
LOC	LIMIT
LOD	LIMIT
LOS	LINE
LOW	LIMIT
LP	LOW

CLEARING	#	SLOPE EXPRESSED IN HORIZONTAL:VERTICAL IN FEET	<div>C-102</div> <div>REVISION 4 - 11/12/25</div>
DISTURBANCE			
SIGHT		± PLUS OR MINUS	
WORK		° DEGREE	
NT		Ø DIAMETER	

C-102

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE TOWN OF ROLESVILLE AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED. FURTHERMORE, I HEREBY DEDICATE ALL SANITARY SEWER AND WATER LINES TO THE CITY OF RALEIGH PUBLIC UTILITIES AND STORM SEWER TO THE TOWN OF ROLESVILLE.

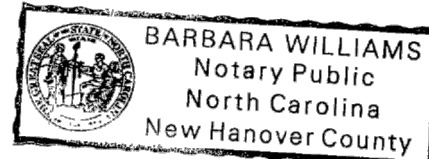
OWNER: WALLBROOK LANDCO LLC

J. Austin Williams 6/27/2025
SIGNATURE PRINT NAME DATE

NORTH CAROLINA, New Hanover COUNTY.

I, Barbara Williams, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT J. Austin Williams PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL STAMP OR SEAL, THIS 27th DAY OF June, 2025.

MY COMMISSION EXPIRES 3/23/2027



CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE TOWN OF ROLESVILLE, NORTH CAROLINA AND THAT THIS PLAT HAS BEEN APPROVED BY THE LDA OF THE TOWN OF ROLESVILLE FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF WAKE COUNTY.

Michele J. Raby July 1, 2025
LDA TOWN OF ROLESVILLE DATE
NORTH CAROLINA

I, Michele J. Raby, REVIEW OFFICER OF THE TOWN OF ROLESVILLE, WAKE COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

Michele J. Raby July 1, 2025
REVIEW OFFICER DATE

SURVEYOR'S CERTIFICATE

I, MICHAEL W. ZMUDA, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION BASED ON THE DEED DESCRIPTION RECORDED IN BOOK 18103, PAGE 1563, WAKE COUNTY REGISTRY; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK OF MAPS 2023, PAGES 1600 TO 1602; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1:34,300; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 20th DAY OF May, A.D., 2025.

I, MICHAEL W. ZMUDA, FURTHER CERTIFY THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

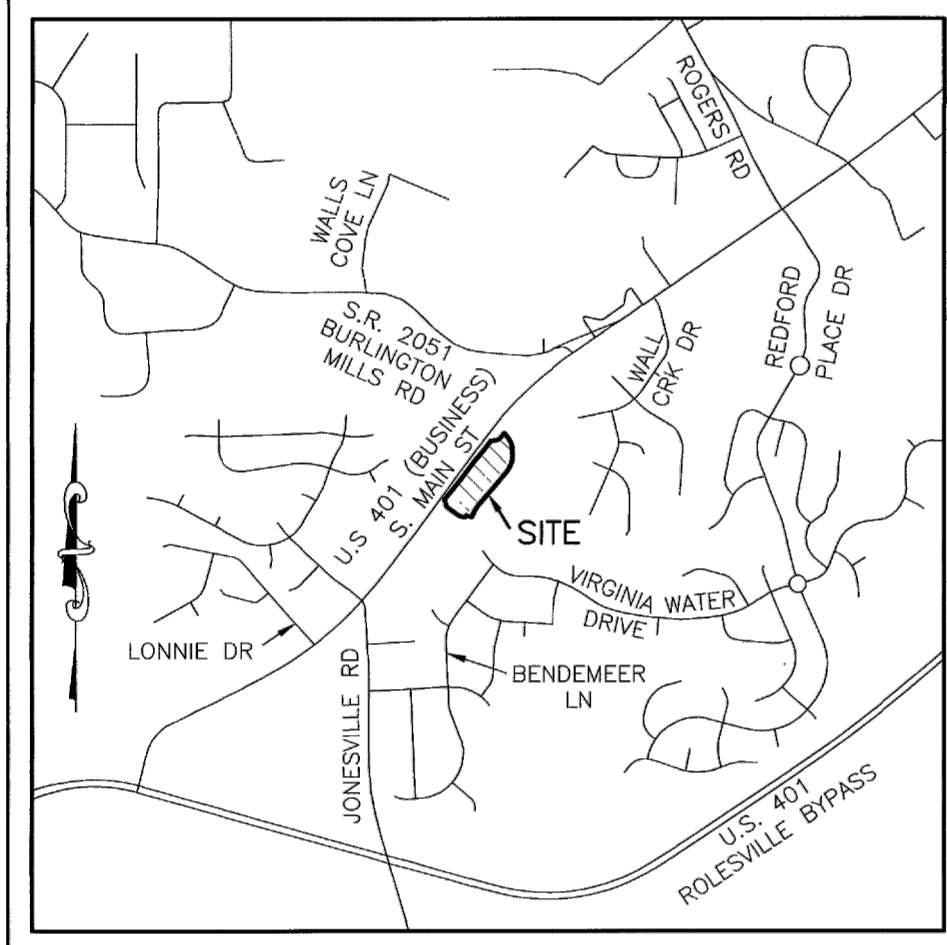
Michael W. Zmuda 5/20/25
MICHAEL W. ZMUDA, PLS #L-5205 DATE

FSP-24-13

GENERAL NOTES

- A FIELD-RUN BOUNDARY SURVEY WAS PERFORMED BY JOHNSON, MIRMIRAN & THOMPSON FROM DECEMBER 2019 THROUGH MARCH 2020.
- THE SURVEY IS REFERENCED TO THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM, NAD83(2001) BASED ON FIELD TIES TO NGS MONUMENTS "TOMS" (PID EZ2419) AND "SCARBORO" (PID EZ2420).
- ALL DISTANCES ARE HORIZONTAL GROUND.
- THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE X AS SHOWN ON THE NATIONAL FLOOD INSURANCE RATE MAP (FIRM) FOR WAKE COUNTY, NORTH CAROLINA, PANEL 1758, MAP NO. 3720175800K, WITH AN EFFECTIVE DATE OF JULY 19, 2022.
- ROLESVILLE PROJECT NUMBER: FSP 24-13
- RELATED PROJECT NUMBERS:
 - SUP 20-02: SPECIAL USE PERMIT
 - ANX 21-06: ANNEXATION
 - PR 21-04 REVISED: INITIAL PRELIMINARY SUBDIVISION PLAT
 - PSP 24-01: LOT 5 PRELIMINARY SUBDIVISION PLAT
 - CID 23-01: WALLBROOK ROADWAY IMPROVEMENTS (VIRGINIA WATER DRIVE & WALLBROOK DRIVE)
 - FSP 23-09: INTERMEDIATE FINAL PLAT
- ZONING: GC-CZ (GENERAL COMMERCIAL)
SETBACKS: FRONT 20'
SIDE 15'
REAR 35'
CORNER 25'
- OWNER: WALLBROOK LANDCO LLC
C/O AUSTIN WILLIAMS
3 KEEL STREET, SUITE 2
WRIGHTSVILLE BEACH, NC 28480
D.B. 18103 PG 1563
PIN# 1758563963
- DEVELOPER: WALLBROOK LANDCO LLC
C/O AUSTIN WILLIAMS
3 KEEL STREET, SUITE 2
WRIGHTSVILLE BEACH, NC 28480
- ENGINEER: ARK CONSULTING GROUP, PLLC
925-A CONFERENCE DRIVE
GREENVILLE, NC 27858
(252) 558-0888
- PER APPROVED WAKE COUNTY STORMWATER PERMIT SWF-105582-2023 TITLED "WALLBROOK PUBLIX", LOT 5 SHALL NOT EXCEED 4.31 ACRES OF BUILT-UPON AREA. REFER TO AREA TABULATION FOR INDIVIDUAL LOT ALLOCATIONS.
- LINEAR LENGTH OF NEW PUBLIC RIGHT-OF-WAY BEING DEDICATED: 1003'

Register of Deeds
Tammy L. Brunner
Wake County, NC
07/03/2025 02:00:25 PM
B: BH2025 P: 01254 Pages: 2
MRP - MRP PLAT
Fee: \$42.00
DOCUMENT #2025031499



VICINITY MAP
SCALE: 1" = ±2000'

REFERENCES

D.B. 18103 PG 1563
D.B. 18992 PG 412
B.M. 2023 PG 1600-1602

AREA TABULATION

	AREA (AC.)	MAX. BUA (85%)	PLANNED USE
LOT 5A	1.6285	1.3842	NON-RESIDENTIAL
LOT 5B	0.7287	0.6194	NON-RESIDENTIAL
LOT 5C	2.7109	2.3043	NON-RESIDENTIAL
RIGHT OF WAY	1.4138	—	RIGHT OF WAY
TOTAL:	6.4819	4.3079	



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N.C. License No. C-3097 | P: (804) 323-9900 | F: (804) 323-0596 | www.jmt.com

REVISION #	DATE	REASON FOR REVISION
1	10-3-2024	PER TOWN COMMENTS
2	5-20-2025	LOT LINE AND EASEMENT REVISIONS

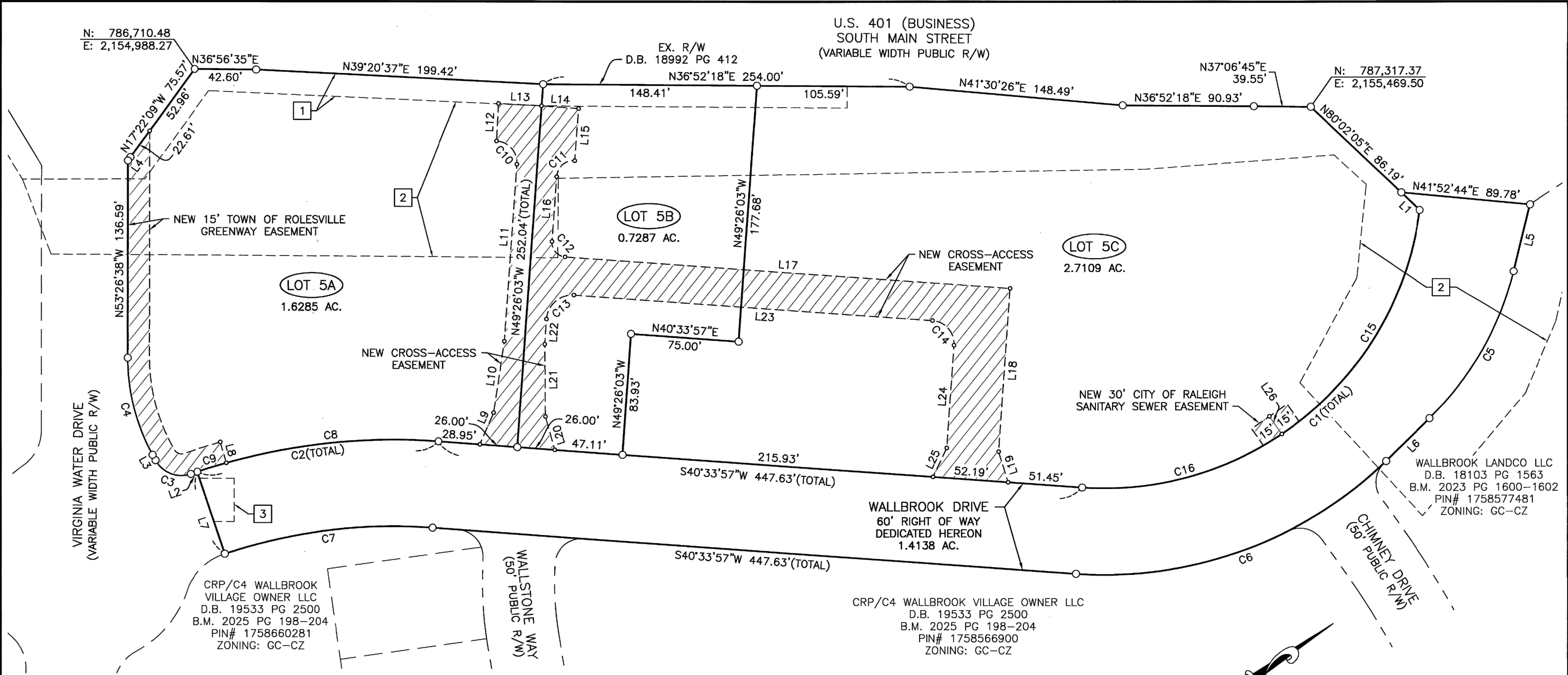
FINAL SUBDIVISION PLAT

WALLBROOK

A DIVISION OF LOT 5 OF THE INTERMEDIATE SUBDIVISION
PLAT RECORDED IN B.M. 2023 PG 1600-1602

TOWN OF ROLESVILLE, WAKE COUNTY, NORTH CAROLINA

DRAWN BY: JSZ	PROJECT #: FSP 24-13	
CHECKED BY: MWZ	CONTRACT#:	JMT#: 19-04194-010
PLAT DATE: 08/29/2024	SCALE: 1"=50'	SHEET 1 OF 2



LINE	BEARING	DISTANCE
L1	N80°02'05"E	17.70'
L2	S17°58'15"W	5.00'
L3	N82°01'45"W	4.21'
L4	N17°22'09"W	2.86'
L5	S39°45'15"E	47.63'
L6	S07°36'24"E	42.14'
L7	N72°01'45"W	60.00'
L8	N69°14'10"W	15.00'
L9	N29°59'50"W	23.86'

LINE	BEARING	DISTANCE
L10	N44°51'36"W	50.16'
L11	N49°26'03"W	122.91'
L12	N50°39'23"W	26.00'
L13	N39°20'37"E	29.88'
L14	N40°33'57"E	26.00'
L15	S49°26'03"E	36.28'
L16	S49°26'03"E	44.83'
L17	N40°33'57"E	309.19'
L18	S49°26'03"E	113.43'

LINE	BEARING	DISTANCE
L19	S70°59'11"E	22.04'
L20	N69°08'35"W	23.90'
L21	N54°00'29"W	50.16'
L22	N49°26'03"W	17.43'
L23	N40°33'57"E	249.19'
L24	S49°26'03"E	71.43'
L25	S27°52'54"E	22.04'
L26	N88°17'51"W	15.01'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	220.00'	333.74'	302.64'	S02°53'33"E	86°55'01"
C2	430.00'	169.57'	168.48'	S29°16'06"W	22°35'42"
C3	20.50'	28.62'	26.35'	S57°58'15"W	80°00'00"
C4	140.50'	70.10'	69.37'	N67°44'11"W	28°35'07"
C5	212.00'	118.95'	117.39'	S23°40'50"E	32°08'50"
C6	280.00'	235.42'	228.54'	S16°28'47"W	48°10'22"
C7	370.00'	145.91'	144.97'	S29°16'06"W	22°35'42"
C8	430.00'	148.61'	147.87'	S30°39'54"W	19°48'07"
C9	430.00'	20.96'	20.96'	S19°22'03"W	2°47'35"
C10	15.00'	23.88'	21.44'	N84°57'17"E	91°13'20"
C11	12.00'	18.85'	16.97'	N04°26'03"W	90°00'00"
C12	10.00'	15.71'	14.14'	S85°33'57"W	90°00'00"
C13	18.00'	28.27'	25.46'	S04°26'03"E	90°00'00"
C14	16.00'	25.13'	22.63'	S85°33'57"W	90°00'00"
C15	220.00'	187.88'	182.23'	N21°53'07"W	48°55'54"
C16	220.00'	145.85'	143.20'	N21°34'24"E	37°59'07"

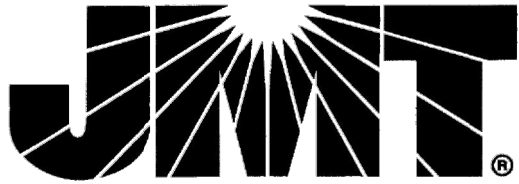
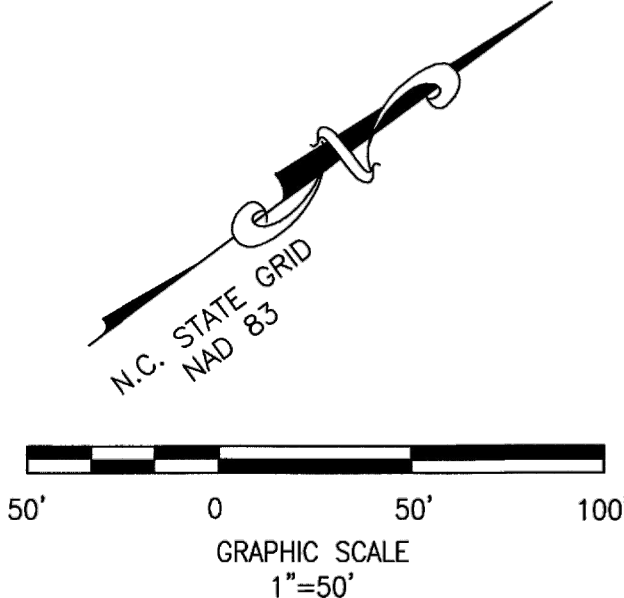
- LEGEND
- = FOUND MONUMENT AS NOTED
 - = SET IRON REBAR
 - = DIMENSION POINT (NOTHING SET)
 - B.M. = BOOK OF MAPS
 - D.B. = DEED BOOK
 - R = PROPERTY LINE
 - R/W = RIGHT OF WAY
 - = BOUNDARY LINE
 - = RIGHT OF WAY LINE
 - = ADJOINING PROPERTY LINE
 - = EASEMENT LINE
 - ||||| = NEW EASEMENT AREA

EXISTING EASEMENTS

1 PERMANENT UTILITY EASEMENT
D.B. 18992 PG 412

2 TEMPORARY CONSTRUCTION EASEMENT
D.B. 18992 PG 412

3 CITY OF RALEIGH
30' SANITARY SEWER EASEMENT
D.B. 19691 PG 2034



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REVISION #	DATE	REASON FOR REVISION
1	10-3-2024	PER TOWN COMMENTS
2	5-20-2025	LOT LINE AND EASEMENT REVISIONS

FINAL SUBDIVISION PLAT

WALLBROOK

A DIVISION OF LOT 5 OF THE INTERMEDIATE SUBDIVISION
PLAT RECORDED IN B.M. 2023 PG 1600-1602

TOWN OF ROLESVILLE, WAKE COUNTY, NORTH CAROLINA

DRAWN BY: JSZ	PROJECT #: FSP 24-13	
CHECKED BY: MWZ	CONTRACT#:	JMT#: 19-04194-010
PLAT DATE: 08/29/2024	SCALE: 1"=50'	SHEET 2 OF 2



EXISTING CONDITIONS AND DEMOLITION NOTES:

- 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.
- EXISTING STREET TREES ALONG US-401 INSTALLED BY OTHERS. 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.
- METES AND BOUNDS ARE BASED ON FINAL RECORDED PLAT BM 2025, PG 1254 AND HAVE NOT BEEN SURVEYED FOR THIS SUBMISSION.

DEMOLITION ABBREVIATIONS

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

METES & BOUNDS

LINE/CURVE	BEARING	DISTANCE/CHORD LENGTH
L2	S17°58'15"W	5.00'
L3	N82°01'45"W	4.21'
L4	N17°22'09"W	2.86'
C2	168.48'	168.48'
C3	26.35'	26.35'

REVISIONS

REV	DATE	COMMENT	DRAWN BY
1	7/1/24	TRC COMMENTS	CJAC
2	9/2/25	TRC COMMENTS	RS/CC
3	10/2/25	TRC COMMENTS	RS/CC
4	11/12/25	TRC COMMENTS	RBS



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PERMIT SET

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

PROJECT:

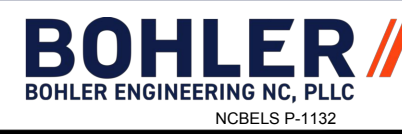
SITE DEVELOPMENT PLANS

FOR



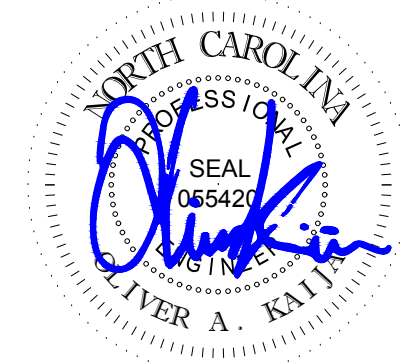
PROPOSED DEVELOPMENT

735 S MAIN ST
ROLESVILLE, NC 27571
WAKE COUNTY



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

NC@BohlerEng.com



SHEET TITLE:

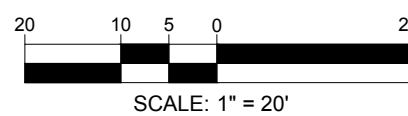
EXISTING CONDITIONS/
DEMOLITION PLAN

SHEET NUMBER:

C-201

REVISION 4 - 11/12/25

THIS PLAN TO BE UTILIZED FOR
DEMOLITION PURPOSES ONLY



US 401 BUSINESS

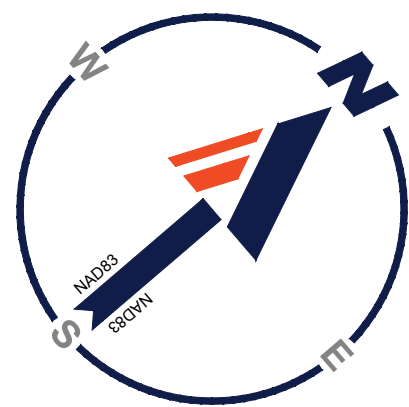
(VARIABLE WIDTH PUBLIC R/W)

VIRGINIA WATER DR

WALLBROOK DR

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

WALLBROOK LANDCO LLC
±0.73 AC
PIN: 1758-56-2868
DB 18103, PG 1563
PB 2025, PG 1254
ZONING: GC-CZ
EX LAND USE: VACANT



US 401 BUSINESS
(VARIABLE WIDTH PUBLIC R/W)

VIRGINIA WATER DR

WALLBROOK LANDCO LLC
±1.63 AC
PIN: 1758-56-1750
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WALLBROOK LANDCO LLC
±0.73 AC
PIN: 1758-56-2868
DB 18103, PG 1563
PB 2025, PG 1254
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, WALLBROOK, BM2025PG1680-1691
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
3 KEEL ST, STE 2
WRIGHTSVILLE BEACH, NC 28480

BULK REQUIREMENTS

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

PARKING REQUIREMENTS

ITEM	CODE	PERMITTED	EXISTING	PROPOSED
MIN VEHICULAR PARKING	§ 6.4.3	2.5 SPACES PER 1,000 SF 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
BOHLER ENGINEERING NC, PLLC
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

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

PROJECT:

SITE DEVELOPMENT PLANS

FOR



PROPOSED DEVELOPMENT

735 S MAIN ST
ROLESVILLE, NC 27571
WAKE COUNTY



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

NC@BohlerEng.com



SHEET TITLE:

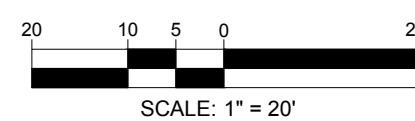
SITE PLAN

SHEET NUMBER:

C-301

REVISION 4 - 11/12/25

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY





US 401 BUSINESS
(VARIABLE WIDTH PUBLIC R/W)

VIRGINIA WATER DR

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

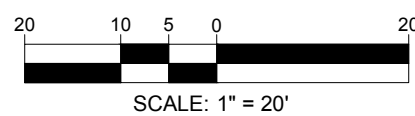
CHASE
PROP BANK WITH ATM
STD. SIDE ENTRY W/ DU
± 3,333 SF
FFE: ± 388.50'

WALLBROOK DR
EX. 60' PUBLIC R/W WIDTH

**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
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2	9/2/25	TRC COMMENTS	RS/CC
3	10/2/25	TRC COMMENTS	RS/CC
4	11/12/25	TRC COMMENTS	RBS



PERMIT SET

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PROJECT No.: NC8230114.00
DRAWN BY: RS/UE/CC
DATE: 04/23/24
CAD ID: P-CIVL-SITE

PROJECT:

**SITE DEVELOPMENT
PLANS**

FOR



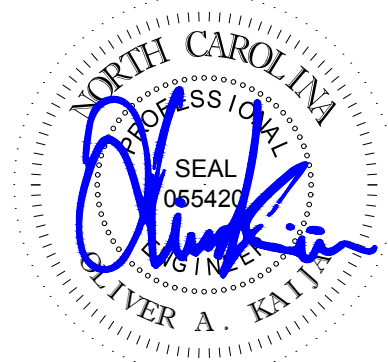
**PROPOSED
DEVELOPMENT**

735 S MAIN ST
ROLESVILLE, NC 27571
WAKE COUNTY

BOHLER
BOHLER ENGINEERING NC, PLLC
NCBELS P-1132

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

NC@BohlerEng.com



SHEET TITLE:

**PAVING
PLAN**

SHEET NUMBER:

C-302

REVISION 4 - 11/12/25



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

WALLBROOK LANDCO LLC
±0.73 AC
PIN: 1758-56-2868
DB 18103, PG 1563
PB 2025, PG 1254
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'

WAYNE TITAN TRASH TRUCK
Overall Length
Overall Width
Overall Body Height
Min Body Ground Clearance
Track Width
Lock-to-lock time
Max Steering Angle (Virtual)

33.830ft
8.500ft
12.537ft
1.226ft
8.000ft
6.00s
45.00°

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
2	9/2/25	TRC COMMENTS	RS/CC
3	10/2/25	TRC COMMENTS	RS/CC
4	11/12/25	TRC COMMENTS	RBS



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

PROJECT:

SITE DEVELOPMENT PLANS

FOR



PROPOSED
DEVELOPMENT

735 S MAIN ST
ROLESVILLE, NC 27571
WAKE COUNTY

BOHLER
BOHLER ENGINEERING NC, PLLC
NCBELS P-1132

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

NC@BohlerEng.com



SHEET TITLE:

TRUCK TURN PLAN

SHEET NUMBER:

C-303

REVISION 4 - 11/12/25



ZONING TABLE

PIN: 1758-56-3863
ZONE: GC-CZ GENERAL COMMERCIAL - CONDITIONAL ZONING
CURRENT USE: VACANT
PROPOSED USE: BANKING SERVICES
LOT: 5A, WALLBROOK, EN0225PG1600-1691
PROPOSED SQUARE FOOTAGE OF BUILDING: 3,333 SF

APPLICANT / OWNER INFORMATION

APPLICANT: ALL 4509 CREEDMOOR RD, STE 300
RALEIGH, NC 27612
PROPERTY OWNER: WALLBROOK LANDCO, LLC
3 KEEL ST, STE 2
WRIGHTSVILLE BEACH, NC 28480

ADDITIONAL SITE DATA

WATERSHED: LOWER NEUSE
RIVER BASIN: NEUSE
CURRENT ON-SITE IMPERVIOUS AREA: 5,077 SF
PROPOSED ON-SITE IMPERVIOUS AREA: 25,046 SF
TOTAL ON-SITE IMPERVIOUS AREA: 30,123 SF (42.5% OF SITE AREA)
ALLOTTED ON-SITE IMPERVIOUS AREA (BM 2025, PG 1254): 1,3842 AC OR 60,296 SF (85% OF SITE AREA)

GENERAL GRADING & DRAINAGE NOTES:

- 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.
- THE ONSITE STORMWATER WILL BE ENTERING THE EXISTING WALLBROOK SYSTEM BY CONNECTING TO THE STORM STRUCTURE NEAR WALLBROOK DR (REFERRED TO AS EX-10 IN THE PLAN SET) VIA A 15" HDPE STORM PIPE THAT RUNS THROUGH THE SITE. THE CHASE BANK SITE WILL DRAIN TO THE IMPERVIOUS AREA ON SITE WILL ENTER THE SYSTEM VIA A PROPOSED CURB INLETS (A-10 THROUGH A-40).
- PLEASE CONTACT JEFFREY GUNTER, CESSWI AT 919-397-8670 TO SCHEDULE THE PRECONSTRUCTION MEETING AND PLEASE PROVIDE FULL-SIZE SETS OF PLANS PER DIRECTION PRIOR TO THE MEETING.

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 IN = 375.20' (15") INV IN = 382.00' (6") INV IN = 375.20' (15")	INV OUT = 377.00 (15")
A-20	PROP. CURB INLET	386.78	INV IN = 382.56' (6") INV IN = 375.20' (15")	INV OUT = 375.00 (15")
A-21	PROP. 6" STORM CLEANOUT	387.29	INV IN = 382.89' (6")	INV OUT = 382.89 (6")
A-22	PROP. 6" STORM CLEANOUT	387.40	INV IN = 382.56' (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	388.45	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 OUT = 373.23 (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-10	377.00'	92'	1.95%	15"	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-20	375.00'	107'	1.41%	15"	HDPE

REVISIONS

REV	DATE	COMMENT	DRAWN BY
1	7/1/24	TRC COMMENTS	CJAC
2	9/2/25	TRC COMMENTS	RS/CC
3	10/2/25	TRC COMMENTS	RS/CC
4	11/12/25	TRC COMMENTS	RBS



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PROJECT No.: NC8230114.00
DRAWN BY: RS/UE/CC
DATE: 04/23/24
CAD ID: P-CIVL-GRAD

PROJECT:

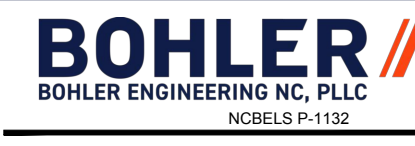
SITE DEVELOPMENT PLANS

FOR



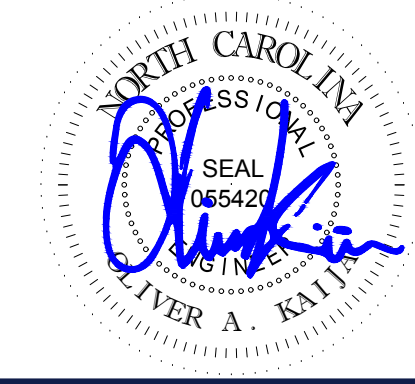
PROPOSED DEVELOPMENT

735 S MAIN ST
ROLESVILLE, NC 27571
WAKE COUNTY



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

NC@BohlerEng.com



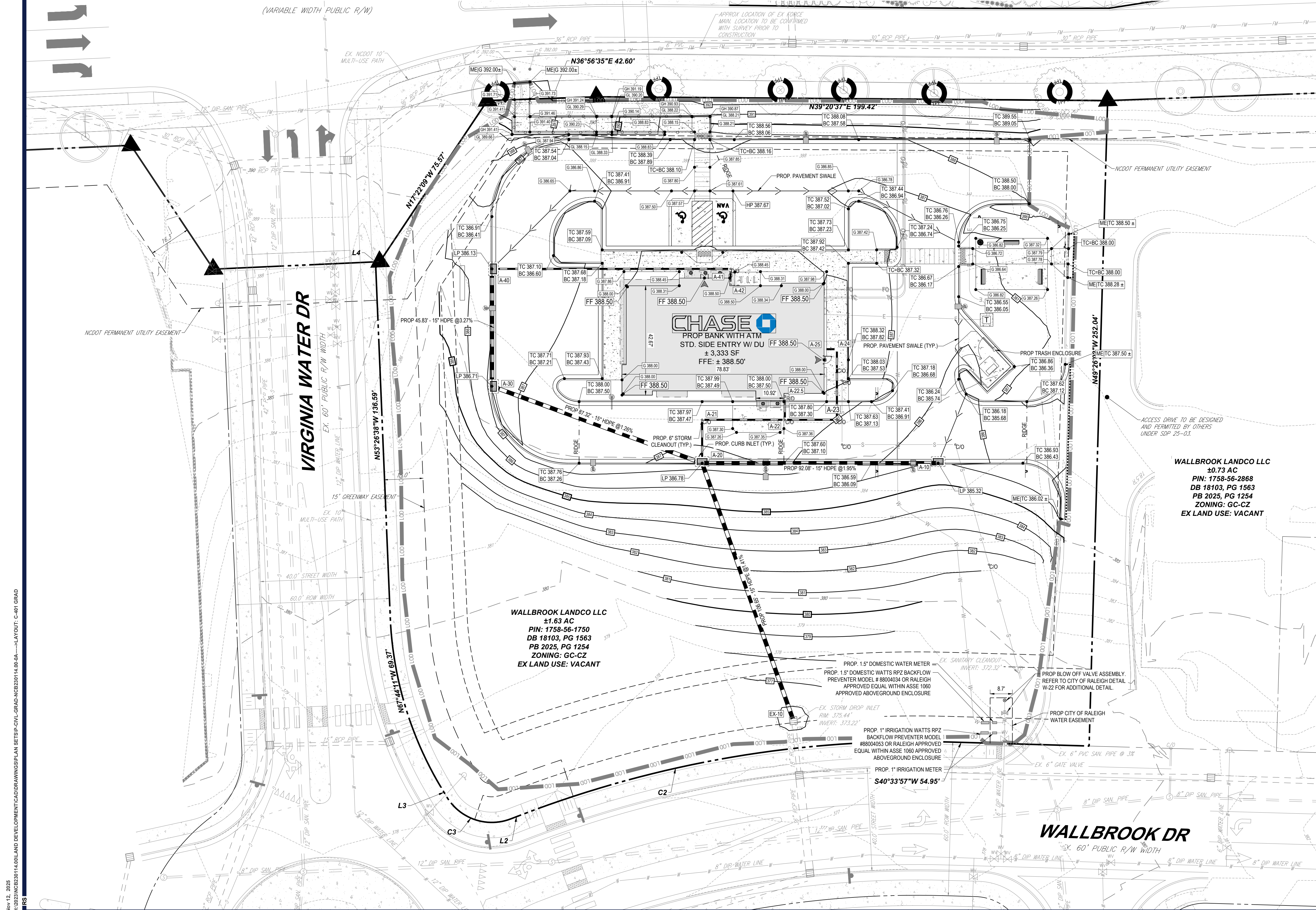
SHEET TITLE:

GRADING PLAN

SHEET NUMBER:

C-401

REVISION 4 - 11/12/25



WALLBROOK LANDCO LLC
±0.73 AC
PIN: 1758-56-2868
DB 18103, PG 1563
PB 2025, PG 1254
ZONING: GC-CZ
EX LAND USE: VACANT

PROP. ADA AREA ENLARGEMENT

0 5 10
1"=10'

THIS PLAN TO BE UTILIZED FOR SITE
GRADING PURPOSES ONLY

20 10 5 0 20
SCALE: 1" = 20'



US 401 BUSINESS
(VARIABLE WIDTH PUBLIC R/W)

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

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

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

WALLBROOK LAN.
±0.73 AC
PIN: 1758-56-1
DB 18103, PG
PB 2025, PG 1
ZONING: GC-
EX LAND USE: V.

