PRELIMINARY PLAN FOR THE PRESERVE AT MOODY FARM

SITUATED AT

ROLESVILLE ROAD, ROLESVILLE

WAKE COUNTY, NORTH CAROLINA

COMMENT #8 - Please provide a status on ANX 21-02 - Staff finds submittal records and a signed (7-8-21) Certificate of Sufficiency. Thank you.

Comment #25 - Please revise title from 'Preliminary Plan' to "Preliminary Subdivision Plat"

This has been added

Comment #3 - Please revise terminology to "PReliminary Subdivision Plat"

This has been added

Comment #4 - Application states addresses as 0 Rolesville Rd and 0 Amazon Trail - please include here

This has been added

Comment #5 - Given 2 property owners, please assign the appropriate PIN #(s) to each owner. 1767284304 is Moody 34.61 ac. tract for instance.

This has been corrected

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

COMMENT #17: Per UDO Sec. 15.3.8. - Please create BLOCK numbers for each Block. With Lots being numerically numbered, Blocks are typically Alphabetical (A, B, C, etc.).

Block labels have been added to the site plan

COMMENT #18 - Per UDO Sec. 15.4.5.1. - If applicable, provide written maintenance agreement.

All streets are to be dedicated to the town of Rolesville

COMMENT #19 - Please explain where in submittal future ownership or open spaces lands is addressed, or revise/provide accordingly.

Open space lands will be maintained by HOA once established. Addressed for the open space lots will be provided at the time of final plat

COMMENT #20 - Only the [82] residential lots are numbered; why are the various other pieces of property that will be created not numbered? What will the legal description of the open space on Clover Cottage Lane read, for example? Please label/number every piece of property resulting from this plat; Open Space lots can be prefaced as "OS-#", stormwater SCM lots can be "SW-#", etc. but they can also simply be incorporated into the Block and Lot numbering sequence.

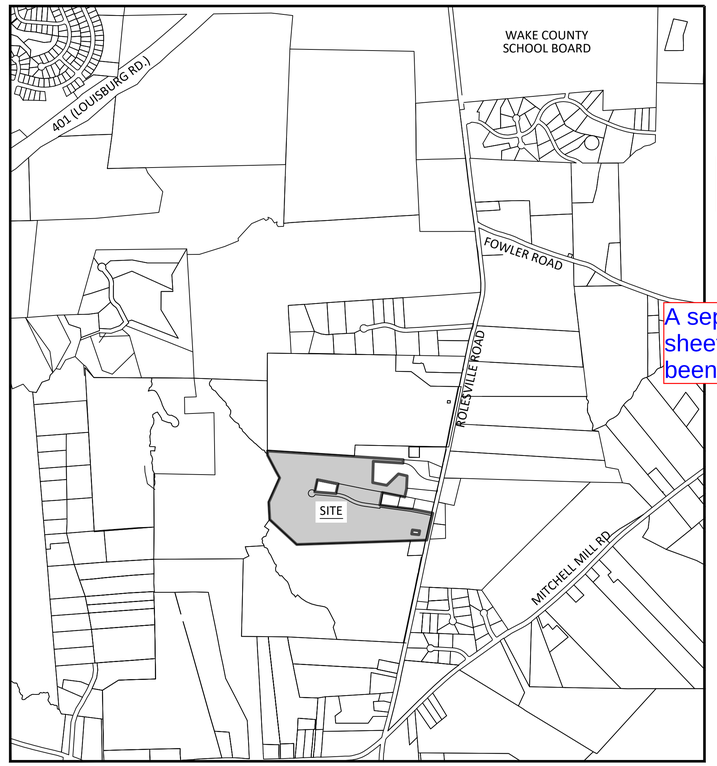
OS #'s have been added to all open space lots. Separate #'s were not added for the SCM's because they are also maintained by the HOA like the open space lots

COMMENT #21 - Please clarify/explain/revise as to where the 2.7 acre of active open space is located.

Play field has been noted in the active open space area

COMMENT #22 - Please see the associated "checklist" of UDO Section 15.3.8. for additional items that require addressing. A red Circle generally indicates the item is omitted/not located and clarity to find it/revision to provide is requested.

Noted



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.

Comment #2 - Please explain why Town of Rolesville is not included in this statement.

This has been corrected

This has been done

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.

Comment #6 - Thank you for providing the MA 21-05 Conditions. IF possible please move that (text box) up under the 'General Notes' just for organizational sake.
**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.*
Staff suggests creating a new sheet in this plan set entitled "Map Amendment MA 21-05" and simply inserting that sheet (it is Sheet No. 1.0 and is titled "Overall Site Plan") and giving it a fresh Title Box of something like "Approved with MA 21-05 by Town Board of Commissioners, December 7, 2021". The Conditions on the Cover Sheet and the inclusion of the Concept Plan drawing will tie the Preliminary Plat to the Zoning entitlement and leave no question about that relationship. THank you.

A separate sheet has been attached

MA-21-05 Approved 12-7-2021

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.

COMMENT #14 --- TA 20-01 was adopted as Ordinance 2020-O-06 on 9-15-2020. This allows Single Family Detached Use in the UDO R-3 District, and established minimum Lot Dimension standards for such. The published UDO does not and will not reflect the Text Amendment; it is anticipated to always be a stand-along Ordinance. Please provide a reference note to capture this key UDO amendment which has enabled this project to be developed. Suggested language: "TA 20-01 was adopted 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 of 65'; Front yard setback of 25'; Side yard setback of 10'; Corner yard setback of 15'; Rear Yard setback of 25'

This has been added

COMMENT #7 - On ALL sheets, add the Original submittal date here, and for every revision add that date. These dates are very important as they are the only means to differentiate one set of plans from another usually.

Done

Comment #1 - Please make a reference of the TOR case application # like this on every sheet in an area that is convenient for plat designer but is conspicuous.

This has been added to all sheets . Just approve the 811 not flat on

PR 22-01

North Carolina 811 www.ncc811.org
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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:

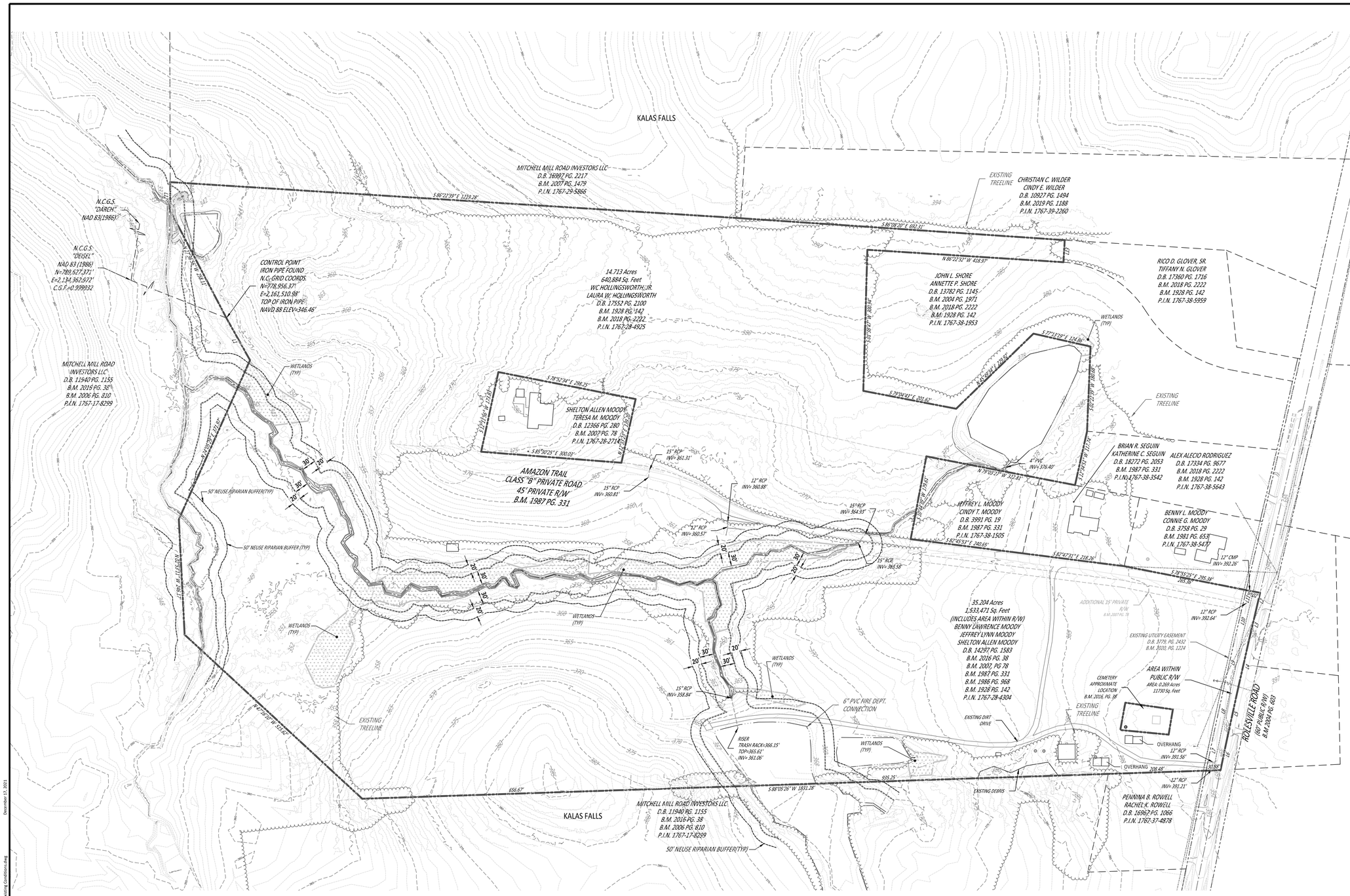
STIPULATION FOR REUSE

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

December 17, 2021
Z:\Jobs\21-002 Moody Development Tract (R21000375)\Dwg_Working Dwgs\Preliminary Set\0.0-CVR.dwg



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

COMMENT # 9 - Please enter submittal/revision dates on ALL SHeets - this is often the only way for Staff to differentiate one submittal from another .

This has been done

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.

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THE PRESERVE AT MOODY FARM
ROLESVILLE ROAD
WAKE COUNTY, NC

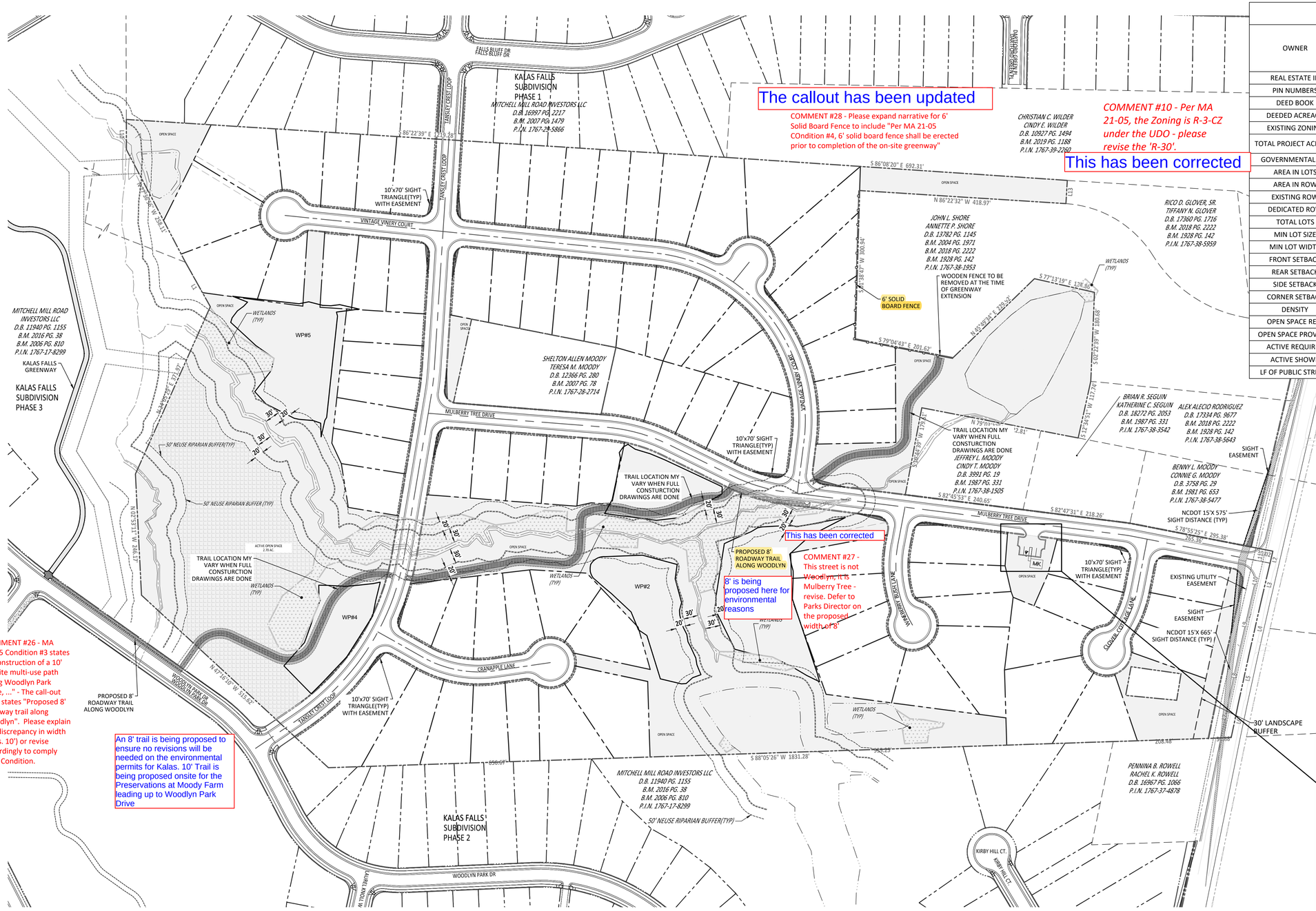
JOB NUMBER:
CHECKED BY:
DRAWN BY:
DATE:

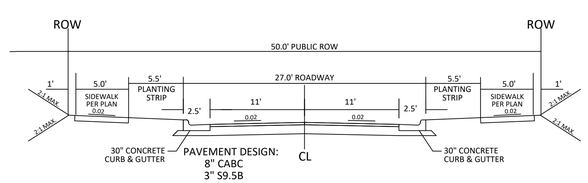
SHEET TITLE:
OVERALL EXISTING CONDITIONS

SHEET NO.:
1.0

December 17, 2021

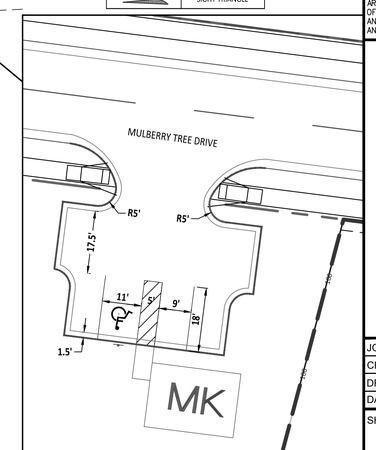
Z:\Jobs\21-002 Moody Development Tract (R21002)\Dwg_Working Dwgs\Preliminary Sp\C1.0-Existing Conditions.dwg





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



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
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
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

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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

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December 17, 2021

Z:\Jobs\21-003 Moody Development Tract (R21003)\dwg_Working Dwgs\Preliminary Set\3.0-Site Plan.dwg

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

Comment #11 - Please ensure that these Phase boundaries are "buildable" - Should the Construction Drawings result in need to change the phase boundary line, the Prelim Plat will need to be revised commensurately. Please ensure that a Condition does not conflict with the phase line and again that this is "buildable' and not cause for issues during construction. Thank you.

This has been updated

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:
CHECKED BY:
DRAWN BY:
DATE:

SHEET TITLE:

PHASING PLAN

SHEET NO.:
2.1

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December 17, 2021

PHASE 1	
68	12,349
69	10,415
70	10,018
71	10,446
72	13,095
73	11,917
74	10,036
75	11,243
76	11,779
77	11,451
78	11,215
79	10,882
80	10,406
81	10,092
82	11,305

comment #12 - Staff assumes these tables are the SF of each numbered lot - please name teh columns as such.

