V2
PR 22-01

PRELIMINARY SUBDIVISION PLAT FOR THE PRESERVE AT MOODY FARM

SITUATED AT

0 ROLESVILLE ROAD AND 0 AMAZON TRAIL

WAKE COUNTY, NORTH CAROLINA

PROPRTY OWNER:	HOLLINGSWORTH, W.C., JR. AND HOLLINGSWORTH, LAURA W. P.O.BOX 61 LOUISBURG NC 27549-0061 PIN 1767284925 AND MOODY, BENNY LAWRENCE AND MOODY, JEFFREY LYNN 1716 ROLESVILLE RD, WAKE FOREST NC 27587-9677 PIN: 1767284304
DEVELOPER:	CARUSO HOMES CONTACT: CHISTY BECK 206 HIGH HOUSE RD STE 205 CARY, NC 27513 919-678-5698
SURVEYOR:	WITHERS RAVENEL CONTACT: MATT TIMLIN 115 MACKENAN DRIVE CARY, NC 27511 919-469-3340
BUFFER/WETLAND:	WITHERS RAVENEL CONTACT: TROY BEASLEY 115 MACKENAN DRIVE CARY, NC 27511 919-469-3340

SHEET INDEX	
CVR	COVER SHEET
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2.0	OVERALL SITE PLAN
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2.2	OPEN SPACE AND LAND USE PLAN
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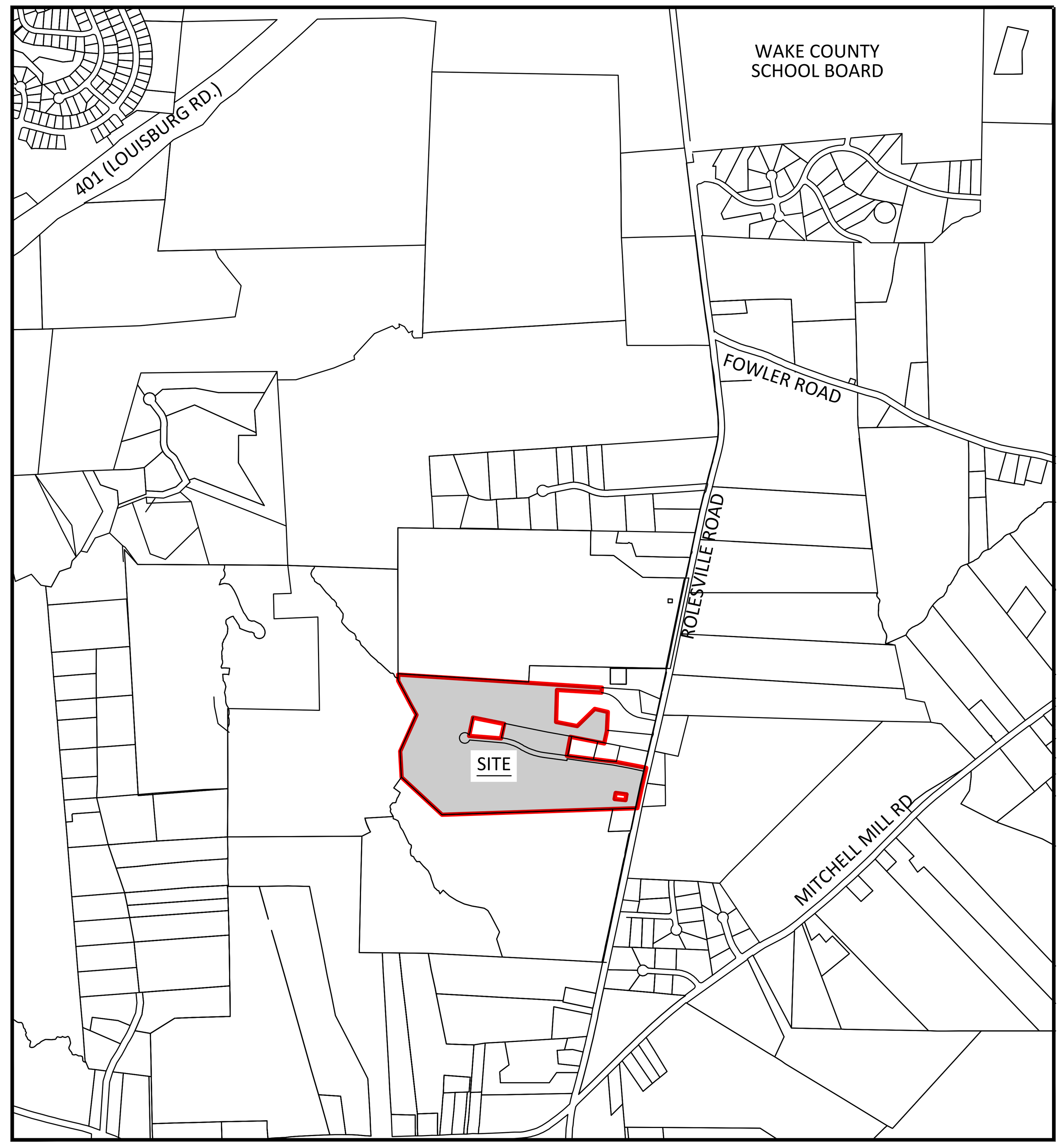
L1	LANDSCAPE PLAN
L2	BUFFER PLAN
L3	PLANTING NOTES AND DETAILS
MA	APPROVED WITH MA 21-05 BY TOWN BOARD OF COMMISSIONERS

#1 - Add 2.3A, 2.3B

Response: This has been updated.



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:
1. CONTRACTOR SHALL CONTACT NORTH CAROLINA ONE CALL (1-800-632-4949) TO LOCATE ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION.
2. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF THE EXISTING UTILITIES AND NOTIFY THE PROJECT ENGINEER (919-469-1101) OF ANY CONFLICTS.
3. ALL BOUNDARY AND FIELD TOPOGRAPHY PROVIDED BY WITHERS & RAVENEL.
4. 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.
5. PLEASE SEE "APPROVED WITH MA 21-05 BY TOWN BOARD OF COMMISSIONERS" IS NUMBER 7.0.

ZONING CONDITIONS (CASE # MA-21-05)

1. PERMITTED USE LIMITED TO "DWELLING - SINGLE FAMILY."
2. ALL DWELLINGS TO BE CONSTRUCTED ON RAISED FOUNDATIONS WITH CRAWLSPACES. NO ON-SLAB CONSTRUCTION.
3.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.
4. 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) .
5. 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'

As part of the CD submittal, please keep in mind the following will be required:
- Stormwater calculations for all storm sewer; all HGLs shall be within the pipe for a 10-year storm event; Culverts shall be designed for 25-year storm event.

- Erosion control sheets

- Plan and profiles should be included for all streets and greenways.

TOR # PR 22-01

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

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

NORTH CAROLINA
AMERICAN ENGINEERING ASSOCIATES SOUTHEAST
C-3881
CERTIFICATE OF AUTHORIZATION

PRELIMINARY

FOR INFORMATION, ONLY

NO.	DATE:	REVISION:
1	10-24-2022	TRC 1ST RESPONSES

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

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'

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch =100

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

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STIPULATION FOR REUSE

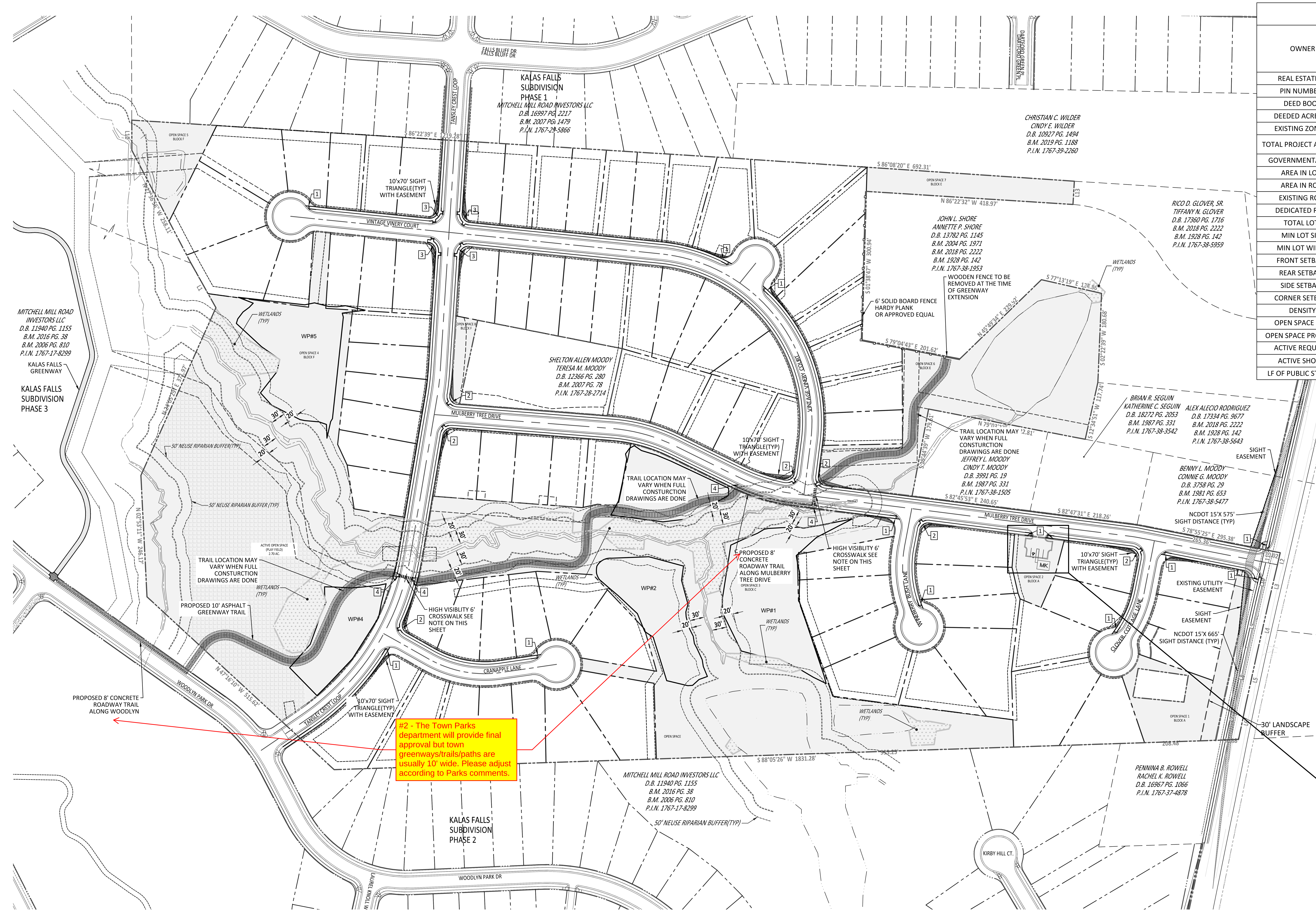
THE PRESERVE AT MOODY FARM
ROLESVILLE ROAD
WAKE COUNTY, NC

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

SHEET TITLE:
OVERALL EXISTING CONDITIONS

SHEET NO.:
1.0

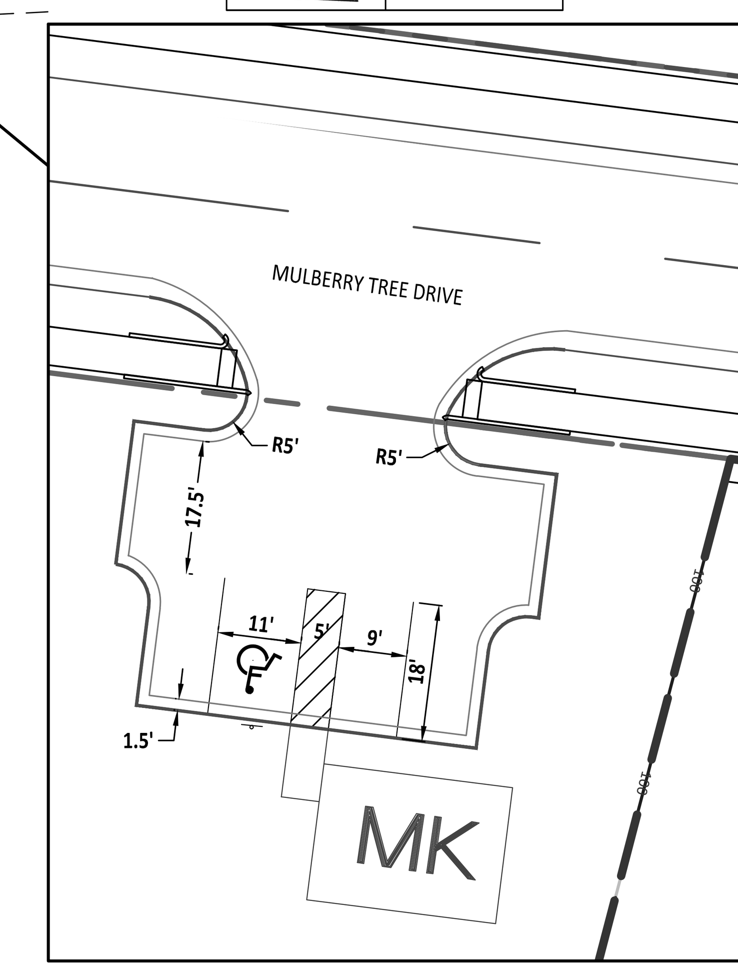
October 24, 2022



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
1. EXISTING BUILDINGS TO BE REMOVED
2. SCM'S ARE SHOWN FOR LOCATION ONLY. FINAL EROSION CONTROL PLAN WILL CALCULATE CORRECT SCM SIZES
3. SEWER ACCESS FROM ADJACENT DEVELOPMENT TO BE DETERMINED UPON FINAL LAYOUT
4. 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



GRAPHIC SCALE
(IN FEET)
1 inch =100

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:
1. **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.**
2. **GREENWAY TRAIL IS TO BE DESIGNED USING CONCRETE ALONG THE ROADWAYS AND ASPHALT ALONG ALL OTHER LOCATIONS**

- 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

GRAPHIC SCALE
(IN FEET)
1 inch = 20

TOR # PR 22-01

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American Engineering Associates - Southeast, P.A.
4020 Westchase Boulevard, Suite 450
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NORTH CAROLINA AMERICAN ENGINEERING ASSOCIATES SOUTHEAST C-3881 CERTIFICATE OF AUTHORIZATION

PRELIMINARY

FOR INFORMATION, ONLY

NO.	DATE	REVISION:
1	10-24-2022	TRC 1ST RESPONSES

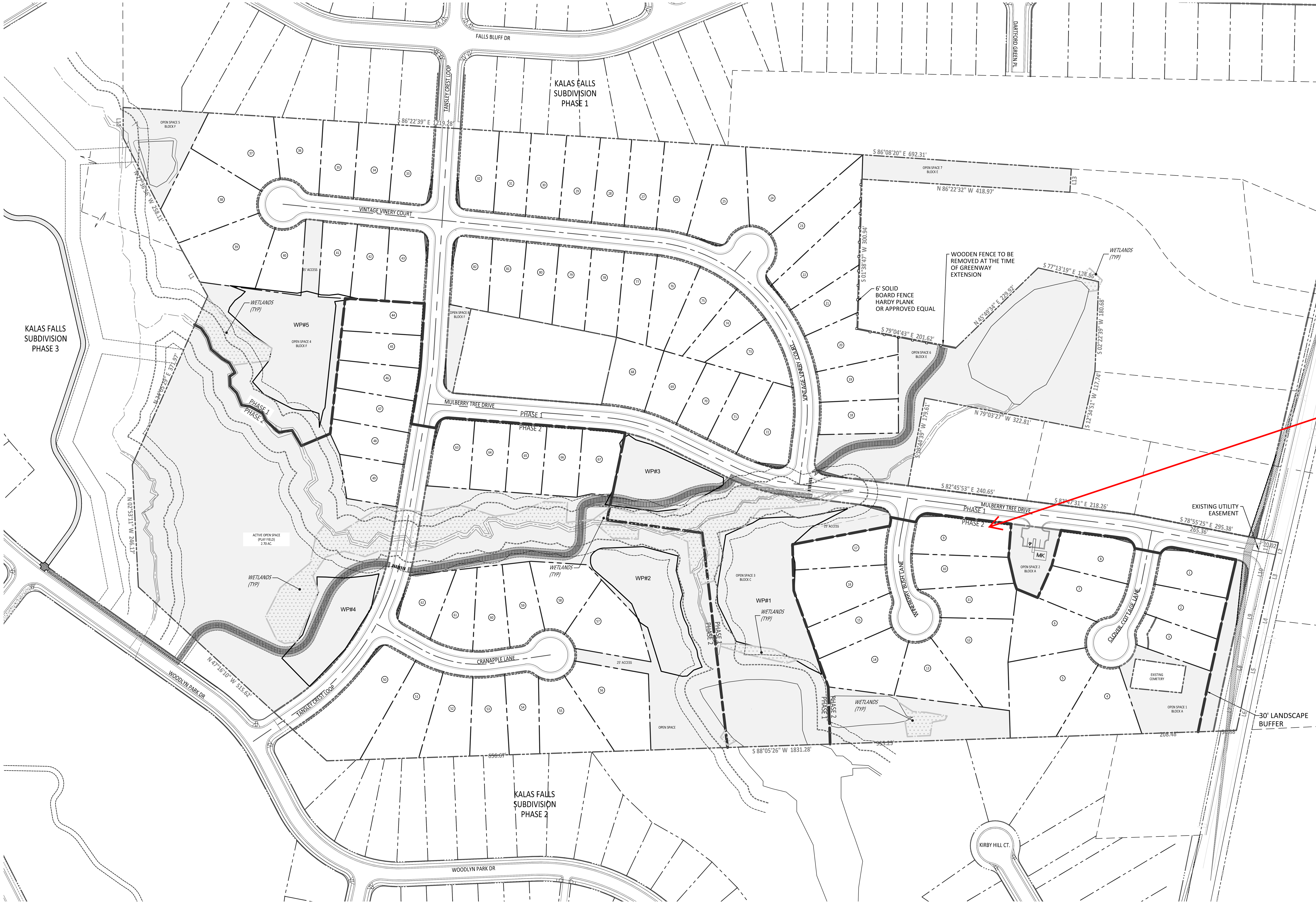
THE PRESERVE AT MOODY FARM
ROLESVILLE ROAD
WAKE COUNTY, NC

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

SHEET TITLE:
OVERALL SITE PLAN

SHEET NO.:
2.0

October 31, 2022



#3 - Phase 2 lots shown on plans (1-17, 44-67). Please Correct tables.

Response: This has been updated.

