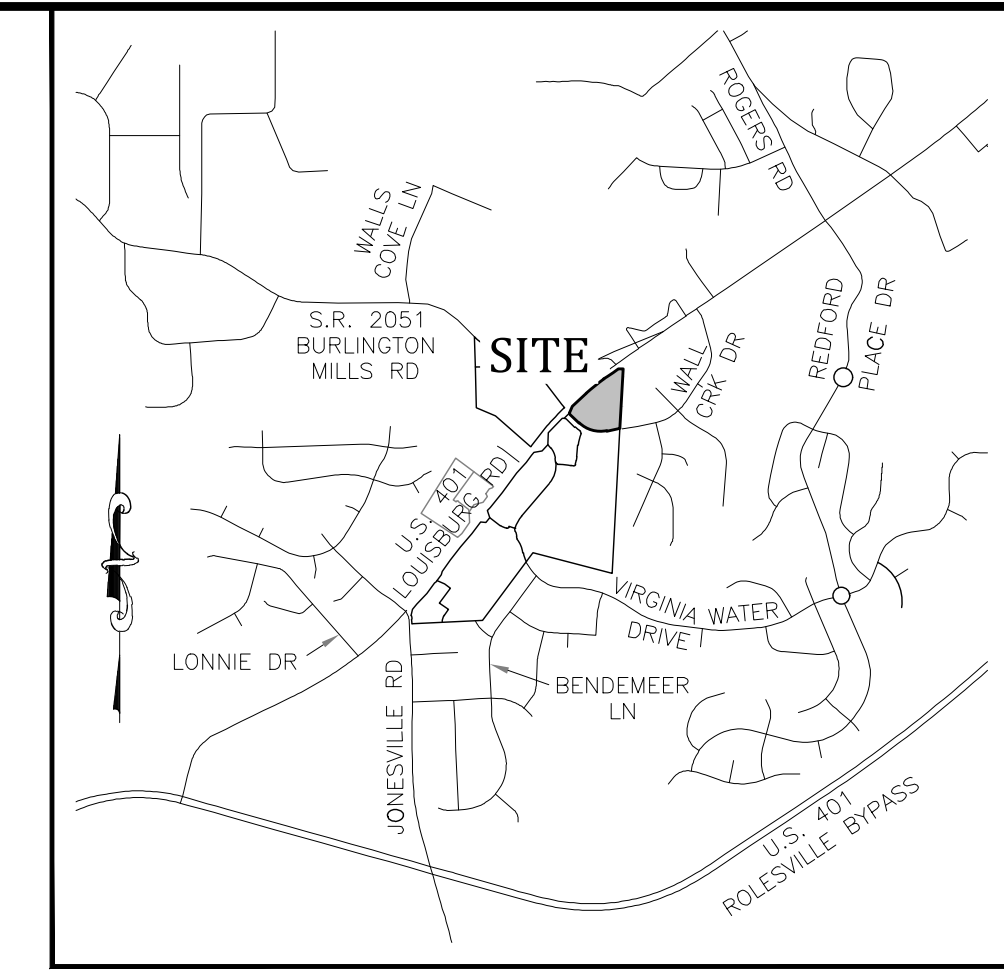


WALLBROOK - LOT 8

PRELIMINARY SUBDIVISION PLAT

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

Project No. PSP 24-06



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 NC DOT U-6241.
- BOUNDARY AND TOPOGRAPHICAL SURVEY INFORMATION SHOWN 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.
- THIS 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.

19. PUBLIC SEWER MAIN EXTENSION BY OTHERS (CD 22-04) TO THIS SUBDIVISION MUST BE CONDITIONALLY ACCEPTED BY RALEIGH WATER PRIOR TO THE RECORDING OF ANY LOTS ASSOCIATED WITH THIS PRELIMINARY PLAT.

Legend

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

NOTE: 1. THE DEVELOPERS OF LOT 8 ARE PROPOSING TWO DEVELOPABLE LOTS FOR BUILDING OR SALE. THE PURPOSE OF THIS MAJOR PRELIMINARY SUBDIVISION PLAT IS TO ESTABLISH THAT LOTS 8A AND 8B ARE IN COMPLIANCE WITH THE RULES SET FORTH IN SECTION 9 OF THE TOWN OF ROLESVILLE'S LAND DEVELOPMENT ORDINANCE. PURSUANT TO SECTION 9.1 THIS PRELIMINARY SUBDIVISION PLAT IS REQUIRED AND SHALL BE CONSIDERED A MAJOR SUBDIVISION.

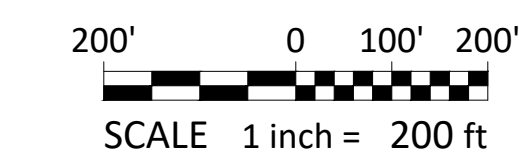
SPECIAL USE PERMIT (SUP 20-02) APPLIES TO LOTS 1(A, B, & C) - 8

- 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)

PSP-24-06/Preliminary Subdivision Plat/
Wallbrook Lot 8
APPROVED
Date: December 20, 2024
Town of Rolesville Planning Department



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)
FEMA FIRM MAP:	THIS PROPERTY IS LOCATED IN FLOOD ZONE "X", AREA OF MINIMAL FLOODING, AS SHOWN ON NATIONAL FLOOD INSURANCE RATE MAP (FIRM) 3720175800K EFFECTIVE JULY 19, 2022.
REFERENCES:	DB 18103, PG 1563 BM 2023, PG 1602 BM 1995, PG 2034

Engineer	Owner/Developer
Ark Consulting Group, PLLC 925-A Conference Drive Greenville, NC 27858 (252) 558-0888	Wallbrook Landco, LLC 3 Keel St, Ste 2 Wrightsville Beach, NC 28480 (704) 621-6430
Contact: Bryan Fagundus, PE bryan@arkconsultinggroup.com	Contact: Austin Williams awilliams@serere.com

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

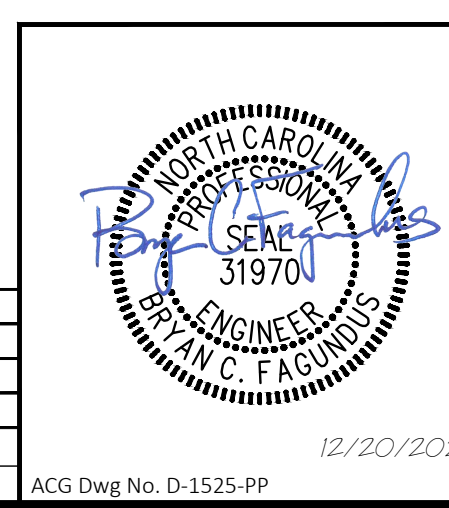
Cover / Overall Site

WALLBROOK - LOT 8

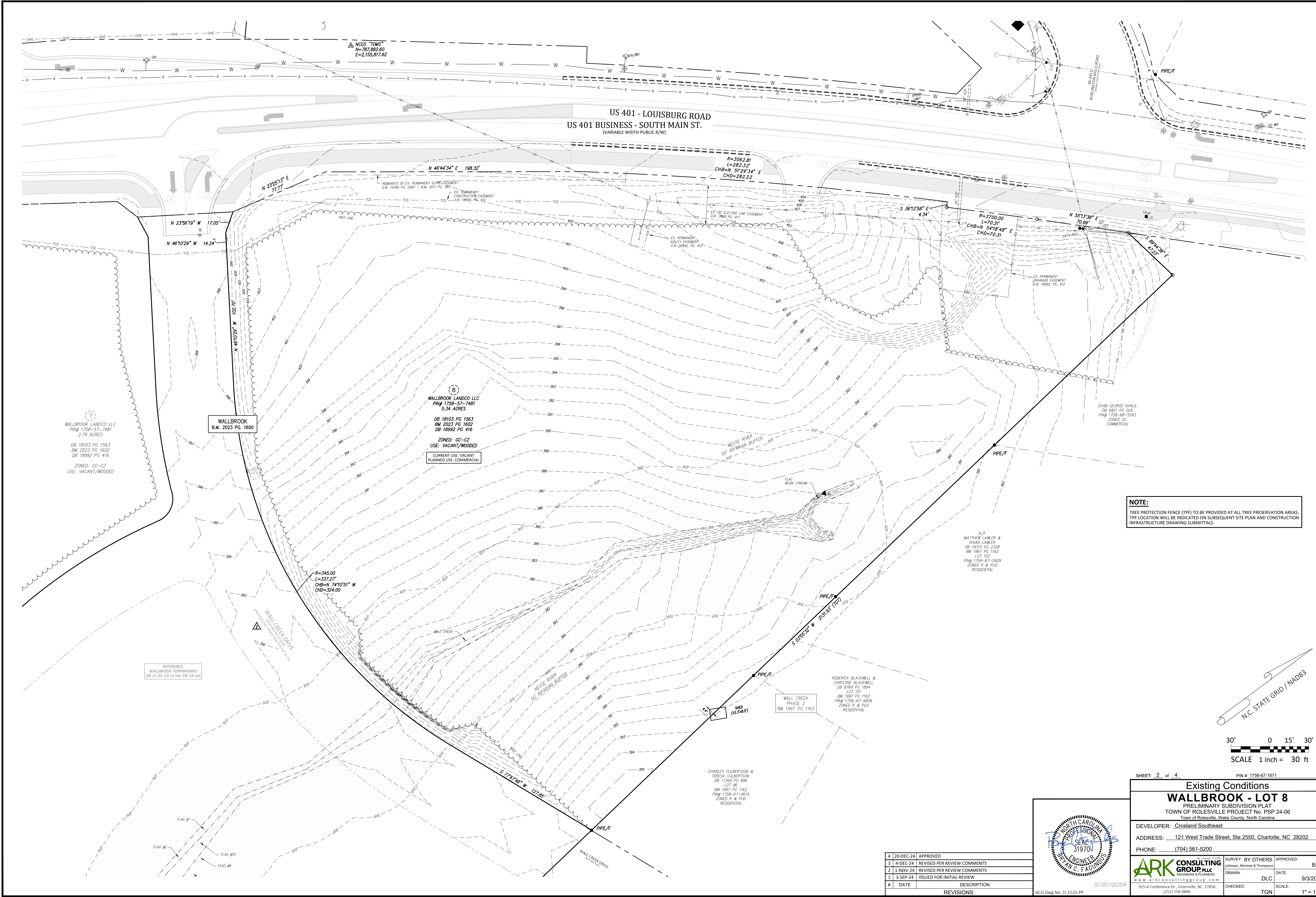
PRELIMINARY SUBDIVISION PLAT
TOWN OF ROLESVILLE PROJECT NO. PSP 24-06

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

APPROVED: BCF
DATE: 9/3/2024
SCALE: 1" = 200'



#	DATE	DESCRIPTION
4	20-DEC-24	APPROVED
3	4-DEC-24	REVISED PER REVIEW COMMENTS
2	1-NOV-24	REVISED PER REVIEW COMMENTS
1	3-SEP-24	ISSUED FOR INITIAL REVIEW



NOTE:
 TREE PROTECTION FENCE (TPF) TO BE PROVIDED AT ALL TREE PRESERVATION AREAS.
 TPF LOCATION WILL BE INDICATED ON SUBSEQUENT SITE PLAN AND CONSTRUCTION
 INFRASTRUCTURE DRAWING SUBMITTALS.

7
 WALLBROOK LANDCO LLC
 PIN# 1758-57-7481
 2.74 ACRES
 DB 18103 PG 1563
 BM 2023 PG 1602
 DB 18992 PG 416
 ZONED: GC-CZ
 USE: VACANT/WOODED

WALLBROOK
 B.M. 2023 PG. 1600

8
 WALLBROOK LANDCO LLC
 PIN# 1758-57-7481
 5.34 ACRES
 DB 18103 PG 1563
 BM 2023 PG 1602
 DB 18992 PG 416
 ZONED: GC-CZ
 USE: VACANT/WOODED
 CURRENT USE: VACANT
 PLANNED USE: COMMERCIAL

R=345.00
 L=337.27'
 CHB=N 7470'51" W
 CHD=324.00

CHARLES CULBERTSON &
 TERESA CULBERTSON
 DB 17393 PG 896
 LOT 96
 BM 1997 PG 1162
 PIN# 1758-67-4619
 ZONED R & PUD
 RESIDENTIAL

RODERICK BLACKWELL &
 CHRISTINE BLACKWELL
 DB 8769 PG 1894
 LOT 101
 BM 1997 PG 1162
 PIN# 1758-67-6836
 ZONED R & PUD
 RESIDENTIAL

N/F
 MATTHEW LAWLER &
 WHAY LAWLER
 DB 19315 PG 2328
 BM 1997 PG 1162
 LOT 102
 PIN# 1758-67-5029
 ZONED R & PUD
 RESIDENTIAL

SHEET: 2 of 4

Existing Conditions
WALLBROOK - LOT 8
 PRELIMINARY SUBDIVISION PLAT
 TOWN OF ROLESVILLE PROJECT No. PSP 24-06
 Town of Rolesville, Wake County, North Carolina
 DEVELOPER: Crosland Southeast
 ADDRESS: 121 West Trade Street, Ste 2550, Charlotte, NC 28202
 PHONE: (704) 561-5200

INTEGRITY
 NORTH CAROLINA
 PROFESSIONAL
 ENGINEER
 31970
 BRYAN C. FAGIOLINI

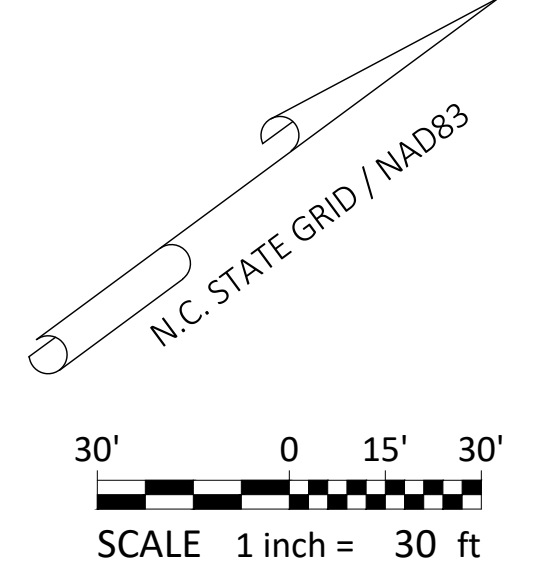
ARK CONSULTING GROUP, PLLC
 ENGINEERS & PLANNERS
 www.arkconsultinggroup.com
 925-A Conference Dr., Greenville, NC 27858
 (252) 558-0888

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

REVISIONS:

4	20-DEC-24	APPROVED
3	4-DEC-24	REVISED PER REVIEW COMMENTS
2	1-NOV-24	REVISED PER REVIEW COMMENTS
1	3-SEP-24	ISSUED FOR INITIAL REVIEW
#	DATE	DESCRIPTION

ACG Dwg No. D-1525-PP
 12/20/2024



US 401 BUSINESS - SOUTH MAIN ST.
(VARIABLE WIDTH PUBLIC R/W)

WALL CREEK DRIVE IS CONSIDERED A COLLECTOR STREET AND IS THEREFORE SUBJECT TO A 15' STREET BUFFER PURSUANT TO SECTION 6.2.2.2 OF THE TOWN OF ROLESVILLE LDO. THE PREVIOUSLY APPROVED PR 21-04 REVISED SHOWED THIS BUFFER AS 30' IN ERROR AND IS CORRECTED WITH THIS PSP.

