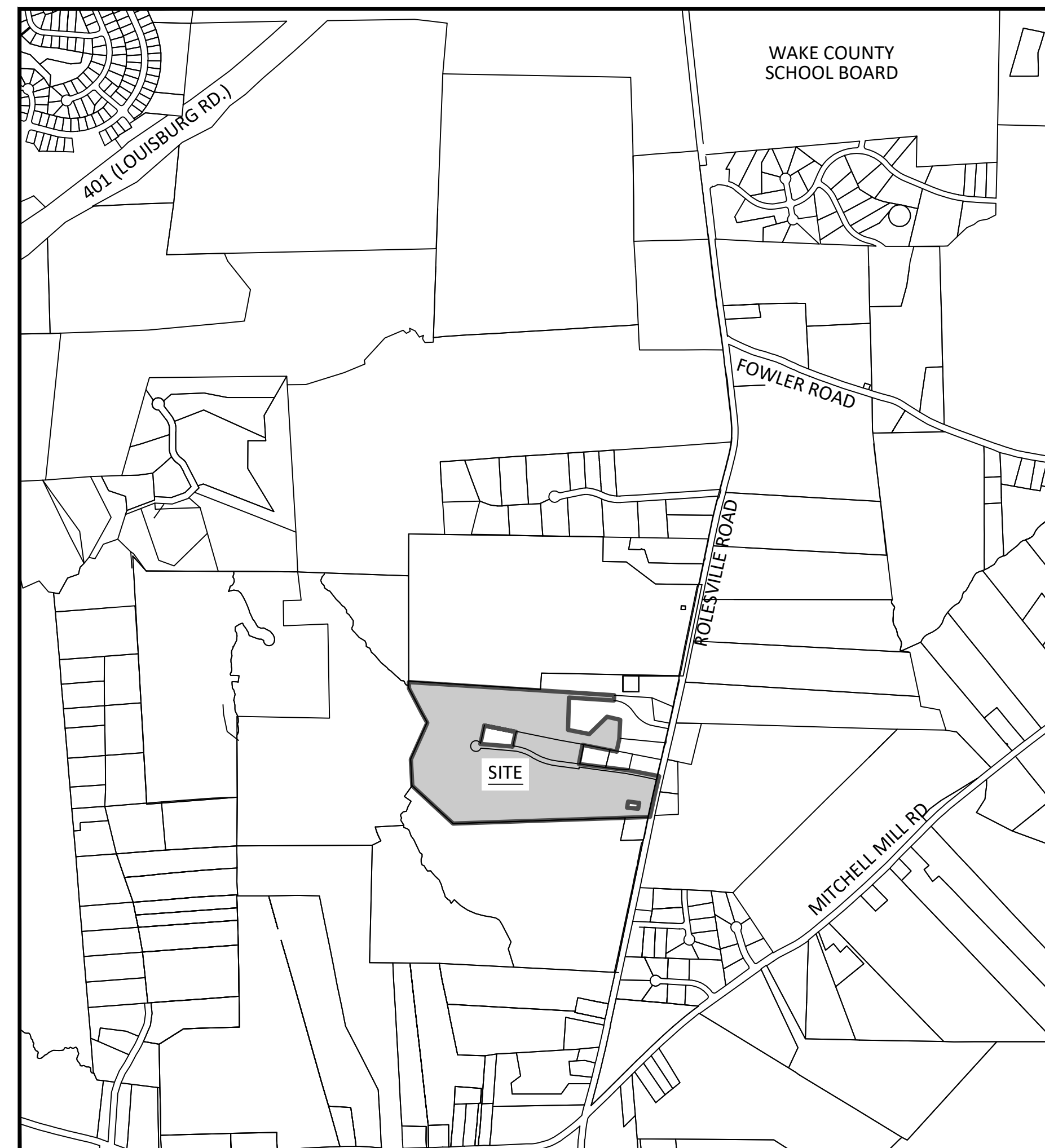


PRELIMINARY PLAN
FOR
THE PRESERVE AT
MOODY FARM
 SITUATED AT
 ROLESVILLE ROAD, ROLESVILLE
WAKE COUNTY, NORTH CAROLINA

PROPRTY 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 WOOLYNN 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.

Please complete the relevant information in the title block



PRELIMINARY

FOR INFORMATION, ONLY

NO.	DATE	REVISION

STIPULATION FOR REUSE

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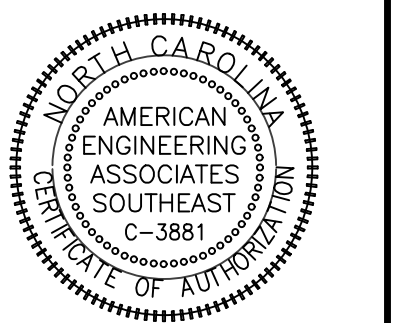
**THE PRESERVE AT
MOODY FARM
ROLESVILLE ROAD
WAKE COUNTY, NC**

NOB NUMBER:
CHECKED BY:
DRAWN BY:
DATE:
SHEET TITLE:

COVER

SHEET NO.:
CVR





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

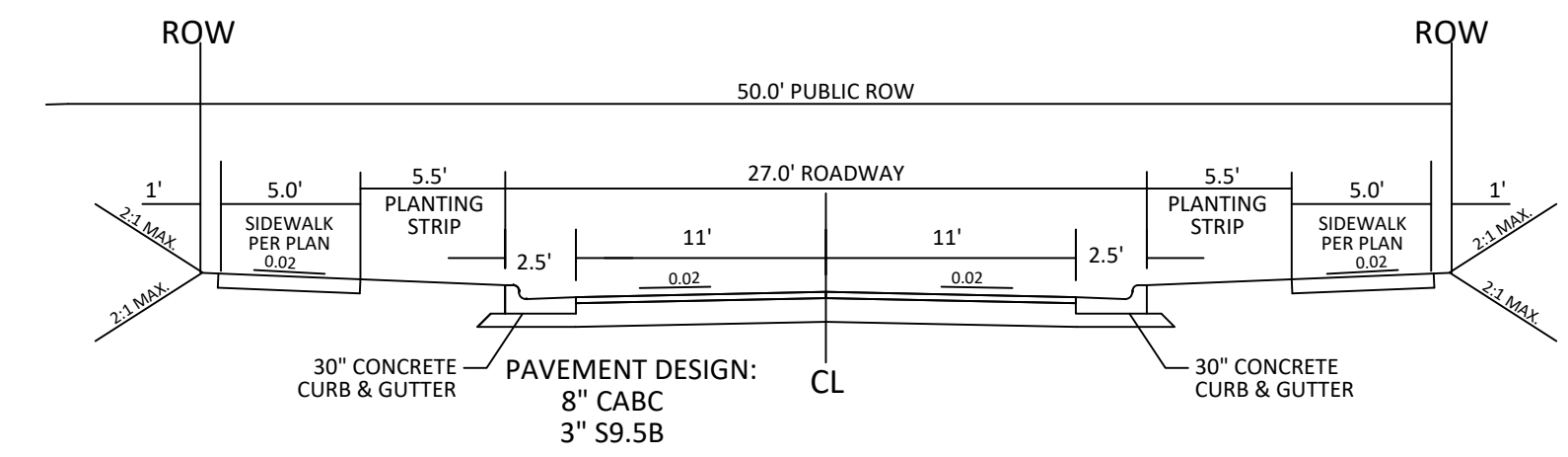
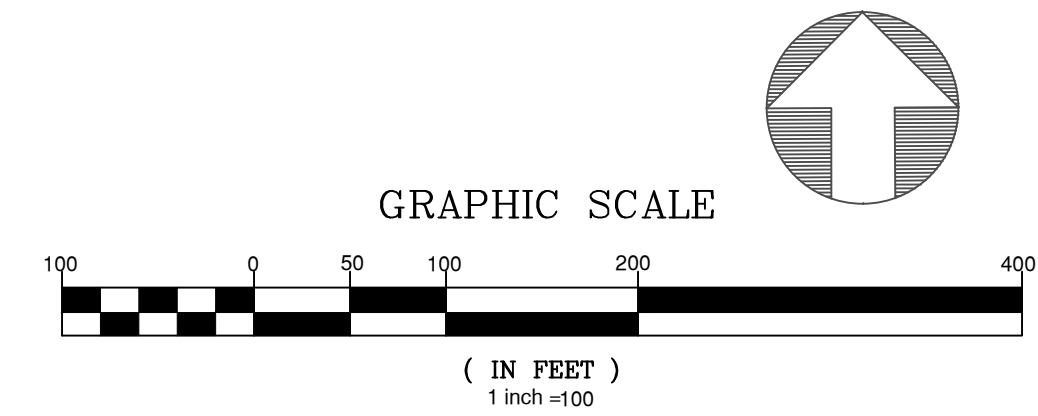
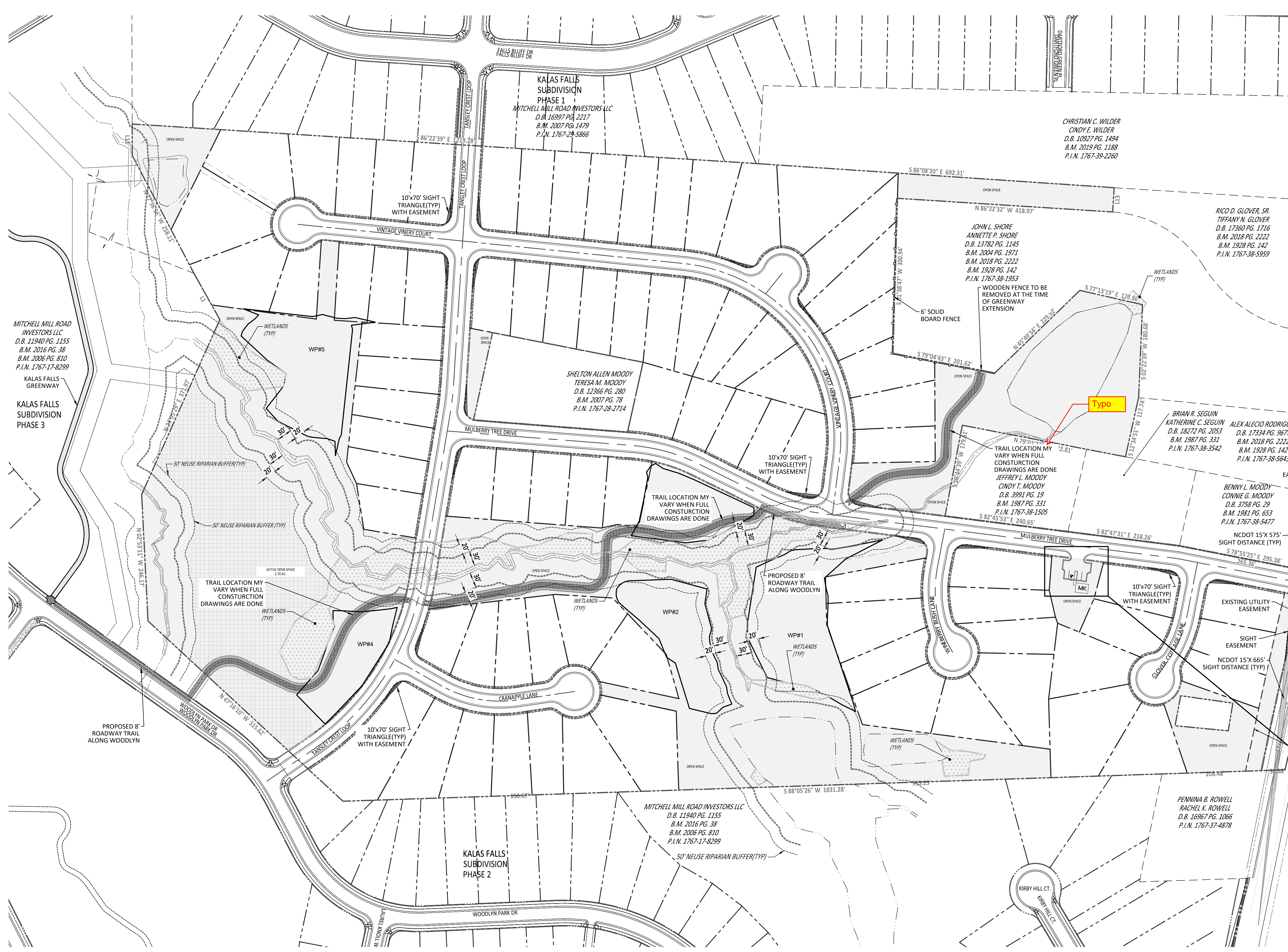
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ROLESVILLE ROAD
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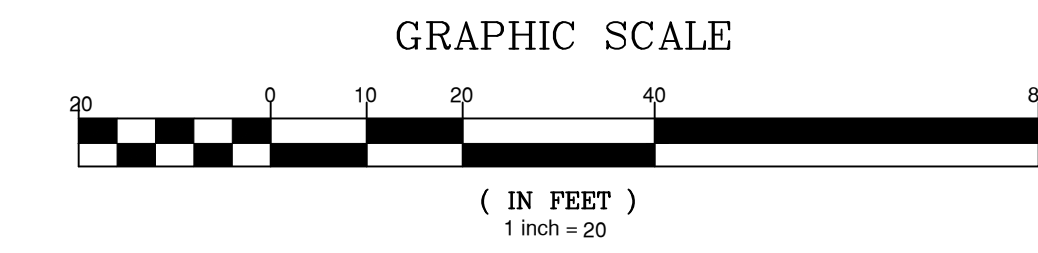
OVERALL SITE PLAN