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	14,320	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	11,388	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 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
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

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch =100

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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:

PHASING PLAN

SHEET NO.: 2.1

October 31, 2022

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
- MK — MAIL KIOSK

TOR # PR 22-01

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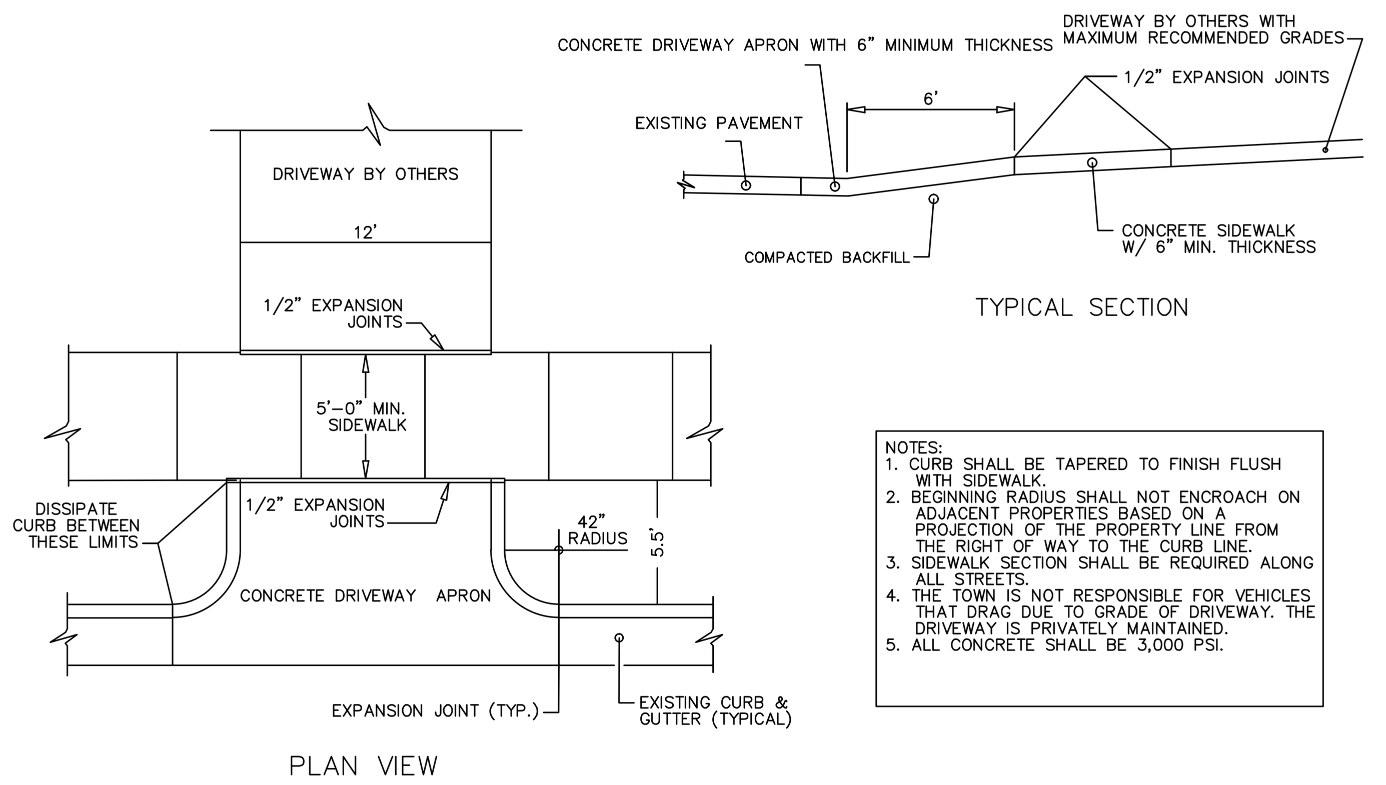
ROLESVILLE ROAD
WAKE COUNTY, NC

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

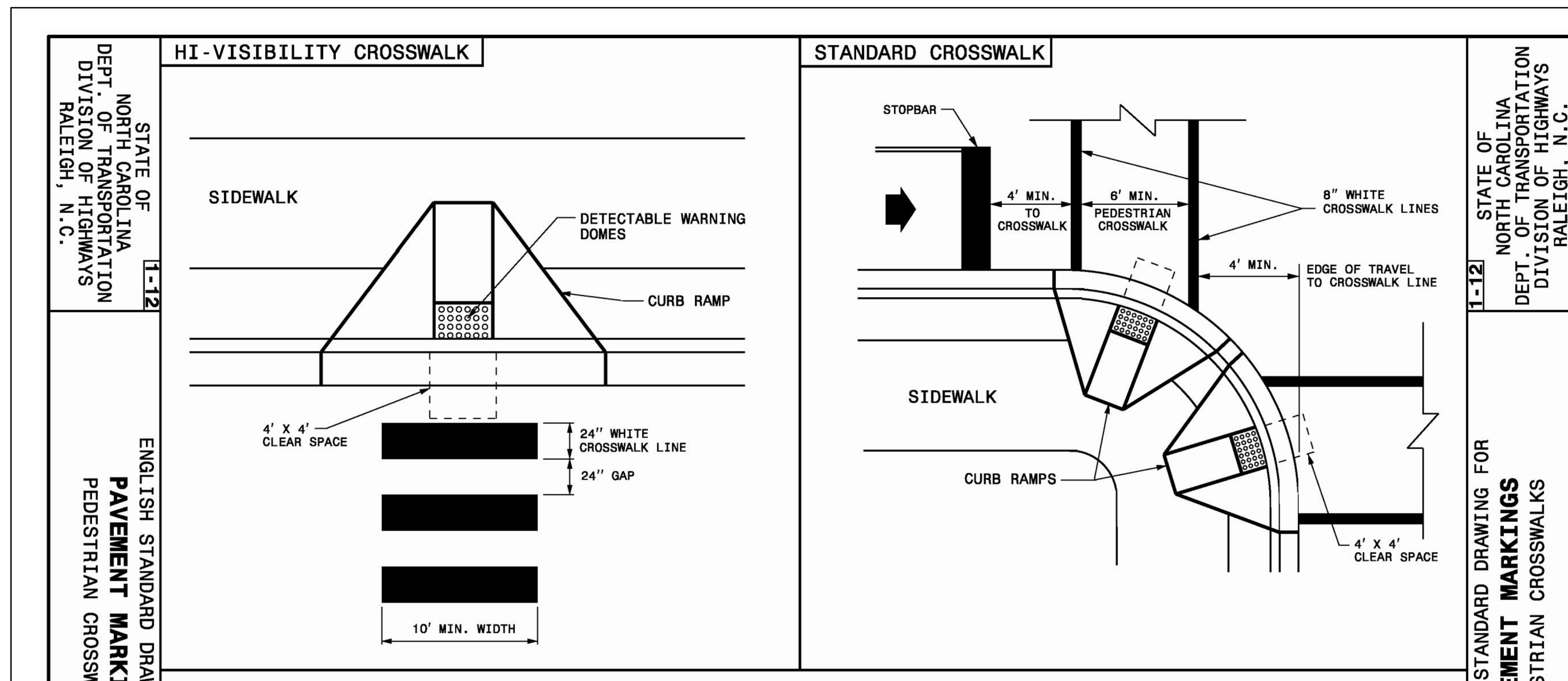
SHEET TITLE:
OPENSPACE AND LAND USE PLAN

SHEET NO.:
2.2

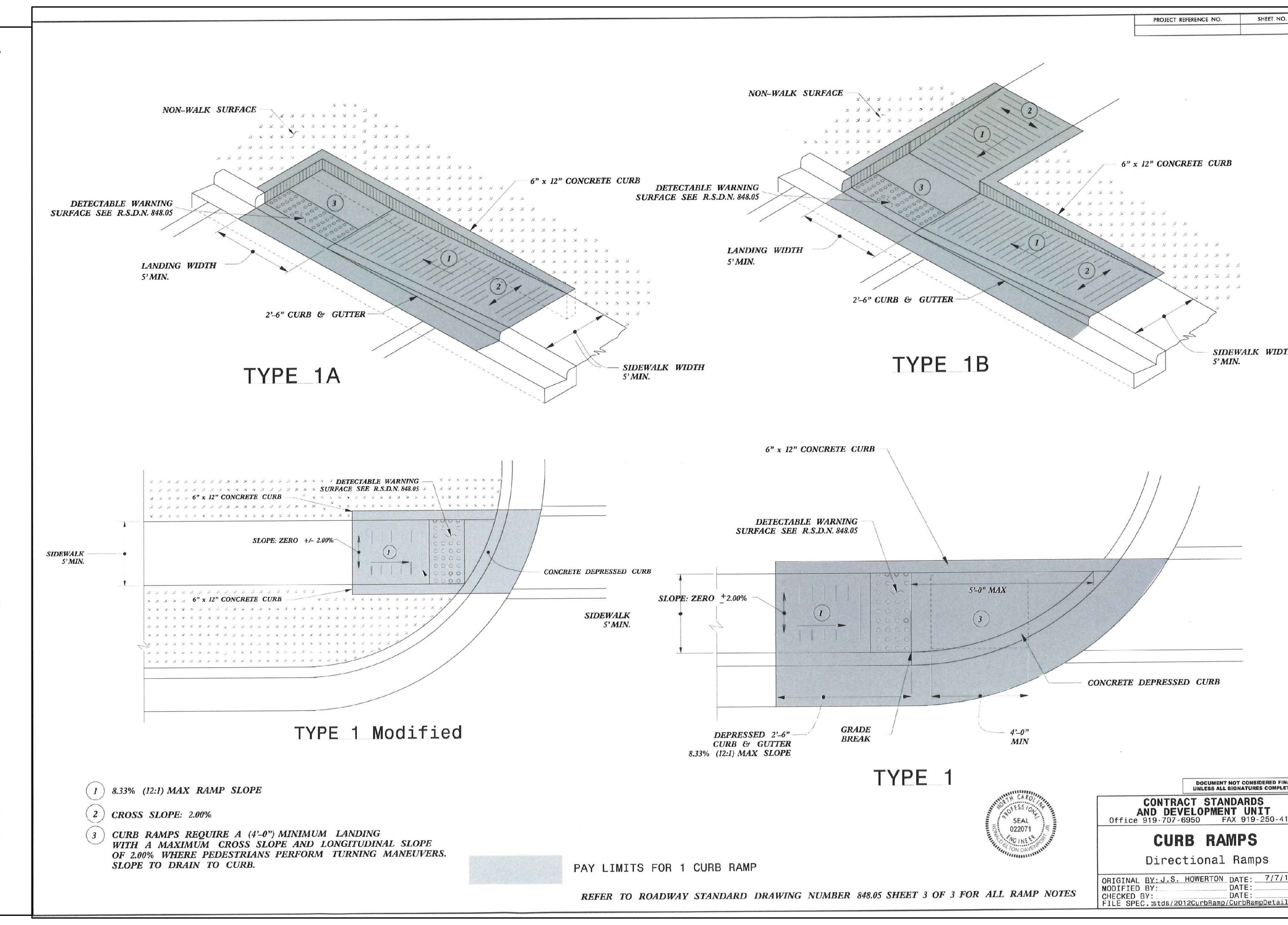


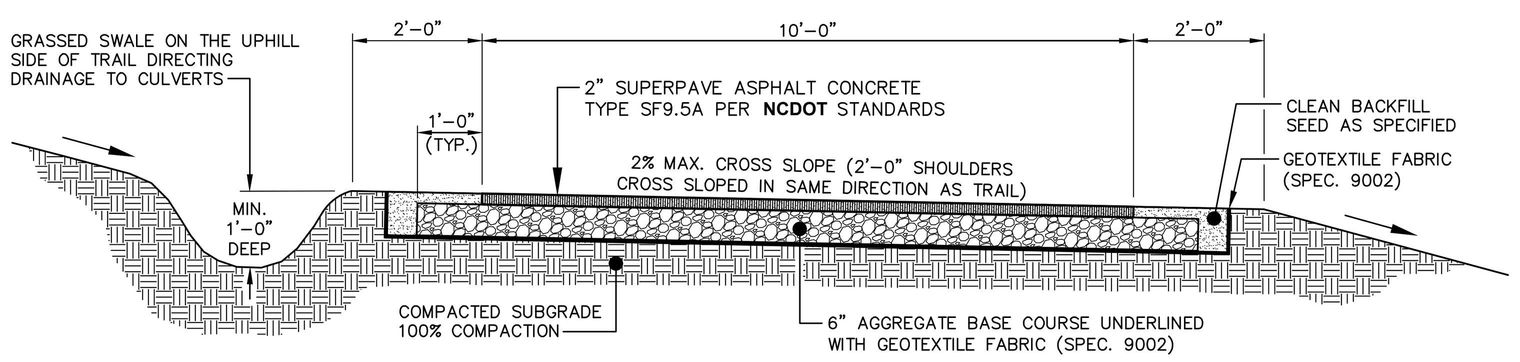
NOTES:
1. CURB SHALL BE TAPERED TO FINISH FLUSH WITH SIDEWALK.
2. BEGINNING RADIUS SHALL NOT ENCROACH ON ADJACENT PROPERTIES BASED ON A PROJECTION OF THE PROPERTY LINE FROM THE RIGHT OF WAY TO THE CURB LINE.
3. SIDEWALK SECTION SHALL BE REQUIRED ALONG ALL STREETS.
4. THE TOWN IS NOT RESPONSIBLE FOR VEHICLES THAT DRAG DUE TO GRADE OF DRIVEWAY. THE DRIVEWAY IS PRIVATELY MAINTAINED.
5. ALL CONCRETE SHALL BE 3,000 PSI.

DRIVEWAY APRON



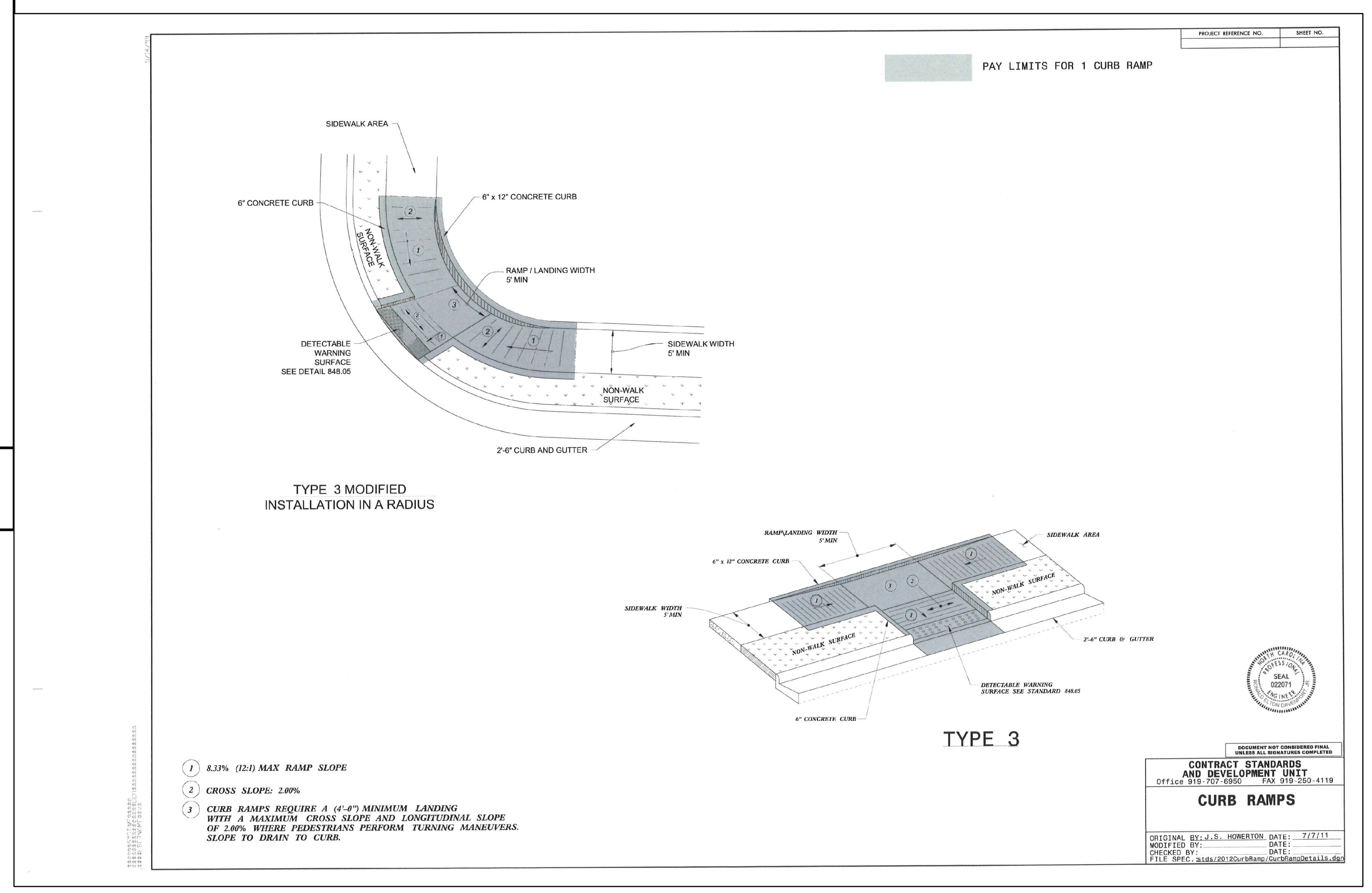
1- THE MINIMUM WIDTH OF STANDARD CROSSWALKS IS 6 FEET. THE MINIMUM WIDTH OF HI-VISIBILITY CROSSWALKS IS 10 FEET.
2- SET BACK DISTANCE FROM INSIDE CROSSWALK MARKING TO NEAREST EDGE OF TRAVEL IS 4' MIN.
3- BEYOND THE CURB FACE, A CLEAR SPACE OF 4' X 4' FEET MINIMUM SHALL BE PROVIDED WITHIN THE WIDTH OF THE CROSSWALK.
4- PLACE STOP BARS A MINIMUM OF 4 FEET FROM NEAREST CROSSWALK LINE. STOP BARS AT SIGNALIZED INTERSECTIONS SHOULD BE COORDINATED WITH THE SIGNAL DESIGN SECTION OR AS DIRECTED BY THE ENGINEER.
5- CURB RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE TO THE LATEST NCDOT ROADWAY STANDARD DRAWINGS.

