

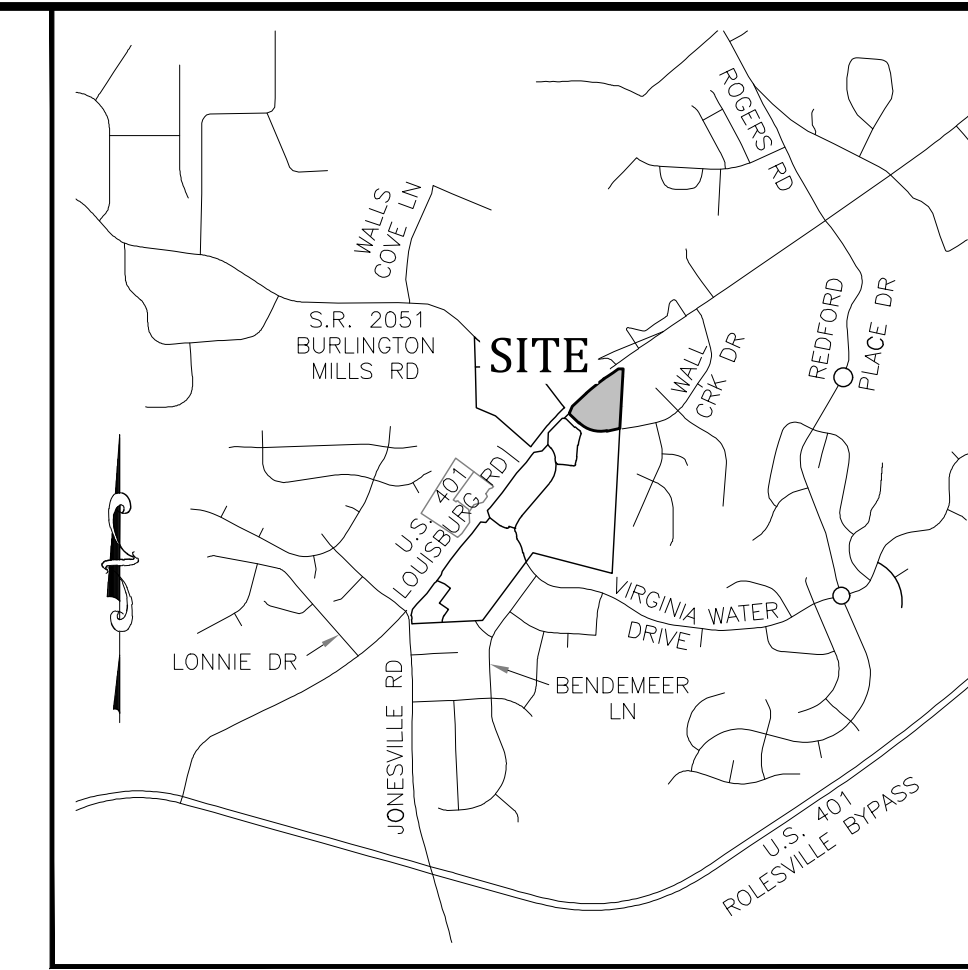
V1 - PSP-24-06

# WALLBROOK - LOT 8

## PRELIMINARY SUBDIVISION PLAT

Main Street and Wall Creek Drive, Town of Rolesville, Wake County, North Carolina

