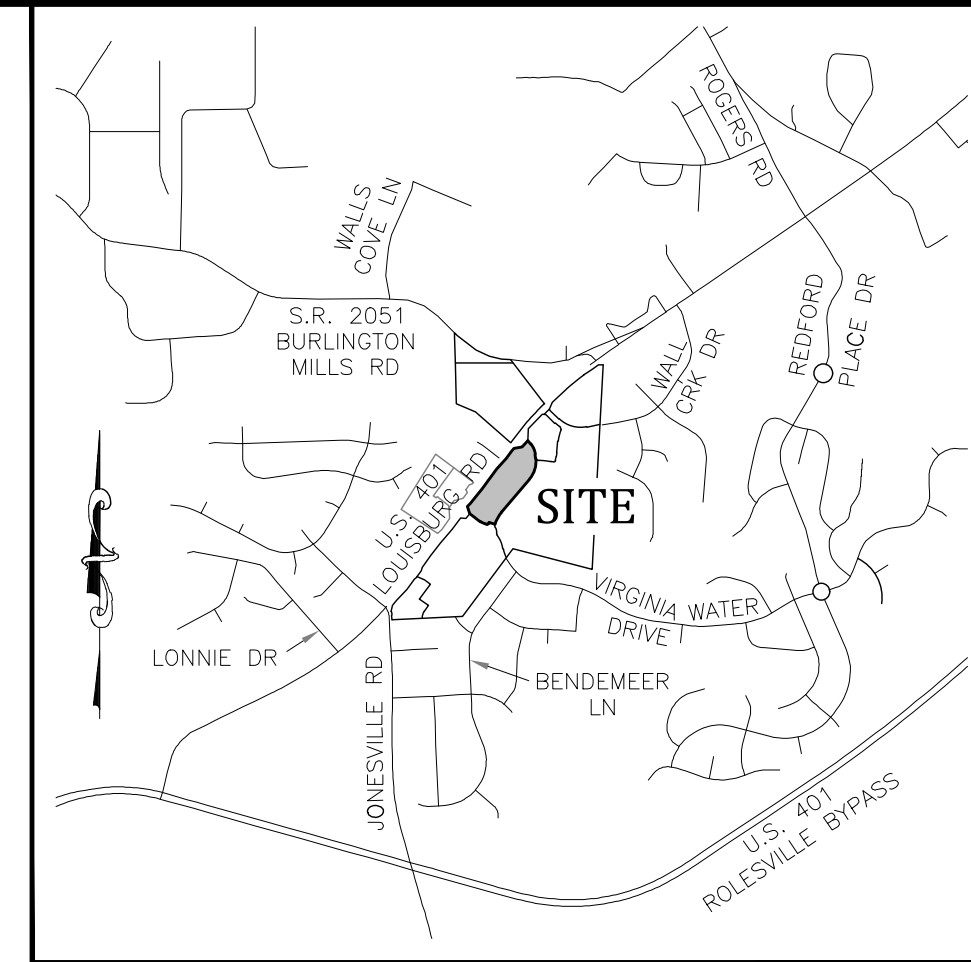


WALLBROOK - LOT 5

PRELIMINARY SUBDIVISION PLAT

Main Street and Virginia Water Drive, Town of Rolesville, Wake County, North Carolina
Project No. PSP 24-01

V2-
PSP-24-01-
Response to V1
Engineering
comments



Vicinity Map
NTS

1. Provide FIRM map panel due to the presence of flood prone soils show in IMAPS.

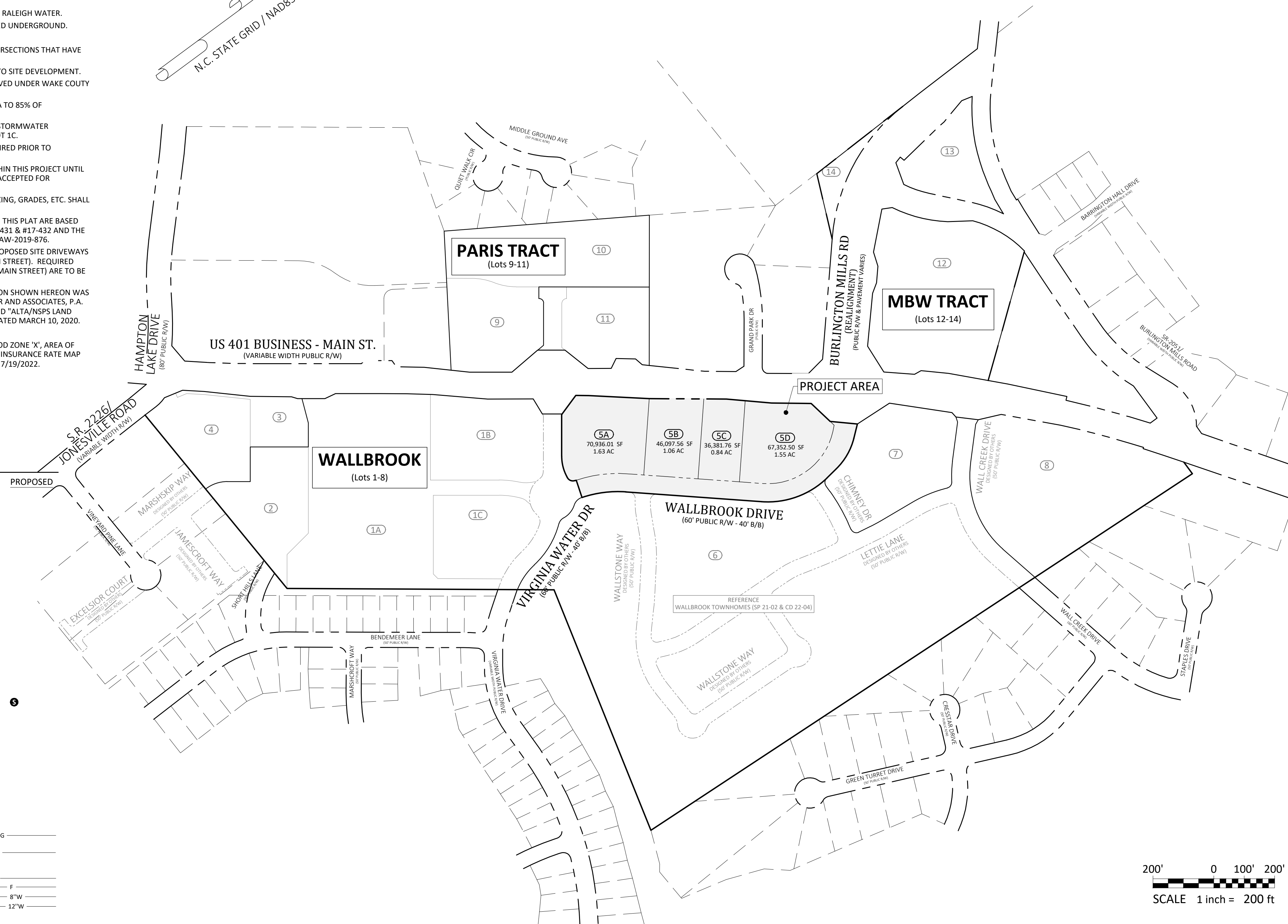
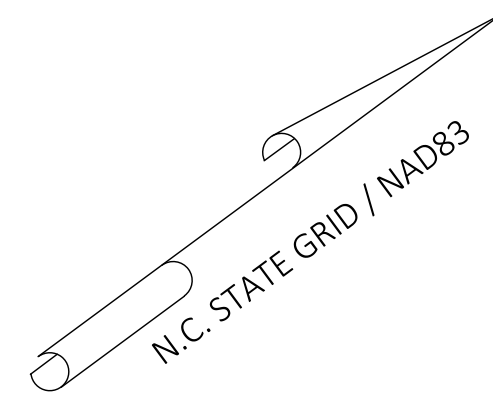
FIRM MAP NOTED IN NOTE 20
IN GENERAL NOTES

2. Provide Contact Information of owner applicant and all consultants.

INFORMATION ADDED

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 NBR0 #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, MIRIRAN & 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.

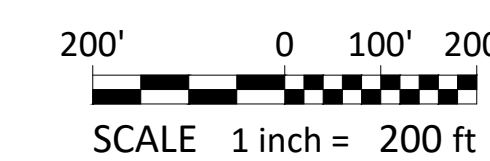


Legend

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



Sheet Index

#	Title
1	Cover / Overall Site
2	Existing Conditions
3	Lot Layout
4	Utility & Drainage Plan
REF	Survey - Johnson, Miriran & 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, MIRIRAN & 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.

