

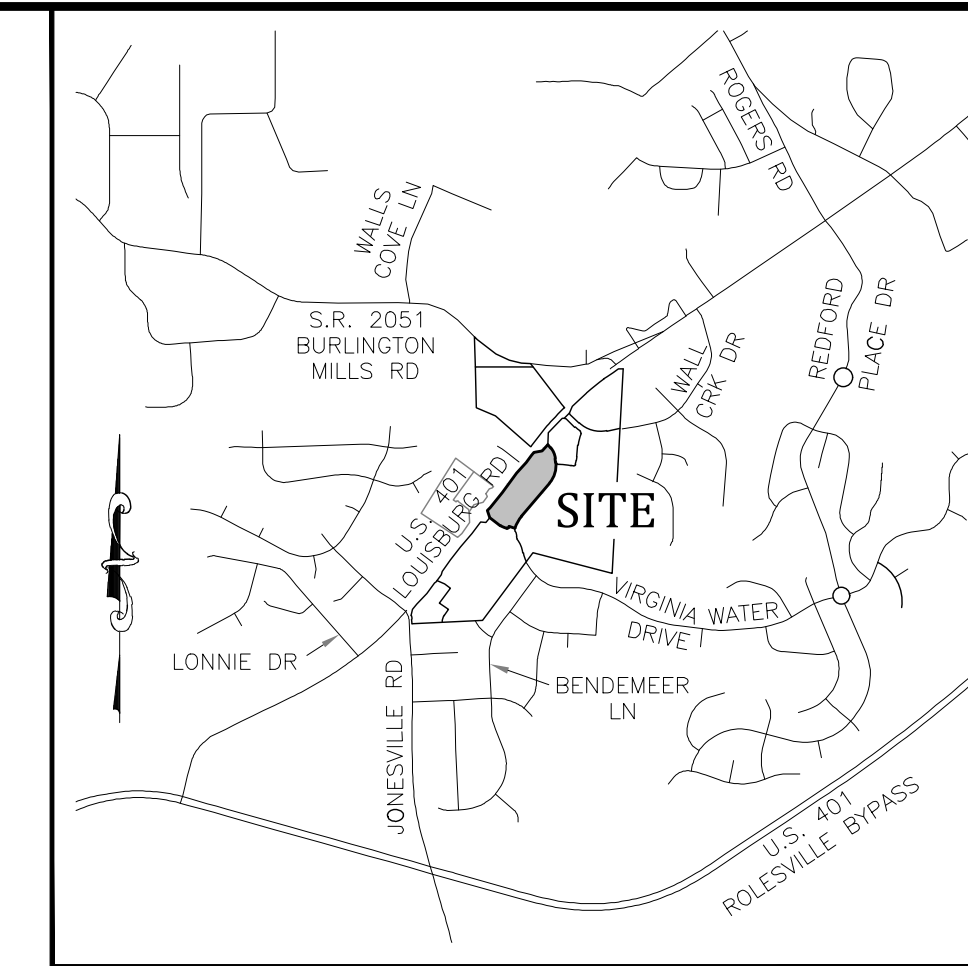
V2-PSP-24-01 -

WALLBROOK - LOT 5

PRELIMINARY SUBDIVISION PLAT

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

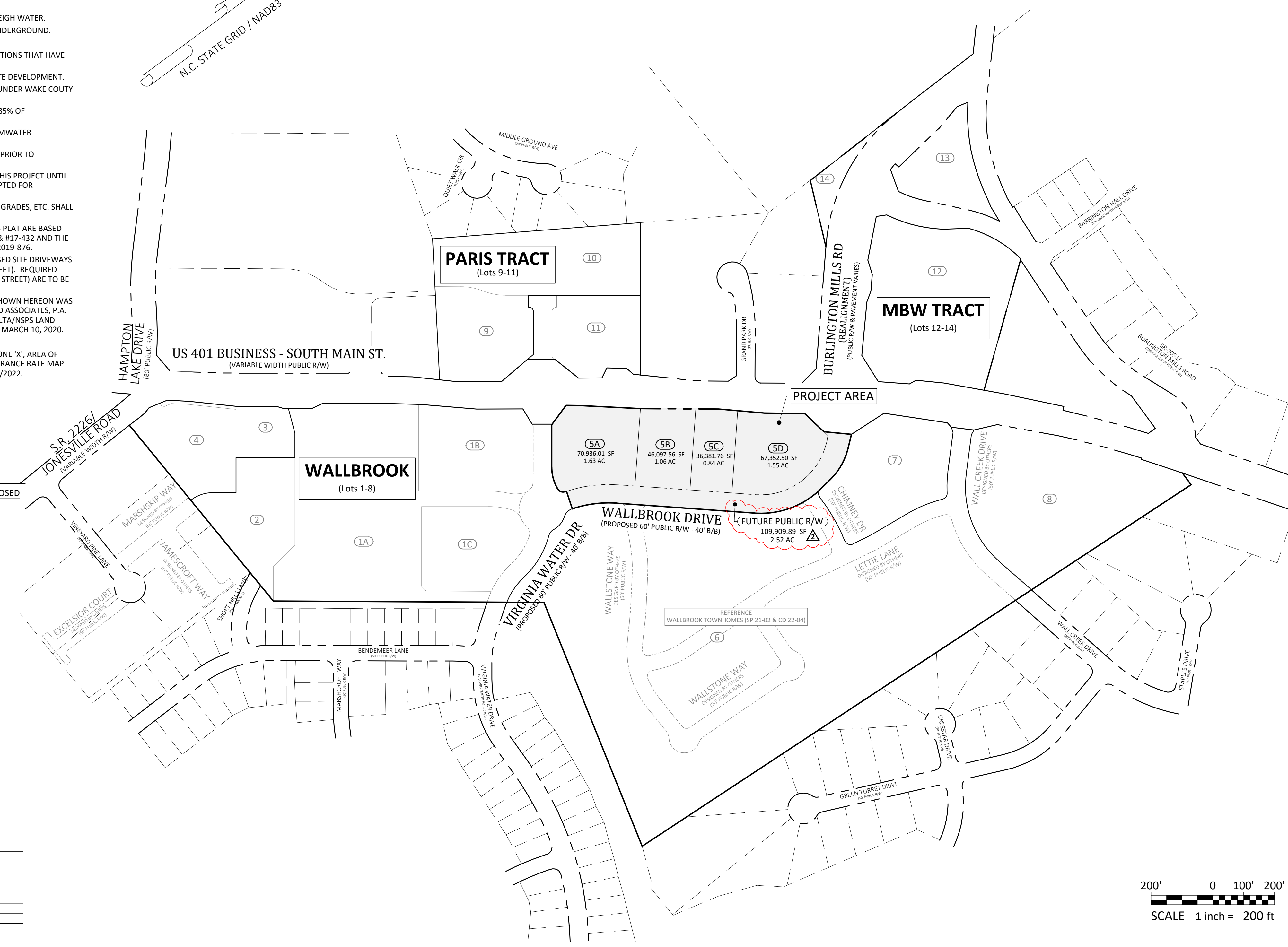
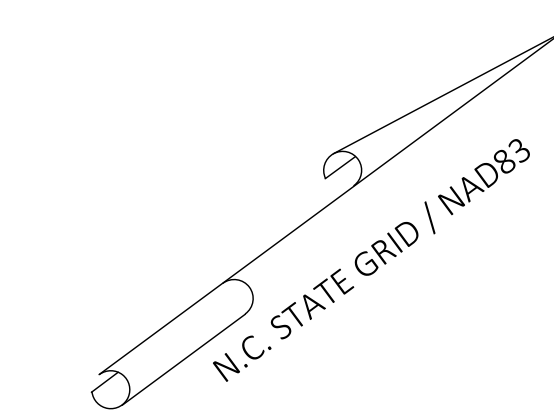
Project No. PSP 24-01



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 SITE DEVELOPMENT.
- MASTER STORMWATER MANAGEMENT PLAN IS APPROVED UNDER WAKE COUNTY PERMIT SWF # 105882-2023.
- STORMWATER MASTER PLAN LIMITS IMPERVIOUS AREA TO 85% OF CUMULATIVE AREA OF LOT 5.
- STORMWATER MANAGEMENT WILL BE PROVIDED VIA STORMWATER MANAGEMENT CONTROL MEASURE #1 LOCATED ON LOT 1C.
- 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.
- NCDOT 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 CA 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**
- = 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
 - EM = ELECTRIC METER
 - F/O = FIBER OPTIC
 - FH = FIRE HYDRANT
 - GV = GAS VALVE
 - HB = HAND BOX
 - LP = LIGHT POLE
 - PP = POWER POLE
 - = GUY WIRE
 - ROP = 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
 - = TREELINE
 - = MAJOR CONTOUR (5')
 - = MINOR CONTOUR (1')
- PROPOSED**
- = RIPARIAN BUFFER
 - = ACCESS EASEMENT
 - = GREENWAY EASEMENT
 - = OPEN SPACE

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.

