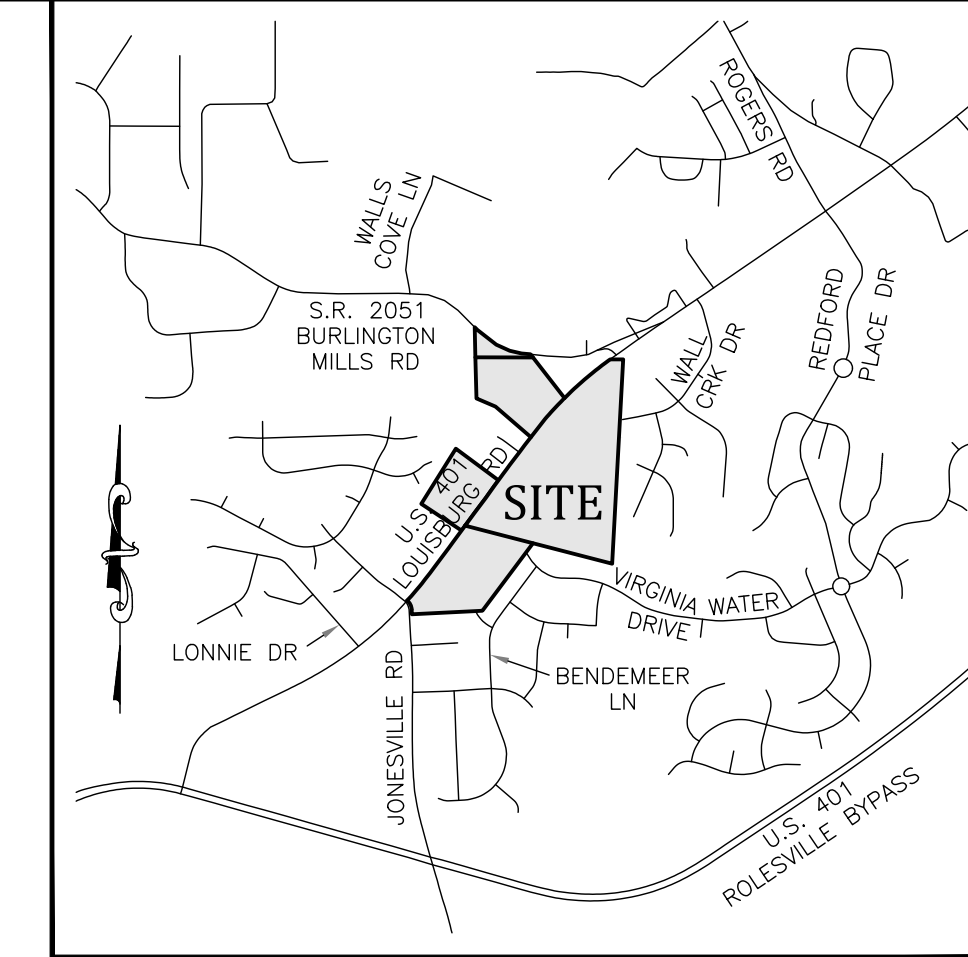


WALLBROOK PRELIMINARY PLAT

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

Project No. PR21-04 REVISED



Vicinity Map NTS

General Notes

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

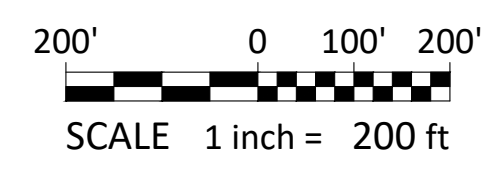
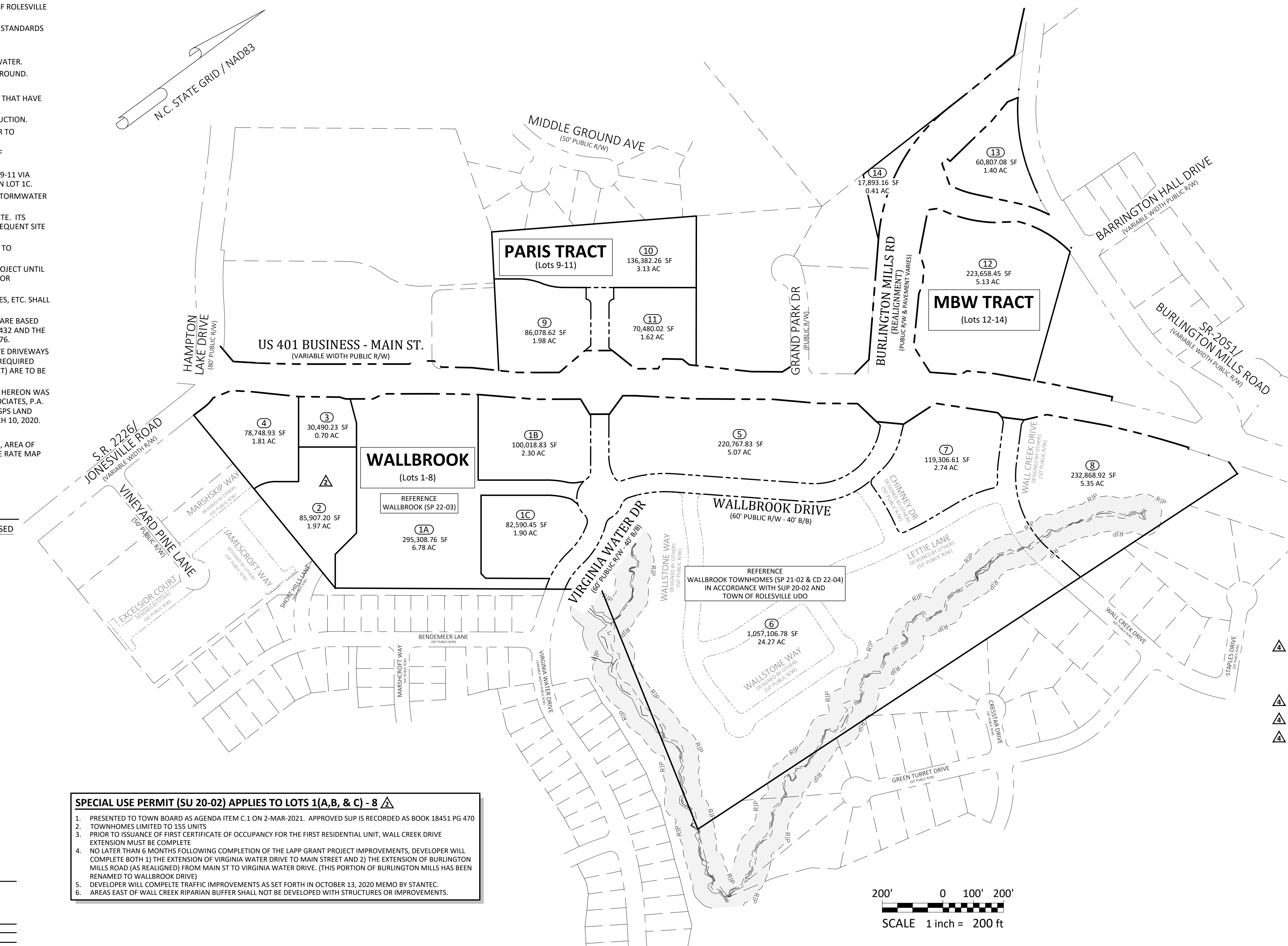
Legend

EXISTING	PROPOSED

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

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

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



PR 21-04 (REVISION) - Wallbrook Preliminary Subdivision Plat (Revision)
APPROVED
 Date: August 11, 2023

 Town of Rolesville Planning Department

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

Site Data

PIN NUMBERS:	1758-45-8905, 1758-56-8976
REAL ESTATE ID:	76667, 76635
CURRENT ZONING:	GC-CZ
ACREAGE IN TOTAL TRACT:	69.38± ACRES (55.4± WALLBROOK, 7.04± PARIS, & 6.94 MBW) (EXCLUDES DEDICATED R/W FOR NCDOT PROJ. U-6241)
NUMBER OF LOTS CREATED:	16
LINEAR FEET IN STREETS:	1,955± LF
WATERSHED:	Lower Neuse
RIVER BASIN:	Neuse
CURRENT USE:	VACANT / WOODED
PROPOSED USE(S):	NON-RESIDENTIAL/COMMERCIAL/RETAIL MULTI-FAMILY RESIDENTIAL
CURRENT IMPERVIOUS:	0 SF
PROPOSED IMPERVIOUS:	82,630 SF (1.9 AC) - BUILDING AREAS 329,230 SF (7.5 AC) - TRANSPORTATION AREAS 115,848 SF (2.7 AC) - TRANSPORTATION AREAS (PUBLIC) 445,078 SF (10.2 AC) - TRANSPORTATION AREAS (TOTAL)
DEVELOPMENT STANDARDS:	LDO
OPEN SPACE CALCULATIONS:	REQUIRED NON-RESIDENTIAL - 25-50 ACRES = 5% OF DEVELOPMENT AREA 69.38 - 24.27 (LOT 6) - 2.84 (R/W) = 42.27 AC = DEVELOPMENT AREA 42.27 x 0.05 = 2.11 AC TO BE COMPRISED OF 1 SMALL & 1 MEDIUM AREA
PROVIDED:	1.36 AC = LOTS 1A, 1B, 3, 4, 5, 7, 8, 10, 11 - GREENWAY - (MEDIUM - 59,104 SF) 0.22 AC = LOT 8 - LINEAR PARK (MEDIUM - RIPARIAN AREA) 0.60 AC = LOT 8 - LINEAR PARK (MEDIUM - 26,261 SF) 0.33 AC = LOTS 1A/1B - PLAZA (SMALL - 14,500 SF) 2.51 AC
NOTE:	TOWNHOMES CALCULATED SEPARATE AS THEY ARE BEING REVIEWED UNDER THE UDO & SUP 20-02.
PARKING CALCULATIONS:	PARKING CALCS TO BE SHOWN ON SUBSEQUENT SITE PLAN(S)
TREE PRESERVATION:	GROSS ACREAGE = 69.37 ACRES (WALLBROOK+PARIS+MBW) REQUIRED = 10% = 6.94 ACRES PROVIDED = 12.89% = 8.94 ACRES SEE TREE PRESERVATION PLAN (SHEET 11) FOR DETAILED BREAKDOWN

