

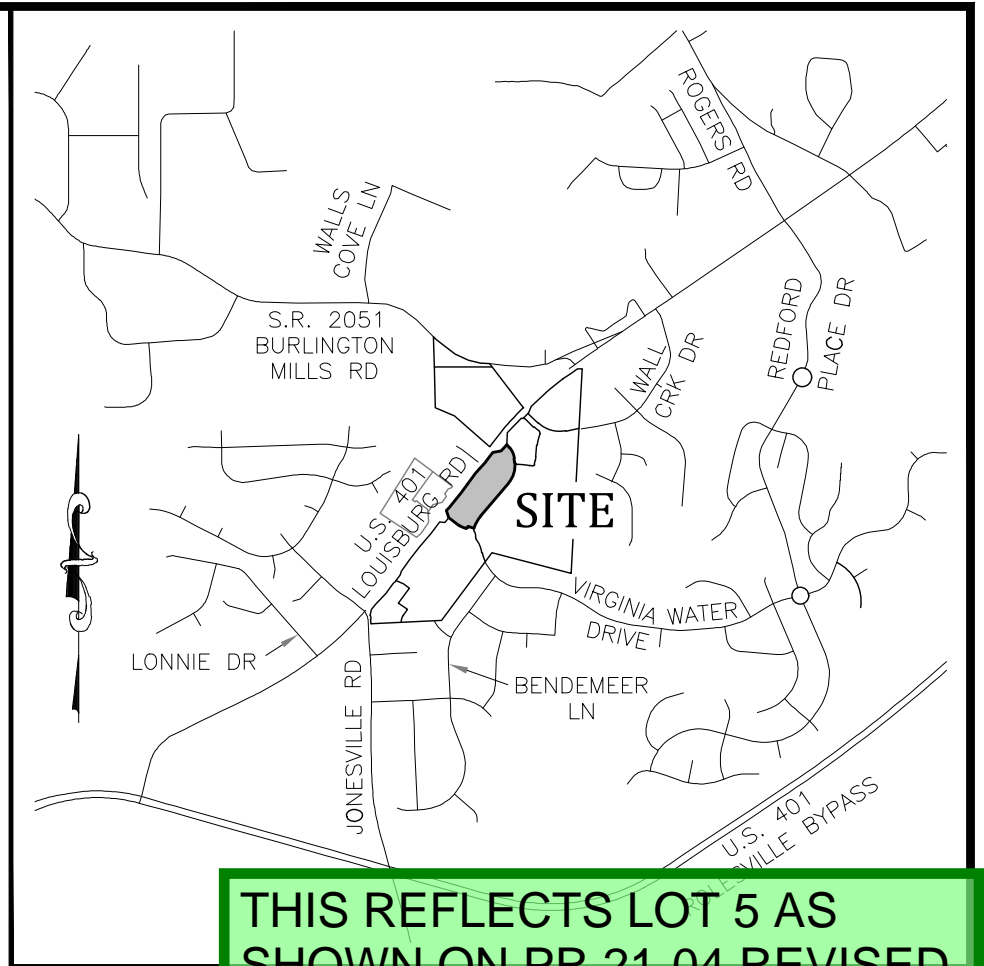
WALLBROOK - LOT 5

PRELIMINARY SUBDIVISION PLAT

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

Project No. PSP 24-01

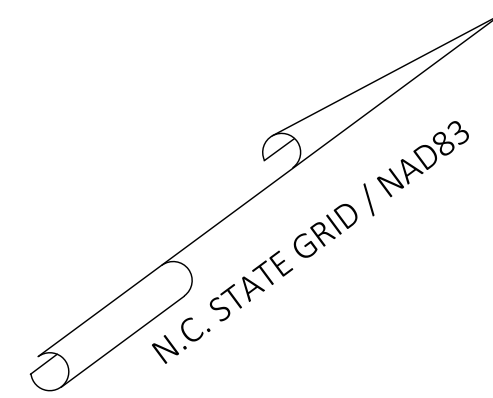
V2 - PSP-24-01 - Response to PLANNING mark-up comments.



