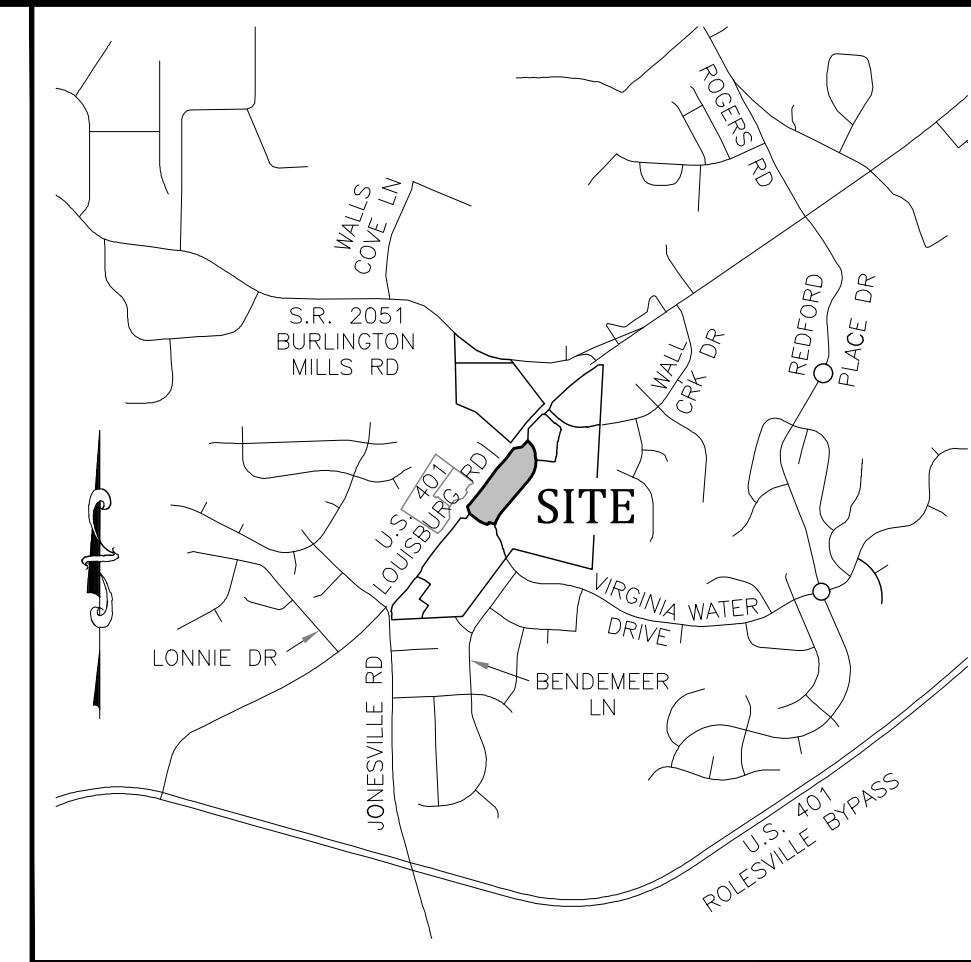


# WALLBROOK - LOT 5

## PRELIMINARY SUBDIVISION PLAT

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

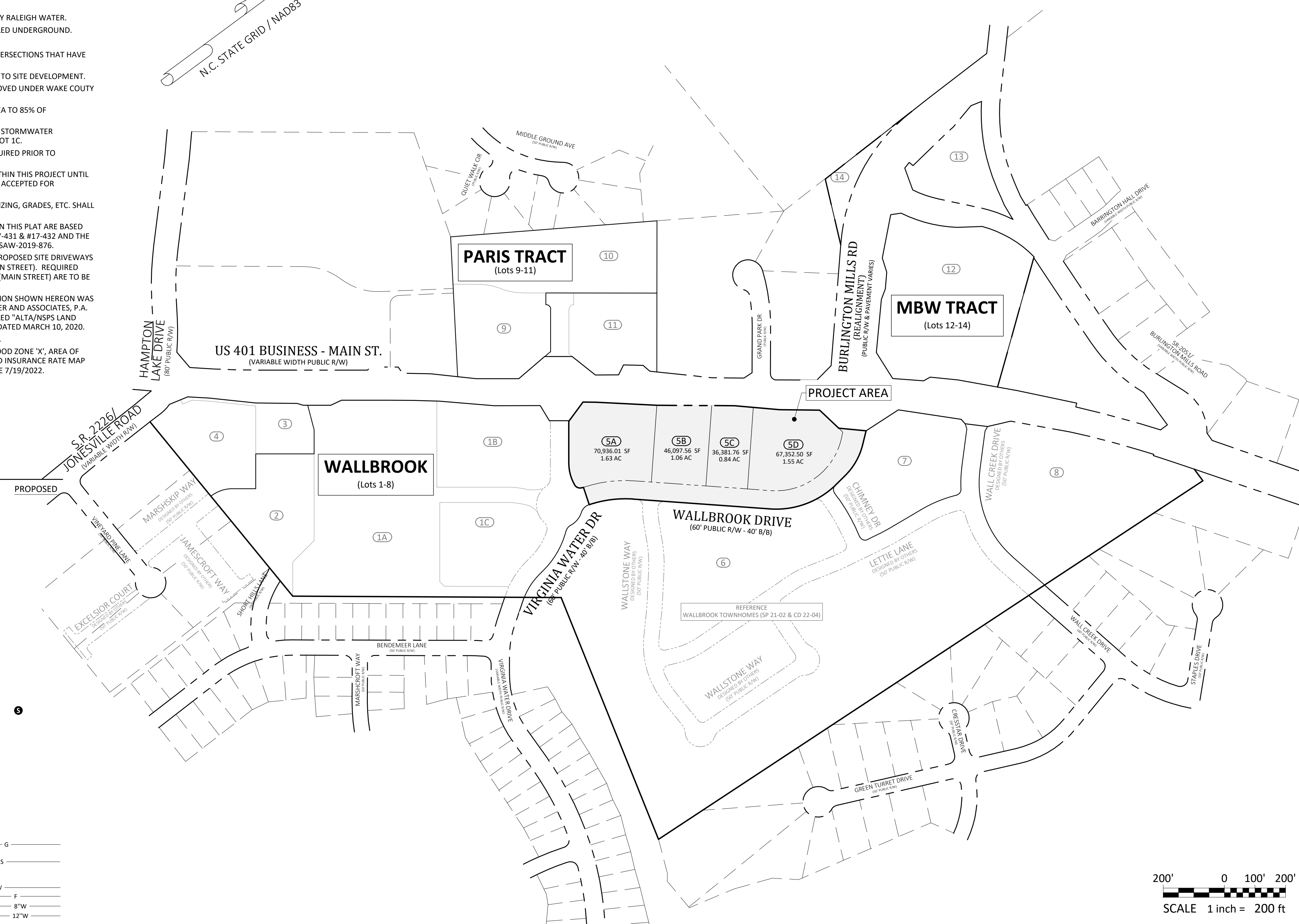
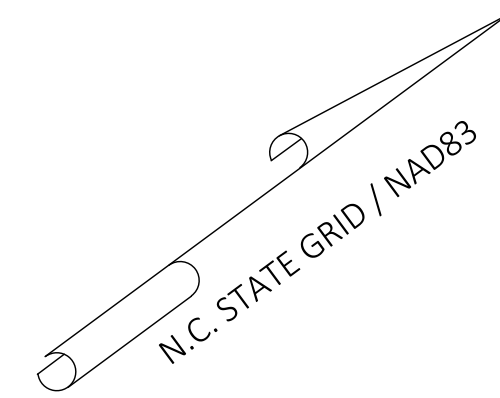
Project No. PSP 24-01



Vicinity Map  
NTS

### General Notes

- CONSTRUCTION PLAN APPROVAL FROM TOWN OF ROLESVILLE AND RALEIGH WATER SHALL BE OBTAINED PRIOR TO CONSTRUCTION OF ANY STREET, WATER, AND/OR SANITARY SEWER AND STORM DRAINAGE SYSTEMS.
- ALL REQUIRED IMPROVEMENTS SHALL CONFORM TO THE TOWN OF ROLESVILLE AND RALEIGH WATER STANDARD DESIGNS AND DETAILS.
- ALL LOTS SHALL EQUAL OR EXCEED THE MINIMUM DEVELOPMENT STANDARDS OF THE TOWN OF ROLESVILLE LAND DEVELOPMENT ORDINANCE.
- ELECTRIC SERVICE PROVIDED BY DUKE ENERGY.
- WATER AND SANITARY SEWER SERVICE IS PROVIDED BY RALEIGH WATER.
- ELECTRIC AND TELEPHONE UTILITIES SHALL BE INSTALLED UNDERGROUND.
- STREET LIGHTS TO BE INSTALLED BY DUKE ENERGY.
- DEPRESS CURBS FOR HANDICAP RAMPS AT STREET INTERSECTIONS THAT HAVE SIDEWALKS.
- EROSION CONTROL PLAN APPROVAL REQUIRED PRIOR TO SITE DEVELOPMENT.
- MASTER STORMWATER MANAGEMENT PLAN IS APPROVED UNDER WAKE COUNTY PERMIT SWF # 105882-2023.
- STORMWATER MASTER PLAN LIMITS IMPERVIOUS AREA TO 85% OF CUMULATIVE AREA OF LOT 5.
- STORMWATER MANAGEMENT WILL BE PROVIDED VIA STORMWATER MANAGEMENT CONTROL MEASURE #1 LOCATED ON LOT 1C.
- HYDRAULIC ANALYSIS OF THE WATER MAINS ARE REQUIRED PRIOR TO CONSTRUCTION.
- NO SEWER SERVICE SHALL BE PROVIDED FOR LOTS WITHIN THIS PROJECT UNTIL ALL MAINS AND SERVICES HAVE BEEN INSTALLED AND ACCEPTED FOR MAINTENANCE BY RALEIGH WATER.
- STORM DRAIN PIPE SIZES ARE APPROXIMATE. FINAL SIZING, GRADES, ETC. SHALL BE SUBMITTED WITH CONSTRUCTION PLANS.
- JURISDICTIONAL WETLANDS AND STREAMS SHOWN ON THIS PLAT ARE BASED UPON NC DWR STREAM DETERMINATIONS NBR0 #17-431 & #17-432 AND THE US ARMY CORP OF ENGINEERS SAW-2019-00873 AND SAW-2019-876.
- NCDOT DRIVEWAY PERMITS ARE REQUIRED FOR ALL PROPOSED SITE DRIVEWAYS AND STREET CONNECTIONS TO US 401 BUSINESS (MAIN STREET). REQUIRED ROADWAY IMPROVEMENTS ALONG US 401 BUSINESS (MAIN STREET) ARE TO BE CONSTRUCTED AS PART OF NCDOT U-6241.
- BOUNDARY AND TOPOGRAPHICAL SURVEY INFORMATION SHOWN HEREON WAS TAKEN FROM A SURVEY PERFORMED BY GARY S. MILLER AND ASSOCIATES, P.A. ENTITLED JOHNSON, MIRMIRAN & THOMPSON ENTITLED "ALTA/NSPS LAND TITLE SURVEY PREPARED FOR CA INVESTMENTS, LLC" DATED MARCH 10, 2020.
- ELEVATIONS SHOWN ARE BASED ON NAVD 88 DATUM.
- A PORTION OF THE PROPERTY IS LOCATED WITHIN FLOOD ZONE 'X'. AREA OF MINIMAL FLOODING, AS SHOWN ON NATIONAL FLOOD INSURANCE RATE MAP (FIRM) NO. 3720175800K, PANEL 1758 EFFECTIVE DATE 7/19/2022.