SHEET NO.:
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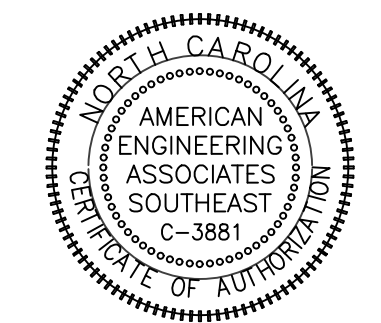


NOTE:
1. NORMAL CROWN OF 0.02 UNLESS OTHERWISE DIRECTED BY TOWN ENGINEER.
2. ASPHALT WILL BE INSTALLED AT A MIN. 1.5" LIFTS.

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



2/3/2015 10:00 AM Moody Development Tract 18210002020.dwg, Working Draw/Preliminary 4510.0 Size Plan.dwg



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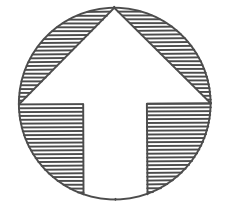
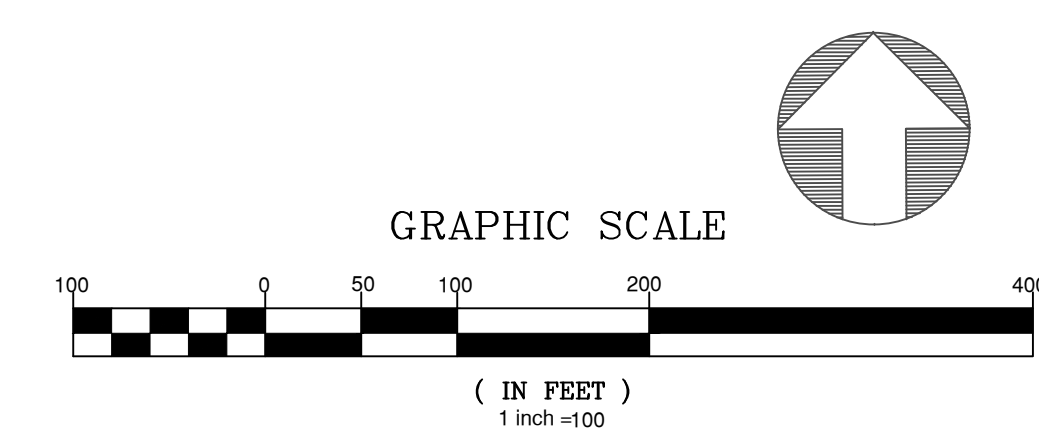
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DATE:
SHEET TITLE:
PHASING PLAN
SHEET NO.:
2.1

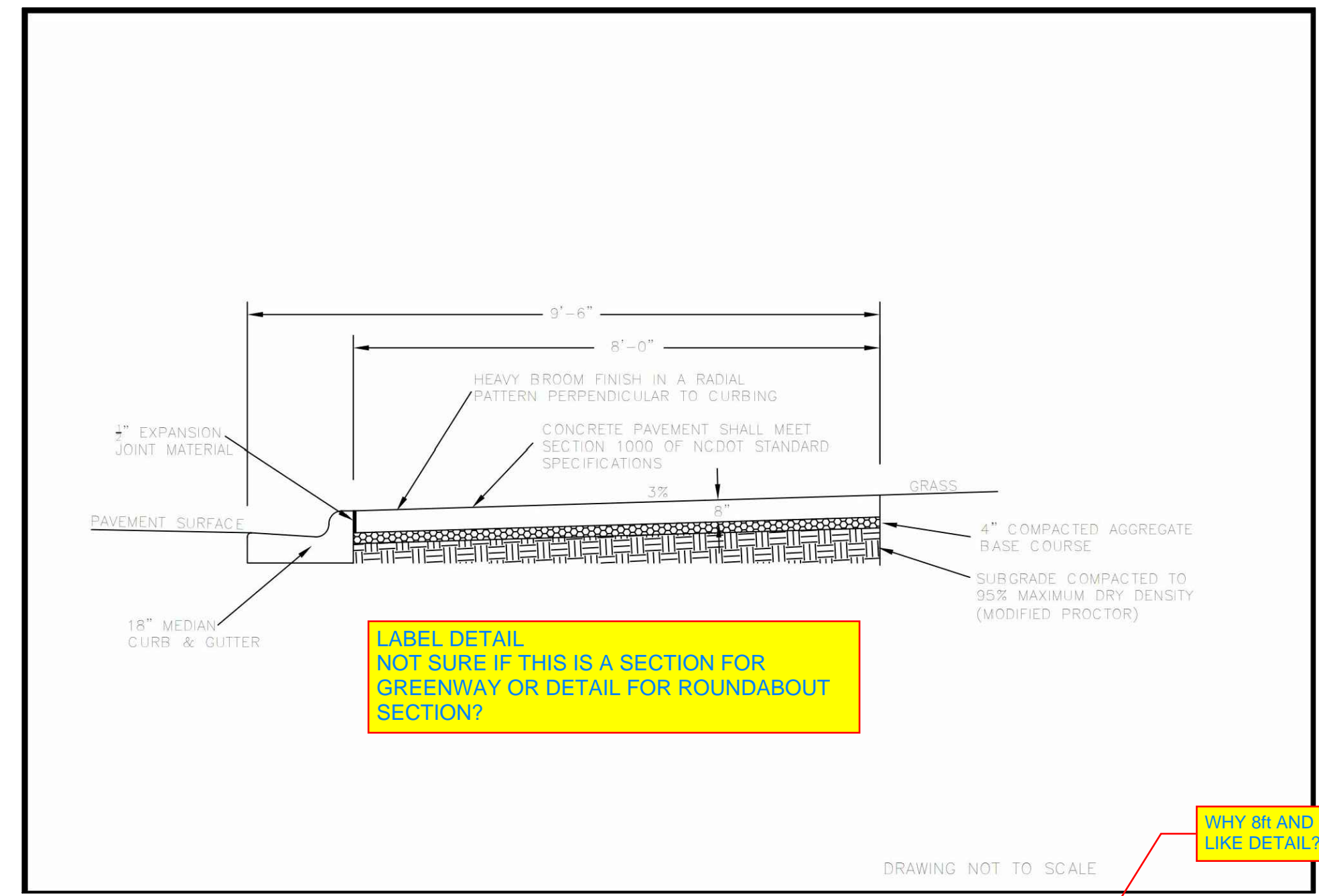
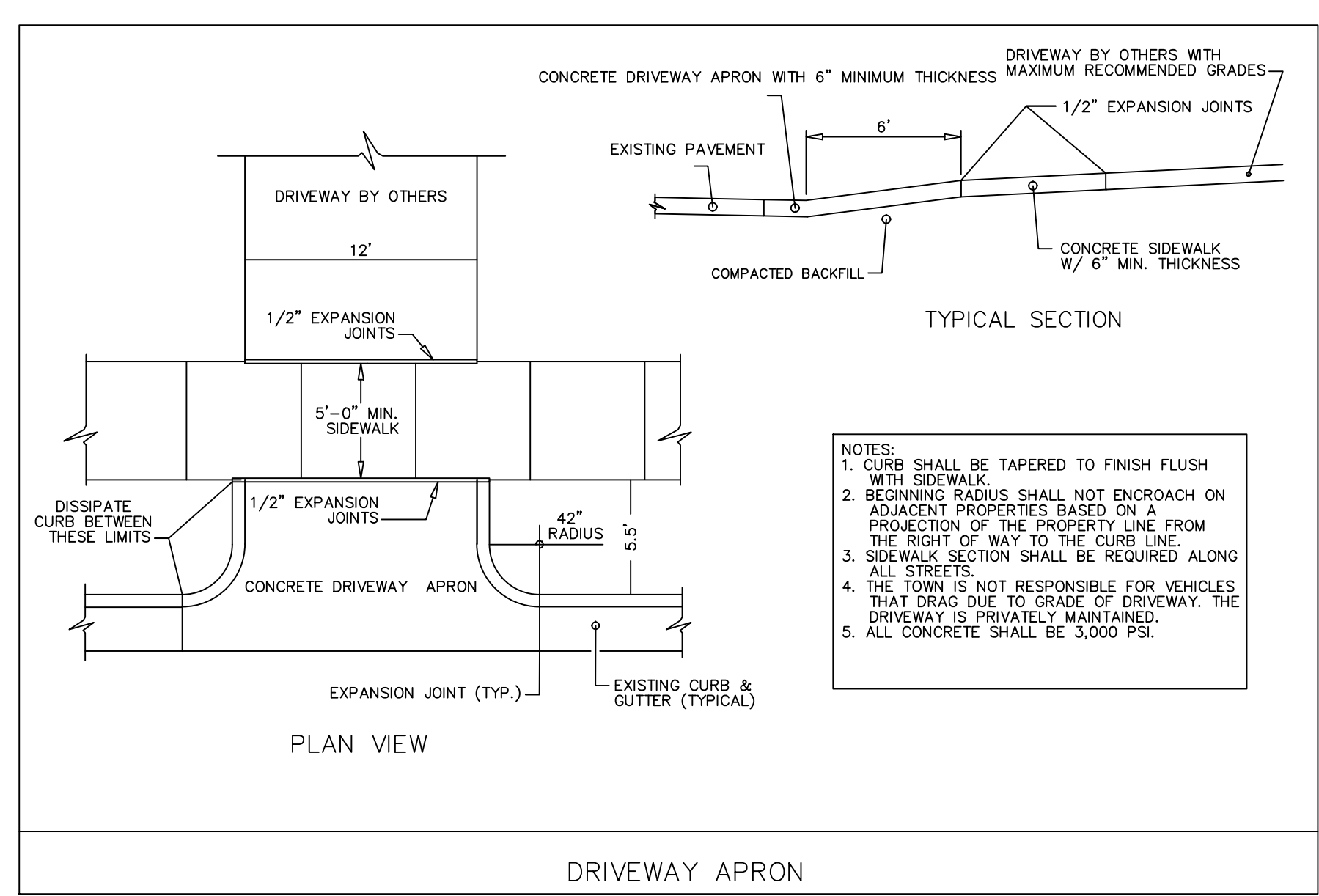