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

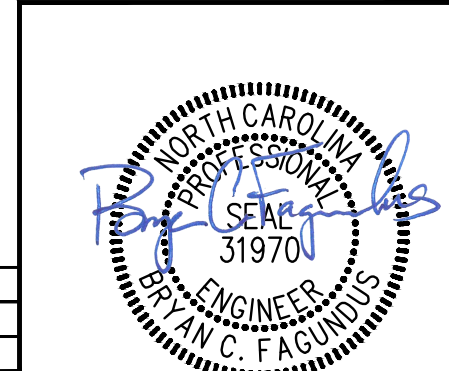
NOTE: (PR 21-04 REV)
THE PRECEDING PRELIMINARY PLAT, PR 21-04 REVISED, ESTABLISHED EASEMENTS, PRESERVATION AREAS, OPEN SPACE AREAS, AND RIGHT-OF-WAY DEDICATIONS. SINCE BUILDING PLACEMENT AND ORIENTATION ON LOTS 5A-D ARE UNKNOWN AT THE TIME OF THIS PRELIMINARY PLAT, SETBACKS FOR LOTS 5A-D SHALL BE ESTABLISHED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

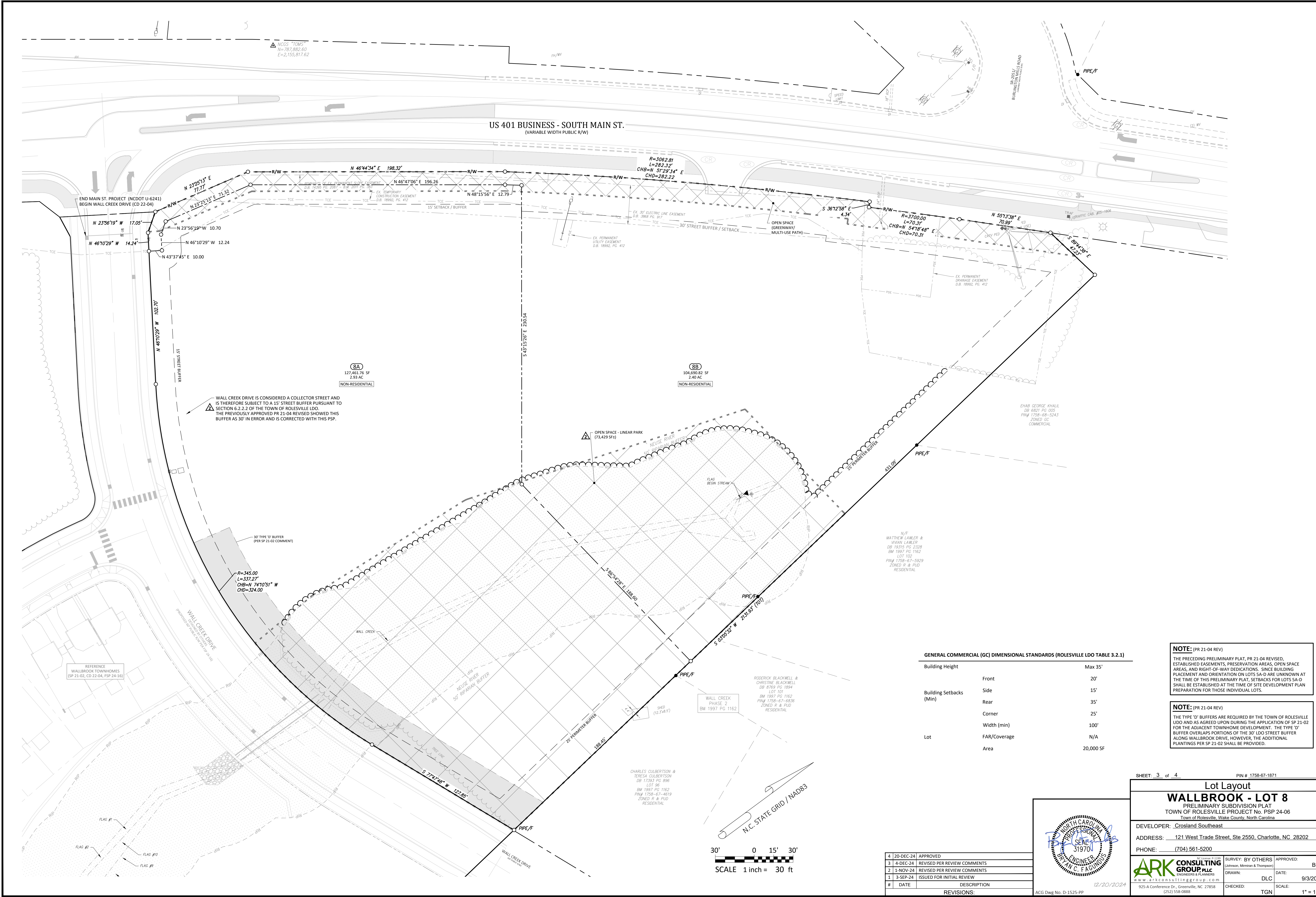
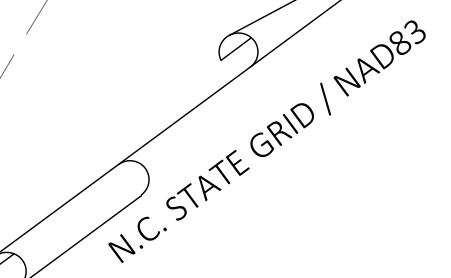
Lot Layout
WALLBROOK - LOT 8
PRELIMINARY SUBDIVISION PLAT
TOWN OF ROLESVILLE PROJECT NO. PSP 24-06
Town of Rolesville, Wake County, North Carolina

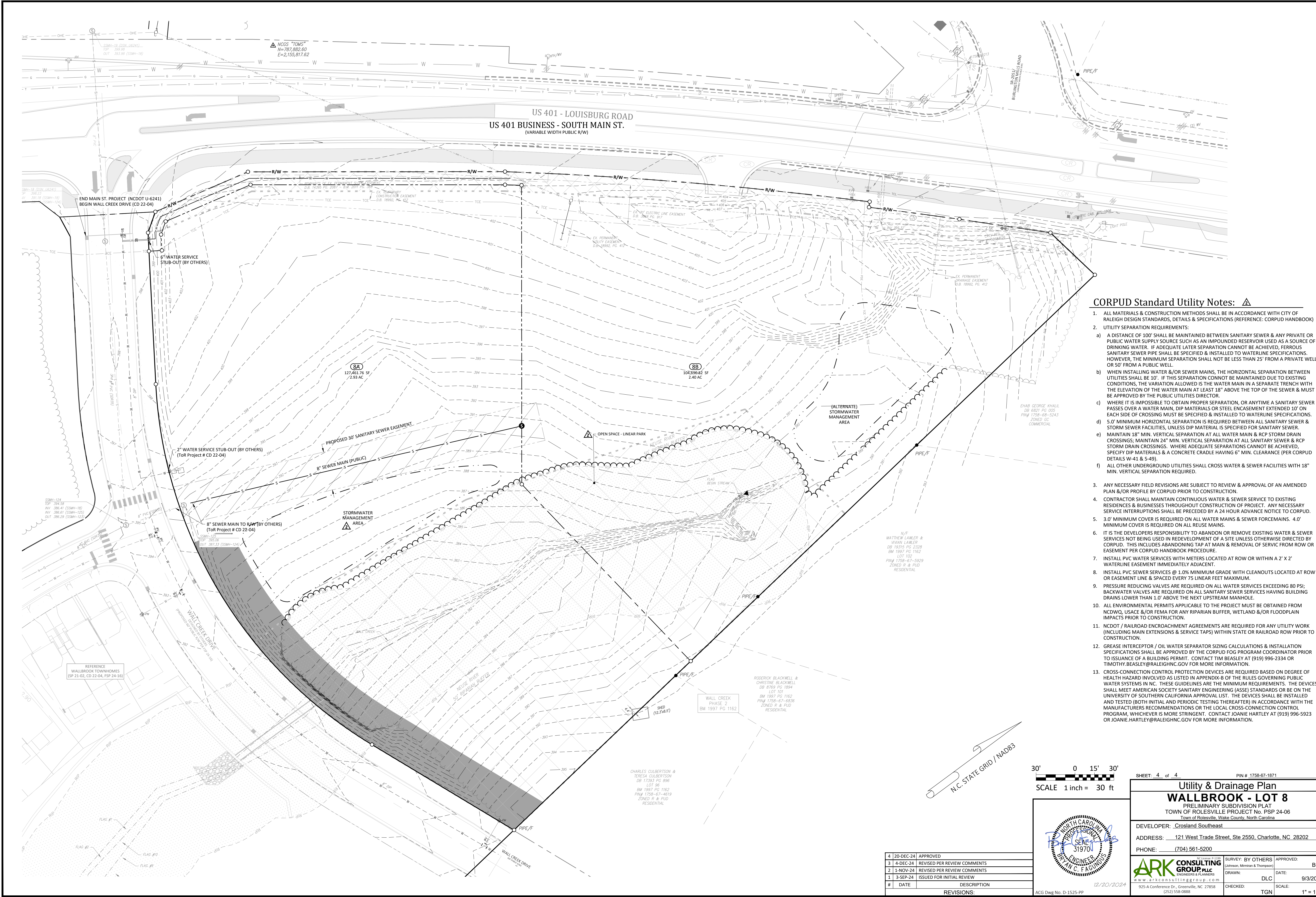
DEVELOPER: Crosland Southeast
ADDRESS: 121 West Trade Street, Ste 2550, Charlotte, NC 28202
PHONE: (704) 561-5200



#	DATE	DESCRIPTION
4	20-DEC-24	APPROVED
3	4-DEC-24	REVISED PER REVIEW COMMENTS
2	1-NOV-24	REVISED PER REVIEW COMMENTS
1	3-SEP-24	ISSUED FOR INITIAL REVIEW

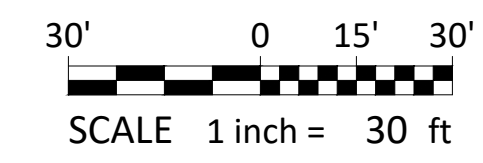
SURVEY BY OTHERS	APPROVED:
BY OTHERS	BCF
DRAWN:	DLC
CHECKED:	TGN
DATE:	9/3/2024
SCALE:	1" = 100'





CORPUD Standard Utility Notes: Δ

1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK)
2. UTILITY SEPARATION REQUIREMENTS:
 - a) A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATER SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
 - b) WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR.
 - c) WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATER MAIN, DIP MATERIALS OR STEEL ENCASUREMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
 - d) 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
 - e) MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATER MAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W-41 & S-49).
 - f) ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
3. ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY CORPUD PRIOR TO CONSTRUCTION.
4. CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO CORPUD.
5. 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
6. IT IS THE DEVELOPERS RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY CORPUD. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE.
7. INSTALL PVC WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2' X 2' WATERLINE EASEMENT IMMEDIATELY ADJACENT.
8. INSTALL PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM.
9. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI; BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE.
10. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWQ, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS PRIOR TO CONSTRUCTION.
11. NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
12. GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUD FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT TIM BEASLEY AT (919) 996-2334 OR TIMOTHY.BEASLEY@RALEIGHNC.GOV FOR MORE INFORMATION.
13. CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NC. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT JOANIE HARTLEY AT (919) 996-5923 OR JOANIE.HARTLEY@RALEIGHNC.GOV FOR MORE INFORMATION.

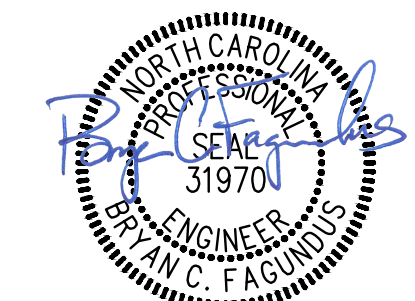


N.C. STATE GRID / MAD83

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

Utility & Drainage Plan
WALLBROOK - LOT 8
 PRELIMINARY SUBDIVISION PLAT
 TOWN OF ROLESVILLE PROJECT No. PSP 24-06
 Town of Rolesville, Wake County, North Carolina

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



#	DATE	DESCRIPTION
4	20-DEC-24	APPROVED
3	4-DEC-24	REVISED PER REVIEW COMMENTS
2	1-NOV-24	REVISED PER REVIEW COMMENTS
1	3-SEP-24	ISSUED FOR INITIAL REVIEW

APPROVED: BCF
 DATE: 9/3/2024
 DRAWN: DLG
 CHECKED: TGN
 SCALE: 1" = 100'

12/20/2024
 ACG Dwg No. D-1525-PP

GENERAL NOTES:

- 1. THIS ALTA/NSPS LAND TITLE SURVEY WAS PREPARED FOR THE BENEFIT OF WALLBROOK LANDCO, LLC, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR, AND INVESTORS TITLE INSURANCE COMPANY.
2. THE PROPERTY AS SHOWN HEREON IS BASED ON A FIELD-RUN BOUNDARY SURVEY WITH A REW CLOSURE OF 1:34,600.
3. THE IMPROVEMENTS SHOWN HEREON ARE BASED ON A FIELD-RUN PLANIMETRIC SURVEY PERFORMED BY JOHNSON, MIRMIRAN & THOMPSON FROM DECEMBER 2019 THROUGH MARCH 2020 AND REFLECTS SITE CONDITIONS AS OF THAT DATE.
4. ELEVATIONS ARE BASED ON NAVD88 DATUM.
5. THE SURVEY IS REFERENCED TO THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM (NCSPCS), NORTH AMERICAN DATUM, 1983, 2001 ADJUSTMENT, NAD83(2001).
6. THE USE OF THE WORD CERTIFY OR CERTIFICATION CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE UNDERSIGNED PROFESSIONAL'S KNOWLEDGE, INFORMATION AND BELIEF, AND IN ACCORDANCE WITH THE COMMONLY ACCEPTED PROCEDURE CONSISTENT WITH THE APPLICABLE STANDARDS OF PRACTICE AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE EITHER EXPRESSED OR IMPLIED.
7. THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE X, AREA OF MINIMAL FLOODING, AS SHOWN ON NATIONAL FLOOD INSURANCE RATE MAP (FIRM), WAKE COUNTY, NORTH CAROLINA, PANEL 1758, MAP NO. 3720175800J, EFFECTIVE DATE: MAY 2, 2006.
8. AT THE TIME OF THE SURVEY, THERE WERE NO PARKING SPACES.
9. AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR LANDFILL.
10. AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF A CEMETERY.
11. AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

AREA TABULATION

Table with 4 columns: PARCEL, PIN#, NET (AC.), GROSS (AC.). Rows include parcels A, B, C, D and a TOTALS row.

