

HALL OF FAME CAR WASH AT WALLBROOK (LOT 8)

Town of Rolesville Project Numbers: SDP 25-01 / CID 24-03

US-401 Business / S. Main Street & Wall Creek Drive ~ Town of Rolesville ~ Wake County ~ North Carolina

REVISIONS:

4

CONSULTII GROUP, PLLC

Orawing Number:

24137

D-1525

January 2, 2025

Vicinity Map

General Notes:

- ALTA/NSPS LAND TITLE SURVEY PREPARED FOR WALLBROOK LANDCO, LLC DATED 3/28/2020 AND ATTACHED TO THIS DRAWING SET FOR REFERENCE.
- 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.
- 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.
- 8. REFER TO 'WALLBROOK PRELIMINARY PLAT' PR 21-04 REV FOR OPEN SPACE CALCULATIONS AND REQUIREMENTS FOR THE WALLBROOK DEVELOPMENT

ATTENTION CONTRACTORS

The *Construction Contractor* responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for contacting the Public Utilities Department at (919) 996-4540 at least twenty four hours prior to beginning any of their construction.

Failure to notify both City Departments in advance of beginning construction, will result in the issuance of monetary fines, and require reinstallation of any water or sewer facilities not inspected as a result of this notification failure.

Failure to call for Inspection, Install a Downstream Plug, have Permitted Plans on the Jobsite, or any other Violation of City of Raleigh Standards will result in a Fine and Possible Exclusion from future work in the City of Raleigh.

SITE PERMITTING APPROVAL

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 #<u>S</u>-

The City of Raleigh consents to the connection and extension of the City's Public Water System as shown on this of the City's Public Utilities Handbook. City of Raleigh Public Utilities Department Permit #W-

The City of Raleigh consents to the connection to its public sewer system and extensions of the private sewer collection 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 #S-

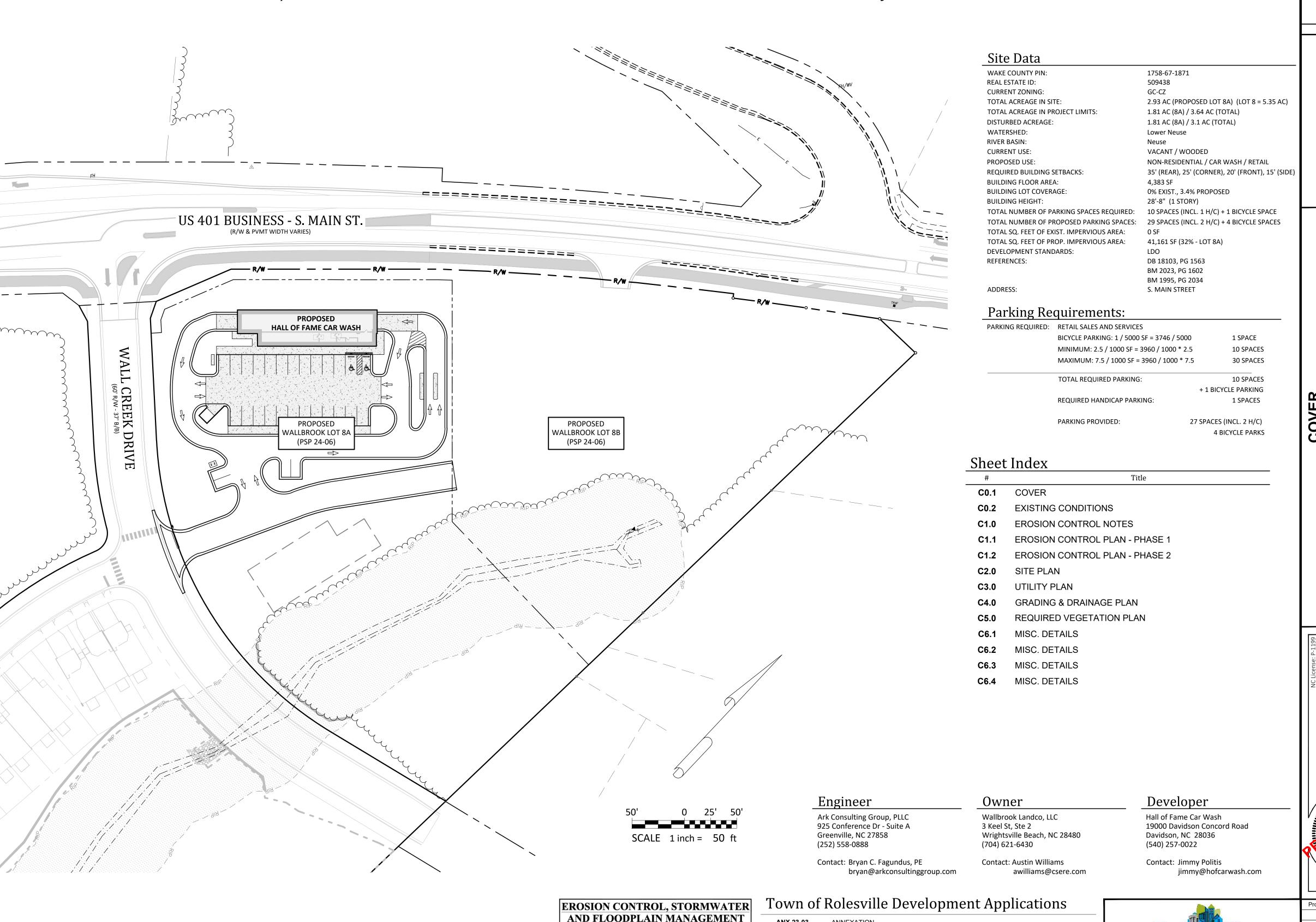
CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

Plans for the proposed use have been reviewed for general compliance with applicable codes. This limited review and authorization for construction is not to be considered to represent total compliance with all legal requirements for development and construction. The property owner, design consultants, and contractors are each responsible for compliance with all applicable City, State and Federal laws. This specific authorization below is not a permit, nor shall it be construed to permit any violation of City, State or Federal Law. All Construction must be in accordance with all Local, State, and Federal Rules and Regulations.

Electronic Approval: This approval is being issued electronically. This approval is valid only upon the signature of a City of Raleigh Review Officer below. The City will retain a copy of the approved plans. Any work authorized by this approval must proceed in accordance with the plans kept on file with the City. This electronic approval may not be edited once issued. Any modification to this approval once issued will invalidate this approval.

City of Raleigh Review Officer





APPROVED

FLOOD STUDY S-

EROSION CONTROL X S-EC-___-2024

STORMWATER MGMT. X S-WF-____-2024

ENVIRONMENTAL CONSULTANT SIGNATURE

ANX 23-03

PR 21-04 REV

ANNEXATION

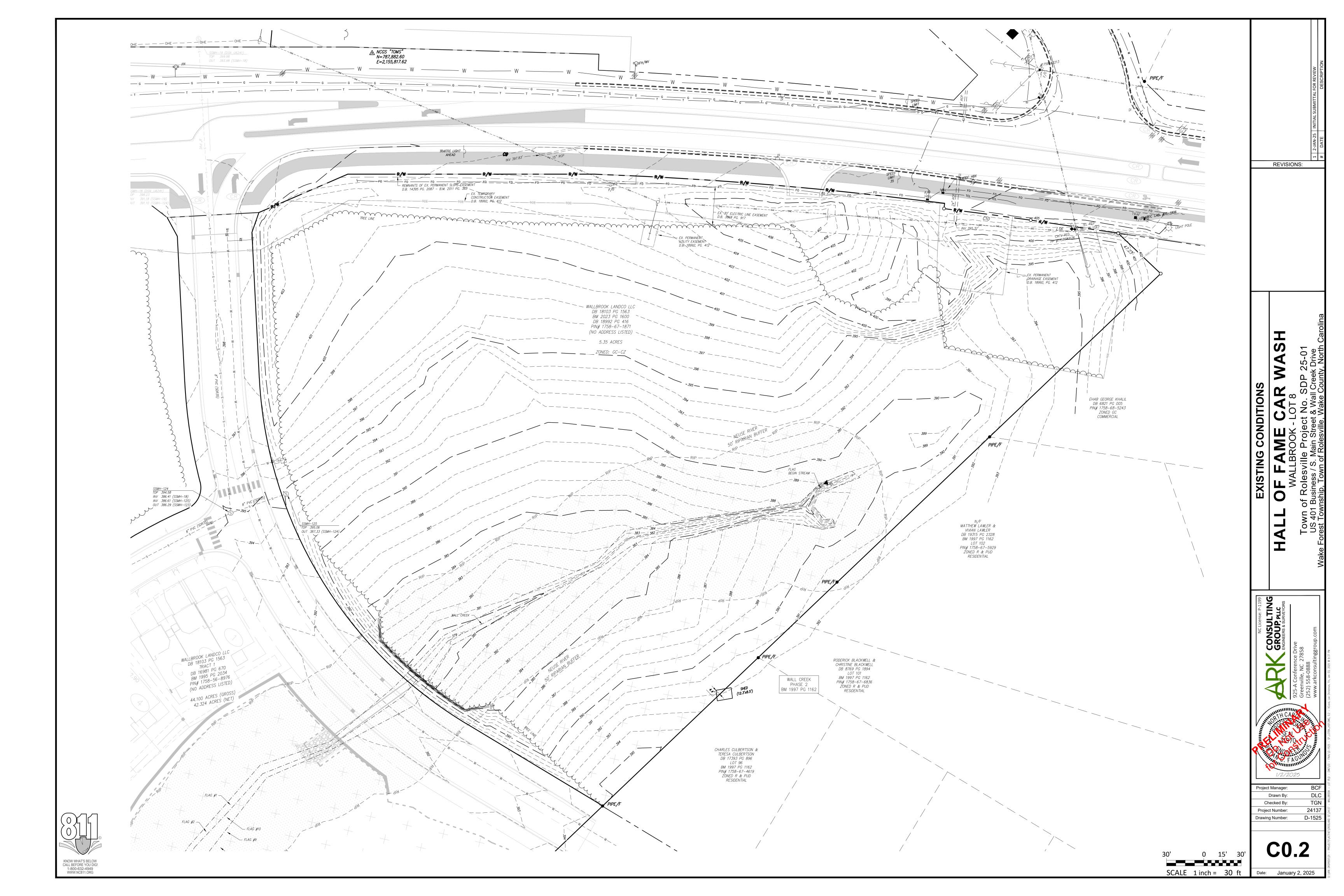
PRELIMINARY SUBDIVISION PLAT (REVISED)

PRELIMINARY SUBDIVISION PLAT (LOT 8)

WALLBROOK LOT 8 - MASS GRADING / EROSION CONTROL

SITE DEVELOPMENT PLAN (CURRENT APPLICATION)

INTERMEDIATE SUBDIVISION PLAT



may not apply depending on site conditions and the delegated authority having jurisdiction.

Required Ground Stabilization Timeframes						
Stabilize within this many calendar days after ceasing land disturbance						
(a) Perimeter dikes, swales, ditches, and perimeter slopes		7	None			
(b) High Quality Water (HQW) Zones (c) Slopes steeper than 3:1 (d) Slopes 3:1 to 4:1		7	None If slopes are 10' or less in length and are not steeper than 2:1, 14 days are allowed			
		7				
		14	-7 days for slopes greater than 50' in length and with slopes steeper than 4:1 -7 days for perimeter dikes, swales, ditches, perimeter slopes and HQW Zones -10 days for Falls Lake Watershed			
(e)	Areas with slopes flatter than 4:1	14	-7 days for perimeter dikes, swales, ditches, perimeter slopes and HQW Zones -10 days for Falls Lake Watershed unless there is zero slope			

ground stabilization shall be converted to permanent ground stabilization as soon as practicable but in no case longer than 90 calendar days after the last land disturbing activity. Temporary ground stabilization shall be maintained in a manner to render the surface stable against accelerated erosion until permanent ground stabilization is achieved.

GROUND STABILIZATION SPECIFICATION

Stabilize the ground sufficiently so that rain will not dislodge the soil. Use one of the techniques in the table below:

١	Temporary Stabilzation	Permanent Stabilzation		
	Temporary grass seed covered with straw or other mulches and tackifiers	 Permanent grass seed covered with straw or other mulches and tackifiers 		
١	Hydroseeding	Geotextile fabrics such as permanent soil		
١	Rolled erosion control products with or	reinforcement matting		
١	without temporary grass seed	Hydroseeding		
	Appropriately applied straw or other mulchplastic sheeting	 Shrubs or other permanent plantings covered with mulch 		
		 Uniform and evenleyh distributed ground cover sufficient to restrain erosion 		
		 Structural methods such as concrete, asphalt, or retaining walls 		
		Rolled erosion control products with grass seed		

POLYACRYLAMIDES (PAMS) AND FLOCCULANTS

- Select flocculants that are appropriate for the soils being exposed during construction, selecting from the NC DWR List of Approved PAMS/Flocculants.
- Apply flocculants at or before the inlets to Erosion and Sediment Control Measures. Apply flocculants at the concentrations specified in the NC DWR List of Approved
- *PAMS/Flocculants* and in accordance with the manufacturer's instructions. Provide ponding area for containment of treated Stormwater before discharging
- Store flocculants in leak-proof containers that are kept under storm-resistant cover or surrounded by secondary containment structures.

EQUIPMENT AND VEHICLE MAINTENANCE

Maintain vehicles and equipment to prevent discharge of fluids.

to a recycling or disposal center that handles these materials.

- 2. Provide drip pans under any stored equipment. 3. Identify leaks and repair as soon as feasible, or remove leaking equipment from the
- Collect all spent fluids, store in separate containers and properly dispose as
- Remove leaking vehicles and construction equipment from service until the problem
- Bring used fuels, lubricants, coolants, hydraulic fluids and other petroleum products

LITTER, BUILDING MATERIAL AND LAND CLEARING WASTI

hazardous waste (recycle when possible).

Never bury or burn waste. Place litter and debris in approved waste containers.

- Provide a sufficient number and size of waste containers (e.g dumpster, trash receptacle) on site to contain construction and domestic wastes.
- Locate waste containers at least 50 feet away from storm drain inlets and surface waters unless no other alternatives are reasonably available. Locate waste containers on areas that do not receive substantial amounts of runoff
- from upland areas and does not drain directly to a storm drain, stream or wetland. Cover waste containers at the end of each workday and before storm events or
- provide secondary containment. Repair or replace damaged waste containers. Anchor all lightweight items in waste containers during times of high winds. Empty waste containers as needed to prevent overflow. Clean up immediately if

On business days, clean up and dispose of waste in designated waste containers.

containers overflow Dispose waste off-site at an approved disposal facility.

