SITE DEVELOPMENT PLAN FOR
PUBLIX AT WALLBROOK
Town of Rolesville Project Number: SP 22-03 REVISED ⚠
Main St / US 401 Business - Rolesville - Wake County - North Carolina

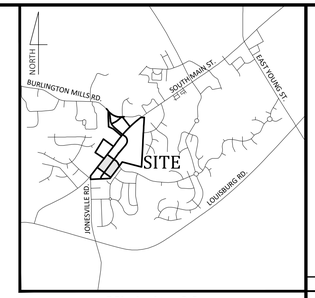
References:
TAX PARCEL NUMBERS: 1758-56-8976, 1758-45-8905

DEED REFERENCES: D.B. 16981, PG. 670

Owner
Wallbrook Landco, LLC
3 Keel St, Ste 2
Wrightsville Beach, NC 28480

Developer
Wallbrook PLX, LLC
121 W Trade St
Charlotte, NC 28202
(919) 610-7875

Contact: Michael Isaac
misaac@csere.com



Vicinity Map
NOT TO SCALE

- Final Drawing -
Issued for Permit
Review Purposes Only

REVISIONS:

#	DATE	DESCRIPTION
1	10-FEB-23	REVISION TO APPROVED SP22-03 BUILDING LOCATION PER CITY & OWNER REQUEST

CROSLAND SOUTHEAST

General Notes:
1. CONTACT NORTH CAROLINA ONE-CALL CENTER, INC. (NC ONE-CALL) AT 811 TO HAVE ALL UNDERGROUND UTILITIES LOCATED PRIOR TO EXCAVATING OR TRENCHING.
2. ALL REQUIRED IMPROVEMENTS SHALL CONFORM TO THE TOWN OF ROLESVILLE LAND DEVELOPMENT ORDINANCE AND THE TOWN OF ROLESVILLE DEVELOPMENT STANDARDS.
3. CONTRACTOR SHALL NOTIFY NCDOT AND TOWN OF ROLESVILLE PUBLIC WORKS, STREET MAINTENANCE DIVISION 48 HOURS PRIOR TO MAKING CONNECTIONS TO EXISTING STORM DRAINS LOCATED WITHIN PUBLIC STORM DRAINAGE EASEMENTS OR RIGHT-OF-WAY.
4. A PORTION OF THE PROPERTY IS LOCATED WITHIN ZONE 'X', AREA OF MINIMAL FLOODING, AS SHOWN ON NATIONAL FLOOD INSURANCE RATE MAP (FIRM) 3720175800J, EFFECTIVE DATE: 05/02/2006.
5. EXISTING CONDITIONS AS DEPICTED ON THESE PLANS ARE GENERAL AND ILLUSTRATIVE IN NATURE AND MAY NOT INCLUDE ALL MECHANICAL, ELECTRICAL AND MISCELLANEOUS STRUCTURES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE SITE AND BE FAMILIAR WITH EXISTING CONDITIONS PRIOR TO BIDDING ON THE WORK FOR THIS PROJECT. IF CONDITIONS ENCOUNTERED DURING EXAMINATION ARE SIGNIFICANTLY DIFFERENT THAN THOSE SHOWN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
6. ELECTRIC AND TELEPHONE UTILITIES SHALL BE INSTALLED UNDERGROUND.
7. REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
8. REFER TO M.E.P. PLANS FOR COORDINATION OF BUILDING UTILITY SERVICES.
9. THIS PROJECT DISTURBS MORE THAN ½ ACRE FOR PURPOSES OF A COMMERCIAL DEVELOPMENT. PROJECT IS SUBJECT TO THE TOWN OF ROLESVILLE STORMWATER MANAGEMENT ORDINANCE. STORMWATER MANAGEMENT PLAN APPROVAL BY THE TOWN OF ROLESVILLE IS REQUIRED.
10. THIS PROJECT DISTURBS MORE THAN 1 ACRE. EROSION & SEDIMENTATION CONTROL PLAN APPROVAL IS REQUIRED.
11. NCDOT DRIVEWAY PERMIT APPROVAL IS REQUIRED FOR THIS PROJECT.
12. REFUSE COLLECTION SHALL BE PROVIDED BY PRIVATE SERVICE FOR COMMERCIAL DEVELOPMENT.
13. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
14. SITE SHALL MEET ALL RELATED STATE AND TOWN ACCESSIBILITY CODE REQUIREMENTS.
15. BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION SHOWN HEREON WAS PREPARED BY JOHNSON, MIRMIRAN & THOMPSON. REFERENCE IS MADE TO THE SURVEY ENTITLED ALTA/NSPS LAND TITLE SURVEY PREPARED FOR C4 INVESTMENTS, LLC DATED 3/10/2020.
16. UNDERGROUND UTILITIES PLOTTED IN PART FROM ACTUAL FIELD LOCATION OF ABOVE GROUND FEATURES AND IN PART FROM MAPS ON RECORD. ACTUAL LOCATIONS MAY VARY. SURVEYOR AND ENGINEER CANNOT PROVIDE ACCURACY OF INFORMATION TAKEN FROM RECORD DATA. OTHER UTILITIES MAY EXIST. CONTRACTOR SHOULD CONTACT NORTH CAROLINA ONE-CALL CENTER (NC ONE-CALL) BY DIALING 811 TO HAVE UNDERGROUND UTILITIES LOCATED PRIOR TO EXCAVATING OR TRENCHING.
17. THE ENGINEER MAKES NO GUARANTEE THAT THE UTILITIES SHOWN ARE COMPRISED OF ALL SUCH UTILITIES IN THE AREA OF SURVEY EITHER IN SERVICE OR ABANDONED. THE ENGINEER FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE ENGINEER DOES HEREBY CERTIFY THAT ALL UTILITIES ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE ENGINEER HAS NOT PHYSICALLY UNCOVERED AND LOCATED ANY UNDERGROUND UTILITIES.
18. RIPARIAN BUFFERS SHOWN ARE PER PRELIMINARY JURISDICTIONAL DETERMINATION NBRRO #17-432. DATED DECEMBER 19, 2017.

Legend

EXISTING	PROPOSED
= 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	
CATV = CABLE TV PEDESTAL	
DI = DROP INLET	
ELEC = ELECTRIC BOX	
EM = ELECTRIC METER	
F/O = FIBER OPTIC	
FH = FIRE HYDRANT	FH
GV = GAS VALVE	
HH/H = HAND HOLE	
LP = LIGHT POLE	
PP = POWER POLE	
= GUY WIRE	
RCP = REINFORCED CONCRETE PIPE	
S.F. = SQUARE FEET (AREA)	
= SIGN	
SIGNAL = TRAFFIC SIGNAL POLE	
= SANITARY SEWER MANHOLE	S
= SANITARY SEWER FORCE MAIN VALVE	
= STORM DRAIN MANHOLE	D
= STORM DRAIN CATCH BASIN	
TEL = 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	G
OHE = OVERHEAD ELECTRIC LINE	
S = SANITARY SEWER LINE	S
T = TELEPHONE LINE	
TV = CABLE TV LINE	

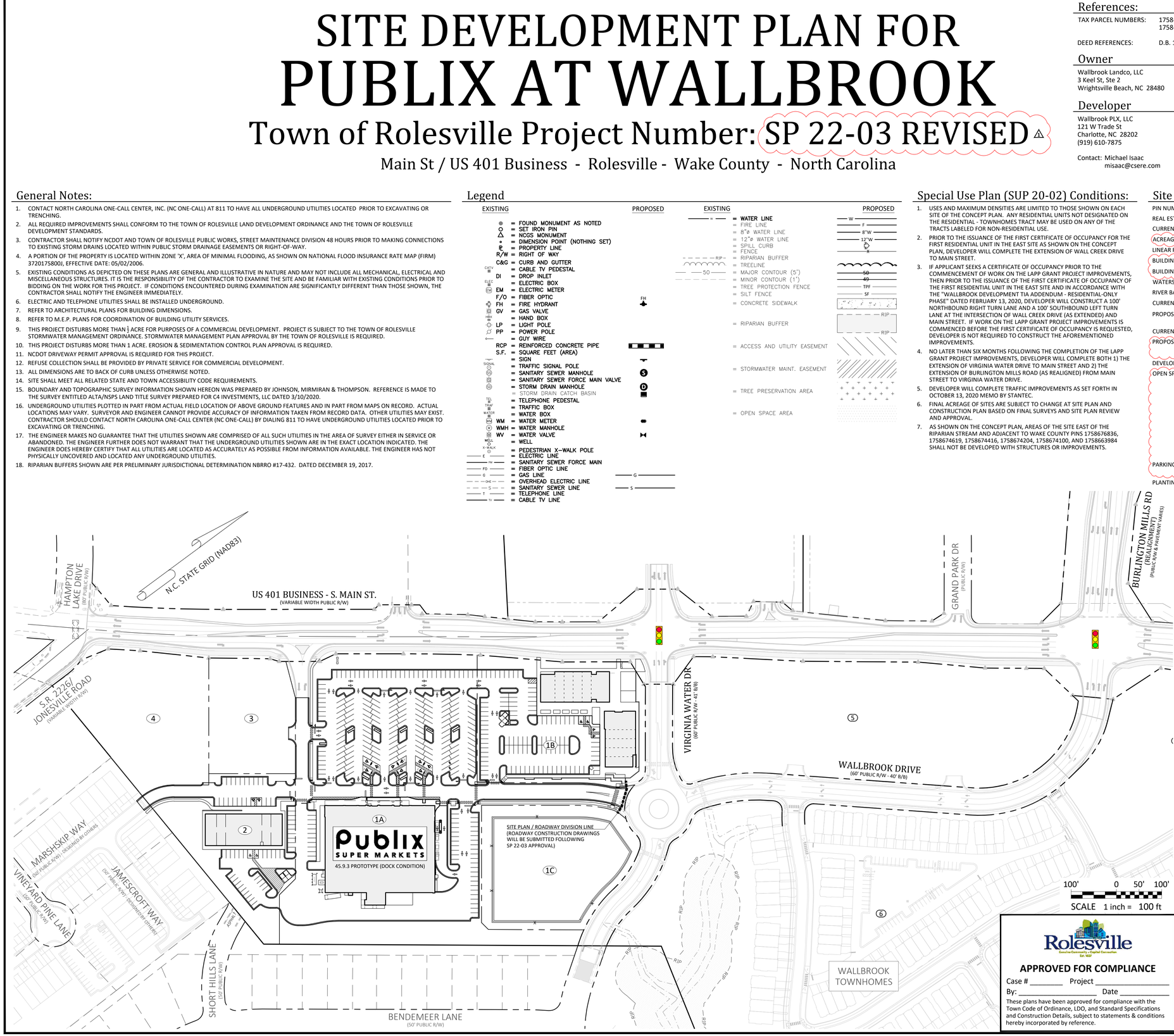
EXISTING	PROPOSED
W = WATER LINE	W
= FIRE LINE	F
= 8"ø WATER LINE	8"W
= 12"ø WATER LINE	12"W
= SPILL CURB	
= FENCE	X
RIP = RIPARIAN BUFFER	
= TREELINE	
50 = MAJOR CONTOUR (5')	50
= MINOR CONTOUR (1')	49
= TREE PROTECTION FENCE	TPF
= SILT FENCE	SF
= CONCRETE SIDEWALK	
= RIPARIAN BUFFER	RIP
= ACCESS AND UTILITY EASEMENT	
= STORMWATER MAINT. EASEMENT	
= TREE PRESERVATION AREA	
= OPEN SPACE AREA	

Special Use Plan (SUP 20-02) Conditions:
1. USES AND MAXIMUM DENSITIES ARE LIMITED TO THOSE SHOWN ON EACH SITE OF THE CONCEPT PLAN. ANY RESIDENTIAL UNITS NOT DESIGNATED ON THE RESIDENTIAL - TOWNHOMES TRACT MAY BE USED ON ANY OF THE TRACTS LABELED FOR NON-RESIDENTIAL USE.
2. PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR THE FIRST RESIDENTIAL UNIT IN THE EAST SITE AS SHOWN ON THE CONCEPT PLAN, DEVELOPER WILL COMPLETE THE EXTENSION OF WALL CREEK DRIVE TO MAIN STREET.
3. IF APPLICANT SEEKS A CERTIFICATE OF OCCUPANCY PRIOR TO THE COMMENCEMENT OF WORK ON THE LAPP GRANT PROJECT IMPROVEMENTS, THEN PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY OF THE FIRST RESIDENTIAL UNIT IN THE EAST SITE AND IN ACCORDANCE WITH THE "WALLBROOK DEVELOPMENT TIA ADDENDUM - RESIDENTIAL-ONLY PHASE" DATED FEBRUARY 13, 2020, DEVELOPER WILL CONSTRUCT A 100' NORTHBOUND RIGHT TURN LANE AND A 100' SOUTHBOUND LEFT TURN LANE AT THE INTERSECTION OF WALL CREEK DRIVE (AS EXTENDED) AND MAIN STREET. IF WORK ON THE LAPP GRANT PROJECT IMPROVEMENTS IS COMMENCED BEFORE THE FIRST CERTIFICATE OF OCCUPANCY IS REQUESTED, DEVELOPER IS NOT REQUIRED TO CONSTRUCT THE AFOREMENTIONED IMPROVEMENTS.
4. NO LATER THAN SIX MONTHS FOLLOWING THE 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 STREET TO VIRGINIA WATER DRIVE.
5. DEVELOPER WILL COMPLETE TRAFFIC IMPROVEMENTS AS SET FORTH IN OCTOBER 13, 2020 MEMO BY STANTEC.
6. FINAL ACREAGE OF SITES ARE SUBJECT TO CHANGE AT SITE PLAN AND CONSTRUCTION PLAN BASED ON FINAL SURVEYS AND SITE PLAN REVIEW AND APPROVAL.
7. AS SHOWN ON THE CONCEPT PLAN, AREAS OF THE SITE EAST OF THE RIPARIAN STREAM AND ADJACENT TO WAKE COUNTY PINS 1758676836, 1758674619, 1758674416, 1758674204, 1758674100, AND 1758663984 SHALL NOT BE DEVELOPED WITH STRUCTURES OR IMPROVEMENTS.

Site Data ⚠

PIN NUMBERS:	1758-45-8905, 1758-56-8976
REAL ESTATE ID:	76667, 76635
CURRENT ZONING:	GC-CZ
ACREAGE IN LOT:	12.56± ACRES (LOTS 1A, 1B, 1C & 2 AS SHOWN ON PR 21-04 REVISED)
LINEAR FEET IN PUBLIC STREETS:	0 LF
BUILDING HEIGHT:	33'-4" (PUBLIX), 29'-3" (BLDG 2 & 3), 21'-4" (BLDG 4)
BUILDING AREA:	47,239 SF (PUBLIX), 9,800 SF (BLDG 2), 8,067 SF (BLDG 3), 11,947 (SHOP 4)
WATERSHED:	Lower Neuse
RIVER BASIN:	Neuse
CURRENT USE:	VACANT / WOODED
PROPOSED USE(S):	NON-RESIDENTIAL/COMMERCIAL/RETAIL
CURRENT IMPERVIOUS:	0 SF
PROPOSED IMPERVIOUS:	BUILDING AREAS - 77,757 SF (1.78 AC) TRANSPORTATION AREAS - 272,876 SF (6.26 AC)
DEVELOPMENT STANDARDS:	LDO
OPEN SPACE CALCULATIONS:	REQUIRED NON-RESIDENTIAL - 0-25 ACRES = 5% OF DEVELOPMENT AREA DEVELOPMENT AREA = 12.56 AC 12.56 x 0.05 = 0.63 AC (27,355 SF) MUST INCLUDE 1 SMALL AREA PROVIDED 0.25 AC = LOT 1A & 1B - GREENWAY - (SMALL - 10,775 SF) 0.01 AC = LOT 1A - PLAZA (SMALL - 572 SF) 0.30 AC = LOT 1B - PLAZAS (SMALL - 12,974 SF) 0.07 AC = LOT 2 - GREEB (SMALL - 3,141 SF) 0.63 AC = 27,462 SF
PARKING CALCULATIONS:	193 REQUIRED (INCL. 6 H/C SPACES) - SEE SHEET C1.0 FOR DETAILED CALCS 412 PROPOSED (INCL. 17 H/C SPACES)
PLANTING CALCULATIONS:	REFER TO SHEET L7.01

COMMENT 5.c. -- Green



COMMENT 12. - Lighting plan was not included.

Sheet Index

#	Title
C0.1	Cover
C0.2	Existing Conditions - Demolition Plan
C0.3	Tree Preservation Plan
C1.0	Site Plan
C2.0	Utility Plan
C3.0	Grading & Drainage Plan
C5.1	Misc. Details - Site-Storm
C5.2	Misc. Details - Water
C5.3	Misc. Details - Sewer
C5.4	Misc. Details - Site
C5.5	Misc. Details - Site
L7.00	Code Planting Plan - Sheet Layout Plan
L7.01	Code Planting Plan - Calculations
L7.10	Code Planting Plan
L7.11	Code Planting Plan
L7.12	Code Planting Plan
L7.13	Code Planting Plan
L7.14	Code Planting Plan
L7.91	Planting Details
L7.92	Planting Details
REF	Building Elevations Hiscutt & Associates Architecture
REF	Lighting Plan Savant Engineering, PLLC (1 sheet)
REF	Survey Johnson, Mirmiran & Thompson (3 sheets)
REF	Survey Cawthorne, Moss & Panciera, PC Professional Land Surveyors

Rolesville
Growth Community + Capital Connection
Est. 1837

APPROVED FOR COMPLIANCE

Case # _____ Project _____

By: _____ Date _____

These plans have been approved for compliance with the Town Code of Ordinance, LDO, and Standard Specifications and Construction Details, subject to statements & conditions hereby incorporated by reference.

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.

CARLTON POINTE AND MARSHSKIP WAY INFORMATION PROVIDED BY CAWTHORNE, MOSS & PANCIERA, PC PROFESSIONAL LAND SURVEYORS

SIZE, SPECIES AND LOCATION OF TREES WITHIN PRESERVATION AREAS LOCATED AND PROVIDED BY STEWART ENGINEERING, INC.

COVER

WALLBROOK
SITE DEVELOPMENT PLAN REVISION
SP22-03 REVISION (Reference PR 21-04)
Town of Rolesville Project Number: SP22-03 REVISED
Rolesville, Wake County, North Carolina

NC License: P-1199
ARK CONSULTING GROUP PLLC
ENGINEERS & PLANNERS
2755-B Charles Blvd.
Greenville, NC 27858
(252) 558-0888
www.arkconsultinggroup.com

PRELIMINARY NOT FOR CONSTRUCTION
NOT FOR CONSTRUCTION
2/10/2023

Project Manager:	BCF
Drawn By:	DLC
Checked By:	STA
Project Number:	22012
Drawing Number:	D-1219-SP

C0.1

Date: February 10, 2023

G:\ARK PROPOSALS\ - PROJECTS\ACTIVE\22012 Wall 22-03REV - WALLBROOK SHOP (SHELL) - PHASE 2\2019-SP - WALLBROOK SHEETS.dwg, 2/10/2023 9:30:30 AM

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

N.C. STATE GRID (NAD83)

HAMPTON LAKE DRIVE
(50' PUBLIC R/W)

S.R. 2226/
JONESVILLE ROAD
(VARIABLE WIDTH R/W)

MARSHSKIP WAY
(50' PUBLIC R/W) - DESIGNED BY OTHERS

VINEYARD PINE LANE
(50' PUBLIC R/W)

JAMESCROFT WAY
(50' PUBLIC R/W) - DESIGNED BY OTHERS

SHORT HILLS LANE
(50' PUBLIC R/W)

BENDEMEER LANE
(50' PUBLIC R/W)

VIRGINIA WATER DR
(50' PUBLIC R/W - 41 D/B)
(VARIABLE WIDTH PUBLIC R/W)

PERMANENT WATERLINE EASEMENT
DB 16679 PG 132

INGRESS/EGRESS ACCESS RESERVATION
DB 13993 PG 2294

N/F
WAKE COUNTY BOARD
OF ALCOHOLIC CONTROL
DB 13588 PG 2155
LOT 1
ZONED: GC-CZ
BM 2008 PG 702
PIN# 1758-45-1307
COMMERCIAL

CARLTON GROUP OF
NORTH CAROLINA, LLC
DB 17492 PG 1959
LOT 2
ZONED R & PUD
BM 2008 PG 702
PIN# 1758-45-5319
RESIDENTIAL

CARLTON GROUP OF
NORTH CAROLINA, LLC
DB 17492 PG 1959
LOT 3
ZONED R & PUD
BM 2008 PG 702
PIN# 1758-45-7329
RESIDENTIAL

WALLBROOK LANDCO LLC
DB 18103 PG 1563
TRACT 2
DB 16981 PG 670
BM 2005 PG 1195-1196
PIN# 1758-45-8905
(NO ADDRESS LISTED)

15.024 ACRES

CARLTON POINTE
PHASE 1
BM 2008 PG 5-10

CARLTON GROUP
OF NORTH CAROLINA, LLC
DB 11427 PG 882
FOR: TRACT 1
ZONED R & PUD
BM 2005 PG 1195-1196
PIN# 1758-65-1927
RESIDENTIAL

ENTIRE PROPERTY COVERED
WITH A MIX OF PINE AND
HARDWOOD DECIDUOUS TREES

NEUSE RIVER
50' RIPARIAN BUFFER

REMOVE
REFERENCE CD 22-02
FOR SEQUENCING

REMOVE

PARCEL DIVISION LINE TO BE REMOVED
(COINCIDES WITH SEWER EASEMENT)

REFERENCE
WALLBROOK EROSION CONTROL /
MASS GRADING / SANITARY
SEWER RELOCATION (CD 22-02)

NOTE:
CONTOURS SHOWN AS EXISTING (DASHED)
ARE DESIGN CONTOURS TAKEN FROM
EROSION CONTROL / MASS GRADING SET.
REFERENCE ARK DWG No. D-1219-EC
(TOWN OF ROLESVILLE PROJECT No. CD 22-02)

TO BE REMOVED

SANITARY SEWER MAIN
TO BE REMOVED & RELOCATED

SAN. SEWER EASEMENT
TO BE ABANDONED

REMOVE

TO BE REMOVED

TREE PROTECTION FENCING (TYP)
FIELD COORDINATE LOCATION
TO AVOID DRIP LINE OF TREES
WITHIN PRESERVATION AREA.
(SEE DETAIL)

TREE PRESERVATION AREA
19,488.0 SF (0.4 AC±)

PROTECT EXISTING UTILITIES

TREE I
80.50'

50' 0 25' 50'
SCALE 1 inch = 50 ft

- Final Drawing -
Issued for Permit
Review Purposes Only

#	DATE	DESCRIPTION
1	10-FEB-23	REVISION TO APPROVED SP22-03 BUILDING LOCATION PER OWNER REQUEST

REVISIONS:

CROSLAND SOUTHEAST

EXISTING CONDITIONS - DEMOLITION PLAN

WALLBROOK

SITE DEVELOPMENT PLAN REVISION
SP22-03 REVISION (Reference PR 21-04)
Town of Rolesville Project Number: SP22-03 REVISION
Rolesville, Wake County, North Carolina

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(252) 558-0888
www.arkconsultinggroup.com

PRELIMINARY
NOT RELEASED FOR CONSTRUCTION
2/10/2023

Project Manager:	BCF
Drawn By:	DLC
Checked By:	STA
Project Number:	22012
Drawing Number:	D-1219-SP

C0.2

Date: February 10, 2023

D:\ARK GROUP\DOCUMENTS - PROJECTS\ACTIVE\CURRENT SITE\1219 - WALLBROOK GHSP, SP\D-1219-SP - WALLBROOK GHSP, C0.2, Lori Shelmerdine, Fri, Mar 03, 2023 @ 9:00 AM

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

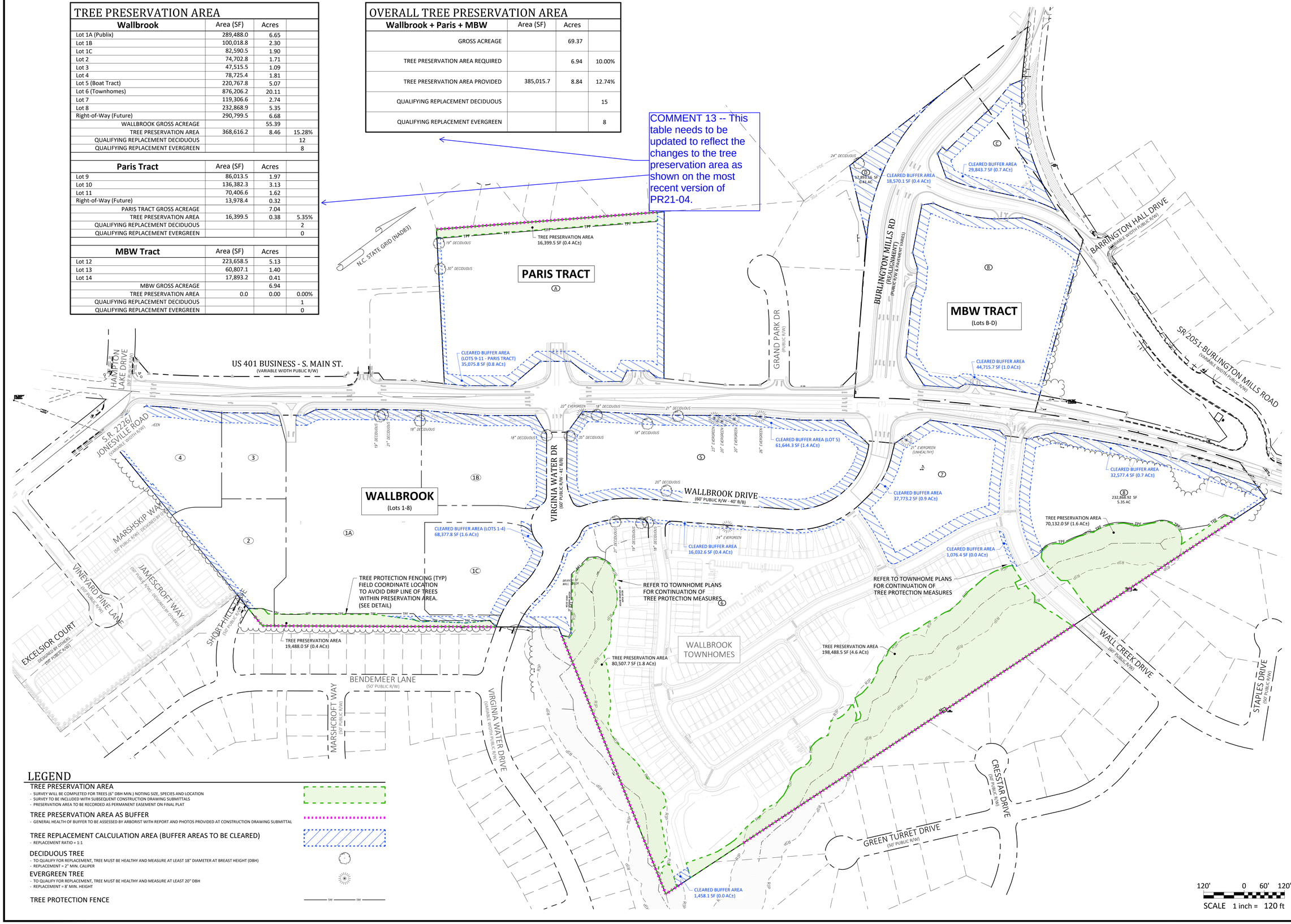
Paris Tract	Area (SF)	Acres	
Lot 9	86,013.5	1.97	
Lot 10	136,382.3	3.13	
Lot 11	70,406.6	1.62	
Right-of-Way (Future)	13,978.4	0.32	
PARIS TRACT GROSS ACREAGE		7.04	
TREE PRESERVATION AREA	16,399.5	0.38	5.35%
QUALIFYING REPLACEMENT DECIDUOUS			2
QUALIFYING REPLACEMENT EVERGREEN			0

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

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

COMMENT 13 -- This table needs to be updated to reflect the changes to the tree preservation area as shown on the most recent version of PR21-04.



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

TREE PROTECTION FENCE

- Final Drawing -
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REVISIONS:

#	DATE	DESCRIPTION
1	10-FEB-23	REVISION TO APPROVED SP22-03 BUILDING LOCATION PER CIVIL & OWNER REQUEST

CROSLAND SOUTHEAST

TREE PRESERVATION PLAN

WALLBROOK

SITE DEVELOPMENT PLAN REVISION

Town of Rolesville Project Number: SP22-03 REVISION (Reference PR 21-04)
Rolesville, Wake County, North Carolina

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PRELIMINARY
NOT FOR CONSTRUCTION
NORTH CAROLINA
REGISTERED
PROFESSIONAL
ENGINEER
SEAL
032089
ENGINEERING
2/10/2023

Project Manager:	BCF
Drawn By:	DLC
Checked By:	STA
Project Number:	22012
Drawing Number:	D-1219-SP

C0.3

Date: February 10, 2023

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COMMENT 1 -- Please note the potential for conflicts between loading and pedestrians in this area

COMMENT 5.a. -- CID-23-02 shows fenced in dining areas here, where the applicant is showing this as open space. A fenced in dining area is not open the public. Therefore, please exclude private dining areas from open space calculations and include private seating as additional square footage in parking calculations.

COMMENT 6 - Wheel stops are required to prevent overhang into landscaping per LDO Section 6.4.4.A.6.

Is this in conflict with the required streetsacpe plantings?

COMMENT 2 and 5.a. -- On CID-23-02, Buildings 2 & 3 contain restaurants which should be reflected here in the parking calculations. Note: Restaurants are required to include outdoor seating within their square footage for the parking calcs.

COMMENT 4 -- Stop sign?

COMMENT 5.b. -- Demonstrate compliance with Section 6.2.G. This area is typically used for cart storage and not appropriate as open space.

COMMENT 6 -- Wheel stops are required to prevent overhang into landscaping per LDO Section 6.4.4.A.6.

