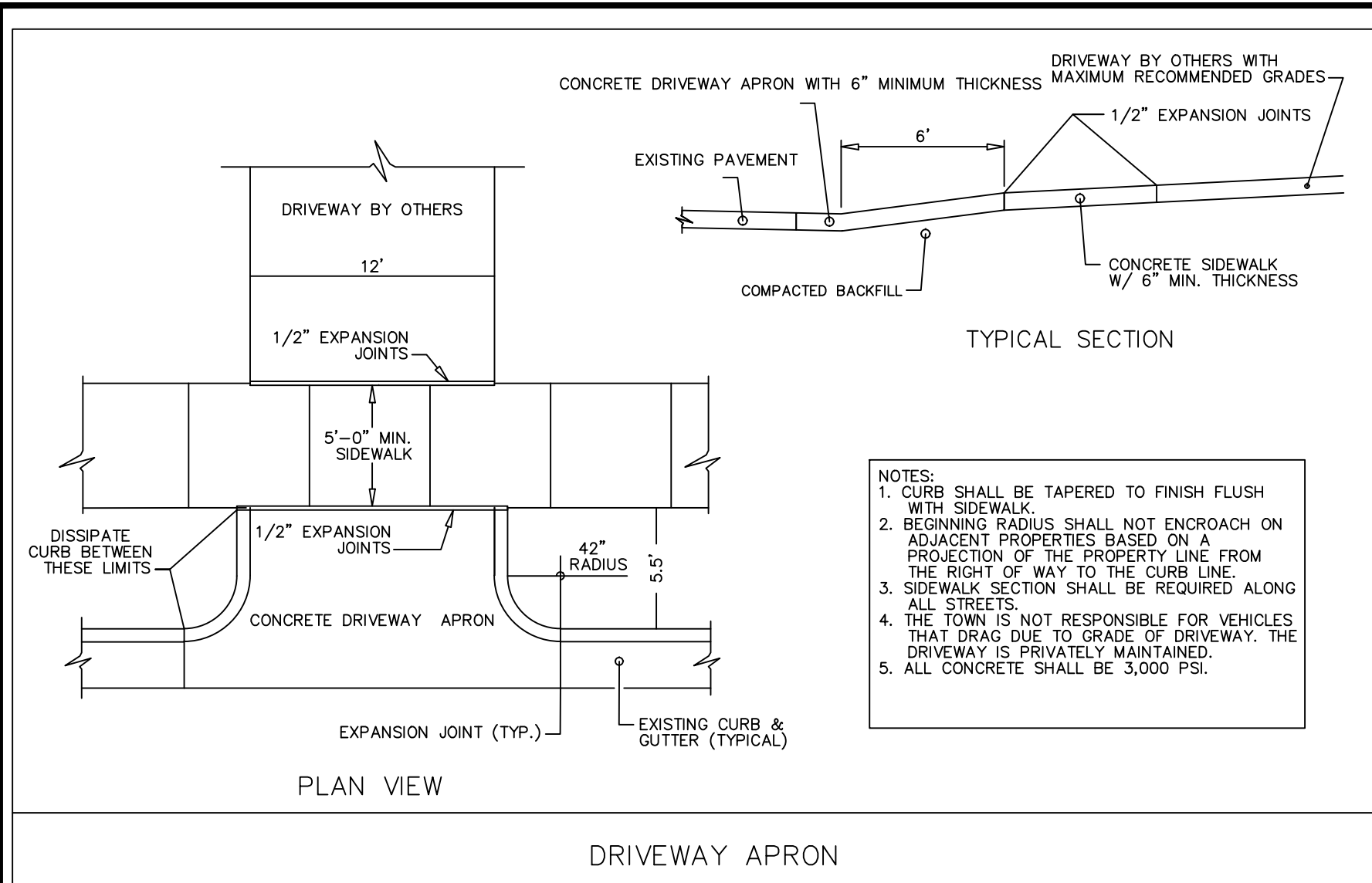
SITE INFORMATION	
TOTAL PROJECT ACREAGE	49.92 AC
GOVERNMENTAL USE	0.48 AC
AREA IN LOTS	24.38 AC
AREA IN ROW	6.54 AC
OPEN SPACE REQ.	10% / 5 AC.
OPEN SPACE PROVIDED	37% / 18.81 AC
ACTIVE REQUIRED	2.5 AC (50% OF 5 AC)
ACTIVE SHOWN	2.7 AC (PLAY FIELD)

SITE LEGEND	
	OPEN SPACE
	EXISTING WETLANDS
	GOVERNMENTAL USE
	ACTIVE OPEN SPACE
	MAIL KIOSK



October 27, 2023
23/00/01/001/Moddy Development Tract 18210002/001/Working Draw/Preliminary s412.2 Open Space and Land Use Plan.dwg





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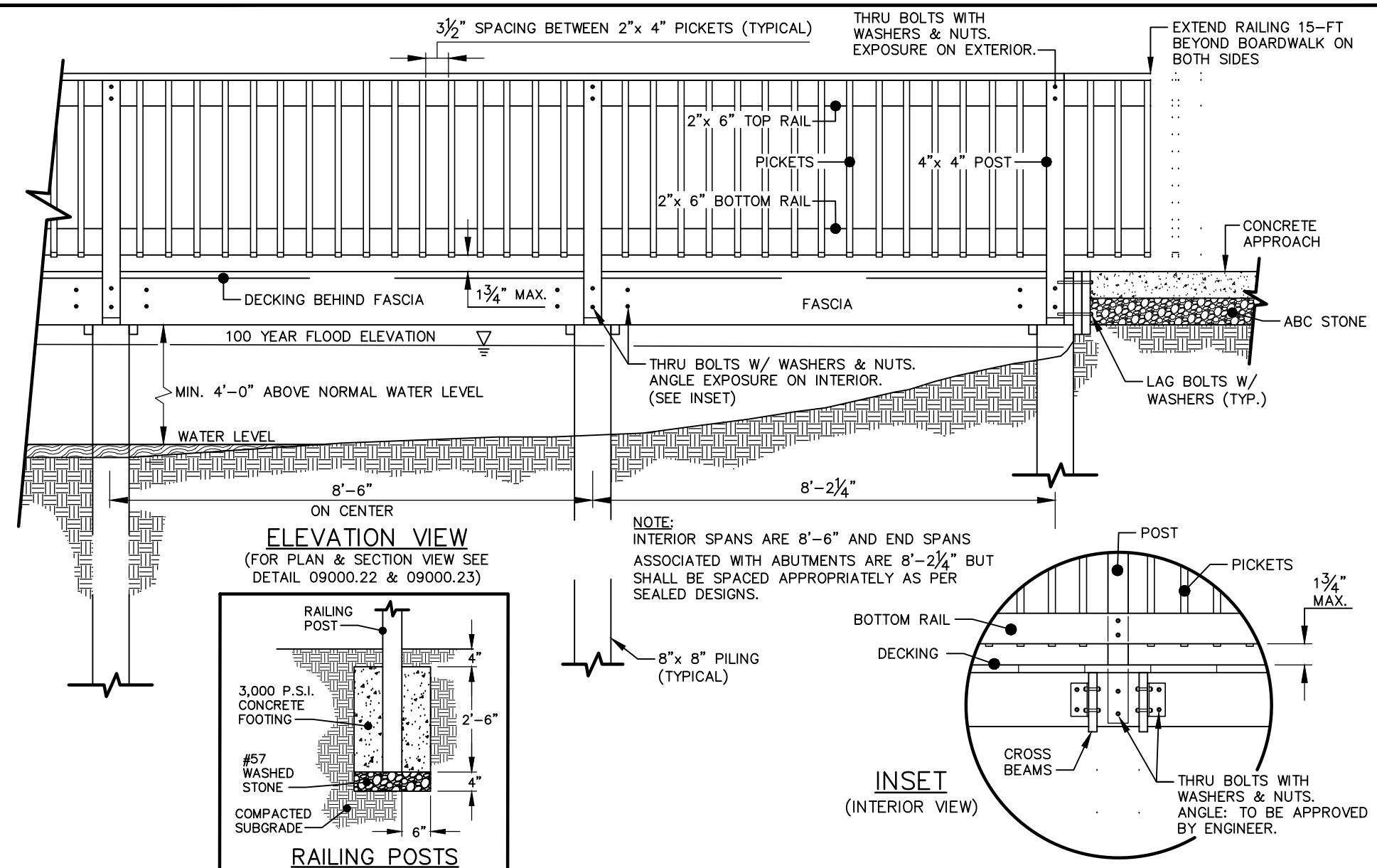
STIPULATION FOR REUSE

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.

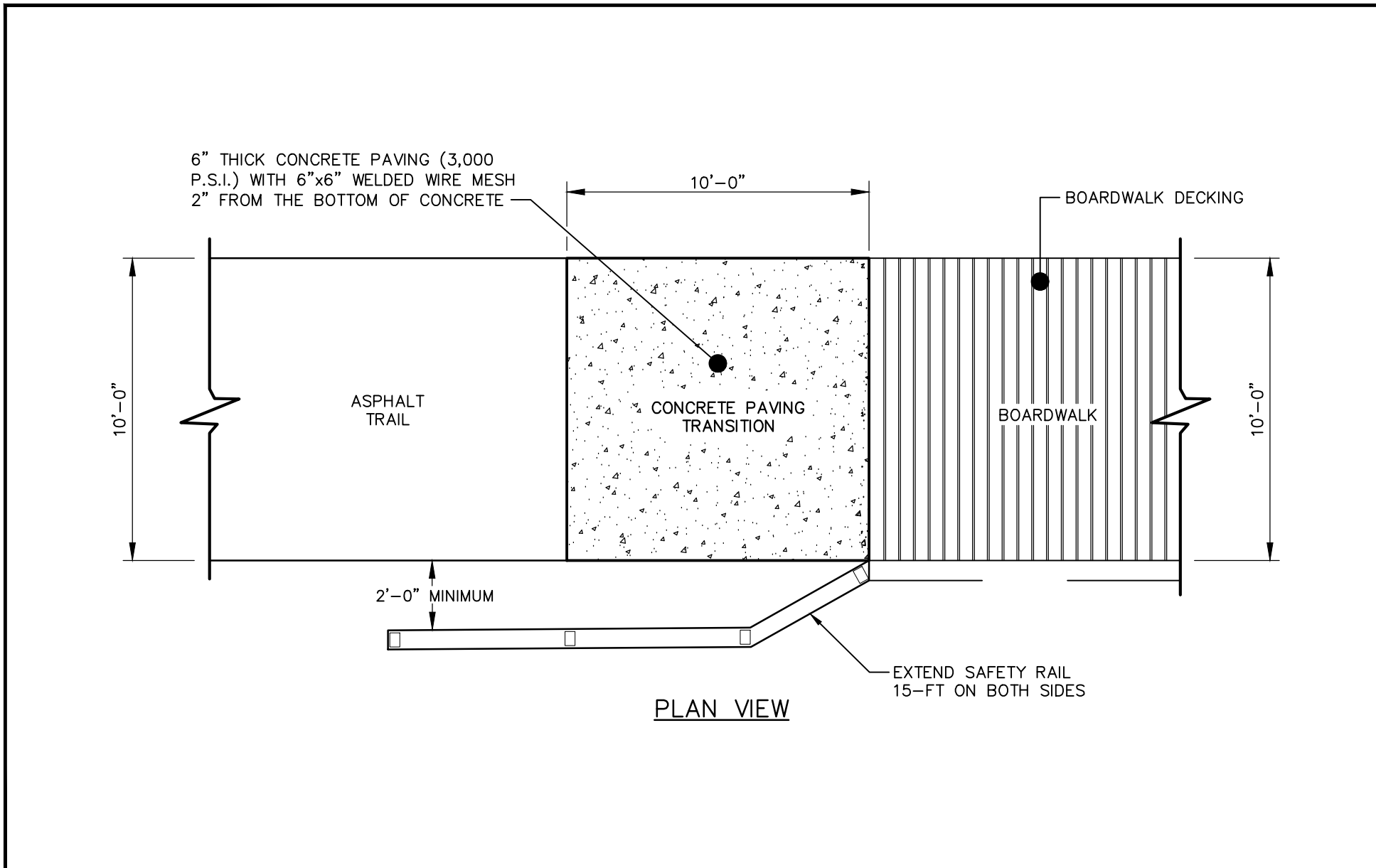
THE PRESERVE AT MOODY FARM
ROLESVILLE ROAD
WAKE COUNTY, NC

JOB NUMBER: 21-002
CHECKED BY: JRH
DRAWN BY: EDS
DATE: 01-04-2022
SHEET TITLE:
PROJECT DETAILS
SHEET NO.:
2.3A

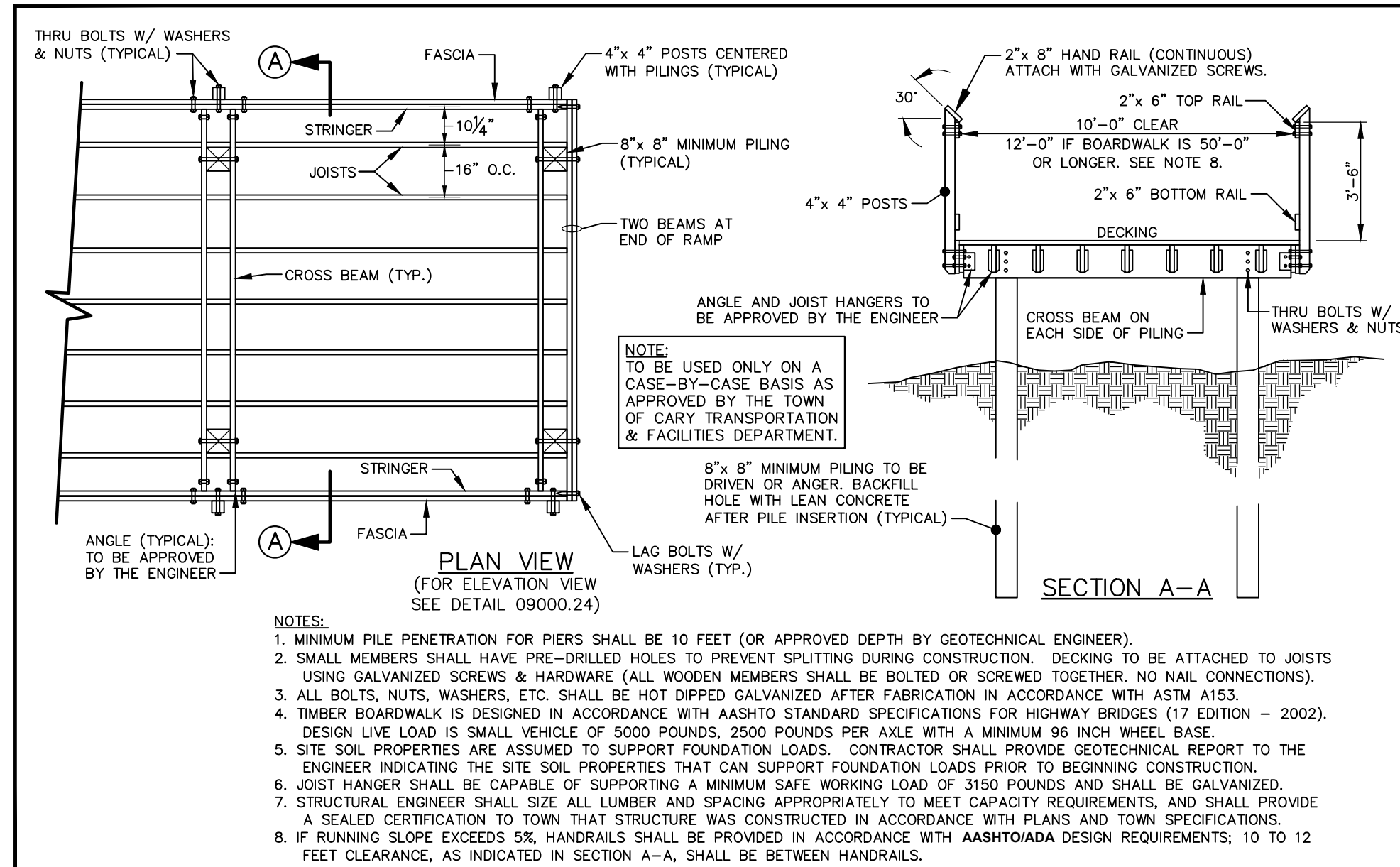




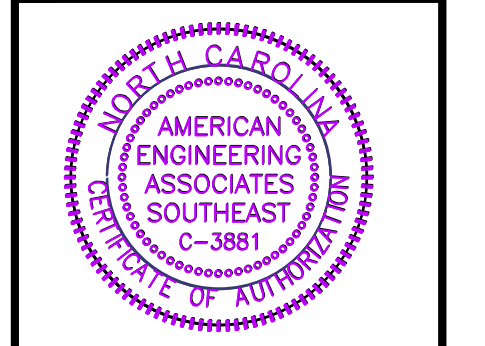
STANDARD BOARDWALK (ELEVATION VIEW)