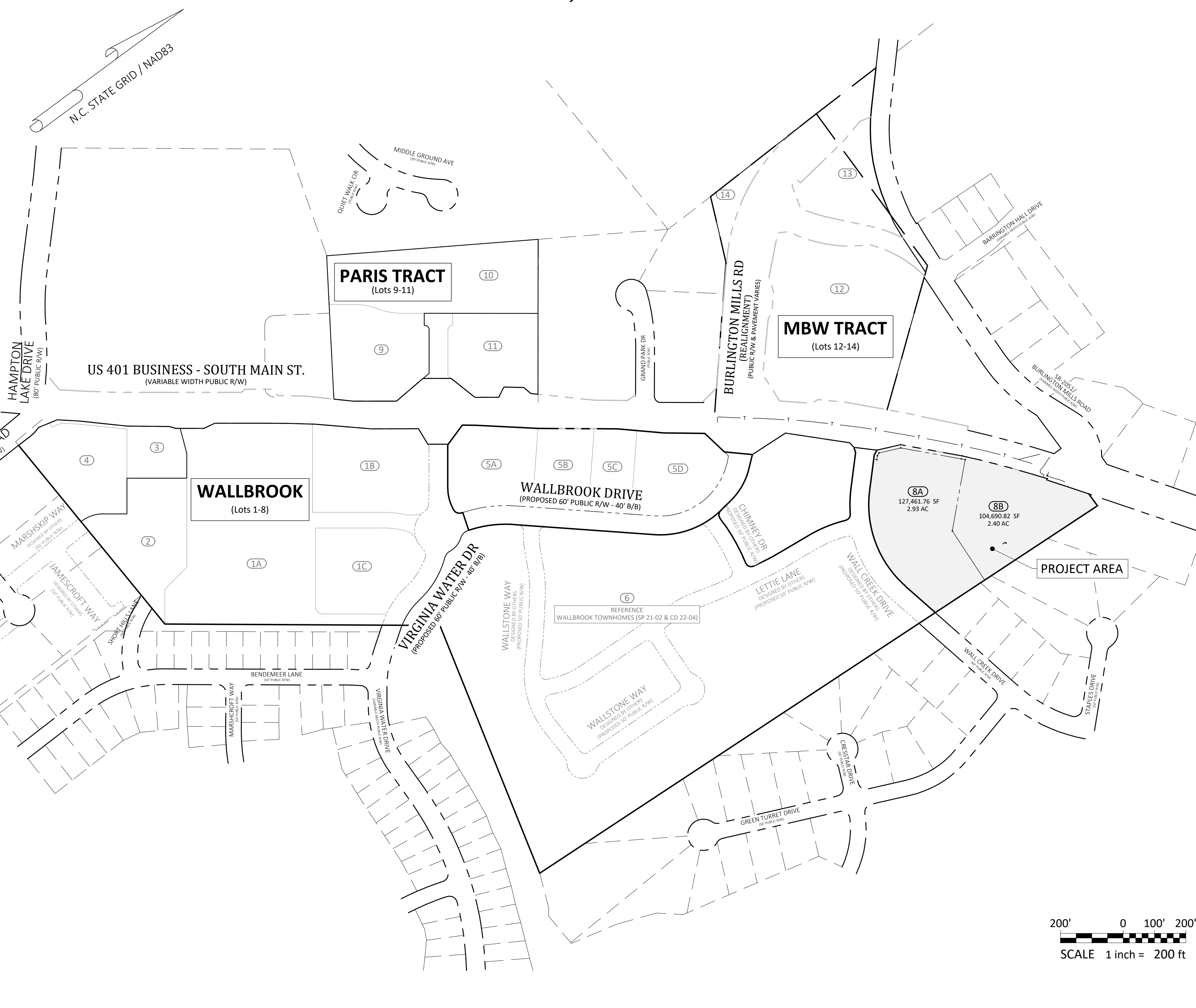
Project No. PSP 24-06



Vicinity Map  
NTS

### General Notes

- CONSTRUCTION PLAN APPROVAL FROM TOWN OF ROLESVILLE AND RALEIGH WATER SHALL BE OBTAINED PRIOR TO CONSTRUCTION OF ANY STREET, WATER, AND/OR SANITARY SEWER AND STORM DRAINAGE SYSTEMS.
- ALL REQUIRED IMPROVEMENTS SHALL CONFORM TO THE TOWN OF ROLESVILLE AND RALEIGH WATER STANDARD DESIGNS AND DETAILS.
- ALL LOTS SHALL EQUAL OR EXCEED THE MINIMUM DEVELOPMENT STANDARDS OF THE TOWN OF ROLESVILLE LAND DEVELOPMENT ORDINANCE.
- ELECTRIC SERVICE PROVIDED BY WAKE ELECTRIC.
- WATER AND SANITARY SEWER SERVICE IS PROVIDED BY RALEIGH WATER.
- ELECTRIC AND TELEPHONE UTILITIES SHALL BE INSTALLED UNDERGROUND.
- STREET LIGHTS - N/A
- DEPRESS CURBS FOR HANDICAP RAMPS AT STREET INTERSECTIONS THAT HAVE SIDEWALKS.
- EROSION CONTROL PLAN APPROVAL REQUIRED PRIOR TO SITE DEVELOPMENT.
- STORMWATER MANAGEMENT PLAN WILL LIMIT IMPERVIOUS AREA TO 85% OF CUMULATIVE AREA OF LOT 8.
- HYDRAULIC ANALYSIS OF THE WATER MAINS ARE REQUIRED PRIOR TO CONSTRUCTION.
- NO SEWER SERVICES SHALL BE CONNECTED TO BUILDINGS WITHIN THIS PROJECT, UNTIL ALL MAINS AND SERVICES HAVE BEEN INSTALLED AND ACCEPTED FOR MAINTENANCE BY RALEIGH WATER.
- STORM DRAIN PIPE SIZES ARE APPROXIMATE. FINAL SIZING, GRADES, ETC. SHALL BE SUBMITTED WITH CONSTRUCTION PLANS.
- JURISDICTIONAL WETLANDS AND STREAMS SHOWN ON THIS PLAT ARE BASED UPON NC DWR STREAM DETERMINATIONS NBRRO #17-431 & #17-432 AND THE US ARMY CORP OF ENGINEERS SAW-2019-00873 AND SAW-2019-876.