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

HAMPTON LAKE DRIVE
(50' PUBLIC R/W)

S.R. 2226/ JONESVILLE ROAD
(VARIABLE WIDTH R/W)

MARSHSKIP WAY
(50' PUBLIC R/W) - DESIGNED BY OTHERS

JAMESCROFT WAY
(50' PUBLIC R/W) - DESIGNED BY OTHERS

SHORT HILLS LANE
(50' PUBLIC R/W)

VIRGINIA WATER DR
(60' PUBLIC R/W - 41' B/B)

PERMANENT WATERLINE EASEMENT
DB 18019, PG 132

ACCESS/EGRESS/REGRESS RESERVATION
DB 13993 PG 2591

N.C. STATE GRID (NAD83)

N/F
WAKE COUNTY BOARD OF ALCOHOLIC CONTROL
DB 13588 PG 2155
LOT 1
ZONED GC-CZ
BM 2008 PG 702
PIN# 1758-45-3307
COMMERCIAL

CARLTON GROUP OF NORTH CAROLINA, LLC
DB 17492 PG 1959
LOT 2
ZONED R & PUD
BM 2008 PG 702
PIN# 1758-45-5319
RESIDENTIAL

CARLTON GROUP OF NORTH CAROLINA, LLC
DB 17492 PG 1959
LOT 3
ZONED R & PUD
BM 2008 PG 702
PIN# 1758-45-7329
RESIDENTIAL

30' EASEMENT TO WAKE ELECTRIC MEMBERSHIP CORP.
DB 3868 PG 917

MONUMENT SIGN (BY OTHERS)

PROPOSED MONUMENT SIGN (BY OTHERS)

CITY OF RALEIGH SANITARY SEWER EASEMENT

LOADING ZONE TO BE USED FOR NON-TYPICAL COMMERCIAL DELIVERY VEHICLES ONLY

OPEN SPACE - 10,775 SF (GREENWAY/MULTI-USE PATH)

STANDARD ASPHALT PAVING

REFERENCE WALLBROOK (PR 21-04 REVISED)

END MAIN ST. PROJECT (NCDOT U-6241) BEGIN DRIVE AISLE FOR PUBLIX SITE

END MAIN ST. PROJECT (NCDOT U-6241) BEGIN VIRGINIA WATER DRIVE PROJECT

LOT 4
78,725 SF
1.81 AC
NON-RESIDENTIAL

LOT 3
47,515 SF
1.09 AC
NON-RESIDENTIAL

SHOP BLDG 2

BIKE PARKING (6 PLACE)

OPEN SPACE - 10,502 SF (PLAZA)

4' GUARDRAIL AROUND RETAINING WALL

CART CORRAL(S) (TYP)

CONCRETE DUMPSTER PADS (10'x10' - 2x) WITH 6' OPAQUE FENCING

SHOP BLDG 3

108 PARKING SPACES LOT 1B

LOT 1B
100,019 SF
2.30 AC
NON-RESIDENTIAL

30' ACCESS EASEMENT

CONCRETE PAVING

CURBSIDE PICKUP

STOP SIGNS AND BARS (TYP)

STANDARD ASPHALT PAVING

OPEN SPACE - 2,472 SF (PLAZA)

30' CITY OF RALEIGH SANITARY SEWER EASEMENT

BIKE PARKING (5 PLACE)

FIRE LANE (SEE DETAIL)

24' ACCESS EASEMENT

FIRE LANE (SEE DETAIL)

5' WIDE PAINTED CROSSWALK (TYP)

ADA ACCESSIBLE RAMPS WITH TRUNCATED DOMES (TYP)

CROSSWALK WITH HIGH VISIBILITY THERMOPLASTIC STRIPING

STAIRS

RETAINING WALL

28' ACCESS EASEMENT

OPEN SPACE - 3,141 SF (GREEN)

LOT 2
74,703 SF
1.71 AC
NON-RESIDENTIAL

SHOP BLDG 4

62 PARKING SPACES LOT 2

RETURN CURB RAMP W/ HANDRAILS (SEE DETAIL)

MAIN ENTRY

MAIN EXIT

OPEN SPACE - 572 SF (PLAZA)

6" CURB PAINTED TRAFFIC YELLOW

5' CONCRETE WALK

36' ACCESS EASEMENT

240 PARKING SPACES LOT 1A

PHARMACY DRIVE-THRU

412 TOTAL
PUBLIX STOREROOF
(BLDG 1)

RETAINING WALL

SITE PLAN / ROADWAY DIVISION LINE (ROADWAY CONSTRUCTION DRAWINGS WILL BE SUBMITTED FOLLOWING SP 22-03 APPROVAL)

DRAINAGE EASEMENT

REFERENCE WALLBROOK (PR 21-04)

LOT 1A
289,488 SF
6.65 AC
NON-RESIDENTIAL

EXIT AREA
GENERATOR (REFER TO MECH. PLANS)
EMERGENCY GENERATOR (REFER TO MECH. PLANS)
TRANSFORMER (REFER TO MECH. PLANS)

FIRE RISER ROOM

EXIT AREA WITH STAIRS

LOT 1C
82,590 SF
1.90 AC
NON-RESIDENTIAL

4' FENCE AROUND RETAINING WALL

HEAVY DUTY ASPHALT PAVING

TRASH COMPACTOR

ACCESSIBLE RAMPS (1:12 MAX SLOPE)

REINFORCED CONCRETE LOADING DOCK/ZONE

HEAVY DUTY ASPHALT PAVING

24" CONCRETE CURB AND GUTTER ON SITE (TYP)

15' MULTI USE PATH /GREENWAY EASEMENT

BRANCH OF WALL CREEK

NEUSE RIVER
50' RIPARIAN BUFFER

10' PAVED MULTI-USE PATH

DRAINAGE EASEMENT

CITY OF RALEIGH WATER EASEMENT

TREE PRESERVATION AREA
19,488.0 SF (0.4 AC±)

50' 0 25' 50'
SCALE 1 inch = 50 ft

Parking Requirements:

PARKING REQUIRED:

(LDO SECTION 6.4.3)
RETAIL SALES AND SERVICES (SHOPPING CENTER)
2.5 SPACES / 1,000 SF (MAX 7.5 / 1,000 SF)

AGGREGATE BUILDING AREA: 68,915 SF

77,053 / 1,000 X 2.5 = 193 SPACES

TOTAL REQUIRED PARKING: 193 SPACES

REQUIRED HANDICAP PARKING: 6 SPACES (INCLUDING 1 VAN ACCESSIBLE)

PARKING PROVIDED:

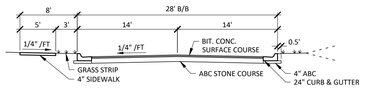
TOTAL PARKING SPACES: 412 SPACES (INCLUDES 17 H/C SPACES)

BICYCLE PARKING:
(LDO SECTION 6.4.7) 1 SPACE / 5,000 SF

AGGREGATE BUILDING AREA: 77,053
77,053 / 5,000 X 1 = 15 SPACES REQUIRED
16 SPACES PROVIDED

REQUIRED LOADING AREAS:
(LDO SECTION 6.4.5)
COMMERCIAL USE = 1 SPACE / 20,000 SF GROSS FLOOR AREA

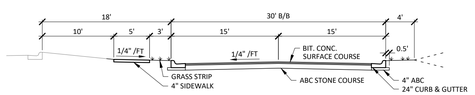
AGGREGATE BUILDING AREA: 77,053 SF
77,053 / 20,000 X 1 = 4 LOADING SPACES REQUIRED
LOADING SPACES PROVIDED: 4 LOADING SPACES PROVIDED
(2 - LOADING DOCKS FOR PUBLIX)
(1 - 9'x19' FOR SHOP BLDGS 2 & 3)
(1 - 22'x40' FOR SHOP BLDG 4)



PAVEMENT DESIGN TO BE SUBMITTED UPON DELINEATION OF SOIL SUPPORT AND C.B.R. VALUES

TYP. SECTION - MARSHSKIP WAY ENTRANCE

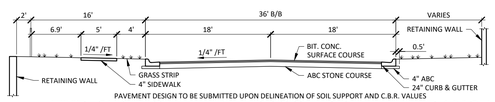
NTS



PAVEMENT DESIGN TO BE SUBMITTED UPON DELINEATION OF SOIL SUPPORT AND C.B.R. VALUES

TYP. SECTION - MAIN STREET ENTRANCE

NTS



PAVEMENT DESIGN TO BE SUBMITTED UPON DELINEATION OF SOIL SUPPORT AND C.B.R. VALUES

TYP. SECTION - WALLBROOK DRIVE ENTRANCE

NTS

General Notes:

1. THE FOLLOWING DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THIS SITE PLAN:
   - ALTA/NSPS LAND TITLE SURVEY", PREPARED BY JOHNSON, MIRMIRAN & THOMPSON FOR C4 INVESTMENTS, LLC, LAST REVISED
   - "REPORT OF SUBSURFACE EXPLORATION AND GEOTECHNICAL ENGINEERING EVALUATION" PREPARED BY TERRATECH ENGINEERS, INC., DATED NOVEMBER 26, 2018
   - "REPORT OF PHASE I ENVIRONMENTAL SITE ASSESSMENT" PREPARED BY TERRATECH ENGINEERS, INC., DATED NOVEMBER 26, 2018; ECS PROJECT NUMBER: 121-18-18193
   - "TRAFFIC IMPACT ANALYSIS" PREPARED BY STANTEC
2. ALL ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED TO MEET, AT A MINIMUM, THE MORE STRINGENT OF THE REQUIREMENTS OF THE "AMERICANS WITH DISABILITIES ACT" (ADA) CODE OR THE REQUIREMENTS OF THE JURISDICTION WHERE THIS PROJECT IS TO BE CONSTRUCTED.
3. 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.
4. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED THE COMMENTS TO ALL PLANS AND OTHER DOCUMENTS REVIEWED AND APPROVED BY THE PERMITTING AUTHORITIES. CONTRACTOR SHALL HAVE COPIES OF ALL PERMITS AND APPROVALS ON SITE AT ALL TIMES.
5. THE OWNER / CONTRACTOR SHALL BE FAMILIAR WITH AND RESPONSIBLE FOR THE PROCUREMENT OF ANY AND ALL CERTIFICATIONS REQUIRED FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
6. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND ALL APPLICABLE REQUIREMENTS AND STANDARDS OF ALL GOVERNMENTAL ENTITIES HAVING JURISDICTION OVER THIS PROJECT.
7. THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SET FORTH HEREIN ARE PART OF THE REQUIRED CONSTRUCTION DOCUMENTS, AND, IN CASE OF CONFLICT, SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF ANY SUCH DISCREPANCY BETWEEN THE GEOTECHNICAL REPORTS AND PLANS AND SPECIFICATIONS PRIOR TO PROCEEDING WITH ANY FURTHER WORK.
8. THESE PLANS ARE BASED ON INFORMATION PROVIDED TO ARK CONSULTING GROUP, PLLC BY THE OWNER AND OTHERS PRIOR TO THE TIME OF PLAN PREPARATION. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND NOTIFY ARK CONSULTING GROUP, PLLC IF ACTUAL SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLAN, OR IF THE PROPOSED WORK CONFLICTS WITH ANY OTHER ONSITE FEATURES.
9. ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS AND GRADES SHOWN INCORRECTLY ON THESE PLANS PRIOR TO THE GIVING OF SUCH NOTIFICATION AND THE ENGINEER'S WRITTEN AUTHORIZATION OF SUCH ADDITIONAL WORK.
10. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL / BUILDING PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY / EXIT POINTS, ELEVATIONS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY LOCATIONS.
11. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE THE BUILDING LAYOUT BY CAREFUL REVIEW OF THE SITE PLAN AND LATEST ARCHITECTURAL PLANS (INCLUDING, BUT NOT LIMITED TO, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SUPPRESSION PLAN, WHERE APPLICABLE). CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER, ARCHITECT AND SITE ENGINEER OF ANY DISCREPANCIES.
12. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO ANY NEW OR EXISTING CONSTRUCTION OR PROPERTY DURING THE COURSE OF CONSTRUCTION, INCLUDING, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB & GUTTER. CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL REPLACE ALL SIGNAL INTERCONNECTION CABLE, WIRING CONDUITS, AND ANY UNDERGROUND ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION. THE REPAIR OF ANY SUCH NEW OR EXISTING CONSTRUCTION OR PROPERTY SHALL RESTORE SUCH CONNECTION OR PROPERTY TO A CONDITION EQUIVALENT TO OR BETTER THAN THE EXISTING CONDITIONS, AND IN CONFORMANCE WITH APPLICABLE CODES. CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGE AND NOTIFY THE OWNER'S REPRESENTATIVE PRIOR TO THE START OF CONSTRUCTION.
13. THE ENGINEER IS NOT RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, NOR IS THE ENGINEER RESPONSIBLE FOR ANY CONFLICTS OR SCOPE REVISIONS WHICH RESULT FROM THE SAME. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE MEANS AND METHODS FOR COMPLETION OF THE WORK PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

- Final Drawing -
Issued for Permit
Review Puroposes Only

#	DATE	DESCRIPTION
1	10-FEB-23	REVISION TO APPROVED SP22-03 BUILDING LOCATION PER CITY, OWNER REQUEST

REVISIONS:

CROSLAND SOUTHEAST

SITE PLAN

WALLBROOK

SITE DEVELOPMENT PLAN REVISION

Town of Rolesville Project Number: SP22-03 REVISION (Reference PR 21-04)
Rolesville, Wake County, North Carolina

NC License: P-1199
ARK CONSULTING GROUP PLLC
ENGINEERS & PLANNERS
2755-B Charles Blvd.
Greenville, NC 27858
(252) 558-0888
www.arkconsultinggroup.com

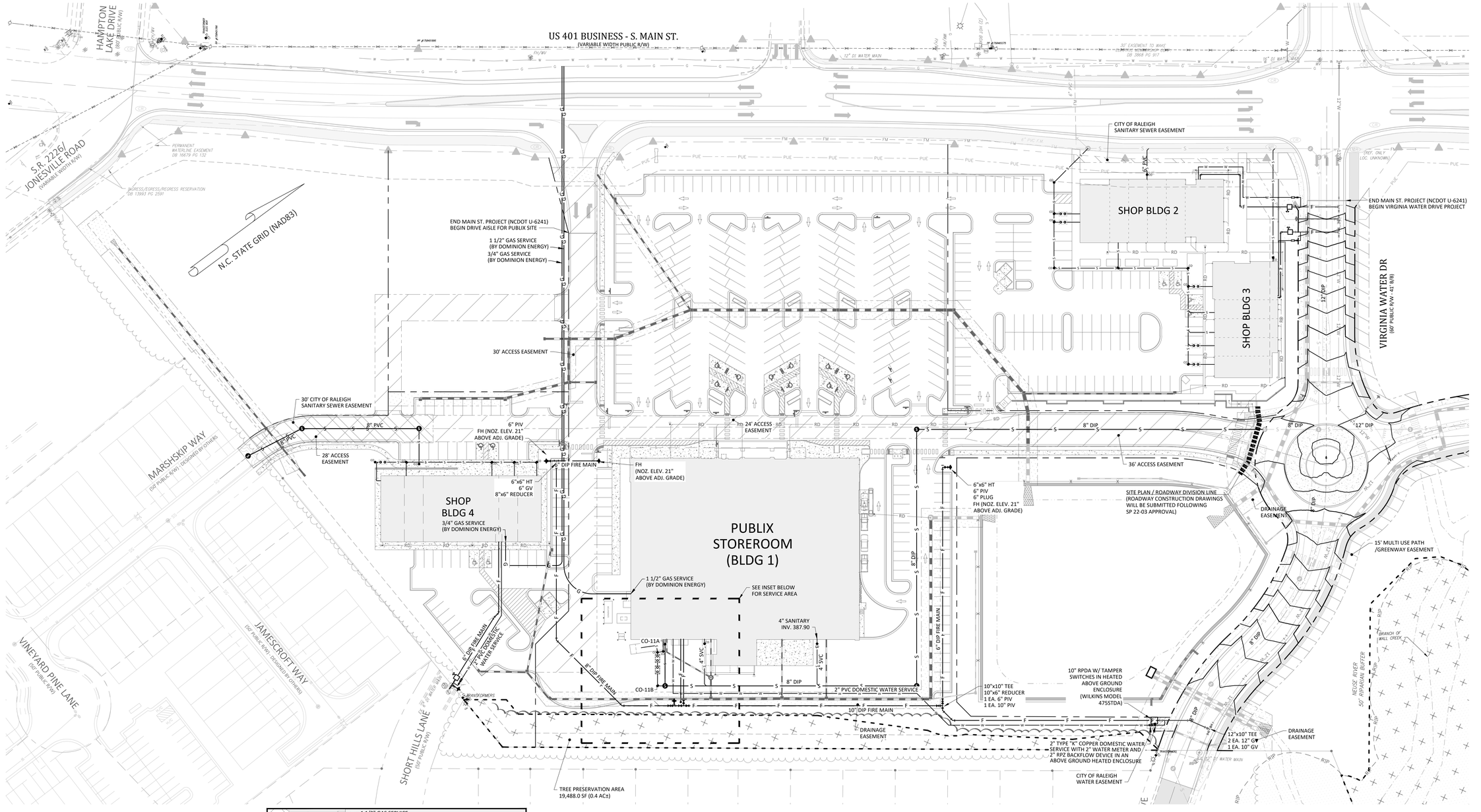
PRELIMINARY NOT FOR CONSTRUCTION
NOT RELEASED FOR CONSTRUCTION
2/10/2023

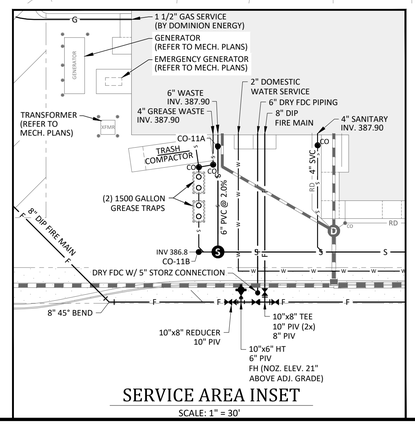
Project Manager:	BCF
Drawn By:	DLC
Checked By:	STA
Project Number:	22012
Drawing Number:	D-1219-SP

C1.0

Date: February 10, 2023

N:\ARK PROJECTS\P-1199 CROSLAND SE\2022 SP\1219 - WALLBROOK SHOP DWGS - PHASE 2\1219-SP - WALLBROOK SHOP DWGS - PHASE 2.DWG 2/10/2023 9:00:30 AM





SERVICE AREA INSET
SCALE: 1" = 30'

811
KNOW WHAT'S BELOW CALL BEFORE YOU DIG! 1-800-632-4949 WWW.NC811.ORG

Public
Water Distribution / Extension System
The City of Raleigh consents to the connection and extension of the City's public water system as shown on this plan. The material and Construction methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook.
City of Raleigh Public Utilities Department Permit # _____
Authorization to Construct _____
Date _____

Private
Water Distribution / Extension System
The City of Raleigh consents to the connection to its public water system and extension of the private water distribution system as shown on this plan. The material and constructions methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook.
City of Raleigh Public Utilities Department Permit # _____
Authorization to Construct _____
Date _____

Public
Sewer Collection / Extension System
The City of Raleigh consents to the connection and extension of the City's public sewer system as shown on this plan. The material and Construction methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook.
City of Raleigh Public Utilities Department Permit # _____
Authorization to Construct _____
Date _____

Private
Sewer Collection / Extension System
The City of Raleigh consents to the connection to its public sewer system and extension of the private sewer collection system as shown on this plan. The material and constructions methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook.
City of Raleigh Public Utilities Department Permit # _____
Authorization to Construct _____
Date _____

CORPUD Standard Utility Notes:

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 CONNOT 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 ENCASEMENT 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 SERVIC 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 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.

50' 0 25' 50'
SCALE 1 inch = 50 ft

- Final Drawing -
Issued for Permit
Review Puroposes Only

REVISIONS:

#	DATE	DESCRIPTION
1	10-FEB-23	REVISION TO APPROVED SP22-03 BUILDING LOCATION MADE PER OWNER REQUEST

CROSLAND SOUTHEAST

UTILITY PLAN

WALLBROOK
SITE DEVELOPMENT PLAN REVISION
Town of Rolesville Project Number: SP22-03 REVISION (Reference PR 21-04)
Rolesville, Wake County, North Carolina

NC License: P-1199
ARK CONSULTING GROUP PLLC
ENGINEERS & PLANNERS
2755-B Charles Blvd.
Greenville, NC 27858
(252) 558-0888
www.arkconsultinggroup.com

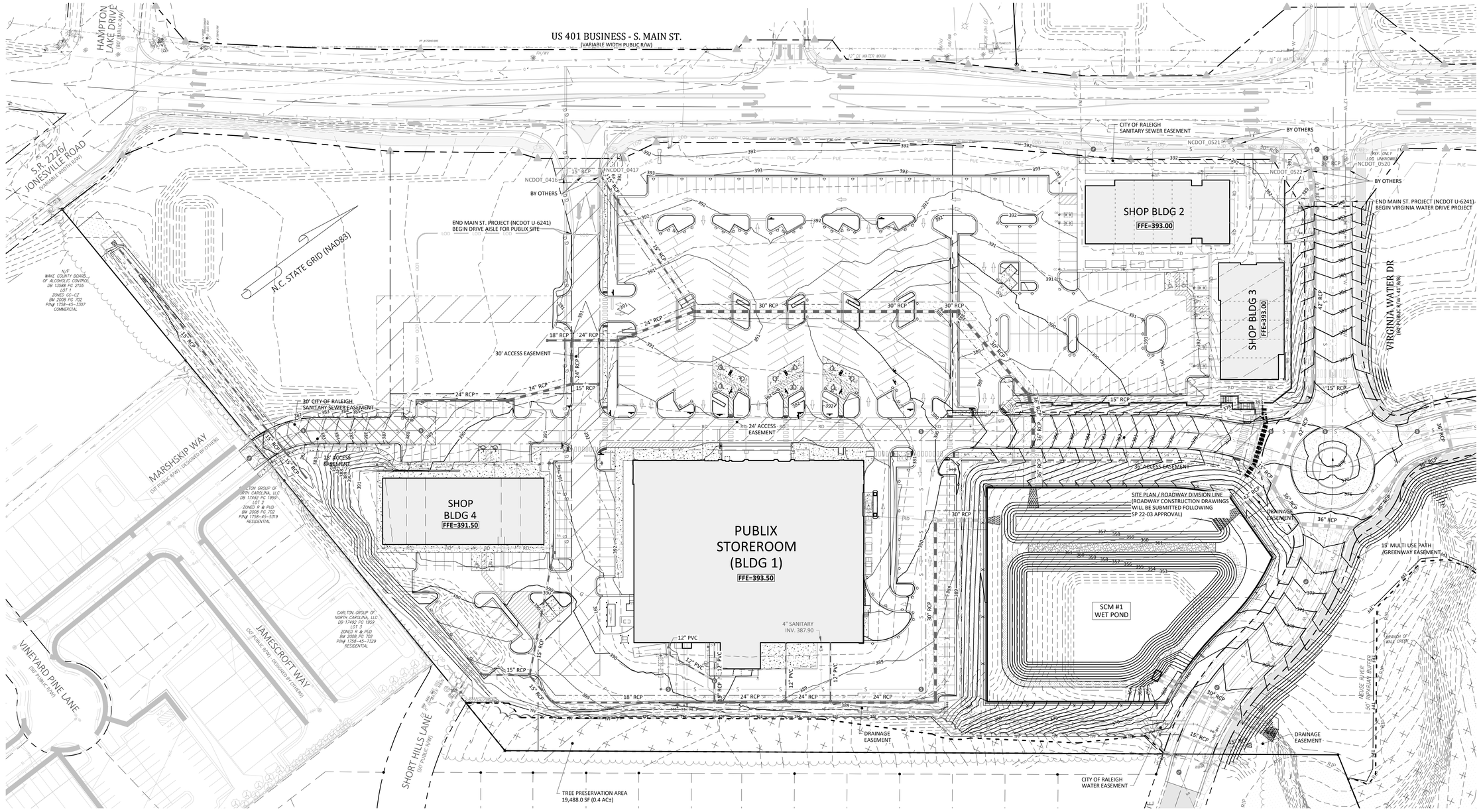
PRELIMINARY NOT FOR CONSTRUCTION
NORTH CAROLINA REGISTERED PROFESSIONAL ENGINEER SEAL 049103 BRIAN C. FAGUNDES
2/10/2023

Project Manager:	BCF
Drawn By:	DLC
Checked By:	STA
Project Number:	22012
Drawing Number:	D-1219-SP

C2.0

Date: February 10, 2023

N:\ARK PROJECTS\P - PROJECTS\2022\22012 Wallbrook SP&P CTP\D - DWG\D1 - PLNG\D1219.dwg - #WALLBROOK SHEET SETUP - DWG\D1 - PLNG\D1219.dwg - #WALLBROOK SHEET SETUP, 2:1, Lee Chrisman, Fri, Mar 03, 2023 @ 8:30 AM



50' 0 25' 50'

SCALE 1 inch = 50 ft

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- Final Drawing -
Issued for Permit
Review Puroposes Only

#	DATE	DESCRIPTION
1	10-FEB-23	REVISION TO APPROVED SP22-03 BUILDING LOCATION SHIFTED PER OWNER REQUEST

REVISIONS:

CROSLAND SOUTHEAST

GRADING & DRAINAGE PLAN

WALLBROOK

SITE DEVELOPMENT PLAN REVISION

Town of Rolesville Project Number: SP22-03 REVISION (Reference PR 21-04)

Rolesville, Wake County, North Carolina

NC License: P-1199

ARK CONSULTING GROUP, PLLC
ENGINEERS & PLANNERS

2755-B Charles Blvd.
Greenville, NC 27858
(252) 558-0888
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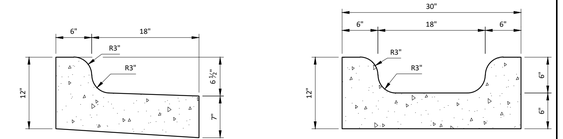
PRELIMINARY
Not Used for Construction
2/10/2023

Project Manager:	BCF
Drawn By:	DLC
Checked By:	STA
Project Number:	22012
Drawing Number:	D-1219-SP

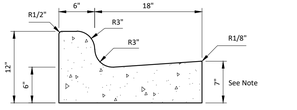
C3.0

Date: February 10, 2023



24" CONCRETE CURB AND GUTTER - SPILL

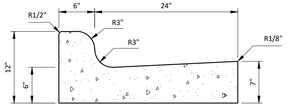
SPECIAL GUTTER



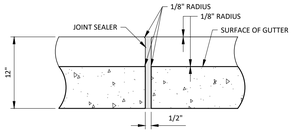
24" CONCRETE CURB AND GUTTER

GENERAL NOTES:

1. CONTRACTION JOINTS SHALL BE SPACED AT 10' INTERVALS, EXCEPT THAT A 15' SPACING MAY BE USED WHEN A MACHINE IS USED OR WHEN SATISFACTORY SUPPORT FOR THE FACE FORM CAN BE OBTAINED WITHOUT THE USE OF TEMPLATES AT 10' INTERVALS. JOINT SPACING MAY BE ALTERED IF REQUIRED BY THE ENGINEER. CONTRACTION JOINTS SHALL BE FORMED WITH THE USE OF TEMPLATES OR FORMED BY OTHER APPROVED METHODS. WHERE SUCH JOINTS ARE NOT FORMED BY TEMPLATES, A MINIMUM DEPTH OF 1 1/2" SHALL BE OBTAINED.
2. CONTRACTION JOINTS MAY BE INSTALLED BY THE USE OF TEMPLATES OR FORMED BY OTHER APPROVED METHODS. WHERE SUCH JOINTS ARE NOT FORMED BY TEMPLATES, A MINIMUM DEPTH OF 1 1/2" SHALL BE OBTAINED.
3. ALL CONTRACTION JOINTS SHALL BE FILLED WITH JOINT FILLER.
4. EXPANSION JOINTS SHALL BE SPACED AT 90' INTERVALS, AND ADJACENT TO ALL RIGID OBJECTS.
5. ALL CURB AND GUTTERS ARE TO BE POURED WITH CLASS "A" CONCRETE. (3000 PSI)
6. FLEXIBLE FORMS ARE TO BE USED WHEN RADII IS LESS THAN 200.

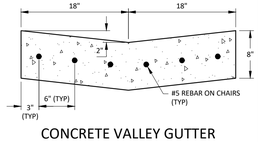


30" CONCRETE CURB AND GUTTER

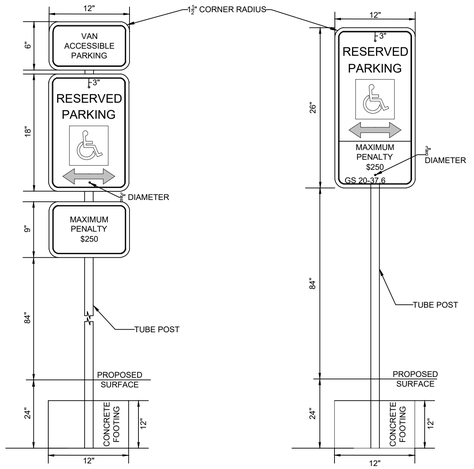


CURB AND GUTTER DETAIL

NOT TO SCALE

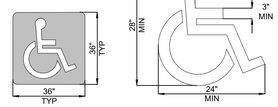


CONCRETE VALLEY GUTTER



NOTES:

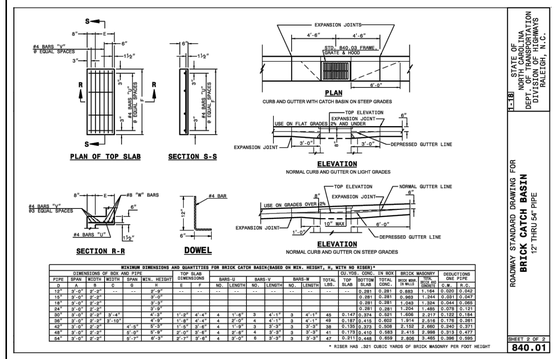
1. ALL INFORMATION MUST MEET THE CURRENT NORTH CAROLINA DOT STANDARDS, IF CONFLICT ARISES NCDOT STANDARDS SHALL DICTATE.
2. EACH HANDICAP PARKING SHALL HAVE ITS OWN SIGN.
3. SIGN SHALL BE ENGINEERING GRADE REFLECTIVE ALUMINIMUM, MEETING ASTM D4956 TYPE I REFLECTION SHALL BE EFFECTIVE FOR 7 YEARS AND WILL BE RESISTANT TO FADING AND MILD CHEMICALS.
4. SIGN SHALL BE 0.08" THICK - 18 GUAGE GALVAIZED SHEET METAL.
5. THE SIGN SHALL HAVE SERVICE TEMP RANGE OF -10°F TO 130°F.
6. THE AVERAGE TEXT SIZE SHALL BE 1" HELVETICA MEDIUM LETTERS.
7. HANDICAP SYSMBOL SHALL BE WHITE ON A BLUE BACKGROUND.
8. BACKGROUND OF THE SIGN SHALL BE WHITE.
9. SIGN SHALL BE ATTACHED TO A 2" STEEL TUBE POST, TUBE SHALL BE PAINTED WITH A SUITABLE FLAT BLACK PAINT - 2 COATS.
10. THE SIGN SHALL BE MOUNTED TO THE SIGN USING A 2"X 2½" LONG STRUSS HEAD GALVANIZED BOLTS THROUGH THE SIGN AND POST. MOUNTED AT THE TOP AND BOTTOM.
11. MOUNT POST IN BOLLARD. SEE SHEET C5.4 FOR BOLLARD DETAIL.



PARKING LOT STRIPING

ACCESSIBLE PARKING SIGN

NOT TO SCALE



MAXIMUM DIMENSIONS AND QUANTITIES FOR BRICK CATCH BASIN(BASED ON MIX. HEIGHT, A, WITH NO RISER)*																	
PIPE	DIMENSIONS OF BOX AND PIPE					TOP SLAB DIMENSIONS	BARS-S		BARS-Y		BARS-R		TOTAL WT.	CU.YDS. CONC. IN BOX		BRICK MASONRY		DEDUCTIONS FOR PIPE	
	A	B	C	D	E	F	NO.	LENGTH	NO.	LENGTH	NO.	LENGTH	LBS.	TOP SLAB	BOTTOM SLAB	TOTAL CONC.	IN WALLS	C.Y.	W.C.
12"	3'-0"	3'-0"	---	---	3'-0"	---	---	---	---	---	---	---	---	0.261	0.261	0.522	0.993	1.159	0.500
15"	3'-0"	3'-0"	---	---	3'-0"	---	---	---	---	---	---	---	---	0.261	0.261	0.522	0.969	1.244	0.591
18"	3'-0"	3'-0"	---	---	3'-0"	---	---	---	---	---	---	---	---	0.261	0.261	0.522	0.945	1.329	0.687
24"	3'-0"	3'-0"	---	---	3'-0"	---	---	---	---	---	---	---	---	0.261	0.261	0.522	1.052	1.466	0.979
30"	3'-0"	3'-0"	3'-4"	---	4'-3"	1'-8"	4'-4"	4	1'-8"	3	4'-1"	3	4'-1"	48	0.167	0.374	0.521	1.498	2.317	1.122
36"	3'-0"	3'-0"	3'-8"	---	4'-9"	1'-8"	4'-4"	4	1'-8"	3	4'-1"	3	4'-1"	48	0.167	0.416	0.583	1.914	2.519	1.778
42"	3'-0"	3'-0"	4'-0"	5'-3"	5'-3"	1'-8"	5'-4"	4	1'-8"	3	5'-3"	3	5'-3"	58	0.199	0.458	0.657	2.150	2.690	0.042
48"	3'-0"	3'-0"	4'-4"	5'-9"	5'-9"	1'-8"	5'-4"	4	1'-8"	3	5'-3"	3	5'-3"	58	0.199	0.458	0.657	2.150	2.690	0.042
54"	3'-0"	3'-0"	4'-10"	6'-3"	6'-3"	1'-8"	6'-4"	4	2'-0"	4	5'-3"	3	5'-3"	67	0.229	0.500	0.729	2.485	3.060	0.995

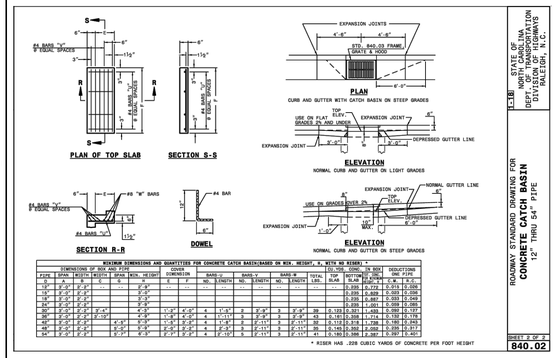
* RISER HAS .081 CUBIC YARDS OF BRICK MASONRY PER FOOT HEIGHT

STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

C-1.1B

ROADWAY STANDARD DRAWING FOR **BRICK CATCH BASIN** 12" THRU 54" PIPE

SHEET 1 OF 2 **840.01**



MINIMUM DIMENSIONS AND QUANTITIES FOR CONCRETE CATCH BASIN(BASED ON MIX. HEIGHT, A, WITH NO RISER)*																	
PIPE	DIMENSIONS OF BOX AND PIPE					TOP SLAB DIMENSIONS	BARS-S		BARS-Y		BARS-R		TOTAL WT.	CU.YDS. CONC. IN BOX		BRICK MASONRY		DEDUCTIONS FOR PIPE	
	A	B	C	D	E	F	NO.	LENGTH	NO.	LENGTH	NO.	LENGTH	LBS.	TOP SLAB	BOTTOM SLAB	TOTAL CONC.	IN WALLS	C.Y.	W.C.
12"	3'-0"	3'-0"	---	---	3'-0"	---	---	---	---	---	---	---	---	0.259	0.259	0.518	0.993	1.159	0.500
15"	3'-0"	3'-0"	---	---	3'-0"	---	---	---	---	---	---	---	---	0.259	0.259	0.518	0.969	1.244	0.591
18"	3'-0"	3'-0"	---	---	3'-0"	---	---	---	---	---	---	---	---	0.259	0.259	0.518	0.945	1.329	0.687
24"	3'-0"	3'-0"	---	---	3'-0"	---	---	---	---	---	---	---	---	0.259	1.037	0.259	1.052	1.466	0.979
30"	3'-0"	3'-0"	3'-4"	---	4'-3"	1'-8"	4'-4"	4	1'-8"	3	4'-1"	3	4'-1"	48	0.167	0.374	0.521	1.498	2.317	1.122
36"	3'-0"	3'-0"	3'-8"	---	4'-9"	1'-8"	4'-4"	4	1'-8"	3	4'-1"	3	4'-1"	48	0.167	0.416	0.583	1.914	2.519	1.778
42"	3'-0"	3'-0"	4'-0"	5'-3"	5'-3"	1'-8"	5'-4"	4	1'-8"	3	5'-3"	3	5'-3"	58	0.199	0.458	0.657	2.150	2.690	0.042
48"	3'-0"	3'-0"	4'-4"	5'-9"	5'-9"	1'-8"	5'-4"	4	1'-8"	3	5'-3"	3	5'-3"	58	0.199	0.458	0.657	2.150	2.690	0.042
54"	3'-0"	3'-0"	4'-10"	6'-3"	6'-3"	1'-8"	6'-4"	4	2'-0"	4	5'-3"	3	5'-3"	67	0.229	0.500	0.729	2.485	3.060	0.995