STANDARD 5,000 LB BOARDWALK APPROACH



STANDARD 5,000 LB BOARDWALK (PLAN & SECTION VIEW)



PRELIMINARY

FOR INFORMATION, ONLY

NO.	DATE	REVISION
1	10-24-2022	TRC 1ST RESPONSES
2	11-30-2022	TRC 2ND RESPONSES

STIPULATION FOR REUSE

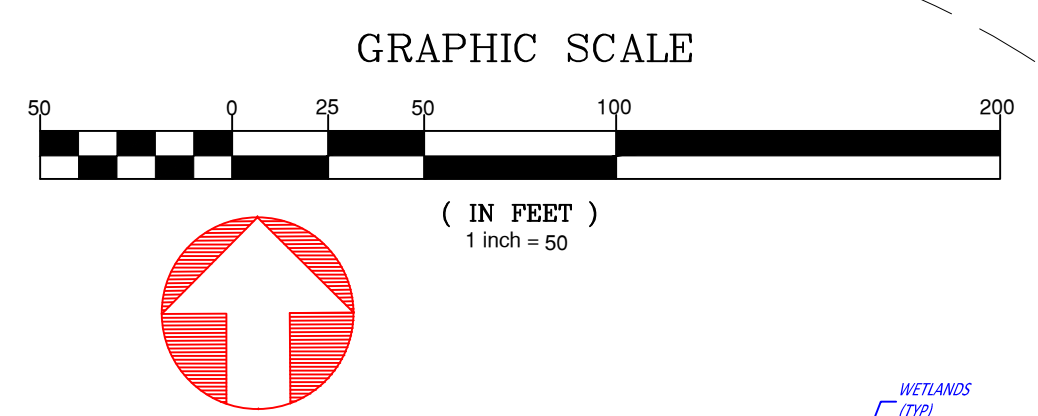
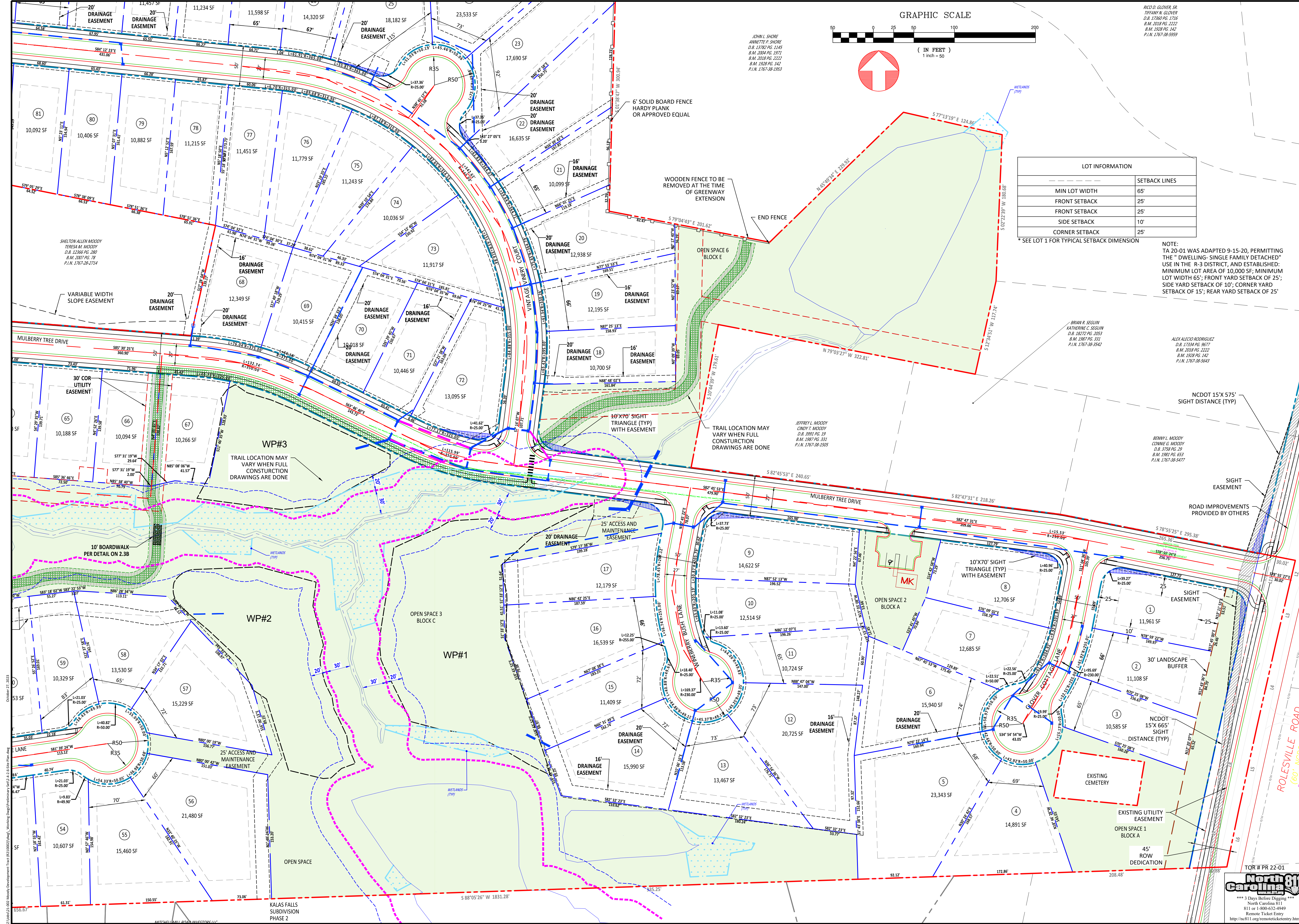
THIS DRAWING WAS PREPARED FOR USE ON THE SPECIFIC SITE, NAMED HEREON, CONTEMPORANEOUSLY WITH ITS ISSUE DATE AS LISTED, HEREON, AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT PROJECT SITE OR AT A LATER TIME. USE OF THIS DRAWING FOR REUSE OR EXAMPLE ON ANOTHER PROJECT REQUIRES THE SERVICES OF PROPERLY LICENSED 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: 01-04-2022

SHEET TITLE: PROJECT DETAILS
SHEET NO.: 2.3B





LOT INFORMATION	
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'



PRELIMINARY

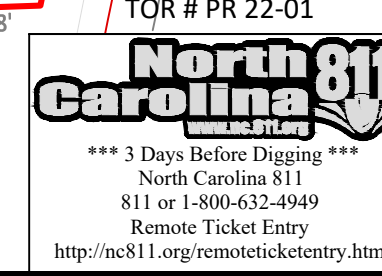
FOR INFORMATION, ONLY

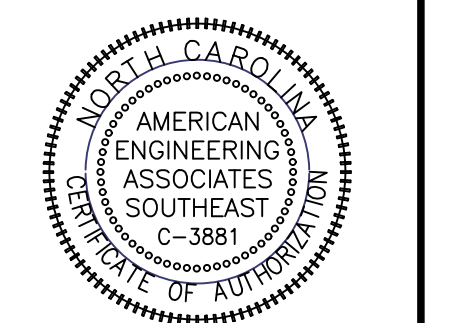
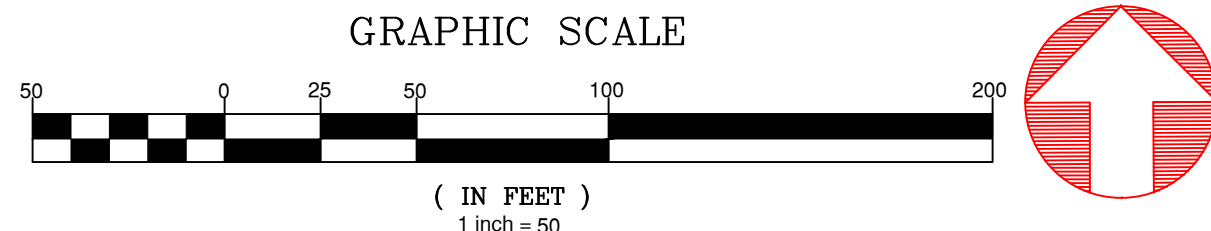
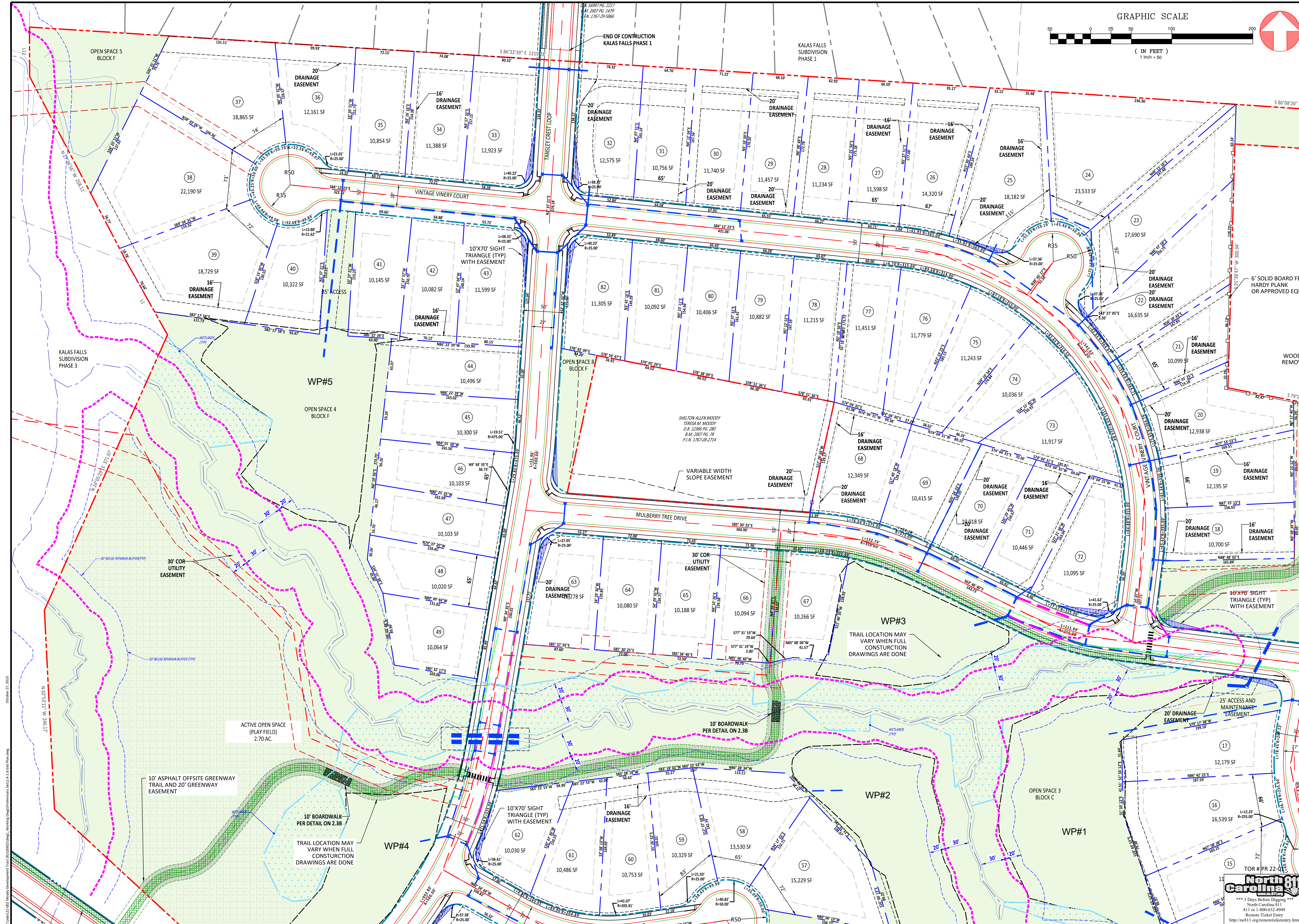
NO.	DATE	REVISION
1	10-24-2022	TRC 1ST RESPONSES
2	11-30-2022	TRC 2ND RESPONSES

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: 01-04-2022
SHEET TITLE: SITE PLAN (50 SCALE)
SHEET NO.: 2.4





PRELIMINARY

FOR INFORMATION, ONLY

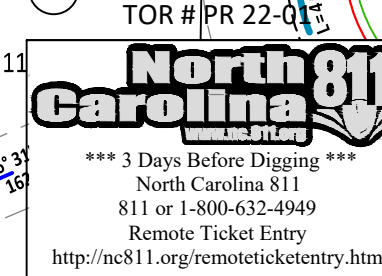
NO.	DATE	REVISION
1	10-24-2022	TRC 3RD RESPONSES
2	11-30-2022	TRC 2ND RESPONSES

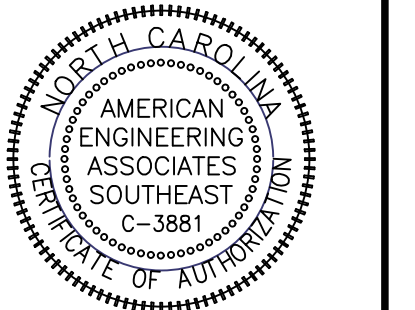
STIPULATION FOR REUSE
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THE PRESERVE AT MOODY FARM
 ROLESVILLE ROAD
 WAKE COUNTY, NC

JOB NUMBER:	21-002
CHECKED BY:	JRH
DRAWN BY:	EDS
DATE:	01-04-2022
SHEET TITLE:	SITE PLAN (50 SCALE)
SHEET NO.:	2.5

October 27, 2023
 Z:\000\31-002-Moody Development\Task\210002\Draw\Working\Draw\Site\2.5-50 Scale Prelim.dwg





