











(VARIABLE WIDTH PUBLIC R/W)

**#4 Repeat: Please show entire FM. Label or add to legend. (Leaving until coordination with surveyor is complete and plans are updated)**

#6 Repeat: Verify if there is an easement for existing FM on site. If so, show and label with size, type, and public/private. (Leaving until coordination with surveyor is complete and plans are updated)

#5 Due to the presence of alluvial soils and after reviewing the Geotechnical reports from the Lot 5 PSP submittal and the provided Lot 5A Stormwater/EC Report, please add a general note to the plans similar to the following:

"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 subgrade is achieved."

If the geotech report is not accessible for these plans, please adjust the note accordingly but still provide a statement for proof-rolling.

We understand coordination is occurring with the mass-grading so if the survey received drastically changes existing grades, please coordinate with us as needed for adjustments to these plans.

**WALLBROOK LANDCO LLC  
FUTURE LOT 5B (TO BE DESIGNED &  
PERMITTED BY OTHERS)  
±1.05 AC  
EX. PIN: 1758-56-3963  
DB 18103, PG 1563  
PB 2023, PG 1602  
ZONING: GC-CZ  
EX. LAND USE: VACANT**

**WALLBROOK LANDCO LLC  
FUTURE LOT 5A  
±1.63 AC  
EX. PIN: 1758-56-3963  
DB 18103, PG 1563  
PB 2023, PG 1602  
ZONING: GC-CZ  
EX. LAND USE: VACANT**

**#6 Repeat: Verify if there is an easement for existing hydrant on site. If so, show and label with size, type, and public/private. (Leaving as note until coordination with surveyor is complete and plans are updated)**

#6 Repeat: Verify if there is an easement for existing storm on site. If so label with type, size, and public/private. (Leaving as note until coordination with surveyor is complete and plans are updated)

**EXISTING CONDITIONS AND DEMOLITION NOTES:**

1. THE CURRENT PLANS ARE BASED ON A COMBINATION OF AVAILABLE GIS INFORMATION AND DESIGN DOCUMENTS FROM THE WALLBROOK OVERALL DEVELOPMENT AND NCDOT. PRIOR TO CONSTRUCTION, THE SITE WILL NEED TO BE SURVEYED TO DETERMINE EXACT SITE ELEVATIONS AND THE LOCATIONS OF SITE FEATURES AND STRUCTURES. THE CURRENT PLANS WILL BE UPDATED TO REFLECT THE CERTIFIED SURVEY ONCE BOHLER RECEIVES THE SURVEY.
2. CURRENT PAD ELEVATION OF 388' HAS BEEN COORDINATED WITH DEVELOPER.

#2 Repeat: Update plans to reflect surveyed conditions. (Leaving comment until survey is received and plans updated)

#3 Repeat: Please provide site metes and bounds of property boundary in graphic and list format (Leaving comment until limits are included)

<b><i>DEMOLITION ABBREVIATIONS</i></b>	
ABBREVIATION	DESCRIPTION
(TBA)	TO BE ABANDONED
(TBR)	TO BE REMOVED
(TBV)	TO BE VACATED
(RELO)	TO BE RELOCATED

ABBREVIATION	DESCRIPTION
(TBA)	TO BE ABANDONED
(TBR)	TO BE REMOVED
(TBV)	TO BE VACATED
(RELO)	TO BE RELOCATED

## REVISIONS

[illegible]

## PERMIT SET

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

PROJECT No.:	NCB230114.00
DRAWN BY:	VL/JE/CC
CHECKED BY:	OAK
DATE:	04/23/24
CAD I.D.:	P-CIVL-EXDM

PROJECT:

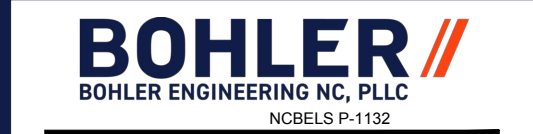
**PROP.**  
**SITE PLAN**  
**DOCUMENTS**

\_\_\_\_\_ FOR \_\_\_\_\_



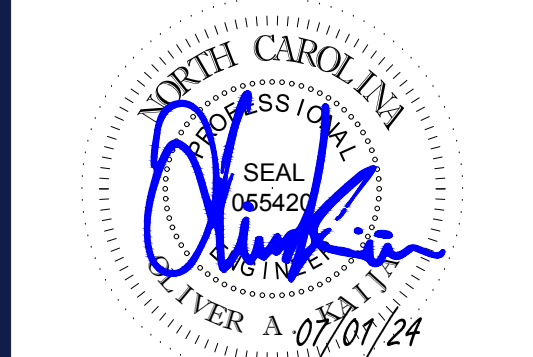
### PROPOSED DEVELOPMENT

**S MAIN ST & VIRGINIA WATER DR  
ROLESVILLE, NC 27587  
WAKE COUNTY**



**4130 PARKLAKE AVENUE, SUITE 200  
RALEIGH, NC 27612  
Phone: (919) 578-9000**

**NC@BohlerEng.com**



SHEET TITLE:

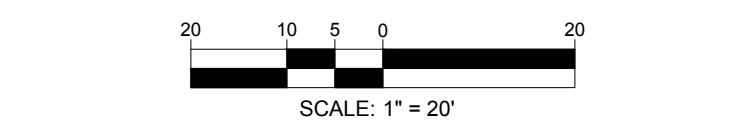
***EXISTING  
CONDITIONS/  
DEMOLITION  
PLAN***

SHEET NUMBER: \_\_\_\_\_

## C-201

REVISION 1 - 7/1/24

**THIS PLAN TO BE UTILIZED FOR  
DEMOLITION PURPOSES ONLY**



Jul 01, 2024  
 H:\2023\NCB230114.00\LAND DEVELOPMENT\CAD\DRAWINGS\PLAN SETS\IP-CIVL-EXDM-NCB230114.00-0A-----LAYOUT: C-201 EXDM





US 401 BUSINESS  
(VARIABLE WIDTH PUBLIC R/W)

VIRGINIA WATER DR  
EX. 60' PUBLIC R/W WIDTH

WALLBROOK DR  
EX. 60' PUBLIC R/W WIDTH

WALLBROOK LANDCO LLC  
FUTURE LOT 5A  
±1.63 AC  
EX. PIN: 1758-56-3963  
DB 18103, PG 1563  
PB 2023, PG 1602  
ZONING: GC-CZ  
EX. LAND USE: VACANT

CHASE  
PROP. BANK WITH ATM  
STD. SIDE ENTRY W/ DU  
± 3,333 SF  
FFE: ± 388.50'  
78.83'

#8 ADA ramp is  
needed for this  
crossing, include in  
plans

#9 Repeat: Plans for  
access drive have not  
been submitted.  
(Leaving comment  
until Town has access  
to these plans)

WALLBROOK LANDCO LLC  
FUTURE LOT 5B (TO BE DESIGNED &  
PERMITTED BY OTHERS)  
±1.05 AC  
EX. PIN: 1758-56-3963  
DB 18103, PG 1563  
PB 2023, PG 1602  
ZONING: GC-CZ  
EX. LAND USE: VACANT

## ZONING TABLE

PIN: 1758-56-3963  
ZONE: GC-CZ GENERAL COMMERCIAL - CONDITIONAL ZONING  
CURRENT USE: VACANT  
PROPOSED USE: BANKING SERVICES  
LOT: 5A  
PROPOSED SQUARE FOOTAGE OF BUILDING: 3,333 SF

## APPLICANT / OWNER INFORMATION

APPLICANT: JLL  
4500 CREEDMOOR RD, STE 300  
RALEIGH, NC 27612  
PROPERTY OWNER: WALLBROOK LANDCO, LLC  
1 KEEL ST, STE 2  
WRIGHTSVILLE BEACH, NC 28480

## BULK REQUIREMENTS

ITEM	CODE	PERMITTED	EXISTING	PROPOSED
MIN LOT AREA	§ 3.2.1	20,000 SF (0.46 AC)	71,000 SF (1.63 AC)	71,000 (1.63 AC)
MIN LOT WIDTH	§ 3.2.1	100.0'	±260.0'	±260.0'
MIN LOT DEPTH	N/A	N/A	N/A	N/A
MIN YARD SETBACKS				
FRONT YARD	§ 3.2.1	20' FROM FRONT PROPERTY LINE	N/A	70.0'
SIDE YARD	§ 3.2.1	15.0' FROM SIDE LOT LINE	N/A	95.0'
REAR YARD	§ 3.2.1	35.0' FROM REAR LOT LINE	N/A	N/A
MAX PERMITTED HEIGHT	§ 3.2.1	35.0'	N/A	21.5'
MAX LOT COVERAGE	§ 3.2.1	N/A	N/A	TBD
MIN PARKING SETBACKS	§ 6.2.2.2			
FRONT	§ 6.2.2.2	30.0' FROM R/W	N/A	40.0'
SIDE	§ 6.2.2.2	10.0' FROM R/W	N/A	70.0'
MIN ACCESS DRIVEWAY WIDTH	§ 6.4.4	24'	N/A	24'

KEY =

VARIANCE REQUIRED

## PARKING REQUIREMENTS

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

## ADDITIONAL SITE DATA

WATERSHED	LOWER NEUSE
RIVER BASIN	NEUSE
CURRENT IMPERVIOUS AREA	5,077 SF
PROPOSED IMPERVIOUS AREA	25,046 SF
TOTAL ON-SITE IMPERVIOUS AREA	30,123 SF (42.9% OF SITE AREA)

## PROPOSED SITE ABBREVIATIONS

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

## LEGEND

### PROPOSED

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

BOHLER  
BOHLER ENGINEERING NC, PLLC

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

## REVISIONS

REV	DATE	COMMENT	DRAWN BY
1	7/1/24	TRC COMMENTS	CJAC OAK



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

## PERMIT SET

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

PROJECT No.: NCB230114.00  
DRAWN BY: VLJ/IE/CC  
CHECKED BY: OAK  
DATE: 04/23/24  
CAD I.D.: P-CIVL-SITE

PROJECT:

PROP.  
SITE PLAN  
DOCUMENTS  
FOR



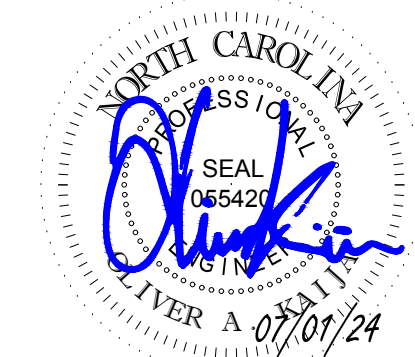
PROPOSED  
DEVELOPMENT

S MAIN ST & VIRGINIA WATER DR  
ROLESVILLE, NC 27587  
WAKE COUNTY

BOHLER  
BOHLER ENGINEERING NC, PLLC  
NCBELS P-1132

4130 PARKLAKE AVENUE, SUITE 200  
RALEIGH, NC 27612  
Phone: (919) 578-9000

NC@BohlerEng.com



SHEET TITLE:

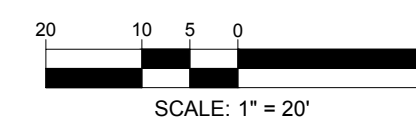
SITE  
PLAN

SHEET NUMBER:

C-301

REVISION 1 - 7/1/24

THIS PLAN TO BE UTILIZED FOR SITE  
LAYOUT PURPOSES ONLY







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

**VIRGINIA WATER DR**  
EX. 60' PUBLIC R/W WIDTH

**WALLBROOK DR**  
EX. 60' PUBLIC R/W WIDTH

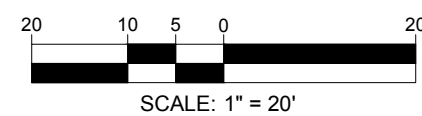
**WALLBROOK LANDCO LLC**  
FUTURE LOT 5A  
±1.63 AC  
EX. PIN: 1758-56-3963  
DB 18103, PG 1563  
PB 2023, PG 1602  
ZONING: GC-CZ  
EX. LAND USE: VACANT

**CHASE**  
PROP. BANK WITH ATM  
STD. SIDE ENTRY W/ DU  
± 3,333 SF  
FFE: ± 388.50'

**PAVING  
LEGEND**

- CONCRETE SIDEWALK
- LIGHT DUTY CONCRETE
- HEAVY DUTY CONCRETE
- LIGHT DUTY ASPHALT
- HEAVY DUTY ASPHALT

**THIS PLAN TO BE UTILIZED FOR SITE  
LAYOUT PURPOSES ONLY**



**BOHLER**  
BOHLER ENGINEERING NC, PLLC

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

**REVISIONS**

REV	DATE	COMMENT	DRAWN BY
1	7/1/24	TRC COMMENTS	CJAC OAK



**PERMIT SET**

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

PROJECT:

**PROP.  
SITE PLAN  
DOCUMENTS**  
FOR

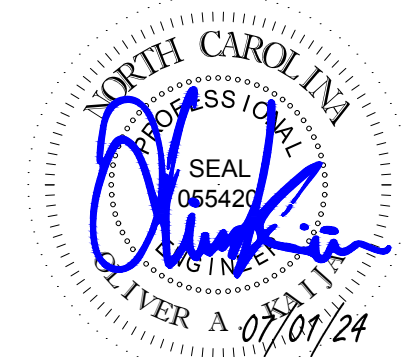


PROPOSED  
DEVELOPMENT  
S MAIN ST & VIRGINIA WATER DR  
ROLESVILLE, NC 27587  
WAKE COUNTY

**BOHLER**  
BOHLER ENGINEERING NC, PLLC  
NCBELS P-1132

4130 PARKLAKE AVENUE, SUITE 200  
RALEIGH, NC 27612  
Phone: (919) 578-9000

NC@BohlerEng.com



SHEET TITLE:

**PAVING  
PLAN**

SHEET NUMBER:

**C-302**

REVISION 1 - 7/1/24





**GENERAL GRADING NOTES:**  
1. SPILL CURB TO BE INSTALLED ALONG THE INTERIOR CURB. GUTTER TYPE AND SLOPE TO MATCH THAT OF THE SLOPE OF THE ADJACENT PAVEMENT. REFER TO SHEET C-901 FOR ADDITIONAL DETAIL.

#2 Repeat: Update plans to reflect surveyed conditions. (Leaving comment until survey is received and plans updated)

### GRADING ABBREVIATIONS

ABBREVIATION	DESCRIPTION
TC BC	TOP OF CURB BOTTOM OF CURB
G	GRADE
GH	HIGH SIDE OF WALL GRADE
GL	LOW SIDE OF WALL GRADE
FF	FINISH FLOOR
LP	LOW POINT
HP	HIGH POINT

### STORM STRUCTURE SCHEDULE

STRUCTURE #	CATEGORY	GRT/RIM	INV IN	INV OUT
A-10	PROP. CURB INLET	385.32		INV OUT = 377.00 (15")
A-20	PROP. CURB INLET	386.78	INV IN = 375.20' (15") INV IN = 382.00' (6")	INV OUT = 375.00 (15")
A-21	PROP. 6" STORM CLEANOUT	387.27	INV IN = 382.89' (6")	INV OUT = 382.89' (6")
A-22	PROP. 6" STORM CLEANOUT	387.36	INV IN = 383.56' (6") INV IN = 383.56' (6")	INV OUT = 383.56' (6")
A-22.5	PROP. ROOF DRAIN CONNECTION			INV OUT = 384.50' (6")
A-23	PROP. 6" STORM CLEANOUT	387.00	INV IN = 383.98' (6")	INV OUT = 383.98' (6")
A-24	PROP. 6" STORM CLEANOUT	388.37	INV IN = 384.55' (6")	INV OUT = 384.55' (6")
A-25	PROP. ROOF DRAIN CONNECTION			INV OUT = 384.67' (6")
A-30	PROP. CURB INLET	386.71	INV IN = 376.50' (15")	INV OUT = 376.30 (15")
A-40	PROP. CURB INLET	386.13	INV IN = 382.00' (6")	INV OUT = 378.00 (15")
A-41	PROP. 6" STORM CLEANOUT	388.43	INV IN = 384.38' (6")	INV OUT = 384.38' (6")
A-42	PROP. ROOF DRAIN CONNECTION			INV OUT = 384.50' (6")
EX-10	EX. DROP INLET	375.44	INV IN = 373.50' (15") INV IN = 373.50' (15")	INV OUT = 373.22 (18")

### STORM SEWER PIPE SCHEDULE

FROM	FROM INV	TO	TO INV	PIPE LENGTH	SLOPE (%)	DIAMETER (IN.)	MATERIAL
A-20	382.00'	A-21	382.89'	17'	5.23%	6"	HDPE
A-20	375.20'	A-30	376.30'	87'	1.26%	15"	HDPE
A-21	382.89'	A-22	383.56'	32'	2.08%	6"	HDPE
A-22	383.56'	A-22.5	384.50'	9'	10.75%	6"	HDPE
A-22	383.56'	A-23	383.98'	20'	2.08%	6"	HDPE
A-23	383.98'	A-24	384.55'	28'	2.08%	6"	HDPE
A-24	384.55'	A-25	384.67'	5'	2.28%	6"	HDPE
A-30	376.50'	A-40	378.00'	46'	3.27%	15"	HDPE
A-40	382.00'	A-41	384.38'	93'	2.55%	6"	HDPE
A-41	384.38'	A-42	384.50'	6'	2.08%	6"	HDPE
EX-10	373.50'	A-10	377.00'	112'	3.14%	15"	HDPE
EX-10	373.50'	A-20	375.00'	107'	1.41%	15"	HDPE

### REVISIONS

REV	DATE	COMMENT	CHECKED BY
1	7/1/24	TRC COMMENTS	CJAC OAK



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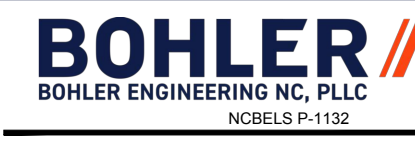
PROJECT No.: NCB230114.00  
DRAWN BY: VLJ/IE/CC  
CHECKED BY: OAK  
DATE: 04/23/24  
CAD ID: P-CIVL-GRAD

PROJECT:

**PROP.  
SITE PLAN  
DOCUMENTS**  
FOR



PROPOSED  
DEVELOPMENT  
S MAIN ST & VIRGINIA WATER DR  
ROLESVILLE, NC 27587  
WAKE COUNTY



4130 PARKLAKE AVENUE, SUITE 200  
RALEIGH, NC 27612  
Phone: (919) 578-9000  
NC@BohlerEng.com



SHEET TITLE:

**GRADING  
PLAN**

SHEET NUMBER:

**C-401**

REVISION 1 - 7/1/24

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

**INTER DR**

#11 Repeat: Update plans to reflect surveyed conditions when received. Continue coordination with overall developer to ensure stormwater will be managed at this low point.

#10 Provide spot grades for landing. Ensure grade for landing meets ADA compliance.

#12 Adjust contours in this area to ensure grade does not exceed 3:1

#14 Has this been constructed? Existing 18" does not meet minimum ground cover, forcing design to not meet minimum ground cover. Please confirm and turn storm schedule to black so it is easier to read.

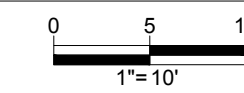
#8 ADA ramp is needed for this crossing, include in plans

WALLBROOK LANDCO LLC  
FUTURE LOT 5B (TO BE DESIGNED & PERMITTED BY OTHERS)  
±1.05 AC  
EX. PIN: 1758-56-3963  
DB 18103, PG 1563  
PB 2023, PG 1602  
ZONING: GC-CZ  
EX. LAND USE: VACANT

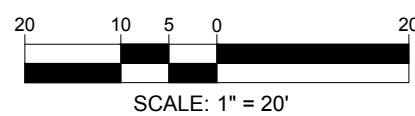
WALLBROOK LANDCO LLC  
FUTURE LOT 5A  
±1.03 AC  
EX. PIN: 1758-56-3963  
DB 18103, PG 1563  
PB 2023, PG 1602  
ZONING: GC-CZ  
EX. LAND USE: VACANT

#13 Repeat: Update plans to reflect surveyed conditions when received. Continue coordination with overall developer to ensure stormwater will be captured in this area.

