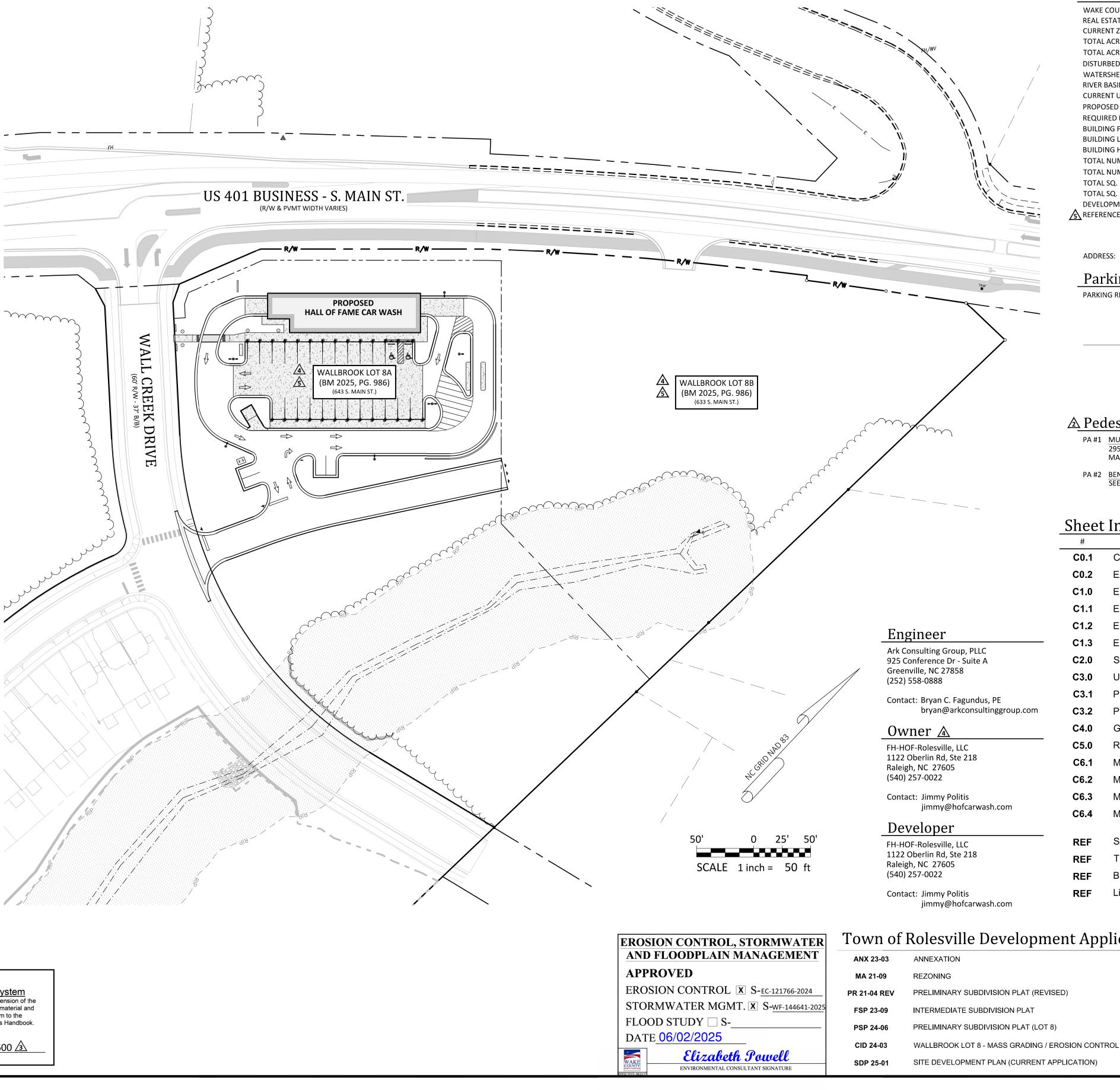


HALL OF FAME CAR WASH AT WALI Town of Rolesville Project Numbers: SDP 25-0



Vicinity Map SCALE: 1" = 1000'