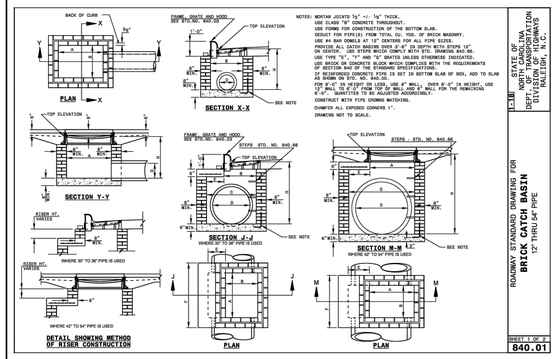
* RISER HAS .228 CUBIC YARDS OF CONCRETE PER FOOT HEIGHT

STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

C-1.1B

ROADWAY STANDARD DRAWING FOR **CONCRETE CATCH BASIN** 12" THRU 54" PIPE

SHEET 2 OF 2 **840.02**

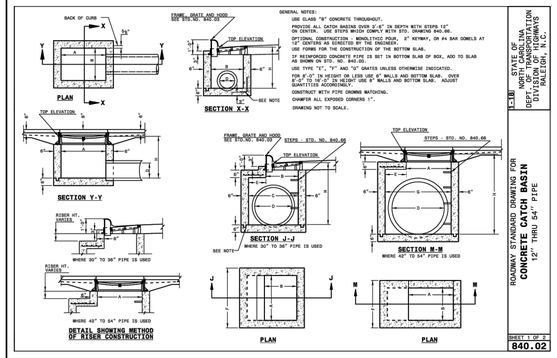


STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

C-1.1B

ROADWAY STANDARD DRAWING FOR **BRICK CATCH BASIN** 12" THRU 54" PIPE

SHEET 1 OF 2 **840.01**

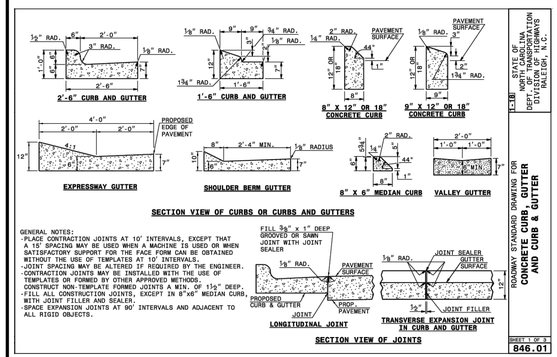


STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

C-1.1B

ROADWAY STANDARD DRAWING FOR **CONCRETE CATCH BASIN** 12" THRU 54" PIPE

SHEET 2 OF 2 **840.02**

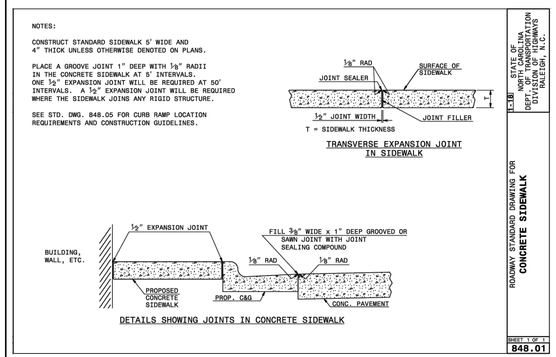


STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

C-1.1B

ROADWAY STANDARD DRAWING FOR **CONCRETE CURB, GUTTER AND CURB & GUTTER**

SHEET 1 OF 3 **846.01**

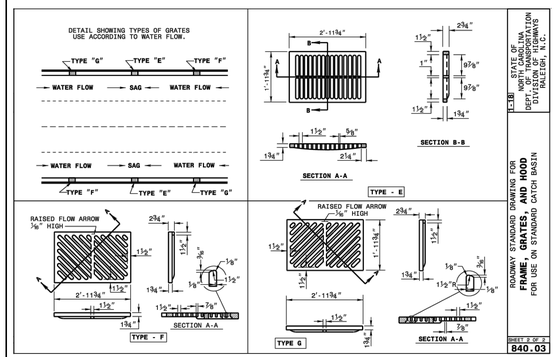


STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

C-1.1B

ROADWAY STANDARD DRAWING FOR **CONCRETE SIDEWALK**

SHEET 1 OF 1 **848.01**

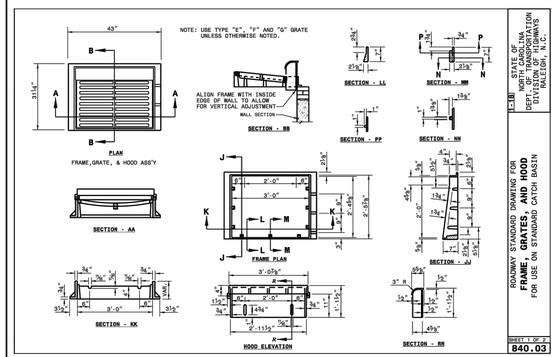


STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

C-1.1B

ROADWAY STANDARD DRAWING FOR **FRAME, GRATES, AND HOOD** FOR USE ON STANDARD CATCH BASIN

SHEET 3 OF 3 **840.03**

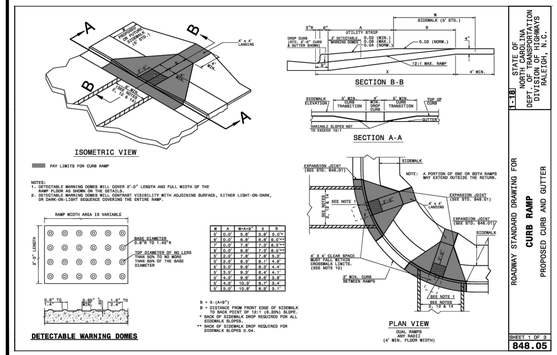


STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

C-1.1B

ROADWAY STANDARD DRAWING FOR **FRAME, GRATES, AND HOOD** FOR USE ON STANDARD CATCH BASIN

SHEET 3 OF 3 **840.03**



STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

C-1.1B

ROADWAY STANDARD DRAWING FOR **CURB RAMP** PROPOSED CURB AND GUTTER

SHEET 1 OF 3 **848.05**

NOTES:

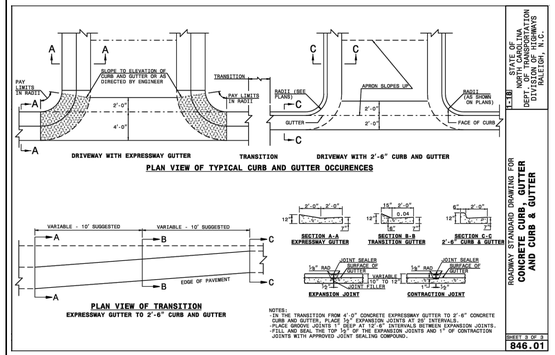
1. CONSTRUCT THE RAMP SURFACE TO BE STABLE, FIRM, AND SLIP RESISTANT. CONSTRUCT THE CURB RAMP TYPE AS SHOWN IN THE PAVEMENT MARKING PLANS OR AS DIRECTED BY THE ENGINEER.
2. LOCATE CURB RAMPS AND PLACE PEDESTRIAN CROSSWALK MARKINGS AS SHOWN IN THE PAVEMENT MARKING PLANS. WHEN FIELD ADJUSTMENTS REQUIRE MOVING CURB RAMPS OR MARKINGS AS SHOWN, CONTACT THE SIGNING AND DELINEATION UNIT OR LOCATE AS DIRECTED BY THE ENGINEER.
3. COORDINATE THE CURB RAMP AND THE PEDESTRIAN CROSSWALK MARKINGS SO A 4'x4' CLEAR SPACE AT THE BASE OF THE CURB RAMP WILL FALL WITHIN THE PEDESTRIAN CROSSWALK LINES.
4. SET BACK DISTANCE FROM INSIDE CROSSWALK MARKING TO NEAREST EDGE OF TRAVEL LANE IS 4' MINIMUM.
5. REFER TO THE PAVEMENT MARKING PLANS FOR STOP BAR LOCATIONS AT SIGNALIZED INTERSECTIONS. IF A PAVEMENT MARKING PLAN IS NOT PROVIDED, CONTACT THE SIGNAL DESIGN SECTION FOR THE STOP BAR LOCATIONS OR LOCATE AS DIRECTED BY THE ENGINEER.
6. TERMINATE PARKING A MINIMUM OF 20' BACK OF A PEDESTRIAN CROSSWALK.
7. CONSTRUCT CURB RAMPS A MINIMUM OF 4' WIDE.
8. CONSTRUCT THE RUNNING SLOPE OF THE RAMP @ 8.33% MAXIMUM.
9. ALLOWABLE CROSS SLOPE ON SIDEWALKS AND CURB RAMPS WILL BE 2% MAXIMUM.
10. CONSTRUCT THE SIDE FLARE SLOPE A MAXIMUM OF 10% MEASURED ALONG THE CURB LINE.
11. CONSTRUCT THE COUNTER SLOPE OF THE GUTTER OR STREET AT THE BASE OF THE CURB RAMP A MAXIMUM OF 5% AND MAINTAIN A SMOOTH TRANSITION.
12. CONSTRUCT LANDINGS FOR SIDEWALK A MINIMUM OF 4'x4' WITH A MAXIMUM SLOPE OF 2% IN ANY DIRECTION. CONSTRUCT LANDINGS FOR MEDIAN ISLANDS A MINIMUM OF 5'x5' WITH A MAXIMUM SLOPE OF 2% IN ANY DIRECTION.
13. TO USE A MEDIAN ISLAND AS A PEDESTRIAN REFUGE AREA, MEDIAN ISLANDS WILL BE A MINIMUM OF 6' WIDE. CONSTRUCT MEDIAN ISLANDS TO PROVIDE PASSAGE OVER OR THROUGHT THE ISLAND.
14. SMALL CHANNELIZATION ISLANDS THAT CAN NOT PROVIDE A 5'X5' LANDING AT THE TOP OF A RAMPS, WILL BE CUT THROUGH LEVEL WITH THE SURFACE STREET.
15. CURB RAMPS WITH RETURNED CURBS MAY BE USED ONLY WHERE PEDESTRIANS WOULD NOT NORMALLY WALK ACROSS THE RAMP. THE ADJACENT SURFACE IS PLANTING OR OTHER NON-WALKING SURFACE OR THE SIDE APPROACH IS SUBSTANTIALLY OBSTRUCTED.
16. PLACE A ½" EXPANSION JOINT WHERE THE CONCRETE CURB RAMP JOINS THE CURB AS SHOWN IN ROADWAY STANDARD DRAWING 848.01
17. PLACE ALL PEDESTRIAN PUSH BUTTON ACTUATORS AND CROSSING SIGNALS AS SHOWN IN THE PLANS OR AS SHOWN IN THE MUTCD.
18. CURB RAMPS THROUGH MEDIAN ISLANDS, SINGLE RAMPS AT DUAL CROSSWALKS OR LIMITED R/W SITUATIONS, WILL BE HANDLED BY SPECIAL DETAILS. CONTACT THE CONTRACT STANDARDS AND DEVELOPMENT UNIT FOR THE DETAILS OR FOR A SPECIAL DESIGN.

STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

C-1.1B

ROADWAY STANDARD DRAWING FOR **CURB RAMPS** NOTES

SHEET 2 OF 3 **848.05**

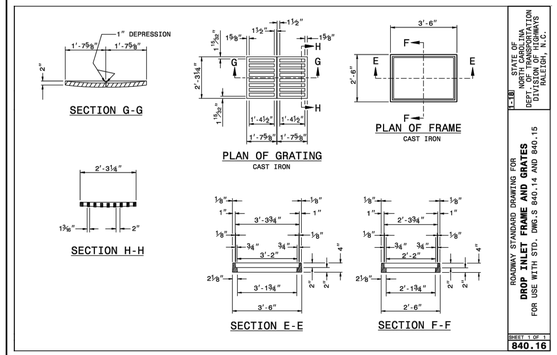


STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

C-1.1B

ROADWAY STANDARD DRAWING FOR **CONCRETE CURB, GUTTER AND CURB & GUTTER**

SHEET 3 OF 3 **846.01**



STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

C-1.1B

ROADWAY STANDARD DRAWING FOR **DROP INLET FRAME AND GRATES** FOR USE WITH STD. NOS.840.14 AND 840.15

SHEET 1 OF 1 **840.16**

- Final Drawing -
Issued for Permit
Review Purposes Only

REVISIONS:

NO.	DATE	DESCRIPTION
1	10-FEB-23	REVISION TO APPROVED SP22-03 BUILDING LOCATION PER OWNER REQUEST

CROSSLAND SOUTHEAST

MISC. DETAILS - SITE-STORM

WALLBROOK

SITE DEVELOPMENT PLAN REVISION

Town of Rolesville Project Number: SP22-03 REVISION (Reference PR 21-04)
Rolesville, Wake County, North Carolina

NC License: P-1199
ARK CONSULTING GROUP PLLC
ENGINEERS & PLANNERS
2755-B Charles Blvd.
Greenville, NC 27858
(252) 558-0888
www.arkconsultinggroup.com

PRELIMINARY NOT FOR CONSTRUCTION
2/10/2023

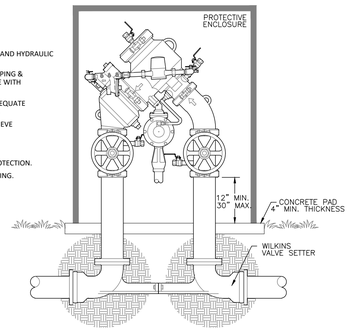
Project Manager:	BCF
Drawn By:	DLC
Checked By:	STA
Project Number:	22012
Drawing Number:	D-1219-SP

C5.1

Date: February 10, 2023

G:\ARK DRIVE\01 - PROJECTS\2022\22012 - WALLBROOK SHP (SFR) - 0001\03 - PAVING\22012 - WALLBROOK DETAILS.DWG, C5.1 (SP), by Sherman, Thu, Apr 02, 2023 @ 11:49 AM

1. ALL FLANGE BOLTS SHALL BE GALVANIZED
2. USE ONLY CONTROL DEVICES APPROVED BY CUC AND THE FOUNDATION FOR CROSS-CONNECTION CONTROL AND HYDRAULIC RESEARCH, UNIVERSITY OF SOUTHERN CALIFORNIA.
3. PROVIDE SHOP DRAWING SUBMITTAL SHOWING ALL PIPING & APPURTENANCES WITHIN THE PROTECTIVE ENCLOSURE WITH MEASUREMENTS & CLEARANCES CLEARLY LABELED.
4. PROVIDE ALUMINUM ENCLOSURE SIZED TO ALLOW ADEQUATE ROOM FOR TESTING, MAINTENANCE AND OPERATION.
5. DRAIN OPENINGS SHALL BE SIZED TO ADEQUATELY RELIEVE MAXIMUM DISCHARGE OF APPROPRIATE DEVICE.
6. REDUCED PRESSURE PRINCIPLE ASSEMBLIES (RPZ) SHALL REQUIRE AN ABOVE GROUND INSTALLATION.
7. PROVIDE ELECTRIC HEATER FOR ADEQUATE FREEZE PROTECTION.
8. REFER TO DETAIL ON THIS SHEET FOR REACTION BLOCKING.

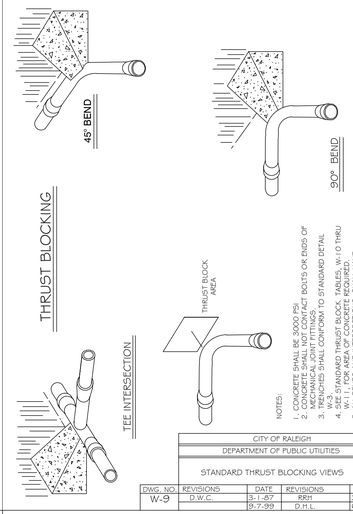


DIRECTION OF FLOW

WILKINS MODEL 475DA
REDUCED PRESSURE DETECTOR ASSEMBLY
OUTDOOR INSTALLATION

⚠ REDUCED PRESSURE DETECTOR ASSEMBLY

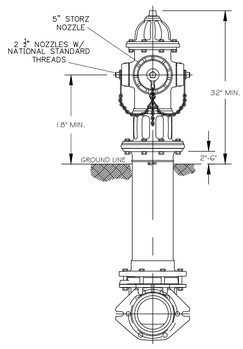
NOT TO SCALE



NOTES:
1. CONCRETE SHALL BE 3000 PSI.
2. CONCRETE SHALL NOT CONTACT BOLTS OR ENDS OF MECHANICAL JOINT FITTINGS.
3. REACTION BLOCKING SHALL CONFORM TO STANDARD DETAIL W-3
4. USE 5" STANDARD THRUST BLOCK TABLES, W-10 THRU W-11 FOR CONCRETE THRUST BLOCKING.
5. ALL BENDS AND INTERSECTIONS SHALL HAVE CONCRETE THRUST BLOCKING.

CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES
STANDARD THRUST BLOCKING VIEWS

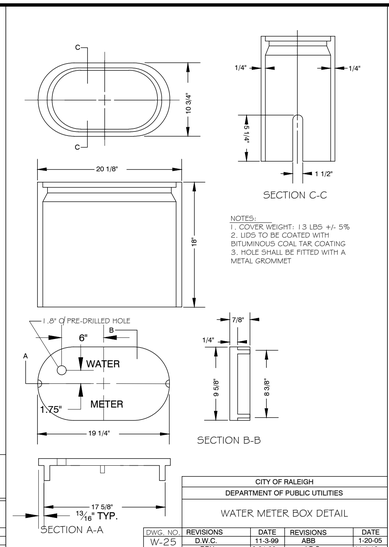
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-9	D.W.C.	3-1-87	RRH	3-31-00
		9-7-99	D.H.L.	6-16-05



NOTES:
1. ALL PUBLIC FIRE HYDRANTS IN THE CITY OF RALEIGH AND THE MERGER TOWNS OF GARNER, ROLESVILLE, WAKE FOREST, KNIGHTDALE, WENDELL AND ZEBULON SHALL BE PAINTED CHROME YELLOW WITH HIGH REFLECTIVE ALUMINUM SILVER CAPS, BONNETS AND OPERATING NUTS.
2. ALL PRIVATE FIRE HYDRANTS SHALL BE RED.

CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES
RALEIGH, GARNER, KNIGHTDALE, ROLESVILLE, WAKE FOREST, WENDELL & ZEBULON
STANDARD FIRE HYDRANT WITH 5" STORZ PUMPER NOZZLE

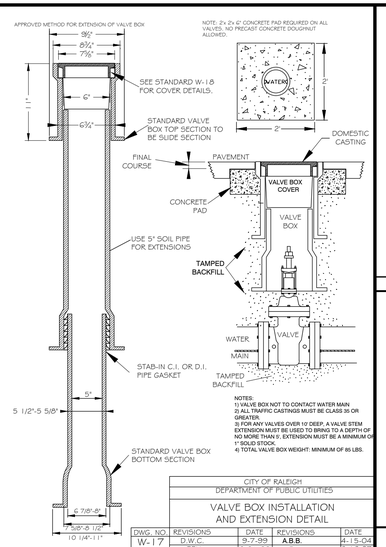
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-5	MAB	6-30-16		
	KAT	9-15-17		



NOTES:
1. COVER WEIGHT: 13 LBS +/- 5%
2. LIDS TO BE COATED WITH BITUMINOUS COAL TAR COATING
3. HOLE SHALL BE FITTED WITH A METAL GROMMET

CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES
WATER METER BOX DETAIL

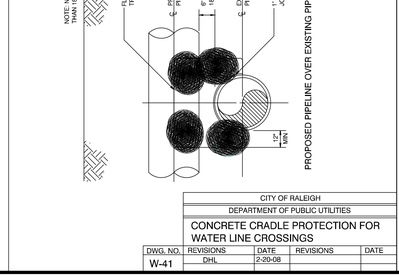
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-25	D.W.C.	11-3-00	ABB	1-20-05
	RRH	3-31-00	J.P.S.	11-4-10



NOTES:
1) VALVE BOX NOT TO CONTACT WATER MAIN
2) ALL TRAFFIC CASTINGS MUST BE CLASS 35 OR GREATER
3) FOR ANY VALVES OVER 10' DEEP, A VALVE STEM EXTENSION MUST BE USED TO BRING TO A DEPTH OF NO MORE THAN 5'. EXTENSION MUST BE A MINIMUM OF 1" SOLID STOCK.
4) TOTAL VALVE BOX WEIGHT: MINIMUM OF 85 LBS.

CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES
VALVE BOX INSTALLATION AND EXTENSION DETAIL

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-17	D.W.C.	9-7-99	A.B.B.	4-15-04
	RRH	3-31-00	DHL	6-16-07



NOTES:
1. DRILL ¾" WEEP HOLE FOR STACK DRAINAGE INTO STONE.
2. DOUBLE ¾" BRIDLE RODS ON BOTH SIDES.
3. A RIP-RAP SWALE FROM CONCRETE SPLASH PAD TO NATURAL DRAINAGE AREA MAY BE REQUIRED.
4. BOTTOM 90° ELBOW SHALL HAVE BLIND FLANGE ATTACHED WITH TWO BOLTS.
5. INSTALL WATER MAIN MARKER AT R/W OR P/L TO LOCATE MAIN.
6. ALL RODS AND BOLTS TO BE HOT DIPPED GALVANIZED.
7. END PIPE SIZE 6" MIN. OR AS APPROVED BY PUBLIC UTILITIES.

SIZE OF BLIND FLANGE	PIPE MATL. SIZE
4"	APPROVED BY CUC
16"-4"	CODE

CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES
PERMANENT WATER MAIN BLOW OFF ASSEMBLY

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-22	D.W.C.	2-26-99	DHL	5-16-07
	A.B.B.	4-13-04		

REACTION BEARING AREAS FOR HORIZONTAL WATER PIPE BENDS

BASED ON TEST PRESSURE OF 200 P.S.I.

ALL AREAS GIVEN IN SQUARE FEET.

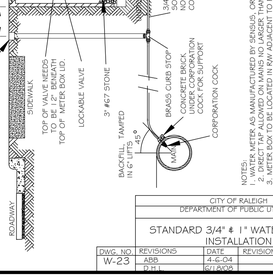
SIZE AND DEGREE OF BEND	STATIC THRUST IN POUNDS	CONCRETE 1 DAY OLD 400# LBS/FT²	CONCRETE 7 DAY OLD 2000 LBS/FT²	SAND CLAY OR LOOSE SAND 1500 LBS/FT²	COARSE SAND OR GRAVEL 3500 LBS/FT²	ROCK LIGHT BROKEN STONE 5000 LBS/FT²	SAND, COMPACT FIRM DRY CLAY 3500 LBS/FT²	SAND, CLEAN DRY 4000 LBS/FT²	SOIL 1000 LBS/FT², SURROUNDING VERY POOR	ROCK, POOR TO FAIR 10,000 LBS/FT²
6"										
11 1/4°	1,108	1	1	1	1	1	1	2	1	
22 1/2°	2,207	1	2	2	1	1	1	3	1	
45°	4,328	2	3	3	1	1	2	5	1	
90°	7,996	2	4	5	1	1	2	8	1	
PLUG	5,655	2	3	4	1	1	2	6	1	
8"										
11 1/4°	1,970	1	1	2	1	1	1	2	1	
22 1/2°	3,922	1	2	3	1	1	1	4	1	
45°	7,694	2	4	5	1	1	2	8	1	
90°	14,215	4	8	9	2	2	4	15	2	
PLUG	10,053	3	5	6	2	2	3	10	1	
12"										
11 1/4°	4,433	2	3	3	1	1	2	5	1	
22 1/2°	8,826	3	5	6	2	2	3	9	1	
45°	17,312	5	9	11	3	3	5	18	2	
90°	31,983	8	16	19	4	4	8	32	4	
PLUG	22,619	6	12	14	3	3	6	23	3	
16"										
11 1/4°	7,881	2	4	5	1	1	2	8	1	
22 1/2°	15,691	4	8	10	2	2	4	16	2	
45°	30,779	8	16	19	4	4	8	31	4	
90°	56,861	15	29	35	8	8	15	57	6	
PLUG	40,213	10	21	25	5	5	10	41	5	

REACTION BEARING AREAS ARE IN SQUARE FEET MEASURED IN A VERTICAL PLANE IN THE TRENCH SIDE AT AN ANGLE OF 90° TO THE THRUST VECTOR.

USE 6" - 90 BEND VALUE FOR HYDRANTS FOR ADDITIONAL SAFETY FACTOR.

CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES
THRUST BLOCKING DESIGN QUANTITY TABLE

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-10	D.W.C.	6-23-99		

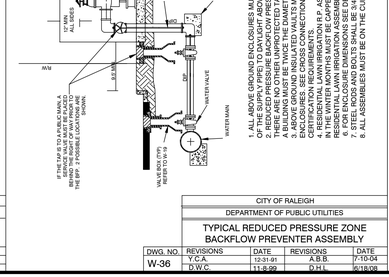


SIZE OF 45° BEND	STATIC THRUST IN POUNDS	NO. OF RODS REQUIRED
6"	4,328	2
8"	7,694	4
12"	17,312	8
16"	30,779	8
24"	69,252	8

GENERAL NOTES:
1. STEEL RODS AND BOLTS SHALL BE ¾" HOT DIPPED GALVANIZED.
2. CONCRETE SHALL NOT CONTACT BOLTS OR ENDS OF MECHANICAL JOINT FITTINGS.
3. REACTION BLOCKING SHALL BE CONCRETE CLASS "B" MIN.
4. MUST USE DUCTILE IRON DYE BOLTS WHERE NECESSARY
5. 3' MINIMUM COVER MUST BE MAINTAINED ON ALL WATER MAINS

CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES
STANDARD VERTICAL BEND

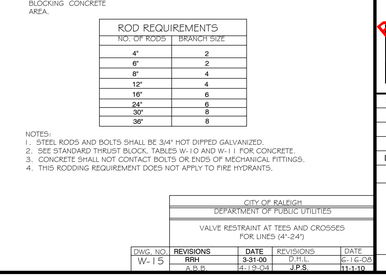
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-12	ABB	4-6-04	J.P.S.	11-1-10
	D.H.L.	6-16-05		



NOTES:
1. CONCRETE SHALL NOT CONTACT BOLTS OR ENDS OF MECHANICAL JOINT FITTINGS.
2. SEE STANDARD REACTION BLOCK TABLES, W-10 AND W-11 FOR AREA OF CONCRETE REQUIRED.

CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES
4" - 24" STANDARD TAPPING SLEEVE AND VALVE ASSEMBLY

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-14	Y.C.A.	12-31-91	RRH	3-31-00
	D.W.C.	9-7-99	J.P.S.	11-1-10



NOTES:
1. FIRE HYDRANT SHALL BE AS MANUFACTURED: MUELLER, AMERICAN DARLING, KENNEDY, MKH, WATEROUS, CLOW, EAST JORDAN IRON WORKS, OR US PIPE.
2. BRANCH PIPE SHALL BE DUCTILE IRON AWWA C150-96
3. 6" GATE VALVE SHALL BE AWWA C500-96 OPEN LEFT
4. STEEL RODS AND BOLTS SHALL BE ¾" HOT DIPPED GALVANIZED
5. FIRE HYDRANTS WILL BE INSTALLED IN TRUE VERTICAL POSITION
   RODS SHALL NOT BE COUPLED MORE THAN ONCE. IF THE LENGTH FROM THE VALVE TO THE HYDRANT EXCEEDS 20' THEN A MECHANICAL RESTRAINING GLAND WITH A REBAR CAGE SHALL BE INSTALLED NO MORE THAN 1'-0' FROM HYDRANT AND POURED IN CONCRETE.
   FIRE HYDRANTS TO BE LOCATED IN ROW OR 2 FOOT EASEMENT ADJACENT TO ROW

ANYTIME SITE WORK, CONSTRUCTION, ROAD WORK, OR ANY OTHER WORK CHANGES THE GRADE OF THE FIRE HYDRANT, THE PERSON RESPONSIBLE FOR THE WORK IS RESPONSIBLE FOR ADJUSTING THE FIRE HYDRANT TO STAY WITHIN COMPLIANCE.

CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES
STANDARD FIRE HYDRANT INSTALLATION DETAIL

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-4	ABB	4-6-04	FAP	2/17/09
	DHL	2/14/05		

NOTE: NO ENCASEMENT REQUIRED FOR SPACE GREATER THAN 18" FOR WATER LINES

CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES
CONCRETE CRADLE PROTECTION FOR WATER LINE CROSSINGS

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-41	DHL	2-20-08		

REINFORCING REQUIREMENTS

I.D. PIPE	REBAR SIZE	"X" BAR LENGTH	"Y" BAR QUANTITY	"Y" BAR LENGTH	"Y" BAR WEIGHT	NO. REQUIRED
6" - 36"	#5	2'-2" + O.D. PIPE	1.042 LBS/FT	1'-1"	1.1 LBS. EACH	X-24, Y-12
48" & greater	#6	3'-0" + O.D. PIPE	1.502 LBS/FT	1'-3"	1.9 LBS. EACH	X-24, Y-12

THRUST COLLAR AND THRUST SCHEDULE

I.D. PIPE	"A"	"B"	"C"	"D"
6" - 16"	1'-4"	1'-7"	2"	1/2"
20" - 24"	1'-4"	1'-7"	3"	1/2"
30" - 36"	1'-4"	1'-7"	4"	5/8"
48" & greater	1'-5"	1'-9"	6"	7/8"

NOTES:
1. SEE STANDARD DETAIL W-9 FOR THRUST BLOCK LOCATIONS.
2. CONCRETE SHALL BE 3000 PSI AND TRANSIT MIXED.
3. REINFORCING BARS SHALL BE DEFORMED AND TIED TOGETHER.
4. TRENCH BOTTOM WIDTH IN VICINITY OF THRUST BLOCK INSTALLATION SHALL BE THE MINIMUM WIDTH AS SHOWN ON STANDARD DETAIL W-3.
5. BACKFILL TAMPED IN 6" LIFTS PER STANDARD DETAIL W-3.
6. THRUST COLLAR MUST BE FACTORY WELDED ON BOTH SIDES ALONG BOTH EDGES OF COLLAR AROUND CIRCUMFERENCE.

CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES
THRUST BLOCKING DESIGN DATA FOR WATER MAINS

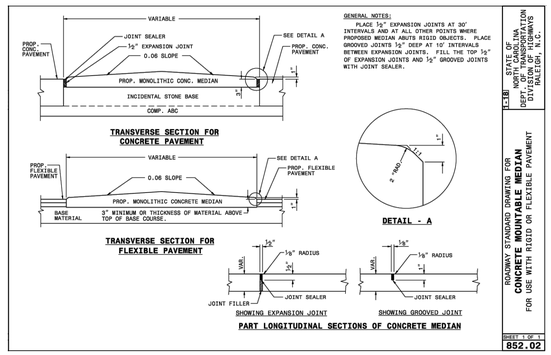
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-7	RRH	3-21-00	J.P.S.	11-1-10
	D.H.L.	6-16-05		

NOTES:
1. WATER METER AS MANUFACTURED BY SENSUS, OR SCHLUMBERGER.
2. ALL METER BOXES SHALL BE INSTALLED FLUSH WITH FINISH GRADE.
3. METER BOX TO BE LOCATED IN R/W ADJACENT TO PROPERTY OR IN APPROVED EASEMENT ADJACENT TO R/W.
4. 1" SERVICE LINES ARE FOR ONE (1) EXISTING SERVICES. A COPPER RESETTER CAN BE USED TO ADJUST TO GRADE. COPPER RESETTERS ARE PROHIBITED ON NEW SERVICES.
5. ALL SERVICE LINES SHALL BE INSTALLED WITH A MINIMUM OF 3' OF COVER.
6. ALL METER BOXES SHALL HAVE A CONCRETE BASE, STEEL STATIONARY ROD TO BE PROVIDED FOR UPPER SECTION, AND ARCH STYLE BASE. STEEL STATIONARY ROD TO BE PROVIDED FOR CURB STOP OPERATION.

CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES
STANDARD 3/4" & 1" WATER SERVICE INSTALLATION

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-23	ABB	4-6-04		
	D.H.L.	6/1/2005		

D.S.R.V. RISING STEM RESILIENT SEATED BUTTERFLY VALVE
FDC OUTSIDE SCREW
11" MIN. ABOVE ALL GRADE
6" THICK CONCRETE PAD
45°
MJ
PIPE
90°
MJ
THRUST BLOCKING REFER TO W-8
RODDING (TYP)
MJ
MJ
MJ



GENERAL NOTES:
PLACE 1/2" EXPANSION JOINTS AT 30' INTERVALS AND AT ALL OTHER POINTS WHERE PROPOSED MEDIAN ABUTS RIGID OBJECTS. PLACE GROOVED JOINTS 1/2" DEEP AT 10' INTERVALS BETWEEN EXPANSION JOINTS. FILL THE TOP 1/2" OF EXPANSION JOINTS AND 1/2" GROOVED JOINTS WITH JOINT SEALER.