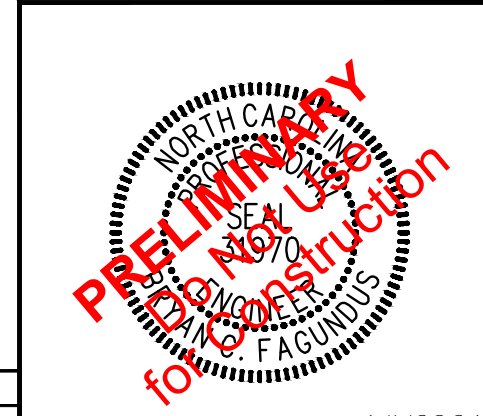
SHEET: 1 of 4 PIN # 1758-45-8905, 1758-56-8976

Cover / Overall Site
WALLBROOK - LOT 5
PRELIMINARY SUBDIVISION PLAT
Town of Rolesville Project Number: PSP 24-01
Rolesville, Wake County, North Carolina

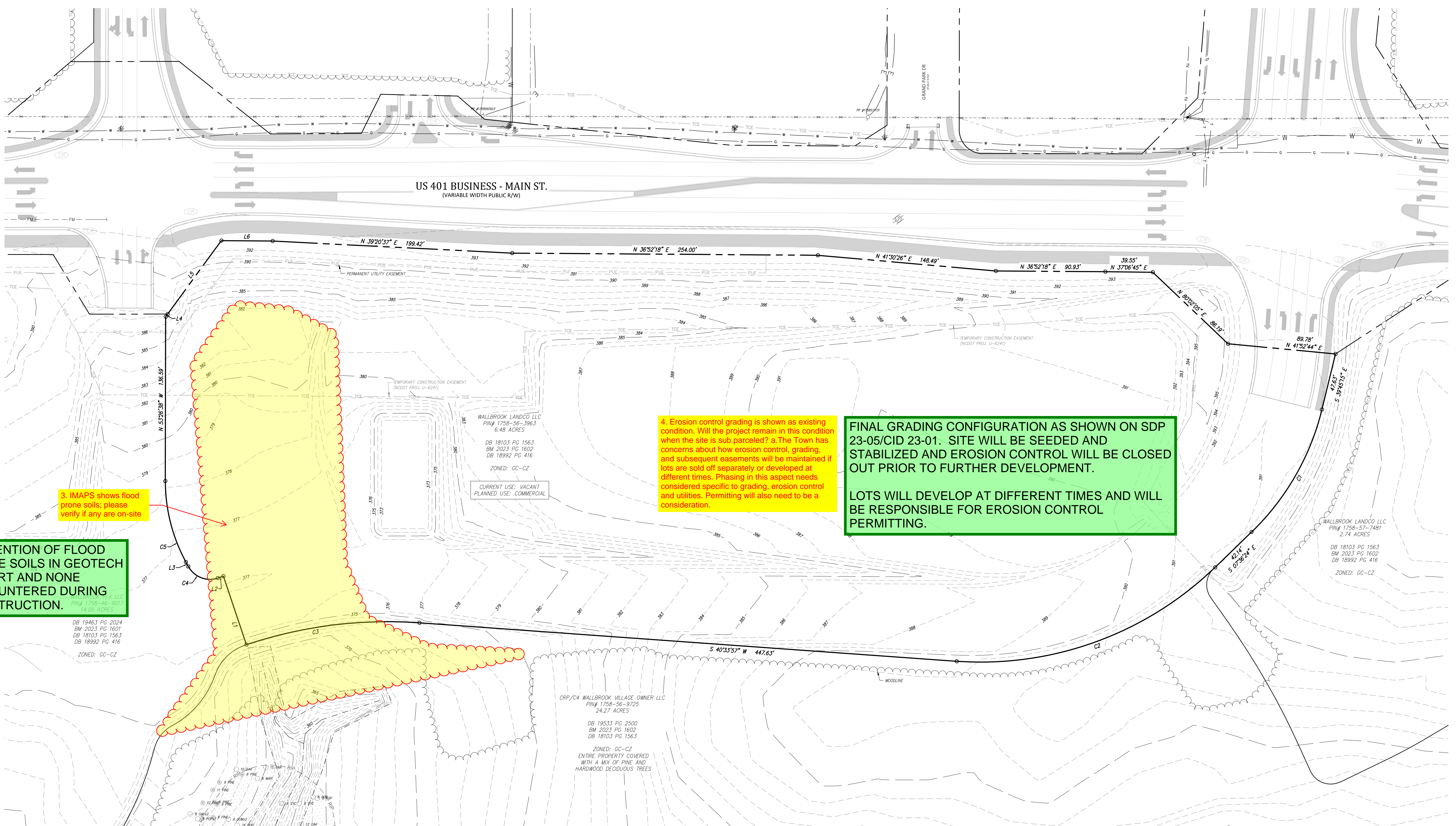
DEVELOPER: Crosland Southeast
ADDRESS: 121 West Trade Street, Ste 2550, Charlotte, NC 28202
PHONE: (704) 561-5200

ARX CONSULTING GROUP, P.L.L.C.
ENGINEERS & PLANNERS
www.arxconsulting.com
2755-B Charles Blvd., Greenville, NC 27858
(252) 558-0888

SURVEY BY OTHERS: Johnson, Miriran & Thompson
APPROVED: BCF
DRAWN: DLC DATE: 3/28/2024
CHECKED: TGN SCALE: 1" = 200'



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



3. IMAPS shows flood prone soils; please verify if any are on-site

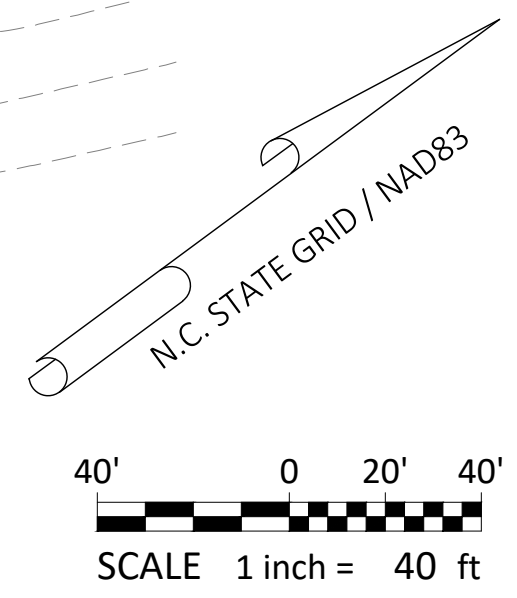
NO MENTION OF FLOOD PRONE SOILS IN GEOTECH REPORT AND NONE ENCOUNTERED DURING CONSTRUCTION.

4. Erosion control grading is shown as existing condition. Will the project remain in this condition when the site is sub-parcelled? a. The Town has concerns about how erosion control, grading, and subsequent easements will be maintained if lots are sold off separately or developed at different times. Phasing in this aspect needs considered specific to grading, erosion control and utilities. Permitting will also need to be a consideration.

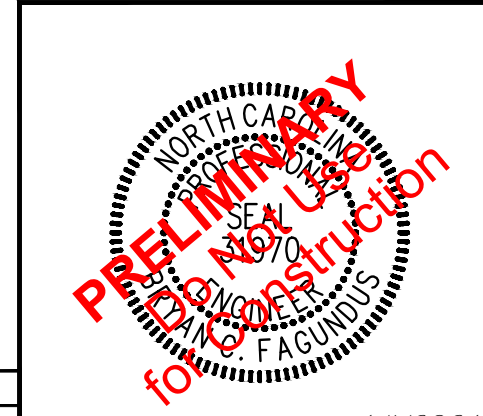
FINAL GRADING CONFIGURATION AS SHOWN ON SDP 23-05/CID 23-01. SITE WILL BE SEEDED AND STABILIZED AND EROSION CONTROL WILL BE CLOSED OUT PRIOR TO FURTHER DEVELOPMENT.

LOTS WILL DEVELOP AT DIFFERENT TIMES AND WILL BE RESPONSIBLE FOR EROSION CONTROL PERMITTING.

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
1	1-APR-24	ISSUED FOR INITIAL REVIEW
REVISIONS:		



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

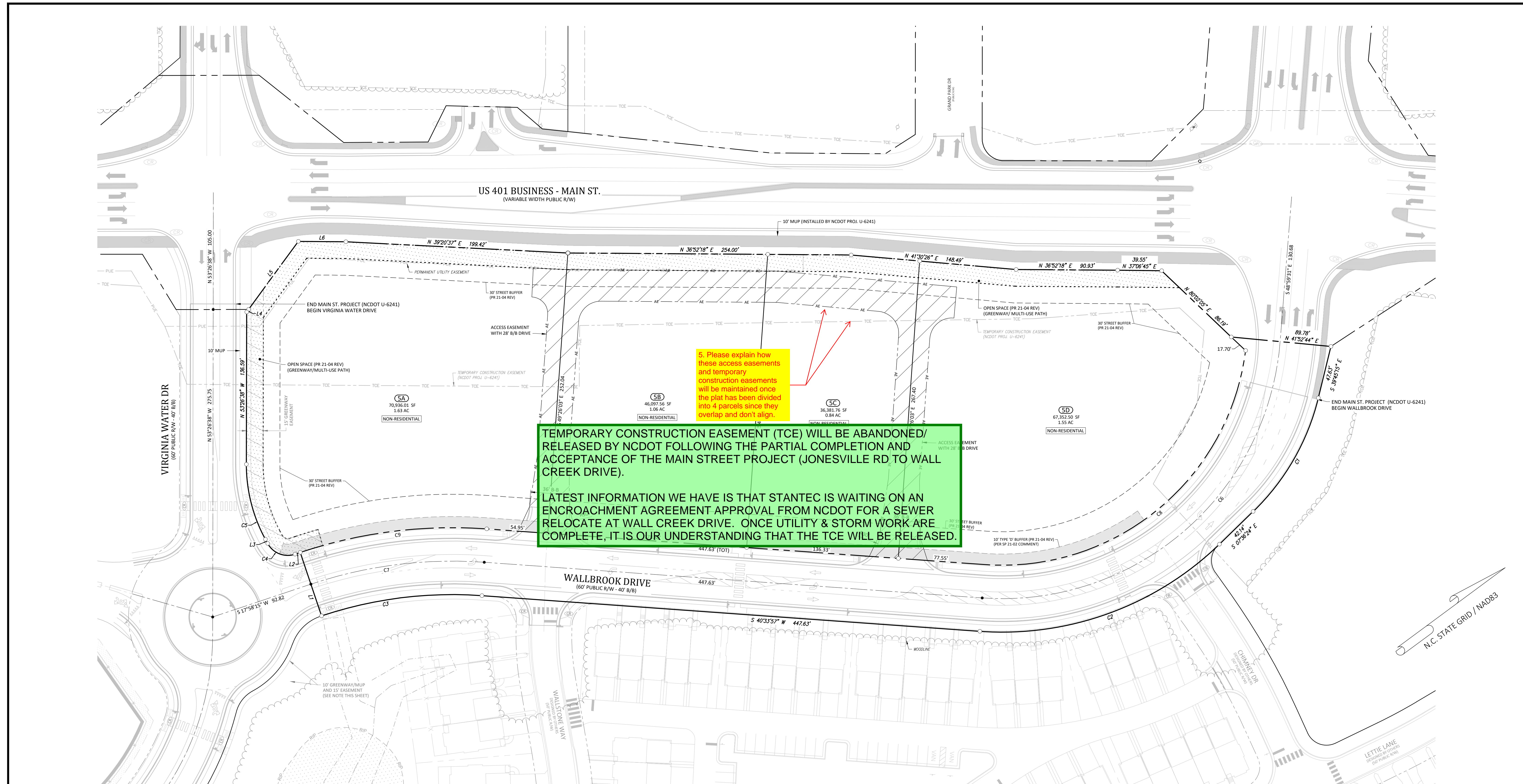
Existing Conditions
WALLBROOK - LOT 5
PRELIMINARY SUBDIVISION PLAT
Town of Rolesville Project Number: PSP 24-01
Rolesville, Wake County, North Carolina