TOTAL NUMBER OF LOTS
PHASE 1 - 41 LOTS
PHASE 1 - 12,721 SF AVERAGE LOT SIZE
PHASE 2 - 41 LOTS
PHASE 2 - 13,182 SF AVERAGE LOT SIZE



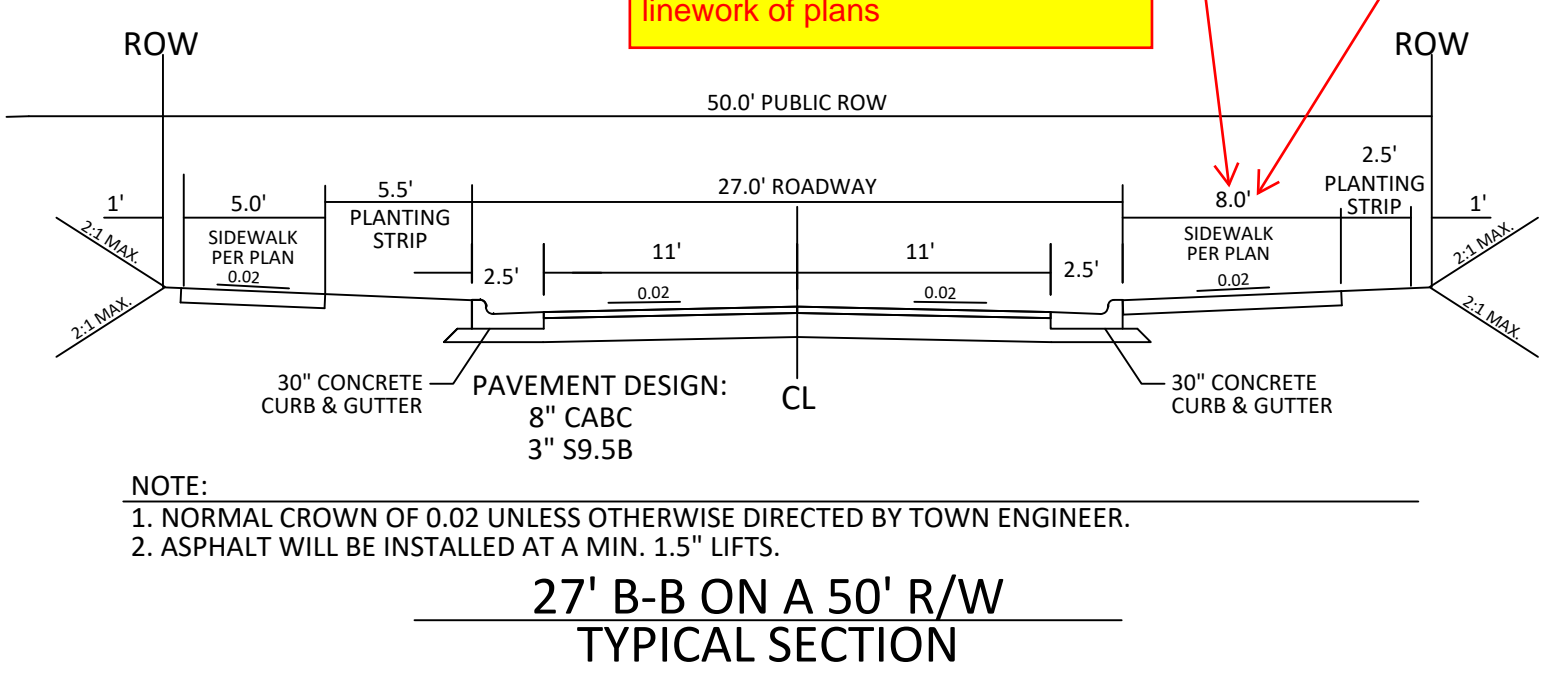
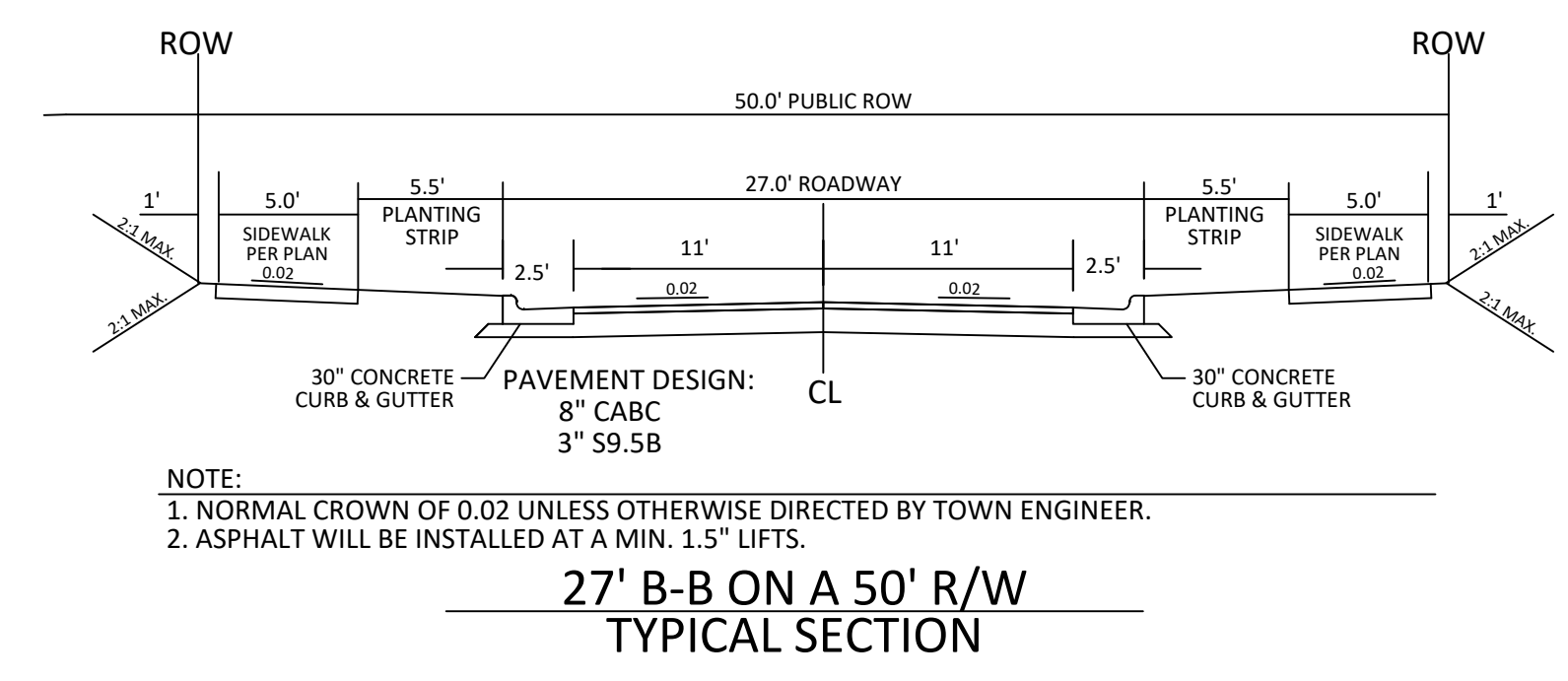
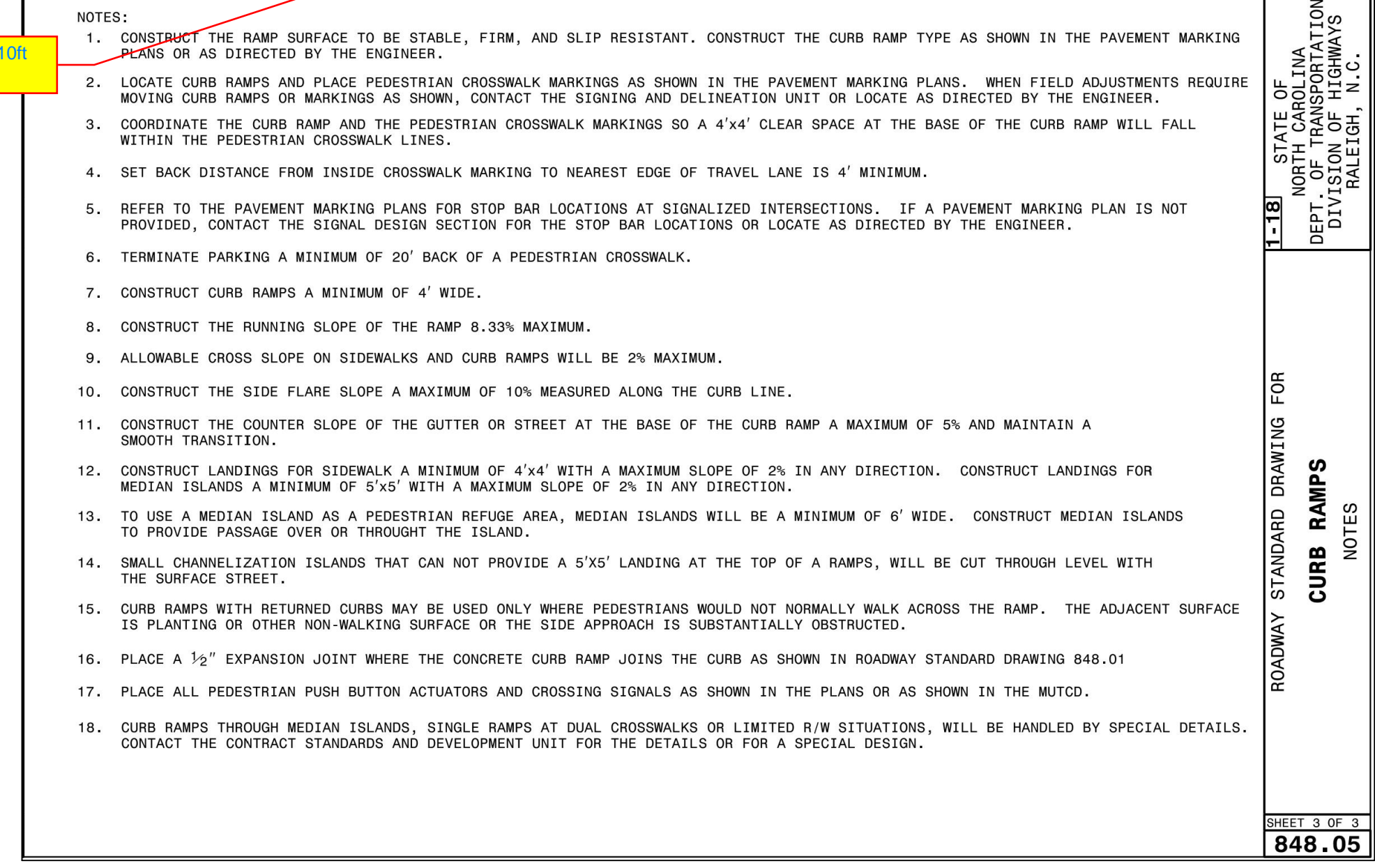
December 12, 2021
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December 12, 2021
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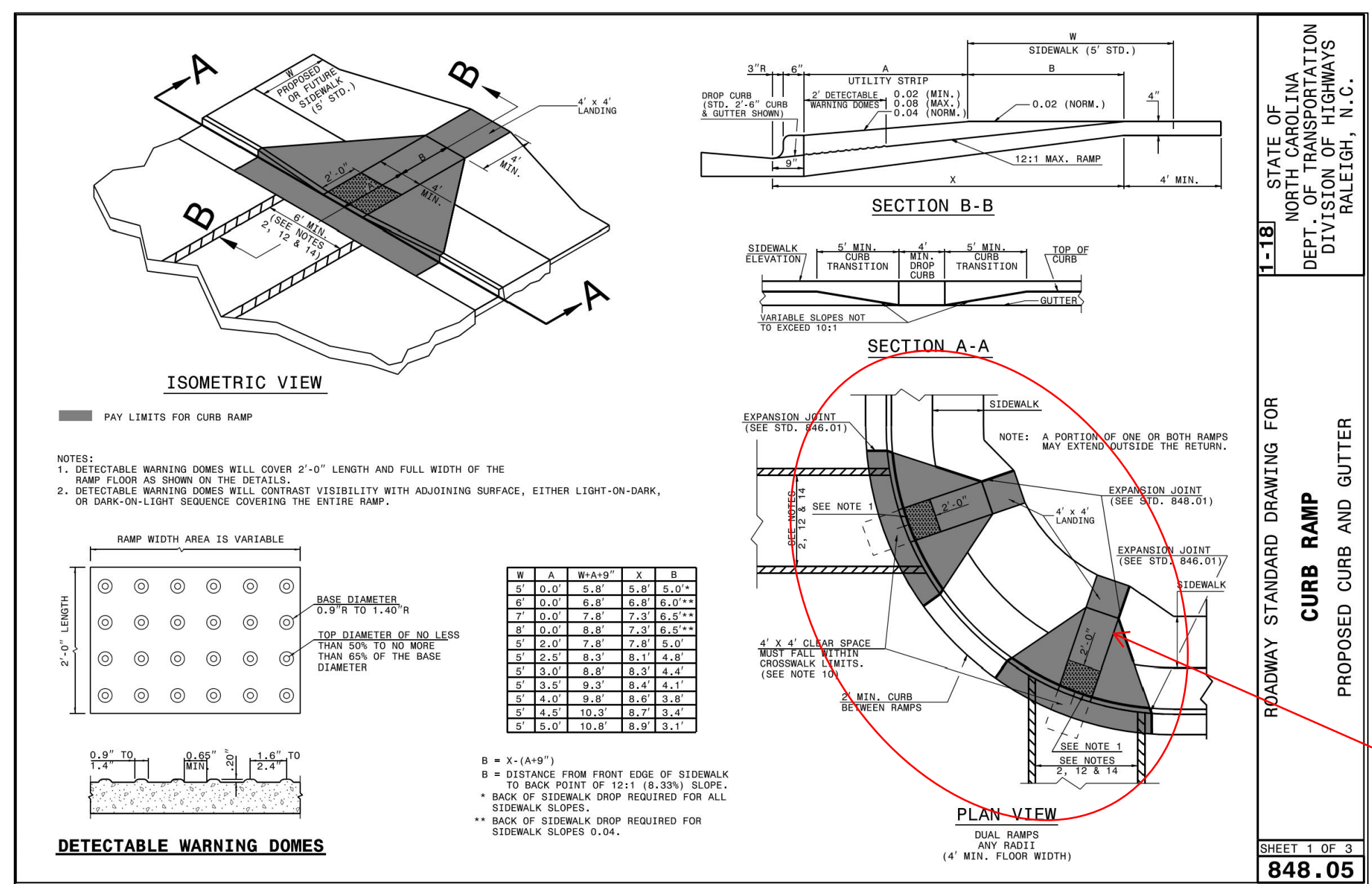