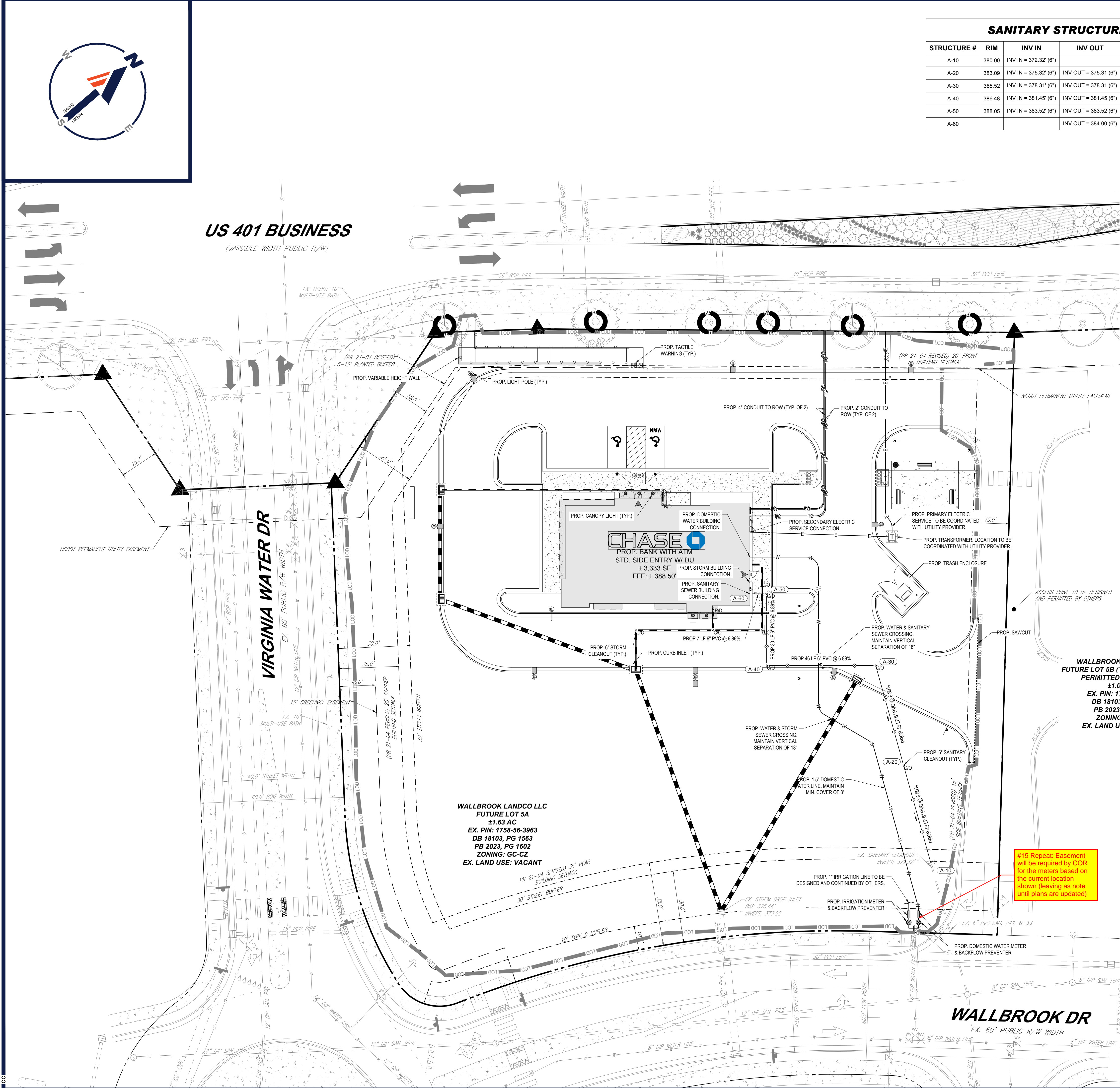
### PROP. ADA AREA ENLARGEMENT



THIS PLAN TO BE UTILIZED FOR SITE GRADING PURPOSES ONLY







SANITARY STRUCTURE SCHEDULE				
STRUCTURE #	RIM	INV IN	INV OUT	DESCRIPTION
A-10	380.00	INV IN = 372.32' (6")		PROP. CONNECTION TO EX. SAN. CLEANOUT
A-20	383.09	INV IN = 375.32' (6")	INV OUT = 375.31' (6")	PROP. 6" SAN. CLEANOUT
A-30	385.52	INV IN = 378.31' (6")	INV OUT = 378.31' (6")	PROP. 6" SAN. CLEANOUT
A-40	386.48	INV IN = 381.45' (6")	INV OUT = 381.45' (6")	PROP. 6" SAN. CLEANOUT
A-50	388.05	INV IN = 383.52' (6")	INV OUT = 383.52' (6")	PROP. 6" SAN. CLEANOUT
A-60			INV OUT = 384.00' (6")	PROP. SANITARY SEWER BUILDING CONNECTION

<b>SANITARY PIPE SCHEDULE</b>							
<b>FROM</b>	<b>FROM INV</b>	<b>TO</b>	<b>TO INV</b>	<b>PIPE LENGTH</b>	<b>SLOPE (%)</b>	<b>DIAMETER (IN.)</b>	<b>MATERIAL</b>
A-10	372.32	A-20	375.31	43'	6.89%	6"	PVC Pipe
A-20	375.32	A-30	378.31	43'	6.89%	6"	PVC Pipe
A-30	378.31	A-40	381.45	46'	6.89%	6"	PVC Pipe
A-40	381.45	A-50	383.52	30'	6.89%	6"	PVC Pipe
A-50	383.52	A-60	384.00	7'	6.86%	6"	PVC Pipe



BOHLER

BOHLER ENGINEERING NC, PLLC

SITE CIVIL AND CONSULTING ENGINEERING

TRAFFIC

PROGRAM MANAGEMENT

LANDSCAPE ARCHITECTURE

SUSTAINABLE DESIGN

PERMITTING SERVICES

TRANSPORTATION SERVICES

THE FIRM HAS A LONG HISTORY OF THE DESIGN AND CONSTRUCTION OF HIGHWAY AND TRANSPORTATION PROJECTS. THE FIRM HAS A LONG HISTORY OF THE DESIGN AND CONSTRUCTION OF HIGHWAY AND TRANSPORTATION PROJECTS.

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PROJECT No.:	NCB230114.00
DRAWN BY:	VL/JE/CC
CHECKED BY:	OAK
DATE:	04/23/24
CAD I.D.:	P-CIVL-UTIL

**PROJECT:**

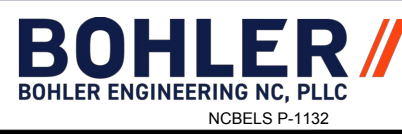
**PROP.  
SITE PLAN  
DOCUMENTS**

**FOR**



### PROPOSED DEVELOPMENT

**S MAIN ST & VIRGINIA WATER DR  
ROLESVILLE, NC 27587  
WAKE COUNTY**



**4130 PARKLAKE AVENUE, SUITE 200  
RALEIGH, NC 27612  
Phone: (919) 578-9000**

***NC@BohlerEng.com***



**SHEET TITLE:**

## UTILITY PLAN

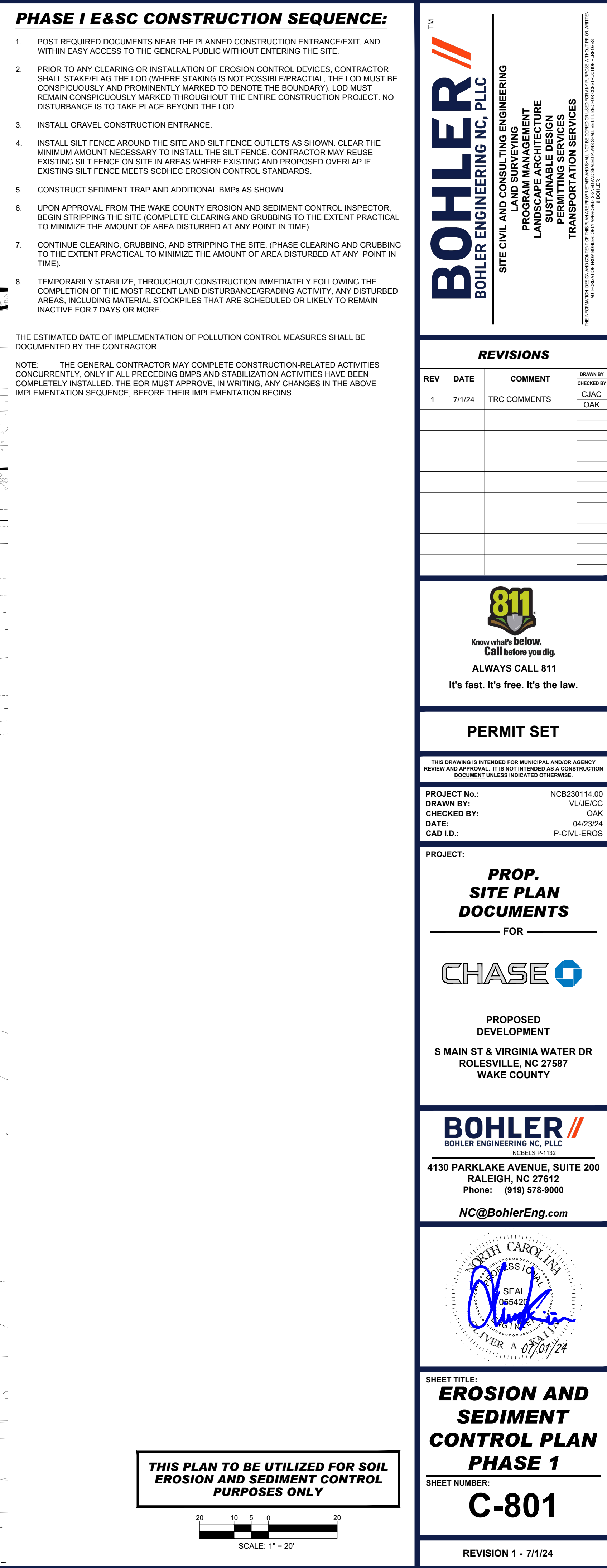
SHEET NUMBER:

**C-501**

**REVISION 1 - 7/1/24**

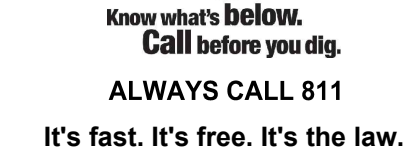
Jul 01, 2024  
H:\2023\NCB230114.00\LAND DEVELOPMENT\CAD\DRAWINGS\PLAN SETS\IP-CIVL-UTIL-NCB230114.00-0A----->LAYOUT: C-501 UTIL





## PHASE I E & S CONSTRUCTION SEQUENCE:

1. POST REQUIRED DOCUMENTS NEAR THE PLANNED CONSTRUCTION ENTRANCE/EXIT, AND WITHIN EASY ACCESS TO THE GENERAL PUBLIC WITHOUT ENTERING THE SITE.
2. PRIOR TO ANY CLEARING OR INSTALLATION OF EROSION CONTROL DEVICES, CONTRACTOR SHALL STAKE/LAG THE LOD (WHERE STAKING IS NOT POSSIBLE/PRACTICAL, THE LOD MUST BE CONSPICUOUSLY AND PROMINENTLY MARKED TO DENOTE THE BOUNDARY). LOD MUST REMAIN CONSPICUOUSLY MARKED THROUGHOUT THE ENTIRE CONSTRUCTION PROJECT. NO DISTURBANCE IS TO TAKE PLACE BEYOND THE LOD.
3. INSTALL GRAVEL CONSTRUCTION ENTRANCE.
4. INSTALL SILT FENCE AROUND THE SITE AND SILT FENCE OUTLETS AS SHOWN. CLEAR THE MINIMUM AMOUNT NECESSARY TO INSTALL THE SILT FENCE. CONTRACTOR MAY REUSE EXISTING SILT FENCE ON SITE IN AREAS WHERE EXISTING AND PROPOSED OVERLAP IF EXISTING SILT FENCE MEETS SCDHEC EROSION CONTROL STANDARDS.
5. CONSTRUCT SEDIMENT TRAP AND ADDITIONAL BMPs AS SHOWN.
6. UPON APPROVAL FROM THE WAKE COUNTY EROSION AND SEDIMENT CONTROL INSPECTOR, BEGIN STRIPPING THE SITE (COMPLETE CLEARING AND GRUBBING TO THE EXTENT PRACTICAL TO MINIMIZE THE AMOUNT OF AREA DISTURBED AT ANY POINT IN TIME).
7. CONTINUE CLEARING, GRUBBING, AND STRIPPING THE SITE. (PHASE CLEARING AND GRUBBING TO THE EXTENT PRACTICAL TO MINIMIZE THE AMOUNT OF AREA DISTURBED AT ANY POINT IN TIME).
8. TEMPORARILY STABILIZE, THROUGHOUT CONSTRUCTION IMMEDIATELY FOLLOWING THE COMPLETION OF THE MOST RECENT LAND DISTURBANCE/GRADING ACTIVITY. ANY DISTURBED AREAS, INCLUDING MATERIAL STOCKPILES THAT ARE SCHEDULED OR LIKELY TO REMAIN INACTIVE FOR 7 DAYS OR MORE.

[illegible]

## PERMIT SET

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

PROJECT No.:	NCB230114.00
DRAWN BY:	VL/JE/CC
CHECKED BY:	OAK
DATE:	04/23/24
AD I.D.:	P-CIVL-EROS

PROJECT:

***PROP.  
SITE PLAN  
DOCUMENTS***

\_\_\_\_\_ FOR \_\_\_\_\_



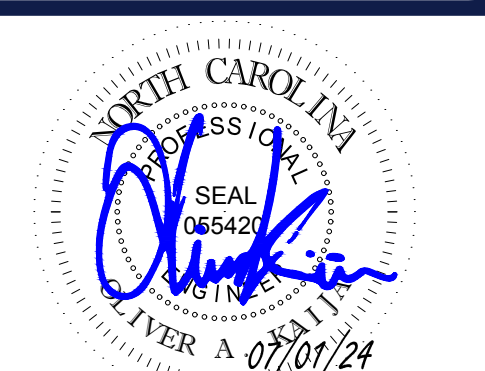
**PROPOSED  
DEVELOPMENT**

**S MAIN ST & VIRGINIA WATER DR  
ROLESVILLE, NC 27587  
WAKE COUNTY**



**130 PARKLAKE AVENUE, SUITE 200**  
**RALEIGH, NC 27612**  
**Phone: (919) 578-9000**

***NC@BohlerEng.com***



**SHEET TITLE:**  
**EROSION AND  
SEDIMENT  
CONTROL PLAN  
PHASE 1**

SHEET NUMBER:  
**C-801**

REVISION 1 - 7/1/24





US 401 BUSINESS  
(VARIABLE WIDTH PUBLIC R/W)

VIRGINIA WATER DR  
EX. 60' PUBLIC R/W WIDTH

WALLBROOK LANDCO LLC  
FUTURE LOT 5A  
21.63 AC  
EX. PIN: 1758-56-3963  
DB 18103, PG 1563  
PB 2023, PG 1602  
ZONING: GC-CZ  
EX. LAND USE: VACANT

WALLBROOK DR  
EX. 60' PUBLIC R/W WIDTH

PHASE II E&SC CONSTRUCTION SEQUENCE:

1. CONTINUE CLEARING SITE AS NECESSARY.
2. IMMEDIATELY STABILIZE AREAS, INCLUDING STOCKPILE, THAT ARE TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE.
3. CONVERT AND STABILIZE SEDIMENT TRAP.
4. INSTALL UTILITIES.
5. INSTALL REMAINING INLET PROTECTION DEVICES.
6. TEMPORARILY STABILIZE, THROUGHOUT CONSTRUCTION IMMEDIATELY FOLLOWING THE COMPLETION OF THE MOST RECENT LAND DISTURBANCE/GRADING ACTIVITY, ANY DISTURBED AREAS, INCLUDING MATERIAL STOCKPILES THAT ARE SCHEDULED OR LIKELY TO REMAIN INACTIVE FOR 7 DAYS OR MORE.

THE ESTIMATED DATE OF IMPLEMENTATION OF POLLUTION CONTROL MEASURES SHALL BE DOCUMENTED BY THE CONTRACTOR

NOTE: THE GENERAL CONTRACTOR MAY COMPLETE CONSTRUCTION-RELATED ACTIVITIES CONCURRENTLY, ONLY IF ALL PRECEDING BMPs AND STABILIZATION ACTIVITIES HAVE BEEN COMPLETELY INSTALLED. THE EOR MUST APPROVE, IN WRITING, ANY CHANGES IN THE ABOVE IMPLEMENTATION SEQUENCE, BEFORE THEIR IMPLEMENTATION BEGINS.

REVISIONS

REV	DATE	COMMENT	DRAWN BY
1	7/1/24	TRC COMMENTS	CJAC OAK



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PERMIT SET

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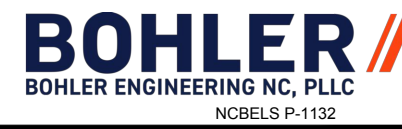
PROJECT No.: NCB230114.00  
DRAWN BY: VLJ/IE/CC  
CHECKED BY: OAK  
DATE: 04/23/24  
CAD ID: P-CIVIL-EROS

PROJECT:

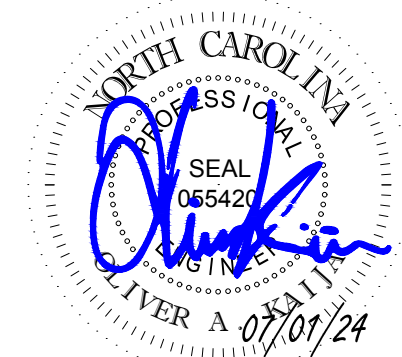
PROP.  
SITE PLAN  
DOCUMENTS  
FOR



PROPOSED  
DEVELOPMENT  
S MAIN ST & VIRGINIA WATER DR  
ROLESVILLE, NC 27587  
WAKE COUNTY



4130 PARKLAKE AVENUE, SUITE 200  
RALEIGH, NC 27612  
Phone: (919) 578-9000  
NC@BohlerEng.com



SHEET TITLE:  
EROSION AND  
SEDIMENT  
CONTROL PLAN  
PHASE 2

SHEET NUMBER:

C-802

REVISION 1 - 7/1/24

THIS PLAN TO BE UTILIZED FOR SOIL  
EROSION AND SEDIMENT CONTROL  
PURPOSES ONLY







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

**VIRGINIA WATER DR**  
EX. 60' PUBLIC R/W WIDTH

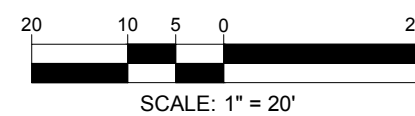
**WALLBROOK DR**  
EX. 60' PUBLIC R/W WIDTH

**WALLBROOK LANDCO LLC  
FUTURE LOT 5A  
±1.03 AC  
EX. PIN: 1758-56-3963  
DB 18103, PG 1563  
PB 2023, PG 1602  
ZONING: GC-CZ  
EX. LAND USE: VACANT**

**WALLBROOK LANDCO LLC  
FUTURE LOT 5B (TO BE DESIGNED &  
PERMITTED BY OTHERS)  
±1.05 AC  
EX. PIN: 1758-56-3963  
DB 18103, PG 1563  
PB 2023, PG 1602  
ZONING: GC-CZ  
EX. LAND USE: VACANT**

**CHASE**  
PROP. BANK WITH ATM  
STD. SIDE ENTRY W/ DU  
± 3,333 SF  
FFE: ± 388.50'  
78.83

**THIS PLAN TO BE UTILIZED FOR SOIL  
EROSION AND SEDIMENT CONTROL  
PURPOSES ONLY**



**PHASE III E&SC CONSTRUCTION SEQUENCE:**

1. CONTINUE CLEARING SITE AS NECESSARY.
2. IMMEDIATELY PERMANENTLY STABILIZE AREAS, INCLUDING STOCKPILE, TO BE VEGETATED OR PAVED AS THEY ARE BROUGHT TO FINAL GRADE.
3. INSTALL CURBS AND GUTTERS.
4. ONCE WAKE COUNTY INSPECTS THE SITE FOR STABILIZATION AND APPROVES, CONTINUE CONSTRUCTION. PAVE SITE.
5. COMPLETE GRADING AND INSTALLATION OF PERMANENT STABILIZATION OVER ALL AREAS.
6. OBTAIN CONCURRENCE FROM THE OWNER THAT THE SITE HAS BEEN FULLY STABILIZED. SEDIMENT HAS BEEN REMOVED FROM ANY STORM INLETS, AND ALL CONSTRUCTION HAS BEEN COMPLETED, THEN:
  - 6.1. REMOVE ALL REMAINING TEMPORARY EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPs).
  - 6.2. STABILIZE ANY AREAS DISTURBED BY THE REMOVAL OF TEMPORARY BMPs.
7. DEMOBILIZE FROM SITE - CONTRACTOR SHALL NOT DEMOBILIZE UNTIL ENTIRE SITE HAS BEEN FULLY STABILIZED.