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	381.33	INV IN = 375.34' (6")	INV OUT = 375.34' (6")	PROP. 6" SAN. CLEANOUT
A-30	385.66	INV IN = 378.71' (6")	INV OUT = 378.71' (6")	PROP. 6" SAN. CLEANOUT
A-40	386.65	INV IN = 381.78' (6")	INV OUT = 381.78' (6")	PROP. 6" SAN. CLEANOUT
A-50	388.07	INV IN = 383.51' (6")	INV OUT = 383.51' (6")	PROP. 6" SAN. CLEANOUT
A-60			INV OUT = 384.00' (6")	PROP. SANITARY SEWER BUILDING CONNECTION

SANITARY PIPE SCHEDULE

FROM	FROM INV	TO	TO INV	PIPE LENGTH	SLOPE (%)	DIAMETER (IN.)	MATERIAL
A-10	372.32'	A-20	375.34'	43'	6.94%	6"	PVC Pipe
A-20	375.34'	A-30	378.71'	49'	6.94%	6"	PVC Pipe
A-30	378.71'	A-40	381.78'	44'	6.94%	6"	PVC Pipe
A-40	381.78'	A-50	383.51'	25'	6.94%	6"	PVC Pipe
A-50	383.51'	A-60	384.00'	7'	6.94%	6"	PVC Pipe

CITY OF RALEIGH STANDARD UTILITY NOTES:

- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUS HANDBOOK, CURRENT EDITION).
- UTILITY SEPARATION REQUIREMENTS:
 - A DISTANCE OF 10' 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 LATERAL 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.
- WHEN INSTALLING WATER & RCP SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT 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. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
- WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASUREMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
- 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
- MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 18" 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 CORPUS DETAILS W-41 & S-49).
- ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
- ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
- DEVELOPER SHALL PROVIDE 30 DAYS ADVANCE WRITTEN NOTICE TO OWNER FOR ANY WORK REQUIRED WITHIN AN EXISTING CITY OF RALEIGH UTILITY EASEMENT TRAVELING PRIVATE PROPERTY.
- 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 THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
- SEWER BYPASS PUMPING - A BYPASS PLAN SEALED BY AN NC PROFESSIONAL ENGINEER SHALL BE PROVIDED TO RALEIGH WATER PRIOR TO PUMPING OPERATIONS FOR APPROVAL. THE OPERATIONS AND EQUIPMENT SHALL COMPLY WITH THE PUBLIC UTILITIES HANDBOOK.
- 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCE MAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
- IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUS HANDBOOK PROCEDURE.
- INSTALL 1.5" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.
- INSTALL 6" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM.
- 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.
- ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDOW, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
- NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
- GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE RW FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A UC AND/OR BUILDING PERMIT. CONTACT (919) 996-4516 OR FOG@RALEIGH.GOV FOR MORE INFORMATION.
- CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON THE DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA.
- THE DEVICES SHALL MEET THE AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS AND BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST.
- THE DEVICE AND INSTALLATION SHALL MEET THE GUIDELINES OF APPENDIX A - GUIDELINES AND REQUIREMENTS FOR THE CROSS CONNECTION PROGRAM IN RALEIGH'S SERVICE AREA.
- THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT CROSS.CONNECTION@RALEIGH.GOV FOR MORE INFORMATION.
- NOTICE FOR PROJECTS THAT INVOLVE AN OVERSIZED MAIN OR URBAN MAIN REPLACEMENT. ANY CITY REIMBURSEMENT GREATER THAN \$250,000.00 MUST UNDERGO THE PUBLIC BIDDING PROCESS.



REVISIONS

REV	DATE	COMMENT	DRAWN BY
1	7/1/24	TRC COMMENTS	CJAC
2	9/2/25	TRC COMMENTS	RS/CC
3	10/2/25	TRC COMMENTS	RS/CC
4	11/12/25	TRC COMMENTS	RBS



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PROJECT No.: NCB230114.00
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CHECKED BY: OAK
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CAD LID: P-CIVIL-UTIL

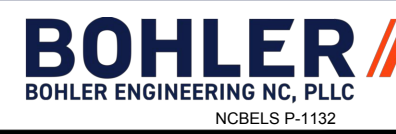
PROJECT:

SITE DEVELOPMENT PLANS

FOR



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



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

NC@BohlerEng.com



SHEET TITLE:

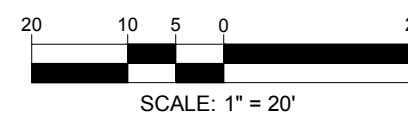
UTILITY PLAN

SHEET NUMBER:

C-501

REVISION 4 - 11/12/25

THIS PLAN TO BE UTILIZED FOR UTILITIES PURPOSES ONLY





US 401 BUSINESS
(VARIABLE WIDTH PUBLIC R/W)

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

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

WALLBROOK LANDCO LLC
±0.73 AC
PIN: 1758-56-2868
DB 18103, PG 1563
PB 2025, PG 1254
ZONING: GC-CZ
EX LAND USE: VACANT

STOCKPILE MAINTENANCE REQUIREMENTS

1. STOCKPILES SHALL NOT EXCEED 35FT IN HEIGHT, AND SLOPES SHALL BE 2:1 OR FLATTER.
2. SEEDING OR COVERING STOCKPILES WITH TARPS OR MULCH IS REQUIRED AND WILL REDUCE EROSION PROBLEMS. TARPS SHOULD BE KEYED IN AT THE TOPE OF THE SLOPE TO KEEP WATER FROM RUNNING UNDERNEATH THE PLASTIC.
3. THE APPROVED PLAN SHALL PROVIDE FOR THE USE OF STAGED SEEDING AND MULCHING ON A CONTINUAL BASIS WHILE THE STOCKPILE IS IN USE.
4. ESTABLISH AND MAINTAIN A VEGETATIVE BUFFER AT THE TOE OF THE SLOPE (WHERE PRACTICAL)

SEEDBED PREPARATION:

1. CHISEL COMPACTED AREAS AND SPREAD TOPSOIL THREE INCHES DEEP OVER ADVERSE SOIL CONDITIONS, IF AVAILABLE.
2. RIP THE ENTIRE AREA TO SIX INCHES DEEP
3. REMOVE ALL LOOSE ROCK, ROOTS AND OTHER OBSTRUCTIONS, LEAVING SURFACE REASONABLY SMOOTH AND UNIFORM.
4. APPLY AGRICULTURAL LIME, FERTILIZER AND SUPERPHOSPHATE UNIFORMLY AND MIX WITH SOIL.
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.
8. INSPECT ALL SEEDBED AREAS AND MAKE NECESSARY REPAIRS OR RESEEDINGS WITHIN THE PLANTING SEASON, IF POSSIBLE. IF STAND SHOULD BE MORE THAN 60% DAMAGED, RE-ESTABLISH FOLLOWING THE ORIGINAL LIME, FERTILIZER AND SEEDING RATES.
9. CONSULT WAKE COUNTY SOIL & WATER OR NC STATE COOPERATIVE EXTENSION ON MAINTENANCE TREATMENT AND FERTILIZATION AFTER PERMANENT COVER IS ESTABLISHED.

MIXTURE:

AGRICULTURAL LIMESTONE - 2 TONS / ACRE (3 TONS / ACRE IN CLAY SOILS)
FERTILIZER - 1,000 LBS / ACRE - 10-10-10
SUPERPHOSPHATE - 500 LBS/ACRE - 20% ANALYSIS
MULCH - 2 TONS/ACRE - SMALL GRAIN STRAW
ANCHOR - ASPHALT EMULSION AT 400 GALS / ACRE

PHASE I E&SC CONSTRUCTION SEQUENCE:

1. SCHEDULE A PRE CONSTRUCTION CONFERENCE WITH ENVIRONMENTAL CONSULTANT WITH WAKE COUNTY. OBTAIN A LAND DISTURBING PERMIT.
2. POST REQUIRED DOCUMENTS NEAR THE PLANNED CONSTRUCTION ENTRANCE/EXIT, AND WITHIN EASY ACCESS TO THE GENERAL PUBLIC WITHOUT ENTERING THE SITE.
3. 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.
4. INSTALL GRAVEL CONSTRUCTION ENTRANCE AND CONCRETE WASHOUT AREA.
5. INSTALL SILT FENCE, SILT SOXX, AND SILT FENCE OUTLETS AS SHOWN AROUND THE SITE. 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 SCOECH EROSION CONTROL STANDARDS.
6. CONTACT ENVIRONMENTAL CONSULTANT FOR AN ONSITE INSPECTION BY THE ENVIRONMENTAL CONSULTANT TO OBTAIN A CERTIFICATE OF COMPLIANCE PRIOR TO PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING.
7. UPON APPROVAL FROM THE 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.)
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.

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.

NEW STABILIZATION TIMEFRAMES (EFFECTIVE AUG. 3, 2011)		
SITE AREA DESCRIPTION	STABILIZATION	TIMEFRAME EXCEPTIONS
PERIMETER DIKES, SWALES, DITCHES,	7 DAYS	NONE
HIGH QUALITY WATER (HOW) ZONES	7 DAYS	NONE
SLOPE STEEPER THAN 3:1	7 DAYS	IF SLOPES ARE 10' OR LESS IN LENGTH AND ARE NOT STEEPER THAN 2:1, 14 DAYS ARE ALLOWED
SLOPES 3:1 TO 4:1	14 DAYS	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 HOW ZONES 10 DAYS FOR FALLS LAKE WATERSHED.
ALL OTHER AREAS WITH SLOPES FLATTER THAN 4:1	14 DAYS	NONE, EXCEPT FOR PERIMETERS AND HOW ZONES

NOTE: AFTER THE PERMANENT CESSATION OF CONSTRUCTION ACTIVITIES, ANY AREAS WITH TEMPORARY 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.

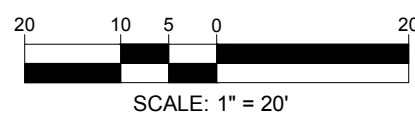
SEEDING SCHEDULE		
FOR SHOULDERS, SIDE DITCHES, SLOPES (MAX 3:1)		
DATE	TYPE	PLANTING RATE
AUG 15 - NOV 1	TALL FESCUE	300 LBS / ACRE
NOV 1 - MAR 1	TALL FESCUE & ABRUZZI	300 LBS / ACRE
MAR 1 - APR 15	TALL FESCUE	300 LBS / ACRE
APR 15 - JUN 30	HULLED COMMON BERMUDAGRASS	25 LBS / ACRE
JUL 1 - AUG 15	TALL FESCUE AND BROWNTOP MILLET OR SORGHUM-SUDAN HYBRIDS**	125 LBS ACRE (TALL FESCUE); 35 LBS / ACRE (BROWNTOP MILLET); 30 LBS ACRE (SORGHUM-SUDAN HYBRIDS)
FOR SHOULDERS, SIDE DITCHES, SLOPES (3:1 TO 2:1)		
DATE	TYPE	PLANTING RATE
MAR 1 - JUN 1	SERICEA LESPEDEZA (SCARIFIED) AND USE THE FOLLOWING COMBINATIONS	50 LBS / ACRE (SERICEA LESPEDEZA);
MAR 1 - APR 15	ADD TALL FESCUE	120 LBS / ACRE
MAR 1 - JUN 30	OR ADD WEEPING LOVE GRASS	10 LBS / ACRE
MAR 1 - JUN 30	OR ADD HULLED COMMON BERMUDAGRASS	25 LBS / ACRE
JUN 1 - SEPT 1	TALL FESCUE AND BROWNTOP MILLET OR SORGHUM-SUDAN HYBRIDS	120 LBS / ACRE (TALL FESCUE); 35 LBS / ACRE (BROWNTOP MILLET); 30 LBS / ACRE (SORGHUM-SUDAN HYBRIDS)
SEPT 1 - MAR 1	SERICEA LESPEDEZA (UNHULLED - UNSCARIFIED) AND TALL FESCUE	70 LBS / ACRE (SERICEA LESPEDEZA); 120 LBS / ACRE (TALL FESCUE)
NOV 1 - MAR 1	AND ABRUZZI RYE	25 LB / ACRE

CONSULT WAKE COUNTY SOIL & WATER CONSERVATION DISTRICT OR NC STATE COOPERATIVE EXTENSION FOR ADDITIONAL INFORMATION CONCERNING OTHER ALTERNATIVES FOR VEGETATION OF DISTURBED AREAS. THE ABOVE VEGETATION RATES ARE THOSE THAT DO WELL UNDER LOCAL CONDITIONS; OTHER SEEDING RATE COMBINATIONS ARE POSSIBLE.

****TEMPORARY: RESEED ACCORDING TO OPTIMUM SEASON FOR DESIRED PERMANENT VEGETATION. DO NOT ALLOW TEMPORARY COVER TO GROW MORE THAN 12" IN HEIGHT BEFORE MOVING; OTHERWISE, FESCUE MAY BE SHADED OUT.

LOD = 1.47 AC

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



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PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY
1	7/1/24	TRC COMMENTS	CJAC
2	9/2/25	TRC COMMENTS	RS/CC
3	10/2/25	TRC COMMENTS	RS/CO
4	11/12/25	TRC COMMENTS	RBS



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PERMIT SET

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

PROJECT:

SITE DEVELOPMENT PLANS

FOR



PROPOSED DEVELOPMENT

735 S MAIN ST
ROLESVILLE, NC 27571
WAKE COUNTY

BOHLER
BOHLER ENGINEERING NC, PLLC
NCBELS P-1132

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

NC@BohlerEng.com



SHEET TITLE:
EROSION AND SEDIMENT CONTROL PLAN PHASE 1

SHEET NUMBER:

C-801

REVISION 4 - 11/12/25



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

STOCKPILE MAINTENANCE REQUIREMENTS

1. STOCKPILES SHALL NOT EXCEED 35FT IN HEIGHT, AND SLOPES SHALL BE 2:1 OR FLATTER.
2. SEEDING OR COVERING STOCKPILES WITH TARPS OR MULCH IS REQUIRED AND WILL REDUCE EROSION PROBLEMS. TARPS SHOULD BE KEYED IN AT THE TOPE OF THE SLOPE TO KEEP WATER FROM RUNNING UNDERNEATH THE PLASTIC.
3. THE APPROVED PLAN SHALL PROVIDE FOR THE USE OF STAGED SEEDING AND MULCHING ON A CONTINUAL BASIS WHILE THE STOCKPILE IS IN USE.
4. ESTABLISH AND MAINTAIN A VEGETATIVE BUFFER AT THE TOE OF THE SLOPE (WHERE PRACTICAL)

SEEDBED PREPARATION:

1. CHISEL COMPACTED AREAS AND SPREAD TOPSOIL THREE INCHES DEEP OVER ADVERSE SOIL CONDITIONS, IF AVAILABLE.
2. RIP THE ENTIRE AREA TO SIX INCHES DEEP
3. REMOVE ALL LOOSE ROCK, ROOTS AND OTHER OBSTRUCTIONS, LEAVING SURFACE REASONABLY SMOOTH AND UNIFORM.
4. APPLY AGRICULTURAL LIME, FERTILIZER AND SUPERPHOSPHATE UNIFORMLY AND MIX WITH SOIL.
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.
8. INSPECT ALL SEEDBED AREAS AND MAKE NECESSARY REPAIRS OR RESEEDINGS WITHIN THE PLANTING SEASON, IF POSSIBLE. IF STAND SHOULD BE MORE THAN 60% DAMAGED, RE-ESTABLISH FOLLOWING THE ORIGINAL LIME, FERTILIZER AND SEEDING RATES.
9. CONSULT WAKE COUNTY SOIL & WATER OR NC STATE COOPERATIVE EXTENSION ON MAINTENANCE TREATMENT AND FERTILIZATION AFTER PERMANENT COVER IS ESTABLISHED.

MIXTURE:

AGRICULTURAL LIMESTONE - 2 TONS / ACRE (3 TONS / ACRE IN CLAY SOILS)
FERTILIZER - 1,000 LBS / ACRE - 10-10-10
SUPERPHOSPHATE - 500 LBS/ACRE - 20% ANALYSIS
MULCH - 2 TONS/ACRE - SMALL GRAIN STRAW
ANCHOR - ASPHALT EMULSION AT 400 GALS / ACRE

PHASE II E&SC CONSTRUCTION SEQUENCE:

1. CONTINUE CLEARING, GRUBBING, AND STRIPPING SITE. (PHASE CLEARING AND GRUBBING TO THE EXTENT PRACTICAL TO MINIMIZE THE AMOUNT OF AREA DISTURBED AT ANY POINT IN TIME)
2. CONTINUE GRADING THE SITE, ADJUST TEMPORARY DIVERSION DIKES, CHANNELS, AND OTHER BMPs AS GRADES ARE ADJUSTED.
3. TEMPORARILY STABILIZE CONSTRUCTION IMMEDIATELY FOLLOWING THE COMPLETION OF THE MOST RECENT LAND DISTURBING/GRADING ACTIVITY, ANY DISTURBED AREAS, INCLUDING MATERIAL STOCKPILES THAT ARE SCHEDULED OR LIKELY TO REMAIN INACTIVE FOR 7 DAYS OR MORE.
4. INSTALL UTILITIES.
5. INSTALL INLET PROTECTION DEVICES AS STORM INLETS ARE INSTALLED.
6. TEMPORARILY STABILIZE, THROUGHOUT CONSTRUCTION IMMEDIATELY FOLLOWING THE COMPLETION OF THE MOST RECENT LAND DISTURBING/GRADING ACTIVITY, ANY DISTURBED AREAS, INCLUDING MATERIAL STOCKPILES THAT ARE SCHEDULED OR LIKELY TO REMAIN INACTIVE FOR 7 DAYS OR MORE.

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NEW STABILIZATION TIMEFRAMES (EFFECTIVE AUG. 3, 2011)		
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PERIMETER DIKES, SWALES, DITCHES, SLOPES	7 DAYS	NONE
HIGH QUALITY WATER (HOW) ZONES	7 DAYS	NONE
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SLOPES 3:1 TO 4:1	14 DAYS	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 HOW ZONES 10 DAYS FOR FALLS LAKE WATERSHED.
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SEEDING SCHEDULE		
FOR SHOULDERS, SIDE DITCHES, SLOPES (MAX 3:1)		
DATE	TYPE	PLANTING RATE
AUG 15 - NOV 1	TALL FESCUE	300 LBS / ACRE
NOV 1 - MAR 1	TALL FESCUE & ABRUZZI	300 LBS / ACRE
MAR 1 - APR 15	TALL FESCUE	300 LBS / ACRE
APR 15 - JUN 30	HULLED COMMON BERMUDAGRASS	25 LBS / ACRE
JUL 1 - AUG 15	TALL FESCUE AND BROWNTOP MILLET OR SORGHUM-SUDAN HYBRIDS**	125 LBS ACRE (TALL FESCUE); 35 LBS / ACRE (BROWNTOP MILLET); 30 LBS ACRE (SORGHUM-SUDAN HYBRIDS)
FOR SHOULDERS, SIDE DITCHES, SLOPES (3:1 TO 2:1)		
DATE	TYPE	PLANTING RATE
MAR 1 - JUN 1	SERICEA LESPEDEZA (SCARIFIED) AND USE THE FOLLOWING COMBINATIONS	50 LBS / ACRE (SERICEA LESPEDEZA);
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LOD = 1.47 AC

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



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PROGRAM MANAGEMENT
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REVISIONS

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3	10/2/25	TRC COMMENTS	RS/CC
4	11/12/25	TRC COMMENTS	RBS



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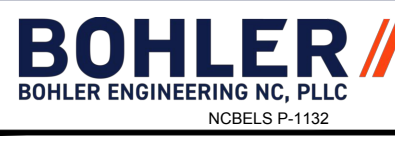
SITE DEVELOPMENT PLANS

FOR



PROPOSED DEVELOPMENT

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ROLESVILLE, NC 27571
WAKE COUNTY



4130 PARKLAKE AVENUE, SUITE 200
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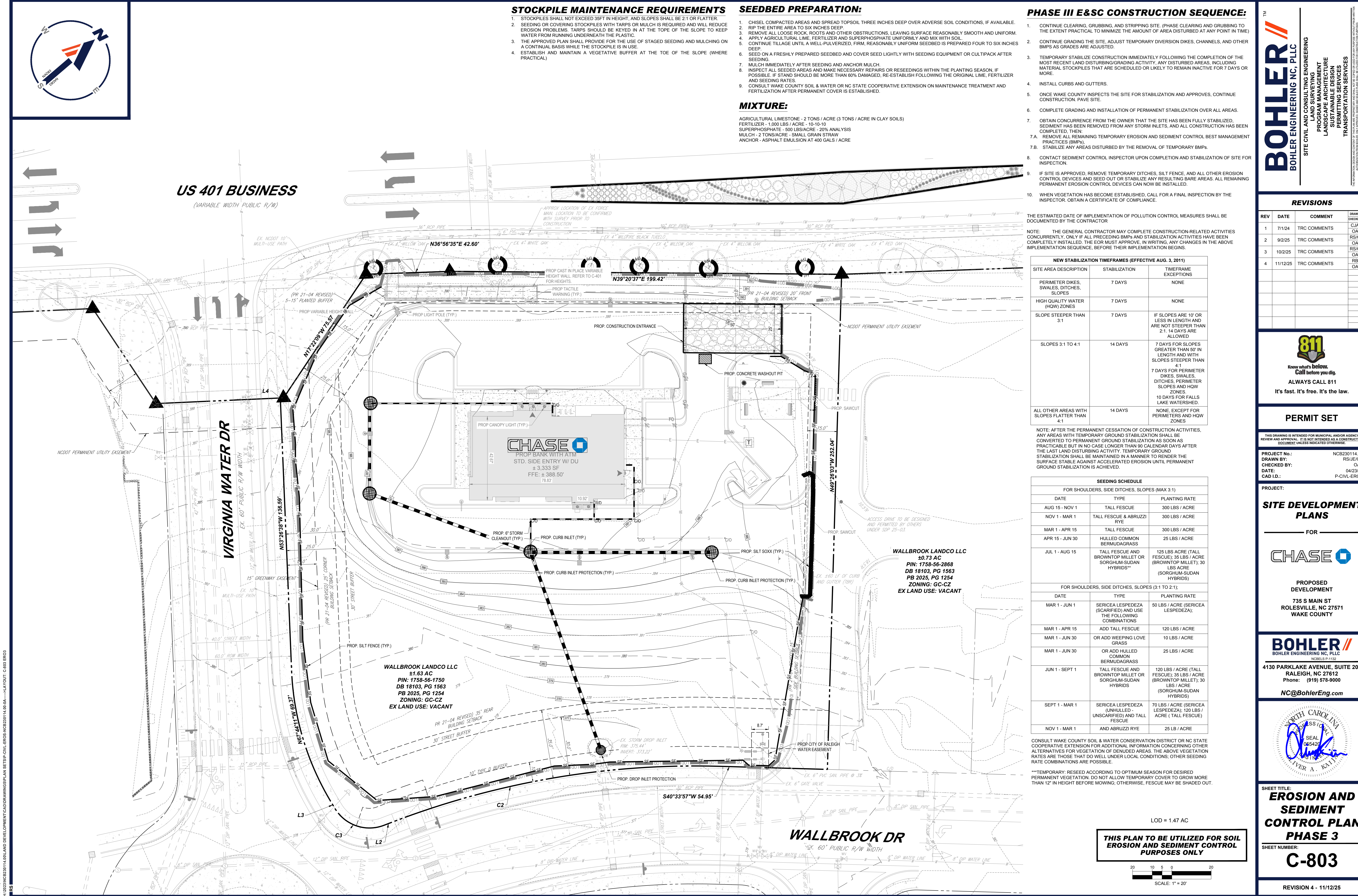


SHEET TITLE:
**EROSION AND
SEDIMENT
CONTROL PLAN
PHASE 2**

SHEET NUMBER:

C-802

REVISION 4 - 11/12/25



STOCKPILE MAINTENANCE REQUIREMENTS

- 1. STOCKPILES SHALL NOT EXCEED 35FT IN HEIGHT, AND SLOPES SHALL BE 2:1 OR FLATTER.
- 2. SEEDING OR COVERING STOCKPILES WITH TARPS OR MULCH IS REQUIRED AND WILL REDUCE EROSION PROBLEMS. TARPS SHOULD BE KEYED IN AT THE TOPE OF THE SLOPE TO KEEP WATER FROM RUNNING UNDERNEATH THE PLASTIC.
- 3. THE APPROVED PLAN SHALL PROVIDE FOR THE USE OF STAGED SEEDING AND MULCHING ON A CONTINUAL BASIS WHILE THE STOCKPILE IS IN USE.
- 4. ESTABLISH AND MAINTAIN A VEGETATIVE BUFFER AT THE TOE OF THE SLOPE (WHERE PRACTICAL)

SEEDBED PREPARATION:

- 1. CHISEL COMPACTED AREAS AND SPREAD TOPSOIL THREE INCHES DEEP OVER ADVERSE SOIL CONDITIONS, IF AVAILABLE.
- 2. RIP THE ENTIRE AREA TO SIX INCHES DEEP
- 3. REMOVE ALL LOOSE ROCK, ROOTS AND OTHER OBSTRUCTIONS, LEAVING SURFACE REASONABLY SMOOTH AND UNIFORM.
- 4. APPLY AGRICULTURAL LIME, FERTILIZER AND SUPERPHOSPHATE UNIFORMLY AND MIX WITH SOIL.
- 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
- 8. INSPECT ALL SEEDED AREAS AND MAKE NECESSARY REPAIRS OR RESEEDING WITHIN THE PLANTING SEASON, IF POSSIBLE. IF STAND SHOULD BE MORE THAN 60% DAMAGED, RE-ESTABLISH FOLLOWING THE ORIGINAL LIME, FERTILIZER AND SEEDING RATES.
- 9. CONSULT WAKE COUNTY SOIL & WATER OR NC STATE COOPERATIVE EXTENSION ON MAINTENANCE TREATMENT AND FERTILIZATION AFTER PERMANENT COVER IS ESTABLISHED.

MIXTURE:

AGRICULTURAL LIMESTONE - 2 TONS / ACRE (3 TONS / ACRE IN CLAY SOILS)
FERTILIZER - 1,000 LBS / ACRE - 10-10-10
SUPERPHOSPHATE - 500 LBS/ACRE - 20% ANALYSIS
MULCH - 2 TONS/ACRE - SMALL GRAIN STRAW
ANCHOR - ASPHALT EMULSION AT 400 GALS / ACRE

PHASE III E&SC CONSTRUCTION SEQUENCE:

- 1. CONTINUE CLEARING, GRUBBING, AND STRIPPING SITE. (PHASE CLEARING AND GRUBBING TO THE EXTENT PRACTICAL TO MINIMIZE THE AMOUNT OF AREA DISTURBED AT ANY POINT IN TIME)
- 2. CONTINUE GRADING THE SITE, ADJUST TEMPORARY DIVERSION DIKES, CHANNELS, AND OTHER BMPs AS GRADES ARE ADJUSTED.
- 3. TEMPORARY STABILIZE CONSTRUCTION IMMEDIATELY FOLLOWING THE COMPLETION OF THE MOST RECENT LAND DISTURBING/GRADING ACTIVITY, ANY DISTURBED AREAS, INCLUDING MATERIAL STOCKPILES THAT ARE SCHEDULED OR LIKELY TO REMAIN INACTIVE FOR 7 DAYS OR MORE.
- 4. INSTALL CURBS AND GUTTERS.
- 5. ONCE WAKE COUNTY INSPECTS THE SITE FOR STABILIZATION AND APPROVES, CONTINUE CONSTRUCTION, PAVE SITE.
- 6. COMPLETE GRADING AND INSTALLATION OF PERMANENT STABILIZATION OVER ALL AREAS.
- 7. 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:
 - 7.A. REMOVE ALL REMAINING TEMPORARY EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPs).
 - 7.B. STABILIZE ANY AREAS DISTURBED BY THE REMOVAL OF TEMPORARY BMPs.
- 8. CONTACT SEDIMENT CONTROL INSPECTOR UPON COMPLETION AND STABILIZATION OF SITE FOR INSPECTION.
- 9. IF SITE IS APPROVED, REMOVE TEMPORARY DITCHES, SILT FENCE, AND ALL OTHER EROSION CONTROL DEVICES AND SEED OUT OR STABILIZE ANY RESULTING BARE AREAS. ALL REMAINING PERMANENT EROSION CONTROL DEVICES CAN NOW BE INSTALLED.
- 10. WHEN VEGETATION HAS BECOME ESTABLISHED, CALL FOR A FINAL INSPECTION BY THE INSPECTOR. OBTAIN A CERTIFICATE OF COMPLIANCE.