PRELIMINARY

FOR INFORMATION, ONLY

NO.	DATE	REVISION
1	10-24-2022	TRC 331 RESPONSES
2	11-30-2022	TRC 2ND RESPONSES

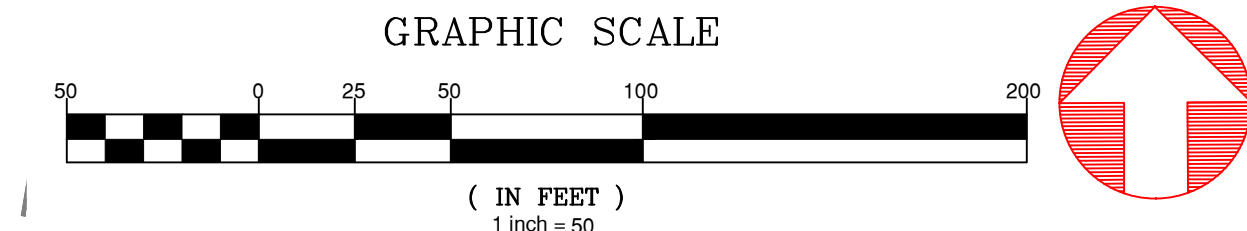
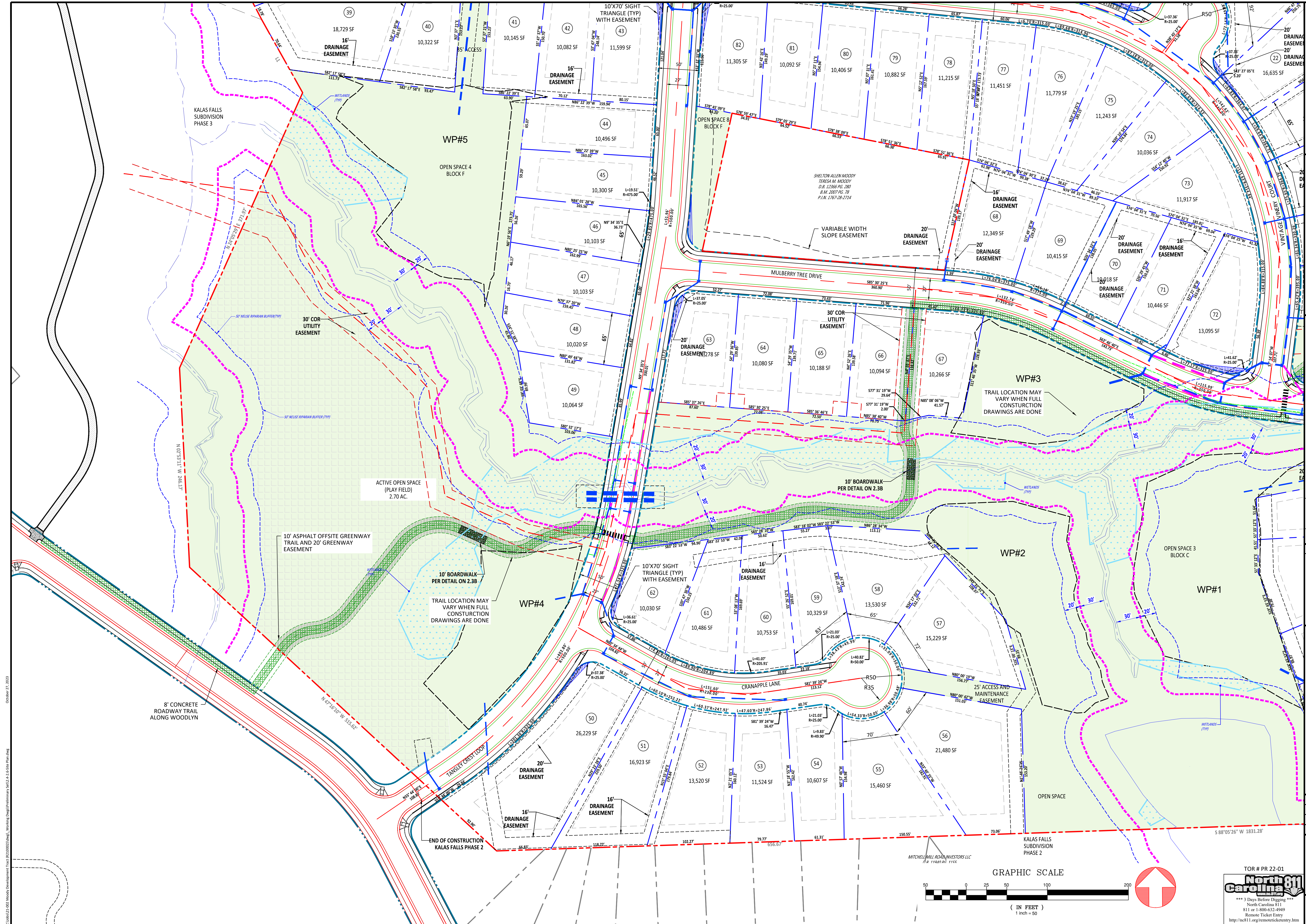
STIPULATION FOR REUSE
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THE PRESERVE AT MOODY FARM
ROLESVILLE ROAD
WAKE COUNTY, NC

JOB NUMBER: 21-002
CHECKED BY: JRH
DRAWN BY: EDS
DATE: 01-04-2022
SHEET TITLE:

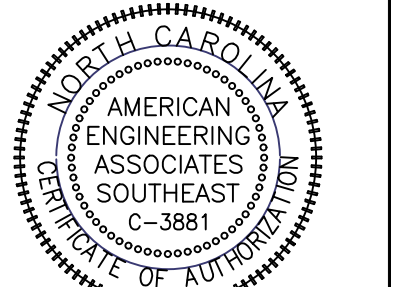
SITE PLAN (50 SCALE)

SHEET NO.: 2.6



TOR # PR 22-01
North Carolina 811
*** 3 Days Before Digging ***
North Carolina 811
811 or 1-800-652-9100
Remote Ticket Entry
<http://nc811.org/remoteticketentry.htm>

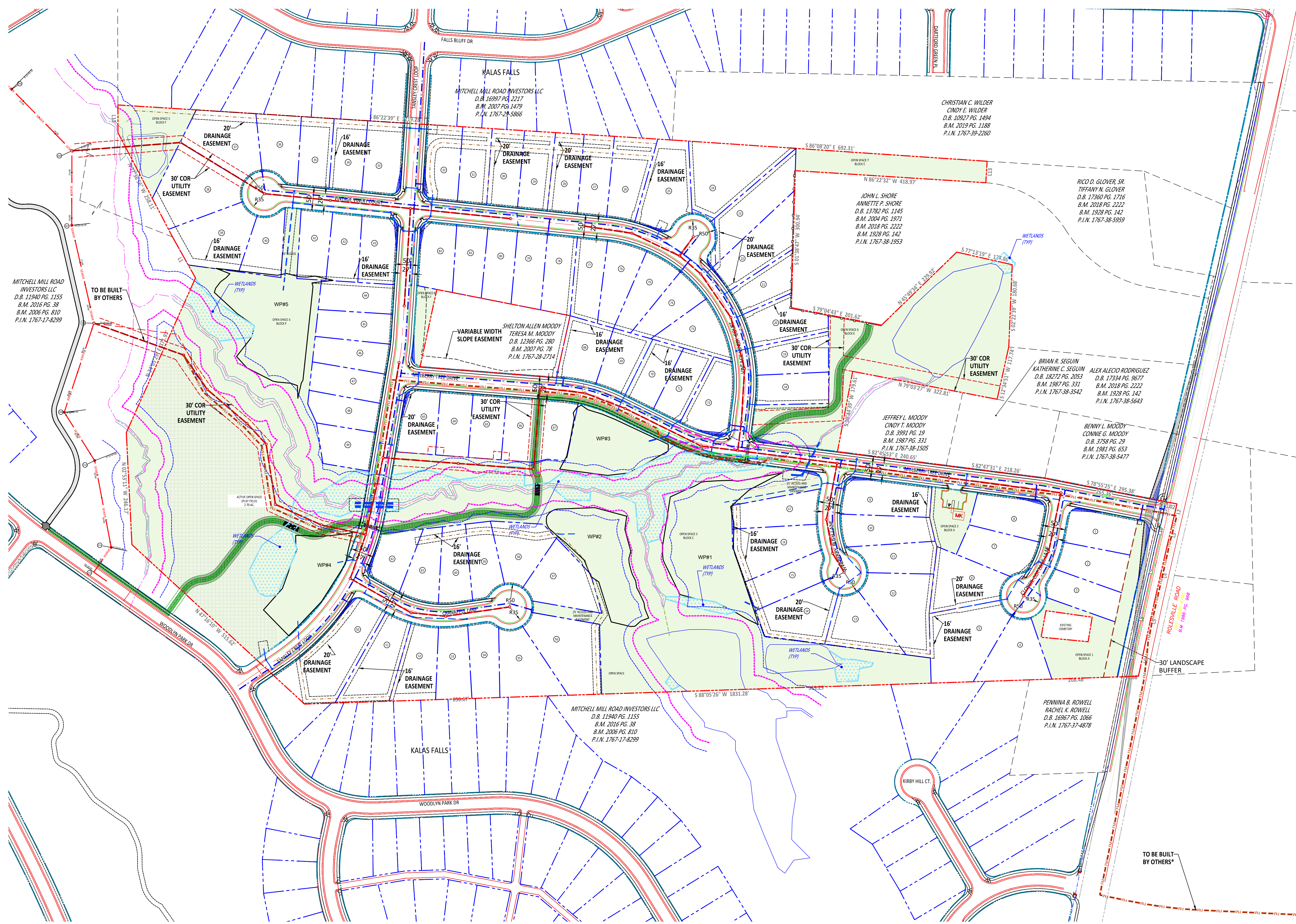
October 27, 2023
Z:\000\31-002 Moody Development\Task 02100001\Draw\Working Draw\Preliminary Set\2.6-50 Scale Prelim.dwg



PRELIMINARY

FOR INFORMATION, ONLY

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



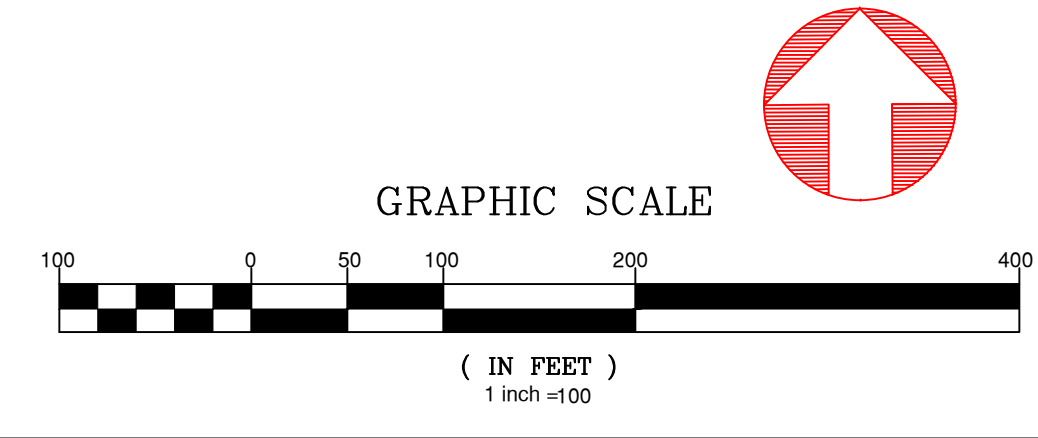
NO.	DATE	REVISION
1	10-24-2022	TRC 1ST RESPONSES
2	11-30-2022	TRC 2ND RESPONSES

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

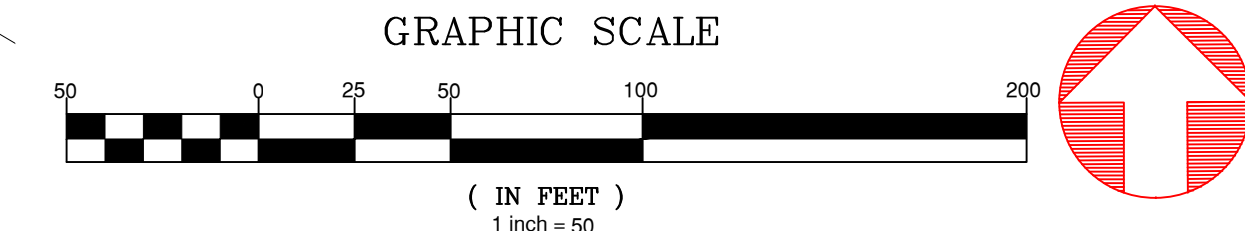
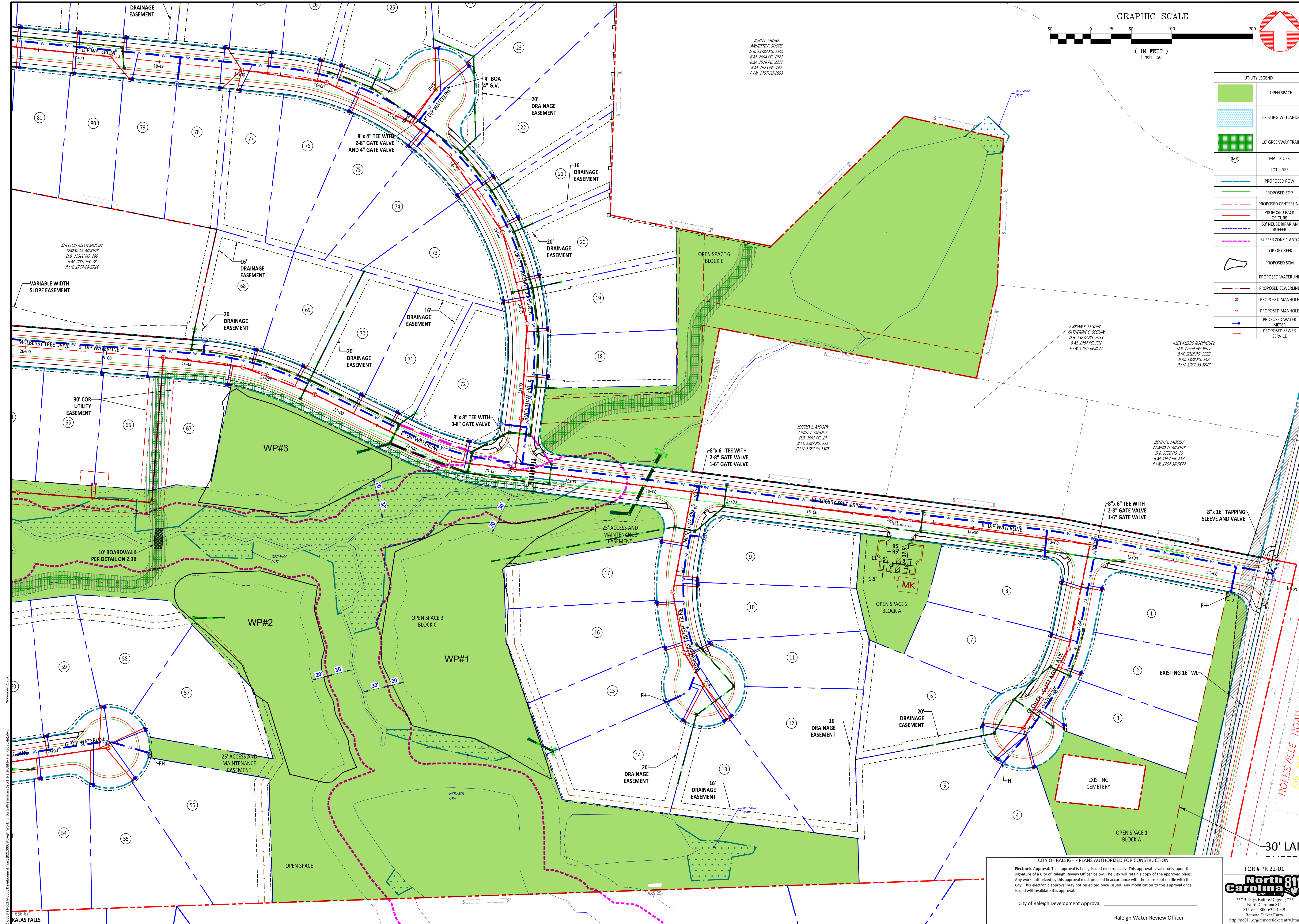
JOB NUMBER: 21-002
CHECKED BY: JRH
DRAWN BY: EDS
DATE: 01-04-2022