THE ESTIMATED DATE OF IMPLEMENTATION OF POLLUTION CONTROL MEASURES SHALL BE DOCUMENTED BY THE CONTRACTOR

NOTE: THE GENERAL CONTRACTOR MAY COMPLETE CONSTRUCTION-RELATED ACTIVITIES CONCURRENTLY, ONLY IF ALL PRECEDING BMPs AND STABILIZATION ACTIVITIES HAVE BEEN COMPLETELY INSTALLED. THE EOR MUST APPROVE, IN WRITING, ANY CHANGES IN THE ABOVE IMPLEMENTATION SEQUENCE, BEFORE THEIR IMPLEMENTATION BEGINS.

**REVISIONS**

REV	DATE	COMMENT	DRAWN BY
1	7/1/24	TRC COMMENTS	CJAC OAK



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

PROJECT:

**PROP.  
SITE PLAN  
DOCUMENTS**  
FOR



PROPOSED  
DEVELOPMENT  
S MAIN ST & VIRGINIA WATER DR  
ROLESVILLE, NC 27587  
WAKE COUNTY



4130 PARKLAKE AVENUE, SUITE 200  
RALEIGH, NC 27612  
Phone: (919) 578-9000  
NC@BohlerEng.com



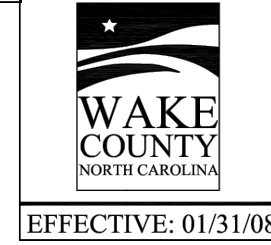
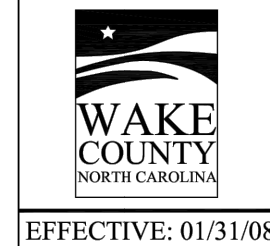
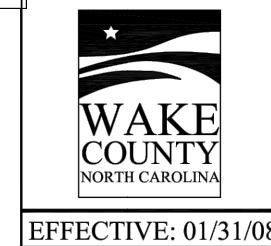
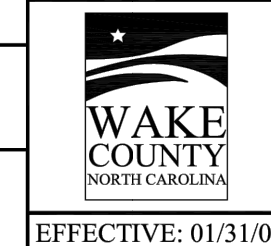
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**EROSION AND  
SEDIMENT  
CONTROL PLAN  
PHASE 3**

SHEET NUMBER:

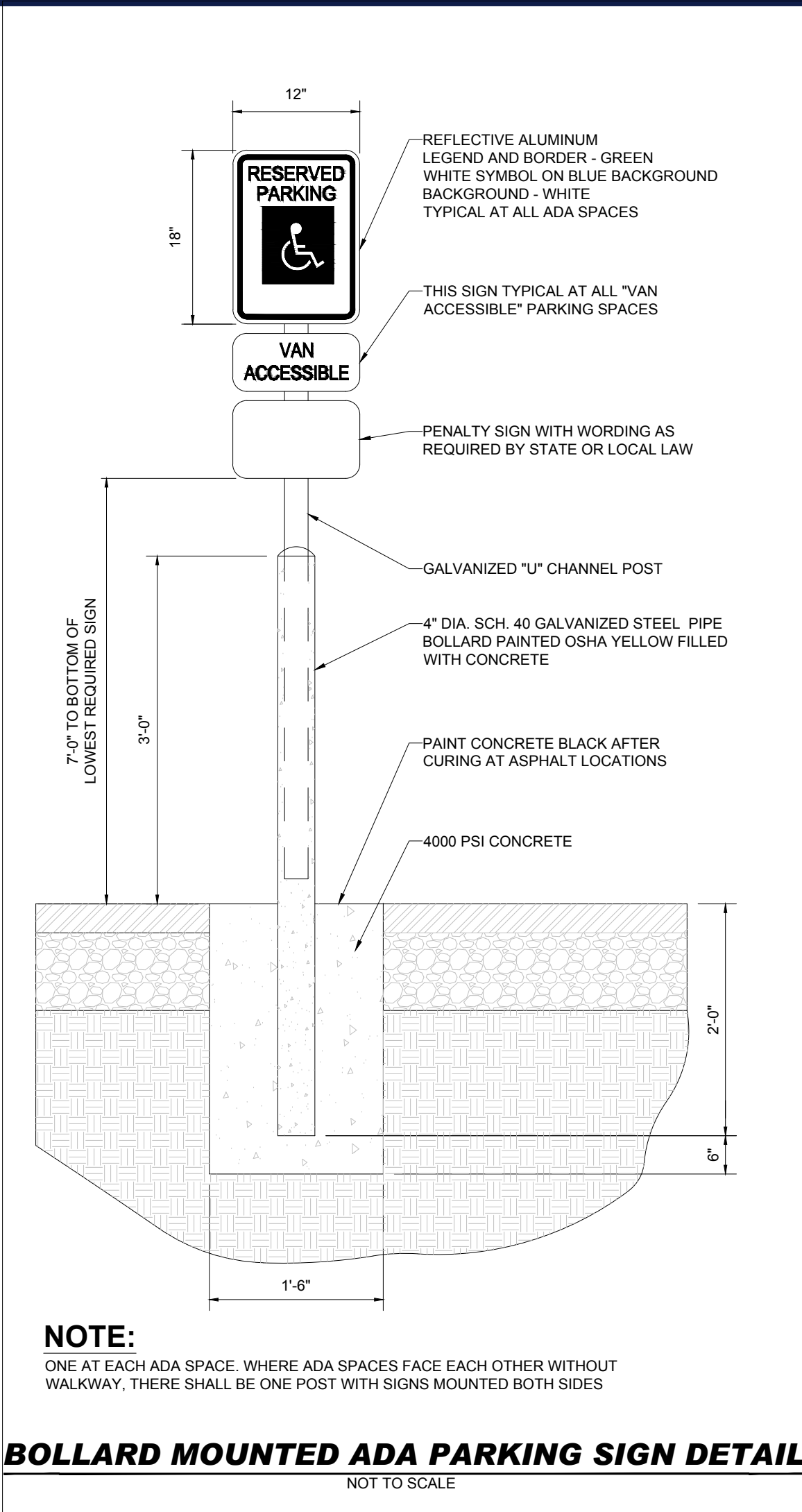
**C-803**

REVISION 1 - 7/1/24

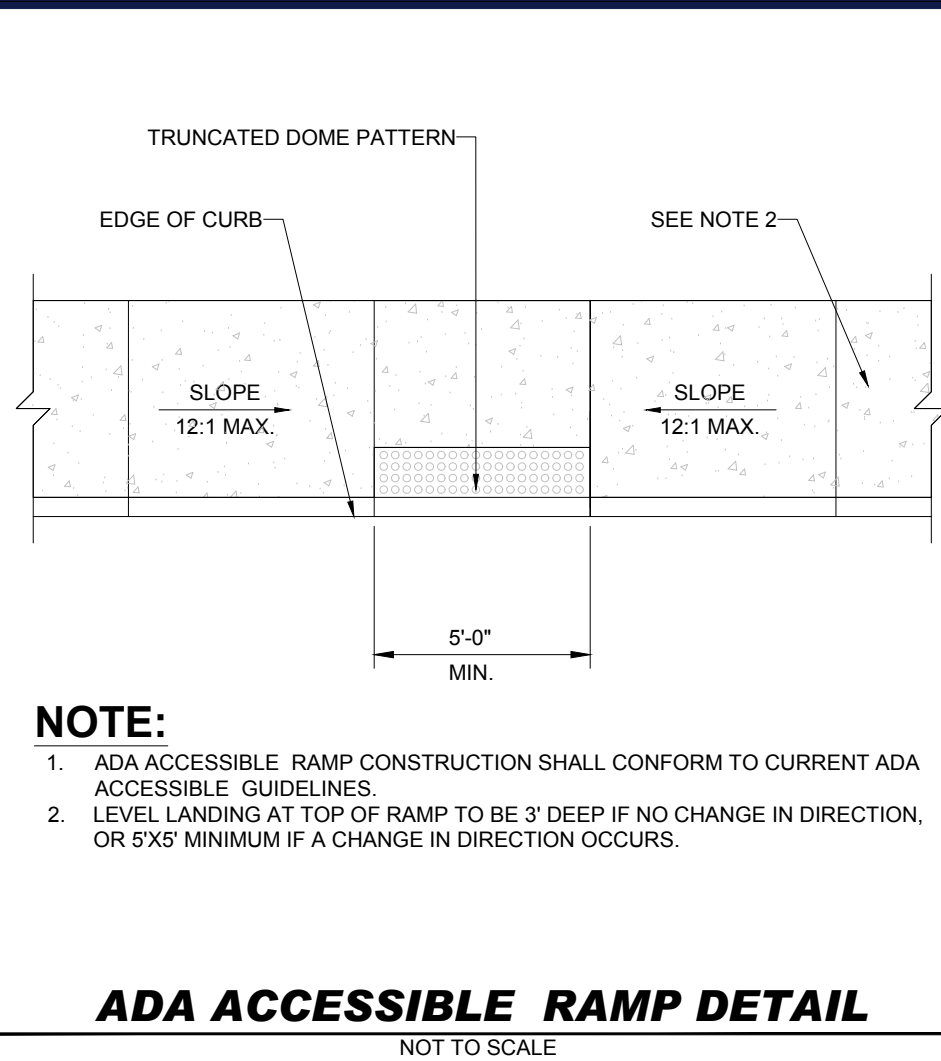




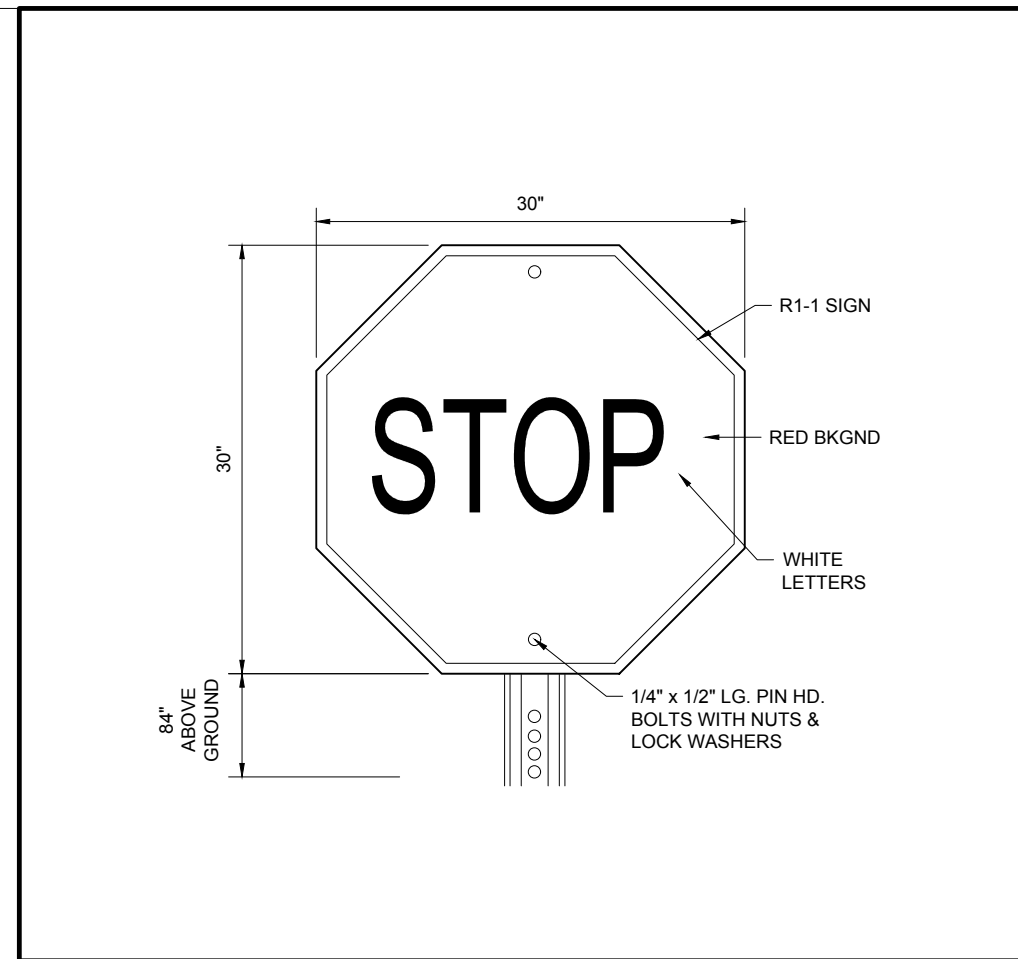




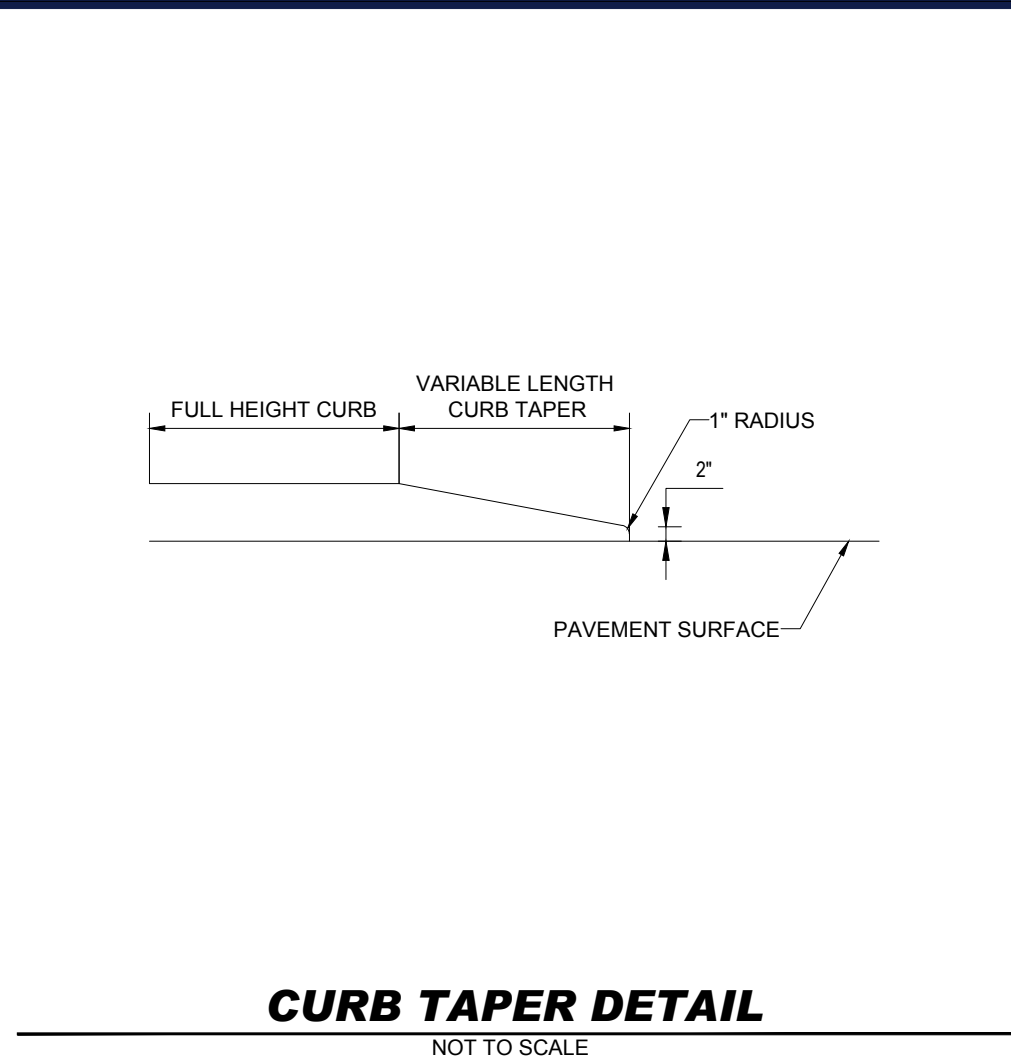
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NOT TO SCALE