General Notes:

- CONTACT NORTH CAROLINA ONE-CALL CENTER, INC. (NC ONE-CALL) AT 811 TO HAVE ALL UNDERGROUND UTILITIES LOCATED PRIOR TO EXCAVATING OR TRENCHING.
- ALL REQUIRED IMPROVEMENTS SHALL CONFORM TO THE TOWN OF ROLESVILLE LAND DEVELOPMENT
- ORDINANCE AND THE TOWN OF ROLESVILLE DEVELOPMENT STANDARDS
- CONTRACTOR SHALL NOTIFY NCDOT AND TOWN OF ROLESVILLE PUBLIC WORKS, STREET MAINTENANCE DIVISION 48 HOURS PRIOR TO MAKING CONNECTIONS TO EXISTING STORM DRAINS LOCATED WITHIN PUBLIC STORM DRAINAGE EASEMENTS OR RIGHT-OF-WAY.
- THIS PROPERTY IS LOCATED WITHIN ZONE 'X', AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM RATE MAP (FIRM) 3720175800K, EFFECTIVE DATE JULY 19, 2022.
- EXISTING CONDITIONS AS DEPICTED ON THESE PLANS ARE GENERAL AND ILLUSTRATIVE IN NATURE AND MAY NOT INCLUDE ALL MECHANICAL, ELECTRICAL AND MISCELLANEOUS STRUCTURES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE SITE AND BE FAMILIAR WITH EXISTING CONDITIONS PRIOR TO BIDDING ON THE WORK FOR THIS PROJECT. IF CONDITIONS ENCOUNTERED DURING EXAMINATION ARE SIGNIFICANTLY DIFFERENT THAN THOSE SHOWN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
- ELECTRIC AND TELEPHONE UTILITIES SHALL BE INSTALLED UNDERGROUND. REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
- REFER TO M.E.P. PLANS FOR COORDINATION OF BUILDING UTILITY SERVICES
- THIS PROJECT DISTURBS MORE THAN $\frac{1}{2}$ ACRE FOR PURPOSES OF A COMMERCIAL DEVELOPMENT. PROJECT IS SUBJECT TO THE TOWN OF ROLESVILLE STORMWATER MANAGEMENT ORDINANCE. STORMWATER MANAGEMENT PLAN APPROVAL BY THE TOWN OF ROLESVILLE IS REQUIRED
- THIS PROJECT DISTURBS MORE THAN NTROL PLAN APPROVAL REQUIRED.
- NCDOT DRIVEWAY PERMIT APPROVAL IS COMPLETED FOR THIS PROJECT. NUMBER D051-092-22-00049
- 12. REFUSE COLLECTION SHALL BE PROVIDED BY PRIVATE SERVICE FOR COMMERCIAL DEVELOPMENT ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED
- 15. BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION SHOWN HEREON WAS PREPARED BY JOHNSON, MIRMIRAN & THOMPSON. REFERENCE IS MADE TO THE SURVEY ENTITLED ALTA/NSPS LAND TITLE SURVEY PREPARED FOR WALLBROOK LANDCO, LLC DATED 3/28/2020, AND ATTACHED TO THIS DRAWING SET FOR REFERENCE.
- L6. UNDERGROUND UTILITIES PLOTTED IN PART FROM ACTUAL FIELD LOCATION OF ABOVE GROUND FEATURES AND IN PART FROM MAPS ON RECORD. ACTUAL LOCATIONS MAY VARY. SURVEYOR AND ENGINEER CANNOT PROVIDE ACCURACY OF INFORMATION TAKEN FROM RECORD DATA. OTHER UTILITIES MAY EXIST CONTRACTOR SHOULD CONTACT NORTH CAROLINA ONE-CALL CENTER (NC ONE-CALL) BY DIALING 811 TO HAVE UNDERGROUND UTILITIES LOCATED PRIOR TO EXCAVATING OR TRENCHING.
- 17. THE ENGINEER MAKES NO GUARANTEE THAT THE UTILITIES SHOWN ARE COMPRISED OF ALL SUCH UTILITIES IN THE AREA OF SURVEY EITHER IN SERVICE OR ABANDONED. THE ENGINEER FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE ENGINEER DOES HEREBY CERTIFY THAT ALL UTILITIES ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE ENGINEER HAS NOT PHYSICALLY UNCOVERED AND LOCATED ANY UNDERGROUND UTILITIES.
- 18. REFER TO 'WALLBROOK PRELIMINARY PLAT' PR 21-04 REV FOR OPEN SPACE CALCULATIONS AND REQUIREMENTS FOR THE WALLBROOK DEVELOPMENT

