

WALLBROOK - LOT 5

PRELIMINARY SUBDIVISION PLAT

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

Project No. PSP 24-01

General Notes

- CONSTRUCTION PLAN APPROVAL FROM TOWN OF ROLESVILLE AND RALEIGH WATER SHALL BE OBTAINED PRIOR TO CONSTRUCTION OF ANY STREET, WATER, AND/OR SANITARY SEWER AND STORM DRAINAGE SYSTEMS.
- ALL REQUIRED IMPROVEMENTS SHALL CONFORM TO THE TOWN OF ROLESVILLE AND RALEIGH WATER STANDARD DESIGNS AND DETAILS.
- ALL LOTS SHALL EQUAL OR EXCEED THE MINIMUM DEVELOPMENT STANDARDS OF THE TOWN OF ROLESVILLE LAND DEVELOPMENT ORDINANCE.
- ELECTRIC SERVICE PROVIDED BY DUKE ENERGY.
- WATER AND SANITARY SEWER SERVICE IS PROVIDED BY RALEIGH WATER.
- ELECTRIC AND TELEPHONE UTILITIES SHALL BE INSTALLED UNDERGROUND.
- STREET LIGHTS TO BE INSTALLED BY DUKE ENERGY.
- DEPRESS CURBS FOR HANDICAP RAMPS AT STREET INTERSECTIONS THAT HAVE SIDEWALKS.
- EROSION CONTROL PLAN APPROVAL REQUIRED PRIOR TO SITE DEVELOPMENT.
- MASTER STORMWATER MANAGEMENT PLAN IS APPROVED UNDER WAKE COUNTY PERMIT SWF # 105882-2023.
- STORMWATER MASTER PLAN LIMITS IMPERVIOUS AREA TO 85% OF CUMULATIVE AREA OF LOT 5.
- STORMWATER MANAGEMENT WILL BE PROVIDED VIA STORMWATER MANAGEMENT CONTROL MEASURE #1 LOCATED ON LOT 1C.
- HYDRAULIC ANALYSIS OF THE WATER MAINS ARE REQUIRED PRIOR TO CONSTRUCTION.
- NO SEWER SERVICE SHALL BE PROVIDED FOR LOTS WITHIN THIS PROJECT UNTIL ALL MAINS AND SERVICES HAVE BEEN INSTALLED AND ACCEPTED FOR MAINTENANCE BY RALEIGH WATER.
- STORM DRAIN PIPE SIZES ARE APPROXIMATE. FINAL SIZING, GRADES, ETC. SHALL BE SUBMITTED WITH CONSTRUCTION PLANS.
- JURISDICTIONAL WETLANDS AND STREAMS SHOWN ON THIS PLAT ARE BASED UPON NC DWR STREAM DETERMINATIONS NBR00 #17-431 & #17-432 AND THE US ARMY CORP OF ENGINEERS SAW-2019-00873 AND SAW-2019-876.
- NCDOT DRIVEWAY PERMITS ARE REQUIRED FOR ALL PROPOSED SITE DRIVEWAYS AND STREET CONNECTIONS TO US 401 BUSINESS (MAIN STREET). REQUIRED ROADWAY IMPROVEMENTS ALONG US 401 BUSINESS (MAIN STREET) ARE TO BE CONSTRUCTED AS PART OF NCDOT U-6241.
- BOUNDARY AND TOPOGRAPHICAL SURVEY INFORMATION SHOWN HEREON WAS TAKEN FROM A SURVEY PERFORMED BY GARY S. MILLER AND ASSOCIATES, P.A. ENTITLED JOHNSON, MIRMIRAN & THOMPSON ENTITLED "ALTA/NSPS LAND TITLE SURVEY PREPARED FOR C4 INVESTMENTS, LLC" DATED MARCH 10, 2020.
- ELEVATIONS SHOWN ARE BASED ON NAVD 88 DATUM.
- A PORTION OF THE PROPERTY IS LOCATED WITHIN FLOOD ZONE 'X'. AREA OF MINIMAL FLOODING, AS SHOWN ON NATIONAL FLOOD INSURANCE RATE MAP (FIRM) NO. 3720175800K, PANEL 1758 EFFECTIVE DATE 7/19/2022.
- PER THE GEOTECHNICAL REPORT PERFORMED BY TERRATECH ENGINEERS, AREAS OF STRUCTURAL FILL AND/OR CONSTRUCTION OPERATIONS SHOULD BE PROOF-ROLLED PER THE GEOTECHNICAL RECOMMENDATIONS, AFTER ROUGH FINISHED SUB-GRADE IS ACHIEVED.

Legend

EXISTING PROPOSED

● = FOUND MONUMENT AS NOTED

○ = SET IRON PIN

△ = NCGS MONUMENT

• = DIMENSION POINT (NOTHING SET)

P = PROPERTY LINE

R/W = RIGHT OF WAY

C&G = CURB AND GUTTER

DI = CABLE TV PEDESTAL

EM = ELECTRIC BOX

F/O = ELECTRIC METER

FH = FIBER OPTIC

GV = FIRE HYDRANT

GP = GAS VALVE

HP = HAND BOX

LP = LIGHT POLE

PP = POWER POLE

WP = GUY WIRE

ROP = REINFORCED CONCRETE PIPE

S.F. = SQUARE FEET (AREA)

SG = SIGN

SP = TRAFFIC SIGNAL POLE

SW = SANITARY SEWER MANHOLE

SWF = SANITARY SEWER FORCE MAIN VALVE

STM = STORM DRAIN MANHOLE

TP = TELEPHONE PEDESTAL

TR = TRAFFIC BOX

WB = WATER BOX

WM = WATER METER

WMH = WATER MANHOLE

WV = WATER VALVE

W = WELL

X-WALK = PEDESTRIAN X-WALK POLE

E = ELECTRIC LINE

FW = SANITARY SEWER FORCE MAIN

FO = FIBER OPTIC LINE

G = GAS LINE

OHE = OVERHEAD ELECTRIC LINE

S = SANITARY SEWER LINE

T = TELEPHONE LINE

W = CABLE TV LINE

W = WATER LINE

F = FIRE LINE

8"Ø = 8"Ø WATER LINE

12"Ø = 12"Ø WATER LINE

RP = RIPARIAN BUFFER

50' = TREELINE

50' = MAJOR CONTOUR (5')

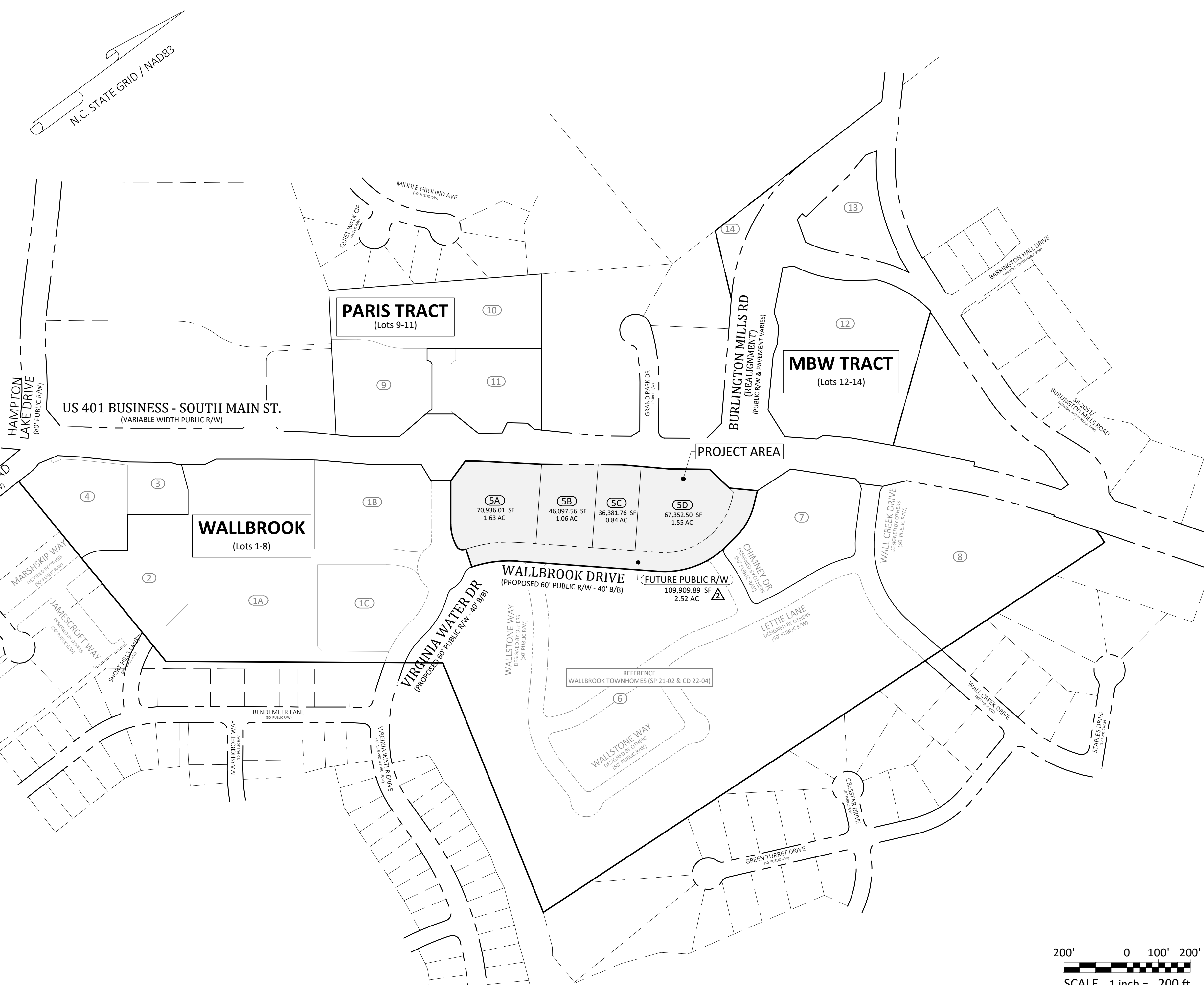
50' = MINOR CONTOUR (1')

RP = RIPARIAN BUFFER

RP = ACCESS EASEMENT

RP = GREENWAY EASEMENT

RP = OPEN SPACE



SPECIAL USE PERMIT (SUP 20-02) APPLIES TO LOTS 1(A,B, & C) - 8

- PRESENTED TO TOWN BOARD AS AGENDA ITEM C.1 ON 2-MAR-2021. APPROVED SUP IS RECORDED AS BOOK 18451 PG 470
- TOWNHOMES LIMITED TO 155 UNITS
- PRIOR TO ISSUANCE OF FIRST CERTIFICATE OF OCCUPANCY FOR THE FIRST RESIDENTIAL UNIT, WALL CREEK DRIVE EXTENSION MUST BE COMPLETE
- NO LATER THAN 6 MONTHS FOLLOWING COMPLETION OF THE LAPP GRANT PROJECT IMPROVEMENTS, DEVELOPER WILL COMPLETE BOTH 1) THE EXTENSION OF VIRGINIA WATER DRIVE TO MAIN STREET AND 2) THE EXTENSION OF BURLINGTON MILLS ROAD (AS REALIGNED) FROM MAIN ST TO VIRGINIA WATER DRIVE. (THIS PORTION OF BURLINGTON MILLS HAS BEEN RENAMED TO WALLBROOK DRIVE)
- DEVELOPER WILL COMPLETE TRAFFIC IMPROVEMENTS AS SET FORTH IN OCTOBER 13, 2020 MEMO BY STANTEC.
- AREAS EAST OF WALL CREEK RIPARIAN BUFFER SHALL NOT BE DEVELOPED WITH STRUCTURES OR IMPROVEMENTS.