PAINT AND OTHER LIQUID WASTE

PORTABLE TOILETS

- Do not dump paint and other liquid waste into storm drains, streams or wetlands. Locate paint washouts at least 50 feet away from storm drain inlets and surface waters unless no other alternatives are reasonably available.
- . Contain liquid wastes in a controlled area.
- 4. Containment must be labeled, sized and placed appropriately for the needs of site. 5. Prevent the discharge of soaps, solvents, detergents and other liquid wastes from

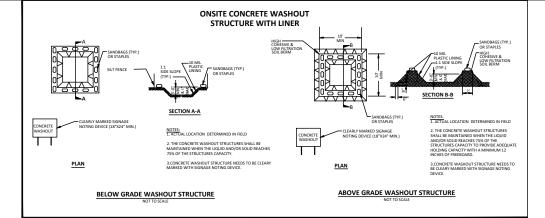
construction sites.

- Install portable toilets on level ground, at least 50 feet away from storm drains, streams or wetlands unless there is no alternative reasonably available. If 50 foot offset is not attainable, provide relocation of portable toilet behind silt fence or place on a gravel pad and surround with sand bags.
- Provide staking or anchoring of portable toilets during periods of high winds or in high
- Monitor portable toilets for leaking and properly dispose of any leaked material. Utilize a licensed sanitary waste hauler to remove leaking portable toilets and replace

EARTHEN STOCKPILE MANAGEMENT

with properly operating unit.

- Show stockpile locations on plans. Locate earthen-material stockpile areas at least 50 feet away from storm drain inlets, sediment basins, perimeter sediment controls and surface waters unless it can be shown no other alternatives are reasonably
- Protect stockpile with silt fence installed along toe of slope with a minimum offset of five feet from the toe of stockpile
- Provide stable stone access point when feasible Stabilize stockpile within the timeframes provided on this sheet and in accordance
- with the approved plan and any additional requirements. Soil stabilization is defined as vegetative, physical or chemical coverage techniques that will restrain accelerated erosion on disturbed soils for temporary or permanent control needs.



CONCRETE WASHOUTS

- Do not discharge concrete or cement slurry from the site. 2. Dispose of, or recycle settled, hardened concrete residue in accordance with local
- and state solid waste regulations and at an approved facility.
- Manage washout from mortar mixers in accordance with the above item and in addition place the mixer and associated materials on impervious barrier and within lot perimeter silt fence.
- Install temporary concrete washouts per local requirements, where applicable. If a alternate method or product is to be used, contact your approval authority for review and approval. If local standard details are not available, use one of the two types of temporary concrete washouts provided on this detail.
- Do not use concrete washouts for dewatering or storing defective curb or sidewalk sections. Stormwater accumulated within the washout may not be pumped into or discharged to the storm drain system or receiving surface waters. Liquid waste must
- be pumped out and removed from project. Locate washouts at least 50 feet from storm drain inlets and surface waters unless it can be shown that no other alternatives are reasonably available. At a minimum install protection of storm drain inlet(s) closest to the washout which could receive
- spills or overflow Locate washouts in an easily accessible area, on level ground and install a stone entrance pad in front of the washout. Additional controls may be required by the
- approving authority Install at least one sign directing concrete trucks to the washout within the project limits. Post signage on the washout itself to identify this location.
- Remove leavings from the washout when at approximately 75% capacity to limit overflow events. Replace the tarp, sand bags or other temporary structural components when no longer functional. When utilizing alternative or proprietary products, follow manufacturer's instructions.
- 10. At the completion of the concrete work, remove remaining leavings and dispose of in an approved disposal facility. Fill pit, if applicable, and stabilize any disturbance caused by removal of washout

HERBICIDES, PESTICIDES AND RODENTICIDES

- Store and apply herbicides, pesticides and rodenticides in accordance with label restrictions.
- Store herbicides, pesticides and rodenticides in their original containers with the label, which lists directions for use, ingredients and first aid steps in case of accidental poisoning.
- Do not store herbicides, pesticides and rodenticides in areas where flooding is possible or where they may spill or leak into wells, stormwater drains, ground water or surface water. If a spill occurs, clean area immediately.
- Do not stockpile these materials onsite.

HAZARDOUS AND TOXIC WASTE

- Create designated hazardous waste collection areas on-site.
- Place hazardous waste containers under cover or in secondary containment.
 - Do not store hazardous chemicals, drums or bagged materials directly on the ground.

EFFECTIVE: 04/01/19

NCG01 GROUND STABILIZATION AND MATERIALS HANDLING

SELF-INSPECTION, RECORDKEEPING AND REPORTING

SECTION A: SELF-INSPECTION

Self-inspections are required during normal business hours in accordance with the table below. When adverse weather or site conditions would cause the safety of the inspection personnel to be in jeopardy, the inspection may be delayed until the next business day on which it is safe to perform the inspection. In addition, when a storm event of equal to or greater than 1.0 inch occurs outside of normal business hours, the self-inspection shall be performed upon the commencement of the next business day. Any time when inspections were delayed shall be noted in the Inspection Record.

Inspect	(during normal business hours)	Inspection records must include:
(1) Rain gauge maintained in good working order	Daily	Daily rainfall amounts. If no daily rain gauge observations are made during weekend or holiday periods, and no individual-day rainfall information is available record the cumulative rain measurement for those un-attended days (and this will determine if a site inspection is needed). Days on which no rainfall occurred shall be recorded as "zero." The permittee may use another rain-monitoring device approved by the Division.
(2) E&SC Measures	At least once per 7 calendar days and within 24 hours of a rain event ≥ 1.0 inch in 24 hours	1. Identification of the measures inspected, 2. Date and time of the inspection, 3. Name of the person performing the inspection, 4. Indication of whether the measures were operating properly, 5. Description of maintenance needs for the measure, 6. Description, evidence, and date of corrective actions taken.
(3) Stormwater discharge outfalls (SDOs)	At least once per 7 calendar days and within 24 hours of a rain event ≥ 1.0 inch in 24 hours	1. Identification of the discharge outfalls inspected, 2. Date and time of the inspection, 3. Name of the person performing the inspection, 4. Evidence of indicators of stormwater pollution such as oil sheen, floating or suspended solids or discoloration, 5. Indication of visible sediment leaving the site, 6. Description, evidence, and date of corrective actions taken.
(4) Perimeter of site	At least once per 7 calendar days and within 24 hours of a rain event ≥ 1.0 inch in 24 hours	If visible sedimentation is found outside site limits, then a record of the following shall be made: 1. Actions taken to clean up or stabilize the sediment that has left the site limits, 2. Description, evidence, and date of corrective actions taken, and 3. An explanation as to the actions taken to control future releases.
(5) Streams or wetlands onsite or offsite (where accessible)	At least once per 7 calendar days and within 24 hours of a rain event ≥ 1.0 inch in 24 hours	If the stream or wetland has increased visible sedimentation or a stream has visible increased turbidity from the construction activity, then a record of the following shall be made: 1. Description, evidence and date of corrective actions taken, and 2. Records of the required reports to the appropriate Division Regional Office per Part III, Section C, Item (2)(a) of this permit.
(6) Ground stabilization measures	After each phase of grading	1. The phase of grading (installation of perimeter E&SC measures, clearing and grubbing, installation of storm drainage facilities, completion of all land-disturbing activity, construction or redevelopment, permanent ground cover). 2. Documentation that the required ground stabilization measures have been provided within the required timeframe or an assurance that they will be provided as soon as possible.

The approved E&SC plan as well as any approved deviation shall be kept on the site. The approved E&SC plan must be kept up-to-date throughout the coverage under this permit. The following items pertaining to the E&SC plan shall be kept on site and available for inspection at all times during normal business hours.

Item to Document	Documentation Requirements
(a) Each E&SC Measure has been installed and does not significantly deviate from the locations, dimensions and relative elevations shown on the approved E&SC Plan.	Initial and date each E&SC Measure on a copy of the approved E&SC Plan or complete, date and sign an inspection report that lists each E&SC measure shown on the approved E&SC Plan. This documentation is required upon the initial installation of the E&SC measures or if the E&SC measures are modified after initial installation.
(b) A phase of grading has been completed.	Initial and date a copy of the approved E&SC plan or complete, date and sign an inspection report to indicate completion of the construction phase.
(c) Ground cover is located and installed in accordance with the approved E&SC Plan.	Initial and date a copy of the approved E&SC plan or complete, date and sign an inspection report to indicate compliance with approved ground cover specifications.
(d) The maintenance and repair requirements for all E&SC Measures have been performed.	Complete, date and sign an inspection report.
(e) Corrective actions have been taken to E&SC measures.	Initial and date a copy of the approved E&SC Plan or complete, date and sign an inspection report to indicate the completion of the corrective action.

- requirement not practical: (a) This General Permit as well as the Certificate of Coverage, after it is received.
- (b) Records of inspections made during the previous twelve months. The permittee shall record the required observations on the Inspection Record Form provided by the Division or a similar inspection form that includes all the required elements. Use of electronically-available records in lieu of the required paper copies will be allowed if shown to provide equal access and utility as the hard-copy records.

PART II, SECTION G, ITEM (4)

Sediment basins and traps that receive runoff from drainage areas of one acre or more shall use outlet structure that withdraw water from the surface when these devices need to be drawn down for maintenance or close out unless this is infeasible. The circumstances in which it is not feasible to withdraw water from the surface shall be rare (for example, times with extended cold weather).

- (a) The E&SC plan authority has been provided with documentation of the non-surface withdrawal and the specific time periods or conditions in which it will occur. The non-surface withdrawal shall not commence until the E&SC plan authority has approved these items.
- (c) Dewatering discharges are treated with controls to minimize discharges of pollutants from stormwater that is removed from the sediment basin. Examples of appropriate controls include properly sited, designed and maintained dewatering tanks, weir tanks, and filtration systems,
- (d) Vegetated, upland areas of the sites are a properly designed stone pad is used to the extent feasible at the outlet of the dewatering treatment devices described in item (c) above, e) Velocity dissipation devices such as check dams, sediment traps, and riprap are provided at the discharge points of all dewatering devices, and

SELF-INSPECTION, RECORDKEEPING AND REPORTING

SECTION B: RECORDKEEPING

item to bocument	Documentation requirements		
(a) Each E&SC Measure has been installed and does not significantly deviate from the locations, dimensions and relative elevations shown on the approved E&SC Plan.	Initial and date each E&SC Measure on a copy of the approved E&SC Plan or complete, date and sign an inspection report that lists each E&SC measure shown on the approved E&SC Plan. This documentation is required upon the initial installation of the E&SC measures or if the E&SC measures are modified after initial installation.		
(b) A phase of grading has been completed.	Initial and date a copy of the approved E&SC plan or complete, date and sign an inspection report to indicate completion of the construction phase.		
(c) Ground cover is located and installed in accordance with the approved E&SC Plan.	Initial and date a copy of the approved E&SC plan or complete, date and sign an inspection report to indicate compliance with approved ground cover specifications.		
(d) The maintenance and repair requirements for all E&SC Measures have been performed.	Complete, date and sign an inspection report.		
(e) Corrective actions have been taken to E&SC measures.	Initial and date a copy of the approved E&SC Plan or complete, date and sign an inspection report to indicate the completion of the corrective action.		

In addition to the E&SC plan documents above, the following items shall be kept on the site and available for inspectors at all times during normal business hours, unless the Division provides a site-specific exemption based on unique site conditions that make this

3. Documentation to be Retained for Three Years All data used to complete the e-NIO and all inspection records shall be maintained for a period of three years after project completion and made available upon request. [40 CFR 122.41]

DRAW DOWN OF SEDIMENT BASINS FOR MAINTENANCE OR CLOSE OUT

Non-surface withdrawals from sediment basins shall be allowed only when all of the following criteria have been met:

- (b) The non-surface withdrawal has been reported as an anticipated bypass in accordance with Part III, Section C, Item (2)(c) and (d) of this permit

Sediment removed from the dewatering treatment devices described in item (c) above is disposed of in a manner that does not cause deposition of sediment into water of the United States.

(a) Visible sediment deposition in a stream or wetland. (b) Oil spills if:

They are 25 gallons or more,

1. Occurrences that Must be Reported

SECTION C: REPORTING

Permittees shall report the following occurrences:

• They are less than 25 gallons but cannot be cleaned up within 24 hours, They cause sheen on surface waters (regardless of volume), or

SELF-INSPECTION, RECORDKEEPING AND REPORTING

- They are within 100 feet of surface waters (regardless of volume).
- a) Releases of hazardous substances in excess of reportable quantities under Section 311 of the Clean Water Act (Ref: 40 CFR 110.3 and 40 CFR 117.3) or Section 102 of CERCLA

b) Anticipated bypasses and unanticipated bypasses.