LABEL DETAIL NOT SURE IF THIS IS A SECTION FOR GREENWAY OR DETAIL FOR ROUNDABOUT SECTION?

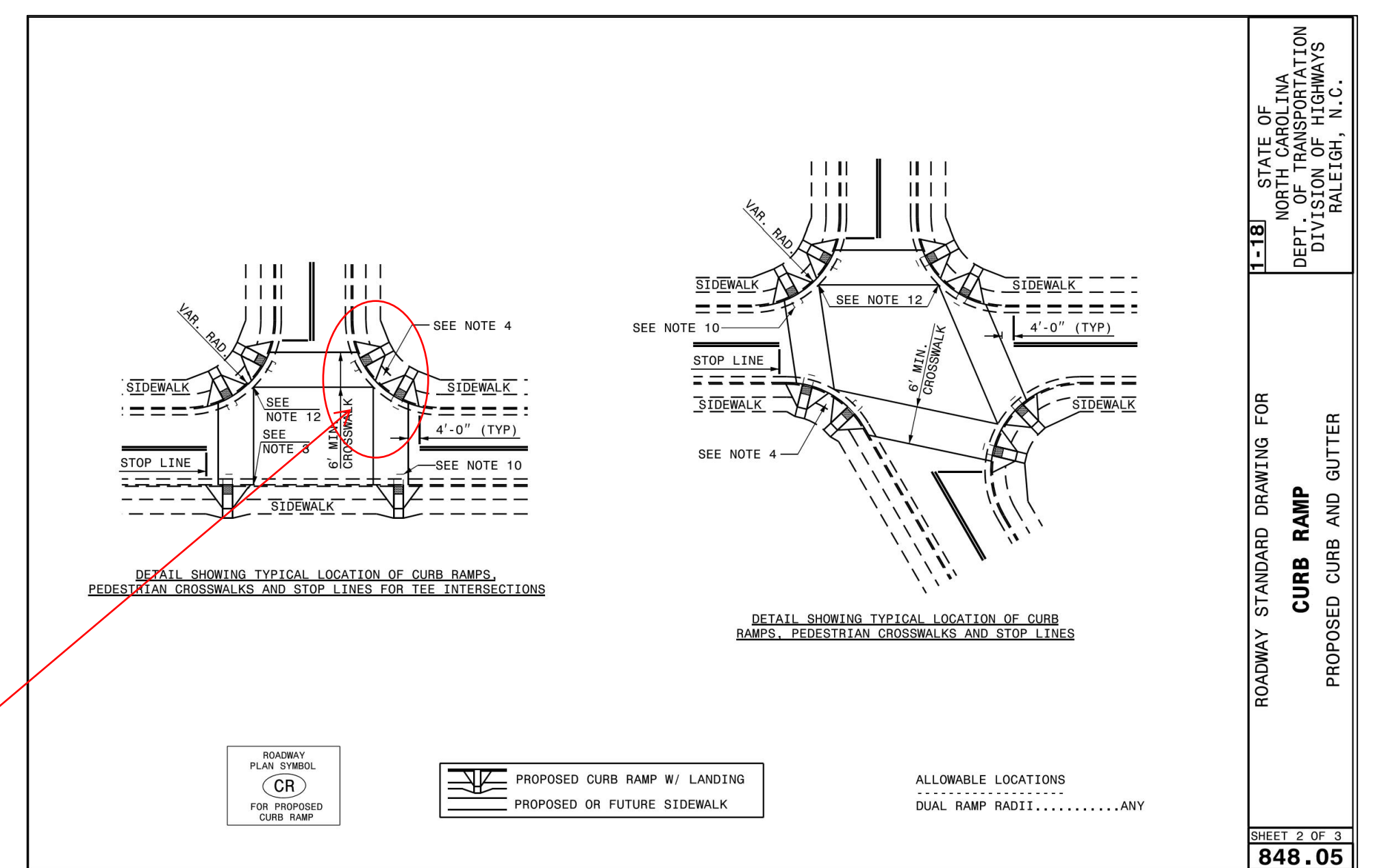
WHY OR NOT FOR LIKE DETAIL?



Confirm sidewalk location and size; Does not currently match linework of plans



SITE PLANS DOES NOT REPRESENT THIS LAYOUT? WILL THIS BE THE PLAN AT CONSTRUCTION?