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

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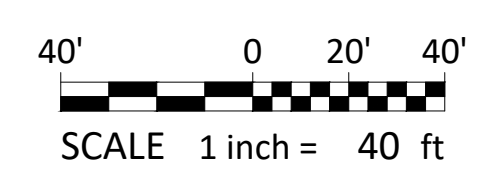
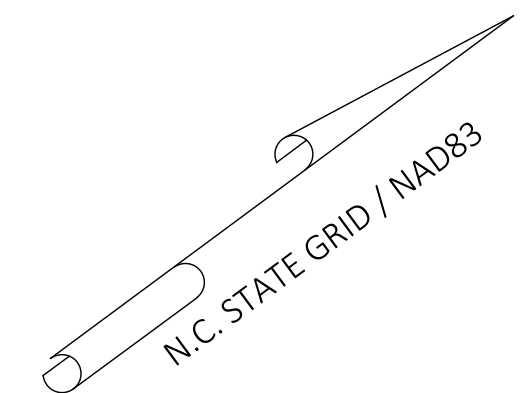
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DRAWN: DLC DATE: 3/28/2024
CHECKED: TGN SCALE: 1" = 100'

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 WALLBROOK - LOT 5 - PRELIMINARY SUBDIVISION PLAT - 3/28/2024 10:08:58 AM
 WALLBROOK - LOT 5 - PRELIMINARY SUBDIVISION PLAT - 3/28/2024 10:08:58 AM



5. Please explain how these access easements and temporary construction easements will be maintained once the plat has been divided into 4 parcels since they overlap and don't align.

TEMPORARY CONSTRUCTION EASEMENT (TCE) WILL BE ABANDONED/ RELEASED BY NCDOT FOLLOWING THE PARTIAL COMPLETION AND ACCEPTANCE OF THE MAIN STREET PROJECT (JONESVILLE RD TO WALL CREEK DRIVE).
 LATEST INFORMATION WE HAVE IS THAT STANTEC IS WAITING ON AN ENCROACHMENT AGREEMENT APPROVAL FROM NCDOT FOR A SEWER RELOCATE AT WALL CREEK DRIVE. ONCE UTILITY & STORM WORK ARE COMPLETE, IT IS OUR UNDERSTANDING THAT THE TCE WILL BE RELEASED.



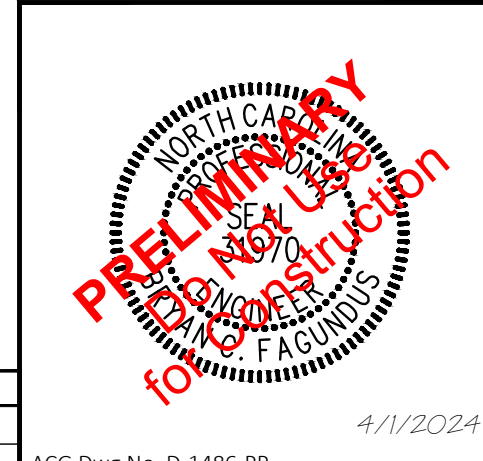
NOTE: (PR 21-04 REV)
 THE PRECEDING PRELIMINARY PLAT, PR 21-04 REVISED, ESTABLISHED EASEMENTS, PRESERVATION AREAS, OPEN SPACE AREAS, AND RIGHT-OF-WAY DEDICATIONS. SINCE BUILDING PLACEMENT AND ORIENTATION ON LOTS 5A-D ARE UNKNOWN AT THE TIME OF THIS PRELIMINARY PLAT, SETBACKS FOR LOTS 5A-D SHALL BE ESTABLISHED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

LINE TABLE		
Line #	Length	Direction
L1	60.00'	N 72°01'45" W
L2	5.00'	S 17°58'15" W
L3	4.21'	N 82°01'45" W
L4	2.86'	N 17°22'09" W
L5	75.57'	N 17°22'09" W
L6	42.60'	N 36°56'35" E

CURVE TABLE					
Curve #	Length	Radius	Delta	Chd Length	Chd Direction
C1	118.95'	212.00'	032°08'50"	117.39'	S 23°40'50" E
C2	235.42'	280.00'	048°10'22"	228.54'	S 16°28'47" W
C3	145.91'	370.00'	022°35'42"	144.97'	S 29°16'06" W
C4	28.62'	20.50'	080°00'00"	26.35'	S 57°58'15" W
C5	70.10'	140.50'	028°35'07"	69.37'	N 67°44'11" W
C6	390.77'	250.00'	089°33'28"	352.19'	S 04°12'47" E
C7	157.74'	400.00'	022°35'42"	156.72'	S 29°16'06" W
C8	333.74'	220.00'	086°55'01"	302.64'	S 02°53'33" E
C9	169.57'	430.00'	022°35'42"	168.48'	S 29°16'06" W

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



SHEET: 3 of 4 PIN: 1758-45-8905, 1758-56-8976

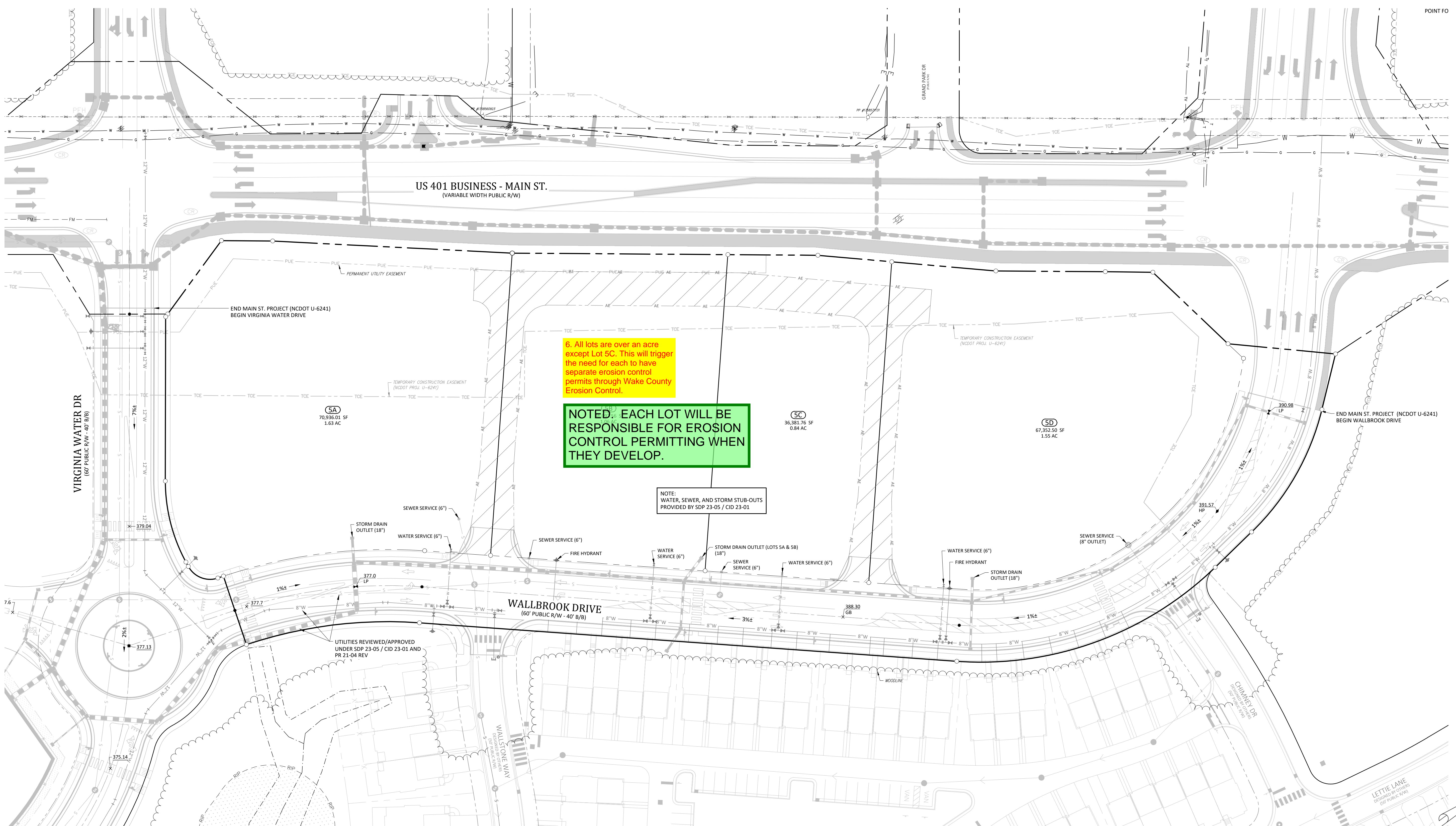
Lot Layout
WALLBROOK - LOT 5
 PRELIMINARY SUBDIVISION PLAT
 Town of Rolesville Project Number: PGP 24-01
 Rolesville, Wake County, North Carolina

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

ARK CONSULTING GROUP, P.L.L.C.
 ENGINEERS & PLANNERS
 2755-B Charles Blvd., Greenville, NC 27838
 (252) 558-0888

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

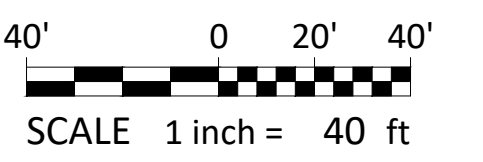
ACG Dwg No. D-1486-PP 4/1/2024



6. All lots are over an acre except Lot 5C. This will trigger the need for each to have separate erosion control permits through Wake County Erosion Control.