### Legend

- |  |  |
|--|--|
| <b>EXISTING</b>                                    | <b>PROPOSED</b>                                    |
| ○ = FOUND MONUMENT AS NOTED                        | ○ = FOUND MONUMENT AS NOTED                        |
| ● = SET IRON PIN                                   | ● = SET IRON PIN                                   |
| △ = NCS MONUMENT                                   | △ = NCS MONUMENT                                   |
| ◊ = DIMENSION POINT (NOTHING SET)                  | ◊ = DIMENSION POINT (NOTHING SET)                  |
| — = PROPERTY LINE                                  | — = PROPERTY LINE                                  |
| R/W = RIGHT OF WAY                                 | R/W = RIGHT OF WAY                                 |
| C&G = CURB AND GUTTER                              | C&G = CURB AND GUTTER                              |
| DI = DIMENSION POINT (NOTHING SET)                 | DI = DIMENSION POINT (NOTHING SET)                 |
| EM = ELECTRIC METER                                | EM = ELECTRIC METER                                |
| F/O = FIBER OPTIC                                  | F/O = FIBER OPTIC                                  |
| FH = FIRE HYDRANT                                  | FH = FIRE HYDRANT                                  |
| GV = GAS VALVE                                     | GV = GAS VALVE                                     |
| LP = LIGHT POLE                                    | LP = LIGHT POLE                                    |
| PP = POWER POLE                                    | PP = POWER POLE                                    |
| RCP = REINFORCED CONCRETE PIPE                     | RCP = REINFORCED CONCRETE PIPE                     |
| S.F. = SQUARE FEET (AREA)                          | S.F. = SQUARE FEET (AREA)                          |
| — = SIGN   | — = SIGN   |
| — = TRAFFIC SIGNAL POLE                            | — = TRAFFIC SIGNAL POLE                            |
| — = SANITARY SEWER MANHOLE                         | — = SANITARY SEWER MANHOLE                         |
| — = SANITARY SEWER FORCE MAIN VALVE                | — = SANITARY SEWER FORCE MAIN VALVE                |
| — = STORM DRAIN MANHOLE                            | — = STORM DRAIN MANHOLE                            |
| — = TELEPHONE PEDESTAL                             | — = TELEPHONE PEDESTAL                             |
| — = TRAFFIC BOX                                    | — = TRAFFIC BOX                                    |
| — = WATER BOX                                      | — = WATER BOX                                      |
| WM = WATER METER                                   | WM = WATER METER                                   |
| WMH = WATER MANHOLE                                | WMH = WATER MANHOLE                                |
| WV = WATER VALVE                                   | WV = WATER VALVE                                   |
| — = WELL   | — = WELL   |
| — = PEDESTRIAN X-WALK POLE                         | — = PEDESTRIAN X-WALK POLE                         |
| — = ELECTRIC LINE                                  | — = ELECTRIC LINE                                  |
| — = SANITARY SEWER FORCE MAIN                      | — = SANITARY SEWER FORCE MAIN                      |
| — = FIBER OPTIC LINE                               | — = FIBER OPTIC LINE                               |
| — = GAS LINE                                       | — = GAS LINE                                       |
| — = OVERHEAD ELECTRIC LINE                         | — = OVERHEAD ELECTRIC LINE                         |
| — = SANITARY SEWER LINE                            | — = SANITARY SEWER LINE                            |
| — = TELEPHONE LINE                                 | — = TELEPHONE LINE                                 |
| — = CABLE TV LINE                                  | — = CABLE TV LINE                                  |
| — = WATER LINE                                     | — = WATER LINE                                     |
| — = FIRE LINE                                      | — = FIRE LINE                                      |
| — = 8" WATER LINE                                  | — = 8" WATER LINE                                  |
| — = 12" WATER LINE                                 | — = 12" WATER LINE                                 |
| — = RIPARIAN BUFFER                                | — = RIPARIAN BUFFER                                |
| — = TREELINE                                       | — = TREELINE                                       |
| — = MAJOR CONTOUR (5')                             | — = MAJOR CONTOUR (5')                             |
| — = MINOR CONTOUR (1')                             | — = MINOR CONTOUR (1')                             |
| — = RIPARIAN BUFFER                                | — = RIPARIAN BUFFER                                |
| — = ACCESS AND UTILITY EASEMENT                    | — = ACCESS AND UTILITY EASEMENT                    |
| — = STORMWATER MAINT. EASEMENT                     | — = STORMWATER MAINT. EASEMENT                     |
| — = RIGHT-OF-WAY TO BE DEDICATED AS PART OF U-6241 | — = RIGHT-OF-WAY TO BE DEDICATED AS PART OF U-6241 |

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

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

Add approval signature block

### Site Data

PIN NUMBERS:	1758-56-3963
REAL ESTATE ID:	0509435
CURRENT ZONING:	GC-CZ <span style="color:red">This change does not match the survey / exiting conditions plan nor that of the County records</span>
ACREAGE IN TOTAL TRACT:	5.07± ACRES
NUMBER OF LOTS CREATED:	4 <span style="color:red">Please revise to indicate ROW dedication for additional acreage</span>
LINEAR FEET IN STREETS:	N/A (OVERALL STREET LAYOUT APPROVED VIA PR 21-04 REV)
WATERSHED:	Lower Neuse
RIVER BASIN:	Neuse
CURRENT USE:	VACANT / CLEARED
PROPOSED USE(S):	NON-RESIDENTIAL/COMMERCIAL/RETAIL
CURRENT IMPERVIOUS:	0 SF
PROPOSED IMPERVIOUS:	MAX 85% OF TOTAL LOT AREA - 220,767.8 SF x 0.85 = 187,652.6 SF (PER MASTER STORMWATER PERMIT - WAKE CO. SWF 105882-2023)
DEVELOPMENT STANDARDS:	LDO
OPEN SPACE CALCULATIONS:	CALCULATIONS APPROVED VIA PR 21-04 REV
	LOT 5
	0.38 AC = GREENWAY - (MEDIUM - 16,508 SF)
PARKING CALCULATIONS:	PARKING CALCS TO BE SHOWN ON SUBSEQUENT SITE DEVELOPMENT PLAN(S)
TREE PRESERVATION:	N/A (REFER TO TREE PRESERVATION PLAN - APPROVED VIA SDP 23-05 / CID 23-01)

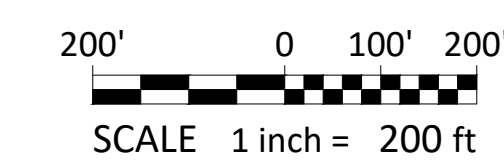
Please note, as each individual is developed, open space and landscaping requirements will be reviewed in accordance with Section 6.2 of the LDO.

### Sheet Index

#	Title
1	Cover / Overall Site
2	Existing Conditions
3	Lot Layout
4	Utility & Drainage Plan
REF	Survey - Johnson, Mirmiran & Thompson (5 Sheets)
	PR 21-04 REVISED (6 Sheets)
	Cover / Overall Site
	Site Plan (Wallbrook)
	Easement Plan (Wallbrook)
	Utility Plan (Wallbrook)
	Grading/Drainage Plan (Wallbrook)
	Tree Preservation Plan

### Survey Note:

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



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

**Cover / Overall Site**

**WALLBROOK - LOT 5**

PRELIMINARY SUBDIVISION PLAT  
Town of Rolesville Project Number: PSP 24-01  
Rolesville, Wake County, North Carolina

DEVELOPER: Crosland Southeast

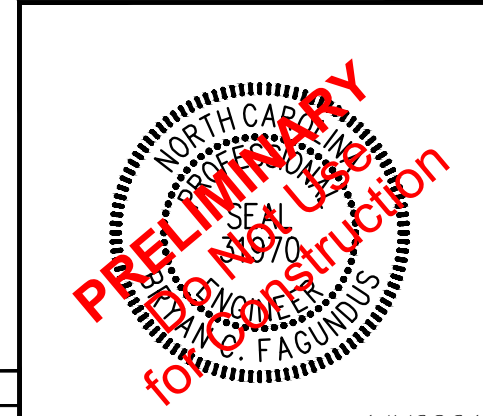
ADDRESS: 121 West Trade Street, Ste 2550, Charlotte, NC 28202

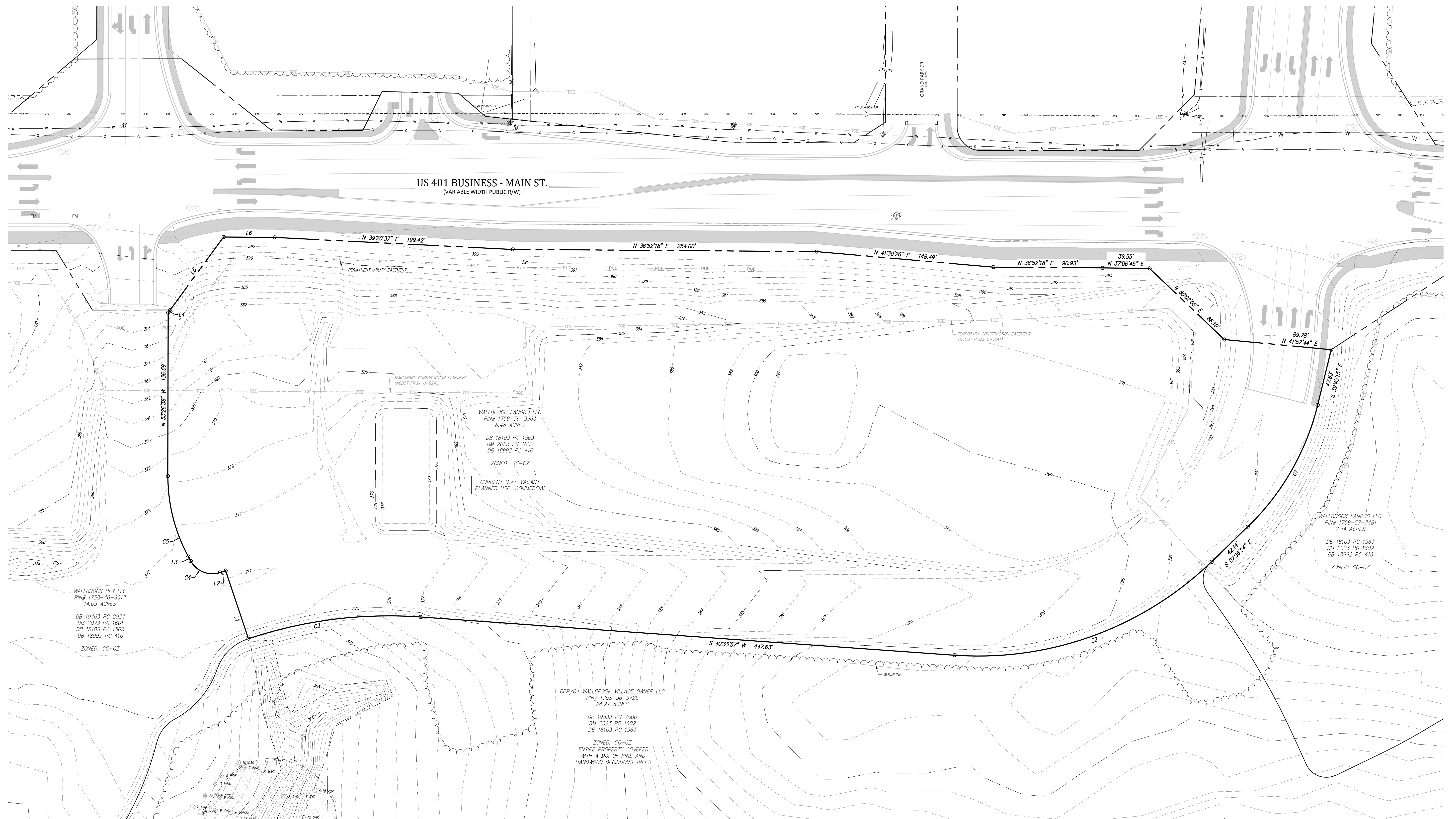
PHONE: (704) 561-5200

<p>ARK CONSULTING GROUP, P.L.L.C. ENGINEERS &amp; PLANNERS www.arkconsultinggroup.com 2795-B Charles Blvd., Greenville, NC 27858 (252) 558-0888</p>	<p>SURVEY BY OTHERS: Johnson, Mirmiran &amp; Thompson</p> <p>APPROVED: BCF</p> <p>DRAWN: DLG DATE: 3/28/2024</p> <p>CHECKED: TGN SCALE: 1" = 200'</p>
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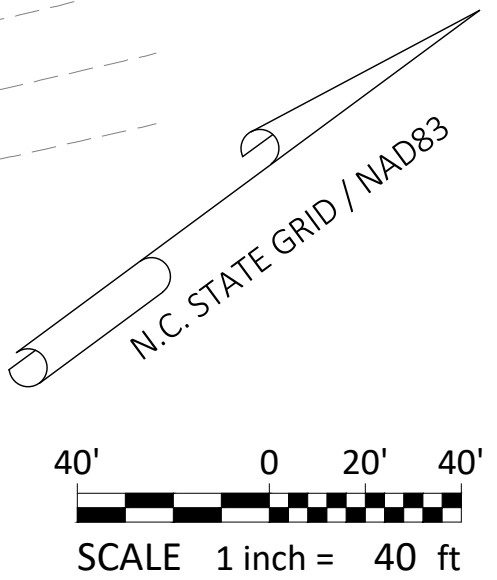
4/1/2024  
ACG Dwg No. D-1486-PP

#	DATE	DESCRIPTION
1	1-APR-24	ISSUED FOR INITIAL REVIEW
REVISIONS:		





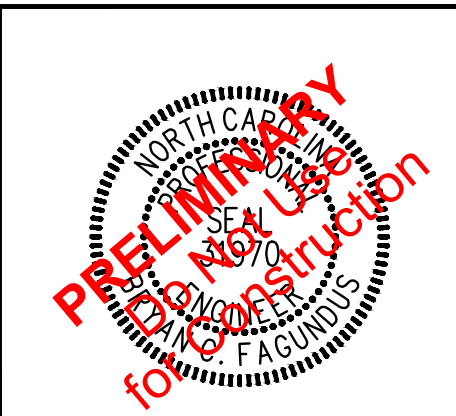
**NOTE:**  
 TREE PROTECTION FENCE (TPF) TO BE PROVIDED AT ALL TREE PRESERVATION AREAS.  
 TPF LOCATION WILL BE INDICATED ON SUBSEQUENT SITE PLAN AND CONSTRUCTION  
 INFRASTRUCTURE DRAWING SUBMITTALS.