THIS REFLECTS LOT 5 AS SHOWN ON PR 21-04 REVISED. LINE ADDED TO SITE DATA TABLE TO REFLECT RECORDED PLAT.

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.
- 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 PROJECT 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.



SITE DATA REVISED

- Cover Sheet/Site Data - Revise to reflect:
 - Acres - The actual acreage of the tract is listed as 6.48 acres. 5.07 acres is dedicated to lot area but the additional acreage is intended as right-of-way dedication. Please update the site acreage accordingly.
 - Lots - Update number of lots created to indicate dedication of right-of-way for Wallbrook Drive.
 - Proposed Uses - This is rather unnecessary at this point as this is division of land only. This could be rewritten to simply reflect SUP 20-02 for permitted uses.
 - Linear Feet of Streets - Note - PR 21-04 noted only a total Linear Feet of Streets as 1,955+/- (for entire subdivision) - it did not include a break out table of each new proposed right-of-way. This plat only includes proposed Wallbrook Drive - add details here of: linear feet / ROW width / Pavement width (edge of curb-edge of curb). This is valuable information for Powell Bill purposes and Capital Improvements Programming. Add clarity that Wallbrook Drive will be dedicated to the Town of Rolesville (and not NCDOT). This may be assumed to be clear but it is not, especially when Wallbrook Drive is opposite a State Road (Burlington Mills); see Comment #5 also.
 - Proposed Impervious - This includes only 1 amount for "Building Areas" (what is that? Does that mean the 4 lots?) and then "Transportation Areas" (what is that? The Wallbrook Drive ROW?). This info is not understandable nor helpful come later stages (Site Development Plans per lot). Revise to clarify the maximum impervious coverage allowed per lot; the amount of impervious proposed OR maximum permitted for the road is immaterial for future use by Town staff, but can remain if important (please explain if/how so).
 - Current Use: update to 'vacant'; it is no longer 'wooded'.

ADDRESSES ADDED PER 31-MAY-2024 EMAIL FROM DIANNE

- Street Name/Addresses - Wake County GIS/911 perform both functions in Rolesville; contact Dianne Saunders to vet Wallbrook Drive (as it is opposite Burlington Mills Road at Main) & to assign addresses to these 4 lots.

Site Data

PIN NUMBERS:	1758-56-3963
REAL ESTATE ID:	0509435
CURRENT ZONING:	GC-CZ
ACREAGE IN TOTAL TRACT:	5.07± ACRES
NUMBER OF LOTS CREATED:	4
LINEAR FEET IN STREETS:	N/A (OVERALL STREET LAYOUT APPROVED VIA PR 21-04 REV)
WATERSHED:	Lower Neuse
RIVER BASIN:	Neuse
CURRENT USE:	VACANT / CLEARED
PROPOSED USE(S):	NON-RESIDENTIAL/COMMERCIAL/RETAIL
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)
DEVELOPMENT STANDARDS:	LDO
OPEN SPACE CALCULATIONS:	CALCULATIONS APPROVED VIA PR 21-04 REV
	LOT 5
	0.38 AC = GREENWAY - (MEDIUM - 16,508 SF)
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)

8. As each individual lot within this subdivision - proposed lots 5A, 5B, 5C, 5D - is recorded and then developed via Site Development Plan submittals, open space and landscaping requirements will be reviewed in accordance with Section 6.2 of the LDO.

OPEN SPACE AREAS BELOW TAKEN FROM APPROVED PR 21-04 REVISED, WHICH WERE CALCULATED BY USING TOWN BOARD APPROVED CALCULATIONS & APPROACH FROM PR 21-04.