PSP-24-01 / Preliminary Subdivision Plat / Wallbrook Lot 5

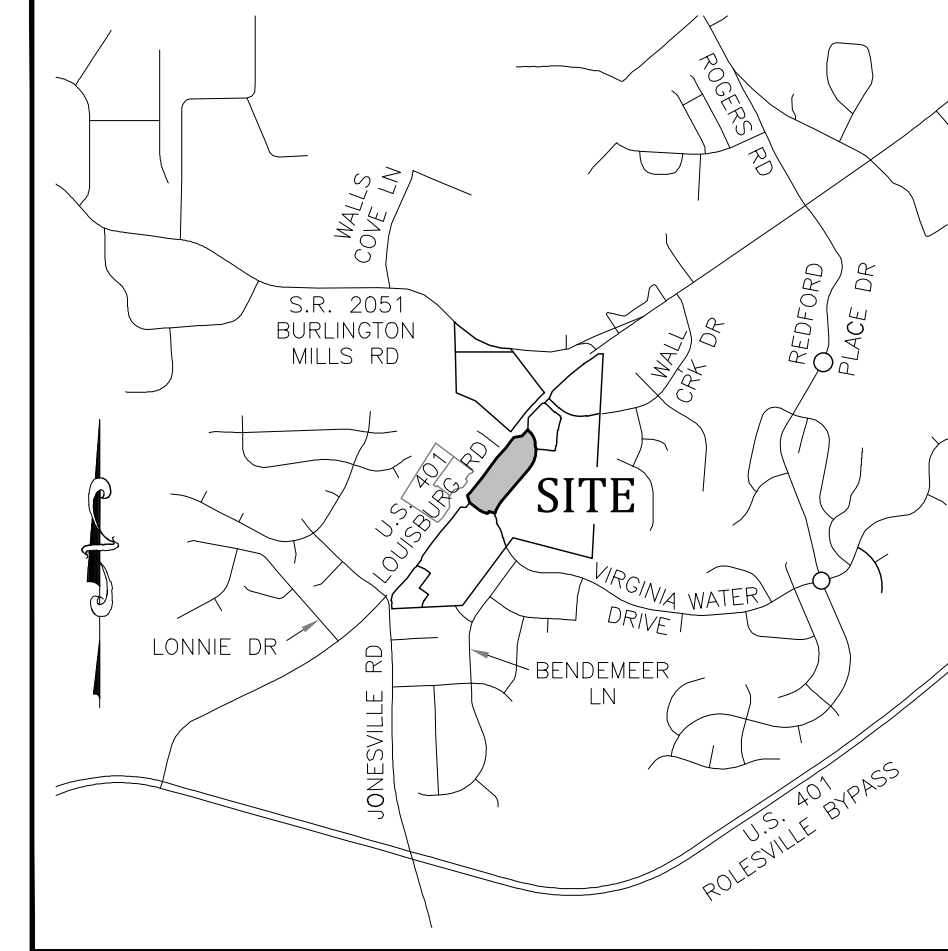
APPROVED

Date: August 5, 2024

Miranda D. Miller

Town of Rolesville Planning Department

200' 0 100' 200'
SCALE 1 inch = 200 ft



Vicinity Map
NTS

Site Data

PIN NUMBERS:	1758-56-3963
REAL ESTATE ID:	0509435
CURRENT ZONING:	GC-CZ
ACREAGE IN DEVELOPMENT:	5.07± ACRES
ACREAGE IN TOTAL TRACT:	6.48± ACRES
NUMBER OF LOTS CREATED:	4
LINEAR FEET IN STREETS:	1,955 LF± TOTAL (OVERALL LAYOUT APPROVED PR 21-04 REV) 1,195 LF± WALLBROOK DRIVE (60' R/W - 40' B/B) 620 LF± VIRGINIA WATER DRIVE (60' R/W - 40' B/B) 140 LF± VIRGINIA WATER DRIVE (PARIS TRACT) (60' R/W - 40' B/B) PROPOSED R/W TO BE DEDICATED TO TOWN OF ROLESVILLE
WATERSHED:	Lower Neuse
RIVER BASIN:	Neuse
CURRENT USE:	VACANT / CLEARED
PROPOSED USE(S):	REFER TO SUP 20-02 FOR PERMITTED USES
CURRENT IMPERVIOUS:	0 SF
PROPOSED IMPERVIOUS:	MAX 85% OF TOTAL LOT AREA - 220,767.8 SF x 0.85 = 187,652.6 SF (PER MASTER STORMWATER PERMIT - WAKE CO. SWF 105882-2023) TRANSPORTATION AREA (PUBLIC) = 53,847 SF (1.24 AC±) TOTAL (INCL. PUBLIC TRANSPORTATION) = 274,614.8 SF (6.3 AC±)
DEVELOPMENT STANDARDS:	LDO
OPEN SPACE CALCULATIONS:	CALCULATIONS APPROVED VIA PR 21-04 (TOWN BOARD APPROVED) AND PR 21-04 REVISED
PARKING CALCULATIONS:	LOT 5 0.38 AC = GREENWAY - (MEDIUM - 16,508 SF)
TREE PRESERVATION:	N/A (REFER TO TREE PRESERVATION PLAN - APPROVED VIA SPD 23-05 / CID 23-01)



Engineer

Ark Consulting Group, PLLC
2755 Charles Blvd - Suite B
Greenville, NC 27858
(252) 558-0888

Contact: Bryan Fagundus, PE
bryan@arkconsultinggroup.com

Owner/Developer

Wallbrook Landco, LLC
3 Keel St, Ste 2
Wrightsville Beach, NC 28480
(704) 621-6430

Contact: Austin Williams
awilliams@csere.com

Sheet Index

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

REF Survey - Johnson, Mirmiran & Thompson (3 Sheets)
PR 21-04 REVISED (6 Sheets)

Survey Note:

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

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

Cover / Overall Site

WALLBROOK - LOT 5

PRELIMINARY SUBDIVISION PLAT

TOWN OF ROLESVILLE PROJECT No. PSP 24-01

Town of Rolesville, Wake County, North Carolina

DEVELOPER: Crosland Southeast

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

PHONE: (704) 561-5200

ENGINEER: BRYAN C. FAGUNDUS

DATE: 8/5/2024

ACG Dwg No. D-1486-PP

925-A Conference Dr., Greenville, NC 27858
(252) 558-0888

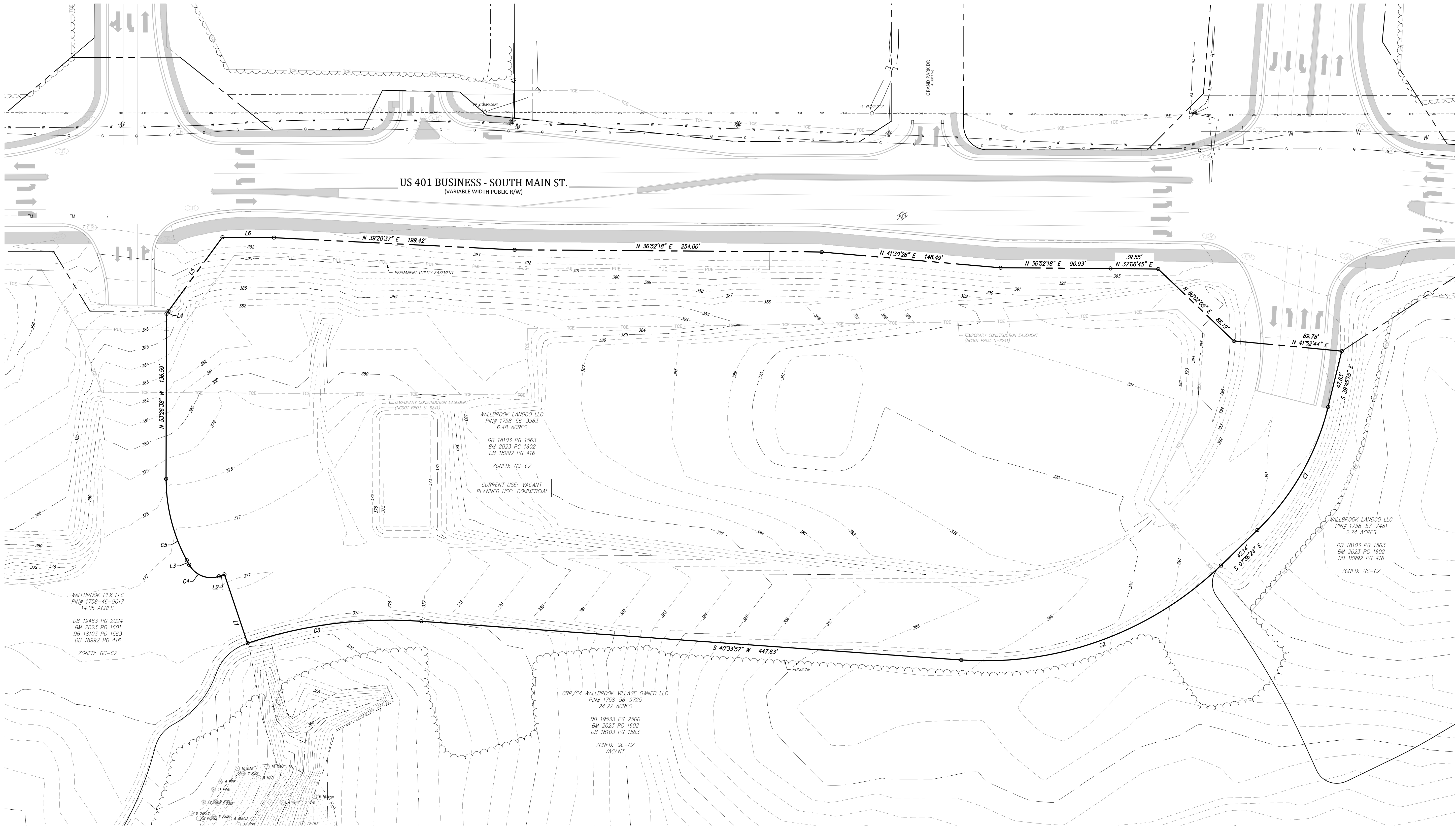
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DRAWN: DLC

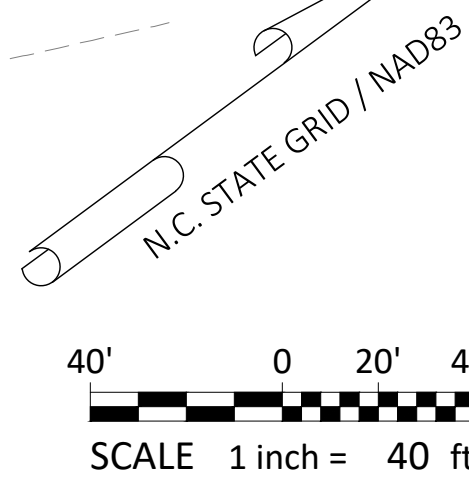
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DATE: 3/28/2024

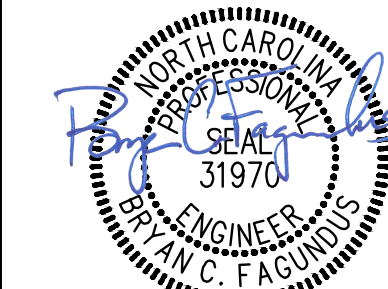
SCALE: 1" = 200'



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



#	DATE	DESCRIPTION
4	31-JUL-24	REVISED PER REVIEW COMMENTS
3	1-JUL-24	REVISED PER REVIEW COMMENTS
2	3-JUN-24	REVISED PER REVIEW COMMENTS
1	1-APR-24	ISSUED FOR INITIAL REVIEW
REVISIONS:		