Sheet Index

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

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

Survey Note:

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

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

COVER / OVERALL SITE

WALLBROOK PRELIMINARY PLAT

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

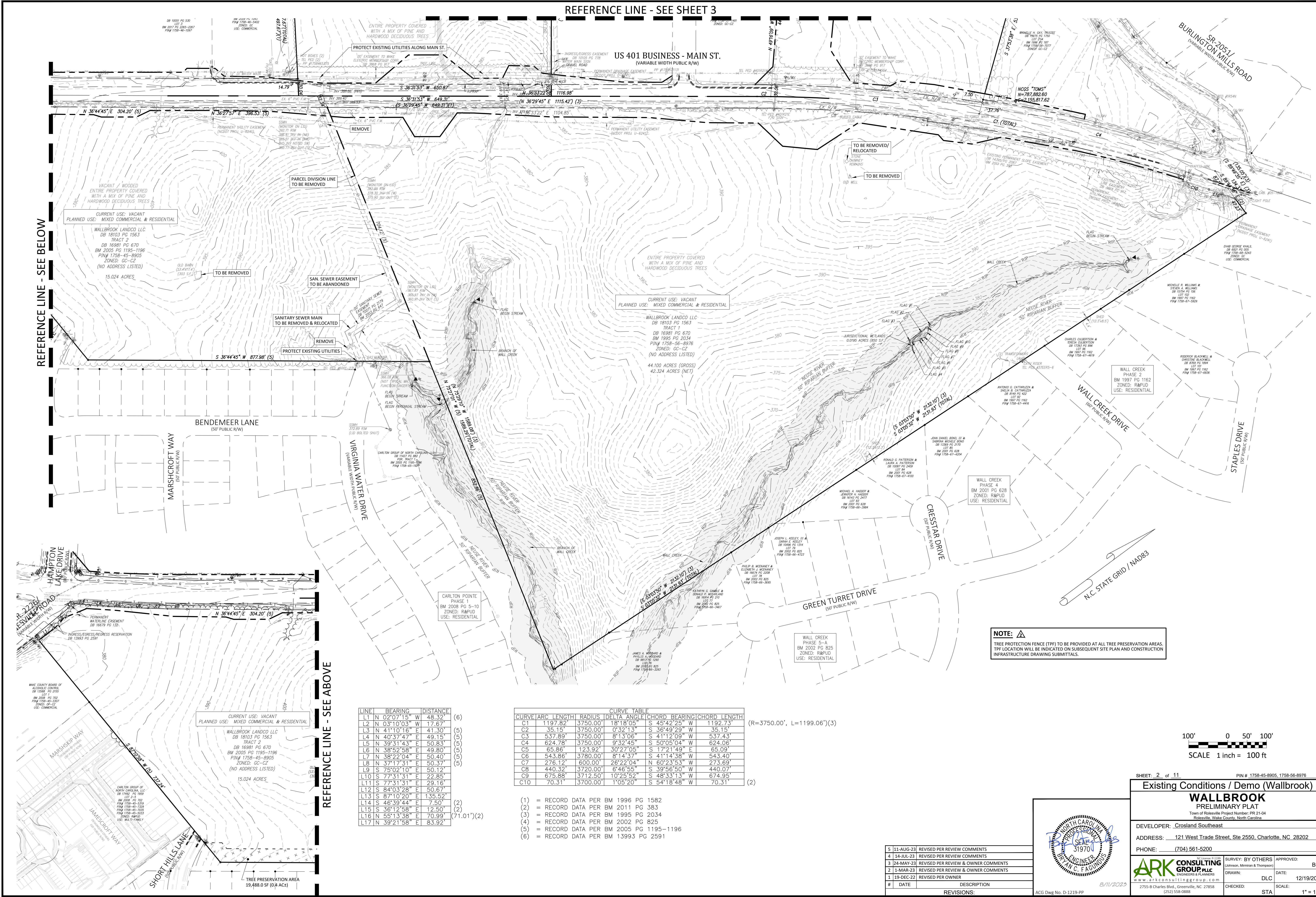
DEVELOPER: Crosland Southeast
 ADDRESS: 121 West Trade Street, Ste 2550, Charlotte, NC 28202
 PHONE: (704) 561-5200

SURVEY BY OTHERS	APPROVED:
(Johnson, Mirmiran & Thompson)	BCF
DRAWN:	DATE:
DLC	12/19/2022
CHECKED:	SCALE:
STA	1" = 200'

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

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

REFERENCE LINE - SEE SHEET 3



REFERENCE LINE - SEE BELOW

REFERENCE LINE - SEE ABOVE

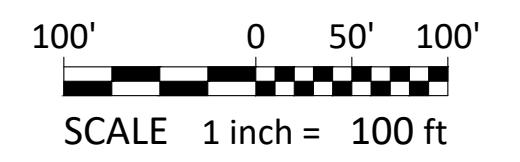
LINE	BEARING	DISTANCE	
L1	N 02°07'15" W	48.32'	(6)
L2	N 03°10'03" W	17.67'	(5)
L3	N 41°10'16" E	41.30'	(5)
L4	N 40°37'47" E	49.15'	(5)
L5	N 39°31'43" E	50.83'	(5)
L6	N 38°52'58" E	49.80'	(5)
L7	N 38°22'04" E	50.40'	(5)
L8	N 37°17'31" E	50.37'	(5)
L9	S 75°02'10" E	50.12'	(5)
L10	S 77°31'31" E	22.85'	(5)
L11	S 77°31'31" E	29.16'	(5)
L12	S 84°03'28" E	50.67'	(5)
L13	S 87°10'20" E	135.52'	(5)
L14	S 46°39'44" E	7.50'	(2)
L15	S 36°12'58" E	12.50'	(2)
L16	N 55°13'38" E	70.99'	(71.01')(2)
L17	N 39°21'58" E	83.92'	(2)

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1197.82'	3750.00'	18°18'05"	S 45°42'25" W	1192.73'
C2	35.15'	3750.00'	0°32'13"	S 36°49'29" W	35.15'
C3	537.89'	3750.00'	8°13'06"	S 41°12'09" W	537.43'
C4	624.78'	3750.00'	9°32'45"	S 50°05'04" W	624.06'
C5	65.86'	123.92'	30°27'05"	S 17°21'49" E	65.09'
C6	543.86'	3780.00'	8°14'37"	S 41°14'36" W	543.40'
C7	276.12'	800.00'	26°22'04"	N 60°23'53" W	273.69'
C8	440.32'	3720.00'	6°46'55"	S 39°56'50" W	440.07'
C9	675.88'	3712.50'	10°25'52"	S 48°33'13" W	674.95'
C10	70.31'	3700.00'	1°05'20"	S 54°18'48" W	70.31'

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

- (1) = RECORD DATA PER BM 1996 PG 1582
- (2) = RECORD DATA PER BM 2011 PG 383
- (3) = RECORD DATA PER BM 1995 PG 2034
- (4) = RECORD DATA PER BM 2002 PG 825
- (5) = RECORD DATA PER BM 2005 PG 1195-1196
- (6) = RECORD DATA PER BM 13993 PG 2591

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



SHEET: 2 of 11 PIN # 1758-45-8905, 1758-56-8976

Existing Conditions / Demo (Wallbrook)

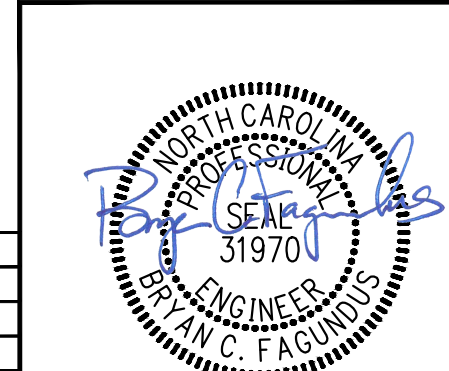
WALLBROOK PRELIMINARY PLAT
Town of Rolesville Project Number: PR-21-04
Rolesville, Wake County, North Carolina

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

DEVELOPER'S SEAL: NORTH CAROLINA PROFESSIONAL ENGINEER, BRUCE A. FAY, No. 31970

DATE: 12/19/2022
SCALE: 1" = 100'