This has been corrected

PHASE 2	
1	11,961
2	11,108
3	10,585
4	14,891
5	23,343
6	15,940
7	12,685
8	12,706
9	14,622
10	12,514
11	10,724
12	20,725
13	13,467
14	15,990
15	11,409
16	16,539
17	12,179
44	10,496
45	10,300
46	10,103
47	10,103
48	10,020
49	10,064
50	26,229
51	16,923
52	13,520

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

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

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

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch =100

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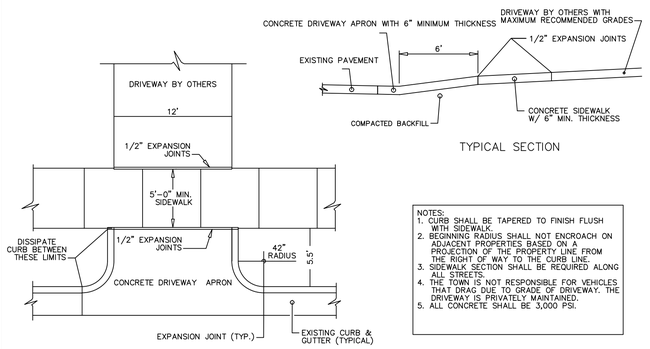
ROLESVILLE ROAD
WAKE COUNTY, NC

JOB NUMBER:
CHECKED BY:
DRAWN BY:
DATE:

SHEET TITLE:
OPENSPACE AND LAND USE PLAN

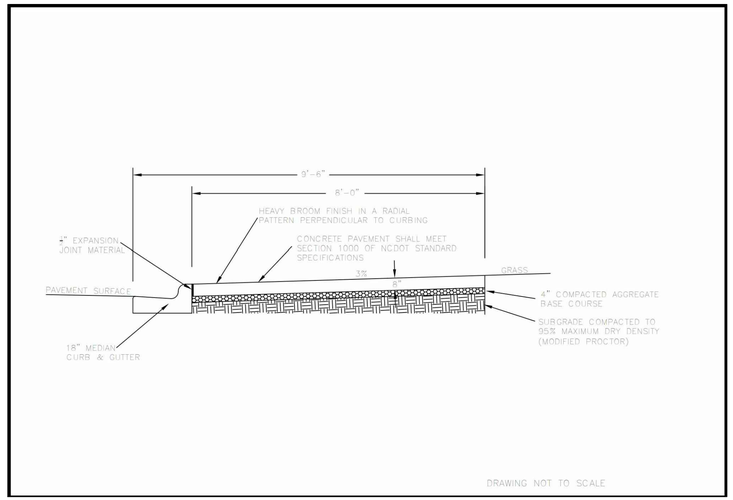
SHEET NO.:
2.2

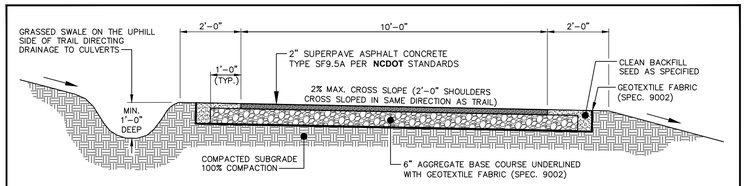
Z:\Jobs\21-003 Moody Development Tract (R21003)\dwg_Working Dwgs\Preliminary Set\2.2-Open Space and Land Use Plan.dwg December 17, 2021



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.

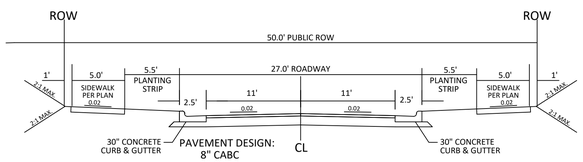
DRIVEWAY APRON





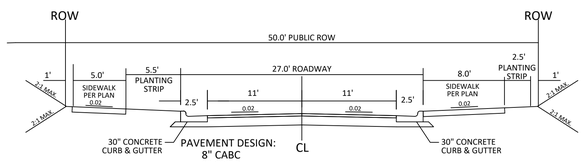
NOTES:
1. CONTRACTOR IS RESPONSIBLE FOR RE-ESTABLISHING ALL SLOPES DISTURBED BY CONSTRUCTION.
2. NO ABOVE GROUND UTILITIES OR UTILITY SURFACE COVERS/PLATES/MANHOLES SHALL BE LOCATED WITHIN TRAIL AND SHALL BE MINIMUM 2 FEET FROM THE EDGE OF TRAIL. RAISED MANHOLES SHALL BE MINIMUM 4 FEET FROM TRAIL EDGE.
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/STREET-SIDE TRAIL ASPHALT 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



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

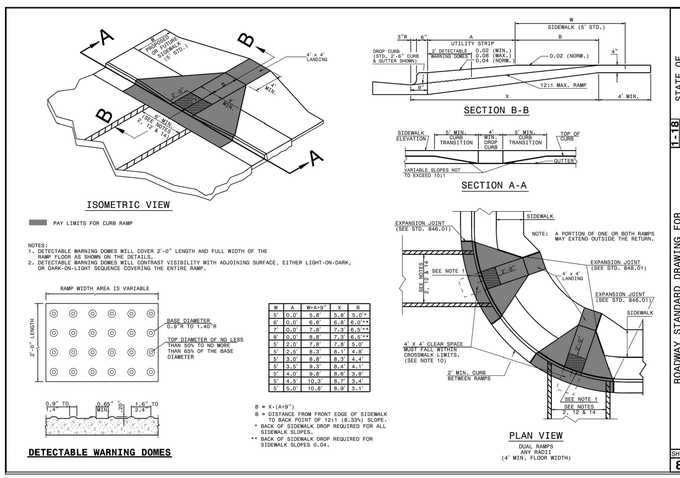
27' B-B ON A 50' R/W
TYPICAL SECTION

NOTES:
1. 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.
2. 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.
3. 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.
4. SET BACK DISTANCE FROM INSIDE CROSSWALK MARKING TO NEAREST EDGE OF TRAVEL LANE IS 4' MINIMUM.
5. 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.
6. TERMINATE PARKING A MINIMUM OF 20' BACK OF A PEDESTRIAN CROSSWALK.
7. CONSTRUCT CURB RAMPS A MINIMUM OF 4' WIDE.
8. CONSTRUCT THE RUNNING SLOPE OF THE RAMP 8.33% MAXIMUM.
9. ALLOWABLE CROSS SLOPE ON SIDEWALKS AND CURB RAMPS WILL BE 2% MAXIMUM.
10. CONSTRUCT THE SIDE FLARE SLOPE A MAXIMUM OF 10% MEASURED ALONG THE CURB LINE.
11. 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.
12. 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.
13. 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 THROUGHT THE ISLAND.
14. SMALL CHANNELIZATION ISLANDS THAT CAN NOT PROVIDE A 5'X5' LANDING AT THE TOP OF A RAMPS, WILL BE CUT THROUGH LEVEL WITH THE SURFACE STREET.
15. 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.
16. PLACE A ½" EXPANSION JOINT WHERE THE CONCRETE CURB RAMP JOINS THE CURB AS SHOWN IN ROADWAY STANDARD DRAWING 848.01
17. PLACE ALL PEDESTRIAN PUSH BUTTON ACTUATORS AND CROSSING SIGNALS AS SHOWN IN THE PLANS OR AS SHOWN IN THE MUTCD.
18. 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.

1-18 STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

ROADWAY STANDARD DRAWING FOR
CURB RAMPS
NOTES

SHEET 3 OF 3
848.05



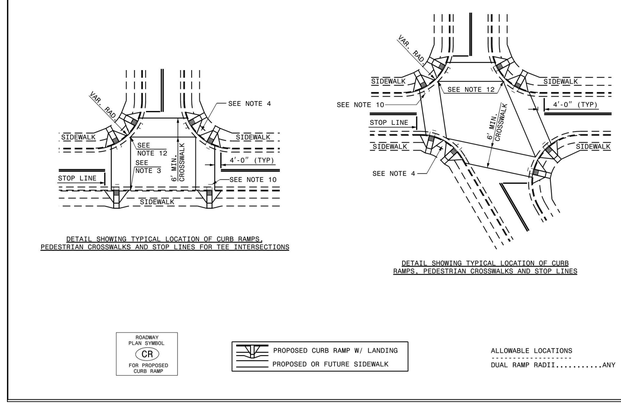
B	A	B+A+9"	X	B
4'	0.0'	5.8'	5.8'	5.8'*
5'	0.0'	6.8'	6.8'	6.8'**
6'	0.0'	7.8'	7.3'	6.8'**
4'	0.0'	5.8'	7.3'	5.8'*
5'	1.0'	7.8'	7.8'	5.8'
6'	2.5'	8.3'	8.1'	4.8'
5'	3.0'	8.8'	8.3'	4.4'
6'	3.5'	9.3'	8.4'	4.1'
5'	4.0'	9.8'	8.6'	3.8'
6'	4.5'	10.3'	8.7'	3.4'
5'	5.0'	10.8'	8.9'	3.1'

B = X-(A+9")
B = DISTANCE FROM FRONT EDGE OF SIDEWALK TO THE BREAK POINT OF 12:1 (8.33%) SLOPE.
* BACK OF SIDEWALK DROP REQUIRED FOR ALL SIDEWALK SLOPES.
** BACK OF SIDEWALK DROP REQUIRED FOR SIDEWALK SLOPES 0.04.