NOTED: EACH LOT WILL BE RESPONSIBLE FOR EROSION CONTROL PERMITTING WHEN THEY DEVELOP.

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

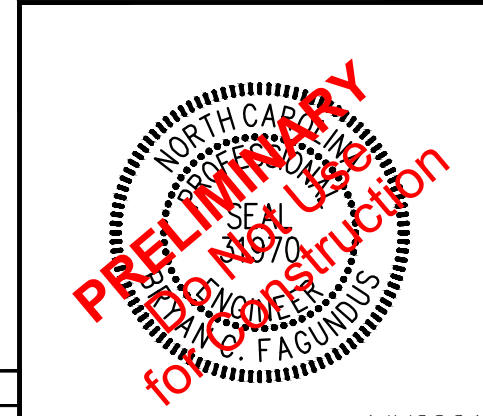


SHEET: 4 of 4 PIN # 1758-45-8905, 1758-56-8976

Utility & Drainage Plan
WALLBROOK - LOT 5
 PRELIMINARY SUBDIVISION PLAT
 Town of Rolesville Project Number: PGP 24-01
 Rolesville, Wake County, North Carolina

DEVELOPER: Crosland Southeast
 ADDRESS: 121 West Trade Street, Ste 2550, Charlotte, NC 28202
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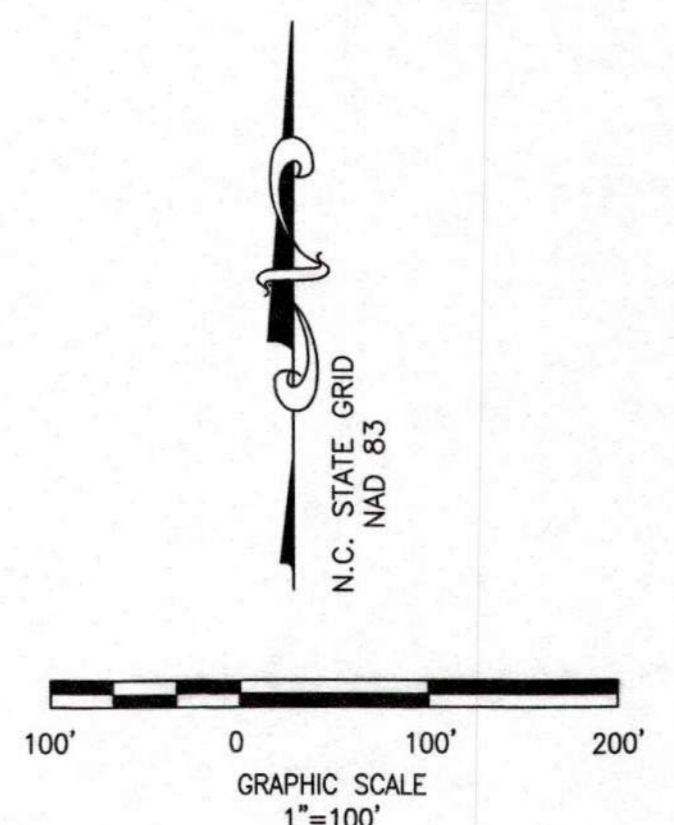
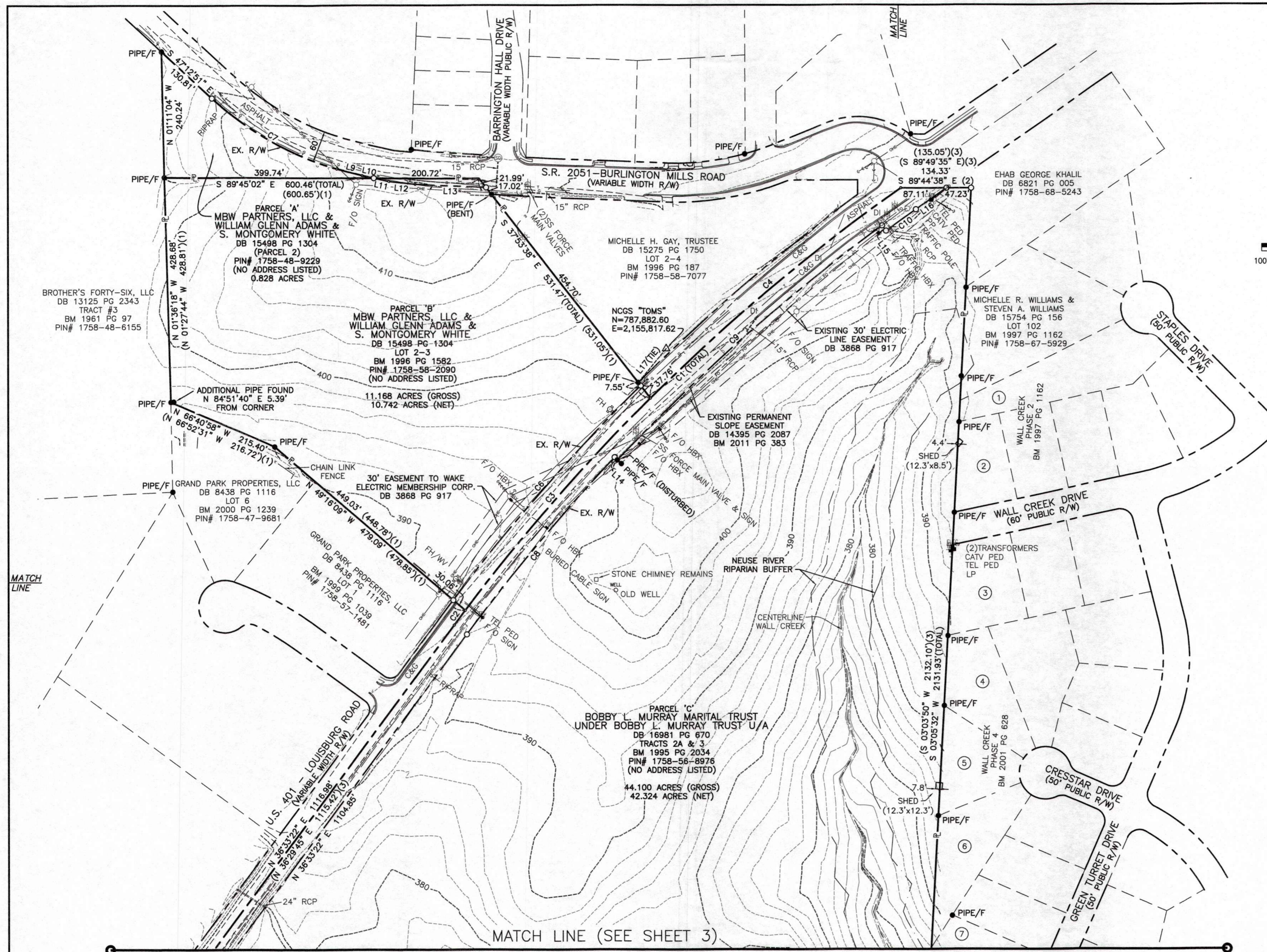
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DRAWN: DLC	DATE: 3/28/2024	
CHECKED: TGN	SCALE: 1" = 100'	



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1	1-APR-24	ISSUED FOR INITIAL REVIEW
REVISIONS:		

ACG Dwg No. D-1486-PP

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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
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- GAS = GAS LINE
- OEL = OVERHEAD ELECTRIC LINE
- SSL = SANITARY SEWER LINE
- TEL = TELEPHONE LINE
- CTL = CABLE TV LINE
- WL = 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	S 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	675.88'	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'