SHEET TITLE:
OVERALL UTILITY PLAN
SHEET NO.:
3.0



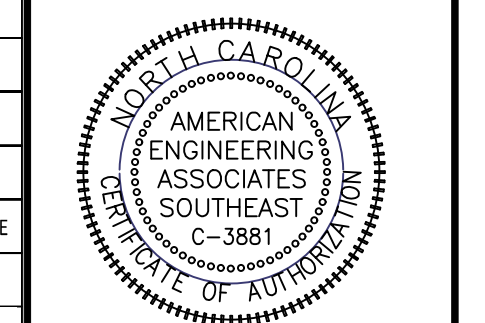
*WE'RE ANTICIPATING CONSTRUCTION OF FM TO BE DONE PRIOR TO CONSTRUCTION OF THIS PROJECT
CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION
Electronic Approval: This approval is being issued electronically. This approval is valid only upon the signature of a City of Raleigh Review Officer below. The 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 _____

TOR # PR 22-01
North Carolina 811
*** 3 Days Before Digging ***
North Carolina 811
811 or 1-800-652-4949
Remote Ticket Entry
http://nc811.org/remoteticketentry.htm



UTILITY LEGEND	
[Green Box]	OPEN SPACE
[Blue Dotted Box]	EXISTING WETLANDS
[Green Box]	10' GREENWAY TRAIL
[MK Symbol]	MAIL KIOSK
[Dashed Line]	LOT LINES
[Blue Dashed Line]	PROPOSED ROW
[Green Dashed Line]	PROPOSED EOP
[Red Dashed Line]	PROPOSED CENTERLINE
[Red Dashed Line]	PROPOSED BACK OF CURB
[Blue Dashed Line]	50' NEUSE RIPARIAN BUFFER
[Purple Dashed Line]	BUFFER ZONE 1 AND 2
[Blue Dashed Line]	TOP OF CREEK
[Red Dashed Line]	PROPOSED SCM
[Red Dashed Line]	PROPOSED WATERLINE
[Red Dashed Line]	PROPOSED SEWERLINE
[Red Circle]	PROPOSED MANHOLE
[Red Circle]	PROPOSED MANHOLE METER
[Red Arrow]	PROPOSED WATER
[Red Arrow]	PROPOSED SEWER SERVICE

AMERICAN Engineering
 American Engineering Associates - Southeast, P.A.
 4020 Westchase Boulevard, Suite 450
 Raleigh, NC 27607
 919-489-1101



PRELIMINARY

FOR INFORMATION, ONLY

NO.	DATE	REVISION
1	10-24-2021	TRC 3RD RESPONSES
2	11-30-2021	TRC 2ND 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:	01-04-2022
SHEET TITLE:	UTILITY PLAN (50 SCALE)
SHEET NO.:	3.1

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

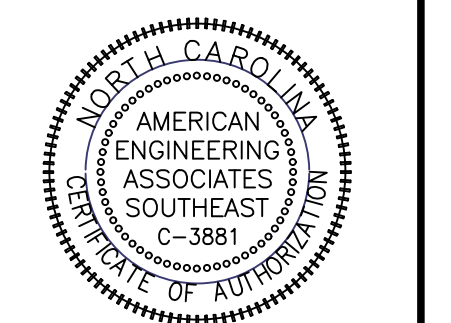
TOR # PR 22-01
North Carolina 811
 *** 3 Days Before Digging ***
 811 or 1-800-452-8140
 Remote Ticket Entry
<http://nc811.org/remoteticketentry.htm>

November 2, 2023
 Z:\000\31-002_Moody Development\Task 02102007\Draws_Working_Draws\Preliminary\Set\3.1-Utility Plan (50 Scale).dwg
 855-87
 KALAS FALLS



GRAPHIC SCALE
 1 inch = 50 feet
 (IN FEET)
 0 25 50 100 200

NOTE:
 WATER MAIN AT TINSLEY CREST LOOP WILL BE CONSTRUCTED TO THE EXISTING BOA WITH KALAS FALLS PHASE 1
 * WE'RE ANTICIPATING CONSTRUCTION OF FM TO BE DONE PRIOR TO CONSTRUCTION OF THIS PROJECT



PRELIMINARY

FOR INFORMATION, ONLY

NO.	DATE	REVISION
1	10-26-2022	TRC 3 RD RESPONSES
2	11-30-2022	TRC 2 ND RESPONSES

STIPULATION FOR REUSE
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UTILITY LEGEND

(Green Area)	OPEN SPACE
(Blue Dotted Area)	EXISTING WETLANDS
(Green Dotted Area)	10' GREENWAY TRAIL
(M)	MAIL KIOSK
(Dashed Line)	LOT LINES
(Red Dashed Line)	PROPOSED ROW
(Blue Dashed Line)	PROPOSED EOP
(Red Dashed Line)	PROPOSED CENTERLINE
(Red Dashed Line)	PROPOSED BACK OF CURB
(Blue Dashed Line)	50' NEUSE RIPARIAN BUFFER
(Pink Dashed Line)	BUFFER ZONE 1 AND 2
(Blue Dashed Line)	TOP OF CREEK
(Green Dashed Line)	PROPOSED SCM
(Red Dashed Line)	PROPOSED WATERLINE
(Red Dashed Line)	PROPOSED SEWERLINE
(Circle)	PROPOSED MANHOLE
(Square)	PROPOSED MANHOLE
(Circle with T)	PROPOSED WATER METER
(Circle with S)	PROPOSED SEWER SERVICE

THE PRESERVE AT MOODY FARM
 ROLESVILLE ROAD
 WAKE COUNTY, NC

JOB NUMBER: 21-002
 CHECKED BY: JRH
 DRAWN BY: EDS
 DATE: 01-04-2022
 SHEET TITLE:

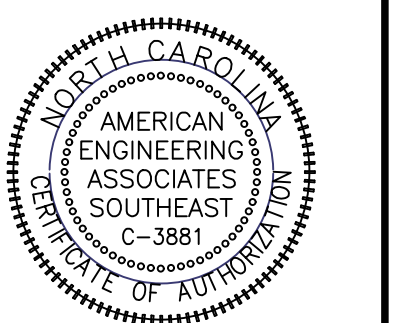
UTILITY PLAN (50 SCALE)

SHEET NO.: 3.2

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



Z:\info\31-002-Moody\Development\Task\21-002\01\Drawings\Utility\21-002-01-01-Utility Plan (50 Scale).dwg
 November 2, 2023



PRELIMINARY

FOR INFORMATION, ONLY

NO.	DATE	REVISION
1	10-24-2022	TRC 311 RESPONSES
2	11-30-2022	TRC 210 RESPONSES

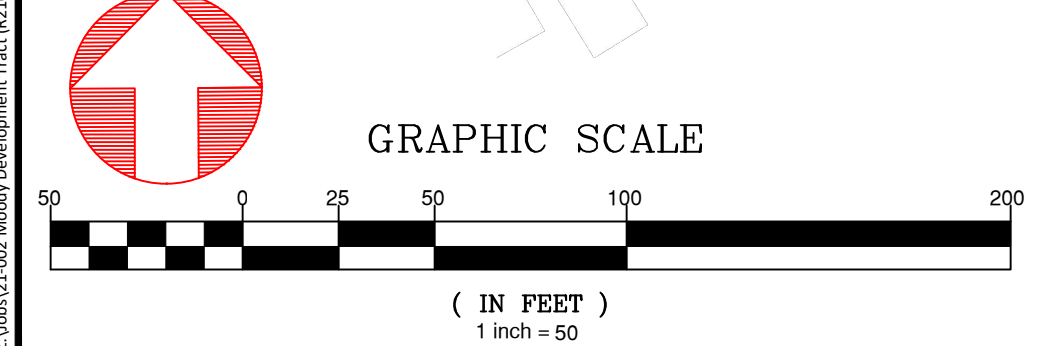
STIPULATION FOR REUSE
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THE PRESERVE AT MOODY FARM
ROLESVILLE ROAD
WAKE COUNTY, NC

JOB NUMBER: 21-002
CHECKED BY: JRH
DRAWN BY: EDS
DATE: 01-04-2022
SHEET TITLE:
UTILITY PLAN (50 SCALE)
SHEET NO.:
3.3

UTILITY LEGEND

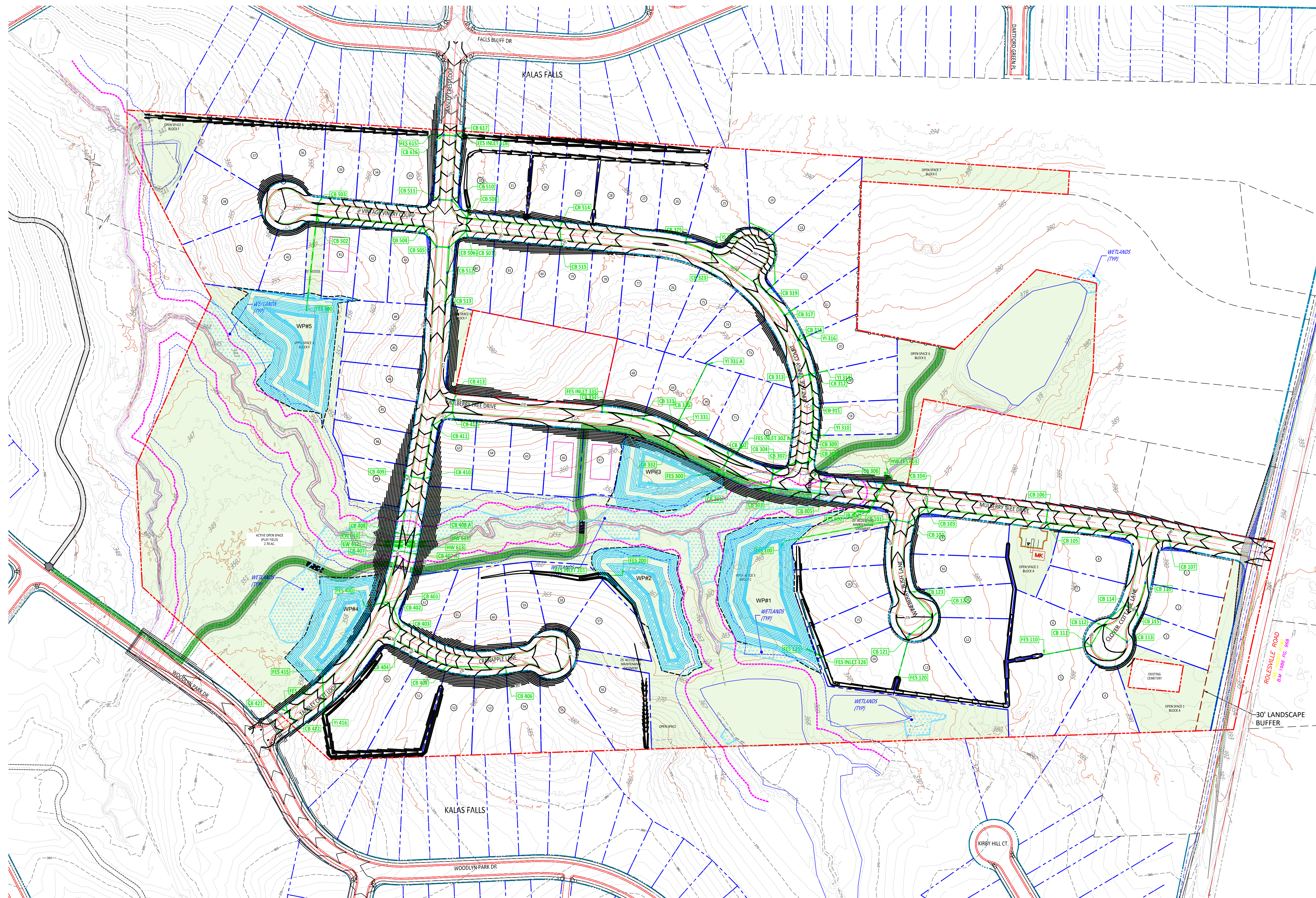
[Green Box]	OPEN SPACE
[Blue Dotted Box]	EXISTING WETLANDS
[Green Box]	10' GREENWAY TRAIL
[M in Circle]	MAIL KIOSK
[Dashed Line]	LOT LINES
[Red Dashed Line]	PROPOSED ROW
[Red Dashed Line]	PROPOSED EOP
[Red Dashed Line]	PROPOSED CENTERLINE
[Red Dashed Line]	PROPOSED BACK OF CURB
[Blue Dashed Line]	50' NEUSE RIPARIAN BUFFER
[Blue Dashed Line]	BUFFER ZONE 1 AND 2
[Blue Dashed Line]	TOP OF CREEK
[Red Dashed Line]	PROPOSED SCM
[Red Dashed Line]	PROPOSED WATERLINE
[Red Dashed Line]	PROPOSED SEWERLINE
[Red Circle]	PROPOSED MANHOLE
[Red Circle]	PROPOSED MANHOLE
[Blue Circle]	PROPOSED WATER METER
[Red Circle]	PROPOSED SEWER SERVICE



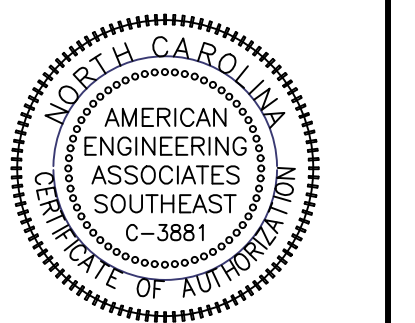
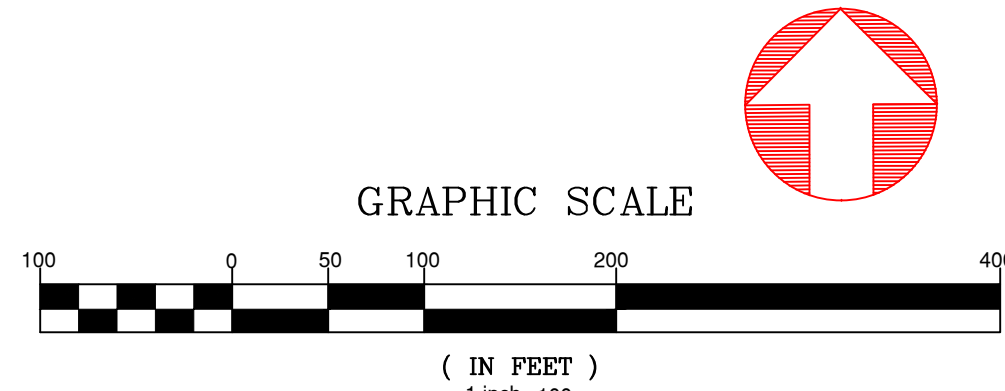
CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION
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City of Raleigh Development Approval _____
Raleigh Water Review Officer _____

TOR # PR 22-01
North 811
*** 3 Days Before Digging ***
811 or 1-800-452-4949
Remote Ticket Entry
<http://nc811.org/remoteticketentry.htm>

November 2, 2023
Z:\000\31-002 Moody Development\Tract 0210007000\Working Draw\Preliminary\Set\3.3 Utility Plan (50 Scale).dwg



SITE LEGEND	
[Green Box]	OPEN SPACE
[Blue Hatched Box]	EXISTING WETLANDS
[Green Box]	10' GREENWAY TRAIL
(MK)	MAIL KIOSK
[Blue Dashed Line]	LOT LINES
[Red Dashed Line]	PROPOSED ROW
[Green Dashed Line]	PROPOSED EOP
[Red Dashed Line]	PROPOSED CENTERLINE
[Red Dashed Line]	PROPOSED BACK OF CURB
[Blue Dashed Line]	50' NEUSE RIPARIAN BUFFER
[Pink Dashed Line]	BUFFER ZONE 1 AND 2
[Blue Line]	TOP OF CREEK
[Green Line]	PROPOSED SCM
[Black Line]	PROPOSED FENCE
[Blue Triangle]	SIGHT TRIANGLE