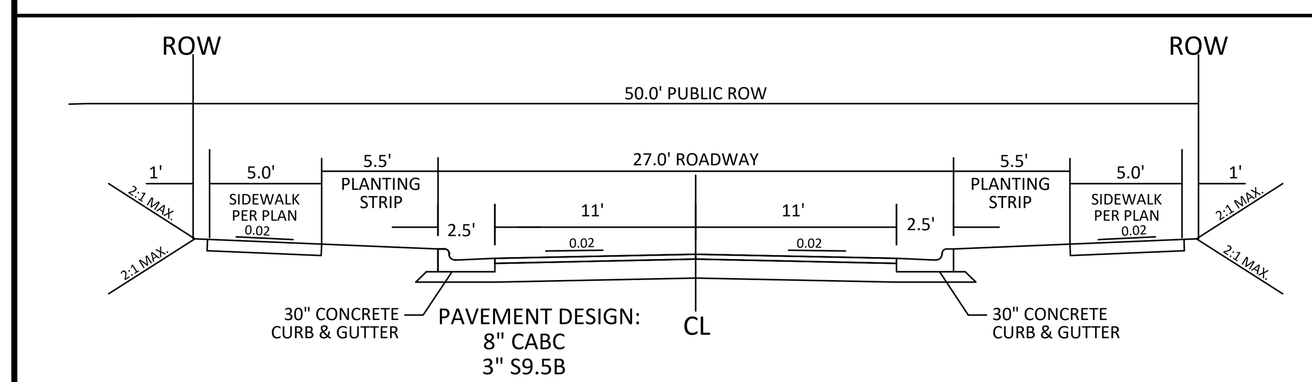




NOTES:
1. CONTRACTOR IS RESPONSIBLE FOR RE-ESTABLISHING ALL SLOPES DISTURBED BY CONSTRUCTION.
2. NO ABOVE GROUND UTILITIES OR UTILITY SURFACE COVERS/PLATES/MANHOLES SHALL BE LOCATED WITHIN TRAIL AND SHALL BE MINIMUM 2 FEET FROM THE EDGE OF TRAIL. RAISED MANHOLES SHALL BE MINIMUM 4 FEET FROM TRAIL EDGE.
3. ALL TRAILS SHALL BE LOCATED MINIMUM 5 FEET FROM THE BACK OF CURB.
4. SIDE SLOPES SHALL NOT EXCEED 3:1. CUT & FILL SLOPES SHALL TIE INTO EXISTING SLOPES TO CREATE AN EVEN TRANSITION.
5. CROSS SLOPE TYPICALLY TO LOW SIDE BUT CROSS SLOPE TO INSIDE OF DOWNHILL CURVES, WITH GRADUAL TRANSITIONS BETWEEN ANY CROSS SLOPE DIRECTION CHANGES.

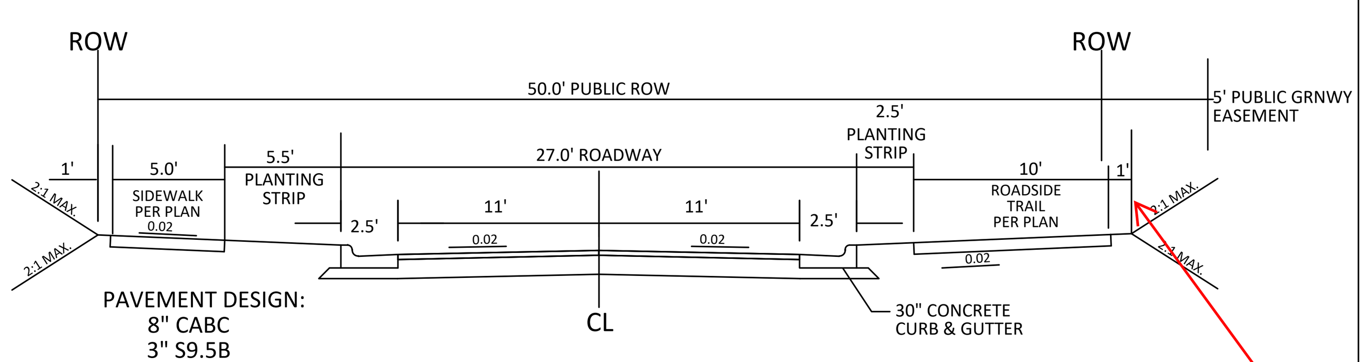
STANDARD 10-FT GREENWAY TRAIL





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

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

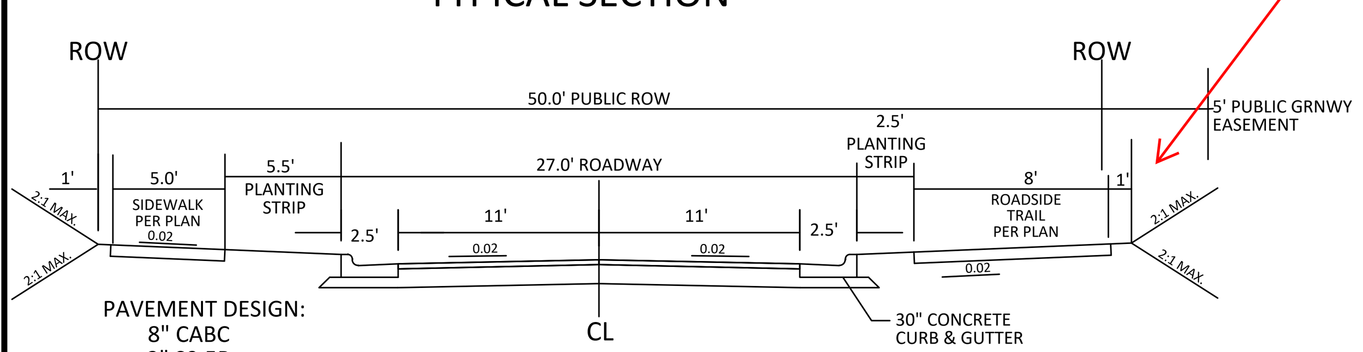


#4 - Please Confirm ROW location.

Response: This has been updated.

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

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



NOTE:
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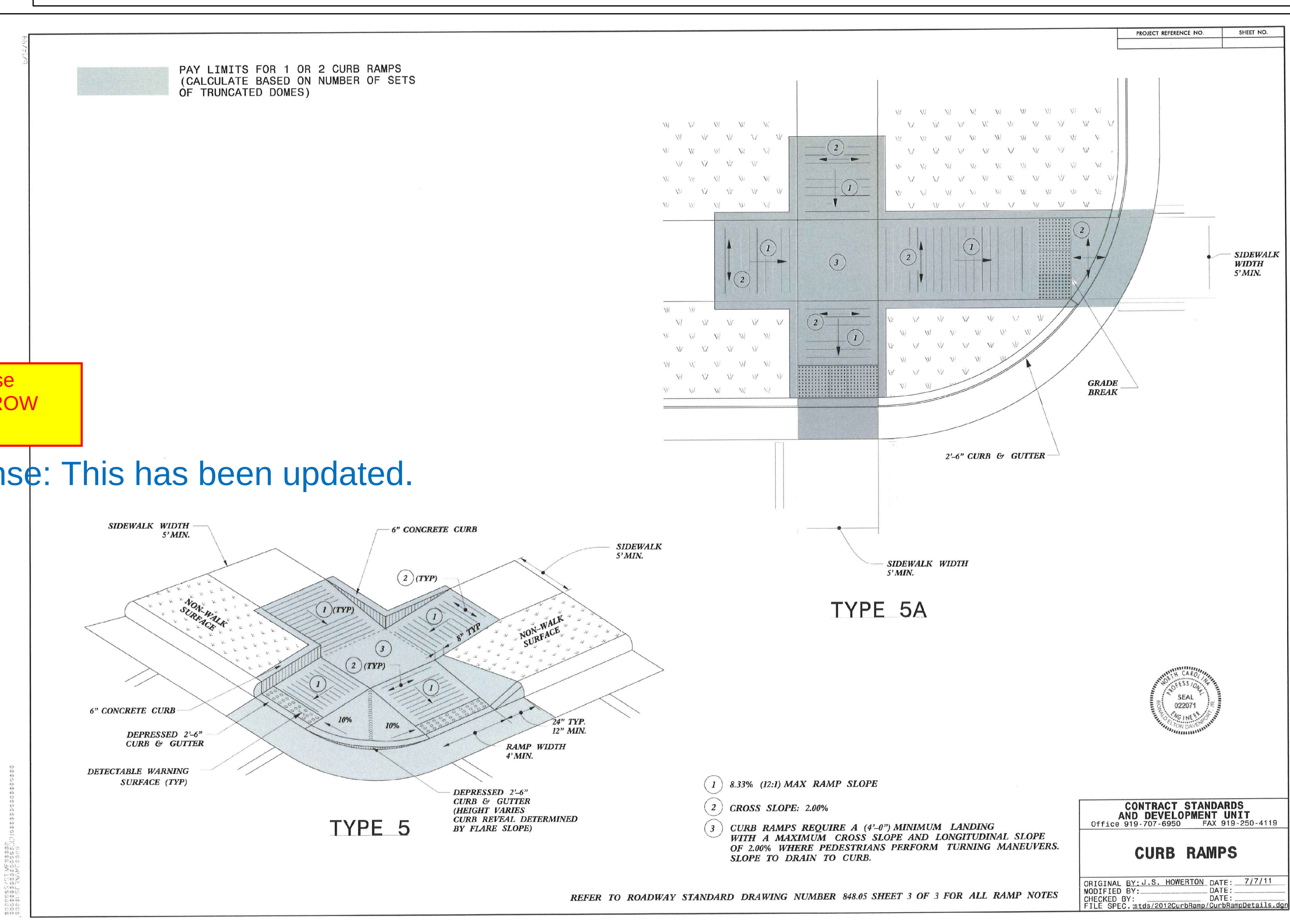
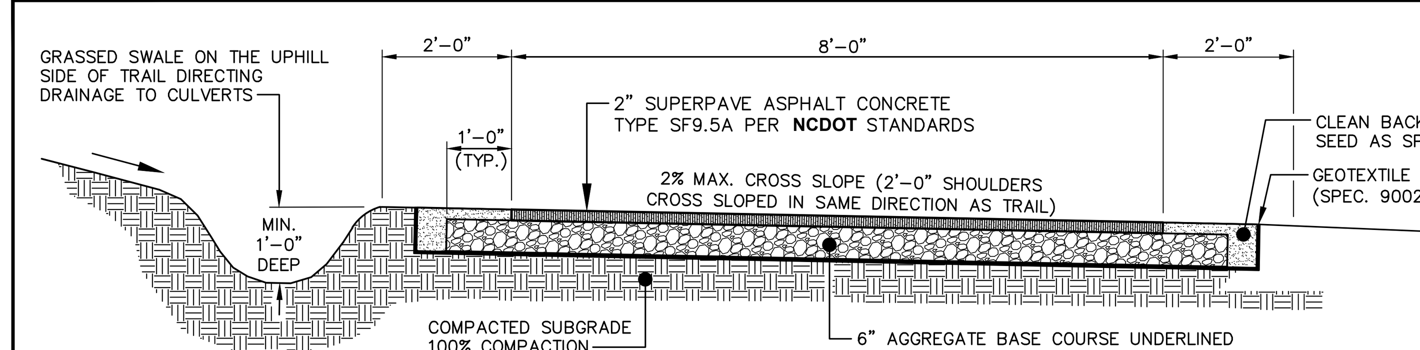
2. ASPHALT WILL BE INSTALLED AT A MIN. 1.5" LIFTS.

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





NOTES:
1. CONTRACTOR IS RESPONSIBLE FOR RE-ESTABLISHING ALL SLOPES DISTURBED BY CONSTRUCTION.
2. NO ABOVE GROUND UTILITIES OR UTILITY SURFACE COVERS/PLATES/MANHOLES SHALL BE LOCATED WITHIN TRAIL AND SHALL BE MINIMUM 2 FEET FROM THE EDGE OF TRAIL. RAISED MANHOLES SHALL BE MINIMUM 4 FEET FROM TRAIL EDGE.
3. ALL TRAILS SHALL BE LOCATED MINIMUM 5 FEET FROM THE BACK OF CURB.
4. SIDE SLOPES SHALL NOT EXCEED 3:1. CUT & FILL SLOPES SHALL TIE INTO EXISTING SLOPES TO CREATE AN EVEN TRANSITION.
5. CROSS SLOPE TYPICALLY TO LOW SIDE BUT CROSS SLOPE TO INSIDE OF DOWNHILL CURVES, WITH GRADUAL TRANSITIONS BETWEEN ANY CROSS SLOPE DIRECTION CHANGES.

STANDARD 8-FT ROADWAY TRAIL

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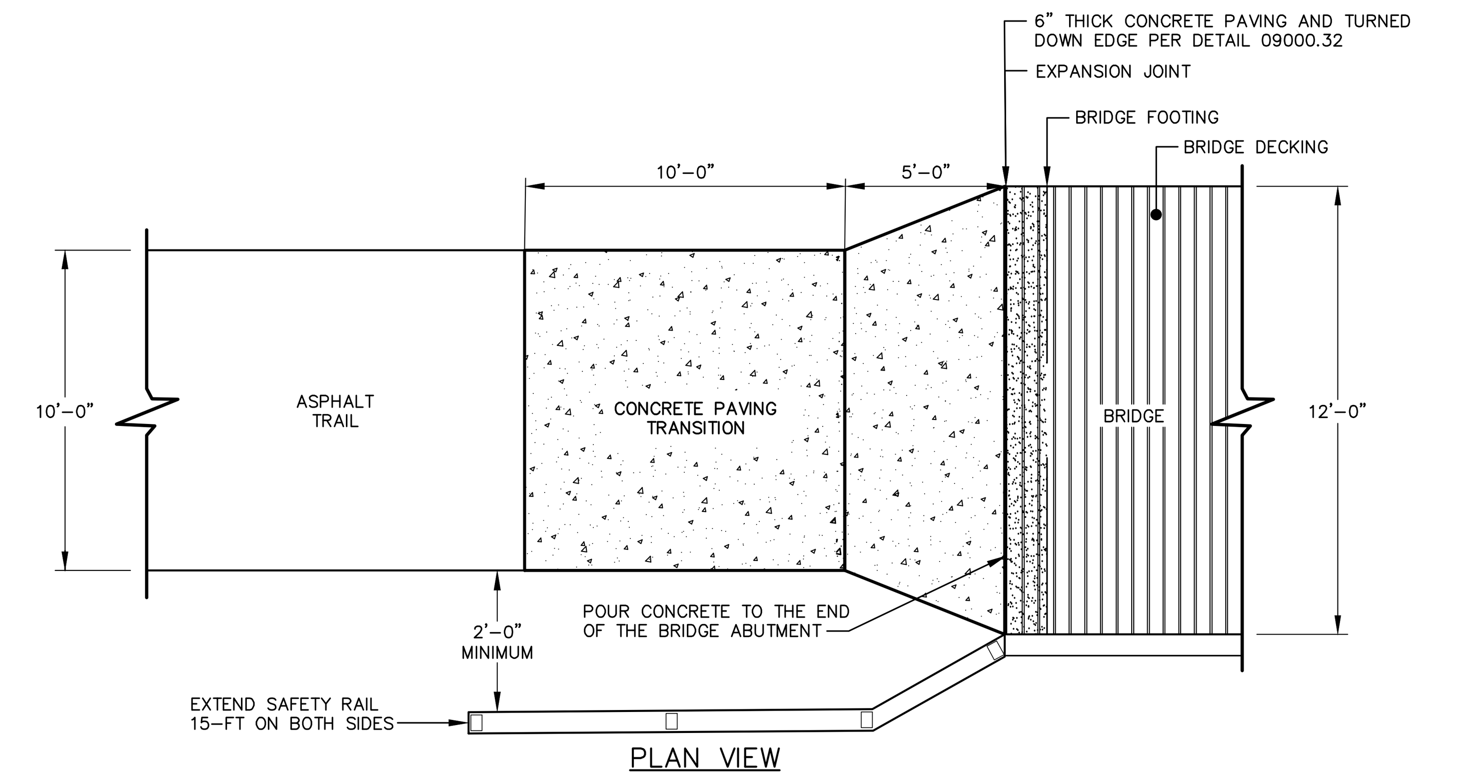
DRAWN BY: EDS
DATE: 01-04-2022