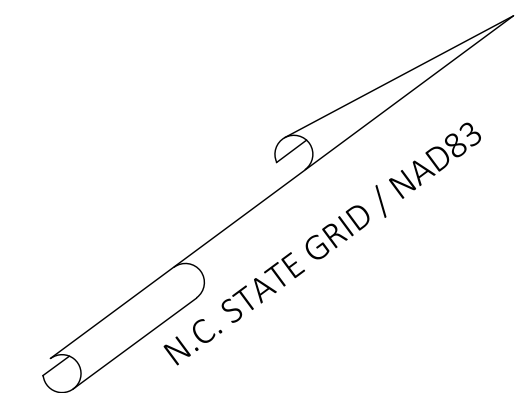


ACG Dwg No. D-1486-PP

8/5/2024

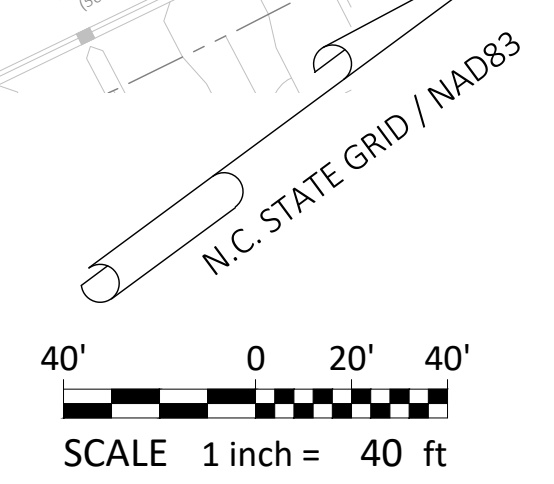
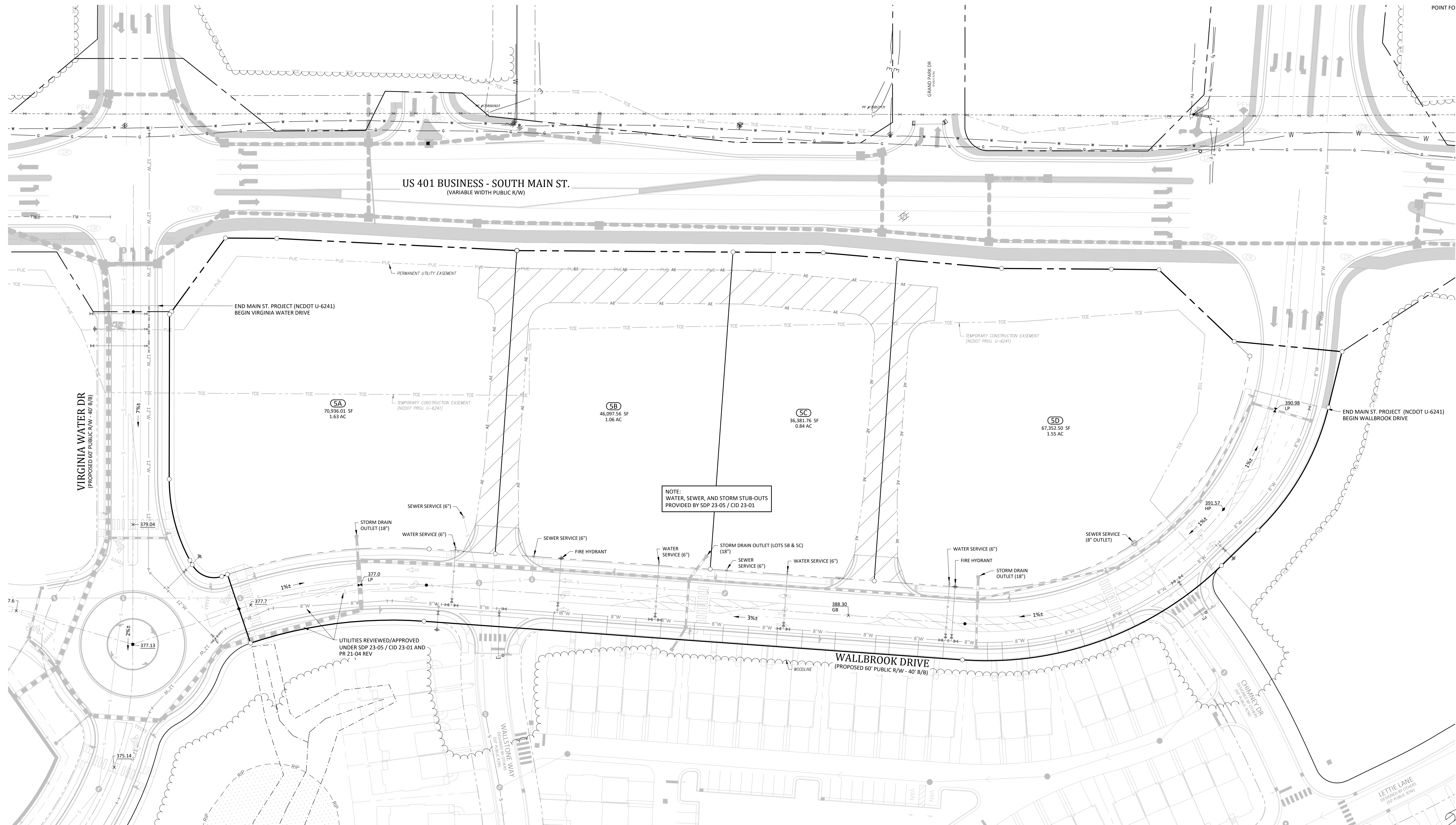
SHEET: 2 of 4		PIN # 1758-45-8905, 1758-56-8976	
Existing Conditions			
WALLBROOK - LOT 5			
PRELIMINARY SUBDIVISION PLAT			
TOWN OF ROLESVILLE PROJECT No. PSP 24-01			
Town of Rolesville, Wake County, North Carolina			
DEVELOPER: Crosland Southeast			
ADDRESS: 121 West Trade Street, Ste 2550, Charlotte, NC 28202			
PHONE: (704) 561-5200			
SURVEY: BY OTHERS		APPROVED: BCF	
DRAWN: DLG		DATE: 3/28/2024	
CHECKED: TGN		SCALE: 1" = 100'	





NOTE: (PR 21-04 REV)

THE TYPE 'D' BUFFERS ARE REQUIRED BY THE TOWN OF ROLESVILLE UDO AND AS AGREED UPON DURING THE APPLICATION OF SP 21-02 FOR THE ADJACENT TOWNHOME DEVELOPMENT. THE TYPE 'D' BUFFER OVERLAPS PORTIONS OF THE 30' LDO STREET BUFFER ALONG WALLBROOK DRIVE, HOWEVER, THE ADDITIONAL PLANTINGS PER SP 21-02 SHALL BE PROVIDED.



4	31-JUL-24	REVISED PER REVIEW COMMENTS
3	1-JUL-24	REVISED PER REVIEW COMMENTS
2	3-JUN-24	REVISED PER REVIEW COMMENTS
1	1-APR-24	ISSUED FOR INITIAL REVIEW
#	DATE	DESCRIPTION

ACG Dwg No. D-1486-PP
8/9/2024

SHEET: 4 of 4

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

Utility & Drainage Plan

WALLBROOK - LOT 5

PRELIMINARY SUBDIVISION PLAT

TOWN OF ROLESVILLE PROJECT No. PSP 24-01

Town of Rolesville, Wake County, North Carolina

DEVELOPER: Crosland Southeast

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

PHONE: (704) 561-5200



ARK CONSULTING GROUP, PLLC
ENGINEERS & PLANNERS
www.arkconsultinggroup.com
925-A Conference Dr., Greenville, NC 27858
(252) 558-0888

SURVEY: BY OTHERS
(Johnson, Mirmiran & Thompson)

APPROVED: BCF

DATE: 3/28/2024

SCALE: 1" = 100'

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

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 C. 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 $\frac{1}{2}$ 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 CAWTHORNE, 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 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]

CURRENT ZONING SETBACK REQUIREMENTS:

TAX PARCEL 1758-48-9229: R-1 (SINGLE FAMILY RESIDENTIAL)
TAX PARCEL 1758-58-2090: 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'
CO	20'	15'	25'	35'

(SETBACKS INCLUDE SPECIAL USE DISTRICTS)

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.

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 TRACT 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 S80°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.

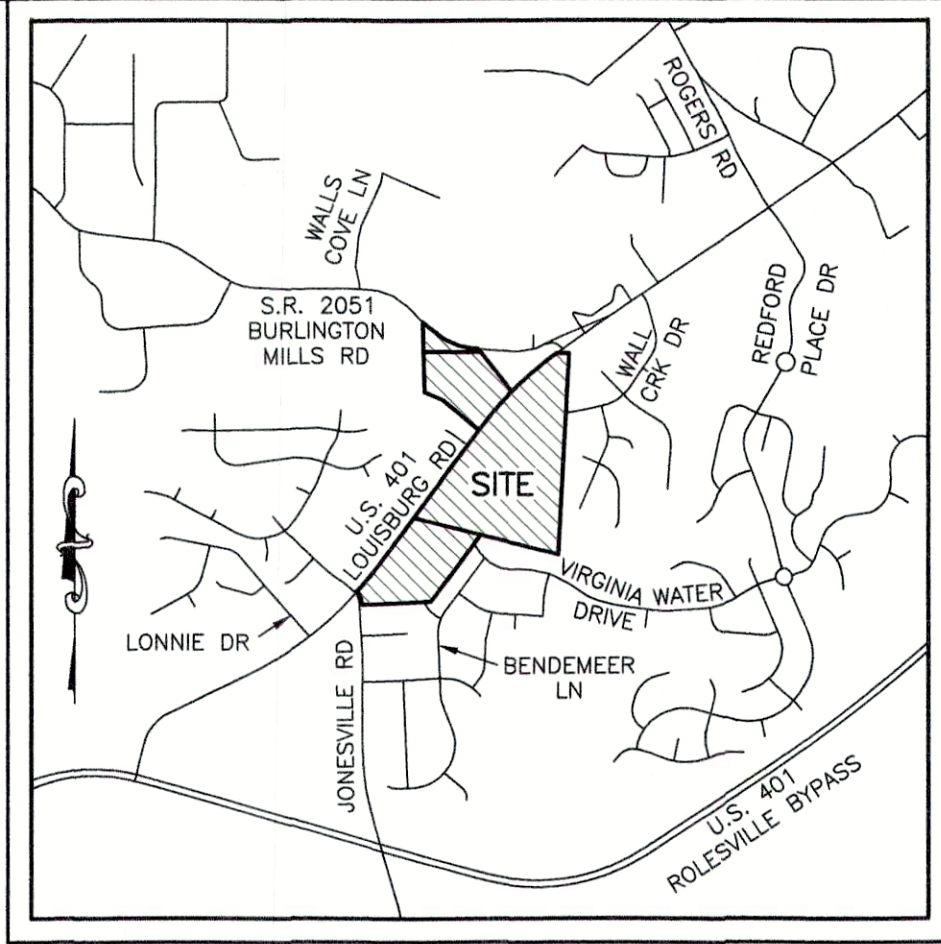
CONTAINING 44.100 ACRES, MORE OR LESS.

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.



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
- △ = NCOS MONUMENT
- = DIMENSION POINT (NOTHING SET)
- ℙ = PROPERTY LINE
- R/W = RIGHT OF WAY

- C&G = CURB AND GUTTER
- CAV = CABLE TV PEDESTAL
- DI = DROP INLET
- ELEC = ELECTRIC BOX
- EM = ELECTRIC METER
- F/O = FIBER OPTIC
- FH = FIRE HYDRANT
- GV = GAS VALVE
- H&B = HAND BOX
- LP = LIGHT POLE
- PP = POWER POLE
- ← = GUY WIRE
- RCP = REINFORCED CONCRETE PIPE
- S.F. = SQUARE FEET (AREA)
- = SIGN
- = TRAFFIC SIGNAL POLE
- = SANITARY SEWER MANHOLE
- = SANITARY SEWER FORCE MAIN VALVE
- = STORM DRAIN MANHOLE
- = TELEPHONE PEDESTAL
- = TRAFFIC BOX
- = WATER BOX
- WM = WATER METER
- WMH = WATER MANHOLE
- WV = WATER VALVE
- = WELL
- = PEDESTRIAN X-WALK POLE
- = ELECTRIC LINE
- 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