(Ref: 40 CFR 302.4) or G.S. 143-215.85.

c) Noncompliance with the conditions of this permit that may endanger health or the

2. Reporting Timeframes and Other Requirements

Occurrence

After a permittee becomes aware of an occurrence that must be reported, he shall contact the appropriate Division regional office within the timeframes and in accordance with the other requirements listed below. Occurrences outside normal business hours may also be reported to the Department's Environmental Emergency Center personnel at (800)

Reporting Timeframes (After Discovery) and Other Requirements

(a) Visible sediment deposition in a stream or wetland	Within 24 hours, an oral or electronic notification. Within 7 calendar days, a report that contains a description of the sediment and actions taken to address the cause of the deposition. Division staff may waive the requirement for a written report on a case-by-case basis. If the stream is named on the NC 303(d) list as impaired for sediment-related causes, the permittee may be required to perform additional monitoring, inspections or apply more stringent practices if staff determine that additional requirements are needed to assure compliance with the federal or state impaired-waters conditions.			
(b) Oil spills and release of hazardous substances per Item 1(b)-(c) above	• Within 24 hours, an oral or electronic notification. The notification shall include information about the date, time, nature, volume and location of the spill or release.			
(c) Anticipated bypasses [40 CFR 122.41(m)(3)]	• A report at least ten days before the date of the bypass, if possible. The report shall include an evaluation of the anticipated quality and effect of the bypass.			
(d) Unanticipated bypasses [40 CFR 122.41(m)(3)]	Within 24 hours, an oral or electronic notification. Within 7 calendar days, a report that includes an evaluation of the quality and effect of the bypass.			
(e) Noncompliance with the conditions of this permit that may endanger health or the environment[40 CFR 122.41(I)(7)]	Within 24 hours, an oral or electronic notification. Within 7 calendar days, a report that contains a description of the noncompliance, and its causes; the period of noncompliance, including exact dates and times, and if the noncompliance has not been corrected, the anticipated time noncompliance is expected to continue; and steps taken or planned to reduce, eliminate, and prevent reoccurrence of the noncompliance. [40 CFR 122.41(I)(6).			
	déposition in a stream or wetland (b) Oil spills and release of hazardous substances per Item 1(b)-(c) above (c) Anticipated bypasses [40 CFR 122.41(m)(3)] (d) Unanticipated bypasses [40 CFR 122.41(m)(3)] (e) Noncompliance with the conditions of this permit that may endanger health or the environment[40 CFR			

Wake County Basin Removal Sequence:

- 1. SCHEDULE A SITE MEETING WITH THE ENVIRONMENTAL CONSULTANT TO DETERMINE IF A BASIN CAN BE REMOVED. INSTALL SILT FENCING OR OTHER TEMPORARY EROSION CONTROL MEASURES AS NEEDED PRIOR TO REMOVAL OF THE BASIN.
- CONTACT NCDEQ RALEIGH REGIONAL OFFICE (919) 791-4200 TO DETERMINE THE DIVISION OF ENERGY, MINERAL AND LAND RESOURCES CONTACT PERSON TO RECEIVE DEWATERING NOTIFICATIONS. AT LEAST 10 DAYS PRIOR TO BEGINNING DEWATERING ACTIVITY, SEND EMAIL TO NCDEQ-DEMLR CONTACT PERSON AND COPY ENVIRONMENTAL CONSULTANT THAT MET YOU ONSITE. THE EMAIL SHOULD INCLUDE: E&SC JURISDICTION: WAKE COUNTY, WAKE COUNTY PROJECT: NAME, NUMBER, AND LOCATION (CITY/TOWN), ENVIRONMENTAL CONSULTANT NAME, AND ADDRESS THE FOLLOWING: A) REASON FOR CONVERSION, B) BASIN #, C) DEWATERING METHOD, AND D) ALL OTHER NECESSARY INFO FROM PART II, SECTION G, ITEM 4 OF THE NCG01. KEEP EMAIL FOR YOUR NDPES MONITORING DOCUMENTATION

Soil stockpiles shall be located on the approved plan and shall adhere to the

a. A 25-foot temporary maintenance and access easement shall be shown

c. A note shall be provided on the approved plan that stockpile height shall

e. Approved BMPs shall be shown on a plan to control any potential

f. Stockpiling materials adjacent to a ditch, drainageway, watercourse,

g. Any concentrated flow likely to affect the stockpile shall be diverted to an

h. Off-site spoil or borrow areas must be in compliance with Wake County

UDO and State Regulations. All spoil areas over an acre are required to

have an approved sediment control plan. Developer/Contractor shall notify

Wake County of any offsite disposal of soil, prior to disposal. Fill of

otherwise provided by subsection 14-19-2 of the Wake County Unified

Seeding or covering stockpiles with tarps or mulch is required and will reduce erosion problems. Tarps should be keyed in at the top of the slope

i. If a stockpile is to remain for future use after the project is complete

k. The approved plan shall provide for the use of staged seeding and

1. Establish and maintain a vegetative buffer at the toe of the slope (where

mulching on a continual basis while the stockpile is in use.

(builders, etc.), the financial responsible party must notify Wake County

Development Ordinance (certifications and permits required).

wetland, stream buffer, or other body of water shall be avoided unless an

stockpile shall be shown at the outer limit of this easement). b. Stockpile footprints shall be setback a minimum of 25' from adjacent

alternative location is demonstrated to be unavailable

Maintenance Requirements to be Noted on the Plan

of a new responsible party for that stockpile.

to keep water from running underneath the plastic.

not exceed 35 feet.

approved BMP.

d. Stockpile slopes shall be 2:1 or flatter.

sediment loss from a stockpile.

around all proposed stockpiles (erosion control measures surrounding the

- AFTER RECEIVING POSITIVE CONFIRMATION FROM NCDEQ-DEMLR THAT YOU MAY REMOVE THE BASIN OR ON > DAY 11, WHICHEVER IS SOONER, REMOVE BASIN(S) AND ASSOCIATED TEMPORARY DIVERSION DITCHES. IF PIPES NEED TO BE EXTENDED, PERFORM THIS OPERATION AT THIS TIME. FINE GRADE AREA IN PREPARATION FOR SEEDING.
- PERFORM SEEDBED PREPARATION, SEED, MULCH AND ANCHOR ANY RESULTING BARE AREAS IMMEDIATELY.
- INSTALL VELOCITY DISSIPATORS AND/OR LEVEL SPREADERS AS REQUIRED ON THE EROSION CONTROL PLAN.
- WHEN SITE IS FULLY STABILIZED, CALL ENVIRONMENTAL CONSULTANT FOR APPROVAL OF REMOVING REMAINING TEMPORARY EROSION CONTROL MEASURES AND ADVICE ON WHEN SITE CAN BE ISSUED A CERTIFICATE OF COMPLETION. NOTE: A MEETING SHOULD ALSO BE SCHEDULED WITH THE ENVIRONMENTAL CONSULTANT TO DETERMINE WHEN A BASIN MAY BE CONVERTED FOR STORMWATER USE. SOME MUNICIPALITIES MAY ALSO REQUIRE THIS.

Erosion Control Provisions:

- 1. NO PERSON MAY INITIATE A LAND DISTURBING ACTIVITY BEFORE NOTIFYING WAKE COUNTY WATERSHED MANAGEMENT OF THE DATE THAT THE LAND DISTURBING ACTIVITY WILL BEGIN.
- 2. LAND DISTURBING ACTIVITY BEYOND THAT REQUIRED TO INSTALL APPROPRIATE EROSION CONTROL MAY NOT PROCEED UNTIL EROSION CONTROL MEASURES ARE INSPECTED AND APPROVED BY THE ENGINEER.
- 3. SCHEDULING OF A PRE-CONSTRUCTION CONFERENCE WITH THE WAKE COUNTY WATERSHED MANAGER, JEEVAN NEUPANE, PE (919-819-8907) PRIOR TO INITIATING LAND DISTURBING ACTIVITIES IS REQUIRED. FOR INSPECTION CALL 919-819-8907. 48 HOUR
- 4. INSTALL TREE PROTECTION FENCING AROUND ALL AREAS OUTSIDE OF THE LIMITS OF DISTURBANCE AS SHOWN ON PLANS.
- 5. PROVIDE 20' X 50' X 6" STONE CONSTRUCTION ENTRANCES AS SHOWN ON PLAN.
- 6. SEED OR OTHERWISE PROVIDE GROUND COVER DEVICES OR STRUCTURES SUFFICIENT TO RESTRAIN EROSION FOR ALL EXPOSED SLOPES WITHIN 7 DAYS OF COMPLETION OF ANY PHASE OF GRADING ON PERIMETER AREAS AND SLOPES STEEPER THAN 3:1. ALL OTHER AREAS SHALL BE STABILIZED WITHIN 14 DAYS.
- 7. CONTRACTOR SHALL INSPECT AND MAINTAIN AS NEEDED ALL EROSION CONTROL DEVICES ON A WEEKLY BASIS AND AFTER EACH MAJOR STORM EVENT. FAILURE TO KEEP ALL EROSION CONTROL DEVICES IN PROPER WORKING ORDER MAY RESULT. IN A STOP WORK ORDER OR CIVIL PENALTIES UP TO \$5000.00 PER DAY OF VIOLATION.
- 8. THE ENGINEER RESERVES THE RIGHT TO REQUIRE ADDITIONAL EROSION CONTROL MEASURES SHOULD THE PLAN OR ITS IMPLEMENTATION PROVE TO BE INADEQUATE.
- 9. ACCEPTANCE AND APPROVAL OF THIS PLAN IS CONDITIONED UPON YOUR COMPLIANCE WITH FEDERAL AND STATE WATER QUALITY LAWS, REGULATION AND RULES. IN ADDITION LOCAL CITY AND COUNTY ORDINANCES OR RULES MAY ALSO APPLY TO THIS LAND DISTURBING ACTIVITY. APPROVAL BY THE COUNTY DOES NOT SUPERSEDE ANY OTHER PERMIT OR APPROVAL
- 10. PLEASE BE ADVISED OF THE RULES TO PROTECT AND MAINTAIN EXISTING BUFFERS ALONG WATERCOURSES IN THE NEUSE AND RIVER BASIN. THESE RULES ARE ENFORCED BY THE DIVISION OF WATER RESOURCES (DWR). DIRECT ANY QUESTIONS ABOUT THE APPLICABILITY OF THESE RULES TO YOUR PROJECT TO THE REGIONAL WATER QUALITY SUPERVISOR, RALEIGH REGIONAL OFFICE AT
- 11. ALL AREAS DOWNSTREAM OF TEMPORARY BASINS AND DITCHES ARE TO BE STABILIZED IMMEDIATELY UPON CONSTRUCTION.

Construction Sequence:

- 1. EROSION AND SEDIMENT CONTROL (E&SC) PERMIT AND A CERTIFICATE OF COVERAGE (COC) MUST BE OBTAINED BEFORE ANY
- 2. CALL WAKE COUNTY WATERSHED MANAGER JEEVAN NEUPANE AT (919) 819-8907 A MINIMUM OF 48 HOURS IN ADVANCE TO SCHEDULE A PRE-CONSTRUCTION MEETING AND FOR NOTIFICATION OF PROJECT START UP. ANY DEWATERING ON THE SITE SHALL BE DONE THROUGH A SILT BAG THAT IS CONSTANTLY MONITORED. 4. INSTALL GRAVEL CONSTRUCTION PAD, SILT FENCE, SEDIMENT BASINS OR OTHER MEASURES AS SHOWN ON THE APPROVED PLAN.
- CLEAR ONLY AS NECESSARY TO INSTALL THESE DEVICES. SEED TEMPORARY DIVERSIONS, BERMS AND BASINS IMMEDIATELY AFTER CALL WATERSHED MANAGER, JEEVAN NEUPANE FOR AN ONSITE INSPECTION TO OBTAIN A CERTIFICATE OF COMPLIANCE. 6. CLEAR AND GRUB EXISTING VEGETATION AS SHOWN ON THE DEMOLITION PLAN. REMOVE EXISTING STRUCTURES AND UTILITIES
- AS SHOWN ON THE DEMOLITION PLAN. BEGIN GRADING. MAINTAIN DEVICES AS NEEDED. ROUGH GRADE SITE. INSTALL TEMPORARY SKIMMER SEDIMENT BASINS, ALONG WITH TEMPORARY DIVERSION DITCHES THAT SHALL BE INSTALLED TO ENSURE AS MUCH FLOW AS POSSIBLE IS DIRECTED TO THE BASINS. 7. SEDIMENT BASIN FOR PERMANENT USE AS WET POND SHALL BE REMOVED AS FOLLOWS: DEWATER (THROUGH SILT BAG), CLEAN
- SEDIMENT, AND REMOVE BAFFLES. RE-SHAPE THE BASIN AS REQUIRED BY THE DESIGN DRAWINGS, INCLUDING EXCAVATION/SHAPING OF THE FOREBAY. SEED AND STABILIZE BASIN SLOPES. DEWATERING OPERATIONS THROUGH SILT BAGS SHALL BE MONITORED CONTINUOUSLY.

8. STABILIZE SITE AS AREAS ARE BROUGHT UP TO FINISH GRADE WITH VEGETATION, DITCH LININGS, ETC. SEED AND MULCH DENUDED

11. WHEN GRADING IS COMPLETE AND ALL AREAS ARE STABILIZED COMPLETELY, CALL WATERSHED MANAGER JEEVAN NEUPANE FOR

- AREAS PER GROUND STABILIZATION TIME FRAME.
- 9. INSTALLATION OF UNDERGROUND UTILITIES AND STONE BASE FOR ROADWAYS. 10. INSTALLATION OF CONCRETE CURB & GUTTER, CONCRETE SIDEWALK, & ASPHALT PAVEMENT.
- 12. IF SITE IS APPROVED, MAINTAIN TEMPORARY DIVERSIONS, SILT FENCE, SEDIMENT BASINS, ETC., AND SEED OR STABILIZE ANY RESULTING BARE AREAS. ALL REMAINING PERMANENT EROSION CONTROL DEVICES, SUCH AS VELOCITY DISSIPATERS, SHOULD
- 13. WHEN VEGETATION HAS BECOME ESTABLISHED, CALL FOR FINAL SITE INSPECTION BY THE WATERSHED MANAGER, JEEVAN NEUPANE. OBTAIN CERTIFICATE OF COMPLETION.

Seeding Specifications

NPDES Stormwater Discharge Permit for Construction Activities (NCGO1 - 4/1/19) NCDEQ/Division of Energy, Mineral and Land Resources

		lization Timeframes
Site Area Description	Stabilize within this many calendar days after ceasing land disturbance.	
(a): Perimeter dikes, swales, ditches, and perimeter slopes	7	None
(b) High Quality Water (HQW) Zones	7	None
(c) Slopes steeper than 3:1	7	If slopes are 10' or less in length and a not steeper than 2:1, 14 days are allowed
(d): Slopes 3:1 to 4:1-	14	days for slopes greater than 30' in length and with slopes steeper than 4-7 days for perimeter dikes, swales, ditches, perimeter slopes and HQW Zones
(e) Areas with slopes flatter than 4:1	14	-10 days for Falls Lake. Watershed -7 days for perimeter dikes, swales, ditches, perimeter slopes and HQW-2 -10 days for Falls Lake Watershed uni- there is zero slope.
practicable but in no case le activity: Temporary ground surface stable against accel GROUND STABILIZATION S Stabilize the ground sufficie techniques in the table bel	onger than 90 calend d stabilization shall b lerated erosion until PECIFICATION ently so that rain will ow:	ction activities, any areas with tempore ament ground stabilization as soon as: lar days after the last land disturbing e maintained in a manner to render the permanent ground stabilization is achie not dislodge the soil. Use one of the Permanent Stabilization
practicable but in no case II activity: Temporary ground surface stable against accel GROUND STABILIZATION S	onger than 90 calend d stabilization shall be lerated erosion until PECIFICATION ently so, that rain will ow:	anent ground stabilization as soon as: lar days after the last land disturbing e maintained in a manner to render the permanent ground stabilization is achie

Seedbed Preparation

- 1. Chisel compacted areas and spread topsoil three inches deep over adverse
- 2. Rip the entire area to six inches deep 3. Remove all loose rock, roots and other obstructions, leaving surface
- 4. Apply agricultural lime, fertilizer and superphosphate uniformly and mix with soil (see mixture below). 5. Continue tillage until a well-pulverized, firm, reasonably uniform seedbed is
- prepared four to six inches deep. 6. Seed on a freshly prepared seedbed and cover seed lightly with seeding
- equipment or cultipack after seeding 7. Mulch immediately after seeding and anchor mulch.

reasonably smooth and uniform

Inspect all seeded areas and make necessary repairs or reseedings within the planting season, if possible. If stand should be more than 60% damaged, reestablish following the original lime, fertilizer and seeding rates.