SHEET TITLE:
PROJECT DETAILS

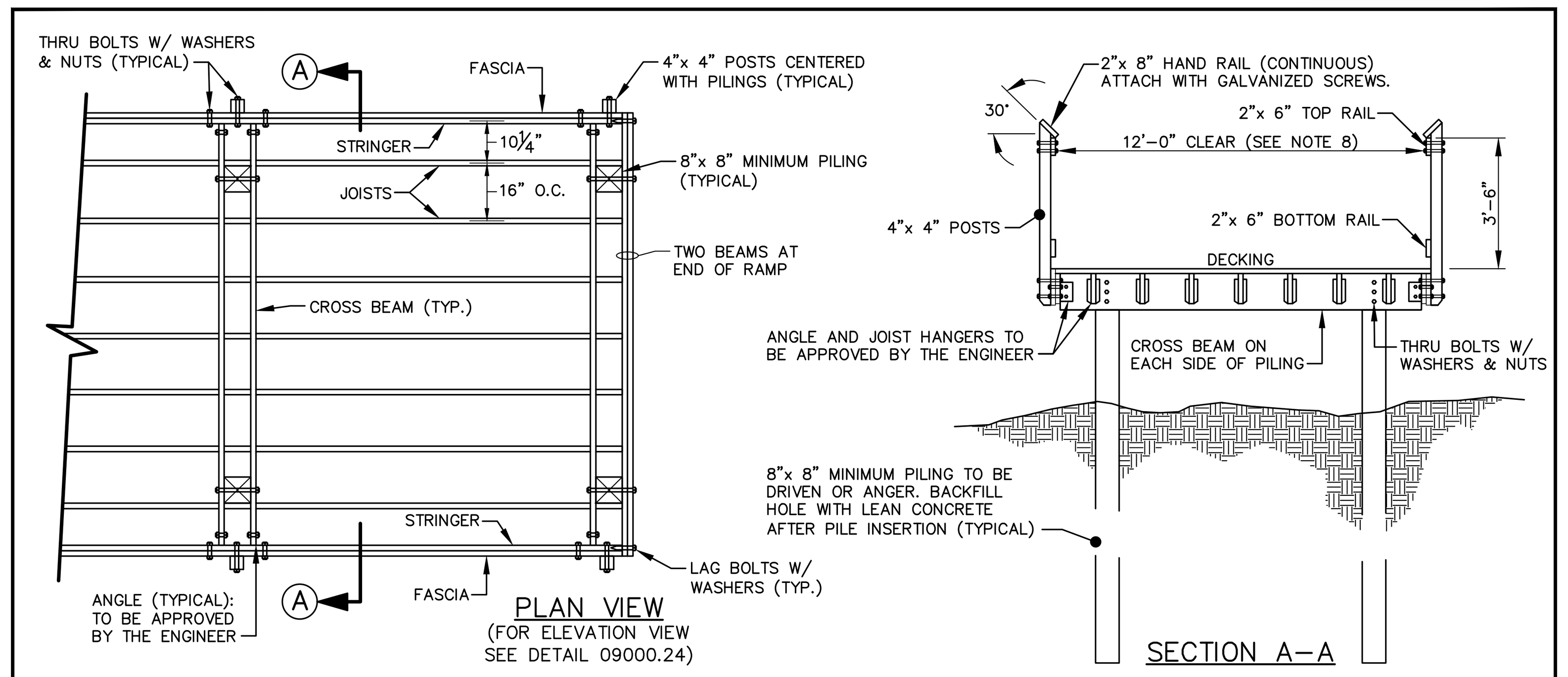
TOR # PR 22-01

SHEET NO.:
2.3A



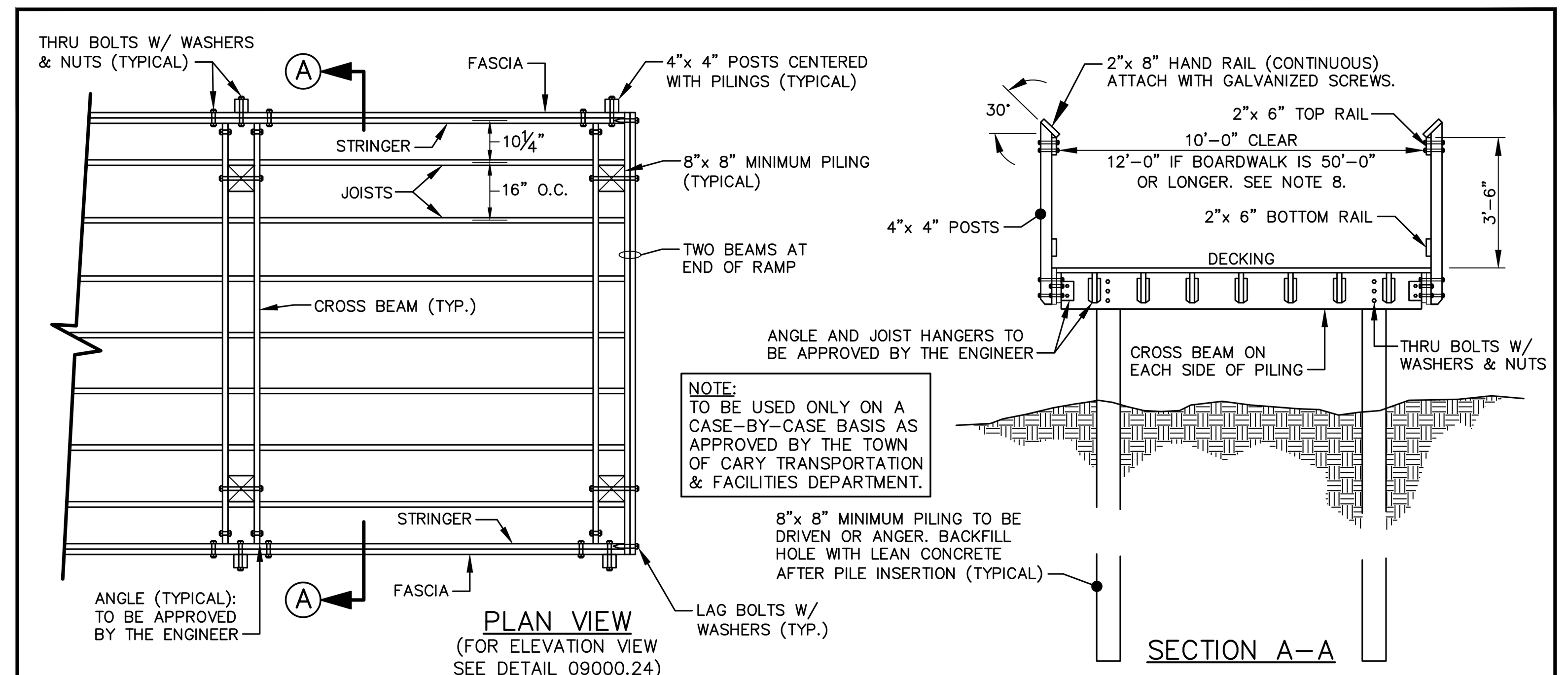
NOTES:
1. CROSS SLOPE DIRECTION VARIES. SEE ORIGINAL PLANS FOR DIRECTION OF SLOPE.
2. CONCRETE SHALL BE 3,000 P.S.I.
3. TRANSVERSE EXPANSION JOINT SHALL BE A MAXIMUM OF 50 FEET AND AT ALL RIGID OBJECTS.
4. CONSTRUCTION JOINTS SHALL BE SPACED AT 10 FOOT INTERVALS.

STANDARD BRIDGE & 20,000 LB BOARDWALK APPROACH (PLAN VIEW)



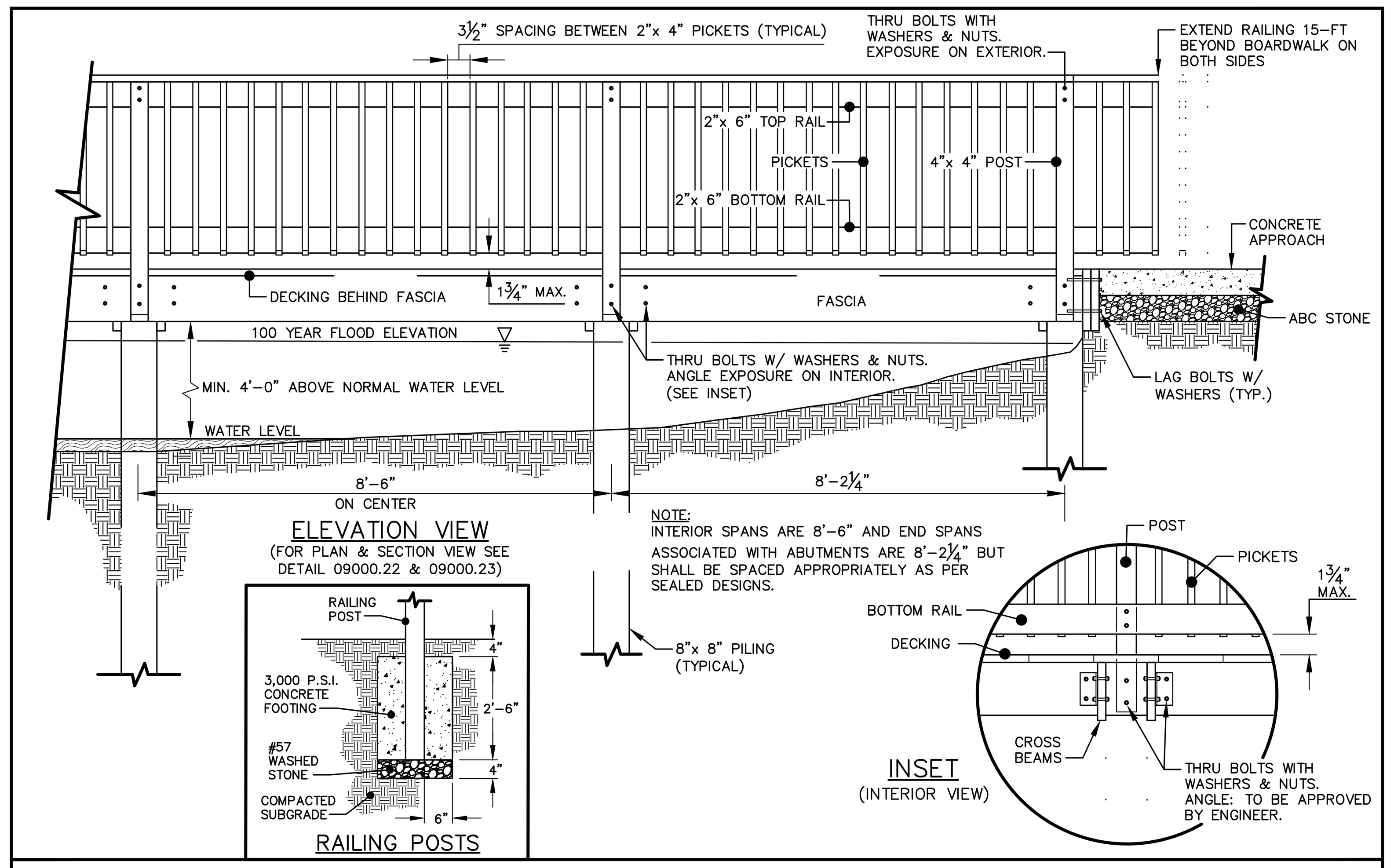
NOTES:
1. MINIMUM PILE PENETRATION FOR PIERS SHALL BE 10 FEET (OR APPROVED DEPTH BY GEOTECHNICAL ENGINEER).
2. SMALL MEMBERS SHALL HAVE PRE-DRILLED HOLES TO PREVENT SPLITTING DURING CONSTRUCTION. DECKING TO BE ATTACHED TO JOISTS USING GALVANIZED SCREWS & HARDWARE (ALL WOODEN MEMBERS SHALL BE BOLTED OR SCREWED TOGETHER. NO NAIL CONNECTIONS).
3. ALL BOLTS, NUTS, WASHERS, ETC. SHALL BE HOT DIPPED GALVANIZED AFTER FABRICATION IN ACCORDANCE WITH ASTM A153.
4. TIMBER BOARDWALK IS DESIGNED IN ACCORDANCE WITH AASHTO STANDARD SPECIFICATIONS FOR HIGHWAY BRIDGES (17 EDITION – 2002). DESIGN LIVE LOAD IS AN **AASHTO** H10 VEHICLE (A 20,000 LB VEHICLE).
5. SITE SOIL PROPERTIES ARE ASSUMED TO SUPPORT FOUNDATION LOADS. CONTRACTOR SHALL PROVIDE GEOTECHNICAL REPORT TO THE ENGINEER INDICATING THE SITE SOIL PROPERTIES THAT CAN SUPPORT FOUNDATION LOADS PRIOR TO BEGINNING CONSTRUCTION.
6. JOIST HANGER SHALL BE CAPABLE OF SUPPORTING A MINIMUM SAFE WORKING LOAD OF 8000 POUNDS AND SHALL BE GALVANIZED.
7. STRUCTURAL ENGINEER SHALL SIZE ALL LUMBER AND SPACING APPROPRIATELY TO MEET CAPACITY REQUIREMENTS, AND SHALL PROVIDE A SEALED CERTIFICATION TO TOWN THAT STRUCTURE WAS CONSTRUCTED IN ACCORDANCE WITH PLANS AND TOWN SPECIFICATIONS.
8. IF RUNNING SLOPE EXCEEDS 5%, HANDRAILS SHALL BE PROVIDED IN ACCORDANCE WITH **AASHTO/ADA** DESIGN REQUIREMENTS; 12 FEET CLEARANCE, AS INDICATED IN SECTION A-A, SHALL BE BETWEEN HANDRAILS.

STANDARD 20,000 LB BOARDWALK (PLAN & SECTION VIEW)

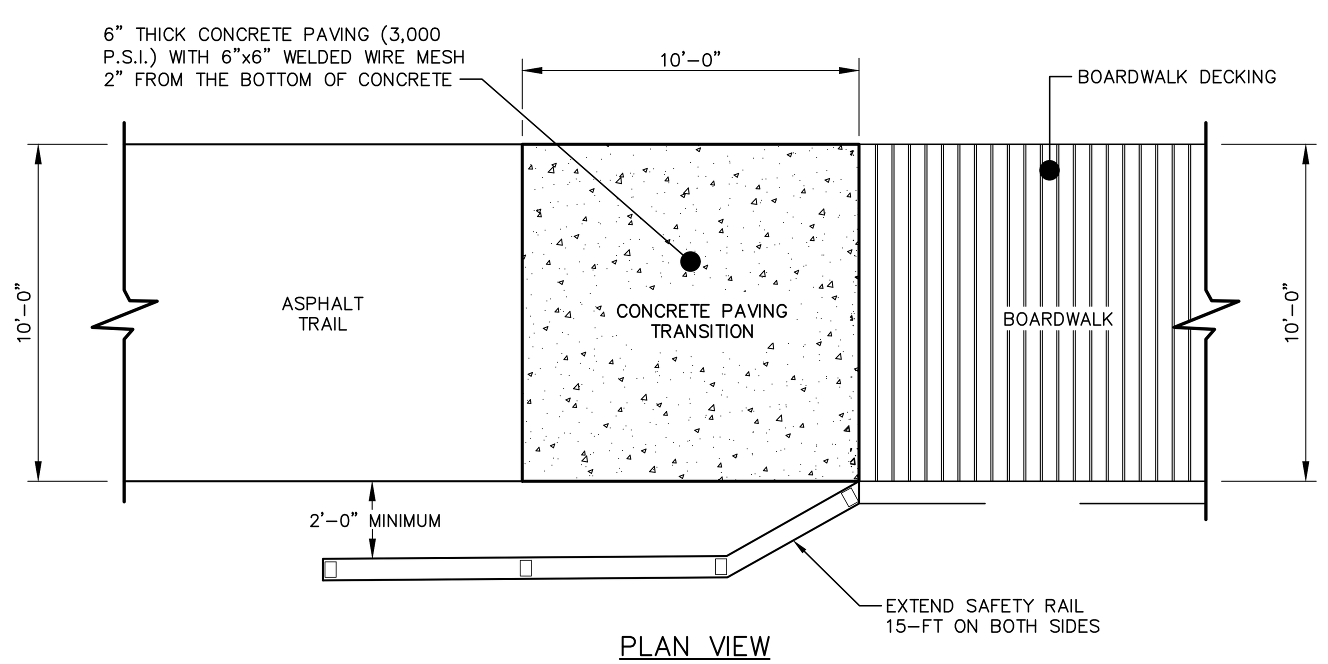


NOTES:
1. MINIMUM PILE PENETRATION FOR PIERS SHALL BE 10 FEET (OR APPROVED DEPTH BY GEOTECHNICAL ENGINEER).
2. SMALL MEMBERS SHALL HAVE PRE-DRILLED HOLES TO PREVENT SPLITTING DURING CONSTRUCTION. DECKING TO BE ATTACHED TO JOISTS USING GALVANIZED SCREWS & HARDWARE (ALL WOODEN MEMBERS SHALL BE BOLTED OR SCREWED TOGETHER. NO NAIL CONNECTIONS).
3. ALL BOLTS, NUTS, WASHERS, ETC. SHALL BE HOT DIPPED GALVANIZED AFTER FABRICATION IN ACCORDANCE WITH ASTM A153.
4. TIMBER BOARDWALK IS DESIGNED IN ACCORDANCE WITH AASHTO STANDARD SPECIFICATIONS FOR HIGHWAY BRIDGES (17 EDITION – 2002). DESIGN LIVE LOAD IS SMALL VEHICLE OF 5000 POUNDS, 2500 POUNDS PER AXLE WITH A MINIMUM 96 INCH WHEEL BASE.
5. SITE SOIL PROPERTIES ARE ASSUMED TO SUPPORT FOUNDATION LOADS. CONTRACTOR SHALL PROVIDE GEOTECHNICAL REPORT TO THE ENGINEER INDICATING THE SITE SOIL PROPERTIES THAT CAN SUPPORT FOUNDATION LOADS PRIOR TO BEGINNING CONSTRUCTION.
6. JOIST HANGER SHALL BE CAPABLE OF SUPPORTING A MINIMUM SAFE WORKING LOAD OF 3150 POUNDS AND SHALL BE GALVANIZED.
7. STRUCTURAL ENGINEER SHALL SIZE ALL LUMBER AND SPACING APPROPRIATELY TO MEET CAPACITY REQUIREMENTS, AND SHALL PROVIDE A SEALED CERTIFICATION TO TOWN THAT STRUCTURE WAS CONSTRUCTED IN ACCORDANCE WITH PLANS AND TOWN SPECIFICATIONS.
8. IF RUNNING SLOPE EXCEEDS 5%, HANDRAILS SHALL BE PROVIDED IN ACCORDANCE WITH **AASHTO/ADA** DESIGN REQUIREMENTS; 10 TO 12 FEET CLEARANCE, AS INDICATED IN SECTION A-A, SHALL BE BETWEEN HANDRAILS.

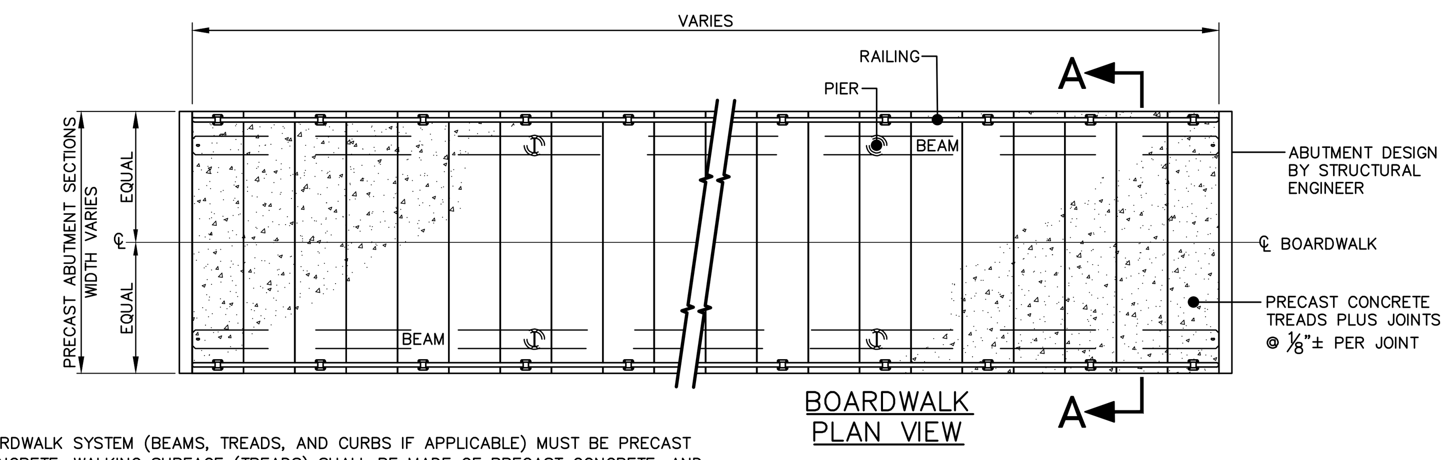
STANDARD 5,000 LB BOARDWALK (PLAN & SECTION VIEW)



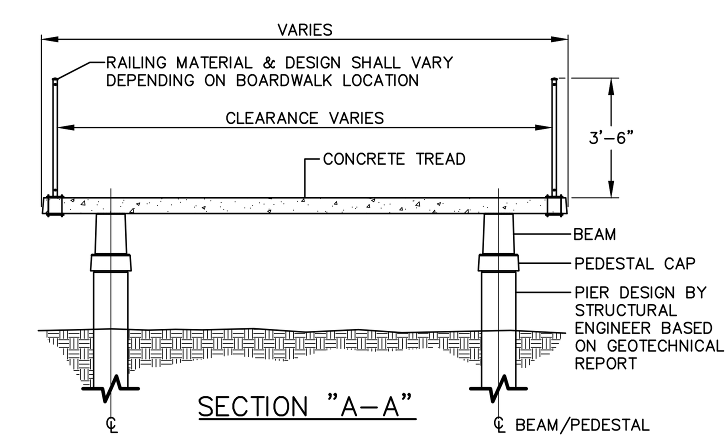
STANDARD BOARDWALK (ELEVATION VIEW)



STANDARD 5,000 LB BOARDWALK APPROACH



NOTES:
1. BOARDWALK SYSTEM (BEAMS, TREADS, AND CURBS IF APPLICABLE) MUST BE PRECAST CONCRETE. WALKING SURFACE (TREADS) SHALL BE MADE OF PRECAST CONCRETE, AND SUPPORTED BY PRECAST CONCRETE BEAMS.
2. COLOR AND FINISH TEXTURE SHALL BE INTEGRAL AND MUST BE SUBMITTED FOR APPROVAL.
3. PRECAST CONCRETE TREADS SHALL BE STRUCTURAL LOAD BEARING ELEMENTS AND SHALL INTERLOCK WITH ONE ANOTHER VIA A "TONGUE AND GROOVE" CONNECTION.
4. TREADS SHALL MAINTAIN A "BOARDWALK APPEARANCE", SPECIFICALLY MEANING EACH TREAD SHALL HAVE A WIDTH: LENGTH RATIO RANGING FROM A MINIMUM OF 3:1 TO A MAXIMUM OF 14:1.
5. ALL BOARDWALK CONNECTORS SHALL BE NON-CORROSIVE, AND HIDDEN FROM VIEW. METALLIC CONNECTORS ARE NOT ACCEPTABLE FOR THIS PROJECT.
6. THE DESIGNER OF THE BOARDWALK, FOUNDATION AND RAILING SYSTEM SHALL BE A QUALIFIED REGISTERED PROFESSIONAL ENGINEER LICENSED IN THE STATE OF NORTH CAROLINA.
7. BOARDWALK DESIGN CRITERIA:
   - AASHTO LRFD GUIDE SPECIFICATIONS FOR THE DESIGN OF PEDESTRIAN BRIDGES, 2ND EDITION
   - AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR HIGHWAY BRIDGES, 5TH EDITION.
   - AMERICAN CONCRETE INSTITUTE 2005 – BUILDING CODE AND COMMENTARY.
   - RAILINGS (WHEN REQUIRED BY CODE) SHALL BE SUITABLE FOR PEDESTRIAN TRAFFIC AND SHALL BE A MINIMUM OF 42 INCHES ABOVE THE TREAD / DECK SURFACE.