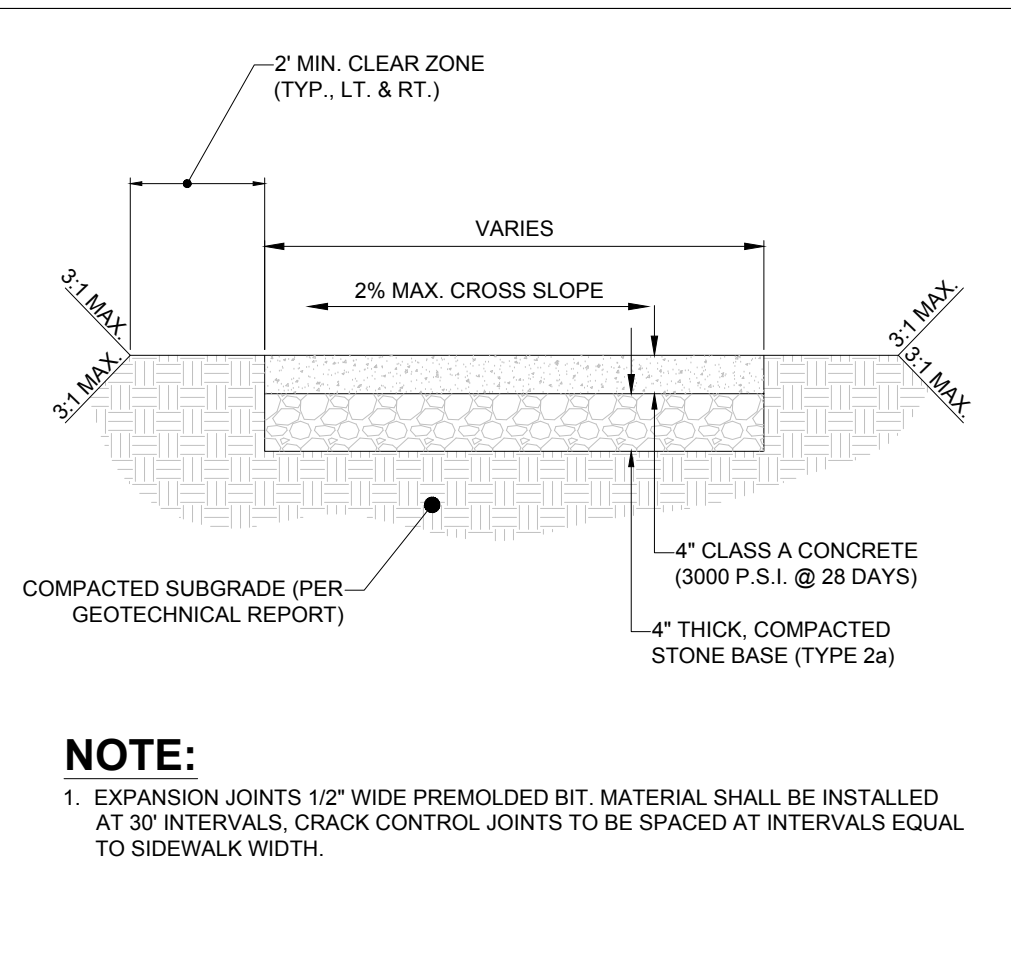
**ADA ACCESSIBLE RAMP DETAIL**  
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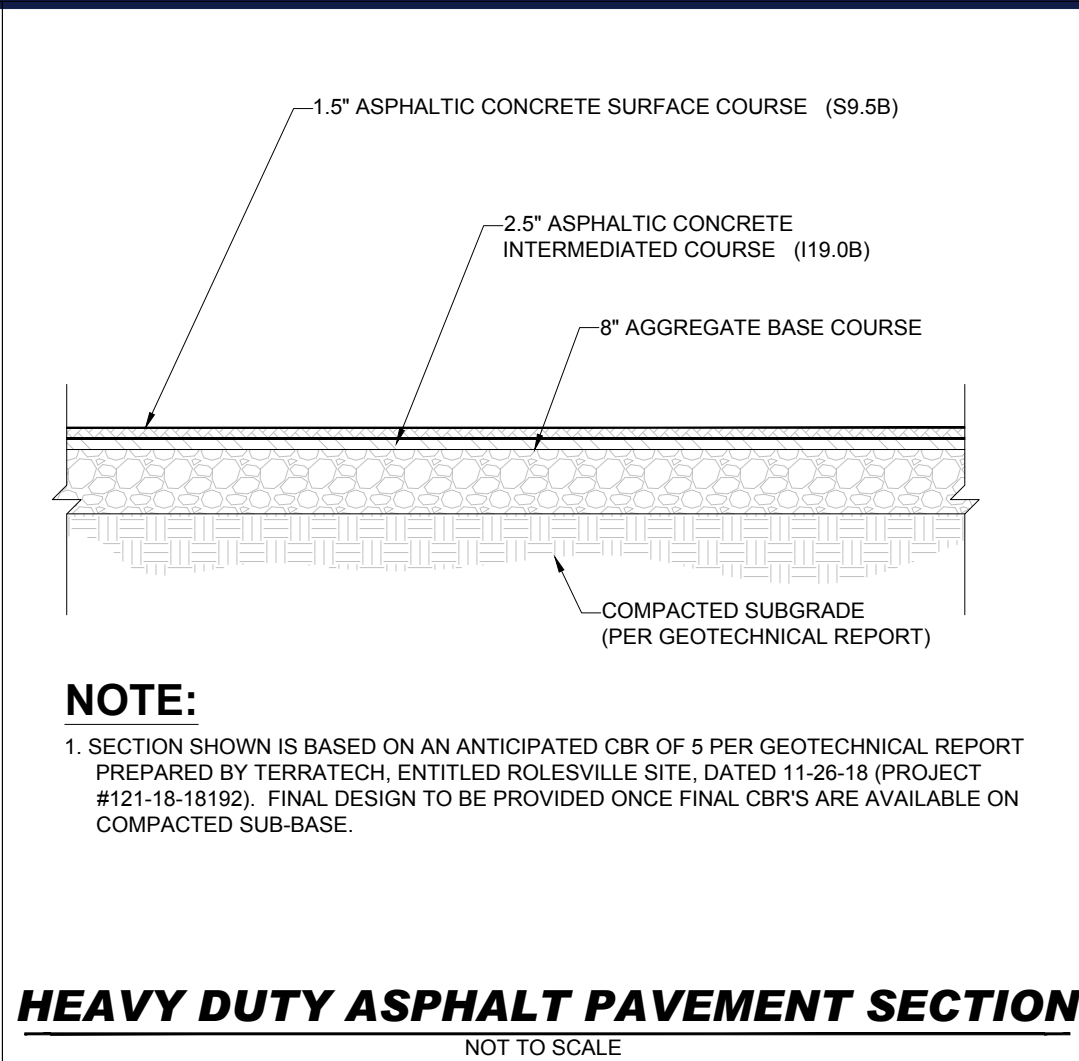
**STOP SIGN**  
NOT TO SCALE