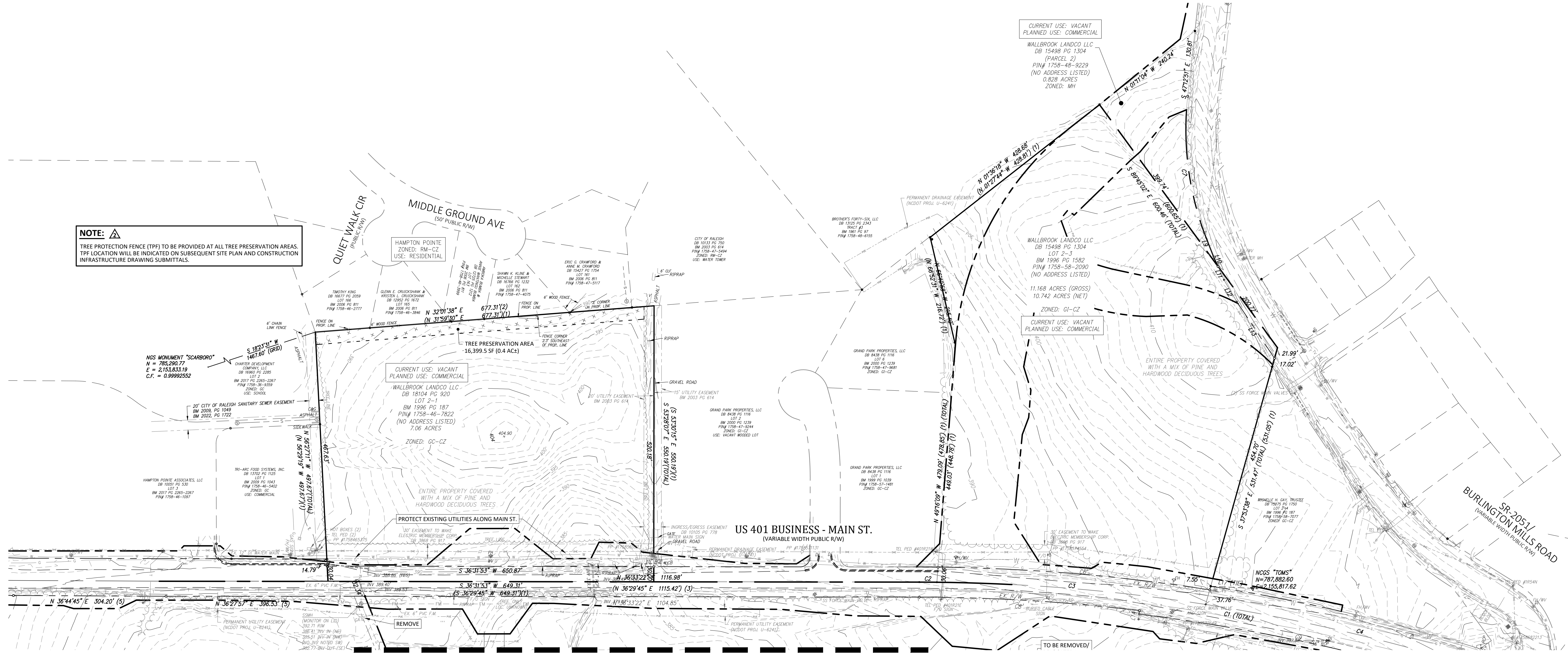
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3	24-MAY-23	REVISED PER REVIEW & OWNER COMMENTS
2	1-MAR-23	REVISED PER REVIEW & OWNER COMMENTS
1	19-DEC-22	REVISED PER OWNER



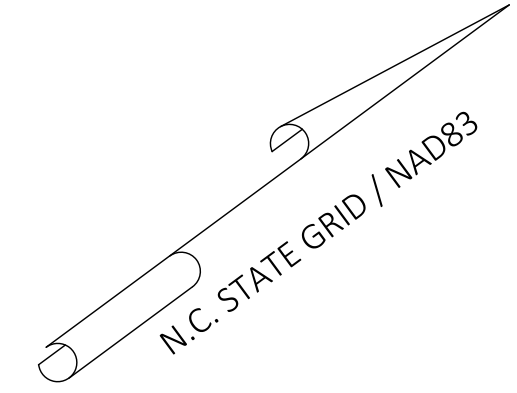
8/11/2023

ACG Dwg No. D-1219-PP

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



REFERENCE LINE - SEE SHEET 2



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

SHEET: 3 of 11 PIN # 1758-45-8905, 1758-56-8976

Existing Conditions / Demo (Paris & MBW)

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

DEVELOPER: Crosland Southeast

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

PHONE: (704) 561-5200

SURVEY: BY OTHERS (Johnson, Mirmann & Thompson)	APPROVED: BCF
DRAWN: DLC	DATE: 12/19/2022
CHECKED: STA	SCALE: 1" = 100'

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



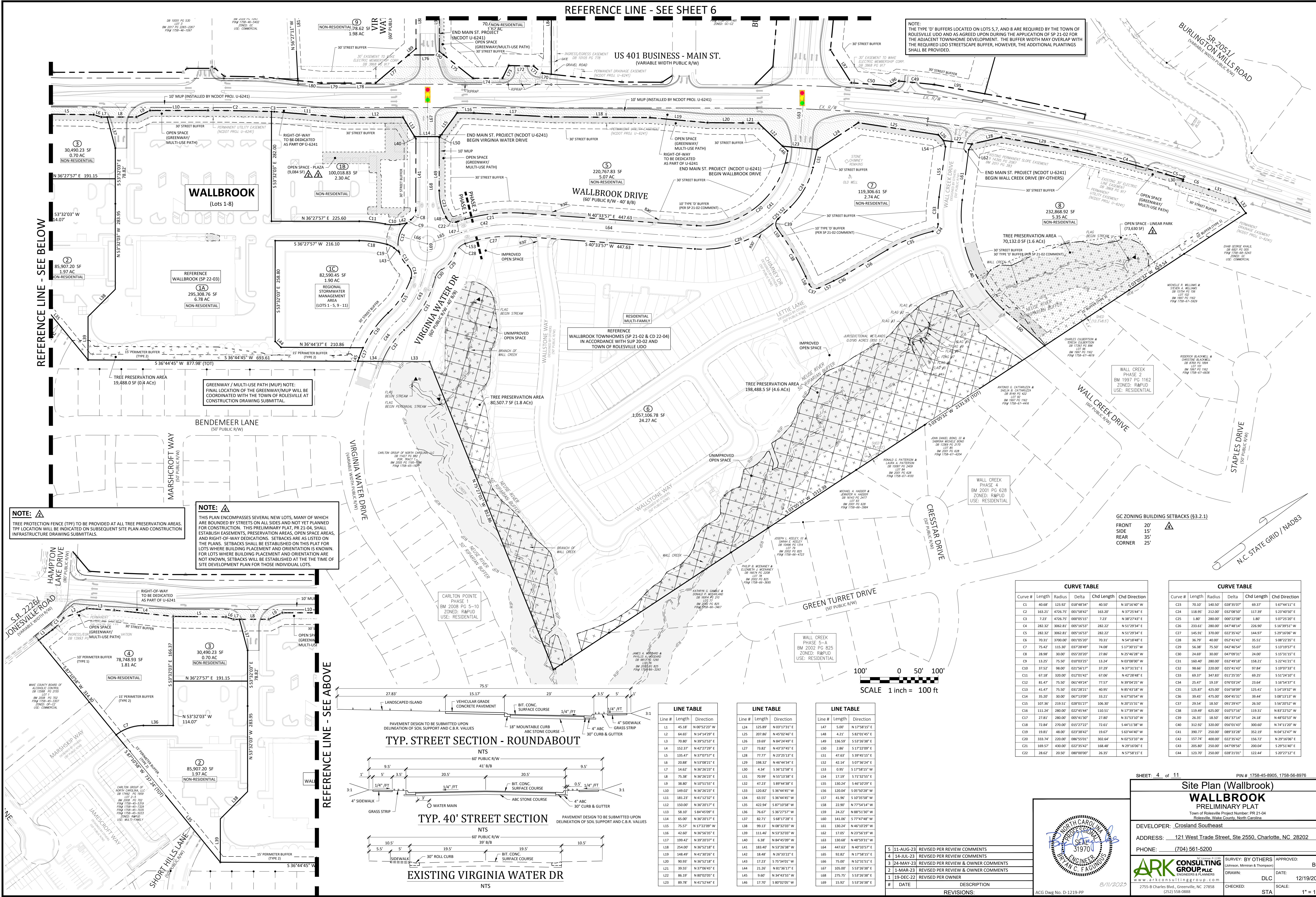
#	DATE	DESCRIPTION
5	11-AUG-23	REVISED PER REVIEW COMMENTS
4	14-JUL-23	REVISED PER REVIEW COMMENTS
3	24-MAY-23	REVISED PER REVIEW & OWNER COMMENTS
2	1-MAR-23	REVISED PER REVIEW & OWNER COMMENTS
1	19-DEC-22	REVISED PER OWNER

8/11/2023

ACG Dwg No. D-1219-PP

REFERENCE LINE - SEE SHEET 6

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



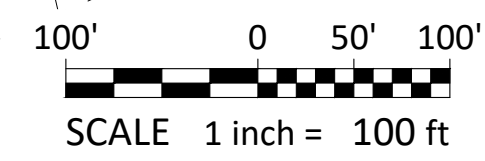
REFERENCE LINE - SEE BELOW

REFERENCE LINE - SEE ABOVE

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

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GC ZONING BUILDING SETBACKS (§3.2.1)
FRONT 20'
SIDE 15'
REAR 35'
CORNER 25'