1-18 STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

ROADWAY STANDARD DRAWING FOR
CURB RAMP
PROPOSED CURB AND GUTTER

SHEET 1 OF 3
848.05



1-18 STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

ROADWAY STANDARD DRAWING FOR
CURB RAMP
PROPOSED CURB AND GUTTER

SHEET 2 OF 3
848.05

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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

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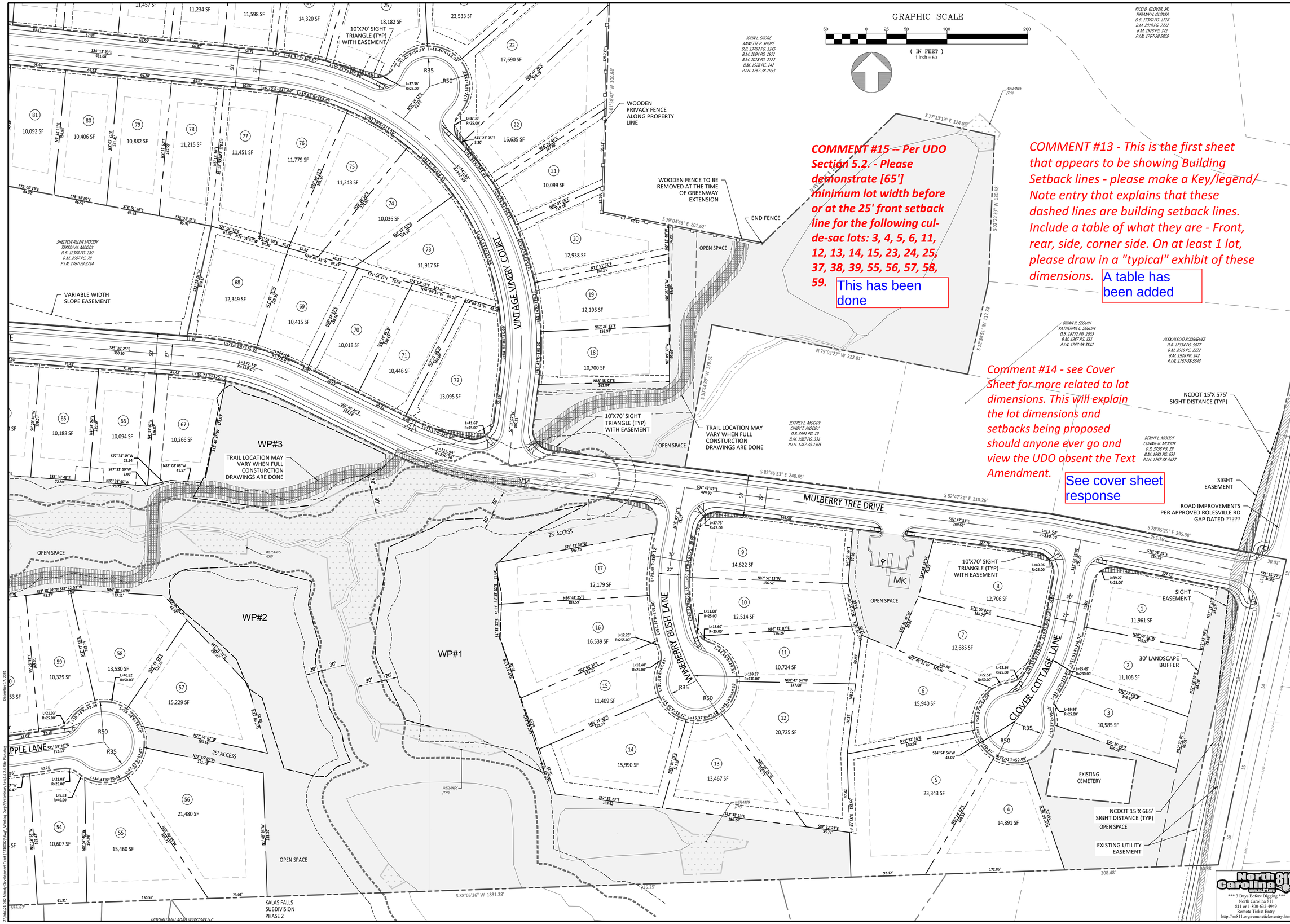
811 or 1-800-632-4949
Remote Ticket Entry
http://nc811.org/remoteticketentry.htm

Z:\Jobs\21-003 Moody Development Tract (R21000310)\dwg_Working Dwgs\Preliminary\set2.3 Project Details.dwg
December 17, 2021



COMMENT #15 -- Per UDO Section 5.2. - Please demonstrate [65'] minimum lot width before or at the 25' front setback line for the following cul-de-sac lots: 3, 4, 5, 6, 11, 12, 13, 14, 15, 23, 24, 25, 37, 38, 39, 55, 56, 57, 58, 59.

This has been done

COMMENT #13 - This is the first sheet that appears to be showing Building Setback lines - please make a Key/legend/ Note entry that explains that these dashed lines are building setback lines. Include a table of what they are - Front, rear, side, corner side. On at least 1 lot, please draw in a "typical" exhibit of these dimensions.

A table has been added

Comment #14 - see Cover Sheet for more related to lot dimensions. This will explain the lot dimensions and setbacks being proposed should anyone ever go and view the UDO absent the Text Amendment.

See cover sheet response

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THE PRESERVE AT MOODY FARM

ROLESVILLE ROAD
WAKE COUNTY, NC

JOB NUMBER:
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DRAWN BY:
DATE:

SHEET TITLE:

SITE PLAN (50 SCALE)

SHEET NO.: 2.4

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December 17, 2021

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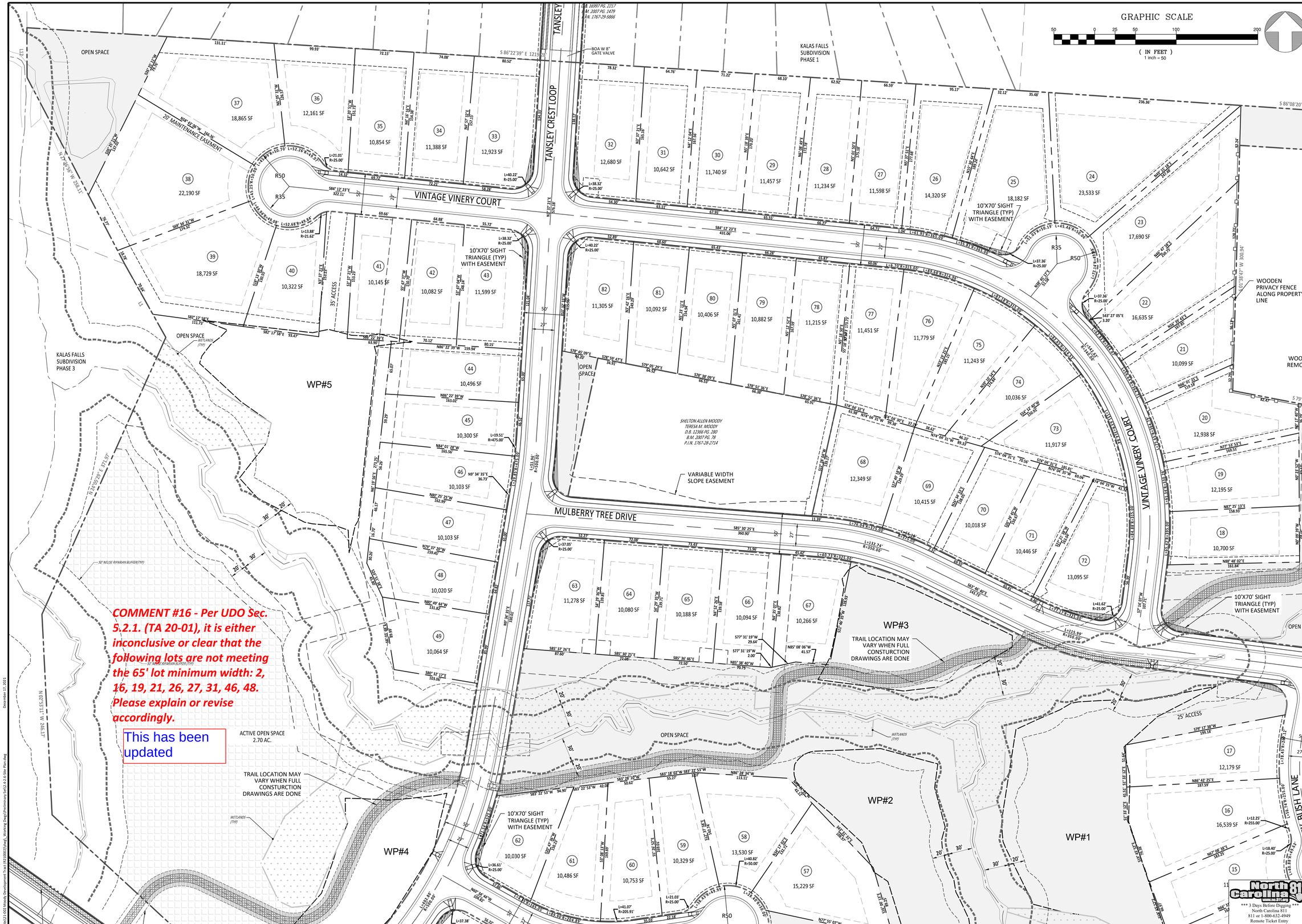