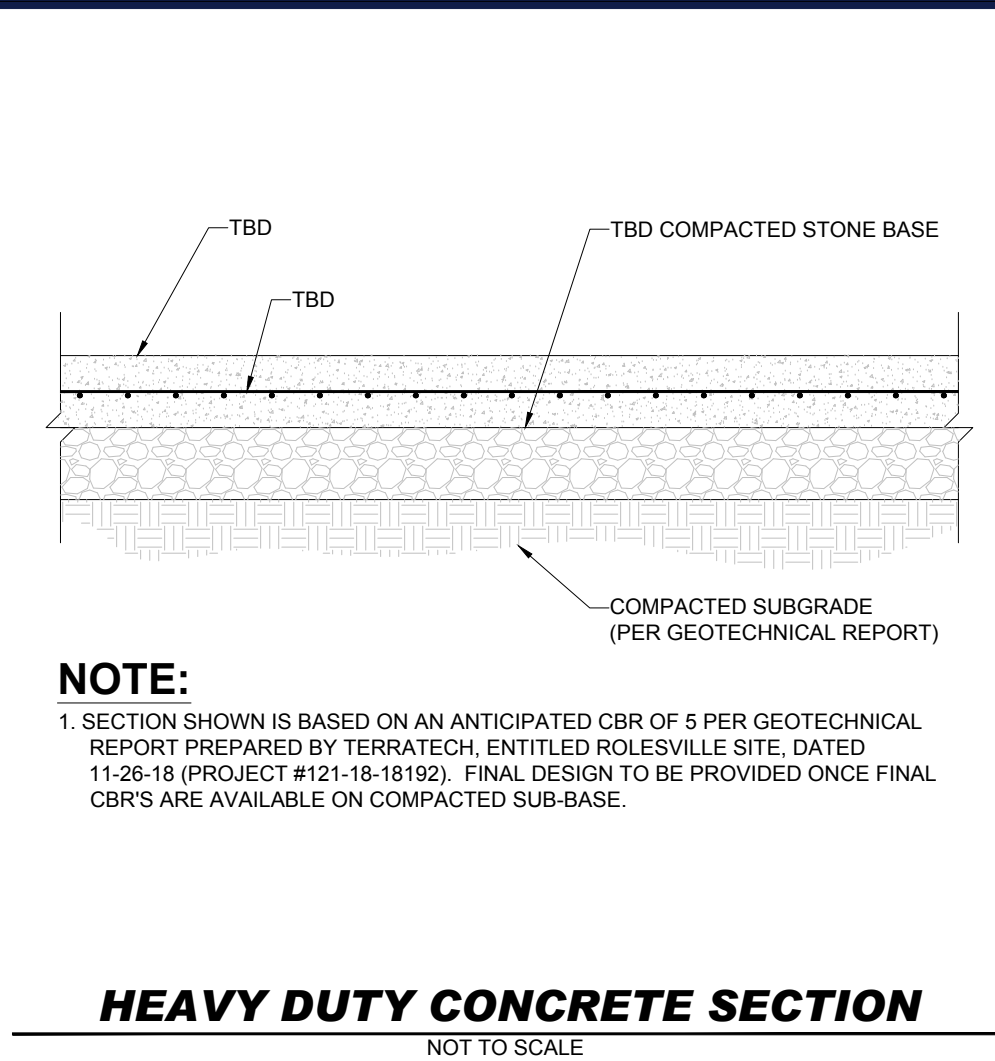
**CURB TAPER DETAIL**  
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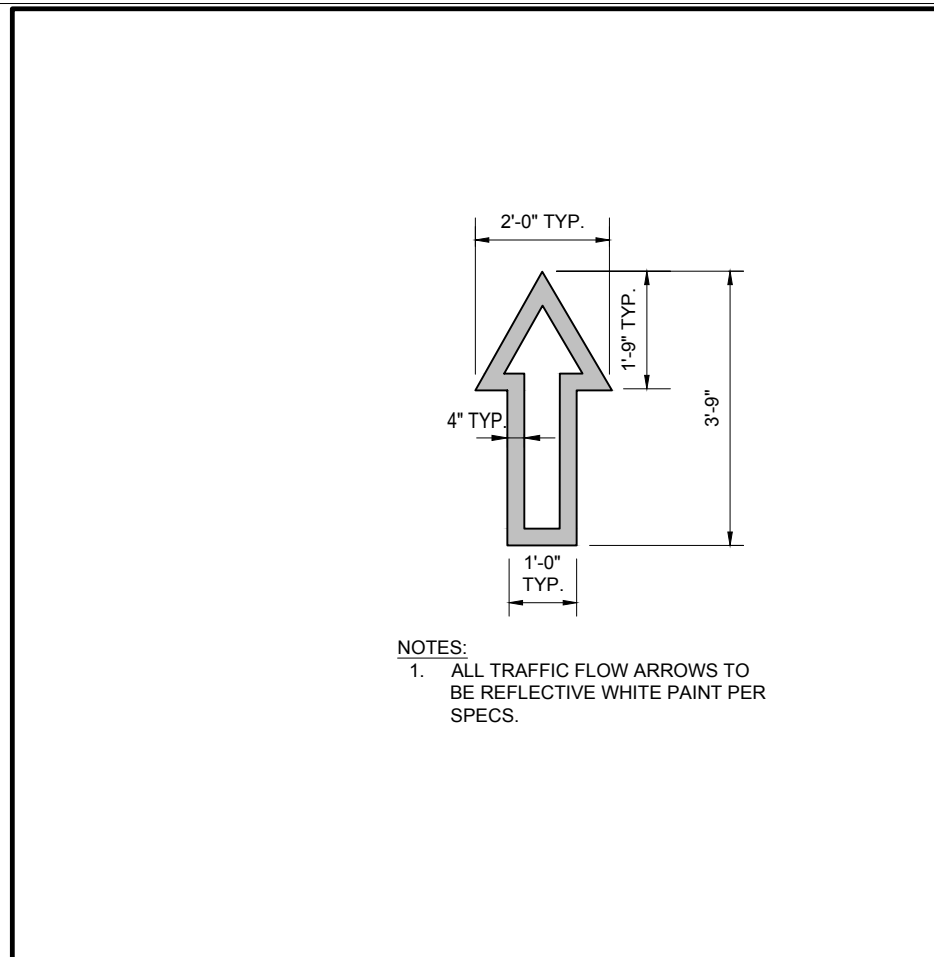
**CONCRETE SIDEWALK DETAIL**  
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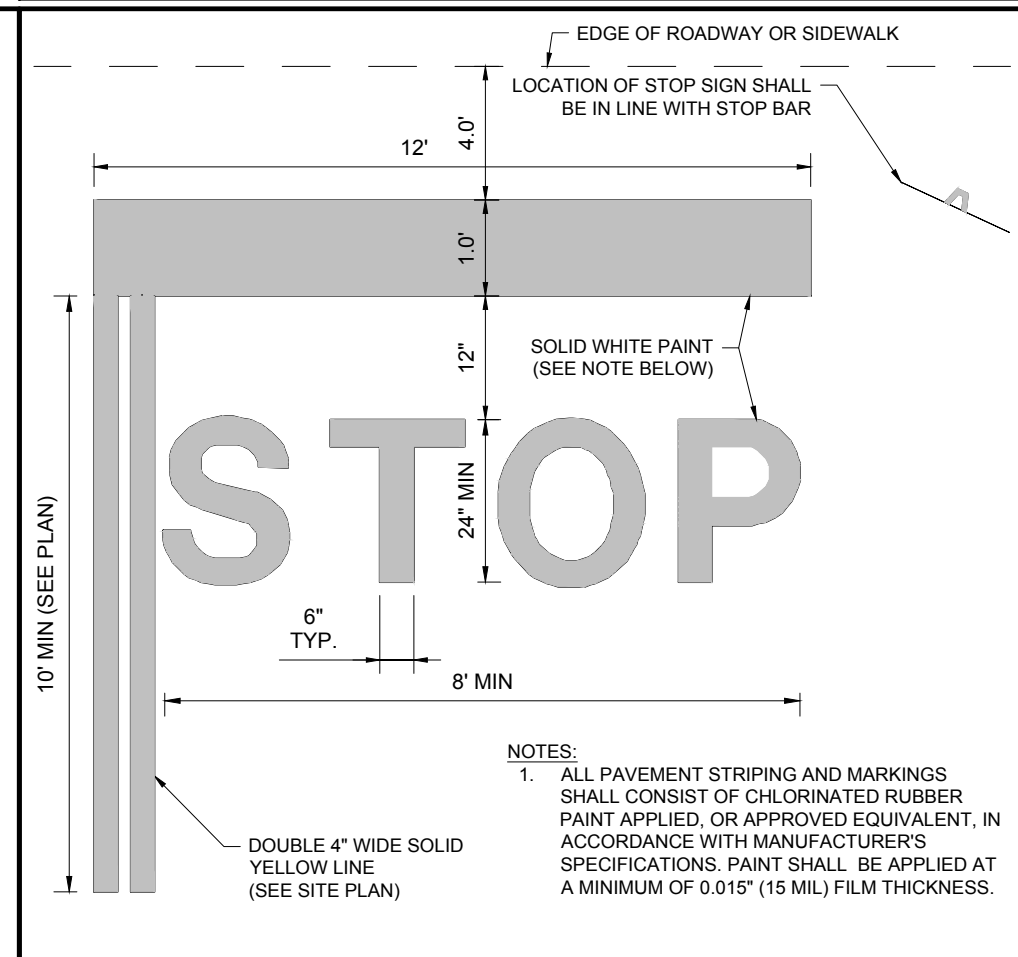
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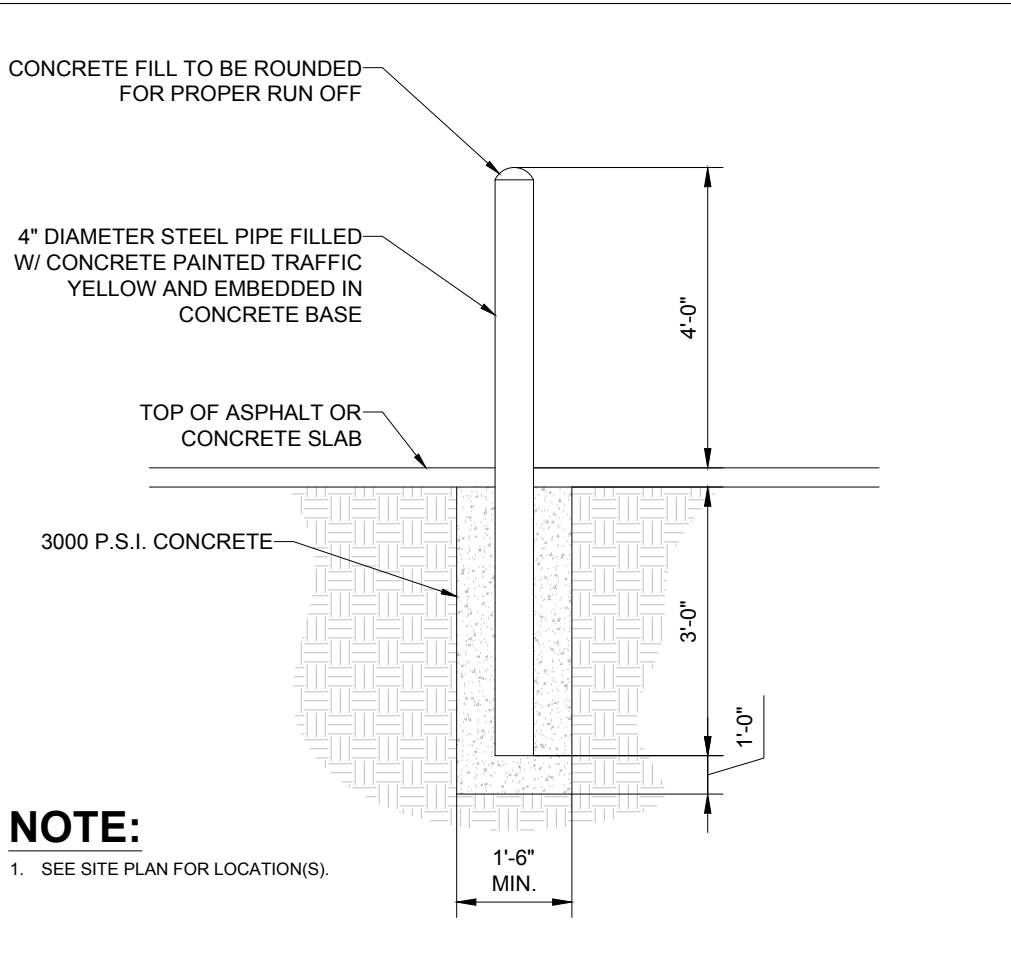
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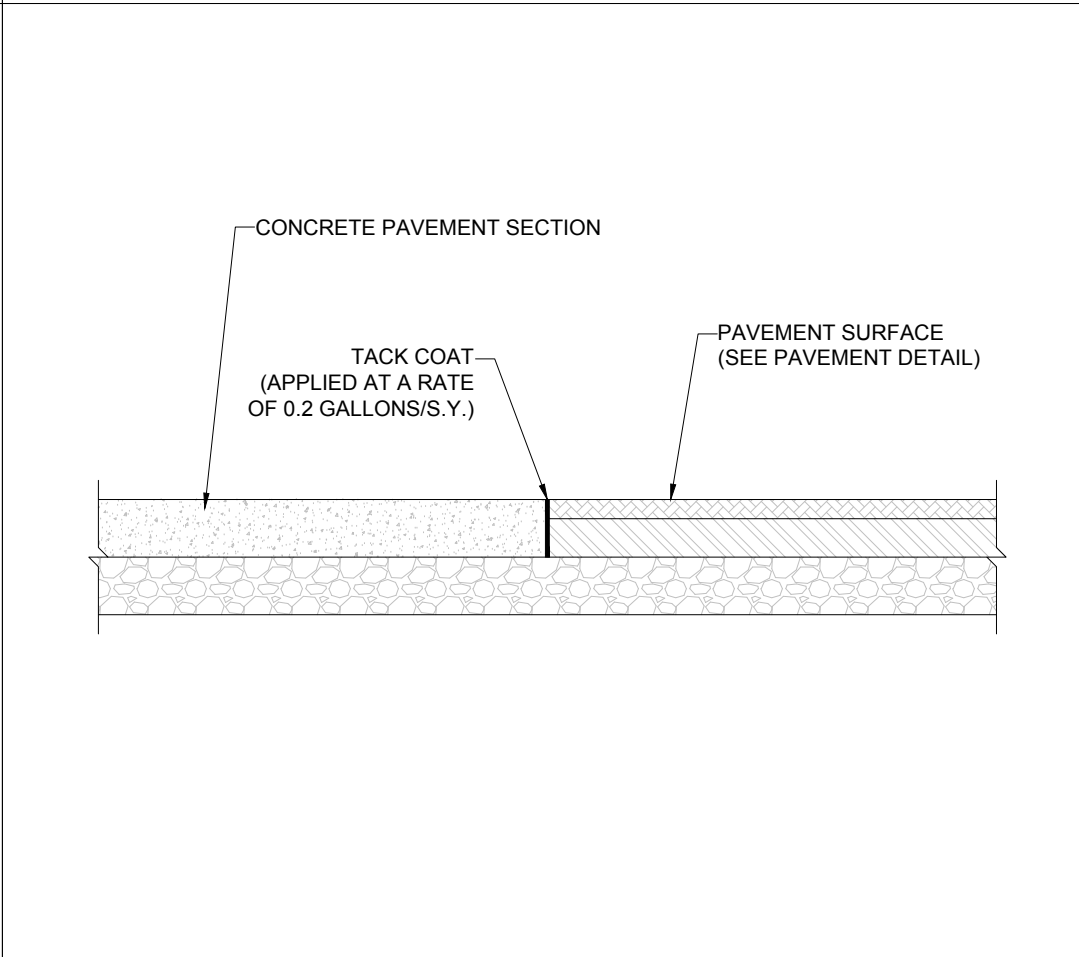
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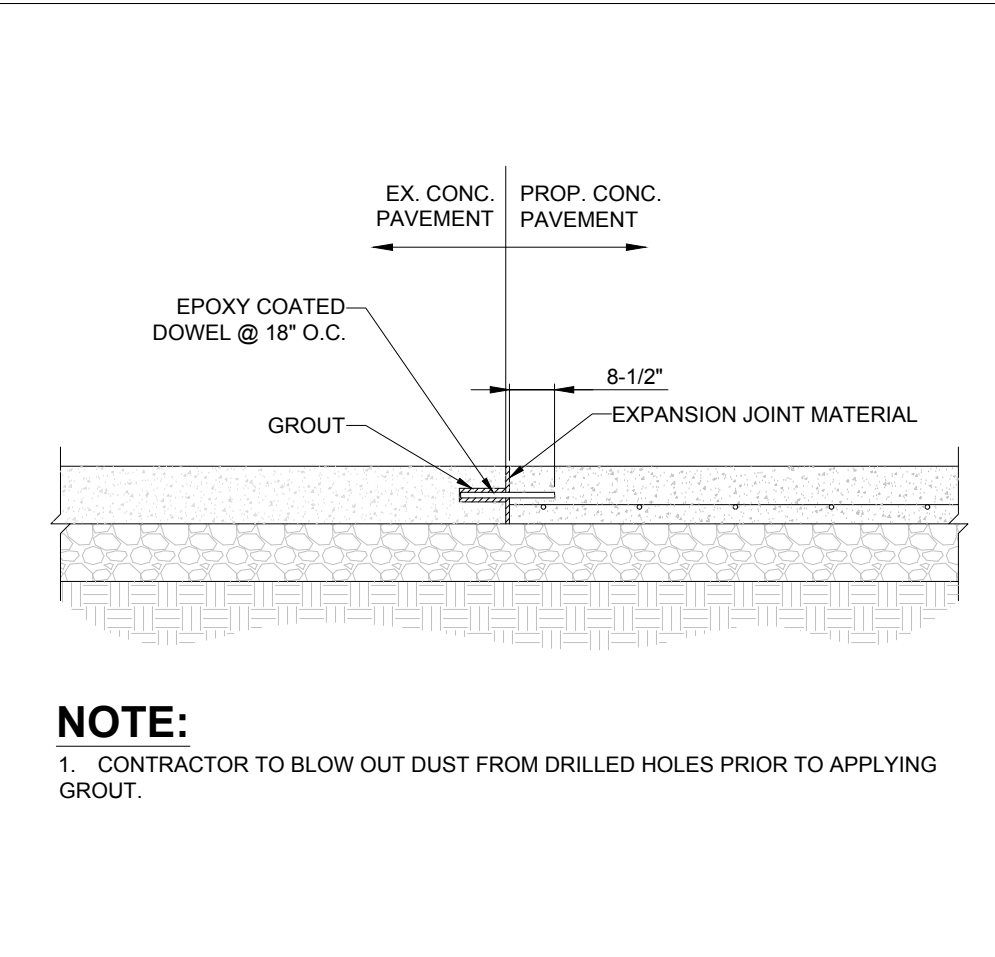
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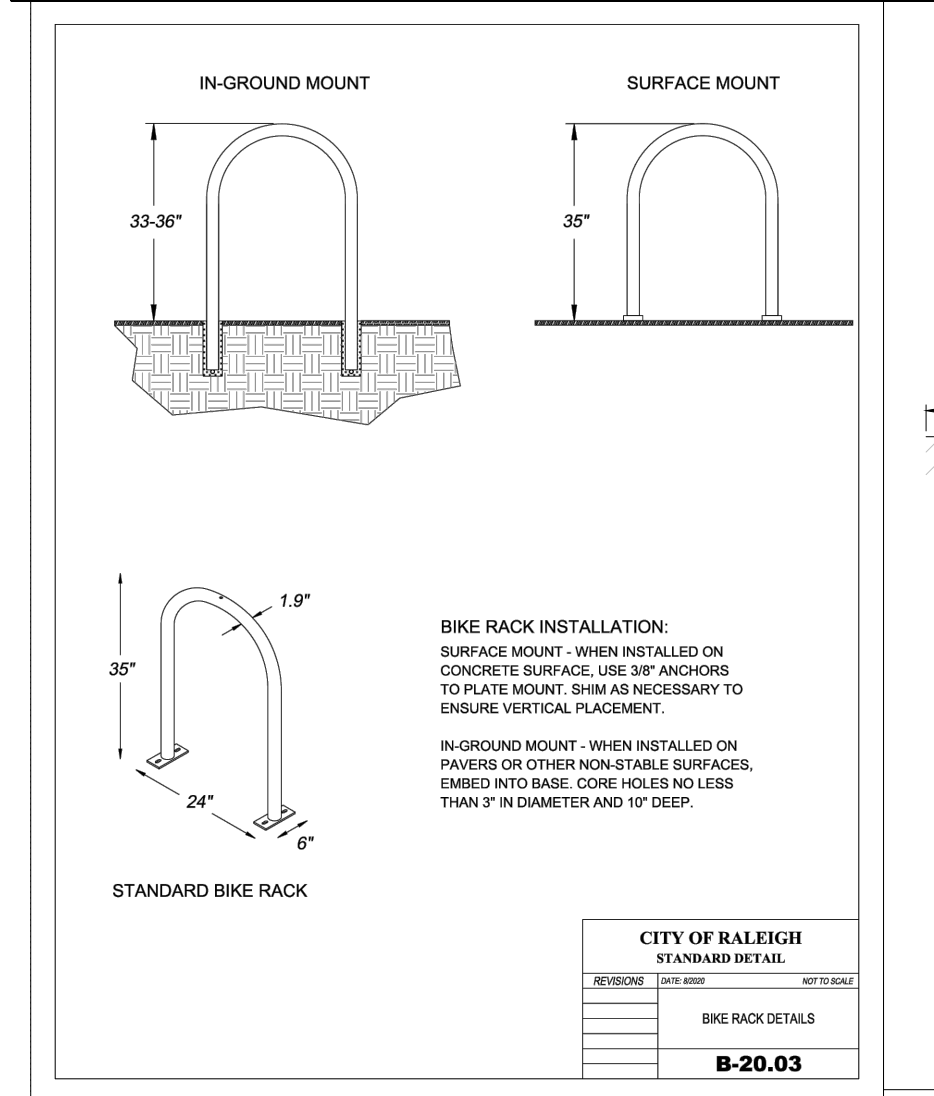
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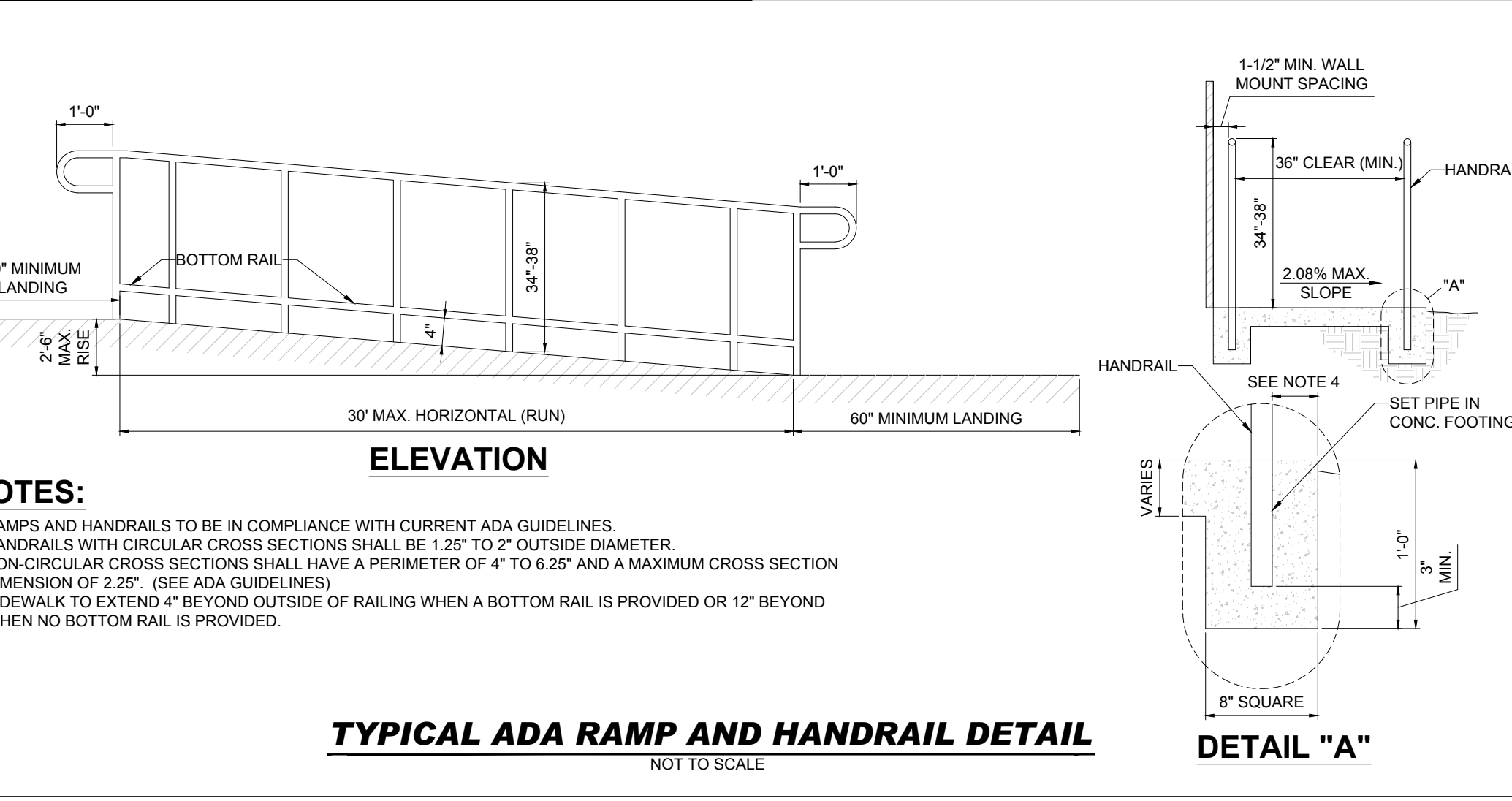
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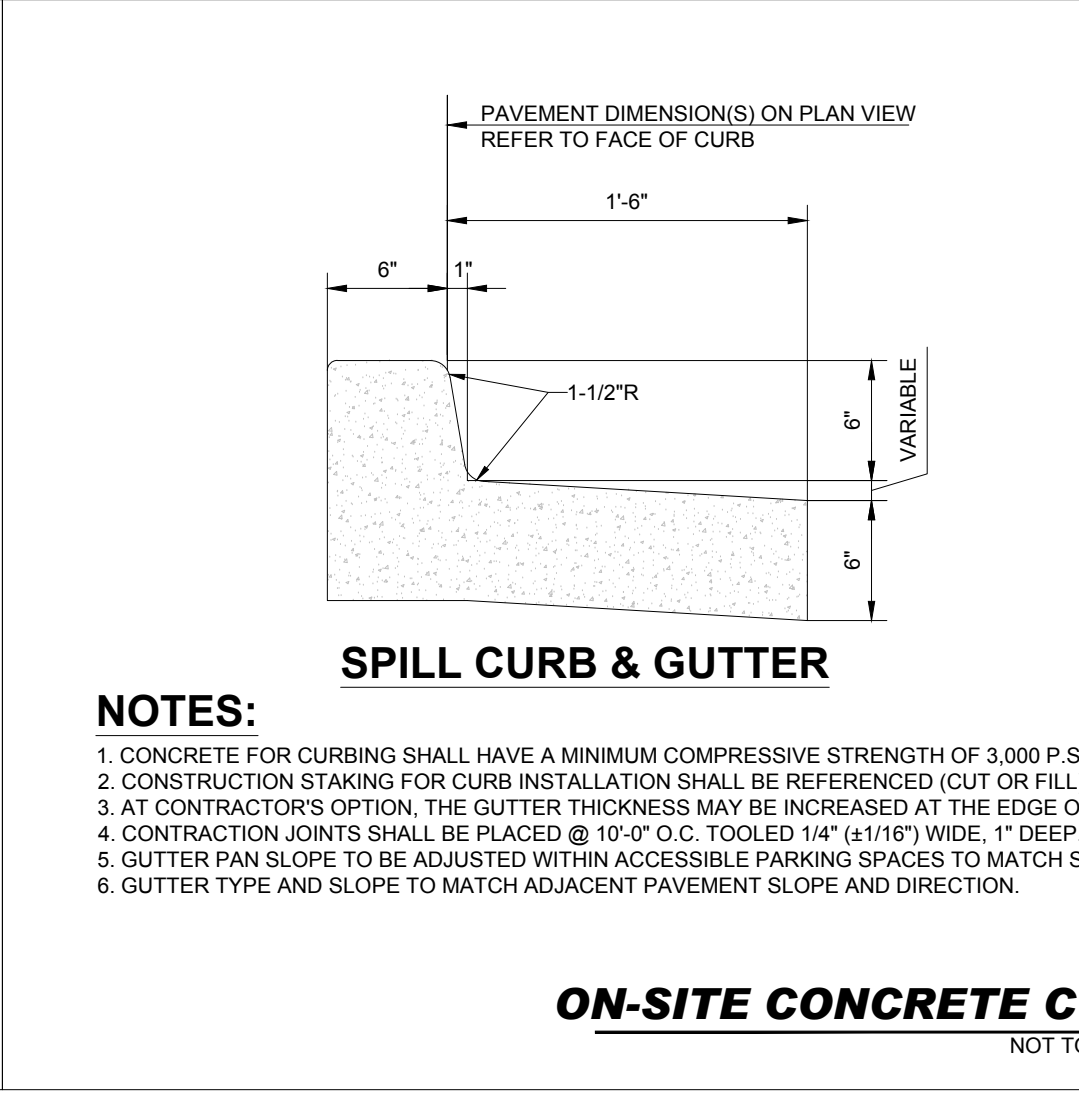
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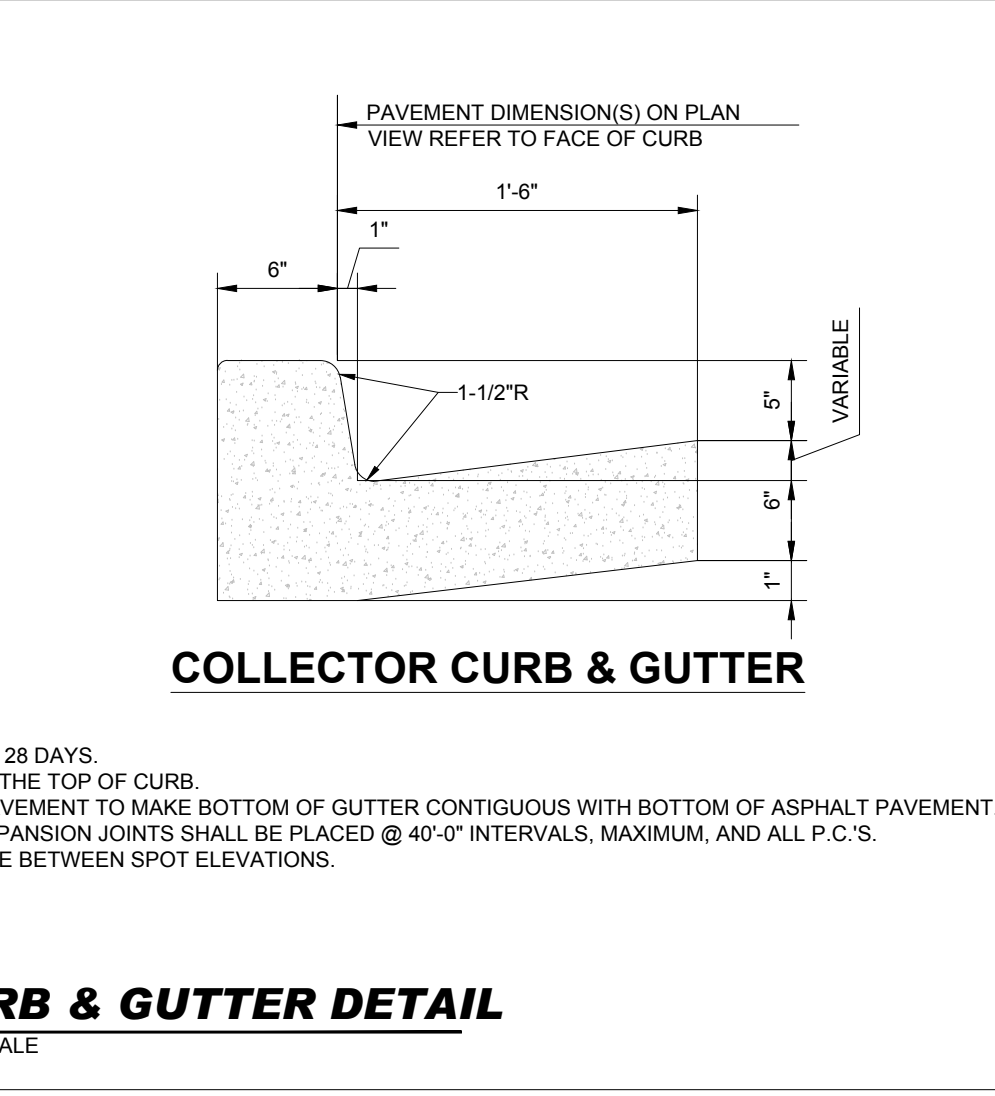
**CITY OF RALEIGH  
STANDARD DETAIL  
B-20.03**



**TYPICAL ADA RAMP AND HANDRAIL DETAIL**  
NOT TO SCALE



**ON-SITE CONCRETE CURB & GUTTER DETAIL**  
NOT TO SCALE



**COLLECTOR CURB & GUTTER**

**BOHLER**  
BOHLER ENGINEERING NC, PLLC  
SITE CIVIL AND CONSULTING ENGINEERING  
PROGRAM MANAGEMENT  
LANDSCAPE ARCHITECTURE  
SUSTAINABLE DESIGN  
PERMITTING SERVICES  
TRANSPORTATION SERVICES