Phase Number(s)	PHASE 1 3	PHASE 2	PHASE 3
Number of Lot (s)	1		
Number of Units	1		
Public Water (LF)	0		
Public Sewer (LF)	280		
Public Force Main (LF)	0		
Private Sewer* (LF)	0		
Water Service Stubs (Quantity)	0		
Sewer Service Stubs (Quantity)	2		
Average Daily Flow per phase**			
COMMERCIAL PROJECTS WITH SINGLE V	NATER AND SEWER SE	RVICE	
Fire Service (Size)	N/A		
Domestic Meter Size	1-1/2"		
Irrigation Meter Size			
Average Daily Flow per phase**	4,690 GPD		
*Sewer mains and manholes as part of a **Entire Project Flow. Based on 75gpd p dwelling, townhouse, condos), or based Commercial and Industrial.	per bedroom for reside		

The meter size must match domestic service size (Exemption - 3/4" service tap with 5/8" meter)

ATTENTION CONTRACTORS

The Contractor responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for contacting the Raleigh Water Inspector at 919-996-3245 or https://cityworks.raleighnc.gov/pucontractors and schedule a Pre-construction meeting prior to beginning any construction. Raleigh Water must be contacted at (919) 996-4540 at least twenty-four hours prior to beginning any work activity around critical water and sewer infrastructure.

Failure to notify City Departments in advance of beginning construction, will result in the issuance of monetary fines, and require re-installation of any water or sewer facilities not inspected as a result of this notification failure.

Failure to call for inspection, install a downstream plug, have permitted plans on the jobsite, or any other violation of Raleigh Water Standards will result in a fine and possible exclusion from future work in the City of Raleigh.

KNOW WHAT'S BELOW CALL BEFORE YOU DIG! 1-800-632-4949 WWW.NC811.ORG

Public

Sewer Collection / Extension System The City of Raleigh consents to the connection and extension of the City's public sewer system as shown on this plan. The material and Construction methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook.

City of Raleigh Public Utilities Department Permit # _____ S-5600 3 US-401 Business / S. Main Street & Wall Creek Drive ~ Town of Rolesville ~ Wake Cou