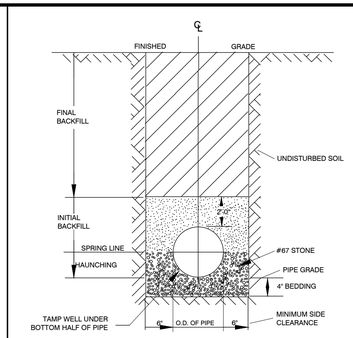
STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

STD. NO. 1-130

ROADWAY STANDARD DRAWING FOR CONCRETE MOUNTABLE MEDIAN FOR USE WITH RIGID OR FLEXIBLE PAVEMENT

SHEET 1 OF 1

852.02

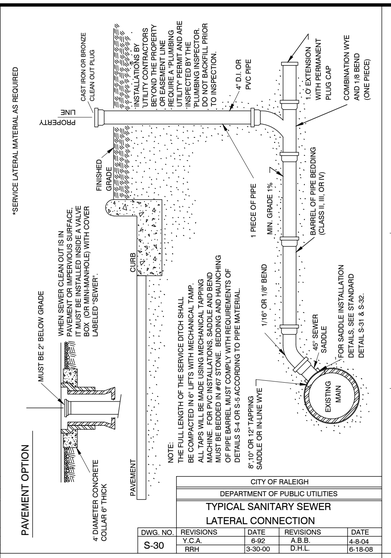


TYPICAL TRENCH BOTTOM DIMENSIONS FOR SDR 35 PVC GRAVITY PIPE

NOTES:
1. FOR TRENCHES REQUIRING SHORING AND BRACING, DIMENSIONS SHALL BE TAKEN FROM THE INSIDE FACE OF THE SHORING AND BRACING.
2. NO ROCKS OR BOULDERS 4" OR LARGER TO BE USED IN INITIAL BACKFILL.
3. ALL BACKFILL MATERIAL SHALL BE SUITABLE NATIVE MATERIAL.
4. BACKFILL SHALL BE TAMPED IN 6" LIFTS IN TRAFFIC AREAS, 12" IN NON-TRAFFIC AREAS.

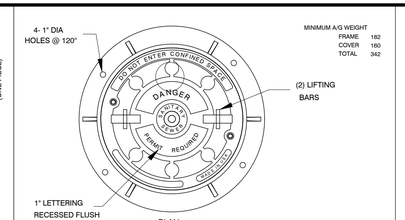
CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES
TRENCH BOTTOM DIMENSIONS AND BACKFILLING REQUIREMENTS FOR PVC GRAVITY SEWER MAIN

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
S-5	TO NOTES	3-1-87	D.W.C.	9-3-99
		7-2-82	RRH	3-30-00

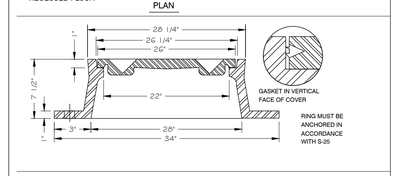


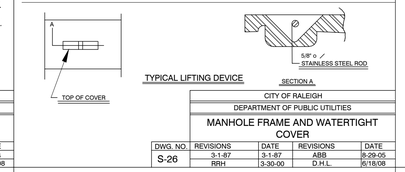
CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES
TYPICAL SANITARY SEWER LATERAL CONNECTION

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
S-30	Y.C.A.	6-92	A.B.B.	4-8-04
	RRH	3-30-00	D.H.L.	6-18-08



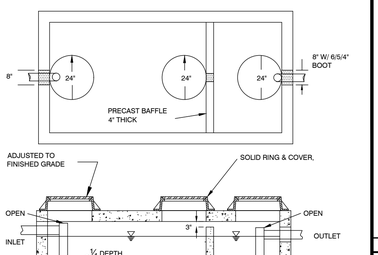
MINIMUM A/G WEIGHT
FRAME 182
COVER 160
TOTAL 342





CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES
MANHOLE FRAME AND WATERTIGHT COVER

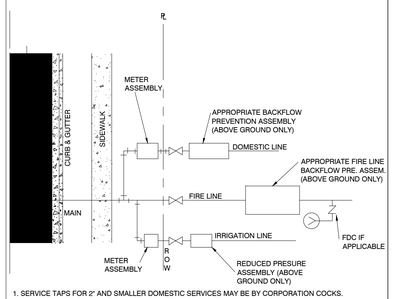
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
S-26		3-1-87	ABB	9-29-05
	RRH	3-30-00	D.H.L.	6/18/08



NOTES:
1. REINFORCEMENT: H-20 BRIDGE LOADING (TRAFFIC RATED)
2. CONCRETE: 4000 PSI @28 DAYS
3. EARTHCOVER: 0' TO ∞ MAX.

CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES
1000 GALLON GREASE INTERCEPTOR

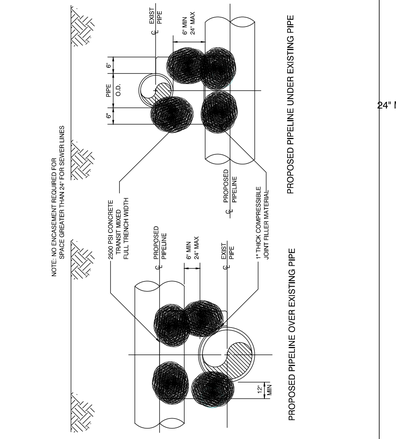
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
S-40	RRH	3/9/00	D.H.L.	6/18/08
	ABB	3/19/04		



1. SERVICE TAPS FOR 2" AND SMALLER DOMESTIC SERVICES MAY BE BY CORPORATION COCKS. LARGER SERVICES WILL REQUIRE A TEE AND GATE VALVE OR TAPPING SLEEVE AND VALVE ASSEMBLY AND 90° BEND.
2. DOMESTIC SERVICE TAPS SHALL BE ALLOWED ONLY ON 6" OR LARGER FIRE LINES BEFORE THE BACKFLOW ASSEMBLY.
3. ONE DOMESTIC TAP PER FIRE LINE ON STREET SIDE OF BACKFLOW. 4. FIRE LINE SHALL HAVE A FIRE HYDRANT OR BLOW OFF ASSEMBLY AT ITS END TO FACILITATE FLUSHING WHEN NEEDED.
5. IRRIGATION METER SHALL BE LOCATED ON THE SIDE OF DOMESTIC METER WITH INCREASING ADDRESSES.
6. THE BACKFLOW SHALL BE INSTALLED NO MORE THAN10' FROM THE METER IN A VISIBLE LOCATION.
7. DOMESTIC//IRRIGATION BACKFLOW RISER/STANDPIPE SHALL BE OF COPPER OR BRASS.
8. THE RP RELIEF VALVE SHALL BE A MINIMUM OF 12" ABOVE ANY MATERIAL (MULCH INCLUDED) OR GRADE.
9. A SERVICE VALVE IS REQUIRED AFTER THE METER BUT BEFORE THE BACKFLOW ASSEMBLY FOR MAINTENANCE AND REPLACEMENT PURPOSES.
10. THE INSTALLATION MUST ALSO MEET ALL CODE REQUIREMENTS PER THE NC PLUMBING CODE.

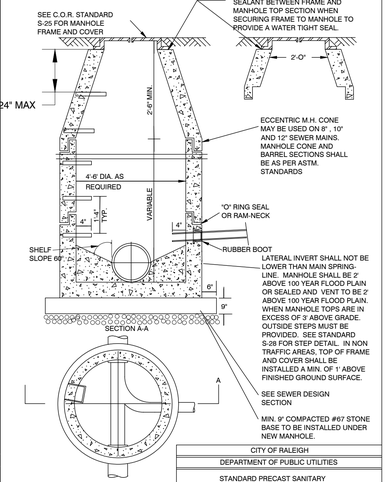
CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES
FIRE, DOMESTIC & IRRIGATION OPTIONS SCHEMATIC

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-34	D.W.C.	11-18-99	A.B.B.	7-10-04
	RRH	3-31-00	D.H.L.	6/18/08



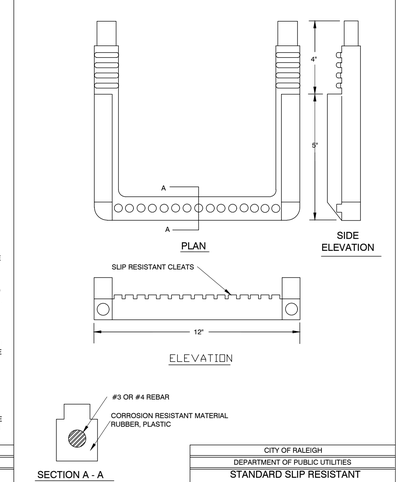
CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES
CONCRETE CRADLE PROTECTION FOR SEWER LINE CROSSINGS

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
S-49	DHL	2-20-08		



CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES
STANDARD PRECAST SANITARY SEWER MANHOLE

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
S-20	Y.C.A.	12-31-92	ABB	2-21-05
	RRH	3-30-00	D.H.L.	6-16-08



CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES
STANDARD SLIP RESISTANT MANHOLE STEP DETAIL

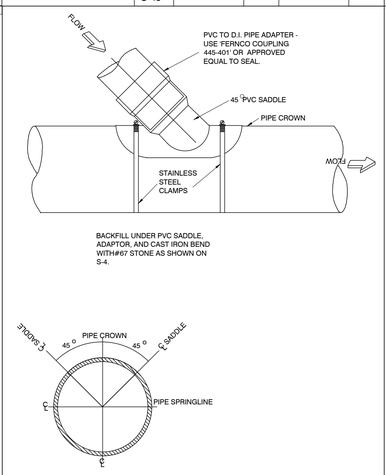
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
S-28	RRH	3-30-00		

LOCALLY AVAILABLE SIZES	
INTERCEPTORS CAPACITY (GAL.)	SEPARATORS CAPACITY (GAL.)
300	1000
550	1200
750	1600
1000	
1200	
1500	
2000	
2500	
3000	
4000	
5000	
6000	
8000	

NOTES:
1. BAFFLE WALL LOCATED AT A DISTANCE FROM INLET WALL 2/3 TO 3/4 OF THE TOTAL LENGTH OF THE INTERCEPTOR OR SEPARATOR AS SHOWN ON DETAIL S-40.
BAFFLE WALLS LOCATED AT A DISTANCE APPROXIMATELY OF 1/2 OF THE TOTAL LENGTH OF THE SEPARATOR AS SHOWN ON DETAIL S-40.01.
2. EACH INTERCEPTOR OR SEPARATOR SHALL HAVE INLET AND OUTLET TEES. THE OUTLET TEE SHALL EXTEND 50% INTO THE LIQUID DEPTH. THE INLET TEE SHALL EXTEND 25% INTO THE LIQUID DEPTH. INLET AND OUTLET TEES MUST BE OPEN TO ALLOW THE COLLECTION OF F.O.G. SAMPLE.
3. ACESS OPENINGS OVER EACH COMPARTMENT WITHIN THE INTERCEPTOR OR SEPARATOR SHALL BE 24 INCHES IN DIAMETER AND CONTAIN PICK HOLES. ALL COVERS SHALL BE CONSTRUCTED OF CAST IRON OR EQUIVALENT TRAFFIC BEARING MATERIAL. MANHOLE COVERS MUST EXTEND TO FINISH GRADE AND BE INSTALLED TO EXCLUDE THE ENTRANCE OF STORMWATER INTO THE INTERCEPTOR OR SEPARATOR.
4. FULL SIZE DUAL SWEEP CLEANOUTS SHALL BE INSTALLED ON THE INLET AND OUTLET SIDES OF THE INTERCEPTOR OR SEPARATOR.
5. INTERCEPTORS AND SEPARATORS MUST BE VENTED IN ACCORDANCE WITH THE NC STATE PLUMBING CODE.
6. CONCRETE: 4000 PSI @ 28 DAYS.
7. DESIGN: ACI 318 BUILDING CODE
ASTM C1613-06 FOR GREASE INTERCEPTORS
ASTM C913-02 FOR WATER AND WASTEWATER STRUCTURES
ASTM C890-06 FOR MINIMAL STRUCTURAL DESIGN LOADING
8. INTERCEPTORS AND SEPARATORS SHALL BE DESIGNED TO WITHSTAND AN H-20 WHEEL LOAD.
9. INTERCEPTORS OR SEPARATORS MADE OF POLYETHYLENE OR FIBERGLASS SHALL INCLUDE A MINIMUM 12,000 PSI TENSILE STRENGTH, 19,000 PSI FLEXURAL STRENGTH, AND 800,000 PSI FEXURAL MODULUS.
10. ALL INTERCEPTORS AND SEPARATORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS.

CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES
DIMENSIONS: GREASE INTERCEPTORS OIL-WATER-SAND SEPARATORS

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
S-41	RRH 3/9/00		D.H.L.	6/18/08
	ABB	3/19/04		

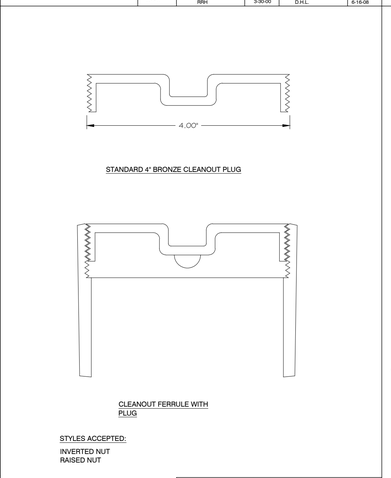


BACKFILL UNDER PVC SADDLE, ADAPTOR, AND CAST IRON BEND WITH#67 STONE AS SHOWN ON S-4.

SADDLE INSTALLATION LIMITS

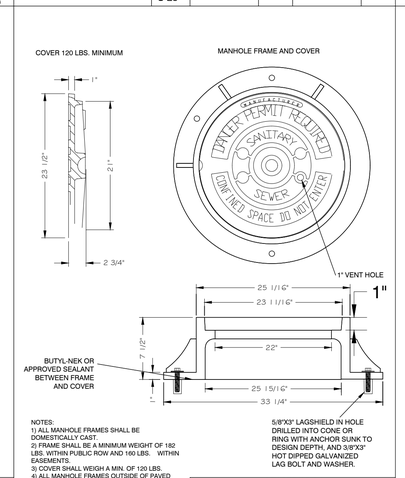
CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES
LATERAL SADDLE INSTALLATION DETAIL FOR PVC PIPE

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
S-31		3-1-87		
	RRH	3-30-00		



CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES
4" CLEANOUT PLUG

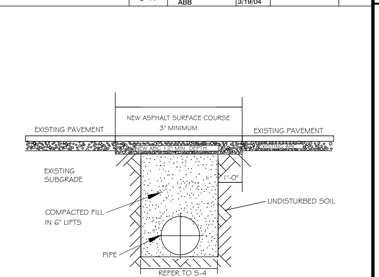
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
S-34	D.W.C.	3-1-87	RRH	3-30-00
		3-27-98		



NOTES:
1) ALL MANHOLE FRAMES SHALL BE DOMESTICALLY CAST.
2) FRAME SHALL BE A MINIMUM WEIGHT OF 182 LBS. WITHIN PUBLIC ROW AND 160 LBS. WITHIN EASEMENTS.
3) COVER SHALL WEIGH A MIN. OF 120 LBS.
4) ALL MANHOLE FRAMES OUTSIDE OF PAVED SURFACES SHALL BE BOLTED TO THE CONE SECTION OR RING WITH A MINIMUM OF 4 BOLTS PER FRAME.

CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES
STANDARD MANHOLE COVER

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
S-25		3-1-87	A.B.B.	2-9-05
	RRH	3-30-00	D.H.L.	6-18-08



NOTES:
1. IN NCDOT MAINTAINED ROADWAYS ENCROACHMENT PAVEMENT PATCH REQUIREMENTS SHALL TAKE PRECEDENCE.
2. THE PAVEMENT CUT SHALL BE DEFINED BY A STRAIGHT EDGE AND CUT WITH AN APPROPRIATE SAWCUT MACHINE.
3. THE TRENCH SUBGRADE MATERIAL SHALL BE BACKFILLED WITH SUITABLE MATERIAL AND COMPACTED TO A DENSITY OF AT LEAST 95% OF THAT OBTAINED BY COMPACTING A SAMPLE OF THE MATERIAL IN ACCORDANCE WITH AASHTO T-99 AS MODIFIED BY NCDOT.
4. THE FINAL 1' OF FILL SHALL CONSIST OF ABC MATERIAL COMPACTED TO A DENSITY EQUAL TO 100% OF THAT OBTAINED BY COMPACTING A SAMPLE OF THE MATERIAL IN ACCORDANCE WITH AASHTO T-80 AS MODIFIED BY NCDOT.
5. THE ENTIRE THICKNESS AND VERTICAL EDGE OF CUT SHALL BE TACKED.
6. THE SAME DEPTH OF PAVEMENT MATERIAL WHICH EXISTS SHALL BE REINSTALLED, BUT IN NO CASE SHALL THE ASPHALT BE LESS THAN 3" THICK.
7. THE ASPHALT PAVEMENT MATERIAL SHALL BE INSTALLED AND COMPACTED THOROUGHLY WITH A SMOOTH DRUM ROLLER TO ACHIEVE A SMOOTH LEVEL PATCH.
8. REFER TO CITY OF RALEIGH STANDARDS FOR TRENCHES AND PIPE BEDDING (S-4 & S-5) FOR ADDITIONAL DETAILS.
9. NO HAND PATCHING ALLOWED.
10. PAVEMENT CUTS WITHIN NCDOT ROW SHALL CONFORM TO THE APPROVED ON SITE ENCROACHMENT PERMIT.

CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES
STANDARD ASPHALT PAVEMENT PATCH DETAIL

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
S-3	D.W.C.	11-1-99	A.B.B.	4-19-04
	RRH	3-30-00	J.F.S.	10-8-10

- Final Drawing -
Issued for Permit
Review Purposes Only

REVISIONS:

#	DATE	DESCRIPTION
1	10-FEB-23	REVISION TO APPROVED SP22-03, BUILDING LOCATION AND PER OWNER REQUEST

CROSLAND SOUTHEAST

MISC. DETAILS - SEWER

WALLBROOK

SITE DEVELOPMENT PLAN REVISION

Town of Rolesville Project Number: SP22-03 REVISION (Reference PR 21-04)

Rolesville, Wake County, North Carolina

NC License: P-1199
ARK CONSULTING GROUP PLLC
ENGINEERS & PLANNERS
2755-B Charles Blvd.
Greenville, NC 27858
(252) 558-0888
www.arkconsultinggroup.com

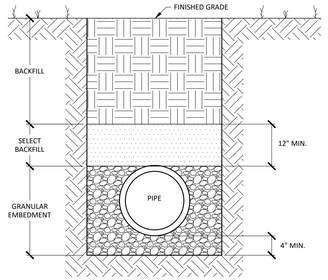
PRELIMINARY NOT FOR CONSTRUCTION
NOT FOR CONSTRUCTION
2/10/2023

Project Manager:	BCF
Drawn By:	DLC
Checked By:	STA
Project Number:	22012
Drawing Number:	D-1219-SP

C5.3

Date: February 10, 2023

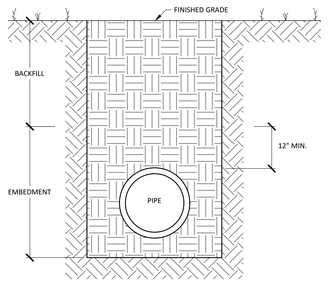
G:\ARK PROJECTS\01 - PROJECTS\2022\22012 - WALLBROOK SHP (TIP) - RAW\03 - FINAL\2219-D - WALLBROOK DETAILS.DWG, C5.3 (3*), by: Christian, Thu, Apr 02, 2023 @ 11:49 AM



CLASS 'D'

TRENCH SECTION DETAIL FOR THE INSTALLATION OF PVC GRAVITY STORM DRAIN & SANITARY SEWER PIPING

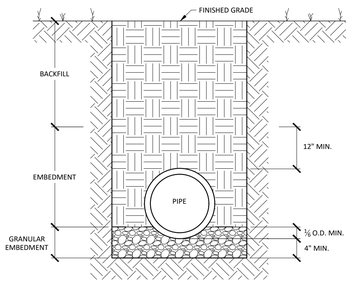
NOT TO SCALE



CLASS 'F'

TRENCH SECTION FOR THE INSTALLATION OF REINFORCED CONCRETE PIPE

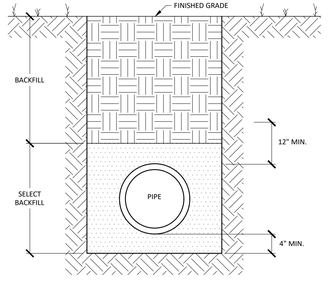
NOT TO SCALE



CLASS 'C'

TRENCH SECTION DETAIL FOR THE INSTALLATION OF 42" & LARGER RCP & ALL DIP STORM DRAINAGE PIPING

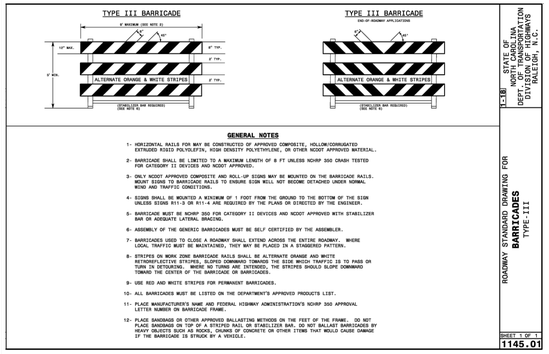
NOT TO SCALE

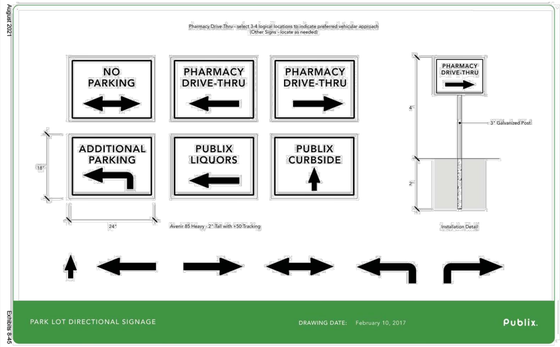


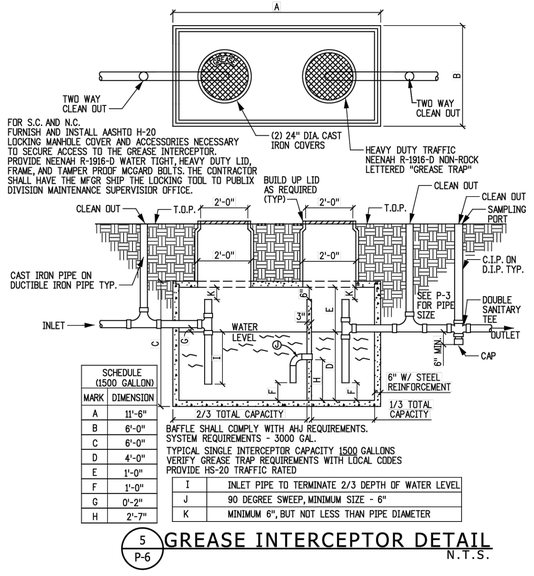
CLASS 'E'

TRENCH SECTION DETAIL FOR THE INSTALLATION OF PVC PRESSURE PIPE

NOT TO SCALE







SCHEDULE (1500 GALLON)	
MARK	DIMENSION
A	11'-6"
B	6'-0"
C	6'-0"
D	4'-0"
E	1'-0"
F	1'-0"
G	0'-2"
H	2'-7"

I	INLET PIPE TO TERMINATE 2/3 DEPTH OF WATER LEVEL
J	90 DEGREE SWEEP, MINIMUM SIZE - 6"
K	MINIMUM 6", BUT NOT LESS THAN PIPE DIAMETER

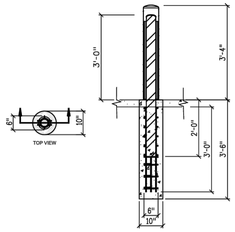
5 P-6 GREASE INTERCEPTOR DETAIL N.T.S.

1,500 GAL. GREASE INTERCEPTOR DETAIL

NOT TO SCALE

MCCUE CRASHCORE BOLLARD REQUIRED AT ENTRY/EXIT AND CUSTOMER SEATING AREAS

PLACE @ 5'-6" OC



CONTRACTORS NOTE:

BOLLARDS SUPPLIED AND INSTALLED BY MCCUE PRIOR TO SIDEWALK BEING POURED.
NO SUBSTITUTIONS.
CONTACT MCCUE AND PUBILX TO RECEIVE PUBLIX NATIONAL ACCOUNT PRICING FOR MATERIALS AND INSTALLATION.

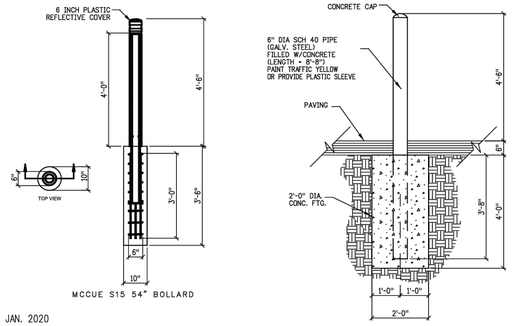
ORDERING INFORMATION AND TIMING

ORDER: 4 WEEKS PRIOR TO SIDEWALK POUR
RECEIVE: 2 WEEKS PRIOR TO SIDEWALK POUR
INSTALLATION: 1 WEEK PRIOR TO SIDEWALK POUR

CONTACT INFO: YANI DE LA CRUZ
EMAIL: YDELACRUZ@MCCUE.COM
DIRECT: 978-219-5282
OFFICE ADDRESS: MCCUE, 13 CENTENNIAL DRIVE, PEABODY, MA 01960
WEBSITE: MCCUE.COM

ACCEPTABLE DETAILS FOR BOLLARDS PROTECTING EQUIPMENT AND BUILDING COMPONENTS

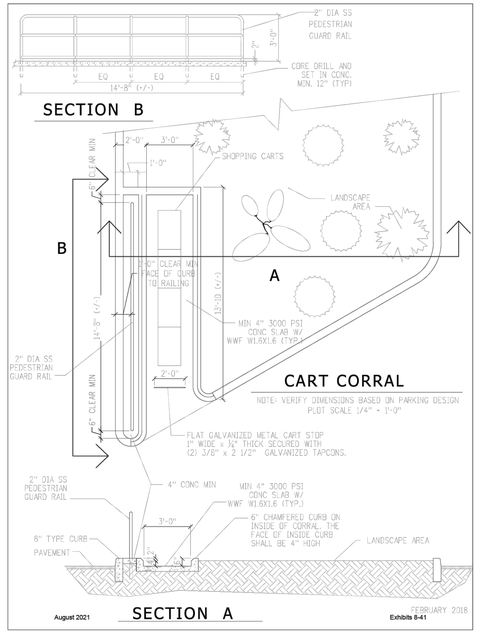
PLACE AS NEEDED



JAN. 2020

Exhibits 8-32

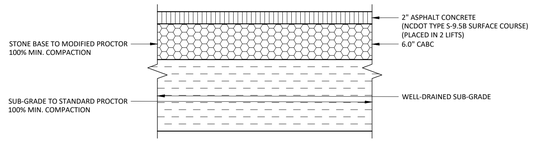
August 2021



August 2021

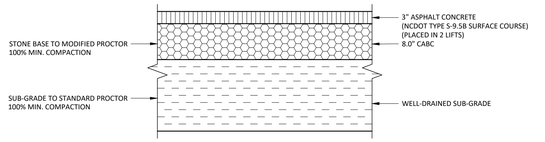
FEBRUARY 2018

Exhibits 8-41



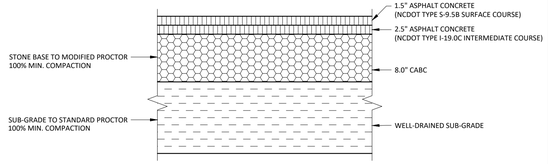
STANDARD ASPHALT PAVEMENT SECTION TO BE USED IN PARKING STALLS

NOT TO SCALE



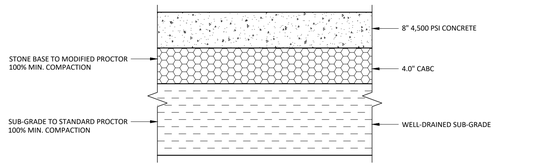
STANDARD ASPHALT PAVEMENT SECTION TO BE USED IN DRIVE AISLES

NOT TO SCALE



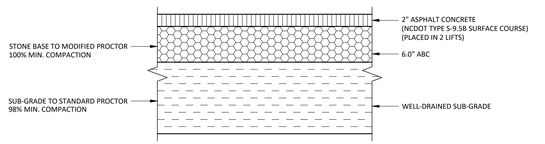
HEAVY DUTY ASPHALT PAVEMENT SECTION

NOT TO SCALE



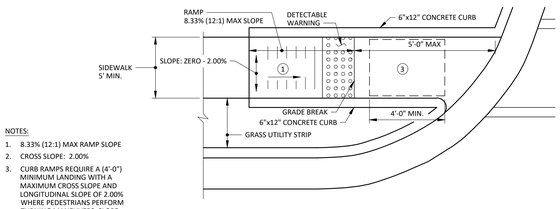
CONCRETE PAVEMENT SECTION

NOT TO SCALE



10' MULTI-USE PATH SECTION

NOT TO SCALE



NOTES:
1. 8.33% (12:1) MAX RAMP SLOPE
2. CROSS SLOPE: 2.00%
3. CURB RAMPS REQUIRE A (4'-0") MINIMUM LANDING WITH A MAXIMUM CROSS SLOPE AND LONGITUDINAL SLOPE OF 2.00% WHERE PEDESTRIANS PERFORM TURNING MANEUVERS. SLOPE TO DRAIN TO CURB.

TYPE 1

REFER TO NCDOT ROADWAY STANDARD DRAWING NUMBER 848.05 SHEET 3 OF 3 FOR ALL RAMP NOTES

CURB RAMPS - DIRECTIONAL RAMPS

NOT TO SCALE

- Final Drawing -
Issued for Permit
Review Puroposes Only

REVISIONS:

#	DATE	DESCRIPTION
1	10-FEB-23	REVISION TO APPROVED SP22-03, BUILDING LOCATION MOVED PER OWNER REQUEST

CROSLAND SOUTHEAST

MISC. DETAILS - SITE

WALLBROOK

SITE DEVELOPMENT PLAN REVISION
Town of Rolesville Project Number: SP22-03 REVISION (Reference PR 21-04)
Rolesville, Wake County, North Carolina

NC License: P-1199
ARK CONSULTING GROUP PLLC
CIVIL ENGINEERS & PLANNERS
2755-B Charles Blvd.
Greenville, NC. 27858
(252) 558-0888
www.arkconsultinggroup.com

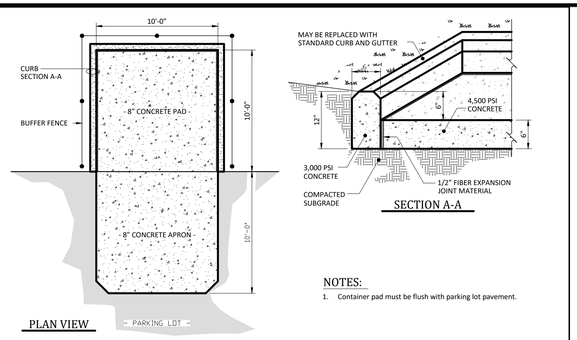
PRELIMINARY NOT FOR CONSTRUCTION
NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT SEAL
2/10/2023

Project Manager:	BCF
Drawn By:	DLC
Checked By:	STA
Project Number:	22012
Drawing Number:	D-1219-SP

C5.4

Date: February 10, 2023

D:\ARK SHOP\WORK\01 - PROJECTS\ACTIVE\CROSLAND SE\01SP - WALLBROOK SHOP CTR\D - SP\WB\03 - FINAL\D1219_03 - WALLBROOK_DETAILS.DWG, 10:4 (PP), Lee Chrisman, Thu, Mar 02, 2023 @ 11:49:19 AM



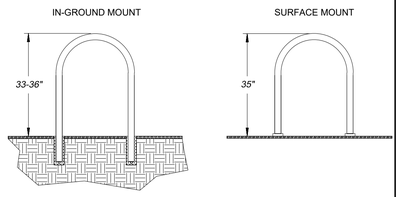
PLAN VIEW

DUMPSTER PAD

NOT TO SCALE

NOTES:

1. Container pad must be flush with parking lot pavement.



STANDARD BIKE RACK

BIKE RACK INSTALLATION:

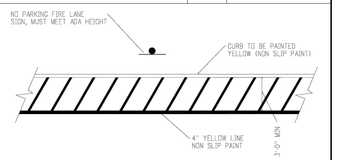
SURFACE MOUNT - WHEN INSTALLED ON CONCRETE SURFACE, USE 3/8" ANCHORS TO PLATE MOUNT. SHIM AS NECESSARY TO ENSURE VERTICAL PLACEMENT.