SHEET: 2 of 4 PIN # 1758-45-8905, 1758-56-8976

**Existing Conditions**  
**WALLBROOK - LOT 5**  
 PRELIMINARY SUBDIVISION PLAT  
 Town of Rolesville Project Number: PSP 24-01  
 Rolesville, Wake County, North Carolina

DEVELOPER: Crosland Southeast  
 ADDRESS: 121 West Trade Street, Ste 2550, Charlotte, NC 28202  
 PHONE: (704) 561-5200

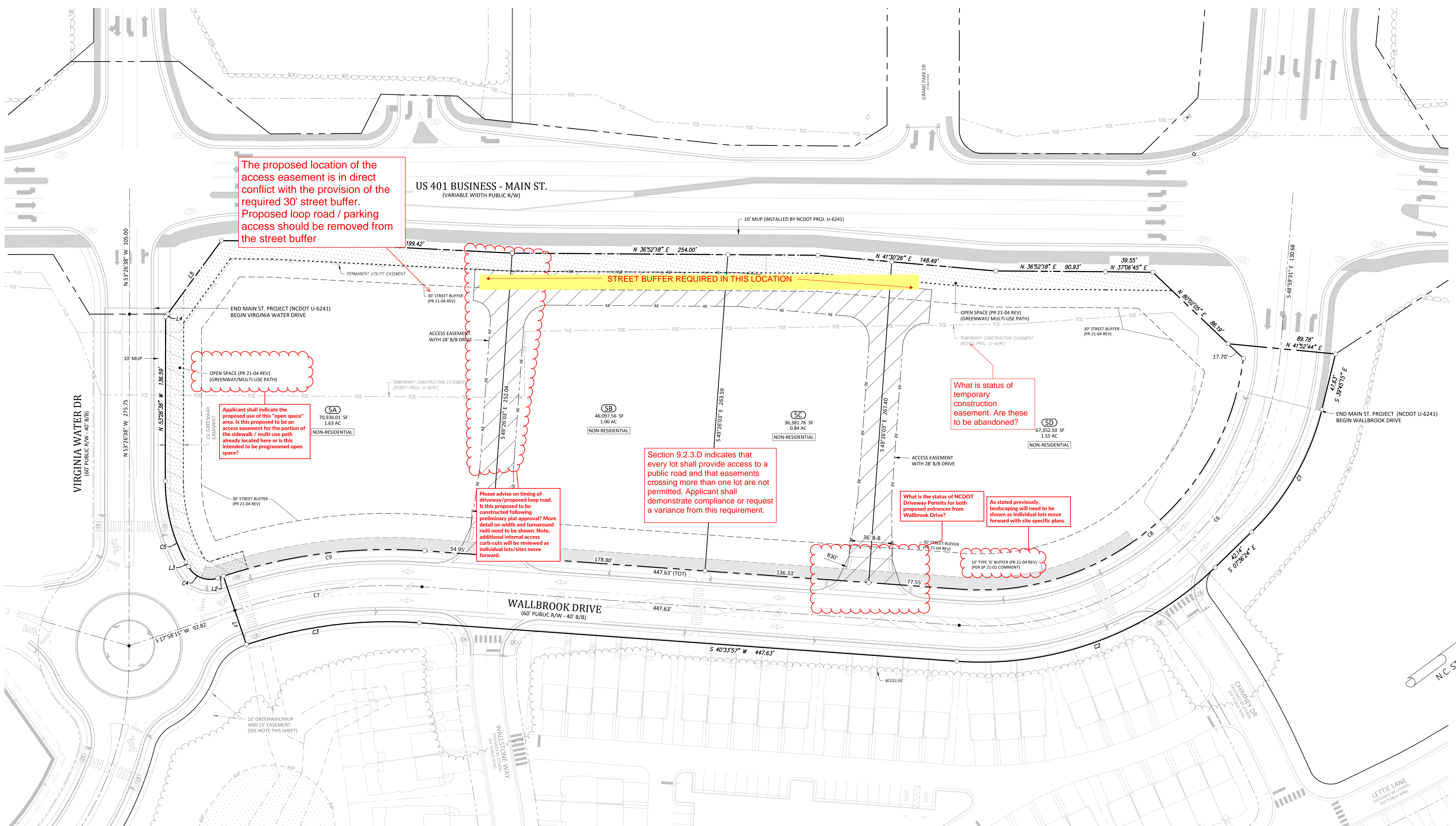


ARK CONSULTING GROUP, PLLC  
 ENGINEERS & PLANNERS  
 www.arkconsultinggroup.com  
 2755-B Charles Blvd., Greenville, NC 27858  
 (252) 558-0888

SURVEY BY OTHERS: APPROVED: BCF  
 (Johnson, Mirmiran & Thompson)  
 DRAWN: DLC DATE: 3/28/2024  
 CHECKED: TGN SCALE: 1" = 100'

#	DATE	DESCRIPTION
1	1-APR-24	ISSUED FOR INITIAL REVIEW
REVISIONS:		

4/11/2024  
 ACG Dwg No. D-1486-PP



The proposed location of the access easement is in direct conflict with the provision of the required 30' street buffer. Proposed loop road / parking access should be removed from the street buffer

STREET BUFFER REQUIRED IN THIS LOCATION

OPEN SPACE (PR 21-04 REV) (GREENWAY/MULTI-USE PATH)

Applicant shall indicate the proposed use of this "open space" area. Is this proposed to be an access easement for the portion of the sidewalk / multi-use path already located here or is this intended to be programmed open space?

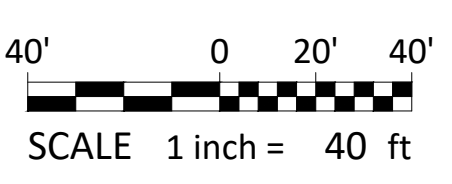
Please advise on timing of driveway/proposed loop road. Is this proposed to be constructed following preliminary plat approval? More detail on width and turnaround radii need to be shown. Note, additional internal access curb-cuts will be reviewed as individual lots/sites move forward.

Section 9.2.3.D indicates that every lot shall provide access to a public road and that easements crossing more than one lot are not permitted. Applicant shall demonstrate compliance or request a variance from this requirement.

What is status of temporary construction easement. Are these to be abandoned?

What is the status of NCDOT Driveway Permits for both proposed entrances from Wallbrook Drive?

As stated previously, landscaping will need to be shown as individual lots move forward with site specific plans.



Open space provided is for passive open space. Applicants of individual parcels will need to address active open space requirements. (6.2.1.G.12)

**NOTE:** (PR 21-04 REV)  
THE PRECEDING PRELIMINARY PLAT, PR 21-04 REVISED, ESTABLISHED EASEMENTS, PRESERVATION AREAS, OPEN SPACE AREAS, AND RIGHT-OF-WAY DEDICATIONS. SINCE BUILDING PLACEMENT AND ORIENTATION ON LOTS 5A-D ARE UNKNOWN AT THE TIME OF THIS PRELIMINARY PLAT, SETBACKS FOR LOTS 5A-D SHALL BE ESTABLISHED AT THE TIME OF SITE DEVELOPMENT PLAN PREPARATION FOR THOSE INDIVIDUAL LOTS.

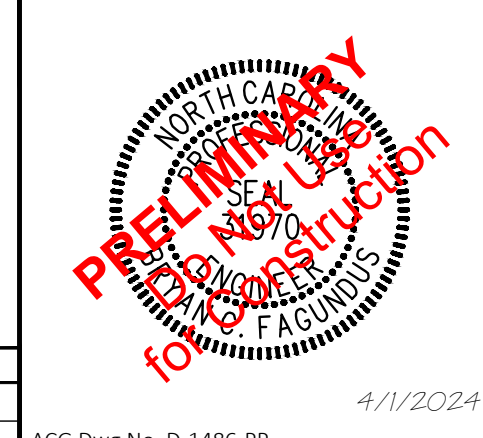
**NOTE:** (PR 21-04 REV)  
THE TYPE 'D' BUFFERS ARE REQUIRED BY THE TOWN OF ROLESVILLE LUDO AND AS AGREED UPON DURING THE APPLICATION OF SP 21-02 FOR THE ADJACENT TOWNHOME DEVELOPMENT. THE TYPE 'D' BUFFER OVERLAPS PORTIONS OF THE 30' LDO STREET BUFFER ALONG WALLBROOK DRIVE. HOWEVER, THE ADDITIONAL PLANTINGS PER SP 21-02 SHALL BE PROVIDED.

Provide required site dimensional standards, including required setbacks, lot size, lot width, building height, etc.

Line #	Length	Direction
L1	60.00'	N 72°01'45" W
L2	5.00'	S 17°58'15" W
L3	4.21'	N 82°01'45" W
L4	2.86'	N 17°22'09" W
L5	75.57'	N 17°22'09" W
L6	42.60'	N 36°56'35" E

Curve #	Length	Radius	Delta	Chd Length	Chd Direction
C1	118.95'	212.00'	032°08'50"	117.39'	S 23°40'50" E
C2	235.42'	280.00'	048°10'22"	228.54'	S 16°28'47" W
C3	145.91'	370.00'	022°35'42"	144.97'	S 29°16'06" W
C4	28.62'	20.50'	080°00'00"	26.35'	S 57°58'15" W
C5	70.10'	140.50'	028°35'07"	69.37'	N 67°44'11" W
C6	390.77'	250.00'	089°33'28"	352.19'	S 04°12'47" E
C7	157.74'	400.00'	022°35'42"	156.72'	S 29°16'06" W
C8	333.74'	220.00'	086°55'01"	302.64'	S 02°53'33" E
C9	169.57'	430.00'	022°35'42"	168.48'	S 29°16'06" W

#	DATE	DESCRIPTION
1	1-APR-24	ISSUED FOR INITIAL REVIEW
REVISIONS:		



SHEET: 3 of 4 PIN # 1758-45-8905, 1758-56-8976

**Lot Layout**  
**WALLBROOK - LOT 5**  
PRELIMINARY SUBDIVISION PLAT  
Town of Rolesville Project Number: PGP 24-01  
Rolesville, Wake County, North Carolina

DEVELOPER: Crosland Southeast  
ADDRESS: 121 West Trade Street, Ste 2550, Charlotte, NC 28202  
PHONE: (704) 561-5200

AROUNDING PARCELS:  
5A: 70,936.01 SF, 1.63 AC, NON-RESIDENTIAL  
5B: 46,097.56 SF, 1.06 AC, NON-RESIDENTIAL  
5C: 36,381.76 SF, 0.84 AC, NON-RESIDENTIAL  
5D: 67,352.30 SF, 1.53 AC, NON-RESIDENTIAL