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THE PRESERVE AT MOODY FARM
ROLESVILLE ROAD
WAKE COUNTY, NC

JOB NUMBER:
CHECKED BY:
DRAWN BY:
DATE:

SHEET TITLE:
SITE PLAN
(50 SCALE)

SHEET NO.:
2.5

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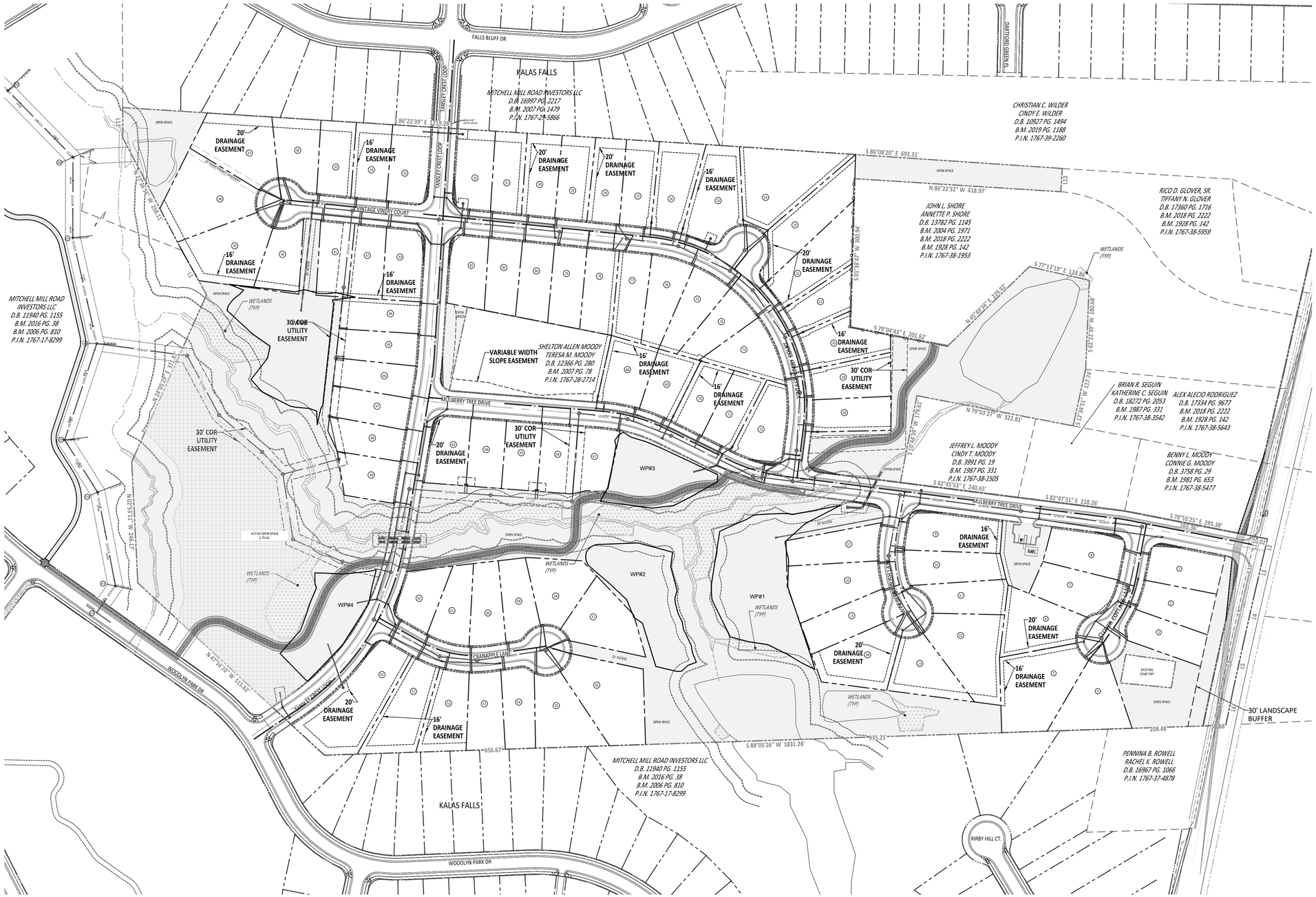
December 17, 2021



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THE PRESERVE AT MOODY FARM
ROLESVILLE ROAD
WAKE COUNTY, NC

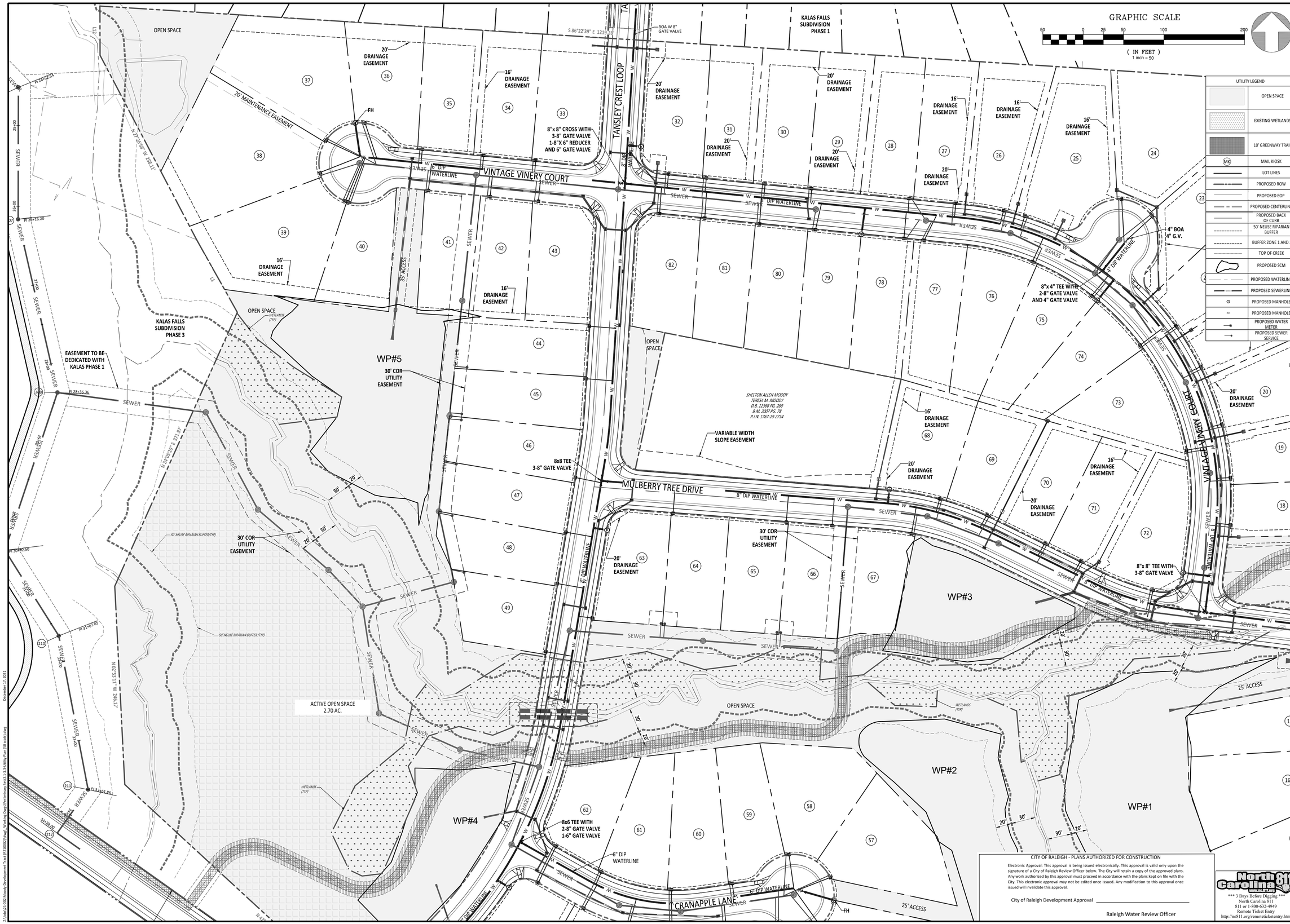
JOB NUMBER:
CHECKED BY:
DRAWN BY:
DATE:

SHEET TITLE:
OVERALL UTILITY PLAN

SHEET NO.:
3.0

December 17, 2021

Z:\Jobs\21-002 Moody Development Tract (8210003?)\Acad_Working Dwgs\Preliminary Set\10-Utilities Plan.dwg



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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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

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December 17, 2021

Z:\Jobs\21-002 Moody Development Tract (R21000210)\Civil_Working Dwgs\Preliminary Set\3-1-3-1-Utility Plan (50 scale).dwg

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50

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

VARIABLE WIDTH SLOPE EASEMENT

30' COR UTILITY EASEMENT

20' DRAINAGE EASEMENT

16' DRAINAGE EASEMENT

4" BOA
4" G.V.

8"x 4" TEE WITH 2-8" GATE VALVE AND 4" GATE VALVE

8"x 8" TEE WITH 3-8" GATE VALVE

8"x 6" TEE WITH 2-8" GATE VALVE 1-6" GATE VALVE

8"x 16" TAPPING SLEEVE AND VALVE

VINTAGE LINERY COURT

MULBERRY TREE DRIVE

MULBERRY BUSH LANE

CLOVER COTTAGE LANE

APPLE LANE

WP#1

WP#2

WP#3

OPEN SPACE

EXISTING CEMETERY

25' ACCESS

WETLANDS (TYP)

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

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

BRIAN R. SEGUIN
KATHERINE C. SEGUIN
D.B. 18272 PG. 2053
B.M. 1987 PG. 331
P.I.N. 1767-38-2542

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

JEFFREY L. MOODY
CINDY T. MOODY
D.B. 3991 PG. 19
B.M. 1987 PG. 331
P.I.N. 1767-38-1505

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

KALAS FALLS SUBDIVISION PHASE 2

MITCHELL MILL ROAD INVESTORS LLC
D.B. 11940 PG. 1155

S 88°05'26" W 1831.28'

S 82°45'53" E 240.65'

S 82°47'31" E 218.26'

S 78°55'25" E 295.38'

S 77°13'19" E 124.86'

N 43°09'34" E 229.92'

S 79°04'43" E 201.62'

N 79°03'27" W 322.81'

S 01°38'47" W 300.94'

S 10°44'59" W 179.61'

S 12°46'51" W 117.74'

S 02°23'39" W 189.98'

935.25'

30.02'

656.67'

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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

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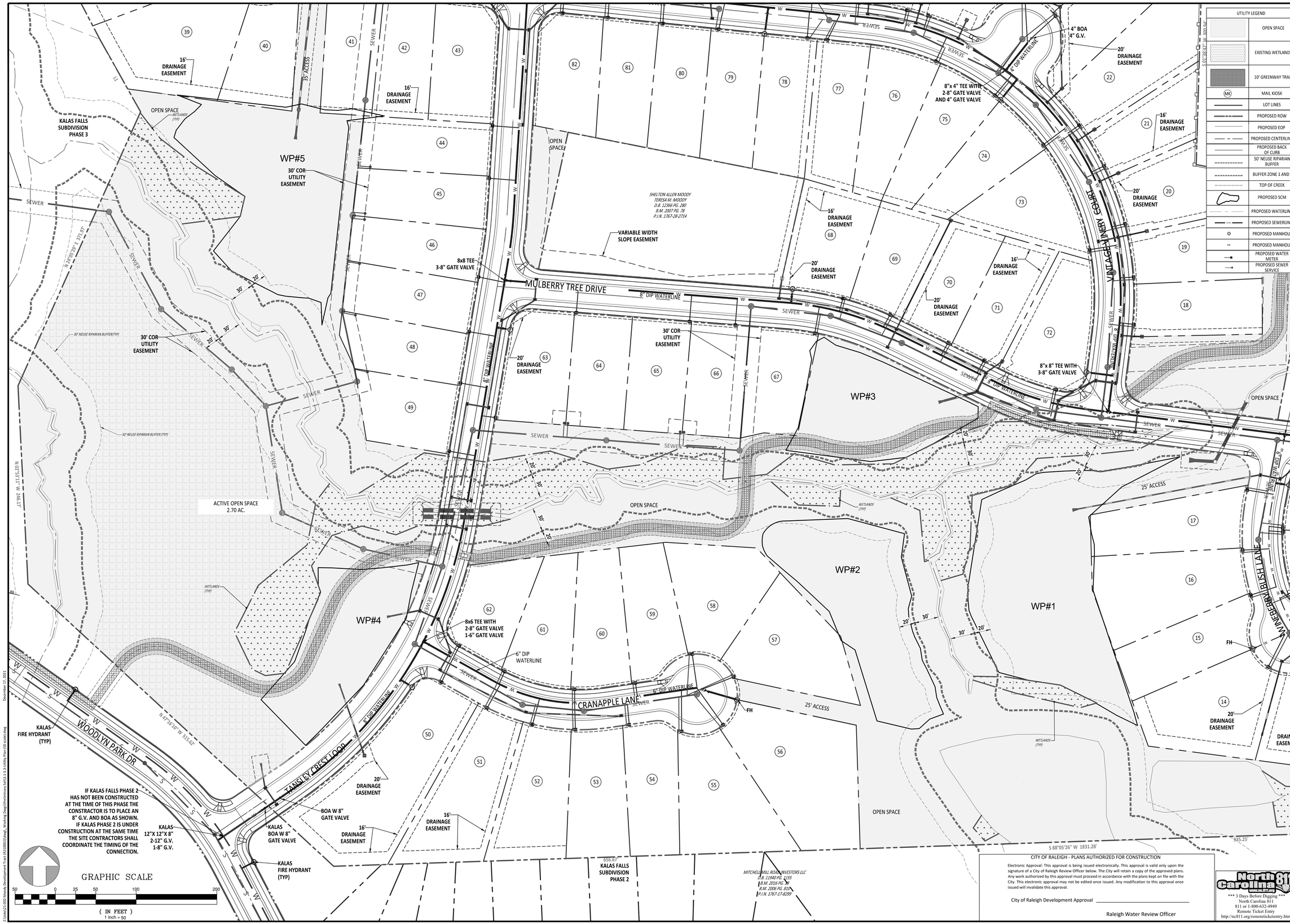
Remote Ticket Entry
http://nc811.org/remoteticketentry.htm

Z:\Jobs\21-002 Moody Development Tract (R21000701Raleigh)_Working Dwgs\Preliminary Set\3.1-3.3-Utility Plan (50 scale).dwg
December 17, 2021



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
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	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.: 3.3