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

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NEW STABILIZATION TIMEFRAMES (EFFECTIVE AUG. 3, 2011)		
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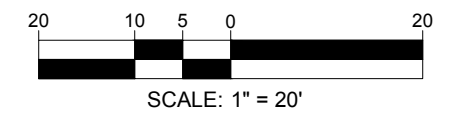
SEEDING SCHEDULE		
FOR SHOULDERS, SIDE DITCHES, SLOPES (MAX 3:1)		
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DATE	TYPE	PLANTING RATE
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SITE CIVIL AND CONSULTING ENGINEERING

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SITE DEVELOPMENT PLANS

FOR

CHASE

PROPOSED DEVELOPMENT

735 S MAIN ST
ROLESVILLE, NC 27571
WAKE COUNTY

BOHLER

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NCBELS P-1132

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NORTH CAROLINA

SEAL

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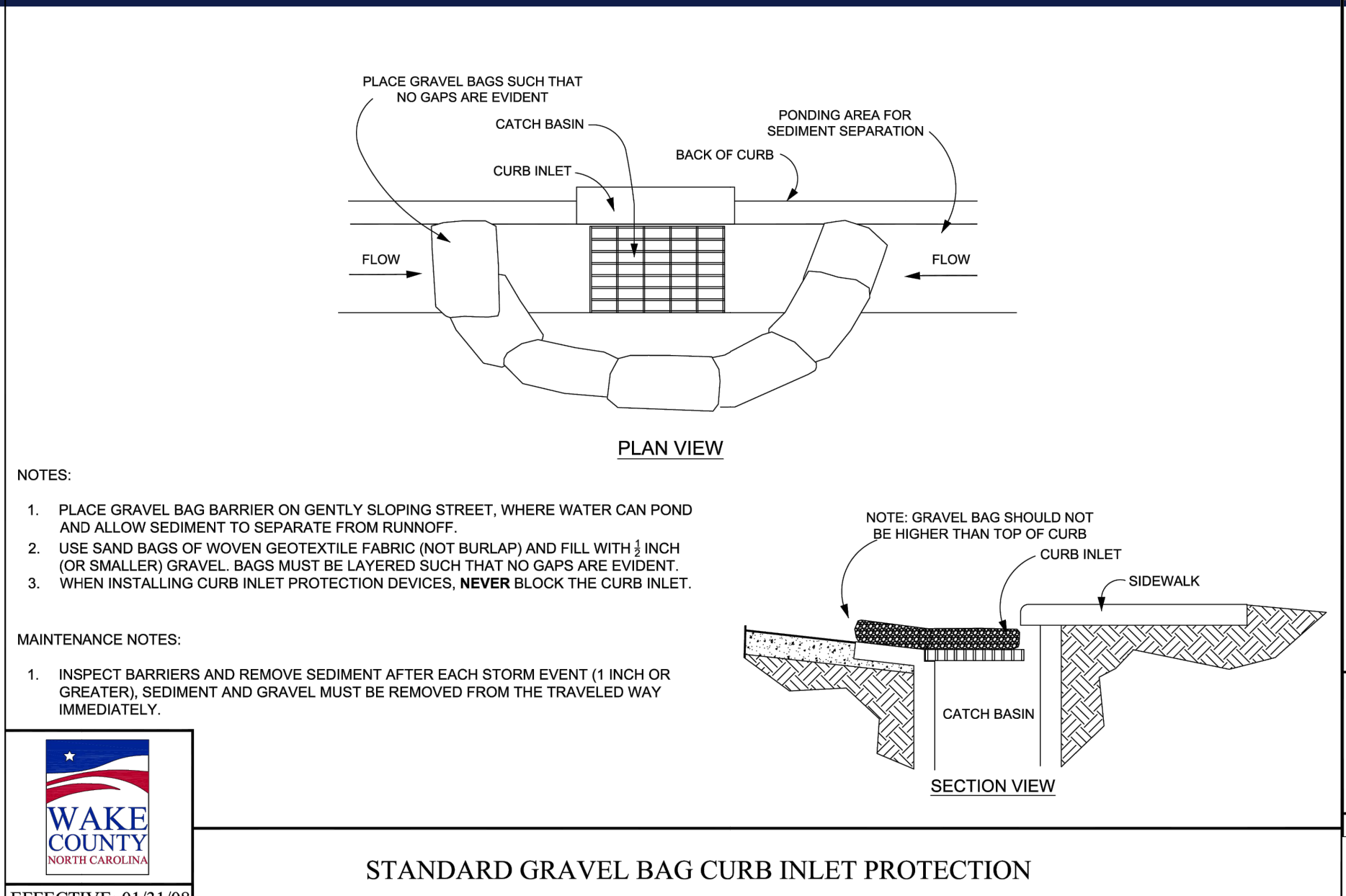
BOHLER

BOHLER ENGINEERING NC, PLLC

SHEET TITLE:
EROSION AND SEDIMENT CONTROL PLAN
PHASE 3

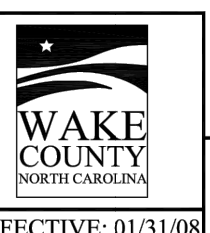
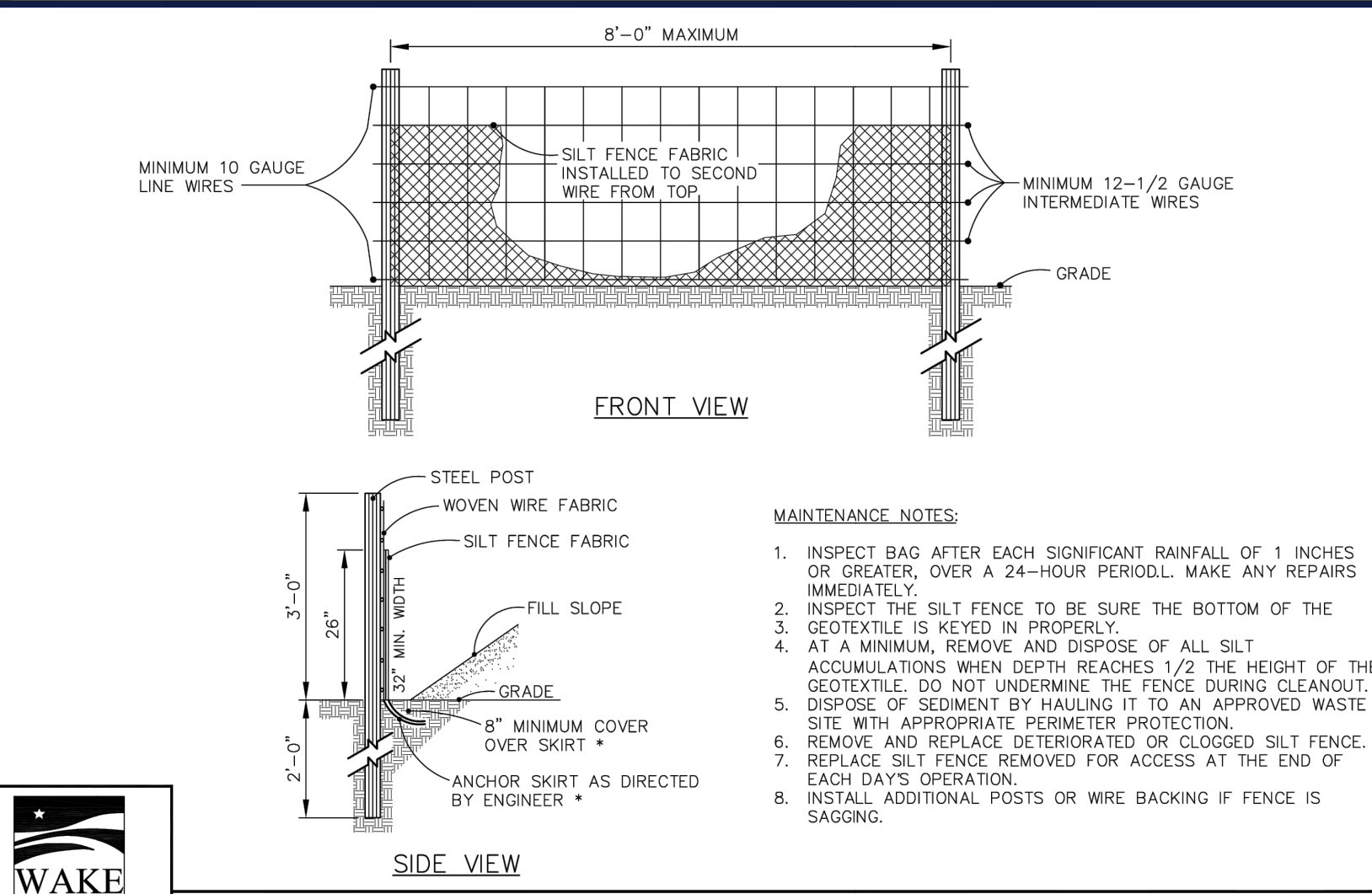
SHEET NUMBER:
C-803

REVISION 4 - 11/12/25



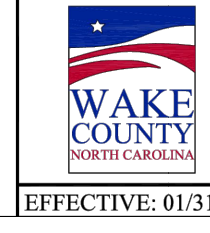
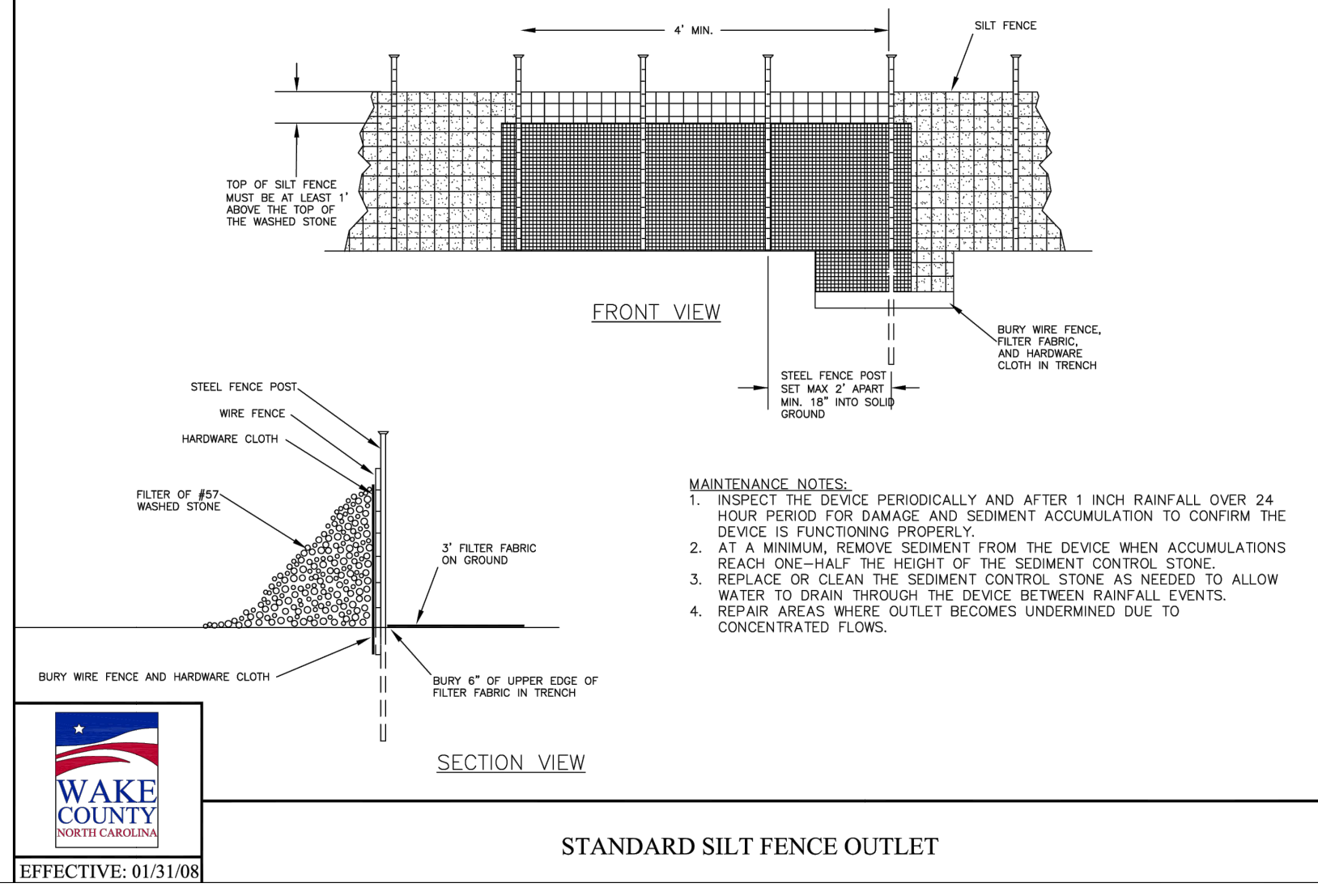
EFFECTIVE: 01/31/08

STANDARD GRAVEL BAG CURB INLET PROTECTION



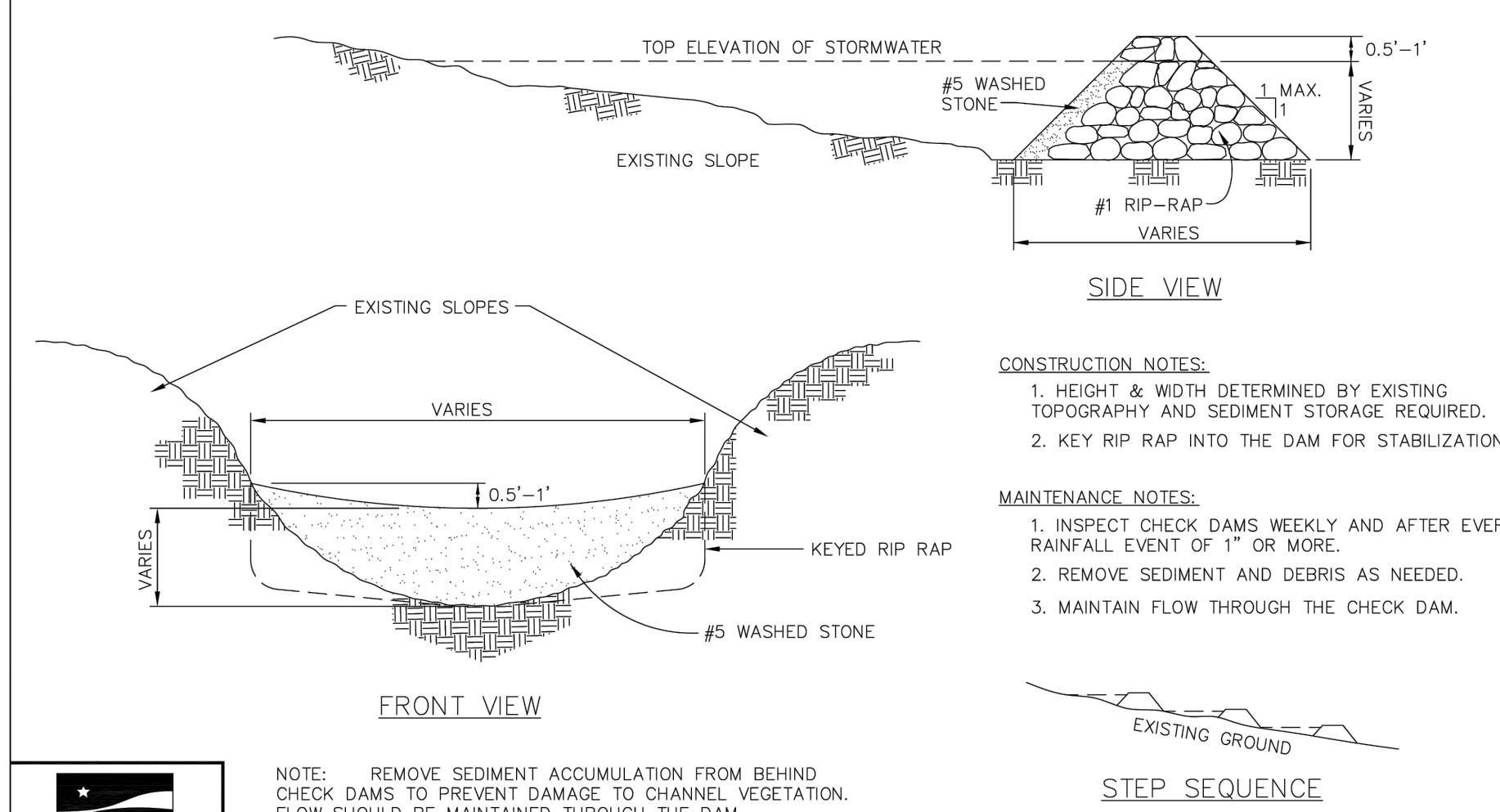
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STANDARD TEMPORARY SILT FENCE



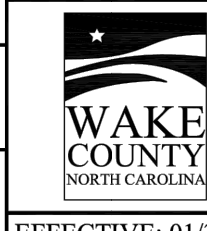
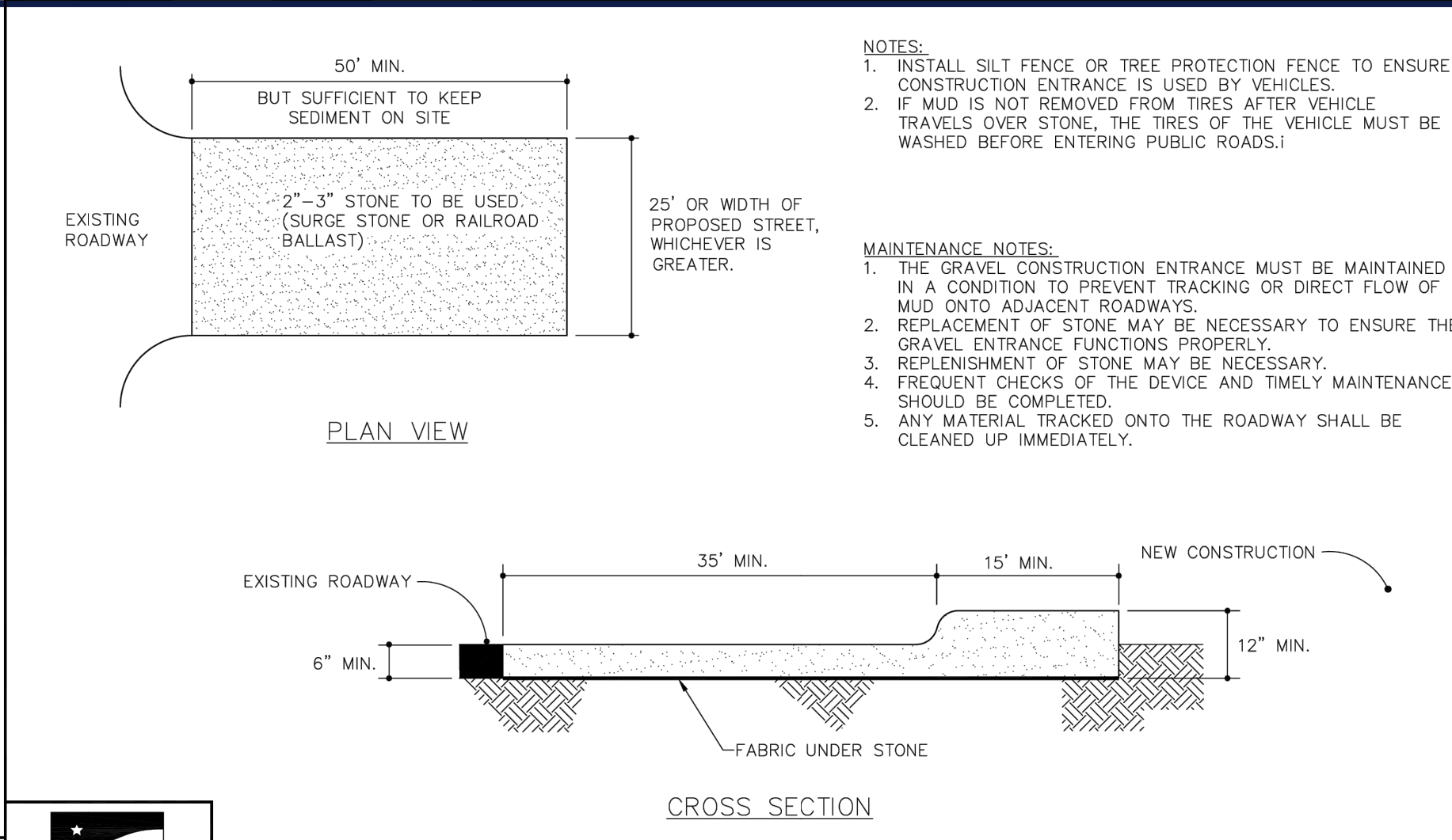
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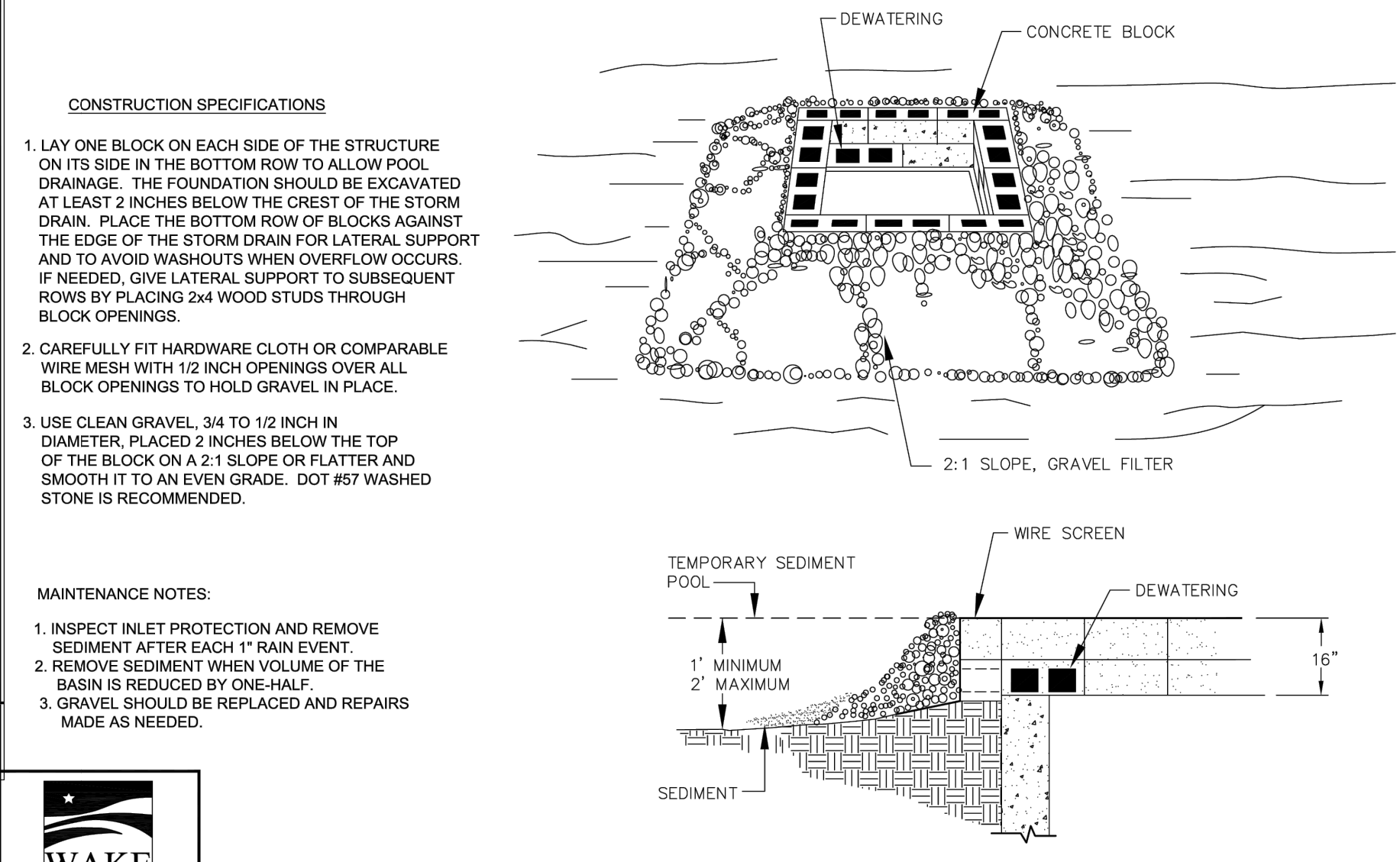
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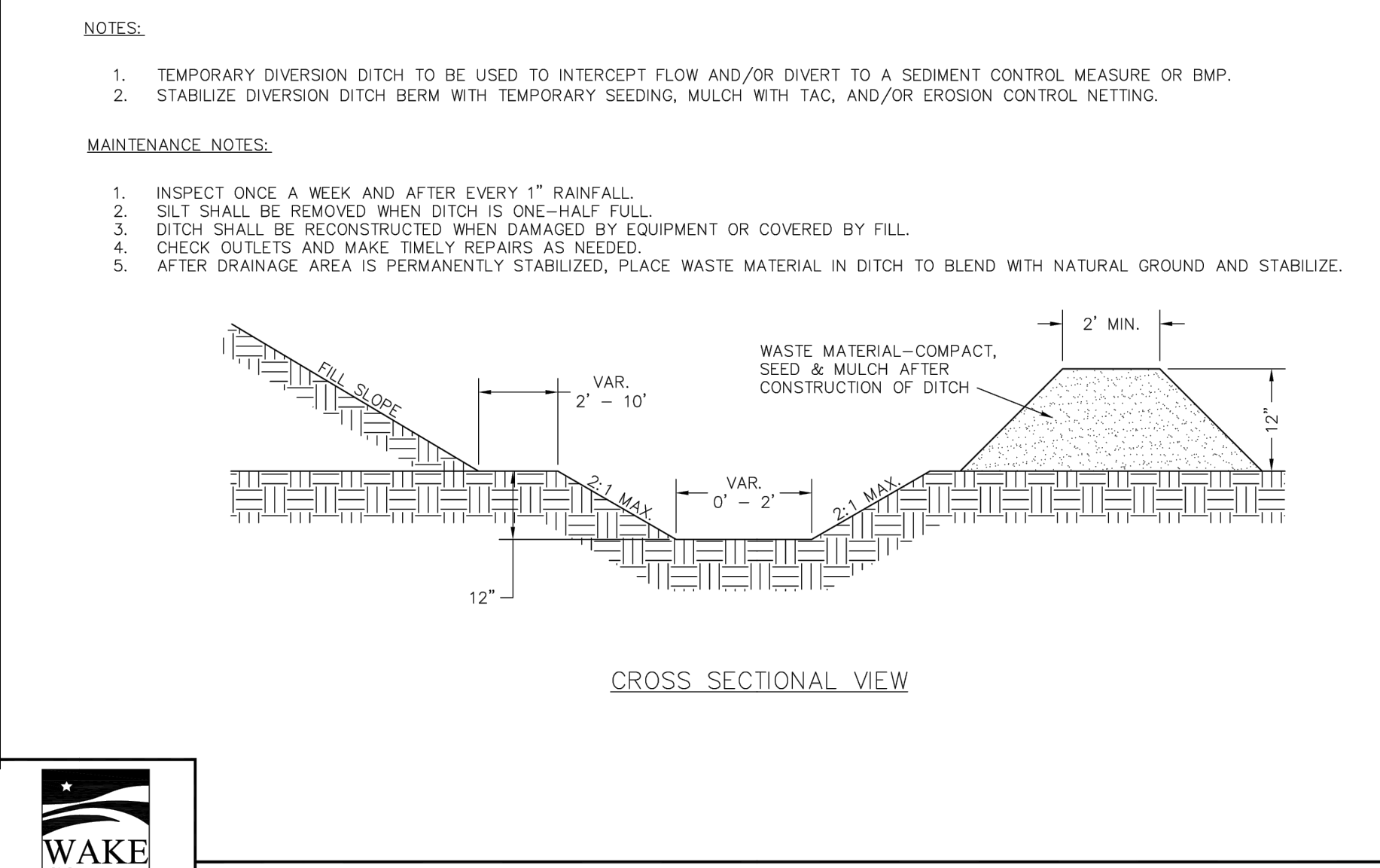
EFFECTIVE: 01/31/08

STANDARD CONSTRUCTION ENTRANCE



EFFECTIVE: 01/31/08

STANDARD BLOCK & GRAVEL DROP INLET PROTECTION



EFFECTIVE: 01/31/08

STANDARD TEMPORARY DIVERSION DITCH

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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
2	9/2/25	TRC COMMENTS	RS/CC	OAK
3	10/2/25	TRC COMMENTS	RS/CC	OAK
4	11/12/25	TRC COMMENTS	RBS	OAK

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PROJECT No.: NCB230114.00
DRAWN BY: RS/UE/CC
CHECKED BY: OAK
DATE: 04/23/24
CAD ID: P-CIVIL-CND5

SITE DEVELOPMENT PLANS
FOR
CHASE
PROPOSED DEVELOPMENT
735 S MAIN ST
ROLESVILLE, NC 27571
WAKE COUNTY

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NCBELS P-1132
4130 PARKLAKE AVENUE, SUITE 200
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SEAL
BOHLER ENGINEERING NC, PLLC
BOHLER A. KATZ

SHEET TITLE:
EROSION AND SEDIMENT CONTROL NOTES AND DETAILS
SHEET NUMBER:
C-804
REVISION 4 - 11/12/25

PART III 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	Frequency (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 unattended days (note 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&S 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 (SDCs)	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 plan of grading (installation of perimeter E&S 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.

NOTE: The rain inspection resets the required 7 calendar day inspection requirement.

**PART II, SECTION 6, ITEM (4)
DRAW DOWN OF SEDIMENT BASINS FOR MAINTENANCE OR CLOSE OUT**

Sediment basins and traps that receive runoff from drainage areas of one acre or more shall use outlet structures 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). Non-surface withdrawals from sediment basins shall be allowed only when all of the following criteria have been met:

- The E&S 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&S plan authority has approved these items,
- 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,
- 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,
- Vegetated, upland areas of the sites or a properly designed stone pad is used to the extent feasible at the outlet of the dewatering treatment devices described in Item (c) above,
- Velocity dissipation devices such as check dams, sediment traps, and riprap are provided at the discharge points of all dewatering devices, and
- 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 waters of the United States.

NCG01 SELF-INSPECTION, RECORDKEEPING AND REPORTING

EFFECTIVE: 04/01/19

GROUND STABILIZATION AND MATERIALS HANDLING PRACTICES FOR COMPLIANCE WITH THE NCG01 CONSTRUCTION GENERAL PERMIT
Implementing the details and specifications on this plan sheet will result in the construction activity being considered compliant with the Ground Stabilization and Materials Handling sections of the NCG01 Construction General Permit (Sections E and F, respectively). The permittee shall comply with the Erosion and Sediment Control plan approved by the delegated authority having jurisdiction. All details and specifications shown on this sheet may not apply depending on site conditions and the delegated authority having jurisdiction.