AROUNDING STREETS:  
US 401 BUSINESS - MAIN ST. (VARIABLE WIDTH PUBLIC R/W)  
WALLBROOK DRIVE (60' PUBLIC R/W - 40' B/B)  
VIRGINIA WATER DR (60' PUBLIC R/W - 40' B/B)  
CHIMNEY DR (60' PUBLIC R/W - 40' B/B)  
LETTIE LANE (60' PUBLIC R/W)

AROUNDING UTILITIES:  
10' MUP (INSTALLED BY NCDOT PROJ. U-6241)  
PERMANENT UTILITY EASEMENT  
ACCESS EASEMENT WITH 28' B/B DRIVE  
OPEN SPACE (PR 21-04 REV) (GREENWAY/MULTI-USE PATH)  
TEMPORARY CONSTRUCTION EASEMENT (NCDOT PROJ. U-6241)  
30' STREET BUFFER (PR 21-04 REV)  
10' TYPE 'D' BUFFER (PR 21-04 REV) (PER SP 21-02 COMMENT)

AROUNDING FEATURES:  
WOODLINE  
NVA

SCALE: 1" = 100'

DATE: 3/28/2024  
DRAWN: DLC  
CHECKED: TGN  
APPROVED: BCF  
SURVEY BY OTHERS: (Johnson, Merriman & Thompson)  
DATE: 3/28/2024  
SCALE: 1" = 100'

AROUNDING PROJECTS:  
END MAIN ST. PROJECT (NCDOT U-6241) BEGIN VIRGINIA WATER DRIVE  
END MAIN ST. PROJECT (NCDOT U-6241) BEGIN WALLBROOK DRIVE

C:\Users\jgibson\OneDrive\Documents\Projects\ARK\2024\1758-45-8905-1758-56-8976\1758-45-8905-1758-56-8976.dwg  
 PROJECT: 1758-45-8905, 1758-56-8976  
 SHEET: 3 of 4  
 DATE: 3/28/2024  
 DRAWN: DLC  
 CHECKED: TGN  
 APPROVED: BCF



**GENERAL NOTES:**

- 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.
- THE PROPERTY AS SHOWN HEREON IS BASED ON A FIELD-RUN BOUNDARY SURVEY WITH A REW CLOSURE OF 1:34,600.
- 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.
- ELEVATIONS ARE BASED ON NAVD88 DATUM.
- THE SURVEY IS REFERENCED TO THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM (NCSPCS), NORTH AMERICAN DATUM, 1983, 2001 ADJUSTMENT, NAD83(2001).
- 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.
- 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.
- AT THE TIME OF THE SURVEY, THERE WERE NO PARKING SPACES.
- AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR LANDFILL.
- AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF A CEMETERY.
- AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

**AREA TABULATION**

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

**RECORD LEGAL DESCRIPTIONS FOR TAX PARCELS 1758-48-9229 & 1758-58-2090:**

PER INVESTORS TITLE INSURANCE COMPANY, TITLE COMMITMENT NO. 201800776CA2, WITH AN EFFECTIVE DATE OF SEPTEMBER 14, 2018 AT 5:00 P.M.

IN THE STATE OF NC, COUNTY OF WAKE,

PARCEL ONE (REID #: 0224145) (PIN #1758-58-2090) (PARCEL 'B'):

BEING LOT 2-3, CONTAINING 10.723 NET ACRES, AS THE SAME IS SHOWN ON THAT PLAT RECORDED IN BOOK OF MAPS 1996, PAGE 1582, WAKE COUNTY REGISTRY.

PARCEL TWO (REID #: 0092211) (PIN #1758-48-9229) (PARCEL 'A'):

BEING THAT PARCEL DESCRIBED AS FOLLOWS:

BEGINNING AT A STAKE IN THE EDGE OF THE ROLESVILLE-WALKERS CROSSROAD ROAD, CORNER OF C. V. WIGGINS, THENCE IN A SOUTHWESTERN DIRECTION ABOUT 300 FEET TO A STAKE AND W. H. MARSHALL'S LINE; THENCE IN A NORTHWESTERN DIRECTION 246 FEET WITH MARSHALL'S LINE TO THE EDGE OF THE ROAD; THENCE IN AN EASTERN DIRECTION WITH SAID ROAD ABOUT 410 FEET TO THE POINT OF BEGINNING, CONTAINING  $\frac{1}{2}$  OF AN ACRE BY ESTIMATION. BEING A PART OF THE LAND FORMERLY OWNED BY JAMES WALL.

**RECORD LEGAL DESCRIPTIONS FOR TAX PARCELS 1758-56-8976 & 1758-45-8905:**

PER INVESTORS TITLE INSURANCE COMPANY, TITLE COMMITMENT NO. 201800751CA2, WITH AN EFFECTIVE DATE OF SEPTEMBER 10, 2018 AT 5:00 P.M.

IN THE STATE OF NC, COUNTY OF WAKE,

TRACT 1 (PIN #1758-56-8976) (PARCEL 'C'):

BEING ALL OF TRACT 2A (2.894 ACRES) AND TRACT 3 (41.221 ACRES) AS SHOWN ON PLAT ENTITLED "RECOMBINATION SURVEY FOR TOMMY TWITTY," DATED NOVEMBER 17, 1995, PREPARED BY W. GRAHAM CAWTHORNE, JR., RLS AND RECORDED IN BOOK OF MAPS 1995, PAGE 2034, WAKE COUNTY REGISTRY.

LESS AND EXCEPT FROM TRACT 1 THAT 0.175 ACRE PORTION AS CONVEYED TO THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION IN DEED RECORDED IN BOOK 14395, PAGE 2080, WAKE COUNTY REGISTRY.

TRACT 2 (PIN #1758-45-8905) (PARCEL 'D'):

BEING ALL OF TRACT 2 (15.057 ACRE) AS SHOWN ON PLAT ENTITLED "RECOMBINATION MAP OF BOBBY L. MURRAY TRUST, TRACTS 1 & 2" DATED NOVEMBER 7, 2002, PREPARED BY MICHAEL D. GOODFRED, RLS, AND RECORDED IN BOOK OF MAPS 2005, PAGES 1195 AND 1196, WAKE COUNTY REGISTRY.

LESS AND EXCEPT FROM TRACT 2 THAT 0.03 ACRE PORTION AS CONVEYED TO CARLTON GROUP OF NORTH CAROLINA, LLC IN DEED RECORDED IN BOOK 13993, PAGE 2591, WAKE COUNTY REGISTRY.

**SCHEDULE B, PART II EXCEPTIONS:**

PER INVESTORS TITLE INSURANCE COMPANY, TITLE COMMITMENT NO. 201800776CA2, WITH AN EFFECTIVE DATE OF SEPTEMBER 14, 2018 AT 5:00 P.M.

- (ITEM 3) MATTERS SHOWN ON RECORDED BOOK OF MAPS 1996 AT PAGE 1582 SHOWS THE FOLLOWING LOCATED ON THE LAND:
  - OVERHEAD LINES [PLOTTED HEREON]
  - POWER POLE [PLOTTED HEREON]
  - RIGHT OF WAY FOR U.S. HWY 401 LOUISBURG ROAD [PLOTTED HEREON]
- (ITEM 4) EASEMENT(S) AND/OR RIGHT(S) OF WAY RECORDED IN BOOK 3868 AT PAGE 917 (PARCEL ONE). [PLOTTED HEREON]

**SCHEDULE B, PART II EXCEPTIONS:**

PER INVESTORS TITLE INSURANCE COMPANY, TITLE COMMITMENT NO. 201800751CA2, WITH AN EFFECTIVE DATE OF SEPTEMBER 10, 2018 AT 5:00 P.M.

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

- (ITEM 8) SUBJECT TO MATTERS SHOWN ON RECORDED BOOK OF MAPS 1995 AT PAGE 2034 SHOWS THE FOLLOWING LOCATED ON THE LAND:
  - OVERHEAD LINE [PLOTTED HEREON]
  - POWER POLE [PLOTTED HEREON]

- (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]
- (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]

- (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]
- (ITEM 13) DEED OF EASEMENT WITH GENERAL WARRANTY FOR WATERLINE EASEMENT TEMPORARY CONSTRUCTION EASEMENT RECORDED IN BOOK 16679 AT PAGE 132. [WATERLINE EASEMENT PLOTTED HEREON, TEMPORARY CONSTRUCTION EASEMENT NOT PLOTTED]

AS TO TRACT 2 ONLY (PIN #1758-45-8905):

- (ITEM 10) SUBJECT TO MATTERS SHOWN ON RECORDED BOOK OF MAPS 2005 AT PAGES 1195 AND 1196 SHOWS THE FOLLOWING LOCATED ON THE LAND:
  - UNDERGROUND SEWER MAIN MARKER [NOT FOUND]
  - POWER BOX [NOT FOUND]
  - RIGHTS OF OTHERS IN AND TO THE USE OF THE SOIL PATH (TO BE ABANDONED) [PATH NO LONGER VISIBLE]

- (ITEM 13) DEED OF EASEMENT WITH GENERAL WARRANTY FOR WATERLINE EASEMENT TEMPORARY CONSTRUCTION EASEMENT RECORDED IN BOOK 16679 AT PAGE 132. [WATERLINE EASEMENT PLOTTED HEREON, TEMPORARY CONSTRUCTION EASEMENT NOT PLOTTED]
- (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]
- (ITEM 15) RESERVATION OF EASEMENT RECORDED IN BOOK 13993 AT PAGE 2591. [PLOTTED HEREON]

- (ITEM 16) TITLE TO THAT PORTION OF THE LAND WITHIN THE RIGHT-OF-WAY OF S.R. 2226. [RIGHT OF WAY OF S.R. 2226 PLOTTED HEREON - PROPERTY DOES NOT EXTEND INTO RIGHT OF WAY]
- (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]
- (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]

- (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]

- (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]

**RECORD LEGAL DESCRIPTIONS FOR TAX PARCELS 1758-56-8976 & 1758-45-8905:**

PER INVESTORS TITLE INSURANCE COMPANY, TITLE COMMITMENT NO. 201800751CA2, WITH AN EFFECTIVE DATE OF SEPTEMBER 10, 2018 AT 5:00 P.M.

IN THE STATE OF NC, COUNTY OF WAKE,

TRACT 1 (PIN #1758-56-8976) (PARCEL 'C'):

BEING ALL OF TRACT 2A (2.894 ACRES) AND TRACT 3 (41.221 ACRES) AS SHOWN ON PLAT ENTITLED "RECOMBINATION SURVEY FOR TOMMY TWITTY," DATED NOVEMBER 17, 1995, PREPARED BY W. GRAHAM CAWTHORNE, JR., RLS AND RECORDED IN BOOK OF MAPS 1995, PAGE 2034, WAKE COUNTY REGISTRY.

LESS AND EXCEPT FROM TRACT 1 THAT 0.175 ACRE PORTION AS CONVEYED TO THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION IN DEED RECORDED IN BOOK 14395, PAGE 2080, WAKE COUNTY REGISTRY.

TRACT 2 (PIN #1758-45-8905) (PARCEL 'D'):

BEING ALL OF TRACT 2 (15.057 ACRE) AS SHOWN ON PLAT ENTITLED "RECOMBINATION MAP OF BOBBY L. MURRAY TRUST, TRACTS 1 & 2" DATED NOVEMBER 7, 2002, PREPARED BY MICHAEL D. GOODFRED, RLS, AND RECORDED IN BOOK OF MAPS 2005, PAGES 1195 AND 1196, WAKE COUNTY REGISTRY.

LESS AND EXCEPT FROM TRACT 2 THAT 0.03 ACRE PORTION AS CONVEYED TO CARLTON GROUP OF NORTH CAROLINA, LLC IN DEED RECORDED IN BOOK 13993, PAGE 2591, WAKE COUNTY REGISTRY.

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.