REVISIONS				
REV	DATE	COMMENT	DRAWN BY	
1	7/1/24	TRC COMMENTS	CJAC	OAK

**811**  
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**PERMIT SET**  
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PROJECT No.: NCB230114.00  
DRAWN BY: VLJ/IE/CC  
CHECKED BY: OAK  
DATE: 04/23/24  
CAD ID: P-CIVIL-CNDIS

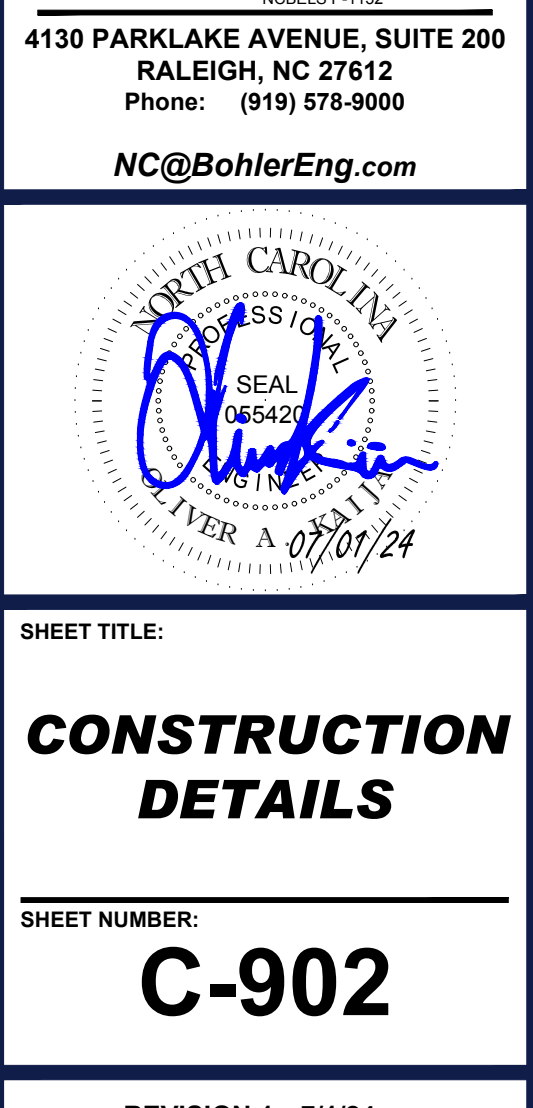
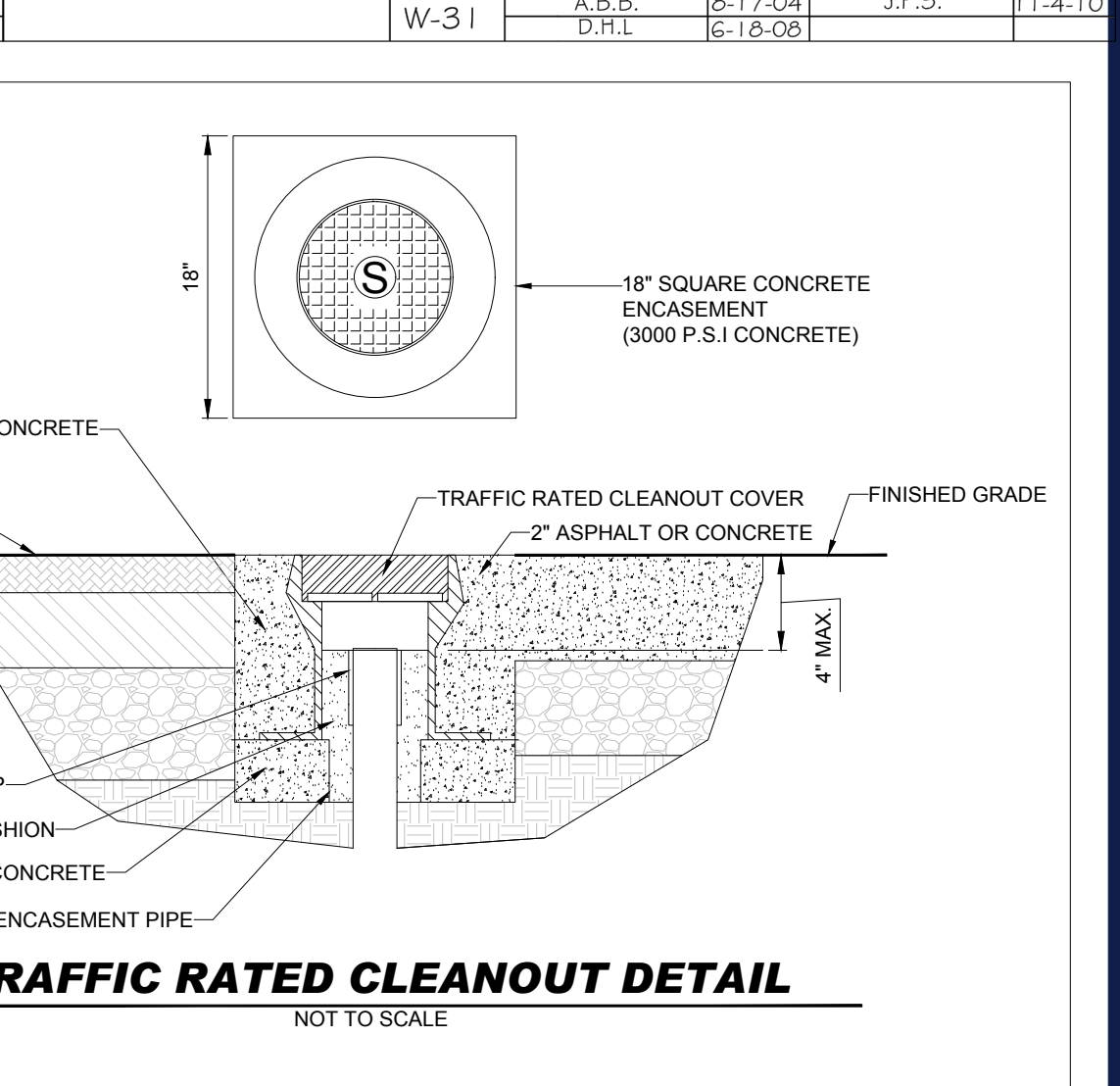
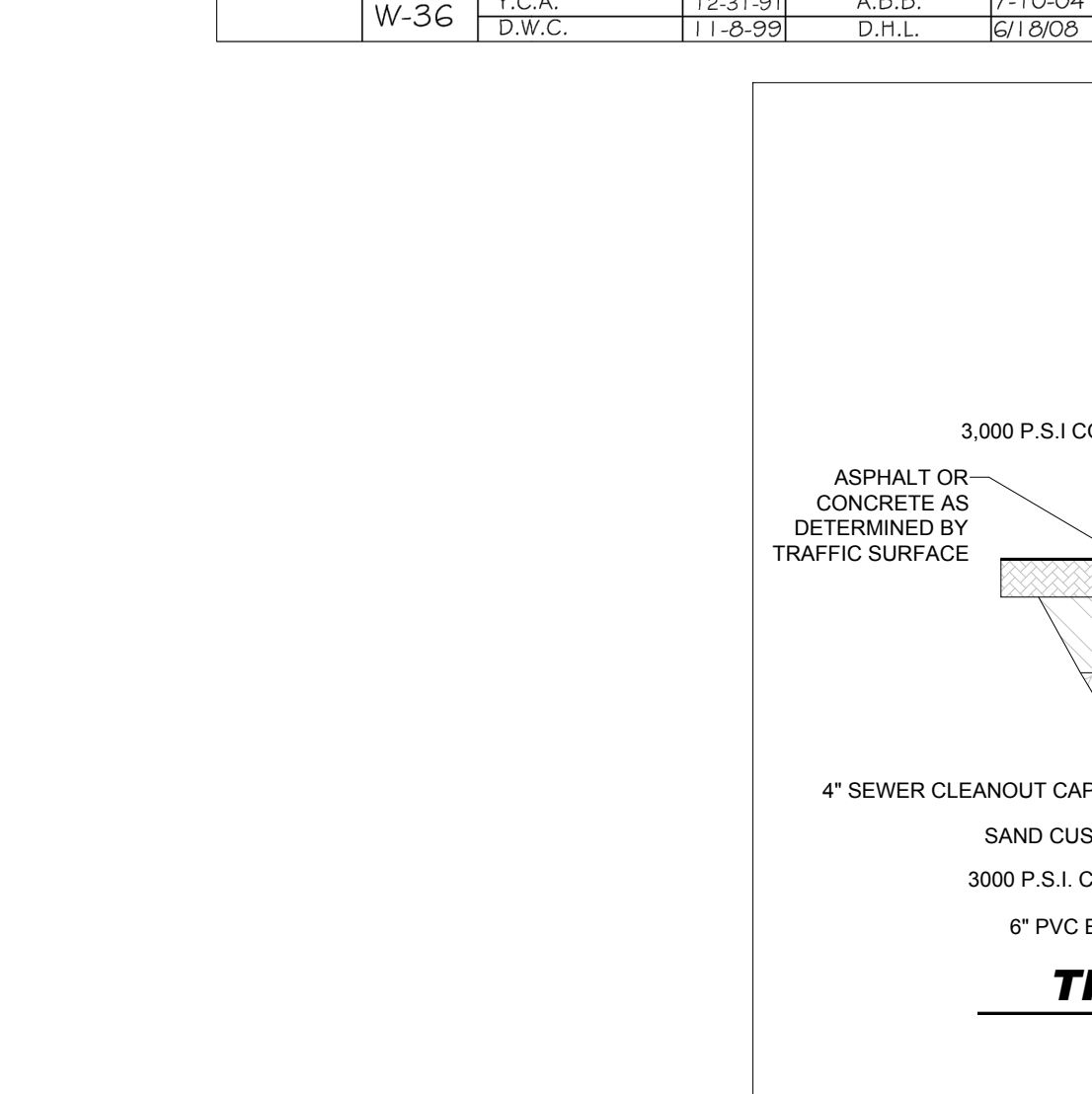
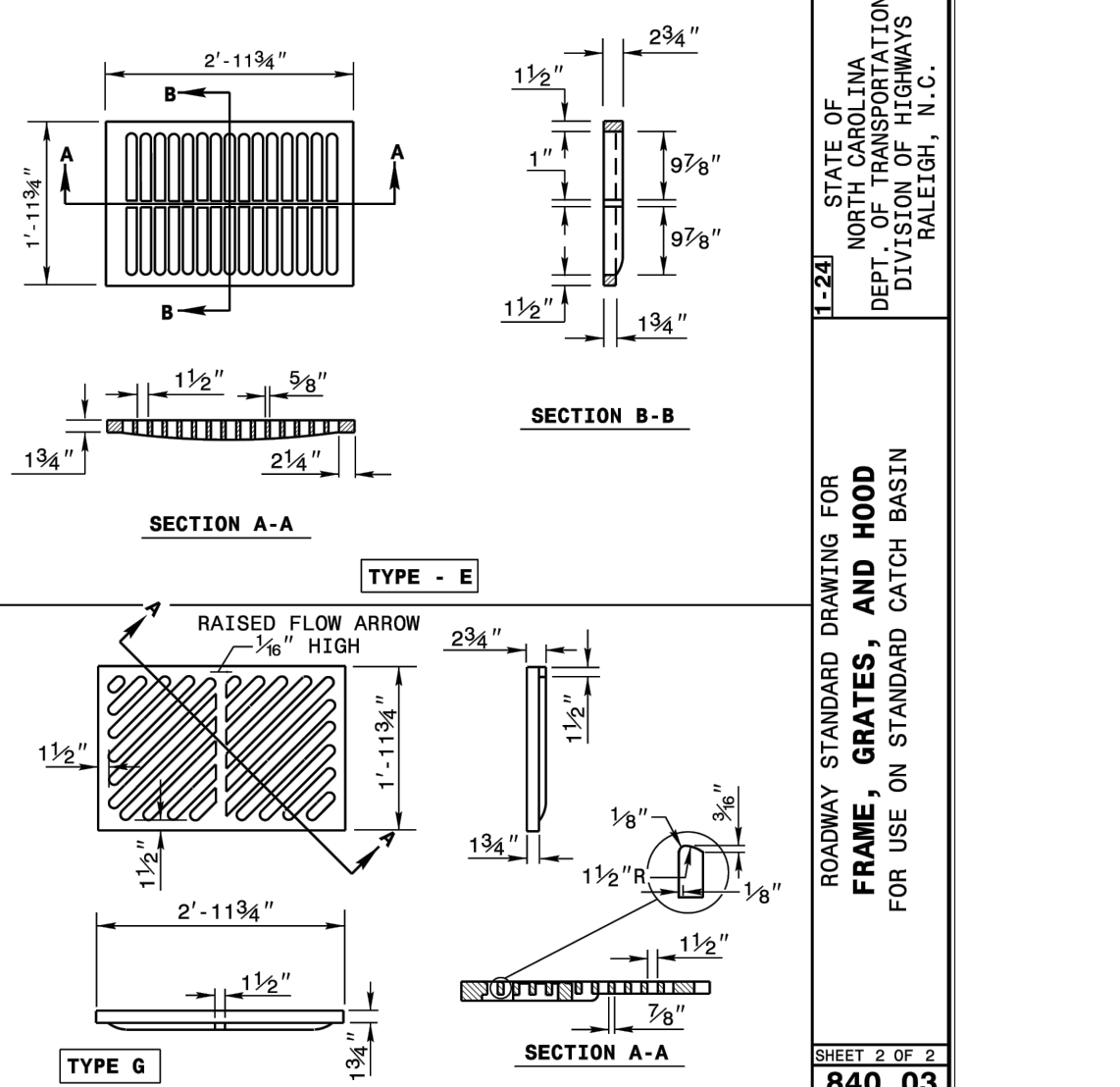
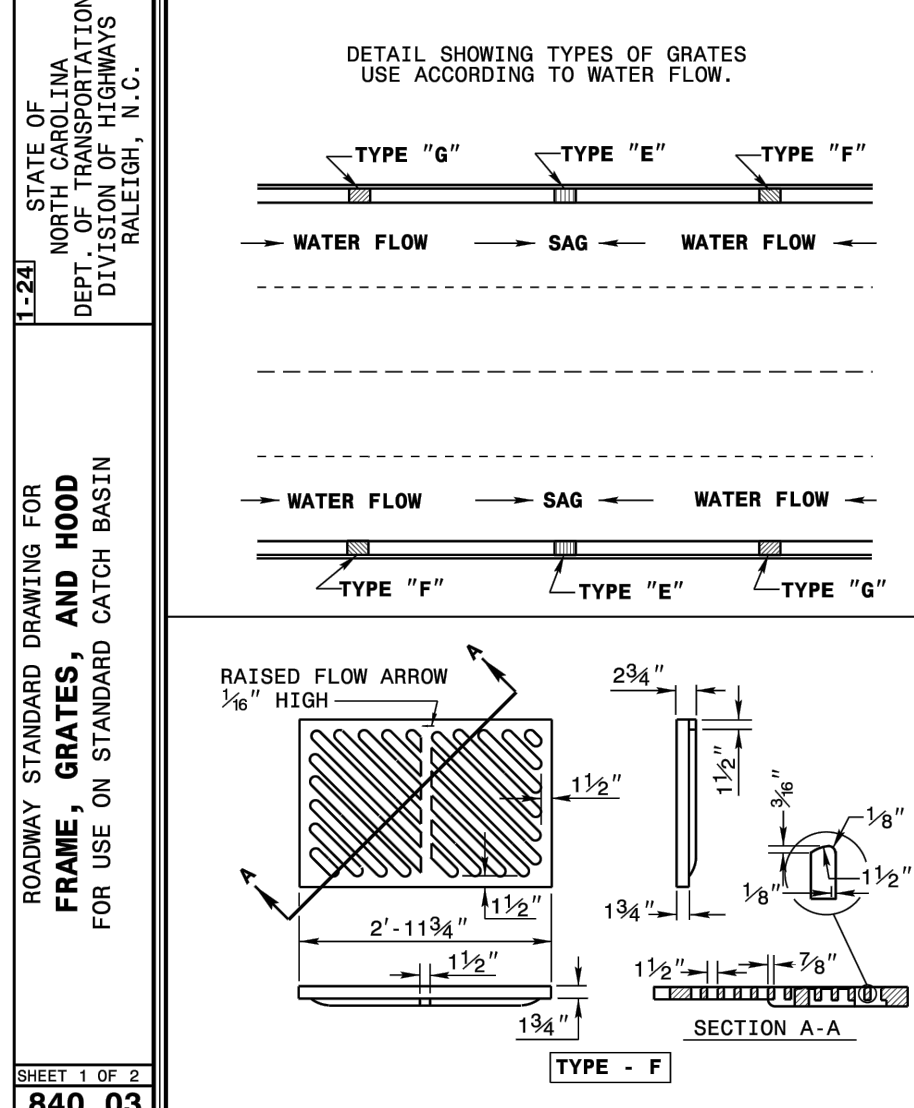
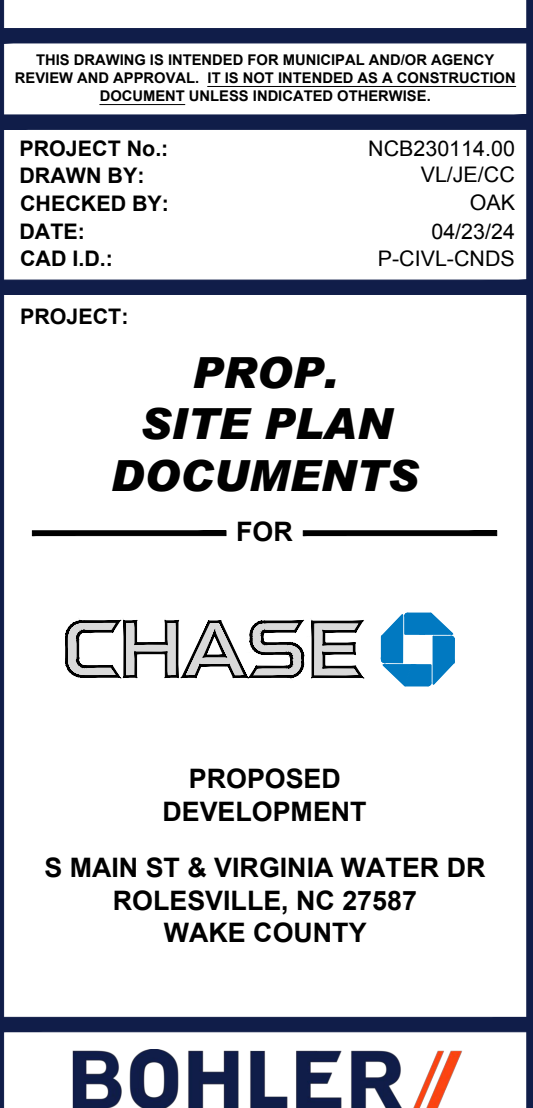
