

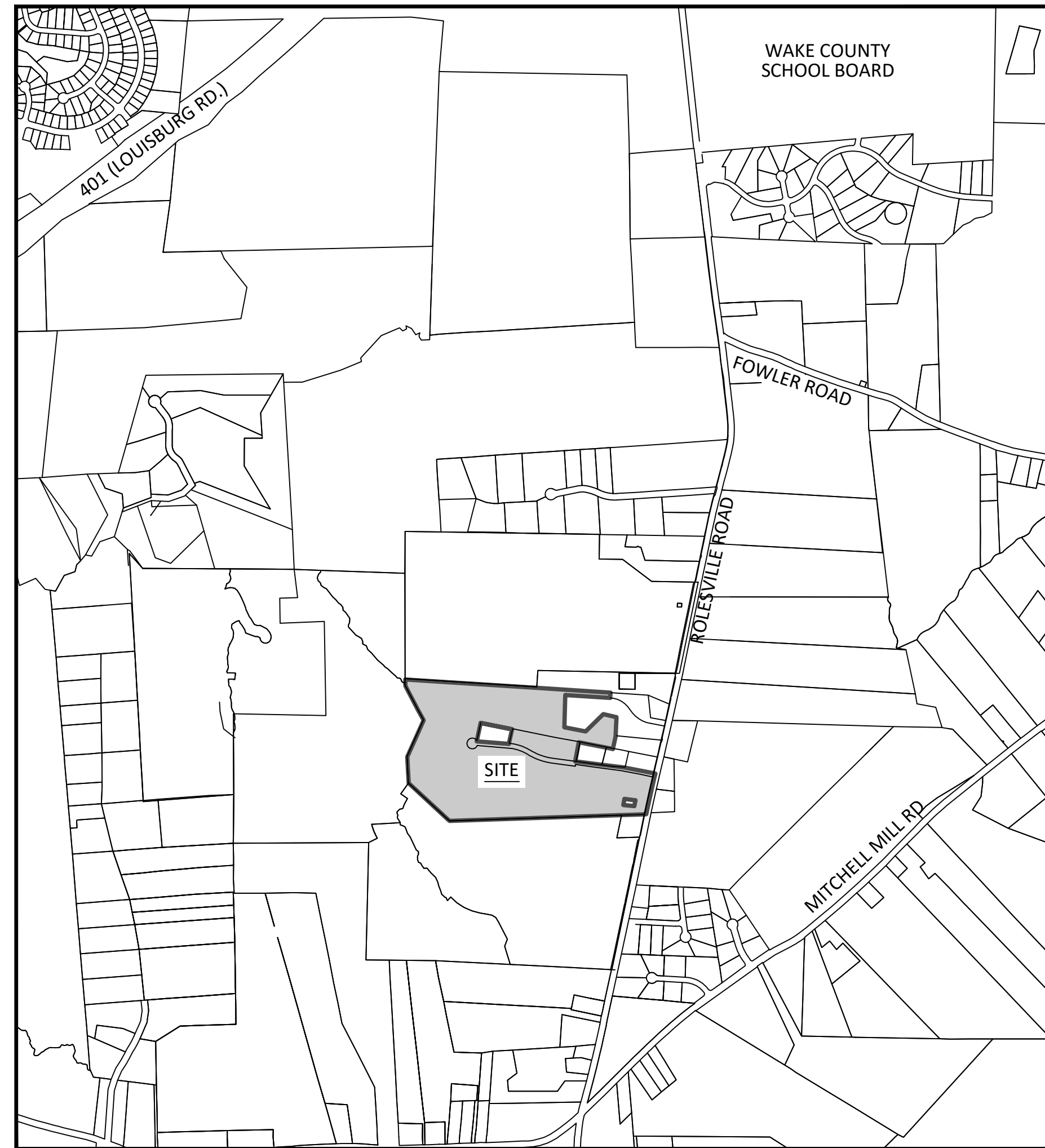
PRELIMINARY PLAN
FOR
THE PRESERVE AT
MOODY FARM

SITUATED AT
ROLESVILLE ROAD, ROLESVILLE

WAKE COUNTY, NORTH CAROLINA

PROPERTY 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
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
2.3	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



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, 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.

- 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 WOOLLYN 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.



PRELIMINARY

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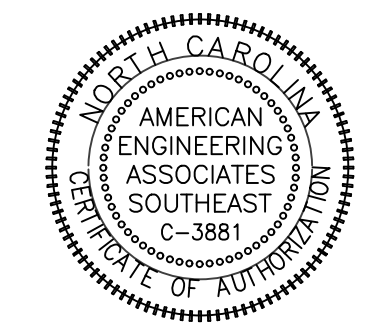
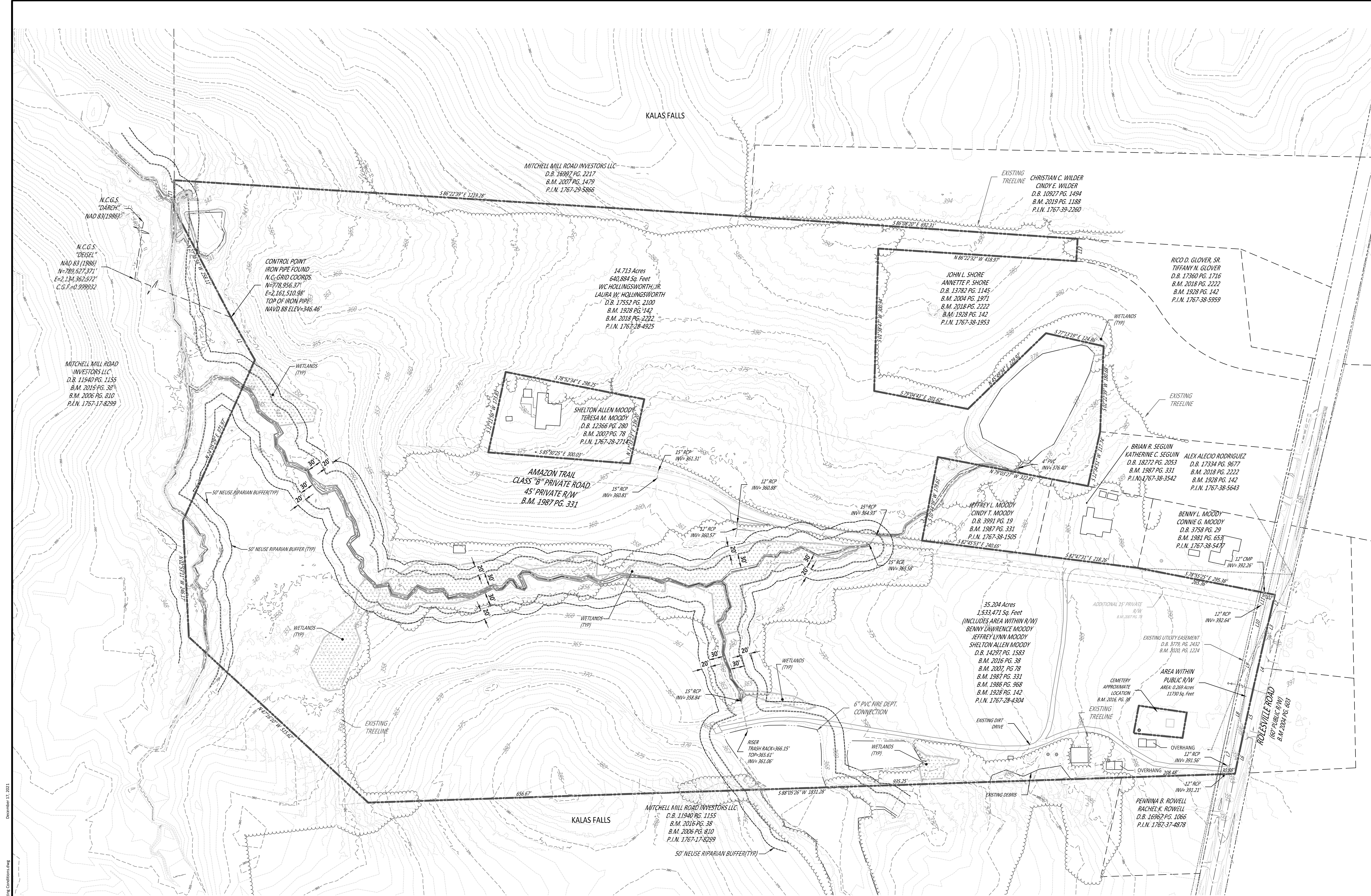
NO.	DATE	REVISION

STIPULATION FOR REUSE
THIS DRAWING WAS PREPARED FOR USE ON THE SPECIFIC SITE, NAMED HEREON, CONTEMPORANEOUSLY WITH ITS ISSUE DATE AS LISTED, HEREON, AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT PROJECT SITE OR AT A LATER TIME. USE OF THIS DRAWING FOR REFERENCE OR EXAMPLE ON ANOTHER PROJECT REQUIRES THE SERVICES OF PROPERLY LICENSED ARCHITECTS AND ENGINEERS. REPRODUCTION OF THIS DRAWING FOR REUSE ON ANOTHER PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.

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

JOB NUMBER:	
CHECKED BY:	
DRAWN BY:	
DATE:	
SHEET TITLE:	COVER
SHEET NO.:	CVR





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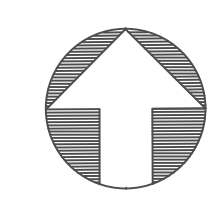
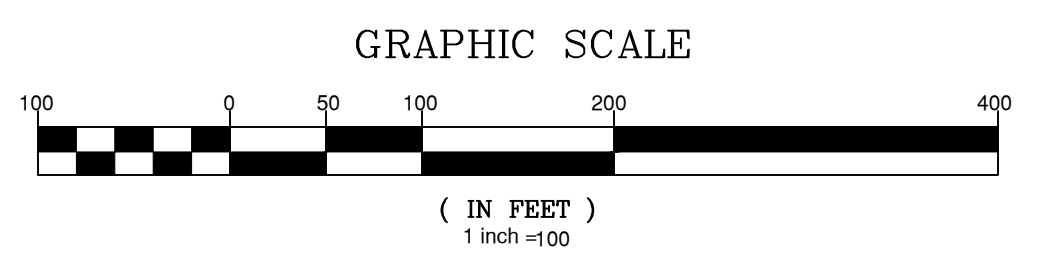
EXISTING LEGEND	
	WETLANDS AREA
	EXISTING BOUNDARY
	EXISTING TREE LINE
	EXISTING TOPOGRAPHY
	50' NEUSE RIPARIAN BUFFER
	BUFFER ZONE 1 AND 2
	TOP OF CREEK
	BOTTOM OF CREEK
	POND ELEVATION BOUNDARY
	EXISTING STORM PIPE
	EXISTING ROAD EASEMENT
	EXISTING BUILDING

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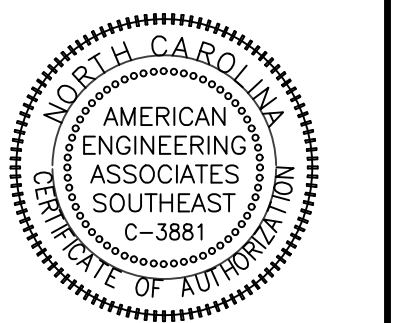
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CHECKED BY:	
DRAWN BY:	
DATE:	
SHEET TITLE:	OVERALL EXISTING CONDITIONS
SHEET NO.:	1.0

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.