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

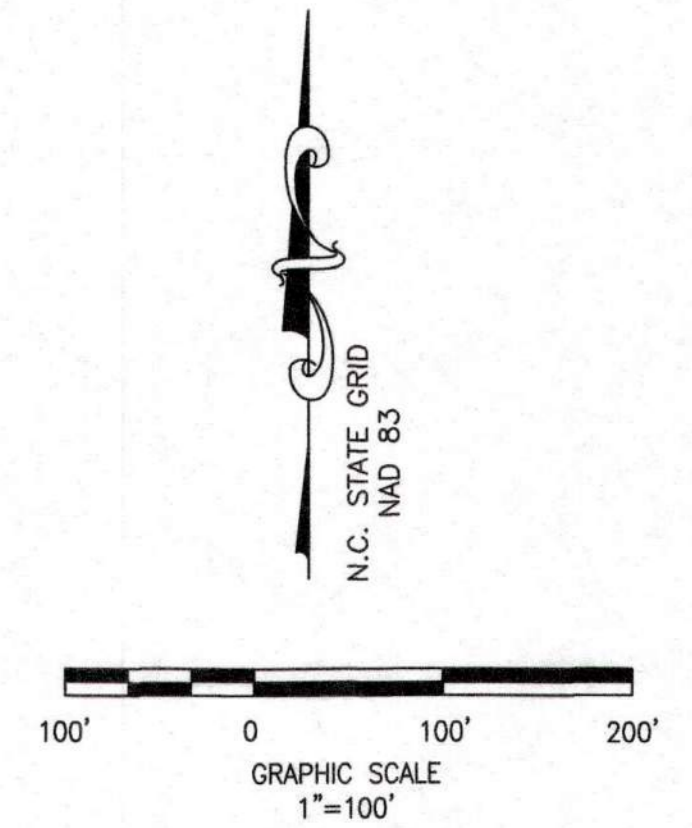
REVISION #	DATE	REASON FOR REVISION
1	10/01/2020	ADDED RIPARIAN BUFFER ALONG WALL CREEK

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

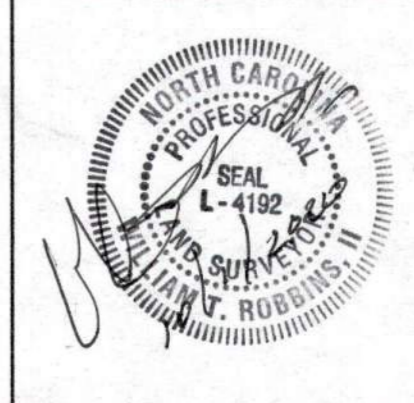
- C&G = CURB AND GUTTER
- DI = DROP INLET
- ELEC = ELECTRIC BOX
- EM = ELECTRIC METER
- F/O = FIBER OPTIC
- FH = FIRE HYDRANT
- GV = GAS VALVE
- HB = HAND BOX
- LP = LIGHT POLE
- PP = POWER POLE
- GUY = GUY WIRE
- RCP = REINFORCED CONCRETE PIPE
- S.F. = SQUARE FEET (AREA)
- SIGN = SIGN
- TRAFFIC SIGNAL POLE
- SANITARY SEWER MANHOLE
- SANITARY SEWER FORCE MAIN VALVE
- STORM DRAIN MANHOLE
- TELEPHONE PEDESTAL
- TRAFFIC BOX
- WATER BOX
- WATER METER
- WMH = WATER MANHOLE
- WV = WATER VALVE
- WELL
- PEDESTRIAN X-WALK POLE
- 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'
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	273.89'
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C9	675.88'	3712.50'	10°25'52"	S 48°33'13" W	674.95'
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(R=3750.00', L=1199.06')(3)

(2)



JOHNSON, MIRMIAN & 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

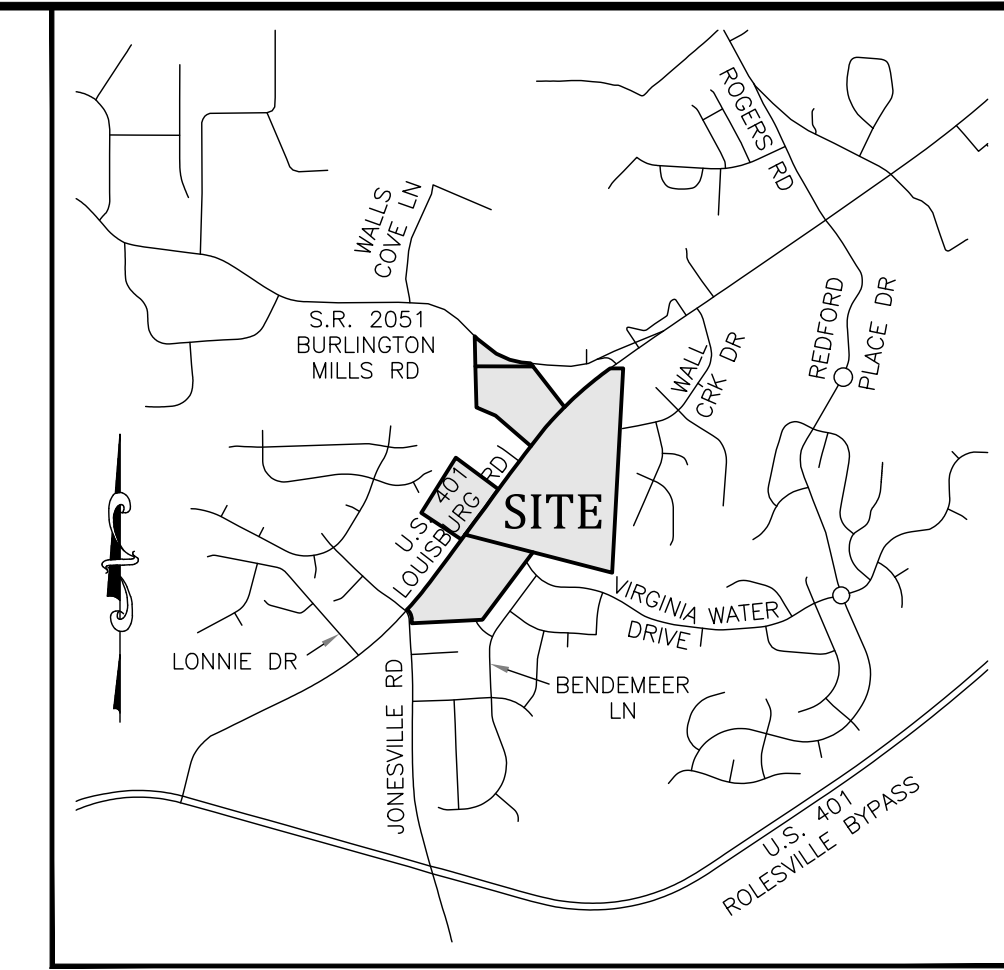
REVISION #	DATE	REASON FOR REVISION
1	10/01/2020	ADDED RIPARIAN BUFFER ALONG WALL CREEK

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

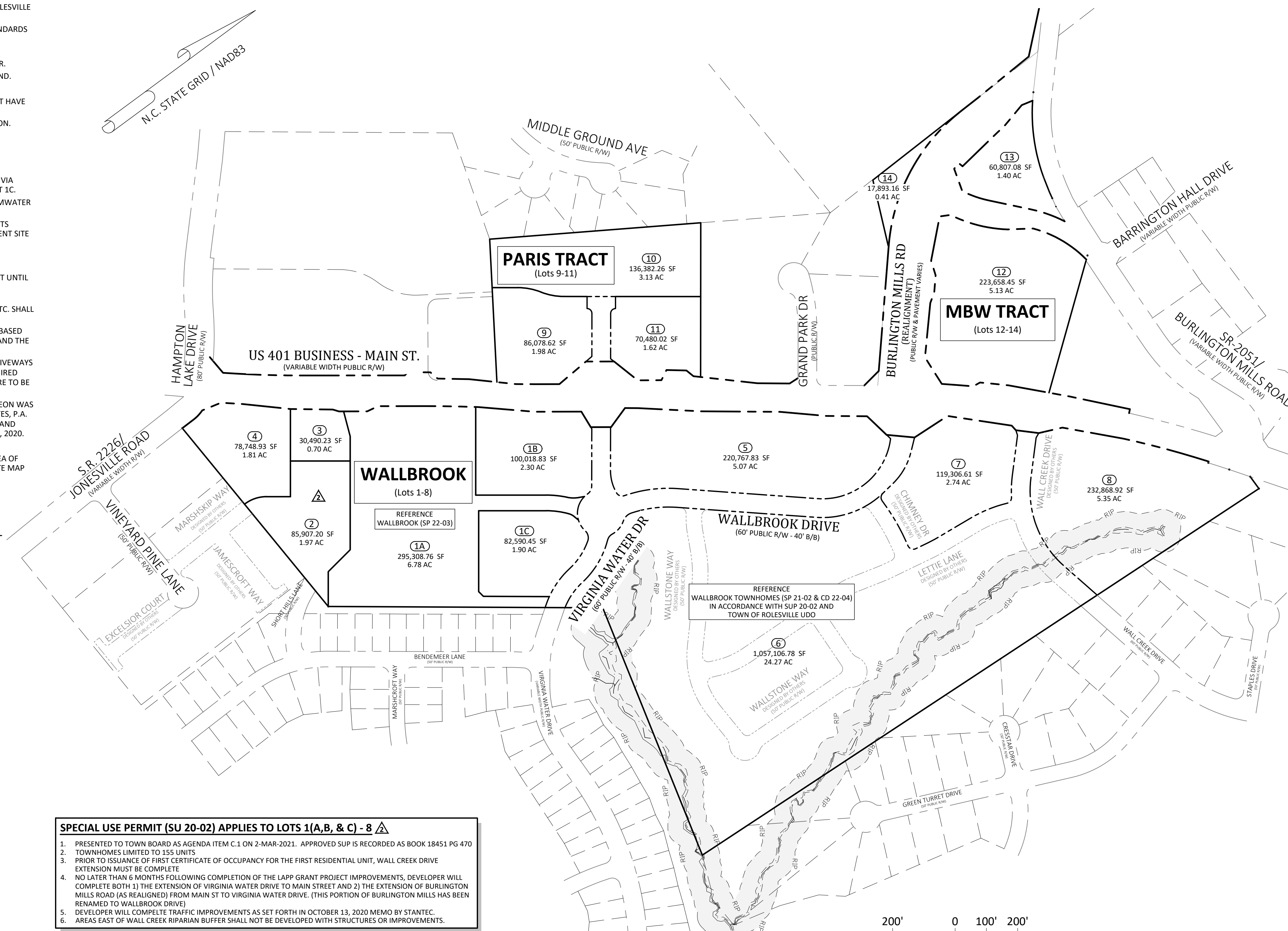
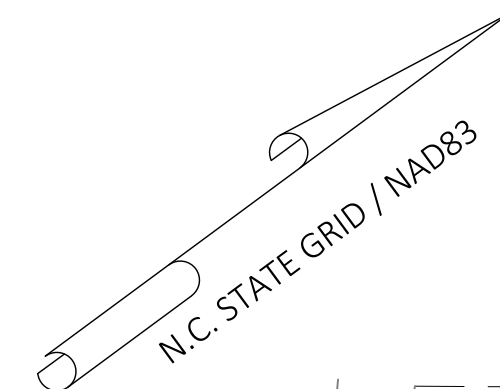
△△ Project No. PR21-04 REVISED



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.