IN-GROUND MOUNT - WHEN INSTALLED ON PAVERS OR OTHER NON-STABLE SURFACES, EMBED INTO BASE. CORE HOLES NO LESS THAN 3" IN DIAMETER AND 10" DEEP.

2

CITY OF RALEIGH
STANDARD DETAIL

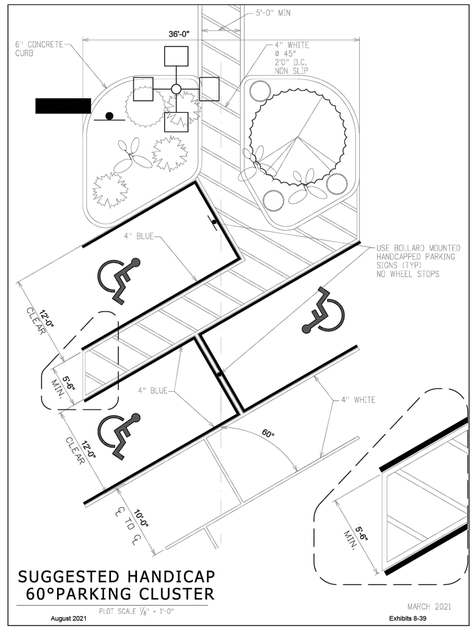
REVISIONS	DATE: 8/2021	NOT TO SCALE
	BIKE RACK DETAILS	
	B-20.03	



FIRE LANE DETAIL

PLOT SCALE 1/4" = 1'-0"

SUGGESTED FIRE LANE DETAIL IF LOCAL JURISTICTION DOES NOT DICTATE. PROVIDED FOR INFORMATIONAL PURPOSES ONLY. FIRE LANE SHOULD BE LOCATED ON EITHER SIDE OF THE MAIN ENTRANCE/EXIT SIDEWALK RAMP.

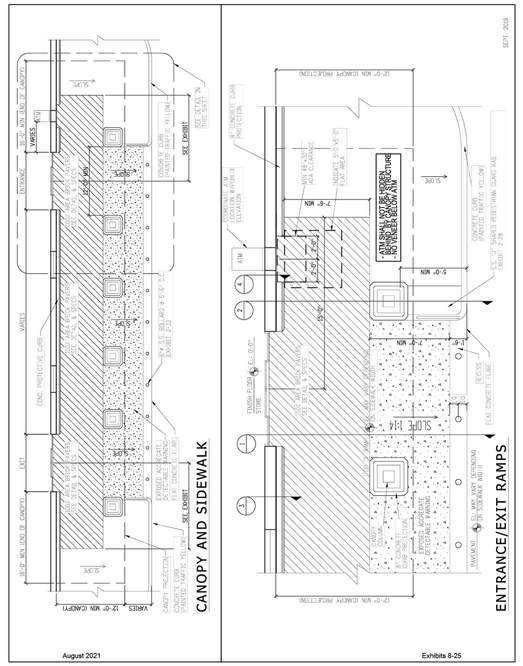


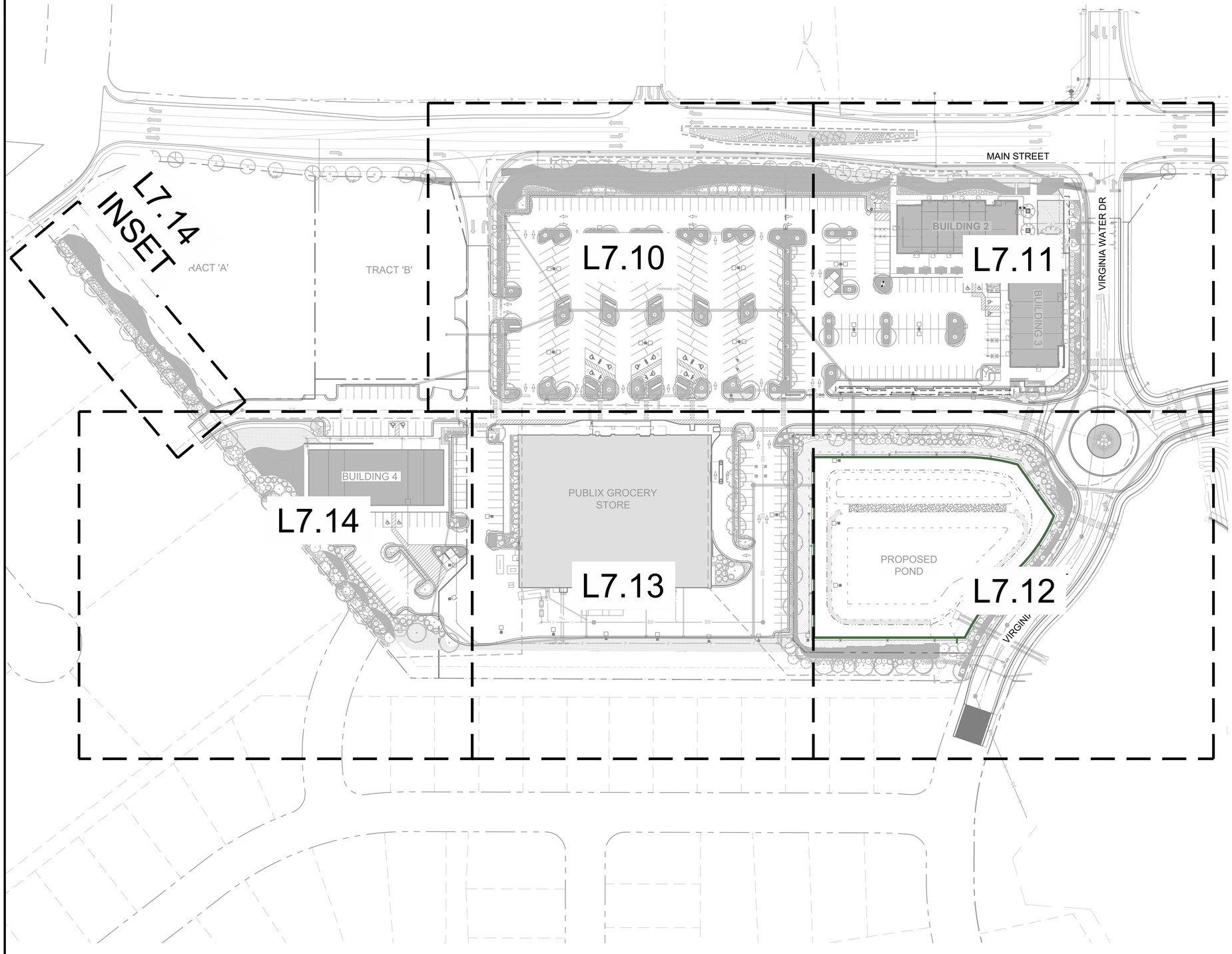
SUGGESTED HANDICAP 60°PARKING CLUSTER

PLOT SCALE 1/8" = 1'-0"

MARCH 2021

August 2021 — Exhibits 8-39


SEPT. 2019
CANOPY AND SIDEWALK
ENTRANCE/EXIT RAMPS
SLOPE 1:14
SLOPE 1:48
SLOPE 1:20
SEE DETAIL ON THIS SHEET
SEE EXHIBIT
SEE EXHIBIT
SEE EXHIBIT



STEWART
101 WEST MAIN ST.
DURHAM, NC 27701
T 919.380.8750
FIRM LICENSE #: C-1051
www.stewartinc.com

NORTH CAROLINA
LICENSED LANDSCAPE ARCHITECT
2054
STEPHEN M. FABER
6.23.2023

- Final Drawing -
Issued for Permit
Review Puroposes Only

#	DATE	DESCRIPTION
1	10-FEB-23	REVISION TO APPROVED SP22-03 BUILDING LOCATION SHIFTED PER OWNER REQUEST

REVISIONS:

CROSLAND SOUTHEAST

ENHANCED PLANTING PLAN

WALLBROOK

SITE DEVELOPMENT PLAN REVISION

Town of Rolesville Project Number: SP22-03 REVISION (Reference PR 21-04)
Rolesville, Wake County, North Carolina

NC License: P-1199
ARK CONSULTING GROUP, PLLC
ENGINEERS & PLANNERS
2755-B Charles Blvd.
Greenville, NC 27858
(252) 558-0888
www.arkconsultinggroup.com

PRELIMINARY
Do Not Use
for Construction
2/10/2023

Project Manager:	SMF
Drawn By:	SM
Checked By:	SMF
Project Number:	22007
Drawing Number:	D-1219-CD

L7.00

Date: February 10, 2023

L:\PROJECTS\2022\L22007 - WALLBROOK\DWGS\1- COS\3- SHEETS\L22007-L7.00 PLANTING PLAN.DWG, L7.00, Sicong Mo, Fri, Feb 10, 2023 @ 1:43 PM

PLANT SCHEDULE

CANOPY TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	CALIPER	HEIGHT	SPREAD	SPACING	NOTES	MATURE HT.
	AR	16	ACER RUBRUM RED MAPLE	B&B	2.5" CAL.				VUA	50 TO 80FT
	JR	8	JUGLANS REGIA ENGLISH WALNUT	B&B	2.5" CAL.				PERIMETER BUFFER	40 TO 60FT
	LC	9	LIRIODENDRON CHINENSE X TULIPIFERA HYBRID TULIP TREE	B&B	2.5" CAL.				PERIMETER BUFFER	70 TO 100FT
	NS	20	NYSSA SYLVATICA TUPELO	B&B	2.5 IN	40 TO 60FT	25 TO 35FT			40 TO 60FT
	QA	7	QUERCUS ALBA WHITE OAK	B&B	2.5" CAL.				PERIMETER BUFFER	60 TO 120FT
	QP2	25	QUERCUS PALUSTRIS PIN OAK	B&B	2.5" CAL.				STREETSCAPE BUFFER VUA	70 TO 90FT
	QP	21	QUERCUS PHELLOS WILLOW OAK	B&B	2.5" CAL.				VUA	50 TO 80FT
	UAPR	1	ULMUS AMERICANA 'PRINCETON' PRINCETON AMERICAN ELM	B&B	3.5" CAL	14-16`			FULL	
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	CALIPER	HEIGHT	SPREAD	SPACING	NOTES	MATURE HT.
	IO	2	ILEX OPACA AMERICAN HOLLY	B&B	8`-10` HT				STREETSCAPE BUFFER	40 TO 60FT
	JV	21	JUNIPERUS VIRGINIANA EASTERN REDCEDAR	B&B	8`-10` HT				PERIMETER BUFFER STREETSCAPE BUFFER	30 TO 40FT
	MG	9	MAGNOLIA GRANDIFLORA SOUTHERN MAGNOLIA	B&B	8`-10` HT				PERIMETER BUFFER STREETSCAPE BUFFER	30 TO 50FT
	PT	6	PINUS TAEDA LOBLOLLY PINE	B&B	8`-10` HT				PERIMETER BUFFER	60 TO 90FT
UNDERSTORY TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	CALIPER	HEIGHT	SPREAD	SPACING	NOTES	MATURE HT.
	AA	9	AMELANCHIER ARBOREA DOWNY SERVICEBERRY	B&B	1.5 IN	15 TO 25FT	10 TO 15FT			10 TO 15FT
	CA2	5	CARPINUS CAROLINIANA AMERICAN HORNBEAM	B&B	1.5 IN	20 TO 30FT	25 TO 35FT			25 TO 35FT
	CE	13	CERCIS CANADENSIS EASTERN REDBUD MULTI-TRUNK	B&B	1.5" CAL.				VUA	25 TO 35FT
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	---	HEIGHT	SPREAD	SPACING	NOTES	MATURE HT.
	CA	98	CALLICARPA AMERICANA AMERICAN BEAUTYBERRY	CONT.	24" HT				VUA PERIMETER BUFFER	5FT
	CP	186	CALLICARPA X 'NCCX2' TM PEARL GLAM BEAUTYBERRY	CONT.	24" HT				VUA	4 TO 5FT
	CC	175	CARYOPTERIS X CLANDONENSIS BLUEBEARD	CONT.	24" HT				VUA PERIMETER BUFFER	2 TO 3FT
	FI2	50	FORSYTHIA X INTERMEDIA BORDER FORSYTHIA	CONT.	24" HT				PERIMETER BUFFER	8 TO 10FT
	HQ	139	HYDRANGEA QUERCIFOLIA OAKLEAF HYDRANGEA	CONT.	24" HT				VUA PERIMETER BUFFER	4 TO 6FT
	HW	30	HYDRANGEA QUERCIFOLIA 'PEE WEE' PEE WEE OAKLEAF HYDRANGEA	CONT.	12-18"	3 TO 4 FT	2 TO 4FT			3 TO 4FT
	IV	12	ITEA VIRGINICA 'HENRY'S GARNET' HENRY'S GARNET SWEETSPIRE	CONT.	24" HT				VUA	3 TO 5FT
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	---	HEIGHT	SPREAD	SPACING	NOTES	MATURE HT.
	AG	100	ABELIA X GRANDIFLORA GLOSSY ABELIA	CONT.	24" HT				VUA	3 TO 6FT
	BS	77	BUXUS SEMPERVIRENS COMMON BOXWOOD	CONT.	24" HT				VUA	3 TO 5FT
	DM	212	DISTYLIUM X 'PIIDIST-V' TM CINNAMON GIRL DISTYLIUM	CONT.	24" HT				VUA PERIMETER BUFFER	3 TO 5FT
	HG	27	HYPERICUM FRONDOSUM GOLDEN ST. JOHN'S WORT	CONT.	24" HT				VUA	3 FT
	IG2	83	ILEX GLABRA INKBERRY HOLLY	CONT.	24" HT				VUA	5 TO 8FT
	IS	101	ILEX GLABRA 'SHAMROCK' SHAMROCK INKBERRY HOLLY	CONT.	24" HT				VUA PERIMETER BUFFER	4FT
	IV2	19	ILEX VOMITORIA YAUPON HOLLY	CONT.		10 TO 20 FT	8FT			10 TO 20 FT
	JH	41	JUNIPERUS COMMUNIS 'HIBERNICA' IRISH JUNIPER	CONT.		5 TO 15FT	2 TO 4FT			5 TO 15FT
	JO	110	JUNIPERUS VIRGINIANA 'GREY OWL' GREY OWL EASTERN REDCEDAR	CONT.	24" HT				PERIMETER BUFFER	2 TO 3FT
	LG	74	LOROPETALUM CHINENSE CHINESE FRINGE FLOWER	CONT.	24" HT				VUA	4 TO 8FT
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	---	HEIGHT	SPREAD	SPACING	NOTES	MATURE HT.
	AR2	36	ANDROPOGON GERARDII 'RED OCTOBER' RED OCTOBER BIG BLUESTEM	CONT.		4 FT	24 TO 30 IN			4 FT
	MC	9	MUHLENBERGIA CAPILLARIS PINK MUHLY GRASS	CONT.		3 TO 4 FT	3 TO 4 FT			3 TO 4 FT
	PN	331	PANICUM VIRGATUM 'NORTHWIND' NORTHWIND SWITCH GRASS	CONT.	24" HT				VUA	4 FT
	PA	176	PENNISETUM ALOPECUROIDES FOUNTAIN GRASS	CONT.	24" HT				VUA	2 TO 3 FT
	SS	29	SCHIZACHYRIUM SCOPARIUM LITTLE BLUESTEM	CONT.		3 FT				2 TO 3 FT

PLANT SCHEDULE

PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	---	HEIGHT	SPREAD	SPACING	NOTES	MATURE HT.
	AM	47	ACHILLEA MILLEFOLIUM COMMON YARROW	CONT.		2 TO 3 FT	2 TO 3 FT			2 TO 3 FT
	ED	13	EUTROCHIUM DUBIUM JOE PYE WEED	CONT.		3 TO 5FT	2 TO 4FT			3 TO 5FT
VINES	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	---	HEIGHT	SPREAD	SPACING	NOTES	
	HC	1	HUMULUS LUPULUS 'CASCADE' CASCADE HOPS	CONT.		12" - 24"				
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	---	HEIGHT	SPREAD	SPACING	NOTES	MATURE HT.
	WF	30,631 SF	ERSNT SEED MIX	---					SEE L7.92 DETAIL 6 FOR COMPOSITION (814)336.2404 SALES@ERNSTSEED.COM	2 TO 3 FT
	SM	28 SF	SEDUM X 'PURE JOY' ROCK 'N GROW™ PURE JOY SEDUM	CONT.		4 TO 6 IN	2 FT	18 IN O.C.		12 TO 24 IN
	SR2	24,458 SF	ZOYSIAGRASS SEED	---						
PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	---	HEIGHT	SPREAD	SPACING	NOTES	MATURE HT.
	VP	555	VERBENA CANADENSIS `HOMESTEAD PURPLE` HOMESTEAD PURPLE VERBENA	---		12 IN	2 TO 3 FT			8 TO 10 IN

BUFFER TABLE

PERIMETER BUFFER CALCULATIONS:

PERIMETER BUFFER 1: 10' TYPE 1 PERIMETER BUFFER
LENGTH: 175 lf
REQUIRED CANOPY TREES (3 PER 100 LF): 175÷ 100 * 3 = 5.25 = 6 TREES REQUIRED
PROPOSED: **6 TREES TOTAL**
REQUIRED UNDERSTORY TREES (1 PER 100 LF): 175 ÷ 100 = 1.75 = 2 TREES REQUIRED
PROPOSED: **2 TREES TOTAL**
REQUIRED SHRUBS (50 PER 100 LF): 175 ÷ 100 * 40 = 70 = 70 SHRUBS REQUIRED
PROPOSED: 71 **SHRUBS TOTAL**

PERIMETER BUFFER 2: 15' TYPE 2 PERIMETER BUFFER
LENGTH: 315 lf
REQUIRED CANOPY TREES (3 PER 100 LF): 315 ÷ 100 * 3 = 9.45 = 10 TREES REQUIRED
PROPOSED: **10 TREES TOTAL**
REQUIRED UNDERSTORY TREES (1 PER 100 LF): 315 ÷ 100 = 3.15 = 4 TREES REQUIRED
PROPOSED: **4 TREES TOTAL**
REQUIRED SHRUBS (50 PER 100 LF): 315 ÷ 100 * 50 = 157.5 = 158 SHRUBS REQUIRED
PROPOSED: **160 SHRUBS TOTAL**

STREET BUFFER CALCULATION:

MAIN ST.:
LENGTH:680 lf
REQUIRED TREES (1 PER 40 LF): 680 ÷ 40 = 17 TREES REQUIRED
PROPOSED: **17 STREET TREES + 9 EVERGREEN TREES = 26 TREES TOTAL *****

VIRGINIA WATER DR.:
LENGTH: 360 lf
REQUIRED TREES (1 PER 40 LF): 360 ÷ 40 = 9 TREES REQUIRED
PROPOSED: **9 TREES TOTAL**

VEHICULAR USE AREA (VUA) CALCULATIONS:

PARKING LOT 1:
REQ'D CANOPY TREES IN TERMINAL ISLANDS (1 PER ISLAND): 18 * 1 = 18 = 18 TREES REQUIRED
PROPOSED: **18 TREES TOTAL**
REQUIRED CANOPY TREES IN INTERIOR ISLANDS (1 PER ISLAND): 10 * 1 = 10 = 10 TREES REQUIRED
PROPOSED: **10 TREES TOTAL**
REQUIRED CANOPY TREES IN DEVIDER (1 PER 30 LF): 180 ÷ 30 = 6 = 6 TREES REQUIRED
PROPOSED: **6 TREES TOTAL**
REQUIRED UNDERSTORY TREES IN DEVIDER (2 PER 30 LF): 30 ÷ 30 * 2 = 2 = 2 TREES REQUIRED
PROPOSED: **2 TREES TOTAL**
REQUIRED SHRUBS IN PARKING PERIMETER BUFFER (1 PER 3 LF): 733 ÷ 3 = 244.33 = 245 SHRUBS REQUIRED
PROPOSED: **248 SHRUBS TOTAL**

PARKING LOT 2:
REQUIRED CANOPY TREES IN TERMINAL ISLANDS (1 PER ISLAND): 2 * 1 = 2 = 2 TREES REQUIRED
PROPOSED: **2 TREES TOTAL**
REQUIRED SHRUBS IN PARKING PERIMETER BUFFER (1 PER 3 LF): 283 ÷ 3 = 94.33 = 95 SHRUBS REQUIRED
PROPOSED: **95 SHRUBS TOTAL**

PARKING LOT 3:
REQUIRED CANOPY TREES IN DIVIDER (1 PER 30 LF): 157 ÷ 30 = 5.23 = 6 TREES REQUIRED
PROPOSED: **6 TREES TOTAL**
REQUIRED SHRUBS IN PARKING PERIMETER BUFFER (1 PER 3 LF): 278 ÷ 3 = 92.67 = 93 SHRUBS REQUIRED
PROPOSED: **94 SHRUBS TOTAL**

NOTE:
- THE PLANTING SCHEDULE DOES NOT INCLUDE THE STREET TREES ON MAIN ST WHICH IS PART OF THE U-6241 STREETSCAPE PROJECT, SEE STANTEC LANDSCAPE PLAN L-4 FOR STREET TREE SPECIES. A TOTAL OF 26 TREES SHALL BE PROVIDED ALONG MAIN ST. - 16 TREES FROM STANTEC AND 9 FROM THIS PROJECT.
- LANDSCAPING WILL BE COMPLIANT WITH LDO SECTION 6.2.4.4. IN THE PARKING LOT ISLANDS

- Final Drawing -
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REVISIONS:

CROSLAND SOUTHEAST

ENHANCED PLANTING PLAN

WALLBROOK

SITE DEVELOPMENT PLAN REVISION

Town of Rolesville Project Number: SP22-03 REVISION (Reference PR 21-04)
Rolesville, Wake County, North Carolina

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Project Manager:	SMF
Drawn By:	SM
Checked By:	SMF
Project Number:	22007
Drawing Number:	D-1219-CD

L7.01

Date: February 10, 2023

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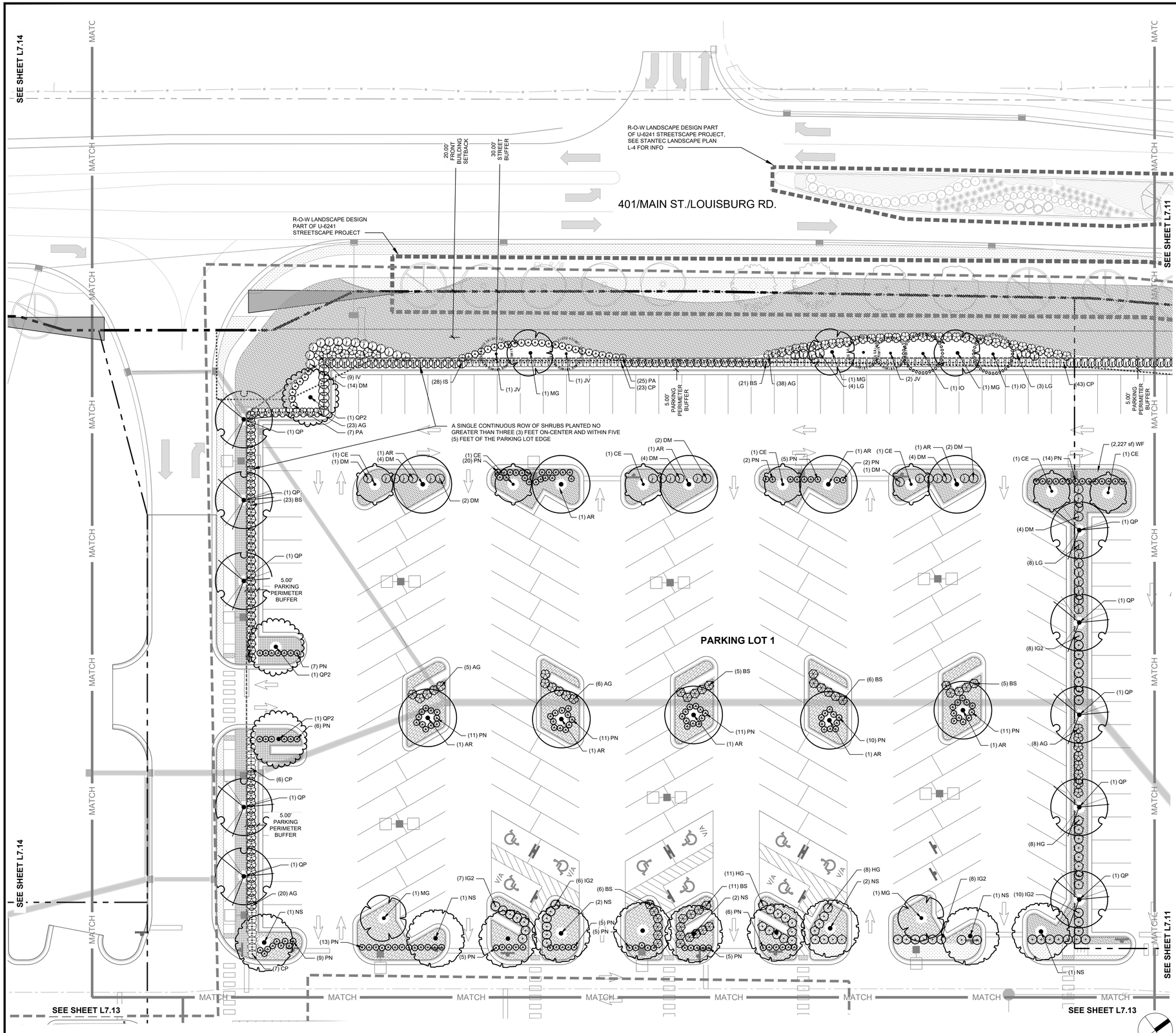
NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 2054 STEPHEN M. FABER

L:\PROJECTS\2022\22007 - WALLBROOK\DWGS\1 - CD\L7-SHEETS\22007-L7.01 PLANTING PLAN.DWG, 1:1, Sang Ma, Fri, Feb 10, 2023 @ 1:43 PM



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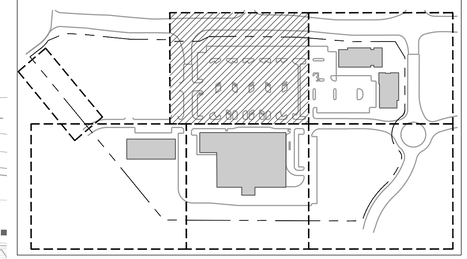

LANDSCAPE LEGEND

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- 10' WIDE TYPE 1 BUFFER
- 15' WIDE TYPE 2 BUFFER
- 5' WIDE PARKING PERIMETER BUFFER
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- TREE PROTECTION FENCE
- EXISTING VEGETATION

PLANT SCHEDULE L7.10

CANOPY TREES	CODE	QTY	BOTANICAL / COMMON NAME
	AR	10	ACER RUBRUM RED MAPLE
	NS	10	NYSSA SYLVATICA TUPELO
	QP2	3	QUERCUS PALUSTRIS PIN OAK
	QP	10	QUERCUS PHELLOS WILLOW OAK
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME
	IO	2	ILEX OPACA AMERICAN HOLLY
	JV	4	JUNIPERUS VIRGINIANA EASTERN REDCEDAR
	MG	5	MAGNOLIA GRANDIFLORA SOUTHERN MAGNOLIA
UNDERSTORY TREES	CODE	QTY	BOTANICAL / COMMON NAME
	CE	7	CERCIS CANADENSIS EASTERN REDBUD MULTI-TRUNK
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME
	CP	79	CALLICARPA X 'NCCX2' TM PEARL GLAM BEAUTYBERRY
	IV	9	ITEA VIRGINICA 'HENRY'S GARNET' HENRY'S GARNET SWEETSPIRE
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME
	AG	100	ABELIA X GRANDIFLORA GLOSSY ABELIA
	BS	77	BUXUS SEMPERVIRENS COMMON BOXWOOD
	DM	38	DISTYLIUM X 'PIDIST-V' TM CINNAMON GIRL DISTYLIUM
	HG	27	HYPERICUM FRONDOSUM GOLDEN ST. JOHN'S WORT
	IG2	39	ILEX GLABRA INKBERRY HOLLY
	IS	28	ILEX GLABRA 'SHAMROCK' SHAMROCK INKBERRY HOLLY
	LG	30	LOROPETALUM CHINENSE CHINESE FRINGE FLOWER
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME
	PN	158	PANICUM VIRGATUM 'NORTHWIND' NORTHWIND SWITCH GRASS
	PA	32	PENNISETUM ALOPECUROIDES FOUNTAIN GRASS
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME
	WF	9,261 SF	ERSNT SEED MIX
	SR2	7,066 SF	ZOYSIAGRASS SEED
PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME
	VP	392	VERBENA CANADENSIS 'HOMESTEAD PURPLE' HOMESTEAD PURPLE VERBENA

NORTH

0 10' 20' 40'

SCALE: 1" = 20'

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NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 2054 KATHRYN M. FARMER

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REVISIONS:

#	DATE	DESCRIPTION
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CROSLAND SOUTHEAST

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WALLBROOK

SITE DEVELOPMENT PLAN REVISION
Town of Rolesville Project Number: SP22-03 REVISION (Reference PR 21-04)
Rolesville, Wake County, North Carolina

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Project Manager:	SMF
Drawn By:	SM
Checked By:	SMF
Project Number:	22007
Drawing Number:	D-1219-CD

L7.10

Date: February 10, 2023

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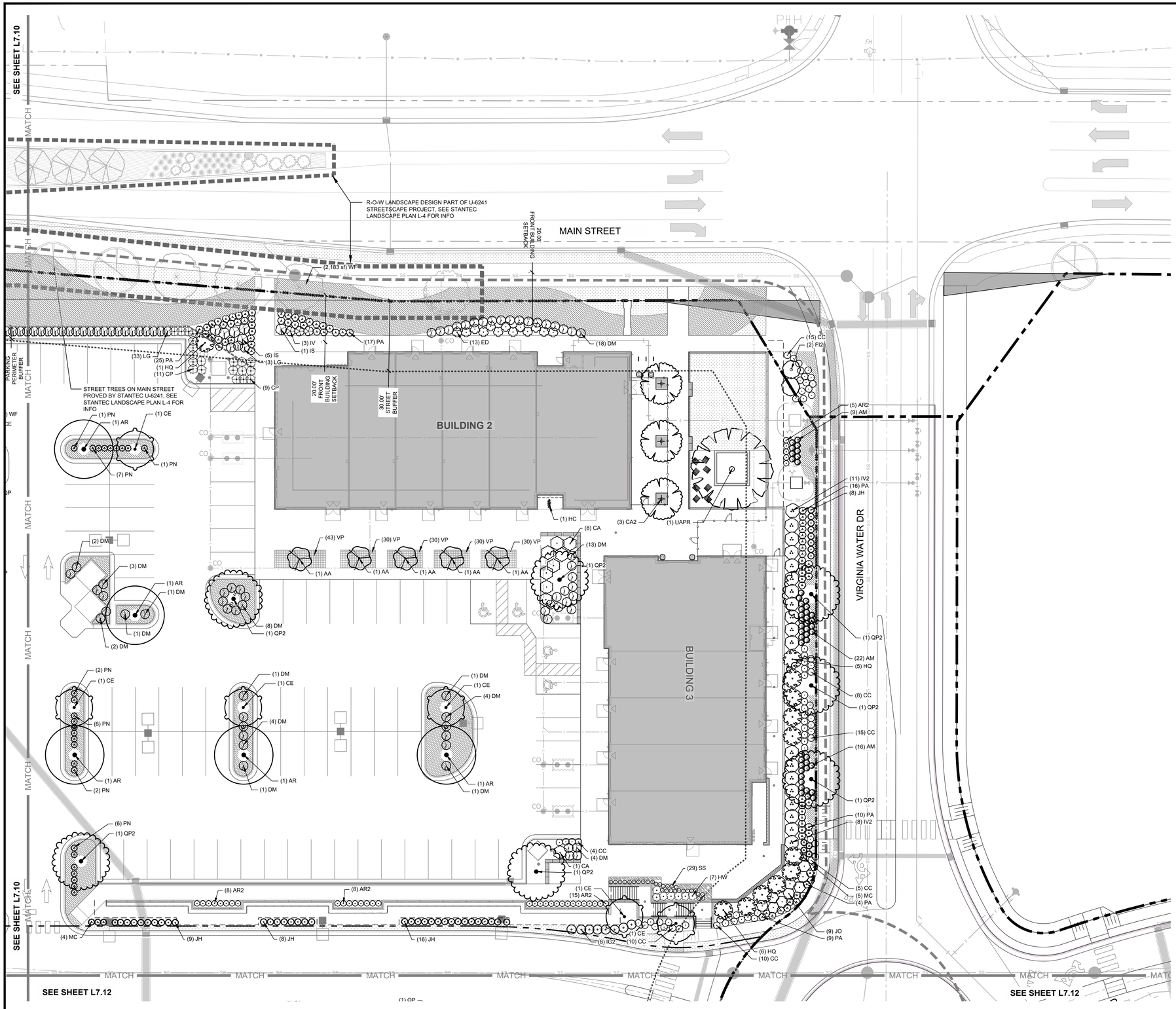

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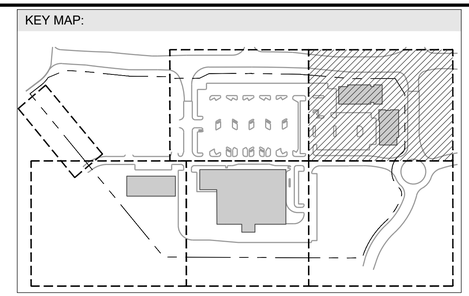

