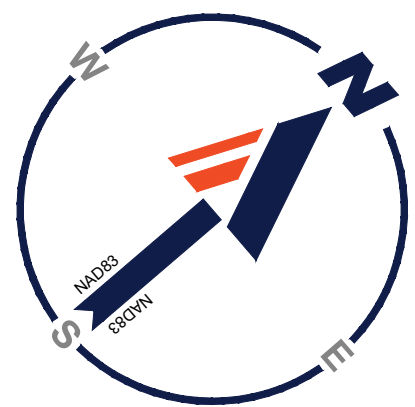
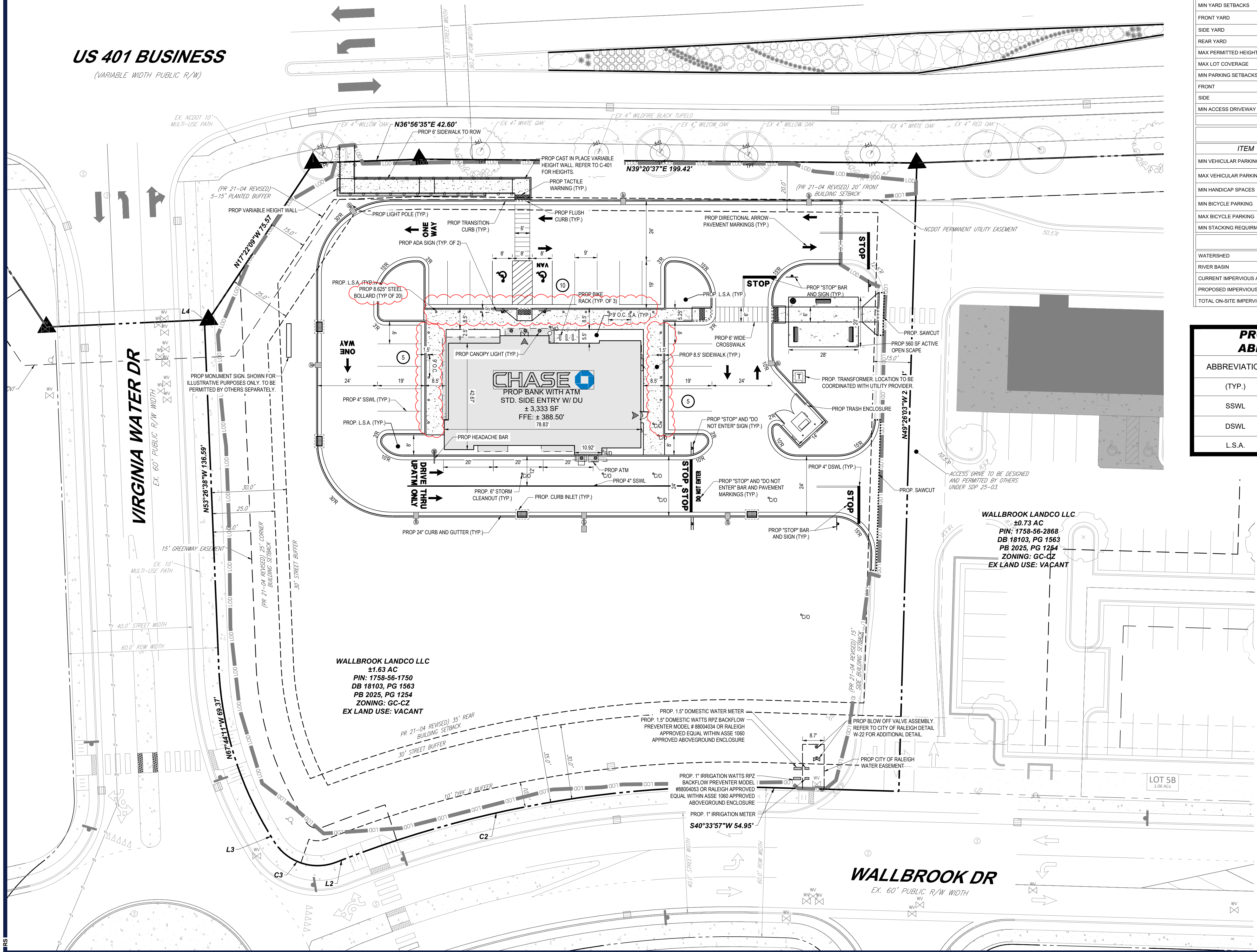