SECTION E: GROUND STABILIZATION

Required Ground Stabilization Timeframes		
Site Area Description	Stabilize within this many calendar days after ceasing land disturbance	Timeframe variations
(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 are not steeper than 2:1, 14 days are allowed. -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
(d) Slopes 3:1 to 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
(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

Note: After the permanent cessation of construction activities, any areas with temporary 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:

Temporary Stabilization	Permanent Stabilization
<ul style="list-style-type: none"> Temporary grass seed covered with straw or other mulches and tackifiers Hydroseeding Rollled erosion control products with or without temporary grass seed Appropriately applied straw or other mulch Plastic sheeting 	<ul style="list-style-type: none"> Permanent grass seed covered with straw or other mulches and tackifiers Geotextile fabrics such as permanent soil reinforcement matting Hydroseeding Shrubs or other permanent plantings covered with mulch Uniform and evenly distributed ground cover sufficient to restrain erosion Structural methods such as concrete, asphalt or retaining walls Rollled 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 offsite.
- 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.
- Provide drip pans under any stored equipment.
- Identify leaks and repair as soon as feasible, or remove leaking equipment from the project.
- Collect all spent fluids, store in separate containers and properly dispose as hazardous waste (recycle when possible).
- Remove leaking vehicles and construction equipment from service until the problem has been corrected.
- Bring used fuels, lubricants, coolants, hydraulic fluids and other petroleum products to a recycling or disposal center that handles these materials.

LITTER, BUILDING MATERIAL AND LAND CLEARING WASTE

- 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 containers overflow.
- Dispose waste off-site at an approved disposal facility.
- On business days, clean up and dispose of waste in designated waste containers.

PAINT AND OTHER LIQUID WASTE

- 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.
- Containment must be labeled, sized and placed appropriately for the needs of site.
- Prevent the discharge of soaps, solvents, detergents and other liquid wastes from construction sites.

PORTABLE TOILETS

- 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 foot traffic areas.
- 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 with properly operating unit.

EARTHEN STOCKPILE MANAGEMENT

- 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 available.
- 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.

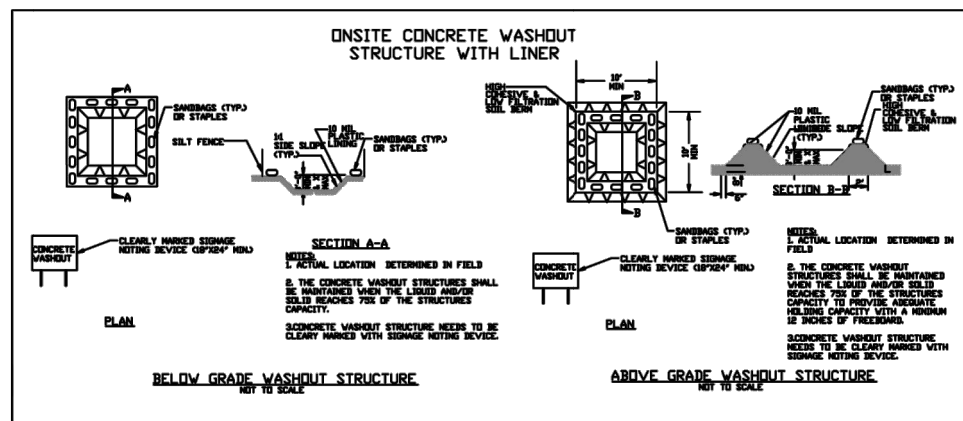


NCG01 GROUND STABILIZATION AND MATERIALS HANDLING

EFFECTIVE: 04/01/19

PART III SELF-INSPECTION, RECORDKEEPING AND REPORTING	
SECTION B: RECORDKEEPING 1. E&S Plan Documentation The approved E&S plan as well as any approved deviation shall be kept on the site. The approved E&S plan must be kept up-to-date throughout the coverage under this permit. The following items pertaining to the E&S 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&S measure has been installed and does not significantly deviate from the locations, dimensions and relative elevations shown on the approved E&S plan.	Initial and date each E&S measure on a copy of the approved E&S plan or complete, date and sign an inspection report that lists each E&S measure shown on the approved E&S plan. This documentation is required upon the initial installation of the E&S measures or if the E&S measures are modified after initial installation.
(b) A phase of grading has been completed.	Initial and date a copy of the approved E&S 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&S plan.	Initial and date a copy of the approved E&S plan or complete, date and sign an inspection report to indicate completion with approved ground cover specifications.
(d) The maintenance and repair requirements for all E&S measures have been performed.	Complete, date and sign an inspection report.
(e) Corrective actions have been taken to E&S measures.	Initial and date a copy of the approved E&S plan or complete, date and sign an inspection report to indicate the completion of the corrective action.
2. Additional Documentation to be Kept on Site In addition to the E&S 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 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.	
3. Documentation to be Retained for Three Years All data used to complete the e-NOI 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]	

Occurrence	Reporting Timeframes (After Discovery) and Other Requirements
(a) Visible sediment deposition in a stream or wetland	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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)]	<ul style="list-style-type: none"> 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. 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.
(d) Noncompliance with the conditions of this permit that may endanger health or the environment [40 CFR 122.41(k)(7)]	<ul style="list-style-type: none"> 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 recurrence of the noncompliance. [40 CFR 122.41(j)(6). Division staff may waive the requirement for a written report on a case-by-case basis.



CONCRETE WASHOUTS

- Do not discharge concrete or cement slurry from the site.
- 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 an alternate method or product is to be used, contact your approval authority for review and approval. If local standard details are not available, use 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.
- 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.



REVISIONS

REV	DATE	COMMENT	DRAWN BY
1	7/1/24	TRC COMMENTS	CJAC
2	9/2/25	TRC COMMENTS	RS/CC
3	10/2/25	TRC COMMENTS	OAK
4	11/1/25	TRC COMMENTS	RBS



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DRAWN BY: RS/JEC
CHECKED BY: OAK
DATE: 04/23/25
CAD LID: P-CIVL-CND5

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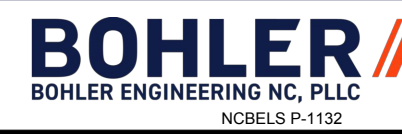
SITE DEVELOPMENT PLANS

FOR



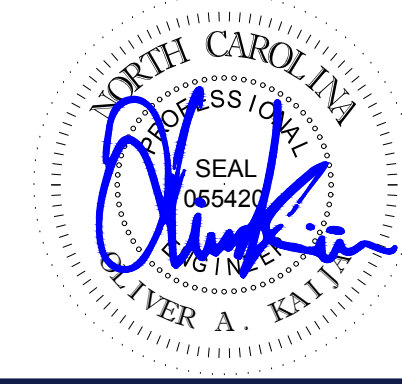
PROPOSED
DEVELOPMENT

735 S MAIN ST
ROLESVILLE, NC 27571
WAKE COUNTY



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

NC@BohlerEng.com

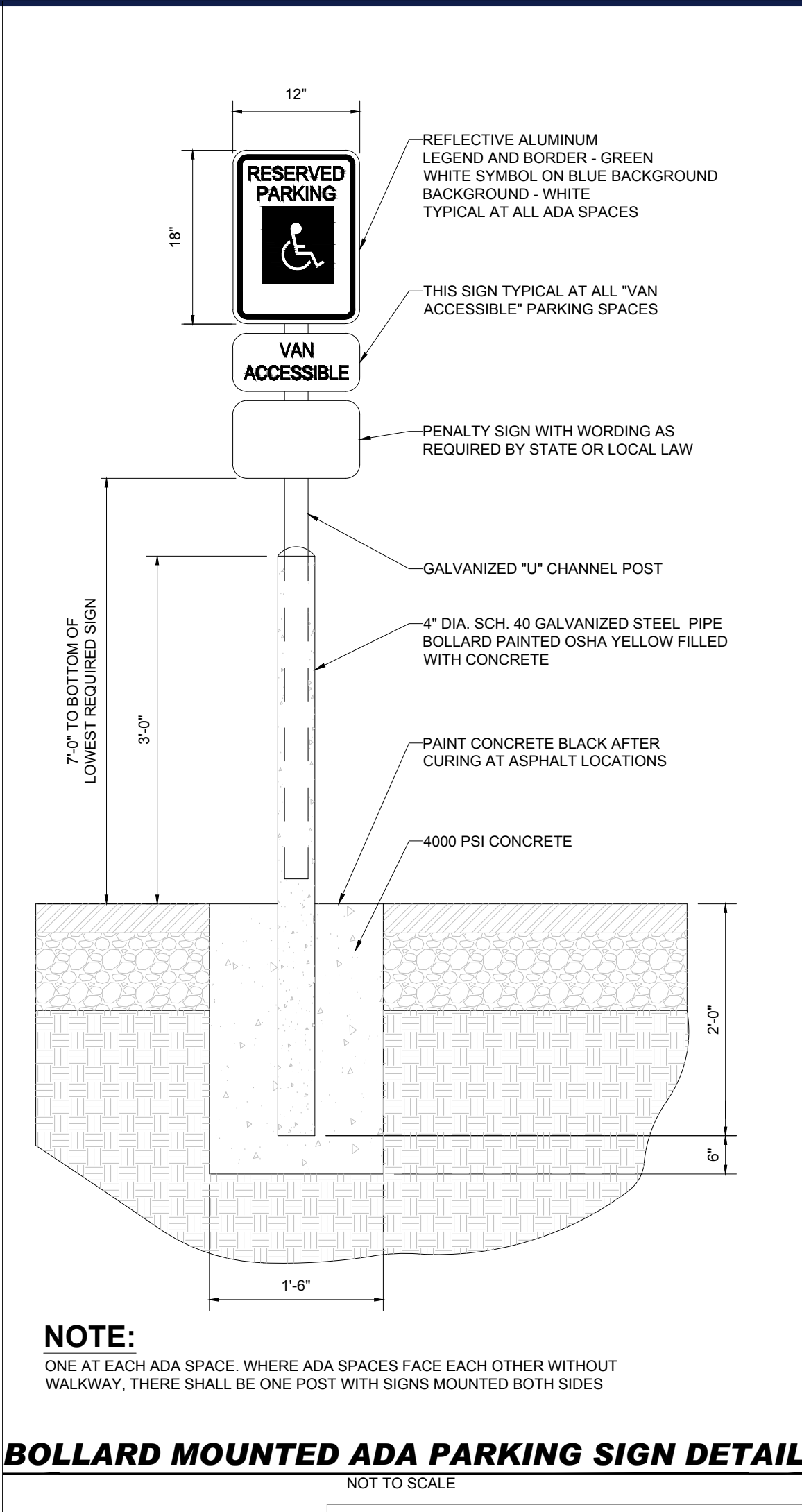


SHEET TITLE: EROSION AND SEDIMENT CONTROL NOTES AND DETAILS

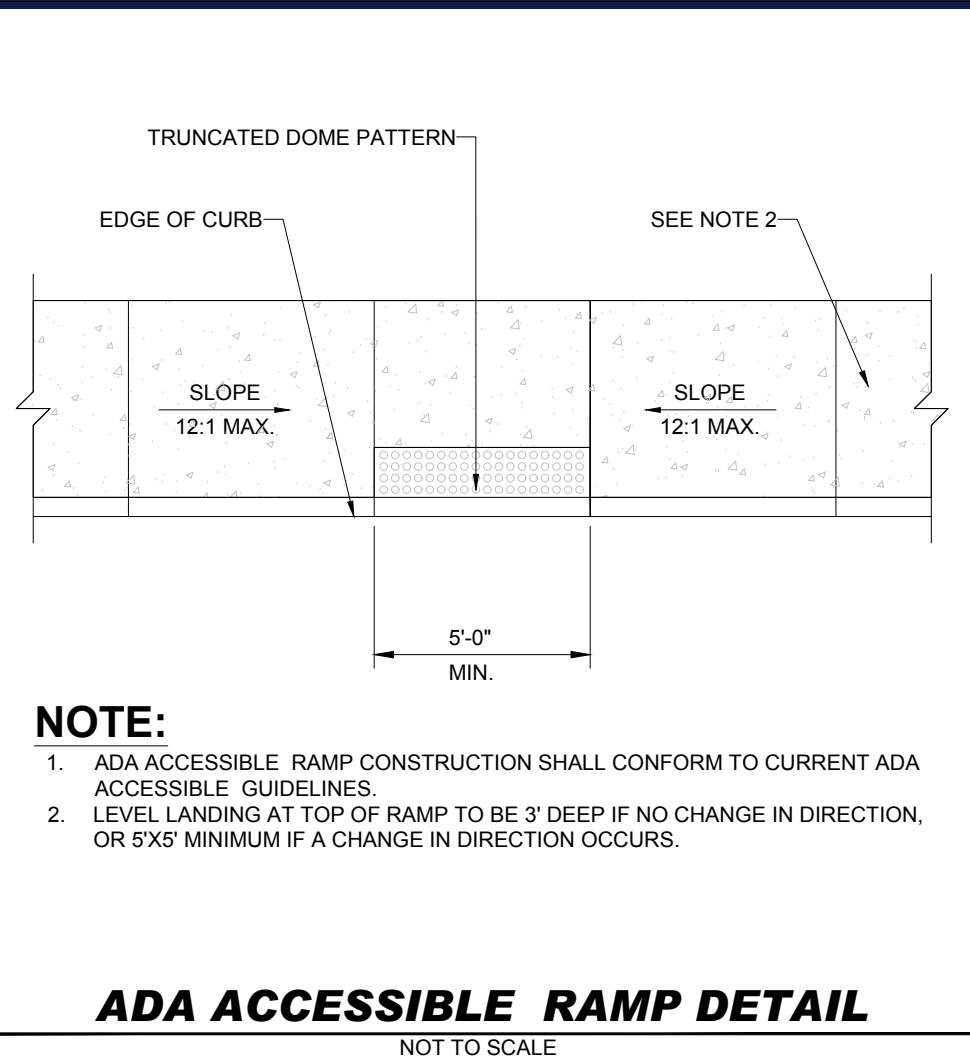
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C-805