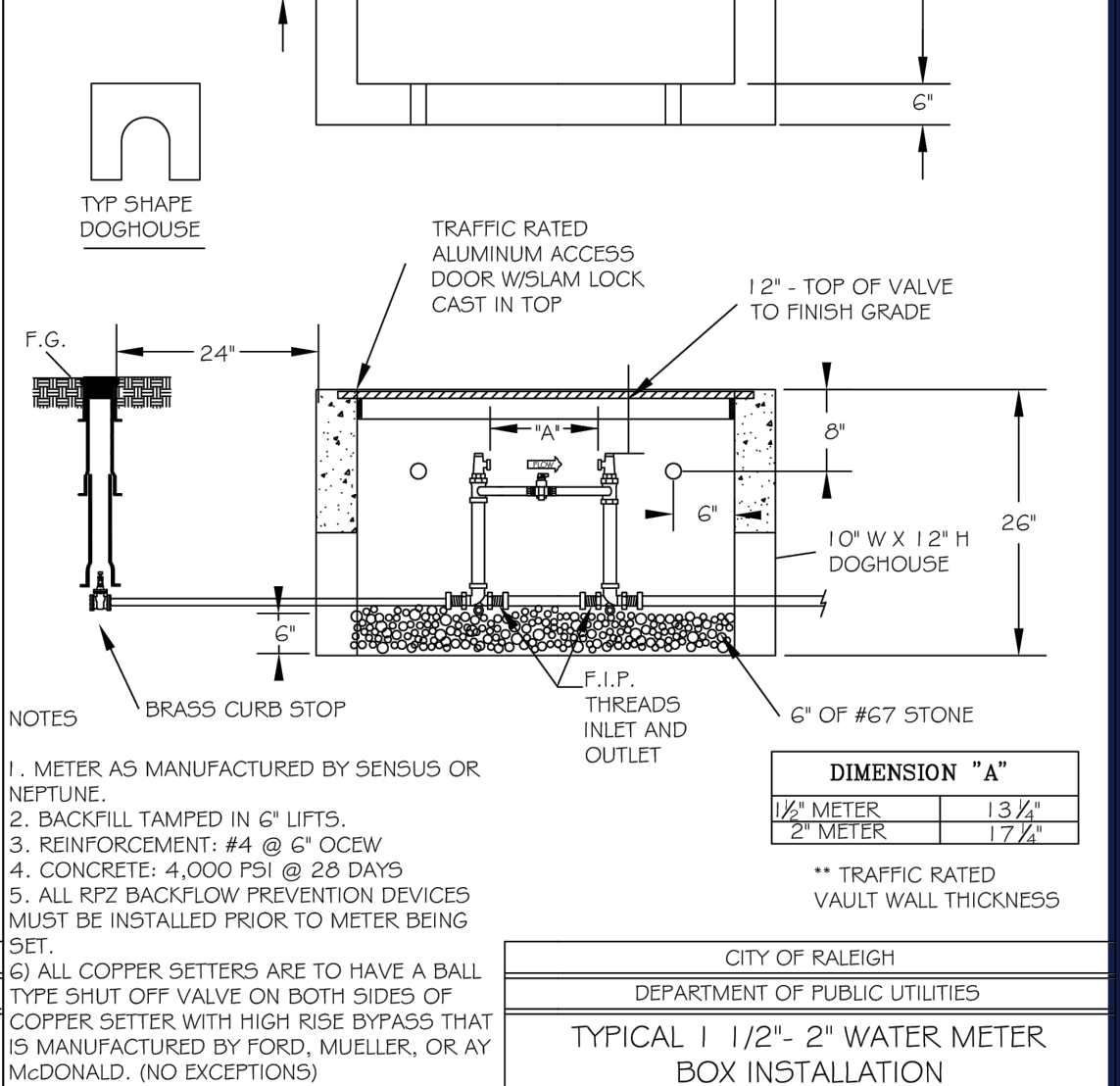
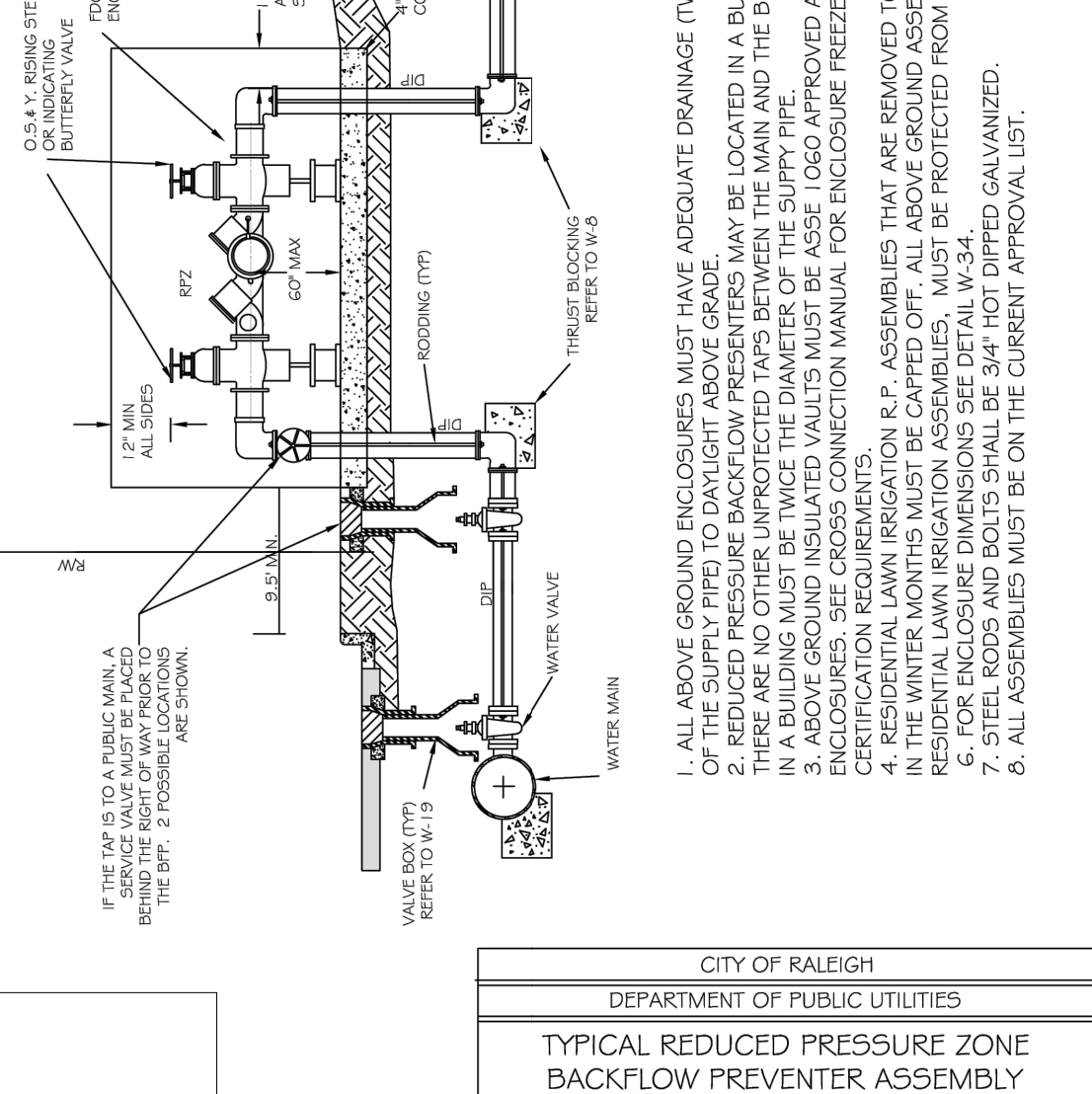
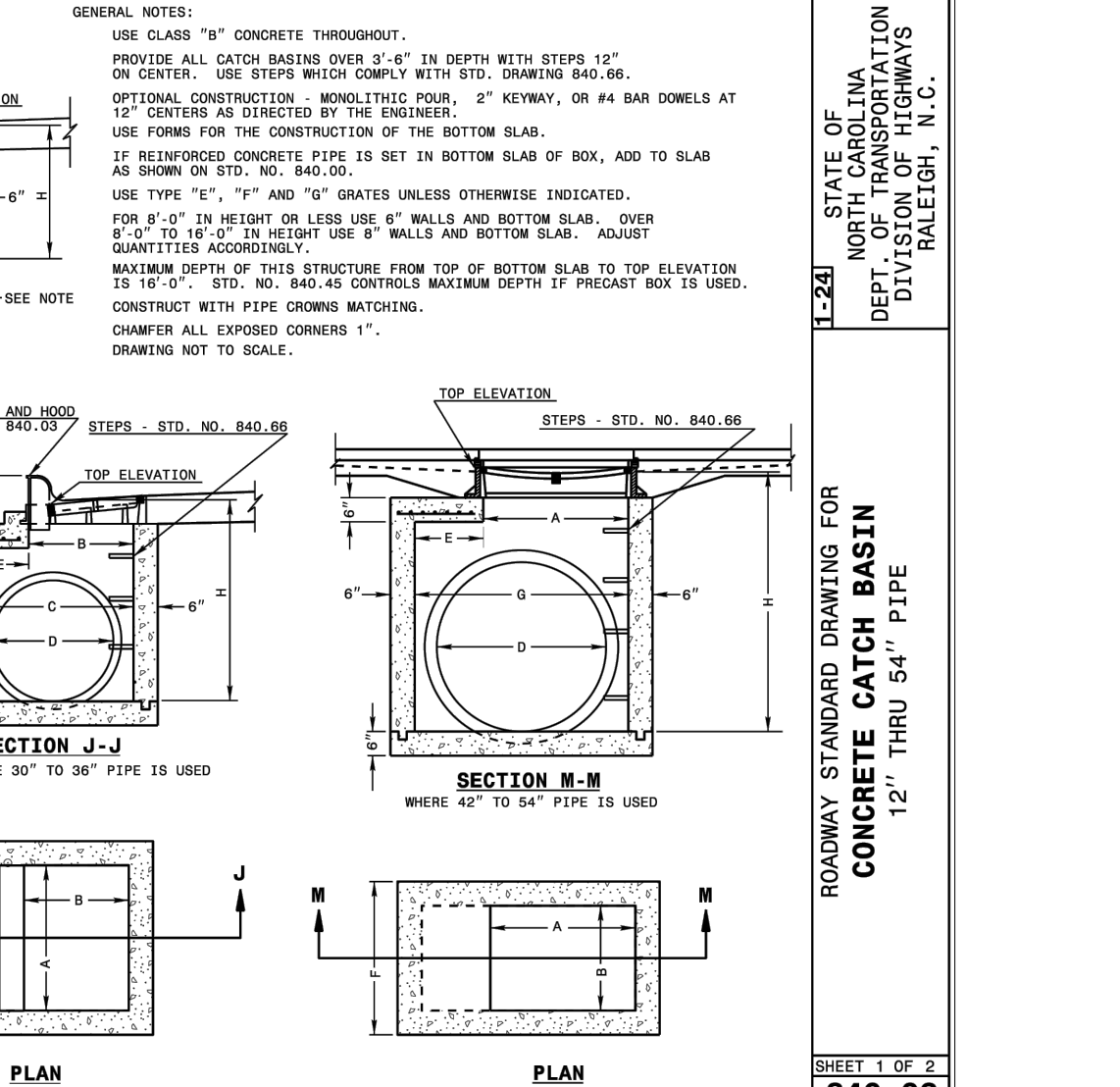
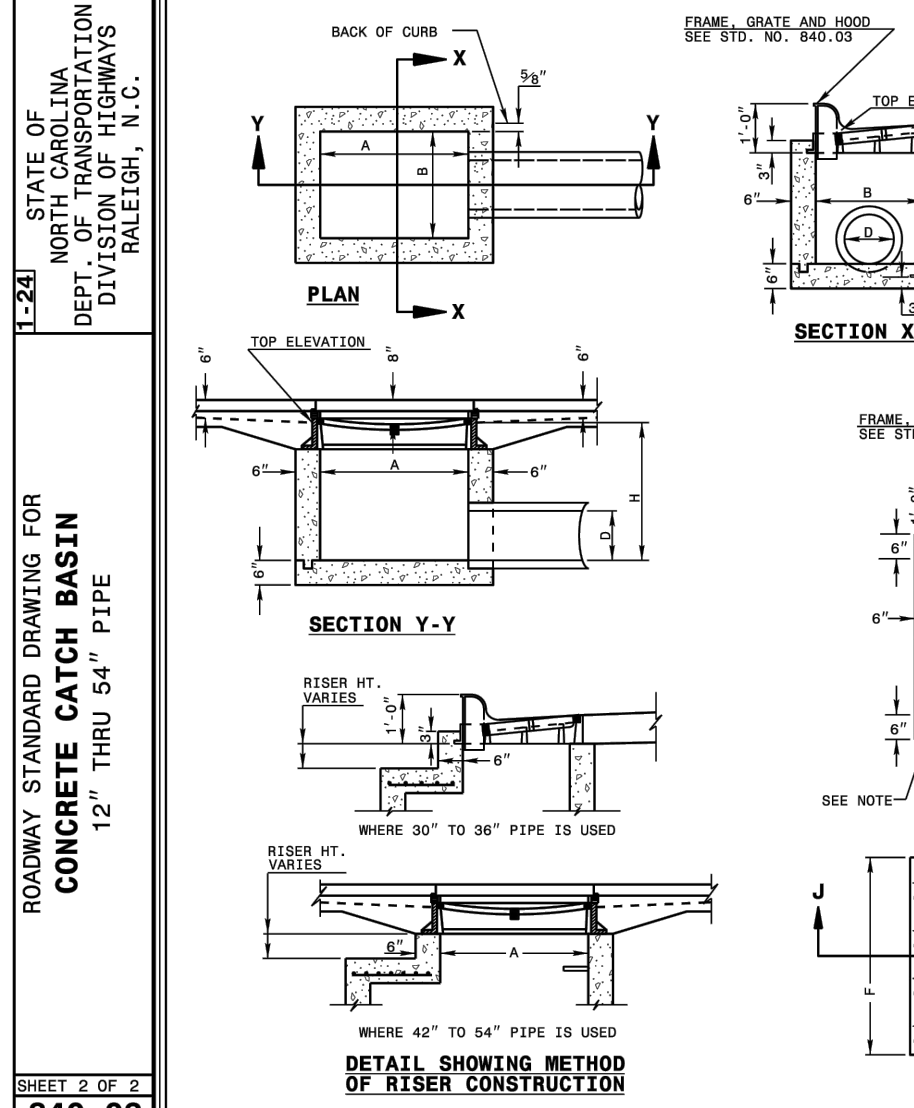
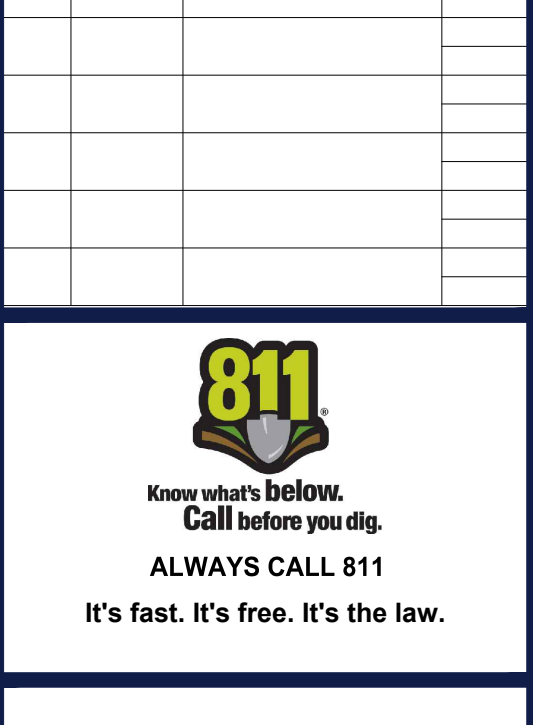
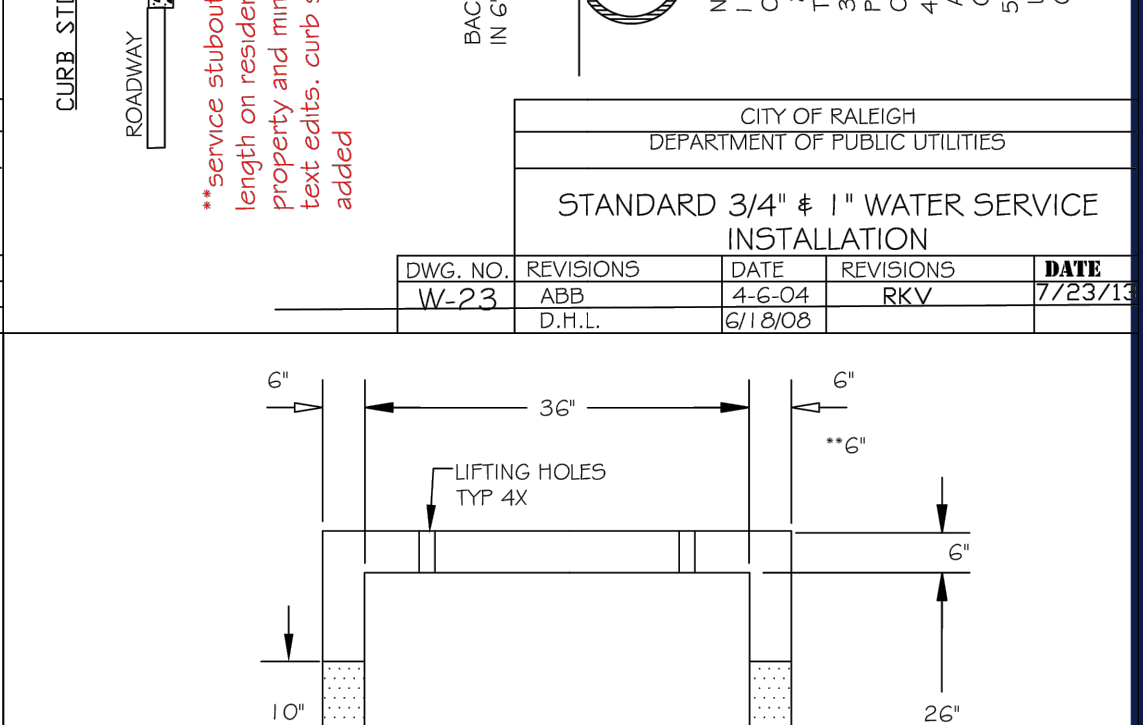
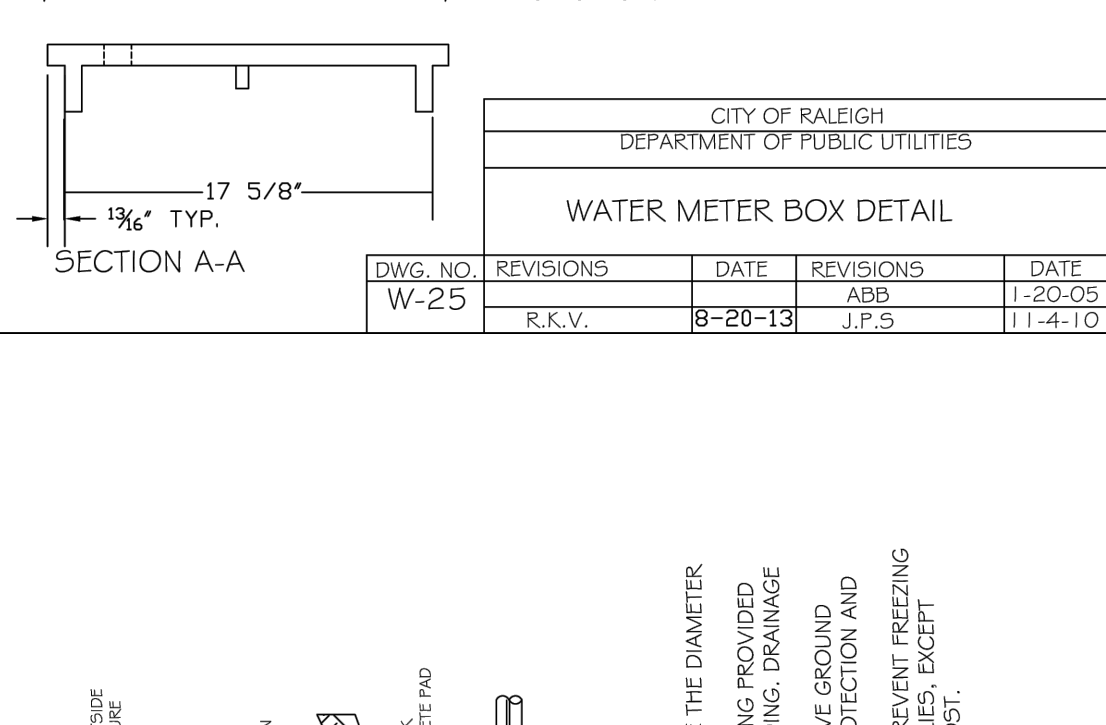
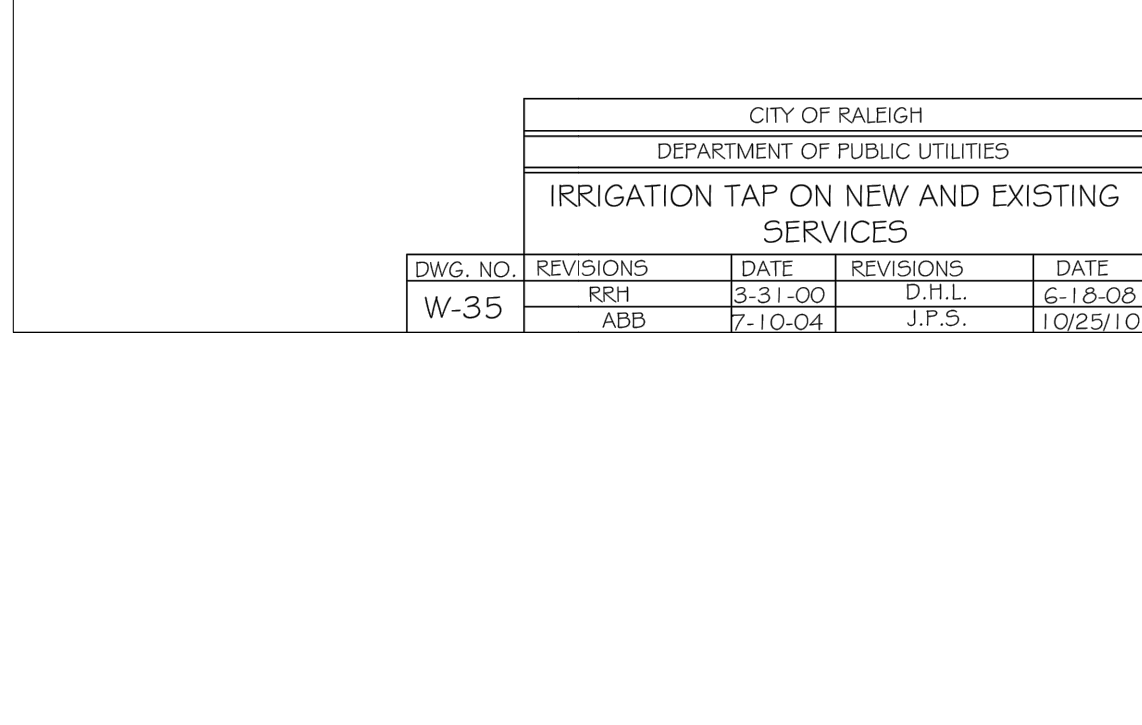
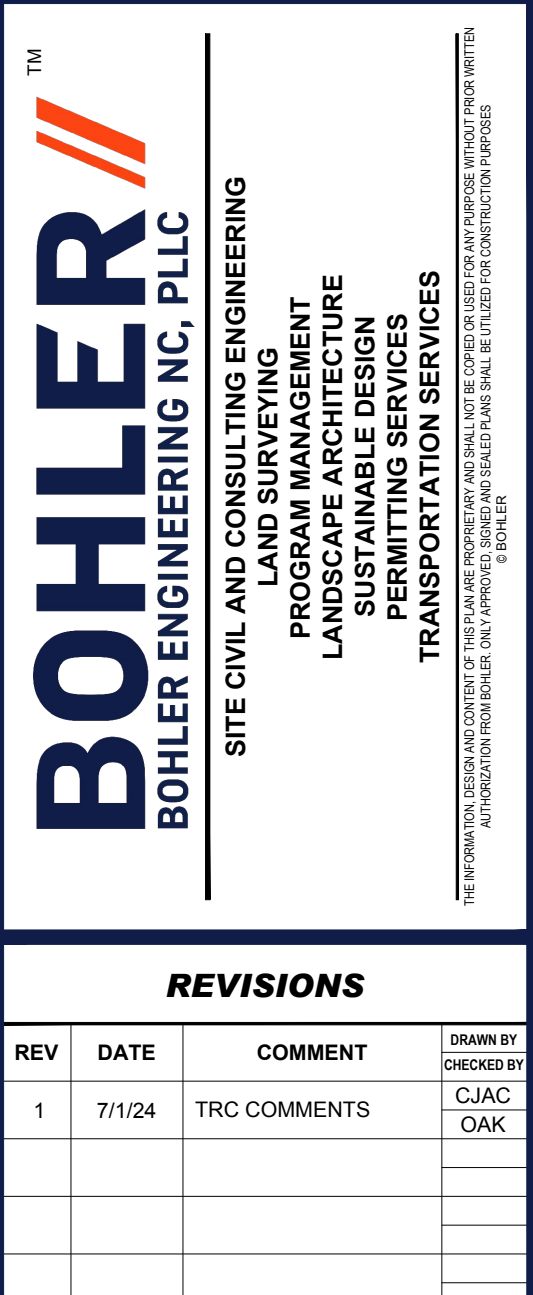
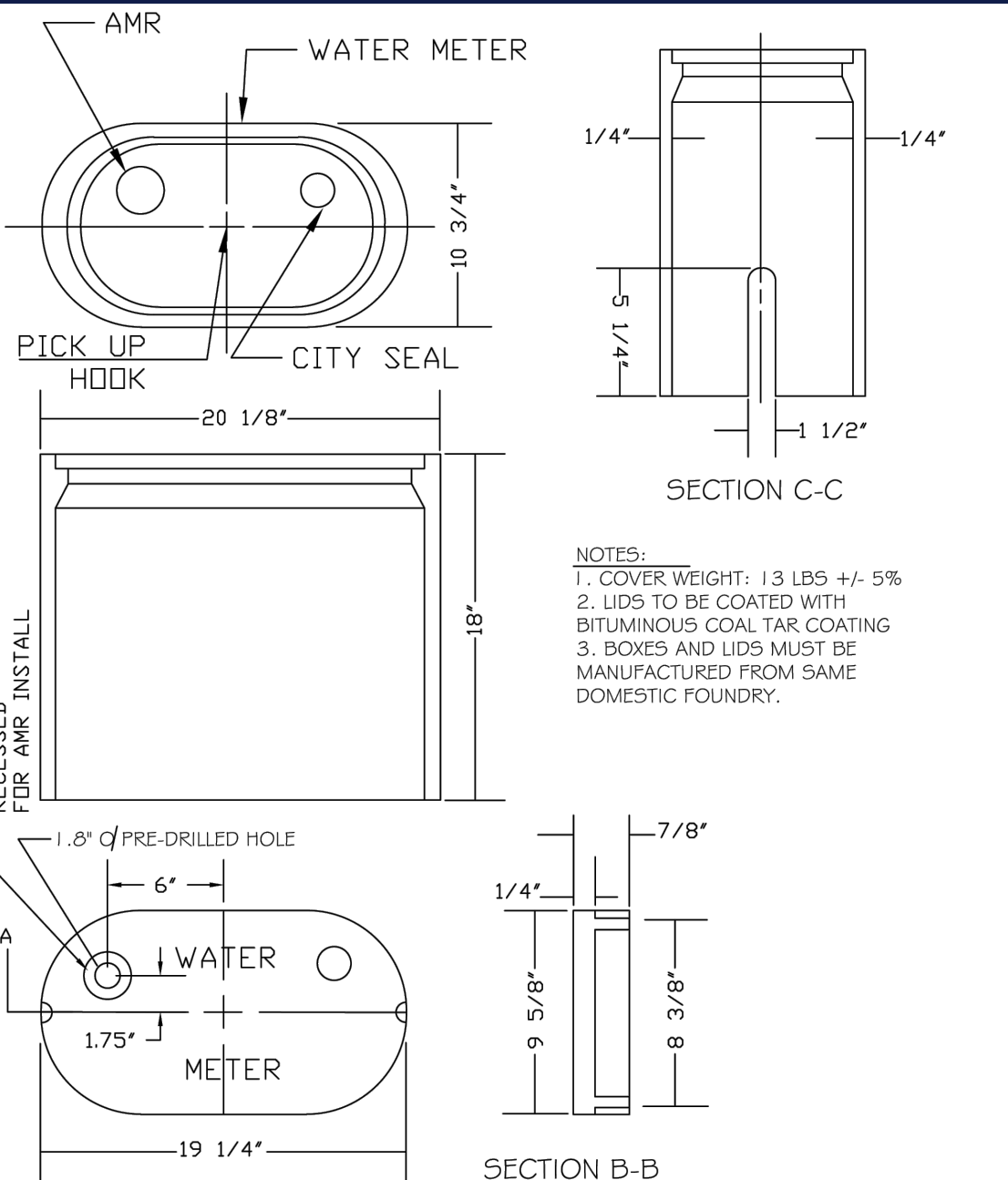
**PROP. SITE PLAN DOCUMENTS**  
FOR  
**CHASE**  
PROPOSED DEVELOPMENT  
S MAIN ST & VIRGINIA WATER DR  
ROLESVILLE, NC 27587  
WAKE COUNTY