9. Consult Wake County Soil & Water or NC State Cooperative Extension on

Asphalt emulsion at 400 gals/acre

maintenance treatment and fertilization after permanent cover is established. Agricultural Limestone 2 tons/acre (3 tons/acre in clay soils) 1,000 lbs/acre - 10-10-10 500 lbs/acre - 20% analysis Mulch 2 tons/acre - small grain straw

For Shou	liders, Side Ditches, Slopes (Ma	ax 3:1):
Date	Туре	Planting Rate
Aug 15– Nov 1	Tall Fescue	300 lbs/acre
Nov 1- Mar 1	Tall Fescue & Abruzzi Rye	300 lbs/acre
Mar 1– Apr 15	Tall Fescue	300 lbs/acre
	Hulled Common Bermudagrass	25 lbs/acre

Tall Fescue AND Browntop 125 lbs/acre (Tall Fescue); 35 Aug 15 Millet or Sorghum-Sudan Ibs/acre (Browntop Millet); 30 lbs/acre (Sorghum-Sudan Hybrids)

For Shoulders, Side Ditches, Slopes (3:1 to 2:1):

/lar 1- Or add Hulled Common

unscarified) AND Tall

Date	Туре	Planting Rate
Mar 1– Jun 1	Sericea Lespedeza (scarified) and use the following combinations:	50 lbs/acre (Sericea Lespede
Mar 1– Apr 15	Add Tall Fescue	120 lbs/acre
Mar 1– Jun 30	Or add Weeping Love grass	10 lbs/acre

Jun 30 Bermudagrass Tall Fescue AND Browntop 120 lbs/acre (Tall Fescue); 35 lbs/acre Mullet or Sorghum-Sudan (Browntop Mullet); 30 lbs/acre (Sorghum-Sudan Hybrids) Sept 1- Sericea Lespedeza (unhulled

AND Abruzzi Rye Consult Wake County Soil & Water Conservation District or NC State Cooperative Extension for

additional information concerning other alternatives for vegetation of denuded areas. The above

regetation rates are those that do well under local conditions; other seeding rate combinations

lbs/acre (Tall Fescue)

*** **TEMPORARY**: Reseed according to optimum season for desired permanent vegetation. Do not allow temporary cover to grow more than 12" in height before mowing; otherwise, fescue

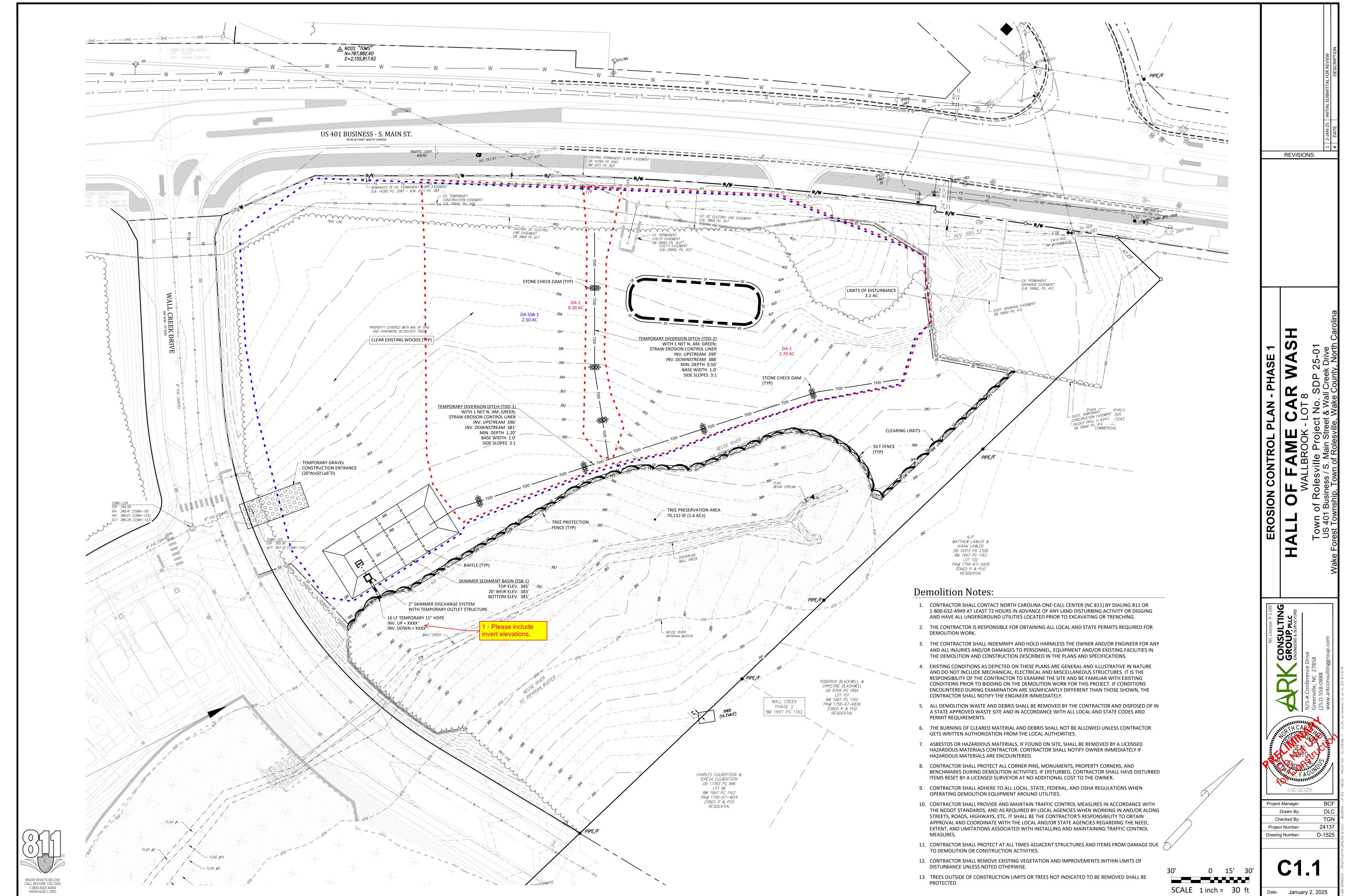
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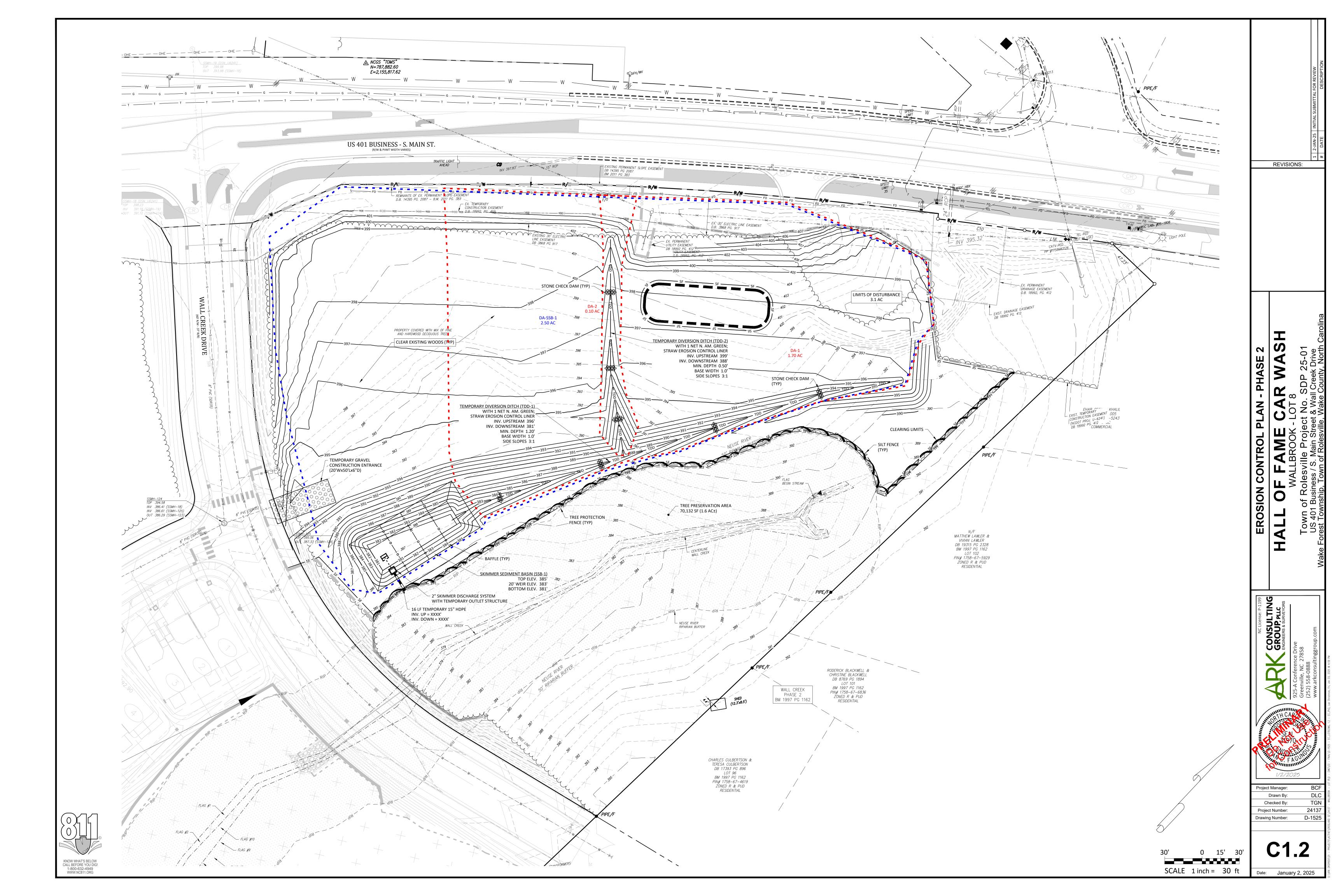
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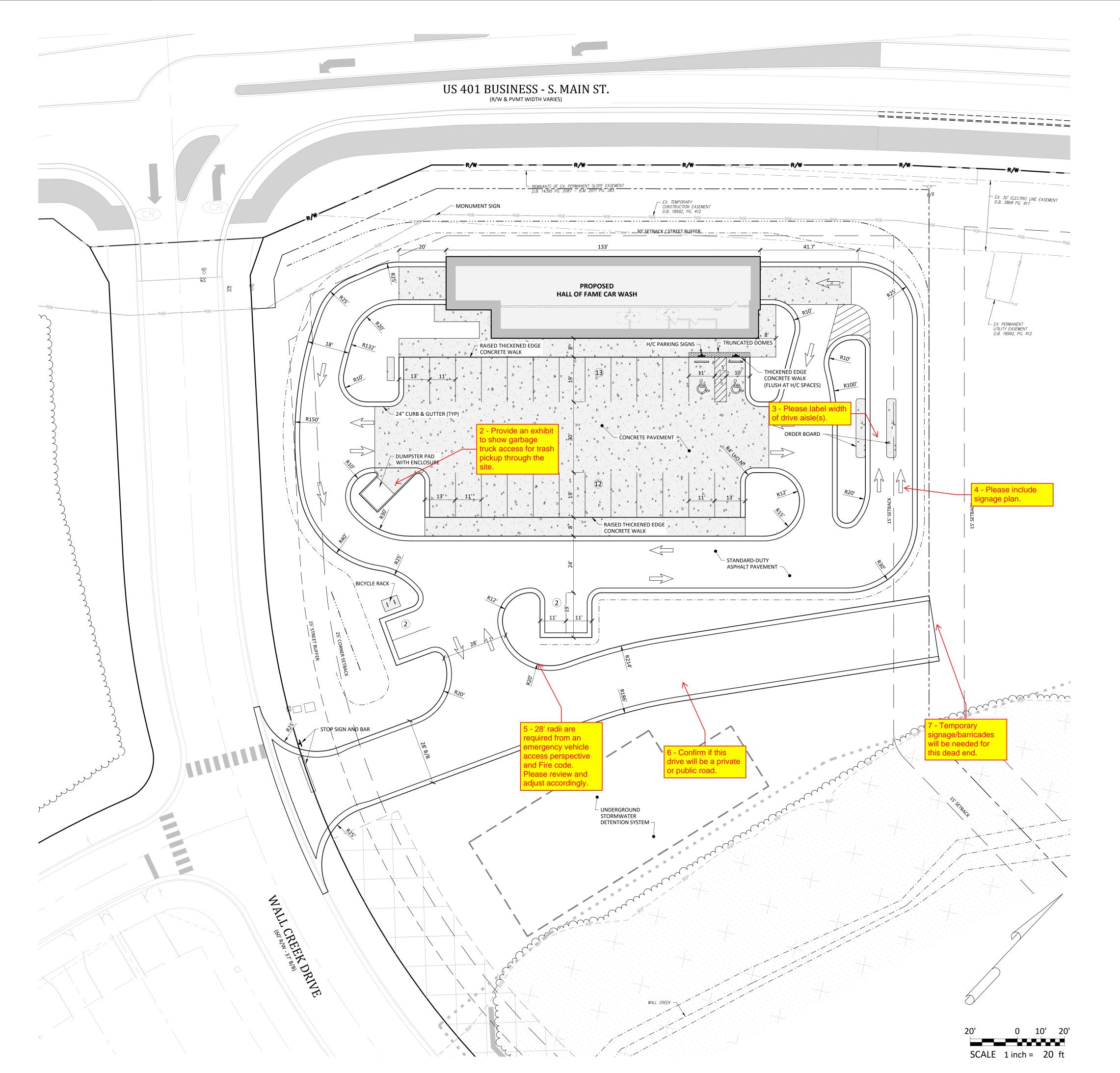
CONSULTI GROUP, PL

Project Manager: Drawn Bv Checked By 24137 D-1525 Drawing Number:

January 2, 2025







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 WALLBROOK LANDCO, LLC, DATED REVISED OCTOBER 1, 2020
- "REPORT OF SUBSURFACE EXPLORATION AND GEOTECHNICAL ENGINEERING EVALUATION ROLESVILLE SITE" PREPARED BY TERRATECH ENGINEERS, INC., DATED NOVEMBER 26, 2018
- "REVISED WALLBROOK DEVELOPMENT TRAFFIC IMPACT ANALYSIS" PREPARED BY STANTEC CONSULTING SERVICES, INC., DATED AUGUST 11, 2020
- 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. THIS PROPERTY IS LOCATED IN FLOOD ZONE 'X', AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON NATIONAL FLOOD INSURANCE RATE MAP (FIRM) 3720175800K, EFFECTIVE DATE: JULY 19,
- 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
- 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.