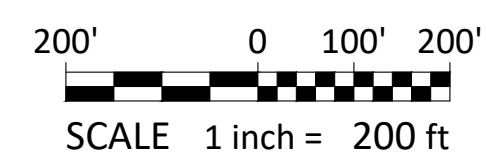
Legend

- | EXISTING | PROPOSED |
|--|----------|
| ○ = FOUND MONUMENT AS NOTED | |
| ● = SET IRON PIN | |
| △ = NGS MONUMENT | |
| ◊ = DIMENSION POINT (NOTHING SET) | |
| — = PROPERTY LINE | |
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| — = TELEPHONE PEDESTAL | |
| — = TRAFFIC BOX | |
| — = WATER BOX | |
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| WMH = WATER MANHOLE | |
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| — = 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 | |
| — = MAJOR CONTOUR (5') | |
| — = 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

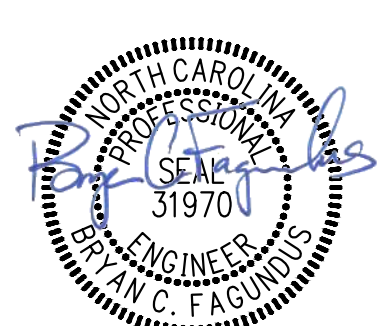
- PRESENTED TO TOWN BOARD AS AGENDA ITEM C.1 ON 2-MAR-2021. APPROVED SUP IS RECORDED AS BOOK 18451 PG 470
- TOWNHOMES LIMITED TO 155 UNITS
- PRIOR TO ISSUANCE OF FIRST CERTIFICATE OF OCCUPANCY FOR THE FIRST RESIDENTIAL UNIT, WALL CREEK DRIVE EXTENSION MUST BE COMPLETE
- NO LATER THAN 6 MONTHS FOLLOWING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



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, LLC
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:

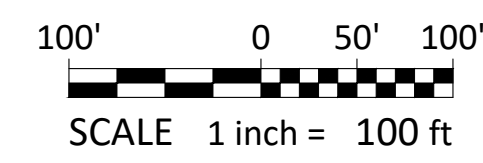
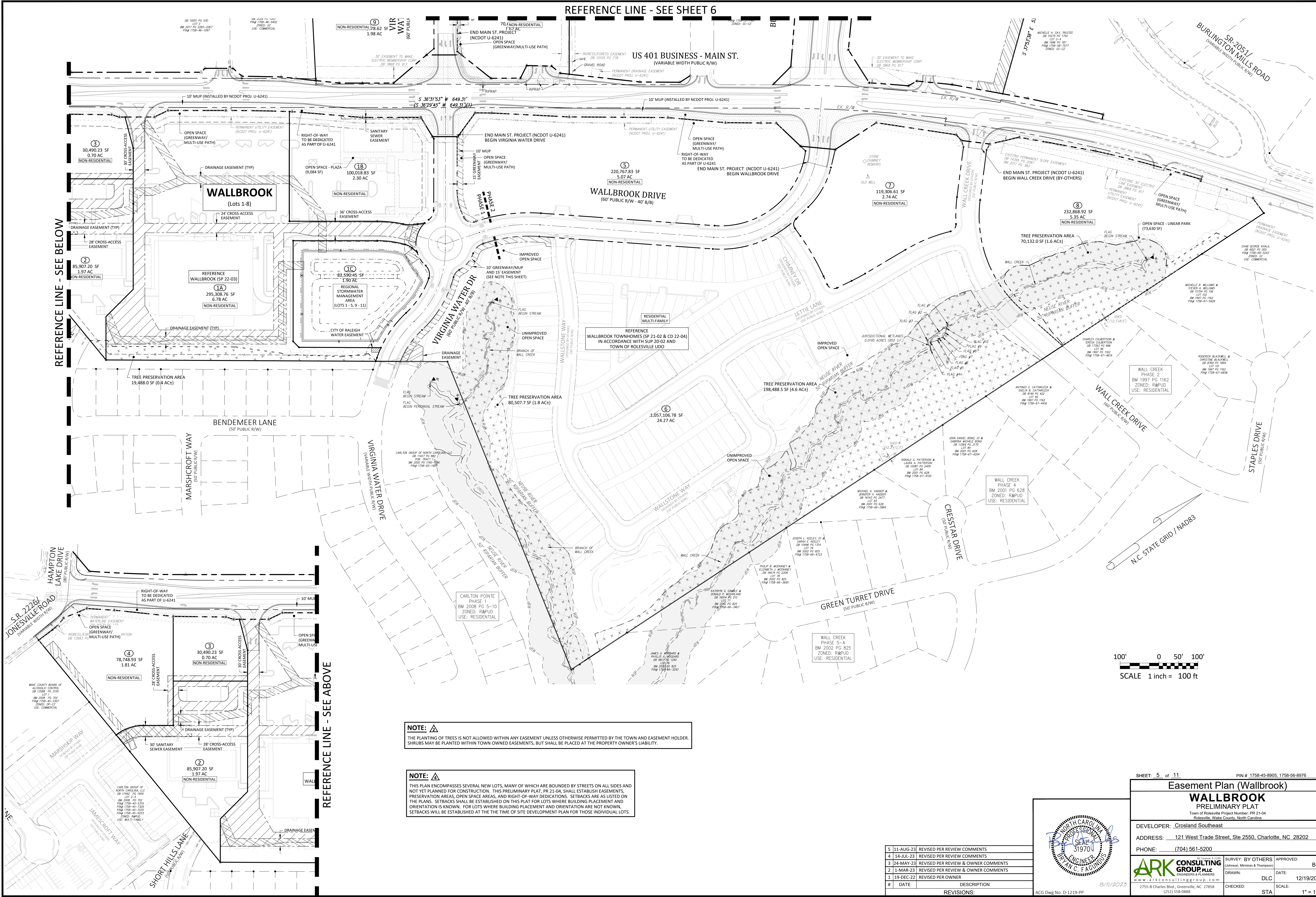
BOUNDARY AND TOPOGRAPHICAL INFORMATION SHOWN HEREON WAS PREPARED BY JOHNSON, MIRMIRAN & THOMPSON, AS SHOWN ON DRAWING ENTITLED "ALTA/NSPS LAND TITLE SURVEY FOR WALLBROOK LANDCO, LLC", DATED MARCH 25, 2020, ATTACHED TO THIS DRAWING SET FOR REFERENCE.

PROJECT: ALTA/NSPS LAND TITLE SURVEY FOR WALLBROOK LANDCO, LLC - FINAL 07/19/2023 - WALLBROOK PRELIMINARY PLAT (REVISION) - AUGUST 11, 2023 - 1/28 2023

REFERENCE LINE - SEE SHEET 6

REFERENCE LINE - SEE BELOW

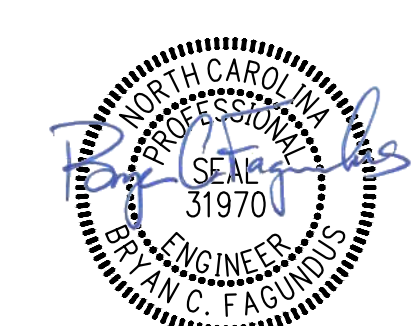
REFERENCE LINE - SEE ABOVE



NOTE: THE PLANTING OF TREES IS NOT ALLOWED WITHIN ANY EASEMENT UNLESS OTHERWISE PERMITTED BY THE TOWN AND EASEMENT HOLDER. SHRUBS MAY BE PLANTED WITHIN TOWN OWNED EASEMENTS, BUT SHALL BE PLACED AT THE PROPERTY OWNER'S LIABILITY.

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, PER 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.