JMT 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

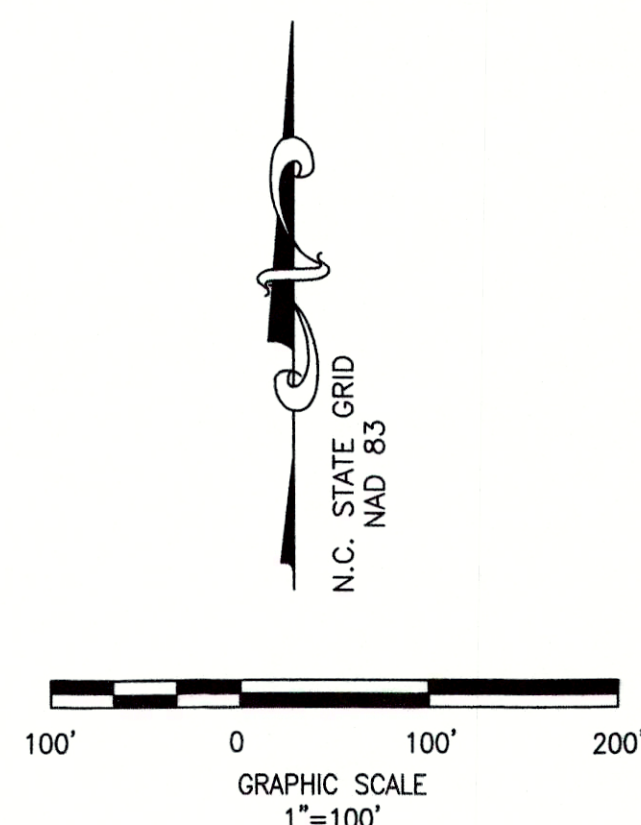
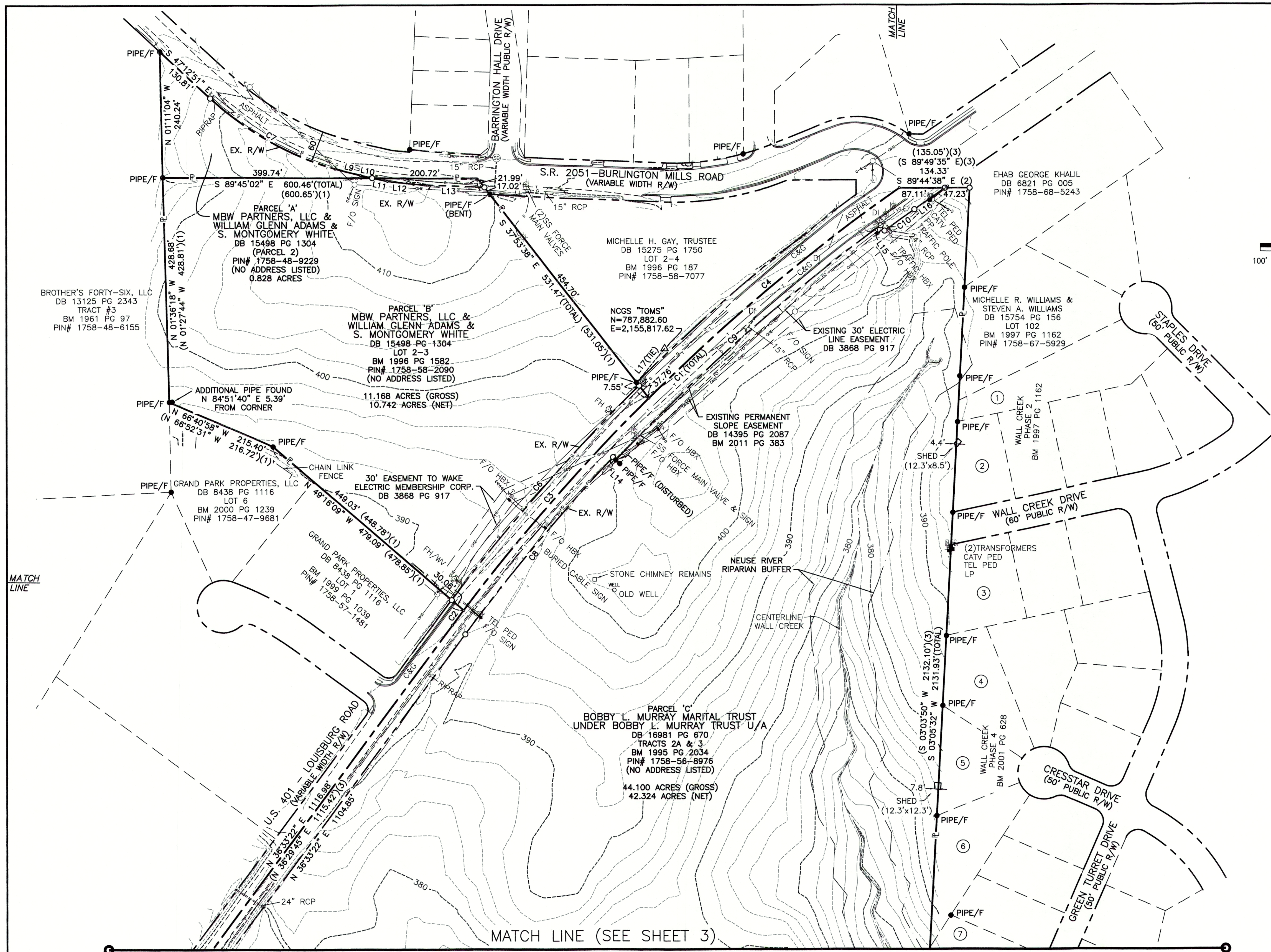
ALTA/NSPS LAND TITLE SURVEY

PREPARED FOR
WALLBROOK LANDCO, LLC

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

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





ADJOINING PROPERTY OWNERS

- 1
RODERICK BLACKWELL &
CHRISTINE BLACKWELL
DB 8769 PG 1894
LOT 101
BM 1997 PG 1162
PIN# 1758-67-6836
- 2
CHARLES CULBERTSON &
TERESA CULBERTSON
DB 17393 PG 896
LOT 96
BM 1997 PG 1162
PIN# 1758-67-4619
- 3
ANTONIO G. CATTARUZZA &
SHEILA B. CATTARUZZA
DB 8149 PG 422
LOT 92
BM 1997 PG 1162
PIN# 1758-67-4416
- 4
JOHN DANIEL BONO, III &
SABRINA MICHELE BONO
DB 13369 PG 2170
LOT 85
BM 2001 PG 628
PIN# 1758-67-4204
- 5
RONALD G. PATTERSON &
LAURA A. PATTERSON
DB 10087 PG 2409
LOT 84
BM 2001 PG 628
PIN# 1758-67-4100
- 6
MICHAEL A. HADDER &
JENNIFER H. HADDER
DB 16143 PG 2477
LOT 83
BM 2001 PG 628
PIN# 1758-66-3984
- 7
JOSEPH L. KEELEY, III &
SARAH E. KEELEY
DB 10496 PG 1314
LOT 79
BM 2002 PG 825
PIN# 1758-66-4723

LEGEND

- (1) = RECORD DATA PER BM 1996 PG 1582
(2) = RECORD DATA PER BM 2011 PG 383
(3) = RECORD DATA PER BM 1995 PG 2034
(4) = RECORD DATA PER BM 2002 PG 825
(5) = RECORD DATA PER BM 2005 PG 1195-1196
(6) = RECORD DATA PER DB 13993 PG 2591
● = FOUND MONUMENT AS NOTED
○ = SET IRON PIN
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* = 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
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GV = GAS VALVE
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— = STORM DRAIN MANHOLE
— = TELEPHONE PEDESTAL
— = TRAFFIC BOX
— = WATER BOX
WM = WATER METER
WMH = WATER MANHOLE
WV = WATER VALVE
WELL = WELL
X-WALK = PEDESTRIAN X-WALK POLE
— = ELECTRIC LINE
— = SANITARY SEWER FORCE MAIN
— = FIBER OPTIC LINE
— = GAS LINE
— = OVERHEAD ELECTRIC LINE
— = SANITARY SEWER LINE
— = TELEPHONE LINE
— = CABLE TV LINE
— = WATER LINE

LINE	BEARING	DISTANCE
L1	N 02°07'15" W	48.32'
L2	N 03°10'03" W	17.67'
L3	N 41°10'16" E	41.30'
L4	N 40°37'47" E	49.15'
L5	N 39°31'43" E	50.83'
L6	N 38°52'58" E	49.80'
L7	N 38°22'04" E	50.40'
L8	N 37°17'31" E	50.37'
L9	S 75°02'10" E	50.12'
L10	S 77°31'31" E	22.85'
L11	S 77°31'31" E	29.16'
L12	S 84°03'28" E	50.67'
L13	S 87°10'20" E	135.52'
L14	S 46°39'44" E	7.50'
L15	S 36°12'58" E	12.50'
L16	N 55°13'38" E	70.99'
L17	N 39°21'58" E	83.92'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1197.82'	3750.00'	18°18'05"	S 45°42'25" W	1192.73'
C2	35.15'	3750.00'	0°32'13"	S 36°49'29" W	35.15'
C3	537.89'	3750.00'	8°13'06"	S 41°12'09" W	537.43'
C4	624.78'	3750.00'	9°32'45"	S 50°05'04" W	624.06'
C5	65.86'	123.92'	30°27'05"	S 17°21'49" E	65.09'
C6	543.86'	3780.00'	8°14'37"	S 41°14'38" W	543.40'
C7	276.12'	600.00'	26°22'04"	N 60°23'53" W	273.69'
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'

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

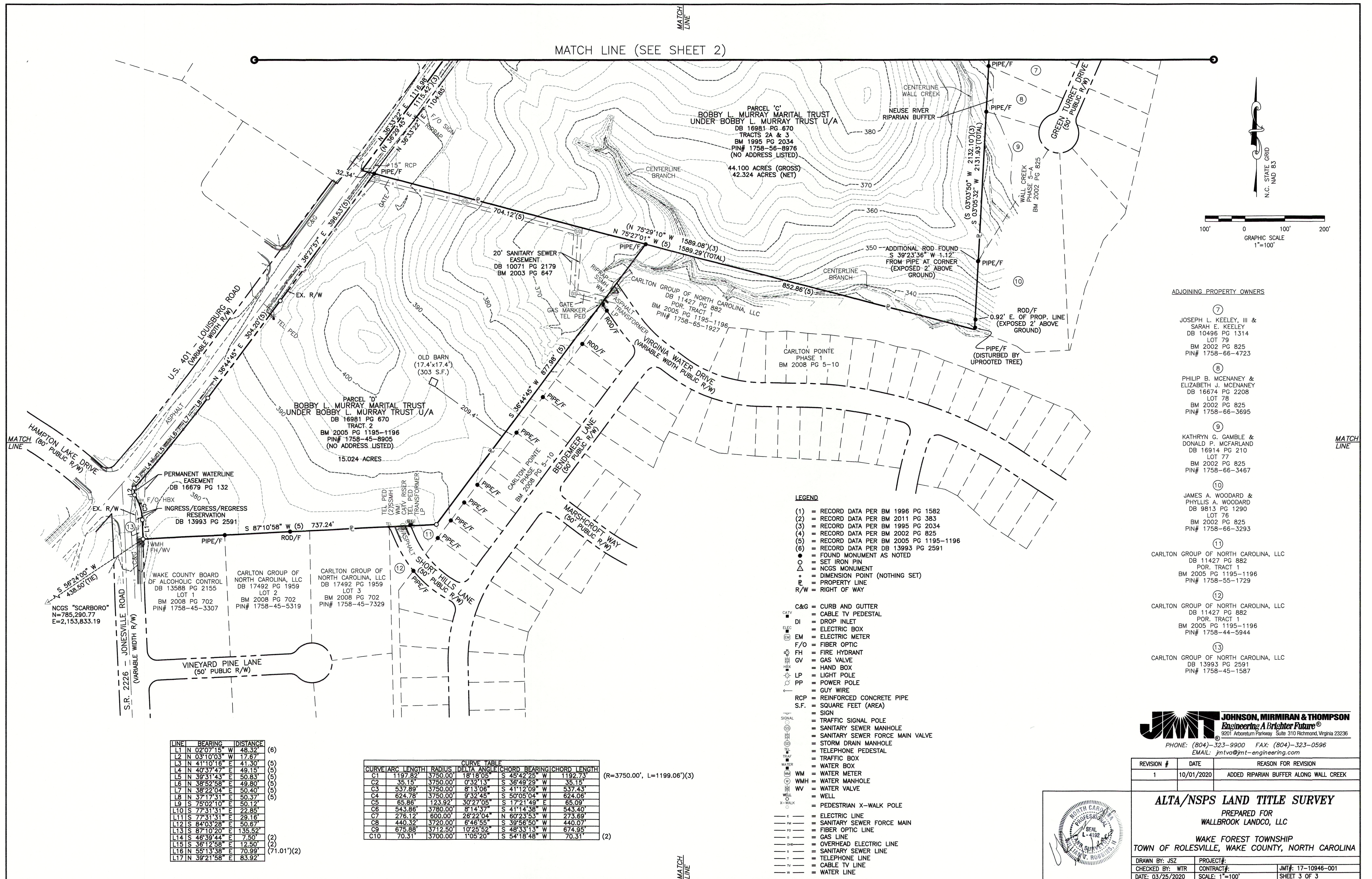
(2)



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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

ALTA/NSPS LAND TITLE SURVEY
PREPARED FOR
WALLBROOK LANDCO, LLC
WAKE FOREST TOWNSHIP
TOWN OF ROLESVILLE, WAKE COUNTY, NORTH CAROLINA
DRAWN BY: JSZ PROJECT#: JMT#: 17-10946-001
CHECKED BY: WTR CONTRACT#: SHEET 2 OF 3
DATE: 03/25/2020 SCALE: 1"=100'