2-JAN-25 | INITIA

REVISIONS:

25-01

ME CAR WA OOK - LOT 8 Project No. SDP 25-(

ALL OF FAME CA WALLBROOK - LOT Town of Rolesville Project No

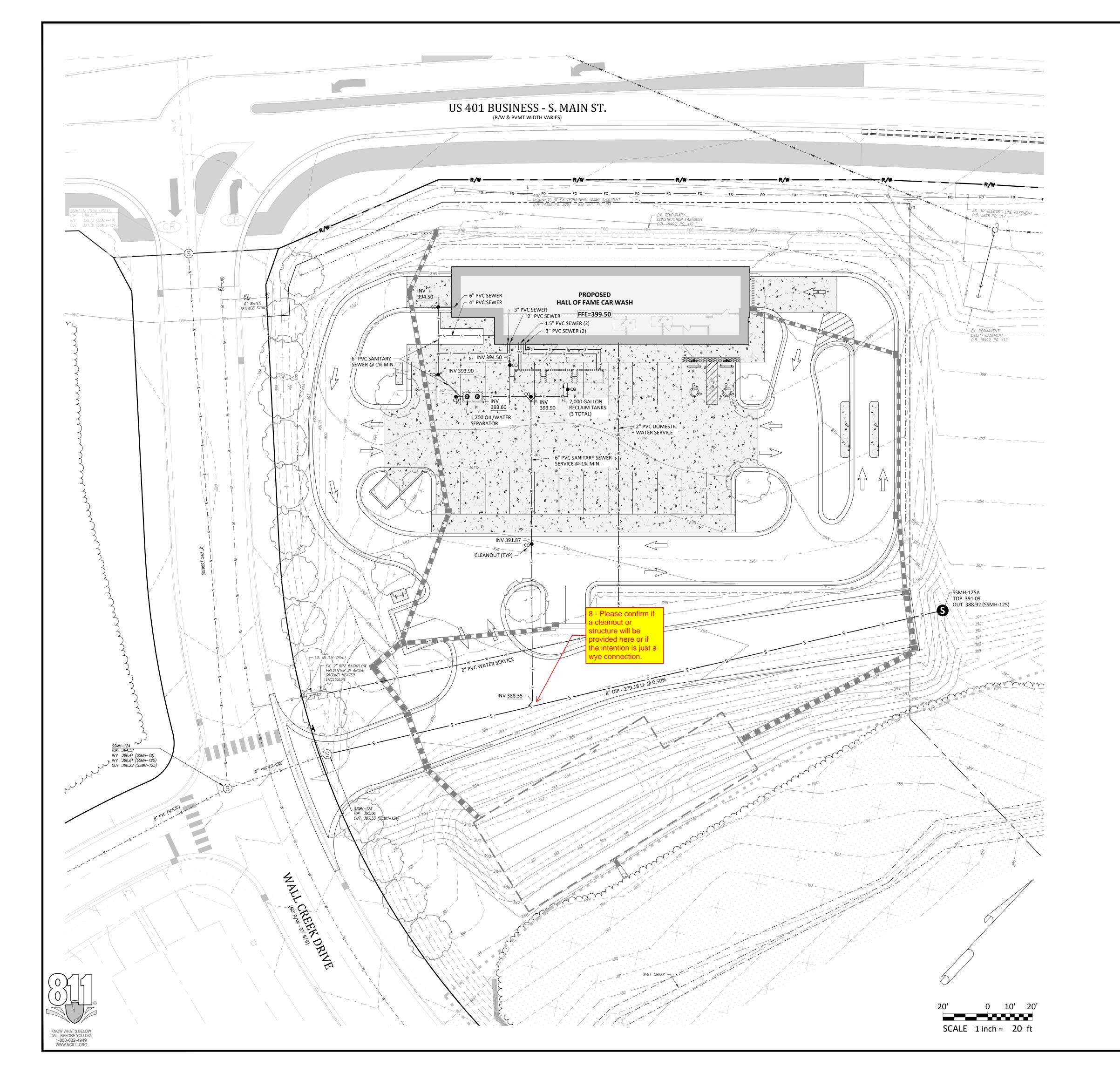
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CONSULTING
GROUP, PLLC
ENGINEERS & SURVEYORS
5-A Conference Drive

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Project Manager: BCF
Drawn By: DLC
Checked By: TGN
Project Number: 24137
Drawing Number: D-1525

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CORPUD Standard Utility Notes:

- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK)
- 2. UTILITY SEPARATION REQUIREMENTS:

CORPUD DETAILS W-41 & S-49).

- 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

- 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.

ATTENTION CONTRACTORS

The *Construction Contractor* responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for *contacting* the *Public Utilities Department* at (919) 996-4540 at least *twenty four hours* prior to beginning any of their construction.

Failure to notify both *City Departments* in advance of beginning construction, will result in the issuance of *monetary fines*, and require reinstallation of any water or sewer facilities not inspected as a result of this notification failure.

Failure to call for Inspection, Install a Downstream Plug, have Permitted Plans on the Jobsite, or any other Violation of City of Raleigh Standards will result in a Fine and Possible Exclusion from future work in the City of Raleigh.

2-IAN-25

REVISIONS:

-01

ME CAR WAR OOK - LOT 8
Project No. SDP 25-

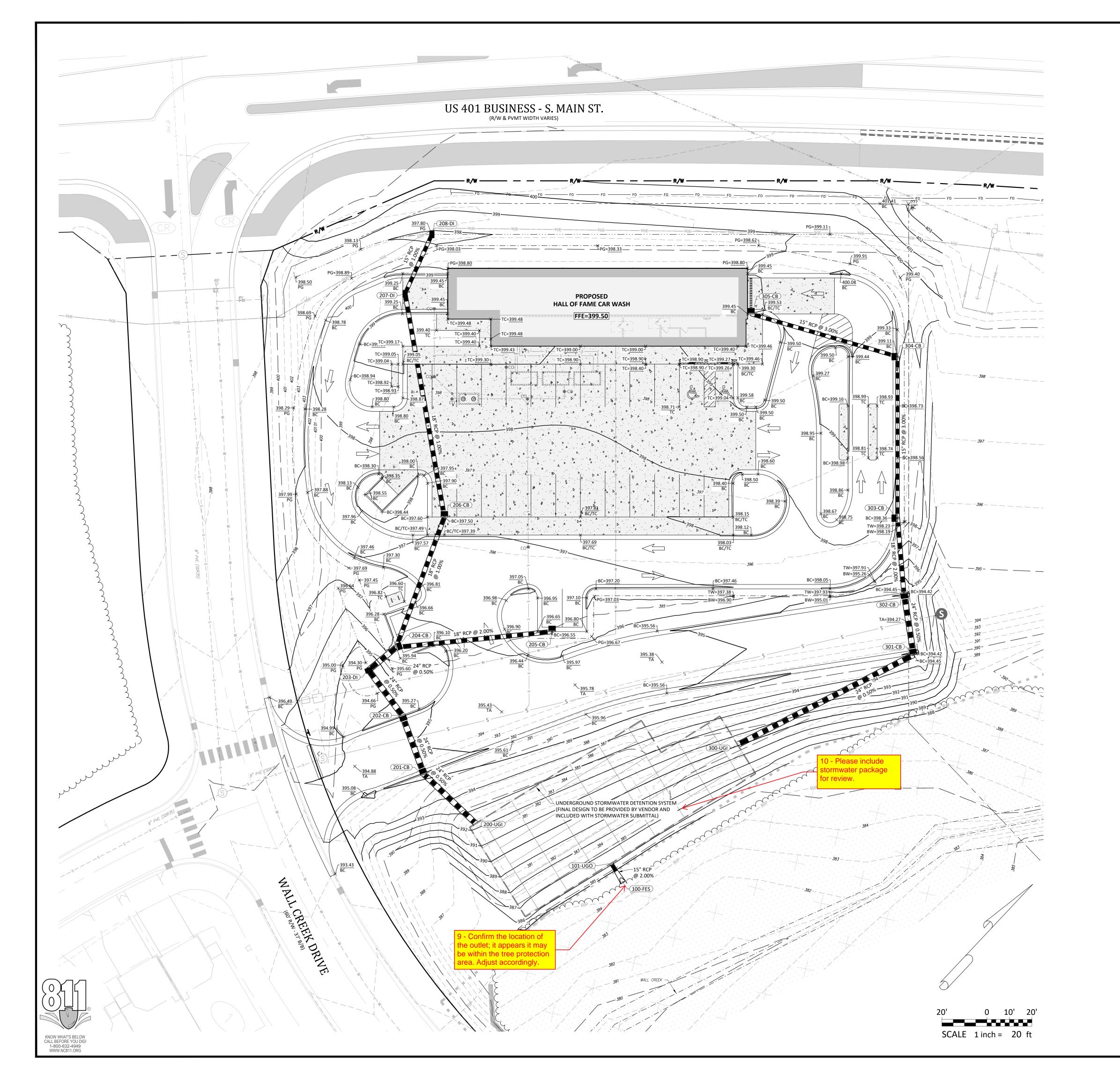
ALL OF FAME C WALLBROOK - L Town of Rolesville Project

CONSULTING GROUP, PLLC GROUP, PLLC ENGINEERS & SURVEYORS 925-A Conference Drive Greenville, NC 27858 (252) 558-0888

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Project Manager: BCF
Drawn By: DLC
Checked By: TGN
Project Number: 24137
Drawing Number: D-1525

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Grading Notes:

- 1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT REFERENCED IN THIS PLAN SET.
- 2. SITE CONTRACTOR TO GRADE ALL AREAS WITHIN THE LIMITS OF DISTURBANCE FROM BUILDING TO PROPERTY LINES AND TO EDGE OF PAVEMENT ON STREET SIDES, INCLUDING ROW.
- 3. TREES OUTSIDE OF CONSTRUCTION LIMITS OR TREES NOT INDICATED TO BE REMOVED SHALL BE PROTECTED
- 4. TOP SOIL SHALL BE STRIPPED FROM ALL CUT AND FILL AREAS, STOCKPILED AND REDISTRIBUTED OVER GRADED AREAS.
- PROVIDE EROSION AND SEDIMENTATION CONTROLS AROUND STOCKPILES DURING CONSTRUCTION. 5. TILL TOP SOIL TO A DEPTH OF 4" MINIMUM AND REMOVE ALL ROCKS LARGER THAN 1" MEASURED IN LARGEST
- 6. GRADE ALL AREAS TO MAINTAIN POSITIVE SLOPE AWAY FROM BUILDING.
- 7. ALL GRADED AREAS TO RECEIVE SEED OR SOD, TOP SOIL, STRAW AND WATER UNTIL A HEALTHY STAND OF GRASS IS
- 8. INSTALL TEMPORARY TURF REINFORCEMENT MATTING ON ALL SLOPES STEEPER THAN 3:1. MATTING SHALL BE CONTECH LANDLOK C2 OR EQUAL.
- 9. REFER TO CIVIL DETAILS FOR PAVEMENT IN PARKING AND DRIVE AREAS.
- 10. ALL SIDEWALKS SHALL BE CONSTRUCTED OF 3,500 PSI CONCRETE AND SHALL HAVE TOOLED CONTROL JOINTS PER THE JOINT SPACING REFERENCED ON THE PLAN.
- 11. MATERIALS SELECTED FOR USE AS STRUCUTRAL FILL SHALL BE FREE OF VEGETABLE MATTER, WASTE CONSTRUCTION DEBRIS, AND OTHER DELETERIOUS MATERIALS. THE MATERIAL SHALL NOT CONTAIN ROCKS HAVING A DIAMETER OVER 3 INCHES.
- 12. SOILS REPRESENTED BY THEIR USCS GROUP SYMBOLS WILL TYPICALLY BE SUITABLE FOR USE AS STRUCTURAL FILL: (ML), (CL), (SM), AND (SC). 13. THE FOLLOWING SOILS ARE CONSIDERED SUITABLE IN AREAS WHERE A MINIMUM THICKNESS OF 3' OF LOW
- PERMEABILITY SOILS CAN BE USED AS COVER: (SW), (SP), (SP-SM), AND (SP-SC).
- 14. THE FOLLOWING SOILS ARE CONSIDERED SUITABLE IN AREAS WHERE A MINIMUM THICKNESS OF 3' OF
- NON-EXPANSIVE SOILS CAN BE USED AS COVER: (MH) AND (CH).
- 15. THE FOLLOWING SOIL TYPES ARE CONSIDERED UNSUITABLE: (OL), (OH), AND (Pt). 16. ALL STRUCTURAL FILL SHALL BE COMPACTED TO A MINIMUM OF 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D698). ADDITIONALLY, THE IN-PLACE MAXIMUM DRY DENSITY OF STRUCTURAL FILL SHOULD BE NO
- 17. THE UPPER 12" OF BUILDING FLOOR SLAB SUBGRADES SHALL BE COMPACTED TO AT LEAST 98% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D698).
- 18. FILL PLACEMENT IN PAVEMENT AREAS SHALL BE PERFORMED IN ACCORDANCE WITH NCDOT STANDARD
- 19. SUITABLE FILL MATERIAL SHALL BE PLACED IN 8" LIFTS AND COMPACTED BY MECHANICAL MEANS. PROOFROLLING
- WITH RUBBER TIRED, HEAVILY LOADED VEHICLES MAY BE DESIRABLE AT INTERVALS OF APPROXIMATELY 2 VERTICAL FEET TO BIND THE LIFTS TOGETHER AND TO SEAL THE SURFACE OF THE COMPACTED AREAS. 20. ALL BUILDING, SIDEWALK, AND PAVEMENT SUB-GRADE COMPACTIONS SHALL BE INTERMEDIATELY TESTED
- THROUGHOUT FILL PLACEMENT OPERATIONS AND APPROVED BY THE GEOTECHNICAL ENGINEER. ALL SUB-GRADES SHALL BE THOROUGHLY PROOF-ROLLED TO IDENTIFY SMALL LOCALIZED AREAS OF UNSUITABLE SOILS. ALL UNSUITABLE SOILS SHALL BE UNDERCUT, REPLACED WITH STRUCTURAL FILL, AND COMPACTED AS DESCRIBED ABOVE.
- 21. WHERE REQUIRED, PAVEMENT SHALL BE SAW CUT IN STRAIGHT LINES, AND EXCEPT FOR EDGE OF BUTT JOINTS, SHALL EXTEND TO THE FULL DEPTH OF THE EXISTING PAVEMENT. ALL DEBRIS FROM REMOVAL OPERATIONS SHALL BE
- REMOVED FROM THE SITE AT THE TIME OF EXCAVATION. STOCKPILING OF DEBRIS WILL NOT BE PERMITTED. 22. THE TOPS OF EXISTING MANHOLES, INLET STRUCTURES, CLEANOUTS, ETC. SHALL BE ADJUSTED, AS REQUIRED, TO
- 23. SITE CONTRACTOR SHALL BE REQUIRED TO SECURE ALL NECESSARY PERMITS AND APPROVALS FOR OFF SITE MATERIAL SOURCES AND / OR DISPOSAL FACILITIES. CONTRACTOR SHALL SUPPLY A COPY OF APPROVALS TO OWNER PRIOR TO
- 24. UNLESS INDICATED OTHERWISE, ALL STORM DRAINAGE PIPE SHALL BE REINFORCED CONCRETE PIPE (RCP) CLASS III WITH SOIL TIGHT JOINTS.
- 25. SITE CONTRACTOR SHALL INSTALL BUILDING ROOF DRAINS TO WITHIN 2' OF THE BUILDING EXTERIOR WALL, CAP AND PROVIDE ABOVE GROUND MARKER FOR LOCATION PURPOSES. GENERAL CONTRACTOR IS RESPONSIBLE FOR TIE-INS OF BUILDING DOWNSPOUTS TO SITE ROOF DRAINAGE PIPING.