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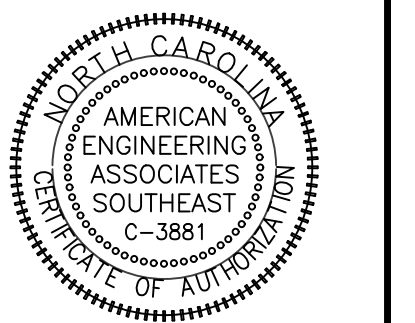
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THE PRESERVE AT MOODY FARM ROLESVILLE ROAD WAKE COUNTY, NC

JOB NUMBER:
CHECKED BY:
DRAWN BY:
DATE:
SHEET TITLE:
PROJECT DETAILS
SHEET NO.:
2.3





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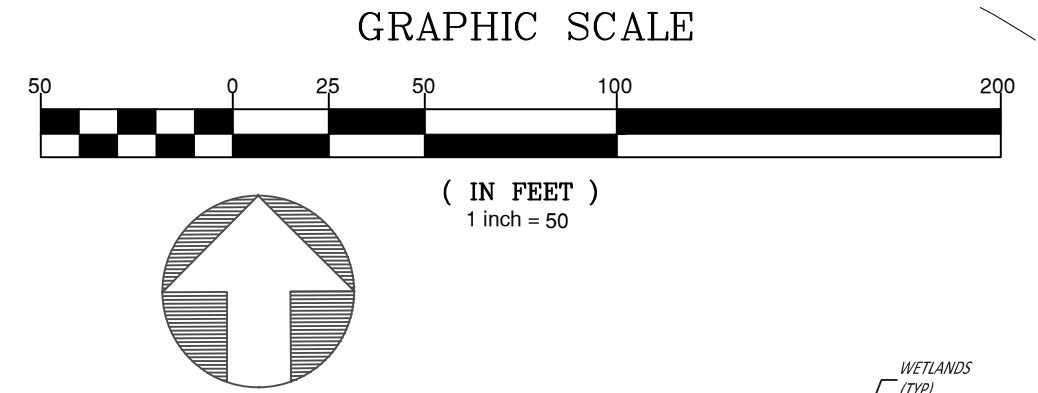
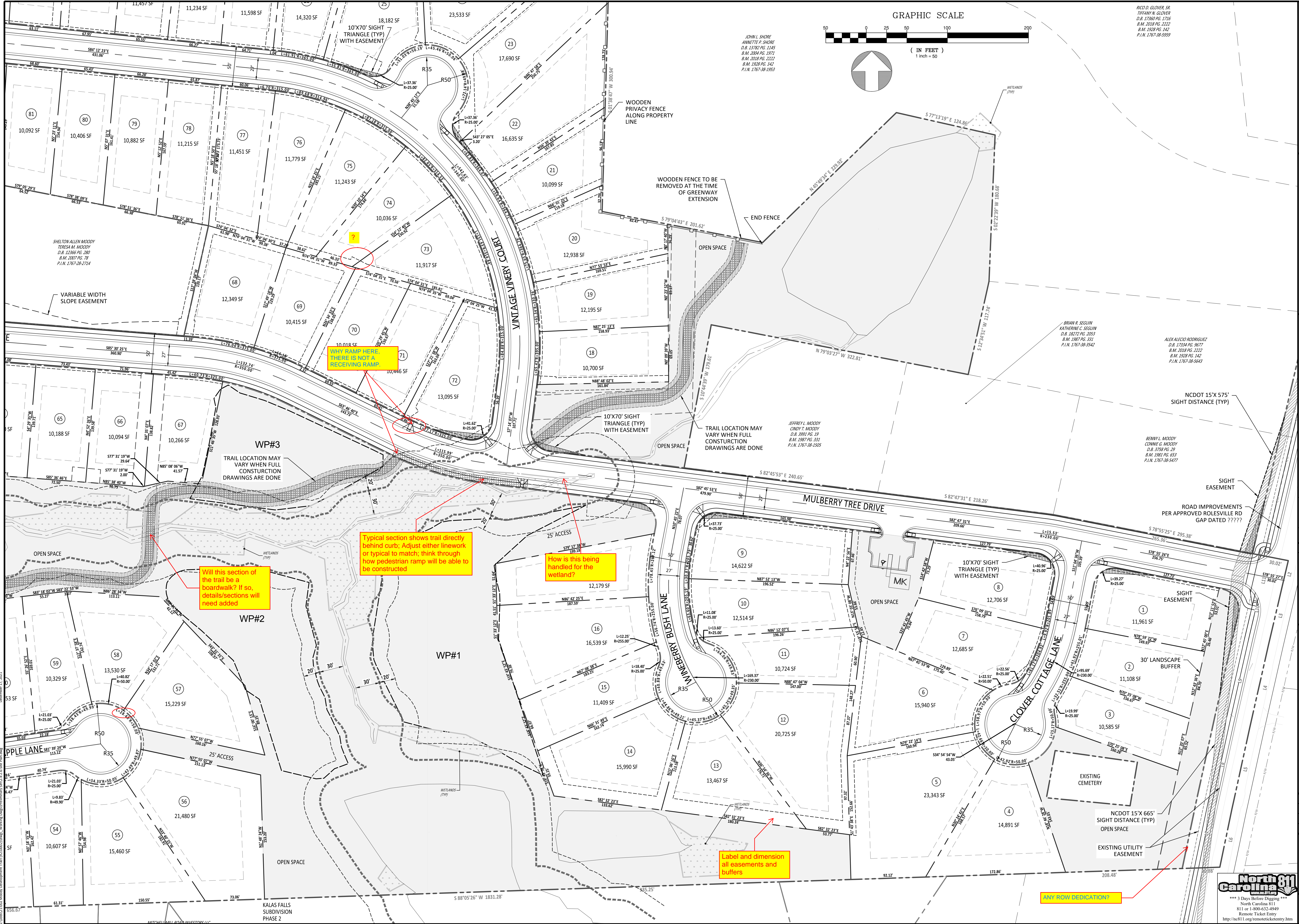
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THE PRESERVE AT MOODY FARM
ROLESVILLE ROAD
WAKE COUNTY, NC

JOB NUMBER:
CHECKED BY:
DRAWN BY:
DATE:
SHEET TITLE:

SITE PLAN
(50 SCALE)

SHEET NO.:
2.4



WHY RAMP HERE, THERE IS NOT A RECEIVING RAMP?

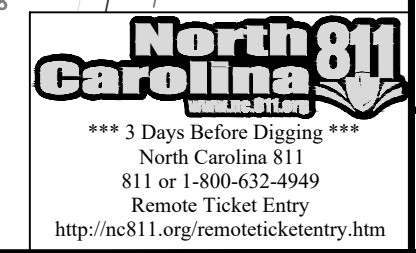
Will this section of the trail be a boardwalk? If so, details/sections will need added

Typical section shows trail directly behind curb; Adjust either linework or typical to match; think through how pedestrian ramp will be able to be constructed

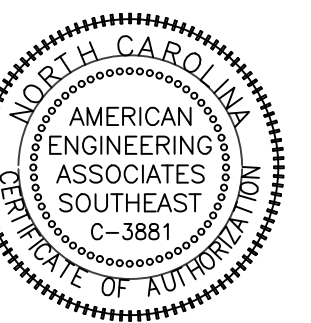
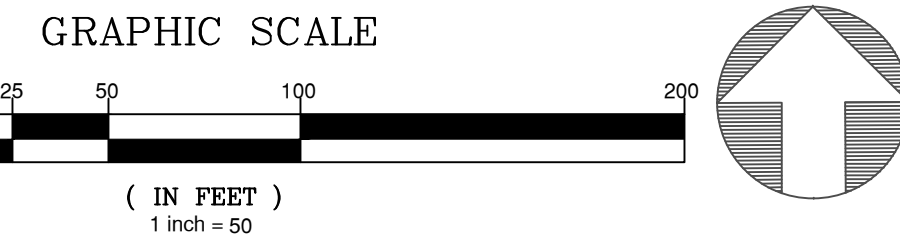
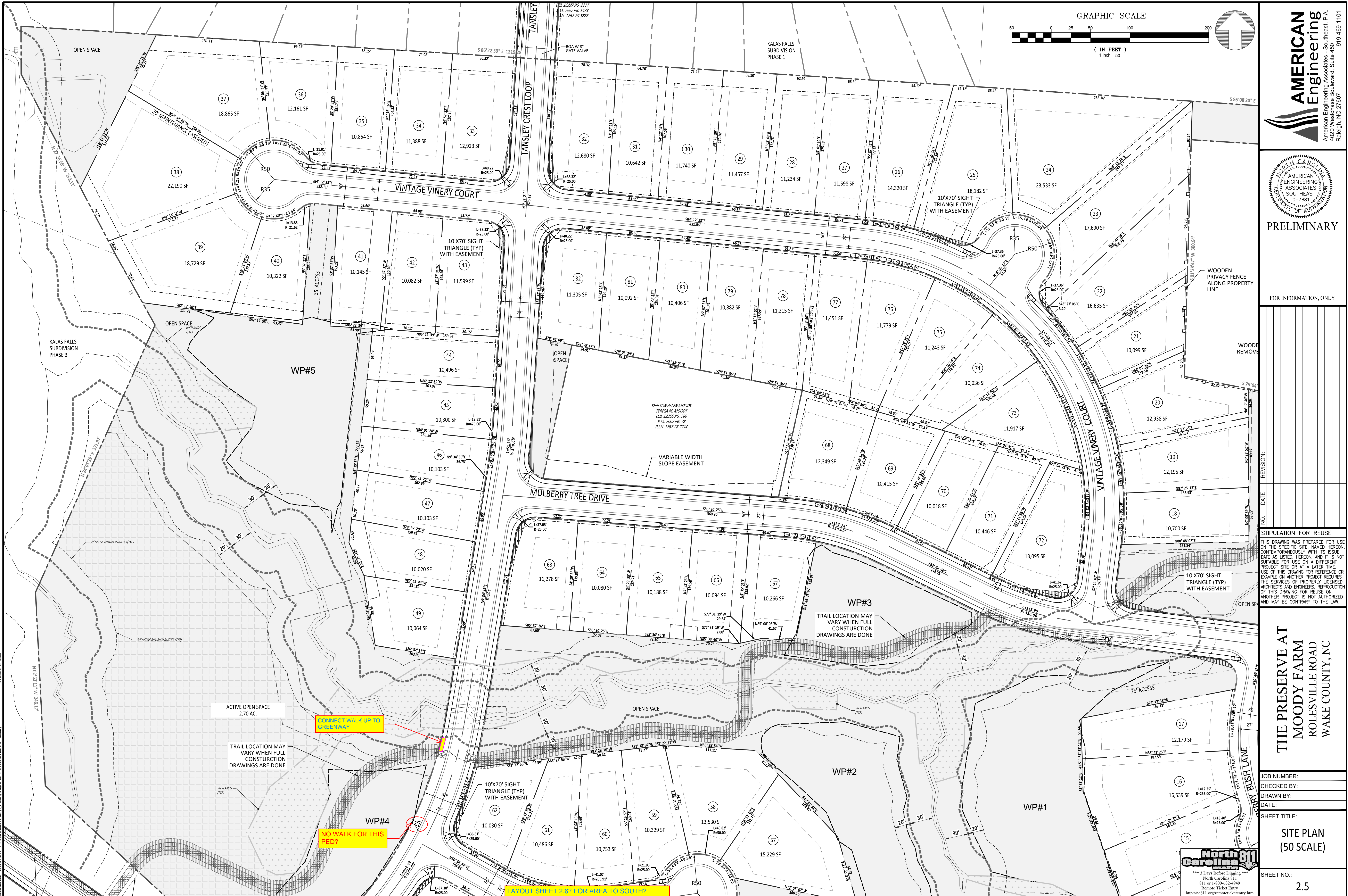
How is this being handled for the wetland?