- NC DOT DRIVEWAY PERMITS ARE REQUIRED FOR ALL PROPOSED SITE DRIVEWAYS AND STREET CONNECTIONS TO US 401 BUSINESS (MAIN STREET). REQUIRED ROADWAY IMPROVEMENTS ALONG US 401 BUSINESS (MAIN STREET) ARE TO BE CONSTRUCTED AS PART OF NCDOT U-6241.
- BOUNDARY AND TOPOGRAPHICAL SURVEY INFORMATION HEREON WAS TAKEN FROM A SURVEY PERFORMED BY GARY S. MILLER AND ASSOCIATES, P.A. ENTITLED JOHNSON, MIRMIRAN & THOMPSON ENTITLED "ALTA/NSPS LAND TITLE SURVEY PREPARED FOR C4 INVESTMENTS, LLC" DATED MARCH 10, 2020.
- ELEVATIONS SHOWN ARE BASED ON NAVD 88 DATUM.
- A PORTION OF THE PROPERTY IS LOCATED WITHIN FLOOD ZONE 'X', AREA OF MINIMAL FLOODING, AS SHOWN ON NATIONAL FLOOD INSURANCE RATE MAP (FIRM) NO. 3720175800K, PANEL 1758 EFFECTIVE DATE 7/19/2022.



### Legend

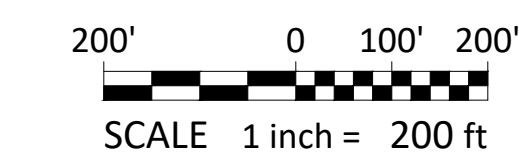
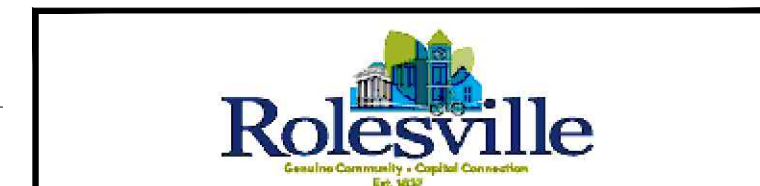
- |          |          |
|----------|----------|
| EXISTING | PROPOSED |
| ○        | ●        |
| △        | ▲        |
| +        | +        |
| R        | R        |
| R/W      | R/W      |
| C&G      | C&G      |
| DI       | DI       |
| EM       | EM       |
| F/O      | F/O      |
| FH       | FH       |
| GV       | GV       |
| LP       | LP       |
| PP       | PP       |
| ROP      | ROP      |
| S.F.     | S.F.     |
| WM       | WM       |
| WMH      | WMH      |
| WV       | WV       |
| X        | X        |
| TH       | TH       |
| TV       | TV       |
| W        | W        |
| 8"       | 8"       |
| 12"      | 12"      |
| 50'      | 50'      |
| 5'       | 5'       |
| 1'       | 1'       |
| RP       | RP       |
| OS       | OS       |

