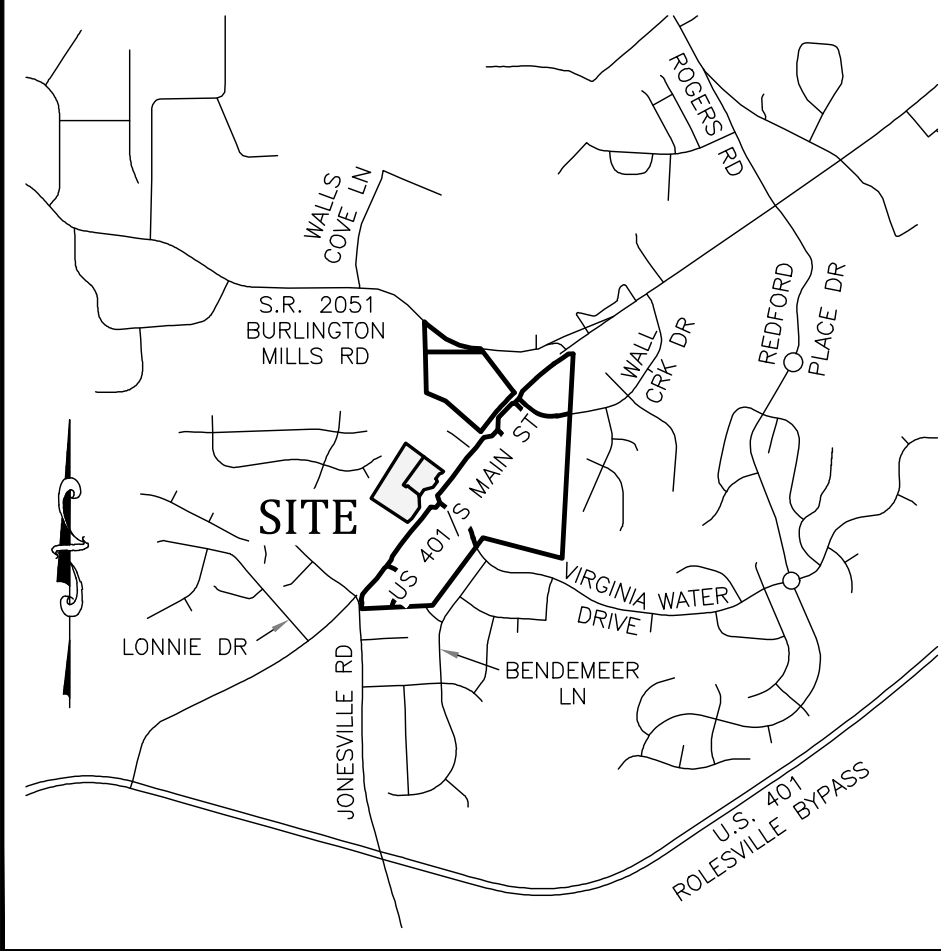


WALLBROOK - LOT 9

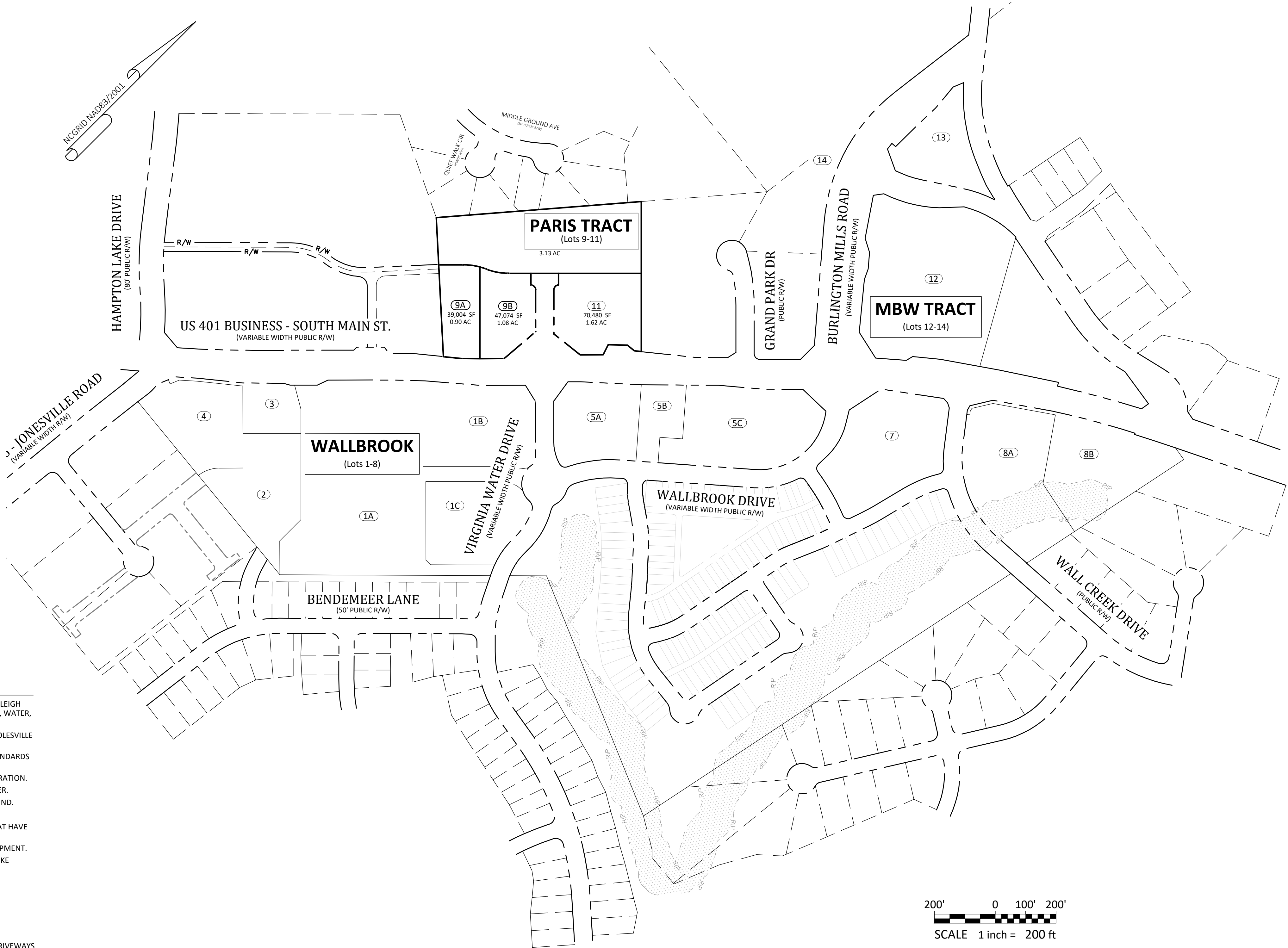
PRELIMINARY SUBDIVISION PLAT

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

Project No. PSP 26-0001 Δ



Vicinity Map
NTS



General Notes

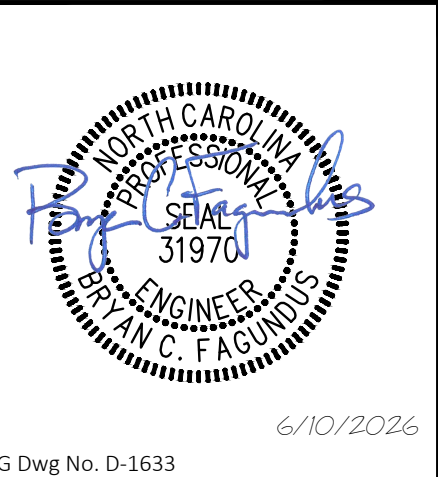
- CONSTRUCTION PLAN APPROVAL FROM TOWN OF ROLESVILLE AND RALEIGH WATER SHALL BE OBTAINED PRIOR TO CONSTRUCTION OF ANY STREET, WATER, AND/OR SANITARY SEWER AND STORM DRAINAGE SYSTEMS.
- ALL REQUIRED IMPROVEMENTS SHALL CONFORM TO THE TOWN OF ROLESVILLE AND RALEIGH WATER STANDARD DESIGNS AND DETAILS.
- ALL LOTS SHALL EQUAL OR EXCEED THE MINIMUM DEVELOPMENT STANDARDS OF THE TOWN OF ROLESVILLE LAND DEVELOPMENT ORDINANCE.
- ELECTRIC SERVICE PROVIDED BY WAKE ELECTRIC MEMBERSHIP CORPORATION.
- WATER AND SANITARY SEWER SERVICE IS PROVIDED BY RALEIGH WATER.
- ELECTRIC AND TELEPHONE UTILITIES SHALL BE INSTALLED UNDERGROUND.
- STREET LIGHTS TO BE INSTALLED BY WEMC.
- DEPRESS CURBS FOR HANDICAP RAMPS AT STREET INTERSECTIONS THAT HAVE SIDEWALKS.
- EROSION CONTROL PLAN APPROVAL REQUIRED PRIOR TO SITE DEVELOPMENT.
- MASTER STORMWATER MANAGEMENT PLAN IS APPROVED UNDER WAKE COUNTY PERMIT SWF # 105882-2023.
- STORMWATER MASTER PLAN LIMITS IMPERVIOUS AREA TO 85% OF CUMULATIVE AREA OF LOT 9.