**US 401 BUSINESS**  
(VARIABLE WIDTH PUBLIC R/W)



**ZONING TABLE**

PIN: 1758-56-2863  
ZONE: GC-CZ GENERAL COMMERCIAL - CONDITIONAL ZONING  
CURRENT USE: VACANT  
PROPOSED USE: BANKING SERVICES  
LOT: 5A, WALLBROOK, BM2025PG1690-1691  
PROPOSED SQUARE FOOTAGE OF BUILDING: 3,333 SF

**APPLICANT / OWNER INFORMATION**

APPLICANT: JLL  
4509 CREEDMOOR RD, STE 300  
RALEIGH, NC 27612

PROPERTY OWNER: WALLBROOK LANDCO, LLC  
3 KEEL ST, STE 2  
WRIGHTSVILLE BEACH, NC 28480

**BULK REQUIREMENTS**

| ITEM                      | CODE      | PERMITTED                    | EXISTING            | PROPOSED         |
|---------------------------|-----------|------------------------------|---------------------|------------------|
| MIN LOT AREA              | § 3.2.1   | 20,000 SF (0.46 AC)          | 71,000 SF (1.63 AC) | 71,000 (1.63 AC) |
| MIN LOT WIDTH             | § 3.2.1   | 100.0'                       | ±260.0'             | ±250.0'          |
| MIN LOT DEPTH             | N/A       | N/A                          | N/A                 | N/A              |
| MIN YARD SETBACKS         |           |                              |                     |                  |
| FRONT YARD                | § 3.2.1   | 20' FROM FRONT PROPERTY LINE | N/A                 | 70.0'            |
| SIDE YARD                 | § 3.2.1   | 15.0' FROM SIDE LOT LINE     | N/A                 | 95.0'            |
| REAR YARD                 | § 3.2.1   | 35.0' FROM REAR LOT LINE     | N/A                 | N/A              |
| MAX PERMITTED HEIGHT      | § 3.2.1   | 35.0'                        | N/A                 | <35.0'           |
| MAX LOT COVERAGE          | § 3.2.1   | N/A                          | N/A                 | TBD              |
| MIN PARKING SETBACKS      | § 6.2.2.2 |                              |                     |                  |
| FRONT                     | § 6.2.2.2 | 30.0' FROM R/W               | N/A                 | 40.0'            |
| SIDE                      | § 6.2.2.2 | 10.0' FROM R/W               | N/A                 | 70.0'            |
| MIN ACCESS DRIVEWAY WIDTH | § 6.4.4   | 24'                          | N/A                 | 24'              |

**PARKING REQUIREMENTS**

| ITEM                      | CODE          | PERMITTED                                               | EXISTING | PROPOSED        |
|---------------------------|---------------|---------------------------------------------------------|----------|-----------------|
| MIN VEHICULAR PARKING     | § 6.4.3       | 2.5 SPACES PER 1,000 SF<br>2.5x(3,333 SF/1,000 SF) = 8  | N/A      | 20 SPACES       |
| MAX VEHICULAR PARKING     | § 6.4.3       | 6.0 SPACES PER 1,000 SF<br>6.0x(3,333 SF/1,000 SF) = 20 | N/A      | 20 SPACES       |
| MIN HANDICAP SPACES       | 2010 ADA CODE | 1-25 SPACES REQUIRES<br>MINIMUM OF 1 ADA SPACE          | N/A      | 2 SPACES        |
| MIN BICYCLE PARKING       | § 6.4.7       | 1 SPACE PER 5,000 SF<br>1x(3,333 SF/5,000 SF) = 1       | N/A      | 3 BICYCLE RACKS |
| MAX BICYCLE PARKING       | § 6.4.7       | 20 BICYCLE SPACES                                       | N/A      | 3 BICYCLE RACKS |
| MIN STACKING REQUIREMENTS | § 5.1.4.B     | 2 SPACES @ 10' x 20'                                    | N/A      | 2 SPACES        |

**ADDITIONAL SITE DATA**

|                               |                                |
|-------------------------------|--------------------------------|
| WATERSHED                     | LOWER NEUSE                    |
| RIVER BASIN                   | NEUSE                          |
| CURRENT IMPERVIOUS AREA       | 5,077 SF                       |
| PROPOSED IMPERVIOUS AREA      | 25,046 SF                      |
| TOTAL ON-SITE IMPERVIOUS AREA | 30,123 SF (42.5% OF SITE AREA) |