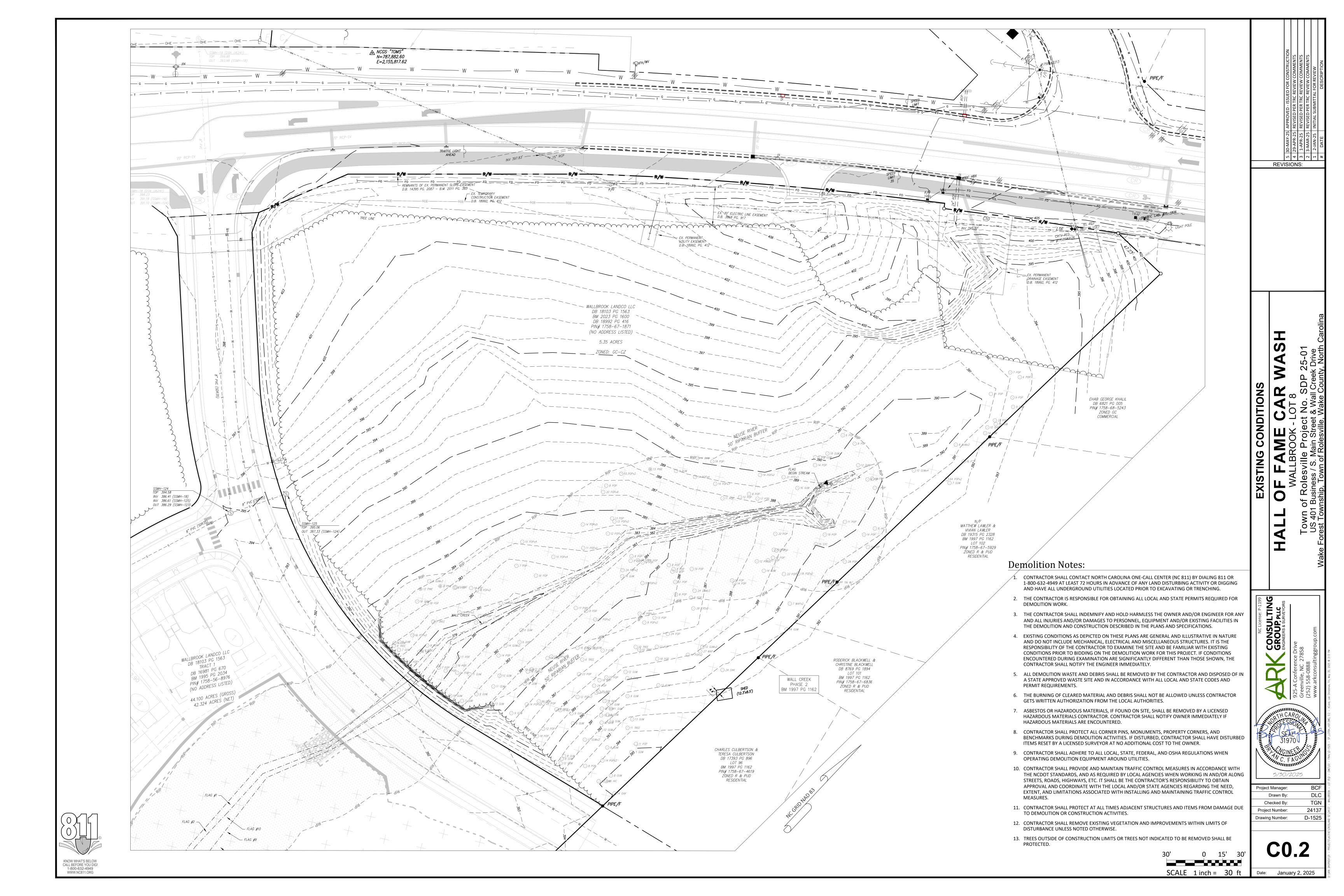
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ounty ~ Nort	h Caro	olina					30-MAY-25 29-APR-25 1-APR-25 3-MAR-25 2-JAN-25 DATE DATE
							# 1 2 3 4 5
	WAKE REAL E CURRE TOTAL TOTAL DISTUI WATE RIVER CURRE PROPO REQUI BUILDI BUILDI BUILDI TOTAL	e Data COUNTY PIN: STATE ID: STATE ID: ST ZONING: ACREAGE IN SITE: ACREAGE IN PROJECT LIMITS: RED ACREAGE: RSHED: BASIN: ST USE: DSED USE: RED BUILDING SETBACKS: ING FLOOR AREA: ING FLOOR AREA: ING FLOOR AREA: ING FLOOR AREA: ING FLOOR AREA: ING FLOOR AREA: ING HEIGHT: NUMBER OF PARKING SPACES F NUMBER OF PROPOSED PARKING SQ. FEET OF EXIST. IMPERVIOUS	50 G 2. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1.	758-67-1871 09438 C-CZ 93 AC (PROPOSED LOT 81 AC (8A) / 3.64 AC (TO 81 AC (8A) / 3.1 AC (TO wer Neuse euse ACANT / WOODED ON-RESIDENTIAL / CAR 5' (REAR), 25' (CORNER) 383 SF % EXIST., 3.4% PROPOSI 8'-8" (1 STORY) 0 SPACES (INCL. 1 H/C) + 9 SPACES (INCL. 2 H/C) +	DTAL) TAL) WASH / RETAIL , 20' (FRONT), 15' (SIDE) ED H 1 BICYCLE SPACE		REVISIONS:
	TOTAL	. SQ. FEET OF PROP. IMPERVIOU: OPMENT STANDARDS: ENCES:	S AREA: 41 LC DI BI BI BI BI	1,161 SF (32% - LOT 8A)			SH h Carolina
TRAF		king Requireme					VAS P 25-01 sek Drive Inty, North (
	PARKI	MINIMUM: 2.5 MAXIMUM: 7.5	NG: 1 / 5000 SF = 5 / 1000 SF = 3960 5 / 1000 SF = 396	0 / 1000 * 2.5	1 SPACE 10 SPACES 30 SPACES		R K V 8 SDP 2 all Creek E e County,
		TOTAL REQUIR			10 SPACES CLE PARKING		
					1 SPACES	۲. ۲	DK - L Street Street
				4 B	(INCL. 2 H/C) ICYCLE PARKS	COVER	
\mathcal{M}	PA #1	MULT-USE PATH / GREENWAY 295 LF MUP/GREENWAY MAIN ST PROJECT BENCHES SEE DETAIL SHEET C6.2	PA #3 	PUBLIC SIDEWALK CON DECORATIVE STAMPED SEE DETAIL SHEET C6.2 LARGE PLANTED POTS SEE DETAIL SHEET C6.2		CC	DF FA WALLBR WALLBR Rolesville usiness / S. Ma usiness / S. Ma