PRELIMINARY

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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-30
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

- 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

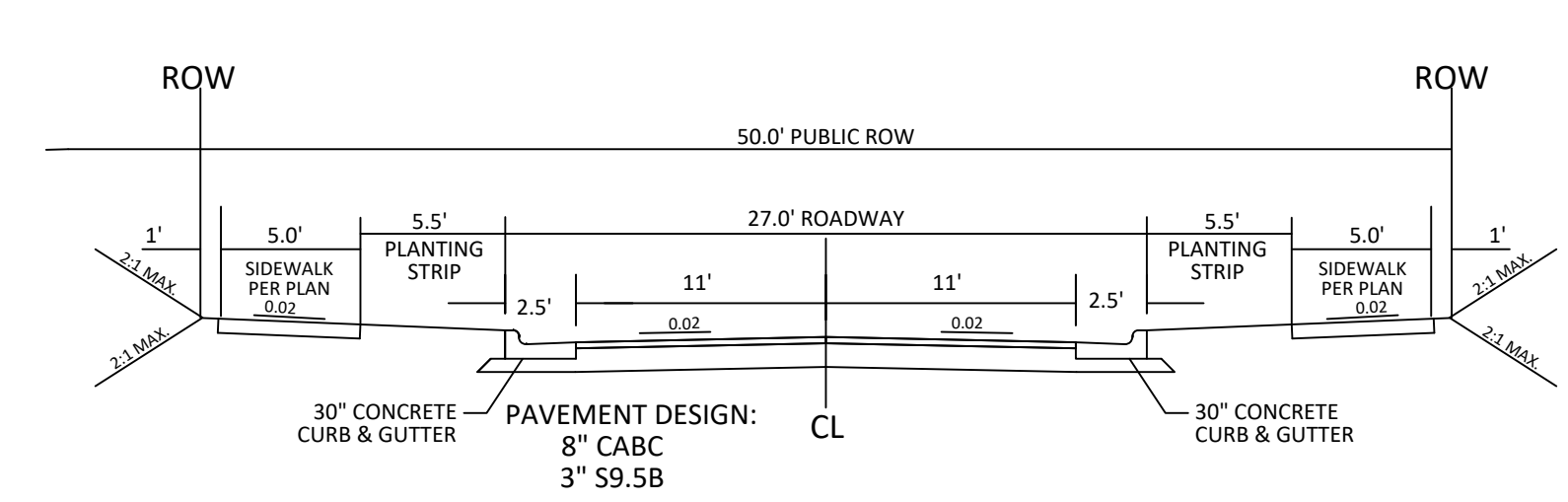
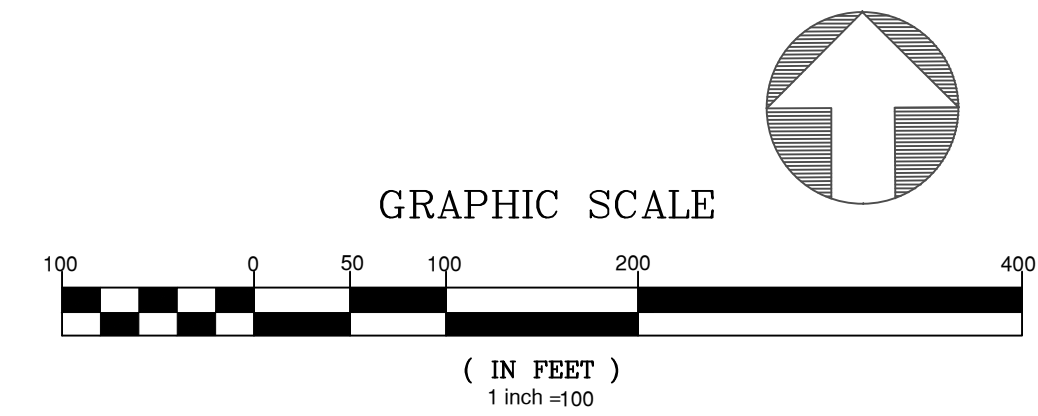
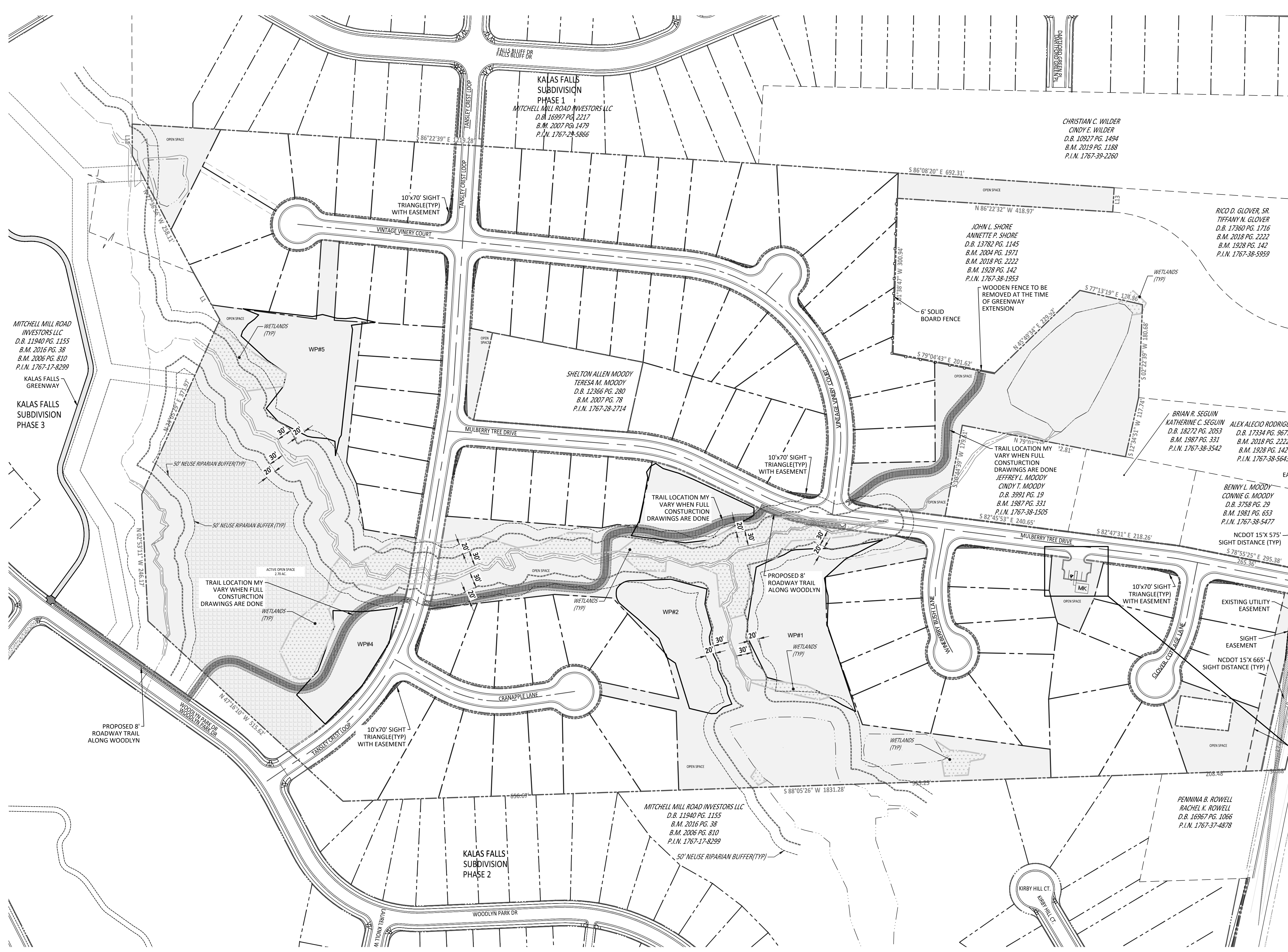
SITE LEGEND	
	OPEN SPACE
	EXISTING WETLANDS
	10' GREENWAY TRAIL
	MAIL KIOSK
	LOT LINES
	PROPOSED ROW
	PROPOSED EOP
	PROPOSED CENTERLINE
	PROPOSED BACK OF CURB
	50' NEUSE RIPARIAN BUFFER
	BUFFER ZONE 1 AND 2
	TOP OF CREEK
	PROPOSED SCM
	PROPOSED FENCE
	SIGHT TRIANGLE

STIPULATION FOR REUSE

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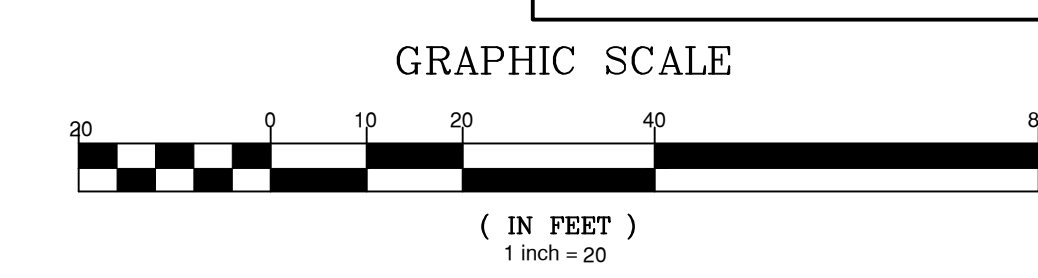
THE PRESERVE AT MOODY FARM
ROLESVILLE ROAD
WAKE COUNTY, NC

JOB NUMBER:	
CHECKED BY:	
DRAWN BY:	
DATE:	
SHEET TITLE:	OVERALL SITE PLAN
SHEET NO.:	2.0



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

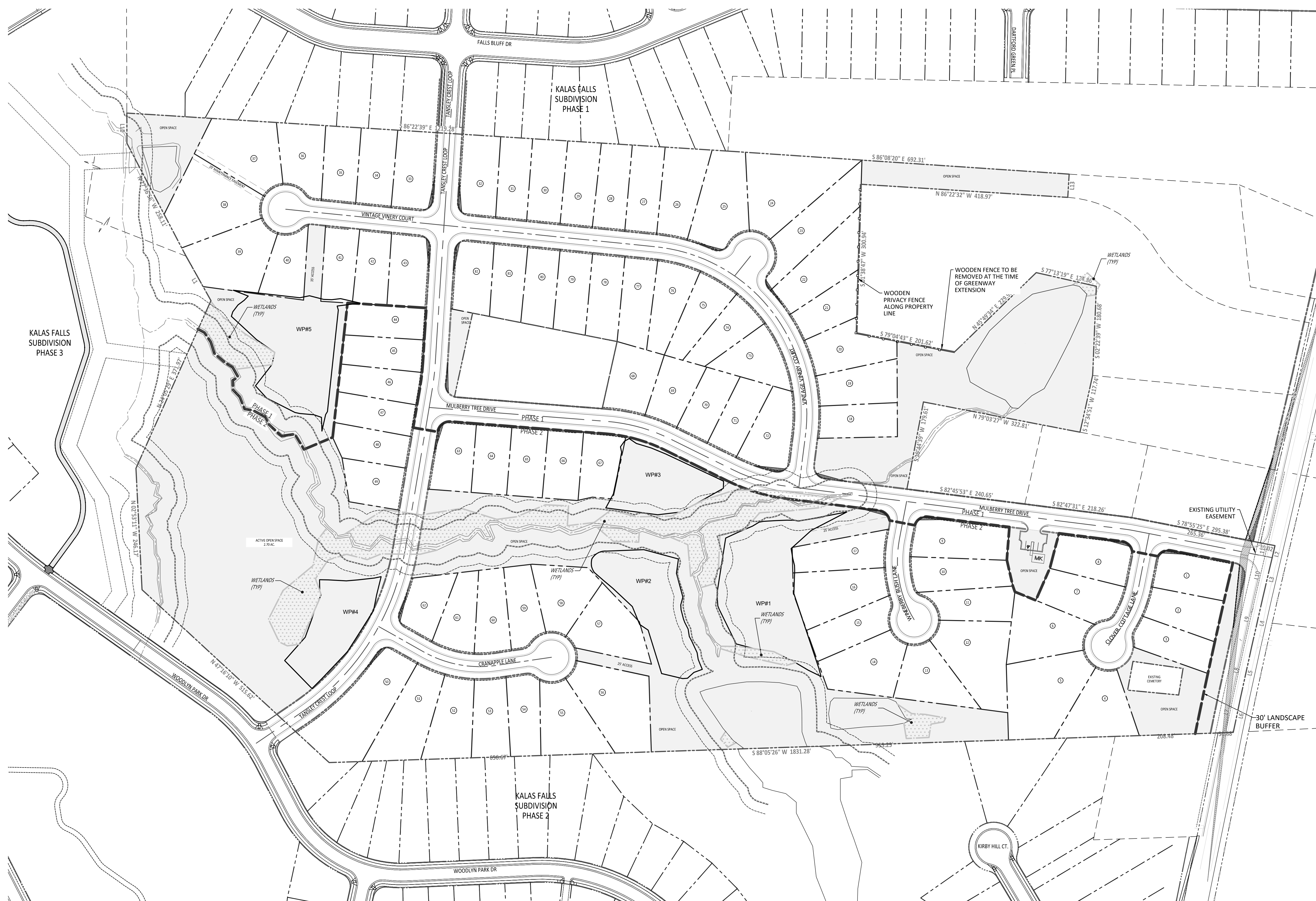
27' B-B ON A 50' R/W
TYPICAL SECTION



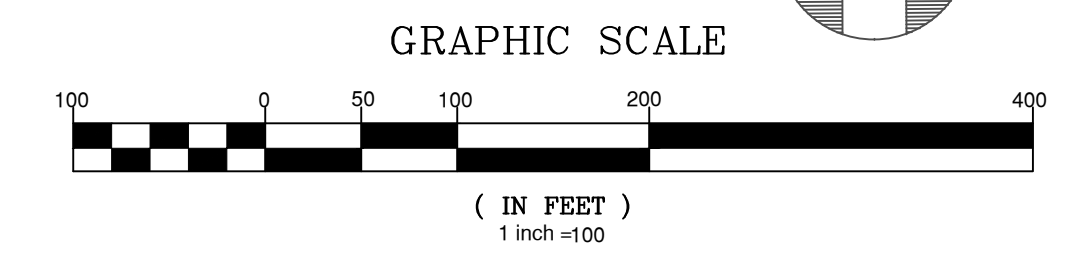
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December 12, 2013

2:\sh\01-000\Moody Development\Draw\18210002\Draw_Working\Draw\Preliminary\4512.1 Phasing Plan.dwg
December 17, 2021