**SPECIAL USE PERMIT (SUP 20-02) APPLIES TO LOTS 1(A,B, & C) - 8**

- PRESENTED TO TOWN BOARD AS AGENDA ITEM C.1 ON 2-MAR-2021. APPROVED SUP IS RECORDED AS BOOK 18451 PG 470
- TOWNHOMES LIMITED TO 155 UNITS
- PRIOR TO ISSUANCE OF FIRST CERTIFICATE OF OCCUPANCY FOR THE FIRST RESIDENTIAL UNIT, WALL CREEK DRIVE EXTENSION MUST BE COMPLETE
- NO LATER THAN 6 MONTHS FOLLOWING COMPLETION OF THE LAPP GRANT PROJECT IMPROVEMENTS, DEVELOPER WILL COMPLETE BOTH 1) THE EXTENSION OF VIRGINIA WATER DRIVE TO MAIN STREET AND 2) THE EXTENSION OF BURLINGTON MILLS ROAD (AS REALIGNED) FROM MAIN ST TO VIRGINIA WATER DRIVE. (THIS PORTION OF BURLINGTON MILLS HAS BEEN RENAMED TO WALLBROOK DRIVE)
- DEVELOPER WILL COMPLETE TRAFFIC IMPROVEMENTS AS SET FORTH IN OCTOBER 13, 2020 MEMO BY STANTEC.
- AREAS EAST OF WALL CREEK RIPARIAN BUFFER SHALL NOT BE DEVELOPED WITH STRUCTURES OR IMPROVEMENTS.

### TOWN OF ROLESVILLE DEVELOPMENT APPLICATIONS

- |              |  |
|--------------|--|
| SUP 20-02    | SPECIAL USE PERMIT                                 |
| ANX 21-06    | ANNEXATION   |
| PR 21-04     | PRELIMINARY SUBDIVISION PLAT (TOWN BOARD APPROVED) |
| PR 21-04 REV | PRELIMINARY SUBDIVISION PLAT (REVISED)             |
| FSP 23-09    | INTERMEDIATE SUBDIVISION PLAT                      |
| PSP 24-06    | PRELIMINARY SUBDIVISION PLAT (CURRENT APPLICATION) |



### Site Data

PIN NUMBERS:	1758-67-1871
REAL ESTATE ID:	0509438
CURRENT ZONING:	GC-CZ
ACREAGE IN DEVELOPMENT:	5.33± ACRES
ACREAGE IN TOTAL TRACT:	5.33± ACRES
NUMBER OF LOTS CREATED:	2
LINEAR FEET IN STREETS:	N/A
WATERSHED:	Lower Neuse
RIVER BASIN:	Neuse
CURRENT USE:	VACANT / WOODED
PROPOSED USE(S):	REFER TO SUP 20-02 FOR PERMITTED USES
CURRENT IMPERVIOUS:	0 SF
PROPOSED IMPERVIOUS:	MAX 85% OF TOTAL LOT AREA - 232,152.6 SF x 0.85 = 197,329.7 SF (PER MASTER STORMWATER PERMIT - WAKE CO. SWF 105882-2023)
DEVELOPMENT STANDARDS:	LDO
OPEN SPACE CALCULATIONS:	CALCULATIONS APPROVED VIA PR 21-04 (TOWN BOARD APPROVED) AND PR 21-04 REVISED
PARKING CALCULATIONS:	PARKING CALCS TO BE SHOWN ON SUBSEQUENT SITE DEVELOPMENT PLAN(S)
TREE PRESERVATION:	N/A (REFER TO TREE PRESERVATION PLAN - APPROVED VIA PR 21-04 REVISED)

### Engineer

Ark Consulting Group, PLLC  
925-A Conference Drive  
Greenville, NC 27858  
(252) 558-0888

### Owner/Developer

Wallbrook Landco, LLC  
3 Keel St, Ste 2  
Wrightsville Beach, NC 28480  
(704) 621-6430

### Sheet Index

#	Title
1	Cover / Overall Site
2	Existing Conditions
3	Lot Layout
4	Utility & Drainage Plan

REF Survey - Johnson, Mirmiran & Thompson (3 Sheets)  
PR 21-04 REVISED (6 Sheets)

- Cover / Overall Site
- Site Plan (Wallbrook)
- Easement Plan (Wallbrook)
- Utility Plan (Wallbrook)
- Grading/Drainage Plan (Wallbrook)
- Tree Preservation Plan

### Survey Note:

BOUNDARY AND TOPOGRAPHICAL INFORMATION SHOWN HEREON WAS PREPARED BY JOHNSON, MIRMIRAN & THOMPSON, AS SHOWN ON DRAWING ENTITLED "ALTA/NSPS LAND TITLE SURVEY FOR WALLBROOK LANDCO, LLC", DATED MARCH 25, 2020, ATTACHED TO THIS DRAWING SET FOR REFERENCE.