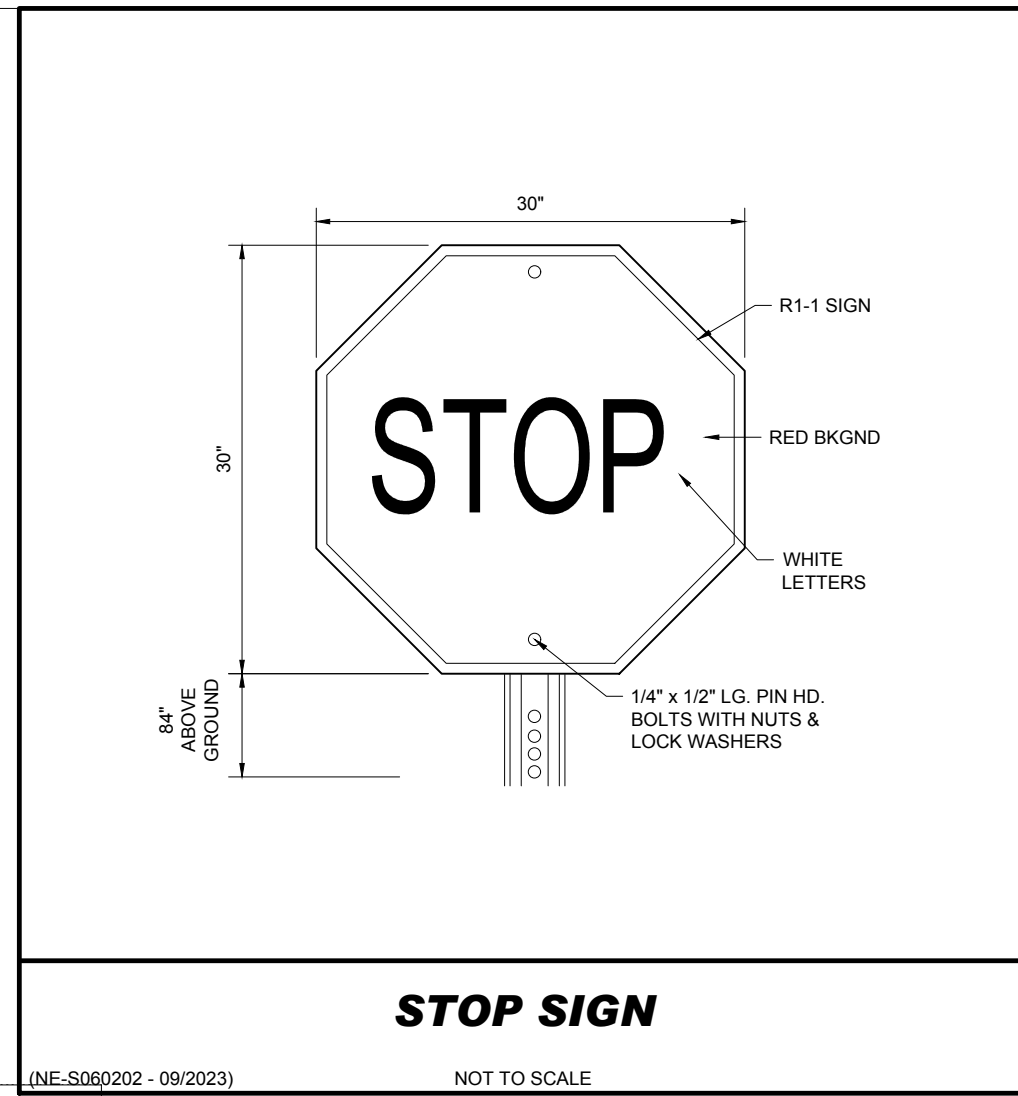
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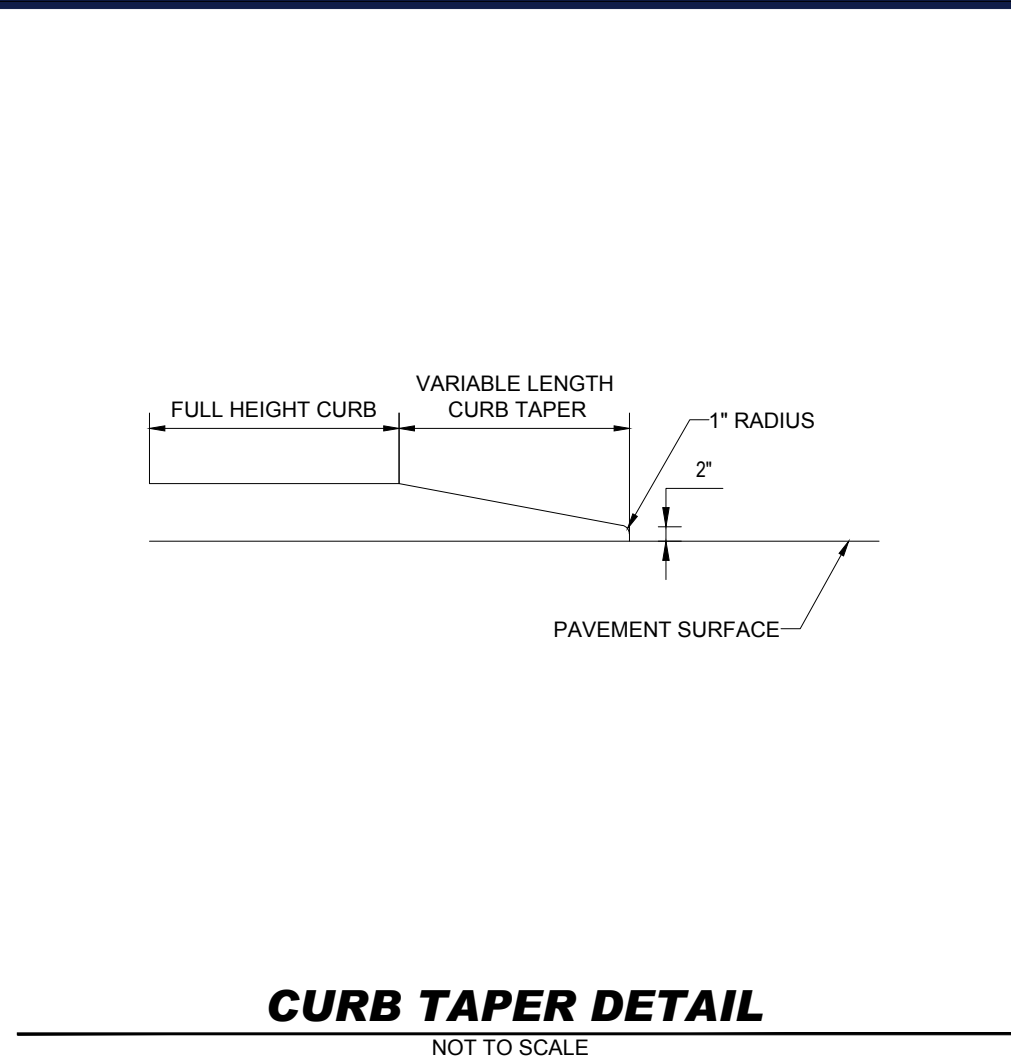
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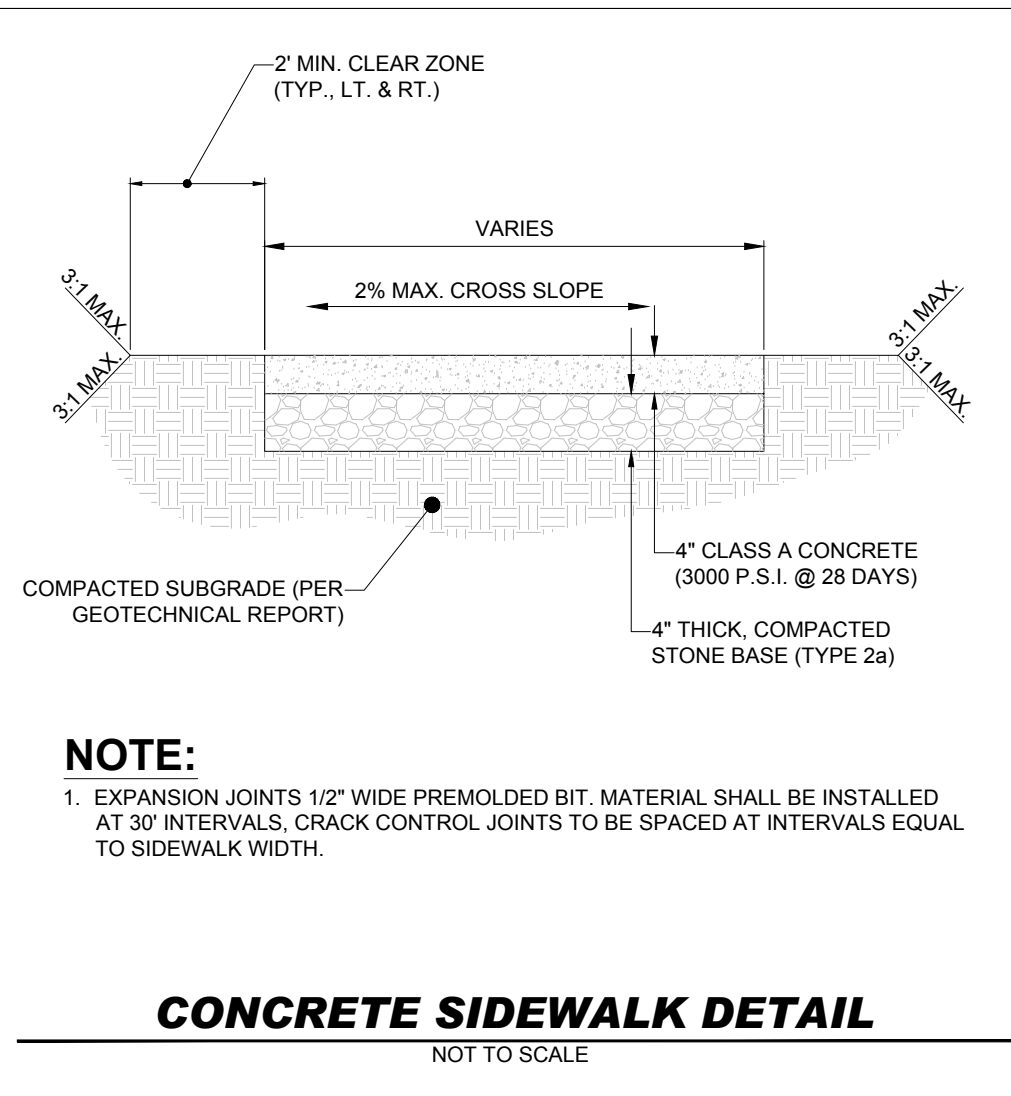
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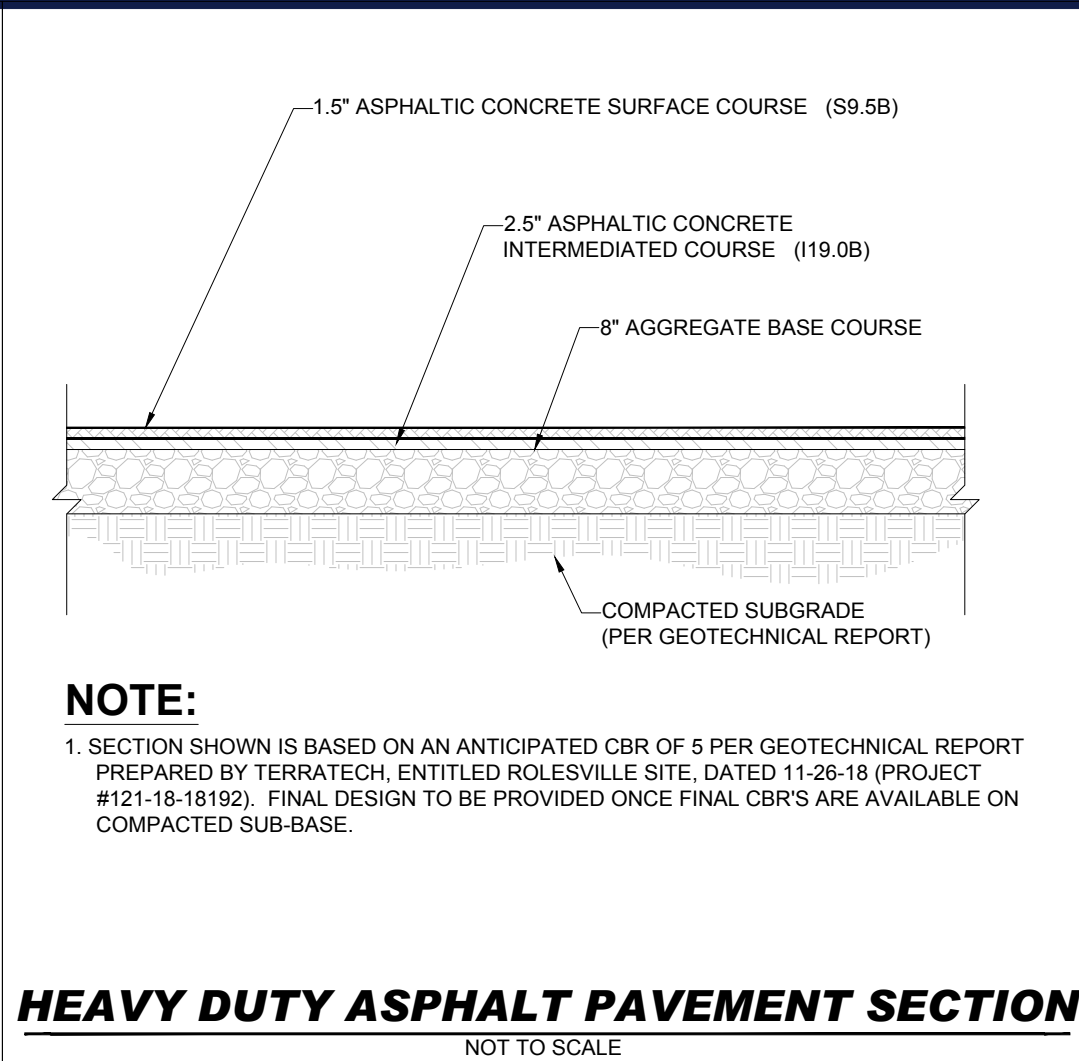
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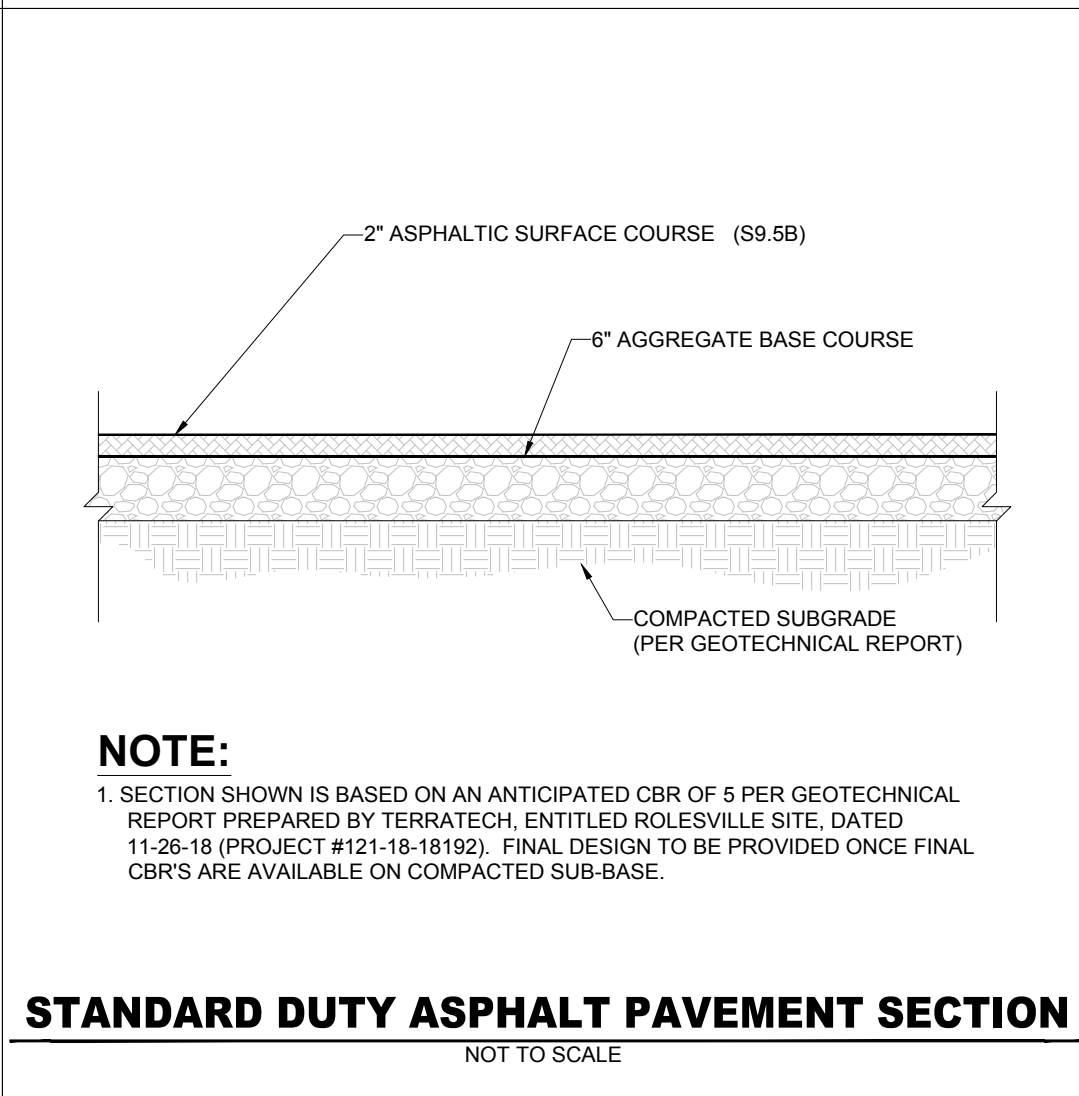
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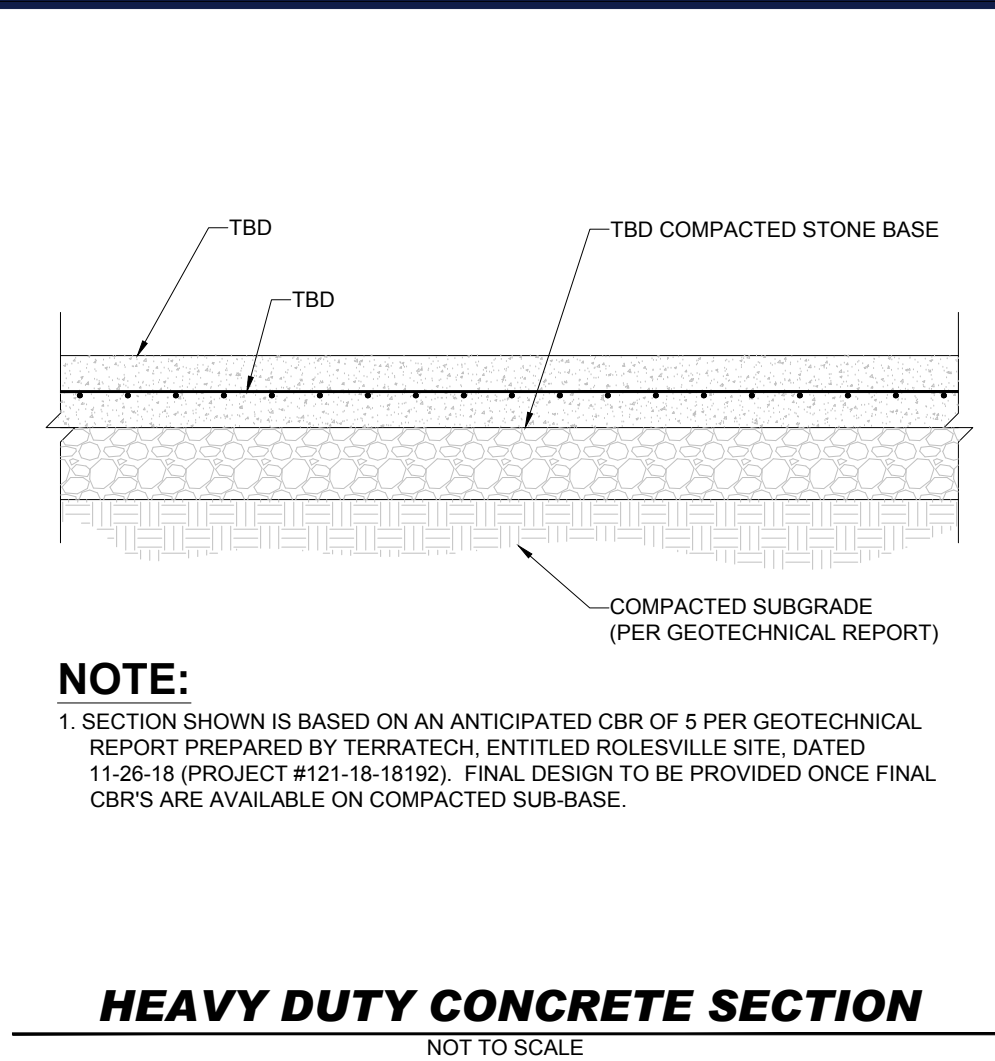
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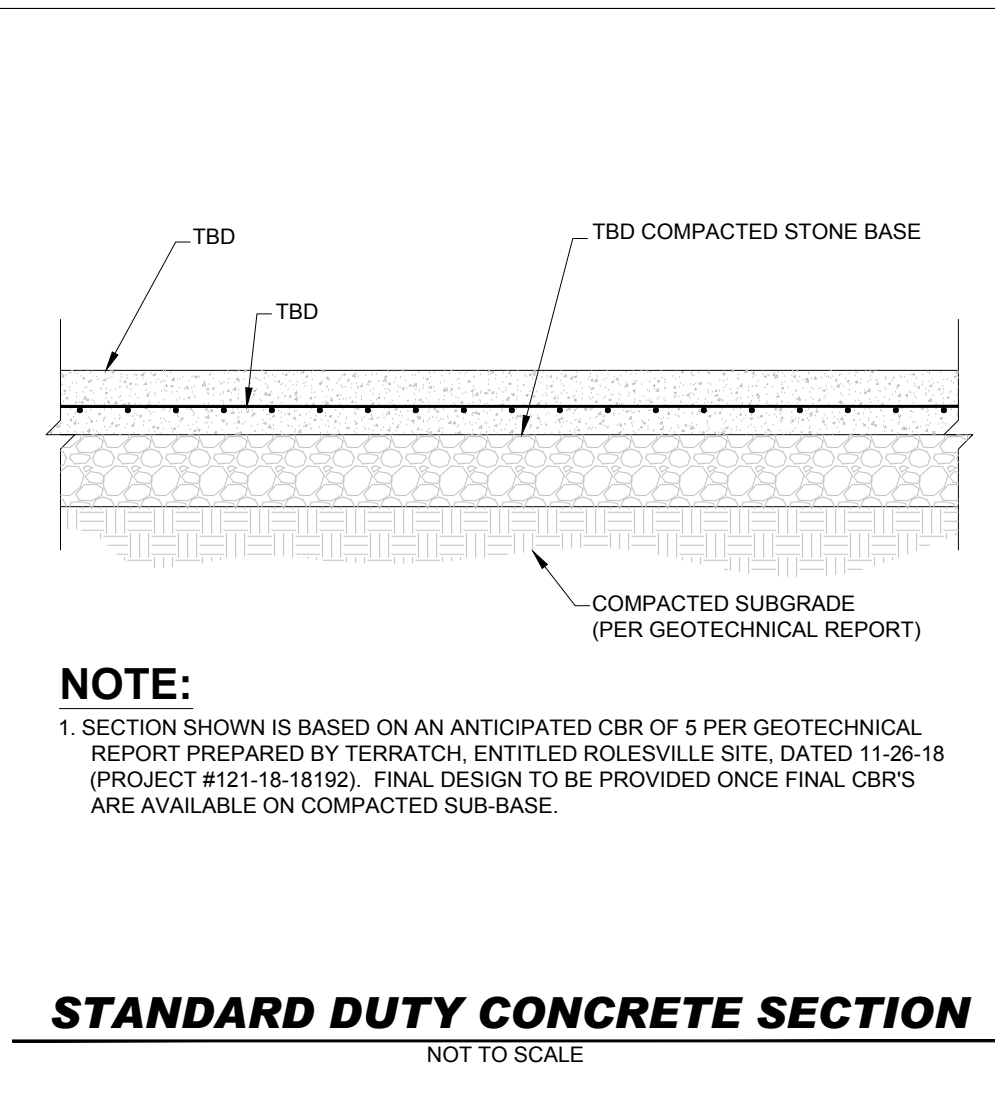
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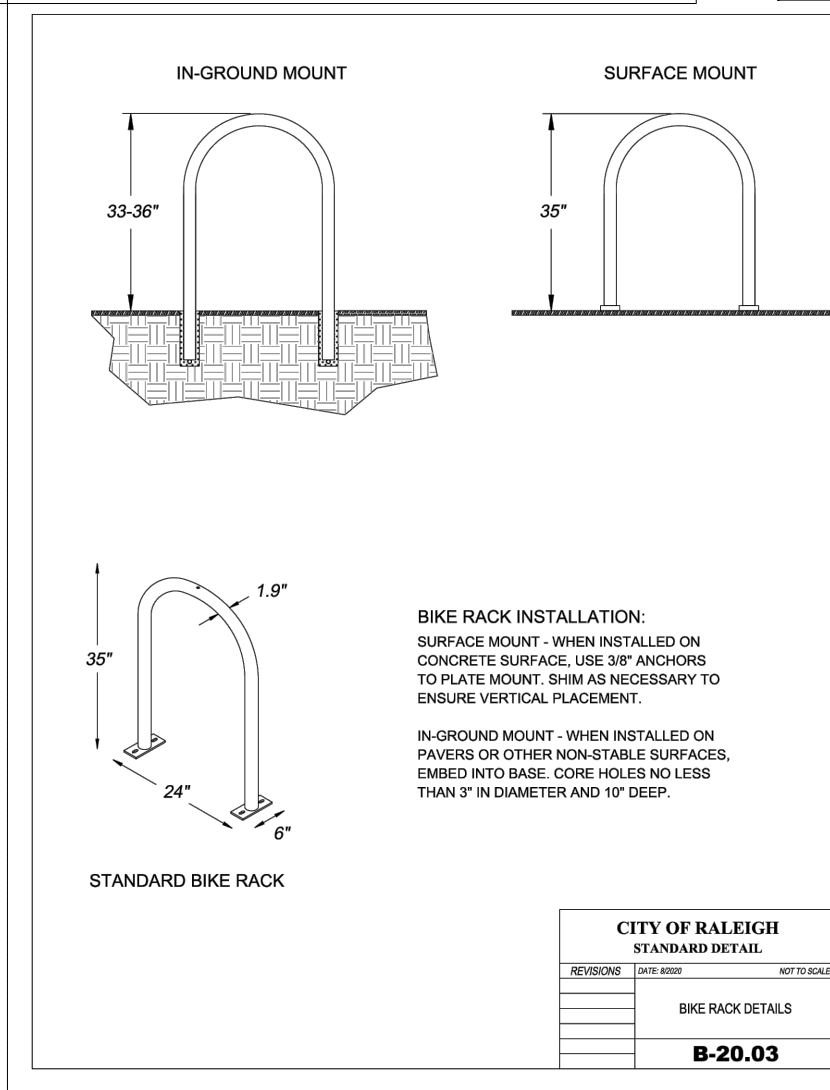
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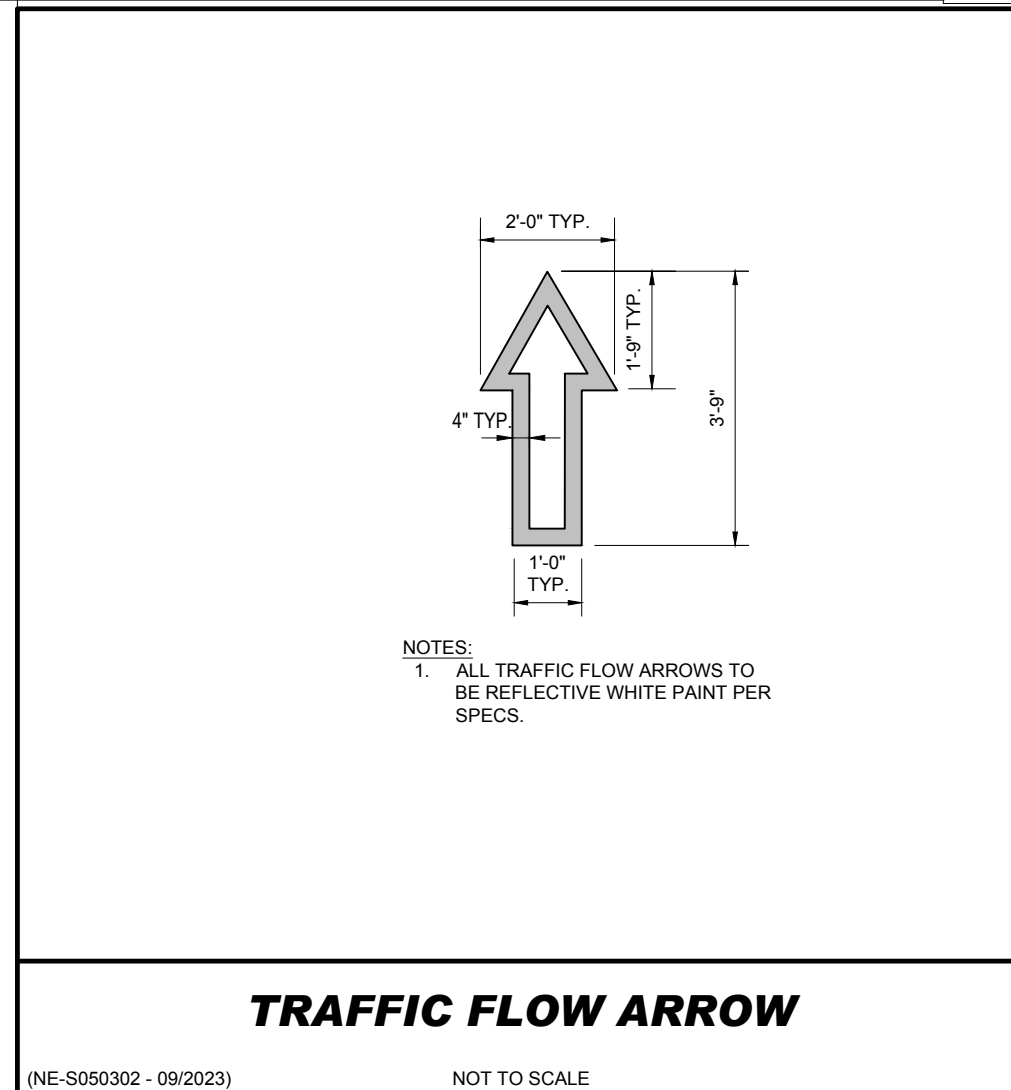
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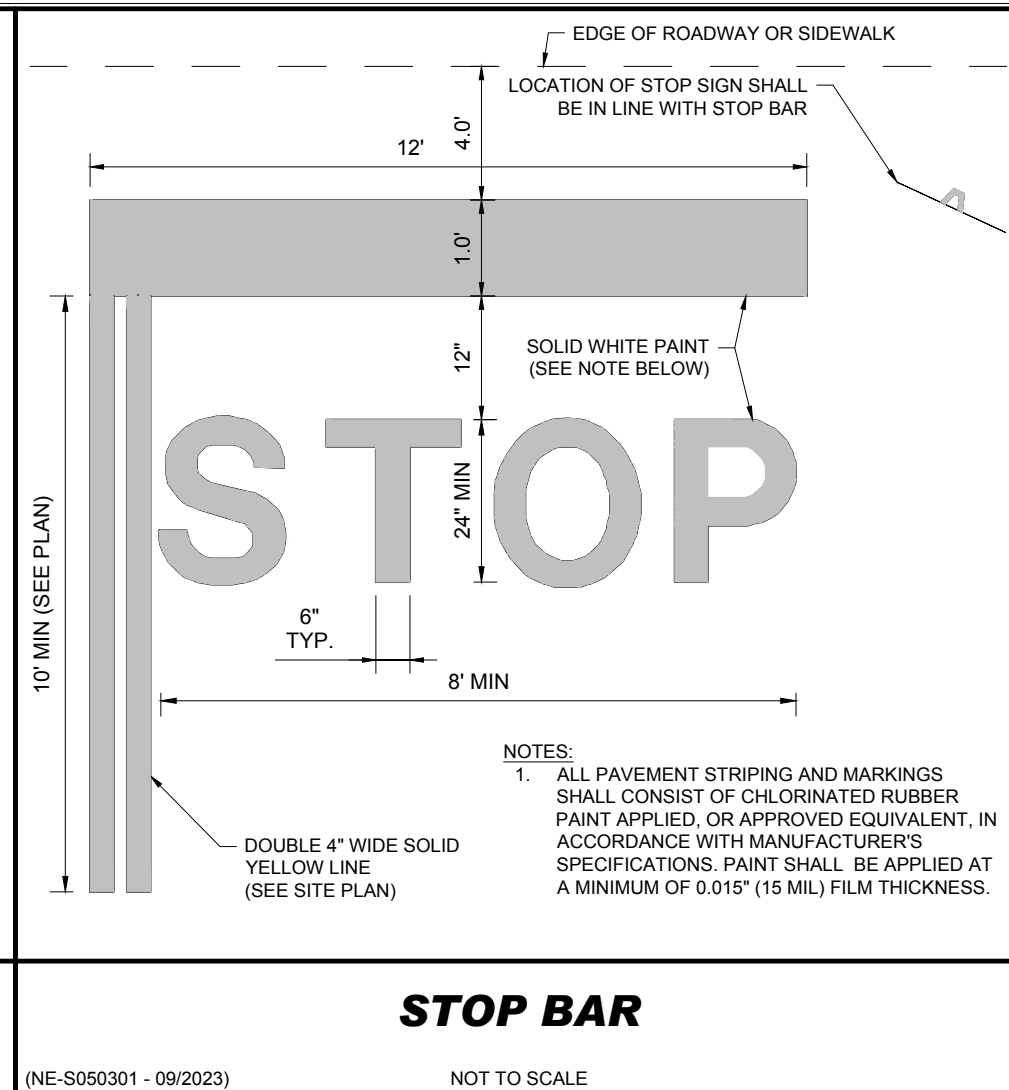
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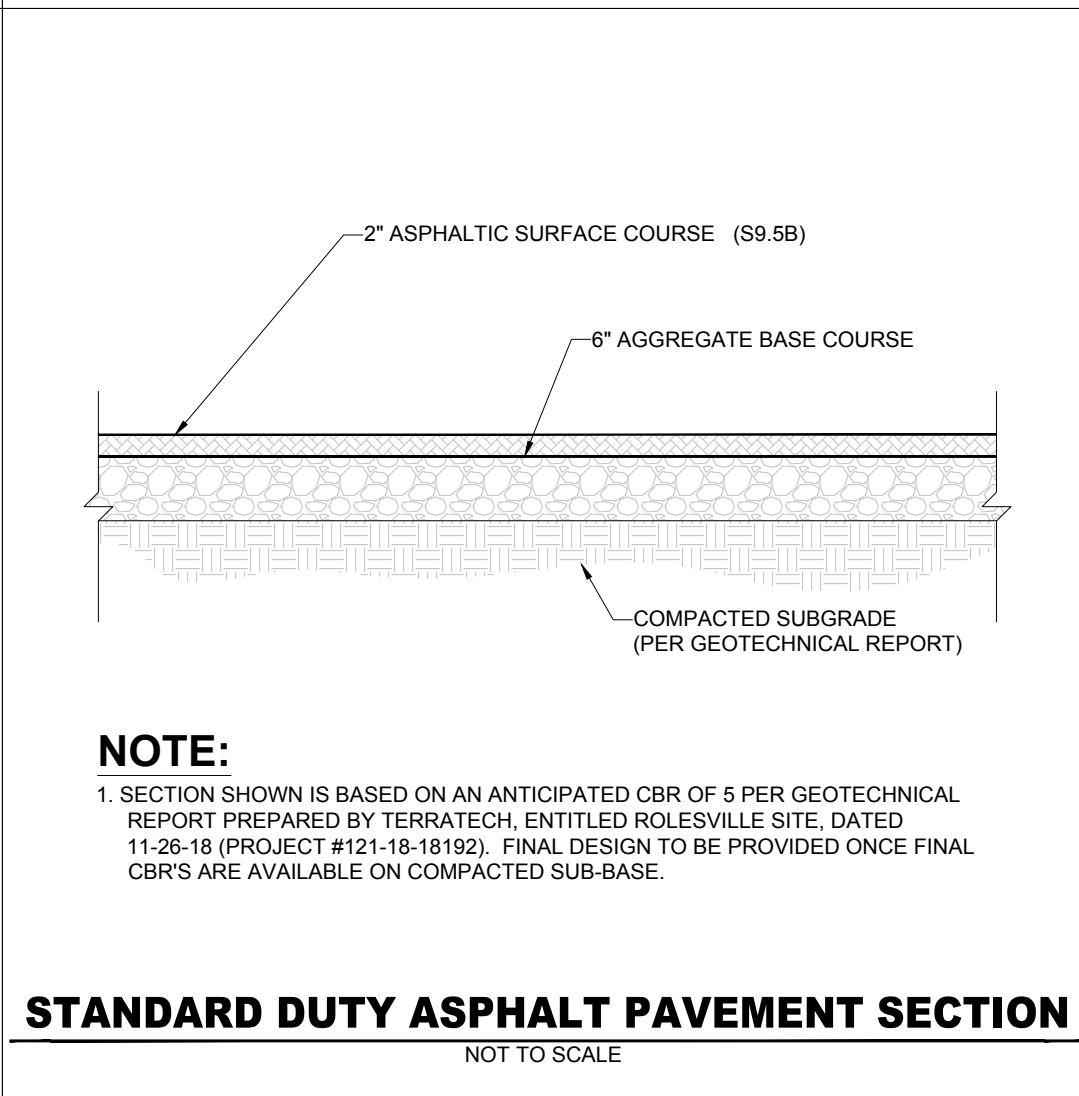
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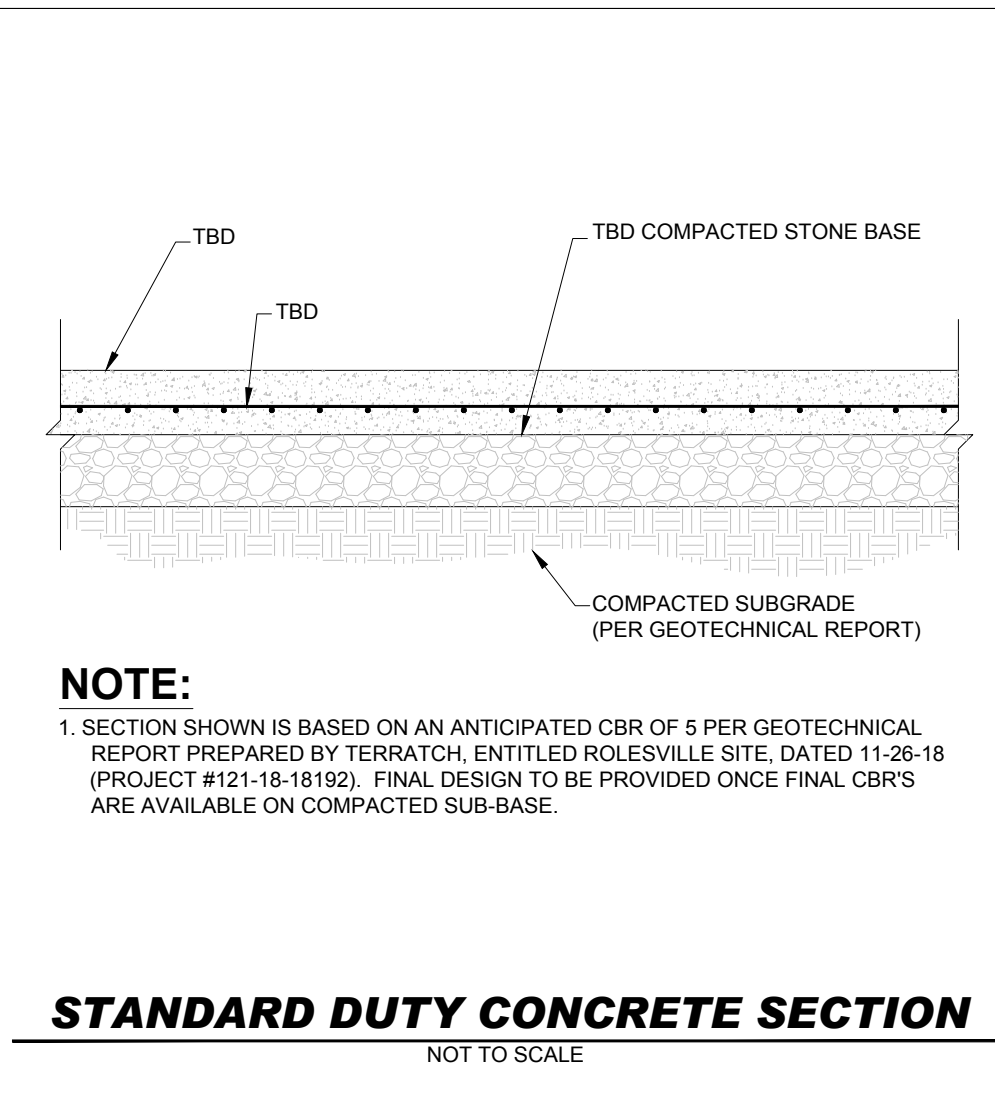
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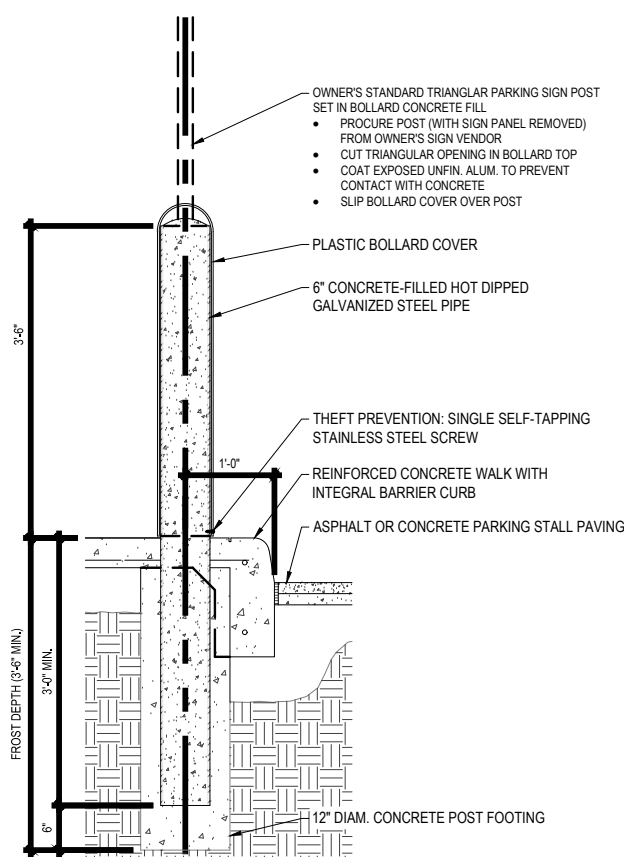
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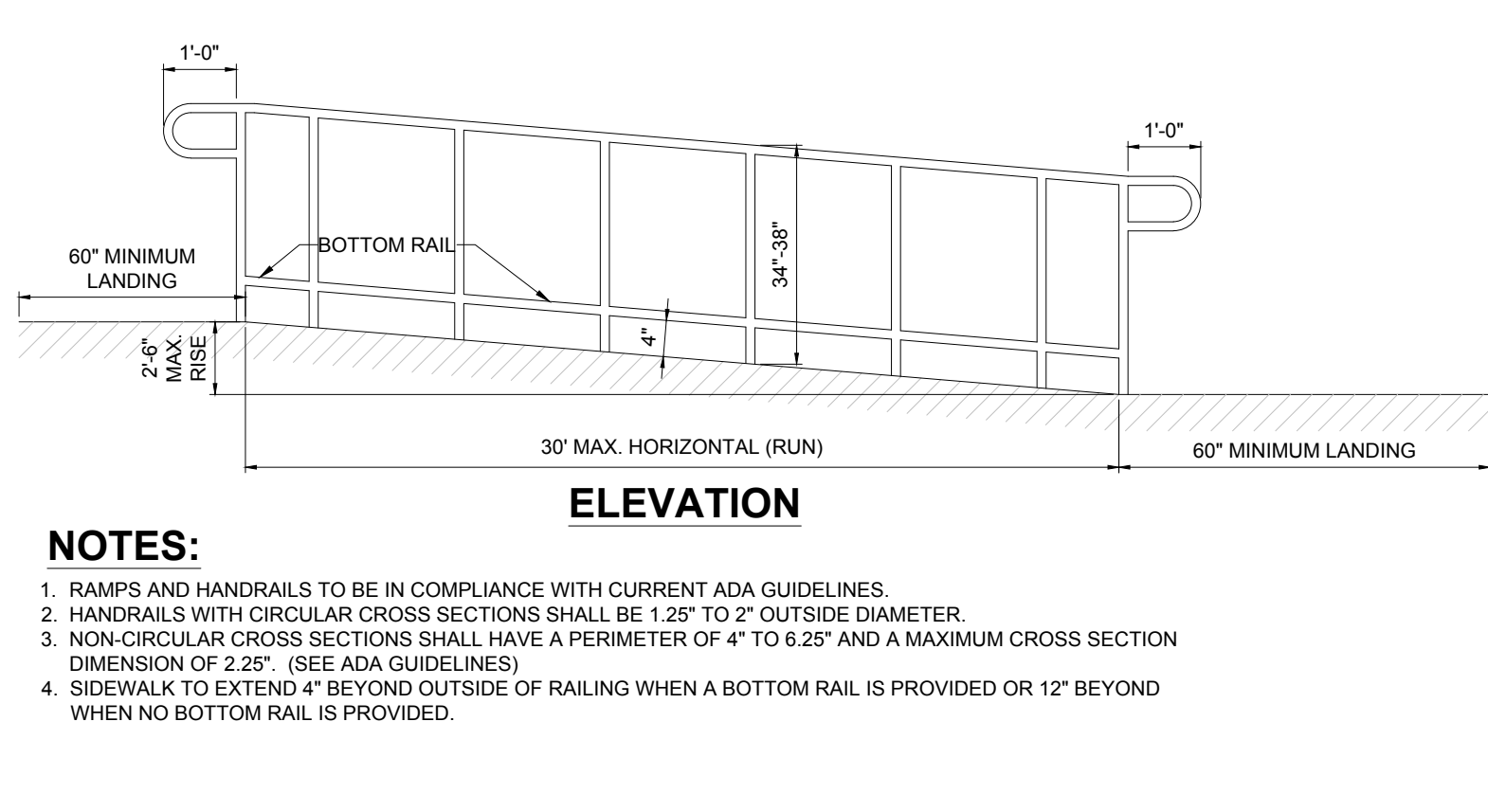
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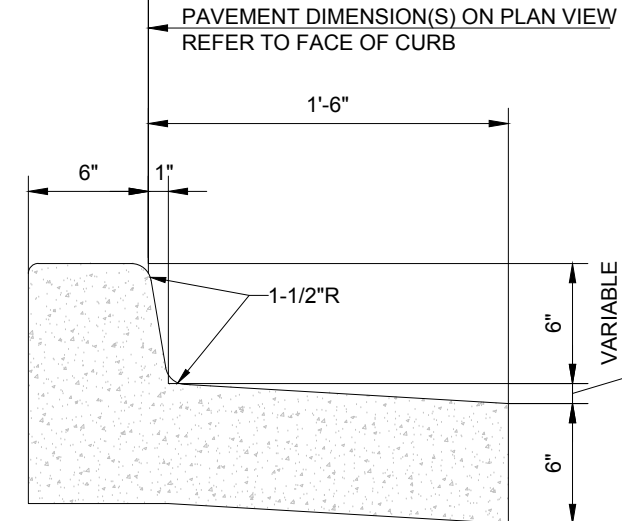
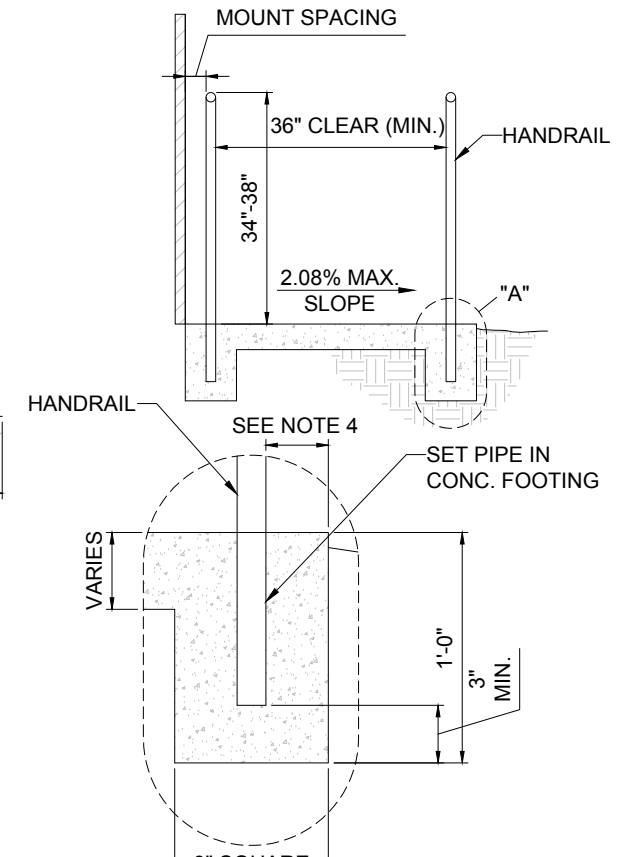
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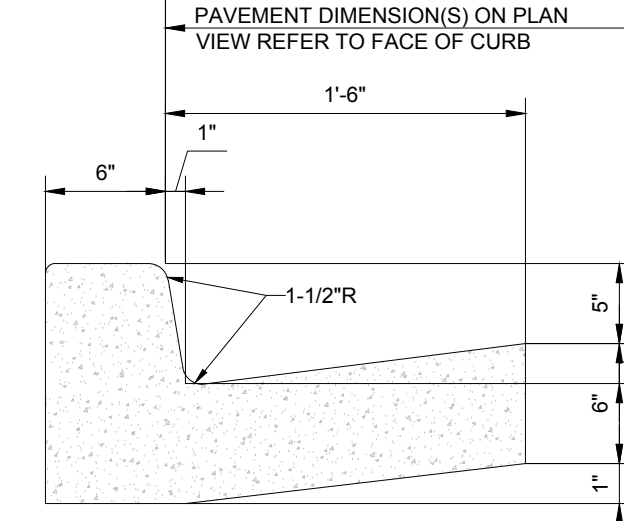
DETAIL "A"
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NOTES:

1. CONCRETE FOR CURBING SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 P.S.I. @ 28 DAYS.
2. CONSTRUCTION STAKING FOR CURB INSTALLATION SHALL BE REFERENCED (CUT OR FILL) TO THE TOP OF CURB.
3. AT CONTRACTOR'S OPTION, THE GUTTER THICKNESS MAY BE INCREASED AT THE EDGE OF PAVEMENT TO MAKE BOTTOM OF GUTTER CONTIGUOUS WITH BOTTOM OF ASPHALT PAVEMENT.
4. CONTRACTION JOINTS SHALL BE PLACED @ 10'-0" O.C. TOOLED 1/4" (±1/16") WIDE, 1" DEEP. EXPANSION JOINTS SHALL BE PLACED @ 40'-0" INTERVALS, MAXIMUM, AND ALL P.C.'S.
5. GUTTER PAN SLOPE TO BE ADJUSTED WITHIN ACCESSIBLE PARKING SPACES TO MATCH SLOPE BETWEEN SPOT ELEVATIONS.
6. GUTTER TYPE AND SLOPE TO MATCH ADJACENT PAVEMENT SLOPE AND DIRECTION.