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



PRELIMINARY

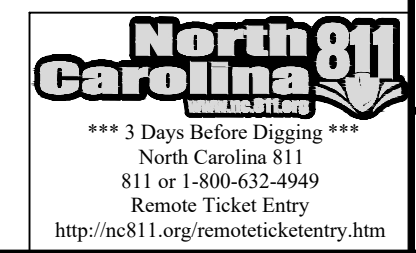
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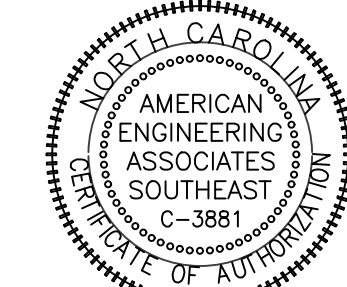
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**THE PRESERVE AT
MOODY FARM
ROLESVILLE ROAD
WAKE COUNTY, NC**

JOB NUMBER:
CHECKED BY:
DRAWN BY:
DATE:
SHEET TITLE:
PHASING PLAN
SHEET NO.:
2.1





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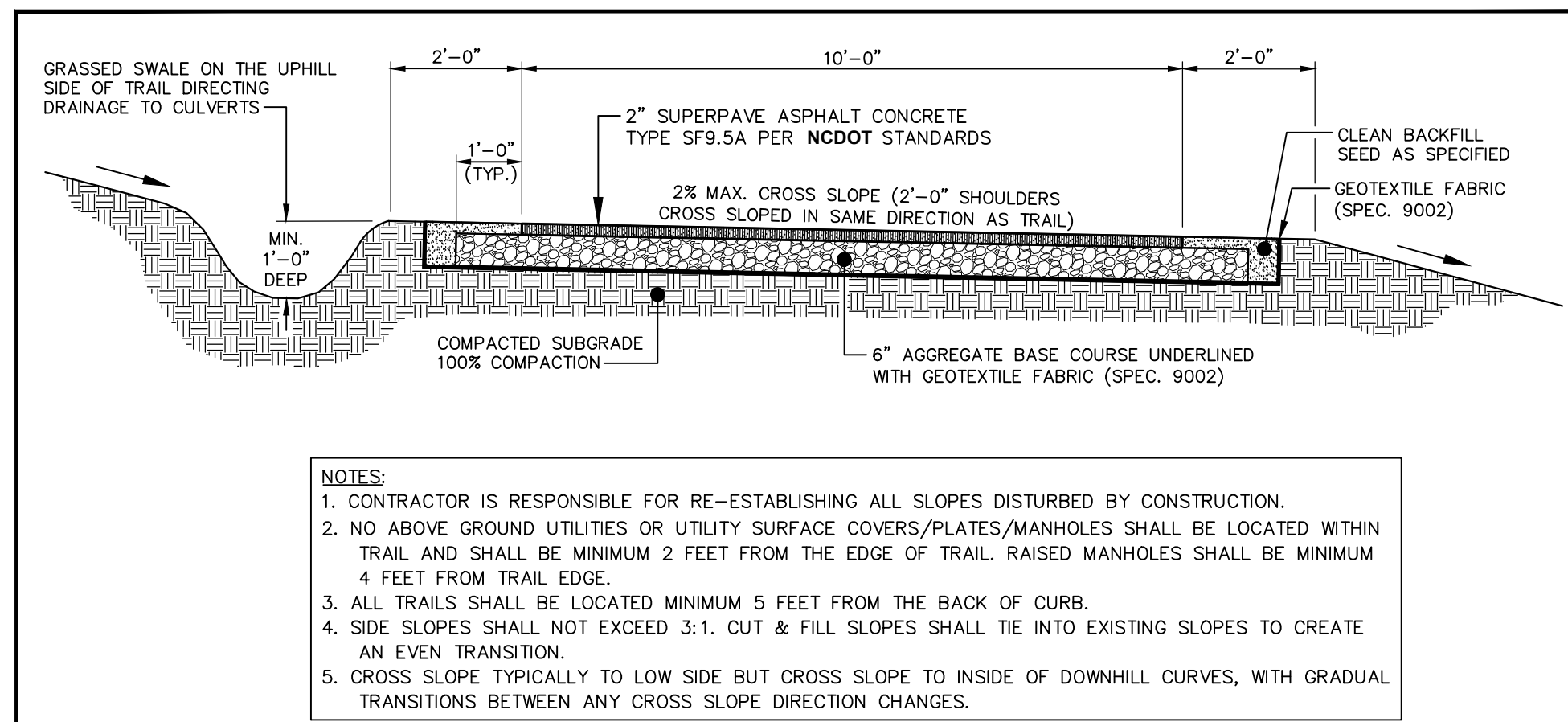
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 CHECKED BY:
 DRAWN BY:
 DATE:

SHEET TITLE:

PROJECT DETAILS

SHEET NO.:

2.3

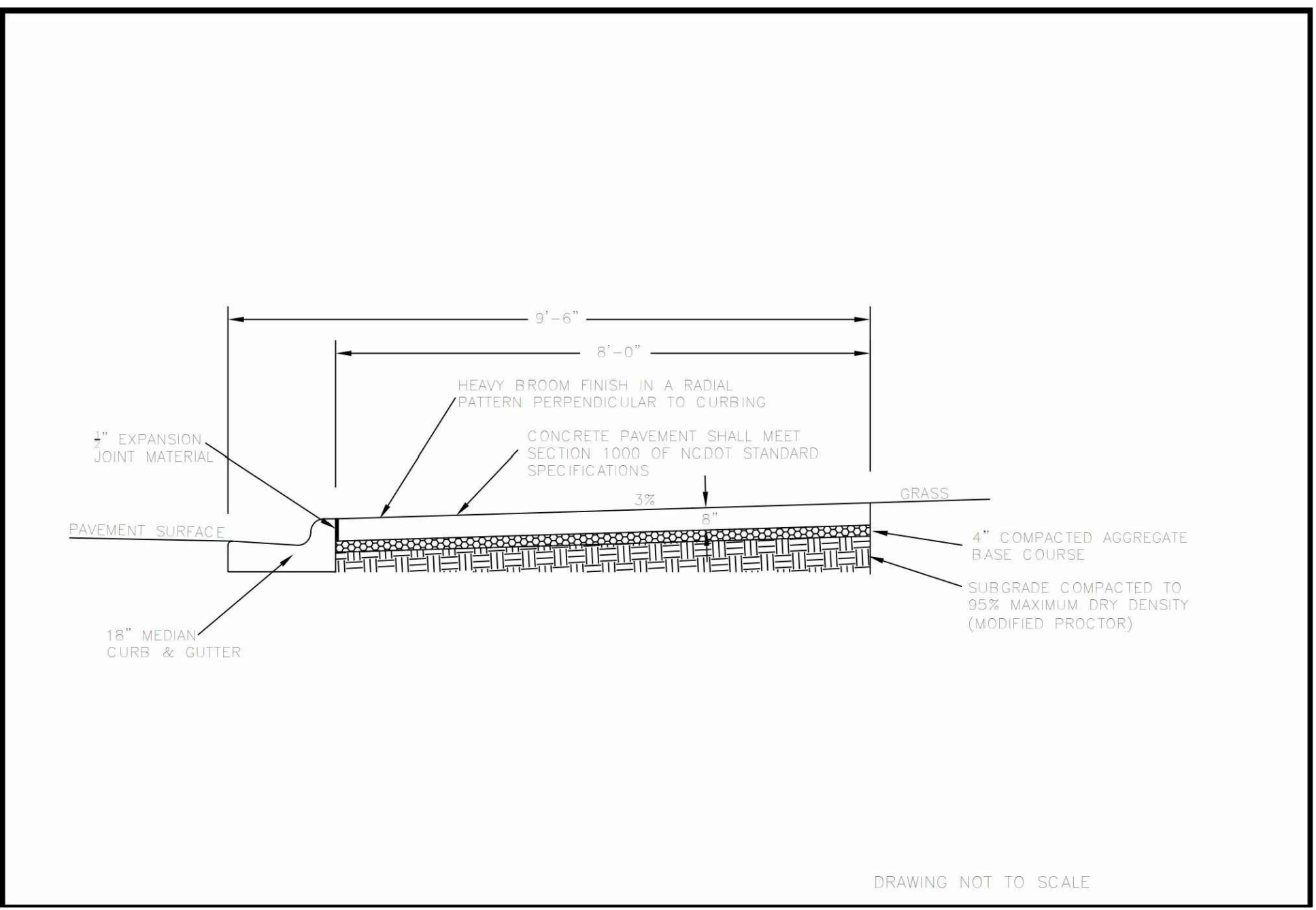


- NOTES:
- CONTRACTOR IS RESPONSIBLE FOR RE-ESTABLISHING ALL SLOPES DISTURBED BY CONSTRUCTION.
 - NO ABOVE GROUND UTILITIES OR UTILITY SURFACE COVERS/PLATES/MANHOLES SHALL BE LOCATED WITHIN TRAIL AND SHALL BE MINIMUM 2 FEET FROM THE EDGE OF TRAIL. RAISED MANHOLES SHALL BE MINIMUM 4 FEET FROM TRAIL EDGE.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