SHEET: 1 of 4 PIN # 1758-67-1871

### Cover / Overall Site

## WALLBROOK - LOT 8

PRELIMINARY SUBDIVISION PLAT  
TOWN OF ROLESVILLE PROJECT No. PSP 24-XX  
Town of Rolesville, Wake County, North Carolina

DEVELOPER: Crosland Southeast

ADDRESS: 121 West Trade Street, Ste 2550, Charlotte, NC 28202

PHONE: (704) 561-5200

DEVELOPER: Ark Consulting Group, PLLC  
925-A Conference Dr., Greenville, NC 27858  
(252) 558-0888

DATE: 9/3/2024

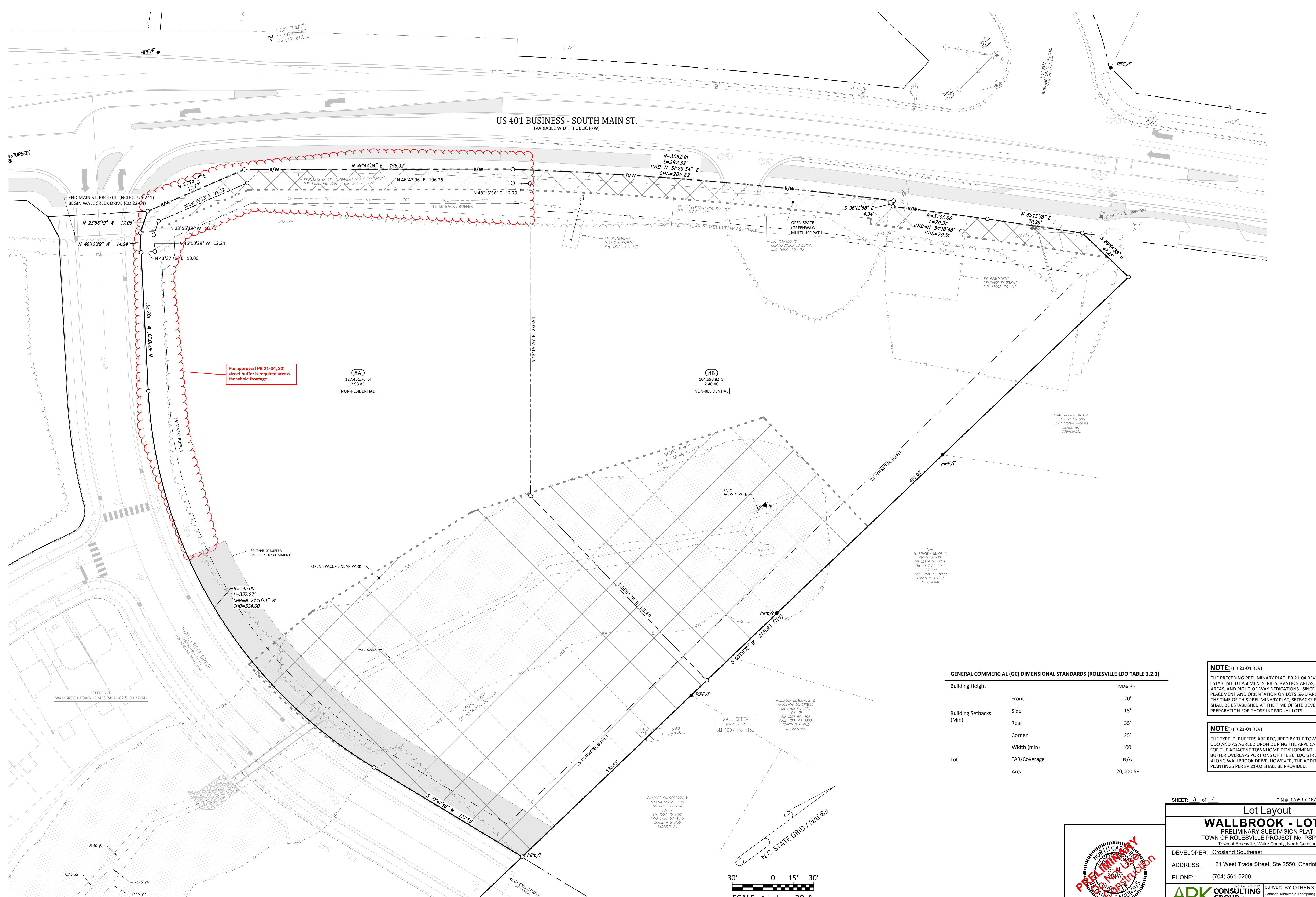
SCALE: 1" = 200'