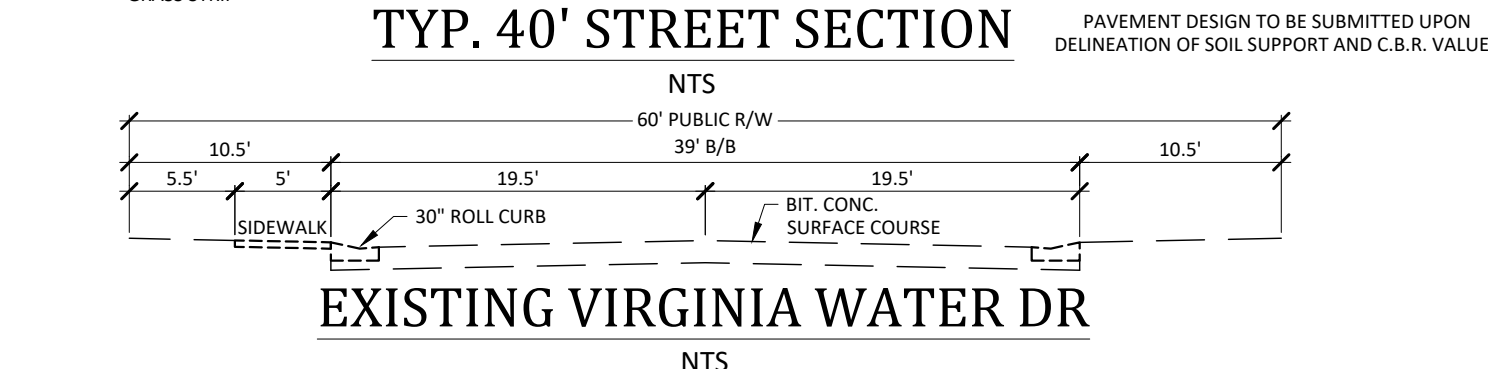
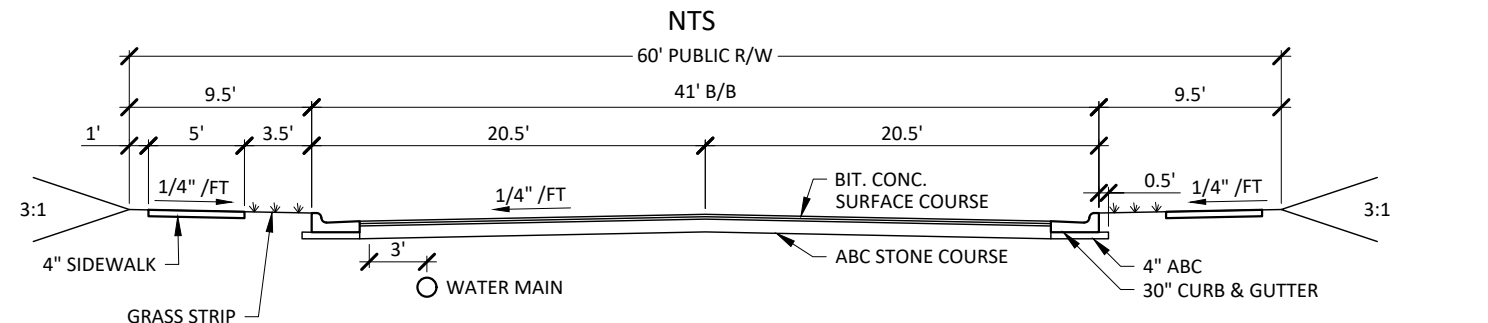
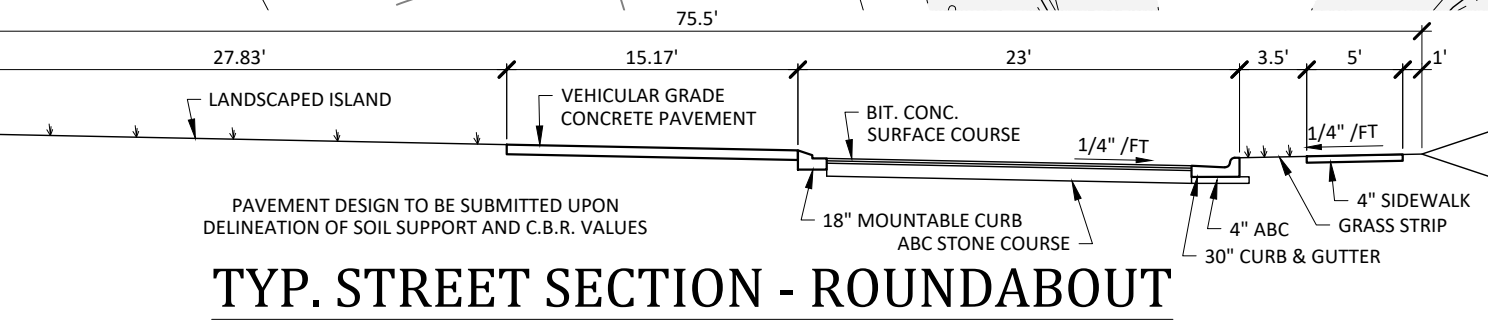
CURVE TABLE with columns: Curve #, Length, Radius, Delta, Chd Length, Chd Direction

CURVE TABLE with columns: Curve #, Length, Radius, Delta, Chd Length, Chd Direction

LINE TABLE with columns: Line #, Length, Direction

LINE TABLE with columns: Line #, Length, Direction

LINE TABLE with columns: Line #, Length, Direction



Site Plan (Wallbrook) PRELIMINARY PLAT. Includes developer info, address, phone, and revision table.

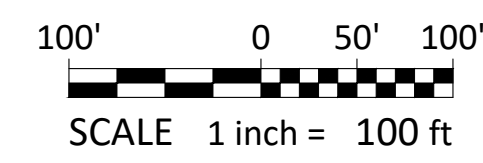
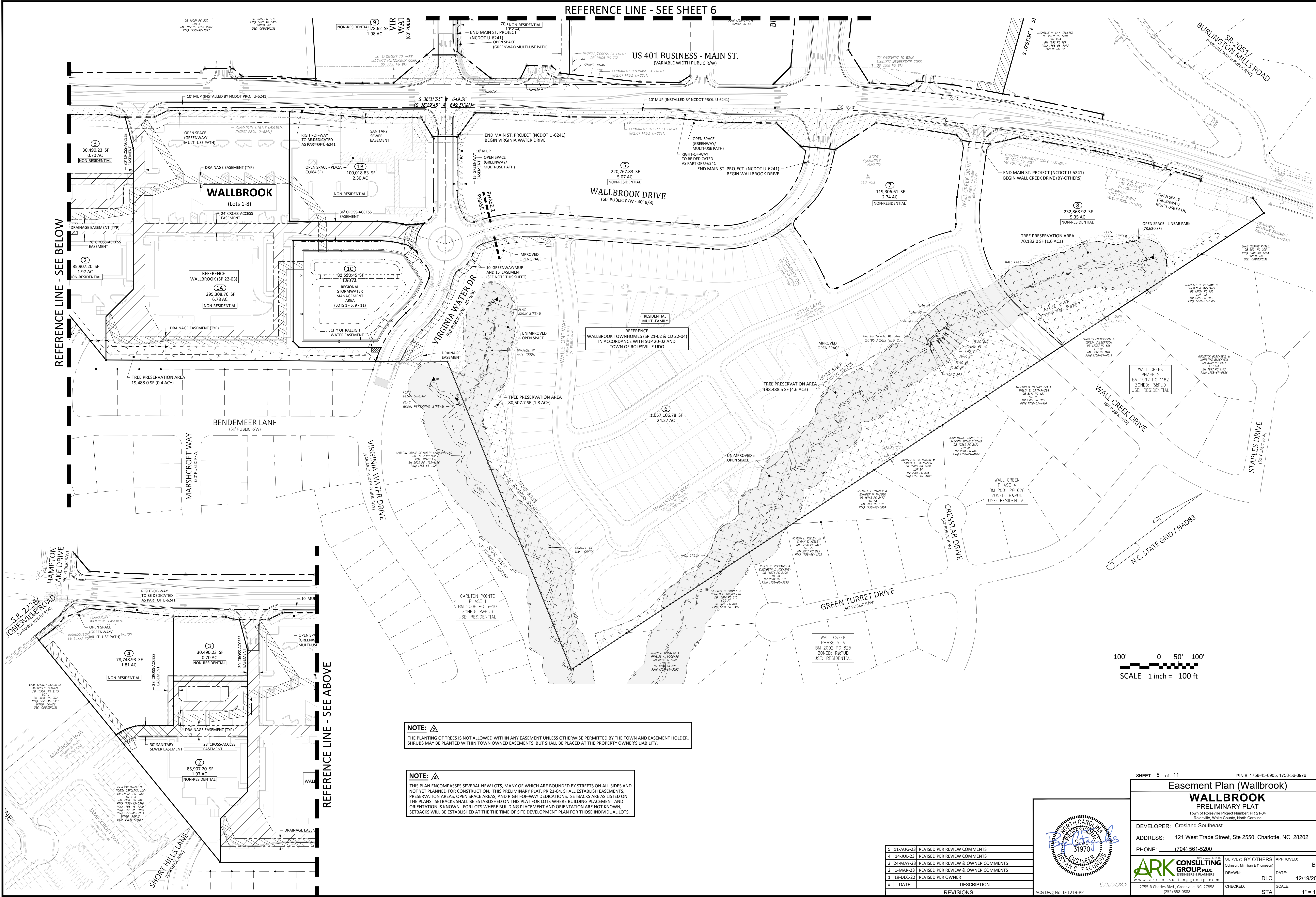
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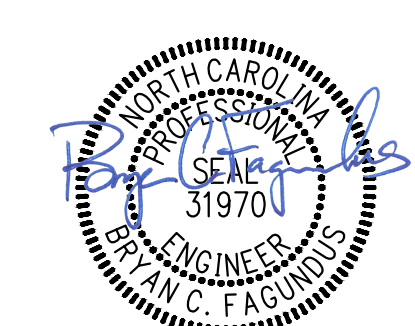
REFERENCE LINE - SEE ABOVE



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

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

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



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

Easement Plan (Wallbrook)