- STORMWATER MANAGEMENT WILL BE PROVIDED VIA STORMWATER MANAGEMENT CONTROL MEASURE #1 LOCATED ON LOT 1C.
- HYDRAULIC ANALYSIS OF THE WATER MAINS ARE REQUIRED PRIOR TO CONSTRUCTION.
- NCDOT DRIVEWAY PERMITS ARE REQUIRED FOR ALL PROPOSED SITE DRIVEWAYS AND STREET CONNECTIONS TO US 401 BUSINESS (MAIN STREET). REQUIRED ROADWAY IMPROVEMENTS ALONG US 401 BUSINESS (MAIN STREET) ARE TO BE CONSTRUCTED AS PART OF NCDOT U-6241.
- BOUNDARY AND TOPOGRAPHICAL SURVEY INFORMATION SHOWN HEREON WAS TAKEN FROM A SURVEY PERFORMED BY JOHNSON, MIRMIRAN & THOMPSON, AS SHOWN ON DRAWING ENTITLED "ALTA/NSPS LAND TITLE SURVEY PREPARED FOR WALLBROOK LANDCO, LLC" DATED MARCH 28, 2020, ATTACHED TO THIS DRAWING SET FOR REFERENCE.
- ELEVATIONS SHOWN ARE BASED ON NAVD 88 DATUM.
- A PORTION OF THE PROPERTY IS LOCATED WITHIN FLOOD ZONE 'X', AREA OF MINIMAL FLOODING, AS SHOWN ON NATIONAL FLOOD INSURANCE RATE MAP (FIRM) NO. 3720175800K, PANEL 1758 EFFECTIVE DATE 7/19/2022.
- 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 SUB-GRADE IS ACHIEVED.

Town of Rolesville Development Applications

ANX 23-03	ANNEXATION
MA 21-09	REZONING
PR 21-04 REV	PRELIMINARY SUBDIVISION PLAT (REVISED)
FSP 23-10	INTERMEDIATE SUBDIVISION PLAT
CID 23-04	CONSTRUCTION INFRASTRUCTURE DRAWINGS
FSP 26-03	WALLBROOK LOTS 9-10 & VIRGINIA WATER DR R/W (PARIS TRACT)