ON-SITE CONCRETE CURB & GUTTER DETAIL
NOT TO SCALE



COLLECTOR CURB & GUTTER

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DATE: 04/23/24
CAD ID: P-CIVIL-CNDIS

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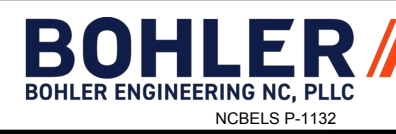
SITE DEVELOPMENT PLANS

FOR



PROPOSED DEVELOPMENT

735 S MAIN ST
ROLESVILLE, NC 27571
WAKE COUNTY



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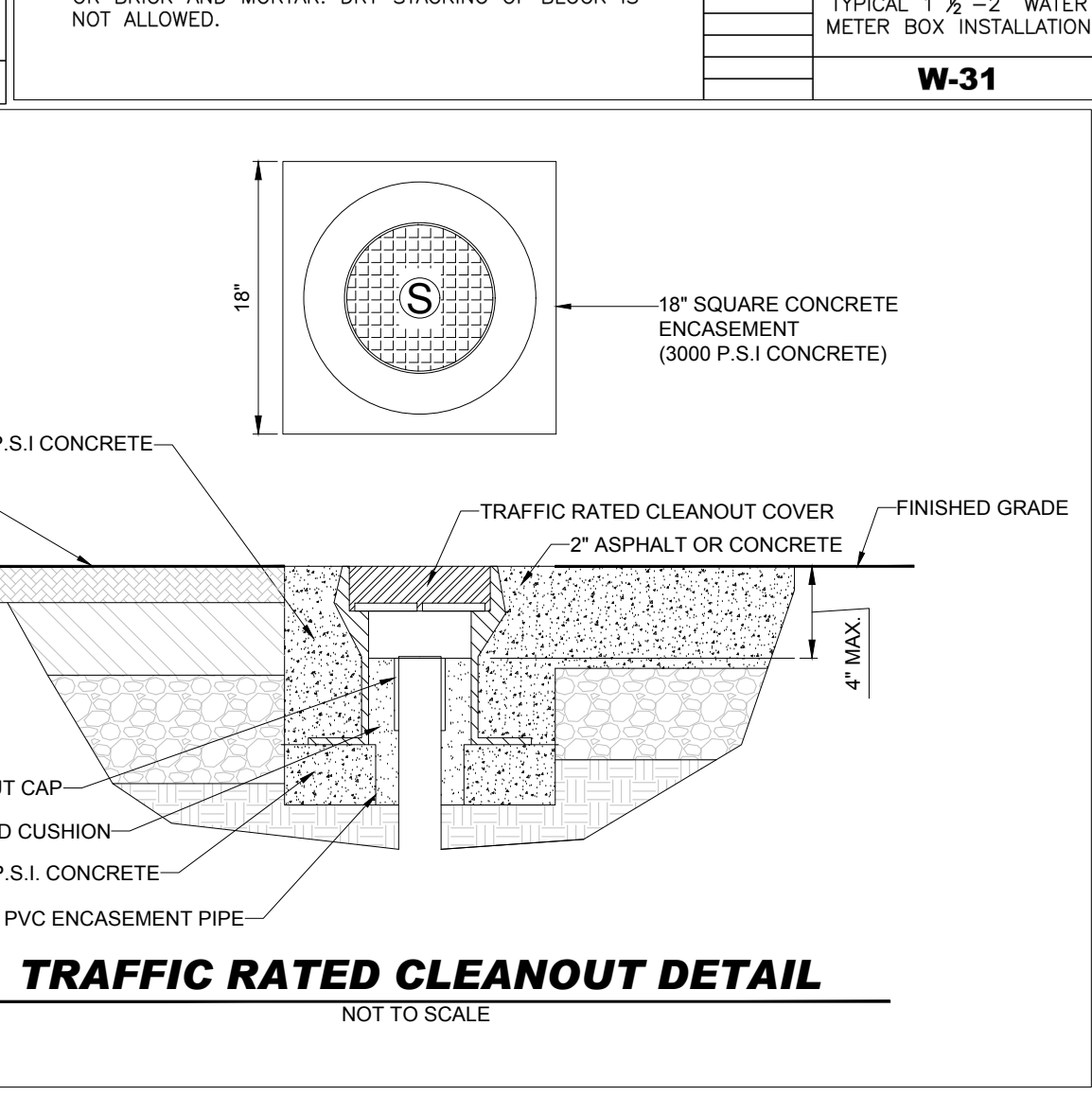
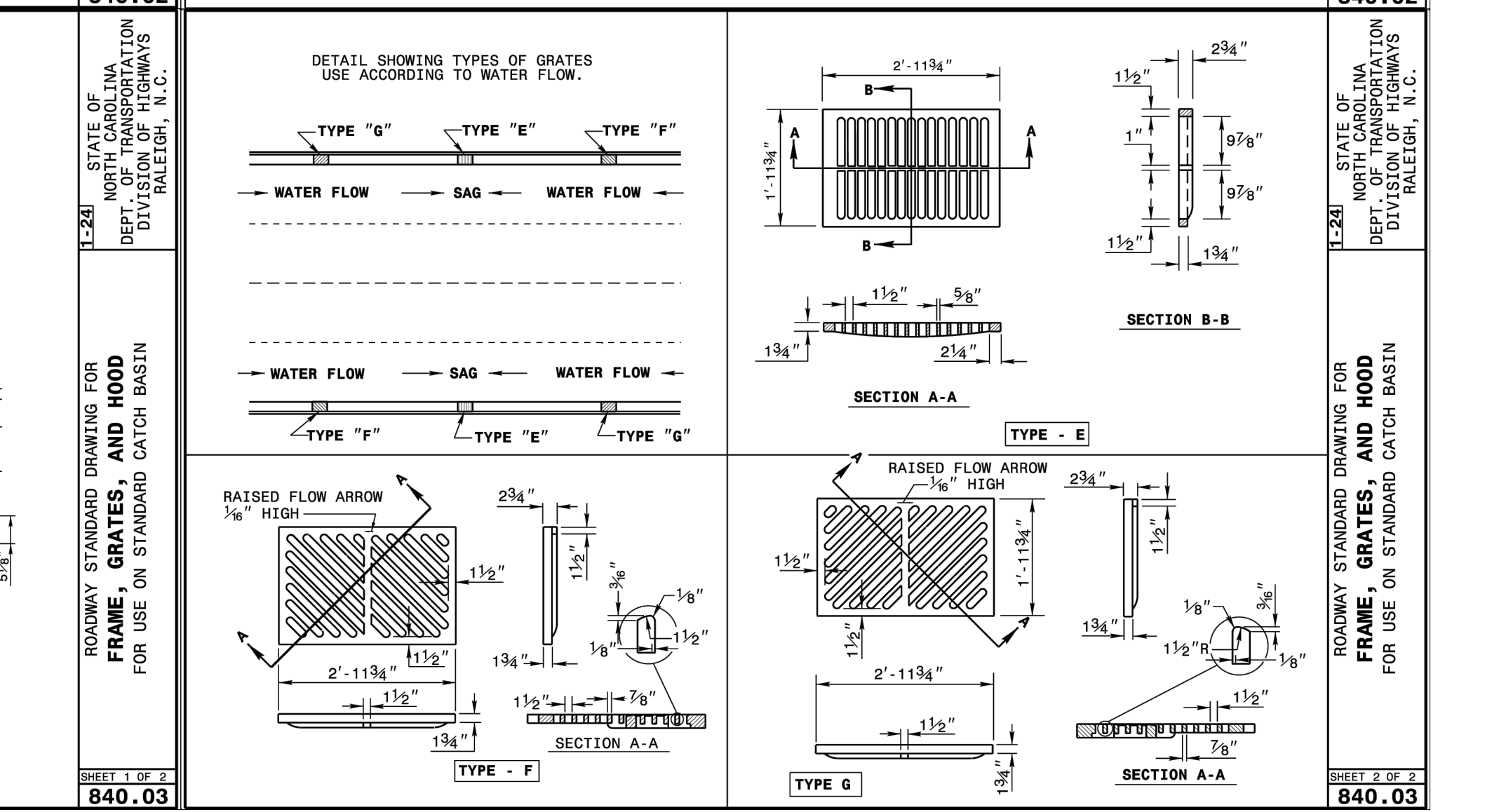
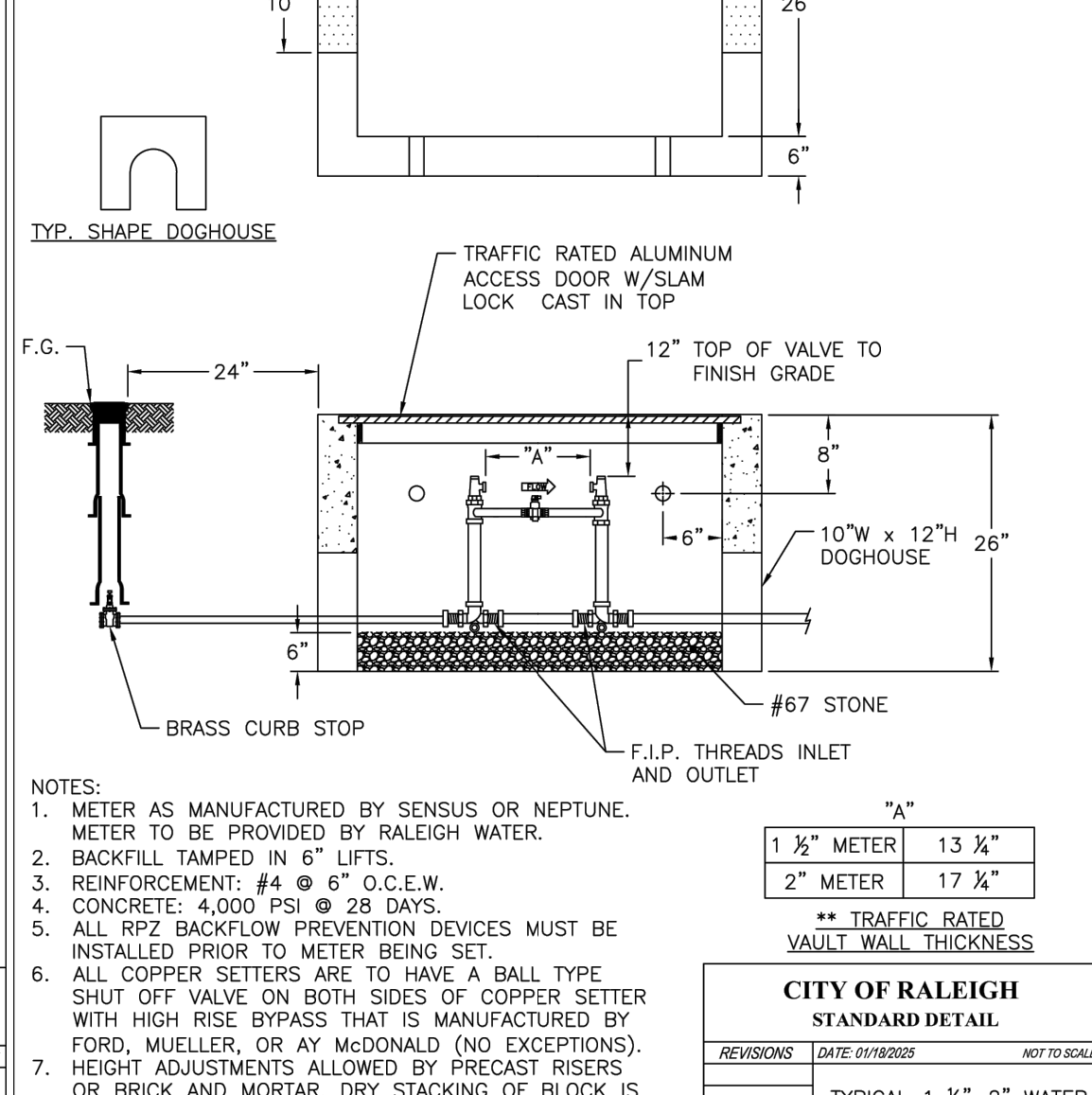
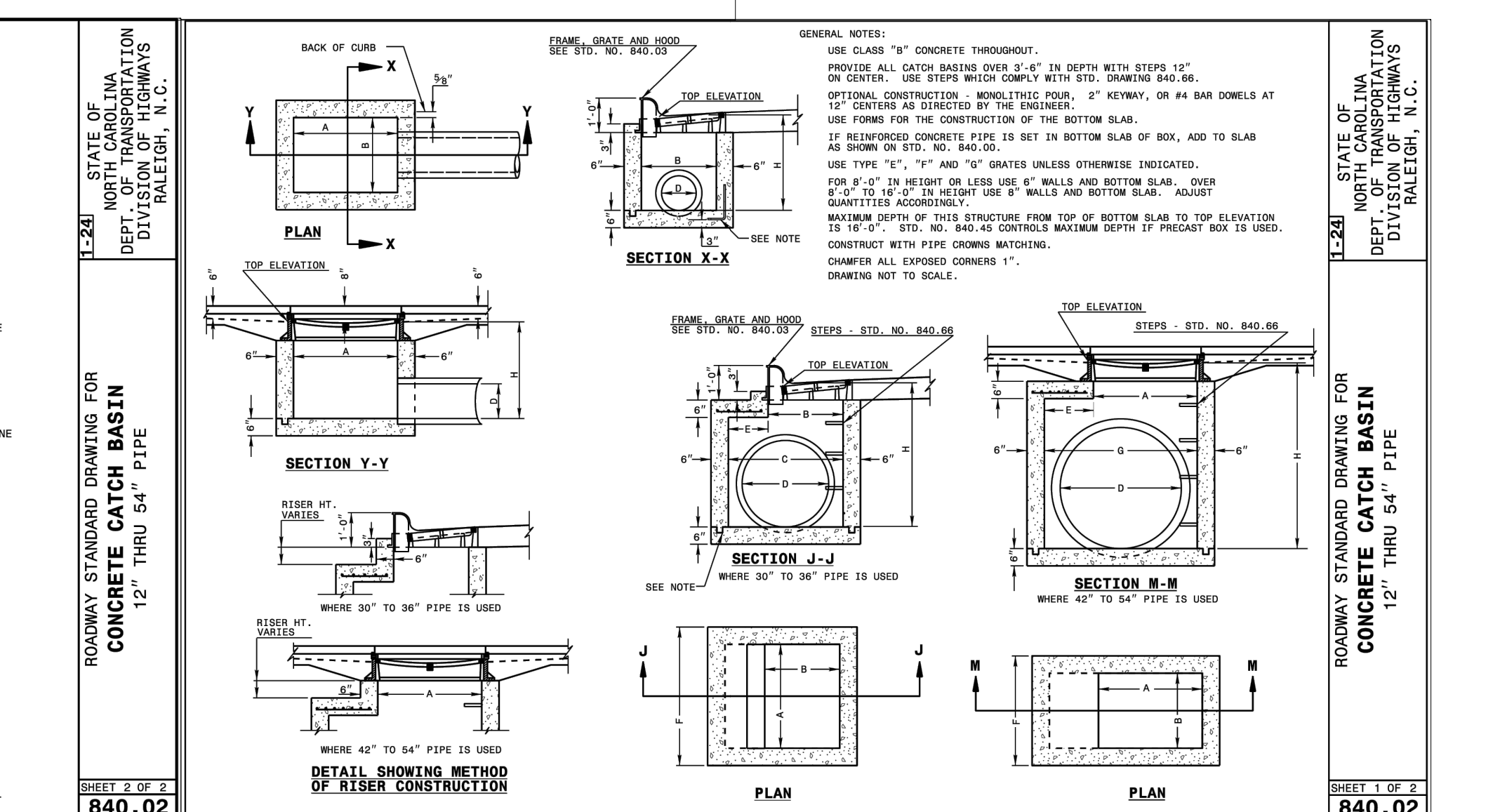
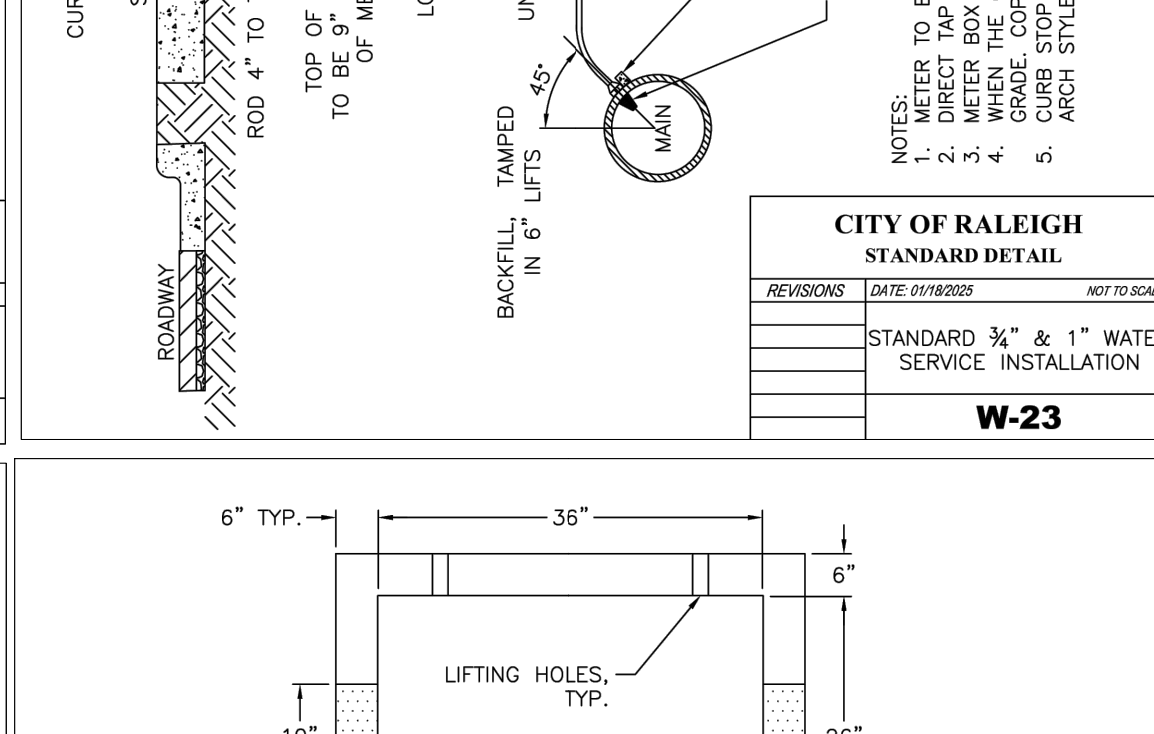
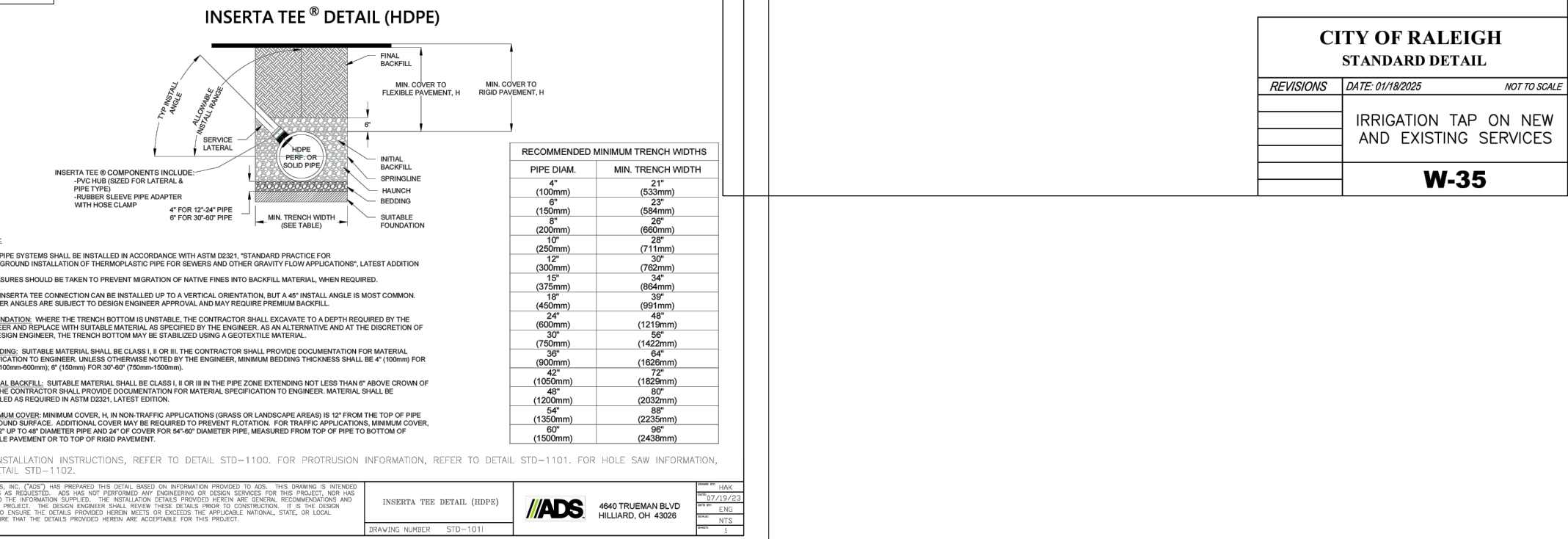
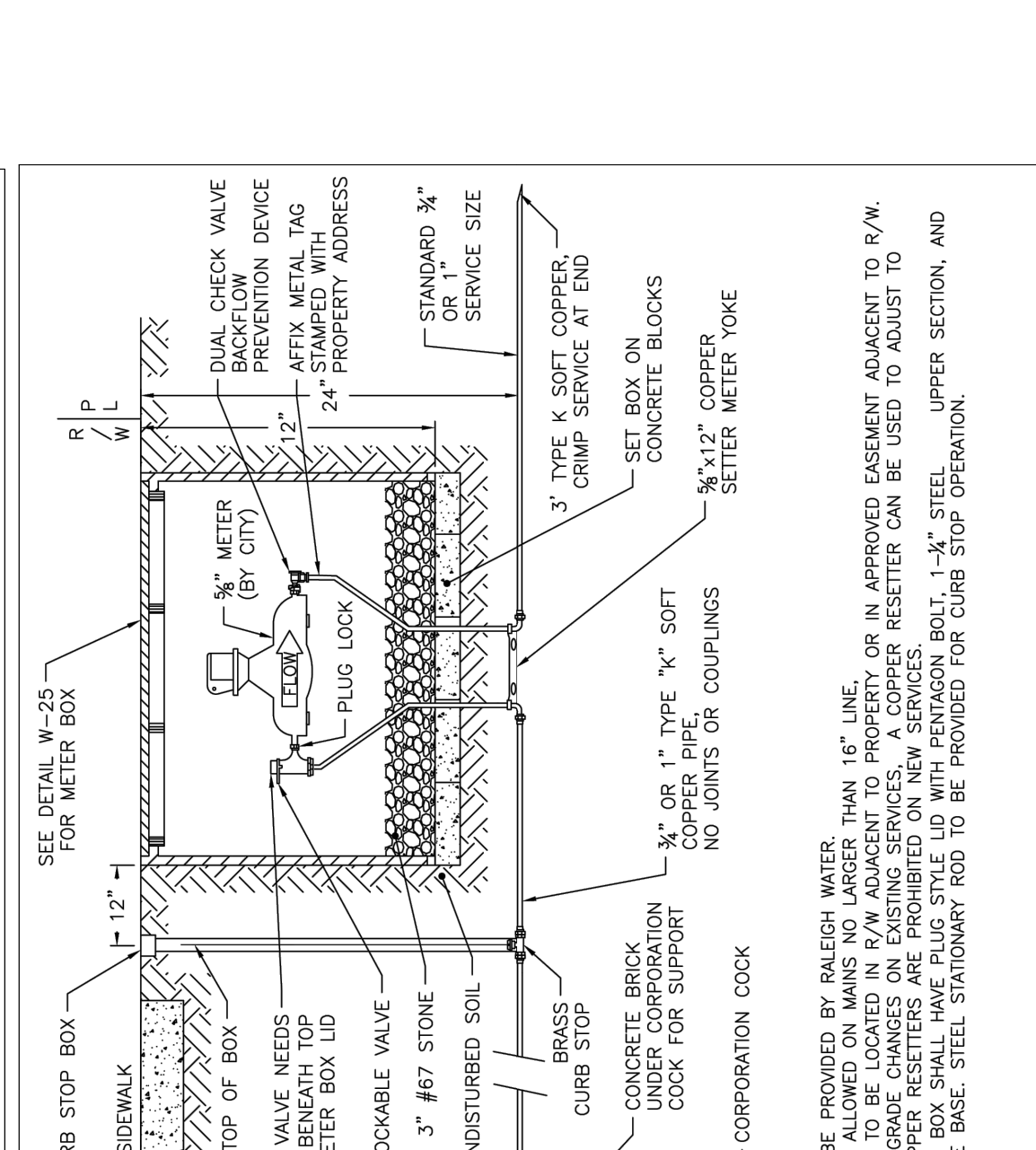
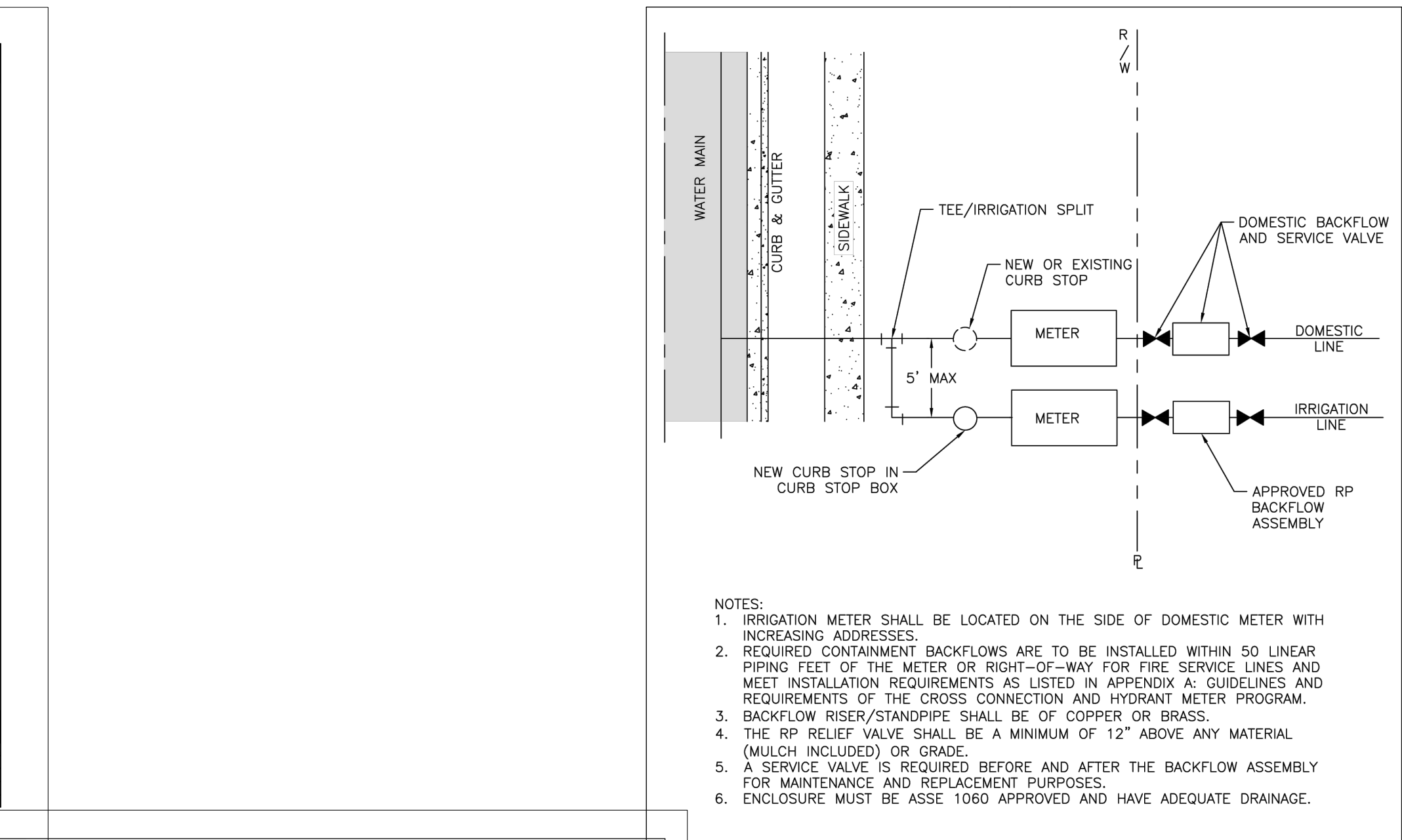
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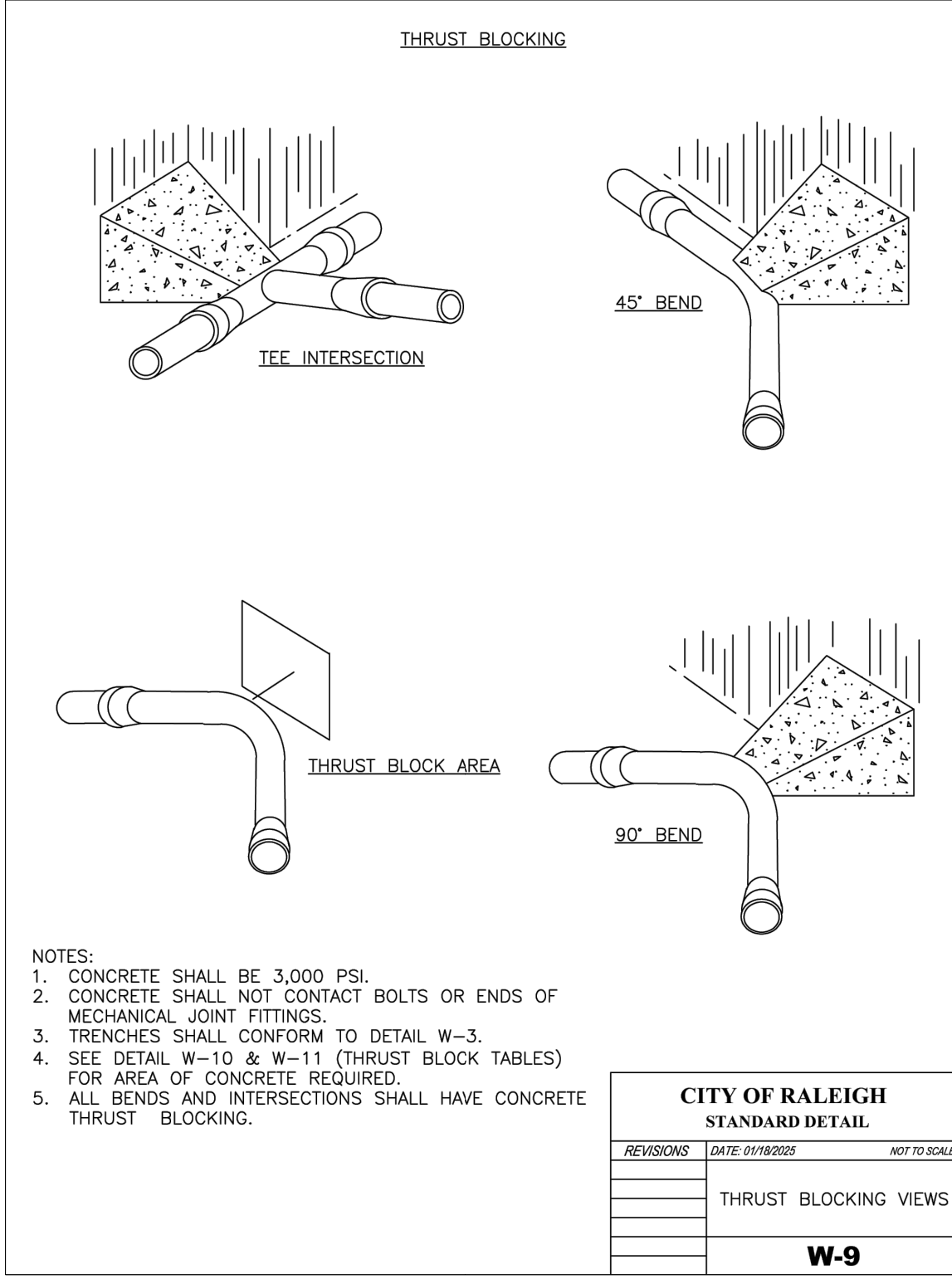
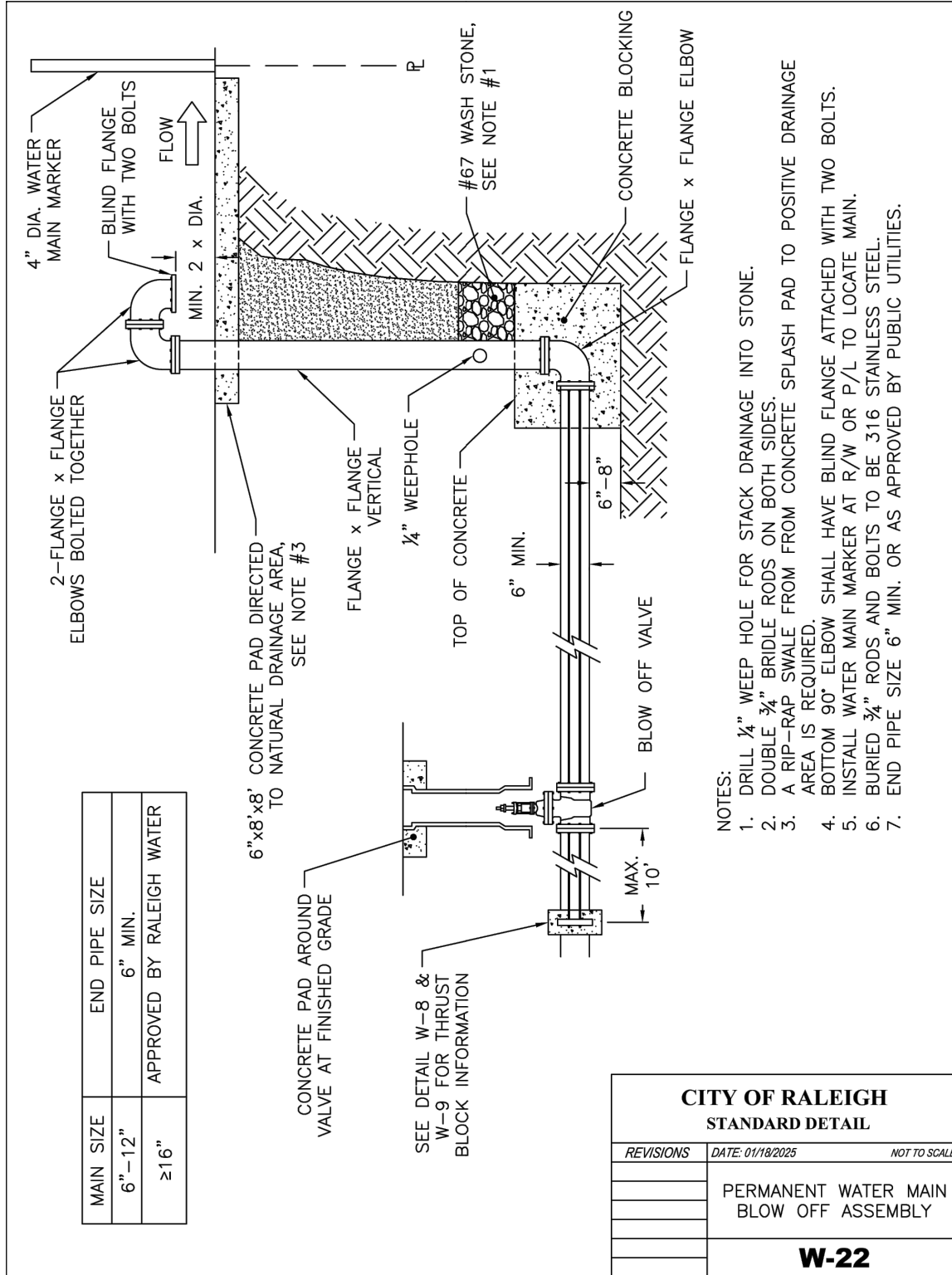
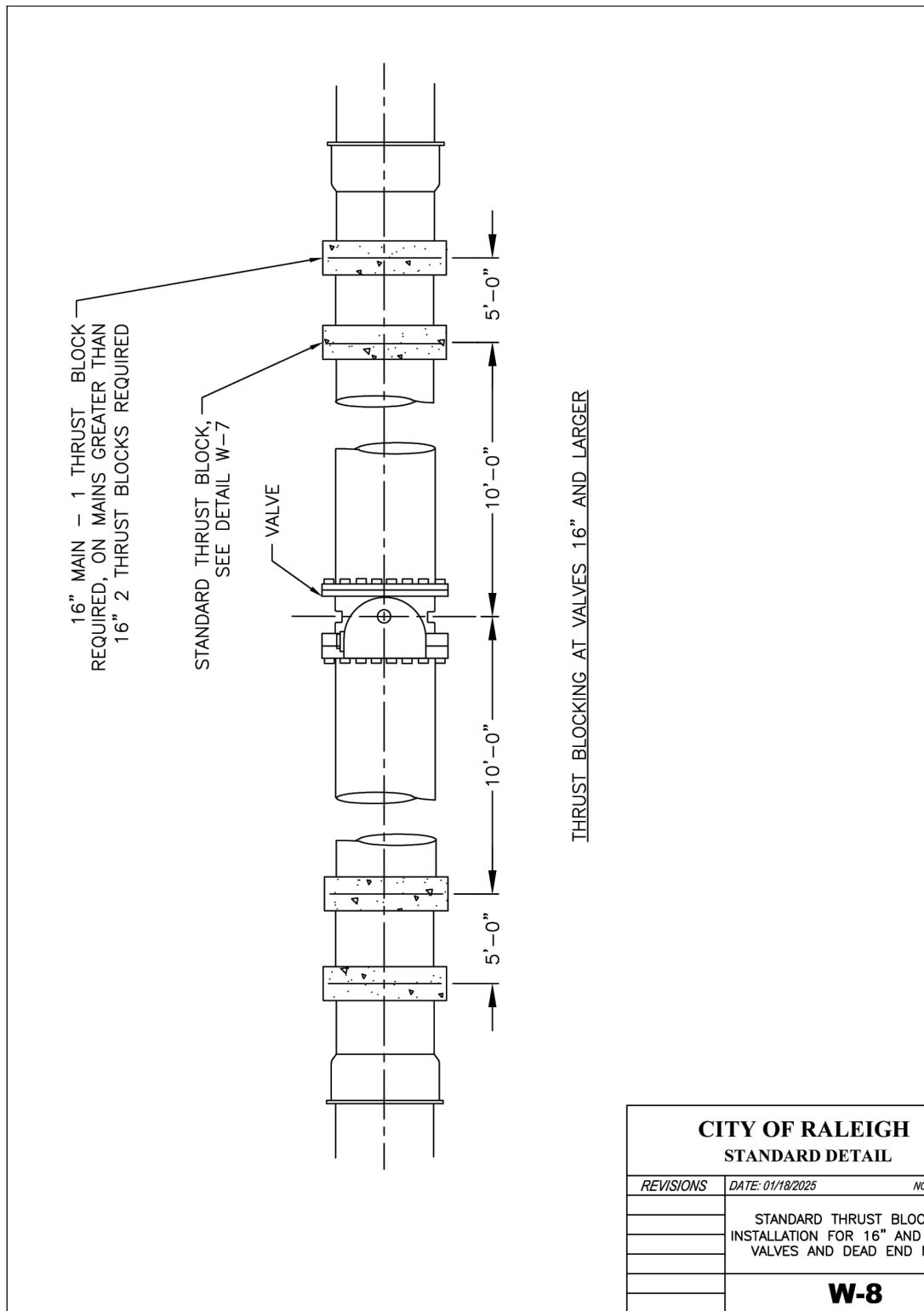
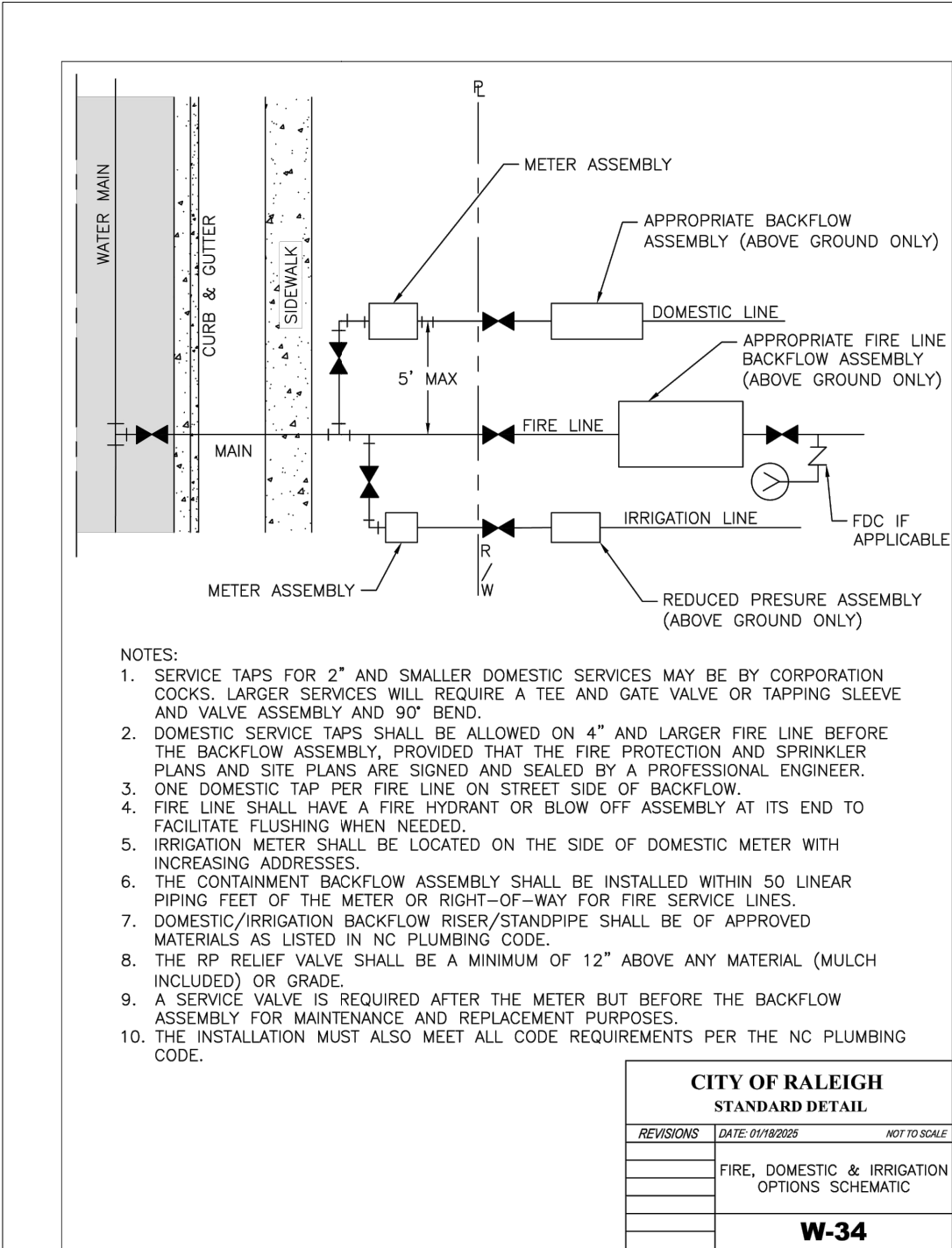
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CAD ID: P-CIVL-CNDS