RECORD LEGAL DESCRIPTIONS FOR TAX PARCELS 1758-48-9229 & 1758-58-2090:

PER INVESTORS TITLE INSURANCE COMPANY, TITLE COMMITMENT NO. 201800776CA2, WITH AN EFFECTIVE DATE OF SEPTEMBER 14, 2018 AT 5:00 P.M.

IN THE STATE OF NC, COUNTY OF WAKE,

PARCEL ONE (REID #: 0224145) (PIN #1758-58-2090) (PARCEL 'B'):

BEING LOT 2-3, CONTAINING 10.723 NET ACRES, AS THE SAME IS SHOWN ON THAT PLAT RECORDED IN BOOK OF MAPS 1996, PAGE 1582, WAKE COUNTY REGISTRY.

PARCEL TWO (REID #: 0092211) (PIN #1758-48-9229) (PARCEL 'A'):

BEING THAT PARCEL DESCRIBED AS FOLLOWS:

BEGINNING AT A STAKE IN THE EDGE OF THE ROLESVILLE-WALKERS CROSSROAD ROAD, CORNER OF O. V. WIGGINS, THENCE IN A SOUTHWESTERN DIRECTION ABOUT 300 FEET TO A STAKE AND W. H. MARSHALL'S LINE; THENCE IN A NORTHWESTERN DIRECTION 246 FEET WITH MARSHALL'S LINE TO THE EDGE OF THE ROAD; THENCE IN AN EASTERN DIRECTION WITH SAID ROAD ABOUT 410 FEET TO THE POINT OF BEGINNING, CONTAINING 1/8 OF AN ACRE BY ESTIMATION. BEING A PART OF THE LAND FORMERLY OWNED BY JAMES WALL.

RECORD LEGAL DESCRIPTIONS FOR TAX PARCELS 1758-56-8976 & 1758-45-8905:

PER INVESTORS TITLE INSURANCE COMPANY, TITLE COMMITMENT NO. 201800751CA2, WITH AN EFFECTIVE DATE OF SEPTEMBER 10, 2018 AT 5:00 P.M.

IN THE STATE OF NC, COUNTY OF WAKE,

TRACT 1 (PIN #1758-56-8976) (PARCEL 'C'):

BEING ALL OF TRACT 2A (2.894 ACRES) AND TRACT 3 (41.221 ACRES) AS SHOWN ON PLAT ENTITLED "RECOMBINATION SURVEY FOR TOMMY TWITTY," DATED NOVEMBER 17, 1995, PREPARED BY W. GRAHAM CAWTHORNE, JR., RLS AND RECORDED IN BOOK OF MAPS 1995, PAGE 2034, WAKE COUNTY REGISTRY.

LESS AND EXCEPT FROM TRACT 1 THAT 0.175 ACRE PORTION AS CONVEYED TO THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION IN DEED RECORDED IN BOOK 14395, PAGE 2080, WAKE COUNTY REGISTRY.

TRACT 2 (PIN #1758-45-8905) (PARCEL 'D'):

BEING ALL OF TRACT 2 (15.057 ACRE) AS SHOWN ON PLAT ENTITLED "RECOMBINATION MAP OF BOBBY L. MURRAY TRUST, TRACTS 1 & 2" DATED NOVEMBER 7, 2002, PREPARED BY MICHAEL D. GOODFRED, RLS, AND RECORDED IN BOOK OF MAPS 2005, PAGES 1195 AND 1196, WAKE COUNTY REGISTRY.

LESS AND EXCEPT FROM TRACT 2 THAT 0.03 ACRE PORTION AS CONVEYED TO CARLTON GROUP OF NORTH CAROLINA, LLC IN DEED RECORDED IN BOOK 13993, PAGE 2591, WAKE COUNTY REGISTRY.

SCHEDULE B, PART II EXCEPTIONS:

PER INVESTORS TITLE INSURANCE COMPANY, TITLE COMMITMENT NO. 201800776CA2, WITH AN EFFECTIVE DATE OF SEPTEMBER 14, 2018 AT 5:00 P.M.

1. (ITEM 3) MATTERS SHOWN ON RECORDED BOOK OF MAPS 1996 AT PAGE 1582 SHOWS THE FOLLOWING LOCATED ON THE LAND:

- (a) OVERHEAD LINES [PLOTTED HEREON]
(b) POWER POLE [PLOTTED HEREON]
(c) RIGHT OF WAY FOR U.S. HWY 401 LOUISBURG ROAD [PLOTTED HEREON]

2. (ITEM 4) EASEMENT(S) AND/OR RIGHT(S) OF WAY RECORDED IN BOOK 3868 AT PAGE 917 (PARCEL ONE). [PLOTTED HEREON]

SCHEDULE B, PART II EXCEPTIONS:

PER INVESTORS TITLE INSURANCE COMPANY, TITLE COMMITMENT NO. 201800751CA2, WITH AN EFFECTIVE DATE OF SEPTEMBER 10, 2018 AT 5:00 P.M.

3. (ITEM 2) TITLE TO THAT PORTION OF THE LAND WITHIN THE RIGHT-OF-WAY OF U.S. HIGHWAY 401 (LOUISBURG ROAD). [PLOTTED HEREON]

4. (ITEM 3) RIGHTS OF OTHERS THERETO ENTITLED IN AND TO THE CONTINUED UNINTERRUPTED FLOW OF THE CREEK, LOCATED ON THE LAND. [CREEK LOCATION PLOTTED HEREON]

5. (ITEM 4) ELECTRIC LINE RIGHT-OF-WAY EASEMENT TO WAKE ELECTRIC MEMBERSHIP CORPORATION RECORDED IN BOOK 3868 AT PAGE 917. [PLOTTED HEREON]

AS TO TRACT 1 ONLY (PIN #1758-56-8976):

6. (ITEM 8) SUBJECT TO MATTERS SHOWN ON RECORDED BOOK OF MAPS 1995 AT PAGE 2034 SHOWS THE FOLLOWING LOCATED ON THE LAND:

- (a) OVERHEAD LINE [PLOTTED HEREON]
(b) POWER POLE [PLOTTED HEREON]

7. (ITEM 9) EASEMENT(S) TO WAKE ELECTRIC MEMBERSHIP CORPORATION RECORDED IN BOOK 863 AT PAGES 211 AND 212. [BLANKET EASEMENT - EXISTING ELECTRIC LINES PLOTTED HEREON]

8. (ITEM 10) RURAL LINE PERMIT TO CAROLINA TELEPHONE AND TELEGRAPH COMPANY RECORDED IN BOOK 1338 AT PAGES 143 AND 145. [LOCATIONS CANNOT BE DETERMINED FROM THE RECORD DOCUMENT, EXISTING POLES AND GUY WIRES PLOTTED HEREON]

9. (ITEM 11) SLOPE EASEMENT RECORDED IN BOOK 14395 AT PAGE 2087 AS SHOWN ON PLAT RECORDED IN BOOK OF MAPS 2011 AT PAGE 383. [PLOTTED HEREON]

AS TO TRACT 2 ONLY (PIN #1758-45-8905):

10. SUBJECT TO MATTERS SHOWN ON RECORDED BOOK OF MAPS 2005 AT PAGES 1195 AND 1196 SHOWS THE FOLLOWING LOCATED ON THE LAND:

- (a) UNDERGROUND SEWER MAIN MARKER [NOT FOUND]
(b) POWER BOX [NOT FOUND]
(c) RIGHTS OF OTHERS IN AND TO THE USE OF THE SOIL PATH (TO BE ABANDONED) [PATH NO LONGER VISIBLE]

11. (ITEM 13) DEED OF EASEMENT WITH GENERAL WARRANTY FOR WATERLINE EASEMENT TEMPORARY CONSTRUCTION EASEMENT RECORDED IN BOOK 16679 AT PAGE 132. [WATERLINE EASEMENT PLOTTED HEREON, TEMPORARY CONSTRUCTION EASEMENT NOT PLOTTED]

12. (ITEM 14) SANITARY SEWER EASEMENT RECORDED IN BOOK 10071 AT PAGE 2179 AS SHOWN ON PLAT RECORDED IN BOOK OF MAPS 2003 AT PAGE 647. [PLOTTED HEREON]

13. (ITEM 15) RESERVATION OF EASEMENT RECORDED IN BOOK 13993 AT PAGE 2591. [PLOTTED HEREON]

14. (ITEM 16) TITLE TO THAT PORTION OF THE LAND WITHIN THE RIGHT-OF-WAY OF S.R. 2226. [RIGHT OF WAY OF S.R. 2226 PLOTTED HEREON - PROPERTY DOES NOT EXTEND INTO RIGHT OF WAY]

15. (ITEM 17) RIGHT OF WAY AGREEMENT TO STATE HIGHWAY COMMISSION RECORDED IN BOOK 2052 AT PAGE 545. [RIGHT OF WAY OF S.R. 2226 PLOTTED HEREON]

16. (ITEM 18) RIGHTS OF OTHERS THERETO ENTITLED IN AND TO THE CONTINUED UNINTERRUPTED FLOW OF BRANCH/CREEK, LOCATED ON THE LAND. [BRANCH/CREEK LOCATION PLOTTED HEREON]

CURRENT ZONING SETBACK REQUIREMENTS:

Table with 2 columns: TAX PARCEL, REQUIREMENTS. Rows include R-1 (SINGLE FAMILY RESIDENTIAL), R-1-SUD (SINGLE FAMILY RESIDENTIAL SPECIAL USE DISTRICT), CO-SUD (COMMERCIAL OUTLYING SPECIAL USE DISTRICT), and CO-SUD.

Table with 4 columns: FRONT, SIDE, CORNER, REAR. Rows include R-1 and CO.

NOTE: ZONING INFORMATION BASED ON INFORMATION AS PROVIDED BY CURRENT COUNTY ZONING DEPARTMENT, NO ZONING REPORT OR LETTER WAS PROVIDED TO SURVEYOR AT TIME OF SURVEY.

NEW LEGAL DESCRIPTIONS

PARCEL 'A' (PIN #1758-48-9229)

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE TOWN OF ROLESVILLE, COUNTY OF WAKE, STATE OF NORTH CAROLINA, DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND IRON PIPE MARKING THE NORTHWEST CORNER OF LOT 2-3 AS SAID LOT IS SHOWN AND SO DESIGNATED ON THAT CERTAIN PLAT ENTITLED "RECOMBINATION SURVEY FOR TOMMY TWITTY, TRACTS 2-2 & 2-3, TWITTY PROP.", BY W. GRAHAM CAWTHORNE, JR., RLS, DATED NOVEMBER 17, 1995, REVISED JANUARY 12, 1996 AND RECORDED IN BOOK OF MAPS 1996, PAGE 1582, WAKE COUNTY RECORDS, SAID PIPE ALSO BEING ON THE EAST LINE OF TRACT #3 AS SAID TRACT IS SHOWN AND SO DESIGNATED ON THAT CERTAIN PLAT ENTITLED "W. H. MARSHALL ESTATE", BY C. W. RUSSUM, RLS, DATED JULY, 1961 AND RECORDED IN BOOK OF MAPS 1961, PAGE 97, WAKE COUNTY RECORDS; THENCE ALONG SAID EAST LINE OF TRACT 3 N01°11'04"W 240.24' TO AN IRON PIPE ON THE SOUTHWEST RIGHT OF WAY LINE OF BURLINGTON MILLS ROAD (S.R. 2051); THENCE ALONG SAID SOUTHWEST RIGHT OF WAY LINE THE FOLLOWING FOUR COURSES: (1) S47°12'51"E 130.81'; (2) ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 600.00', THROUGH A CENTRAL ANGLE OF 26°22'04", AN ARC LENGTH OF 276.12' AND BEING SUBTENDED BY A CHORD BEARING S60°23'53"E 273.69'; (3) S75°02'10"E 50.12'; AND (4) S77°31'31"E 22.85' TO THE NORTH LINE OF AFORESAID LOT 2-3; THENCE ALONG SAID NORTH LINE OF LOT 2-3 N89°45'02"W 399.74' TO THE POINT OF BEGINNING.

CONTAINING 0.828 ACRES, MORE OR LESS.

PARCEL 'B' (PIN #1758-58-2090)

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE TOWN OF ROLESVILLE, COUNTY OF WAKE, STATE OF NORTH CAROLINA, DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND IRON PIPE MARKING THE SOUTHWEST CORNER OF PARCEL 2 AS SAID PARCEL IS DESCRIBED IN DEED BOOK 15498, PAGE 1302, WAKE COUNTY RECORDS; THENCE ALONG THE SOUTH LINE OF SAID PARCEL 2 S89°45'02"E 399.74' TO THE SOUTHWEST RIGHT OF WAY LINE OF BURLINGTON MILLS ROAD (S.R. 2051); THENCE CONTINUING S89°45'02"E 200.72' TO THE NORTHWEST CORNER OF LOT 2-4 AS SAID LOT IS SHOWN AND SO DESIGNATED ON THAT CERTAIN PLAT ENTITLED "RECOMBINATION SURVEY FOR TOMMY TWITTY, TRACTS 2-2 & 2-3, TWITTY PROP.", BY W. GRAHAM CAWTHORNE, JR., RLS, DATED NOVEMBER 17, 1995, REVISED JANUARY 12, 1996 AND RECORDED IN BOOK OF MAPS 1996, PAGE 1582, WAKE COUNTY RECORDS; THENCE ALONG THE SOUTHWEST LINE OF SAID LOT 2-4 S37°53'38"E 39.01' TO A FOUND BENT IRON PIPE AT AN ANGLE POINT IN THE SOUTH RIGHT OF WAY LINE OF BURLINGTON MILLS ROAD; THENCE CONTINUING S37°53'38"E 454.70' TO A FOUND IRON PIPE AT AN ANGLE POINT IN THE NORTHWEST RIGHT OF WAY LINE OF LOUISBURG ROAD (U.S. 401); THENCE CONTINUING S37°53'38"E 45.31' TO THE CENTERLINE OF LOUISBURG ROAD; THENCE ALONG THE CENTERLINE OF SAID ROAD, ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 3,750.00', THROUGH A CENTRAL ANGLE OF 08°13'06", AN ARC LENGTH OF 537.89' AND BEING SUBTENDED BY A CHORD BEARING S41°12'09"W 537.43'; THENCE LEAVING SAID CENTERLINE, ALONG THE NORTHEAST LINE OF LOTS 1 AND 2 AS SAID LOTS ARE SHOWN AND SO DESIGNATED ON THAT CERTAIN PLAT ENTITLED "SURVEY FOR GRAND PARK PROPERTIES, LOTS 1 AND 2", BY CAWTHORNE, MOSS & PANCIERA, P.C., DATED OCTOBER 7, 1998 AND RECORDED IN BOOK OF MAPS 1999, PAGE 1039, WAKE COUNTY RECORDS, N49°16'09"W 479.09' TO A FOUND IRON PIPE MARKING AN ANGLE POINT IN SAID LOT 2; THENCE CONTINUING ALONG THE NORTHEAST LINE OF SAID LOT 2 N66°40'58"W 215.40' TO A FOUND IRON PIPE AT THE NORTHWEST CORNER THEREOF, SAID PIPE ALSO BEING ON THE EAST LINE OF TRACT #3 AS SAID TRACT IS SHOWN AND SO DESIGNATED ON THAT CERTAIN PLAT ENTITLED "W. H. MARSHALL ESTATE", BY C. W. RUSSUM, RLS, DATED JULY, 1961 AND RECORDED IN BOOK OF MAPS 1961, PAGE 97, WAKE COUNTY RECORDS; THENCE ALONG SAID EAST LINE OF TRACT 3 N01°36'18"W 428.68' TO THE POINT OF BEGINNING.