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eer	C1.2	EROSION CONTROL		SE 2			
ting Group, PLLC ence Dr - Suite A	C1.3 C2.0	EROSION CONTROL SITE PLAN	DETAILS		$\begin{array}{c} & \underline{\mathbb{A}} \\ \underline{\mathbb{A}} \\ \end{array}$	1199	
NC 27858 1888	C3.0	UTILITY PLAN			<u> </u>	License: P-1199	L L L L L L L L L L L L L L L L L L L
yan C. Fagundus, PE	C3.1	PLAN-PROFILE - PUB				NC Lice	
r_{a} wan@arkconsultinggroup.com	C3.2 C4.0	PLAN-PROFILE - PRIV GRADING & DRAINAG		R - 6" SERVICE	$\begin{array}{c} & & & \\ & & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & & \\ & & & & \\ & & & & \\ & & & & \\ & & & & \\ & & & & \\ & & & & \\ & & & & \\ & & & & \\ & & & & \\ & & & & \\ & & & &$		Conference Drive ville, NC 27858 558-0888 arkconsultinggroup.com
C <u>A</u> lesville, LLC	C4.0 C5.0	REQUIRED VEGETAT			$\frac{1}{2}$		2 2785 Dr 2 2785 S8 88 ultingg
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mmy Politis nmy@hofcarwash.com	C6.3 C6.4	MISC. DETAILS MISC. DETAILS			$\begin{array}{c} \mathbb{A}\mathbb{A}\\ \mathbb{A}\mathbb{A} \end{array}$		92 Gr (25 WV V
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lesville, LLC in Rd, Ste 218 27605	REF REF	Tree Preservation Plar		,	et)	B	SEAR THE
022	REF	Building Elevations - D	esign Develo	pment Architects		A IN BY	
mmy Politis mmy@hofcarwash.com	REF	Lighting Plan - Design	Developmen	t Architects (1 she	et) <u>3</u>		C. FAG
esville Developm	ent Apr	olications				Project	5/30/2025 Manager: BCF
IEXATION	1 -1-			Genuine Community - Capital Conne	ction • Est, 1837		Drawn By: DLC
				Planning (+CID-24-03) / Site Deve	-	Projec	t Number: 24137
LIMINARY SUBDIVISION PLAT (REVI ERMEDIATE SUBDIVISION PLAT	SED)		/ Hall of Fa	on Infrastructure Drawir me Car Wash	ng / Wallbrook Lot 8		TIVE CROSLAM
LIMINARY SUBDIVISION PLAT (LOT	8)		APPRO Date: May				CO.1
LBROOK LOT 8 - MASS GRADING / I	EROSION CONT	ROL	Mered	tt Stuber			