Site Data

PIN NUMBERS:	1758-56-3963
REAL ESTATE ID:	0509435
CURRENT ZONING:	GC-CZ
ACREAGE IN DEVELOPMENT:	5.07± ACRES
ACREAGE IN TOTAL TRACT:	6.48± ACRES
NUMBER OF LOTS CREATED:	4
LINEAR FEET IN STREETS:	1,955 LF± TOTAL (OVERALL LAYOUT APPROVED PR 21-04 REV) 1,195 LF± WALLBROOK DRIVE (60' R/W - 40' B/B) 620 LF± VIRGINIA WATER DRIVE (60' R/W - 40' B/B) 140 LF± VIRGINIA WATER DRIVE (PARIS TRACT) (60' R/W - 40' B/B) PROPOSED R/W TO BE DEDICATED TO TOWN OF ROLESVILLE
WATERSHED:	Lower Neuse
RIVER BASIN:	Neuse
CURRENT USE:	VACANT / CLEARED
PROPOSED USE(S):	REFER TO SUP 20-02 FOR PERMITTED USES
CURRENT IMPERVIOUS:	0 SF
PROPOSED IMPERVIOUS:	MAX 85% OF TOTAL LOT AREA - 220,767.8 SF x 0.85 = 187,652.6 SF (PER MASTER STORMWATER PERMIT - WAKE CO. SWF 105882-2023) TRANSPORTATION AREA (PUBLIC) = 53,847 SF (1.24 AC±) TOTAL (INCL. PUBLIC TRANSPORTATION) = 274,614.8 SF (6.3 AC±)
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 SDP 23-05 / CID 23-01)

Engineer

Ark Consulting Group, PLLC
2755 Charles Blvd - Suite B
Greenville, NC 27858
(252) 558-0888
Contact: Bryan Fagundus, PE
bryan@arkconsultinggroup.com

Owner/Developer

Wallbrook Landco, LLC
3 Keel St, Ste 2
Wrightsville Beach, NC 28480
(704) 621-6430
Contact: Austin Williams
awilliams@csere.com

Sheet Index

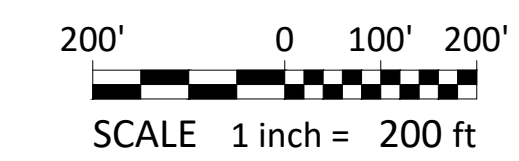
#	Title
1	Cover / Overall Site
2	Existing Conditions
3	Lot Layout
4	Utility & Drainage Plan

REF Survey - Johnson, Mirmiran & Thompson (5 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 TOPOGRAPHIC 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 # 1758-56-3963

Cover / Overall Site

WALLBROOK - LOT 5

PRELIMINARY SUBDIVISION PLAT
TOWN OF ROLESVILLE PROJECT No. PSP 24-01
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, PLLC
ENGINEERS & PLANNERS
2755-8 Charles Blvd, Greenville, NC 27858
(252) 558-0888