THIS PARCEL IS THE SAME AS LOT 2-3 AS SHOWN AND SO DESIGNATED ON THAT CERTAIN PLAT ENTITLED "RECOMBINATION SURVEY FOR TOMMY TWITTY, TRACTS 2-2 & 2-3, TWITTY PROP.", BY W. GRAHAM CAWTHORNE, JR., RLS, DATED NOVEMBER 17, 1995, REVISED JANUARY 12, 1996 AND RECORDED IN BOOK OF MAPS 1996, PAGE 1582, WAKE COUNTY RECORDS.

CONTAINING 11.168 ACRES, MORE OR LESS.

NEW LEGAL DESCRIPTIONS

PARCEL 'C' (PIN #1758-56-8976)

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE TOWN OF ROLESVILLE, COUNTY OF WAKE, STATE OF NORTH CAROLINA, DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND IRON PIPE MARKING THE NORTHEAST CORNER OF TRACT 2 AS SAID TRACT IS SHOWN AND SO DESIGNATED ON THAT CERTAIN PLAT ENTITLED "RECOMBINATION MAP OF BOBBY L. MURRAY TRUST, TRACTS 1+2", BY KENNETH CLOSE, INC., DATED NOVEMBER 7, 2002 AND RECORDED IN BOOK OF MAPS 2005, PAGES 1195 AND 1196, WAKE COUNTY RECORDS; THENCE ALONG THE NORTH LINE OF SAID TRACT 2 N75°27'01"W 704.12' TO A FOUND IRON PIPE ON THE SOUTHEAST RIGHT OF WAY LINE OF LOUISBURG ROAD (U.S. 401); THENCE CONTINUING N75°27'01"W 32.34' TO THE CENTERLINE OF LOUISBURG ROAD; THENCE ALONG THE CENTERLINE OF SAID ROAD N36°33'22"E 1,116.98'; THENCE CONTINUING ALONG SAID CENTERLINE, ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 3,750.00', THROUGH A CENTRAL ANGLE OF 18°18'05", AN ARC LENGTH OF 1,197.82' AND BEING SUBTENDED BY A CHORD BEARING N45°42'25"E 1,192.73'; THENCE LEAVING SAID CENTERLINE S89°44'38"E 134.33' TO AN ANGLE POINT IN THE SOUTHWEST LINE OF THAT CERTAIN PARCEL DESCRIBED IN DEED BOOK 6821, PAGE 005, WAKE COUNTY RECORDS; THENCE ALONG THE SOUTHWEST LINE OF SAID PARCEL AND ALONG THE WEST LINE OF WALL CREEK SUBDIVISION, PHASES 2, 4 AND 5-A AS RECORDED IN BOOK OF MAPS 1997, PAGE 1162, BOOK OF MAPS 2001, PAGE 628 AND BOOK OF MAPS 2002, PAGE 825, WAKE COUNTY RECORDS, S03°05'32"W 2,131.93' TO A POINT ON THE NORTH LINE OF CARLTON POINTE SUBDIVISION, PHASE 1 AS RECORDED IN BOOK OF MAPS 2008, PAGES 5 TO 10, WAKE COUNTY RECORDS; THENCE ALONG SAID NORTH LINE OF CARLTON POINTE SUBDIVISION N75°27'01"W 852.86' TO THE POINT OF BEGINNING.

THIS PARCEL IS THE SAME AS TRACTS 2A AND 3 AS SHOWN AND SO DESIGNATED ON THAT CERTAIN PLAT ENTITLED "RECOMBINATION SURVEY FOR TOMMY TWITTY", BY W. GRAHAM CAWTHORNE, JR., RLS, DATED NOVEMBER 17, 1995 AND RECORDED IN BOOK OF MAPS 1995, PAGE 2034, WAKE COUNTY RECORDS.

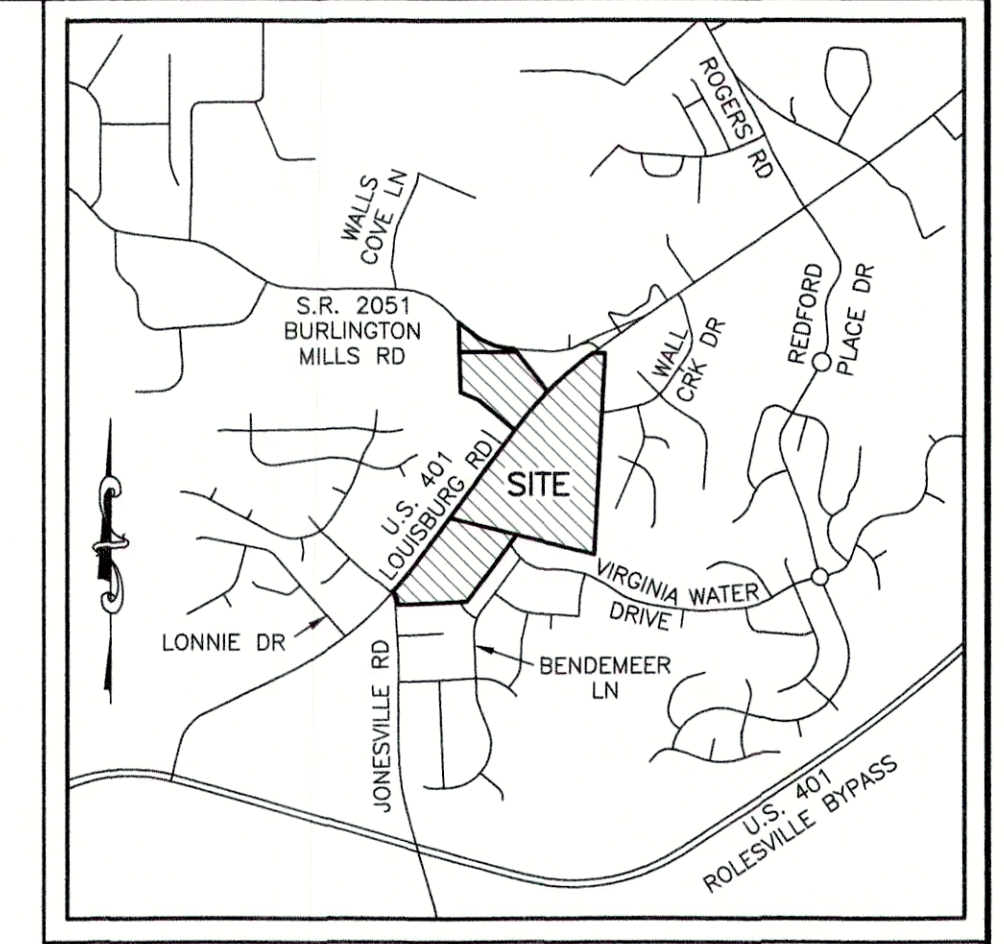
CONTAINING 44.100 ACRES, MORE OR LESS.

PARCEL 'D' (PIN #1758-45-8905)

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE TOWN OF ROLESVILLE, COUNTY OF WAKE, STATE OF NORTH CAROLINA, DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND IRON PIPE ON THE SOUTH LINE OF TRACT 3 AS SAID TRACT IS SHOWN AND SO DESIGNATED ON THAT CERTAIN PLAT ENTITLED "RECOMBINATION SURVEY FOR TOMMY TWITTY", BY W. GRAHAM CAWTHORNE, JR., RLS, DATED NOVEMBER 17, 1995 AND RECORDED IN BOOK OF MAPS 1995, PAGE 2034, WAKE COUNTY RECORDS, SAID PIPE ALSO BEING AN ANGLE POINT IN THE NORTHWEST LINE OF CARLTON POINTE SUBDIVISION, PHASE 1 AS RECORDED IN BOOK OF MAPS 2008, PAGES 5 TO 10, WAKE COUNTY RECORDS; THENCE ALONG THE NORTHWEST LINE OF SAID CARLTON POINTE SUBDIVISION S36°44'45"W 877.98' TO AN ANGLE POINT; THENCE CONTINUING ALONG SAID NORTHWEST LINE AND ALONG THE NORTH LINE OF LOTS 1, 2 AND 3 AS SAID LOTS ARE SHOWN AND SO DESIGNATED ON THAT CERTAIN PLAT ENTITLED "SUBDIVISION PLAT FOR BARRETT VENTURES, LLC", BY CAWTHORNE, MOSS & PANCIERA, P.C., DATED APRIL 4, 2007 AND RECORDED IN BOOK OF MAPS 2008, PAGE 702, WAKE COUNTY RECORDS, S87°10'58"W 737.24' TO AN ANGLE POINT IN THE EAST RIGHT OF WAY LINE OF JONESVILLE ROAD (S.R. 2226) AND THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL DESCRIBED IN DEED BOOK 13993, PAGE 2591, WAKE COUNTY RECORDS; THENCE ALONG THE EAST LINE OF SAID PARCEL N02°07'15"W 48.32'; THENCE CONTINUING ALONG SAID EAST LINE, ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE TO THE WEST, HAVING A RADIUS OF 123.92', THROUGH A CENTRAL ANGLE OF 30°27'05", AN ARC LENGTH OF 65.86' AND BEING SUBTENDED BY A CHORD BEARING N17°21'49"W 65.09' TO THE EAST RIGHT OF WAY LINE OF JONESVILLE ROAD; THENCE ALONG SAID EAST RIGHT OF WAY LINE N03°10'03"W 17.67' TO THE SOUTHEAST RIGHT OF WAY LINE OF LOUISBURG ROAD (U.S. 401); THENCE ALONG SAID SOUTHEAST RIGHT OF WAY LINE THE FOLLOWING EIGHT COURSES: (1) N41°10'16"E 41.30'; (2) N40°37'47"E 49.15'; (3) N39°31'43"E 50.83'; (4) N38°52'58"E 49.80'; (5) N38°22'04"E 50.40'; (6) N37°17'31"E 50.37'; (7) N36°44'45"E 304.20'; AND (8) N36°27'57"E 396.53' TO A FOUND IRON PIPE ON THE SOUTH LINE OF THE AFORESAID TRACT 3; THENCE ALONG SAID SOUTH LINE OF TRACT 3 S75°27'01"E 704.12' TO THE POINT OF BEGINNING.

CONTAINING 15.024 ACRES, MORE OR LESS.



VICINITY MAP SCALE: 1"=2000'

LEGEND

- (1) = RECORD DATA PER BM 1996 PG 1582
(2) = RECORD DATA PER BM 2011 PG 383
(3) = RECORD DATA PER BM 1995 PG 2034
(4) = RECORD DATA PER BM 2002 PG 825
(5) = RECORD DATA PER BM 2005 PG 1195-1196
(6) = RECORD DATA PER DB 13993 PG 2591
● = FOUND MONUMENT AS NOTED
○ = SET IRON PIN
+ = NCOS MONUMENT
* = DIMENSION POINT (NOTHING SET)
R = PROPERTY LINE
R/W = RIGHT OF WAY
C&G = CURB AND GUTTER
C&G = CABLE TV PEDESTAL
DI = DROP INLET
ELEC = ELECTRIC BOX
EM = ELECTRIC METER
F/O = FIBER OPTIC
FH = FIRE HYDRANT
GV = GAS VALVE
H = HAND BOX
LP = LIGHT POLE
PP = POWER POLE
G = GUY WIRE
RCP = REINFORCED CONCRETE PIPE
S.F. = SQUARE FEET (AREA)
S = SIGN
T = TRAFFIC SIGNAL POLE
SM = SANITARY SEWER MANHOLE
SFMV = SANITARY SEWER FORCE MAIN VALVE
SDM = STORM DRAIN MANHOLE
TEP = TELEPHONE PEDESTAL
TB = TRAFFIC BOX
WB = WATER BOX
WM = WATER METER
WMH = WATER MANHOLE
WV = WATER VALVE
W = WELL
X-WALK = PEDESTRIAN X-WALK POLE
E = ELECTRIC LINE
FM = SANITARY SEWER FORCE MAIN
FO = FIBER OPTIC LINE
G = GAS LINE
O-E = OVERHEAD ELECTRIC LINE
S = SANITARY SEWER LINE
T = TELEPHONE LINE
TV = CABLE TV LINE
W = WATER LINE

SURVEYOR'S CERTIFICATION:

TO WALLBROOK LANDCO, LLC, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR, AND INVESTORS TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6A, 7A, 7B1, 8, 9, 11, 13, 16 AND 17 OF TABLE "A" THEREOF. THE FIELDWORK WAS COMPLETED ON MARCH 6, 2020.