PRELIMINARY

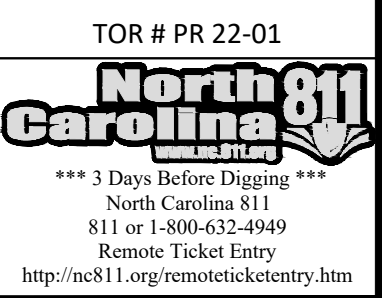
FOR INFORMATION, ONLY

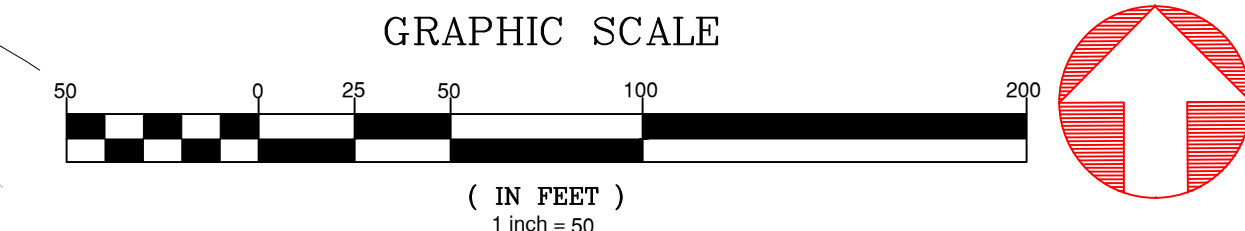
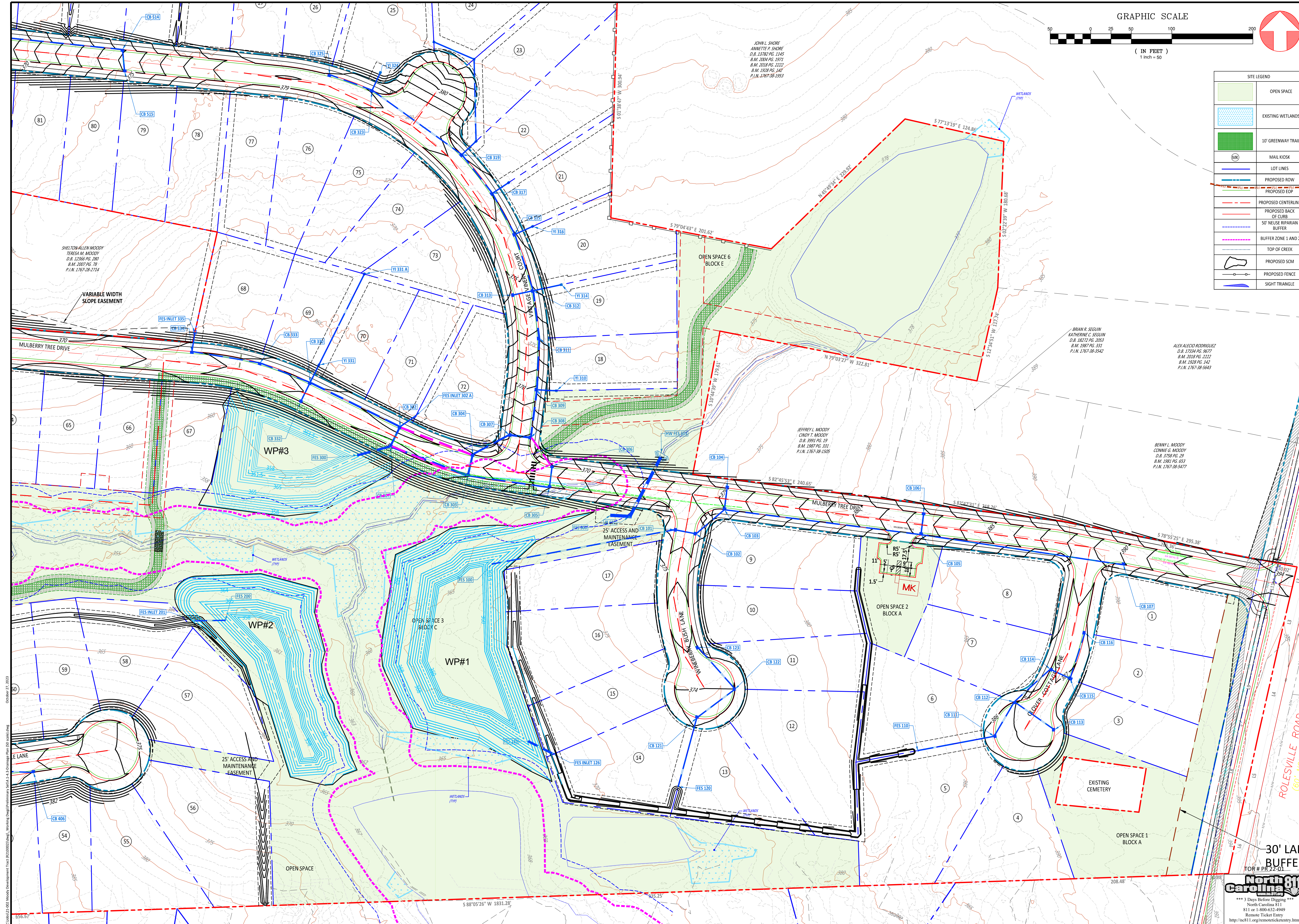
NO.	DATE	REVISION
1.	10-24-2022	TRC 1ST RESPONSES
2.	11-30-2022	TRC 2ND RESPONSES

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:	01-04-2022
SHEET TITLE:	OVERALL DRAINAGE PLAN
SHEET NO.:	4.0





SITE LEGEND	
[Green Area]	OPEN SPACE
[Blue Dotted Area]	EXISTING WETLANDS
[Green Area]	10' GREENWAY TRAIL
[Circle with 'MK']	MAIL KIOSK
[Blue Line]	LOT LINES
[Red Dashed Line]	PROPOSED ROW
[Red Dashed Line]	PROPOSED EOP
[Red Dashed Line]	PROPOSED CENTERLINE
[Red Dashed Line]	PROPOSED BACK OF CURB
[Blue Dashed Line]	50' NEUSE RIPARIAN BUFFER
[Pink Dashed Line]	BUFFER ZONE 1 AND 2
[Blue Line]	TOP OF CREEK
[Blue Line]	PROPOSED SCM
[Black Line]	PROPOSED FENCE
[Black Triangle]	SIGHT TRIANGLE

AMERICAN Engineering
 American Engineering Associates - Southeast, P.A.
 4020 Westchase Boulevard, Suite 450
 Raleigh, NC 27607
 919-489-1101



PRELIMINARY

FOR INFORMATION, ONLY

NO.	DATE	REVISION
1	10-24-2022	TRC 331 RESPONSES
2	11-30-2022	TRC 2ND RESPONSES

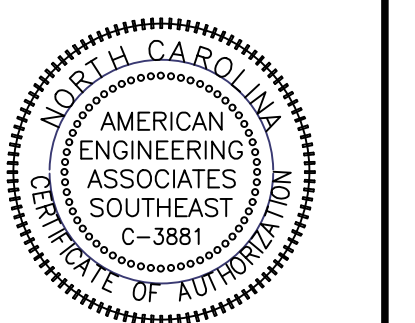
STIPULATION FOR REUSE
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THE PRESERVE AT MOODY FARM
 ROLESVILLE ROAD
 WAKE COUNTY, NC

JOB NUMBER: 21-002
 CHECKED BY: JRH
 DRAWN BY: EDS
 DATE: 01-04-2022
 SHEET TITLE: DRAINAGE PLAN (50 SCALE)
 SHEET NO.: 4.1

2:\000\21-002 Moody Development\Task 02102007\Drawings\Working\Drawings\Preliminary\Set\A_1-3_Drainage_Plan_50_Scale.dwg
 October 27, 2023





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FOR INFORMATION, ONLY

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2	11-30-2022	TRC 2ND RESPONSES

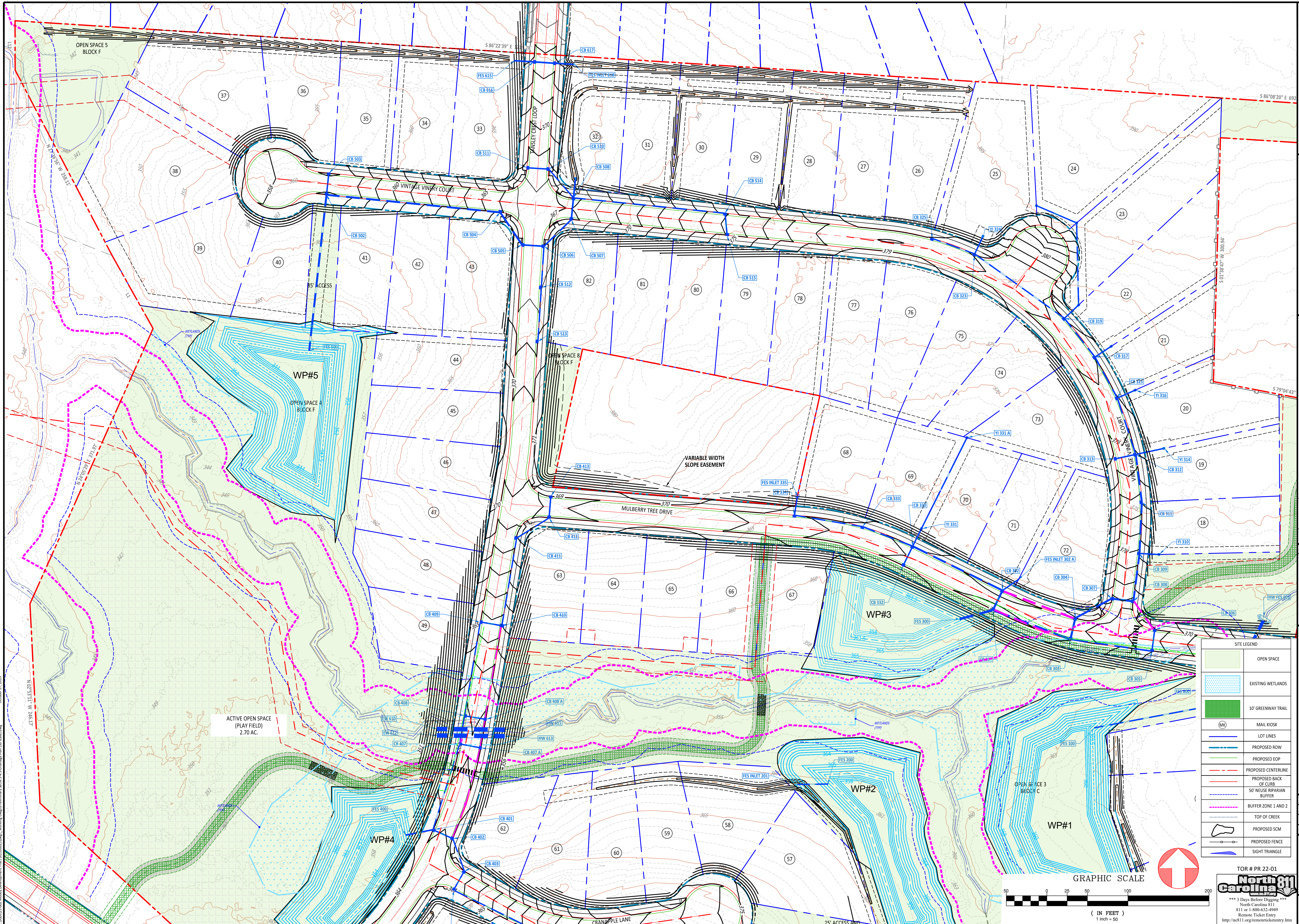
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THE PRESERVE AT MOODY FARM
ROLESVILLE ROAD
WAKE COUNTY, NC

JOB NUMBER: 21-002
CHECKED BY: JRH
DRAWN BY: EDS
DATE: 01-04-2022
SHEET TITLE:

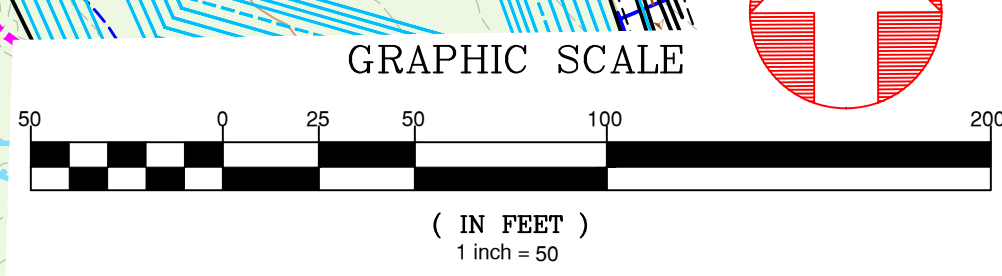
DRAINAGE PLAN (50 SCALE)

SHEET NO.: 4.2



SITE LEGEND

[Green Area]	OPEN SPACE
[Blue Dotted Area]	EXISTING WETLANDS
[Green Dotted Area]	10' GREENWAY TRAIL
(MK)	MAIL KIOSK
[Thin Blue Line]	LOT LINES
[Thick Blue Line]	PROPOSED ROW
[Thin Red Line]	PROPOSED EOP
[Dashed Red Line]	PROPOSED CENTERLINE
[Dashed Blue Line]	PROPOSED BACK OF CURB
[Dashed Green Line]	50' NEUSE RIPARIAN BUFFER
[Dashed Purple Line]	BUFFER ZONE 1 AND 2
[Blue Line]	TOP OF CREEK
[Blue Line]	PROPOSED SCM
[Blue Line]	PROPOSED FENCE
[Blue Triangle]	SIGHT TRIANGLE



TOR # PR 22-01
North Carolina 811
*** 3 Days Before Digging ***
North Carolina 811
811 or 1-800-432-3940
Remote Ticket Entry
<http://nc811.org/remoteticketentry.htm>

October 27, 2023
2:\bin\31-002 Moody Development\Task 0210007001\Draw\Working\Drawings\Pre\21-002\Plan\50 Scale.dwg

ACTIVE OPEN SPACE (PLAY FIELD)
2.70 AC.