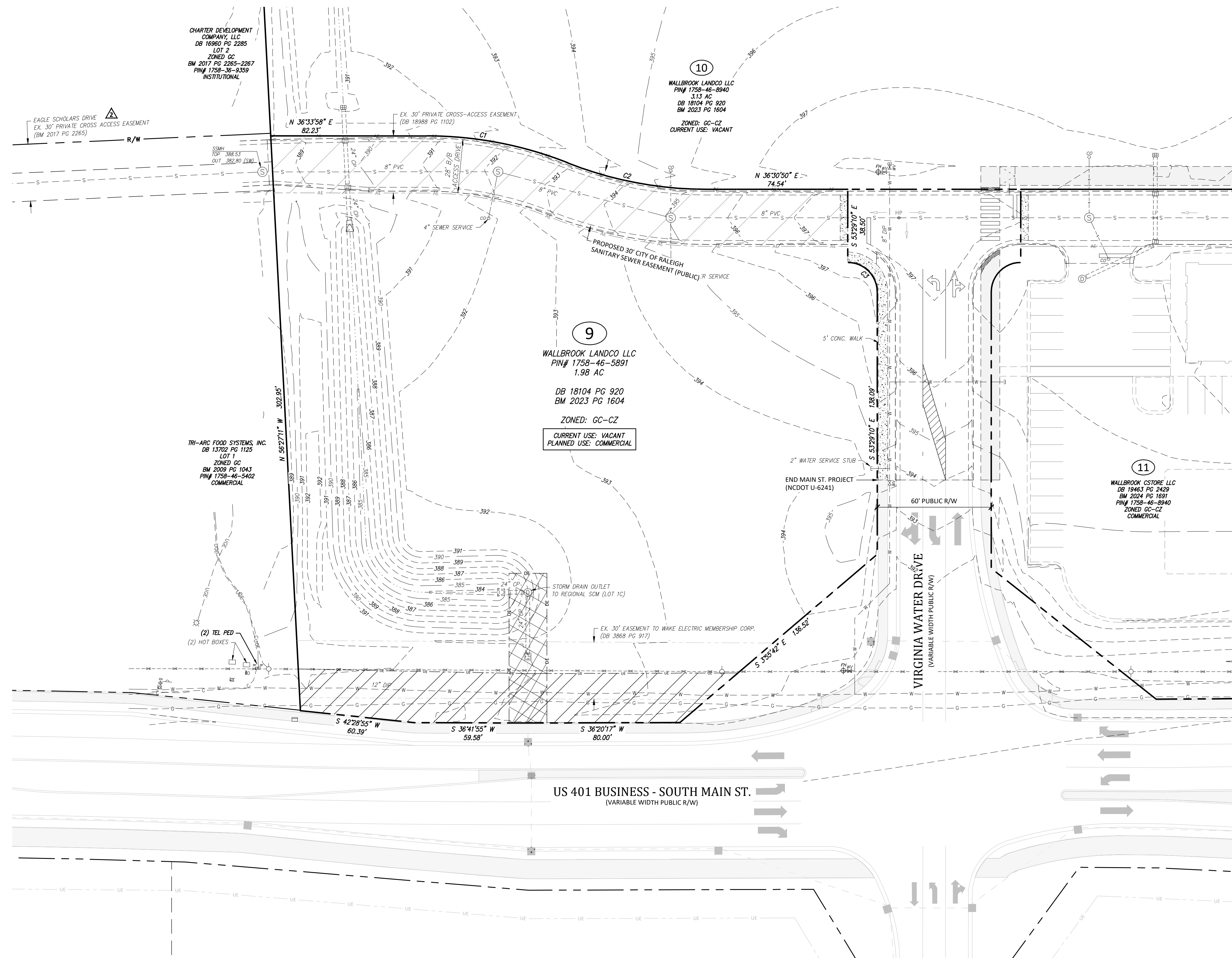


#	DATE	DESCRIPTION
4	10-JUN-26	APPROVED
3	20-MAY-26	REVISED PER REVIEW COMMENTS
2	9-APR-26	REVISED PER REVIEW COMMENTS
1	1-MAR-26	ISSUED FOR INITIAL REVIEW
REVISIONS:		

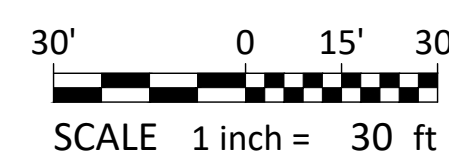
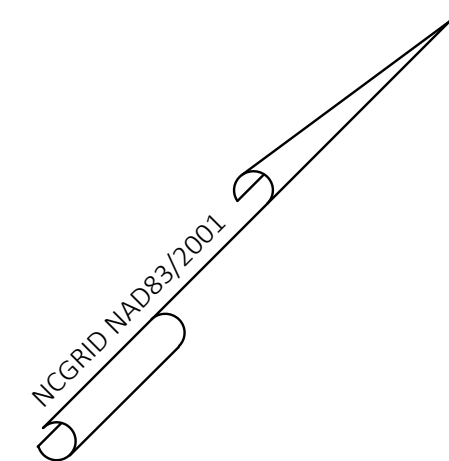