Label and dimension all easements and buffers

ANY ROW DEDICATION?



December 12, 2023
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2:\b\3451-0001\Drawings\Development\Drawings\012\2023\012-012.dwg
656:07
MIZUTANI HILL ROAD ANKUSTOR LLC
KALAS FALLS SUBDIVISION PHASE 2



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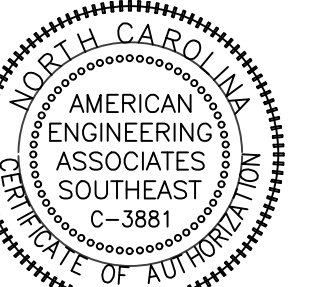
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THE PRESERVE AT MOODY FARM
 ROLESVILLE ROAD
 WAKE COUNTY, NC

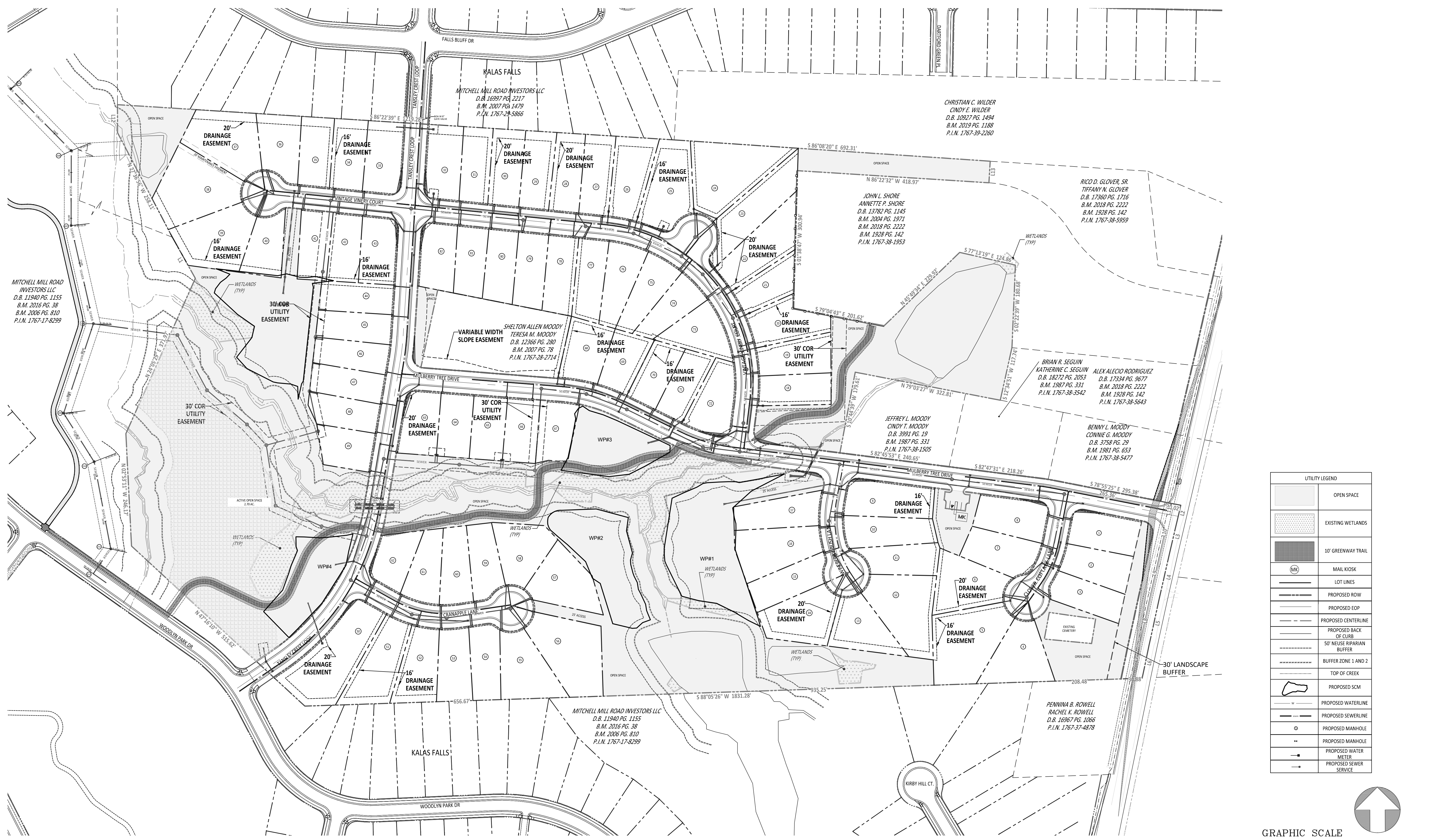
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 SHEET TITLE:
SITE PLAN
 (50 SCALE)
 SHEET NO.:
2.5



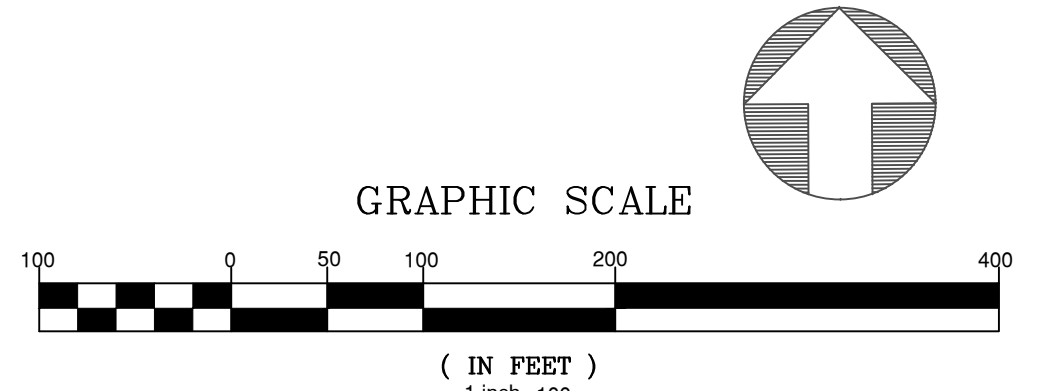


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(White)	OPEN SPACE
(Stippled)	EXISTING WETLANDS
(Hatched)	10' GREENWAY TRAIL
(Circle with 'MK')	MAIL KIOSK
(Dashed line)	LOT LINES
(Thick dashed line)	PROPOSED ROW
(Thin solid line)	PROPOSED EOP
(Dotted line)	PROPOSED CENTERLINE
(Dashed line with dots)	PROPOSED BACK OF CURB
(Thick solid line)	50' NEUSE RIPARIAN BUFFER
(Dotted line)	BUFFER ZONE 1 AND 2
(Wavy line)	TOP OF CREEK
(Shaded area)	PROPOSED SCM
(Line with 'W')	PROPOSED WATERLINE
(Line with 'S')	PROPOSED SEWERLINE
(Circle with 'MH')	PROPOSED MANHOLE
(Circle with 'M')	PROPOSED MANHOLE
(Circle with 'M')	PROPOSED WATER METER
(Line with 'S')	PROPOSED SEWER SERVICE



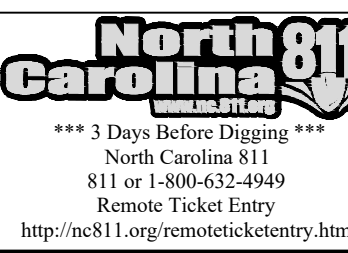
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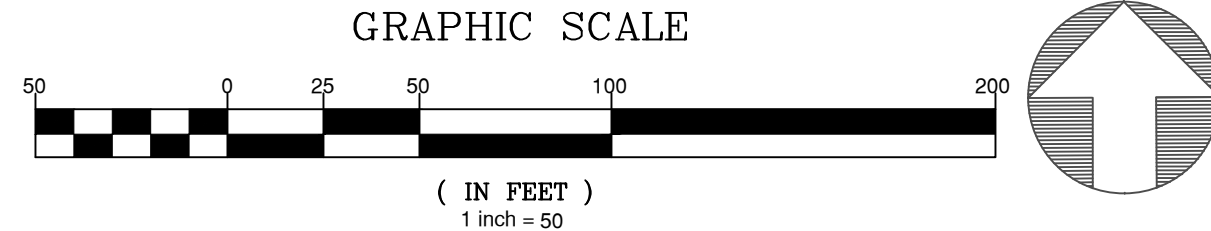
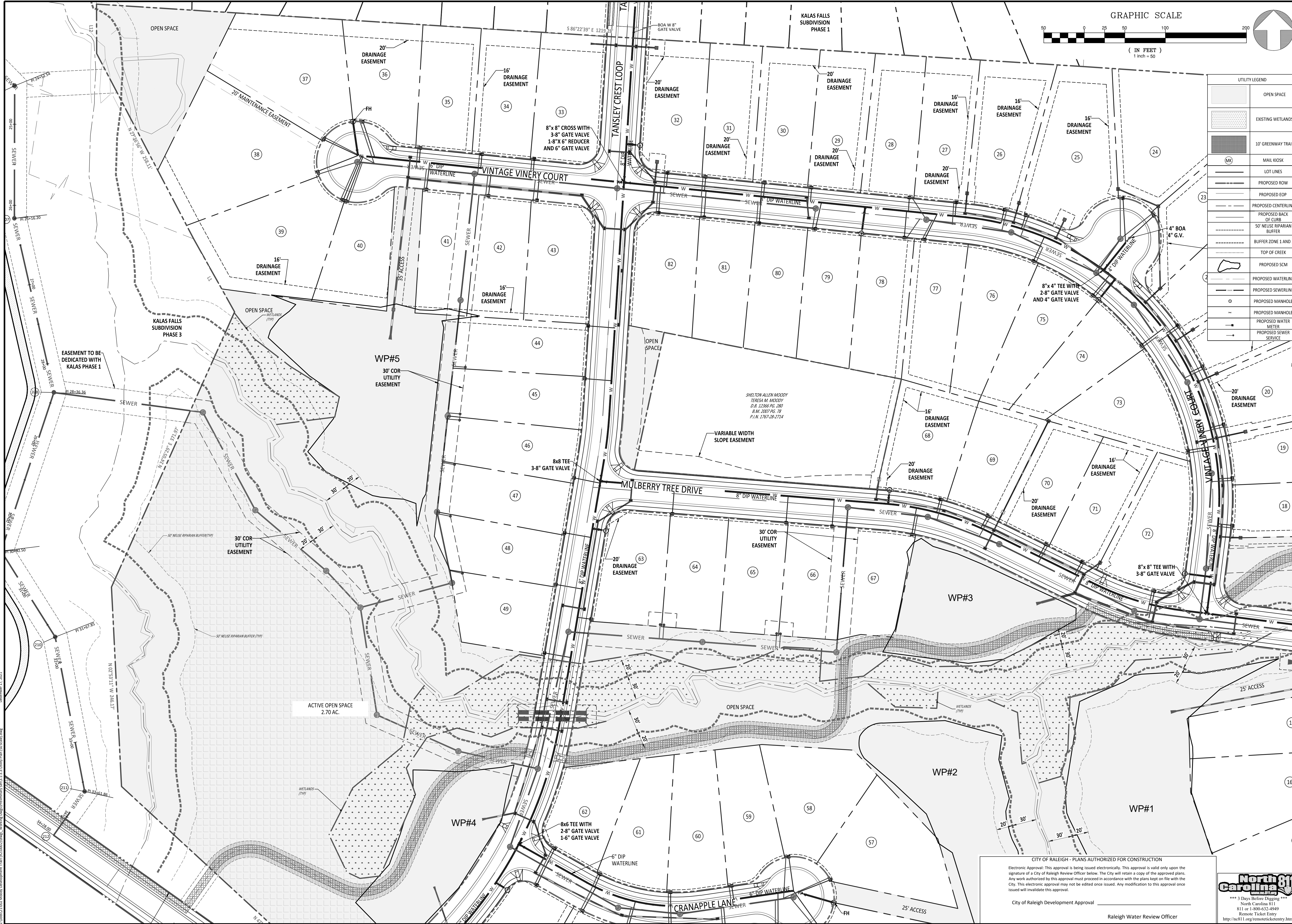
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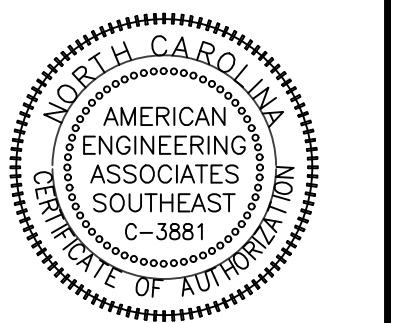
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CHECKED BY:	
DRAWN BY:	
DATE:	
SHEET TITLE:	OVERALL UTILITY PLAN
SHEET NO.:	3.0