**CURRENT ZONING SETBACK REQUIREMENTS:**

TAX PARCEL	FRONT	SIDE	CORNER	REAR
1758-48-9229: R-1 (SINGLE FAMILY RESIDENTIAL)	30'	12'	22'	25'
1758-58-2090: R-1-SUD (SINGLE FAMILY RESIDENTIAL SPECIAL USE DISTRICT)	30'	12'	22'	25'
1758-56-8976: CO-SUD (COMMERCIAL OUTLYING SPECIAL USE DISTRICT)	20'	15'	25'	35'
1758-45-8905: CO-SUD	20'	15'	25'	35'

TAX PARCEL	FRONT	SIDE	CORNER	REAR
R-1	30'	12'	22'	25'
CO	20'	15'	25'	35'

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

**NEW LEGAL DESCRIPTIONS**

**PARCEL 'A'** (PIN #1758-48-9229)

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE TOWN OF ROLESVILLE, COUNTY OF WAKE, STATE OF NORTH CAROLINA, DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND IRON PIPE MARKING THE NORTHWEST CORNER OF LOT 2-3 AS SAID LOT IS SHOWN AND SO DESIGNATED ON THAT CERTAIN PLAT ENTITLED "RECOMBINATION SURVEY FOR TOMMY TWITTY, TRACTS 2-2 & 2-3, TWITTY PROP.", BY W. GRAHAM CAWTHORNE, JR., RLS, DATED NOVEMBER 17, 1995, REVISED JANUARY 12, 1996 AND RECORDED IN BOOK OF MAPS 1996, PAGE 1582, WAKE COUNTY RECORDS, SAID PIPE ALSO BEING ON THE EAST LINE OF TRACT #3 AS SAID TRACT IS SHOWN AND SO DESIGNATED ON THAT CERTAIN PLAT ENTITLED "W. H. MARSHALL ESTATE", BY C. W. RUSSUM, RLS, DATED JULY, 1961 AND RECORDED IN BOOK OF MAPS 1961, PAGE 97, WAKE COUNTY RECORDS; THENCE ALONG SAID EAST LINE OF TRACT 3 N01°11'04"W 240.24' TO AN IRON PIPE ON THE SOUTHWEST RIGHT OF WAY LINE OF BURLINGTON MILLS ROAD (S.R. 2051); THENCE ALONG SAID SOUTHWEST RIGHT OF WAY LINE THE FOLLOWING FOUR COURSES: (1) S47°12'51"E 130.81'; (2) ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 600.00', THROUGH A CENTRAL ANGLE OF 26°22'04", AN ARC LENGTH OF 276.12' AND BEING SUBTENDED BY A CHORD BEARING S60°23'53"E 273.69'; (3) S75°02'10"E 50.12'; AND (4) S77°31'31"E 22.85' TO THE NORTH LINE OF AFORESAID LOT 2-3; THENCE ALONG SAID NORTH LINE OF LOT 2-3 N89°45'02"W 399.74' TO THE POINT OF BEGINNING.

CONTAINING 0.828 ACRES, MORE OR LESS.

**PARCEL 'B'** (PIN #1758-58-2090)

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE TOWN OF ROLESVILLE, COUNTY OF WAKE, STATE OF NORTH CAROLINA, DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND IRON PIPE MARKING THE SOUTHWEST CORNER OF PARCEL 2 AS SAID PARCEL IS DESCRIBED IN DEED BOOK 15498, PAGE 1302, WAKE COUNTY RECORDS; THENCE ALONG THE SOUTH LINE OF SAID PARCEL 2 S89°45'02"E 399.74' TO THE SOUTHWEST RIGHT OF WAY LINE OF BURLINGTON MILLS ROAD (S.R. 2051); THENCE CONTINUING S89°45'02"E 200.72' TO THE NORTHWEST CORNER OF LOT 2-4 AS SAID LOT IS SHOWN AND SO DESIGNATED ON THAT CERTAIN PLAT ENTITLED "RECOMBINATION SURVEY FOR TOMMY TWITTY, TRACTS 2-2 & 2-3, TWITTY PROP.", BY W. GRAHAM CAWTHORNE, JR., RLS, DATED NOVEMBER 17, 1995, REVISED JANUARY 12, 1996 AND RECORDED IN BOOK OF MAPS 1996, PAGE 1582, WAKE COUNTY RECORDS; THENCE ALONG THE SOUTHWEST LINE OF SAID LOT 2-4 S37°53'38"E 39.01' TO A FOUND BENT IRON PIPE AT AN ANGLE POINT IN THE SOUTH RIGHT OF WAY LINE OF BURLINGTON MILLS ROAD; THENCE CONTINUING S37°53'38"E 454.70' TO A FOUND IRON PIPE AT AN ANGLE POINT IN THE NORTHWEST RIGHT OF WAY LINE OF LOUISBURG ROAD (U.S. 401); THENCE CONTINUING S37°53'38"E 45.31' TO THE CENTERLINE OF LOUISBURG ROAD; THENCE ALONG THE CENTERLINE OF SAID ROAD, ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 3,750.00', THROUGH A CENTRAL ANGLE OF 08°13'06", AN ARC LENGTH OF 537.89' AND BEING SUBTENDED BY A CHORD BEARING S41°12'09"W 537.43'; THENCE LEAVING SAID CENTERLINE, ALONG THE NORTHEAST LINE OF LOTS 1 AND 2 AS SAID LOTS ARE SHOWN AND SO DESIGNATED ON THAT CERTAIN PLAT ENTITLED "SURVEY FOR GRAND PARK PROPERTIES, LOTS 1 AND 2", BY CAWTHORNE, MOSS & PANCIERA, P.C., DATED OCTOBER 7, 1998 AND RECORDED IN BOOK OF MAPS 1999, PAGE 1039, WAKE COUNTY RECORDS, N49°16'09"W 479.09' TO A FOUND IRON PIPE MARKING AN ANGLE POINT IN SAID LOT 2; THENCE CONTINUING ALONG THE NORTHEAST LINE OF SAID LOT 2 N66°40'58"W 215.40' TO A FOUND IRON PIPE AT THE NORTHWEST CORNER THEREOF, SAID PIPE ALSO BEING ON THE EAST LINE OF TRACT #3 AS SAID TRACT IS SHOWN AND SO DESIGNATED ON THAT CERTAIN PLAT ENTITLED "W. H. MARSHALL ESTATE", BY C. W. RUSSUM, RLS, DATED JULY, 1961 AND RECORDED IN BOOK OF MAPS 1961, PAGE 97, WAKE COUNTY RECORDS; THENCE ALONG SAID EAST LINE OF TRACT 3 N01°36'18"W 428.68' TO THE POINT OF BEGINNING.

THIS PARCEL IS THE SAME AS LOT 2-3 AS SHOWN AND SO DESIGNATED ON THAT CERTAIN PLAT ENTITLED "RECOMBINATION SURVEY FOR TOMMY TWITTY, TRACTS 2-2 & 2-3, TWITTY PROP.", BY W. GRAHAM CAWTHORNE, JR., RLS, DATED NOVEMBER 17, 1995, REVISED JANUARY 12, 1996 AND RECORDED IN BOOK OF MAPS 1996, PAGE 1582, WAKE COUNTY RECORDS.

CONTAINING 11.168 ACRES, MORE OR LESS.

**NEW LEGAL DESCRIPTIONS**

**PARCEL 'C'** (PIN #1758-56-8976)

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE TOWN OF ROLESVILLE, COUNTY OF WAKE, STATE OF NORTH CAROLINA, DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND IRON PIPE MARKING THE NORTHEAST CORNER OF TRACT 2 AS SAID TRACT IS SHOWN AND SO DESIGNATED ON THAT CERTAIN PLAT ENTITLED "RECOMBINATION MAP OF BOBBY L. MURRAY TRUST, TRACTS 1+2", BY KENNETH CLOSE, INC., DATED NOVEMBER 7, 2002 AND RECORDED IN BOOK OF MAPS 2005, PAGES 1195 AND 1196, WAKE COUNTY RECORDS; THENCE ALONG THE NORTH LINE OF SAID TRACT 2 N75°27'01"W 704.12' TO A FOUND IRON PIPE ON THE SOUTHEAST RIGHT OF WAY LINE OF LOUISBURG ROAD (U.S. 401); THENCE CONTINUING N75°27'01"W 32.34' TO THE CENTERLINE OF LOUISBURG ROAD; THENCE ALONG THE CENTERLINE OF SAID ROAD N36°33'22"E 1,116.98'; THENCE CONTINUING ALONG SAID CENTERLINE, ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 3,750.00', THROUGH A CENTRAL ANGLE OF 18°18'05", AN ARC LENGTH OF 1,197.82' AND BEING SUBTENDED BY A CHORD BEARING N45°42'25"E 1,192.73'; THENCE LEAVING SAID CENTERLINE S89°44'38"E 134.33' TO AN ANGLE POINT IN THE SOUTHWEST LINE OF THAT CERTAIN PARCEL DESCRIBED IN DEED BOOK 6821, PAGE 005, WAKE COUNTY RECORDS; THENCE ALONG THE SOUTHWEST LINE OF SAID PARCEL AND ALONG THE WEST LINE OF WALL CREEK SUBDIVISION, PHASES 2, 4 AND 5-A AS RECORDED IN BOOK OF MAPS 1997, PAGE 1162, BOOK OF MAPS 2001, PAGE 628 AND BOOK OF MAPS 2002, PAGE 825, WAKE COUNTY RECORDS, S03°05'32"W 2,131.93' TO A POINT ON THE NORTH LINE OF CARLTON POINTE SUBDIVISION, PHASE 1 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.

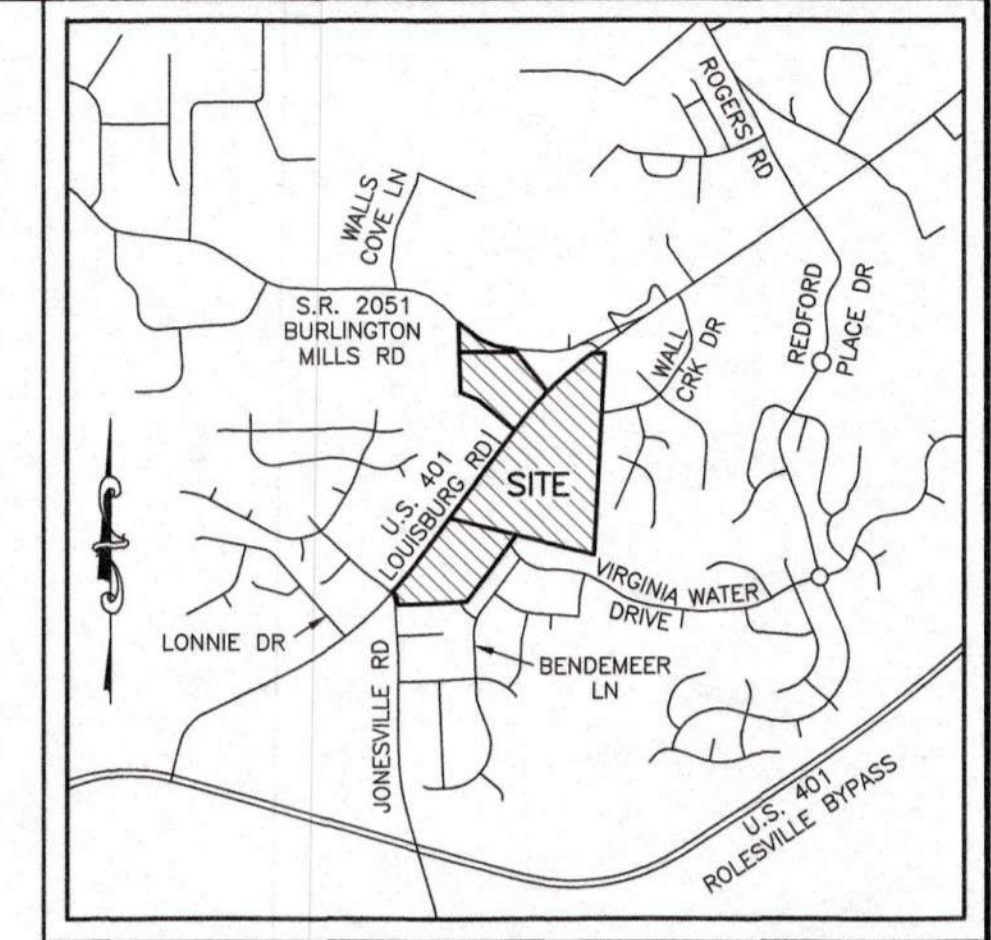
CONTAINING 44.100 ACRES, MORE OR LESS.