SITE DEVELOPMENT PLAN (CURRENT APPLICATION)

Meredith Stuber

Town of Rolesville Planning Department

Date: January 2, 2025



		NDLING PRACTICES FOR COMPLIANCE WITH	EQUIPMENT AND VEHICLE MAINTENANCE	ONSITE CONCRETE W		
THE NCG01 CONSTRUCTIO			1. Maintain vehicles and equipment to prevent discharge of fluids.	STRUCTURE WITH		
		this plan sheet will result in the construction round Stabilization and Materials Handling	2. Provide drip pans under any stored equipment.		HIN B HIN B HI	*
sections of the NCG01 Con	nstruction General Pe	ermit (Sections E and F, respectively). The	 Identify leaks and repair as soon as feasible, or remove leaking equipment from the project. 	SILT FENCE		W
		ediment Control plan approved by the	4. Collect all spent fluids, store in separate containers and properly dispose as			CO
		ails and specifications shown on this sheet d the delegated authority having jurisdiction.	hazardous waste (recycle when possible).			
		· · · · · · · · · · · · · · · · · · ·	5. Remove leaking vehicles and construction equipment from service until the problem	CONCRETE CONTING DEVICE (18"X24" MIN.) WASHOUT TARTON DEVICE (18"X24" MIN.)	ORSTRATES "T LACTOL LOCATION DETERMINED IN RELD 2. THE CONCERT WIGHOUT PINCTURES CONCERT WIGHOUT PINCTURES WASHOUT WORKDOWN THE LIQUID WASHOUT WORKDOWN THE LIQUID WASHOUT WORKDOWN THE LIQUID	Efi
SECTION E: GROUND STAE			has been corrected.6. Bring used fuels, lubricants, coolants, hydraulic fluids and other petroleum products	2. THE CONCRETE WASHOUT STRUCTURES SHALL BE MAINTAINED WHEN THE LIQUID AND/OR SOLD REACHES 75% OF THE STRUCTURES CAPACITY.	WASHOUT AND/OR SOUD BEACHES 75% OF THE STRUCTURES CAPACITY OF PROVIDE ADEQUATE HOLDING CAPACITY WITH A MINIMUM 12 INCHES OF FREEDARD.	Soi fol
Re	· · · · · · · · · · · · · · · · · · ·	ilization Timeframes	to a recycling or disposal center that handles these materials.	PLAN 3.CONCRETE WASHOLT STRUCTURE NEEDS TO BE CLEARY MARKED WITH SIGNAGE NOTING DEVICE.	PLAN 3.CONCRETE WASHOUT STRUCTURE NEEDS TO BE CLARY MARKED WITH SIGNAGE NOTING DEVICE.	
	Stabilize within thi many calendar			BELOW GRADE WASHOUT STRUCTURE	ABOVE GRADE WASHOUT STRUCTURE	
Site Area Description	days after ceasing	Timeframe variations	LITTER, BUILDING MATERIAL AND LAND CLEARING WASTE	NOT TO SCALE	NOT TO SCALE	
	land disturbance		1. Never bury or burn waste. Place litter and debris in approved waste containers.			
(a) Perimeter dikes, swales, ditches, and	1 7	None	2. Provide a sufficient number and size of waste containers (e.g dumpster, trash	CONCRETE WASHOUTS		
perimeter slopes		None	receptacle) on site to contain construction and domestic wastes. 3. Locate waste containers at least 50 feet away from storm drain inlets and surface	1. Do not discharge concrete or cement sl		
(b) High Quality Water		Nene	waters unless no other alternatives are reasonably available.	and state solid waste regulations and a	d concrete residue in accordance with local	
(HQW) Zones	7	None	4. Locate waste containers on areas that do not receive substantial amounts of runoff	_	n accordance with the above item and in	
(c) Slopes steeper than	_	If slopes are 10' or less in length and are	from upland areas and does not drain directly to a storm drain, stream or wetland.5. Cover waste containers at the end of each workday and before storm events or		d materials on impervious barrier and within	
3:1	7	not steeper than 2:1, 14 days are	provide secondary containment. Repair or replace damaged waste containers.	lot perimeter silt fence.	er local requirements, where applicable. If an	
<u> </u>		allowed -7 days for slopes greater than 50' in	6. Anchor all lightweight items in waste containers during times of high winds.	alternate method or product is to be us	sed, contact your approval authority for	