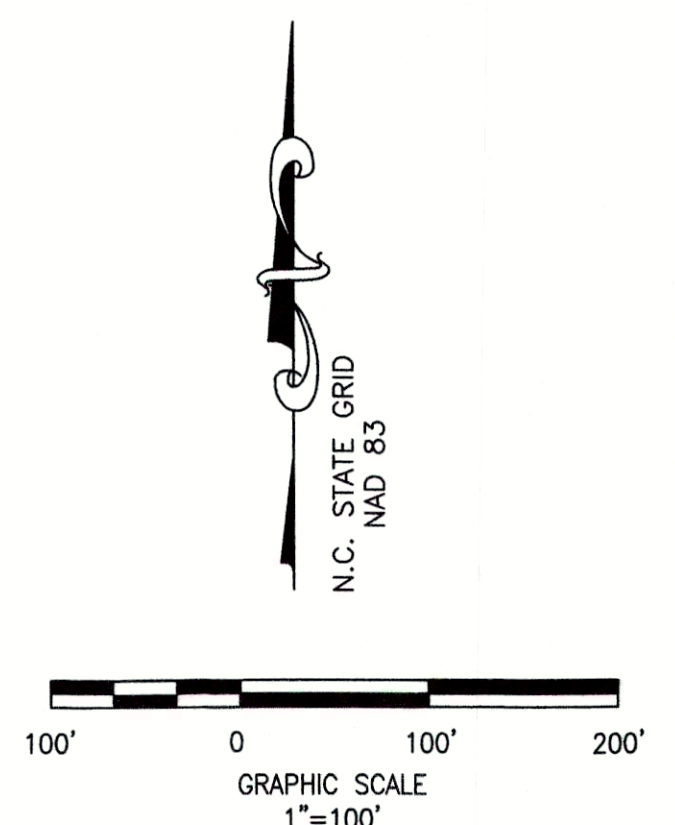
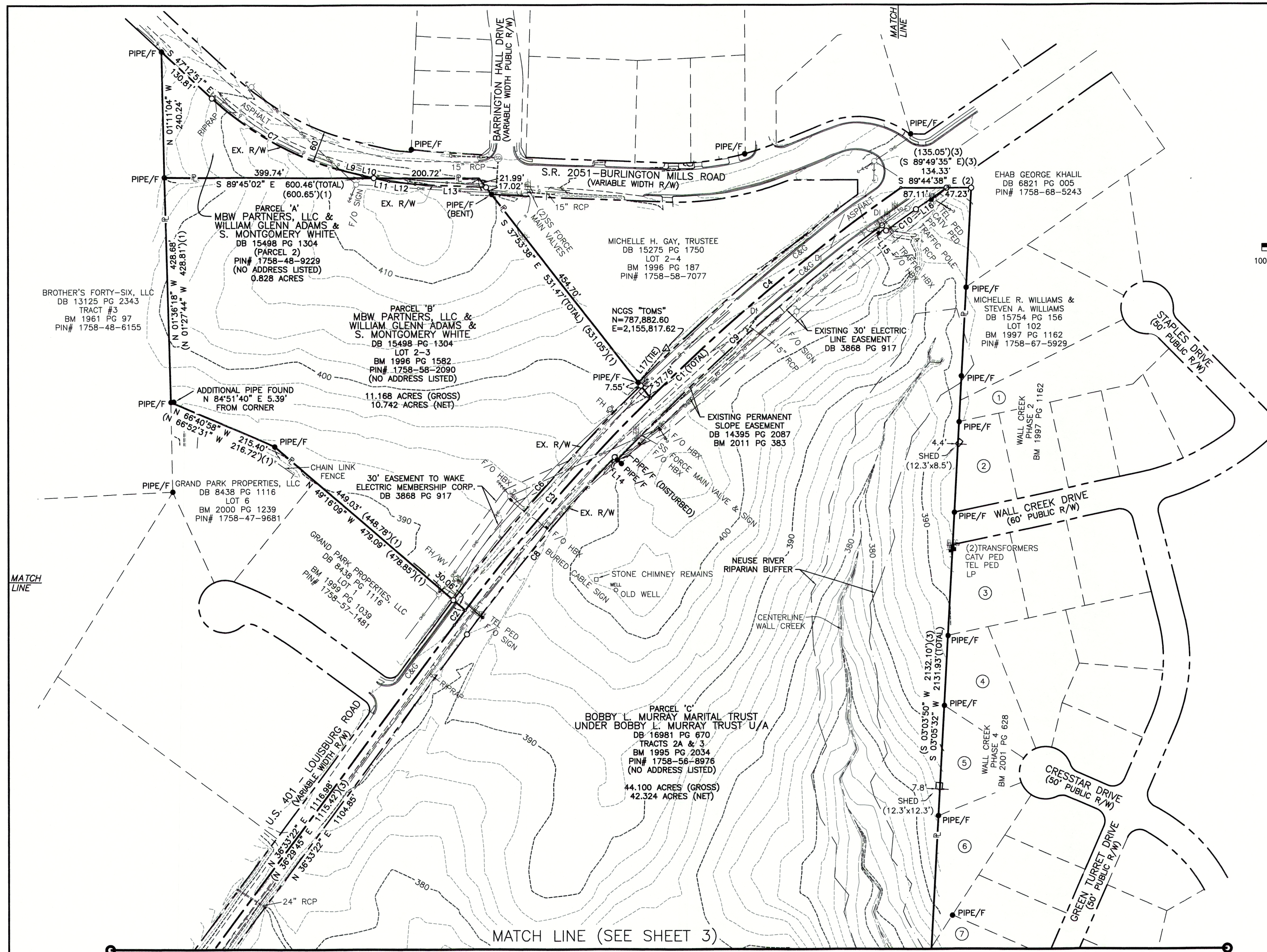
Signature of William T. Robbins, II, dated 10/1/2020. P.L.S. #L-4192



Logo for Johnson, Mirmiran & Thompson Engineering A Brighter Future, 9201 Arboretum Parkway, Suite 310 Richmond, Virginia 23236. Phone: (804)-323-9900, Fax: (804)-323-0596, Email: jmtvo@jmt-engineering.com

Table with 3 columns: REVISION #, DATE, REASON FOR REVISION. Row 1: 1, 10/01/2020, ADDED RIPARIAN BUFFER ALONG WALL CREEK

ALTA/NSPS LAND TITLE SURVEY PREPARED FOR WALLBROOK LANDCO, LLC WAKE FOREST TOWNSHIP TOWN OF ROLESVILLE, WAKE COUNTY, NORTH CAROLINA. DRAWN BY: JSZ, PROJECT#: CHECKED BY: WTR, CONTRACT#: JMT#: 17-10946-001, DATE: 03/25/2020, SCALE: 1"=100', SHEET 1 OF 3



ADJOINING PROPERTY OWNERS

1. RODERICK BLACKWELL & CHRISTINE BLACKWELL
DB 8769 PG 1894
LOT 101
BM 1997 PG 1162
PIN# 1758-67-6836
2. CHARLES CULBERTSON & TERESA CULBERTSON
DB 17393 PG 896
LOT 96
BM 1997 PG 1162
PIN# 1758-67-4619
3. ANTONIO G. CATTARUZZA & SHEILA B. CATTARUZZA
DB 8149 PG 422
LOT 92
BM 1997 PG 1162
PIN# 1758-67-4416
4. JOHN DANIEL BONO, III & SABRINA MICHELE BONO
DB 13369 PG 2170
LOT 85
BM 2001 PG 628
PIN# 1758-67-4204
5. RONALD G. PATTERSON & LAURA A. PATTERSON
DB 10087 PG 2409
LOT 84
BM 2001 PG 628
PIN# 1758-67-4100
6. MICHAEL A. HADDER & JENNIFER H. HADDER
DB 16143 PG 2477
LOT 83
BM 2001 PG 628
PIN# 1758-66-3984
7. JOSEPH L. KEELEY, III & SARAH E. KEELEY
DB 10496 PG 1314
LOT 79
BM 2002 PG 825
PIN# 1758-66-4723

LEGEND

- (1) = RECORD DATA PER BM 1996 PG 1582
 - (2) = RECORD DATA PER BM 2011 PG 383
 - (3) = RECORD DATA PER BM 1995 PG 2034
 - (4) = RECORD DATA PER BM 2002 PG 825
 - (5) = RECORD DATA PER BM 2005 PG 1195-1196
 - (6) = RECORD DATA PER DB 13993 PG 2591
 - = FOUND MONUMENT AS NOTED
 - = SET IRON PIN
 - △ = NCGS MONUMENT
 - = DIMENSION POINT (NOTHING SET)
 - ℙ = PROPERTY LINE
 - R/W = RIGHT OF WAY
- C&G = CURB AND GUTTER
 - CAV = CABLE TV PEDESTAL
 - DI = DROP INLET
 - ELEC = ELECTRIC BOX
 - EM = ELECTRIC METER
 - F/O = FIBER OPTIC
 - FH = FIRE HYDRANT
 - GV = GAS VALVE
 - HBX = HAND BOX
 - LP = LIGHT POLE
 - PP = POWER POLE
 - ← = GUY WIRE
 - RCP = REINFORCED CONCRETE PIPE
 - S.F. = SQUARE FEET (AREA)
 - SIGN = SIGN
 - TRAFFIC SIGNAL POLE = TRAFFIC SIGNAL POLE
 - SANITARY SEWER MANHOLE = SANITARY SEWER MANHOLE
 - SANITARY SEWER FORCE MAIN VALVE = SANITARY SEWER FORCE MAIN VALVE
 - STORM DRAIN MANHOLE = STORM DRAIN MANHOLE
 - TELEPHONE PEDESTAL = TELEPHONE PEDESTAL
 - TRAFFIC BOX = TRAFFIC BOX
 - WATER BOX = WATER BOX
 - WM = WATER METER
 - WMH = WATER MANHOLE
 - WV = WATER VALVE
 - WELL = WELL
 - PEDESTRIAN X-WALK POLE = PEDESTRIAN X-WALK POLE
 - e — = ELECTRIC LINE
 - fm — = SANITARY SEWER FORCE MAIN
 - fo — = FIBER OPTIC LINE
 - g — = GAS LINE
 - oeh — = OVERHEAD ELECTRIC LINE
 - s — = SANITARY SEWER LINE
 - t — = TELEPHONE LINE
 - tv — = CABLE TV LINE
 - w — = WATER LINE

LINE	BEARING	DISTANCE
L1	N 02°07'15" W	48.32'
L2	N 03°10'03" W	17.67'
L3	N 41°10'16" E	41.30'
L4	N 40°37'47" E	49.15'
L5	N 39°31'43" E	50.83'
L6	N 38°52'58" E	49.80'
L7	N 38°22'04" E	50.40'
L8	N 37°17'31" E	50.37'
L9	S 75°02'10" E	50.12'
L10	S 77°31'31" E	22.85'
L11	S 77°31'31" E	29.16'
L12	S 84°03'28" E	50.67'
L13	S 87°10'20" E	135.52'
L14	S 46°39'44" E	7.50'
L15	S 36°12'58" E	12.50'
L16	N 55°13'38" E	70.99'
L17	N 39°21'58" E	83.92'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1197.82'	3750.00'	18°18'05"	S 45°42'25" W	1192.73'
C2	35.15'	3750.00'	0°32'13"	S 36°49'29" W	35.15'
C3	537.89'	3750.00'	8°13'06"	S 41°12'09" W	537.43'
C4	624.78'	3750.00'	9°32'45"	S 50°05'04" W	624.06'
C5	65.86'	123.92'	30°27'05"	S 17°21'49" E	65.09'
C6	543.86'	3780.00'	8°14'37"	S 41°14'38" W	543.40'
C7	276.12'	600.00'	26°22'04"	N 60°23'53" W	273.69'
C8	440.32'	3720.00'	6°46'55"	S 39°56'50" W	440.07'
C9	675.86'	3712.50'	10°25'52"	S 48°33'13" W	674.95'
C10	70.31'	3700.00'	1°05'20"	S 54°18'48" W	70.31'

(R=3750.00', L=1199.06')(3)

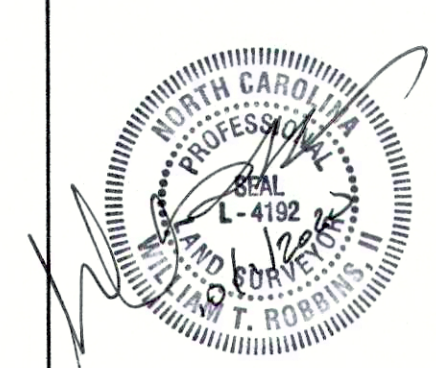
(2)

JMT JOHNSON, MIRMIRAN & THOMPSON
 Engineering A Brighter Future
 9201 Arboretum Parkway Suite 310 Richmond, Virginia 23236
 PHONE: (804)-323-9900 FAX: (804)-323-0596
 EMAIL: jmtva@jmt-engineering.com