SHEET: 1 of 3		PIN # 1758-46-5891	
Cover / Overall Development			
WALLBROOK - LOT 9			
PRELIMINARY SUBDIVISION PLAT			
TOWN OF ROLESVILLE PROJECT No. PSP 26-0001 			
Town of Rolesville, Wake County, North Carolina			
DEVELOPER: <u>Crosland Southeast</u>			
ADDRESS: <u>121 West Trade Street, Ste 2550, Charlotte, NC 28202</u>			
PHONE: <u>(704) 561-5200</u>			
 www.arkconsultinggroup.com		SURVEY: BY OTHERS (Johnson, Mirmiran & Thompson)	
925-A Conference Dr., Greenville, NC 27858 (252) 556-0888		DRAWN:	DLC
		CHECKED:	BCF
		APPROVED:	BCF
		DATE:	March 1, 2026
		SCALE:	1" = 200'

ACG Dwg No. D-1633



Curve Table					
Curve #	Length	Radius	Delta	Chd Length	Chd Direction
C3	24.35	15.50	90°00'00"	21.92	N 81°30'50" E
C2	74.58	198.00	21°34'55"	74.14	N 47°18'17" E
C1	75.90	202.00	21°31'47"	75.46	N 47°19'52" E



SHEET: 2 of 3

PIN # 1758-46-5891

Existing Conditions

WALLBROOK - LOT 9

PRELIMINARY SUBDIVISION PLAT

TOWN OF ROLESVILLE PROJECT No. PSP 26-0001

Town of 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, LLC**
ENGINEERS & SURVEYORS
925-A Conference Dr., Greenville, NC 27858
(252) 558-0888

SURVEY: BY OTHERS
(Johnson, Mirmiran & Thompson)