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PLANT SCHEDULE L7.11

CANOPY TREES	CODE	QTY	BOTANICAL / COMMON NAME
	AR	5	ACER RUBRUM RED MAPLE
	QP2	7	QUERCUS PALUSTRIS PIN OAK
	UAPR	1	ULMUS AMERICANA 'PRINCETON' PRINCETON AMERICAN ELM
UNDERSTORY TREES	CODE	QTY	BOTANICAL / COMMON NAME
	AA	5	AMELANCHIER ARBOREA DOWNY SERVICEBERRY
	CA2	3	CARPINUS CAROLINIANA AMERICAN HORNBEAM
	CE	6	CERCIS CANADENSIS EASTERN REDBUD MULTI-TRUNK
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME
	CA	9	CALLICARPA AMERICANA AMERICAN BEAUTYBERRY
	CP	20	CALLICARPA X 'NCCX2' TM PEARL GLAM BEAUTYBERRY
	CC	67	CARYOPTERIS X CLANDONENSIS BLUEBEARD
	FI2	2	FORSYTHIA X INTERMEDIA BORDER FORSYTHIA
	HQ	12	HYDRANGEA QUERCIFOLIA OAKLEAF HYDRANGEA
	HW	7	HYDRANGEA QUERCIFOLIA 'PEE WEE' PEE WEE OAKLEAF HYDRANGEA
	IV	3	ITEA VIRGINICA 'HENRY'S GARNET' HENRY'S GARNET SWEETSPIRE
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME
	DM	64	DISTYLIUM X 'PIDIST-V' TM CINNAMON GIRL DISTYLIUM
	IG2	8	ILEX GLABRA INKBERRY HOLLY
	IS	6	ILEX GLABRA 'SHAMROCK' SHAMROCK INKBERRY HOLLY
	IV2	19	ILEX VOMITORIA YAUPON HOLLY
	JH	41	JUNIPERUS COMMUNIS 'HIBERNICA' IRISH JUNIPER
	JO	9	JUNIPERUS VIRGINIANA 'GREY OWL' GREY OWL EASTERN REDCEDAR
	LG	21	LOROPETALUM CHINENSE CHINESE FRINGE FLOWER
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME
	AR2	36	ANDROPOGON GERARDII 'RED OCTOBER' RED OCTOBER BIG BLUESTEM
	MC	9	MUHLENBERGIA CAPILLARIS PINK MUHLY GRASS
	PN	26	PANICUM VIRGATUM 'NORTHWIND' NORTHWIND SWITCH GRASS
	PA	81	PENNISETUM ALOPECUROIDES FOUNTAIN GRASS
	SS	29	SCHIZACHYRIUM SCOPARIUM LITTLE BLUESTEM
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME

NORTH

0 10' 20' 40'

SCALE: 1" = 20'

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NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 2054 STEPHEN M. FABRI

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Project Manager:	SMF
Drawn By:	SM
Checked By:	SMF
Project Number:	22007
Drawing Number:	D-1219-CD

L7.11

Date: February 10, 2023

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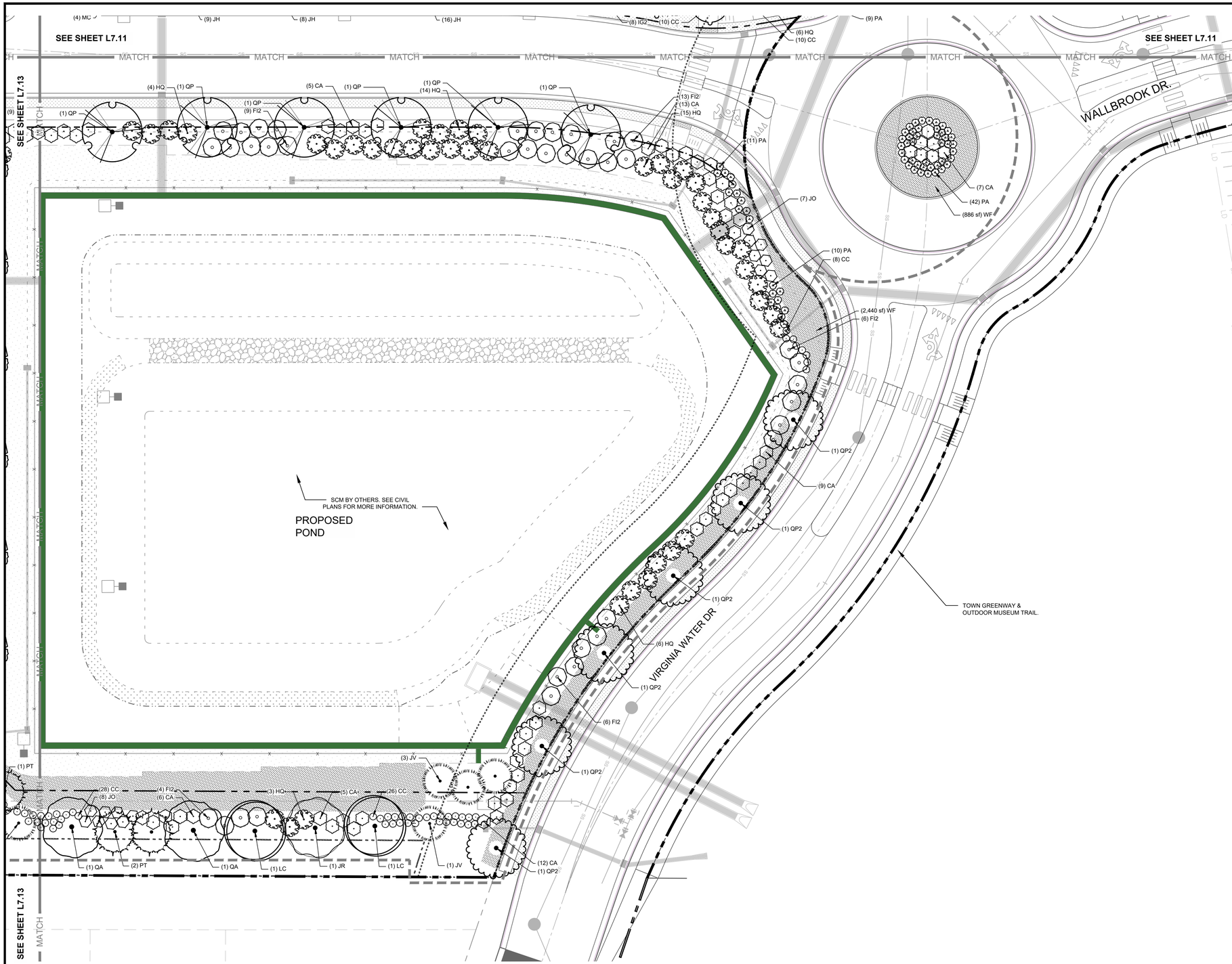

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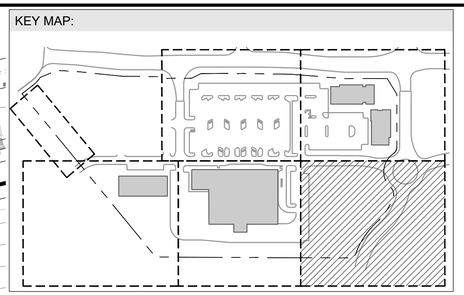

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PLANT SCHEDULE L7.12

CANOPY TREES	CODE	QTY	BOTANICAL / COMMON NAME
	JR	1	JUGLANS REGIA ENGLISH WALNUT
	LC	2	LIRIODENDRON CHINENSE X TULIPIFERA HYBRID TULIP TREE
	QA	2	QUERCUS ALBA WHITE OAK
	QP2	6	QUERCUS PALUSTRIS PIN OAK
	QP	6	QUERCUS PHELLOS WILLOW OAK
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME
	JV	4	JUNIPERUS VIRGINIANA EASTERN REDCEDAR
	PT	2	PINUS TAEDA LOBLOLLY PINE
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME
	CA	61	CALLICARPA AMERICANA AMERICAN BEAUTYBERRY
	CC	46	CARYOPTERIS X CLANDONENSIS BLUEBEARD
	FI2	38	FORSYTHIA X INTERMEDIA BORDER FORSYTHIA
	HQ	42	HYDRANGEA QUERCIFOLIA OAKLEAF HYDRANGEA
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME
	JO	15	JUNIPERUS VIRGINIANA 'GREY OWL' GREY OWL EASTERN REDCEDAR
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME
	PA	63	PENNISETUM ALOPECUROIDES FOUNTAIN GRASS
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME
	WF	3,274 SF	ERSNT SEED MIX
	SR2	2,460 SF	ZOYSIAGRASS SEED

NORTH

0 10' 20' 40'

SCALE: 1" = 20'

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NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 2054 STEPHEN M. FABER

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Checked By:	SMF
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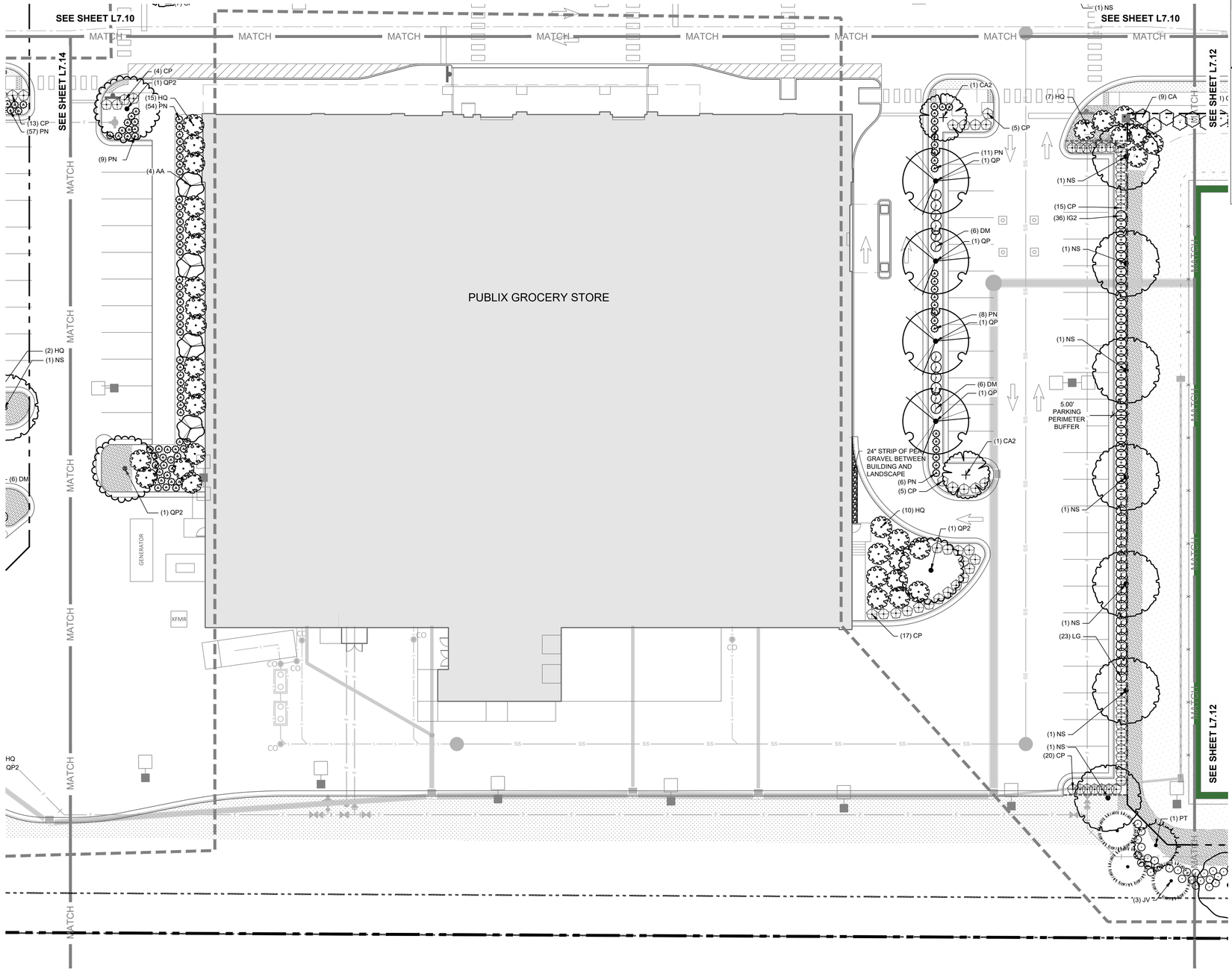
Drawing Number:	D-1219-CD

L7.12

Date: February 10, 2023

L:\PROJECTS\2022\L22007 - WALLBROOK\DWGS\1- CDS\3- SHEETS\L22007-L7.00 PLANTING PLAN.DWG, L7.12, Sicong Ma, Fri, Feb 10, 2023 @ 1:43 PM



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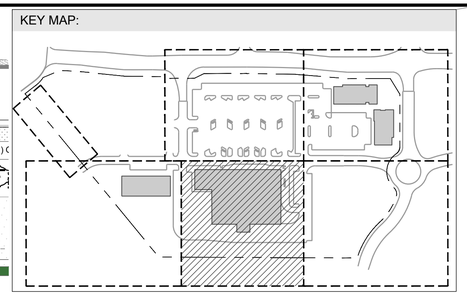

LANDSCAPE LEGEND

- PROPERTY LINE / ROW LINE
- SETBACK LINE
- LIMIT OF WORK (LANDSCAPE)
- 30' WIDE STREET BUFFER
- 10' WIDE TYPE 1 BUFFER
- 15' WIDE TYPE 2 BUFFER
- 5' WIDE PARKING PERIMETER BUFFER
- U6241 PROJECT PLANTING DESIGN SCOPE
- TREE PROTECTION FENCE
- EXISTING VEGETATION

PLANT SCHEDULE L7.13

CANOPY TREES	CODE	QTY	BOTANICAL / COMMON NAME
	NS	7	NYSSA SYLVATICA TUPELO
	QP2	3	QUERCUS PALUSTRIS PIN OAK
	QP	4	QUERCUS PHELLOS WILLOW OAK
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME
	JV	3	JUNIPERUS VIRGINIANA EASTERN REDCEDAR
	PT	1	PINUS TAEDA LOBLOLLY PINE
UNDERSTORY TREES	CODE	QTY	BOTANICAL / COMMON NAME
	AA	4	AMELANCHIER ARBOREA DOWNY SERVICEBERRY
	CA2	2	CARPINUS CAROLINIANA AMERICAN HORNBEAM
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME
	CA	5	CALLICARPA AMERICANA AMERICAN BEAUTYBERRY
	CP	66	CALLICARPA X 'NCCX2' TM PEARL GLAM BEAUTYBERRY
	CC	16	CARYOPTERIS X CLANDONENSIS BLUEBEARD
	HQ	34	HYDRANGEA QUERCIFOLIA OAKLEAF HYDRANGEA
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME
	DM	12	DISTYLIUM X 'PIIDIST-V' TM CINNAMON GIRL DISTYLIUM
	IG2	36	ILEX GLABRA INKBERRY HOLLY
	LG	23	LOROPETALUM CHINENSE CHINESE FRINGE FLOWER
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME
	PN	90	PANICUM VIRGATUM 'NORTHWIND' NORTHWIND SWITCH GRASS
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME
	WF	4,580 SF	ERSNT SEED MIX
	SR2	66 SF	ZOYSIAGRASS SEED

NORTH

0 10' 20' 40'

SCALE: 1" = 20'

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NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 2054 STEPHEN M. FABER

- Final Drawing -
Issued for Permit
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#	DATE	DESCRIPTION
1	10-FEB-23	REVISION TO APPROVED SP22-03 BUILDING LOCATION SHIFTED PER OWNER REQUEST

REVISIONS:

CROSLAND SOUTHEAST

ENHANCED PLANTING PLAN

WALLBROOK

SITE DEVELOPMENT PLAN REVISION

Town of Rolesville Project Number: SP22-03 REVISION (Reference PR 21-04)

Rolesville, Wake County, North Carolina

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PRELIMINARY
Do Not Use for Construction
2/10/2023

Project Manager:	SMF
Drawn By:	SM
Checked By:	SMF
Project Number:	22007
Drawing Number:	D-1219-CD

L7.13

Date: February 10, 2023

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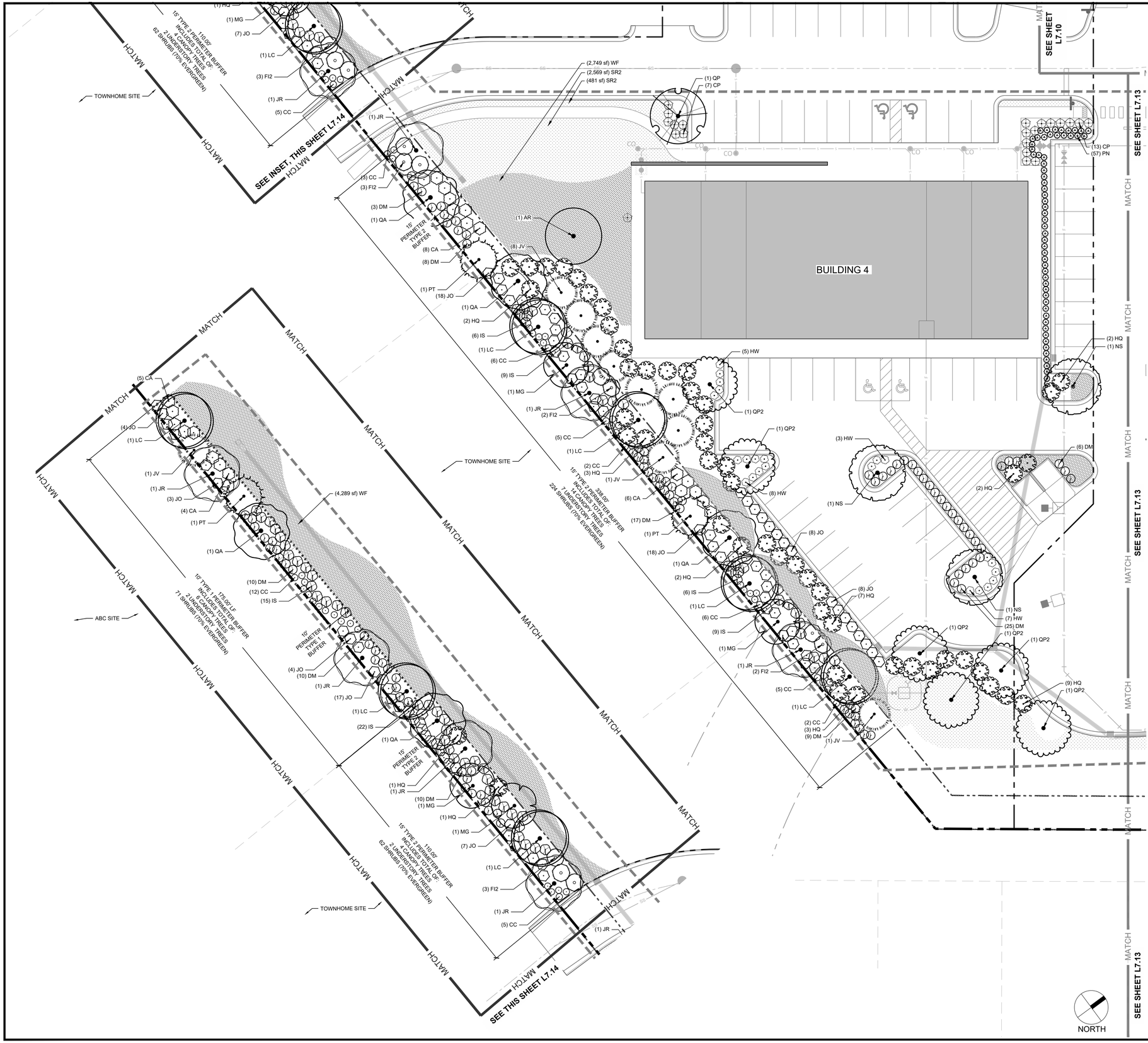

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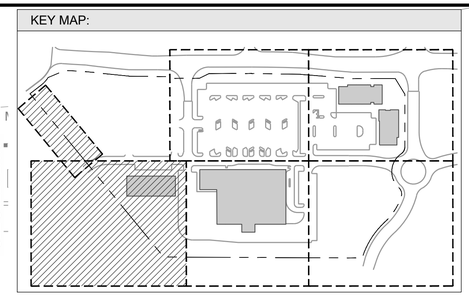

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PLANT SCHEDULE L7.14

CANOPY TREES	CODE	QTY	BOTANICAL / COMMON NAME
	AR	1	ACER RUBRUM RED MAPLE
	JR	6	JUGLANS REGIA ENGLISH WALNUT
	LC	6	LIRIODENDRON CHINENSE X TULIPIFERA HYBRID TULIP TREE
	NS	3	NYSSA SYLVATICA TUPELO
	QA	5	QUERCUS ALBA WHITE OAK
	QP2	6	QUERCUS PALUSTRIS PIN OAK
	QP	1	QUERCUS PHELLOS WILLOW OAK
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME
	JV	10	JUNIPERUS VIRGINIANA EASTERN REDCEDAR
	MG	3	MAGNOLIA GRANDIFLORA SOUTHERN MAGNOLIA
	PT	3	PINUS TAEDA LOBLOLLY PINE
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME
	CA	23	CALLICARPA AMERICIANA AMERICAN BEAUTYBERRY
	CP	21	CALLICARPA X 'NCCX2' TM PEARL GLAM BEAUTYBERRY
	CC	46	CARYOPTERIS X CLANDONENSIS BLUEBEARD
	FI2	10	FORSYTHIA X INTERMEDIA BORDER FORSYTHIA
	HQ	52	HYDRANGEA QUERCIFOLIA OAKLEAF HYDRANGEA
	HW	23	HYDRANGEA QUERCIFOLIA 'PEE WEE' PEE WEE OAKLEAF HYDRANGEA
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME
	DM	98	DISTYLIUM X 'PIDIST-V' TM CINNAMON GIRL DISTYLIUM
	IS	67	ILEX GLABRA 'SHAMROCK' SHAMROCK INKBERRY HOLLY
	JO	86	JUNIPERUS VIRGINIANA 'GREY OWL' GREY OWL EASTERN REDCEDAR
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME
	PN	57	PANICUM VIRGATUM 'NORTHWIND' NORTHWIND SWITCH GRASS
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME
	WF	8,380 SF	ERSNT SEED MIX
	SR2	11,256 SF	ZOYSIAGRASS SEED

NOTE:
- FENCE FOR PERIMETER BUFFER TYPE 1 & 2 ARE PROVIDED ON THE ADJACENT ABC AND FUTURE TOWNHOME PROPERTIES. NO FENCE IS REQUIRED ALONG PERIMETER BUFFER IN THESE LOCATIONS

NORTH

0 10' 20' 40'
SCALE: 1" = 20'

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CROSLAND SOUTHEAST

ENHANCED PLANTING PLAN

WALLBROOK

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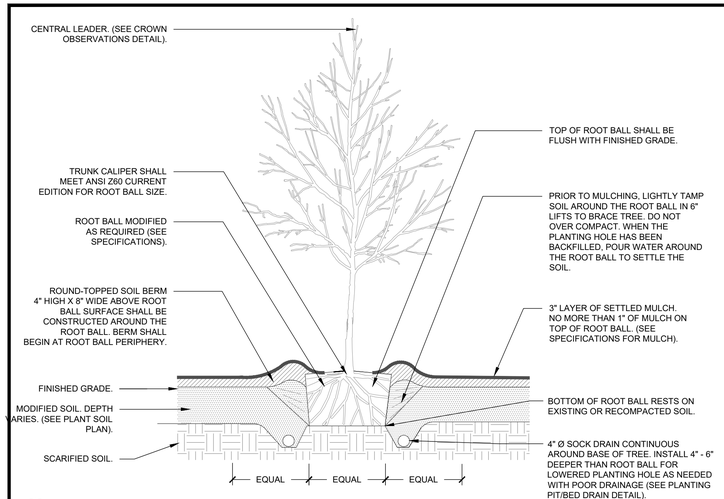
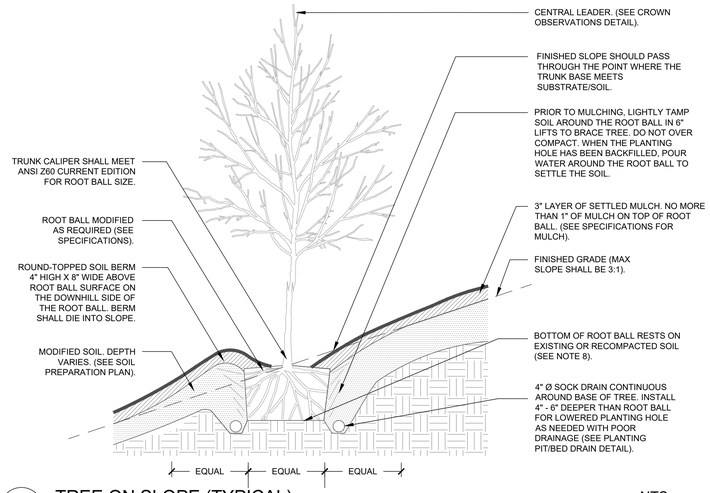
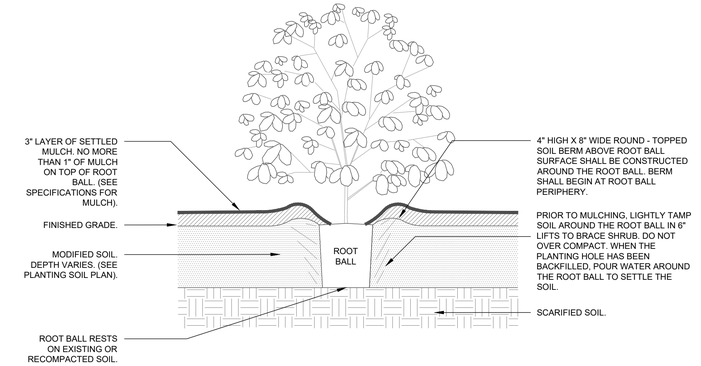


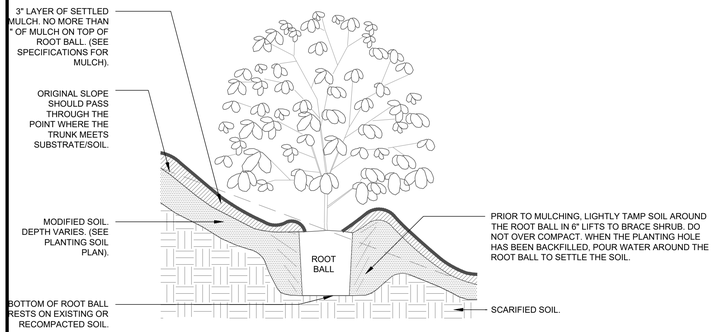
1 TREE (TYPICAL) NTS
SECTION



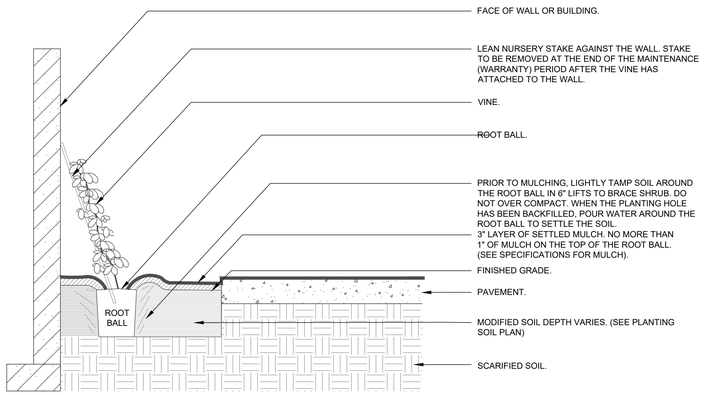
2 TREE ON SLOPE (TYPICAL) NTS
SECTION



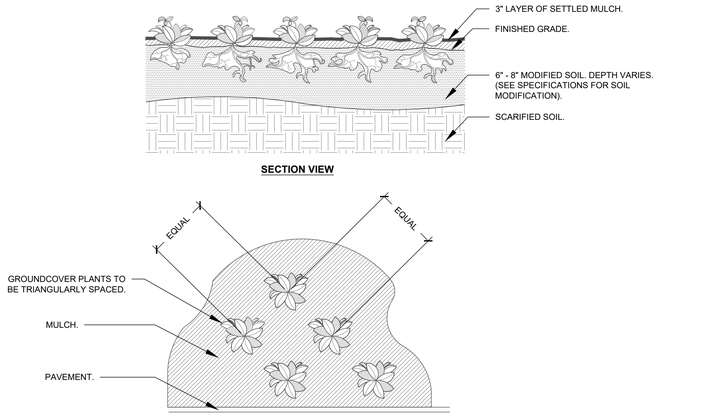
3 SHRUB (TYPICAL) NTS
SECTION



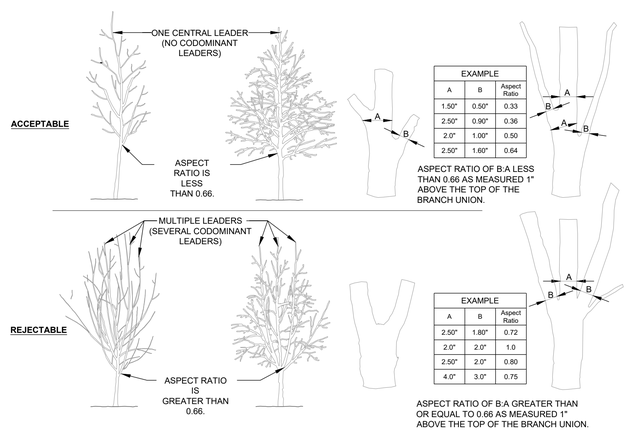
4 SHRUB ON SLOPE (TYPICAL) NTS
SECTION



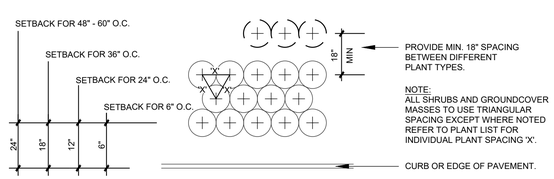
5 VINE (TYPICAL) NTS
SECTION



6 GROUNDCOVER PLANTING (TYPICAL) NTS
PLAN



7 CROWN OBSERVATIONS - HIGH BRANCHED NTS
SECTION



8 SHRUB AND GROUNDCOVER SPACING NTS
PLAN

NOTES:

1. SEE PLANTING LEGEND FOR GROUNDCOVER SPECIES, SIZE AND SPACING DIMENSION.
2. SMALL ROOTS (¼" OR LESS) THAT GROW AROUND, UP OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE, HOWEVER THEY SHOULD BE ELIMINATED AT THE TIME OF PLANTING. ROOTS ON THE PERIPHERY CAN BE REMOVED AT THE TIME OF PLANTING (SEE ROOT BALL SHAVING DETAIL).
3. SETTLE SOIL AROUND ROOT BALL OF EACH GROUNCOVER PRIOR TO MULCHING.
4. WHEN GROUNDCOVER PLANTINGS ARE USED IN MASSES, ENTIRE BED SHALL BE EXCAVATED AND TILLED WITH SOIL AMENDMENTS PER SPECIFICATIONS.
5. CONTRACTORS SHALL ASSURE PERCOLATION OF A ALL PLANTING PITS PRIOR TO INSTALLATION.

PLANTING NOTES:

1. DO NOT STAKE TREES EXCEPT WHERE SPECIFIED BY LANDSCAPE ARCHITECT. STAKING IS REQUIRED FOR TREES PLANTED ON SLOPES.
2. WHERE SEVERAL TREES WILL BE PLANTED CLOSE TOGETHER SUCH THAT THEY WILL LIKELY SHARE ROOT SPACE, TILL IN SOIL AMENDMENTS TO A DEPTH OF 4-6" OVER THE ENTIRE AREA.
3. FOR CONTAINER GROWN TREES, USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.
4. FOR FIELD GROWN TREES, CUT BURLAP, ROPE AND WIRE BASKET AWAY FROM TOP AND SIDES OF ROOT BALL.
5. THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
6. THE PLANTING PROCESS IS SIMILAR FOR DECIDUOUS AND EVERGREEN TREES.
7. DO NOT WRAP TRUNK; MARK NORTH SIDE OF TREE IN THE NURSERY AND LOCATE TO THE NORTH IN THE FIELD.
8. WIDTH OF PLANTING HOLE IS 3X ROOT BALL AT THE SURFACE, SLOPING TO 2X THE ROOT BALL DIAMETER AT THE DEPTH OF THE ROOT BALL.
9. BEFORE PLANTING, ADD 3-4" OF WELL COMPOSTED LEAVES, RECYCLED YARD WASTE OR OTHER COMPOST AND TILL INTO TOP 6" OF PREPARED SOIL. ADD COMPOST AT 20-35% BY VOLUME TO BACKFILL.
10. PERFORM PERCOLATION TEST FOR EACH TREE PIT TO CONFIRM THAT WATER DRAINS OUT OF THE SOIL. PROVIDE GRAVEL SUMP FILTER FABRIC & VENT PIPE IF DRAINAGE DOES NOT OCCUR WITHIN 24 HOURS. INCLUDE ALL SUMPS IN BASE BID. SHOULD SUMPS NOT BE NECESSARY AFTER PERCOLATION TEST, PROVIDE CHANGE ORDER DEDUCT TO OWNER.
11. IF PLANTING HOLES ARE DUG WITH A LARGE AUGER BREAKING DOWN THE SIDES WITH A SHOVEL CAN ELIMINATE GLAZING AND CREATE THE PREFERRED SLOPING SIDE.
12. TREES SHALL HAVE SINGLE LEADERS. TREES WITH 2 LEADERS WILL BE REJECTED.
13. DO NOT PLACE MULCH IN CONTACT WITH TRUNK.
14. PROVIDE GATOR BAGS FOR ALL TREES WHERE IRRIGATION IS NOT PROVIDED.