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FOR

CHASE

PROPOSED DEVELOPMENT
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ROLESVILLE, NC 27571
WAKE COUNTY

BOHLER

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US 401 BUSINESS

(VARIABLE WIDTH PUBLIC R/W)

VIRGINIA WATER DR

EX. 60' PUBLIC R/W WIDTH

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

CHASE
PROP BANK WITH ATM
STD. SIDE ENTRY W/ DU
± 3,333 SF
FFE: ± 388.50'
18.83

WALLBROOK LANDCO LLC
±0.73 AC
PIN: 1758-56-2868
DB 18103, PG 1563
PB 2025, PG 1254
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 SACCARUM	SUGAR MAPLE	3" CAL.	B&B
MX	1	MAGNOLIA X 'JANE'	JANE MAGNOLIA	3" CAL.	B&B
QL2	1	QUERCUS LYRATA	OVERCUP OAK	3" CAL.	B&B
QNU	2	QUERCUS NUTTALLII	NUTTALL OAK	3" CAL.	B&B
OP	5	QUERCUS PALUSTRIS	PIN OAK	2.5" CAL.	B&B
OS	3	QUERCUS SHUMARDII	SHUMARD OAK	3" CAL.	B&B
UAP	2	ULMUS AMERICANA PRINCETON	AMERICAN ELM	3" CAL.	B&B
ORNAMENTAL TREES					
LT2	3	LAGERSTROEMIA INDICA X FAURIEI 'TONTON'	TONTON CRAPE MYRTLE MULTITRUNK	2" CAL.	B&B
SHRUBS					
AK	21	ABELIA X GRANDIFLORA 'VALEDCOSCOPE'	VALEDCOSCOPE GLOSSY ABELIA	24" MIN.	CONTAINER
HQ	5	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	18-24" HT.	CONTAINER
IE	7	ILEX X EMILY BRUNER	EMILY BRUNER HOLLY	6" MIN.	CONTAINER
IS	129	ILEX GLABRA 'SHAWBROOK'	SHAWBROOK INKBERY HOLLY	24" MIN.	CONTAINER
IT	4	ITEA VIRGINICA 'LITTLE HENRY'	VIRGINIA SHRETSPIRE	16-24"	CONTAINER
NN	13	LEX VOMITORIA 'NANA'	DWARF YALPOON HOLLY	24" MIN.	CONTAINER
LN2	15	LOROPETALUM CHINENSE RUBRUM 'PINK CLOUD'	CRIMSON FIRE™ FRINGE FLOWER	24" MIN.	CONTAINER
GRASSES					
MP	94	MUHLENBERGIA CAPILLARIS 'PINK CLOUD'	PINK CLOUD PINK MUHLY GRASS	2 GAL.	CONTAINER
GROUND COVER					
LV	37	LIRIOPE MUSCARI VARIEGATA	VARIEGATED LILY TURF	1 GAL.	CONTAINER

THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY



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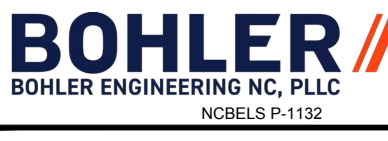
SITE DEVELOPMENT PLANS

FOR



PROPOSED DEVELOPMENT

735 S MAIN ST
ROLESVILLE, NC 27571
WAKE COUNTY



4130 PARKLAKE AVENUE, SUITE 200
RALEIGH, NC 27612
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SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

L-101

REVISION 4 - 11/12/25

LANDSCAPE SPECIFICATIONS

1. SCOPE OF WORK:
THE LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO PERFORM ALL CLEARING, FINISHED GRADING, SOIL PREPARATION, PERMANENT SEEDING OR SODDING, PLANTING AND MULCHING INCLUDING ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF THIS PROJECT, UNLESS OTHERWISE CONTRACTED BY THE GENERAL CONTRACTOR.

2. MATERIALS
A. GENERAL - ALL HARDSCAPE MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATION'S SPECIFICATIONS.
B. TOPSOIL - NATURAL, FRIABLE, LOAMY SILT SOIL HAVING AN ORGANIC CONTENT NOT LESS THAN 5%, A PH RANGE BETWEEN 4.5-7.0. IT SHALL BE FREE OF DEBRIS, ROCKS LARGER THAN ONE INCH (1"), WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLODS.

C. LAWN - ALL DISTURBED AREAS ARE TO BE TREATED WITH A MINIMUM SIX INCH (6") THICK LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, AND SEEDED OR SODDED IN ACCORDANCE WITH THE PERMANENT STABILIZATION METHODS INDICATED WITHIN THE SOIL EROSION AND SEDIMENT CONTROL NOTES.
1.1. LAWN SEED MIXTURE SHALL BE FRESH, CLEAN NEW CROP SEED
1.2. SOD SHALL BE STRONGLY ROOTED, WEED AND DISEASE/PEST FREE WITH A UNIFORM THICKNESS.
1.3. SOD INSTALLED ON SLOPES GREATER THAN 4:1 SHALL BE PEGGED TO HOLD SOD IN PLACE.
D. MULCH - THE MULCH AROUND THE PERIMETER OF THE BUILDING SHALL BE A 3" LAYER OF DOUBLE SHREDDED BLACK CEDAR MULCH ONLY. ALL OTHER AREAS SHALL BE MULCHED WITH A 3" LAYER OF DOUBLE SHREDDED DARK BROWN HARDWOOD BARK MULCH, UNLESS OTHERWISE STATED ON THE LANDSCAPE PLAN.

E. FERTILIZER
1.1. FERTILIZER SHALL BE DELIVERED TO THE SITE MIXED AS SPECIFIED IN THE ORIGINAL UNOPENED STANDARD BAGGS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. FERTILIZER SHALL BE STORED IN A WEATHERPROOF PLACE SO THAT IT CAN BE KEPT DRY PRIOR TO USE.
1.2. FOR THE PURPOSE OF BIDDING, ASSUME THAT FERTILIZER SHALL BE 10% NITROGEN, 6% PHOSPHORUS AND 4% POTASSIUM BY WEIGHT. A FERTILIZER SHOULD NOT BE SELECTED WITHOUT A SOIL TEST PERFORMED BY A CERTIFIED SOIL LABORATORY.

F. PLANT MATERIAL
1.1. ALL PLANTS SHALL IN ALL CASES CONFORM TO THE REQUIREMENTS OF THE 'AMERICAN STANDARD FOR NURSERY STOCK' (ANSI Z60.1), LATEST EDITION, AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
1.2. IN ALL CASES, BOTANICAL NAMES SHALL TAKE PRECEDENCE OVER COMMON NAMES FOR ANY AND ALL PLANT MATERIAL.
1.3. PLANTS SHALL BE LEGIBLY TAGGED WITH THE PROPER NAME AND SIZE. TAGS ARE TO REMAIN ON AT LEAST ONE PLANT OF EACH SPECIES FOR VERIFICATION PURPOSES DURING THE FINAL INSPECTION.
1.4. TREES WITH ABRASION OF THE BARK, SUN SCALDS, DISFIGURATION OR FRESH CUTS OF LIMBS OVER 1/4", WHICH HAVE NOT BEEN COMPLETELY CALLED, SHALL BE REJECTED. PLANTS WHICH HAVE NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES.
1.5. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH; WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE OF DISEASE, INSECTS, PESTS, EGGS OR LARVAE.
1.6. CALIPER MEASUREMENTS OF NURSERY GROWN TREES SHALL BE TAKEN AT A POINT ON THE TRUNK SIX INCHES (6") ABOVE THE NATURAL GRADE FOR TREES UP TO AND INCLUDING A FOUR INCH (4") CALIPER SIZE. IF THE CALIPER AT SIX INCHES (6") ABOVE THE GROUND EXCEEDS FOUR INCHES (4") IN CALIPER, THE CALIPER SHOULD BE MEASURED AT A POINT 12" ABOVE THE NATURAL GRADE.
1.7. SHRUBS SHALL BE MEASURED TO THE AVERAGE HEIGHT OR SPREAD OF THE SHRUB, AND NOT TO THE LONGEST BRANCH.
1.8. TREES AND SHRUBS SHALL BE HANDLED WITH CARE BY THE ROOT BALL.

3. GENERAL WORK PROCEDURES
A. CONTRACTOR TO UTILIZE WORKMANLIKE INDUSTRY STANDARDS IN PERFORMING ALL LANDSCAPE CONSTRUCTION. THE SITE IS TO BE LEFT IN A CLEAN STATE AT THE END OF EACH WORKDAY. ALL DEBRIS, MATERIALS AND TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR DISPOSED OF.
B. WASTE MATERIALS AND DEBRIS SHALL BE COMPLETELY DISPOSED OF AT THE CONTRACTOR'S EXPENSE. DEBRIS SHALL NOT BE BURIED, INCLUDING ORGANIC MATERIALS, BUT SHALL BE REMOVED COMPLETELY FROM THE SITE.

4. SITE PREPARATIONS
A. BEFORE AND DURING PRELIMINARY GRADING AND FINISHED GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES OUTLINED HEREIN.
B. ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES. THE ENTIRE LIMB OF ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE TRUNK. CONTRACTOR SHALL ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT. ANY EXPOSED ROOTS SHALL BE CUT BACK WITH CLEAN, SHARP TOOLS AND TOPSOIL SHALL BE PLACED AROUND THE REMAINDER OF THE ROOTS. EXISTING TREES SHALL BE MONITORED ON A REGULAR BASIS FOR ADDITIONAL ROOT OR BRANCH DAMAGE AS A RESULT OF CONSTRUCTION. ROOTS SHALL NOT BE LEFT EXPOSED FOR MORE THAN ONE (1) DAY. CONTRACTOR SHALL WATER EXISTING TREES AS NEEDED TO PREVENT SHOCK OR DECLINE.

C. CONTRACTOR SHALL ARRANGE TO HAVE A UTILITY STAKE-OUT TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY LANDSCAPE MATERIAL. UTILITY COMPANIES SHALL BE CONTACTED THREE (3) DAYS PRIOR TO THE BEGINNING OF WORK.
D. AT NO TIME SHALL MACHINERY, DEBRIS, FALLEN TREES OR OTHER MATERIALS BE PLACED, STOCKPILED OR LEFT STANDING IN THE TREE PROTECTION ZONE.

5. TREE PROTECTION
A. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES TO REMAIN. A TREE PROTECTION ZONE SHALL BE ESTABLISHED AT THE DRIIP LINE OR 15 FEET FROM THE TRUNK OR AT THE LIMIT OF CONSTRUCTION DISTURBANCE, WHICHEVER IS GREATER. LOCAL STANDARDS THAT MAY REQUIRE A MORE STRICT TREE PROTECTION ZONE SHALL BE HONORED.
B. A FORTY- EIGHT INCH (48") HIGH WOODEN SNOW FENCE OR ORANGE COLORED HIGH-DENSITY 'VISI-FENCE', OR APPROVED EQUAL, MOUNTED ON STEEL POSTS SHALL BE PLACED ALONG THE BOUNDARY OF THE TREE PROTECTION ZONE. POSTS SHALL BE LOCATED AT A MAXIMUM OF EIGHT FEET (8') ON CENTER OR AS INDICATED WITHIN THE TREE PROTECTION DETAIL.

C. WHEN THE TREE PROTECTION FENCING HAS BEEN INSTALLED, IT SHALL BE INSPECTED BY THE APPROVING AGENCY PRIOR TO DEMOLITION, GRADING, TREE CLEARING OR ANY OTHER CONSTRUCTION. THE FENCING ALONG THE TREE PROTECTION ZONE SHALL BE REGULARLY INSPECTED BY THE LANDSCAPE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITY HAS BEEN COMPLETED.
D. AT NO TIME SHALL MACHINERY, DEBRIS, FALLEN TREES OR OTHER MATERIALS BE PLACED, STOCKPILED OR LEFT STANDING IN THE TREE PROTECTION ZONE.

6. SOIL MODIFICATIONS
A. CONTRACTOR SHALL ATTAIN A SOIL TEST FOR ALL AREAS OF THE SITE PRIOR TO CONDUCTING ANY PLANTING. SOIL TESTS SHALL BE PERFORMED BY A CERTIFIED SOIL LABORATORY.
B. LANDSCAPE CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL. SOIL MODIFICATIONS, AS SPECIFIED HEREIN, MAY NEED TO BE CONDUCTED BY THE LANDSCAPE CONTRACTOR DEPENDING ON SITE CONDITIONS.
C. THE FOLLOWING AMENDMENTS AND QUANTITIES ARE APPROXIMATE AND ARE FOR BIDDING PURPOSES ONLY. COMPOSITION OF AMENDMENTS SHOULD BE REVISED DEPENDING ON THE OUTCOME OF A TOPSOIL ANALYSIS PERFORMED BY A CERTIFIED SOIL LABORATORY.
1.1. TO INCREASE A SANDY SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS, THOROUGHLY TILL ORGANIC MATTER INTO THE TOP 6-12". USE COMPOSTED BARK, COMPOSTED LEAF MULCH OR PEAT MOSS. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PIECES WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE. AVOID MATERIAL WITH A PH HIGHER THAN 7.5.
1.2. TO INCREASE DRAINAGE, MODIFY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) AND/OR AGRICULTURAL GYPSUM. COARSE SAND MAY BE USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO MORE THAN 60% OF THE TOTAL MIX. SUBSURFACE DRAINAGE LINES MAY NEED TO BE ADDED TO INCREASE DRAINAGE.
1.3. MODIFY EXTREMELY SANDY SOILS (MORE THAN 85%) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.

7. FINISHED GRADING
A. UNLESS OTHERWISE CONTRACTED, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE-GRADING WITHIN THE DISTURBANCE AREA OF THE SITE.
B. LANDSCAPE CONTRACTOR SHALL VERIFY THAT SUBGRADE FOR INSTALLATION OF TOPSOIL HAS BEEN ESTABLISHED. THE SUBGRADE OF THE SITE MUST MEET THE FINISHED GRADE LESS THE REQUIRED TOPSOIL THICKNESS (1"-3").
C. ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE WITHIN THIS SET OF CONSTRUCTION PLANS, UNLESS OTHERWISE DIRECTED BY THE PROJECT ENGINEER OR LANDSCAPE ARCHITECT.
D. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER IN AND AROUND THE PLANTING BEDS. STANDING WATER SHALL NOT BE PERMITTED IN PLANTING BEDS.

8. TOPSOILING
A. CONTRACTOR SHALL PROVIDE A SIX INCH (6") THICK MINIMUM LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, IN ALL PLANTING AREAS. TOPSOIL SHOULD BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS.
B. ON-SITE TOPSOIL MAY BE USED TO SUPPLEMENT THE TOTAL AMOUNT REQUIRED. TOPSOIL FROM THE SITE MAY BE REJECTED IF IT HAS NOT BEEN PROPERLY REMOVED, STORED AND PROTECTED PRIOR TO CONSTRUCTION.
C. CONTRACTOR SHALL FURNISH TO THE APPROVING AGENCY AN ANALYSIS OF BOTH IMPORTED AND ON-SITE TOPSOIL TO BE UTILIZED IN ALL PLANTING AREAS. THE PH AND NUTRIENT LEVELS MAY NEED TO BE ADJUSTED THROUGH SOIL MODIFICATIONS AS NEEDED TO ACHIEVE THE REQUIRED LEVELS AS SPECIFIED IN THE MATERIALS SECTION ABOVE.
D. ALL PLANTING AND LAWN AREAS ARE TO BE CULTIVATED TO A DEPTH OF SIX INCHES (6"). ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES SECTION ABOVE. THE FOLLOWING SHALL BE FILLED INTO THE TOP FOUR INCHES (4") IN TWO DIRECTIONS (QUANTITIES BASED ON A 1,000 SQUARE FOOT AREA):
1.1. 20 POUNDS 'GROW POWER' OR APPROVED EQUAL
1.2. 20 POUNDS NITRO-FORM (COURSE) 38-0-0 BLUE CHIP

E. THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER MUDDY OR FROZEN CONDITIONS.

9. PLANTING
A. INsofar THAT IT IS FEASIBLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THAT THIS IS NOT POSSIBLE, LANDSCAPE CONTRACTOR SHALL PROTECT UNINSTALLED PLANT MATERIAL. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE DAY PERIOD AFTER DELIVERY. PLANTS THAT WILL NOT BE PLANTED FOR A PERIOD OF TIME GREATER THAN THREE DAYS SHALL BE HEALED IN WITH TOPSOIL OR MULCH TO HELP PRESERVE ROOT MOISTURE.

B. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION.
C. ANY INJURED ROOTS OR BRANCHES SHALL BE PRUNED TO MAKE CLEAN-CUT ENDS PRIOR TO PLANTING UTILIZING CLEAN, SHARP TOOLS. ONLY INJURED OR DISEASED BRANCHING SHALL BE REMOVED.

D. ALL PLANTING CONTAINERS AND NON-BIODEGRADABLE MATERIALS SHALL BE REMOVED FROM ROOT BALLS DURING PLANTING. NATURAL FIBER BURLAP MUST BE CUT FROM AROUND THE TRUNK OF THE TREE AND FOLDED DOWN AGAINST THE ROOT BALL PRIOR TO BACKFILLING.
E. POSITION TREES AND SHRUBS AT THEIR INTENDED LOCATIONS AS PER THE PLANS AND SECURE THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO EXCAVATING PITS, MAKING NECESSARY ADJUSTMENTS AS DIRECTED.

F. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE PROPOSED LANDSCAPE, AS SHOWN ON THE APPROVED LANDSCAPE PLAN, MUST BE INSTALLED, INSPECTED AND APPROVED BY THE APPROVING AGENCY. THE APPROVING AGENCY SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THIS REGARD AS FOLLOWS. THE PLANTING OF TREES, SHRUBS, VINES OR GROUND COVER SHALL OCCUR ONLY DURING THE FOLLOWING PLANTING SEASONS:
1.1. PLANTS: MARCH 15 TO DECEMBER 15
1.2. LAWN: MARCH 15 TO JUNE 15 OR SEPT. 1 TO DECEMBER 1

G. PLANTINGS REQUIRED FOR A CERTIFICATE OF OCCUPANCY SHALL BE PROVIDED DURING THE NEXT APPROPRIATE SEASON AT THE MUNICIPALITY'S DISCRETION. CONTRACTOR SHOULD CONTACT APPROVING AGENCY FOR POTENTIAL SUBSTITUTIONS.

H. FURTHERMORE, THE FOLLOWING TREE VARIETIES ARE UNUSUALLY SUSCEPTIBLE TO WINTER DAMAGE. WITH TRANSPANT SHOCK AND THE SEASONAL LACK OF NITROGEN AVAILABILITY, THE RISK OF PLANT DEATH IS GREATLY INCREASED. IT IS NOT RECOMMENDED THAT THESE SPECIES BE PLANTED DURING THE FALL PLANTING SEASON:
ACER RUBRUM PLATANUS X ACERIFOLIA
BETULA VARIETIES POPULUS VARIETIES
CARPINUS VARIETIES PRUNUS VARIETIES
CRATAEGUS VARIETIES PYRUS VARIETIES
KOELREUTERIA QUERCUS VARIETIES
LIQUIDAMBER STYRACIFLUA TILIA TOMENTOSA
LIRIODENDRON TULIPIFERA ZELKOVA VARIETIES

I. PLANTING PITS SHALL BE DUG WITH LEVEL BOTTOMS, WITH THE WIDTH TWICE THE DIAMETER OF ROOT BALL. THE ROOT BALL SHALL REST ON UNDISTURBED GRADE. EACH PLANT PIT SHALL BE BACKFILLED IN LAYERS WITH THE FOLLOWING PREPARED SOIL, MIXED THOROUGHLY:
• 1 PART PEAT MOSS
• 1 PART COMPOSTED COW MANURE BY VOLUME
• 3 PARTS TOPSOIL BY VOLUME
• 21 GRAMS 'AGRI-FORM' PLANTING TABLETS (OR APPROVED EQUAL) AS FOLLOWS:
A) 2 TABLETS PER 1 GALLON PLANT
B) 3 TABLETS PER 5 GALLON PLANT
C) 4 TABLETS PER 15 GALLON PLANT
D) LARGER PLANTS: 2 TABLETS PER 1/2" CALIPER OF TRUNK

J. FILL PREPARED SOIL AROUND BALL OF PLANT HALF-WAY AND INSERT PLANT TABLETS. COMPLETE BACKFILL AND WATER THOROUGHLY.

K. ALL PLANTS SHALL BE PLANTED SO THAT THE TOP OF THE ROOT BALL, THE POINT AT WHICH THE ROOT FLARE BEGINS, IS SET AT GROUND LEVEL AND IN THE CENTER OF THE PIT. NO SOIL IS TO BE PLACED DIRECTLY ON TOP OF THE ROOT BALL.

L. ALL PROPOSED TREES DIRECTLY ADJACENT TO WALKWAYS OR DRIVEWAYS SHALL BE PRUNED AND MAINTAINED TO A MINIMUM BRANCHING HEIGHT OF 7' FROM GRADE.

M. GROUND COVER AREAS SHALL RECEIVE A 1/2" LAYER OF HUMUS RAKED INTO THE TOP 1" OF PREPARED SOIL PRIOR TO PLANTING. ALL GROUND COVER AREAS SHALL BE WEEDED AND TREATED WITH A PRE-EMERGENT CHEMICAL AS PER MANUFACTURER'S RECOMMENDATION.

N. NO PLANT, EXCEPT GROUND COVERS, GRASSES OR VINES, SHALL BE PLANTED LESS THAN TWO FEET (2') FROM EXISTING STRUCTURES AND SIDEWALKS.

O. ALL PLANTING AREAS AND PLANTING PITS SHALL BE MULCHED AS SPECIFIED HEREIN TO FILL THE ENTIRE BED AREA OR SAUCER. NO MULCH IS TO TOUCH THE TRUNK OF THE TREE OR SHRUB.

P. ALL PLANTING AREAS SHALL BE WATERED IMMEDIATELY UPON INSTALLATION IN ACCORDANCE WITH THE WATERING SPECIFICATIONS AS LISTED HEREIN.

10. TRANSPLANTING (WHEN REQUIRED)
A. ALL TRANSPLANTS SHALL BE DUG WITH INTACT ROOT BALLS CAPABLE OF SUSTAINING THE PLANT.

B. IF PLANTS ARE TO BE STOCKPILED BEFORE REPLANTING, THEY SHALL BE HEALED IN WITH MULCH OR SOIL, ADEQUATELY WATERED AND PROTECTED FROM EXTREME HEAT, SUN AND WIND.

C. PLANTS SHALL NOT BE DUG FOR TRANSPLANTING BETWEEN APRIL 10 AND JUNE 30.

D. UPON REPLANTING, BACKFILL SOIL SHALL BE AMENDED WITH FERTILIZER AND ROOT GROWTH HORMONE.

E. TRANSPLANTS SHALL BE GUARANTEED FOR THE LENGTH OF THE GUARANTEE PERIOD SPECIFIED HEREIN.
F. IF TRANSPLANTS DIE, SHRUBS AND TREES LESS THAN SIX INCHES (6") DBH SHALL BE REPLACED IN KIND. TREES GREATER THAN SIX INCHES (6") DBH MAY BE REQUIRED TO BE REPLACED IN ACCORDANCE WITH THE MUNICIPALITY'S TREE REPLACEMENT GUIDELINES.

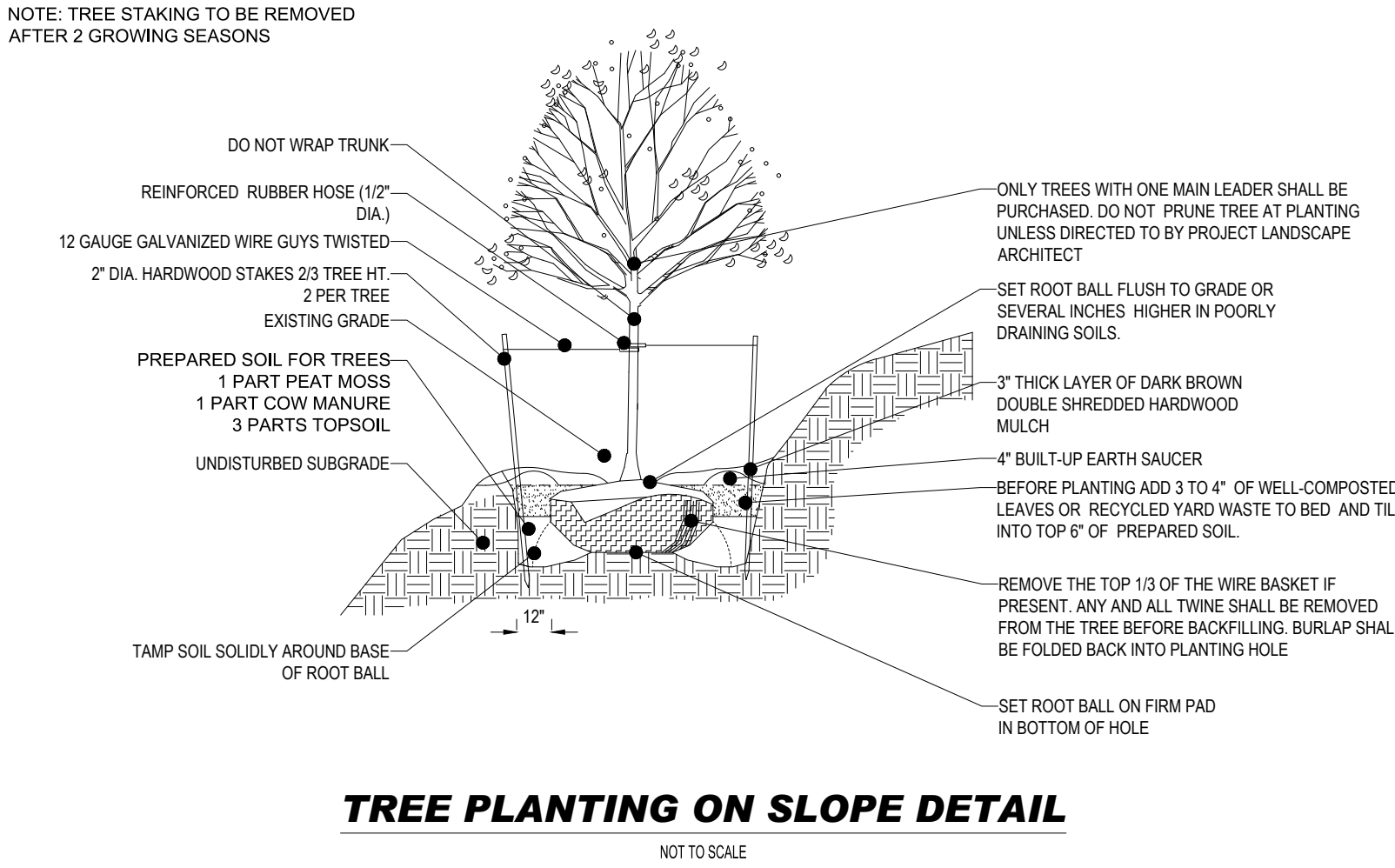
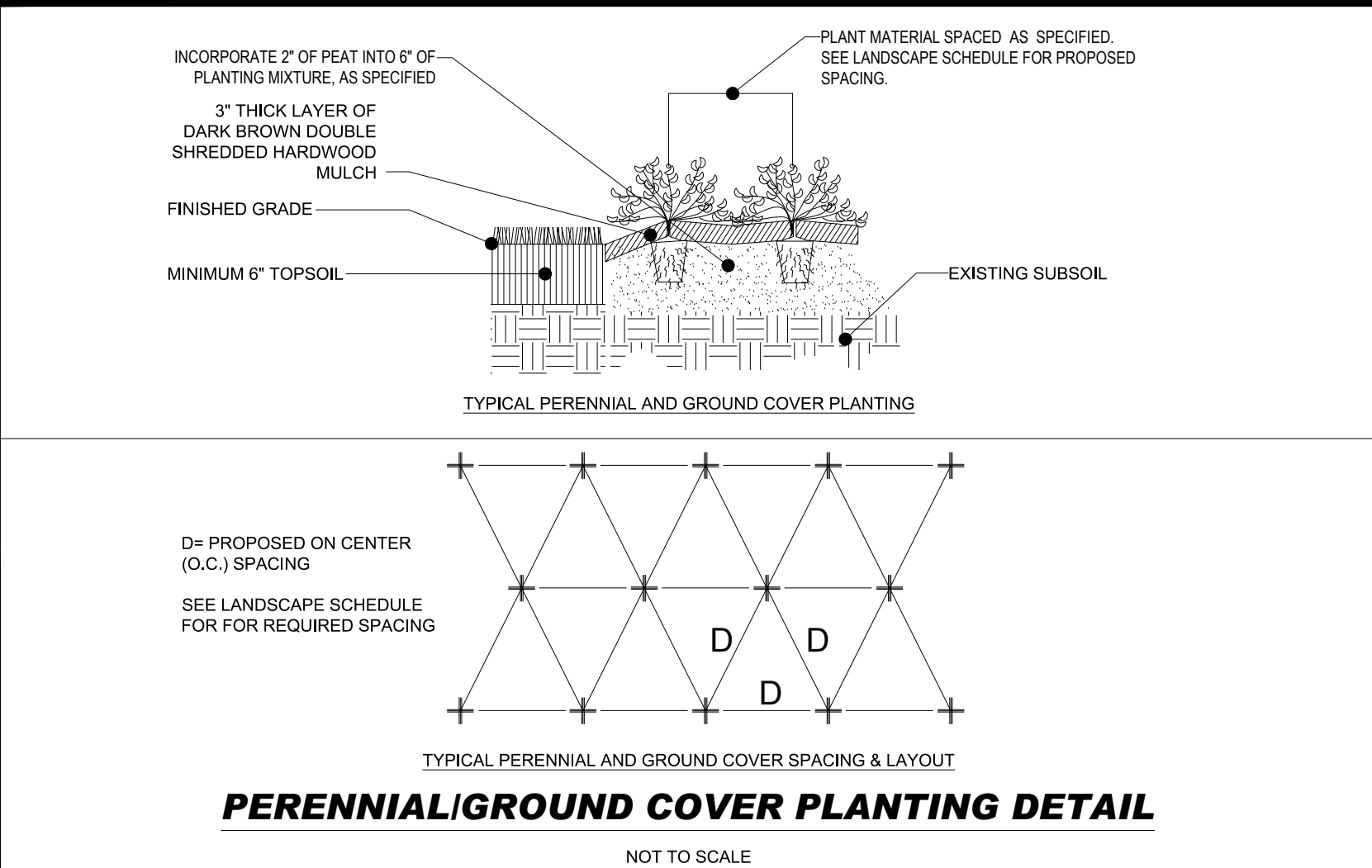
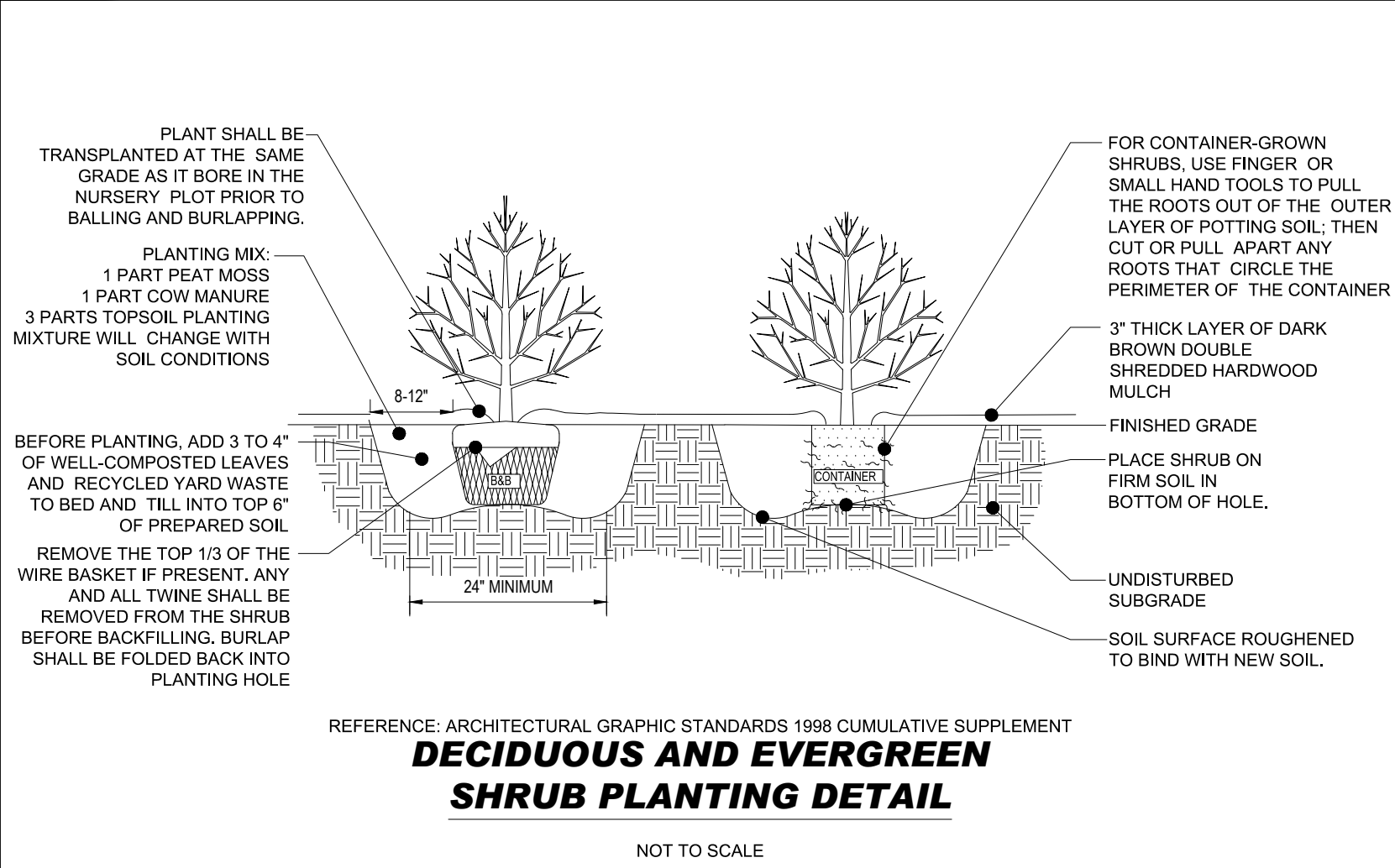
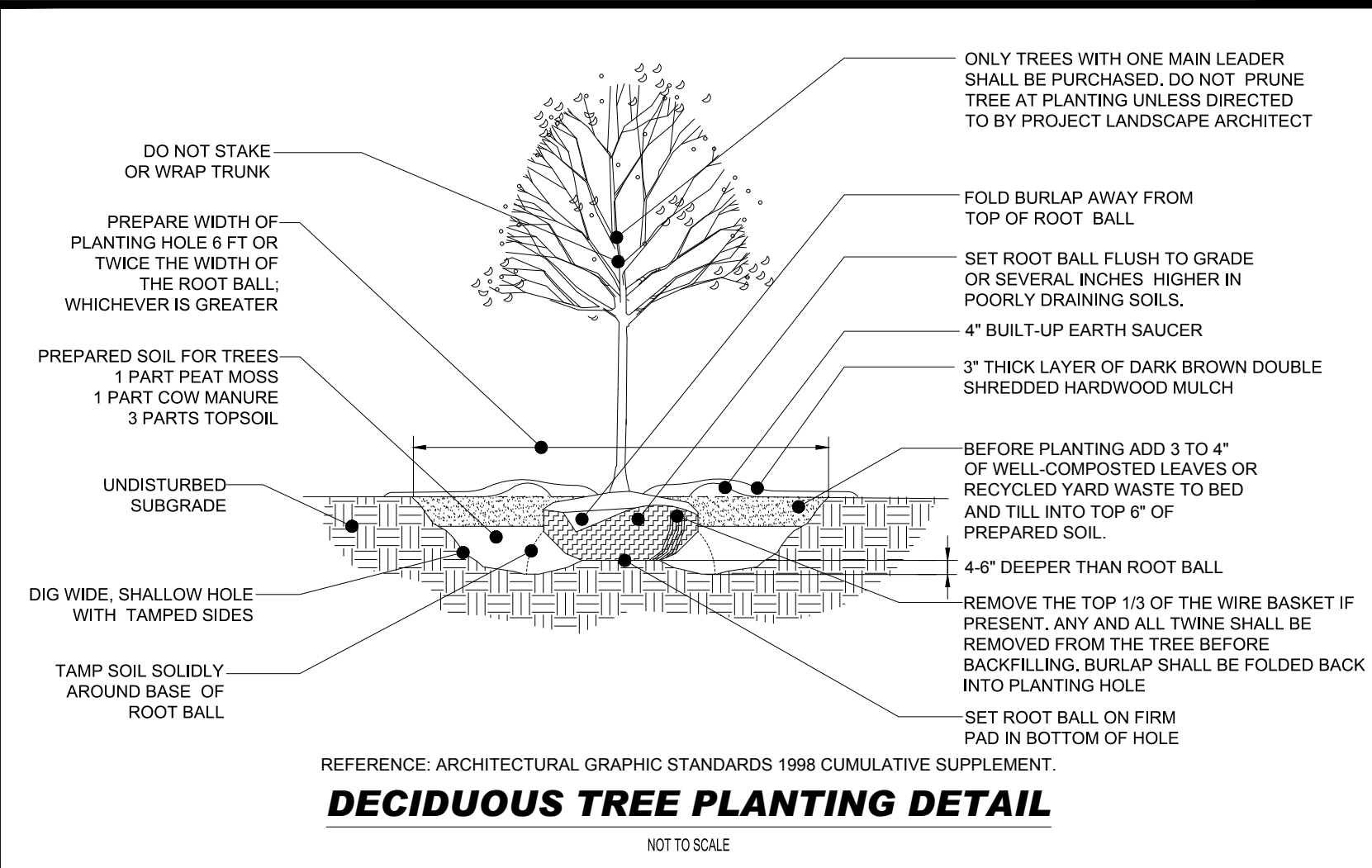
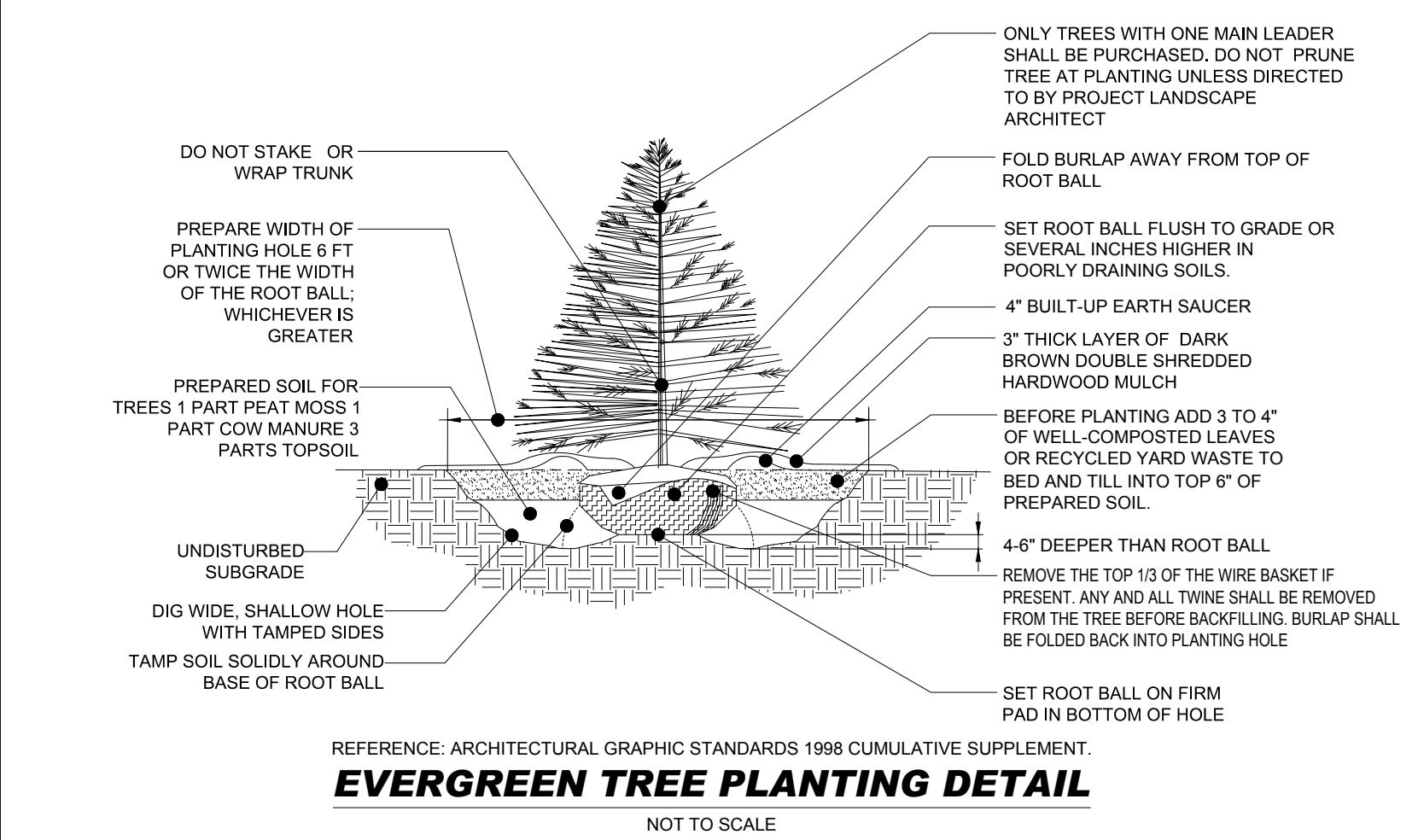
11. WATERING
A. NEW PLANTINGS OR LAWN AREAS SHALL BE ADEQUATELY IRRIGATED BEGINNING IMMEDIATELY AFTER PLANTING. WATER SHALL BE APPLIED TO EACH TREE AND SHRUB IN SUCH MANNER AS NOT TO DISTURB BACKFILL AND TO THE EXTENT THAT ALL MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED. WATERING SHALL CONTINUE AT LEAST UNTIL PLANTS ARE ESTABLISHED.
B. SITE OWNER SHALL PROVIDE WATER IF AVAILABLE ON SITE AT TIME OF PLANTING. IF WATER IS NOT AVAILABLE ON SITE, CONTRACTOR SHALL SUPPLY ALL NECESSARY WATER. THE USE OF WATERING BAGS IS RECOMMENDED FOR ALL NEWLY PLANTED TREES.

C. IF AN IRRIGATION SYSTEM HAS BEEN INSTALLED ON THE SITE, IT SHALL BE USED TO WATER PROPOSED PLANT MATERIAL, BUT ANY FAILURE OF THE SYSTEM DOES NOT ELIMINATE THE CONTRACTOR'S RESPONSIBILITY OF MAINTAINING THE DESIRED MOISTURE LEVEL FOR VIGOROUS, HEALTHY GROWTH.

12. GUARANTEE
A. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF ONE (1) YEAR FROM APPROVAL OF LANDSCAPE INSTALLATION BY THE APPROVING AGENCY. CONTRACTOR SHALL SUPPLY THE OWNER WITH A MAINTENANCE BOND FOR TEN PERCENT (10%) OF THE VALUE OF THE LANDSCAPE INSTALLATION WHICH WILL BE RELEASED AT THE CONCLUSION OF THE GUARANTEE PERIOD AND WHEN A FINAL INSPECTION HAS BEEN COMPLETED AND APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.
B. ANY DEAD OR DYING PLANT MATERIAL SHALL BE REPLACED FOR THE LENGTH OF THE GUARANTEE PERIOD. REPLACEMENT OF PLANT MATERIAL SHALL BE CONDUCTED AT THE FIRST SUCCEEDING PLANTING SEASON. ANY DEBRIS SHALL BE DISPOSED OF OFF-SITE, WITHOUT EXCEPTION.

C. TREES AND SHRUBS SHALL BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION AND THROUGHOUT THE 90 DAY MAINTENANCE PERIOD AS SPECIFIED HEREIN. CULTIVATION, WEEDING, WATERING AND THE PREVENTATIVE TREATMENTS SHALL BE PERFORMED AS NECESSARY TO KEEP PLANT MATERIAL IN GOOD CONDITION AND FREE OF INSECTS AND DISEASE.
D. LAWNS SHALL BE MAINTAINED THROUGH WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING AND OTHER OPERATIONS SUCH AS ROLLING, REGARDING AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN, FREE OF ERODED OR BARE AREAS.

13. CLEANUP
A. UPON THE COMPLETION OF ALL LANDSCAPE INSTALLATION AND BEFORE THE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL UNUSED MATERIALS, EQUIPMENT AND DEBRIS FROM THE SITE. ALL PAVED AREAS ARE TO BE CLEANED.
B. THE SITE SHALL BE CLEANED AND LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.



OWNER MAINTENANCE RESPONSIBILITIES
UPON OWNER'S (OR OWNER CONTRACTOR'S) COMPLETION OF LANDSCAPING WORK, THE OWNER IS FULLY RESPONSIBLE FOR ALL FUTURE MAINTENANCE, CARE, UPKEEP, WATERING, AND TRIMMING OF ALL INSTALLED VEGETATION, PLANTS, TREE, BUSHES, SHRUBS, GRASSES, GRASS, ORNAMENTAL PLANTS AND FLOWERS, FLOWERS, GROUND COVER, AND LANDSCAPING, INCLUDING ALL LANDSCAPE ISLANDS AND AREAS ADJACENT OR PART OF THE LANDSCAPED AREAS. THIS RESPONSIBILITY INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING:
• TREES ADJACENT TO WALKWAYS AND AREAS OF PEDESTRIAN TRAFFIC MUST BE MAINTAINED TO ASSURE THAT ANY BRANCHES MUST BE LIMBED UP TO A CLEARANCE HEIGHT OF 7 FT. (FROM ALL PEDESTRIAN SURFACES) OR PRUNED BACK TO AVOID ANY INTERFERENCE WITH THE TYPICAL PATH OF TRAVEL.
• TREES WITHIN VEHICULAR SIGHT LINES, AS ILLUSTRATED ON THE LANDSCAPE PLAN, ARE TO BE TRIMMED TO A CLEARANCE HEIGHT OF 7 FT. (FROM ALL PAVED, TRAVELED SURFACES), OR AS OTHERWISE INDICATED ON THE PLANS.
• VEGETATIVE GROUND COVER, SHRUBS AND ORNAMENTAL PLANTS AND GRASSES MUST BE TRIMMED SO THAT NO PORTION OF THE PLANT EXCEEDS 30 INCHES ABOVE GRADE OF ALL PAVED, TRAVELED SURFACES) ALONG AND WITHIN THE SIGHT LINES OF PARKING LOTS AND INGRESS-EGRESS WAYS.
• FALLEN PLANT FLOWERS, FRUIT, SEEDS AND DEBRIS DROPPINGS ARE TO BE REMOVED IMMEDIATELY FROM VEHICULAR AND PEDESTRIAN TRAFFIC AREAS TO PREVENT TRIPPING, SLIPPING OR ANY OTHER HAZARDS.
THESE REQUIREMENTS DO NOT AFFECT THE PLANT LIFE GUARANTEES THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE.

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SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
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2	9/2/25	TRC COMMENTS	RS/UECC	OAK
3	10/2/25	TRC COMMENTS	RS/CO	OAK
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FOR
CHASE
PROPOSED DEVELOPMENT
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