**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 1 AS RECORDED IN BOOK OF MAPS 2008, PAGES 5 TO 10, WAKE COUNTY RECORDS; THENCE ALONG THE NORTHWEST LINE OF SAID CARLTON POINTE SUBDIVISION S36°44'45"W 877.98' TO AN ANGLE POINT; THENCE CONTINUING ALONG SAID NORTHWEST LINE AND ALONG THE NORTH LINE OF LOTS 1, 2 AND 3 AS SAID LOTS ARE SHOWN AND SO DESIGNATED ON THAT CERTAIN PLAT ENTITLED "SUBDIVISION PLAT FOR BARRETT VENTURES, LLC", BY CAWTHORNE, MOSS & PANCIERA, P.C., DATED APRIL 4, 2007 AND RECORDED IN BOOK OF MAPS 2008, PAGE 702, WAKE COUNTY RECORDS, S87°10'58"W 737.24' TO AN ANGLE POINT IN THE EAST RIGHT OF WAY LINE OF JONESVILLE ROAD (S.R. 2226) AND THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL DESCRIBED IN DEED BOOK 13993, PAGE 2591, WAKE COUNTY RECORDS; THENCE ALONG THE EAST LINE OF SAID PARCEL N02°07'15"W 48.32'; THENCE CONTINUING ALONG SAID EAST LINE, ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE TO THE WEST, HAVING A RADIUS OF 123.92', THROUGH A CENTRAL ANGLE OF 30°27'05", AN ARC LENGTH OF 65.86' AND BEING SUBTENDED BY A CHORD BEARING N17°21'49"W 65.09' TO THE EAST RIGHT OF WAY LINE OF JONESVILLE ROAD; THENCE ALONG SAID EAST RIGHT OF WAY LINE N03°10'03"W 17.67' TO THE SOUTHEAST RIGHT OF WAY LINE OF LOUISBURG ROAD (U.S. 401); THENCE ALONG SAID SOUTHEAST RIGHT OF WAY LINE THE FOLLOWING EIGHT COURSES: (1) N41°10'16"E 41.30'; (2) N40°37'47"E 49.15'; (3) N39°31'43"E 50.83'; (4) N38°52'58"E 49.80'; (5) N38°22'04"E 50.40'; (6) N37°17'31"E 50.37'; (7) N36°44'45"E 304.20'; AND (8) N36°27'57"E 396.53' TO A FOUND IRON PIPE ON THE SOUTH LINE OF THE AFORESAID TRACT 3; THENCE ALONG SAID SOUTH LINE OF TRACT 3 S75°27'01"E 704.12' TO THE POINT OF BEGINNING.

CONTAINING 15.024 ACRES, MORE OR LESS.



**VICINITY MAP**  
SCALE: 1"=2000'

**LEGEND**

- (1) = RECORD DATA PER BM 1996 PG 1582
- (2) = RECORD DATA PER BM 2011 PG 383
- (3) = RECORD DATA PER BM 1995 PG 2034
- (4) = RECORD DATA PER BM 2002 PG 825
- (5) = RECORD DATA PER BM 2005 PG 1195-1196
- (6) = RECORD DATA PER DB 13993 PG 2591
- = FOUND MONUMENT AS NOTED
- = SET IRON PIN
- △ = NCOS MONUMENT
- ◇ = DIMENSION POINT (NOTHING SET)
- = PROPERTY LINE
- R/W = RIGHT OF WAY
- C&G = CURB AND GUTTER
- = CABLE TV PEDESTAL
- DI = DROP INLET
- ELEC = ELECTRIC BOX
- EM = ELECTRIC METER
- F/O = FIBER OPTIC
- FH = FIRE HYDRANT
- GV = GAS VALVE
- HB = HAND BOX
- LP = LIGHT POLE
- PP = POWER POLE
- = GUY WIRE
- RCP = REINFORCED CONCRETE PIPE
- S.F. = SQUARE FEET (AREA)
- = SIGN
- = TRAFFIC SIGNAL POLE
- = SANITARY SEWER MANHOLE
- = SANITARY SEWER FORCE MAIN VALVE
- = STORM DRAIN MANHOLE
- = TELEPHONE PEDESTAL
- = TRAFFIC BOX
- = WATER BOX
- WM = WATER METER
- WMH = WATER MANHOLE
- WV = WATER VALVE
- = WELL
- X-WALK = PEDESTRIAN X-WALK POLE
- = ELECTRIC LINE
- = SANITARY SEWER FORCE MAIN
- = FIBER OPTIC LINE
- = GAS LINE
- = OVERHEAD ELECTRIC LINE
- = SANITARY SEWER LINE
- = TELEPHONE LINE
- = CABLE TV LINE
- = WATER LINE

**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 2018 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.

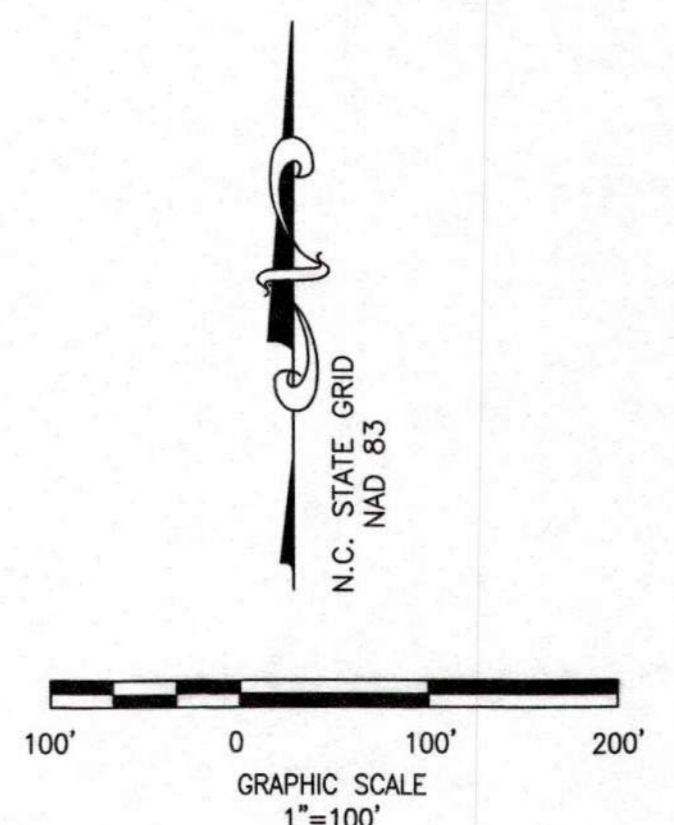
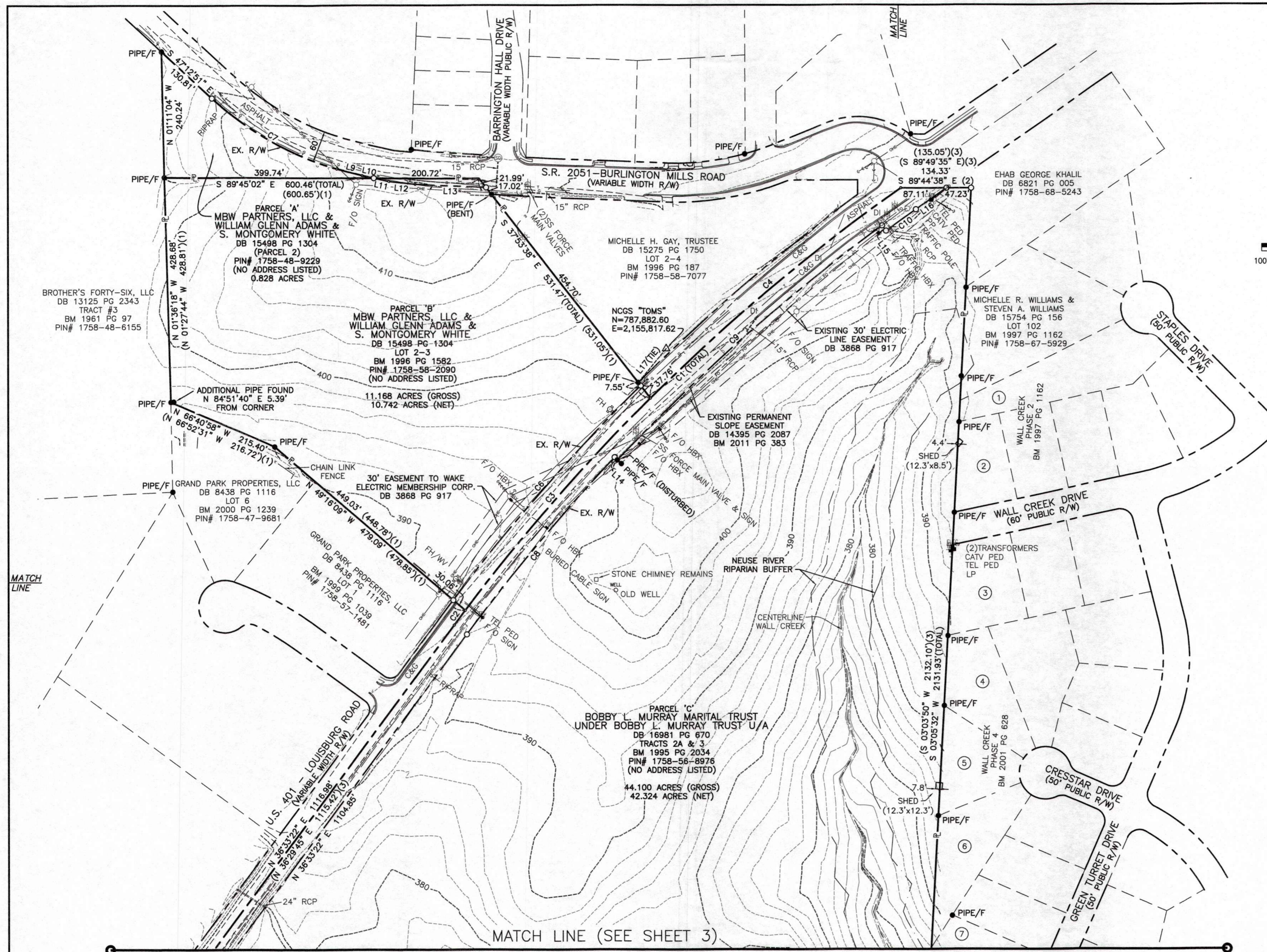
*William T. Robbins, II*  
WILLIAM T. ROBBINS, II  
P.L.S. #L-4192  
DATE: 10/1/2020



**JMT JOHNSON, MIRMIRAN & THOMPSON**  
Engineering A Brighter Future®  
9201 Arboretum Parkway, Suite 310, Richmond, Virginia 23236  
PHONE: (804)-323-9900 FAX: (804)-323-0596  
EMAIL: jmtvo@jmt-engineering.com

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

**ALTA/NSPS LAND TITLE SURVEY**  
PREPARED FOR  
WALLBROOK LANDCO, LLC



**ADJOINING PROPERTY OWNERS**

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

- LEGEND**
- (1) = RECORD DATA PER BM 1996 PG 1582
  - (2) = RECORD DATA PER BM 2011 PG 383
  - (3) = RECORD DATA PER BM 1995 PG 2034
  - (4) = RECORD DATA PER BM 2002 PG 825
  - (5) = RECORD DATA PER BM 2005 PG 1195-1196
  - (6) = RECORD DATA PER DB 13993 PG 2591
  - = FOUND MONUMENT AS NOTED
  - = SET IRON PIN
  - △ = NCGS MONUMENT
  - = DIMENSION POINT (NOTHING SET)
  - ℙ = PROPERTY LINE
  - R/W = RIGHT OF WAY