**PROPOSED SITE ABBREVIATIONS**

| ABBREVIATION | DESCRIPTION             |
|--------------|-------------------------|
| (TYP.)       | TYPICAL                 |
| SSWL         | SINGLE SOLID WHITE LINE |
| DSWL         | DOUBLE SOLID WHITE LINE |
| L.S.A.       | LANDSCAPE AREA          |

**LEGEND**

| PROPOSED            |      |
|---------------------|------|
| PROPERTY LINE       | ---  |
| EASEMENT LINE       | ---  |
| SETBACK LINE        | ---  |
| CURB                | ---  |
| DEPRESSED CURB      | ---  |
| UTILITY POLE        | ⊙    |
| TYPICAL SIGN        | ⊙    |
| PARKING COUNT       | ⊙    |
| PROP. TRASH CAN     | ⊙    |
| PROP. BENCH         | ⊙    |
| HYDRANT             | ⊙    |
| SANITARY MANHOLE    | ⊙    |
| STORM MANHOLE       | ⊙    |
| WATER VALVE         | ⊙    |
| WATER METER         | ⊙ WM |
| DATA                | ⊙ GV |
| TYPICAL END SECTION | ⊙    |
| DATA                | ⊙    |
| GRATE INLET         | ⊙    |
| CURB INLET          | ⊙    |
| CLEANOUT            | ⊙    |

WALLBROOK LANDCO LLC  
±0.73 AC  
PIN: 1758-56-2868  
DB 18103, PG 1563  
PB 2025, PG 1264  
ZONING: GC-CZ  
EX LAND USE: VACANT

WALLBROOK LANDCO LLC  
±1.63 AC  
PIN: 1758-56-1750  
DB 18103, PG 1563  
PB 2025, PG 1254  
ZONING: GC-CZ  
EX LAND USE: VACANT

**BOHLER**  
BOHLER ENGINEERING NC, PLLC

SITE CIVIL AND CONSULTING ENGINEERING  
PROGRAM MANAGEMENT  
LANDSCAPE ARCHITECTURE  
SUSTAINABLE DESIGN  
PERMITTING SERVICES  
TRANSPORTATION SERVICES

**REVISIONS**

| REV | DATE     | COMMENT      | DRAWN BY |
|-----|----------|--------------|----------|
| 1   | 7/1/24   | TRC COMMENTS | CJAC     |
| 2   | 9/2/25   | TRC COMMENTS | RS/CC    |
| 3   | 10/2/25  | TRC COMMENTS | RS/CC    |
| 4   | 11/1/25  | TRC COMMENTS | RBS      |
| 5   | 8/4/2026 | RDC COMMENTS | RBS      |



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It's fast. It's free. It's the law.

**PERMIT SET**

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: NCB230114.00  
DRAWN BY: RS/UE/CC  
CHECKED BY: OAK  
DATE: 04/23/24  
CAD ID: P-CIVIL-SITE

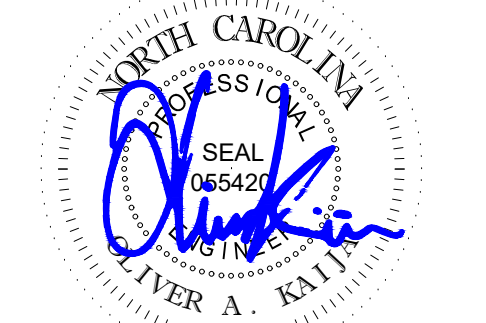
**SITE DEVELOPMENT PLANS**

FOR

**CHASE**

PROPOSED DEVELOPMENT  
735 S MAIN ST  
ROLESVILLE, NC 27571  
WAKE COUNTY

**BOHLER**  
BOHLER ENGINEERING NC, PLLC  
NCBELS P-1132  
4130 PARKLAKE AVENUE, SUITE 200  
RALEIGH, NC 27612  
Phone: (919) 578-9000  
NC@BohlerEng.com



SHEET TITLE:  
**SITE PLAN**

SHEET NUMBER:  
**C-301**

REVISION 5 - 8/4/2026

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