	STRUCTURE TABLE				
ID	ТОР	IN	OUT	DESC	
100-FES	385.92	384.30 (101-UGO)		15 in FES	
101-UGO	386.02		384.50 (100-FES)	U/G Detention Outlet	

STRUCTURE TABLE				
ID TOP IN			OUT	DESC
200-UGI	386.88	384.50 (201-CB)		U/G Detention Inlet
201-CB	395.19	390.44 (202-CB)	384.66 (200-UGI)	Catch Basin
202-CB	395.19	390.78 (203-DI)	390.58 (201-CB)	Catch Basin
203-DI	394.20	391.11 (204-CB)	390.91 (202-CB)	Drop Inlet
204-CB	395.89	391.79 (206-CB) 391.45 (205-CB)	391.19 (203-DI)	Catch Basin
205-CB	396.55		392.84 (204-CB)	Catch Basin
206-CB	397.50	392.61 (207-DI)	392.41 (204-CB)	Catch Basin
207-DI	398.60	394.02 (208-DI)	393.62 (206-CB)	Drop Inlet
208-DI	397.80		394.31 (207-DI)	Drop Inlet

	STRUCTURE TABLE					
ID	ТОР	IN	OUT	DESC		
300-UGI	386.88	384.50 (301-CB)		U/G Detention Inlet		
301-CB	395.04	385.14 (302-CB)	384.94 (300-UGI)	Catch Basin		
302-CB	395.04	390.84 (303-CB)	385.28 (301-CB)	Catch Basin		
303-CB	398.36	391.71 (304-CB)	391.51 (302-CB)	Catch Basin		
304-CB	399.11	394.06 (305-CB)	393.86 (303-CB)	Catch Basin		
305-CB	399.47		396.10 (304-CB)	Catch Basin		

Abbreviations

- TC TOP OF CONCRETE

- PROPOSED GRADE/GROUND

- U/G UNDERGROUND

REVISIONS:

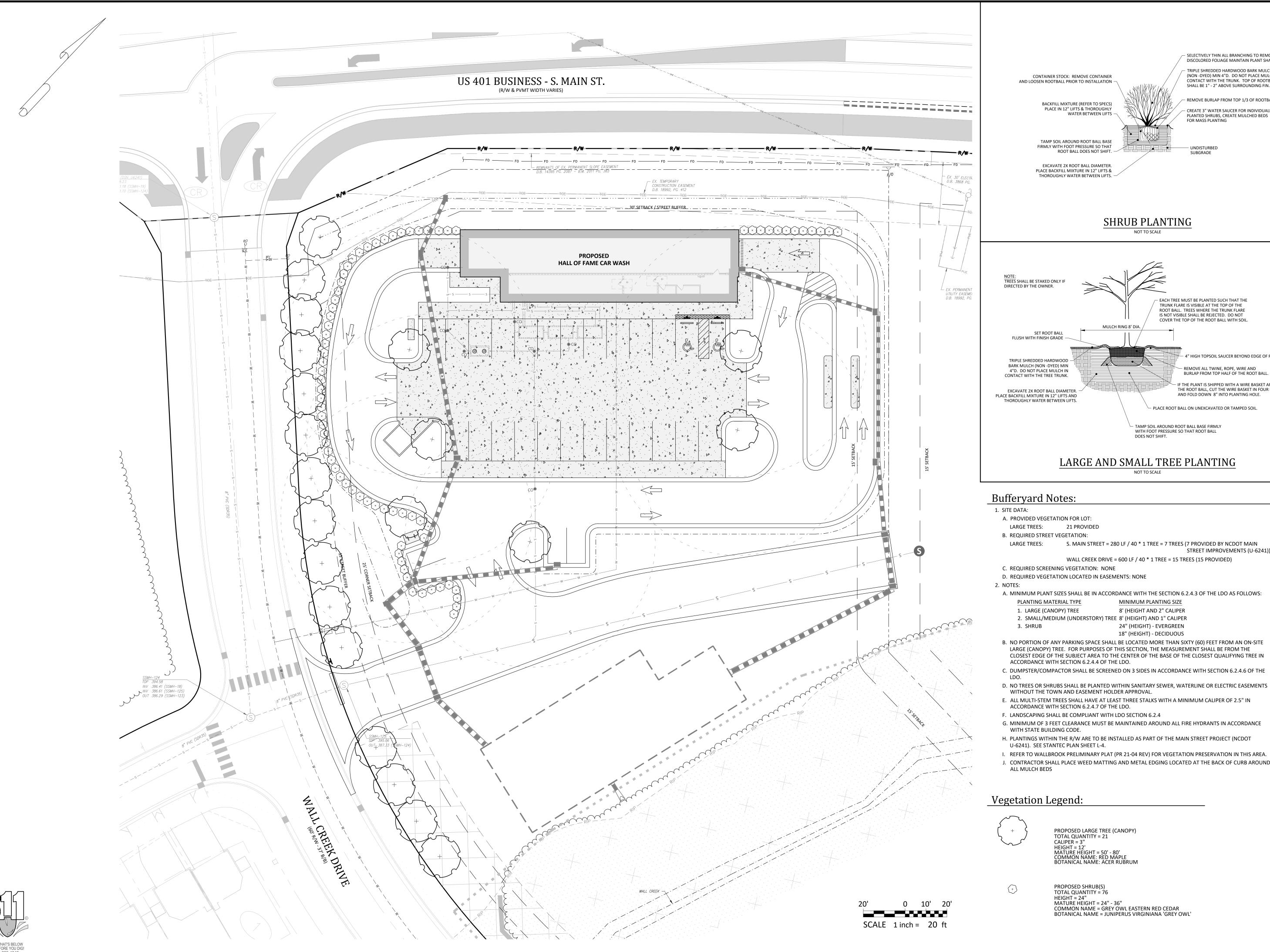
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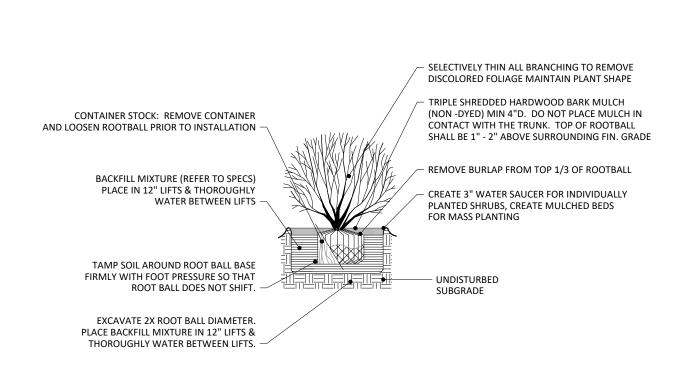
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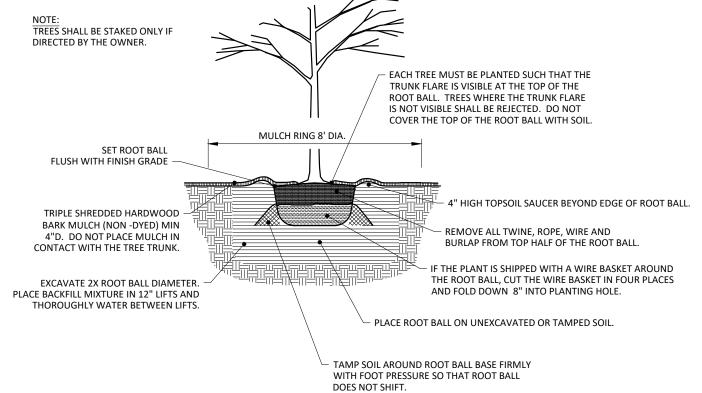
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SHRUB PLANTING NOT TO SCALE



LARGE AND SMALL TREE PLANTING

Bufferyard Notes:

A. PROVIDED VEGETATION FOR LOT:

LARGE TREES: S. MAIN STREET = 280 LF / 40 * 1 TREE = 7 TREES (7 PROVIDED BY NCDOT MAIN STREET IMPROVEMENTS (U-6241))

WALL CREEK DRIVE = 600 LF / 40 * 1 TREE = 15 TREES (15 PROVIDED)

C. REQUIRED SCREENING VEGETATION: NONE

D. REQUIRED VEGETATION LOCATED IN EASEMENTS: NONE

A. MINIMUM PLANT SIZES SHALL BE IN ACCORDANCE WITH THE SECTION 6.2.4.3 OF THE LDO AS FOLLOWS:

PLANTING MATERIAL TYPE MINIMUM PLANTING SIZE

1. LARGE (CANOPY) TREE 8' (HEIGHT AND 2" CALIPER

2. SMALL/MEDIUM (UNDERSTORY) TREE 8' (HEIGHT) AND 1" CALIPER

24" (HEIGHT) - EVERGREEN 18" (HEIGHT) - DECIDUOUS

B. NO PORTION OF ANY PARKING SPACE SHALL BE LOCATED MORE THAN SIXTY (60) FEET FROM AN ON-SITE LARGE (CANOPY) TREE. FOR PURPOSES OF THIS SECTION, THE MEASUREMENT SHALL BE FROM THE CLOSEST EDGE OF THE SUBJECT AREA TO THE CENTER OF THE BASE OF THE CLOSEST QUALIFYING TREE IN ACCORDANCE WITH SECTION 6.2.4.4 OF THE LDO.

C. DUMPSTER/COMPACTOR SHALL BE SCREENED ON 3 SIDES IN ACCORDANCE WITH SECTION 6.2.4.6 OF THE

WITHOUT THE TOWN AND EASEMENT HOLDER APPROVAL.

E. ALL MULTI-STEM TREES SHALL HAVE AT LEAST THREE STALKS WITH A MINIMUM CALIPER OF 2.5" IN ACCORDANCE WITH SECTION 6.2.4.7 OF THE LDO.

F. LANDSCAPING SHALL BE COMPLIANT WITH LDO SECTION 6.2.4

G. MINIMUM OF 3 FEET CLEARANCE MUST BE MAINTAINED AROUND ALL FIRE HYDRANTS IN ACCORDANCE WITH STATE BUILDING CODE.

H. PLANTINGS WITHIN THE R/W ARE TO BE INSTALLED AS PART OF THE MAIN STREET PROJECT (NCDOT

U-6241). SEE STANTEC PLAN SHEET L-4.