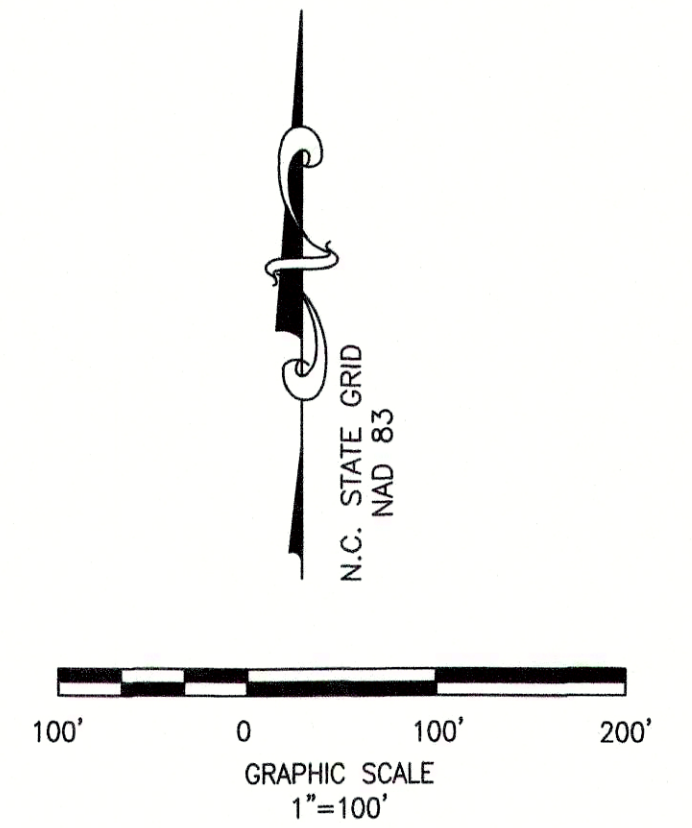
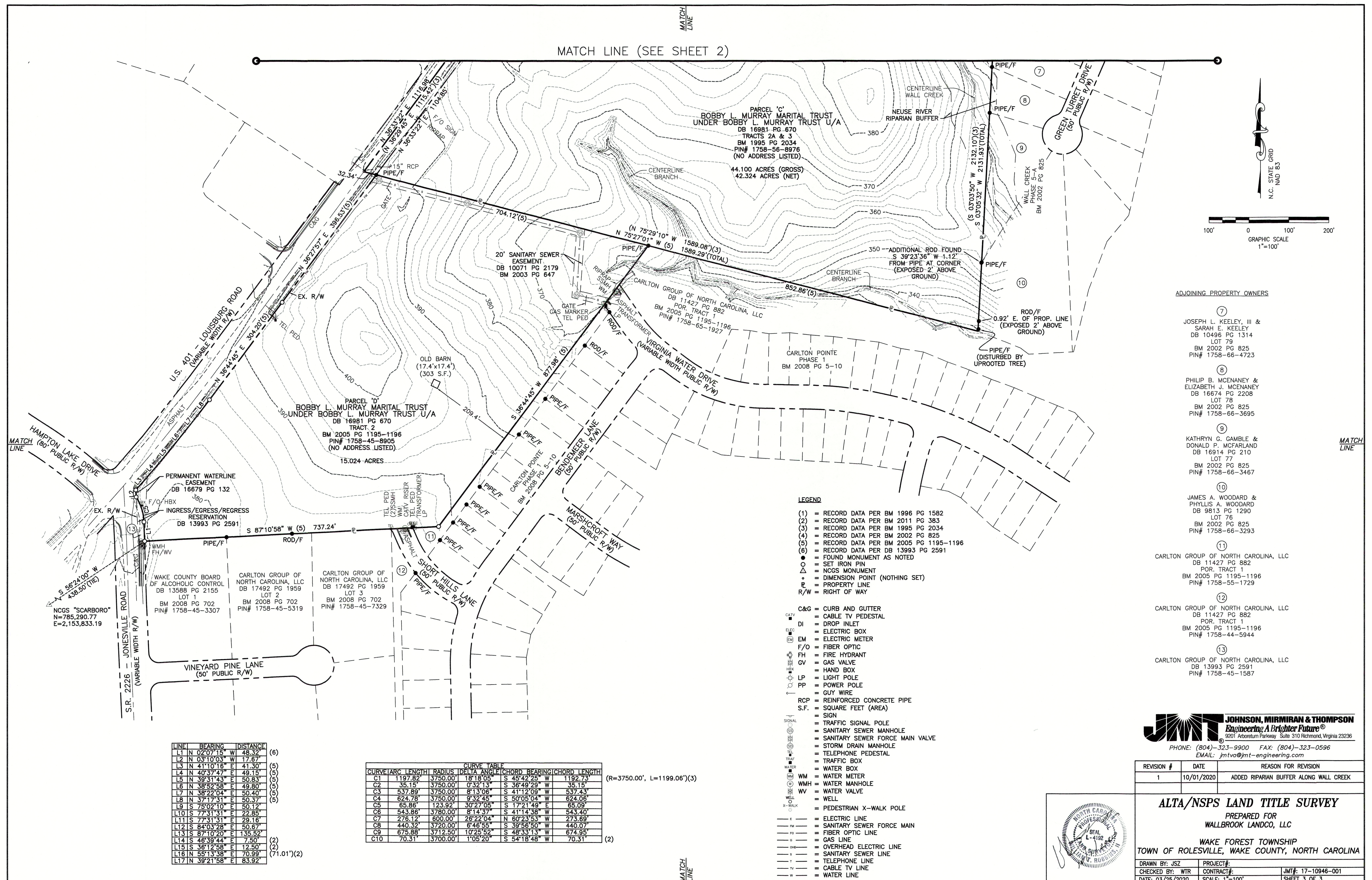
REVISION #	DATE	REASON FOR REVISION
1	10/01/2020	ADDED RIPARIAN BUFFER ALONG WALL CREEK

ALTA/NSPS LAND TITLE SURVEY
 PREPARED FOR
WALLBROOK LANDCO, LLC
 WAKE FOREST TOWNSHIP
 TOWN OF ROLESVILLE, WAKE COUNTY, NORTH CAROLINA

DRAWN BY: JSZ PROJECT#: JMT# 17-10946-001
 CHECKED BY: WTR CONTRACT#: SHEET 2 OF 3
 DATE: 03/25/2020 SCALE: 1"=100'



MATCH LINE (SEE SHEET 2)



ADJOINING PROPERTY OWNERS

- 7 JOSEPH L. KEELEY, III & SARAH E. KEELEY
DB 10496 PG 1314
LOT 79
BM 2002 PG 825
PIN# 1758-66-4723
- 8 PHILIP B. MCENANEY & ELIZABETH J. MCENANEY
DB 16674 PG 2208
LOT 78
BM 2002 PG 825
PIN# 1758-66-3695
- 9 KATHRYN G. GAMBLE & DONALD P. MCFARLAND
DB 16914 PG 210
LOT 77
BM 2002 PG 825
PIN# 1758-66-3467
- 10 JAMES A. WOODARD & PHYLLIS A. WOODARD
DB 9813 PG 1290
LOT 76
BM 2002 PG 825
PIN# 1758-66-3293
- 11 CARLTON GROUP OF NORTH CAROLINA, LLC
DB 11427 PG 882
POR. TRACT 1
BM 2005 PG 1195-1196
PIN# 1758-55-1729
- 12 CARLTON GROUP OF NORTH CAROLINA, LLC
DB 11427 PG 882
POR. TRACT 1
BM 2005 PG 1195-1196
PIN# 1758-44-5944
- 13 CARLTON GROUP OF NORTH CAROLINA, LLC
DB 13993 PG 2591
PIN# 1758-45-1587

LEGEND

- (1) = RECORD DATA PER BM 1996 PG 1582
- (2) = RECORD DATA PER BM 2011 PG 383
- (3) = RECORD DATA PER BM 1995 PG 2034
- (4) = RECORD DATA PER BM 2002 PG 825
- (5) = RECORD DATA PER BM 2005 PG 1195-1196
- (6) = RECORD DATA PER DB 13993 PG 2591
- = FOUND MONUMENT AS NOTED
- = SET IRON PIN
- △ = NCGS MONUMENT
- = DIMENSION POINT (NOTHING SET)
- ▭ = PROPERTY LINE
- R/W = RIGHT OF WAY

- C&G = CURB AND GUTTER
- DI = DROP INLET
- ELEC = ELECTRIC BOX
- EM = ELECTRIC METER
- F/O = FIBER OPTIC
- FH = FIRE HYDRANT
- GV = GAS VALVE
- HB = HAND BOX
- LP = LIGHT POLE
- PP = POWER POLE
- GUY = GUY WIRE
- RCP = REINFORCED CONCRETE PIPE
- S.F. = SQUARE FEET (AREA)
- SIGN = SIGN
- TRAFFIC = TRAFFIC SIGNAL POLE
- SSM = SANITARY SEWER MANHOLE
- SSFMV = SANITARY SEWER FORCE MAIN VALVE
- SDM = STORM DRAIN MANHOLE
- TELEPHONE = TELEPHONE PEDESTAL
- TRAF = TRAFFIC BOX
- WATER = WATER BOX
- WM = WATER METER
- WMH = WATER MANHOLE
- WV = WATER VALVE
- WELL = WELL
- X-WALK = PEDESTRIAN X-WALK POLE
- E = ELECTRIC LINE
- FM = SANITARY SEWER FORCE MAIN
- FO = FIBER OPTIC LINE
- G = GAS LINE
- OHE = OVERHEAD ELECTRIC LINE
- S = SANITARY SEWER LINE
- T = TELEPHONE LINE
- TV = CABLE TV LINE
- W = WATER LINE

LINE	BEARING	DISTANCE	
L1	N 02°07'15" W	48.32	(6)
L2	N 03°10'03" W	17.67	(5)
L3	N 41°10'16" E	41.30	(5)
L4	N 40°37'47" E	49.15	(5)
L5	N 39°31'43" E	50.83	(5)
L6	N 38°52'58" E	49.80	(5)
L7	N 38°22'04" E	50.40	(5)
L8	N 37°17'31" E	50.37	(5)
L9	S 75°02'10" E	50.12	(5)
L10	S 77°31'31" E	22.85	(2)
L11	S 77°31'31" E	29.16	(2)
L12	S 84°03'28" E	50.67	(2)
L13	S 87°10'20" E	135.52	(2)
L14	S 46°39'44" E	7.50	(2)
L15	S 36°12'58" E	12.50	(2)
L16	N 55°13'38" E	70.99	(2)
L17	N 39°21'58" E	83.92	(2)

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	
C1	1197.82	3750.00	18°18'05"	S 45°42'25" W	1192.73	(2)
C2	35.15	3750.00	0°32'13"	S 36°49'29" W	35.15	(2)
C3	537.89	3750.00	8°13'06"	S 41°12'09" W	537.43	(2)
C4	624.78	3750.00	9°32'45"	S 50°05'04" W	624.06	(2)
C5	65.86	123.92	30°27'05"	S 17°21'49" E	65.09	(2)
C6	543.86	3780.00	8°14'37"	S 41°14'38" W	543.40	(2)
C7	276.12	600.00	26°22'04"	N 60°23'53" W	273.69	(2)
C8	440.32	3720.00	6°46'55"	S 39°56'50" W	440.07	(2)
C9	675.88	3712.50	10°25'52"	S 48°33'13" W	674.95	(2)
C10	70.31	3700.00	1°05'20"	S 54°18'48" W	70.31	(2)

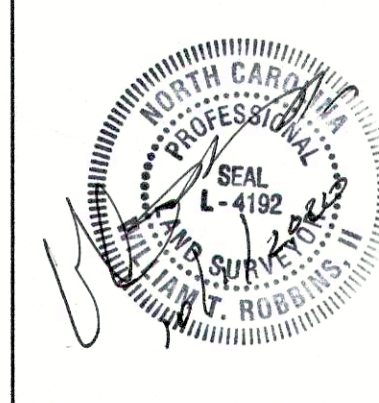
(R=3750.00', L=1199.06')(3)

JMT JOHNSON, MIRMIRAN & THOMPSON
Engineering A Brighter Future
 9201 Arboretum Parkway, Suite 310 Richmond, Virginia 23236
 PHONE: (804)-323-9900 FAX: (804)-323-0596
 EMAIL: jmtvo@jmt-engineering.com

REVISION #	DATE	REASON FOR REVISION
1	10/01/2020	ADDED RIPARIAN BUFFER ALONG WALL CREEK

ALTA/NSPS LAND TITLE SURVEY
 PREPARED FOR
WALLBROOK LANDCO, LLC
 WAKE FOREST TOWNSHIP
 TOWN OF ROLESVILLE, WAKE COUNTY, NORTH CAROLINA

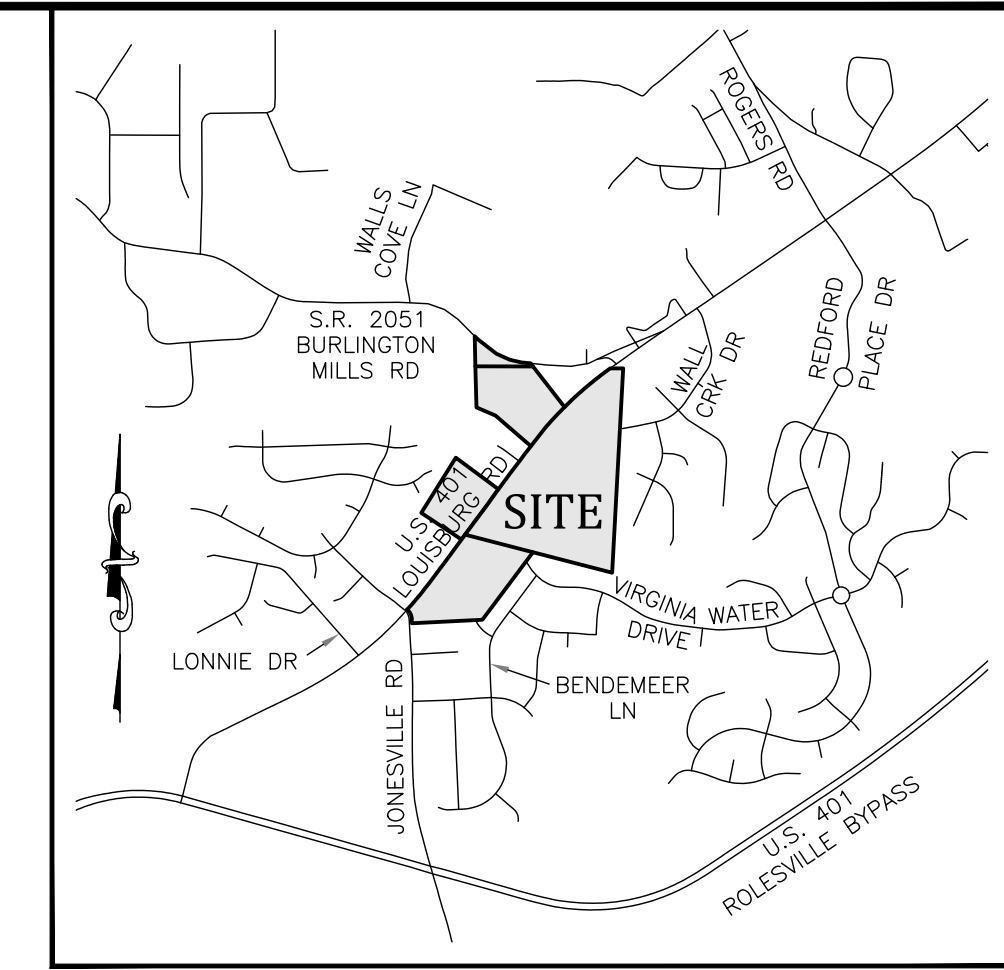
DRAWN BY: JSZ PROJECT#: JMT#: 17-10946-001
 CHECKED BY: WTR CONTRACT#: JMT#: 17-10946-001
 DATE: 03/25/2020 SCALE: 1"=100' SHEET 3 OF 3



WALLBROOK PRELIMINARY PLAT

Main Street and Virginia Water Drive, Town of Rolesville, Wake County, North Carolina