9 PLANTING NOTES

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Drawn By:	YZ/SM
Checked By:	SMF
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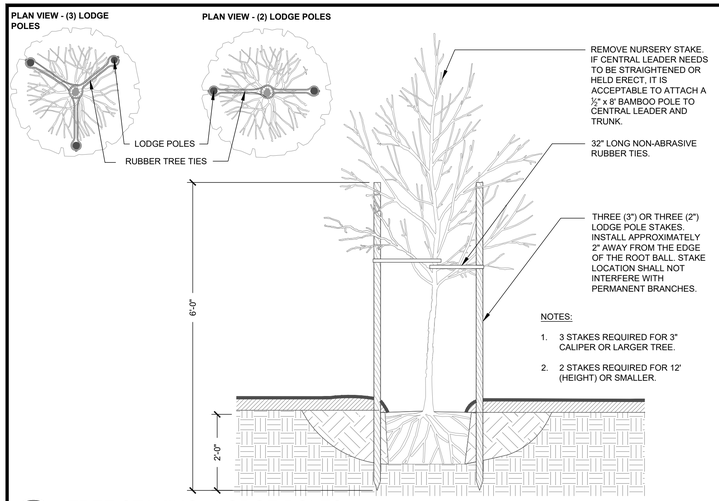
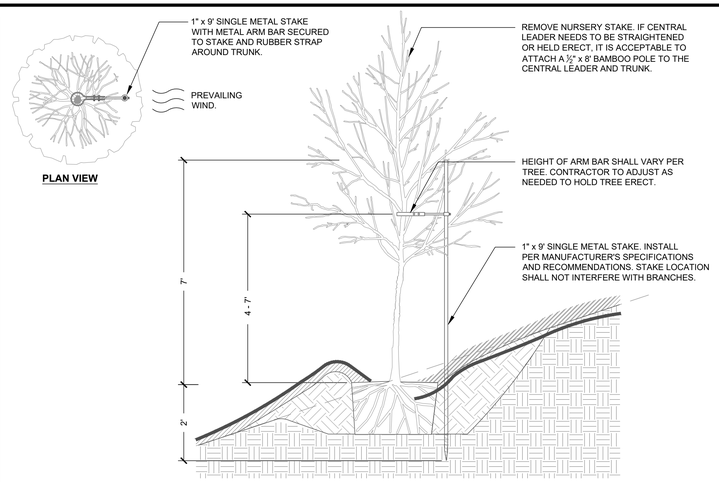
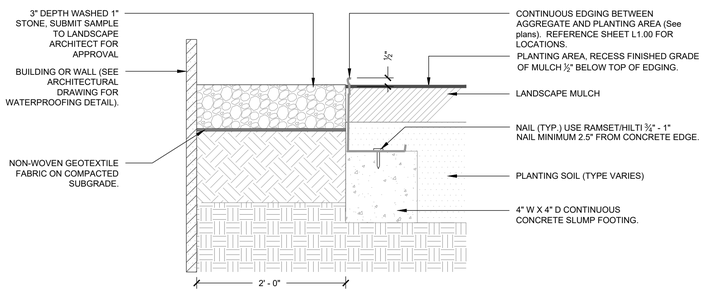


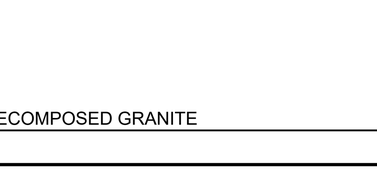
1 TREE STAKING - LODGE POLES NTS
SECTION



2 TREE STAKING - ON SLOPE NTS
SECTION



3 GRAVEL BAND WITH STEEL EDGING NTS
SECTION



4 LAWN / PLANT BED TRENCH EDGING NTS
SECTION

5 PLANTING PIT / BED DRAIN DETAIL NTS
SECTION

Bulk Qty	PLS Qty	UOM	Item Number	Description	Unit Price	Ext. Price
0.000		EACH	CUSTOM NC PIEDMONT		$0.00000	$0.00
0.250		LB BLK	SCHSCO01	Little Bluestem, 'Camper'	$11.46536	$2.87
0.150		LB BLK	ELYVIR01	Virginia Wildrye, PA Ecotype	$6.14727	$0.92
0.050		LB BLK	ANDGER01	Big Bluestem, 'Niagara'	$12.16520	$0.61
0.100		LB BLK	SORNUT04	Indiangrass, 'Tomahawk'	$11.84040	$1.18
0.100		LB BLK	PANRIG01	Redtop Panicgrass, Coastal Plain NC Ecotype	$52.80000	$5.28
0.040		LB BLK	CORLAN01	Lanceleaf Coreopsis	$26.40000	$1.06
0.030		LB BLK	RUDHIR01	Blackeyed Susan, Coastal Plain NC Ecotype	$22.00000	$0.66
0.020		LB BLK	CHAFAS02	Partridge Pea, FL Ecotype	$11.00000	$0.22
0.020		LB BLK	CHANIC04	Sensitive Pea, NC Ecotype	$66.00000	$1.32
0.010		LB BLK	ERYYUC01	Rattlesnake Master, OH Ecotype	$272.80000	$2.73
0.010		LB BLK	ASCSYR02	Common Milkweed	$215.60000	$2.16
0.005		LB BLK	LIASPI01	Marsh Blazing Star	$231.00000	$1.16
0.010		LB BLK	SOLJUN01	Early Goldenrod, PA Ecotype	$308.00000	$3.08
0.005		LB BLK	BAPTIN03	Yellow False Indigo, Coastal Plain SC Ecotype	$660.00000	$3.30
0.080		LB BLK	ECHPUR01	Purple Coneflower	$39.60000	$3.17
0.030		LB BLK	HELHEL01	Oxeye Sunflower, PA Ecotype	$39.60000	$1.19
0.010		LB BLK	MONFIS03	Wild Bergamot, Fort Indiantown Gap-PA Ecotype	$132.00000	$1.32
0.005		LB BLK	MONPUN03	Spotted Beebalm, Albany Pine Bush-NY Ecotype	$198.00000	$0.99
0.005		LB BLK	RUDFUL01	Orange Coneflower, Northern VA Ecotype	$330.00000	$1.65
0.010		LB BLK	ASTPIL01	Heath Aster, PA Ecotype	$396.00000	$3.96
0.020		LB BLK	BIDARI01	Showy Tickseed Sunflower (Bur Marigold), Coastal Plain NC Ec	$19.80000	$0.40
0.040		LB BLK	ACHMIL01	Common Yarrow	$35.20000	$1.41
0.000		EACH	PRICE		$0.00000	$0.00
			$42.67 per lb with 5% mix charge inc.			
			100%			
0.000		EACH	NOTE		$0.00000	$0.00
			Seed at 20 lbs per acre			

6 WILDFLOWER SEED MIX COMPOSITION

COMMENT 7 -- Is this the ERSNT seed mix? Please match labeling in the plant list.

TREE IN DECOMPOSED GRANITE

8 DET NAME HERE ⅜" = 1'-0"
PLAN

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CROSLAND SOUTHEAST

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WALLBROOK

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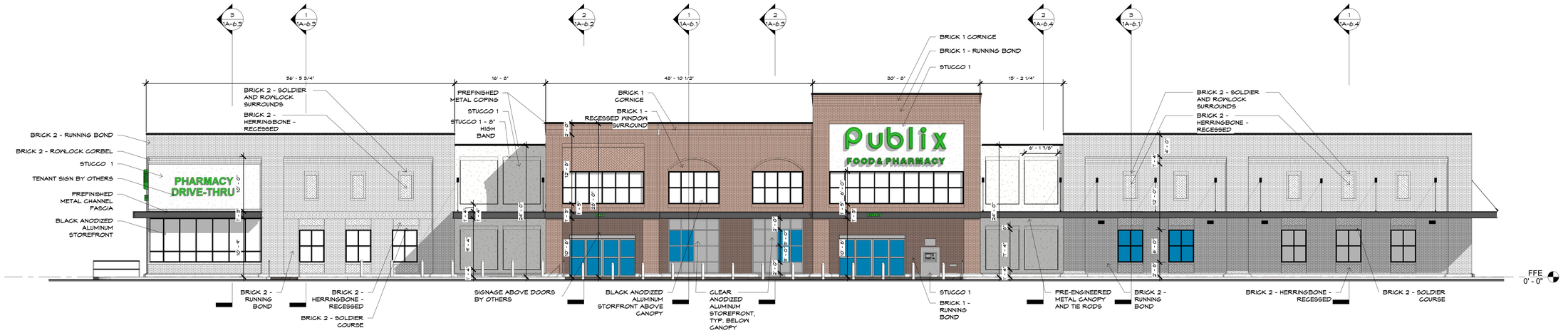
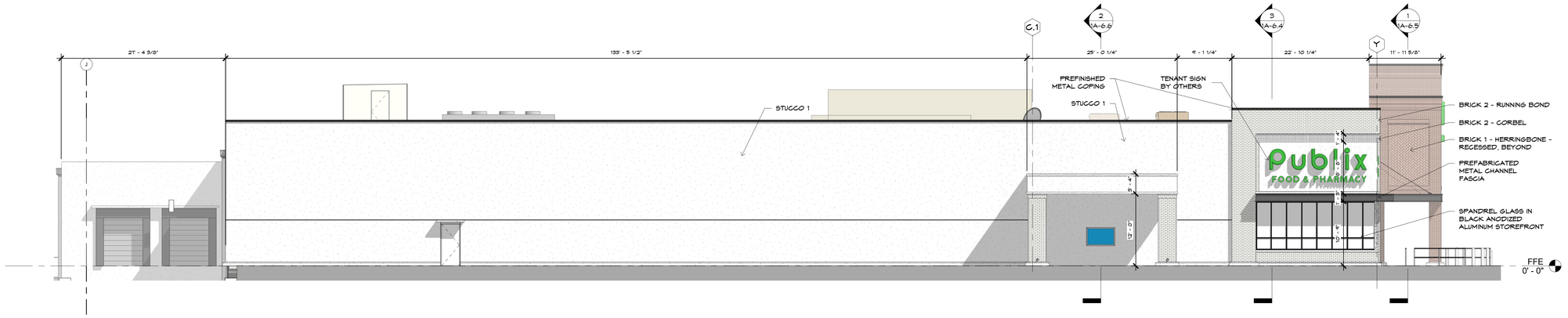
L:\PROJECTS\2022\22007 - WALLBROOK\DWGS\1 - CD\L1-SHEETS\22007-L1.DWG PLANTING & SOILS DETAILS, 1:1 Scale, Fri, Feb 10, 2023 @ 9:55 AM



1 1A-4.1 FRONT ELEVATION

SCALE 1/8" = 1'-0"



2 1A-4.1 LEFT ELEVATION

SCALE 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

MATERIAL DESCRIPTION	MANUFACTURER	COLOR	REMARKS:
BR-1 - BRICK 1	CHEROKEE BRICK	"MELROSE"	MODULAR
BR-2 - BRICK 2	CHEROKEE BRICK	"BROOKHAVEN"	MODULAR
BR-2 - BRICK 3	CHEROKEE BRICK	"MELROSE"	MODULAR THIN BRICK
BRICK MORTAR	CEMEX	"IVORY"	
STC 1 - FIELD STUCCO	FINESTONE STUCCO	MATCH DRYVIT 110 "VAN DYKE"	SAND FINE
SF-1 - ALUMINUM STOREFRONT FRAME 1		CLEAR ANODIZED FRAME	
SF-2 ALUMINUM STOREFRONT FRAME 2		BLACK ANODIZED FRAME	
PREFINISHED ALUMINUM SCUPPERS & DOWNSPOUTS	PAC-CLAD	"MATTE BLACK"	
MTL-1 - PREFINISHED METAL PANEL	PAC-CLAD	"WEATHERED STEEL"	FLUSH PANELS
MTL-2 - PREFINISHED METAL CANOPY & COPING	PAC-CLAD	"MATTE BLACK"	STANDING SEAM JOINTS
MTL-3 - PREFINISHED METAL COPING	PAC-CLAD	"BONE WHITE"	STANDING SEAM JOINTS

FINISH MATERIAL NOTES:

1. SUBMIT AND OBTAIN APPROVED SAMPLES BEFORE PROCEEDING WITH WORK.
2. ALL MASONRY VENEER SHALL BE OBTAINED FROM SAME MANUFACTURER'S RUN FOR COLOR CONSISTENCY. MASON TO BREAK APART AND MIX PALETTES ON JOB SITE FOR CONSISTENT COLOR MIXING. NO EXCEPTIONS.
3. A MOCK UP PANEL IS REQUIRED TO BE APPROVED BY ARCHITECT AND/ OR OWNER'S REPRESENTATIVE BEFORE FINISH WORK MAY BEGIN.

Hiscutt & Associates ARCHITECTURE
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01/06/23

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PROJECT:
PUBLIX CANOPY at WALLBROOK
US 401 at Virginia Water Drive
WAKE COUNTY, NORTH CAROLINA

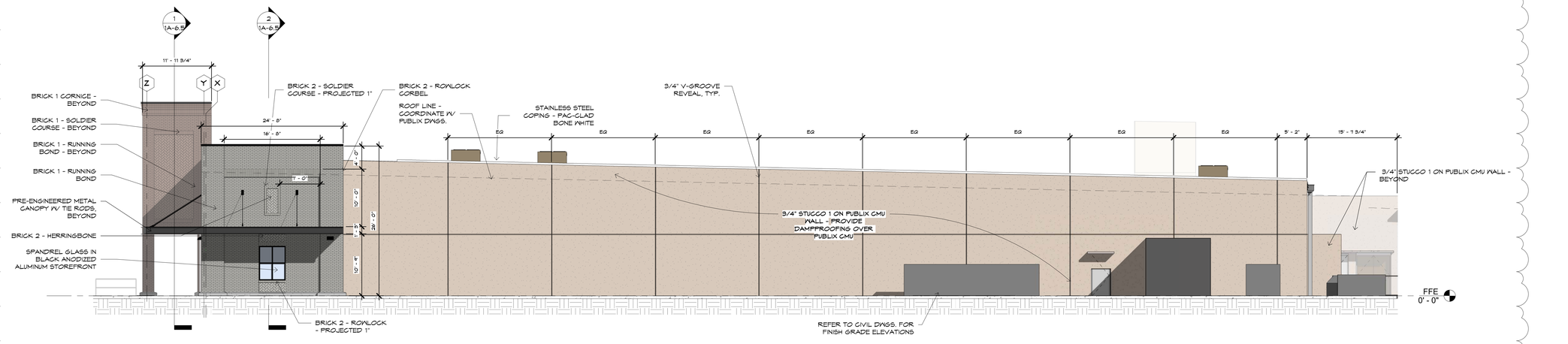
FOR:
CROSLAND SOUTHEAST
CHARLOTTE, NC

SHEET TITLE:
EXTERIOR ELEVATIONS

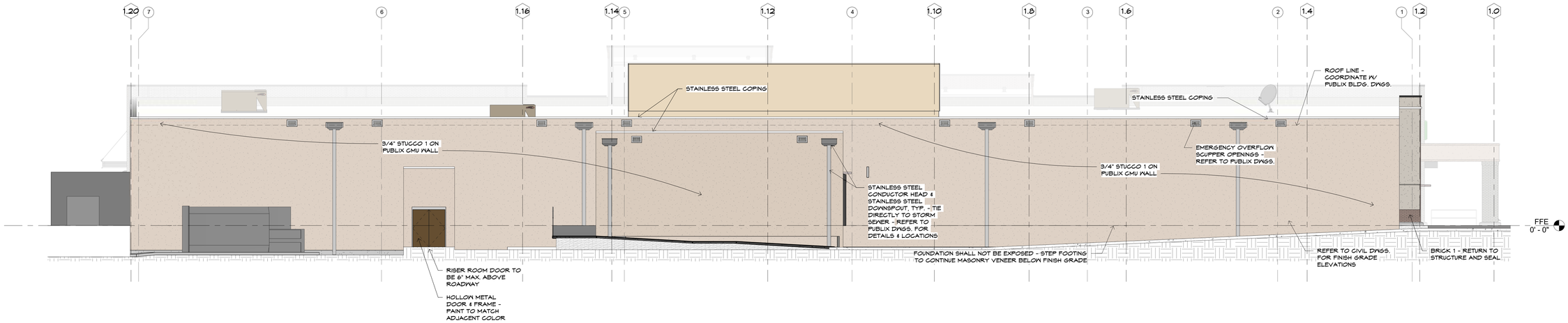
ISSUE DATE:
1 3/04/22 PUBLIX SUBMITTAL
2 5/04/22 PUBLIX COMMENTS
4 6/23/22 PUBLIX COMMENTS

PROJECT NO: 20-117
FILE: 20-117
DRAWN BY: SML

SHEET OF
1A-4.1



1 1A-4.2 **RIGHT ELEVATION**
SCALE 1/8" = 1'-0"



2 1A-4.2 **REAR ELEVATION**
SCALE 1/8" = 1'-0"

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01/16/23

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PROJECT:
PUBLIX CANOPY at WALLBROOK
US 401 at Virginia Water Drive
WAKE COUNTY, NORTH CAROLINA

FOR:
CROSLAND SOUTHEAST
CHARLOTTE, NC

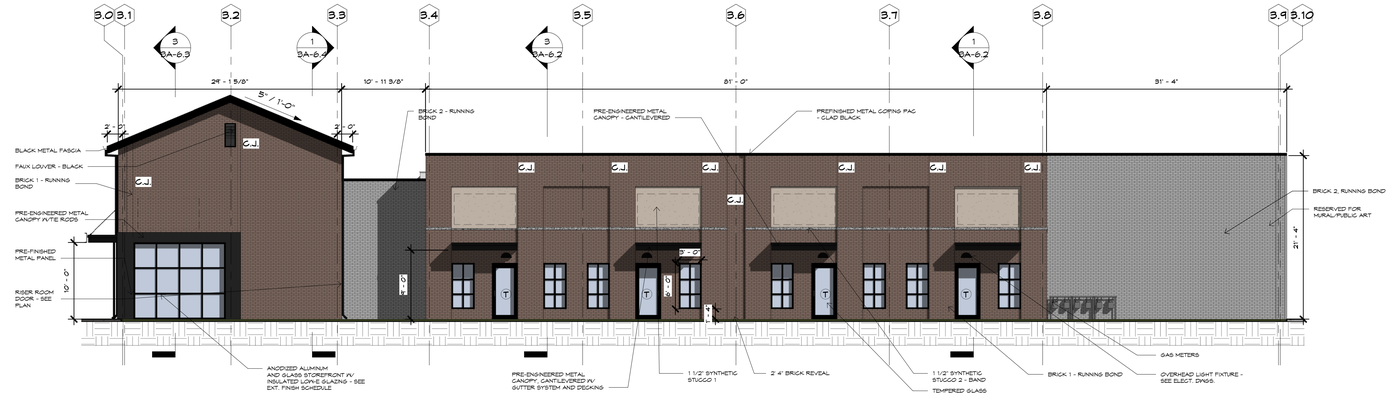
SHEET TITLE:
EXTERIOR ELEVATIONS

ISSUE DATE:
1 3/04/22 PUBLIX SUBMITTAL
T 01/16/23 PUBLIX SHIFT REVISION

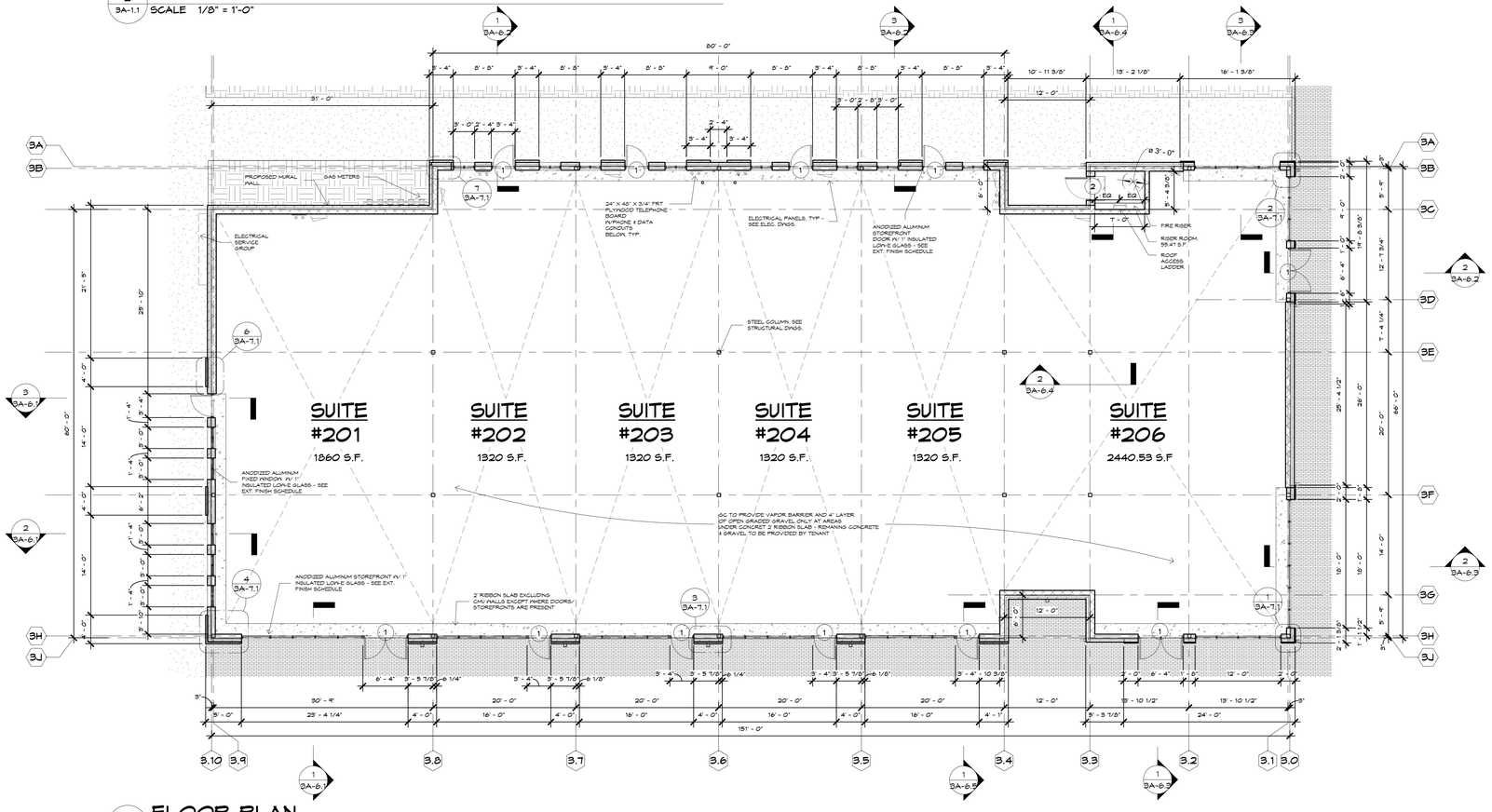
PROJECT NO: 20-117
FILE: 20-117
DRAWN BY: SML

SHEET OF
1A-4.2

4 LEFT ELEVATION
3A-1.1 SCALE 1/8" = 1'-0"



2 STREET ELEVATION
3A-1.1 SCALE 1/8" = 1'-0"



1 FLOOR PLAN
3A-1.1 SCALE 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE			
MATERIAL DESCRIPTION	MANUFACTURER	COLOR	REMARKS:
BR-1 - BRICK 1	TRIANGLE BRICK	"SAVANNAH"	MODULAR
BR-2 - BRICK 2	LEE BRICK	"453 WILLIAMSBURG"	PAINTED - COLOR TBD
BRICK MORTAR	CEMEX	"IVORY"	
SYNTHETIC STUCCO 1	DRYVIT	110 "VAN DYKE"	SAND FINE
SYNTHETIC STUCCO 2	DRYVIT	132 "MOUNTAIN FOG"	SAND FINE
ALUMINUM STOREFRONT FRAME	KAWNEER, YKK	BLACK ANODIZED FRAME	
PREFINISHED ALUMINUM SCUPPERS & DOWNSPOUTS	PAC-CLAD	"MATTE BLACK"	
MTL-2 - PREFINISHED METAL CANOPY & COPING	PAC-CLAD	"BONE WHITE"	
MTL-3 - PREFINISHED METAL CANOPY & COPING	PAC-CLAD	"MATTE BLACK"	STANDING SEAM JOINTS
MTL-4 - PREFINISHED METAL PANEL	PAC-CLAD	"MATTE BLACK"	FLUSH PANELS

FINISH MATERIAL NOTES:

1. SUBMIT AND OBTAIN APPROVED SAMPLES BEFORE PROCEEDING WITH WORK.
2. ALL MASONRY VENEER SHALL BE OBTAINED FROM SAME MANUFACTURER'S RUN FOR COLOR CONSISTENCY. MASON TO BREAK APART AND MIX PALETTES ON JOB SITE FOR CONSISTENT COLOR MIXING. NO EXCEPTIONS.
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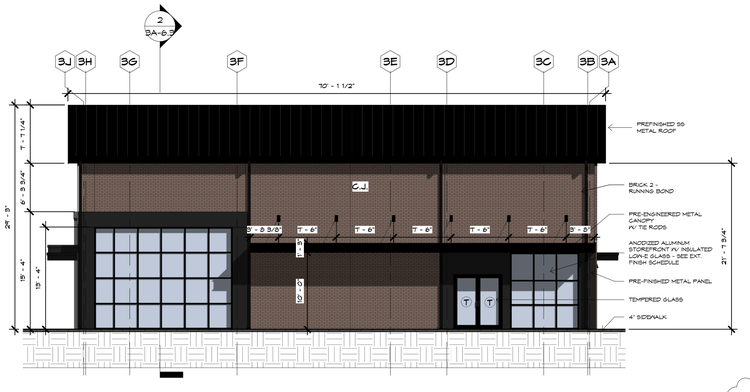
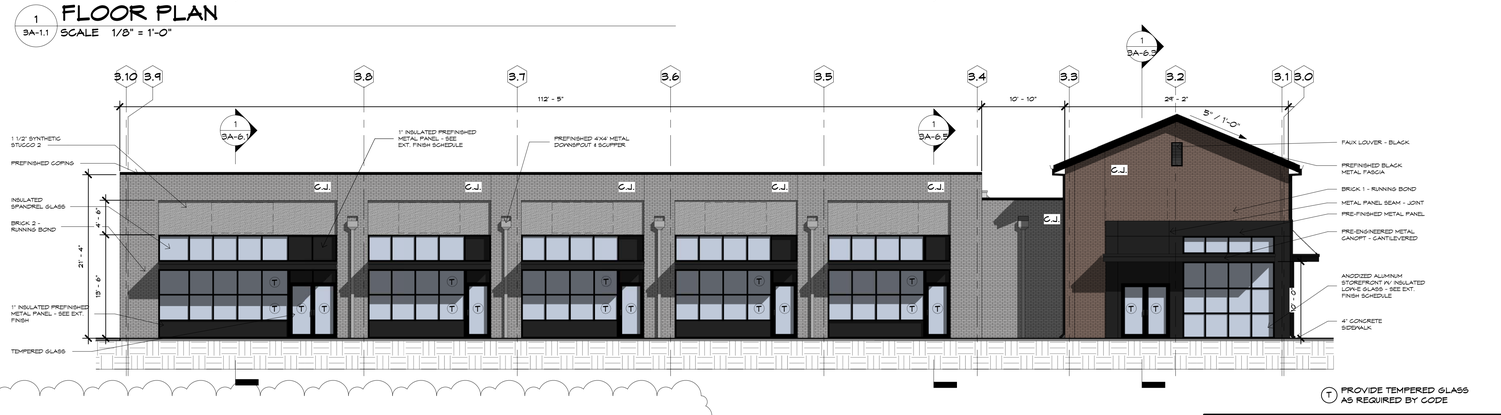


5 RIGHT ELEVATION
3A-1.1 SCALE 1/8" = 1'-0"



3 PARKING LOT ELEVATION
3A-1.1 SCALE 1/8" = 1'-0"

T PROVIDE TEMPERED GLASS AS REQUIRED BY CODE

DENOTES AREA OF 4'X8' PLYWOOD BACKING FOR SIGNAGE ATTACHMENT

NOTE: ELEVATIONS ARE BASED ON DESIGN GRADES AND G.C. IS RESPONSIBLE FOR ADJUSTING EXTERIOR FINISHES TO MEET FINAL GRADES

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PETER J. HISCUTT REGISTERED ARCHITECT 6838 NORTH CAROLINA ALPHARETTA, GA

01/17/23

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HISCUTT & ASSOCIATES, INC. REGISTERED ARCHITECT 51022 NORTH CAROLINA ALPHARETTA, GA

PROJECT:
BLDG.2 SHOPS at WALLBROOK
US 401 at Virginia Water Drive
WAKE COUNTY, NORTH CAROLINA

FOR:
CROSLAND SOUTHEAST
CHARLOTTE, NC

SHEET TITLE:
BLDG.2 FLOOR PLAN & ELEVATIONS

ISSUE DATE:
1/17/23 OWNER'S COMMENTS

PROJECT NO: 20-117
FILE: 20-117
DRAWN BY: KDM

SHEET OF
3A-1.1

4 4A-1.1 **Right Elevation**
SCALE 1/8" = 1'-0"

3 4A-1.1 **Street Elevation**
SCALE 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

MATERIAL DESCRIPTION	MANUFACTURER	COLOR	REMARKS:
BR-1 - BRICK 1	TRIANGLE BRICK	"SAVANNAH"	MODULAR
BR-2 - BRICK 2	LEE BRICK	"453 WILLIAMSBURG"	PAINTED - COLOR TBD
BRICK MORTAR	CEMEX	"IVORY"	
SYNTHETIC STUCCO 1	DRYVIT	110 "VAN DYKE"	SAND FINE
SYNTHETIC STUCCO 2	DRYVIT	132 "MOUNTAIN FOG"	SAND FINE
ALUMINUM STOREFRONT FRAME	KAWNEER, YKK	BLACK ANODIZED FRAME	
PREFINISHED ALUMINUM SCUPPERS & DOWNSPOUTS	PAC-CLAD	"MATTE BLACK"	
MTL-2 - PREFINISHED METAL CANOPY & COPING	PAC-CLAD	"BONE WHITE"	
MTL-3 - PREFINISHED METAL CANOPY & COPING	PAC-CLAD	"MATTE BLACK"	STANDING SEAM JOINTS
MTL-4 - PREFINISHED METAL PANEL	PAC-CLAD	"MATTE BLACK"	FLUSH PANELS

FINISH MATERIAL NOTES:

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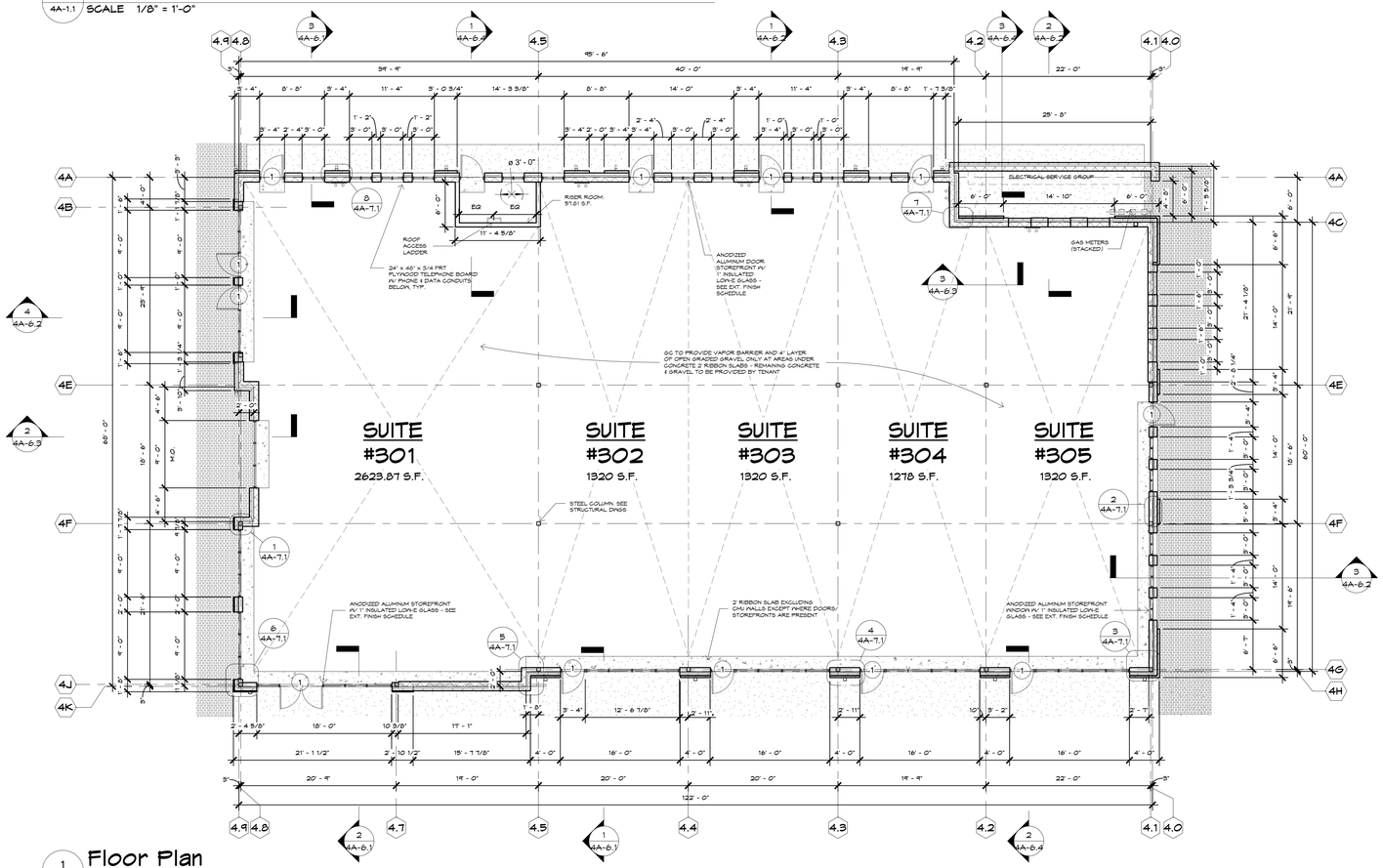