I. REFER TO WALLBROOK PRELIMINARY PLAT (PR 21-04 REV) FOR VEGETATION PRESERVATION IN THIS AREA. J. CONTRACTOR SHALL PLACE WEED MATTING AND METAL EDGING LOCATED AT THE BACK OF CURB AROUND ALL MULCH BEDS

PROPOSED LARGE TREE (CANOPY)
TOTAL QUANTITY = 21 CALIPER = 3" HEIGHT = 12'
MATURE HEIGHT = 50' - 80'
COMMON NAME: RED MAPLE
BOTANICAL NAME: ACER RUBRUM

PROPOSED SHRUB(S) TOTAL QUANTITY = 76 HEIGHT = 24" MATURE HEIGHT = 24" - 36" COMMON NAME = GREY OWL EASTERN RED CEDAR BOTANICAL NAME = JUNIPERUS VIRGINIANA 'GREY OWL'

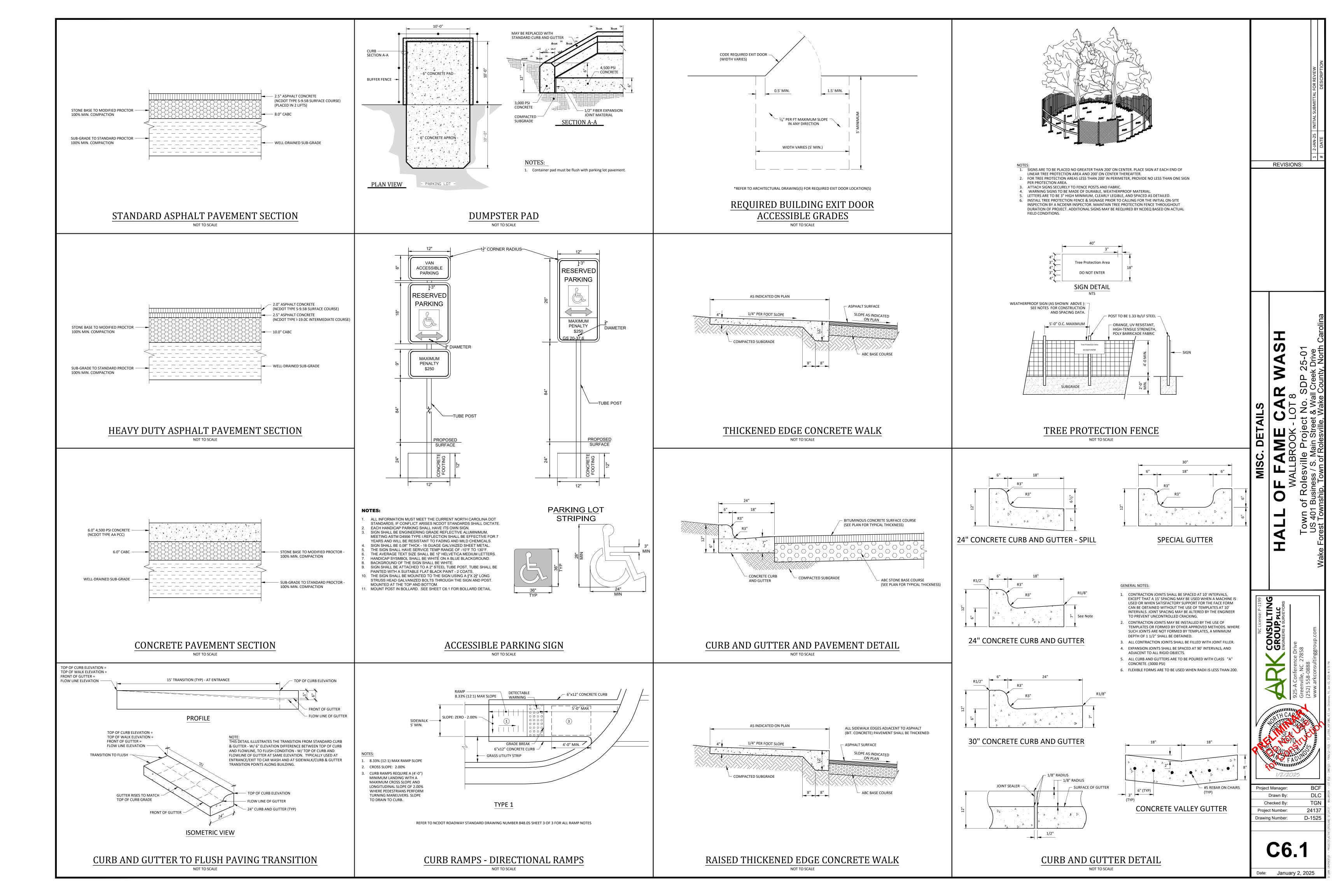
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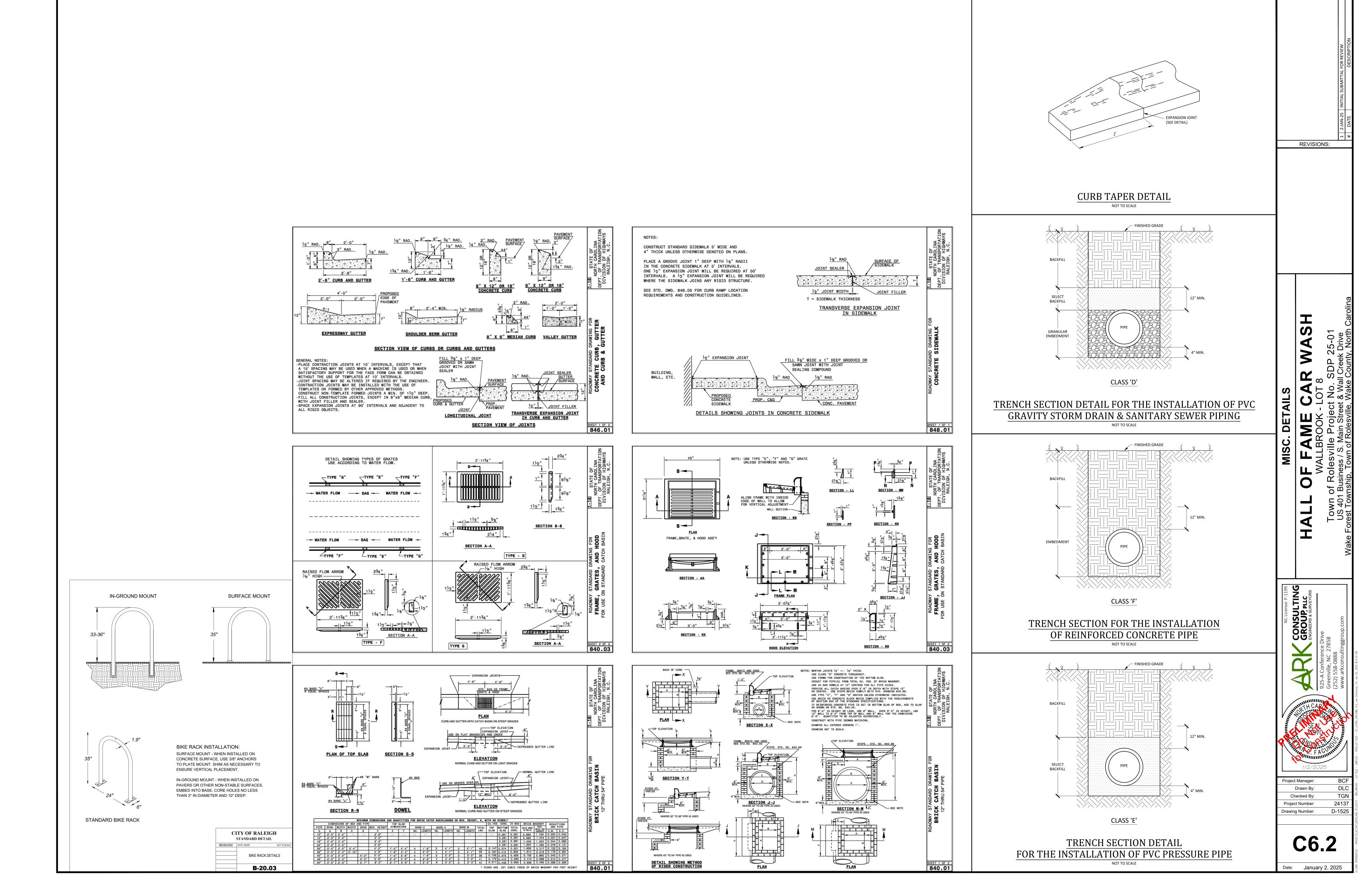
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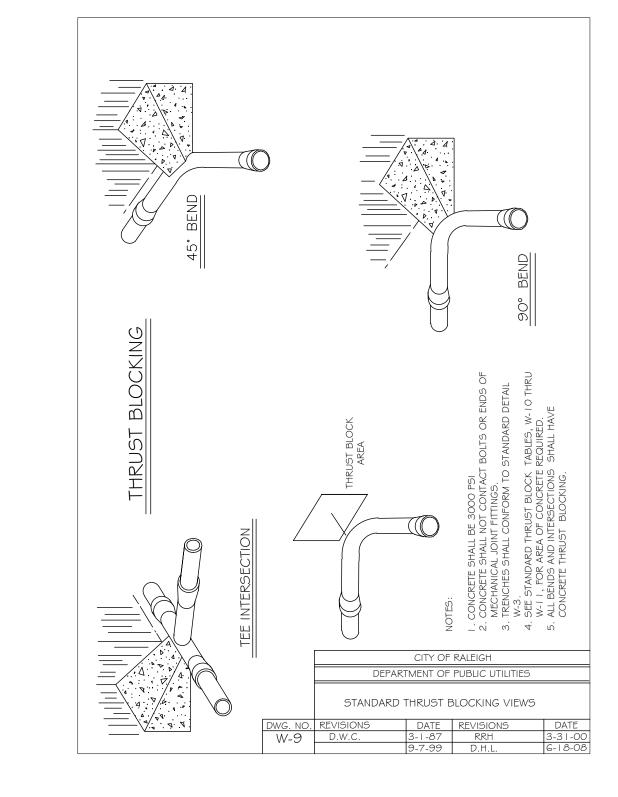
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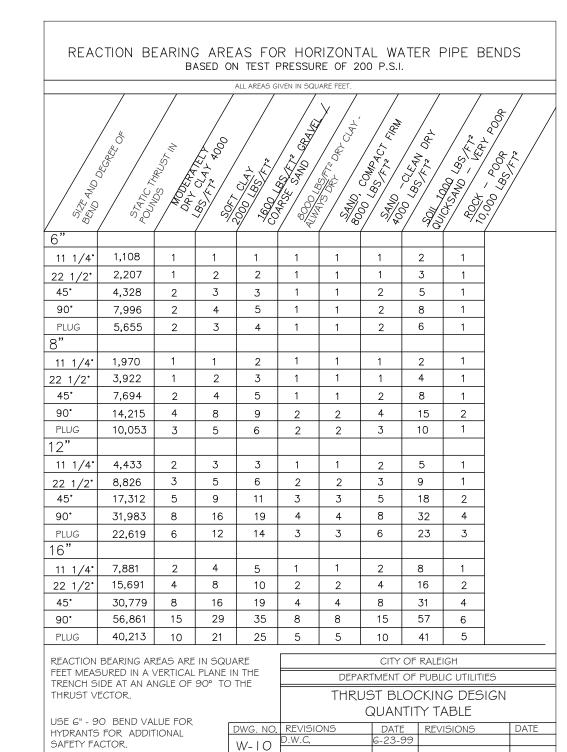
Project Manager: Drawn By: Checked By: 24137 D-1525 Drawing Number:

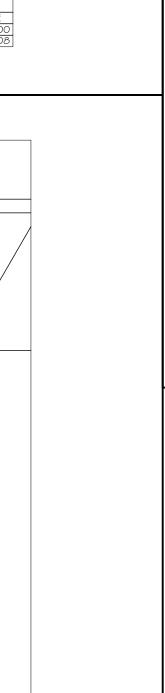
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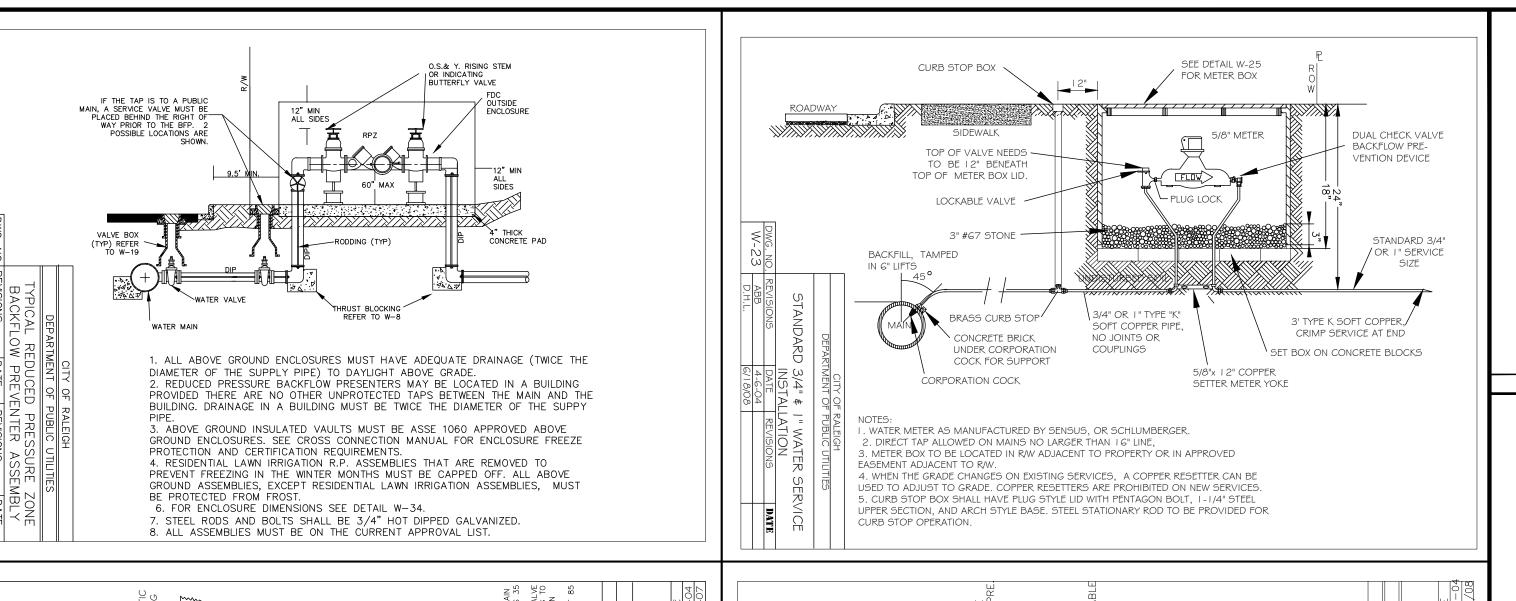