#	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
#	DATE	DESCRIPTION



SHEET: 5 of 11 PIN # 1758-45-8905, 1758-56-8976

Easement Plan (Wallbrook)

WALLBROOK

PRELIMINARY PLAT

Town of Rolesville Project Number: PRP 21-04
Rolesville, Wake County, North Carolina

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

APPROVED: BCF
DATE: 12/19/2022

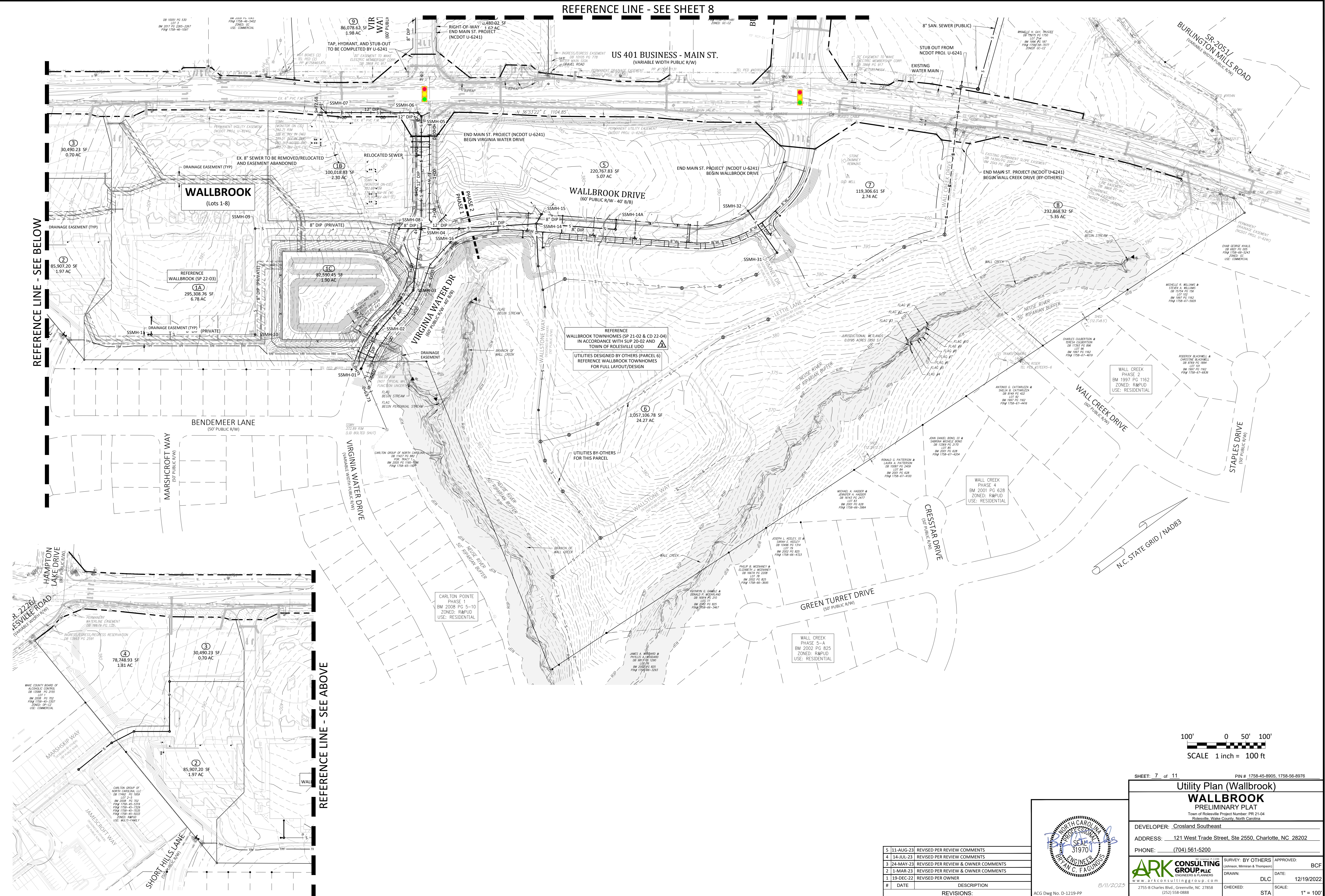
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AGC Dwg No. D-1219-PP

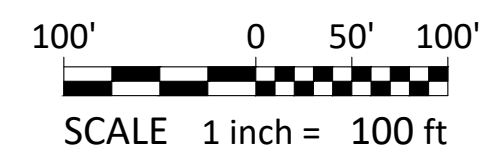
PROJECTS/PLATS/PERMITS/CONTRACTS/2023/12/19/2022 - WALLBROOK PRELIMINARY PLAT - 1758-45-8905, 1758-56-8976 - BCF - 12/19/2022 - 10:48 AM

REFERENCE LINE - SEE SHEET 8



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

DATE: 12/19/2022
 SCALE: 1" = 100'

ACG Dwg No. D-1219-PP



#	DATE	DESCRIPTION
5	11-AUG-23	REVISED PER REVIEW COMMENTS
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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

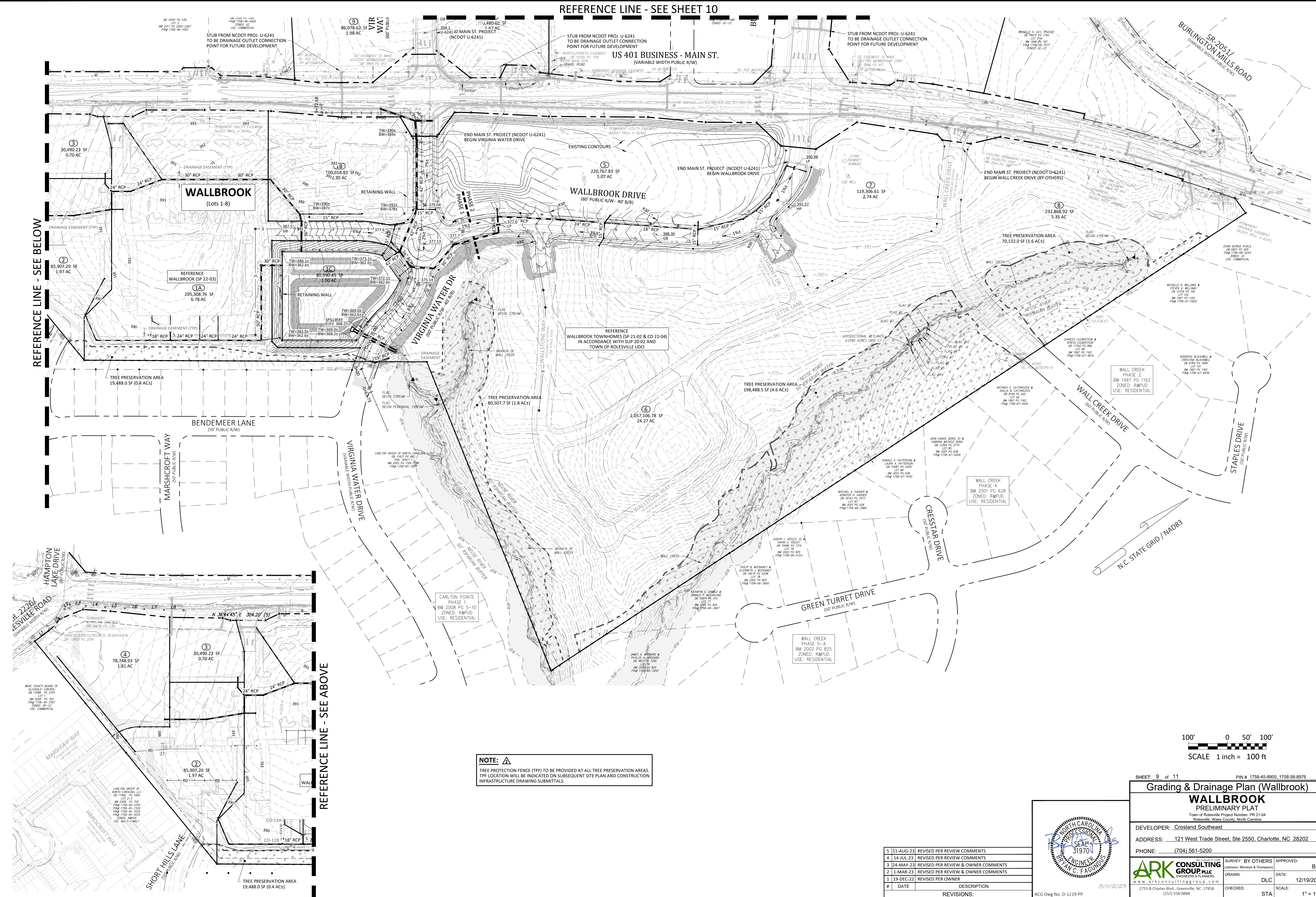
8/11/2023

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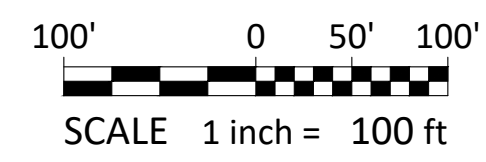
REFERENCE LINE - SEE SHEET 10

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.