STANDARD PRECAST CONCRETE BOARDWALK
(PLAN & SECTION VIEW)

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Raleigh, NC 27607
919-469-1101

NORTH CAROLINA AMERICAN ENGINEERING ASSOCIATES SOUTHEAST C-3881 CERTIFICATE OF AUTHORIZATION

PRELIMINARY

FOR INFORMATION, ONLY

NO.	DATE	REVISION:
1	10-24-2022	TRC 1ST RESPONSES

STIPULATION FOR REUSE

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

TOR # PR 22-01

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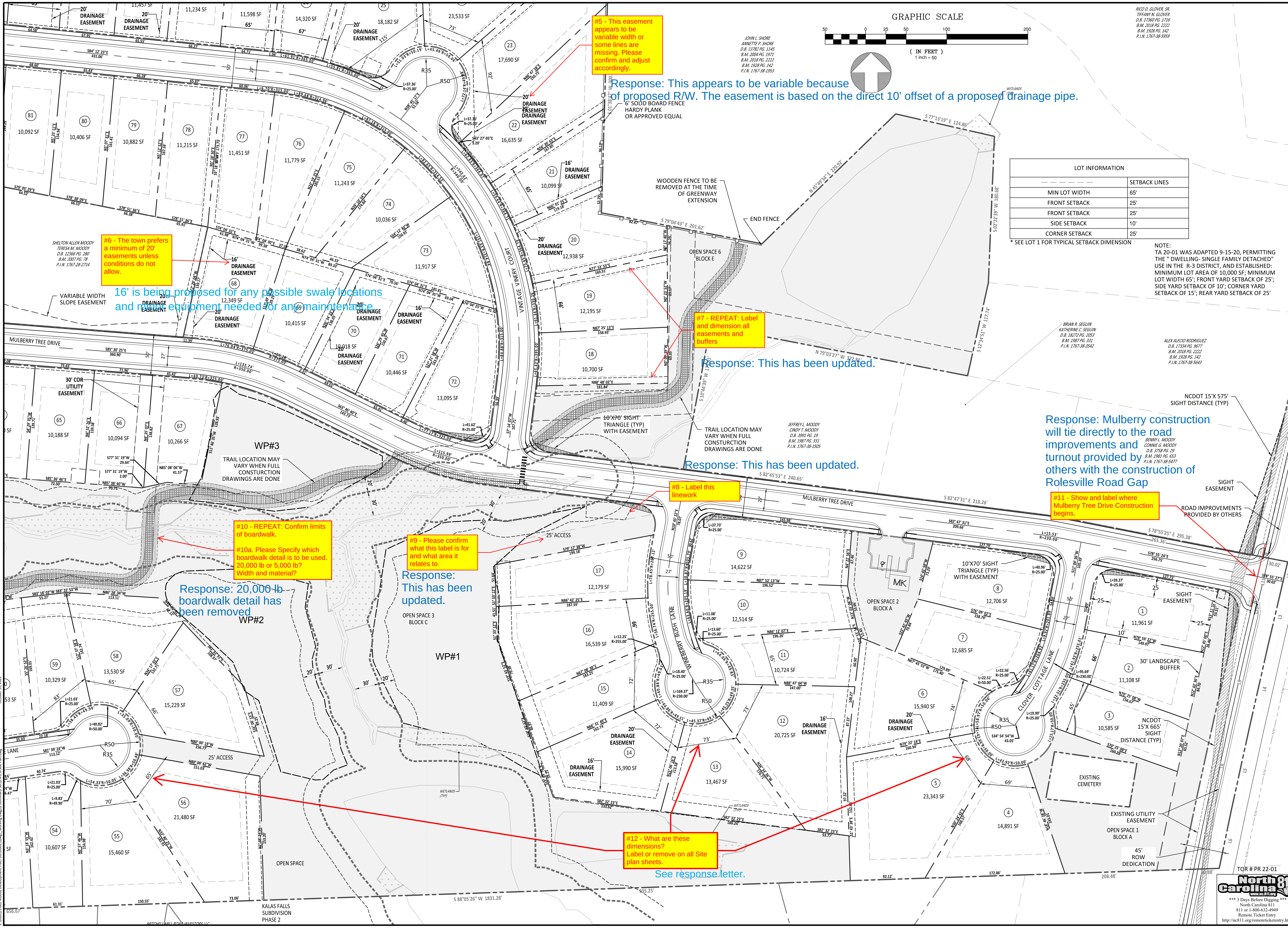
811 or 1-800-632-4949
Remote Ticket Entry
http://nc811.org/remoteticketentry.htm

Z:\Jobs\21-002 Moody Development Tract (R2200022)\dwg_Working Dwgs\Preliminary Set\2.3 Project Details.dwg

November 1, 2022



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'

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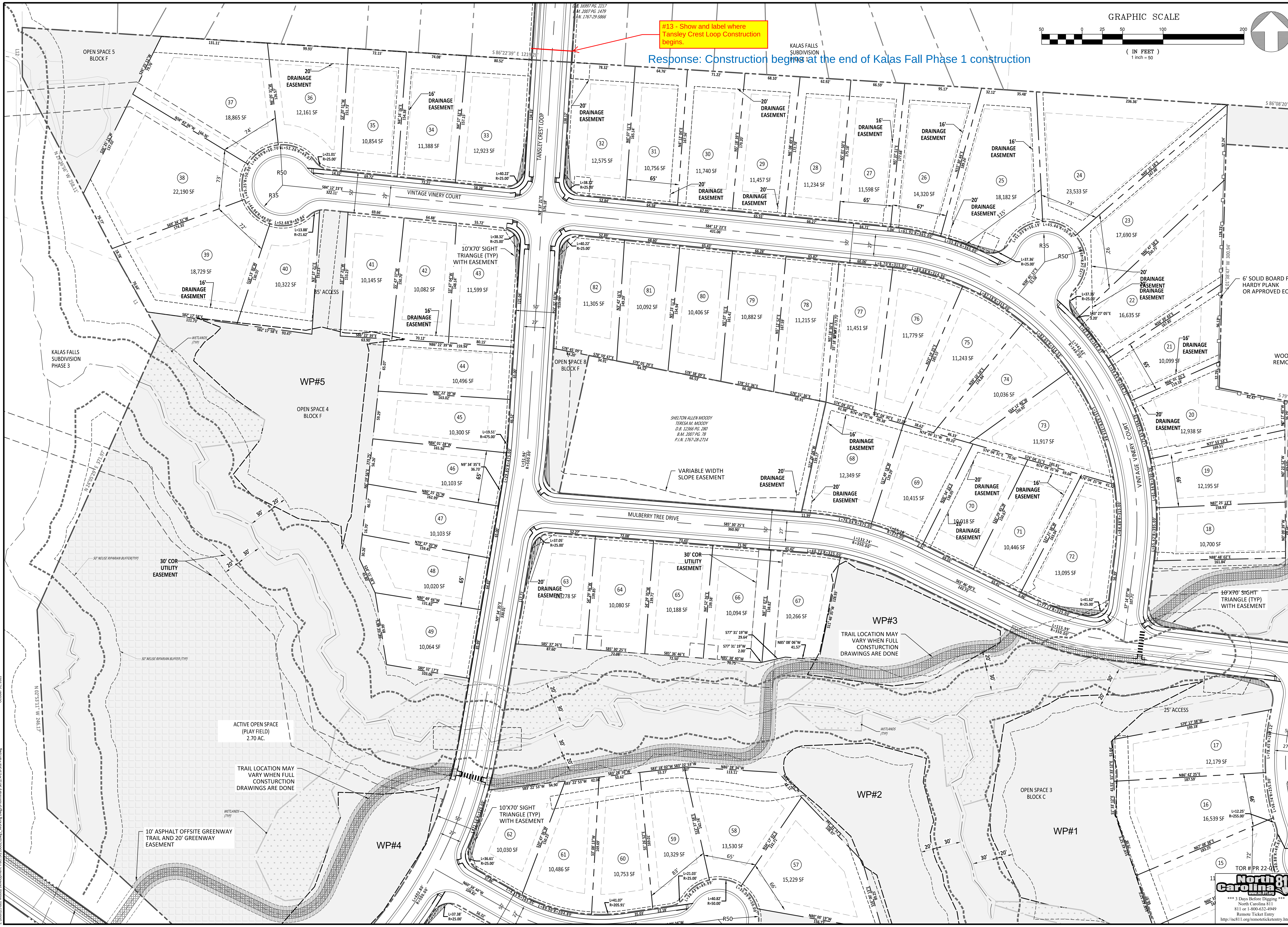
STIPULATION FOR REUSE

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



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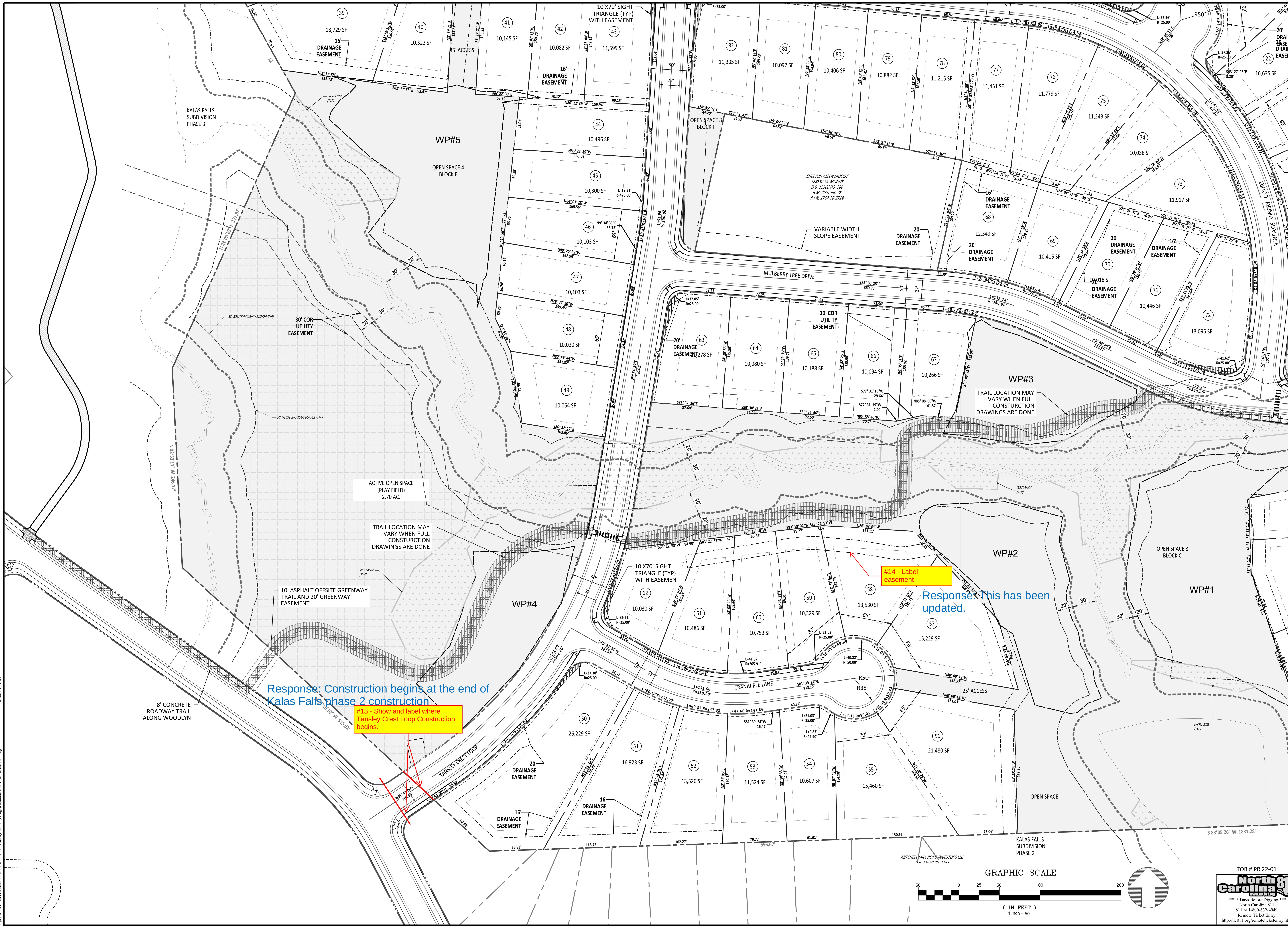
THE PRESERVE AT MOODY FARM

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



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STIPULATION FOR REUSE

THE PRESERVE AT MOODY FARM

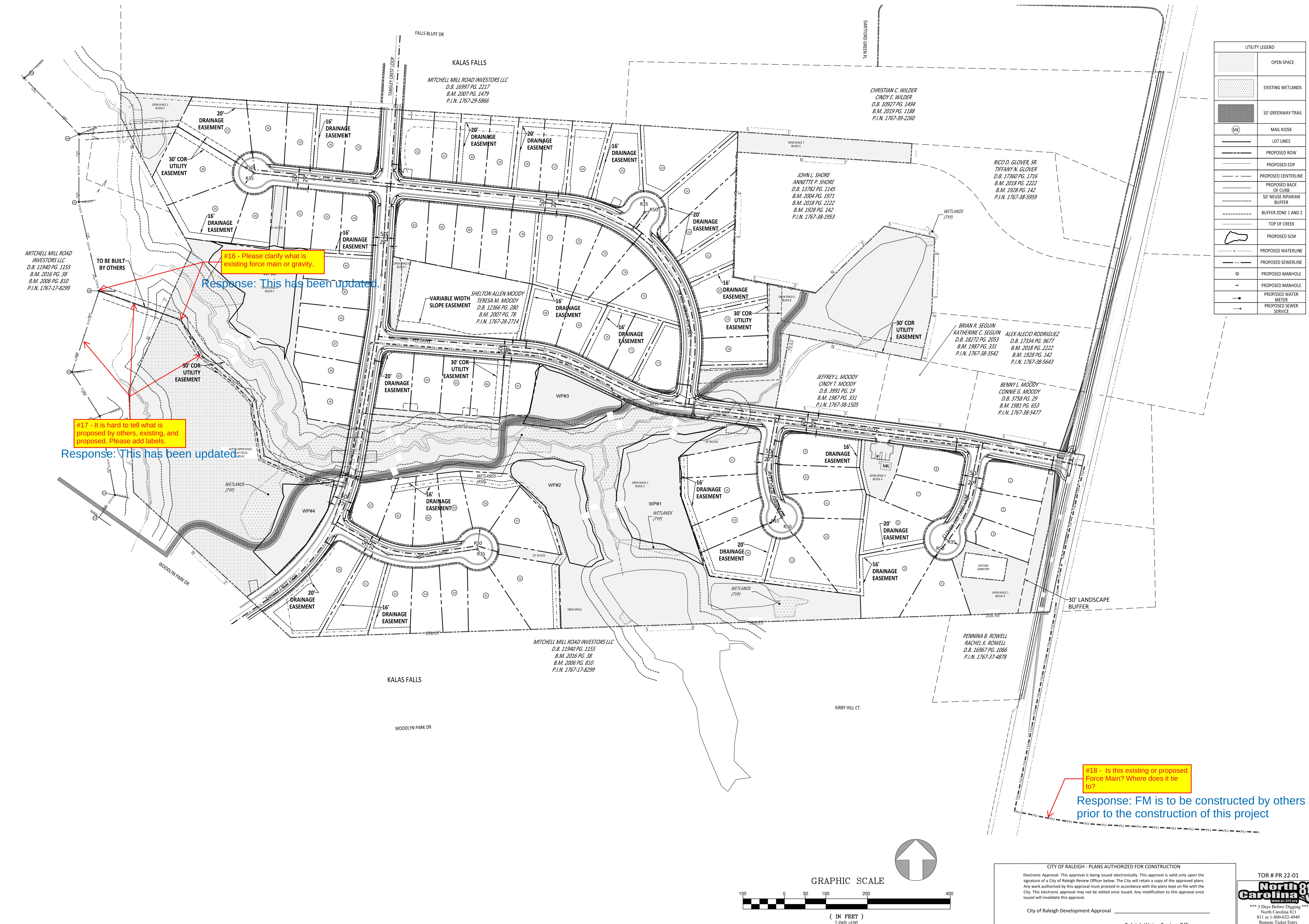
ROLESVILLE ROAD
WAKE COUNTY, NC

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

SHEET TITLE:

SITE PLAN (50 SCALE)

SHEET NO.: 2.6



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City of Raleigh Development Approval ____________________

Raleigh Water Review Officer

TOR # PR 22-01

North Carolina 811
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North Carolina 811
811 or 1-800-632-4949
Remote Ticket Entry
http://nc811.org/remoteticketentry.htm

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Raleigh, NC 27607
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NORTH CAROLINA AMERICAN ENGINEERING ASSOCIATES SOUTHEAST C-3881 CERTIFICATE OF AUTHORIZATION

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1	10-24-2022	TRC 1ST 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

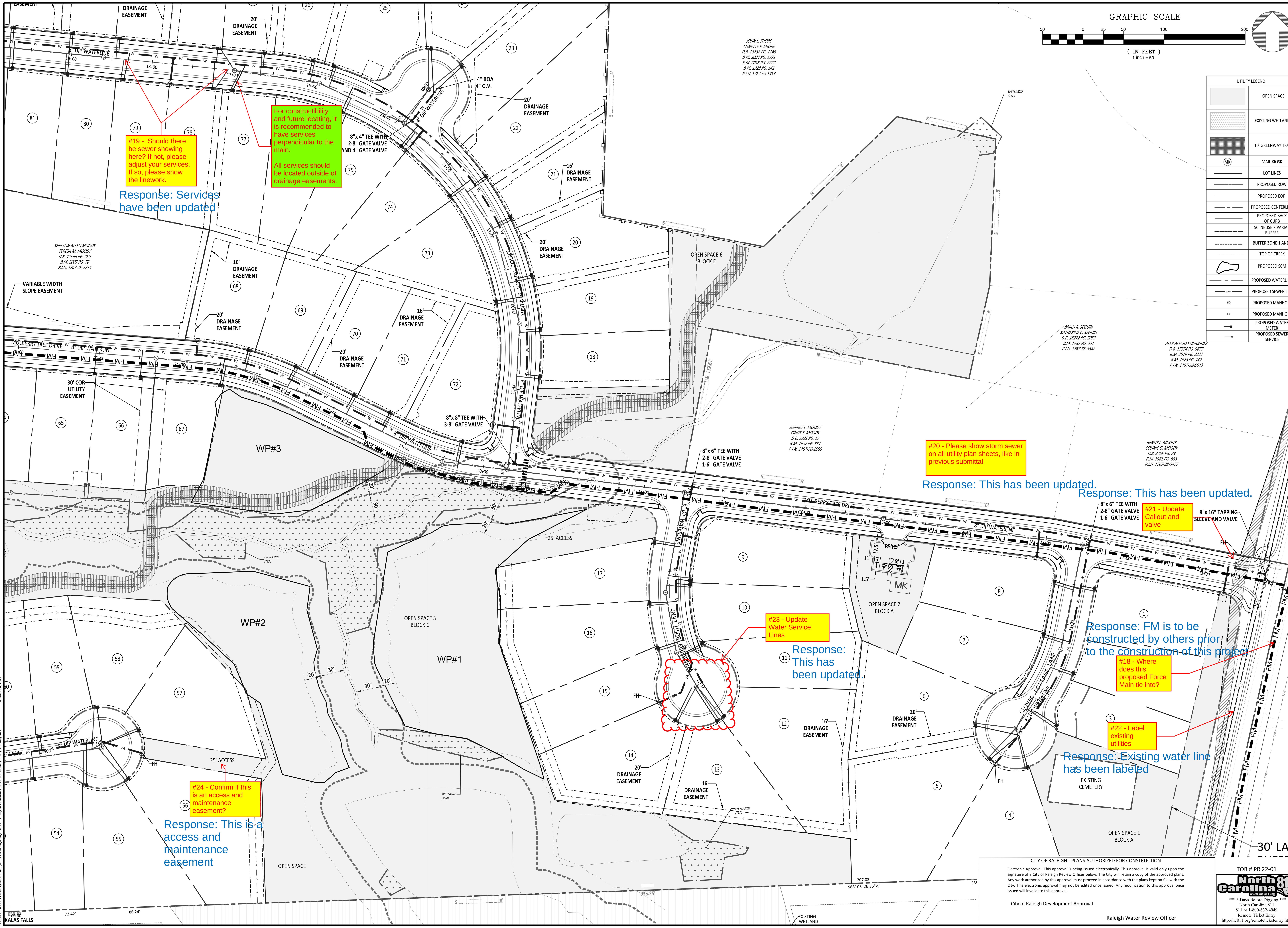
SHEET TITLE:

OVERALL UTILITY PLAN

SHEET NO.:

3.0

October 24, 2022



UTILITY LEGEND

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

CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

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Raleigh Water Review Officer

TOR # PR 22-01

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THE PRESERVE AT MOODY FARM

ROLESVILLE ROAD
WAKE COUNTY, NC

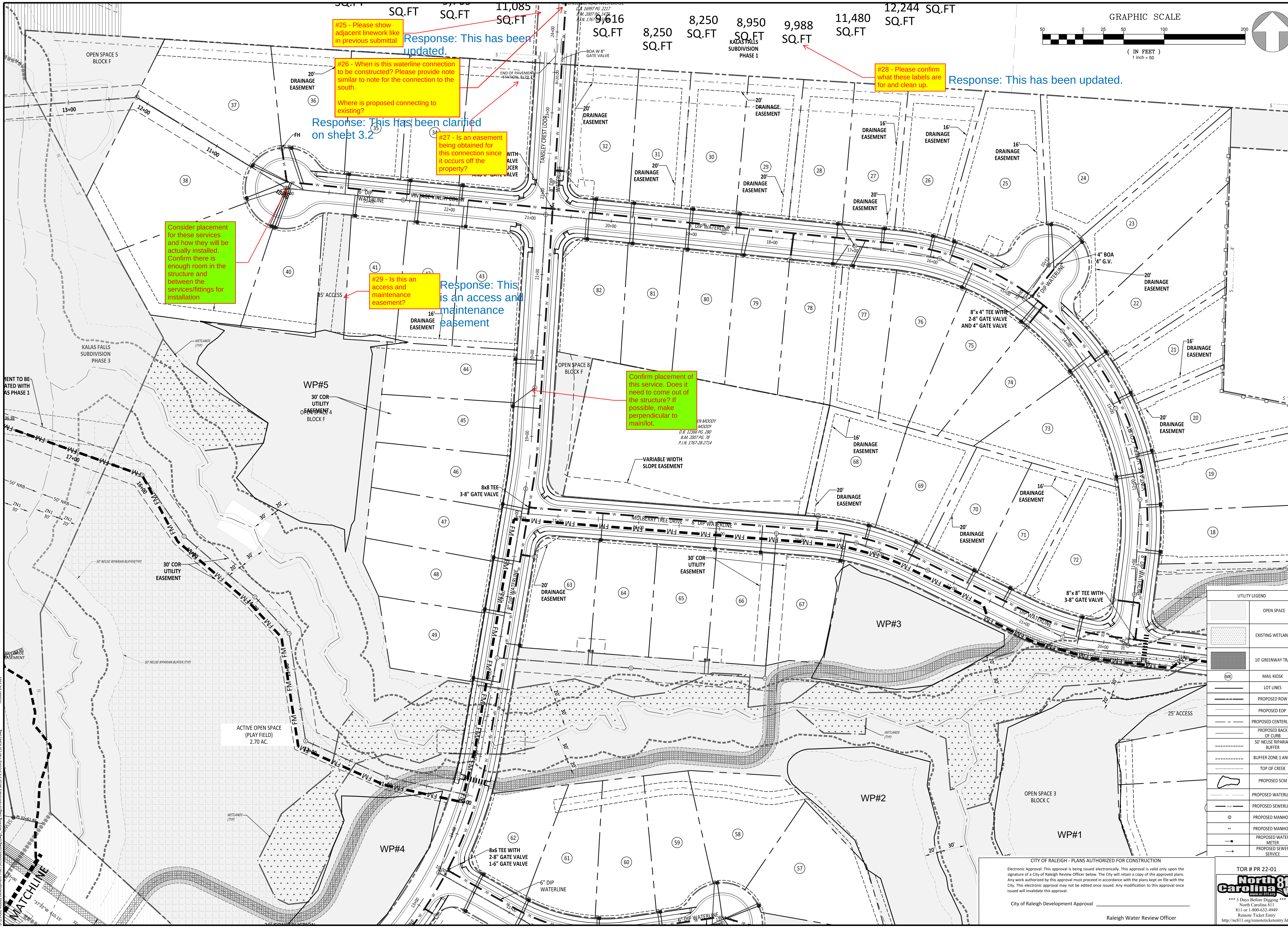
JOB NUMBER: 21-002
CHECKED BY: JRH
DRAWN BY: EDS
DATE: 01-04-2022

SHEET TITLE:

UTILITY PLAN (50 SCALE)

SHEET NO.:

3.1



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THE PRESERVE AT MOODY FARM

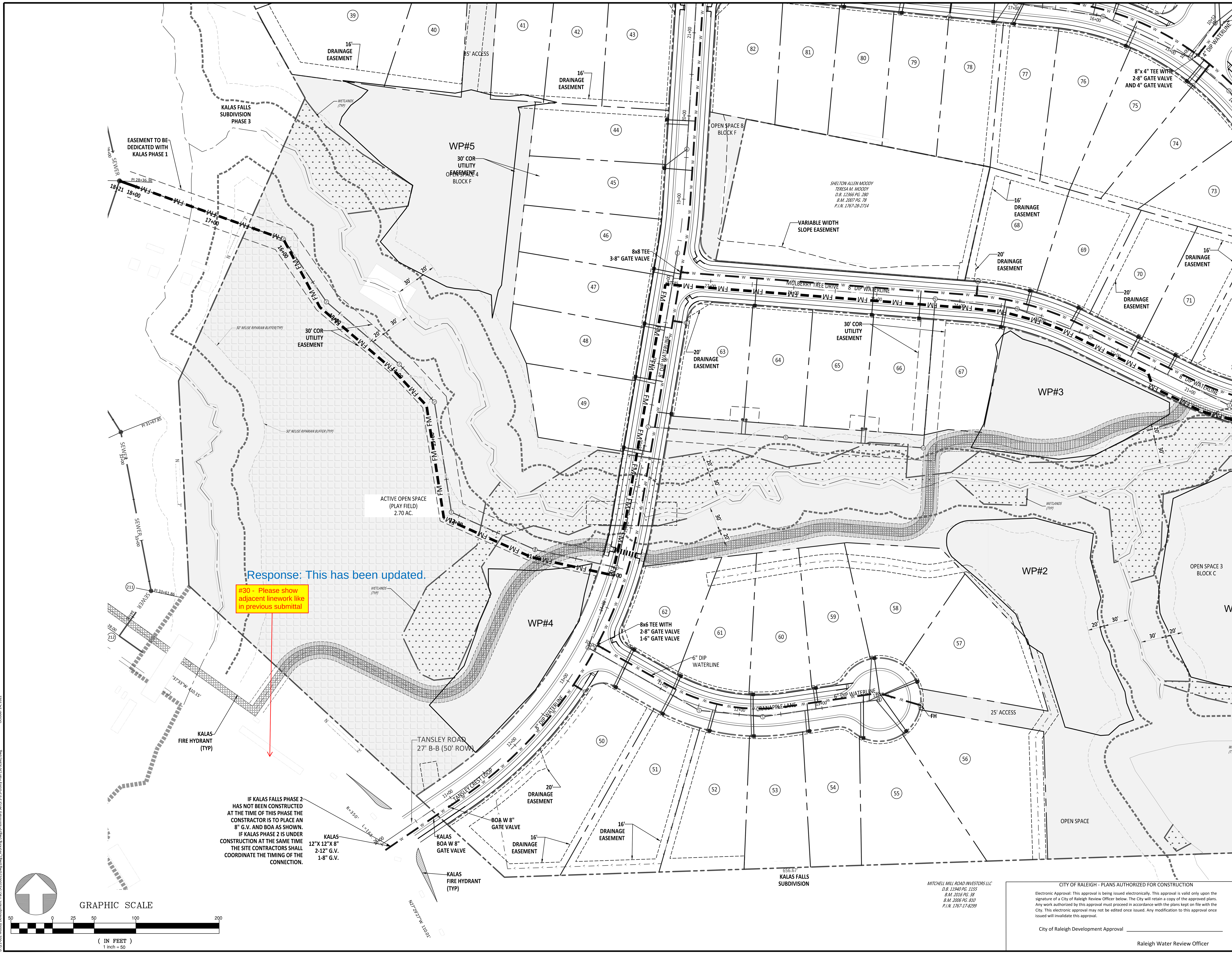
ROLESVILLE ROAD
WAKE COUNTY, NC

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

SHEET TITLE:

UTILITY PLAN
(50 SCALE)

SHEET NO.:
3.2



UTILITY LEGEND

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

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PRELIMINARY

FOR INFORMATION, ONLY

NO.	DATE	REVISION:
1	10-24-2022	TRC 1ST RESPONSES

STIPULATION FOR REUSE

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

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Raleigh Water Review Officer

TOR # PR 22-01

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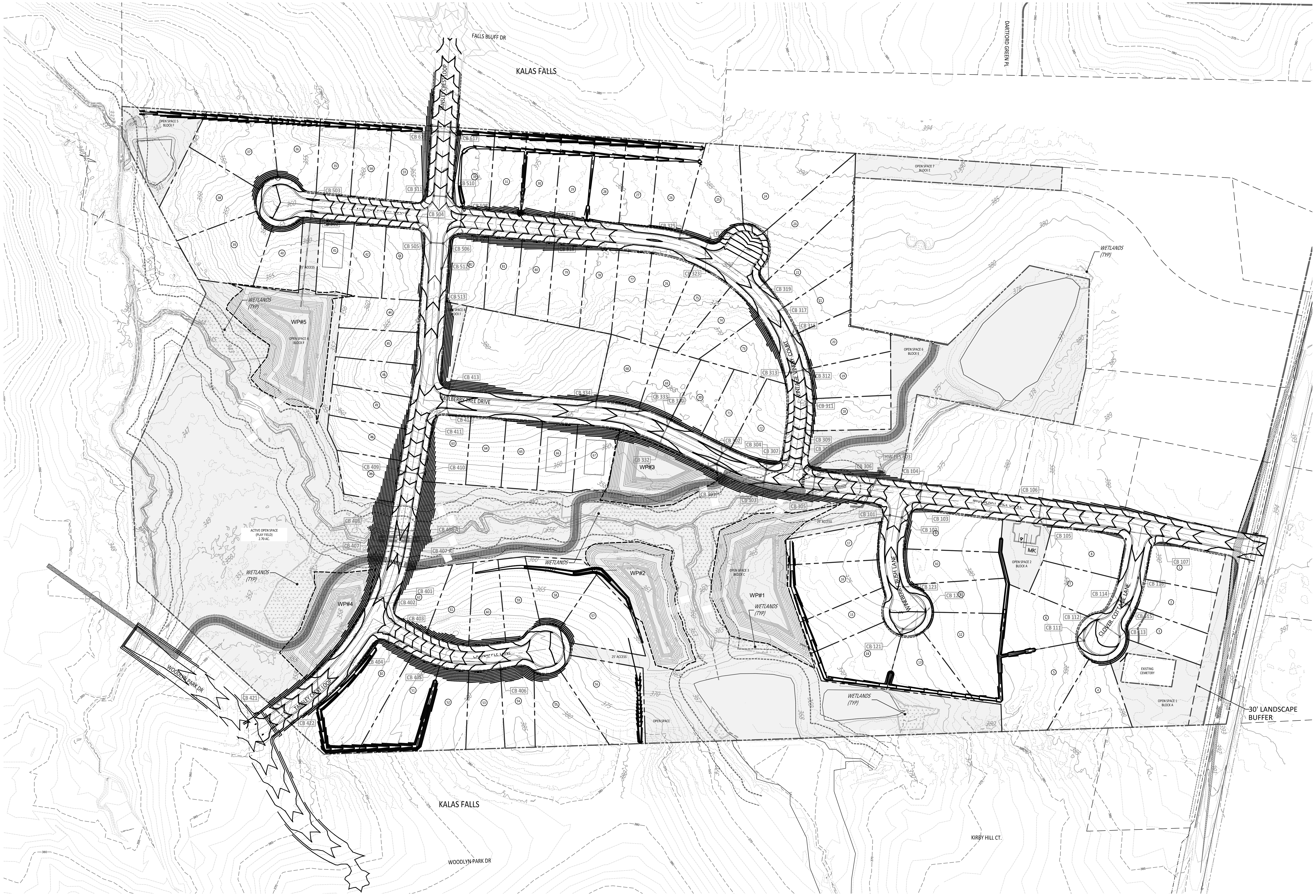
North Carolina 811
811 or 1-800-632-4949
Remote Ticket Entry
http://nc811.org/remoteticketentry.htm

October 24, 2022



SITE LEGEND	
	OPEN SPACE
	EXISTING WETLANDS
	10' GREENWAY TRAIL
MK	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

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch =100

TOR # PR 22-01

North Carolina 811
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PRELIMINARY

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NO.	DATE	REVISION:
1	10-24-2022	TRC 1ST 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