OPEN SPACE CALCULATIONS:	REQUIRED
△△△△	NON-RESIDENTIAL - 25-50 ACRES = 5% OF DEVELOPMENT AREA
	69.38 - 24.27 (LOT 6) - 2.84 (R/W) = 42.27 AC = DEVELOPMENT AREA
	42.27 x 0.05 = 2.11 AC
	TO BE COMPRISED OF 1 SMALL & 1 MEDIUM AREA
	PROVIDED
	1.36 AC = LOTS 1A, 1B, 3, 4, 5, 7, 8, 10, 11 - GREENWAY - (MEDIUM - 59,104 SF)
	0.22 AC = LOT 8 - LINEAR PARK (MEDIUM - RIPARIAN AREA)
	0.60 AC = LOT 8 - LINEAR PARK (MEDIUM - 26,263 SF)
	0.33 AC = LOTS 1A/1B - PLAZA (SMALL - 14,500 SF)
	2.51 AC

△△△△

4 Utility & Drainage Plan

REF Survey - Johnson, Mirmiran & Thompson (5 Sheets)
PR 21-04 REVISED (6 Sheets)

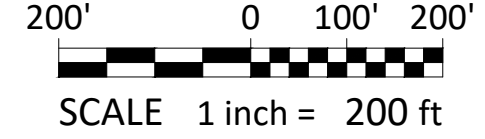
Cover / Overall Site
Site Plan (Wallbrook)
Easement Plan (Wallbrook)
Utility Plan (Wallbrook)
Grading/Drainage Plan (Wallbrook)
Tree Preservation Plan

8. Add "PSP-24-01" to every plan set sheet - somewhere/large enough to be noticed.

MADE ToR PROJ No. TEXT LARGER

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.



Legend

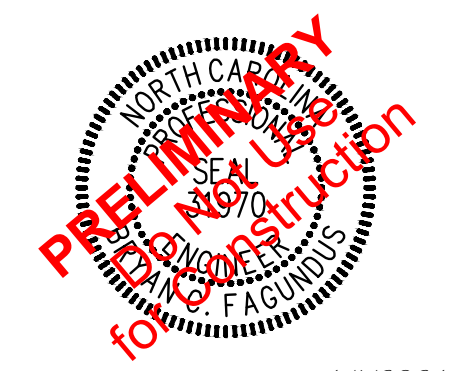
- EXISTING
- = FOUND MONUMENT AS NOTED
 - = SET IRON PIN
 - △ = NCGS MONUMENT
 - ⊕ = DIMENSION POINT (NOTHING SET)
 - = PROPERTY LINE
 - R/W = RIGHT OF WAY
 - C&G = CURB AND GUTTER
 - = CABLE TV PEDESTAL
 - = DROP INLET
 - DI = ELECTRIC BOX
 - EM = ELECTRIC METER
 - F/O = FIBER OPTIC
 - FH = FIRE HYDRANT
 - GV = GAS VALVE
 - = HAND BOX
 - LP = LIGHT POLE
 - PP = POWER POLE
 - = 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
 - = TREELINE
 - = MAJOR CONTOUR (5')
 - = MINOR CONTOUR (1')
- PROPOSED
- = 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.

Add approval signature block

APPROVAL BLOCK PLACEHOLDER ADDED



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

SHEET: 1 of 4

Cover / Overall Site

WALLBROOK - LOT 5

PRELIMINARY SUBDIVISION PLAT

DEVELOPER: Crosland Southeast

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

PHONE: (704) 561-5200

PIN # 1758-45-8905, 1758-56-8976

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

2795-B Charles Blvd., Greenville, NC 27858

(252) 558-0888

SURVEY BY OTHERS: Johnson, Mirmiran & Thompson

APPROVED: BCF

DRAWN: DLG

DATE: 3/28/2024

CHECKED: TGN

SCALE: 1" = 200'

ACG Dwg No. D-1486-PP

RETAINING WALL, BUILDINGS AND PARKING APPROVED WITHIN STREET BUFFER ON PR 21-04 (TB APPROVED), PR 21-04 REVISED AND SDP 23-05 / CID 23-01. UNCLER WHY APPROX. HALF OF SHARED ACCESS DRIVE CANNOT REMAIN WITHIN STREET BUFFER.

The proposed location of the access easement is in direct conflict with the provision of the required 30' street buffer. Proposed loop road / parking access should be removed from the street buffer

9. LDO 6.2.2.D.6 - Recorded Lot 5, and all 4 proposed lots, require a 30' Street Yard Buffer adjacent S. Main Street. Sheet 3 indicates a "Access Easement with 28' B/B Drive" to be located variably within the 30' Street Yard Buffer. 6.2.2.E.4. states "No development shall be allowed within required buffers;" - but it goes on to explain that the Board of Commissioners may permit... a driveway... - inform Staff if the Applicant wishes to pursue a Town Board approval for the proposed encroachment [by a future driveway to be located within Access Easement], or Remove Access Easement from Street Yard Buffer area.