PRELIMINARY

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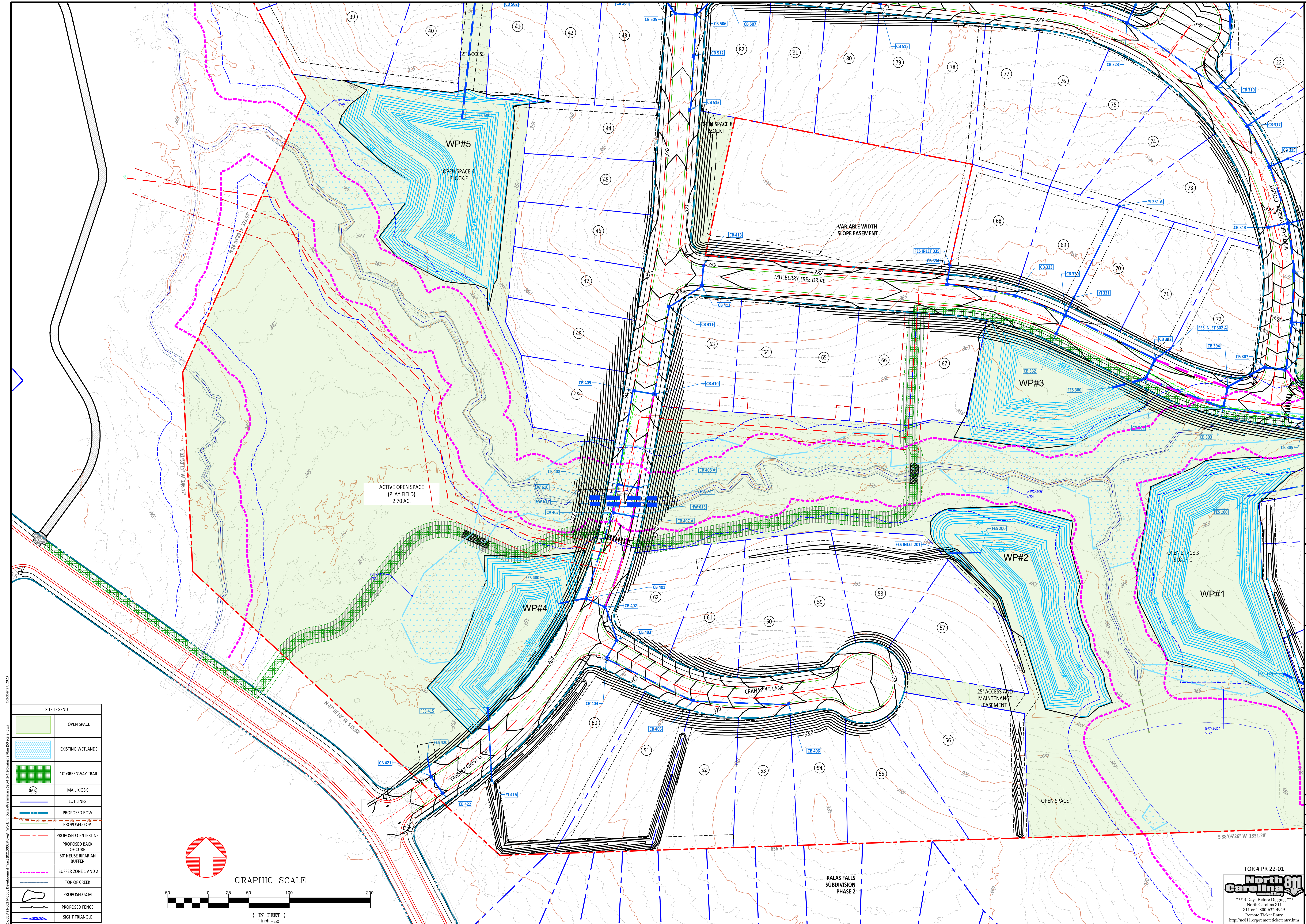
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THE PRESERVE AT MOODY FARM
ROLESVILLE ROAD
WAKE COUNTY, NC

JOB NUMBER: 21-002
CHECKED BY: JRH
DRAWN BY: EDS
DATE: 01-04-2022

SHEET TITLE:
DRAINAGE PLAN (50 SCALE)

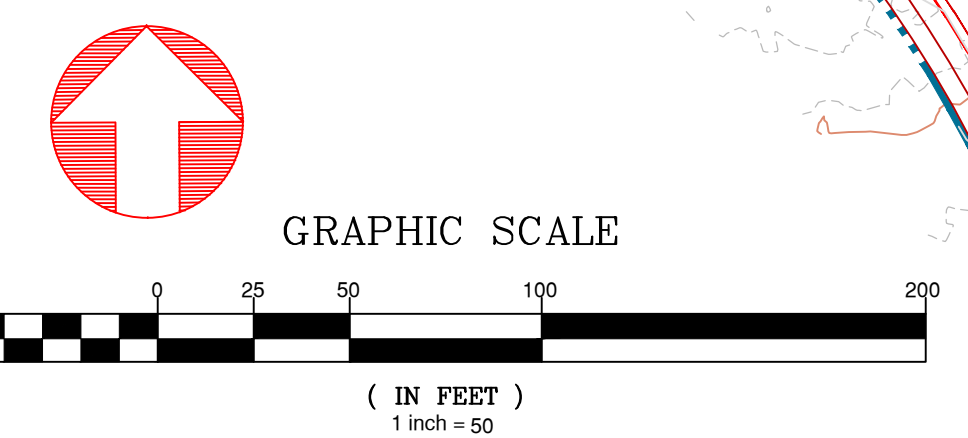
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4.3



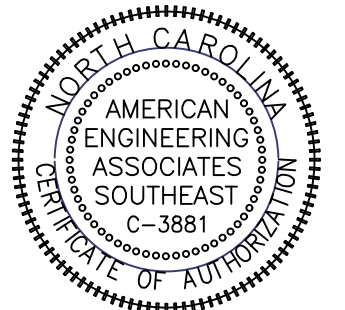
October 27, 2023
Z:\000\21-002 Moody Development\Task (21-002)\001\Draw\Working\Drawings\Preliminary Set\A.1.4-Drainage Plan (50 Scale).dwg

SITE LEGEND

[Green Area]	OPEN SPACE
[Blue Dotted Area]	EXISTING WETLANDS
[Green Dotted Area]	10' GREENWAY TRAIL
[MK Symbol]	MAIL KIOSK
[Blue Line]	LOT LINES
[Red Dashed Line]	PROPOSED ROW
[Red Dashed Line]	PROPOSED EOP
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TOR # PR 22-01
North Carolina 811
*** 3 Days Before Digging ***
North Carolina 811
811 or 1-800-452-2040
Remote Ticket Entry
<http://nc811.org/remoteticketentry.htm>



PRELIMINARY

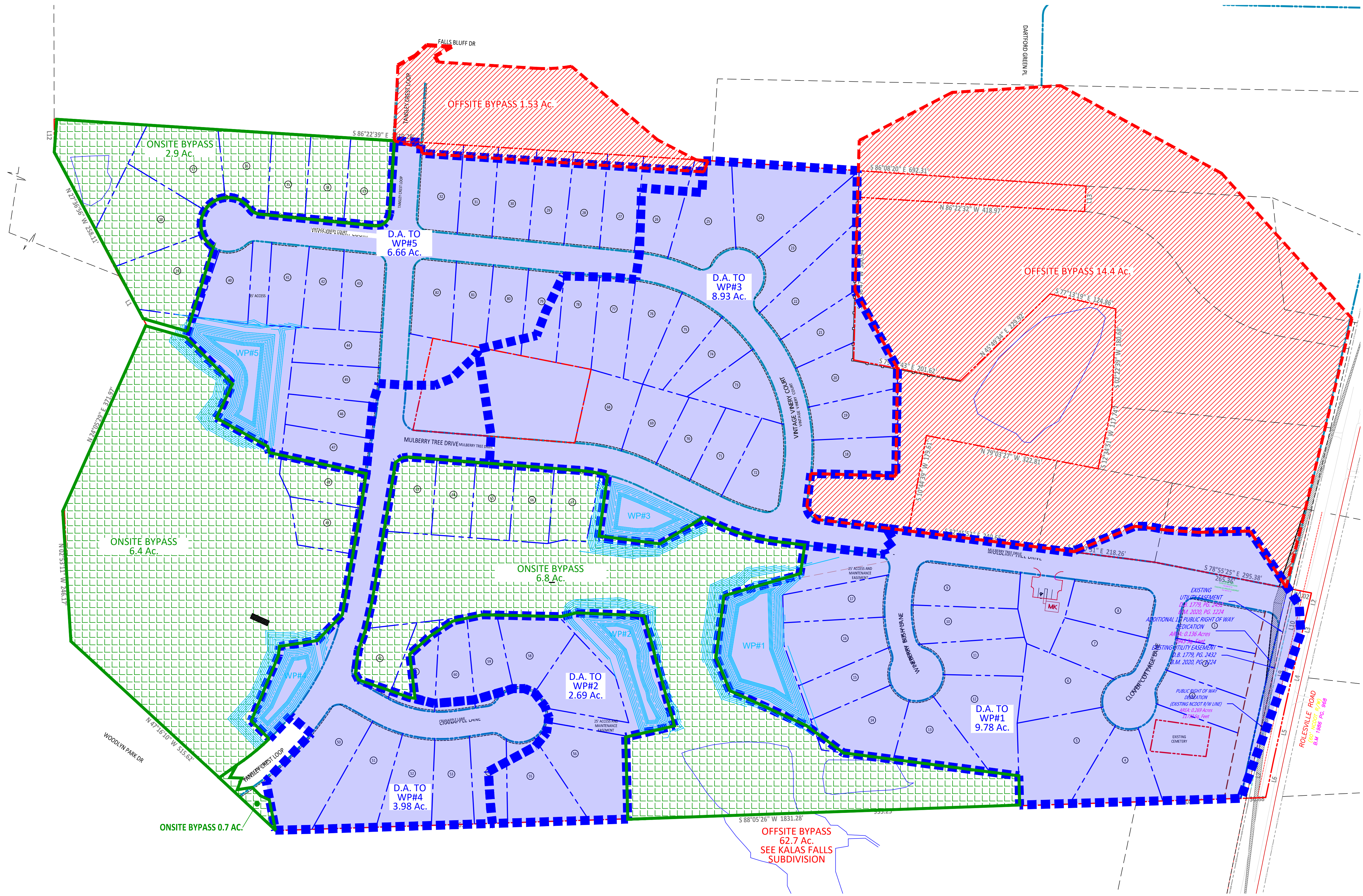
FOR INFORMATION, ONLY

NO.	DATE	REVISION:
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2	11-30-2022	TRC 2ND RESPONSES

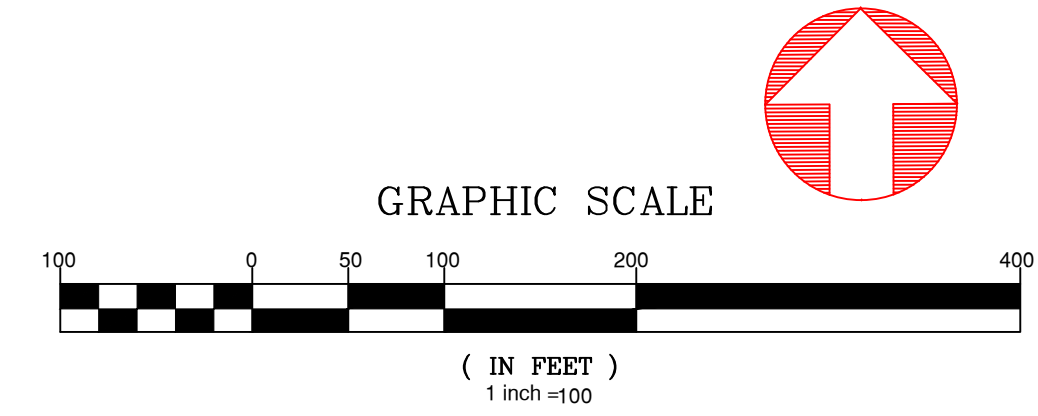
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THE PRESERVE
AT
MOODY FARM
ROLESVILLE ROAD
WAKE COUNTY, NC

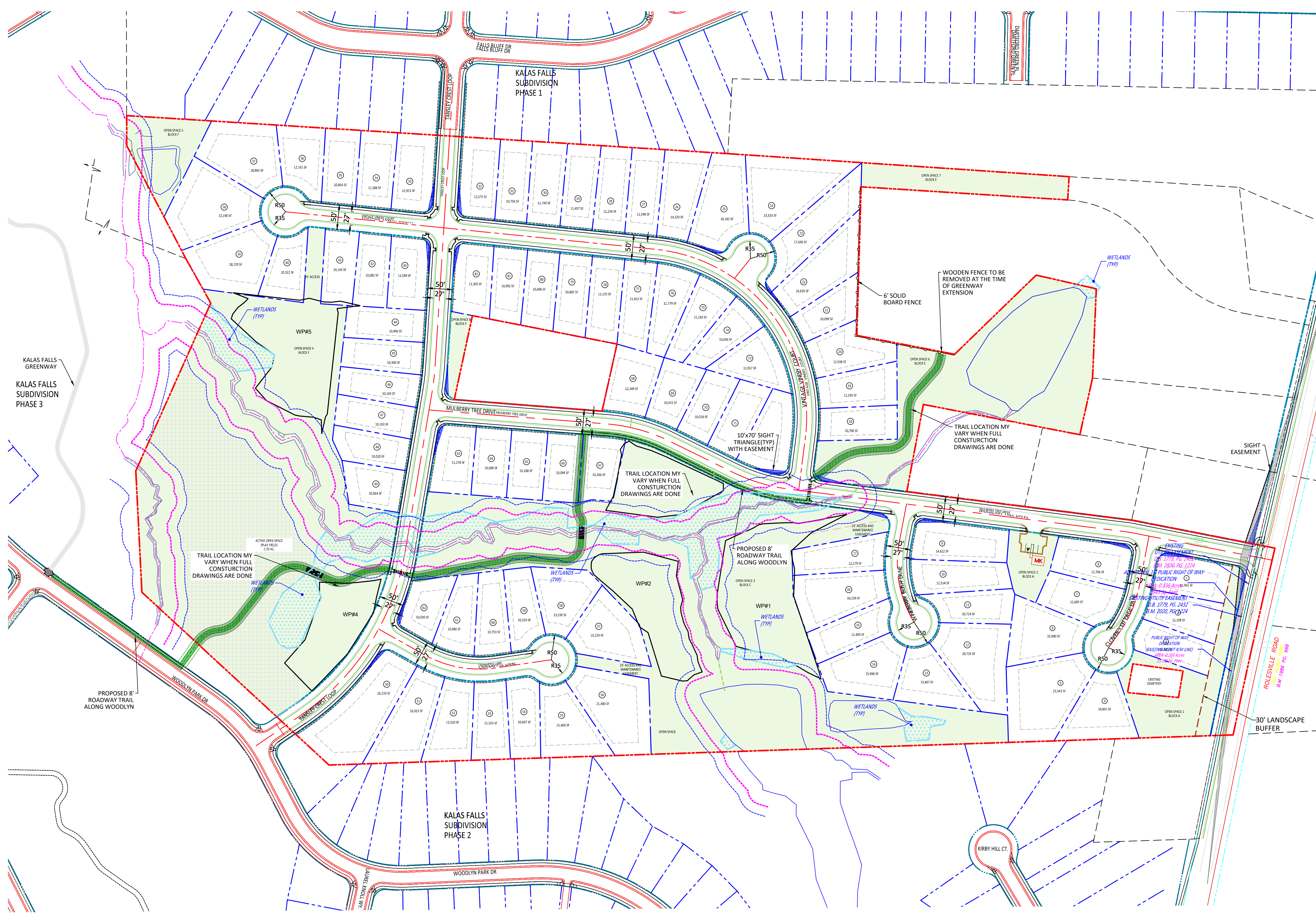
JOB NUMBER: 21-002
CHECKED BY: JRH
DRAWN BY: EDS
DATE: 01-04-2022
SHEET TITLE:
**PRE DRAINAGE
AREA SCM
MAP**
SHEET NO.:
5.0



LEGEND	
	SCM DRAINAGE AREA
	OFFSITE BYPASS
	ONSITE BYPASS



TOR # PR 22-01
North Carolina 811
*** 3 Days Before Digging ***
North Carolina 811
811 or 1-800-632-4849
Remote Ticket Entry
<http://nc811.org/remoteticketentry.htm>