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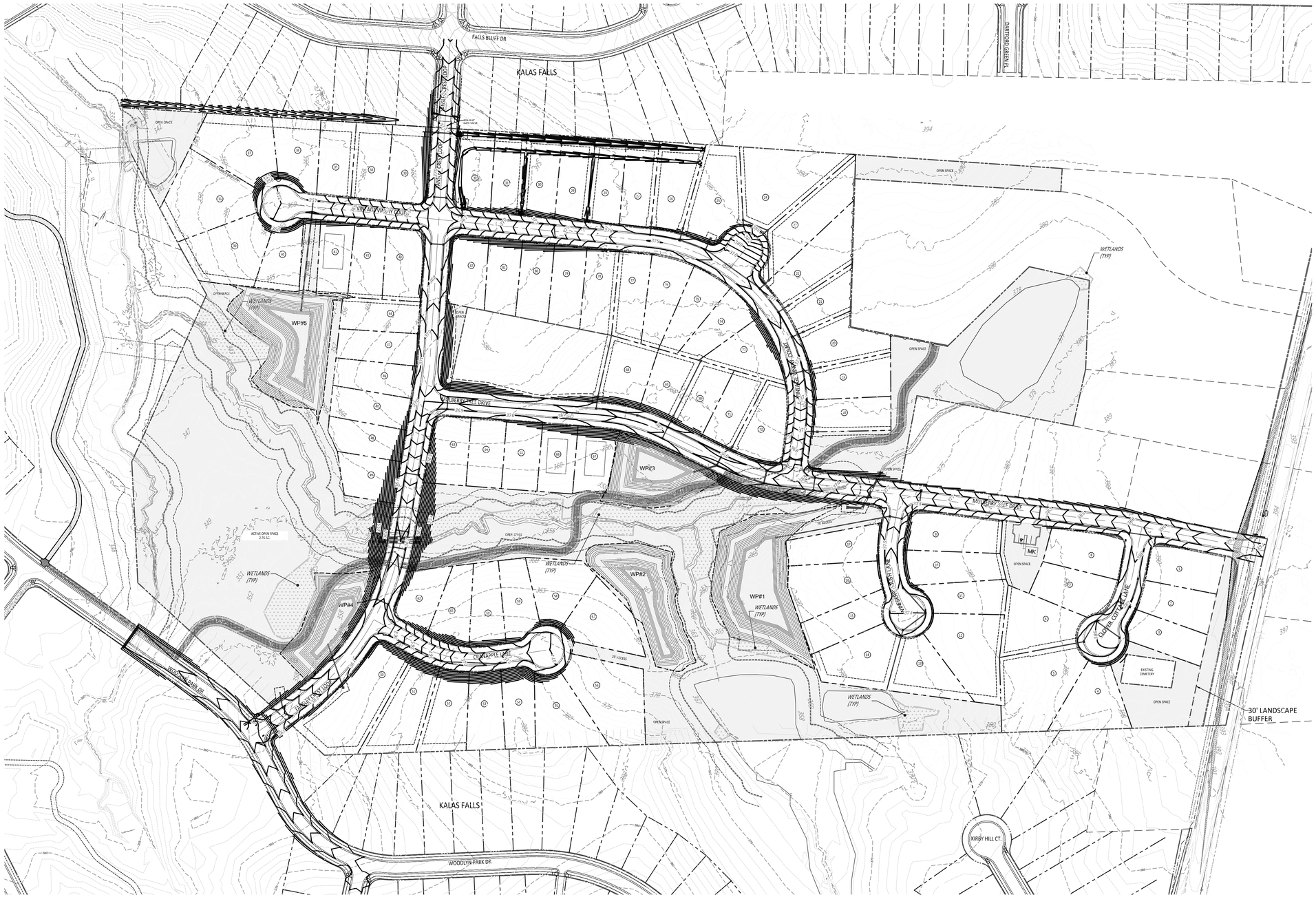
December 17, 2021

Z:\Jobs\21-003 Moody Development Tract 8\01DWG\Dwg_Working Dwgs\Preliminary Set\13-1-3-Utility Plan (50 scale).dwg



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

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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

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

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December 17, 2021

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ROLESVILLE ROAD
WAKE COUNTY, NC

JOB NUMBER:
CHECKED BY:
DRAWN BY:
DATE:

SHEET TITLE:

DRAINAGE PLAN (50 SCALE)

SHEET NO.: 4.1

Z:\Jobs\21-003 Moody Development Tract (R21003)\Dwg_Working Dwgs\Preliminary Set\4.1-4.3 Drainage Plan (50 scale).dwg
December 17, 2021

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50

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

VARIABLE WIDTH SLOPE EASEMENT

VINTAGE LINKS COURT

MULBERRY TREE DRIVE

MULBERRY BUSH LANE

CLOVER COTTAGE LANE

APPLE LANE

25' ACCESS

WP#1

WP#2

WP#3

OPEN SPACE

EXISTING CEMETERY

MK

WETLANDS (TYP)

S 77°13'19" E 124.86'

N 43°09'34" E 229.92'

S 79°04'43" E 201.62'

N 79°03'27" W 322.81'

S 10°44'59" W 179.61'

S 12°34'51" W 117.74'

S 82°45'53" E 240.65'

S 82°47'31" E 218.26'

S 78°55'25" E 295.38'

S 88°05'26" W 1831.28'

208.48'

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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

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December 17, 2021

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

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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

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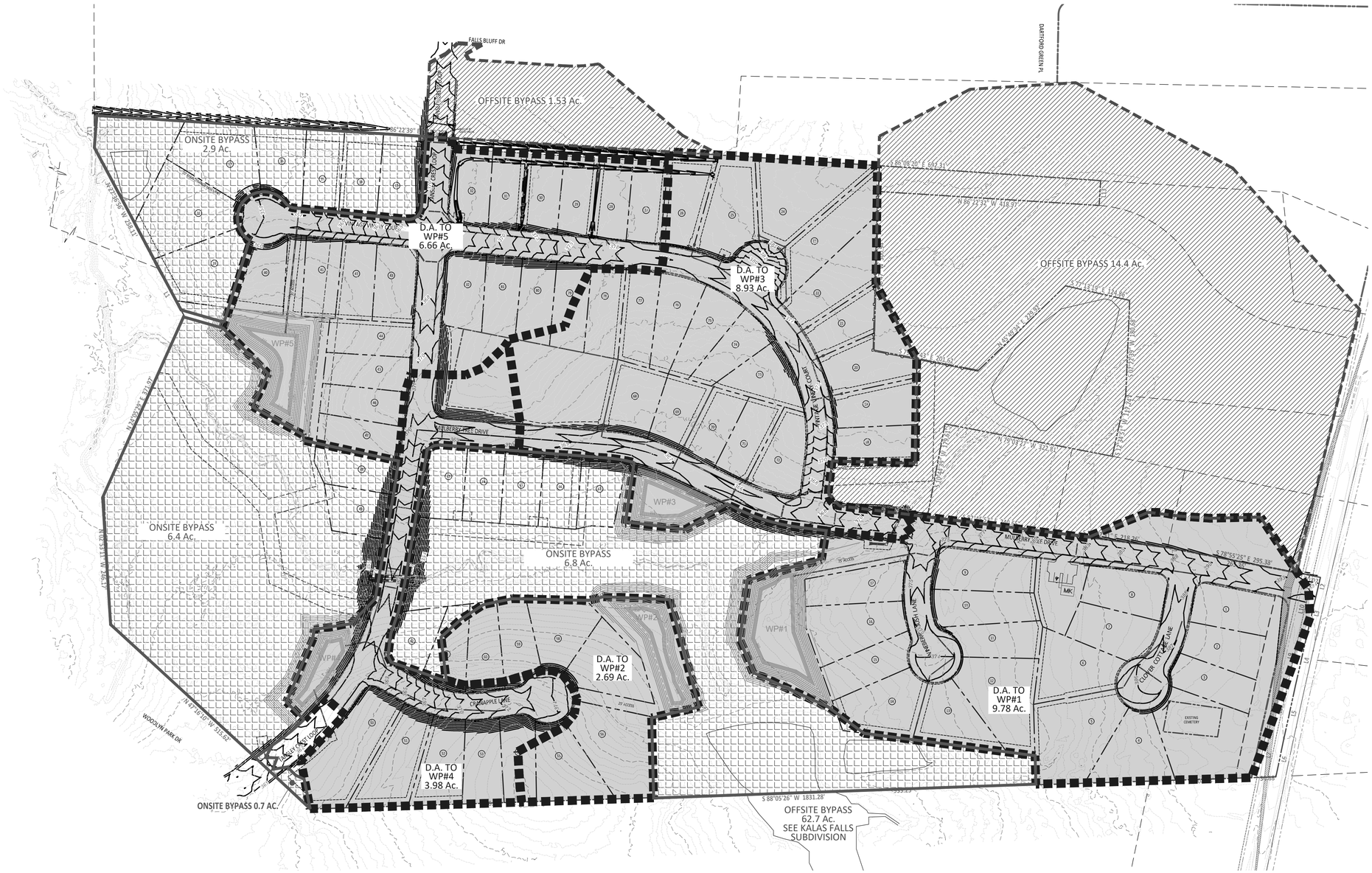
December 17, 2021