Section 9.2.3.D indicates that every lot shall provide access to a public road and that easements crossing more than one lot are not permitted. Applicant shall demonstrate compliance or request a variance from this requirement.

SHARED ACCESS DRIVE & ASSOCIATED EASEMENT ARE TO MAINTAIN THE SAME CONCEPT THAT TOWN BOARD APPROVED, YET ALIGN WITH CURRENT DIRECTION AND NEEDS OF OVERALL DEVELOPMENT

What is status of temporary construction easement. Are these to be abandoned?

15. Temporary construction easement shown on Sheets 2, 3, 4 - Will this be abandoned with this plat? If so, please show as "To be Abandoned". Proposed construction may be impacted by the existence of these easements.

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.

SUFFICIENT SURVEY DATA (BEARINGS/DISTANCES, PROPERTY CORNER TIES, ETC.) WILL BE PROVIDED ON EXHIBIT OR MAP WHEN EASEMENT IS RECORDED

13. Access easement - Will additional survey data / monuments, etc. be provided for the location of these easements?

Applicant shall indicate the proposed use of this "open space" area. Is this proposed to be an access easement for the portion of the sidewalk / multi-use path already located here or is this intended to be programmed open space?

OPEN SPACE IS FOR THE GREENWAY / MULTI-USE PATH AS PREVIOUSLY APPROVED ON PR 21-04 (TB APPROVED) & PR 21-04 REVISED

***OPEN SPACE AREAS BELOW TAKEN FROM APPROVED PR 21-04 REVISED, WHICH WERE CALCULATED BY USING TOWN BOARD APPROVED CALCULATIONS & APPROACH FROM PR 21-04.**

OPEN SPACE CALCULATIONS:

REQUIRED	NON-RESIDENTIAL - 25-50 ACRES = 5% OF DEVELOPMENT AREA
	69.38 - 24.27 (LOT 6) - 2.84 (R/W) = 42.27 AC = DEVELOPMENT AREA
	42.27 x 0.05 = 2.11 AC
	TO BE COMPRISED OF 1 SMALL & 1 MEDIUM AREA
PROVIDED	1.36 AC = LOTS 1A, 1B, 3, 4, 5, 7, 8, 10, 11 - GREENWAY - (MEDIUM - 59,104 SF)
	0.22 AC = LOT 8 - LINEAR PARK (MEDIUM - RIPARIAN AREA)
	0.60 AC = LOT 8 - LINEAR PARK (MEDIUM - 26,261 SF)
	0.33 AC = LOTS 1A/1B - PLAZA (SMALL - 14,500 SF)
	2.51 AC

Please advise on timing of driveway/proposed loop road. Is this proposed to be constructed following preliminary plat approval? More detail on width and turnaround radii need to be shown. Note, additional internal access curb-cuts will be reviewed as individual lots/sites move forward.

12. Sheet 3 - Remove text "with 28' B/B Drive" from the Access Easement call-out - this Preliminary Plat establishes easements, not physical construction aspect such as the pavement width of a driveway intended to be built within said Access Easement.

CONFLICTING COMMENTS ACCESS DRIVE & PHYSICAL DIMENSIONS TO BE SHOWN ON SUBSEQUENT CID/SDP SUBMITTALS. NO TURN-AROUND REQUIRED AS IT FORMS LOOP BACK TO WALLBROOK DR.

As stated previously, landscaping will need to be shown as individual lots move forward with site specific plans.

b. Add note that "landscaping requirements of LDO Section 6.2.2.D.6 will be applicable to the required Streetyard Buffer for all 4 lots adjacent S. Main Street if parking lots and service drives are located between Main Street and the Building frontage."

NOTED. INDIVIDUAL LOTS RESPONSIBLE FOR ON-SITE LANDSCAPING, INCLUDING PARKING TREE COVERAGE & VEHICULAR USE SCREENING.