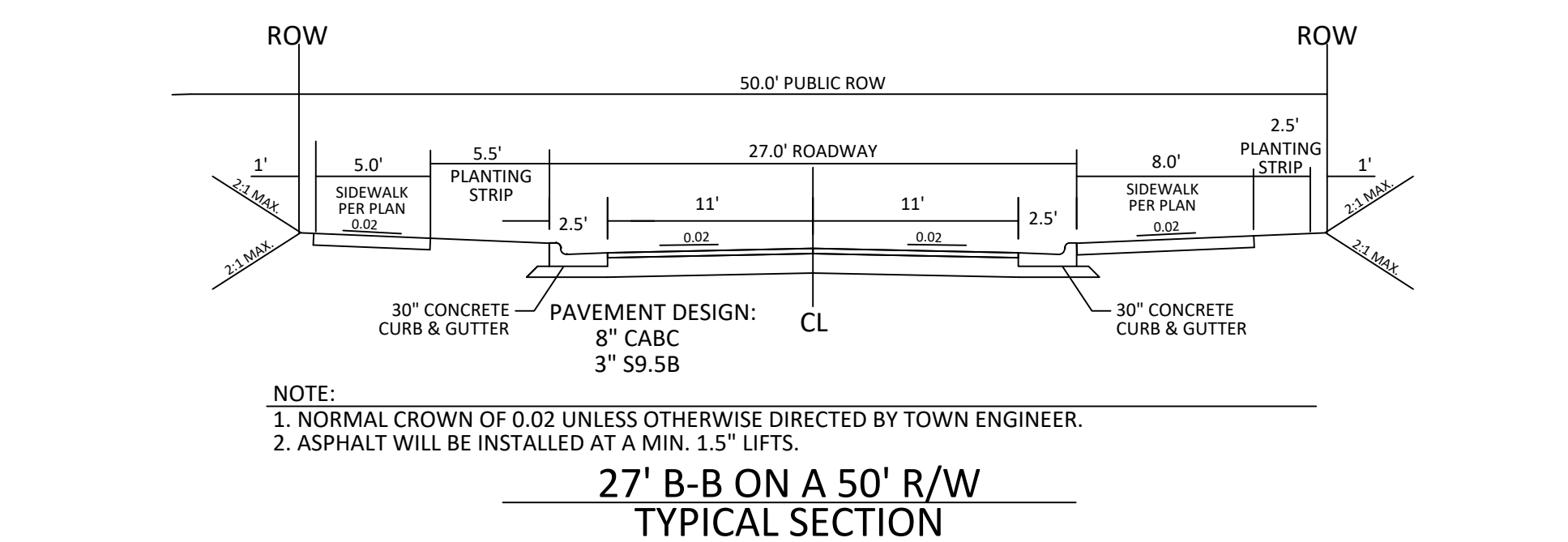
STANDARD 10-FT/STREET-SIDE TRAIL ASPHALT GREENWAY TRAIL

- NOTES:
- CONSTRUCT THE RAMP SURFACE TO BE STABLE, FIRM, AND SLIP RESISTANT. CONSTRUCT THE CURB RAMP TYPE AS SHOWN IN THE PAVEMENT MARKING PLANS OR AS DIRECTED BY THE ENGINEER.
 - LOCATE CURB RAMPS AND PLACE PEDESTRIAN CROSSWALK MARKINGS AS SHOWN IN THE PAVEMENT MARKING PLANS. WHEN FIELD ADJUSTMENTS REQUIRE MOVING CURB RAMPS OR MARKINGS AS SHOWN, CONTACT THE SIGNING AND DELINEATION UNIT OR LOCATE AS DIRECTED BY THE ENGINEER.
 - COORDINATE THE CURB RAMP AND THE PEDESTRIAN CROSSWALK MARKINGS SO A 4'x4' CLEAR SPACE AT THE BASE OF THE CURB RAMP WILL FALL WITHIN THE PEDESTRIAN CROSSWALK LINES.
 - SET BACK DISTANCE FROM INSIDE CROSSWALK MARKING TO NEAREST EDGE OF TRAVEL LANE IS 4' MINIMUM.
 - REFER TO THE PAVEMENT MARKING PLANS FOR STOP BAR LOCATIONS AT SIGNALIZED INTERSECTIONS. IF A PAVEMENT MARKING PLAN IS NOT PROVIDED, CONTACT THE SIGNAL DESIGN SECTION FOR THE STOP BAR LOCATIONS OR LOCATE AS DIRECTED BY THE ENGINEER.
 - TERMINATE PARKING A MINIMUM OF 20' BACK OF A PEDESTRIAN CROSSWALK.
 - CONSTRUCT CURB RAMPS A MINIMUM OF 4' WIDE.
 - CONSTRUCT THE RUNNING SLOPE OF THE RAMP 8.33% MAXIMUM.
 - ALLOWABLE CROSS SLOPE ON SIDEWALKS AND CURB RAMPS WILL BE 2% MAXIMUM.
 - CONSTRUCT THE SIDE FLARE SLOPE A MAXIMUM OF 10% MEASURED ALONG THE CURB LINE.
 - CONSTRUCT THE COUNTER SLOPE OF THE GUTTER OR STREET AT THE BASE OF THE CURB RAMP A MAXIMUM OF 5% AND MAINTAIN A SMOOTH TRANSITION.
 - CONSTRUCT LANDINGS FOR SIDEWALK A MINIMUM OF 4'x4' WITH A MAXIMUM SLOPE OF 2% IN ANY DIRECTION. CONSTRUCT LANDINGS FOR MEDIAN ISLANDS A MINIMUM OF 5'x5' WITH A MAXIMUM SLOPE OF 2% IN ANY DIRECTION.
 - TO USE A MEDIAN ISLAND AS A PEDESTRIAN REFUGE AREA, MEDIAN ISLANDS WILL BE A MINIMUM OF 6' WIDE. CONSTRUCT MEDIAN ISLANDS TO PROVIDE PASSAGE OVER OR THROUGH THE ISLAND.
 - SMALL CHANNELIZATION ISLANDS THAT CAN NOT PROVIDE A 5'x5' LANDING AT THE TOP OF A RAMP, WILL BE CUT THROUGH LEVEL WITH THE SURFACE STREET.
 - CURB RAMPS WITH RETURNED CURBS MAY BE USED ONLY WHERE PEDESTRIANS WOULD NOT NORMALLY WALK ACROSS THE RAMP. THE ADJACENT SURFACE IS PLANTING OR OTHER NON-WALKING SURFACE OR THE SIDE APPROACH IS SUBSTANTIALLY OBSTRUCTED.
 - PLACE A 1/2" EXPANSION JOINT WHERE THE CONCRETE CURB RAMP JOINS THE CURB AS SHOWN IN ROADWAY STANDARD DRAWING 848.01
 - PLACE ALL PEDESTRIAN PUSH BUTTON ACTUATORS AND CROSSING SIGNALS AS SHOWN IN THE PLANS OR AS SHOWN IN THE MUTCD.
 - CURB RAMPS THROUGH MEDIAN ISLANDS, SINGLE RAMPS AT DUAL CROSSWALKS OR LIMITED R/W SITUATIONS, WILL BE HANDLED BY SPECIAL DETAILS. CONTACT THE CONTRACT STANDARDS AND DEVELOPMENT UNIT FOR THE DETAILS OR FOR A SPECIAL DESIGN.

ROADWAY STANDARD DRAWING FOR CURB RAMPS
 SHEET 3 OF 3
848.05

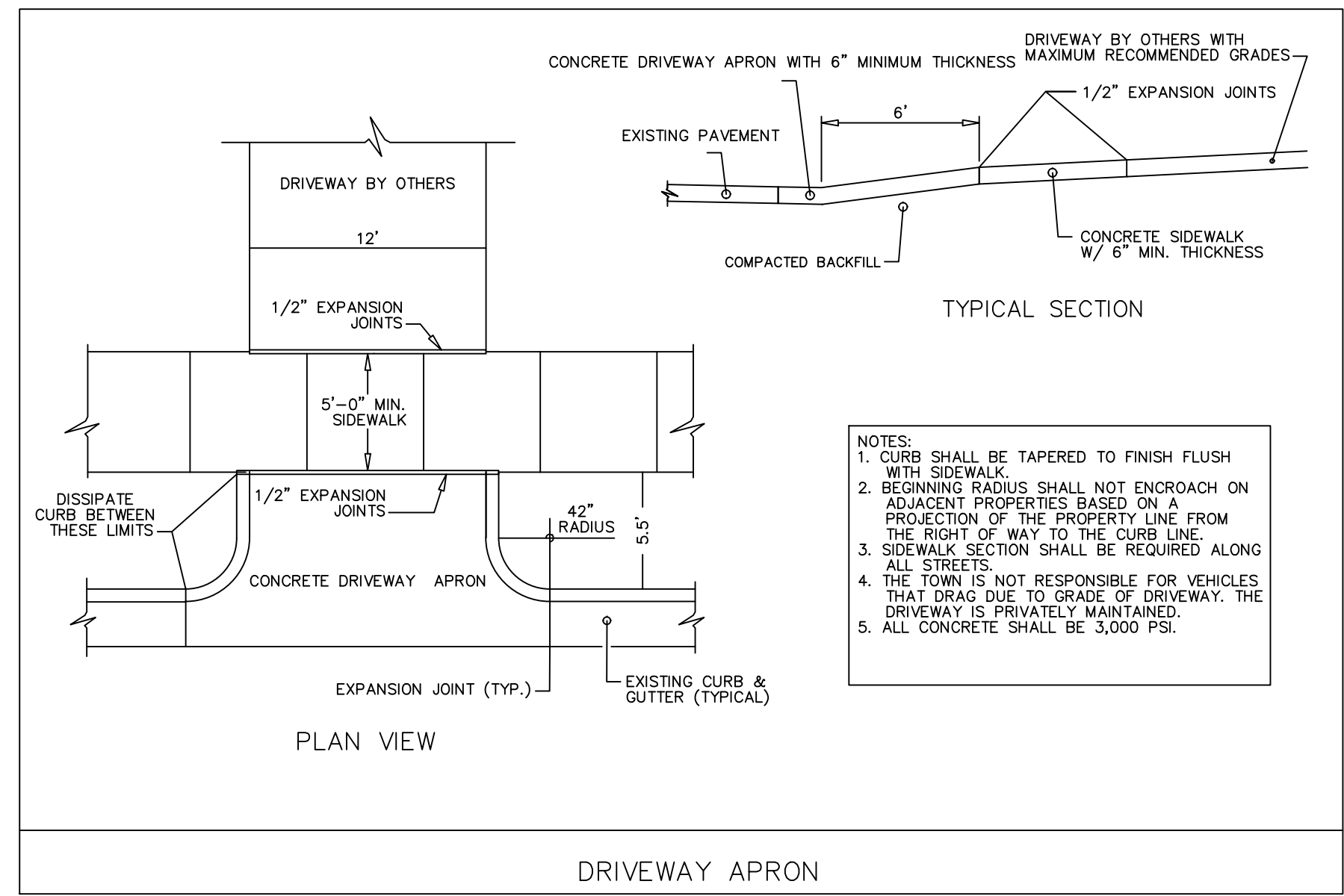


DRAWING NOT TO SCALE

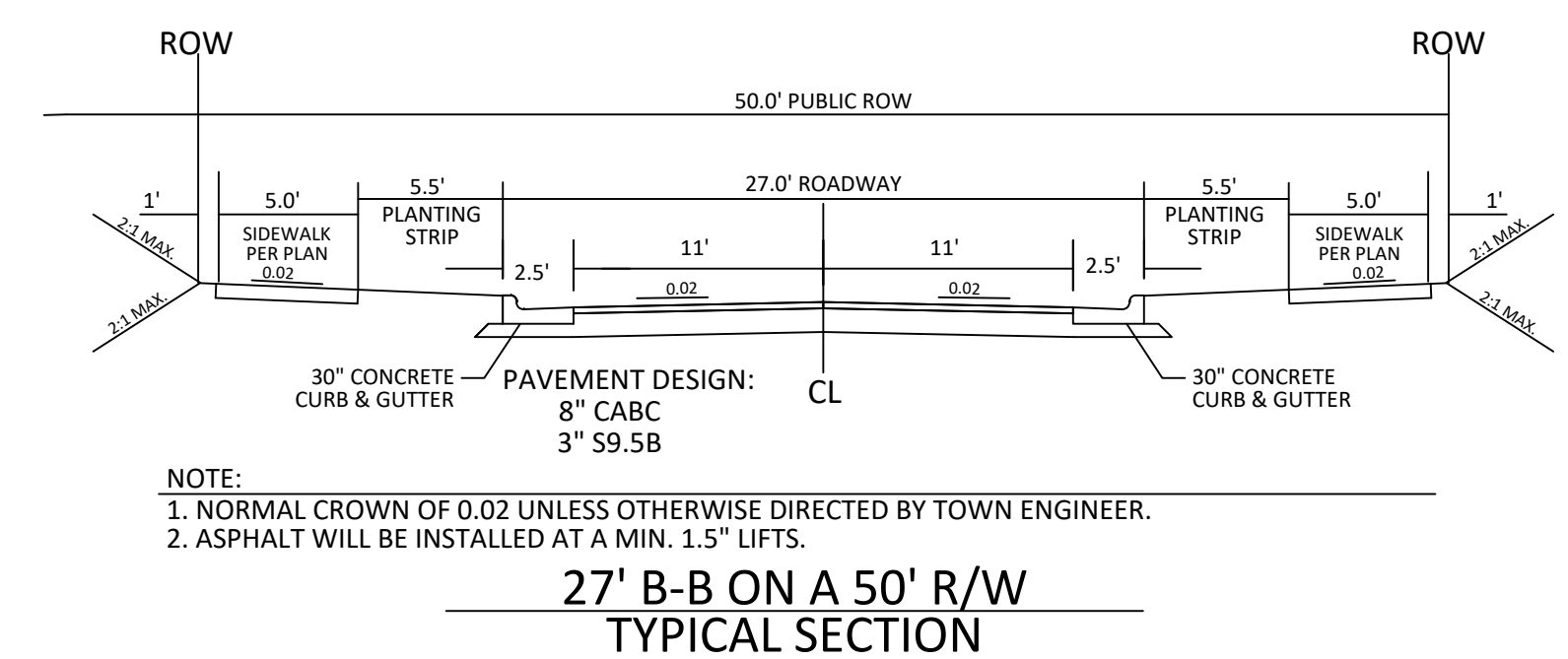


- NOTE:
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27' B-B ON A 50' R/W
 TYPICAL SECTION