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

**SEAL**  
NORTH CAROLINA  
Professional Engineer  
065420  
EXPIRATION DATE 07/01/24

SHEET TITLE:  
**CONSTRUCTION DETAILS**  
SHEET NUMBER:  
**C-901**  
REVISION 1 - 7/1/24









US 401 BUSINESS

(VARIABLE WIDTH PUBLIC R/W)

VIRGINIA WATER DR

WALLBROOK LANDCO LLC  
FUTURE LOT 5A  
±1.63 AC  
EX. PIN: 1758-56-3963  
DB 18103, PG 1563  
PB 2023, PG 1602  
ZONING: GC-CZ  
EX. LAND USE: VACANT

WALLBROOK LANDCO LLC  
FUTURE LOT 5B (TO BE DESIGNED  
PERMITTED BY OTHERS)  
±1.05 AC  
EX. PIN: 1758-56-3963  
DB 18103, PG 1563  
PB 2023, PG 1602  
ZONING: GC-CZ  
EX. LAND USE: VACANT

TABLE 6.2.4.3 MINIMUM / MAXIMUM PERCENTAGE

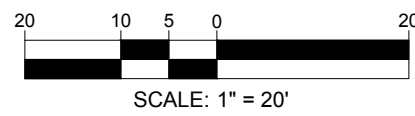
TOTAL TREES PLANTED ON SITE	MINIMUM NUMBER OF GENERA REQUIRED	MAXIMUM PERCENTAGE OF ANY GENERA
20 OR LESS	1	N/A
21-50	2	60%
51-100	3	50%
101 OR MORE	4	40%

CODE COMPLIANCE CHART / ROLESVILLE LAND DEVELOPMENT ORDINANCE		
SECTION	REQUIREMENT	CALCULATIONS
SECTION 6.2.1 OPEN SPACE	NON-RESIDENTIAL DISTRICTS 1. LESS THAN 25 ACRES REQUIRES ONE (1) SMALL OPEN SPACE TYPE. 500 SF - 1.0 ACRE IN SIZE. TYPES INCLUDE: PLAZA, GREEN, POCKET PARK, OR ACTIVE USE AREA.	OPEN SPACE PROVIDED: 500 SF SEATING AREA WITH THREE (3) BENCHES AND ONE (1) WASTE RECEPTACLE.
SECTION 6.2.2 BUFFERING	REQUIRED LANDSCAPE AREAS PLAN IS PART OF THE WALLBROOK DEVELOPMENT. BUFFERS AND STREETScape PREVIOUSLY APPROVED AND TO BE PLANTED BY OTHERS.	COMPLIES
SECTION 6.2.2.2 BUFFERING	REQUIRED LANDSCAPE AREAS 1. SHALL INSTALL AND MAINTAIN PER EVERY FORTY (40) FEET OF THOROUGHFARE FRONTAGE; PER EVERY FIFTY (50) FEET ALONG COLLECTOR STREET FRONTAGE; AND PER EVERY SIXTY (60) FEET ALONG LOCAL STREETS: ONE (1) STREET TREE 2.5" CAL. OR, TWO (2) ORNAMENTAL TREES 1.5" CAL WHERE POWERLINES ARE PRESENT.	COMPLIES
SECTION 6.2.4.4 PARKING LOT LANDSCAPING	PARKING LOT TERMINAL/INTERIOR ISLAND LANDSCAPING STANDARDS: 1. TERMINAL AND INTERIOR ISLANDS, SHALL BE AT LEAST EIGHT (8) FEET WIDE BY EIGHTEEN (18) FEET IN LENGTH MEASURED FROM INSIDE OF CURB. 2. ONE (1) LARGE OR MEDIUM CANOPY TREE SHALL BE REQUIRED FOR EVERY ONE-HUNDRED-AND-FIFTY (150) SQUARE FEET (OR FRACTION ABOVE ONE-HALF) WITH A MINIMUM OF ONE LARGE OR MEDIUM CANOPY TREE REQUIRED PER TERMINAL OR INTERIOR ISLAND. 3. ALL PARKING SPACES SHALL BE WITHIN 60 LF OF A CANOPY TREE. 4. TERMINAL ISLANDS SHALL BE LANDSCAPED WITH SHRUBS, ACCENT PLANTS, ORNAMENTAL GRASSES AND GROUND COVER, EXCLUDING SOD, WHICH WILL PROVIDED ONE HUNDRED (100)PERCENT COVERAGE WITHIN TWO (2) YEARS. 5. LANDSCAPING IN ISLANDS ADJACENT TO PARKING SPACES SHALL BE SETBACK A MINIMUM OF TWO (2) FEET FROM THE BACK OF CURB. PARKING PERIMETER PLANTINGS: 1. PARKING PERIMETER PLANTINGS SHALL BE REQUIRED TO ENHANCE THE VIEW OF A PARKING LOT FROM ABUTTING STREETS AND PROPERTIES. PARKING PERIMETER PLANTINGS SHALL BE PROVIDED ON THE PERIMETER OF ALL PARKING LOTS. 2. PARKING PERIMETER PLANTINGS SHALL CONSIST OF A SINGLE CONTINUOUS ROW OF SHRUBS PLANTED NO GREATER THAN THREE (3) FEET ON CENTER AND WITHIN FIVE (5) FEET OF THE PARKING LOT EDGE. 3. PARKING LOT SHRUBS SHALL BE A MINIMUM HEIGHT OF THIRTY (30) INCHES ABOVE GRADE WITHIN THREE YEARS OF PLANTING. SHRUBS MAY NOT EXCEED A HEIGHT OF FOUR (4) FEET AND SHALL BE PRUNED AND MAINTAINED.	COMPLIES
SECTION 6.2.4.6 SERVICE AREA SCREENING	1. SERVICE AREAS AND EQUIPMENT SHALL BE SCREENED FROM ADJACENT PROPERTIES AND RIGHT-OF-WAY.	COMPLIES
SECTION 6.2.4.7 GENERAL STANDARDS	1. PLANTS SHALL BE NATIVE OR LOCALLY ADAPTIVE SPECIES. 2. PLANT LIST SHALL INCLUDE AT LEAST FOUR (4) DIFFERENT TREE SPECIES WITH NO ONE SPECIES BEING GREATER THAN THIRTY-FIVE (35) PERCENT OF THE PALETTE. 3. CANOPY TREES: 3" CAL. 12" MINIMUM HEIGHT AND ATTAIN A MATURE HEIGHT OF 35' AND 30' SPREAD. 4. DECIDUOUS UNDERSTORY TREE: 2" CAL., 8" MINIMUM HEIGHT AND ATTAIN A MATURE HEIGHT OF 15' AND 15' SPREAD. 5. EVERGREEN SHRUBS: 24" MINIMUM HEIGHT 6. DECIDUOUS SHRUBS: 18" MINIMUM HEIGHT 7. ORNAMENTAL GRASSES: 2 GAL. MINIMUM 8. GROUND COVER: 1 GAL. MINIMUM	

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
CANOPY TREES					
AO	4	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	3" CAL.	B&B
AS	4	ACER SACCHARUM	SUGAR MAPLE	3" CAL.	B&B
MX	1	MAGNOLIA X JANE'	JANE MAGNOLIA	3" CAL.	B&B
OL2	1	QUERCUS LIXATA	OVERCUP OAK	3" CAL.	B&B
QNU	2	QUERCUS NUTTALLII	NUTTALL OAK	3" CAL.	B&B
QP	5	QUERCUS PALUSTRIS	PIN OAK	2.5" CAL.	B&B
QS	3	QUERCUS SHUMARDII	SHUMARD OAK	3" CAL.	B&B
UF	2	ULMUS PARVIFOLIA	LACEBARK ELM	3" CAL.	B&B
ORNAMENTAL TREES					
LT2	3	LAGERSTROEMIA INDICA X FAURIEI 'TONTON'	TONTON CRAPE MYRTLE MULTI-TRUNK	2" CAL.	B&B
SHRUBS					
AK	21	ABELIA X GRANDIFLORA 'KALEIDOSCOPE'	KALEIDOSCOPE GLOSSY ABELIA	24" MIN.	CONTAINER
HQ	5	HYDRANGEA QUEROPOLIA	OAKLEAF HYDRANGEA	18-24" HT.	CONTAINER
IE	7	ILEX 'EMILY BRUNER'	EMILY BRUNER HOLLY	6" MIN.	CONTAINER
IS	129	ILEX GLABRA 'SHAMROCK'	SHAMROCK WINTER HOLLY	24" MIN.	CONTAINER
IT	4	ITEA VIRGINICA 'LITTLE HENRY'	VIRGINIA SWEETSPICE	18-24"	CONTAINER
INW	13	ILEX VOMITORIA 'NANA'	DWARF YALPON HOLLY	24" MIN.	CONTAINER
LN2	15	LODOPETALUM CHINENSE RUBRUM 'PILCH'	CRIMSON FIRE™ FRINGE FLOWER	24" MIN.	CONTAINER
GRASSES					
MP	94	MULLENBERGH CAPILLARIS 'PINK CLOUD'	PINK CLOUD PINK MUHLY GRASS	2 GAL.	CONTAINER
GROUND COVER					
LV	37	LIRIOPE MUSCARI 'VARIEGATA'	VAREGATED LILY TURF	1 GAL.	CONTAINER

THIS PLAN TO BE UTILIZED FOR  
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PROGRAM MANAGEMENT  
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SUSTAINABLE DESIGN  
PERMITTING SERVICES  
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY
1	7/1/24	TRC COMMENTS	CJAC OAK



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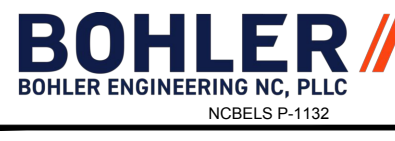
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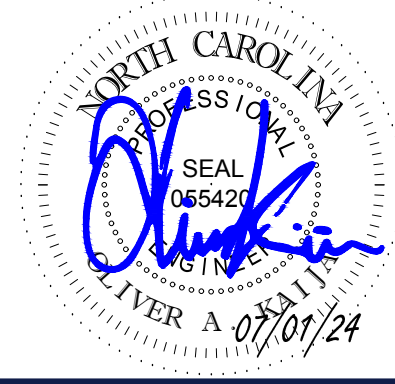


PROPOSED  
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SHEET TITLE:

LANDSCAPE  
PLAN

SHEET NUMBER:

L-101

REVISION 1 - 7/1/24