SURVEY BY OTHERS (Johnson, Mirmiran & Thompson) APPROVED: BCF

DRAWN: DLC DATE: 3/28/2024

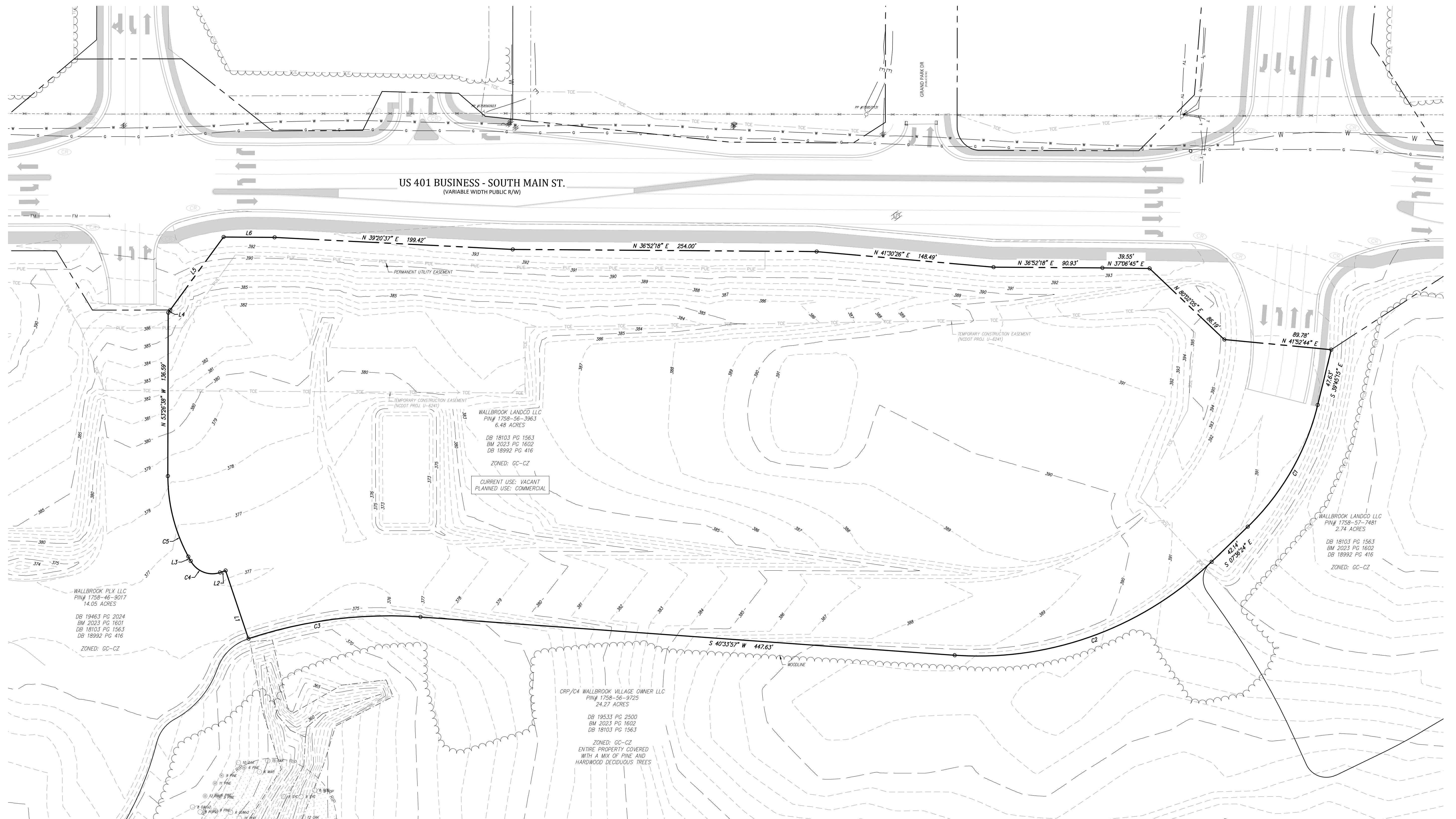
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ACG Dwg No. D-1486-PP

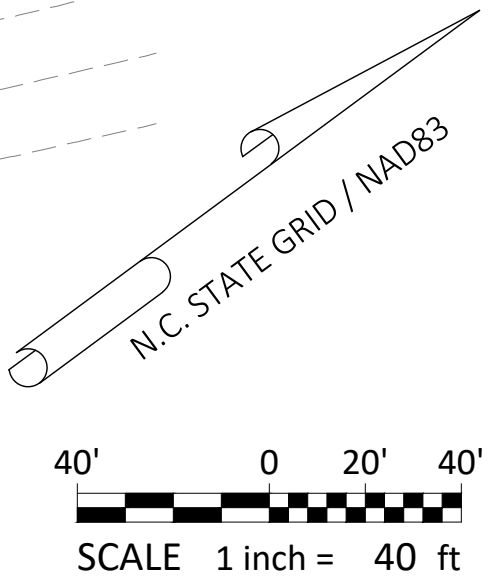
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1	1-APR-24	ISSUED FOR INITIAL REVIEW
#	DATE	DESCRIPTION

REVISIONS:

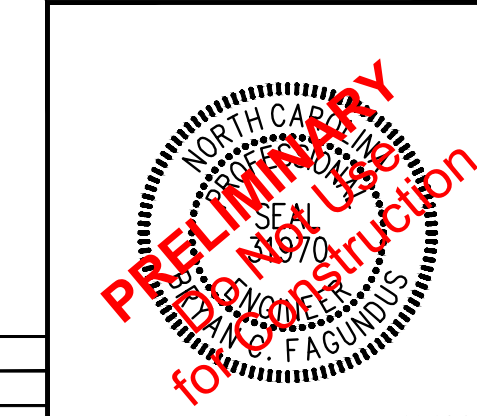
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NOTE:
 TREE PROTECTION FENCE (TPF) TO BE PROVIDED AT ALL TREE PRESERVATION AREAS.
 TPF LOCATION WILL BE INDICATED ON SUBSEQUENT SITE PLAN AND CONSTRUCTION
 INFRASTRUCTURE DRAWING SUBMITTALS.



#	DATE	DESCRIPTION
2	3-JUN-24	REVISED PER REVIEW COMMENTS
1	1-APR-24	ISSUED FOR INITIAL REVIEW
#	DATE	DESCRIPTION



SHEET: 2 of 4 PIN # 1758-45-8905, 1758-56-8976

Existing Conditions
WALLBROOK - LOT 5
 PRELIMINARY SUBDIVISION PLAT
 TOWN OF ROLESVILLE PROJECT No. PSP 24-01
 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, PLLC
 ENGINEERS & PLANNERS
 www.arkconsultinggroup.com
 2795-B Charles Blvd., Greenville, NC 27858
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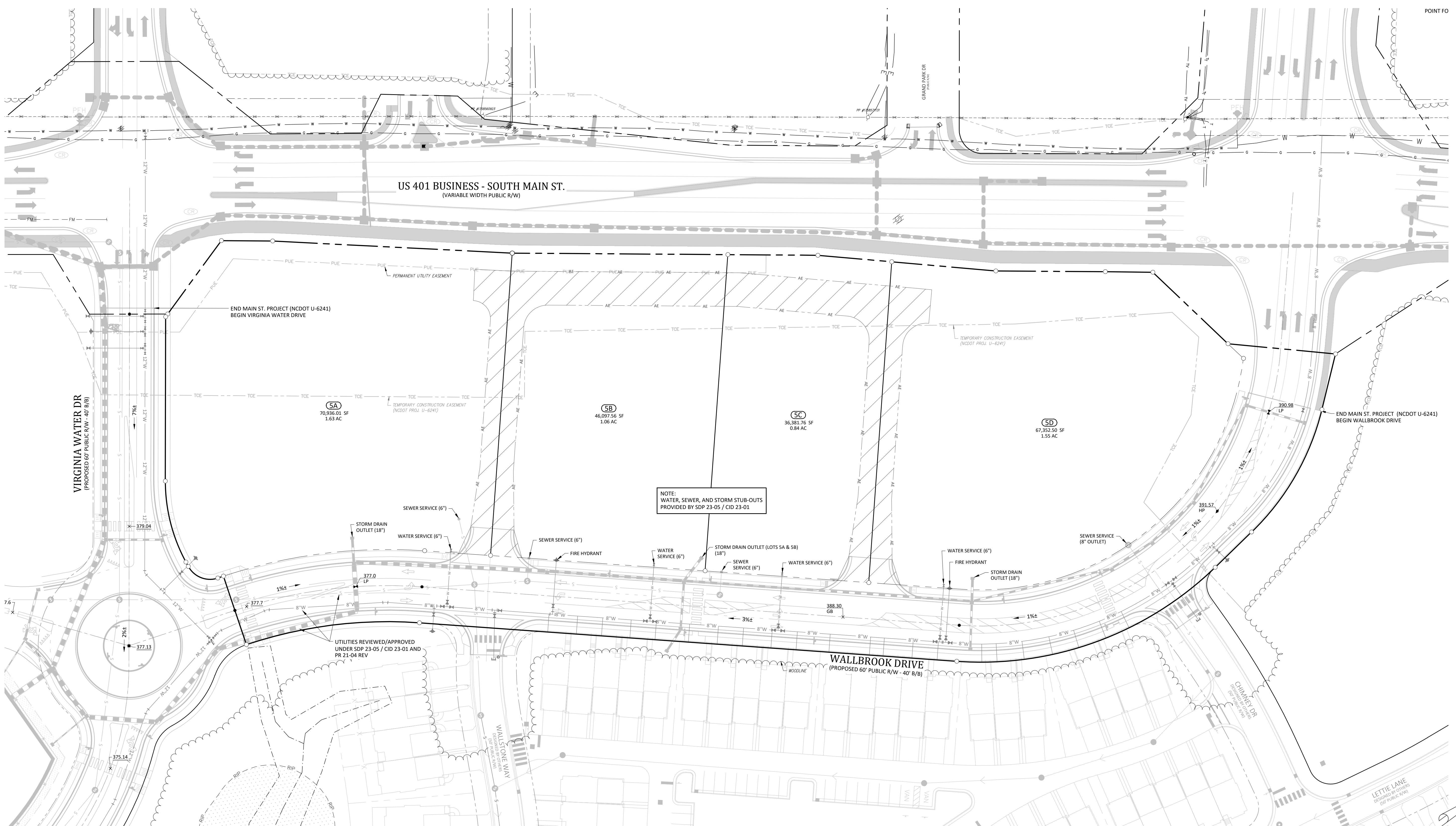
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 APPROVED: BCF
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 DRAWN: DLC
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 SCALE: 1" = 100'