1 4A-1.1 **Floor Plan**
SCALE 1/8" = 1'-0"

5 4A-1.1 **Left Elevation**
SCALE 1/8" = 1'-0"

2 4A-1.1 **Parking Lot Elevation**
SCALE 1/8" = 1'-0"

DENOTES AREA OF 4'X8' PLYWOOD BACKING FOR SIGNAGE ATTACHMENT

NOTE: ELEVATIONS ARE BASED ON DESIGN GRADES AND G.C. IS RESPONSIBLE FOR ADJUSTING EXTERIOR FINISHES TO MEET FINAL GRADES

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PETER J. HISCUTT REGISTERED ARCHITECT 6838 NORTH CAROLINA ALPHARETTA, GA
02/06/23

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HISCUTT & ASSOCIATES, INC. REGISTERED ARCHITECT 51022 NORTH CAROLINA ALPHARETTA, GA

PROJECT:
BLDG.3 SHOPS at WALLBROOK
US 401 at Virginia Water Drive
WAKE COUNTY, NORTH CAROLINA

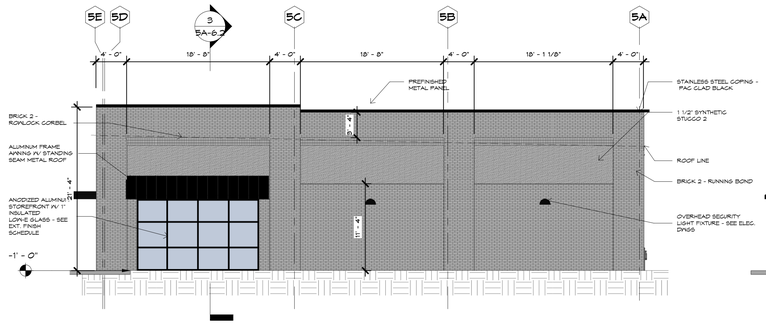
FOR:
CROSLAND SOUTHEAST
CHARLOTTE, NC

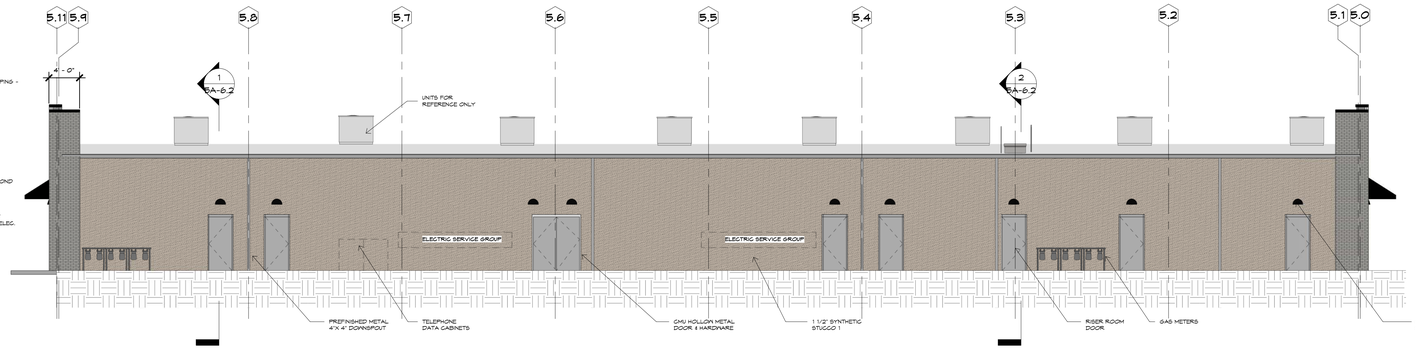
SHEET TITLE:
BLDG. 3 FLOOR PLAN & ELEVATIONS

ISSUE DATE:
6/1/17/23 OWNER'S COMMENTS

PROJECT NO: 20-117
FILE: 20-117
DRAWN BY: KDM

SHEET OF
4A-1.1





4 5A-1.1 **RIGHT ELEVATION**
SCALE 1/8" = 1'-0"

3 5A-1.1 **REAR ELEVATION**
SCALE 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

MATERIAL DESCRIPTION	MANUFACTURER	COLOR	REMARKS:
BR-1 - BRICK 1	CHEROKEE BRICK	"MELROSE"	MODULAR
BR-2 - BRICK 2	LEE BRICK	"453 WILLIAMSBURG"	PAINTED - COLOR TBD
BRICK MORTAR	CEMEX	"IVORY"	
SYNTHETIC STUCCO 1	DRYVIT	110 "VAN DYKE"	SAND FINE
SYNTHETIC STUCCO 2	DRYVIT	132 "MOUNTAIN FOG"	SAND FINE
ALUMINUM STOREFRONT FRAME	KAWNEER, YKK	BLACK ANODIZED FRAME	
PREFINISHED ALUMINUM SCUPPERS & DOWNSPOUTS	PAC-CLAD	"MATTE BLACK"	
MTL-2 - PREFINISHED METAL CANOPY & COPING	PAC-CLAD	"BONE WHITE"	
MTL-3 - PREFINISHED METAL CANOPY & COPING	PAC-CLAD	"MATTE BLACK"	STANDING SEAM JOINTS
MTL-4 - PREFINISHED METAL PANEL	PAC-CLAD	"MATTE BLACK"	FLUSH PANELS

FINISH MATERIAL NOTES:

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2. ALL MASONRY VENEER SHALL BE OBTAINED FROM SAME MANUFACTURER'S RUN FOR COLOR CONSISTENCY. MASON TO BREAK APART AND MIX PALETTES ON JOB SITE FOR CONSISTENT COLOR MIXING. NO EXCEPTIONS.
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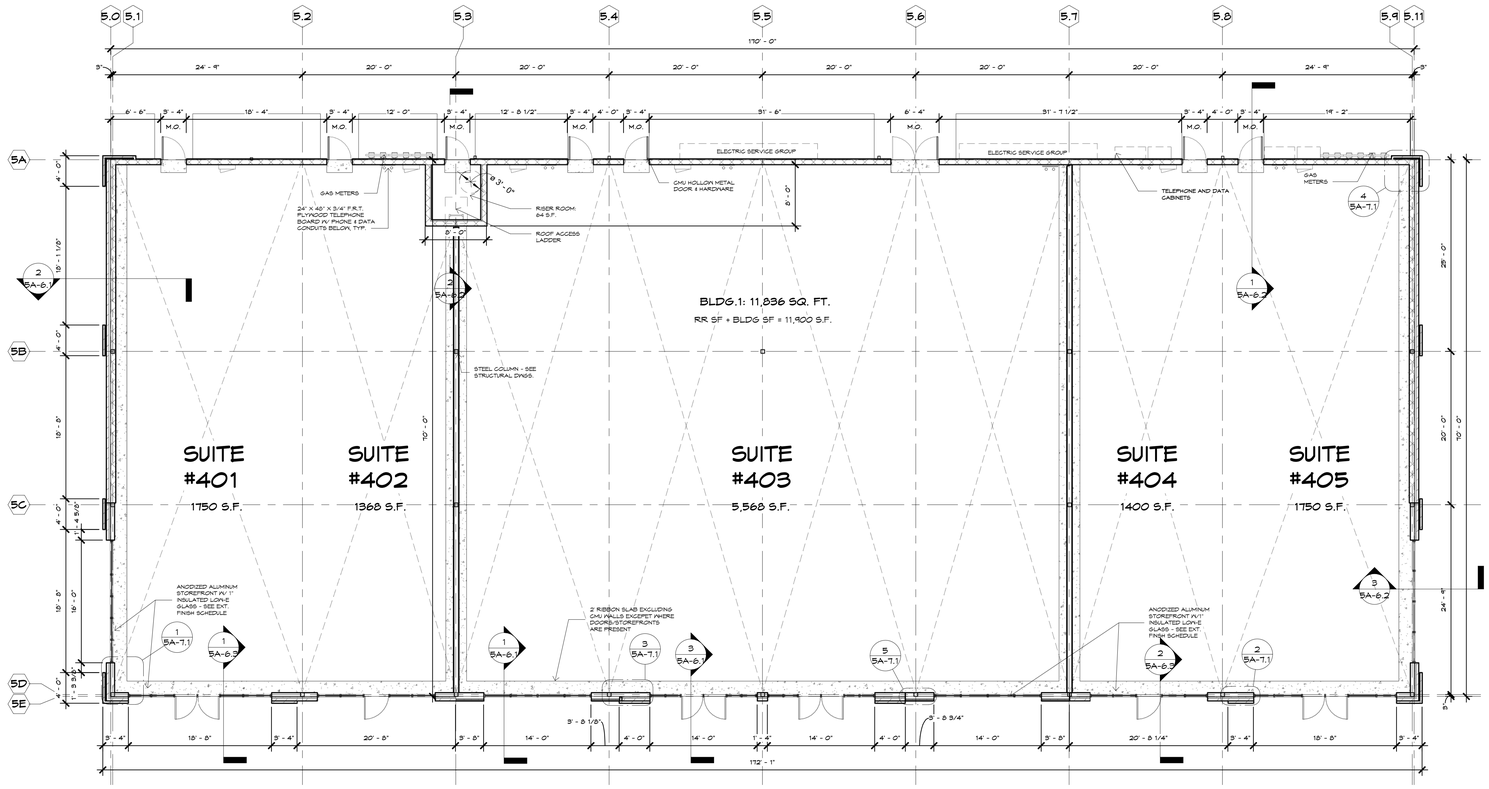
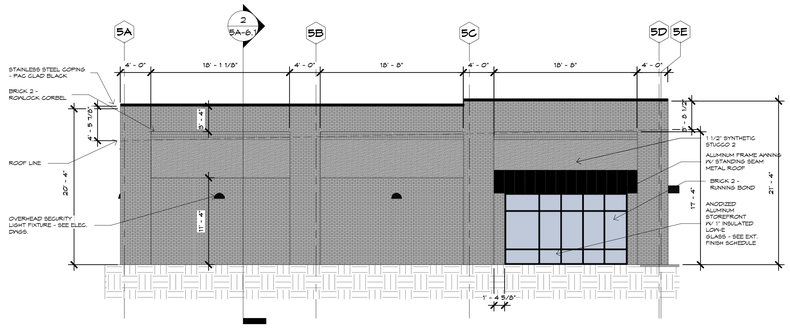
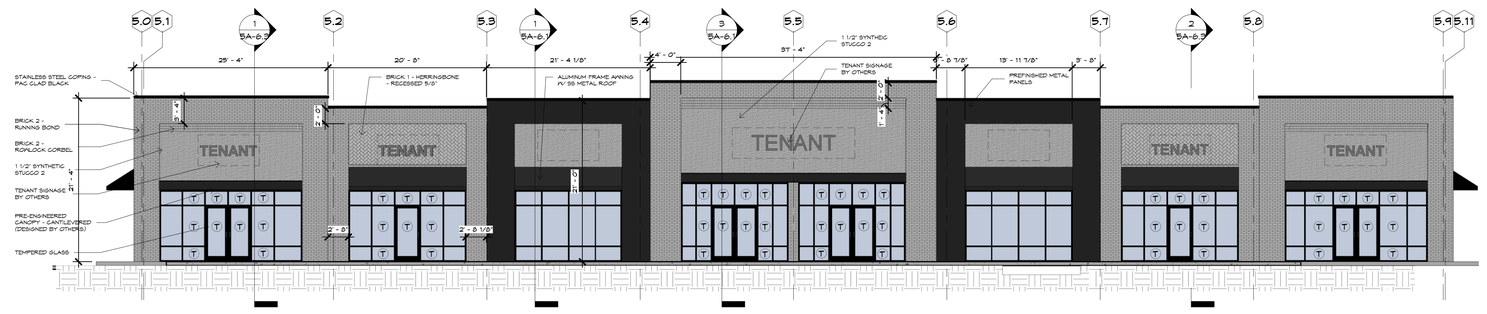


1 5A-1.1 **FLOOR PLAN**
SCALE 1/8" = 1'-0"



5 5A-1.1 **LEFT ELEVATION**
SCALE 1/8" = 1'-0"



2 5A-1.1 **FRONT ELEVATION**
SCALE 1/8" = 1'-0"

DENOTES AREA OF 4'X8' PLYWOOD BACKING FOR SIGNAGE ATTACHMENT

(T) PROVIDE TEMPERED GLASS AS REQUIRED BY CODE

FACADE PERCENTAGES:
57.6% BRICK
31% GLASS

NOTE: ELEVATIONS ARE BASED ON DESIGN GRADES AND G.C. IS RESPONSIBLE FOR ADJUSTING EXTERIOR FINISHES TO MEET FINAL GRADES

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01/16/23

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PROJECT:
BLDG.4 SHOPS at WALLBROOK
US 401 at Virginia Water Drive
WAKE COUNTY, NORTH CAROLINA

FOR:
CROSLAND SOUTHEAST
CHARLOTTE, NC

SHEET TITLE:
BLDG. 4 FLOOR PLAN & ELEVATIONS

ISSUE DATE:

PROJECT NO: 20-117
FILE: 20-117
DRAWN BY: KDM

SHEET OF
5A-1.1

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 RAW 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

PARCEL	PIN#	NET (AC.)	GROSS (AC.)
A	1758-48-9229	0.828	0.828
B	1758-58-2090	10.742	11.168
C	1758-56-8976	42.324	44.100
D	1758-45-8905	15.024	15.024
TOTALS:		68.918	71.120

MATCH LINE

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 8/10 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 HAWTHORNE, 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]

MATCH LINE

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 I 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 I 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.

MATCH LINE

CURRENT ZONING SETBACK REQUIREMENTS:

TAX PARCEL 1758-48-9229: R-1 (SINGLE FAMILY RESIDENTIAL)
TAX PARCEL 1759-58-2090: R-1-SUD (SINGLE FAMILY RESIDENTIAL SPECIAL USE DISTRICT)
TAX PARCEL 1758-56-8976: CO-SUD (COMMERCIAL OUTLYING SPECIAL USE DISTRICT)
TAX PARCEL 1758-45-8905: CO-SUD

	FRONT	SIDE	CORNER	REAR	
R-1	30'	12'	22'	25'	(SETBACKS INCLUDE SPECIAL USE DISTRICTS)
CO	20'	15'	25'	35'	

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

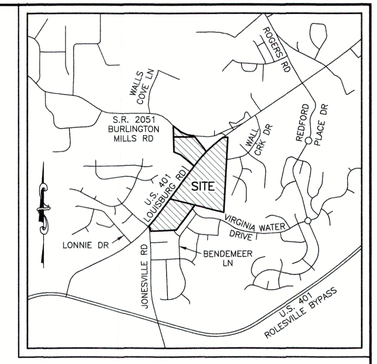
SURVEYOR'S CERTIFICATION:

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.

10/1/2020

WILLIAM T. ROBBINS, II — DATE
P.L.S. #L-4192



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
△ = NCGS MONUMENT
∘ = DIMENSION POINT (NOTHING SET)
℄ = PROPERTY LINE
R/W = RIGHT OF WAY
C&G = CURB AND GUTTER
CATV = 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 = GUY WIRE
RCP = REINFORCED CONCRETE PIPE
S.F. = SQUARE FEET (AREA)
SIGN = SIGN
SIGNAL = TRAFFIC SIGNAL POLE
SS = SANITARY SEWER MANHOLE
SSFM = SANITARY SEWER FORCE MAIN VALVE
SD = STORM DRAIN MANHOLE
TEL = 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

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EMAIL: jmtva@jmt-engineering.com

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

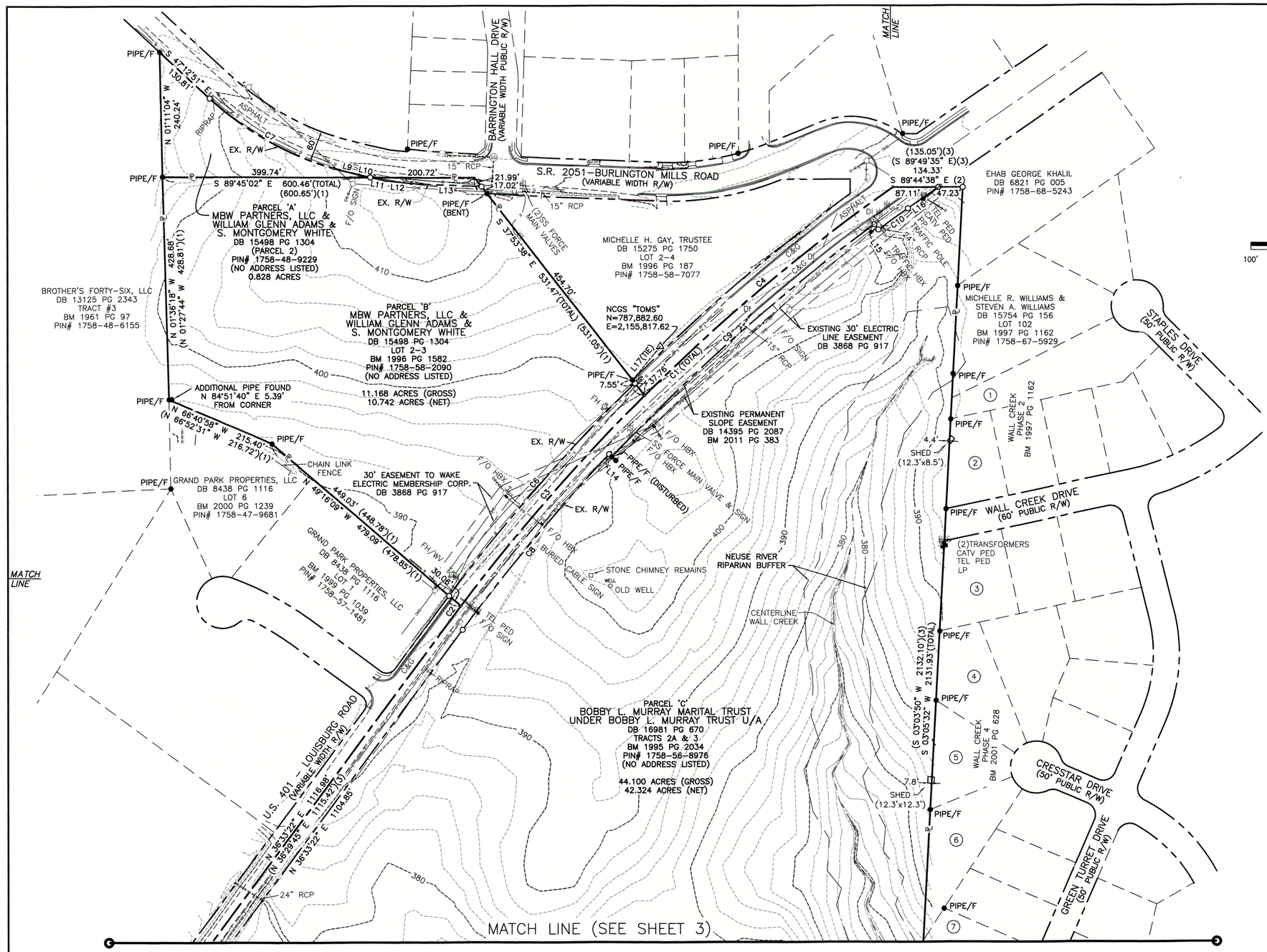
NORTH CAROLINA PROFESSIONAL SEAL L-4192 LAND SURVEYOR WILLIAM T. ROBBINS II

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



N.C. STATE GRID
NAD 83

100' 0 100' 200'
GRAPHIC SCALE
1"=100'

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 & SHELIA 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)
℄ = PROPERTY LINE
R/W = RIGHT OF WAY

C&G = CURB AND GUTTER
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TEL = 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'	
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'	
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'	(2)
L15	S 36°12'58" E	12.50'	(2)
L16	N 55°13'38" E	70.99'	(71.01')(2)
L17	N 39°21'58" E	83.92'	

CURVE TABLE

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'	(R=3750.00', L=1199.06')(3)
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'	(2)

JOHNSON, MIRMIRAN & THOMPSON
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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

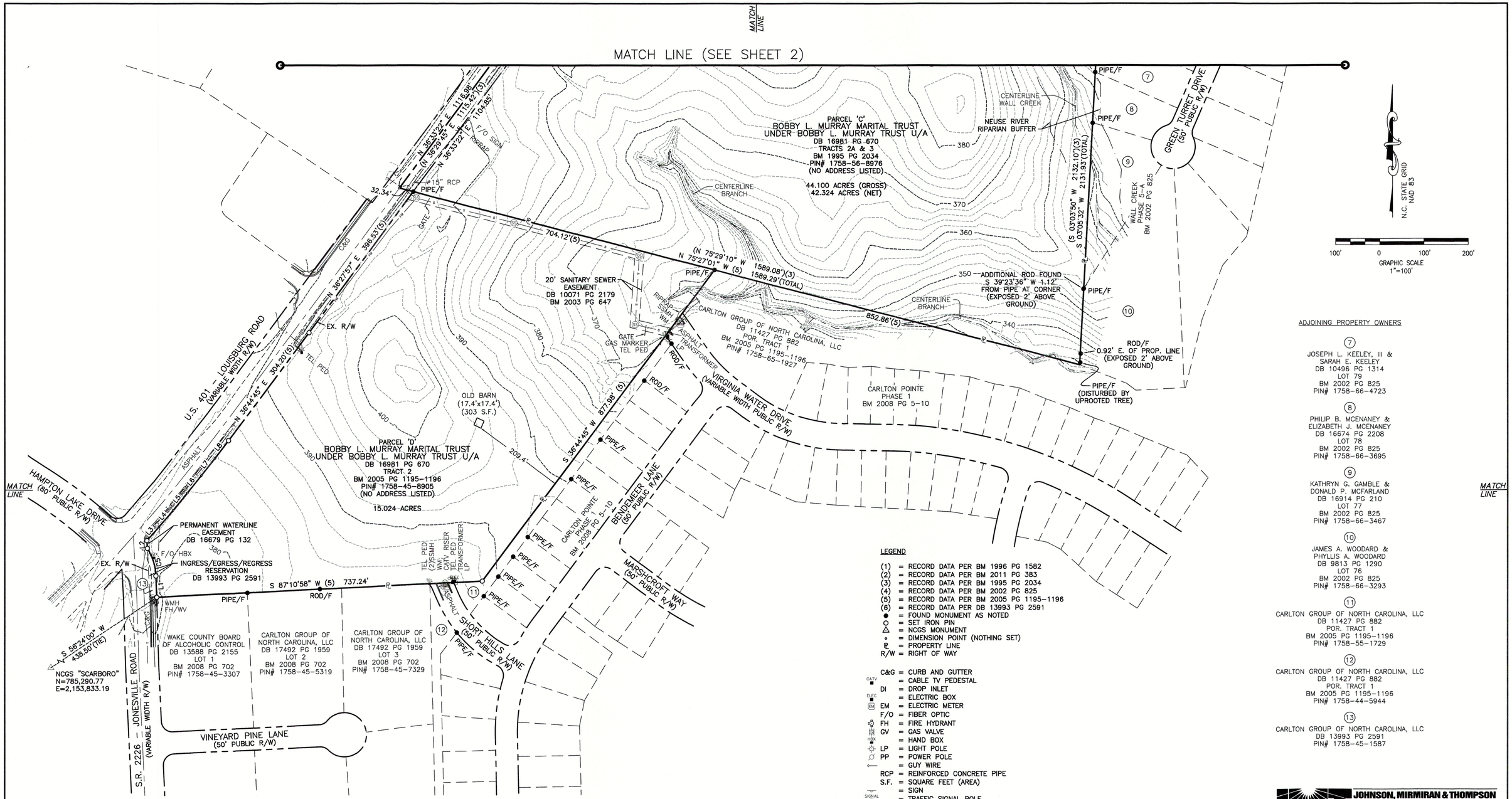
NORTH CAROLINA PROFESSIONAL SEAL L-4192 ENGINEER WILLIAM T. ROBBINS, II

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 2 OF 3



LINE	BEARING	DISTANCE	
L1	N 02°07'15" W	48.32'	(6)
L2	N 03°10'03" W	17.67'	
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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'	
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'	(2)
L15	S 36°12'58" E	12.50'	(2)
L16	N 55°13'38" E	70.99'	(71.01')(2)
L17	N 39°21'58" E	83.92'	

CURVE TABLE						
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'	(R=3750.00', L=1199.06')(3)
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'	(2)

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
CATV = 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
SIGNAL = TRAFFIC SIGNAL POLE
SS = SANITARY SEWER MANHOLE
= SANITARY SEWER FORCE MAIN VALVE
SD = STORM DRAIN MANHOLE
TEL = TELEPHONE PEDESTAL
TRAF = TRAFFIC BOX
WATER = WATER BOX
WM = WATER METER
W = 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

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

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

NORTH CAROLINA PROFESSIONAL SEAL L-4192 LAND SURVEYOR WILLIAM V. RUBISH

ALTA/NSPS LAND TITLE SURVEY

PREPARED FOR
WALLBROOK LANDCO, LLC

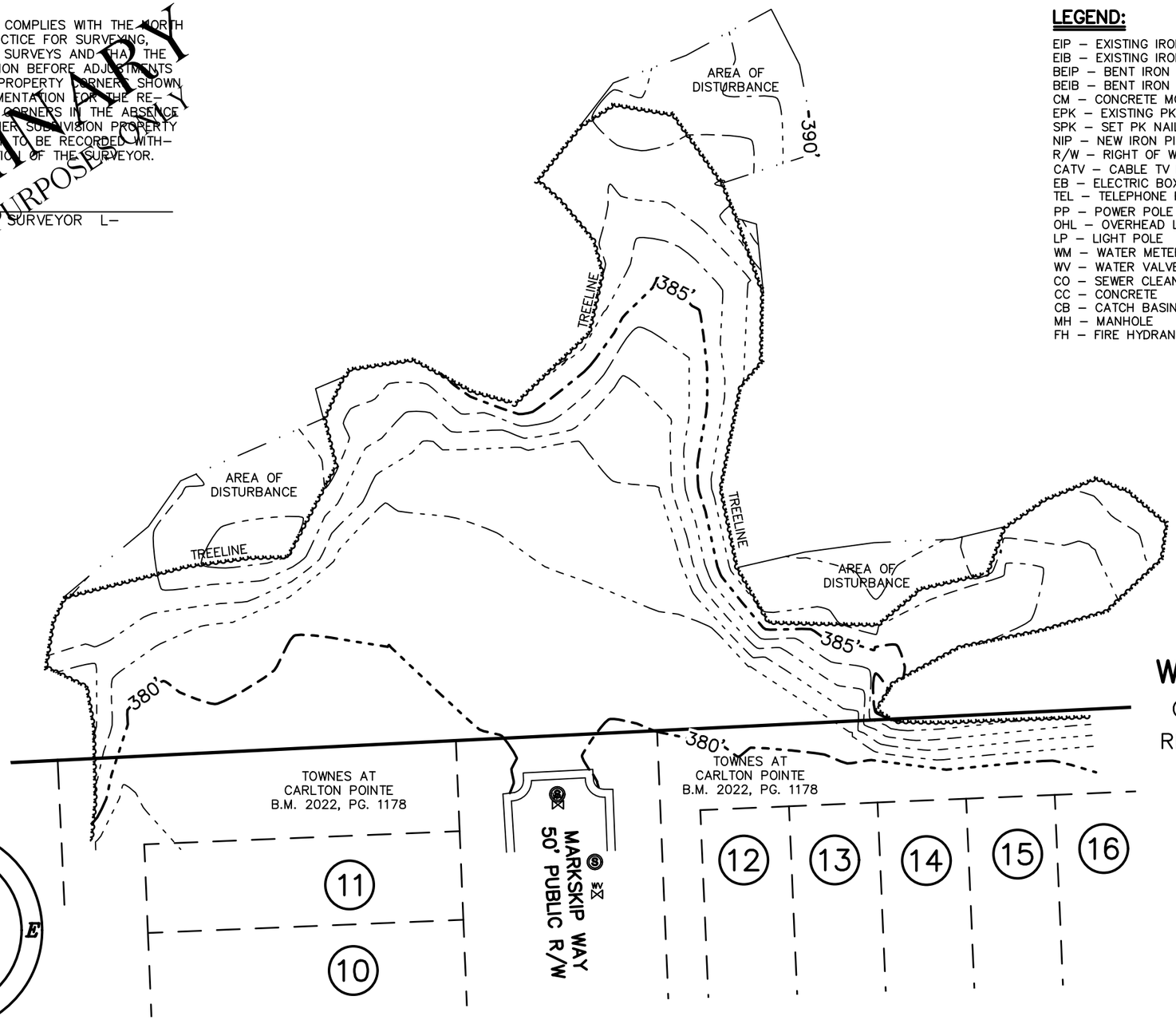
WAKE FOREST TOWNSHIP
TOWN OF ROLESVILLE, WAKE COUNTY, NORTH CAROLINA

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

I DECLARE THAT THIS SURVEY COMPLIES WITH THE NORTH CAROLINA STANDARDS OF PRACTICE FOR SURVEYING, (SECTION 1600) FOR CLASS A SURVEYS AND THAT THE CALCULATED RATIO OF PRECISION BEFORE ADJUSTMENTS IS 1:10,000+. FURTHERMORE, PROPERTY CORNERS SHOWN ARE PRIMARY CONTROL MONUMENTATION FOR THE RE-ESTABLISHMENT OF PROPERTY CORNERS IN THE ABSENCE OF GRID MONUMENTS AND OTHER SUBDIVISION PROPERTY CORNERS. THIS SURVEY IS NOT TO BE RECORDED WITHOUT THE WRITTEN AUTHORIZATION OF THE SURVEYOR.

PROFESSIONAL LAND SURVEYOR L-

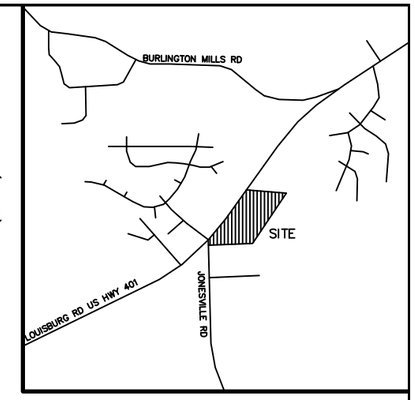
PRELIMINARY
FOR REVIEW PURPOSES ONLY



LEGEND:

EIP – EXISTING IRON PIPE
EIB – EXISTING IRON BAR
BEIP – BENT IRON PIPE
BEIB – BENT IRON BAR
CM – CONCRETE MONUMENT
EPK – EXISTING PK NAIL
SPK – SET PK NAIL
NIP – NEW IRON PIPE SET
R/W – RIGHT OF WAY
CATV – CABLE TV BOX
EB – ELECTRIC BOX
TEL – TELEPHONE PEDESTAL
PP – POWER POLE
OHL – OVERHEAD LINE
LP – LIGHT POLE
WM – WATER METER
WV – WATER VALVE
CO – SEWER CLEAN-OUT
CC – CONCRETE
CB – CATCH BASIN
MH – MANHOLE
FH – FIRE HYDRANT

NC GRID NAD 83' (2011)



VICINITY MAP

LINE TYPE LEGEND

PROPERTY LINE – LINE SURVEYED
RIGHT-OF-WAY
ADJOINING LINE – LINE NOT SURVEYED
OVERHEAD LINE
BUILDING SETBACK
EASEMENT
BUFFER
FLOOD HAZARD SOILS

TOPOGRAPHIC SURVEY FOR

WALLBROOK LANDCO, LLC

OWNER: WALLBROOK LANDCO, LLC
REF: DEED BOOK 18103, PAGE 1563
REF: B.M. 1995, PG. 2034
TOWN OF ROLESVILLE
WAKE COUNTY, NORTH CAROLINA

30 15 0 30 60

SCALE 1"=30'

JULY 7, 2022
REVISED JULY 13, 2022
ZONED GC-CZ
PIN #1758.01-45-8905

(CARLTON TOWNHOMES-TOPO AREA.DWG - TW)

CMP
PROFESSIONAL LAND SURVEYORS, C-1525, 333 S. WHITE STREET, P.O. BOX 1253, WAKE FOREST N.C., 27588, (919) 556-3148