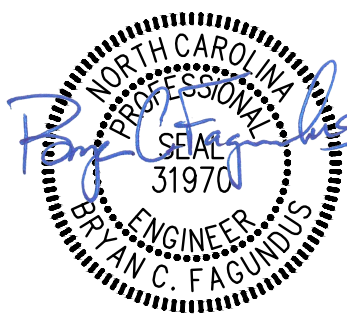
APPROVED: BCF

DATE: March 1, 2026

CHECKED: BCF

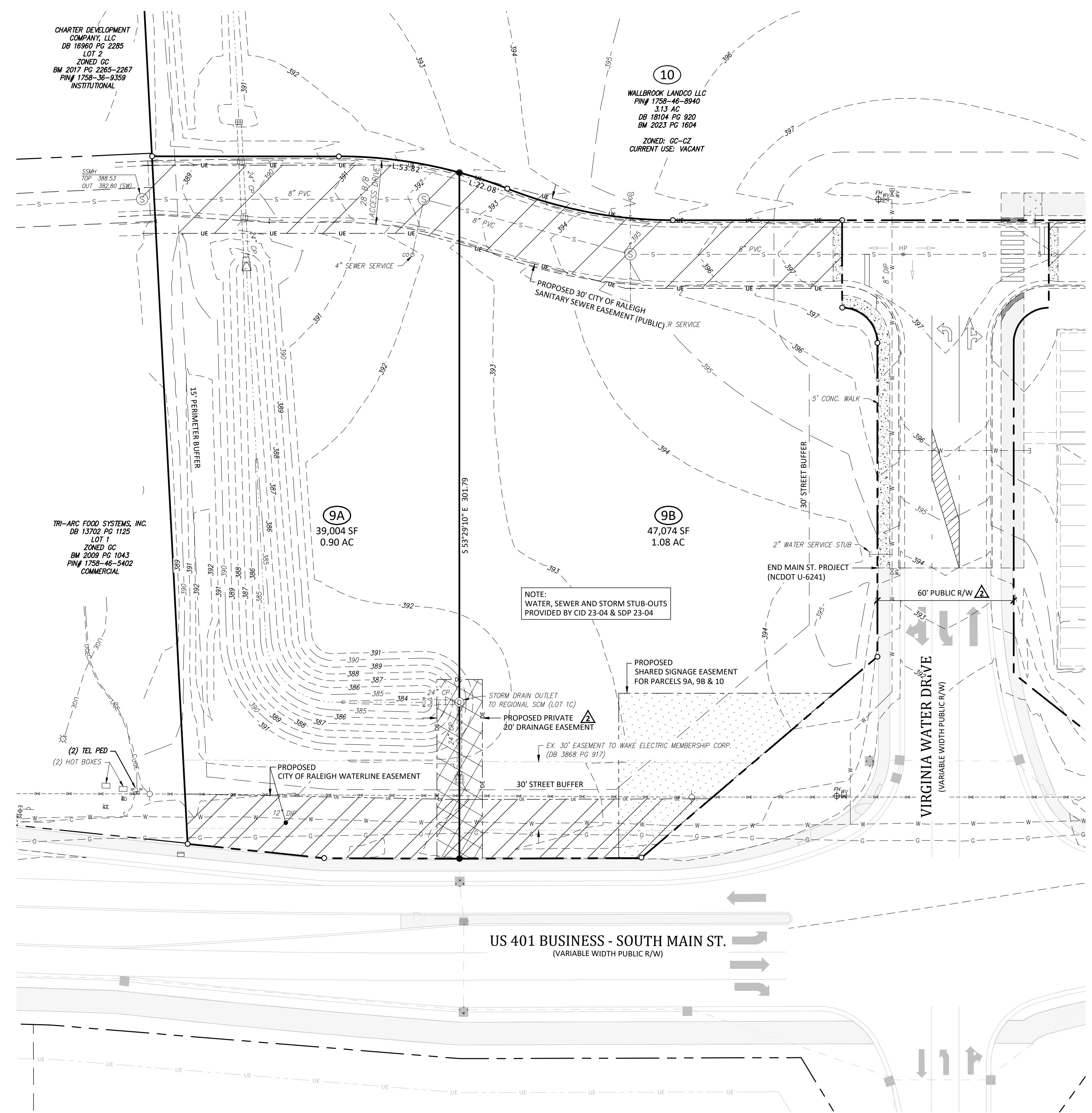
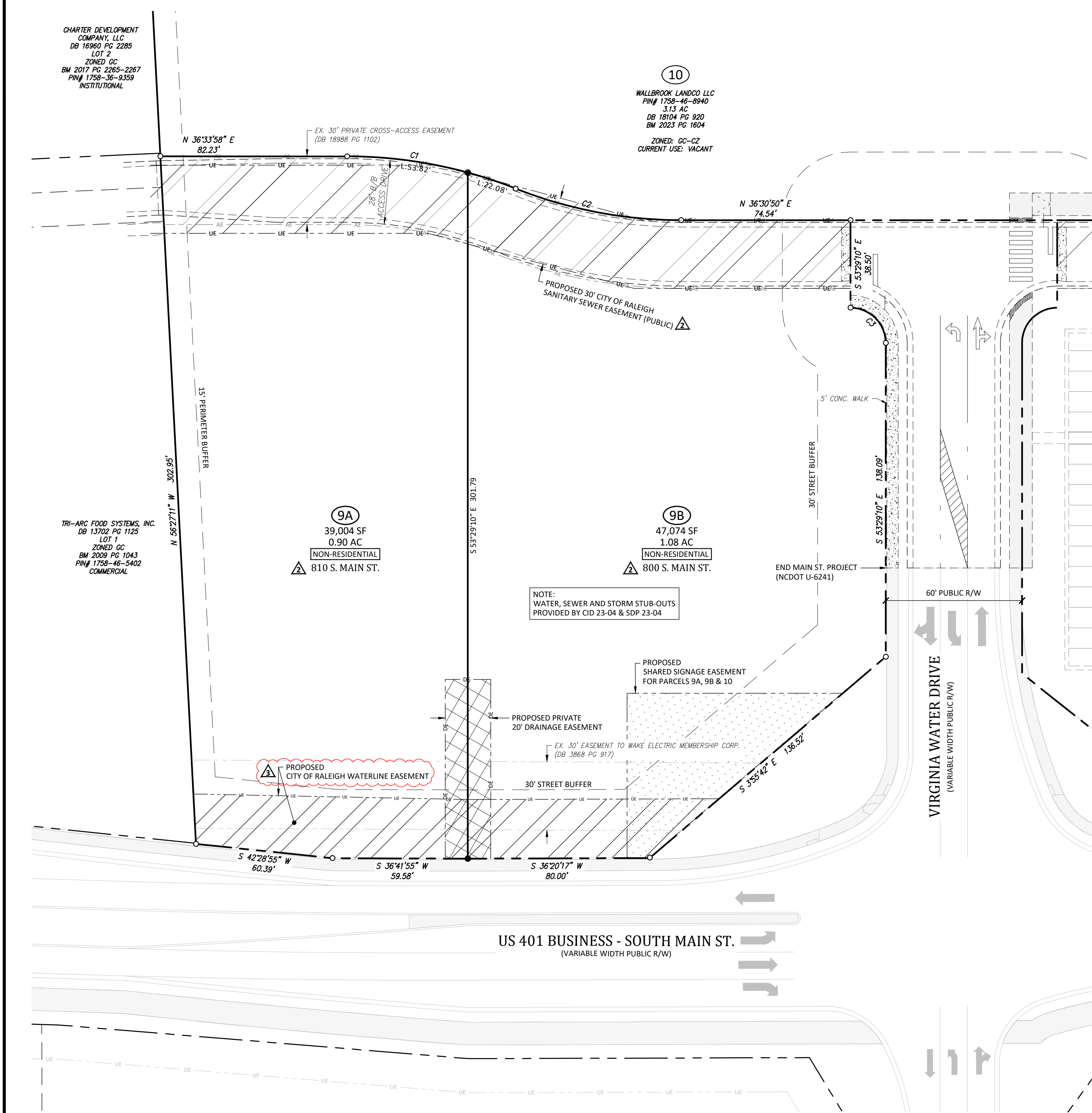
SCALE: 1" = 30'