ACG Dwg No. D-1486-PP

6/2/2024

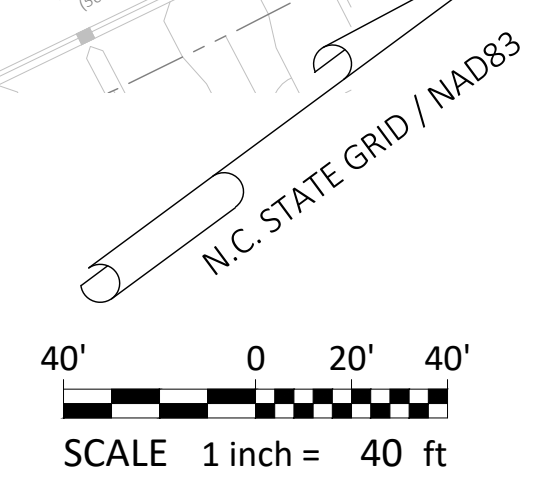
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 DATE: 6/2/2024
 DRAWN BY: jgibson
 CHECKED BY: tgn
 SCALE: 1" = 100'
 SHEET: 2 of 4

POINT FO



NOTE:
WATER, SEWER, AND STORM STUB-OUTS
PROVIDED BY SDP 23-05 / CID 23-01

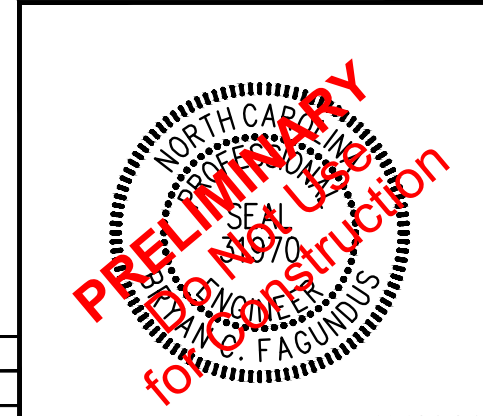
UTILITIES REVIEWED/APPROVED
UNDER SDP 23-05 / CID 23-01 AND
PR 21-04 REV



SHEET: 4 of 4 PIN # 1758-45-8905, 1758-56-8976

Utility & Drainage Plan
WALLBROOK - LOT 5
 PRELIMINARY SUBDIVISION PLAT
 TOWN OF ROLESVILLE PROJECT No. PSP 24-01
 Town of Rolesville, Wake County, North Carolina

DEVELOPER: Crosland Southeast
 ADDRESS: 121 West Trade Street, Ste 2550, Charlotte, NC 28202
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#	DATE	DESCRIPTION
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1	1-APR-24	ISSUED FOR INITIAL REVIEW
#	DATE	DESCRIPTION

REVISIONS:

SURVEY: BY OTHERS (Johnson, Merriman & Thompson)		APPROVED: BCF
DRAWN: DLG	DATE: 3/28/2024	
CHECKED: TGN	SCALE: 1" = 100'	

ACG Dwg No. D-1486-PP

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