STREETYARD BUFFER ACCOUNTED FOR WITH PLANTINGS PROVIDED BY NCDOT PROJ. U-6241 (MAIN ST PROJECT)

WALLBROOK DRIVE WILL BE A TOWN MAINTAINED STREET, NCDOT PERMITS NOT REQUIRED.

What is the status of NCDOT Driveway Permits for both proposed entrances from Wallbrook Drive?

***COMMENT RESPONSE ABOVE ALSO APPLIES HERE**

a. Note - Plans are showing "greenway" as open space; LDO 6.2.1.G.12, by referencing Table 6.2.1.3, is explicit that Greenways are considered passive open space features. 6.2.1.10, the last sentence, concludes the "Greenway" section by saying "Greenways are a passive feature".

Open space provided is for passive open space. Applicants of individual parcels will need to address active open space requirements. (6.2.1.G.12)

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 LUDO 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.

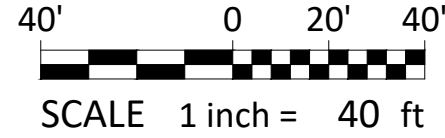
Provide required site dimensional standards, including required setbacks, lot size, lot width, building height, etc.

TABLE ADDED

11. Sheet 3 and/or 4 - Provide the LDO Section 3.2.1. dimensional standards for the GC district (including Building setbacks) for each of the lots; suggest as a Note or Table on the plans. Building envelopes dictated by Building Setbacks do not have to be graphically shown, but they will on each subsequent Site Development Plans.

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 #	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



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

Lot Layout
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

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

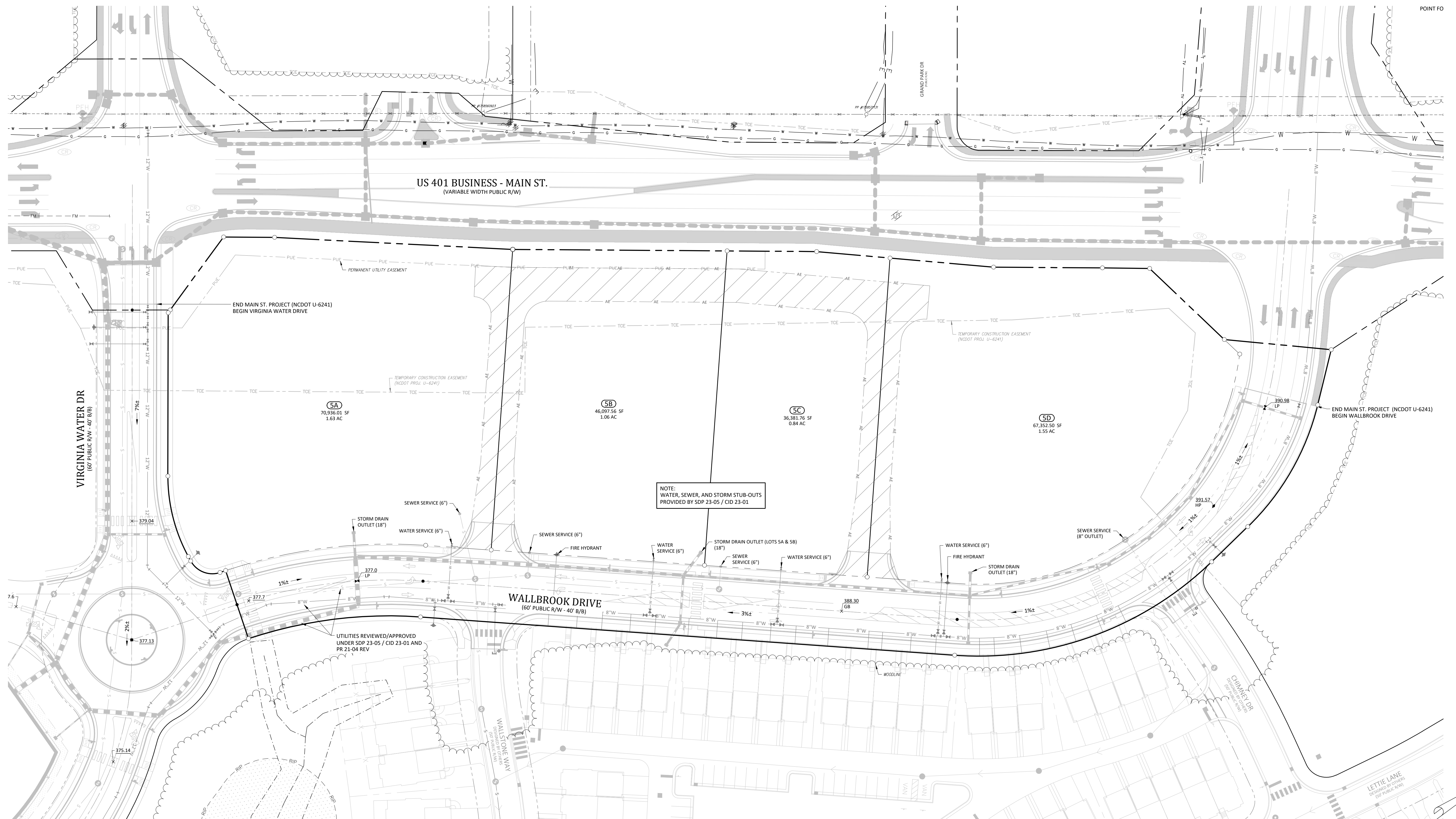
SURVEY BY OTHERS: (Johnson, Merriman & Thompson)
 APPROVED: BCF
 DATE: 3/28/2024
 DRAWN: DLC
 CHECKED: TGN
 SCALE: 1" = 100'