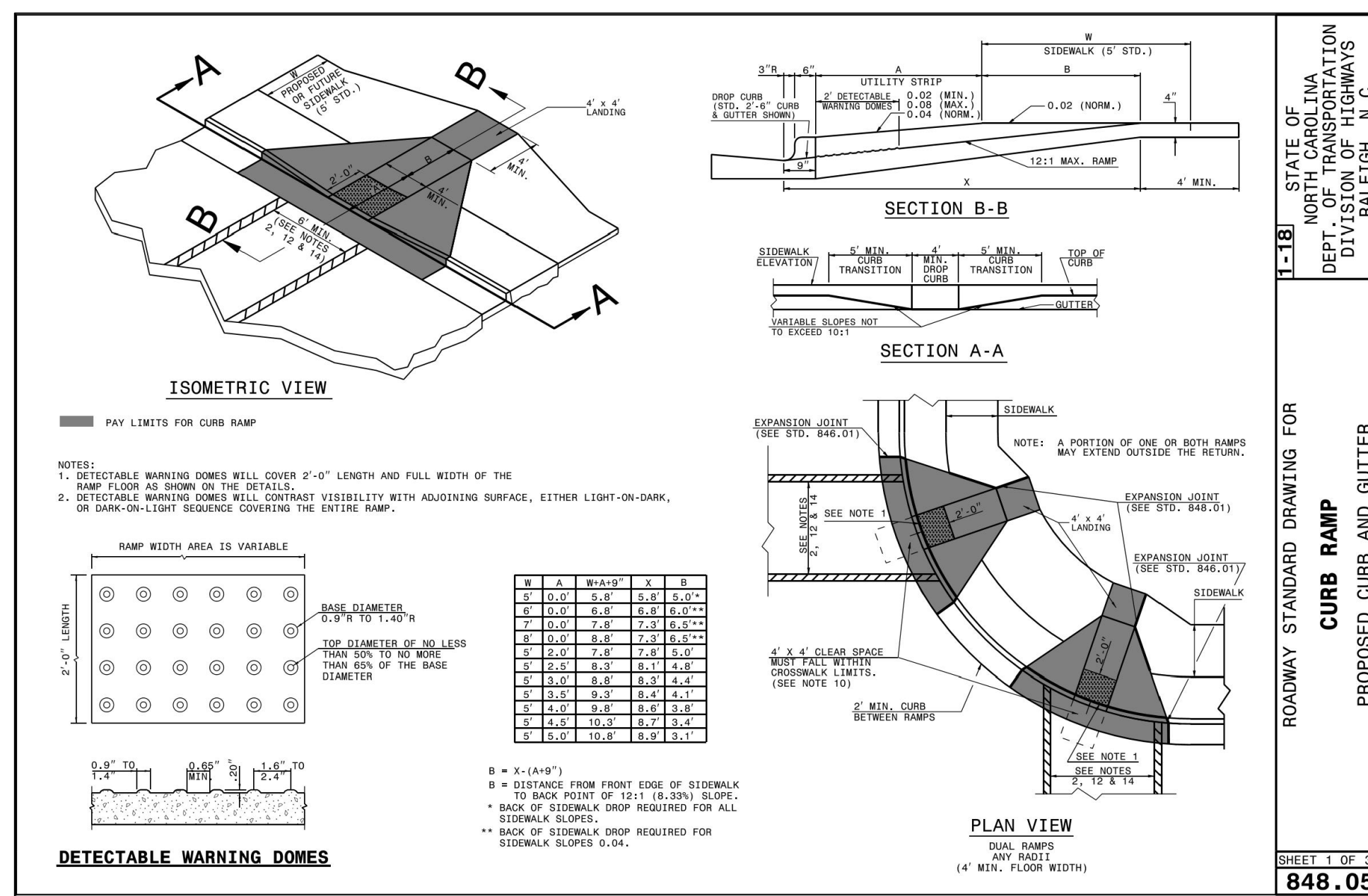


DRIVEWAY APRON

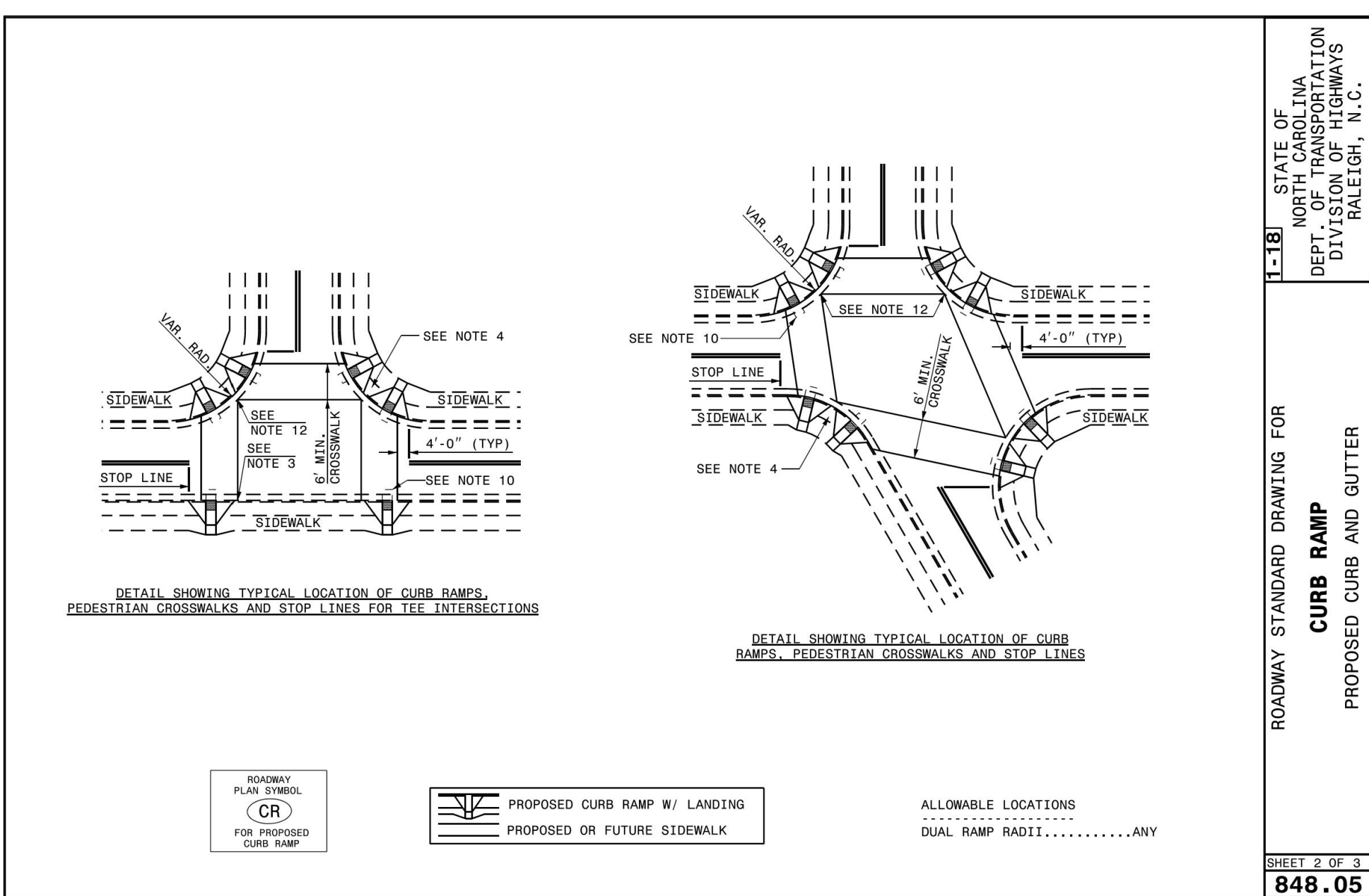


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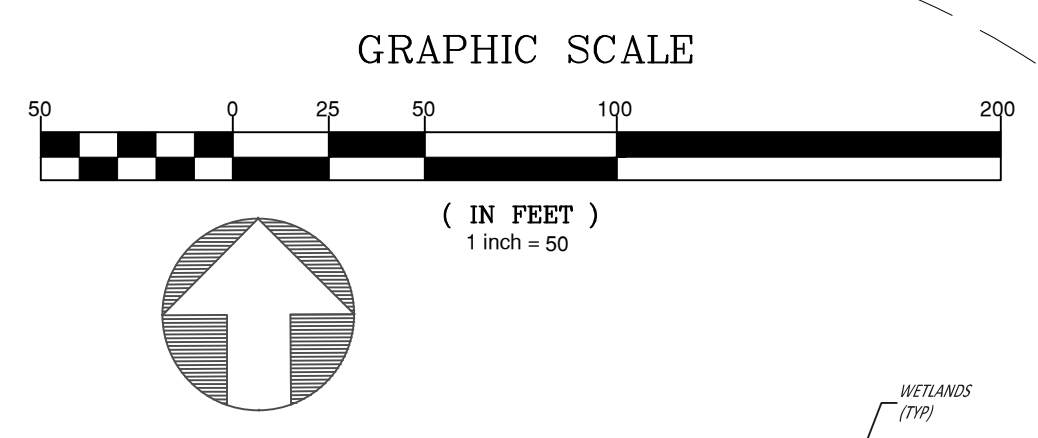
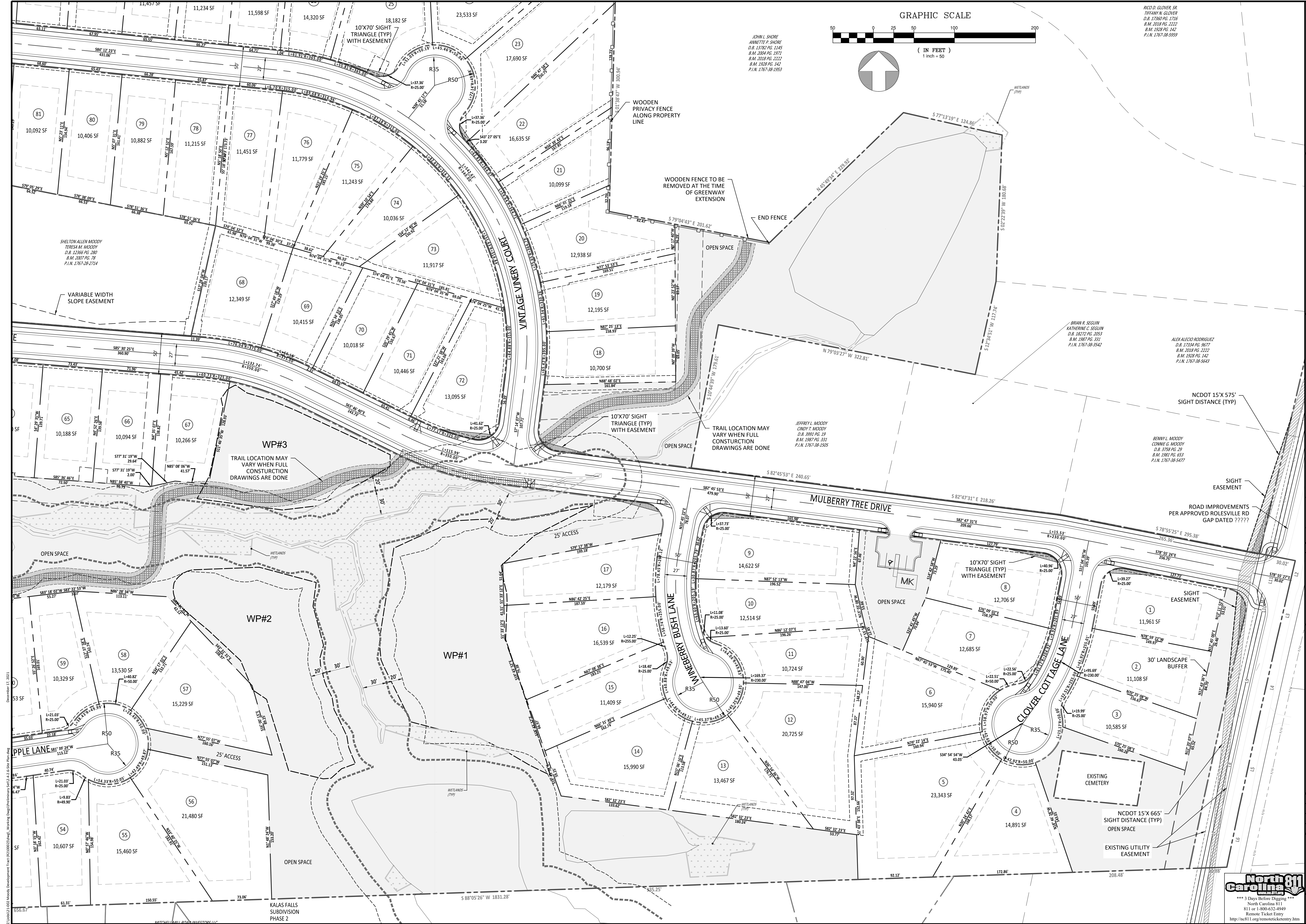
27' B-B ON A 50' R/W
 TYPICAL SECTION



ROADWAY STANDARD DRAWING FOR CURB RAMP PROPOSED CURB AND GUTTER
 SHEET 1 OF 3
848.05



ROADWAY STANDARD DRAWING FOR CURB RAMP PROPOSED CURB AND GUTTER
 SHEET 2 OF 3
848.05



JOHN L. SHORE
 ANNETTE P. SHORE
 D.B. 13782 PG. 1145
 B.M. 2004 PG. 1971
 B.M. 2008 PG. 2222
 B.M. 1928 PG. 142
 P.I.N. 1767-38-1953

RICD D. GLOVER, SR.
 TERRAWYN GLOVER
 D.B. 17360 PG. 1716
 B.M. 2018 PG. 2222
 B.M. 1928 PG. 142
 P.I.N. 1767-38-5859

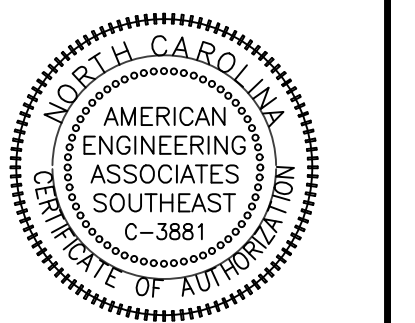
SHELTON ALLEN MOODY
 TERESA M. MOODY
 D.B. 12366 PG. 280
 B.M. 2007 PG. 729
 P.I.N. 1767-38-2114