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 _____





UTILITY LEGEND	
[Blank area]	OPEN SPACE
[Stippled area]	EXISTING WETLANDS
[Dotted area]	10' GREENWAY TRAIL
[Circle with 'M']	MAIL KIOSK
[Dashed line]	LOT LINES
[Solid line]	PROPOSED ROW
[Dotted line]	PROPOSED EOP
[Dashed line]	PROPOSED CENTERLINE
[Dashed line]	PROPOSED BACK OF CURB
[Dashed line]	50' NEUSE RIPARIAN BUFFER
[Dashed line]	BUFFER ZONE 1 AND 2
[Dashed line]	TOP OF CREEK
[Dashed line]	PROPOSED SCM
[Dashed line]	PROPOSED WATERLINE
[Dashed line]	PROPOSED SEWERLINE
[Circle]	PROPOSED MANHOLE
[Circle with dot]	PROPOSED MANHOLE
[Circle with cross]	PROPOSED WATER METER
[Circle with cross]	PROPOSED SEWER SERVICE



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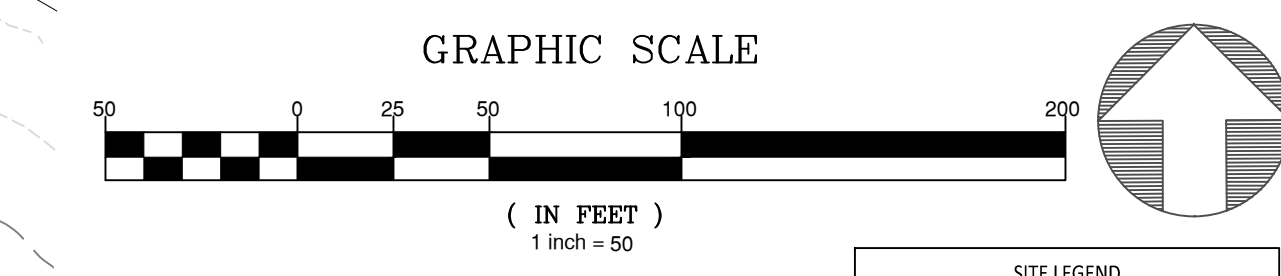
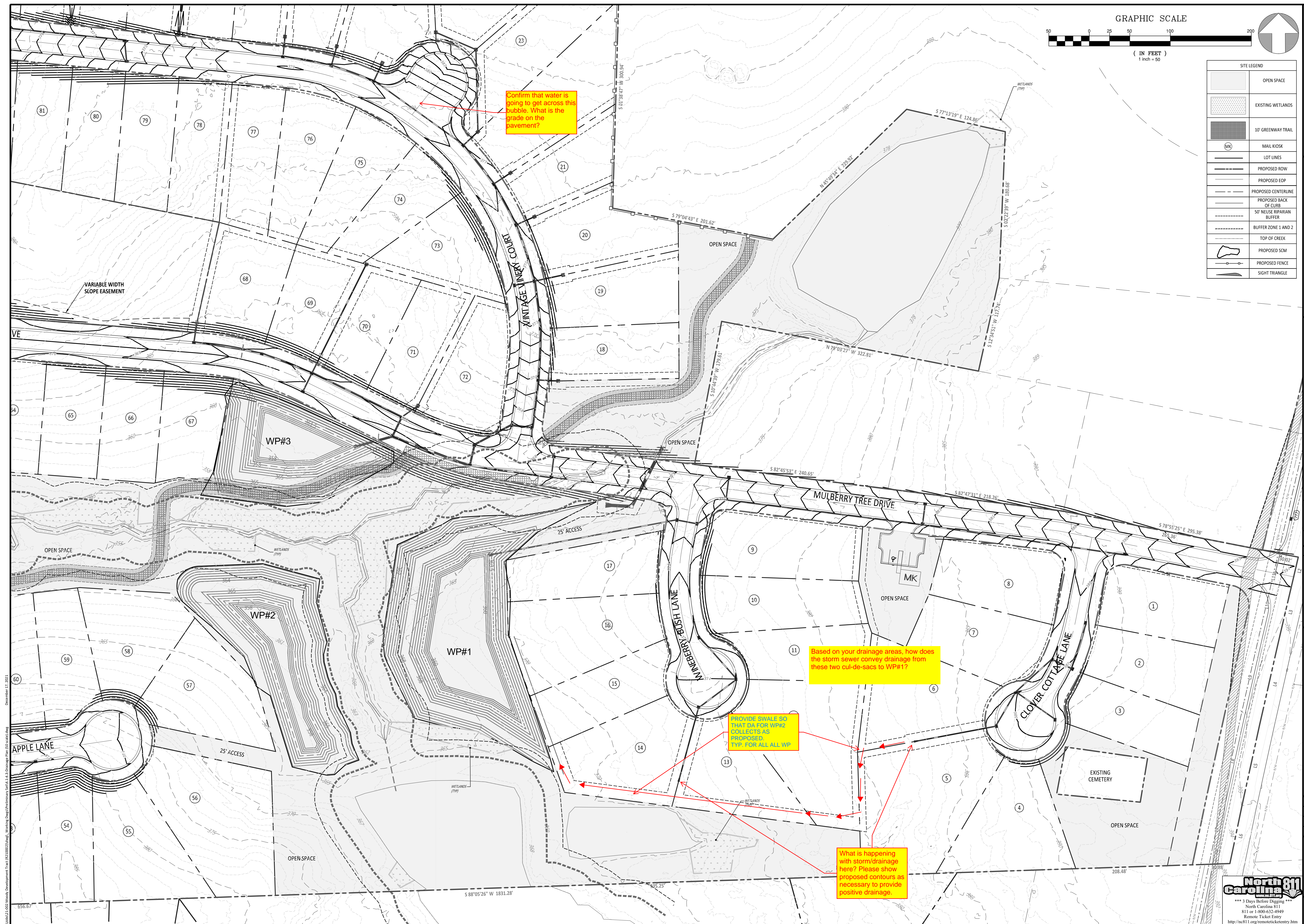
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 DRAWN BY:
 DATE:

SHEET TITLE:
UTILITY PLAN (50 SCALE)
 SHEET NO.:
3.1

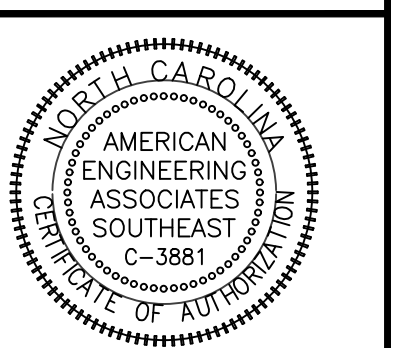
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 Raleigh Water Review Officer _____



23\sh\04-000\Moody Development\Task 18210002\04\sh\Working\Draw\Utility\Utility Plan 100 Utility.dwg
 December 12, 2021



[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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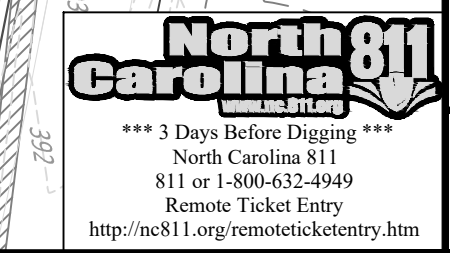
NO.	DATE	REVISION