WALLBROOK PRELIMINARY PLAN

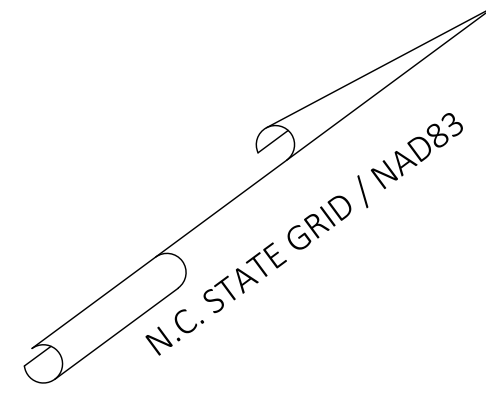
Town of Rolesville Project Number: PRJ 21-04
Rolesville, Wake County, North Carolina

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

DATE: 12/19/2022
SCALE: 1" = 100'

APPROVED: BCF
DATE: 12/19/2022
CHECKED: STA

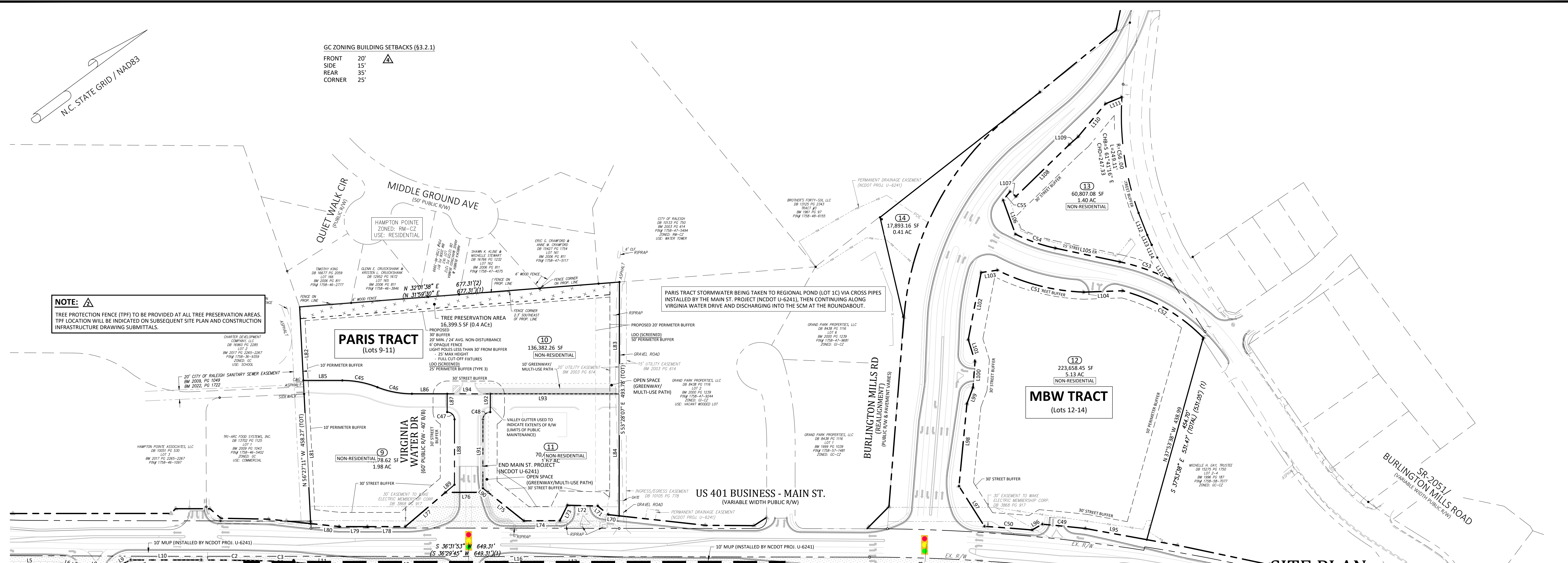
AGC Dwg No. D-1219-PP



GC ZONING BUILDING SETBACKS (§3.2.1)
 FRONT 20'
 SIDE 15'
 REAR 35'
 CORNER 25'

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

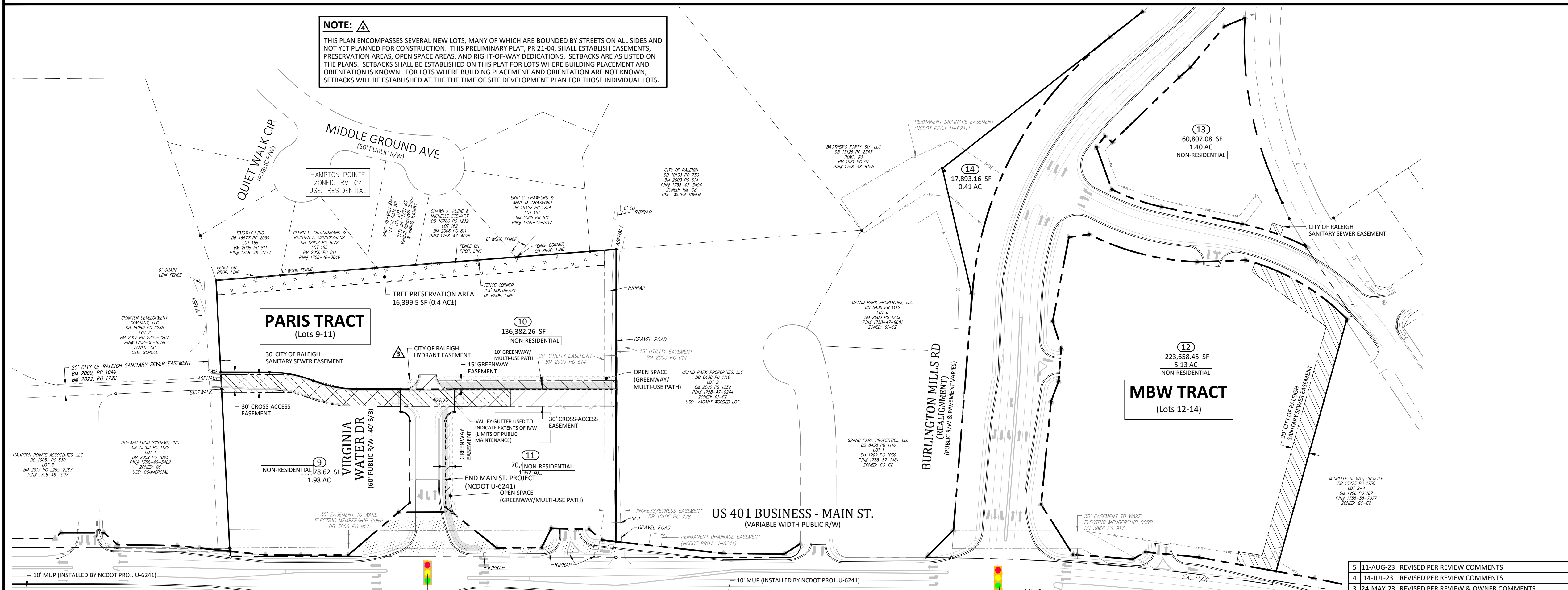
PARIS TRACT STORMWATER BEING TAKEN TO REGIONAL POND (LOT 1C) VIA CROSS PIPES INSTALLED BY THE MAIN ST. PROJECT (NCDOT U-6241), THEN CONTINUING ALONG VIRGINIA WATER DRIVE AND DISCHARGING INTO THE SCM AT THE ROUNDABOUT.



REFERENCE LINE - SEE SHEET 4

SITE PLAN

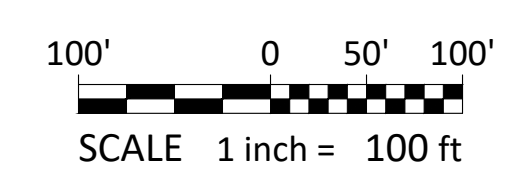
NOTE: THIS PLAN ENCOMPASSES SEVERAL NEW LOTS, MANY OF WHICH ARE BOUNDED BY STREETS ON ALL SIDES AND NOT YET PLANNED FOR CONSTRUCTION. THIS PRELIMINARY PLAN, PR 21-04, SHALL ESTABLISH EASEMENTS, PRESERVATION AREAS, OPEN SPACE AREAS, AND RIGHT-OF-WAY DEDICATIONS. SETBACKS ARE AS LISTED ON THE PLANS. SETBACKS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



REFERENCE LINE - SEE SHEET 4

EASEMENTS

CURVE TABLE					
Curve #	Length	Radius	Delta	Chd Length	Chd Direction
C45	75.90'	202.00'	021°11'47"	75.40'	N 47°19'53" E
C46	74.58'	198.00'	021°14'55"	74.14'	N 47°18'17" E
C47	24.35'	15.50'	090°00'00"	23.92'	N 81°30'50" E
C48	24.35'	15.50'	090°00'00"	23.92'	N 08°29'10" W
C49	91.23'	4835.00'	001°04'52"	91.23'	N 42°09'28" E
C50	101.07'	4821.00'	001°12'04"	101.07'	N 40°40'33" E
C51	189.46'	444.00'	024°26'57"	188.03'	S 50°43'59" W
C52	199.31'	371.00'	030°40'49"	196.92'	S 60°41'30" W
C53	113.97'	429.00'	015°13'16"	113.63'	N 56°02'50" E
C54	89.75'	359.00'	014°19'26"	89.52'	N 55°47'44" E
C55	23.31'	496.99'	002°41'15"	23.31'	S 14°51'22" E
C56	249.11'	600.00'	023°47'19"	247.33'	N 61°41'16" W