WALLBROOK

PRELIMINARY PLAT

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

△△ Project No. PR21-04 REVISED

General Notes

- CONSTRUCTION PLAN APPROVAL FROM TOWN OF ROLESVILLE AND RALEIGH WATER SHALL BE OBTAINED PRIOR TO CONSTRUCTION OF ANY STREET, WATER, AND/OR SANITARY SEWER AND STORM DRAINAGE SYSTEMS.
- ALL REQUIRED IMPROVEMENTS SHALL CONFORM TO THE TOWN OF ROLESVILLE AND RALEIGH WATER STANDARD DESIGNS AND DETAILS.
- ALL LOTS SHALL EQUAL OR EXCEED THE MINIMUM DEVELOPMENT STANDARDS OF THE TOWN OF ROLESVILLE LAND DEVELOPMENT ORDINANCE.
- ELECTRIC SERVICE PROVIDED BY DUKE ENERGY.
- WATER AND SANITARY SEWER SERVICE IS PROVIDED BY RALEIGH WATER.
- ELECTRIC AND TELEPHONE UTILITIES SHALL BE INSTALLED UNDERGROUND.
- STREET LIGHTS TO BE INSTALLED BY DUKE ENERGY.
- DEPRESS CURBS FOR HANDICAP RAMPS AT STREET INTERSECTIONS THAT HAVE SIDEWALKS.
- STORMWATER CONTROL PLAN APPROVAL REQUIRED PRIOR TO CONSTRUCTION.
- STORMWATER MANAGEMENT PLAN APPROVAL REQUIRED PRIOR TO CONSTRUCTION.
- STORMWATER MASTER PLAN LIMITS IMPERVIOUS AREA TO 85% OF CUMULATIVE LOT AREA FOR LOTS 3, 4, 5, 9, 10 & 11.
- STORMWATER MANAGEMENT WILL BE PROVIDED FOR LOTS 1-5 & 9-11 VIA STORMWATER MANAGEMENT CONTROL MEASURE #1 LOCATED ON LOT 1C.
- STORMWATER MANAGEMENT FOR LOT 7 WILL BE PROVIDED VIA STORMWATER CONTROL MEASURES LOCATED ON LOT 6.
- STORMWATER MANAGEMENT FOR LOT 8 WILL BE PROVIDED ON SITE. ITS LOCATION IS TO BE DETERMINED AND WILL BE SHOWN ON A SUBSEQUENT SITE PLAN SUBMITTAL.
- HYDRAULIC ANALYSIS OF THE WATER MAINS ARE REQUIRED PRIOR TO CONSTRUCTION.
- NO SEWER SERVICE SHALL BE PROVIDED FOR LOTS WITHIN THIS PROJECT UNTIL ALL MAINS AND SERVICES HAVE BEEN INSTALLED AND ACCEPTED FOR MAINTENANCE BY RALEIGH WATER.
- STORM DRAIN PIPE SIZES ARE APPROXIMATE. FINAL SIZING, GRADES, ETC. SHALL BE SUBMITTED WITH CONSTRUCTION PLANS.
- JURISDICTIONAL WETLANDS AND STREAMS SHOWN ON THIS PLAT ARE BASED UPON NC DWR STREAM DETERMINATIONS NBRRO #17-431 & #17-432 AND THE US ARMY CORP OF ENGINEERS SAW-2019-00873 AND SAW-2019-876.
- NC DOT DRIVEWAY PERMITS ARE REQUIRED FOR ALL PROPOSED SITE DRIVEWAYS AND STREET CONNECTIONS TO US 401 BUSINESS (MAIN STREET). REQUIRED ROADWAY IMPROVEMENTS ALONG US 401 BUSINESS (MAIN STREET) ARE TO BE CONSTRUCTED AS PART OF NCDOT U-6241.
- BOUNDARY AND TOPOGRAPHICAL SURVEY INFORMATION SHOWN HEREON WAS TAKEN FROM A SURVEY PERFORMED BY GARY S. MILLER AND ASSOCIATES, P.A. ENTITLED JOHNSON, MIRMIRAN & THOMPSON ENTITLED "ALTA/NSPS LAND TITLE SURVEY PREPARED FOR C4 INVESTMENTS, LLC" DATED MARCH 10, 2020.
- ELEVATIONS SHOWN ARE BASED ON NAVD 88 DATUM.
- A PORTION OF THE PROPERTY IS LOCATED WITHIN FLOOD ZONE 'X', AREA OF MINIMAL FLOODING, AS SHOWN ON NATIONAL FLOOD INSURANCE RATE MAP (FIRM) NO. 3720175800K, PANEL 1758 EFFECTIVE DATE 7/19/2022.

Legend

EXISTING PROPOSED

- = FOUND MONUMENT AS NOTED
- = SET IRON PIN
- △ = NCDS MONUMENT
- + = DIMENSION POINT (NOTHING SET)
- = PROPERTY LINE
- R/W = RIGHT OF WAY
- C&G = CURB AND GUTTER
- DI = CABLE TV PEDESTAL
- DI = DROP INLET
- EM = ELECTRIC BOX
- F/O = ELECTRIC METER
- FH = FIBER OPTIC
- FP = FIRE HYDRANT
- GP = GAS VALVE
- GP = HAND BOX
- LP = LIGHT POLE
- PP = POWER POLE
- PP = GUY WIRE
- RCP = REINFORCED CONCRETE PIPE
- S.F. = SQUARE FEET (AREA)
- = SIGN
- = TRAFFIC SIGNAL POLE
- = SANITARY SEWER MANHOLE
- = SANITARY SEWER FORCE MAIN VALVE
- = STORM DRAIN MANHOLE
- = TELEPHONE PEDESTAL
- = TRAFFIC BOX
- = WATER BOX
- WM = WATER METER
- WMH = WATER MANHOLE
- WW = WATER VALVE
- = WELL
- = PEDESTRIAN X-WALK POLE
- = ELECTRIC LINE
- = SANITARY SEWER FORCE MAIN
- = FIBER OPTIC LINE
- = GAS LINE
- = OVERHEAD ELECTRIC LINE
- = SANITARY SEWER LINE
- = TELEPHONE LINE
- = CABLE TV LINE
- = WATER LINE
- = FIRE LINE
- = 8" WATER LINE
- = 12" WATER LINE
- = RIPARIAN BUFFER
- = TREELINE
- = MAJOR CONTOUR (5')
- = MINOR CONTOUR (1')

= RIPARIAN BUFFER

= ACCESS AND UTILITY EASEMENT

= STORMWATER MAINT. EASEMENT

= RIGHT-OF-WAY TO BE DEDICATED AS PART OF U-6241

SPECIAL USE PERMIT (SU 20-02) APPLIES TO LOTS 1(A,B, & C) - 8 △

- PRESENTED TO TOWN BOARD AS AGENDA ITEM C.1 ON 2-MAR-2021. APPROVED SUP IS RECORDED AS BOOK 18451 PG 470
- TOWNHOMES LIMITED TO 155 UNITS
- PRIOR TO ISSUANCE OF FIRST CERTIFICATE OF OCCUPANCY FOR THE FIRST RESIDENTIAL UNIT, WALL CREEK DRIVE EXTENSION MUST BE COMPLETE
- NO LATER THAN 6 MONTHS FOLLOWING COMPLETION OF THE LAPP GRANT PROJECT IMPROVEMENTS, DEVELOPER WILL COMPLETE BOTH 1) THE EXTENSION OF VIRGINIA WATER DRIVE TO MAIN STREET AND 2) THE EXTENSION OF BURLINGTON MILLS ROAD (AS REALIGNED) FROM MAIN ST TO VIRGINIA WATER DRIVE. (THIS PORTION OF BURLINGTON MILLS HAS BEEN RENAMED TO WALLBROOK DRIVE)
- DEVELOPER WILL COMPLETE TRAFFIC IMPROVEMENTS AS SET FORTH IN OCTOBER 13, 2020 MEMO BY STANTEC.
- AREAS EAST OF WALL CREEK RIPARIAN BUFFER SHALL NOT BE DEVELOPED WITH STRUCTURES OR IMPROVEMENTS.

NOTE: △

THIS PLAN ENCOMPASSES SEVERAL NEW LOTS, MANY OF WHICH ARE BOUNDED BY STREETS ON ALL SIDES AND NOT YET PLANNED FOR CONSTRUCTION. THIS PRELIMINARY PLAT, PR 21-04, SHALL ESTABLISH EASEMENTS, PRESERVATION AREAS, OPEN SPACE AREAS, AND RIGHT-OF-WAY DEDICATIONS. SETBACKS ARE AS LISTED ON THE PLANS. SETBACKS SHALL BE ESTABLISHED ON THIS PLAT FOR LOTS WHERE BUILDING PLACEMENT AND ORIENTATION IS KNOWN. FOR LOTS WHERE BUILDING PLACEMENT AND ORIENTATION ARE NOT KNOWN, SETBACKS WILL BE ESTABLISHED AT THE TIME OF SITE DEVELOPMENT PLAN FOR THOSE INDIVIDUAL LOTS.



PR 21-04 (REVISION) - Wallbrook Preliminary Subdivision Plat (Revision)

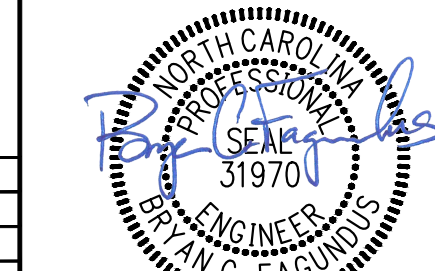
APPROVED

Date: August 11, 2023

Meredith Huber

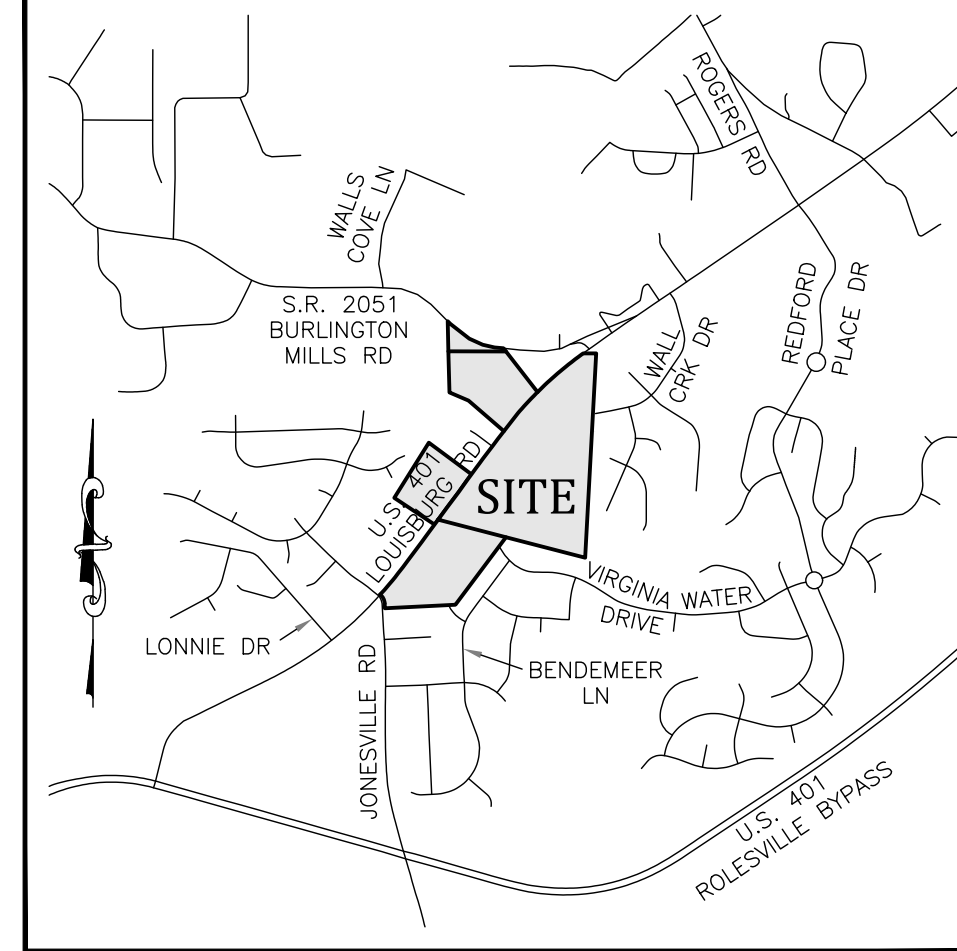
Town of Rolesville Planning Department

#	DATE	DESCRIPTION
5	11-AUG-23	REVISED PER REVIEW COMMENTS
4	14-JUL-23	REVISED PER REVIEW COMMENTS
3	24-MAY-23	REVISED PER REVIEW & OWNER COMMENTS
2	1-MAR-23	REVISED PER REVIEW & OWNER COMMENTS
1	19-DEC-22	REVISED PER OWNER
#	DATE	DESCRIPTION
REVISIONS:		



8/11/2023

ACG Dwg No. D-1219-PP



Vicinity Map

NTS

Site Data △

PIN NUMBERS:	1758-45-8905, 1758-56-8976
REAL ESTATE ID:	76667, 76635
CURRENT ZONING:	GC-CZ
ACREAGE IN TOTAL TRACT:	69.38± ACRES (55.4± WALLBROOK, 7.04± PARIS, & 6.94 MBW) (EXCLUDES DEDICATED R/W FOR NCDOT PROJ. U-6241)
NUMBER OF LOTS CREATED:	16
LINEAR FEET IN STREETS:	1,955± LF
WATERSHED:	Lower Neuse
RIVER BASIN:	Neuse
CURRENT USE:	VACANT / WOODED
PROPOSED USE(S):	NON-RESIDENTIAL/COMMERCIAL/RETAIL MULTI-FAMILY RESIDENTIAL
CURRENT IMPERVIOUS:	0 SF
PROPOSED IMPERVIOUS:	82,630 SF (1.9 AC±) - BUILDING AREAS 329,230 SF (7.5 AC±) - TRANSPORTATION AREAS 115,848 SF (2.7 AC±) - TRANSPORTATION AREAS (PUBLIC) 445,078 SF (10.2 AC±) - TRANSPORTATION AREAS (TOTAL)

DEVELOPMENT STANDARDS:

OPEN SPACE CALCULATIONS:

△△△△

REQUIRED
NON-RESIDENTIAL - 25-50 ACRES = 5% OF DEVELOPMENT AREA
69.38 - 24.27 (LOT 6) - 2.84 (R/W) = 42.27 AC = DEVELOPMENT AREA
42.27 x 0.05 = 2.11 AC
TO BE COMPRISED OF 1 SMALL & 1 MEDIUM AREA

PROVIDED
1.36 AC = LOTS 1A, 1B, 3, 4, 5, 7, 8, 10, 11 - GREENWAY - (MEDIUM - 59,104 SF)
0.22 AC = LOT 8 - LINEAR PARK (MEDIUM - RIPARIAN AREA)
0.60 AC = LOT 8 - LINEAR PARK (MEDIUM - 26,261 SF)
0.33 AC = LOTS 1A/1B - PLAZA (SMALL - 14,500 SF)
2.51 AC

NOTE: TOWNHOMES CALCULATED SEPARATE AS THEY ARE BEING REVIEWED UNDER THE UDO & SUP 20-02.