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

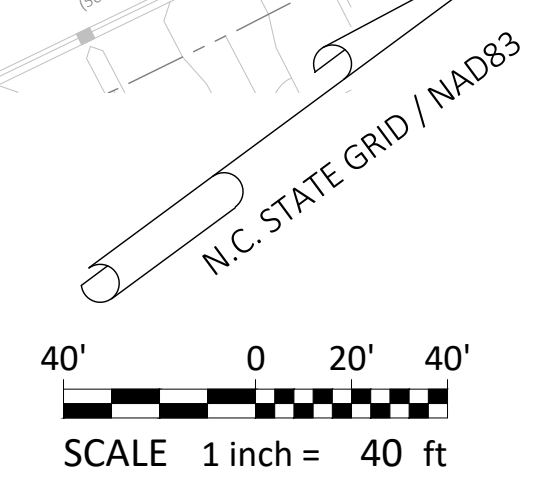
4/1/2024

ACG Dwg No. D-1486-PP

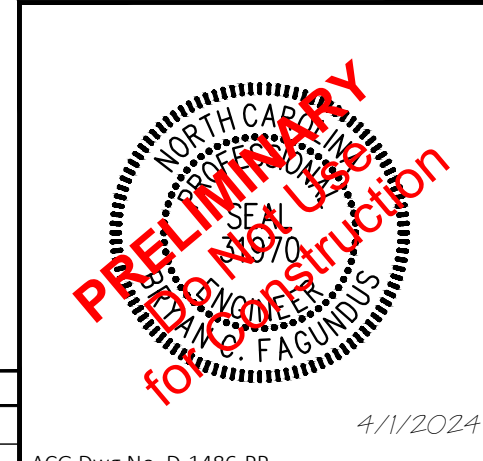


10. Hatchings - Sheets 3/12 and 4/12 show 2 forms of Hatchings but there is no Legend/Key - add Legend/Key to explain the hatched areas.

**ADDED HATCH LEGEND TO THIS SHEET.
UPDATED LEGEND ON COVER SHEET
TO INCLUDE ALL UTILIZED HATCHES**



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



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
 PHONE: (704) 561-5200

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

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

C:\Users\jroberts\OneDrive\Desktop\PROJECTS\UTILITY\WALLBROOK - LOT 5 - PRELIMINARY UTILITY PLAN - 3/28/24.dwg - 3/28/24 10:08 AM - 1758-45-8905, 1758-56-8976