LEGEND	
	SCM DRAINAGE AREA
	OFFSITE BYPASS
	ONSITE BYPASS

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch =100

*** 3 Days Before Digging ***
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:
CHECKED BY:
DRAWN BY:
DATE:

SHEET TITLE:
PRE DRAINAGE AREA SCM MAP

SHEET NO.:
5.0

Z:\Jobs\21-003 Moody Development Tract\PD\100\01\Dwg_Working Dwgs\Preliminary Set\5.0-PRE DRAINAGE AREA SCM MAP.dwg December 17, 2021

GRAPHIC SCALE

100 0 50 100 200 400

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1 inch =100

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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

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Remote Ticket Entry
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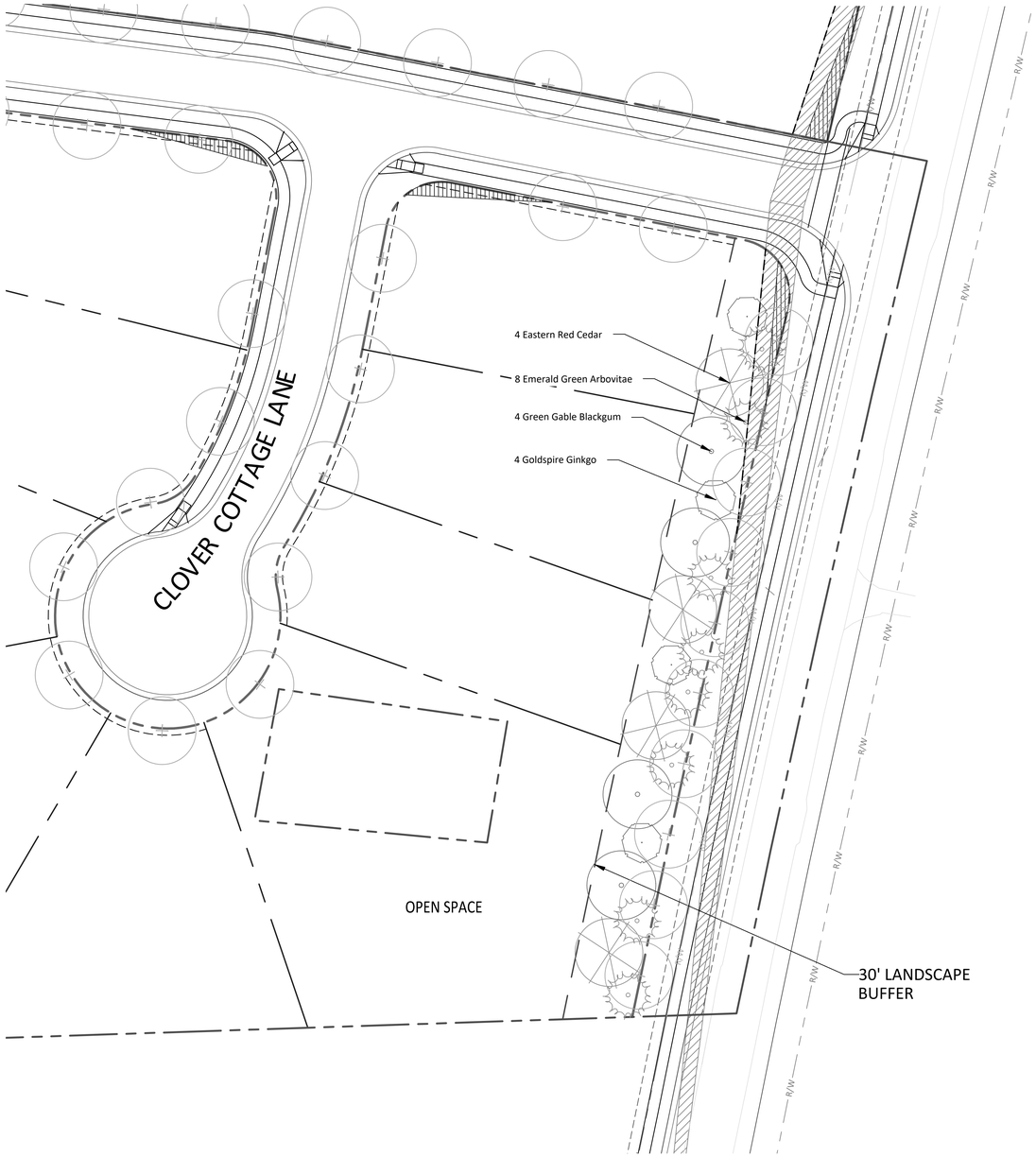
December 17, 2021



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30

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THE PRESERVE AT MOODY FARM
ROLESVILLE ROAD
WAKE COUNTY, NC

JOB NUMBER:
CHECKED BY:
DRAWN BY:
DATE:

SHEET TITLE:

BUFFER PLAN

SHEET NO.:

L2

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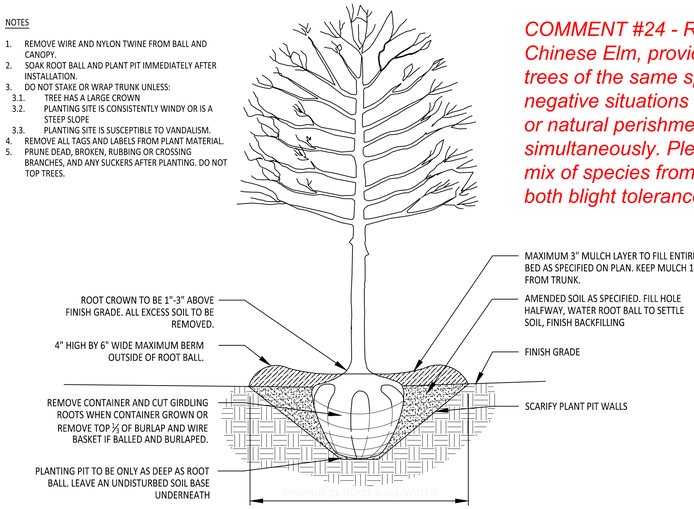
PLANT DETAILS

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

COMMENT #24 - Regarding Drake Chinese Elm, providing 89.8 % of 197 trees of the same species creates future negative situations relative to either blight or natural perishment occuring relatively simultaneously. Please consider a greater mix of species from the perspective of both blight tolerance and life expectancy.

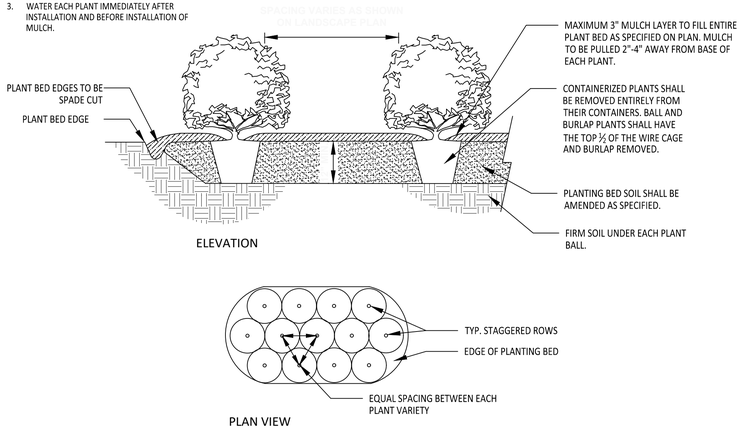
This has been updated

Comment #23 - Please add for Clarity/reference "Per UDO Section 14.4" for streetscape buffer along thoroughfares.

This has been updated

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				
	177	Ulmus parviflora 'Drake'	Drake Chinese Elm	2.5" Cal., 8' Ht.	B & B	Large mature tree
	4	Ginkgo biloba 'Goldspire'	Goldspire Ginkgo	2.5" Cal., 8' Ht.	B & B	Large mature tree
	4	Nyssa sylvatica 'Green Gable'	Green Gable Blackgum	1.5" Cal., 6' Ht.	B & B	Small mature tree
	4	Juniperus virginiana	Eastern Red Cedar	1.5" Cal., 6' Ht.	B & B	Evergreen tree
	8	Thuja occidentalis 'Emerald Green'	Emerald Green Arbovitae	1.5" Cal., 6' Ht.	B & B	Evergreen tree

REQUIRED CALCULATIONS

STREET BUFFER ALONG ROLESVILLE ROAD: (387.504 LF)
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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THE PRESERVE AT MOODY FARM
ROLESVILLE ROAD
WAKE COUNTY, NC

JOB NUMBER:
CHECKED BY:
DRAWN BY:
DATE:

SHEET TITLE:

PLANTING NOTES AND DETAILS

SHEET NO.:

L3

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