#	DATE	DESCRIPTION
1	3-SEP-24	ISSUED FOR INITIAL REVIEW
REVISIONS:		

C:\Users\BFB\OneDrive\Documents\Projects\2024\WALLBROOK\24-XX\WALLBROOK\_L08.DWG, Date: 09/03/2024, User: BFB, Plot: 1758-67-1871, Scale: 1"=200'





Per approved PR 21-04, 30' street buffer is required across the whole frontage.

**8A**  
127,461.76 SF  
2.93 AC  
NON-RESIDENTIAL

**8B**  
104,690.82 SF  
2.40 AC  
NON-RESIDENTIAL

**GENERAL COMMERCIAL (GC) DIMENSIONAL STANDARDS (ROLESVILLE LDO TABLE 3.2.1)**

Building Height		Max 35'
Building Setbacks (Min)	Front	20'
	Side	15'
	Rear	35'
	Corner	25'
Lot	Width (min)	100'
	FAR/Coverage	N/A
Area		20,000 SF

**NOTE: (PR 21-04 REV)**  
THE PRECEDING PRELIMINARY PLAT, PR 21-04 REVISED, ESTABLISHED EASEMENTS, PRESERVATION AREAS, OPEN SPACE AREAS, AND RIGHT-OF-WAY DEDICATIONS. SINCE BUILDING PLACEMENT AND ORIENTATION ON LOTS 5A-D ARE UNKNOWN AT THE TIME OF THIS PRELIMINARY PLAT, SETBACKS FOR LOTS 5A-D SHALL BE ESTABLISHED AT THE TIME OF SITE DEVELOPMENT PLAN PREPARATION FOR THOSE INDIVIDUAL LOTS.

**NOTE: (PR 21-04 REV)**  
THE TYPE 'D' BUFFERS ARE REQUIRED BY THE TOWN OF ROLESVILLE LDO AND AS AGREED UPON DURING THE APPLICATION OF SP 21-02 FOR THE ADJACENT TOWNHOME DEVELOPMENT. THE TYPE 'D' BUFFER OVERLAPS PORTIONS OF THE 30' LDO STREET BUFFER ALONG WALLBROOK DRIVE, HOWEVER, THE ADDITIONAL PLANTINGS PER SP 21-02 SHALL BE PROVIDED.

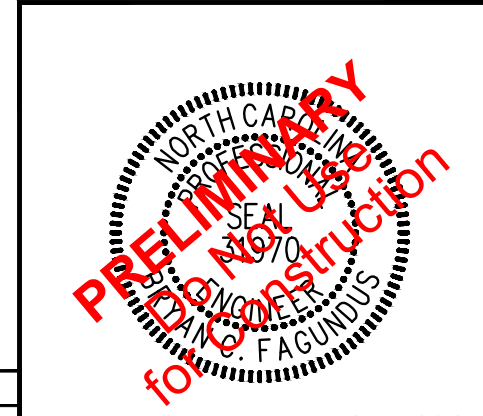
SHEET: 3 of 4 PIN # 1758-67-1871

**Lot Layout**  
**WALLBROOK - LOT 8**  
PRELIMINARY SUBDIVISION PLAT  
TOWN OF ROLESVILLE PROJECT No. PSP 24-XX  
Town of Rolesville, Wake County, North Carolina

DEVELOPER: Crosland Southeast  
ADDRESS: 121 West Trade Street, Ste 2550, Charlotte, NC 28202  
PHONE: (704) 561-5200

**ARK CONSULTING GROUP, P.L.L.C.**  
ENGINEERS & PLANNERS  
925-A Conference Dr., Greenville, NC 27838  
(252) 558-0888

SURVEY: BY OTHERS (Johnson, Mirmiran & Thompson)  
APPROVED: BCF  
DATE: 9/3/2024  
DRAWN: DLC  
CHECKED: TGN  
SCALE: 1" = 100'



#	DATE	DESCRIPTION
1	3-SEP-24	ISSUED FOR INITIAL REVIEW
REVISIONS:		

9/3/2024

ACG Dwg No. D-1525-PP