LINE TABLE		
Line #	Length	Direction
L70	23.10'	S 42°44'43" W
L71	28.94'	S 75°49'31" W
L72	63.91'	S 37°49'21" E
L73	36.31'	S 27°10'50" E
L74	75.75'	S 36°06'10" W
L75	66.87'	S 74°59'20" W
L76	66.87'	S 30°20'27" W
L77	111.40'	S 05°55'13" E
L78	80.07'	S 36°20'17" W
L79	59.58'	S 36°41'55" W
L80	60.39'	S 42°28'55" W
L81	302.95'	N 56°27'11" W
L82	155.32'	N 56°27'11" W
L83	236.22'	S 53°28'07" E
L84	257.56'	S 53°28'07" E
L85	82.23'	N 30°33'58" E

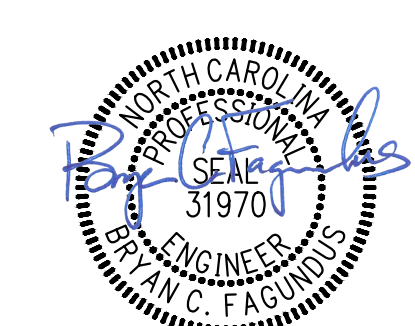
LINE TABLE		
Line #	Length	Direction
L86	74.54'	N 36°30'50" E
L87	38.50'	S 53°29'10" E
L88	138.09'	S 53°29'10" E
L89	25.12'	S 03°30'42" E
L90	13.90'	S 74°59'20" W
L91	146.46'	S 74°59'20" W
L92	38.50'	N 53°29'10" W
L93	272.40'	N 36°30'50" E
L94	91.00'	S 36°20'17" W
L95	132.08'	N 40°40'33" E
L96	24.61'	N 06°49'47" E
L97	100.42'	S 85°53'40" E
L98	175.03'	S 48°00'33" E
L99	36.40'	S 33°02'47" E
L100	55.00'	S 48°59'31" E
L101	48.47'	S 70°47'36" E

LINE TABLE		
Line #	Length	Direction
L102	144.27'	S 42°37'06" E
L103	34.77'	S 28°21'37" W
L104	82.35'	S 34°28'36" W
L105	139.17'	N 48°26'44" E
L106	76.12'	S 73°26'43" E
L107	16.00'	S 75°29'15" W
L108	157.27'	S 07°44'40" E
L109	25.00'	S 05°05'35" E
L110	90.48'	S 14°49'22" E
L111	37.60'	N 40°40'33" E
L112	50.12'	N 75°02'10" W
L113	22.85'	N 77°13'11" W
L114	29.16'	N 77°13'11" W
L115	50.67'	N 84°02'28" W

SHEET: 6 of 11
 Site & Easement Plan (Paris & MBW)

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

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



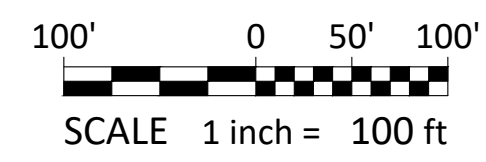
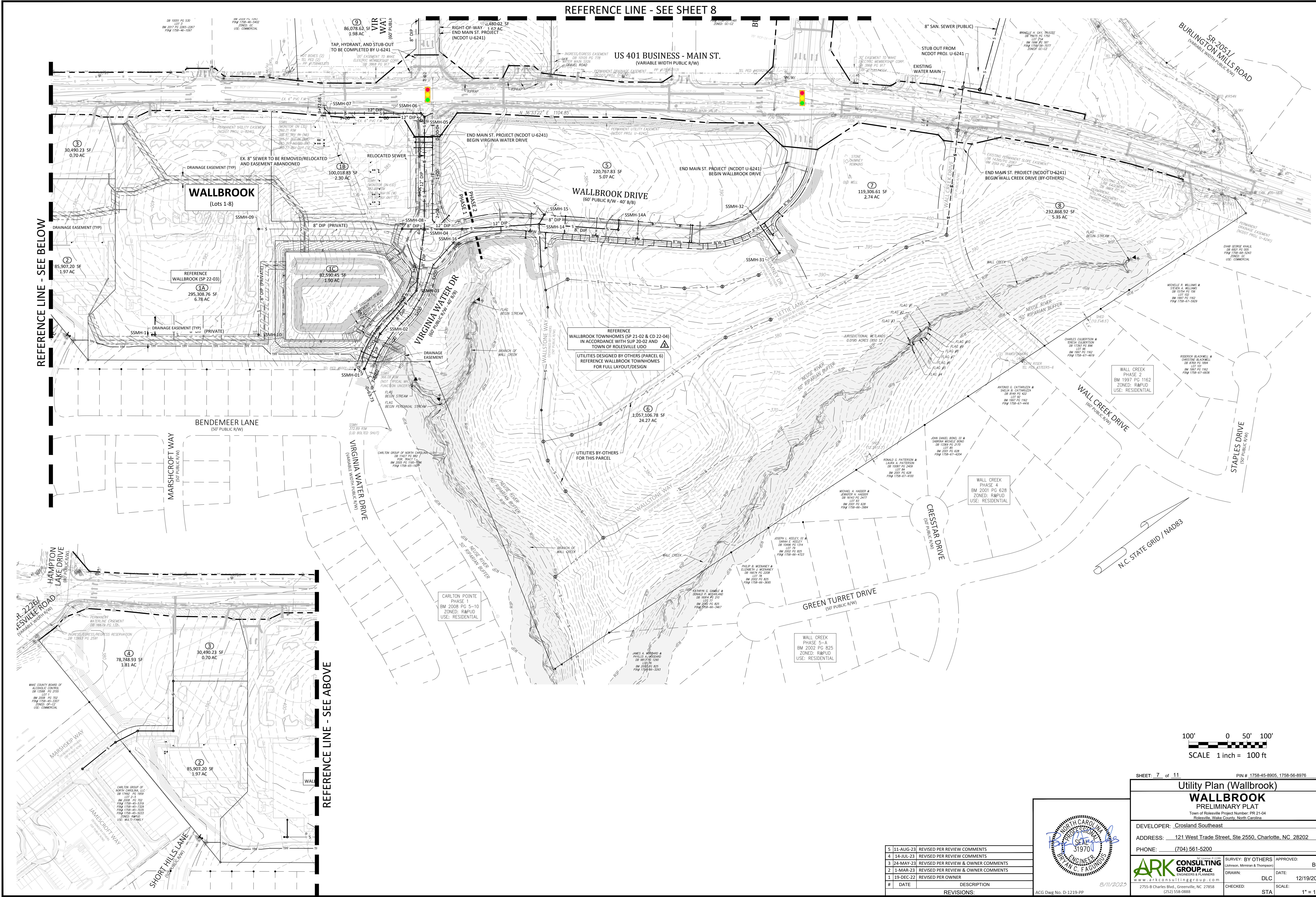
APPROVED: BCF
 DATE: 12/19/2022
 CHECKED: STA

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

REFERENCE LINE - SEE SHEET 8

REFERENCE LINE - SEE BELOW

REFERENCE LINE - SEE ABOVE

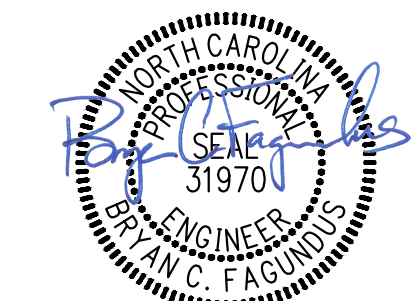


SHEET: 7 of 11 PIN # 1758-45-8905, 1758-56-8976

Utility Plan (Wallbrook)
WALLBROOK
PRELIMINARY PLAT
 Town of Raleigh Project Number: PR-21-04
 Raleigh, Wake County, North Carolina