JEFFREY L. MOODY
 CINDY L. MOODY
 D.B. 2081 PG. 19
 B.M. 2007 PG. 331
 P.I.N. 1767-38-1505

BRIAN R. SEGUN
 KATHERINE C. SEGUN
 D.B. 18272 PG. 2053
 B.M. 2007 PG. 321
 P.I.N. 1767-38-3542

ALEXALECO RODRIGUEZ
 D.B. 17334 PG. 8677
 B.M. 2018 PG. 2222
 B.M. 1928 PG. 142
 P.I.N. 1767-38-5643

BENNY L. MOODY
 CONNIE G. MOODY
 D.B. 3758 PG. 29
 B.M. 1981 PG. 653
 P.I.N. 1767-38-5477



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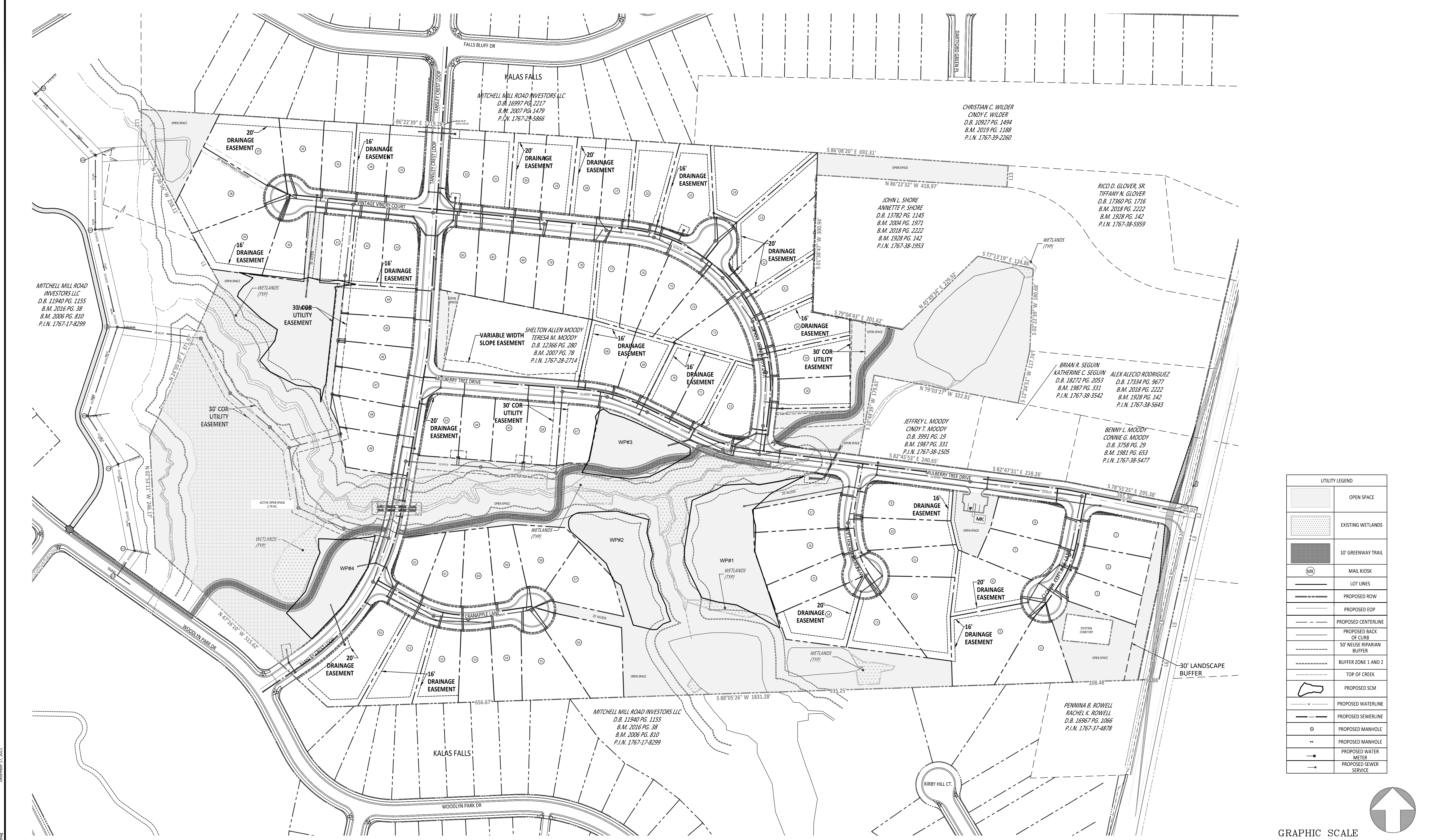
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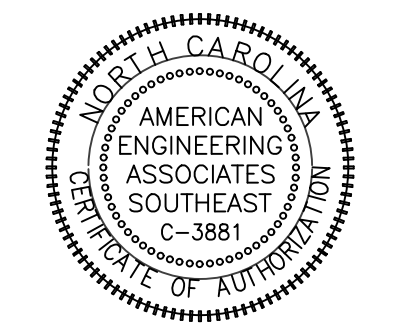
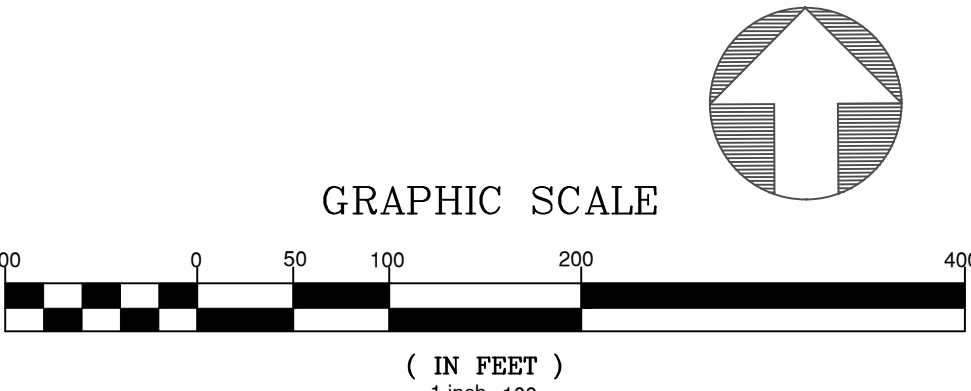
SITE PLAN
(50 SCALE)

SHEET NO.:
2.4





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



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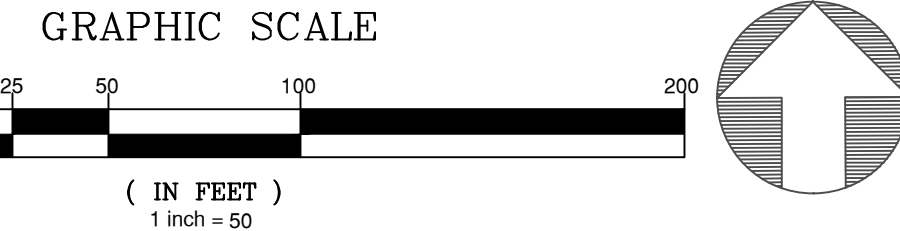
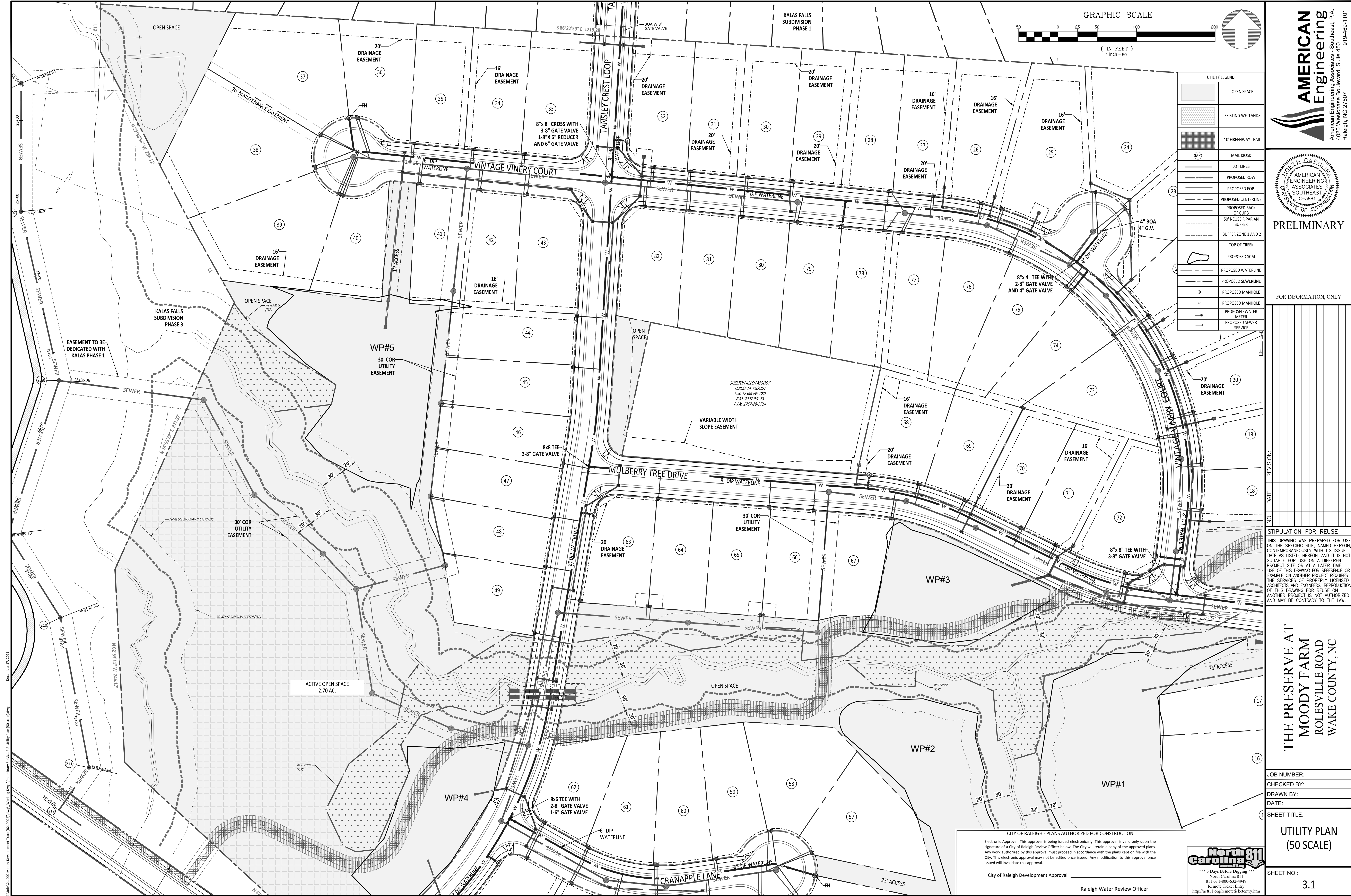
**THE PRESERVE AT
MOODY FARM
ROLESVILLE ROAD
WAKE COUNTY, NC**

JOB NUMBER:
CHECKED BY:
DRAWN BY:
DATE:
SHEET TITLE: OVERALL UTILITY PLAN
SHEET NO.: 3.0

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 _____

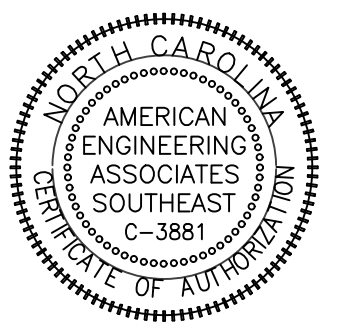


23/06/24 000:Moody Development Tract 182100023000/Plans Working/Design/Preliminary/45110-Utilities/Plan/Drawn



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



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THE PRESERVE AT MOODY FARM
 ROLESVILLE ROAD
 WAKE COUNTY, NC

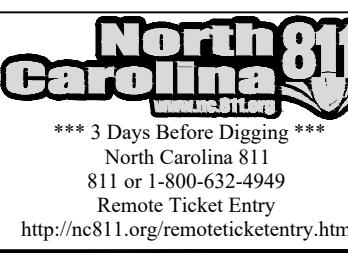
JOB NUMBER: _____
 CHECKED BY: _____
 DRAWN BY: _____
 DATE: _____
 SHEET TITLE: **UTILITY PLAN (50 SCALE)**
 SHEET NO.: **3.1**

CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

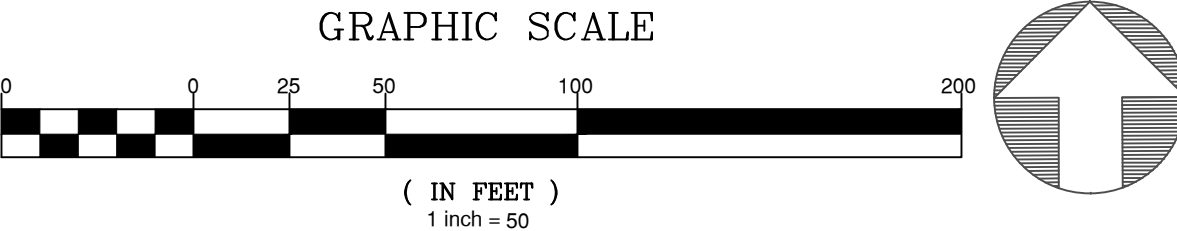
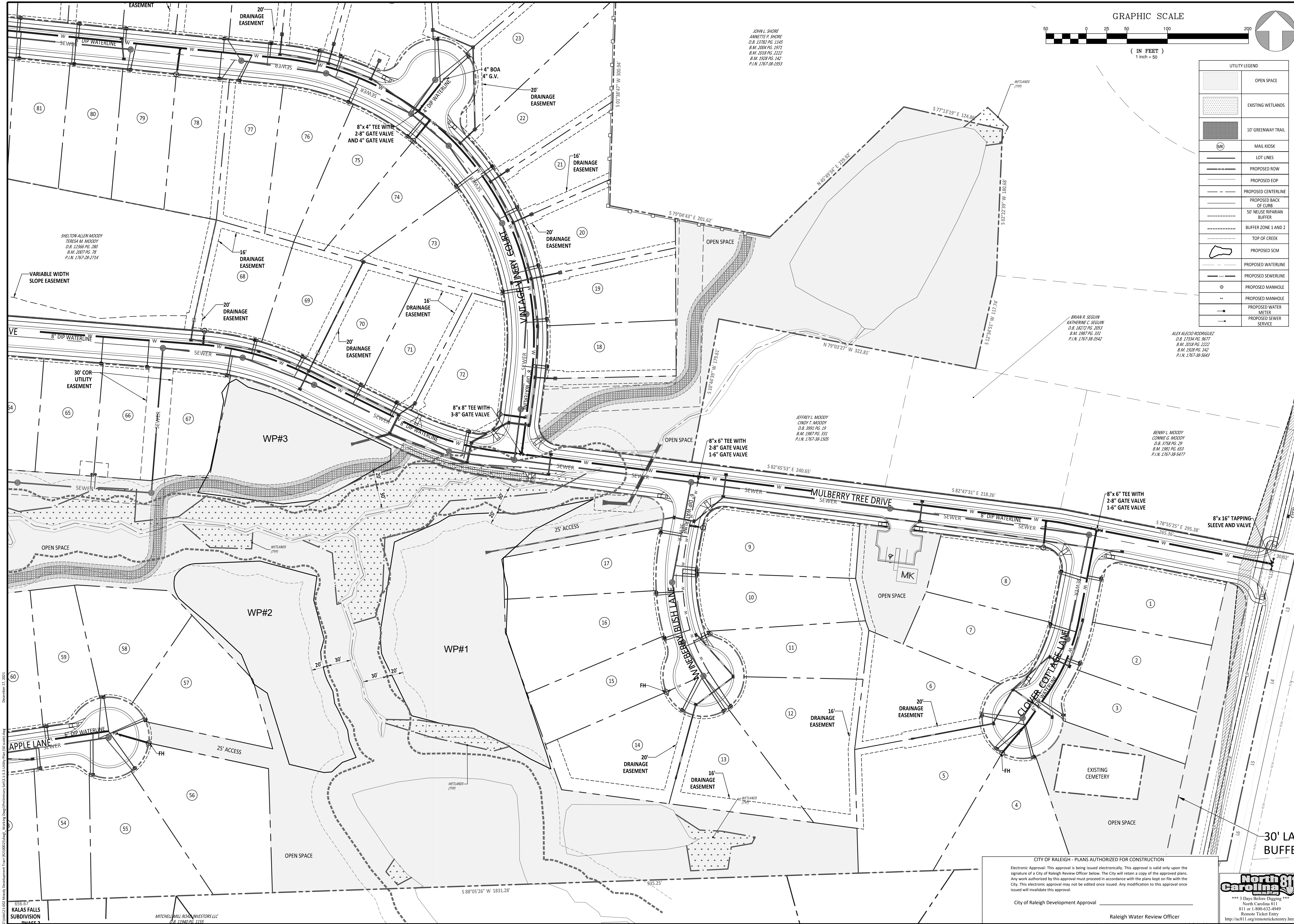
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City of Raleigh Development Approval _____
 Raleigh Water Review Officer _____