- C&G = CURB AND GUTTER
- CAV = CABLE TV PEDESTAL
- DI = DROP INLET
- ELEC = ELECTRIC BOX
- EM = ELECTRIC METER
- F/O = FIBER OPTIC
- FH = FIRE HYDRANT
- GV = GAS VALVE
- HBX = HAND BOX
- LP = LIGHT POLE
- PP = POWER POLE
- GW = GUY WIRE
- RCP = REINFORCED CONCRETE PIPE
- S.F. = SQUARE FEET (AREA)
- SIGN = SIGN
- TRAF = TRAFFIC SIGNAL POLE
- SSM = SANITARY SEWER MANHOLE
- SSFMV = SANITARY SEWER FORCE MAIN VALVE
- SDM = STORM DRAIN MANHOLE
- TEP = TELEPHONE PEDESTAL
- TBOX = TRAFFIC BOX
- WB = WATER BOX
- WM = WATER METER
- WMH = WATER MANHOLE
- WV = WATER VALVE
- WELL = WELL
- PEW = PEDESTRIAN X-WALK POLE
- ELEC LINE = ELECTRIC LINE
- SSFM = SANITARY SEWER FORCE MAIN
- FO = FIBER OPTIC LINE
- GAS = GAS LINE
- OELEC = OVERHEAD ELECTRIC LINE
- SSS = SANITARY SEWER LINE
- TEL = TELEPHONE LINE
- CTV = CABLE TV LINE
- WATER = WATER LINE

LINE	BEARING	DISTANCE
L1	N 02°07'15" W	48.32'
L2	N 03°10'03" W	17.67'
L3	N 41°10'16" E	41.30'
L4	N 40°37'47" E	49.15'
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L6	N 38°52'58" E	49.80'
L7	N 38°22'04" E	50.40'
L8	N 37°17'31" E	50.37'
L9	S 75°02'10" E	50.12'
L10	S 77°31'31" E	22.85'
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CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1197.82'	3750.00'	18°18'05"	S 45°42'25" W	1192.73'
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C4	624.78'	3750.00'	9°32'45"	S 50°05'04" W	624.06'
C5	65.86'	123.92'	30°27'05"	S 17°21'49" E	65.09'
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C8	440.32'	3720.00'	6°46'55"	S 39°56'50" W	440.07'
C9	675.88'	3712.50'	10°25'52"	S 48°33'13" W	674.95'
C10	70.31'	3700.00'	1°05'20"	S 54°18'48" W	70.31'

**JMT JOHNSON, MIRMIRAN & THOMPSON**  
 Engineering A Brighter Future®  
 9201 Arboretum Parkway Suite 310 Richmond, Virginia 23236  
 PHONE: (804)-323-9900 FAX: (804)-323-0596  
 EMAIL: jmtva@jmt-engineering.com

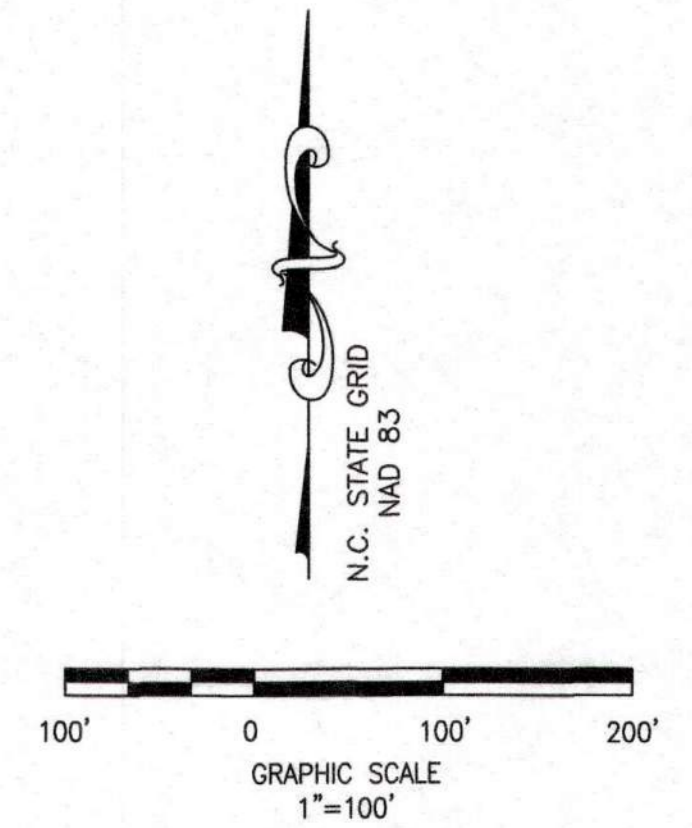
REVISION #	DATE	REASON FOR REVISION
1	10/01/2020	ADDED RIPARIAN BUFFER ALONG WALL CREEK

**ALTA/NSPS LAND TITLE SURVEY**  
 PREPARED FOR  
**WALLBROOK LANDCO, LLC**  
 WAKE FOREST TOWNSHIP  
 TOWN OF ROLESVILLE, WAKE COUNTY, NORTH CAROLINA

DRAWN BY: JSZ PROJECT#: JMT# 17-10946-001  
 CHECKED BY: WTR CONTRACT#: SHEET 2 OF 3  
 DATE: 03/25/2020 SCALE: 1"=100'



MATCH LINE (SEE SHEET 2)



ADJOINING PROPERTY OWNERS

- (7) JOSEPH L. KEELEY, III & SARAH E. KEELEY  
DB 10496 PG 1314  
LOT 79  
BM 2002 PG 825  
PIN# 1758-66-4723
- (8) PHILIP B. MCENANEY & ELIZABETH J. MCENANEY  
DB 16674 PG 2208  
LOT 78  
BM 2002 PG 825  
PIN# 1758-66-3695
- (9) KATHRYN G. GAMBLE & DONALD P. MCFARLAND  
DB 16914 PG 210  
LOT 77  
BM 2002 PG 825  
PIN# 1758-66-3467
- (10) JAMES A. WOODARD & PHYLLIS A. WOODARD  
DB 9813 PG 1290  
LOT 76  
BM 2002 PG 825  
PIN# 1758-66-3293
- (11) CARLTON GROUP OF NORTH CAROLINA, LLC  
DB 11427 PG 882  
POR. TRACT 1  
BM 2005 PG 1195-1196  
PIN# 1758-55-1729
- (12) CARLTON GROUP OF NORTH CAROLINA, LLC  
DB 11427 PG 882  
POR. TRACT 1  
BM 2005 PG 1195-1196  
PIN# 1758-44-5944
- (13) CARLTON GROUP OF NORTH CAROLINA, LLC  
DB 13993 PG 2591  
PIN# 1758-45-1587

LEGEND

- (1) = RECORD DATA PER BM 1996 PG 1582
- (2) = RECORD DATA PER BM 2011 PG 383
- (3) = RECORD DATA PER BM 1995 PG 2034
- (4) = RECORD DATA PER BM 2002 PG 825
- (5) = RECORD DATA PER BM 2005 PG 1195-1196
- (6) = RECORD DATA PER DB 13993 PG 2591
- = FOUND MONUMENT AS NOTED
- = SET IRON PIN
- △ = NCGS MONUMENT
- = DIMENSION POINT (NOTHING SET)
- ▭ = PROPERTY LINE
- R/W = RIGHT OF WAY

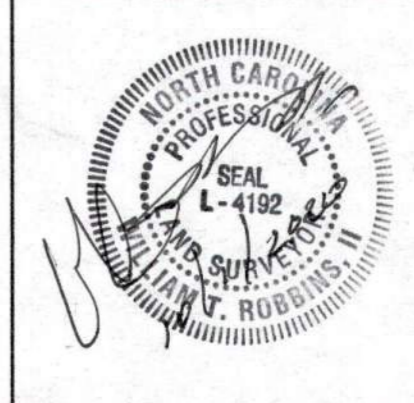
- C&G = CURB AND GUTTER
- DI = DROP INLET
- ELEC = ELECTRIC BOX
- EM = ELECTRIC METER
- F/O = FIBER OPTIC
- FH = FIRE HYDRANT
- GV = GAS VALVE
- HB = HAND BOX
- LP = LIGHT POLE
- PP = POWER POLE
- GUY = GUY WIRE
- RCP = REINFORCED CONCRETE PIPE
- S.F. = SQUARE FEET (AREA)
- SIGN = SIGN
- TS = TRAFFIC SIGNAL POLE
- SSM = SANITARY SEWER MANHOLE
- SSFMV = SANITARY SEWER FORCE MAIN VALVE
- SDM = STORM DRAIN MANHOLE
- TP = TELEPHONE PEDESTAL
- TB = TRAFFIC BOX
- WB = WATER BOX
- WM = WATER METER
- WMH = WATER MANHOLE
- WV = WATER VALVE
- WELL = WELL
- X-WALK = PEDESTRIAN X-WALK POLE
- E = ELECTRIC LINE
- FM = FIBER OPTIC LINE
- FO = FIBER OPTIC LINE
- G = GAS LINE
- OHE = OVERHEAD ELECTRIC LINE
- SSL = SANITARY SEWER LINE
- T = TELEPHONE LINE
- TV = CABLE TV LINE
- W = WATER LINE

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

(2)



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

**ALTA/NSPS LAND TITLE SURVEY**  
 PREPARED FOR  
**WALLBROOK LANDCO, LLC**  
 WAKE FOREST TOWNSHIP  
 TOWN OF ROLESVILLE, WAKE COUNTY, NORTH CAROLINA

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

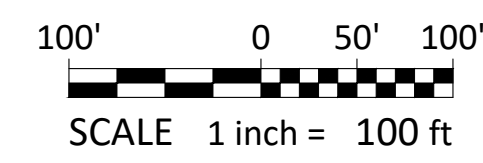
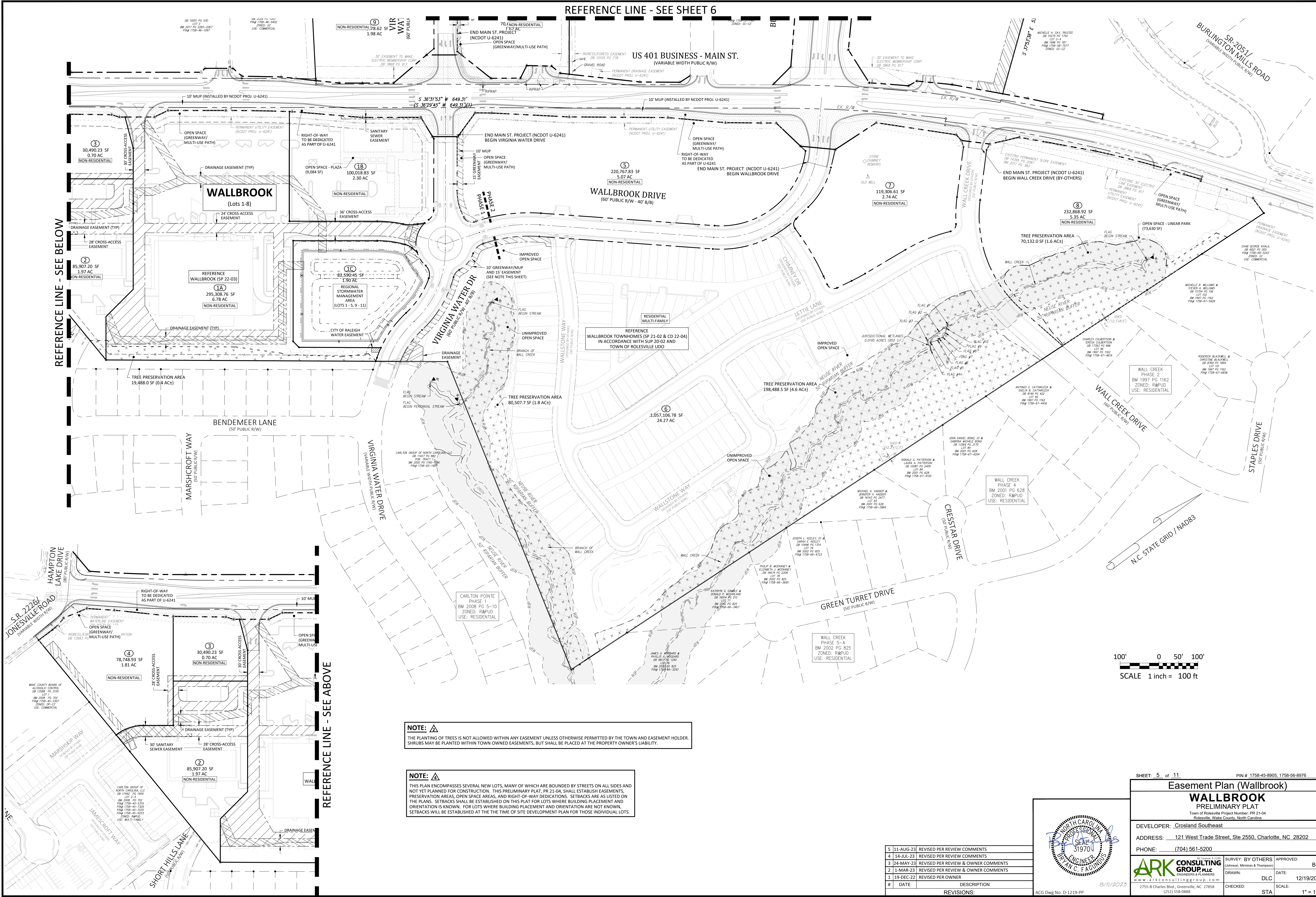