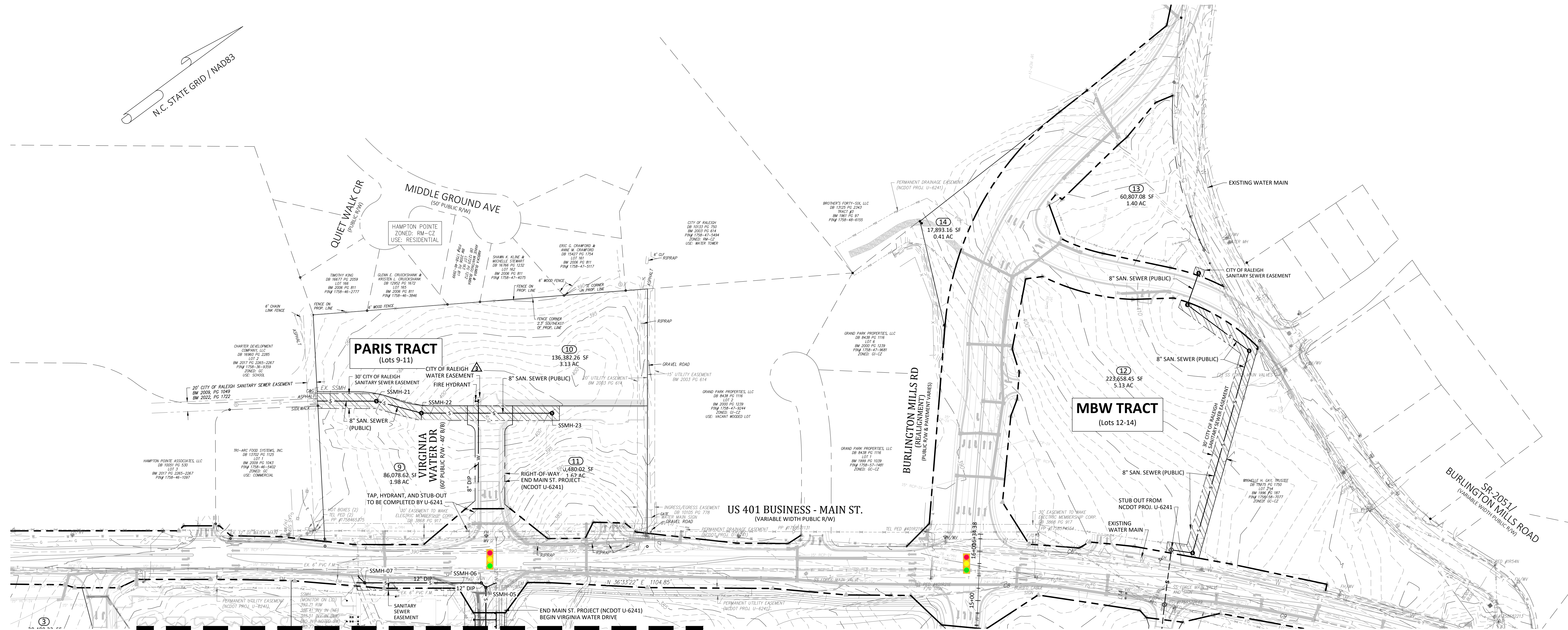
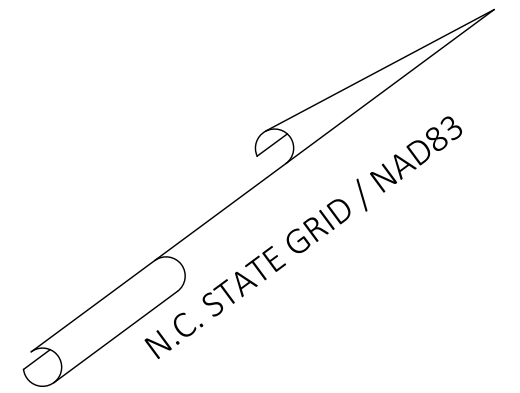
DEVELOPER: Crosland Southeast
 ADDRESS: 121 West Trade Street, Ste 2550, Charlotte, NC 28202
 PHONE: (704) 561-5200

DATE: 12/19/2022
 SCALE: 1" = 100'

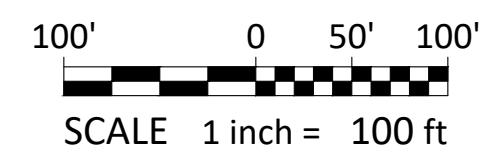


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1	19-DEC-22	REVISED PER OWNER

ACG Dwg No. D-1219-PP



REFERENCE LINE - SEE SHEET 3



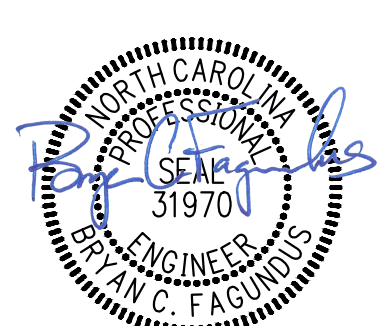
SHEET: 8 of 11 PIN # 1758-45-8905, 1758-56-8976

Utility Plan (Paris & MBW)
WALLBROOK
 PRELIMINARY PLAT
 Town of Rolesville Project Number: PR-21-04
 Rolesville, Wake County, North Carolina

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

 ARK CONSULTING GROUP ENGINEERS & PLANNERS www.arkconsulting.com 2755-B Charles Blvd., Greenville, NC 27858 (252) 558-0888	SURVEY BY OTHERS: (Johnson, Mirmiran & Thompson) APPROVED: BCF DRAWN: DLC DATE: 12/19/2022 CHECKED: STA SCALE: 1" = 100'
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8/11/2023

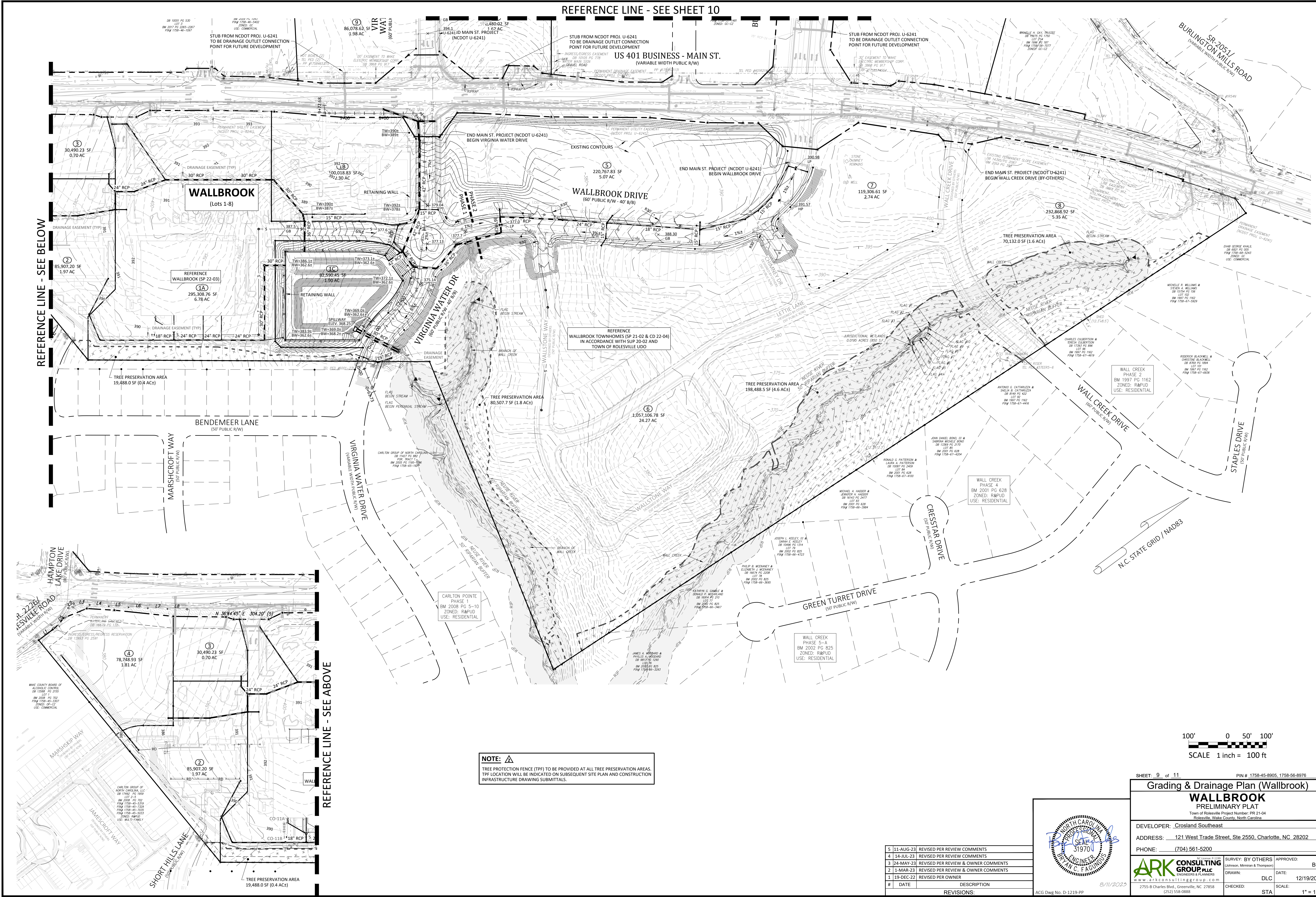
ACG Dwg No. D-1219-PP

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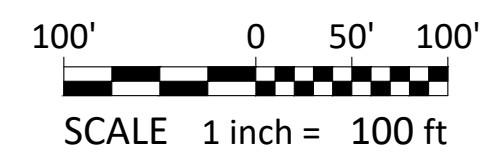
REFERENCE LINE - SEE SHEET 10

REFERENCE LINE - SEE BELOW

REFERENCE LINE - SEE ABOVE



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



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

Grading & Drainage Plan (Wallbrook)
WALLBROOK
 PRELIMINARY PLAT
 Town of Rolesville Project Number: PR-21-04
 Rolesville, Wake County, North Carolina