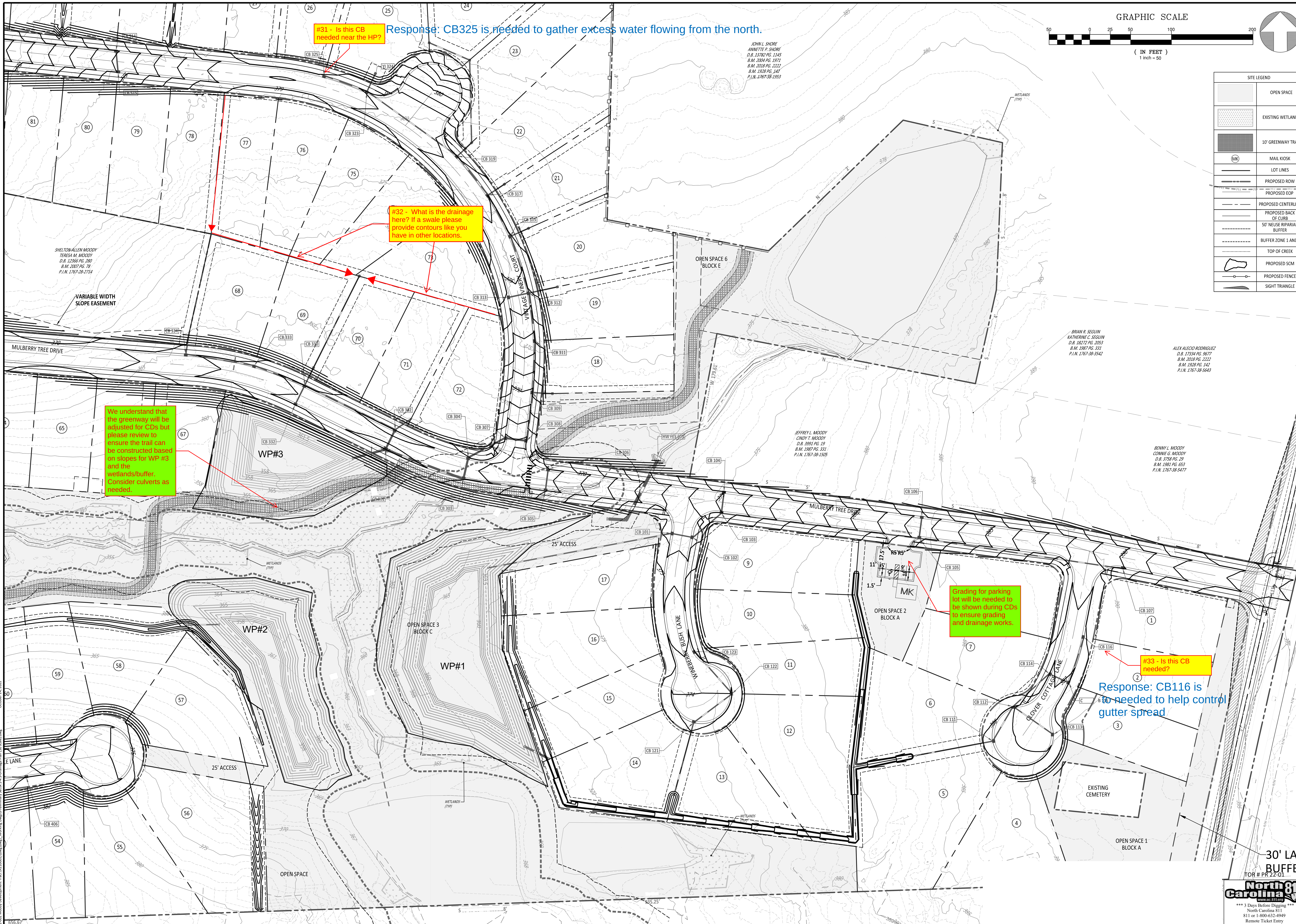
SHEET TITLE:

OVERALL DRAINAGE PLAN

SHEET NO.:

4.0

October 24, 2022



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1	10-24-2022	TRC 1ST 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

TOR # PR 22-01

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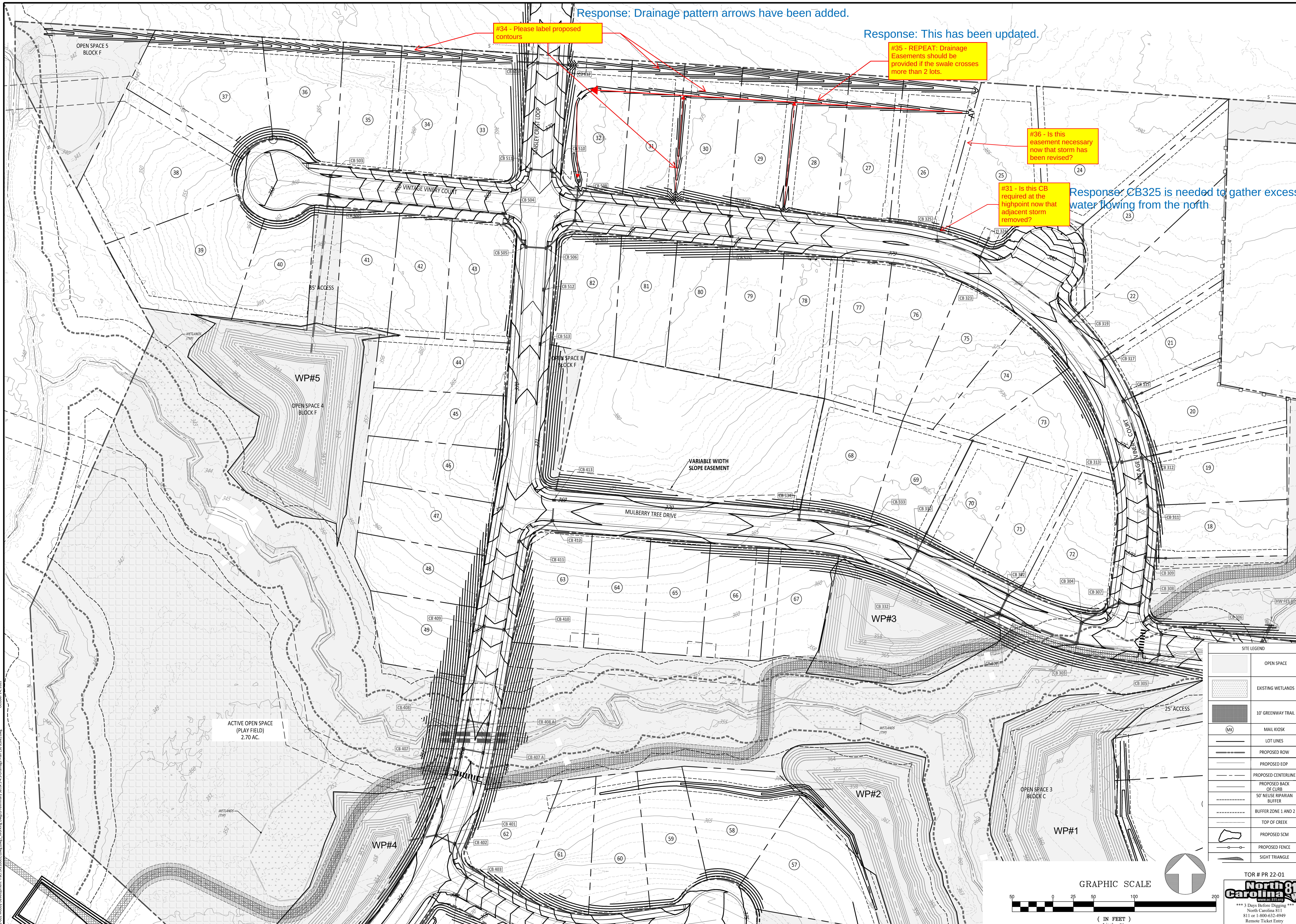
Remote Ticket Entry
http://nc811.org/remoteticketentry.htm



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919-469-1101

NORTH CAROLINA AMERICAN ENGINEERING ASSOCIATES SOUTHEAST C-3881 CERTIFICATE OF AUTHORIZATION

PRELIMINARY

FOR INFORMATION, ONLY

NO.	DATE	REVISION:
1	10-24-2022	TRC 1ST RESPONSES

STIPULATION FOR REUSE

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THE PRESERVE AT MOODY FARM

ROLESVILLE ROAD
WAKE COUNTY, NC

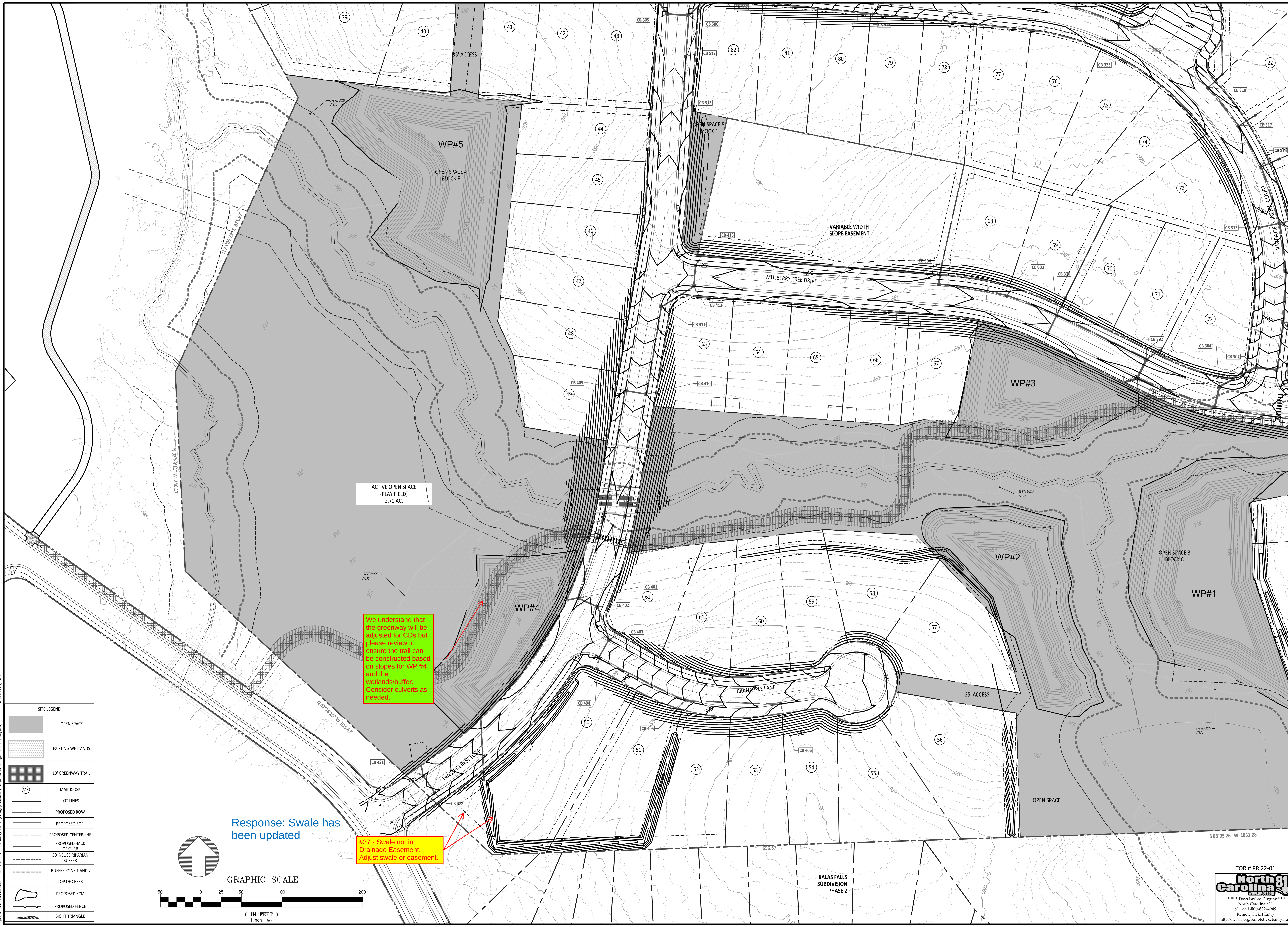
JOB NUMBER: 21-002
CHECKED BY: JRH
DRAWN BY: EDS
DATE: 01-04-2022

SHEET TITLE:

DRAINAGE PLAN (50 SCALE)

SHEET NO.:

4.2



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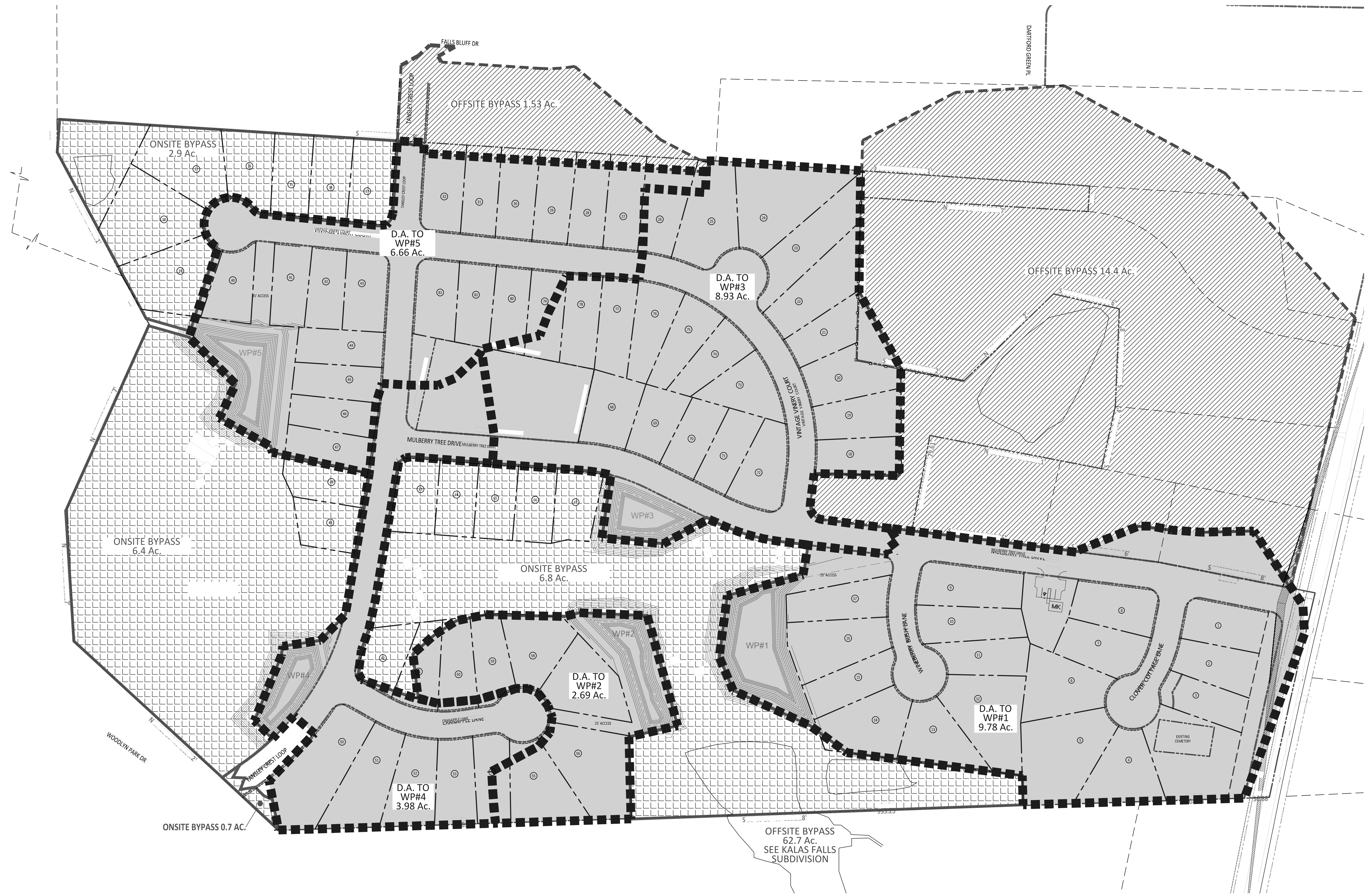
ROLESVILLE ROAD
WAKE COUNTY, NC

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

SHEET TITLE:
DRAINAGE PLAN (50 SCALE)

SHEET NO.:
4.3



LEGEND

	SCM DRAINAGE AREA
	OFFSITE BYPASS
	ONSITE BYPASS

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch =100

TOR # PR 22-01

North Carolina 811
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North Carolina 811
811 or 1-800-632-4949
Remote Ticket Entry
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THE PRESERVE
AT
MOODY FARM

ROLESVILLE ROAD
WAKE COUNTY, NC

JOB NUMBER: 21-002
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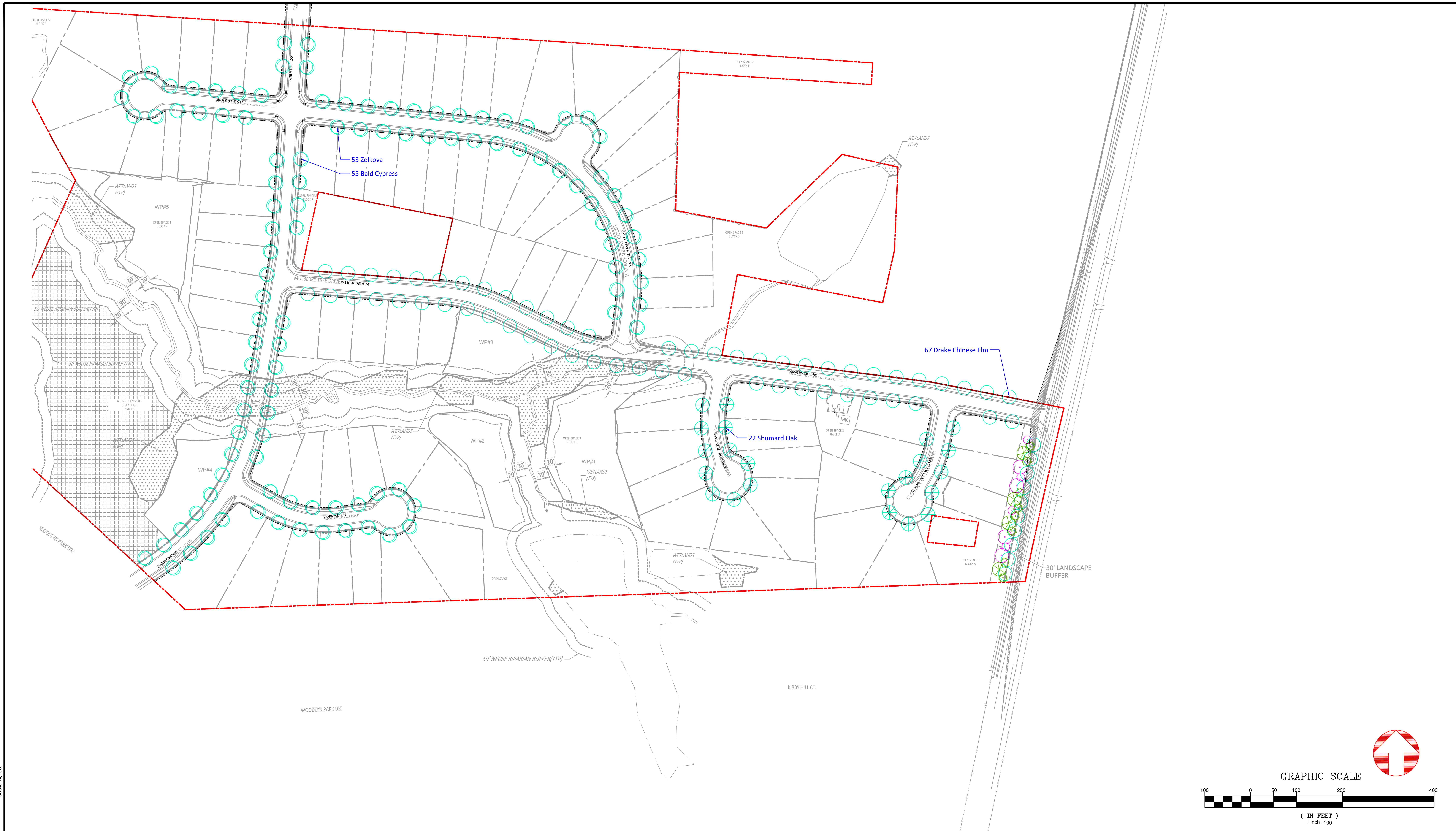
SHEET TITLE:
PRE DRAINAGE AREA SCM MAP