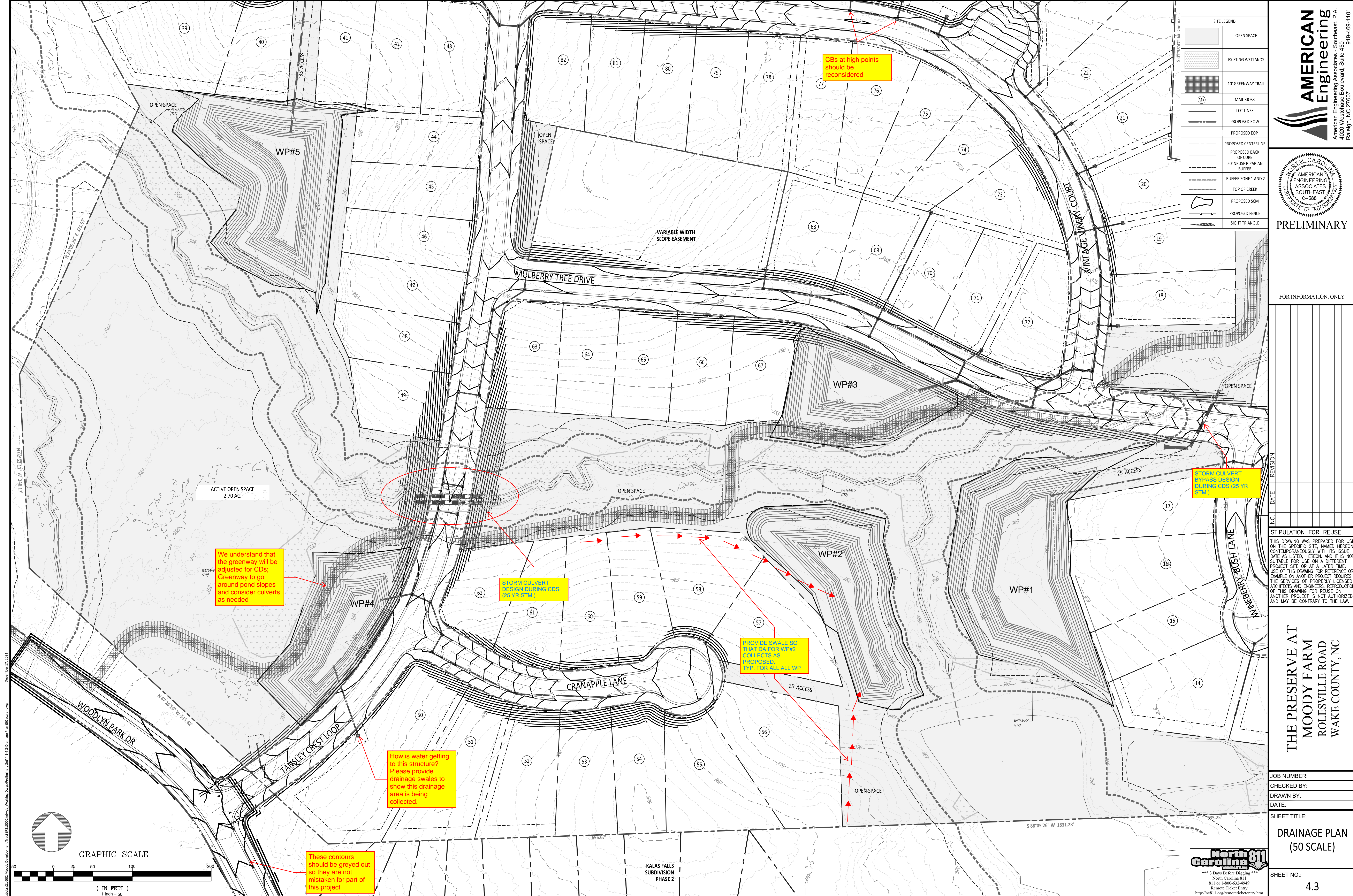
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THE PRESERVE AT MOODY FARM
 ROLESVILLE ROAD
 WAKE COUNTY, NC

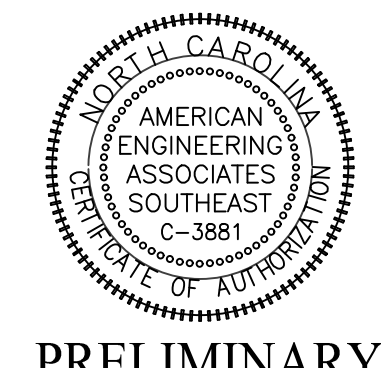
JOB NUMBER:
 CHECKED BY:
 DRAWN BY:
 DATE:
 SHEET TITLE:
DRAINAGE PLAN (50 SCALE)
 SHEET NO.:
 4.2

23/06/2021 0:00 Moody Development - Plan (8/21/2021) - Plan - Working - Dwg/Preparation - Set(1,2,3,4,5) - Drainage Plan (50 scale).dwg December 13, 2021





SITE LEGEND	
(Empty space)	OPEN SPACE
(Dotted pattern)	EXISTING WETLANDS
(Hatched pattern)	10' GREENWAY TRAIL
(Circle with 'M')	MAIL KIOSK
(Dashed line)	LOT LINES
(Solid line)	PROPOSED ROW
(Dashed line)	PROPOSED EOP
(Dotted line)	PROPOSED CENTERLINE
(Dashed line)	PROPOSED BACK OF CURB
(Dotted line)	50' NEUSE RIPARIAN BUFFER
(Dotted line)	BUFFER ZONE 1 AND 2
(Wavy line)	TOP OF CREEK
(Thick dashed line)	PROPOSED SCM
(Thin solid line)	PROPOSED FENCE
(Thin solid line)	SIGHT TRIANGLE



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NO.	DATE	REVISION

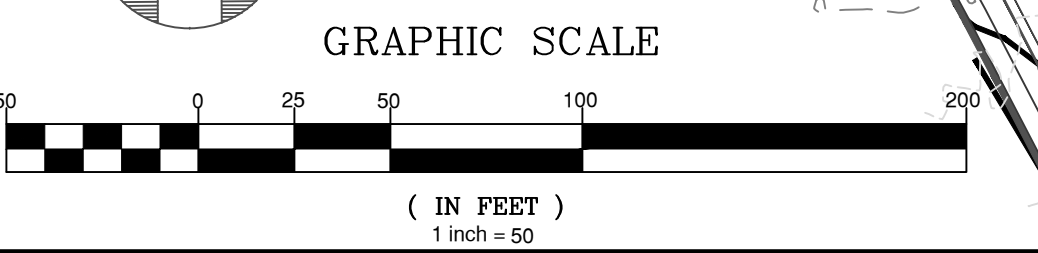
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THE PRESERVE AT
 MOODY FARM
 ROLESVILLE ROAD
 WAKE COUNTY, NC

JOB NUMBER:
 CHECKED BY:
 DRAWN BY:
 DATE:
 SHEET TITLE:

DRAINAGE PLAN
 (50 SCALE)

SHEET NO.:
 4.3





PRELIMINARY

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

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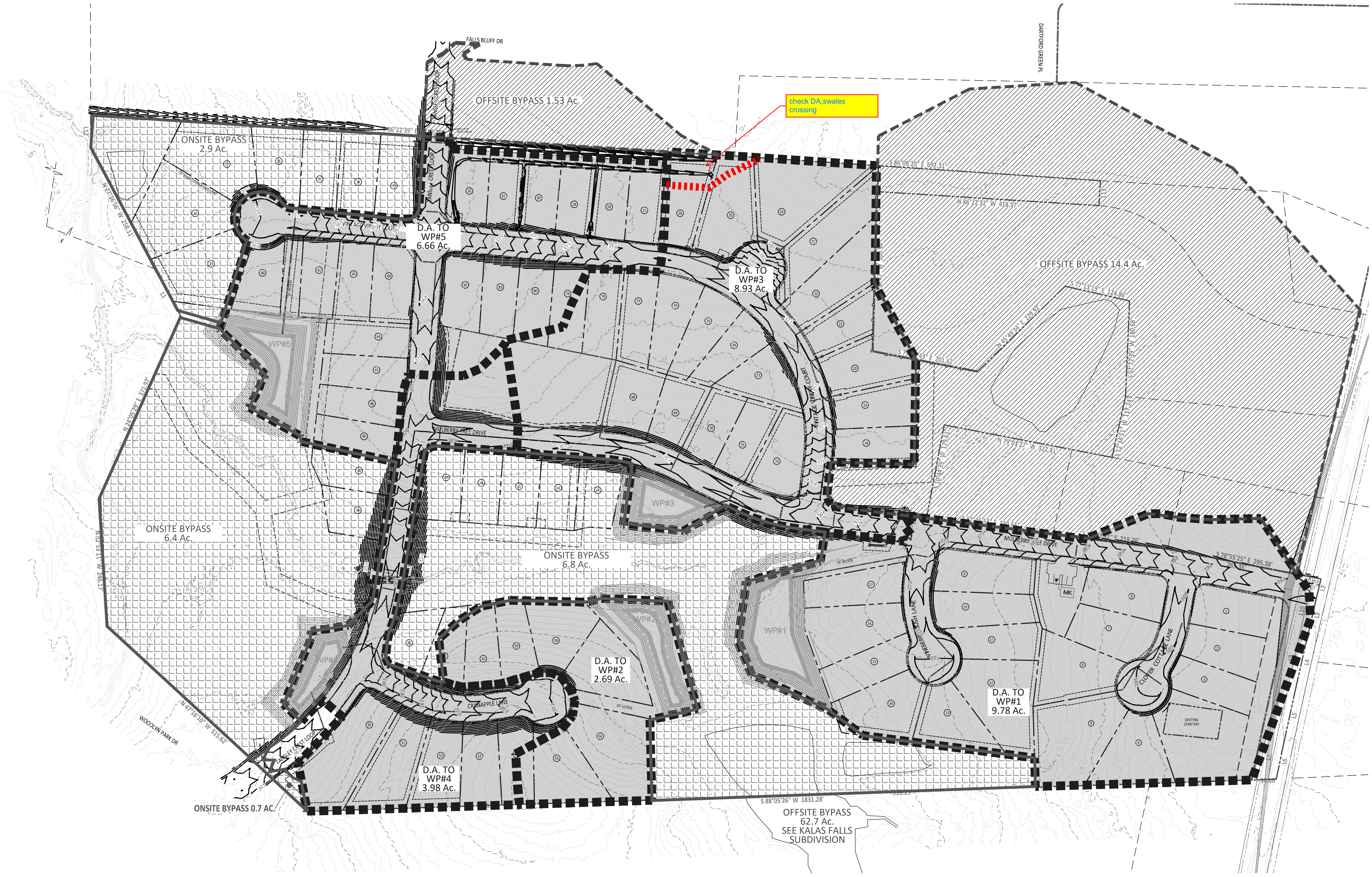
DATE:

SHEET TITLE:

**PRE DRAINAGE
AREA SCM
MAP**

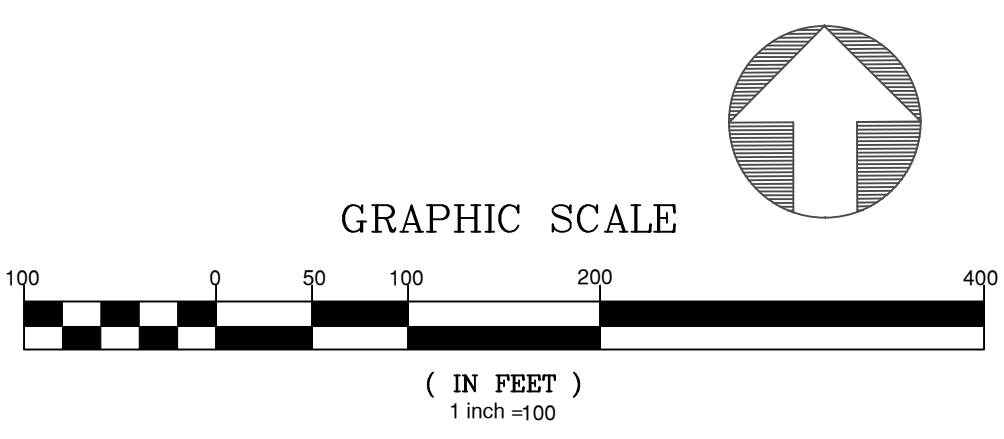
SHEET NO.:

5.0



check DA,swales crossing

LEGEND	
	SCM DRAINAGE AREA
	OFFSITE BYPASS
	ONSITE BYPASS



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Call before you dig
*** 3 Days Before Digging ***
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Remote Ticket Entry
<http://nc811.org/remoteticketentry.htm>