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



NO.	DATE	REVISION
1	10-24-2022	TRC 1ST RESPONSES
2	11-30-2022	TRC 2ND RESPONSES

STIPULATION FOR REUSE

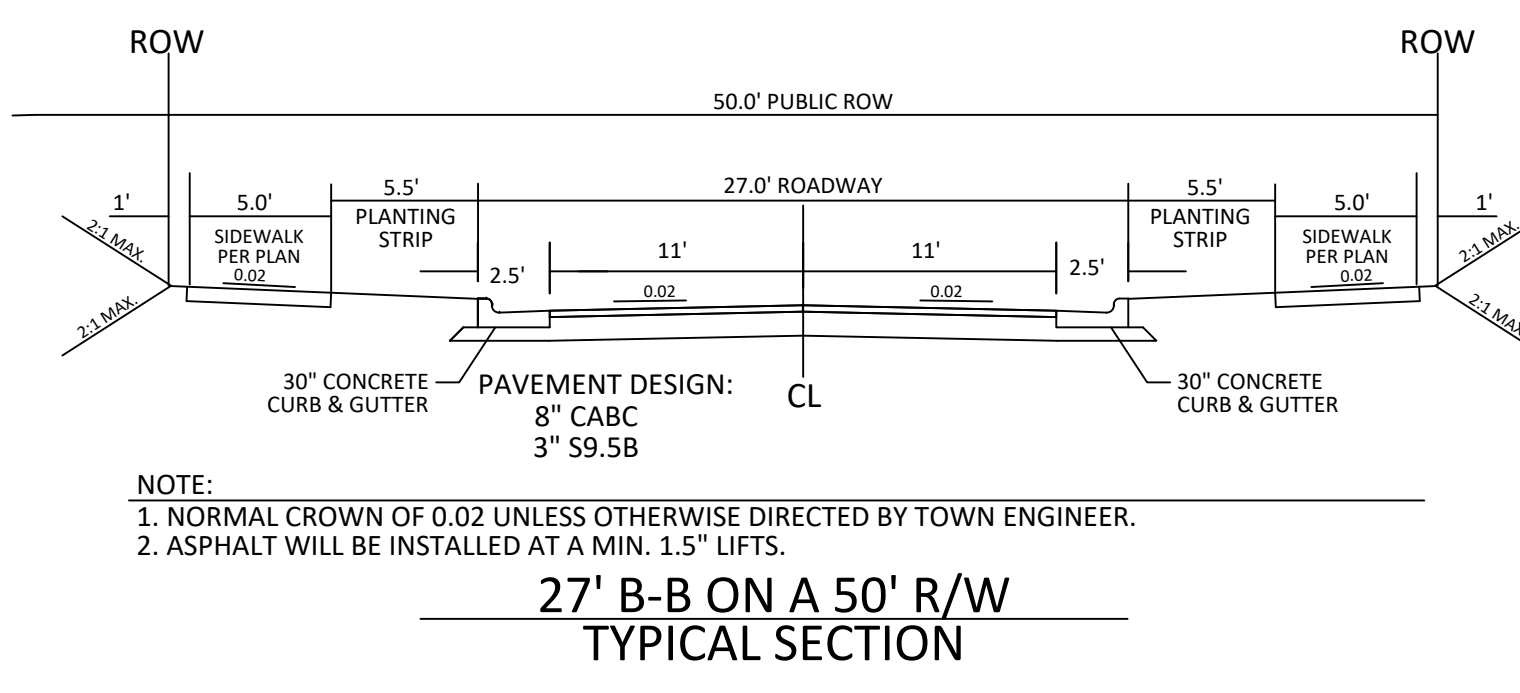
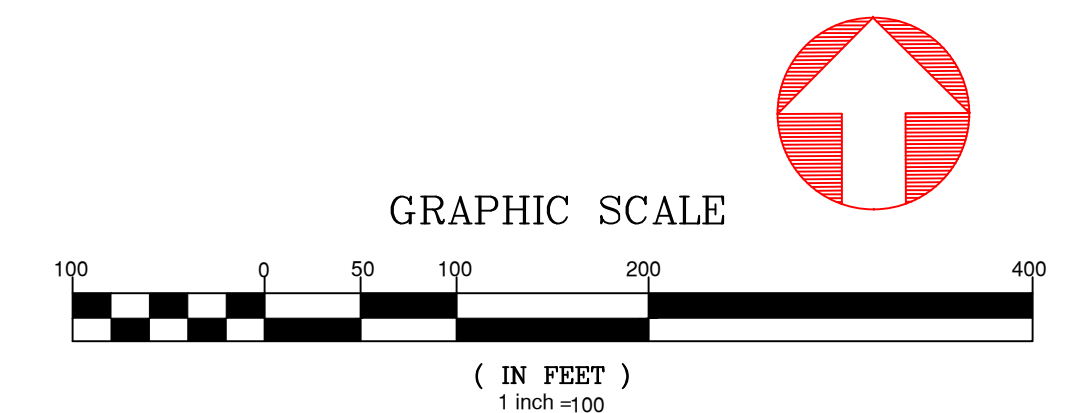
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THE PRESERVE AT MOODY FARM
ROLESVILLE ROAD
WAKE COUNTY, NC

JOB NUMBER: 21-002
 CHECKED BY: JRH
 DRAWN BY: EDS
 DATE: 01-04-2022

SHEET TITLE:
APPROVED WITH MA 21-05 BY TOWN BOARD OF COMMISSIONERS

SHEET NO.:
MA

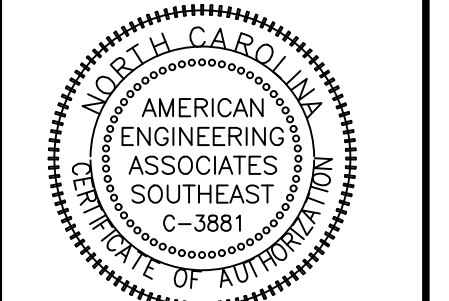
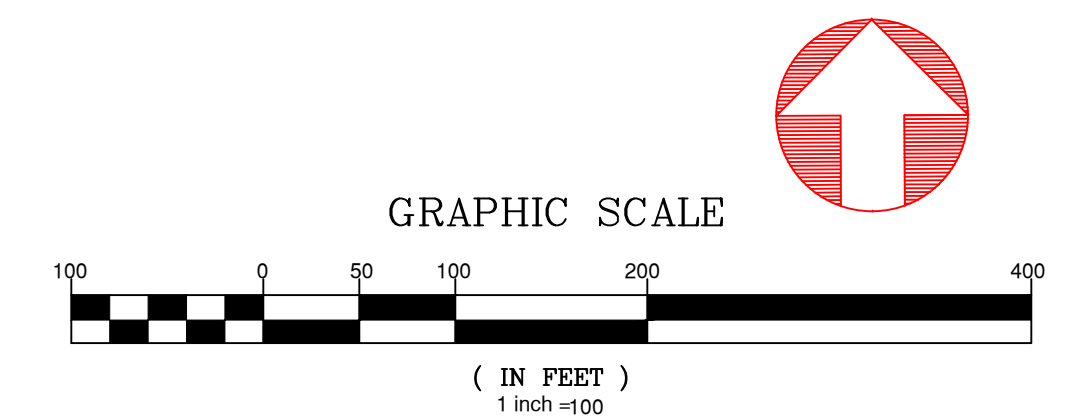
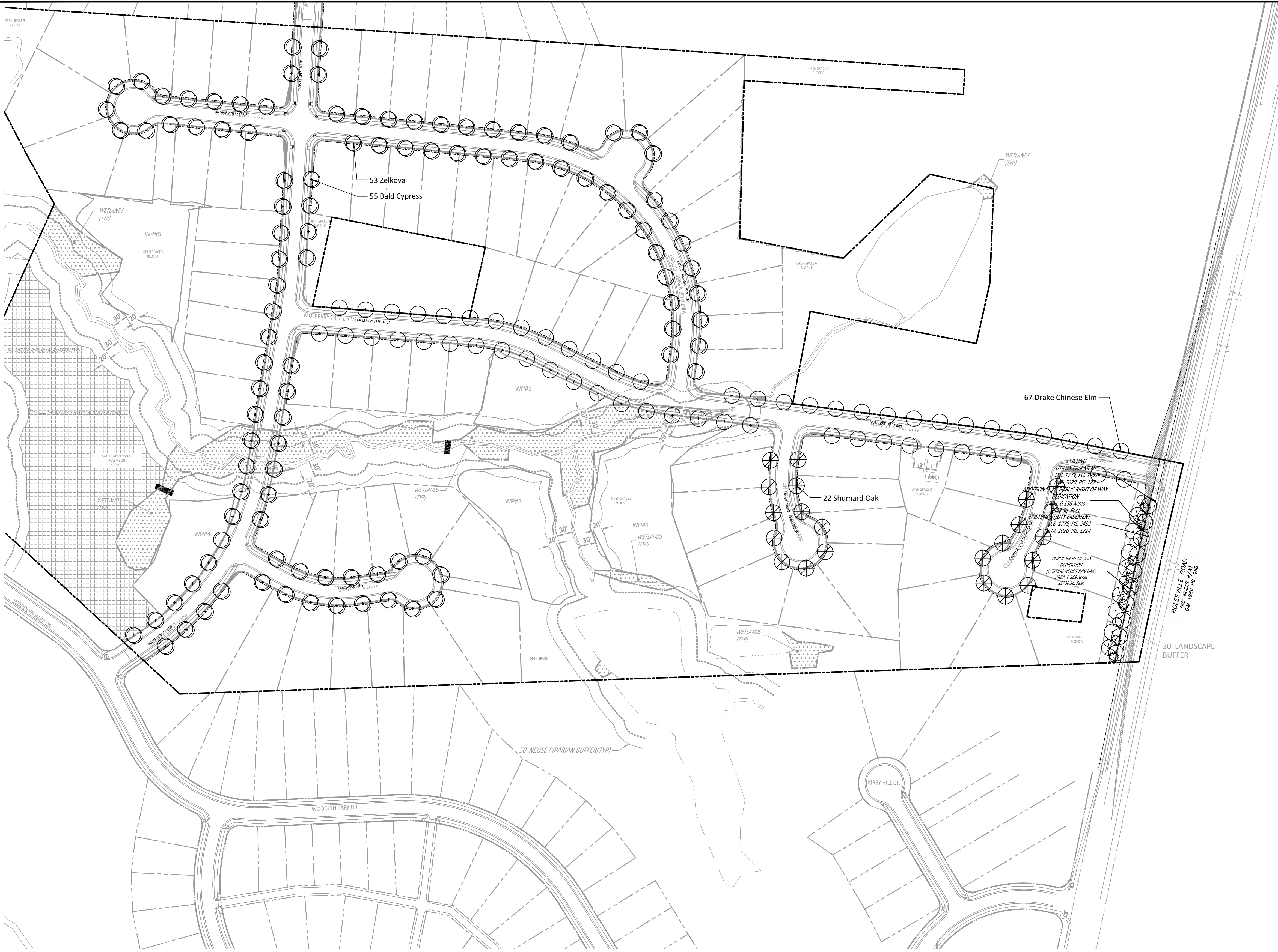


- ZONING CONDITIONS (CASE # MA210504)
- PERMITTED USE LIMITED TO "DWELLING - SINGLE FAMILY."
 - ALL DWELLINGS TO BE CONSTRUCTED ON RAISED FOUNDATIONS WITH CRAWLSPACES. NO ON-SLAB CONSTRUCTION.
 - DEVELOPMENT TO INCORPORATE A PUBLIC GREENWAY AS SHOWN ON THE SKETCH PLAN INCORPORATING OPTION 2 TOGETHER 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

2/10/2022 002 Moody Farm Development Sheet 02/10/2022 (Rev. 01/04/2022) Working Draft/Preliminary Set/2.0 Approved with MA 21-05 by Town Board of Commissioners/01/04/2022



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1	10-24-2022	TRC LIST RESPONSES
2	11-30-2022	TRC AND RESPONSES

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THE PRESERVE
AT
MOODY FARM
ROLESVILLE ROAD
WAKE COUNTY, NC

JOB NUMBER: 21-002
CHECKED BY: JRH
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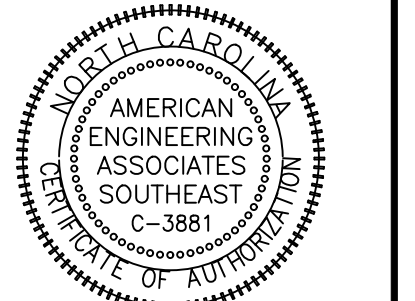
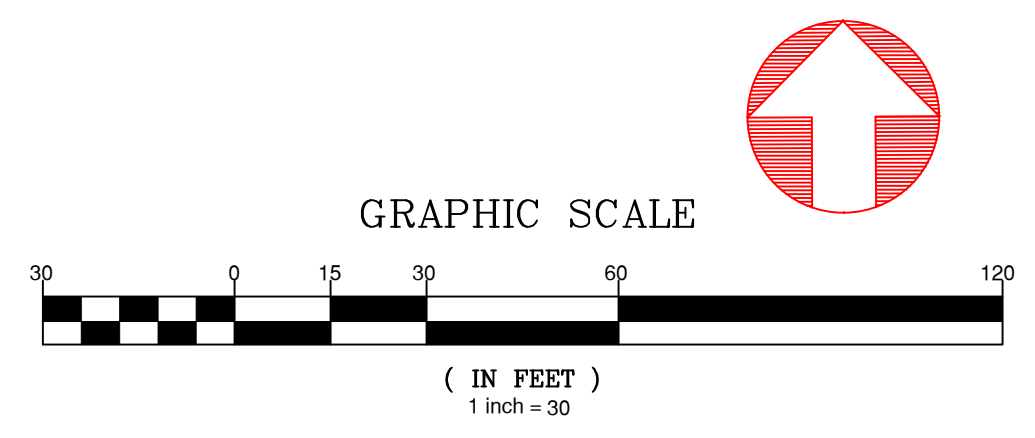
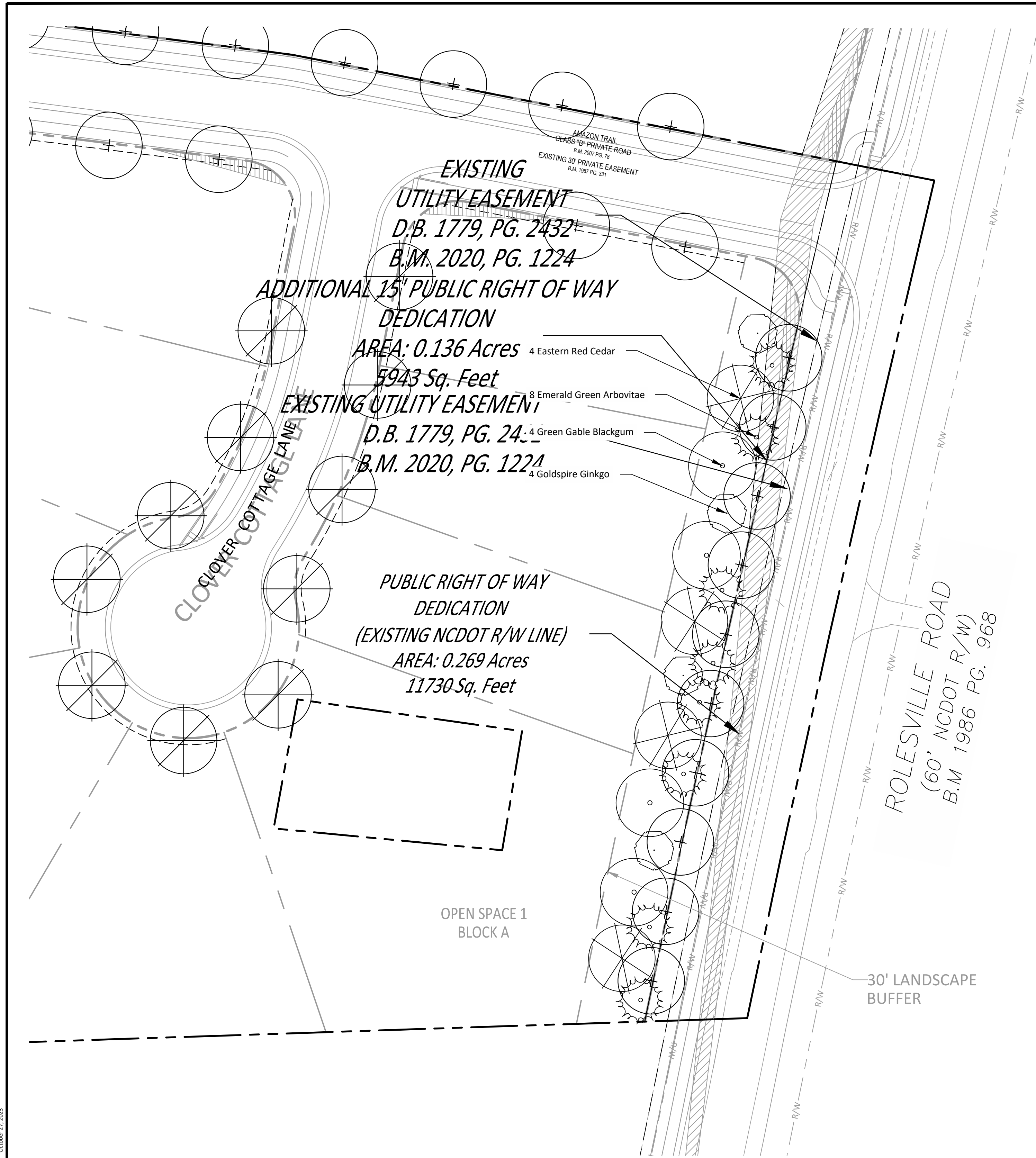
SHEET TITLE:
LANDSCAPE PLAN