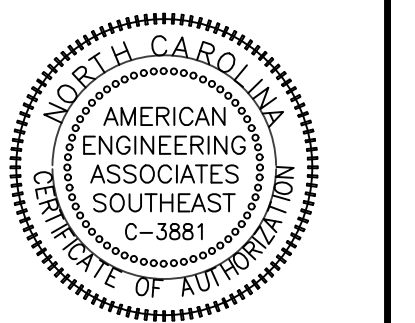
*** 3 Days Before Digging ***
 North Carolina 811
 811 or 1-800-632-4949
 Remote Ticket Entry
<http://nc811.org/remoteticketentry.htm>



23/26/24-000 Moody Development Tract 18210022024/04/04 Working Draft/Preliminary s4(13.1.3-Utility Plan 1/05 Layout.dwg December 17, 2023



UTILITY LEGEND	
	OPEN SPACE
	EXISTING WETLANDS
	10' GREENWAY TRAIL
	MAIL KIOSK
	LOT LINES
	PROPOSED ROW
	PROPOSED EOP
	PROPOSED CENTERLINE
	PROPOSED BACK OF CURVE
	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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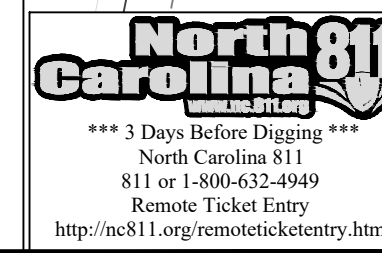
THE PRESERVE AT MOODY FARM
 ROLESVILLE ROAD
 WAKE COUNTY, NC

JOB NUMBER:
 CHECKED BY:
 DRAWN BY:
 DATE:

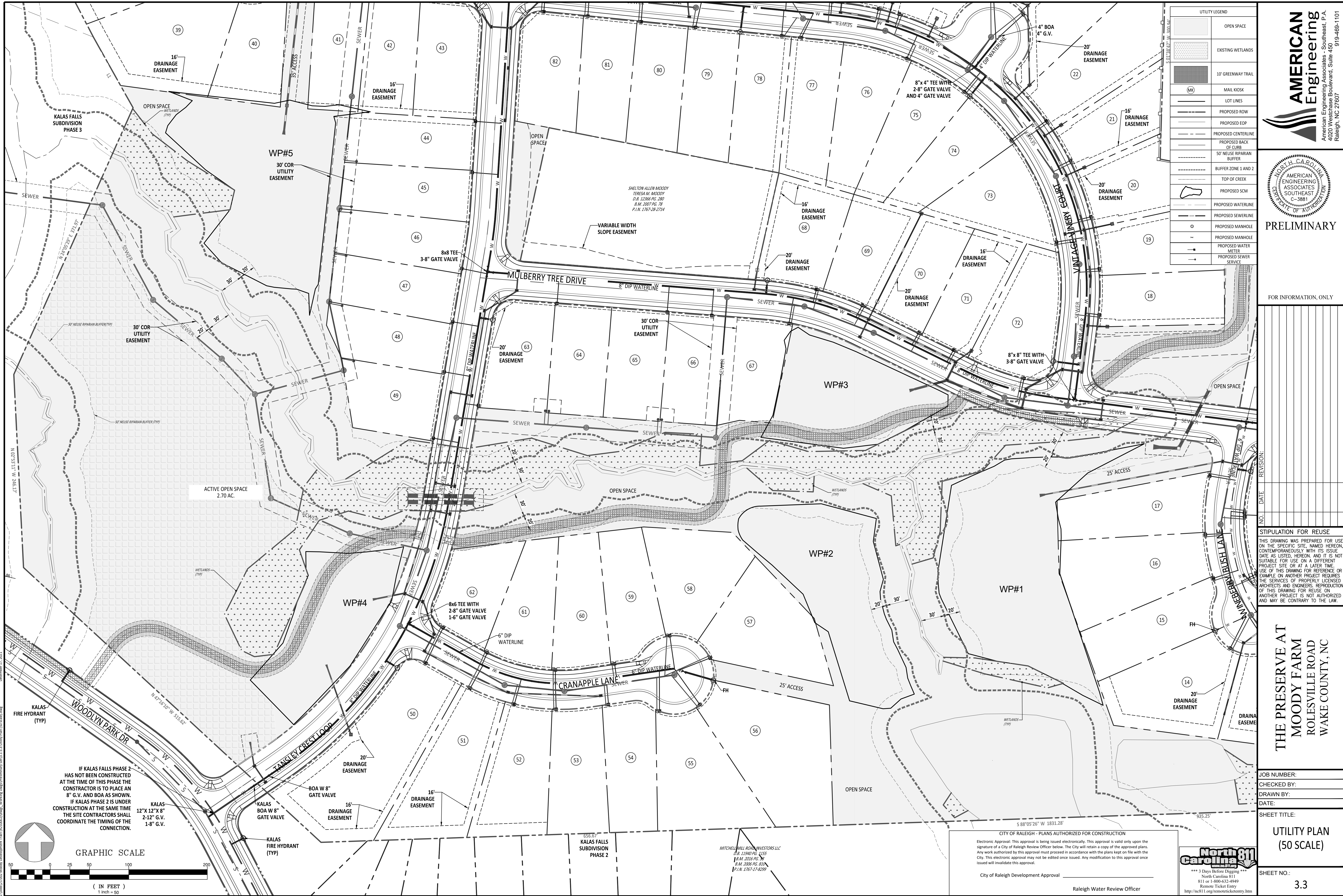
SHEET TITLE:
UTILITY PLAN (50 SCALE)

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 _____



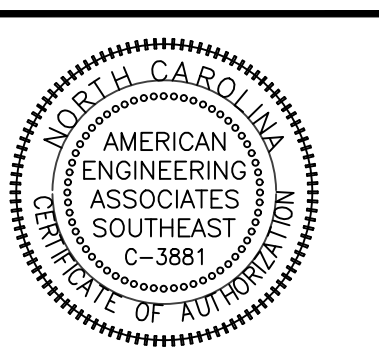
December 12, 2021
 2318501-000 Moody Development Tract (18120002) Utility Plan (50 Scale) dwg
 656-871 KALAS FALLS SUBDIVISION PHASE 2
 MITCHELL MILL ROAD INVESTORS LLC P.A. 1188026.1155



[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

AMERICAN
Engineering

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



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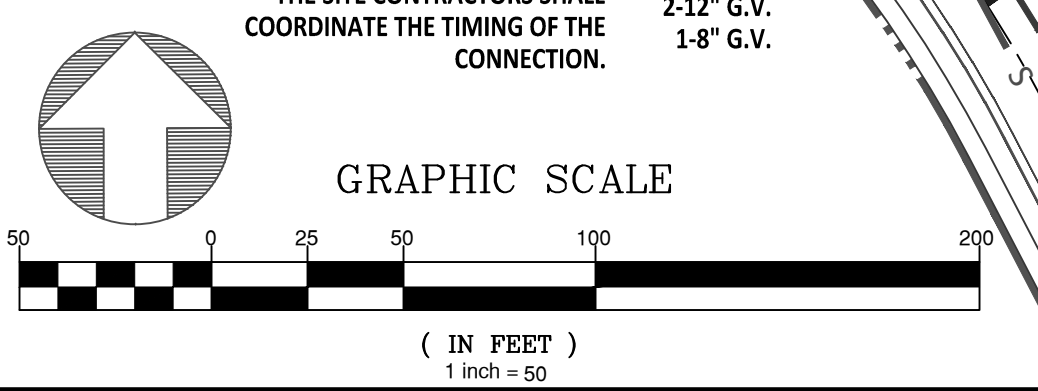
THE PRESERVE AT MOODY FARM
ROLESVILLE ROAD
WAKE COUNTY, NC

JOB NUMBER:	
CHECKED BY:	
DRAWN BY:	
DATE:	
SHEET TITLE:	UTILITY PLAN (50 SCALE)
SHEET NO.:	3.3

2/23/2021 10:00 AM Moody Development Tract (02100023) (Plan) Working Draft Preliminary (4/13/21) Utility Plan (50 Scale) (dwg)

IF KALAS FALLS PHASE 2 HAS NOT BEEN CONSTRUCTED AT THE TIME OF THIS PHASE THE CONTRACTOR 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.

KALAS 12" X 12" X 8" 2-12" G.V. 1-8" G.V.



CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

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City of Raleigh Development Approval _____

Raleigh Water Review Officer _____



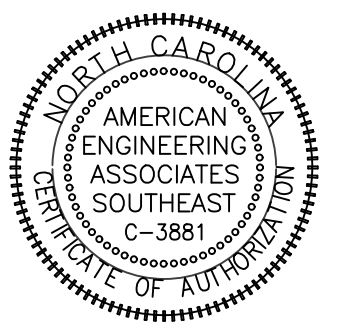
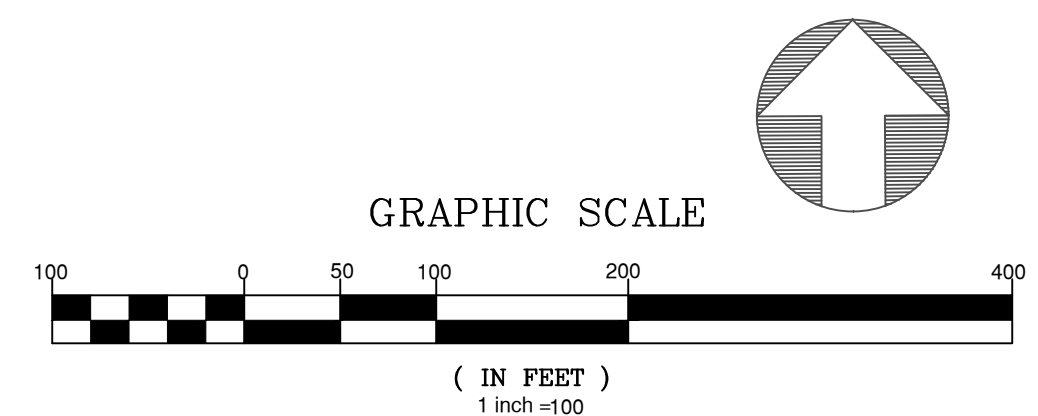
656.07 KALAS FALLS SUBDIVISION PHASE 2

MITCHELL HILL ROAD INVESTORS LLC
P.E. 15940 PG. 4255
B.M. 2016 PG. 30
B.M. 2016 PG. 810
P.L.N. 1767-17-8299



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

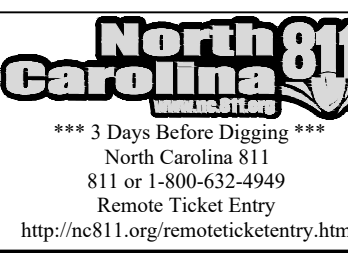
FOR INFORMATION, ONLY

NO.	DATE	REVISION:

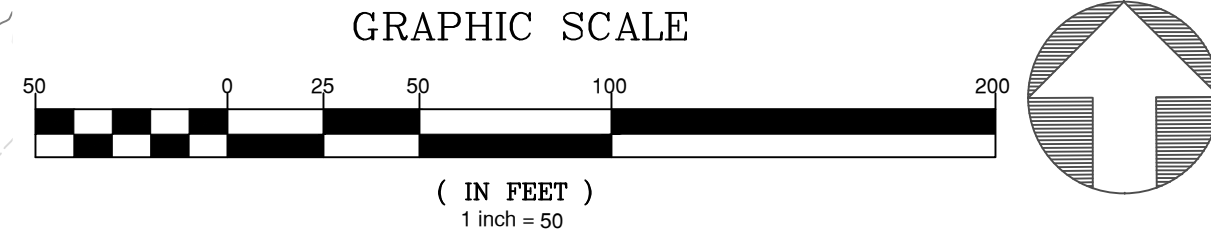
STIPULATION FOR REUSE
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THE PRESERVE AT MOODY FARM
 ROLESVILLE ROAD
 WAKE COUNTY, NC

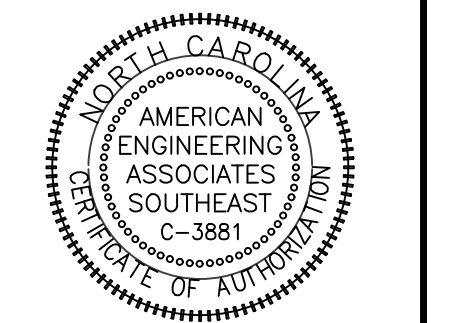
JOB NUMBER:
 CHECKED BY:
 DRAWN BY:
 DATE:
 SHEET TITLE:
OVERALL DRAINAGE PLAN
 SHEET NO.:
4.0



December 12, 2015
 23ahv04-000 Moody Development Tract 1821000202020.dwg Working Drawings/Preliminary/4510 Drainage 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



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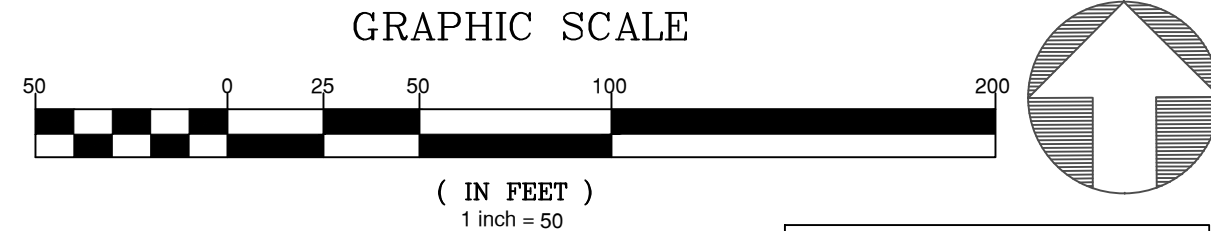
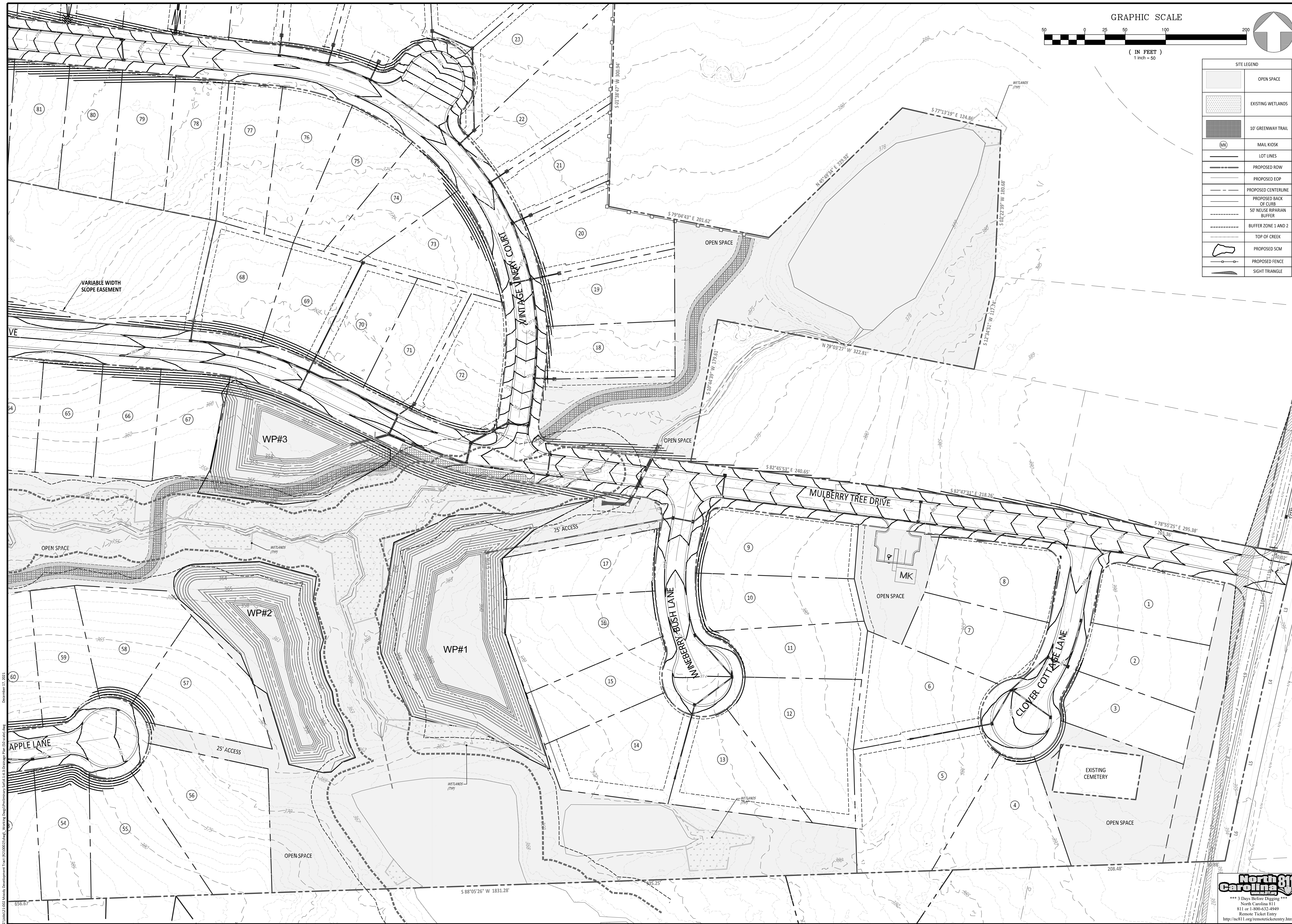
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THE PRESERVE AT MOODY FARM
ROLESVILLE ROAD
WAKE COUNTY, NC

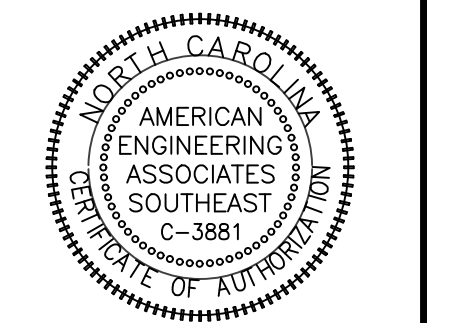
JOB NUMBER: _____
CHECKED BY: _____
DRAWN BY: _____
DATE: _____
SHEET TITLE: DRAINAGE PLAN (50 SCALE)
SHEET NO.: 4.1



D:\Projects\000\000\Development\Draw\18210000\Draw\Working\Draw\Preliminary\0414.1-D-DRAINAGE PLAN (50 SCALE).DWG December 17, 2021



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



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THE PRESERVE AT MOODY FARM
ROLESVILLE ROAD
WAKE COUNTY, NC

JOB NUMBER:	
CHECKED BY:	
DRAWN BY:	
DATE:	
SHEET TITLE:	DRAINAGE PLAN (50 SCALE)
SHEET NO.:	4.2



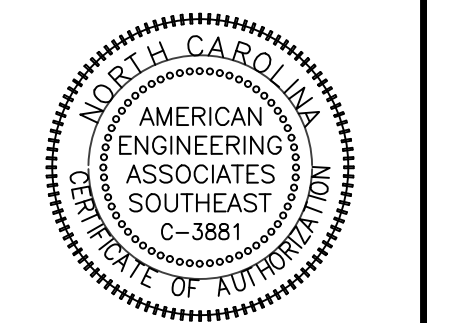
2/28/2021 10:00 Moody Development Plan (8/21/2020) Preliminary Set (1, 2, 3, 4, 5) Drainage Plan (50 scale) dwg
December 17, 2021



SITE LEGEND

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[Symbol]	EXISTING WETLANDS
[Symbol]	10' GREENWAY TRAIL
[Symbol]	MAIL KIOSK
[Symbol]	LOT LINES
[Symbol]	PROPOSED ROW
[Symbol]	PROPOSED EOP
[Symbol]	PROPOSED CENTERLINE
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[Symbol]	TOP OF CREEK
[Symbol]	PROPOSED SCM
[Symbol]	PROPOSED FENCE
[Symbol]	SIGHT TRIANGLE

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



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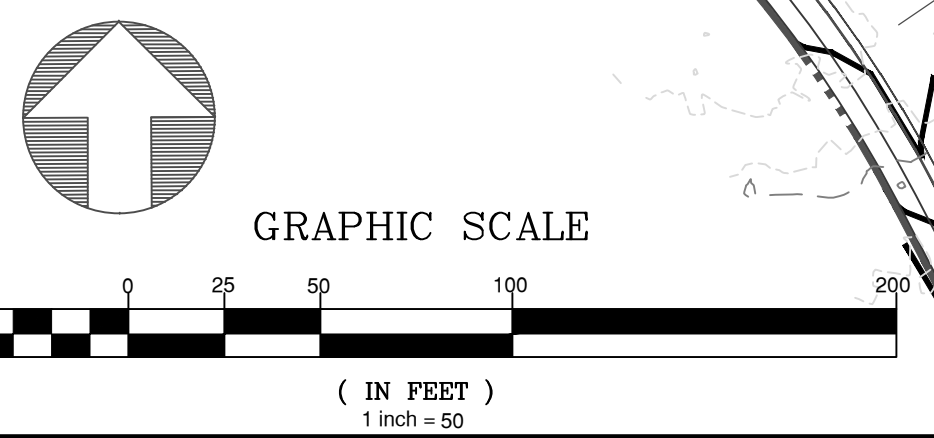
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ROLESVILLE ROAD
WAKE COUNTY, NC

JOB NUMBER:
CHECKED BY:
DRAWN BY:
DATE:

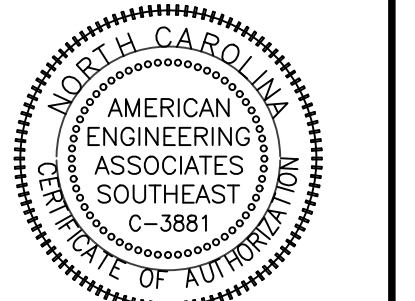
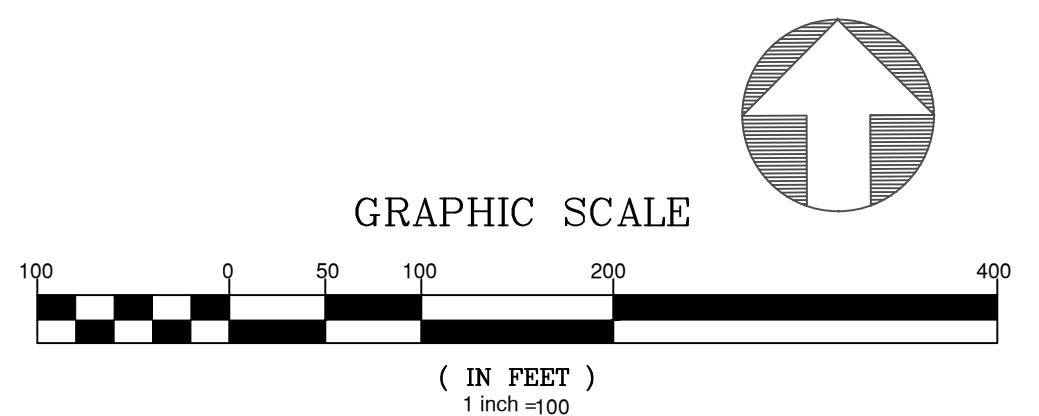
SHEET TITLE:
DRAINAGE PLAN (50 SCALE)

SHEET NO.:
4.3



2/3/2012 1:00 PM Moody Farm Development Tract 18212000230.dwg, Working: Dwg\Drawings\18212000230.dwg, 3D Drainage Plan (50 scale).dwg, December 12, 2011

KALAS FALLS
SUBDIVISION
PHASE 2



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

JOB NUMBER:
CHECKED BY:
DRAWN BY:
DATE:

SHEET TITLE:
LANDSCAPE PLAN

SHEET NO.:
L1



2:\job\311\MOODY\MOODY_Development_Ticket\02100001\Draw\Working\Draw\Site\Site_Landscape_Plan.dwg December 12, 2021