PARKING CALCULATIONS:

PARKING CALCS TO BE SHOWN ON SUBSEQUENT SITE PLAN(S)

TREE PRESERVATION:

GROSS ACREAGE = 69.37 ACRES (WALLBROOK+PARIS+MBW)

REQUIRED = 10% = 6.94 ACRES

PROVIDED = 12.89% = 8.94 ACRES

SEE TREE PRESERVATION PLAN (SHEET 11) FOR DETAILED BREAKDOWN

Sheet Index △△

#	Title
1	Cover / Overall Site
2	Existing Conditions (Wallbrook)
3	Existing Conditions (Paris & MBW)
4	Site Plan (Wallbrook)
5	Easement Plan (Wallbrook)
6	Site & Easement Plan (Paris & MBW)
7	Utility Plan (Wallbrook)
8	Utility Plan (Paris & MBW)
9	Grading/Drainage Plan (Wallbrook)
10	Grading/Drainage Plan (Paris & MBW)
11	Tree Preservation Plan

REF Survey - Johnson, Mirmiran & Thompson (5 Sheets)

Survey Note:

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

SHEET: 1 of 11 PIN #: 1758-45-8905, 1758-56-8976

COVER / OVERALL SITE

WALLBROOK

PRELIMINARY PLAT

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

DEVELOPER: Crosland Southeast

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

PHONE: (704) 561-5200

SURVEY: BY OTHERS (Johnson, Mirmiran & Thompson)

DRAWN: DLC DATE: 12/19/2022

CHECKED: STA SCALE: 1" = 200'

APPROVED: BCF

2795-Charles Blvd., Greenville, NC 27858
(252) 558-0888

ARK CONSULTING GROUP, LLC
ENGINEERS & PLANNERS
www.arkconsultinggroup.com

NOTE: THE TYPE 'D' BUFFERS LOCATED ON LOTS 5, 7, AND 8 ARE REQUIRED BY THE TOWN OF ROLESVILLE UDO AND AS AGREED UPON DURING THE APPLICATION OF SP 21-02 FOR THE ADJACENT TOWNHOME DEVELOPMENT. THE BUFFER WIDTH MAY OVERLAP WITH THE REQUIRED LDO STREETScape BUFFER, HOWEVER, THE ADDITIONAL PLANTINGS SHALL BE PROVIDED.

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

WALLBROOK
(Lots 1-8)


WALLBROOK DRIVE
(60' PUBLIC R/W - 40' B/B)

REFERENCE
BOOK (SP 22-03)
1A
295,308.76 SF
6.78 AC
NON-RESIDENTIAL


2,590.45 SF
1.90 AC
REGIONAL
STORMWATER
MANAGEMENT
AREA
(TS 1 - 5, 9 - 11)

REFERENCE
WALLBROOK TOWNHOMES (SP 21-02 & CD 22-04)
IN ACCORDANCE WITH SUP 20-02 AND
TOWN OF ROLESVILLE UDO


WALL CREEK
PHASE 2
M 1997 PG 1162
ZONED: R&PUD
USE: RESIDENTIAL

NOTE: 

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


NOTE:  THIS PLAN ENCOMPASSES SEVERAL NEW LOTS, MANY OF WHICH ARE BOUNDED BY STREETS ON ALL SIDES AND NOT YET PLANNED FOR CONSTRUCTION. THIS PRELIMINARY PLAT, PR 21-04, SHALL ESTABLISH EASEMENTS, PRESERVATION AREAS, OPEN SPACE AREAS, AND RIGHT-OF-WAY DEDICATIONS. SETBACKS ARE AS LISTED ON THE PLANS. SETBACKS SHALL BE ESTABLISHED ON THIS PLAT FOR LOTS WHERE BUILDING PLACEMENT AND ORIENTATION IS KNOWN. FOR LOTS WHERE BUILDING PLACEMENT AND ORIENTATION ARE NOT KNOWN, SETBACKS WILL BE ESTABLISHED AT THE TIME OF SITE DEVELOPMENT PLAN FOR THOSE INDIVIDUAL LOTS.

GC ZONING BUILDING SETBACKS (§3.2.1)

FRONT	20'	
SIDE	15'	
REAR	35'	
CORNER	25'	

GREEN TURRET DRIVE
(50' PUBLIC R/W)

100' 0 50' 100'

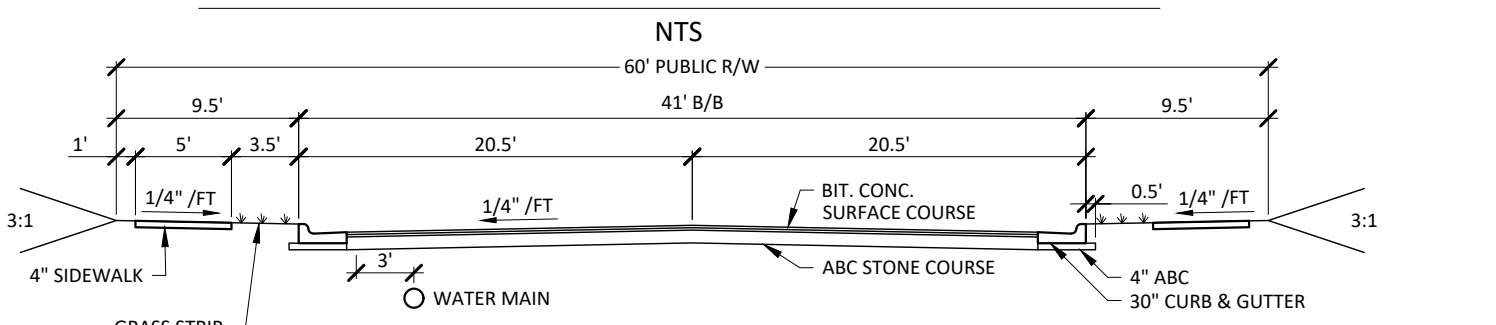


SCALE 1 inch = 100 ft

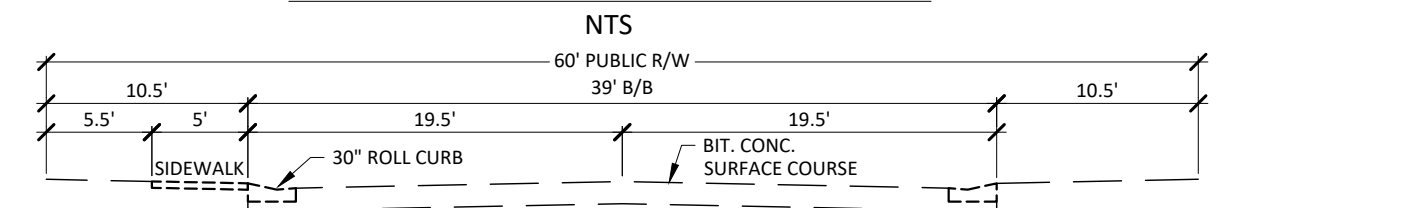
CURVE TABLE					
Curve No.	Length	Radius	Delta	Chord	Chord Direction
C1	40.68	123.82	118°48'34"	40.50	N 10°16'40" E
C2	163.21	4726.75	101°58'42"	163.20	N 38°27'44" E
C3	7.23	4726.75	101°58'42"	7.23	N 38°27'44" E
C4	282.32	3062.81	95°05'153"	282.22	N 51°29'34" E
C5	282.32	3062.81	95°05'153"	282.22	N 51°29'34" E
G6	70.31	3700.00	100°05'20"	70.31	N 45°18'46" E
C7	75.42	115.38	93°28'49"	74.88	S 37°03'15" W
C8	28.98	90.00	95°02'28"	27.86	N 25°46'28" W
C9	13.25	75.50	97°05'23"	13.24	N 03°08'00" W
C10	37.52	86.00	92°01'39"	37.52	N 47°33'11" E
C11	67.88	320.00	97°01'39"	67.88	N 44°26'06" E
C12	82.47	75.50	96°41'4934"	75.57	N 39°30'25" E
C13	47.12	75.50	93°12'21"	47.12	N 65°53'18" W
C14	35.20	30.00	96°07'1309"	33.22	N 67°50'54" W
C15	296.36	219.51	128°01'27"	106.30	N 20°15'31" W
C16	111.24	287.00	102°45'44"	110.51	N 17°39'34" W
C17	27.81	287.00	102°45'44"	27.80	N 13°31'30" W
C18	72.84	270.00	91°57'2723"	72.63	S 44°11'38" W
C19	15.81	48.00	93°33'3843"	15.67	S 63°44'40" W
C20	331.74	220.00	086°50'501"	302.64	N 22°03'33" W
C21	169.57	430.00	022°35'424"	168.48	N 29°106" E
C22	28.62	20.00	100°00'000"	26.35	N 57°58'15" E

CURVE TABLE				
Curve #	Length	Radius	Offset/30°	Chd Direction
C23	70.10	140.50	0.8783507	69.33°
C24	118.95	231.90	0.8783507	117.39°
C25	1.80	280.00	0.027208°	5.072520°
C26	233.61	266.00	0.074814°	226.90°
C27	145.91	317.00	0.074814°	144.97°
C28	36.79	40.00	0.524141°	35.51°
C29	36.79	75.50	0.246546°	55.07°
C30	24.69	30.00	0.479191°	24.00°
C31	160.40	280.00	0.074814°	158.21°
C32	98.46	240.00	0.074814°	97.84°
C33	60.37	34.81	0.117535°	59.84°
C34	25.47	19.00	0.076304°	23.64°
C35	125.87	43.50	0.065490°	125.41°
C36	39.45	47.95	0.043331°	39.44°
C37	29.54	18.50	0.019249°	26.50°
C38	119.49	62.95	0.017714°	119.31°
C39	26.35	18.50	0.017714°	24.18°
C40	312.92	320.00	0.065490°	300.60°
C41	390.77	250.00	0.089328°	352.19°
C42	157.74	400.00	0.230542°	156.72°
C43	205.80	250.00	0.078861°	200.04°
C44	123.70	250.00	0.089328°	122.44°

TYP. STREET SECTION - ROUNDABOUT



TYP. 40' STREET SECTION



EXISTING VIRGINIA WATER DR

LINE TABLE			
Line	Length	Direction	
L1	45.18	N 00°52'23" W	
L2	64.65	N 14°14'29" E	
L3	70.80	N 39°25'42" E	
L4	152.37	N 42°27'29" E	
L5	135.47	N 37°07'51" E	
L6	20.88	N 53°08'21" E	
L7	14.62	N 36°26'29" E	
L8	75.38	N 36°26'29" E	
L9	38.80	N 10°51'55" E	
L10	140.62	N 36°26'29" E	
L11	181.23	N 41°12'32" E	
L12	150.00	N 36°20'17" E	
L13	58.10	S 84°45'09" E	
L14	65.00	N 36°20'17" E	
L15	75.57	N 37°20'09" W	
L16	42.60	N 36°36'49" E	
L17	199.42	N 39°28'03" E	
L18	254.00	N 36°51'28" E	
L19	148.49	N 41°30'26" E	
L20	90.93	N 36°51'28" E	
L21	39.55	N 37°04'45" E	
L22	86.19	N 80°00'25" E	
L23	89.78	N 41°52'24" E	