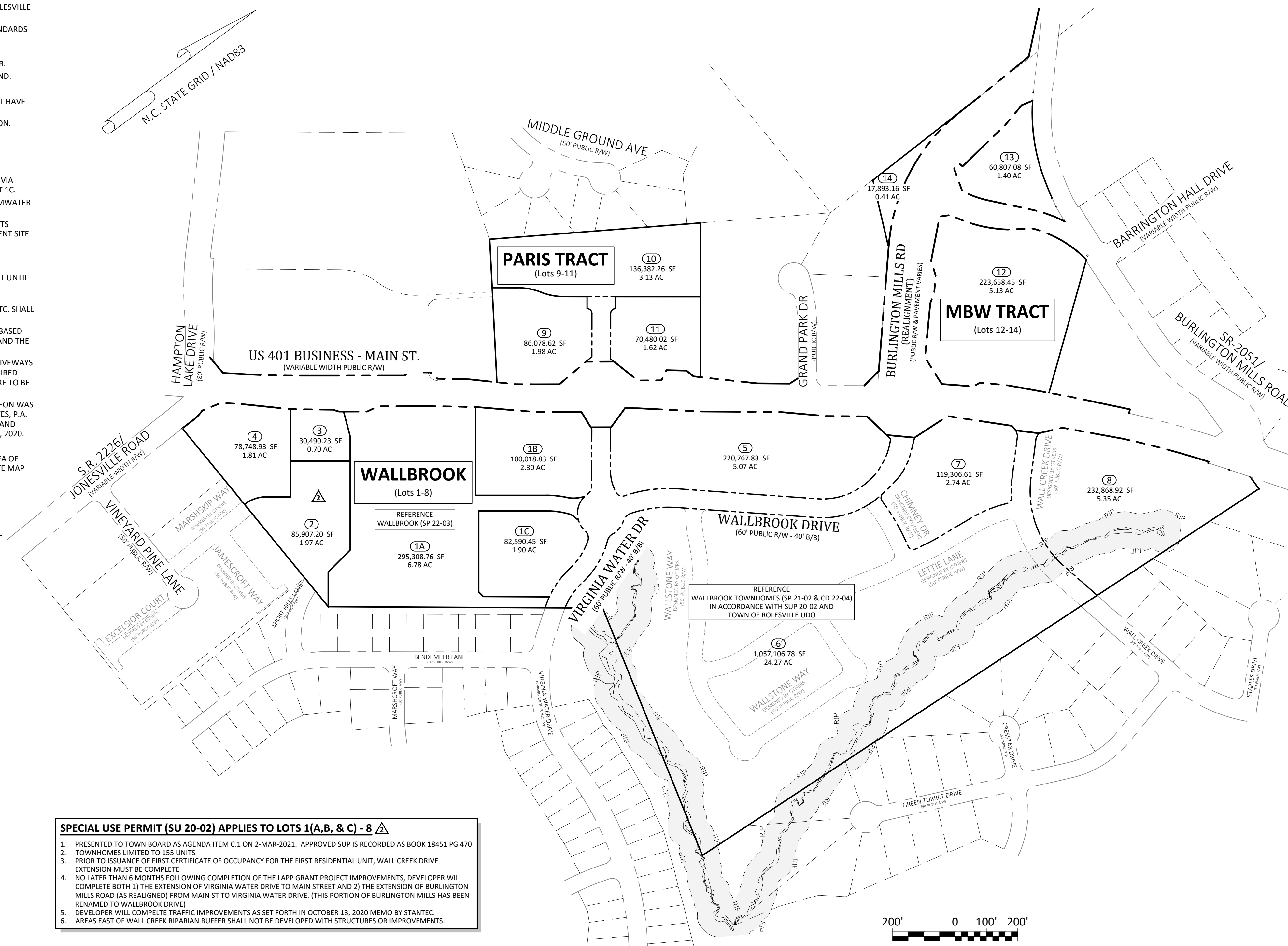
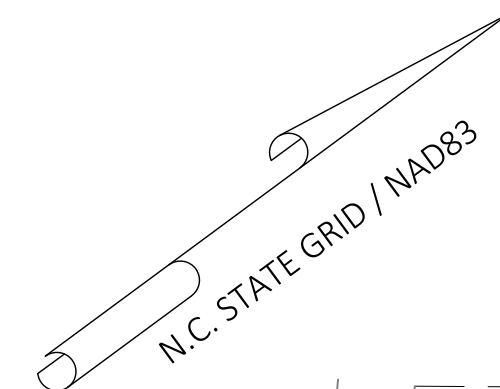
△△ Project No. PR21-04 REVISED



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 DUKE ENERGY.
- WATER AND SANITARY SEWER SERVICE IS PROVIDED BY RALEIGH WATER.
- ELECTRIC AND TELEPHONE UTILITIES SHALL BE INSTALLED UNDERGROUND.
- STREET LIGHTS TO BE INSTALLED BY DUKE ENERGY.
- DEPRESS CURBS FOR HANDICAP RAMPS AT STREET INTERSECTIONS THAT HAVE SIDEWALKS.
- EROSION CONTROL PLAN APPROVAL REQUIRED PRIOR TO CONSTRUCTION.
- STORMWATER MANAGEMENT PLAN APPROVAL REQUIRED PRIOR TO CONSTRUCTION.
- STORMWATER MASTER PLAN LIMITS IMPERVIOUS AREA TO 85% OF CUMULATIVE LOT AREA FOR LOTS 3, 4, 5, 9, 10 & 11.
- STORMWATER MANAGEMENT WILL BE PROVIDED FOR LOTS 1-5 & 9-11 VIA STORMWATER MANAGEMENT CONTROL MEASURE #1 LOCATED ON LOT 1C.
- STORMWATER MANAGEMENT FOR LOT 7 WILL BE PROVIDED VIA STORMWATER CONTROL MEASURES LOCATED ON LOT 6.
- STORMWATER MANAGEMENT FOR LOT 8 WILL BE PROVIDED ON SITE. ITS LOCATION IS TO BE DETERMINED AND WILL BE SHOWN ON A SUBSEQUENT SITE PLAN SUBMITTAL.
- HYDRAULIC ANALYSIS OF THE WATER MAINS ARE REQUIRED PRIOR TO CONSTRUCTION.
- NO SEWER SERVICE SHALL BE PROVIDED FOR LOTS 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 SHOWN 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.



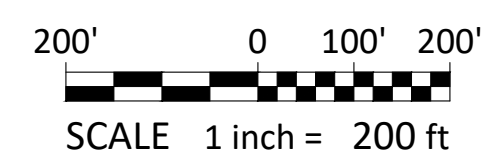
Legend

- | EXISTING | PROPOSED |
|--|----------|
| ○ = FOUND MONUMENT AS NOTED | |
| ● = SET IRON PIN | |
| △ = NGS MONUMENT | |
| ⊕ = DIMENSION POINT (NOTHING SET) | |
| — = PROPERTY LINE | |
| R/W = RIGHT OF WAY | |
| C&G = CURB AND GUTTER | |
| DI = DROP INLET | |
| EM = ELECTRIC METER | |
| F/O = FIBER OPTIC | |
| FH = FIRE HYDRANT | |
| GV = GAS VALVE | |
| LP = LIGHT POLE | |
| PP = POWER POLE | |
| GW = GUY WIRE | |
| RCP = REINFORCED CONCRETE PIPE | |
| S.F. = SQUARE FEET (AREA) | |
| — = SIGN | |
| — = TRAFFIC SIGNAL POLE | |
| — = SANITARY SEWER MANHOLE | |
| — = SANITARY SEWER FORCE MAIN VALVE | |
| — = STORM DRAIN MANHOLE | |
| — = TELEPHONE PEDESTAL | |
| — = TRAFFIC BOX | |
| — = WATER BOX | |
| WM = WATER METER | |
| WMH = WATER MANHOLE | |
| WV = WATER VALVE | |
| — = WELL | |
| — = PEDESTRIAN X-WALK POLE | |
| — = ELECTRIC LINE | |
| — = SANITARY SEWER FORCE MAIN | |
| — = FIBER OPTIC LINE | |
| — = GAS LINE | |
| — = OVERHEAD ELECTRIC LINE | |
| — = SANITARY SEWER LINE | |
| — = TELEPHONE LINE | |
| — = CABLE TV LINE | |
| — = WATER LINE | |
| — = FIRE LINE | |
| — = 8" WATER LINE | |
| — = 12" WATER LINE | |
| — = RIPARIAN BUFFER | |
| — = TREE LINE | |
| — = 50' MAJOR CONTOUR (5') | |
| — = 10' MINOR CONTOUR (1') | |
| — = RIPARIAN BUFFER | |
| — = ACCESS AND UTILITY EASEMENT | |
| — = STORMWATER MAINT. EASEMENT | |
| — = RIGHT-OF-WAY TO BE DEDICATED AS PART OF U-6241 | |

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

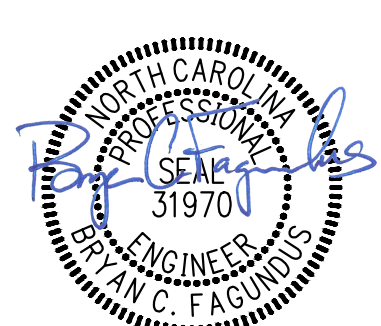
- PRESENTED TO TOWN BOARD AS AGENDA ITEM C.1 ON 2-MAR-2021. APPROVED SUP IS RECORDED AS BOOK 18451 PG 470
- TOWNHOMES LIMITED TO 155 UNITS
- PRIOR TO ISSUANCE OF FIRST CERTIFICATE OF OCCUPANCY FOR THE FIRST RESIDENTIAL UNIT, WALL CREEK DRIVE EXTENSION MUST BE COMPLETE
- NO LATER THAN 6 MONTHS FOLLOWING 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.

NOTE: THIS PLAN ENCOMPASSES SEVERAL NEW LOTS, MANY OF WHICH ARE BOUNDED BY STREETS ON ALL SIDES AND NOT YET PLANNED FOR CONSTRUCTION. THIS PRELIMINARY PLAT, PR 21-04, SHALL ESTABLISH EASEMENTS, PRESERVATION AREAS, OPEN SPACE AREAS, AND RIGHT-OF-WAY DEDICATIONS. SETBACKS ARE AS LISTED ON THE PLANS. SETBACKS SHALL BE ESTABLISHED ON THIS PLAT FOR LOTS WHERE BUILDING PLACEMENT AND ORIENTATION IS KNOWN. FOR LOTS WHERE BUILDING PLACEMENT AND ORIENTATION ARE NOT KNOWN, SETBACKS WILL BE ESTABLISHED AT THE TIME OF SITE DEVELOPMENT PLAN FOR THOSE INDIVIDUAL LOTS.



PR 21-04 (REVISION) - Wallbrook Preliminary
Subdivision Plat (Revision)
APPROVED
Date: August 11, 2023
Meredith Huber
Town of Rolesville Planning Department

#	DATE	DESCRIPTION
5	11-AUG-23	REVISED PER REVIEW COMMENTS
4	14-JUL-23	REVISED PER REVIEW COMMENTS
3	24-MAY-23	REVISED PER REVIEW & OWNER COMMENTS
2	1-MAR-23	REVISED PER REVIEW & OWNER COMMENTS
1	19-DEC-22	REVISED PER OWNER



SHEET: 1 of 11
PIN # 1758-45-8905, 1758-56-8976

COVER / OVERALL SITE
WALLBROOK
PRELIMINARY PLAT
Town of Rolesville Project Number: PR 21-04
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**
ENGINEERS & PLANNERS
2755-B Charles Blvd., Greenville, NC 27858
(252) 558-0888

SURVEY BY OTHERS: Johnson, Mirmiran & Thompson
APPROVED: BCF
DRAWN: DLC
DATE: 12/19/2022
CHECKED: STA
SCALE: 1" = 200'

Sheet Index

#	Title
1	Cover / Overall Site
2	Existing Conditions (Wallbrook)
3	Existing Conditions (Paris & MBW)
4	Site Plan (Wallbrook)
5	Easement Plan (Wallbrook)
6	Site & Easement Plan (Paris & MBW)
7	Utility Plan (Wallbrook)
8	Utility Plan (Paris & MBW)
9	Grading/Drainage Plan (Wallbrook)
10	Grading/Drainage Plan (Paris & MBW)
11	Tree Preservation Plan

REF Survey - Johnson, Mirmiran & Thompson (5 Sheets)

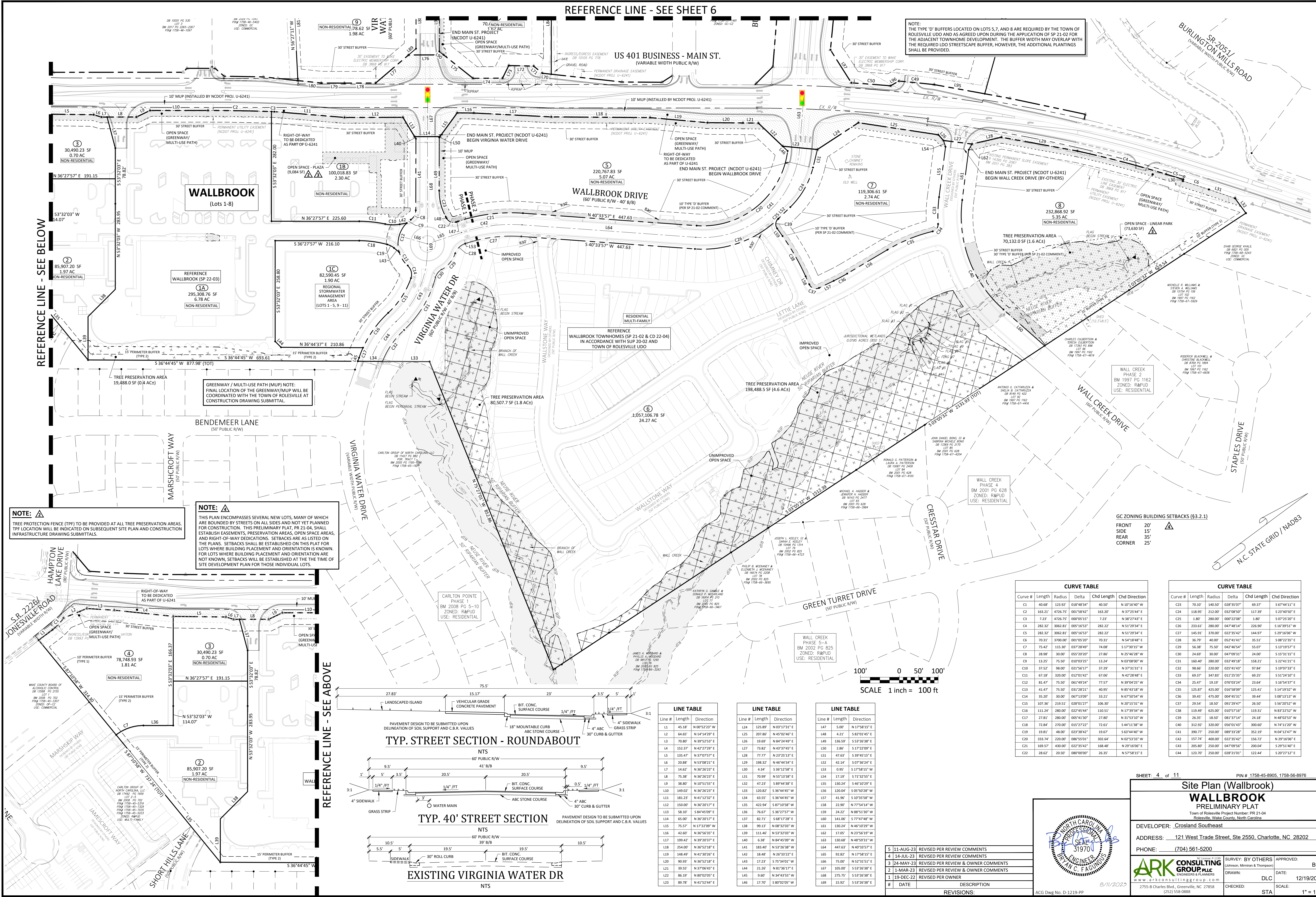
Survey Note:

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.