#	DATE	DESCRIPTION
4	10-JUN-26	APPROVED
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2	9-APR-26	REVISED PER REVIEW COMMENTS
1	1-MAR-26	ISSUED FOR INITIAL REVIEW
REVISIONS:		



6/10/2026

ACG Dwg No. D-1633



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C3	24.35	15.50	90°00'00"	21.92	N 81°30'50" E
C2	74.58	198.00	21°34'55"	74.14	N 47°18'17" E
C1	75.90	202.00	21°31'47"	75.46	N 47°19'52" E

NOTE: (PR 21-04 REV)
THE PRECEDING PRELIMINARY PLAT, PR 21-04 REVISED, ESTABLISHED EASEMENTS, PRESERVATION AREAS, OPEN SPACE AREAS, AND RIGHT-OF-WAY DEDICATIONS. SINCE BUILDING PLACEMENT AND ORIENTATION ON LOTS 9A-B ARE UNKNOWN AT THE TIME OF THIS PRELIMINARY PLAT, SETBACKS FOR LOTS 9A-B SHALL BE ESTABLISHED AT THE TIME OF SITE DEVELOPMENT PLAN PREPARATION FOR THOSE INDIVIDUAL LOTS.

SITE LAYOUT

GENERAL COMMERCIAL (GC) DIMENSIONAL STANDARDS (ROLESVILLE LDO TABLE 3.2.1)		
Building Height		Max 35'
Building Setbacks (Min)	Front	20'
	Side	15'
	Rear	35'
	Corner	25'
Lot	Width (min)	100'
Lot	FAR/Coverage	N/A
	Area	20,000 SF

GRADING & UTILITIES

Scale: 1 inch = 30 ft

North Arrow: NCGRID NAD83/2011

Revisions:

#	DATE	DESCRIPTION
4	10-JUN-26	APPROVED
3	20-MAY-26	REVISED PER REVIEW COMMENTS
2	9-APR-26	REVISED PER REVIEW COMMENTS
1	3-MAR-26	ISSUED FOR INITIAL REVIEW

ACG Dwg No. D-1633

SHEET: 3 of 3

PIN # 1758-46-5891

Lot Layout & Grading / Utilities

WALLBROOK - LOT 9

PRELIMINARY SUBDIVISION PLAT

TOWN OF ROLESVILLE PROJECT No. PSP 26-0001

Town of Rolesville, Wake County, North Carolina

DEVELOPER: Crosland Southeast

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

PHONE: (704) 561-5200

6/10/2026

ARK CONSULTING GROUP, LLC

ENGINEERS & SURVEYORS

925-A Conference Dr., Greenville, NC 27858

(252) 558-0888

SURVEY: BY OTHERS (Johnson, Merriman & Thompson)

DRAWN: BCF

DATE: March 1, 2026

CHECKED: BCF

SCALE: 1" = xx'