LINE TABLE		
Line #	Length	Direction
L24	125.89'	N 03°17'31"E
L25	207.86'	N 45°02'46"E
L26	19.66'	N 84°24'49"E
L27	73.82'	N 43°37'45"E
L28	77.77'	N 23°25'13"E
L29	198.32'	N 46°44'44"E
L30	4.34'	S 36°12'58"E
L31	9.99'	N 55°13'38"E
L32	47.23'	S 89°48'43"W
L33	120.82'	S 36°44'45"W
L34	63.55'	S 36°44'45"W
L35	422.94'	S 88°10'58"W
L36	76.67'	S 36°17'57"W
L37	82.71'	S 68°17'28"E
L38	99.13'	N 08°32'03"W
L39	111.46'	N 53°32'07"W
L40	6.38'	N 84°45'09"W
L41	183.40'	N 53°26'38"W
L42	18.48'	N 26°32'32"E
L43	17.23'	S 75°3401"
L44	21.26'	N 81°36'31"E
L45	9.60'	N 34°35'35"E
L46	17.70'	S 80°02'05"W

LINE TABLE		
Line #	Length	Direction
L47	5.00'	N 173°58'E 1"
L48	4.21'	S 82°01'E 1"
L49	136.59'	S 59°26'38"E 1"
L50	27.63'	S 59°45'20"E 1"
L52	42.14'	S 07°30'04"E 1"
L53	0.95'	S 17°58'E 1"
L54	19.19'	S 71°32'E 5"
L55	130.24'	S 46°10'29"E 1"
L56	120.04'	S 05°50'28"E 1"
L57	41.96'	S 10°35'58"E 1"
L58	22.90'	N 77°54'41"W 1"
L59	24.22'	N 88°51'30"W 1"
L60	141.06'	S 77°44'08"W 1"
L61	130.24'	N 46°10'29"E 1"
L62	17.05'	N 23°25'16"E 1"
L63	130.68'	N 48°59'33"E 1"
L64	447.63'	N 40°33'35"E 1"
L65	92.82'	N 17°58'E 1"
L66	75.00'	N 52°31'E 1"
L67	105.00'	S 53°26'38"E 1"
L68	275.75'	S 53°26'38"E 1"
L69	159.75'	S 53°26'38"E 1"

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

8/11/2023

ACG Dwg No. D-1219-PP

SHEET: 4 of 11

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


Site Plan (Wallbrook)


WALLBROOK
PRELIMINARY PLAT
Town of Rolesville Project Number: PR 21-04
Rolesville, Wake County, North Carolina

DEVELOPER: Crosland Southeast

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

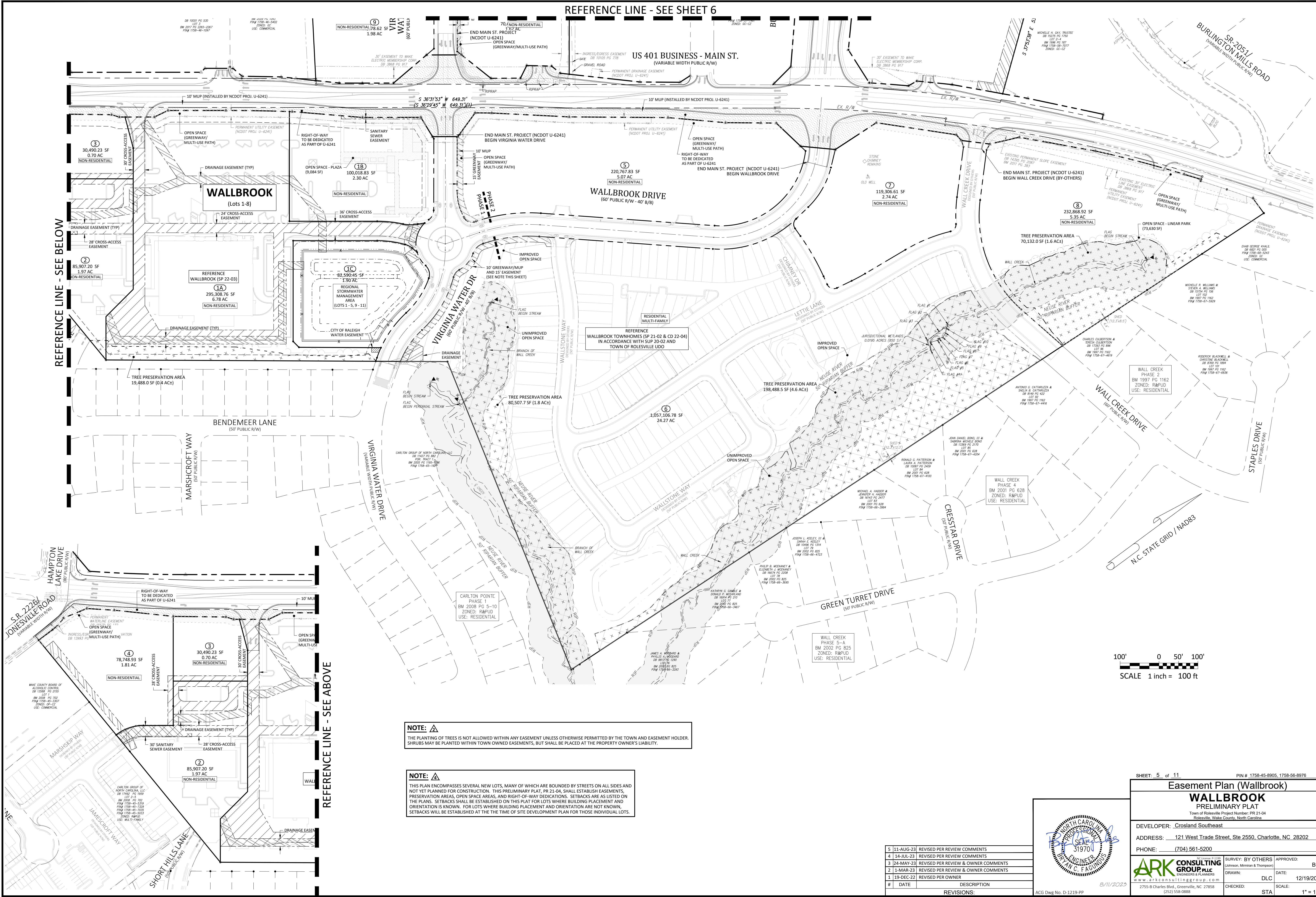
PHONE: (704) 561-5200

	NC License: P-1199	SURVEY: BY OTHERS	APPROVED:
		(Johnson, Mirmiran & Thompson)	

 ENGINEERS & PLANNERS www.arkconsultinggroup.com	DRAWN:	DLC	DATE:	12/1
	CHECKED:	STA	SCALE:	1"

\\ARX.DROPOBOX\01 - PROJECTS\ACTIVE\CROSLAND SE\21089 - WALLBROOK SHOP CTR\0 - DWG\03 - FINAL\01219_PP - WALLBROOK.DWG, SITE (4), Lee Christman, Fri, Aug 11, 2023 @ 1:48 PM

REFERENCE LINE - SEE SHEET 6



REFERENCE LINE - SEE BELOW

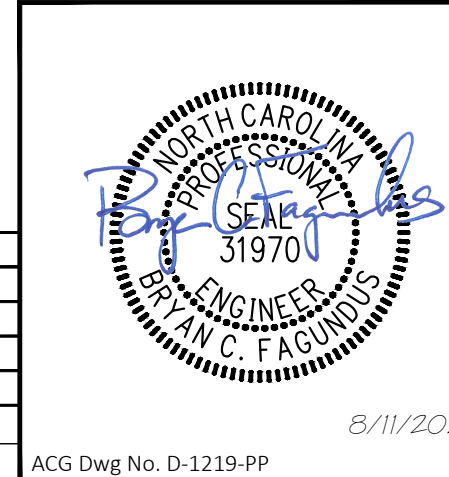
REFERENCE LINE - SEE ABOVE

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

NOTE: THIS PLAN ENCOMPASSES SEVERAL NEW LOTS, MANY OF WHICH ARE BOUNDED BY STREETS ON ALL SIDES AND NOT YET PLANNED FOR CONSTRUCTION. THIS PRELIMINARY PLAT, PR 21-04, SHALL ESTABLISH EASEMENTS, PRESERVATION AREAS, OPEN SPACE AREAS, AND RIGHT-OF-WAY DEDICATIONS. SETBACKS ARE AS LISTED ON THE PLANS. SETBACKS SHALL BE ESTABLISHED ON THIS PLAT FOR LOTS WHERE BUILDING PLACEMENT AND ORIENTATION IS KNOWN. FOR LOTS WHERE BUILDING PLACEMENT AND ORIENTATION ARE NOT KNOWN, SETBACKS WILL BE ESTABLISHED AT THE TIME OF SITE DEVELOPMENT PLAN FOR THOSE INDIVIDUAL LOTS.

100' 0 50' 100'
SCALE 1 inch = 100 ft

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#	DATE	DESCRIPTION
1	19-DEC-22	REVISED PER OWNER



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

Easement Plan (Wallbrook)

WALLBROOK
PRELIMINARY PLAT

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

DEVELOPER: Crosland Southeast

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

PHONE: (704) 561-5200

ARK CONSULTING GROUP, LLC
ENGINEERS & PLANNERS
www.arkconsultinggroup.com
2795-B Charles Blvd., Greenville, NC 27858
(252) 558-0888

SURVEY: BY OTHERS
DRAWN: BCF
DATE: 12/19/2022
CHECKED: STA
SCALE: 1" = 100'

REFERENCE LINE - SEE SHEET 8

REFERENCE LINE - SEE BELOW

REFERENCE LINE - SEE ABOVE

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

WALLBROOK DRIVE
(60' PUBLIC R/W - 40' B/B)

WALLBROOK
(Lots 1-8)

REFERENCE
WALLBROOK (SP 22-03)

REFERENCE
WALLBROOK TOWNHOMES (SP 21-02 & CD 22-04)
IN ACCORDANCE WITH SUP 20-02 AND
TOWN OF ROLESVILLE UDO
UTILITIES DESIGNED BY OTHERS (PARCEL 6)
REFERENCE WALLBROOK TOWNHOMES
FOR FULL LAYOUT/DESIGN

UTILITIES BY OTHERS
FOR THIS PARCEL

BURLINGTON MILLS ROAD
(VARIABLE WIDTH PUBLIC R/W)

WALL CREEK DRIVE
(60' PUBLIC R/W)

STAPLES DRIVE
(60' PUBLIC R/W)

CRESTAR DRIVE
(60' PUBLIC R/W)

GREEN TURRET DRIVE
(60' PUBLIC R/W)

BENDEMEER LANE
(50' PUBLIC R/W)

MARSHCROFT WAY
(50' PUBLIC R/W)

VIRGINIA WATER DRIVE
(VARIABLE WIDTH PUBLIC R/W)

VIRGINIA WATER DR
(60' PUBLIC R/W - 40' B/B)

N.C. STATE GRID / NAD83

100' 0 50' 100'
SCALE 1 inch = 100 ft

SHEET: 7 of 11 PIN # 1758-45-8905, 1758-56-8976

Utility Plan (Wallbrook)

WALLBROOK
PRELIMINARY PLAT

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

DEVELOPER: Crosland Southeast

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

PHONE: (704) 561-5200

SURVEY: BY OTHERS APPROVED: BCF

DRAWN: DLG DATE: 12/19/2022

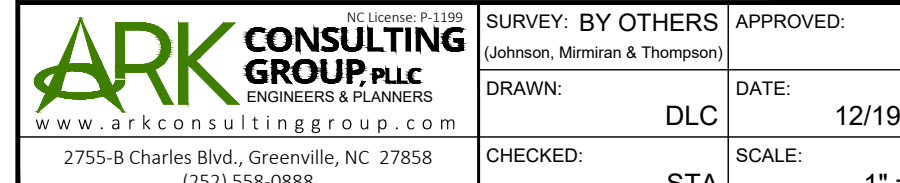
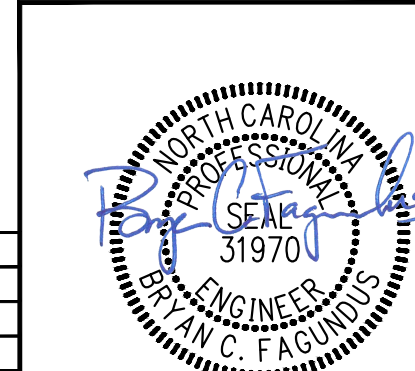
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2755-B Charles Blvd., Greenville, NC 27858
(252) 558-0888

31970

ACG Dwg No. D-1219-PP 8/11/2023


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#	DATE	REVISIONS:



REFERENCE LINE - SEE SHEET 10

REFERENCE LINE - SEE BELOW

REFERENCE LINE - SEE ABOVE

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

100' 0 50' 100'
SCALE 1 inch = 100 ft

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

Grading & Drainage Plan (Wallbrook)

WALLBROOK

PRELIMINARY PLAT

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

DEVELOPER: Crosland Southeast

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

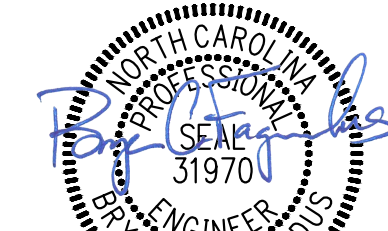
PHONE: (704) 561-5200

SURVEY: BY OTHERS APPROVED: BCF

DRAWN: DLG DATE: 12/19/2022

CHECKED: STA SCALE: 1" = 100'

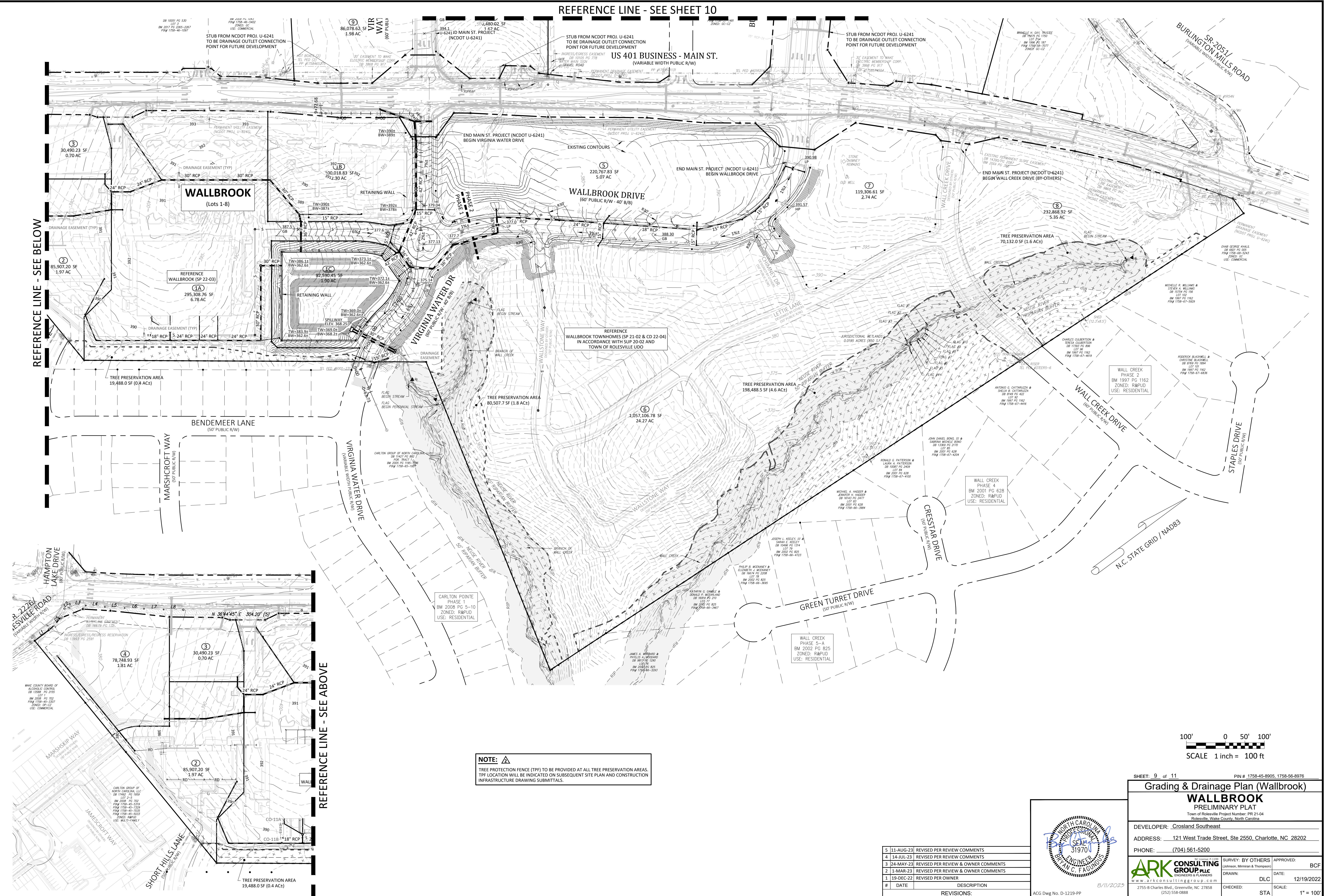
2755-B Charles Blvd., Greenville, NC 27858
(252) 558-0888



ACG Dwg No. D-1219-PP


8/11/2023

#	DATE	DESCRIPTION
5	11-AUG-23	REVISED PER REVIEW COMMENTS
4	14-JUL-23	REVISED PER REVIEW COMMENTS
3	24-MAY-23	REVISED PER REVIEW & OWNER COMMENTS
2	1-MAR-23	REVISED PER REVIEW & OWNER COMMENTS
1	19-DEC-22	REVISED PER OWNER
REVISIONS:		




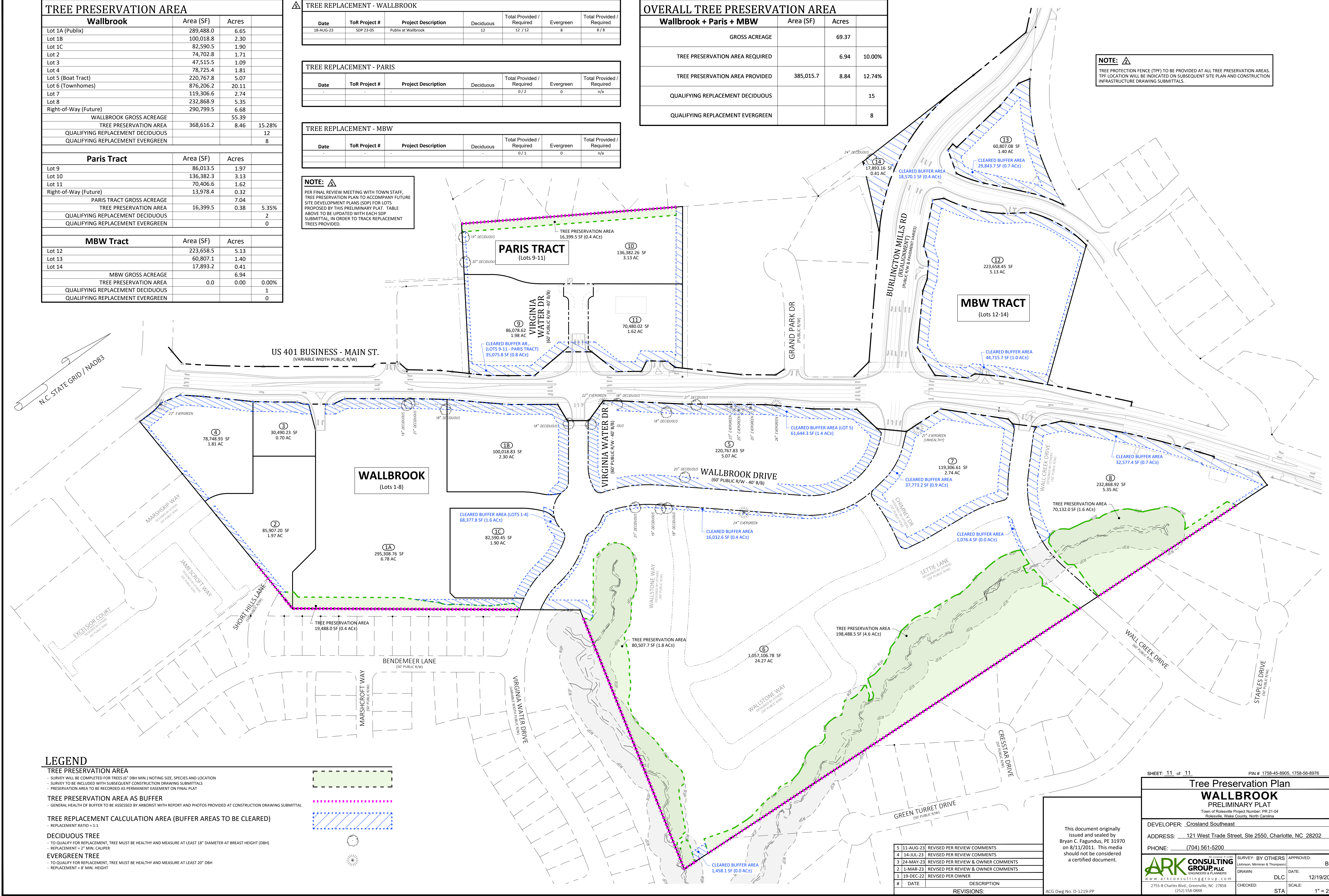
TREE PRESERVATION AREA			
Wallbrook		Area (SF)	Acres
Lot 1A (Publix)		289,488.0	6.65
Lot 1B		100,018.8	2.30
Lot 1C		82,590.5	1.90
Lot 2		74,702.8	1.71
Lot 3		47,515.5	1.09
Lot 4		78,725.4	1.81
Lot 5 (Boat Tract)		220,767.8	5.07
Lot 6 (Townhomes)		876,206.2	20.11
Lot 7		119,306.6	2.74
Lot 8		232,868.9	5.35
Right-of-Way (Future)		290,799.5	6.68
WALLBROOK GROSS ACREAGE		55.39	
TREE PRESERVATION AREA		368,616.2	8.46
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
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
QUALIFYING REPLACEMENT DECIDUOUS			1
QUALIFYING REPLACEMENT EVERGREEN			0

TREE REPLACEMENT - WALLBROOK						
Date	ToR Project #	Project Description	Deciduous	Total Provided / Required	Evergreen	Total Provided / Required
18-AUG-23	SDP 23-05	Publix at Wallbrook	12	12 / 12	8	8 / 8
TREE REPLACEMENT - PARIS						
Date	ToR Project #	Project Description	Deciduous	Total Provided / Required	Evergreen	Total Provided / Required
				0 / 2	0	n/a
TREE REPLACEMENT - MBW						
Date	ToR Project #	Project Description	Deciduous	Total Provided / Required	Evergreen	Total Provided / Required
				0 / 1	0	n/a

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

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

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



LEGEND

TREE PRESERVATION AREA

- SURVEY WILL BE COMPLETED FOR TREES (6" DBH MIN.) NOTING SIZE, SPECIES AND LOCATION
- SURVEY TO BE INCLUDED WITH SUBSEQUENT CONSTRUCTION DRAWING SUBMITTALS
- PRESERVATION AREA TO BE RECORDED AS PERMANENT EASEMENT ON FINAL PLAT

TREE PRESERVATION AREA AS BUFFER

- GENERAL HEALTH OF BUFFER TO BE ASSESSED BY ARBORIST WITH REPORT AND PHOTOS PROVIDED AT CONSTRUCTION DRAWING SUBMITTAL

TREE REPLACEMENT CALCULATION AREA (BUFFER AREAS TO BE CLEARED)

- REPLACEMENT RATIO = 1:1

DECIDUOUS TREE

- TO QUALIFY FOR REPLACEMENT, TREE MUST BE HEALTHY AND MEASURE AT LEAST 18" DIAMETER AT BREAST HEIGHT (DBH)
- REPLACEMENT = 2" MIN. CALIPER

EVERGREEN TREE

- TO QUALIFY FOR REPLACEMENT, TREE MUST BE HEALTHY AND MEASURE AT LEAST 20" DBH
- REPLACEMENT = 8" MIN. HEIGHT

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

ACG Dwg No. D-1219-PP

SHEET: 11 of 11

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

Tree Preservation Plan

WALLBROOK

PRELIMINARY PLAT

Town of Rolesville Project Number: PR-21-04

Rolesville, Wake County, North Carolina

DEVELOPER: Crosland Southeast

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

PHONE: (704) 561-5200

ARK CONSULTING GROUP, LLC

ENGINEERS & PLANNERS

www.arkconsultinggroup.com

2755-B Charles Blvd., Greenville, NC 27858

(252) 558-0888

SURVEY: BY OTHERS

(Johnson, Mirmiran & Thompson)

APPROVED: BCF

DRAWN: DLC

DATE: 12/19/2022

CHECKED: STA

SCALE: 1" = 200'

D:\VARS\PROJECTS\21\THE CROSLAND SE\12158 - WALLBROOK SHOP Dwg.DWG - FINAL DTD19-PP - WALLBROOK SHOP Dwg.DWG, 1758-45-8905, 1758-56-8976, 12/19/2022, 11:48 AM