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

Grading & Drainage 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

DATE: 12/19/2022
SCALE: 1" = 100'

APPROVED: BCF
DATE: 12/19/2022

ARX CONSULTING GROUP, P.L.L.C.
ENGINEERS & PLANNERS
2795-B Charles Blvd., Greenville, NC 27858
(252) 558-0888

PROJECT: WALLBROOK PRELIMINARY PLAT - WALLBROOK, NC - 12/19/2022
 SHEET: 9 OF 11
 DATE: 12/19/2022
 SCALE: 1" = 100'
 PROJECT: WALLBROOK PRELIMINARY PLAT - WALLBROOK, NC - 12/19/2022

TREE PRESERVATION AREA			
Wallbrook	Area (SF)	Acres	
Lot 1A (Publix)	289,488.0	6.65	
Lot 1B	100,018.8	2.30	
Lot 1C	82,590.5	1.90	
Lot 2	74,702.8	1.71	
Lot 3	47,515.5	1.09	
Lot 4	78,725.4	1.81	
Lot 5 (Boat Tract)	220,767.8	5.07	
Lot 6 (Townhomes)	876,206.2	20.11	
Lot 7	119,306.6	2.74	
Lot 8	232,868.9	5.35	
Right-of-Way (Future)	290,799.5	6.68	
WALLBROOK GROSS ACREAGE		55.39	
TREE PRESERVATION AREA	368,616.2	8.46	15.28%
QUALIFYING REPLACEMENT DECIDUOUS			12
QUALIFYING REPLACEMENT EVERGREEN			8

Paris Tract	Area (SF)	Acres	
Lot 9	86,013.5	1.97	
Lot 10	136,382.3	3.13	
Lot 11	70,406.6	1.62	
Right-of-Way (Future)	13,978.4	0.32	
PARIS TRACT GROSS ACREAGE		7.04	
TREE PRESERVATION AREA	16,399.5	0.38	5.35%
QUALIFYING REPLACEMENT DECIDUOUS			2
QUALIFYING REPLACEMENT EVERGREEN			0

MBW Tract	Area (SF)	Acres	
Lot 12	223,658.5	5.13	
Lot 13	60,807.1	1.40	
Lot 14	17,893.2	0.41	
MBW GROSS ACREAGE		6.94	
TREE PRESERVATION AREA	0.0	0.00	0.00%
QUALIFYING REPLACEMENT DECIDUOUS			1
QUALIFYING REPLACEMENT EVERGREEN			0

TREE REPLACEMENT - WALLBROOK						
Date	ToR Project #	Project Description	Deciduous	Total Provided / Required	Evergreen	Total Provided / Required
18-AUG-23	SOP 23-05	Publix at Wallbrook	12	12 / 12	8	8 / 8

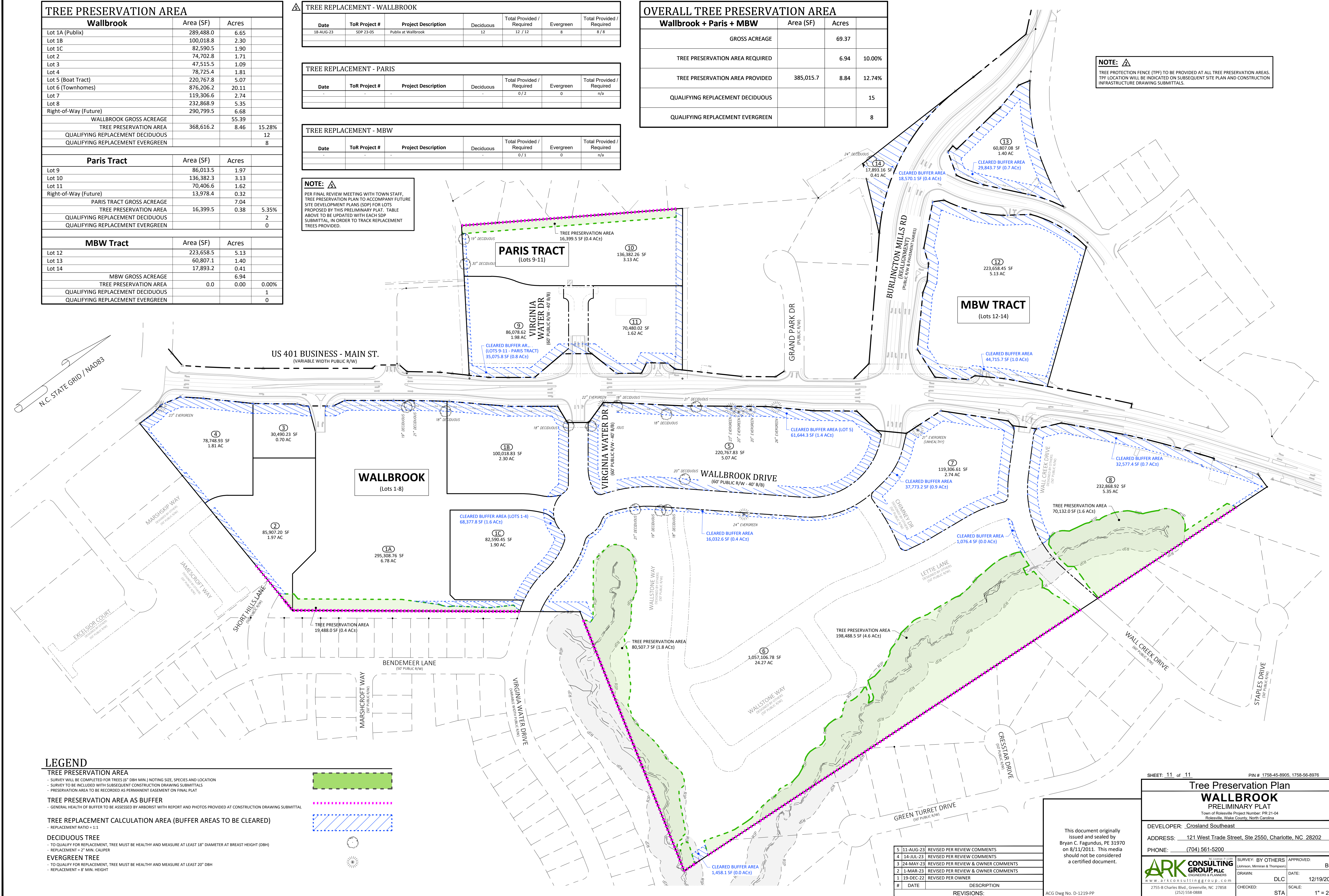
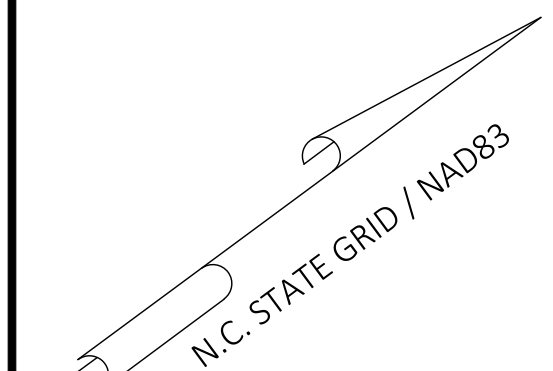
TREE REPLACEMENT - PARIS						
Date	ToR Project #	Project Description	Deciduous	Total Provided / Required	Evergreen	Total Provided / Required
				0 / 2	0	n/a

TREE REPLACEMENT - MBW						
Date	ToR Project #	Project Description	Deciduous	Total Provided / Required	Evergreen	Total Provided / Required
				0 / 1	0	n/a

NOTE: PER FINAL REVIEW MEETING WITH TOWN STAFF, TREE PRESERVATION PLAN TO ACCOMPANY FUTURE SITE DEVELOPMENT PLANS (SDP) FOR LOTS PROPOSED BY THIS PRELIMINARY PLAT. TABLE ABOVE TO BE UPDATED WITH EACH SDP SUBMITTAL, IN ORDER TO TRACK REPLACEMENT TREES PROVIDED.

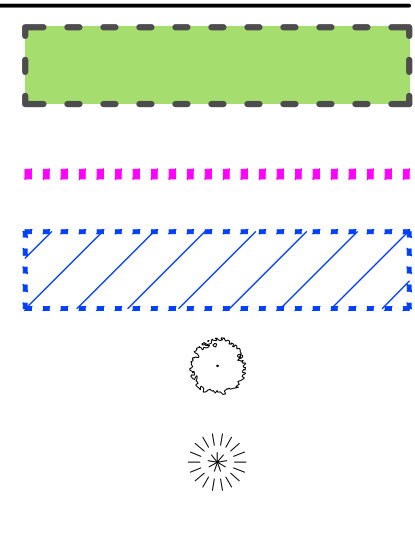
OVERALL TREE PRESERVATION AREA			
Wallbrook + Paris + MBW	Area (SF)	Acres	
GROSS ACREAGE		69.37	
TREE PRESERVATION AREA REQUIRED		6.94	10.00%
TREE PRESERVATION AREA PROVIDED	385,015.7	8.84	12.74%
QUALIFYING REPLACEMENT DECIDUOUS			15
QUALIFYING REPLACEMENT EVERGREEN			8

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.



LEGEND

- TREE PRESERVATION AREA**
 - SURVEY WILL BE COMPLETED FOR TREES (6" DBH MIN.) NOTING SIZE, SPECIES AND LOCATION
 - SURVEY TO BE INCLUDED WITH SUBSEQUENT CONSTRUCTION DRAWING SUBMITTALS
 - PRESERVATION AREA TO BE RECORDED AS PERMANENT EASEMENT ON FINAL PLAT
- TREE PRESERVATION AREA AS BUFFER**
 - GENERAL HEALTH OF BUFFER TO BE ASSESSED BY ARBORIST WITH REPORT AND PHOTOS PROVIDED AT CONSTRUCTION DRAWING SUBMITTAL
- TREE REPLACEMENT CALCULATION AREA (BUFFER AREAS TO BE CLEARED)**
 - REPLACEMENT RATIO = 1:1
- DECIDUOUS TREE**
 - TO QUALIFY FOR REPLACEMENT, TREE MUST BE HEALTHY AND MEASURE AT LEAST 18" DIAMETER AT BREAST HEIGHT (DBH)
 - REPLACEMENT = 2" MIN. CALIPER
- EVERGREEN TREE**
 - TO QUALIFY FOR REPLACEMENT, TREE MUST BE HEALTHY AND MEASURE AT LEAST 20" DBH
 - REPLACEMENT = 8" MIN. HEIGHT



#	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

This document originally issued and sealed by Bryan C. Fagundus, PE 31970 on 8/11/2011. This media should not be considered a certified document.

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

Tree Preservation Plan
WALLBROOK
PRELIMINARY PLAT

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

APPROVED: BCF
DATE: 12/19/2022
SCALE: 1" = 200'

ARK CONSULTING GROUP, P.L.L.C.
ENGINEERS & PLANNERS
2755-B Charles Blvd., Greenville, NC 27858
(252) 558-0888

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