SHEET NO.:
5.0

October 24, 2022



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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:
LANDSCAPE PLAN

SHEET NO.:
L1

TOR # PR 22-01

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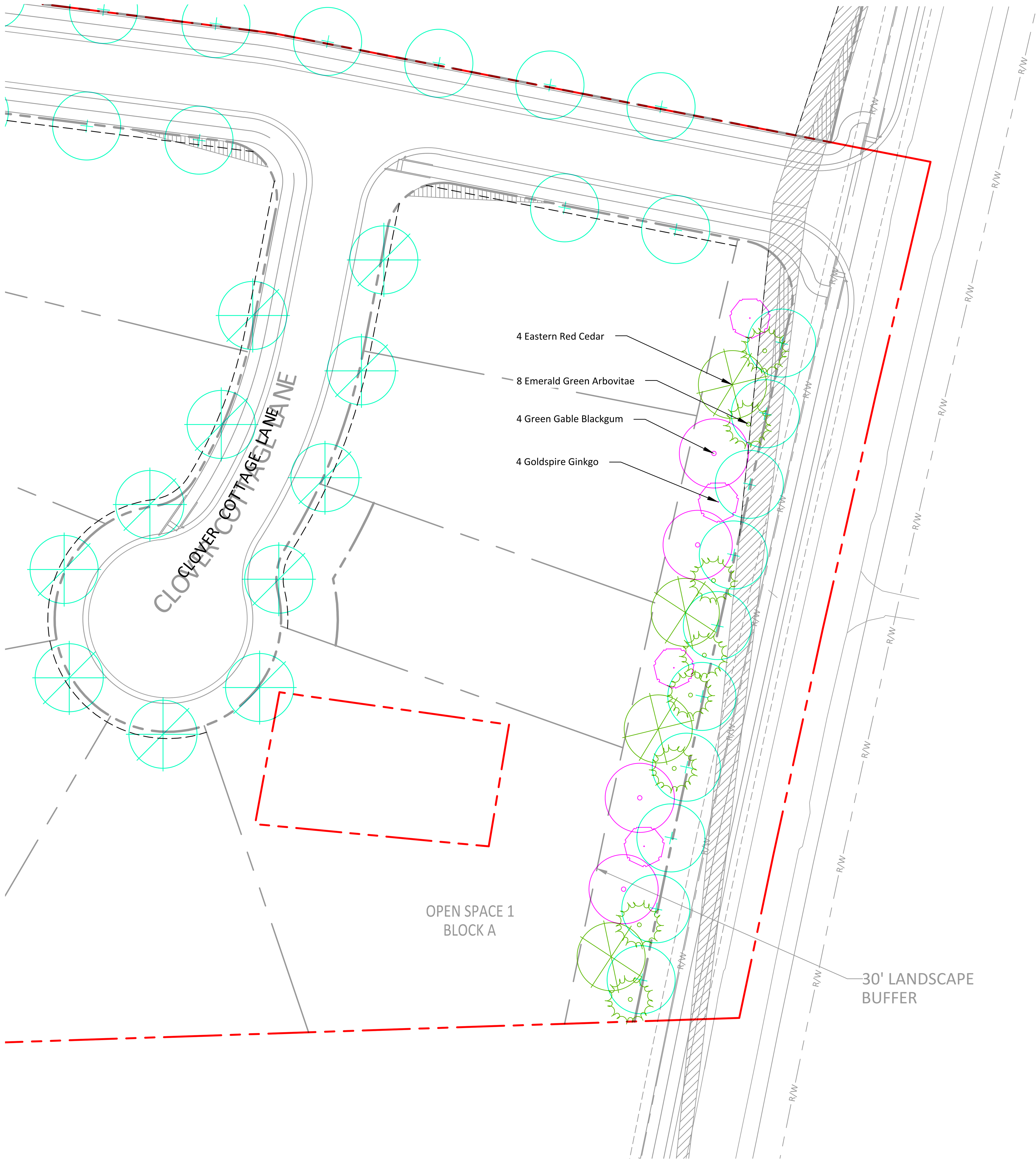
October 24, 2022



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30

TOR # PR 22-01

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DATE: 01-04-2022

SHEET TITLE:

BUFFER PLAN

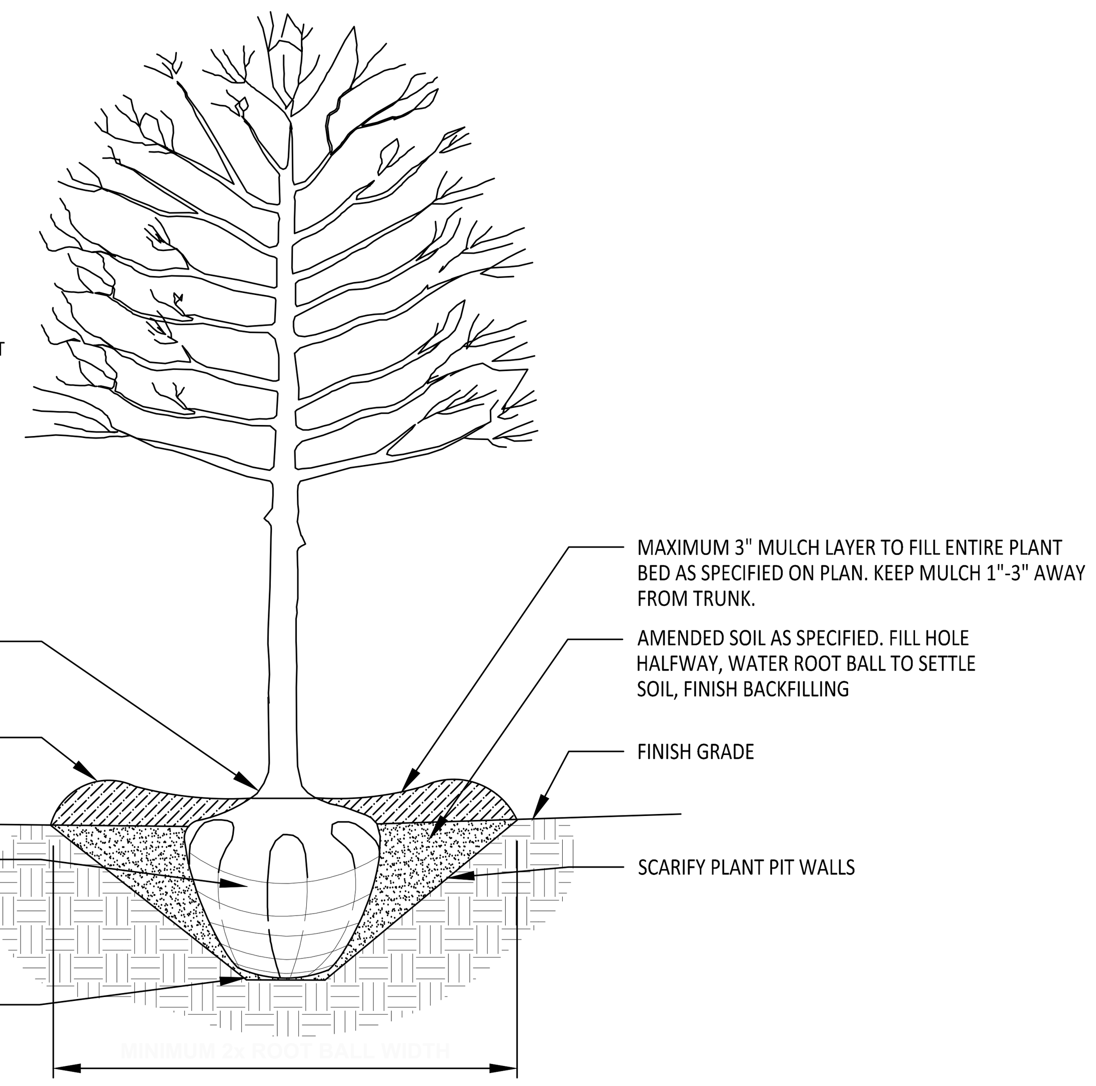
SHEET NO.:

L2

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)

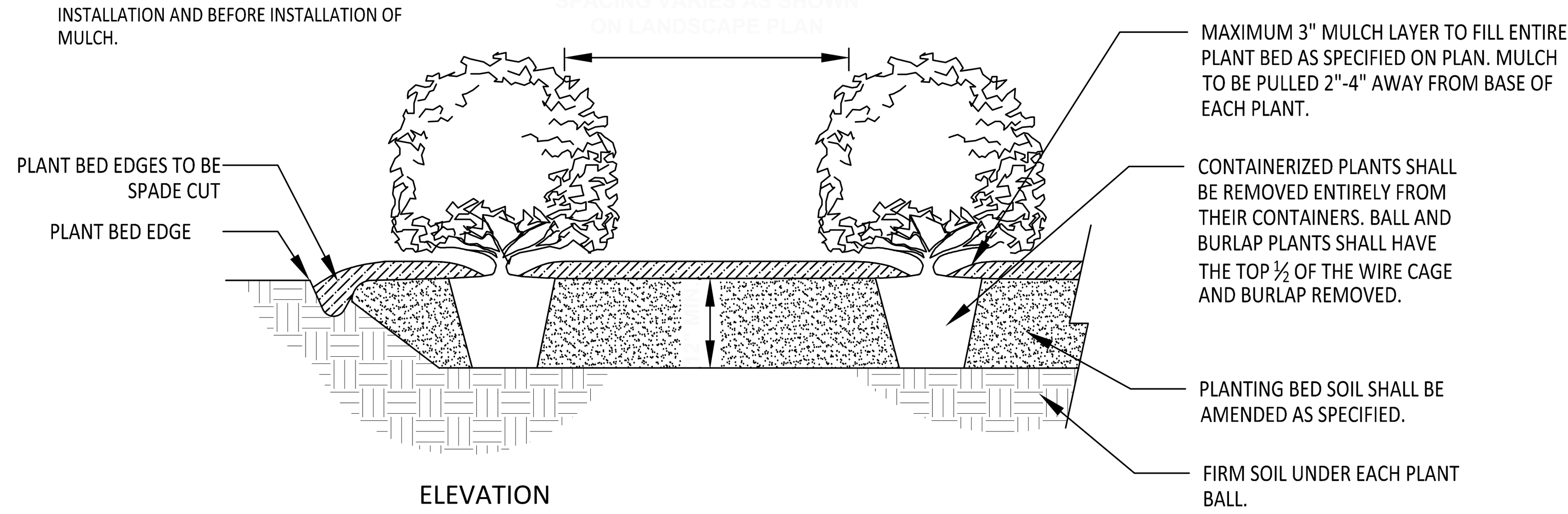
FOR EXAMPLE:	CALIPER	HEIGHT (RANGE)	MAX. HEIGHT	MIN. ROOT BALL DIA.	MIN. ROOT BALL DEPTH
	2"	12'-14'	16'	24"	16"
	3"	14'-16'	18'	32"	21"

TYPICAL TREE PLANTING

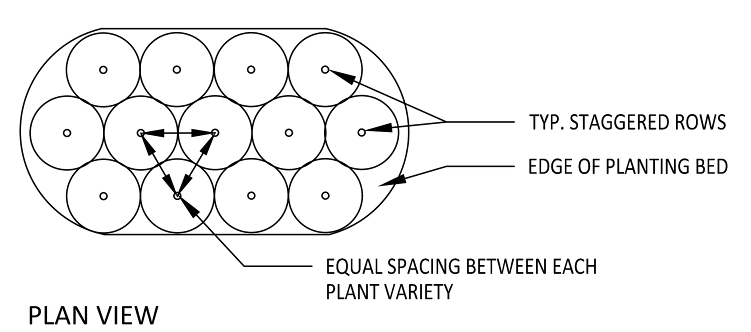
(FOR SINGLE AND MULTI-STEM TREES) NOT TO SCALE

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.



ELEVATION



PLAN VIEW

TYPICAL SHRUB PLANTING

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 Arbovitae	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:

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 EXTRANEOUS 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

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ROLESVILLE ROAD
WAKE COUNTY, NC

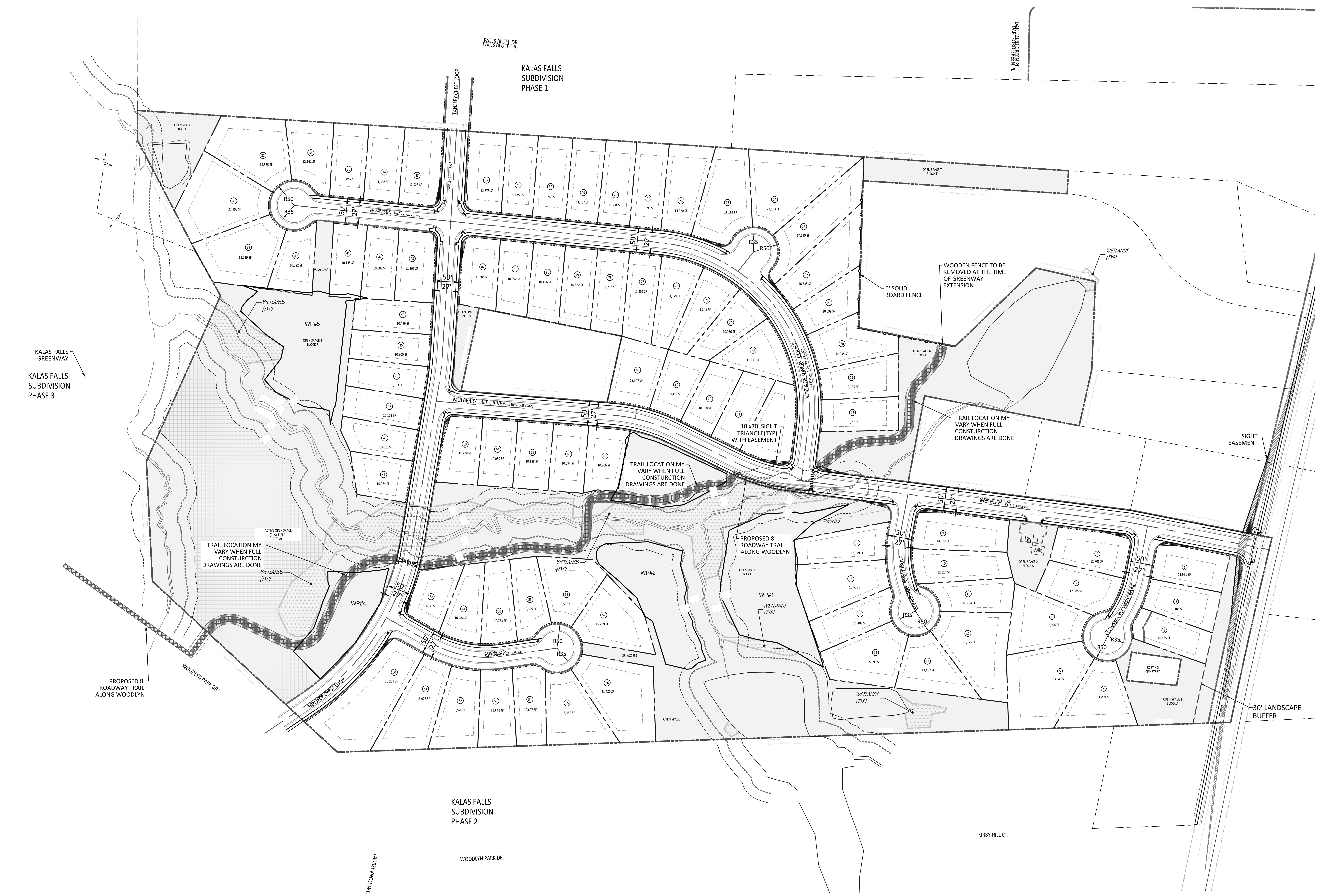
JOB NUMBER:	21-002
CHECKED BY:	JRH
DRAWN BY:	EDS
DATE:	01-04-2022

SHEET TITLE:

PLANTING NOTES AND DETAILS

SHEET NO.:

L3



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
1.EXISTING BUILDINGS TO BE REMOVED

2. SCM'S ARE SHOWN FOR LOCATION ONLY. FINAL EROSION CONTROL PLAN WILL CALCULATE CORRECT SCM SIZES

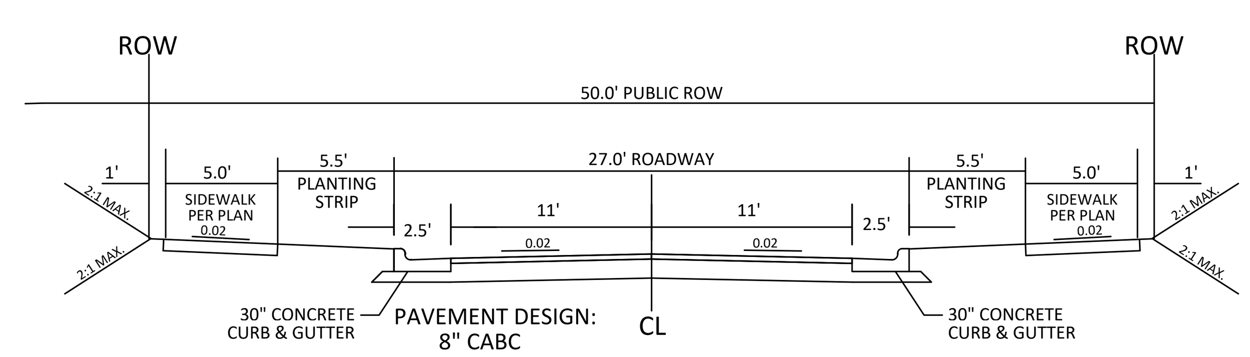
3.SEWER ACCESS FROM ADJACENT DEVELOPMENT TO BE DETERMINED UPON FINAL LAYOUT

4.ALL EXISTING PONDS ARE TO BE REMOVED

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch =100



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

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

ZONING CONDITIONS (CASE # MA210504)
1. PERMITTED USE LIMITED TO "DWELLING - SINGLE FAMILY."
2. ALL DWELLINGS TO BE CONSTRUCTED ON RAISED FOUNDATIONS WITH CRAWLSPACES. NO ON-SLAB CONSTRUCTION.
3.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.
4. 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) .
5. ON-SITE CONSTRUCTION SHALL NOT COMMENCE UNTIL THE KALAS FALLS ROLESVILLE ROAD WIDENING PROJECT IS COMPLETE.

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APPROVED WITH MA 21-05 BY TOWN BOARD OF COMMISSIONERS

SHEET NO.:
MA