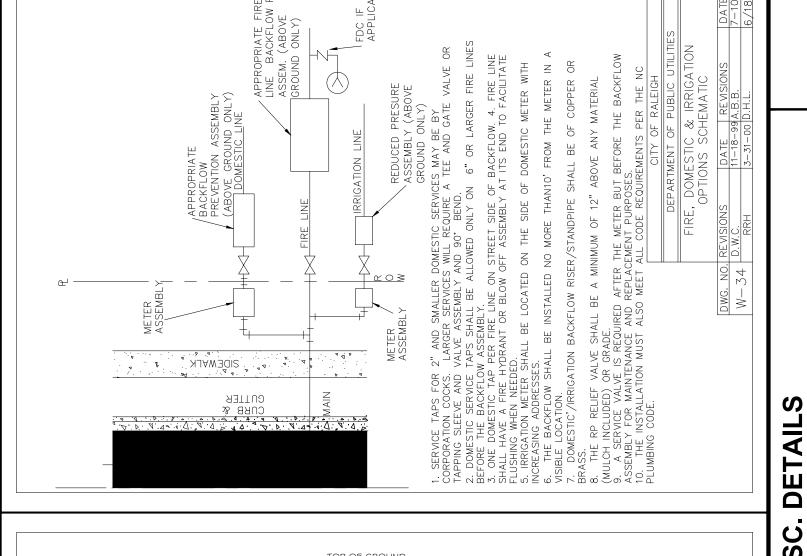


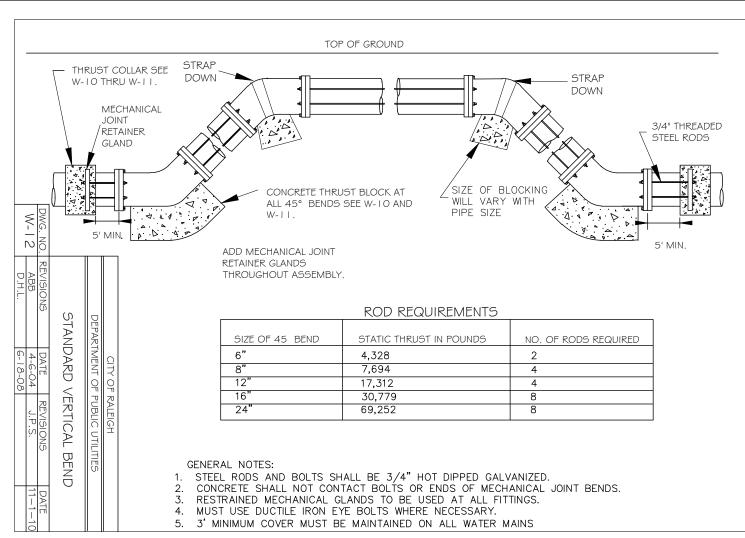


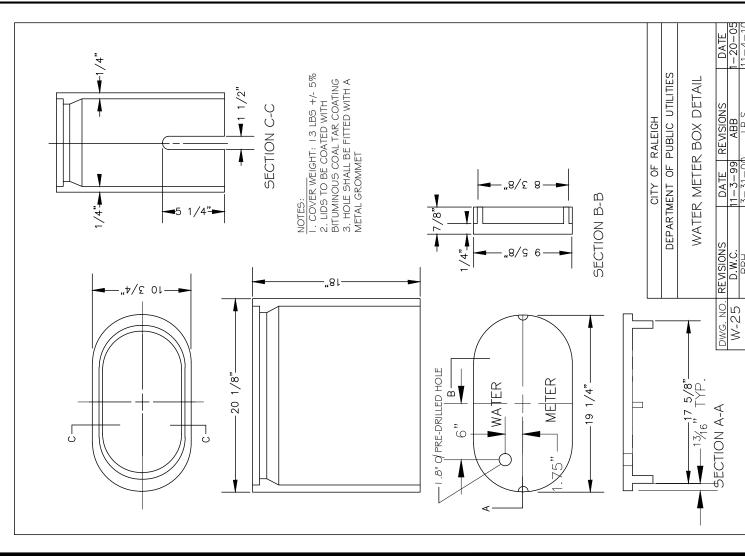














4

REVISIONS:

Project Manager: Drawn By: Checked By: TGN 24137

D-1525 Drawing Number:

Date: January 2, 2025

SITE PERMITTING APPROVAL

Water and Sewer Permits (if applicable)

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 #______

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 #_W-_

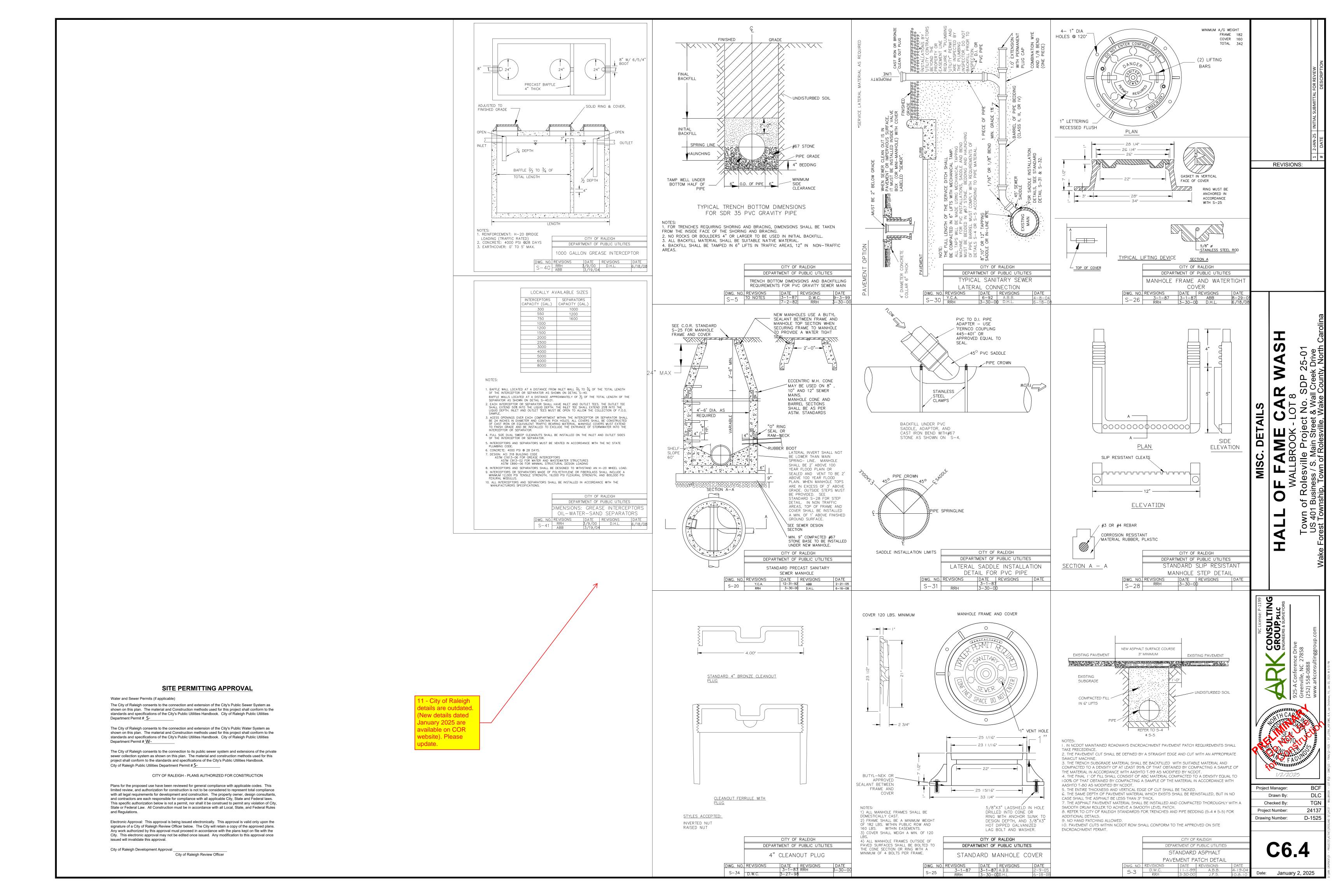
The City of Raleigh consents to the connection to its public sewer system and extensions of the private sewer collection system as shown on this plan. The material and construction methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook. City of Raleigh Public Utilities Department Permit #_S-____

CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

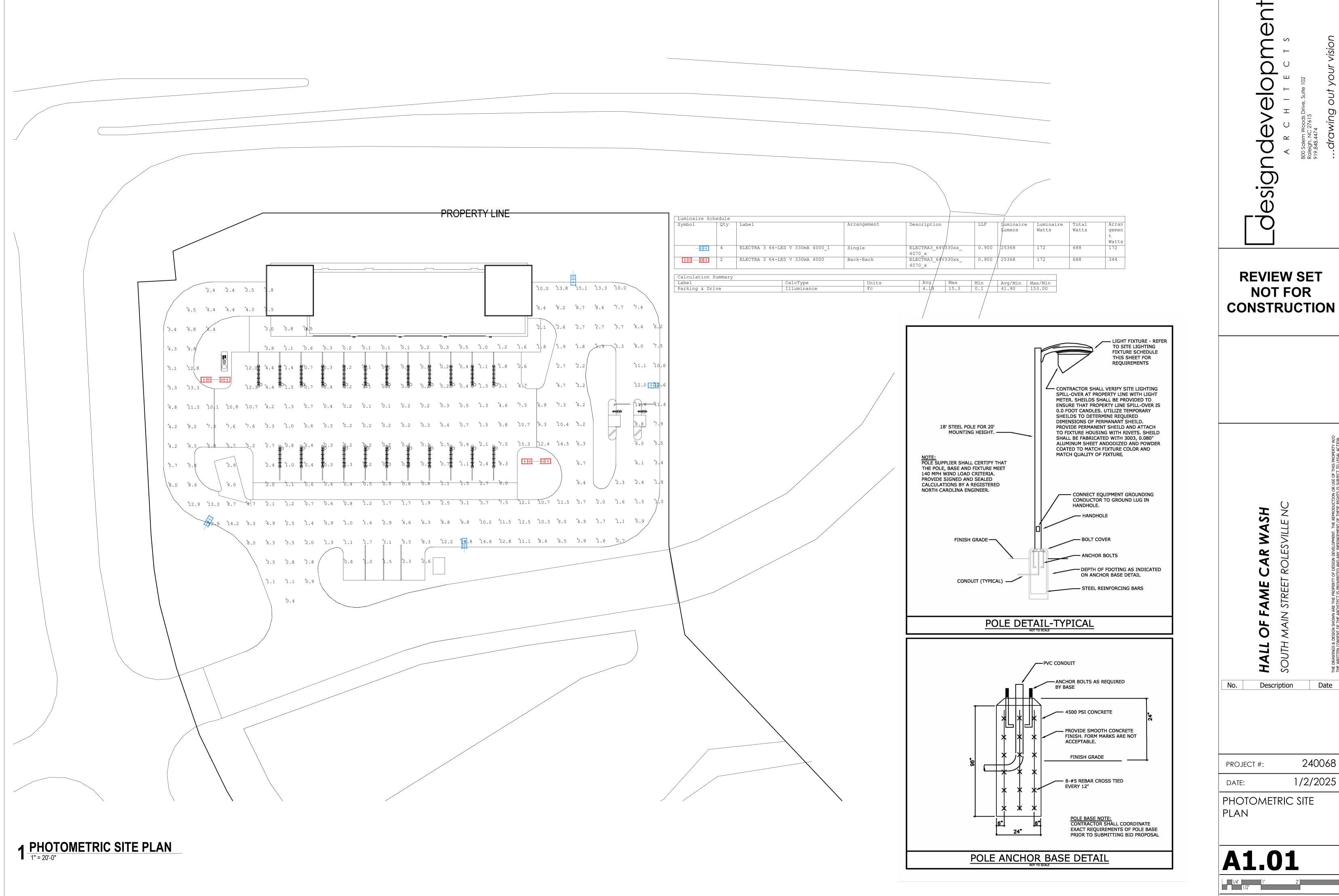
Plans for the proposed use have been reviewed for general compliance with applicable codes. This limited review, and authorization for construction is not to be considered to represent total compliance with all legal requirements for development and construction. The property owner, design consultants, and contractors are each responsible for compliance with all applicable City, State and Federal laws. This specific authorization below is not a permit, nor shall it be construed to permit any violation of City, State or Federal Law. All Construction must be in accordance with all Local, State, and Federal Rules

Electronic Approval: This approval is being issued electronically. This approval is valid only upon the signature of a City of Raleigh Review Officer below. The City will retain a copy of the approved plans. Any work authorized by this approval must proceed in accordance with the plans kept on file with the City. This electronic approval may not be edited once issued. Any modification to this approval once issued will invalidate this approval.

City of Raleigh Development Approval __ City of Raleigh Review Officer







DIGITAL PRINT DATE: 1/2/2025 2:56:07 PM

- 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.)
Α	1758-48-9229	0.828	0.828
В	1758-58-2090	10.742	11.168
С	1758-56-8976	42.324	44.100
D 1758-45-89		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,

1582. WAKE COUNTY REGISTRY.

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

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 & 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

- 3. (ITEM 2) TITLE TO THAT PORTION OF THE LAND WITHIN THE RIGHT-OF-WAY OF U.S. HIGHWAY 401 (LOUISBURG ROAD). [PLOTTED
- 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

(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
 - (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
- 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
- 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]

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 NO1*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) \$75'02'10"E 50.12'; AND (4) \$77'31'31"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 \$37.53.38"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 \$41*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 NO1°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 WALI 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 \$36.44.45, 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 NO2'07'15"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 NO3*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.

10/1/2020

DATE

BURLINGTON MILLS RD LONNIE DR BENDEMEER

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 = RECORD DATA PER BM 2005 PG 1195-1196 (6) = RECORD DATA PER DB 13993 PG 2591 = FOUND MONUMENT AS NOTED O = SET IRON PIN = NCGS MONUMENT DIMENSION POINT (NOTHING SET) P = PROPERTY LINE R/W = RIGHT OF WAY

C&G = CURB AND GUTTER = CABLE TV PEDESTAL DI = DROP INLET

= ELECTRIC BOX $\stackrel{\label{EM}}{=}$ EM = ELECTRIC METER F/O = FIBER OPTIC

G GV = GAS VALVE = HAND BOX O 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 ---- = FIBER OPTIC LINE

--- GAS LINE ---- OVERHEAD ELECTRIC LINE

---- = SANITARY SEWER LINE --- T --- = TELEPHONE LINE --- TV --- = CABLE TV LINE ____ w ___ = WATER LINE

TH CARO

SESSION

SEAL.

L-4192

NO SURVE

JOHNSON. MIRMIRAN & THOMPSON Engineering A Brighter Future® 9201 Arboretum Parkway Suite 310 Richmond, Virginia 23236

PHONE: (804)-323-9900 FAX: (804)-323-0596 FMAIL: imtva@imt-engineering.com

LIMAIL. JITTVUGJITT—ENGINEETING.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# CHECKED BY: WTR CONTRACT#: JMT#: 17-10946-001 DATE: 03/25/2020 | SCALE: 1"=100" SHEET 1 OF 3

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)

SIDE CORNER REAR

TAX PARCEL 1758-45-8905: CO-SUD

30' 22' (SETBACKS INCLUDE SPECIAL USE DISTRICTS) 25'

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.

WILLIAM T. ROBBINS, II

P.L.S. #L-4192