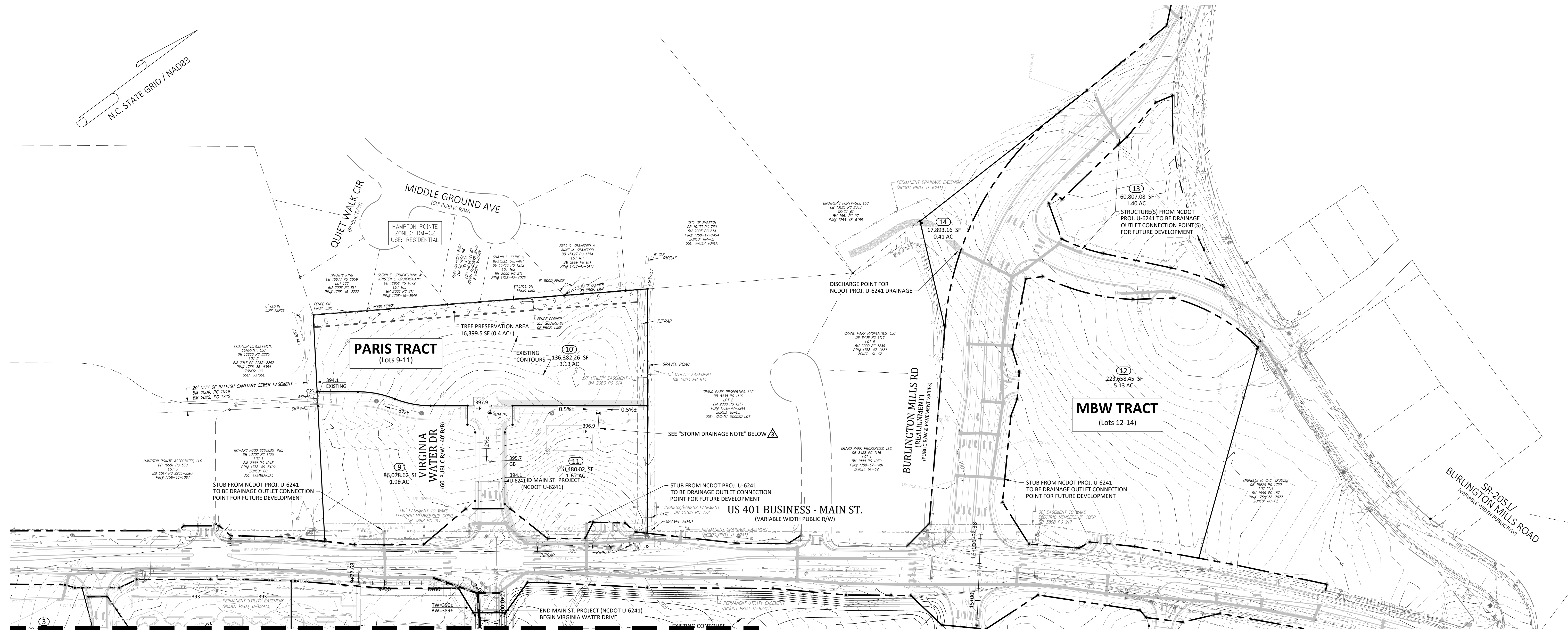
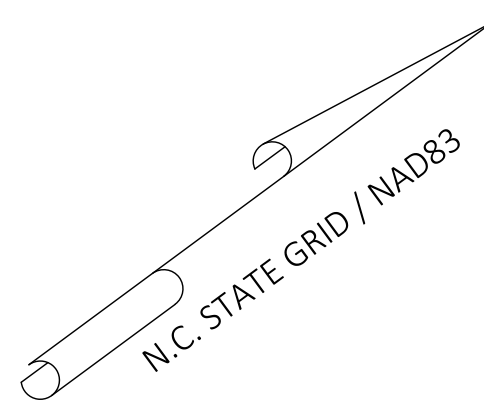
DEVELOPER: Crosland Southeast
 ADDRESS: 121 West Trade Street, Ste 2550, Charlotte, NC 28202
 PHONE: (704) 561-5200

DATE: 12/19/2022
 SCALE: 1" = 100'

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1	19-DEC-22	REVISED PER OWNER



APPROVED: BCF
 SURVEY BY OTHERS: (Johnson, Mirmiran & Thompson)
 DRAWN: DLC
 CHECKED: STA

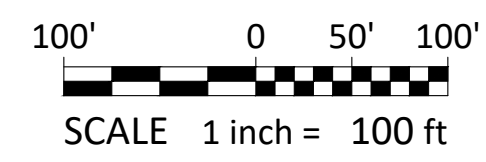


REFERENCE LINE - SEE SHEET 9

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

STORM DRAINAGE NOTES:

- LOTS 9 & 11 ON-SITE STORM DESIGN TO ACCOMMODATE RUNOFF FROM PRIVATE DRIVE AND HALF OF LOT 10 (PER NCDOT PROJECT U-6241 PIPE DESIGN FOR STUB-OUTS)
- ROUTING TO BE DETERMINED WITH SUBSEQUENT SITE DEVELOPMENT PLAN SUBMITTALS



SHEET: 10 of 11 PIN # 1758-45-8905, 1758-56-8976

Grading & Drainage (Paris & MBW)
WALLBROOK
 PRELIMINARY PLAT
 Town of Rolesville Project Number: PR-21-04
 Rolesville, Wake County, North Carolina

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



 ARK CONSULTING GROUP ENGINEERS & PLANNERS www.arkconsultinggroup.com 2755-B Charles Blvd., Greenville, NC 27858 (252) 558-0888	SURVEY BY OTHERS (Johnson, Merriam & Thompson)	APPROVED: BCF
	DRAWN: DLC	DATE: 12/19/2022
CHECKED: STA	SCALE: 1" = 100'	

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#	DATE	DESCRIPTION

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

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

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

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

TREE REPLACEMENT - WALLBROOK						
Date	ToR Project #	Project Description	Deciduous	Total Provided / Required	Evergreen	Total Provided / Required
				0 / 12		0 / 8

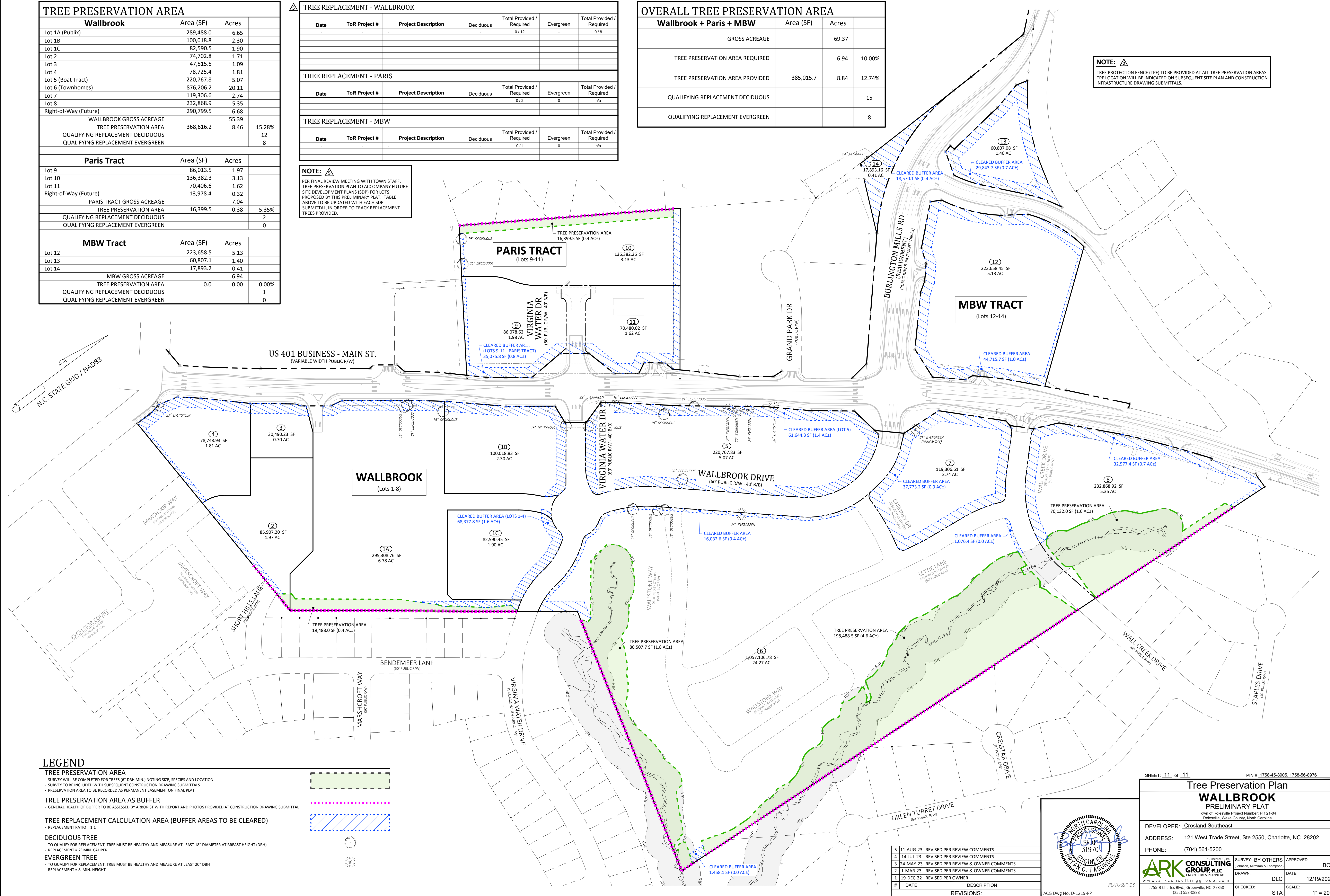
TREE REPLACEMENT - PARIS						
Date	ToR Project #	Project Description	Deciduous	Total Provided / Required	Evergreen	Total Provided / Required
				0 / 2	0	n/a

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

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

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

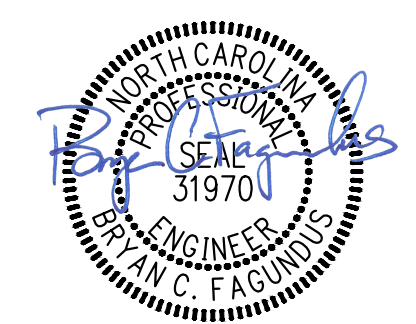
NOTE: TREE PROTECTION FENCE (TPF) TO BE PROVIDED AT ALL TREE PRESERVATION AREAS. TPF LOCATION WILL BE INDICATED ON SUBSEQUENT SITE PLAN AND CONSTRUCTION INFRASTRUCTURE DRAWING SUBMITTALS.



LEGEND

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

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

Tree Preservation Plan
WALLBROOK
PRELIMINARY PLAT

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

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

SURVEY BY OTHERS (Johnson, Mirmiran & Thompson) APPROVED: BCF
DRAWN: DLC DATE: 12/19/2022
CHECKED: STA SCALE: 1" = 200'

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