PROJECT: ALTA/NSPS LAND TITLE SURVEY FOR WALLBROOK LANDCO, LLC
 DRAWING: COVER / OVERALL SITE
 SHEET: 1 OF 11
 DATE: 12/19/2022
 SCALE: 1" = 200'
 PROJECT NO.: PR 21-04
 DRAWING NO.: 21-04-01
 SHEET NO.: 1 OF 11
 PIN # 1758-45-8905, 1758-56-8976
 TOWN OF ROLESVILLE PLANNING DEPARTMENT

REFERENCE LINE - SEE SHEET 6

NOTE: THE TYPE 'D' BUFFERS LOCATED ON LOTS 5, 7, AND 8 ARE REQUIRED BY THE TOWN OF ROLESVILLE UDO AND AS AGREED UPON DURING THE APPLICATION OF SP 21-02 FOR THE ADJACENT TOWNHOME DEVELOPMENT. THE BUFFER WIDTH MAY OVERLAP WITH THE REQUIRED LDO STREETSCAPE BUFFER, HOWEVER, THE ADDITIONAL PLANTINGS SHALL BE PROVIDED.



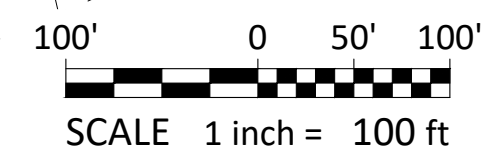
REFERENCE LINE - SEE BELOW

REFERENCE LINE - SEE ABOVE

NOTE: TREE PROTECTION FENCE (TPF) TO BE PROVIDED AT ALL TREE PRESERVATION AREAS. TPF LOCATION WILL BE INDICATED ON SUBSEQUENT SITE PLAN AND CONSTRUCTION INFRASTRUCTURE DRAWING SUBMITTALS.

NOTE: THIS PLAN ENCOMPASSES SEVERAL NEW LOTS, MANY OF WHICH ARE BOUNDED BY STREETS ON ALL SIDES AND NOT YET PLANNED FOR CONSTRUCTION. THIS PRELIMINARY PLAN, PR 21-04, SHALL ESTABLISH EASEMENTS, PRESERVATION AREAS, OPEN SPACE AREAS, AND RIGHT-OF-WAY DEDICATIONS. SETBACKS ARE AS LISTED ON THE PLANS. SETBACKS SHALL BE ESTABLISHED ON THIS PLAN FOR LOTS WHERE BUILDING PLACEMENT AND ORIENTATION IS KNOWN. FOR LOTS WHERE BUILDING PLACEMENT AND ORIENTATION ARE NOT KNOWN, SETBACKS WILL BE ESTABLISHED AT THE TIME OF SITE DEVELOPMENT PLAN FOR THOSE INDIVIDUAL LOTS.

GC ZONING BUILDING SETBACKS (§3.2.1)
FRONT 20'
SIDE 15'
REAR 35'
CORNER 25'



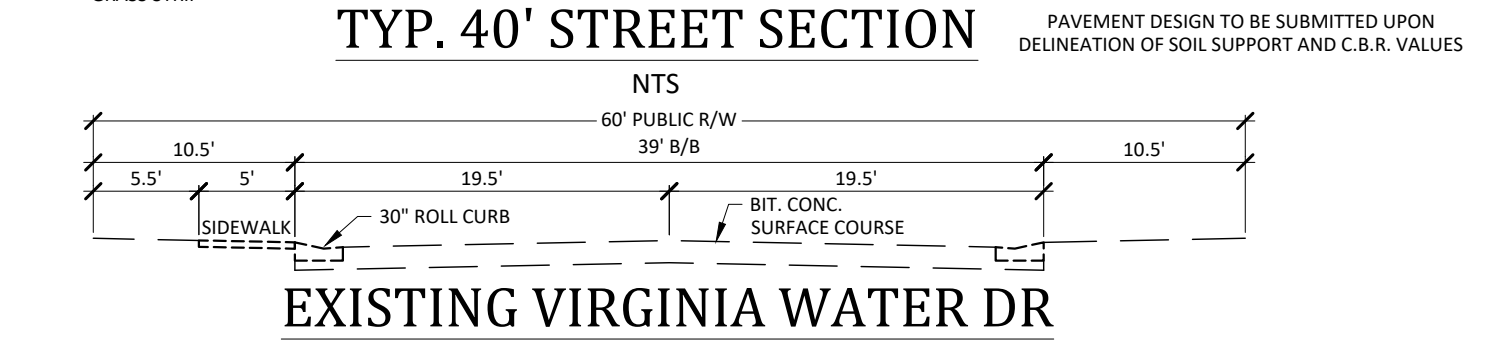
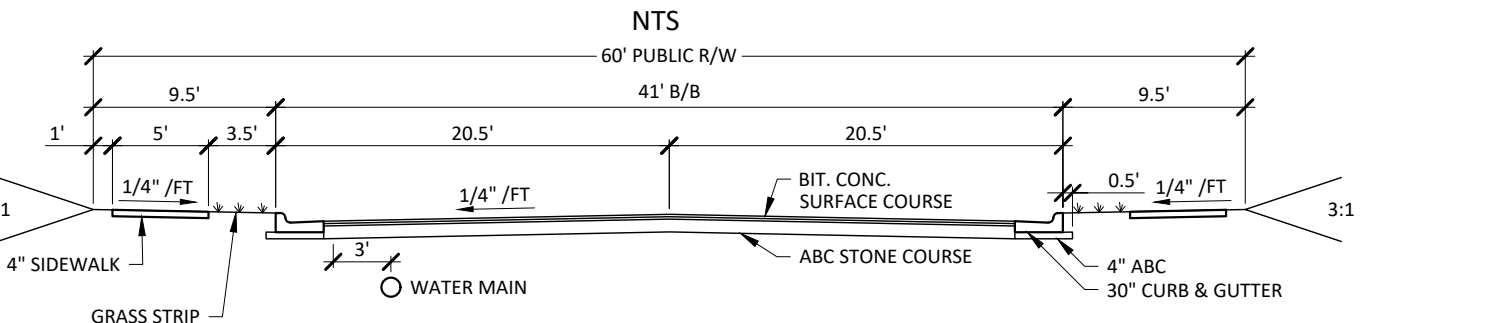
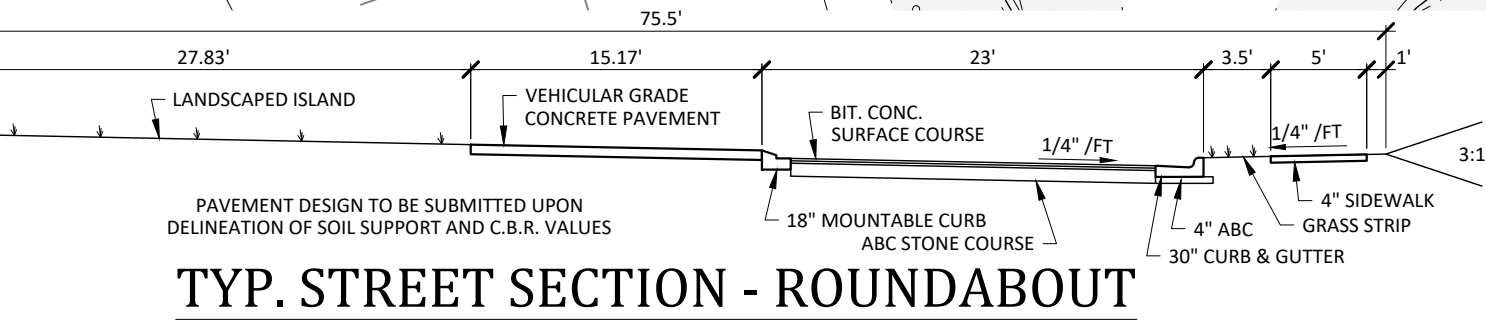
CURVE TABLE with columns: Curve #, Length, Radius, Delta, Chd Length, Chd Direction

CURVE TABLE with columns: Curve #, Length, Radius, Delta, Chd Length, Chd Direction

LINE TABLE with columns: Line #, Length, Direction

LINE TABLE with columns: Line #, Length, Direction

LINE TABLE with columns: Line #, Length, Direction



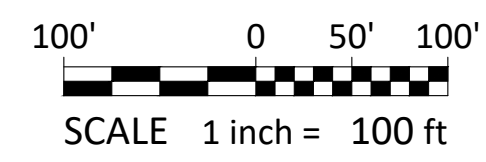
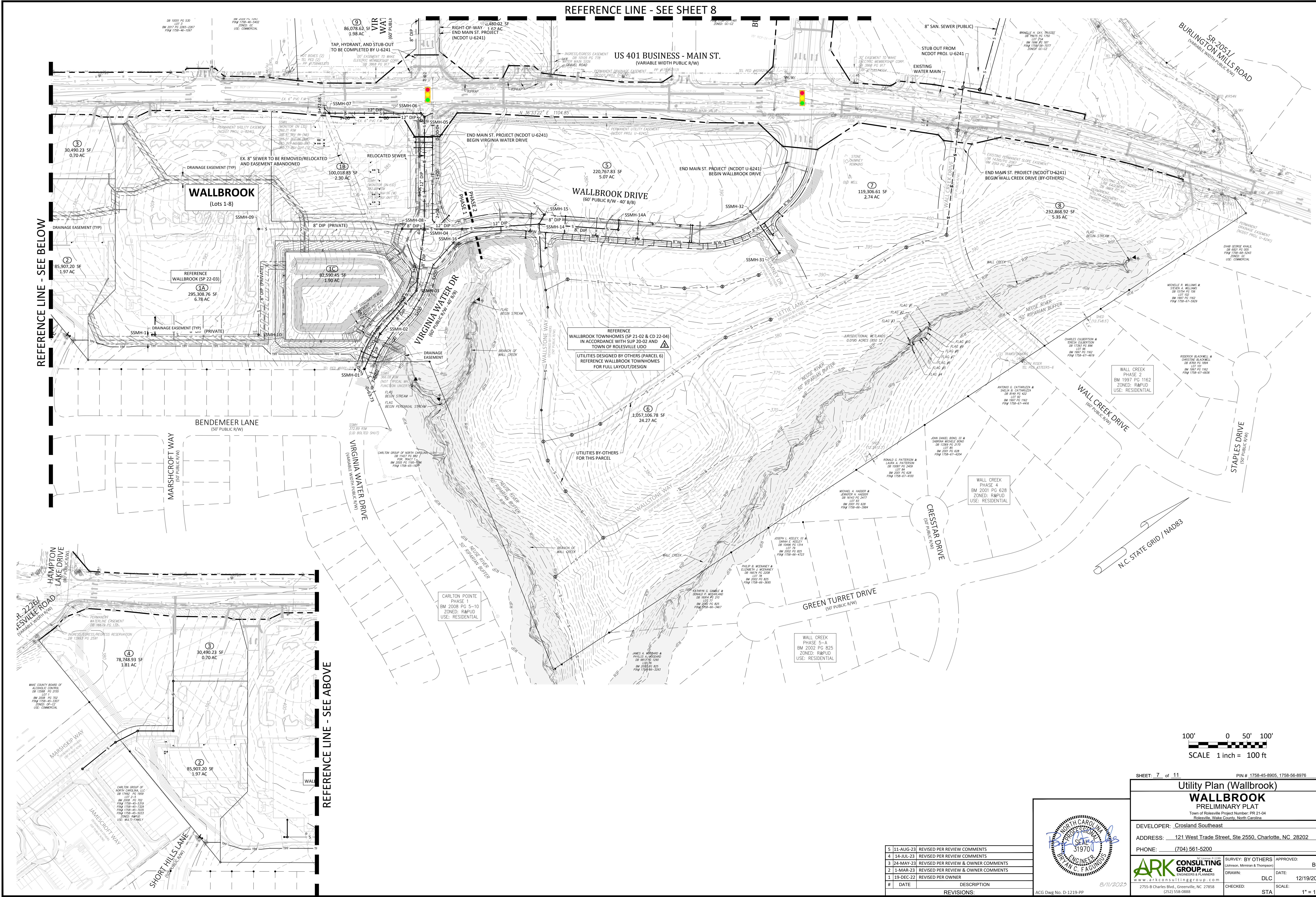
Site Plan (Wallbrook) PRELIMINARY PLAT. Includes developer info, address, phone, and revision table.

REVISIONS table with columns: #, DATE, DESCRIPTION

Vertical text on the right edge of the page.

REFERENCE LINE - SEE BELOW

REFERENCE LINE - SEE ABOVE



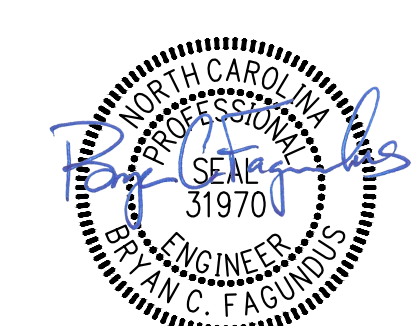
SHEET: 7 of 11 PIN # 1758-45-8905, 1758-56-8976

Utility Plan (Wallbrook)
WALLBROOK
PRELIMINARY PLAT
 Town of Rolesville Project Number: PR-21-04
 Rolesville, Wake County, North Carolina

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

	SURVEY BY OTHERS: (Johnson, Mirmann & Thompson) APPROVED: BCF DRAWN: DLC DATE: 12/19/2022 CHECKED: STA SCALE: 1" = 100'
--	--

#	DATE	DESCRIPTION
5	11-AUG-23	REVISED PER REVIEW COMMENTS
4	14-JUL-23	REVISED PER REVIEW COMMENTS
3	24-MAY-23	REVISED PER REVIEW & OWNER COMMENTS
2	1-MAR-23	REVISED PER REVIEW & OWNER COMMENTS
1	19-DEC-22	REVISED PER OWNER



8/11/2023

ACG Dwg No. D-1219-PP

C:\Users\BCEG001\Desktop\PROJECTS\UTILITY\WALLBROOK\DWG\1758-56-8976.dwg - 8/11/2023 9:48:38 PM