SHEET NO.:
L1



04/26/23 12:00

2:10/23/23 12:00



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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: 01-04-2022

SHEET TITLE:
BUFFER PLAN

SHEET NO.:
L2

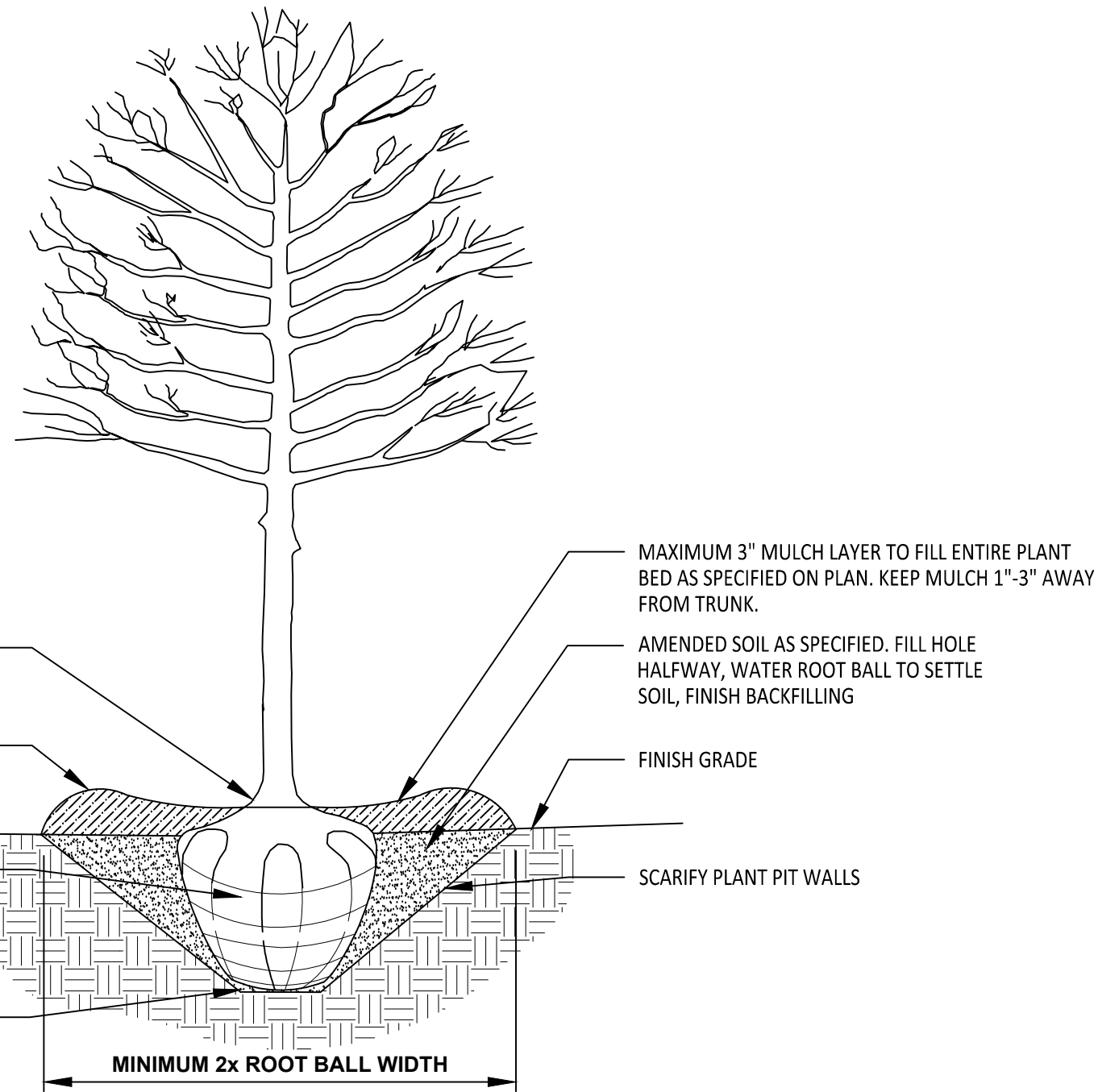


TOR # PR 22-01

PLANT DETAILS

NOTES

1. REMOVE WIRE AND NYLON TWINE FROM BALL AND CANOPY.
2. SOAK ROOT BALL AND PLANT PIT IMMEDIATELY AFTER INSTALLATION.
3. DO NOT STAKE OR WRAP TRUNK UNLESS:
 - 3.1. TREE HAS A LARGE CROWN
 - 3.2. PLANTING SITE IS CONSISTENTLY WINDY OR IS A STEEP SLOPE
 - 3.3. PLANTING SITE IS SUSCEPTIBLE TO VANDALISM.
4. REMOVE ALL TAGS AND LABELS FROM PLANT MATERIAL.
5. 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"

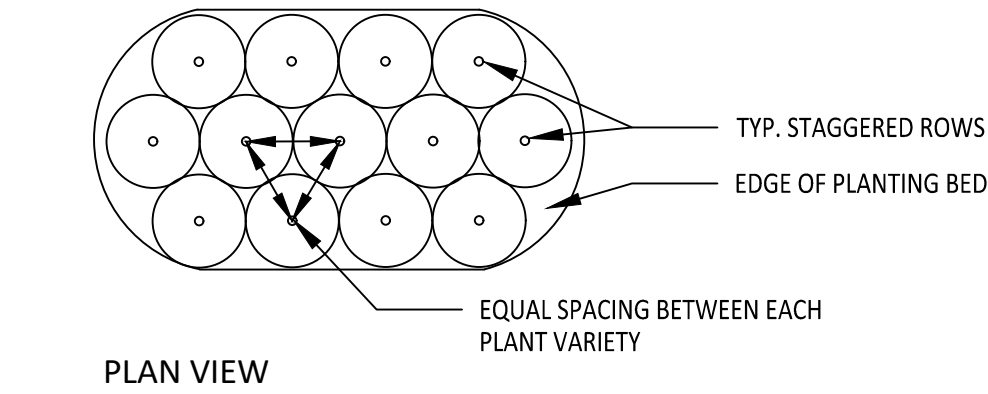
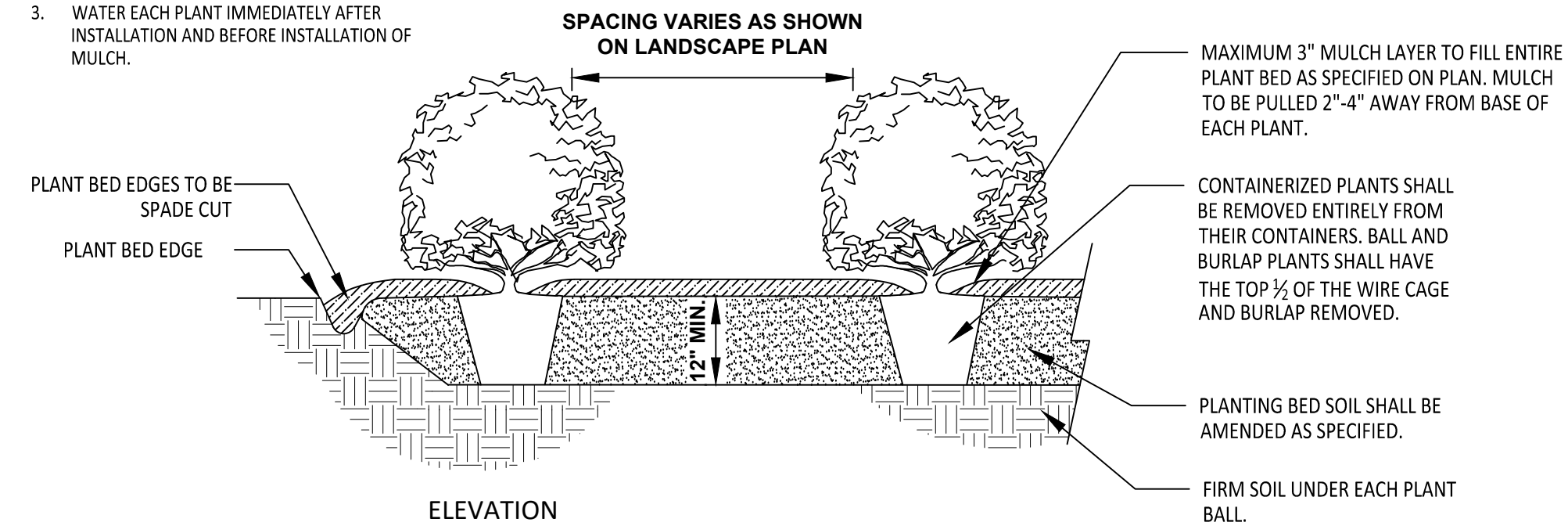
TYPICAL TREE PLANTING

(FOR SINGLE AND MULTI-STEM TREES)

NOT TO SCALE

NOTES

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



TYPICAL SHRUB PLANTING

NOT TO SCALE

PLANT SCHEDULE

KEY	QUAN.	BOTANICAL NAME	COMMON NAME	SIZE	CONT.	
TREES						
	4	Ginkgo biloba 'Goldspire'	Goldspire Ginkgo	1.5" Cal., 8' Ht.	B & B	Understory tree. 8' tall at the time of planting
	4	Juniperus virginiana	Eastern Red Cedar	2.5" Cal., 8' Ht.	B & B	Large evergreen tree. 8' tall at the time of planting
	4	Nyssa sylvatica 'Green Gable'	Green Gable Blackgum	2.5" Cal., 12' Ht.	B & B	Large deciduous tree. 12' tall at the time of planting
	22	Quercus shumardii	Shumard Oak	2.5" Cal., 12' Ht.	B & B	Large deciduous tree. 12' tall at the time of planting
	55	Taxodium distichum	Bald Cypress	2.5" Cal., 12' Ht.	B & B	Large deciduous tree. 12' tall at the time of planting
	8	Thuja occidentalis 'Emerald Green'	Emerald Green Arborvitae	1.5" Cal., 8' Ht.	B & B	Understory tree. 8' tall at the time of planting
	67	Ulmus parviflora 'Drake'	Drake Chinese Elm	2.5" Cal., 12' Ht.	B & B	Large deciduous tree. 12' tall at the time of planting
	53	Zelkova serrata	Zelkova	2.5" Cal., 12' Ht.	B & B	Large deciduous tree. 12' tall at the time of planting

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:

1. ALL LANDSCAPING SHALL BE OF NURSERY STOCK QUALITY AND SHALL BE INSTALLED IN A SOUND, WORKMANLIKE MANNER AND ACCORDING TO ACCEPTED GOOD PLANTING PROCEDURES.
2. ALL LANDSCAPING SHALL BE ADAPTABLE TO CLIMATIC CONDITIONS OF THE AREA.
3. 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.
4. ALL LANDSCAPING SHALL BE MAINTAINED IN GOOD CONDITION.
5. ALL LANDSCAPING SHALL AT ALL TIMES PRESENT A HEALTHY, NEAT, CLEAN, ORDERLY, DISEASE-FREE AND PEST-FREE APPEARANCE.
6. ALL LANDSCAPING SOIL AND FILL SHALL BE FREE FROM WEEDS, REFUSE, AND DEBRIS AT ALL TIMES.
7. EXCESS SOIL SHALL BE DISPOSED OF IN A LEGAL MANNER.
8. ANY DEAD PLANT MATERIAL OR MATERIAL THAT FAILS TO SHOW HEALTHY GROWTH MUST BE REMOVED WITHIN 30 DAYS.
9. REPLACEMENT OF REMOVED PLANT MATERIAL MUST TAKE PLACE WITHIN 90 DAYS OF REMOVAL OR NOTIFICATION BY THE CITY, WHICHEVER OCCURS FIRST.
10. ANY REPLACEMENT PLANT MATERIAL MUST MEET THE SIZE AND OTHER CHARACTERISTICS OF NEWLY PLANTED MATERIAL.
11. 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.
12. CONTRACTOR IS RESPONSIBLE TO CONTACT MISS UTILITIES (811) 48 HOURS PRIOR TO COMMENCEMENT OF WORK. CONTACT LANDSCAPE ARCHITECT IF FIELD CONFLICTS/DISCREPANCIES ARISE.
13. CONTRACTOR RESPONSIBLE TO VERIFY PLANT COUNTS. PLANTING PLAN SHALL GOVERN IN THE CASE OF A CONFLICT.
14. ALL PLANTS SHALL MEET OR EXCEED STANDARDS AS DETERMINED BY THE AMERICAN STANDARD OF NURSERY STOCK.
15. CONTRACTOR SHALL WARRANTY ALL PLANTS FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE.
16. 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.
17. PLANT VARIETIES, SIZES AND LAYOUT SHALL CONFORM ACCURATELY TO THE LANDSCAPE PLAN. CONTACT LANDSCAPE ARCHITECT FOR FIELD CONFLICTS.
18. DISTURBED AREAS SHALL BE SEEDED ACCORDING TO THE NOTES FOUND ON THIS PAGE.
19. PLANT SUBSTITUTIONS SHALL BE BROUGHT TO THE ATTENTION OF AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
20. 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:

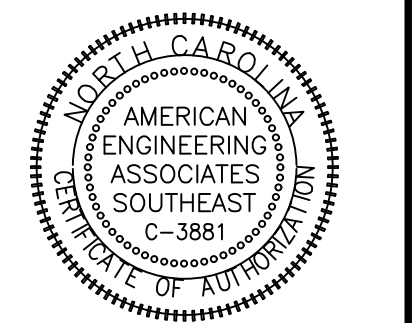
1. TOPSOIL/PLANTING MIX SHOULD BE NATURAL, FERTILE, AGRICULTURAL SOIL CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH. IT SHOULD BE UNIFORM COMPOSITION THROUGHOUT, WITH ADMIXTURE OF SUBSOIL. IT SHOULD BE FREE OF STONES, LUMPS, LIVE PLANTS AND THEIR ROOTS, STICKS AND OTHER EXTRANEIOUS MATTER. TOPSOIL SHOULD NOT BE USED WHILE IN A FROZEN OR MUDDY CONDITION.
2. 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%
3. ORGANIC MATERIAL SUCH AS SAWDUST OR LEAF MOLD THAT HAS COMPLETED THE DECOMPOSITION PROCESS
4. RECOMMENDATIONS:
5. ALL PLANTING AREAS SHOULD BE TESTED FOR PROPER DRAINAGE. DRAINAGE SHOULD BE CORRECTED AS NECESSARY TO INSURE PROPER TREE GROWTH AND SURVIVAL. THE FOLLOWING LEVEL OF NUTRIENT ELEMENTS IS RECOMMENDED FOR PROPER GROWTH:

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



PRELIMINARY

FOR INFORMATION, ONLY

NO.	DATE	REVISION:
1	10-24-2022	TRC 1ST RESPONSES
2	11-30-2022	TRC 2ND 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: 01-04-2022

SHEET TITLE:
PLANTING NOTES AND DETAILS

SHEET NO.:
L3