REFERENCE LINE - SEE SHEET 6

REFERENCE LINE - SEE BELOW

REFERENCE LINE - SEE ABOVE



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

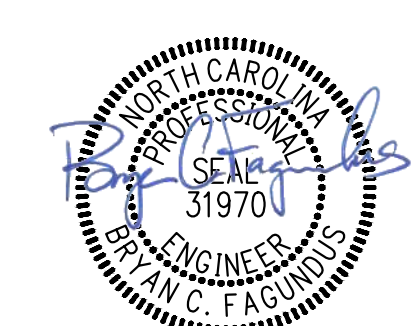
**NOTE:** THIS PLAN ENCOMPASSES SEVERAL NEW LOTS, MANY OF WHICH ARE BOUNDED BY STREETS ON ALL SIDES AND NOT YET PLANNED FOR CONSTRUCTION. THIS PRELIMINARY PLAN, PER 21-04, SHALL ESTABLISH EASEMENTS, PRESERVATION AREAS, OPEN SPACE AREAS, AND RIGHT-OF-WAY DEDICATIONS. SETBACKS ARE AS LISTED ON THE PLANS.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

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

**Easement Plan (Wallbrook)**  
**WALLBROOK**  
 PRELIMINARY PLAN  
 Town of Rolesville Project Number: PRK 21-04  
 Rolesville, Wake County, North Carolina

DEVELOPER: Crosland Southeast  
 ADDRESS: 121 West Trade Street, Ste 2550, Charlotte, NC 28202  
 PHONE: (704) 561-5200

APPROVED: BCF  
 DATE: 12/19/2022  
 CHECKED: STA  
 SCALE: 1" = 100'



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

ACG Dwg No. D-1219-PP





TREE PRESERVATION AREA			
Wallbrook	Area (SF)	Acres	
Lot 1A (Publix)	289,488.0	6.65	
Lot 1B	100,018.8	2.30	
Lot 1C	82,590.5	1.90	
Lot 2	74,702.8	1.71	
Lot 3	47,515.5	1.09	
Lot 4	78,725.4	1.81	
Lot 5 (Boat Tract)	220,767.8	5.07	
Lot 6 (Townhomes)	876,206.2	20.11	
Lot 7	119,306.6	2.74	
Lot 8	232,868.9	5.35	
Right-of-Way (Future)	290,799.5	6.68	
WALLBROOK GROSS ACREAGE		55.39	
TREE PRESERVATION AREA	368,616.2	8.46	15.28%
QUALIFYING REPLACEMENT DECIDUOUS			12
QUALIFYING REPLACEMENT EVERGREEN			8

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

MBW Tract	Area (SF)	Acres	
Lot 12	223,658.5	5.13	
Lot 13	60,807.1	1.40	
Lot 14	17,893.2	0.41	
MBW GROSS ACREAGE		6.94	
TREE PRESERVATION AREA	0.0	0.00	0.00%
QUALIFYING REPLACEMENT DECIDUOUS			1
QUALIFYING REPLACEMENT EVERGREEN			0

TREE REPLACEMENT - WALLBROOK						
Date	ToR Project #	Project Description	Deciduous	Total Provided / Required	Evergreen	Total Provided / Required
18-AUG-23	SOP 23-05	Publix at Wallbrook	12	12 / 12	8	8 / 8

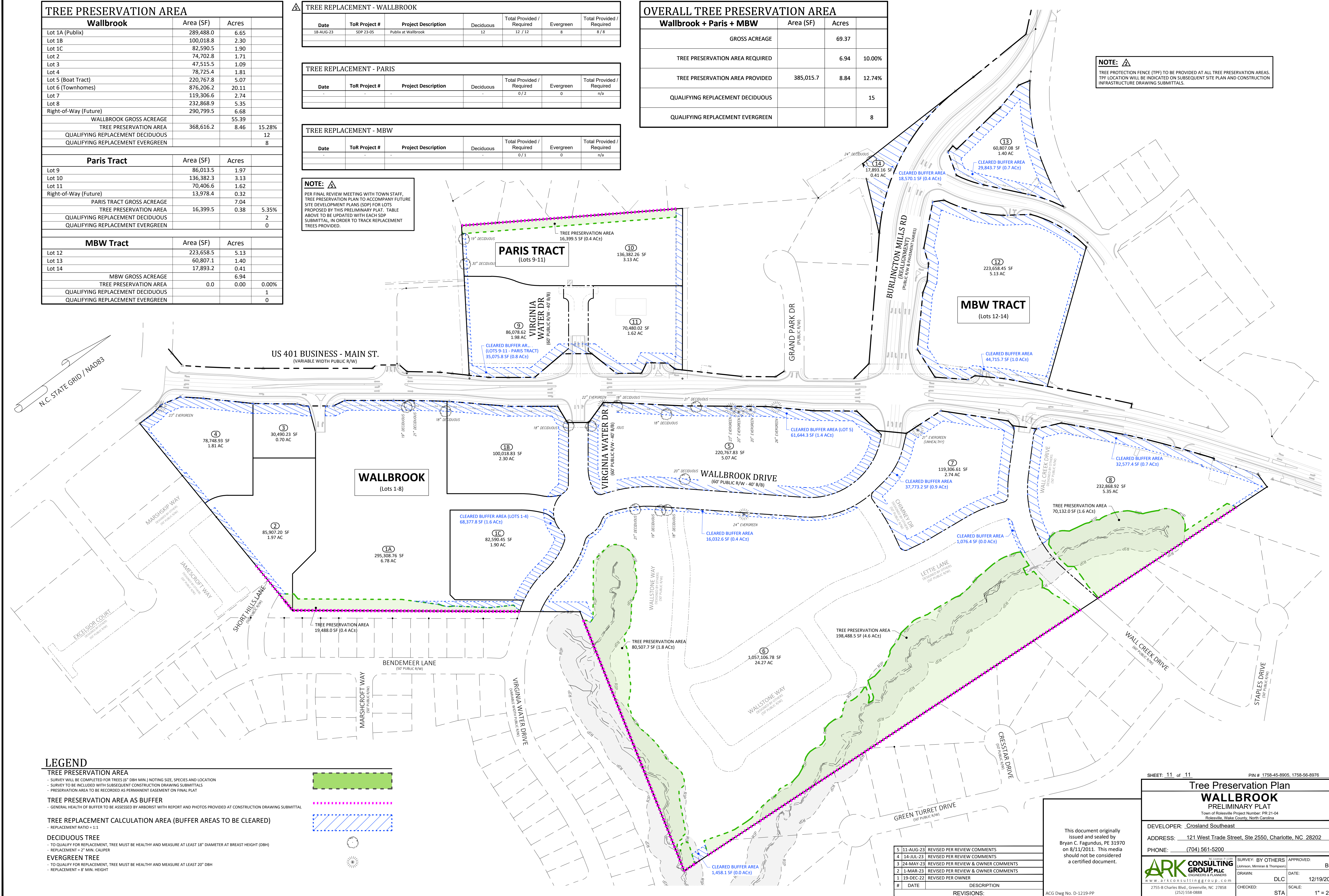
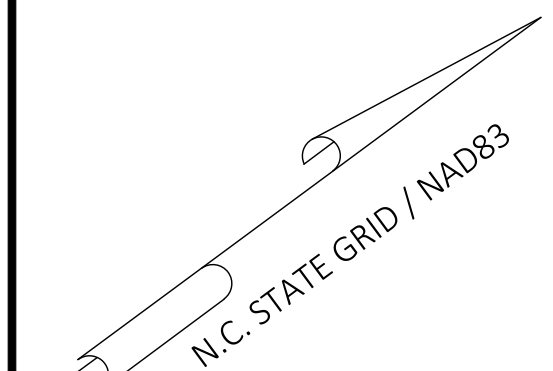
TREE REPLACEMENT - PARIS						
Date	ToR Project #	Project Description	Deciduous	Total Provided / Required	Evergreen	Total Provided / Required
				0 / 2	0	n/a

TREE REPLACEMENT - MBW						
Date	ToR Project #	Project Description	Deciduous	Total Provided / Required	Evergreen	Total Provided / Required
				0 / 1	0	n/a

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

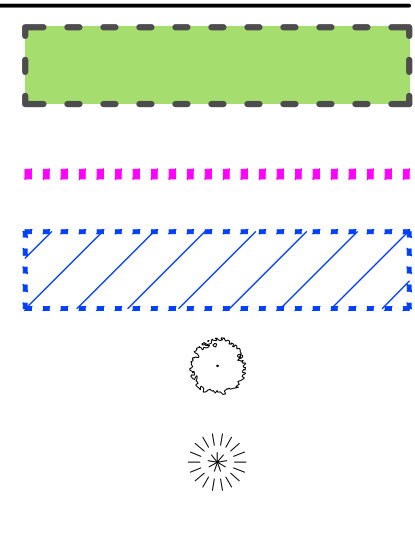
OVERALL TREE PRESERVATION AREA			
Wallbrook + Paris + MBW	Area (SF)	Acres	
GROSS ACREAGE		69.37	
TREE PRESERVATION AREA REQUIRED		6.94	10.00%
TREE PRESERVATION AREA PROVIDED	385,015.7	8.84	12.74%
QUALIFYING REPLACEMENT DECIDUOUS			15
QUALIFYING REPLACEMENT EVERGREEN			8

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



**LEGEND**

- TREE PRESERVATION AREA**
  - SURVEY WILL BE COMPLETED FOR TREES (6" DBH MIN.) NOTING SIZE, SPECIES AND LOCATION
  - SURVEY TO BE INCLUDED WITH SUBSEQUENT CONSTRUCTION DRAWING SUBMITTALS
  - PRESERVATION AREA TO BE RECORDED AS PERMANENT EASEMENT ON FINAL PLAT
- TREE PRESERVATION AREA AS BUFFER**
  - GENERAL HEALTH OF BUFFER TO BE ASSESSED BY ARBORIST WITH REPORT AND PHOTOS PROVIDED AT CONSTRUCTION DRAWING SUBMITTAL
- TREE REPLACEMENT CALCULATION AREA (BUFFER AREAS TO BE CLEARED)**
  - REPLACEMENT RATIO = 1:1
- DECIDUOUS TREE**
  - TO QUALIFY FOR REPLACEMENT, TREE MUST BE HEALTHY AND MEASURE AT LEAST 18" DIAMETER AT BREAST HEIGHT (DBH)
  - REPLACEMENT = 2" MIN. CALIPER
- EVERGREEN TREE**
  - TO QUALIFY FOR REPLACEMENT, TREE MUST BE HEALTHY AND MEASURE AT LEAST 20" DBH
  - REPLACEMENT = 8" MIN. HEIGHT



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

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

**Tree Preservation Plan**  
**WALLBROOK**  
PRELIMINARY PLAT

DEVELOPER: Crosland Southeast  
ADDRESS: 121 West Trade Street, Ste 2550, Charlotte, NC 28202  
PHONE: (704) 561-5200

APPROVED: BCF  
DATE: 12/19/2022  
SCALE: 1" = 200'

ARK CONSULTING GROUP, P.L.L.C.  
ENGINEERS & PLANNERS  
2755-B Charles Blvd., Greenville, NC 27858  
(252) 558-0888

D:\VARS\GROUP\01 - PROJECTS\ARTS\GREENVILLE\23-12088 - WALLBROOK\_SOP\_V01.DWG - FINAL DTD:12/19/2022 - 11:45 AM