1		length and with slopes steeper than 4:1	7. Empty waste containers as needed to prevent overflow. Clean up immediately if	review and approval. If local standard	details are not available, use one of the two	
(d) Slopes 2.1 to 4.1	14	-7 days for perimeter dikes, swales,	containers overflow.	types of temporary concrete washouts		
(d) Slopes 3:1 to 4:1	14	ditches, perimeter slopes and HQW Zones	 Dispose waste off-site at an approved disposal facility. On business days, clean up and dispose of waste in designated waste containers. 		atering or storing defective curb or sidewalk thin the washout may not be pumped into or	
		-10 days for Falls Lake Watershed	5. On susmess days, clean up and dispose of waste in designated waste containers.	discharged to the storm drain system o	or receiving surface waters. Liquid waste must	
	1	-7 days for perimeter dikes, swales,	PAINT AND OTHER LIQUID WASTE	be pumped out and removed from proj	-	
(e) Areas with slopes		ditches, perimeter slopes and HQW Zones	1. Do not dump paint and other liquid waste into storm drains, streams or wetlands.		storm drain inlets and surface waters unless it es are reasonably available. At a minimum,	
flatter than 4:1	14	-10 days for Falls Lake Watershed unless	 Locate paint washouts at least 50 feet away from storm drain inlets and surface waters unless no other alternatives are reasonably available. 	install protection of storm drain inlet(s)) closest to the washout which could receive	
Note: After the service of	t concertion of an art	there is zero slope	waters unless no other alternatives are reasonably available. 3. Contain liquid wastes in a controlled area.	spills or overflow.		
		uction activities, any areas with temporary nanent ground stabilization as soon as	 Containment must be labeled, sized and placed appropriately for the needs of site. 		e area, on level ground and install a stone Additional controls may be required by the	
practicable but in no case	longer than 90 calen	dar days after the last land disturbing	5. Prevent the discharge of soaps, solvents, detergents and other liquid wastes from	approving authority.	Additional controls may be required by the	
		be maintained in a manner to render the	construction sites.	8. Install at least one sign directing concre	ete trucks to the washout within the project	
surface stable against acce	elerated erosion unti	I permanent ground stabilization is achieved.	PORTABLE TOILETS	limits. Post signage on the washout its		
GROUND STABILIZATION			1. Install portable toilets on level ground, at least 50 feet away from storm drains,	 Remove leavings from the washout who overflow events. Replace the tarp, san 	en at approximately 75% capacity to limit	
Stabilize the ground suffici techniques in the table be	•	Il not dislodge the soil. Use one of the	streams or wetlands unless there is no alternative reasonably available. If 50 foot	components when no longer functiona	I. When utilizing alternative or proprietary	
Temporary Stat		Permanent Stabilzation	offset is not attainable, provide relocation of portable toilet behind silt fence or place on a gravel pad and surround with sand bags.	products, follow manufacturer's instruc		
Temporary grass seed co		Permanent stabilization Permanent grass seed covered with straw or	 Provide staking or anchoring of portable toilets during periods of high winds or in high 		k, remove remaining leavings and dispose of , if applicable, and stabilize any disturbance	Wake County Basin Removal Sequence:
or other mulches and tac	ckifiers	other mulches and tackifiers	foot traffic areas.	caused by removal of washout.	, in applicable, and stabilize any distuibable	1. SCHEDULE A SITE MEETING WITH THE ENVIRONMENTAL CONSULTANT TO
 Hydroseeding Rolled erosion control pr 		Geotextile fabrics such as permanent soil reinforcement matting	3. Monitor portable toilets for leaking and properly dispose of any leaked material.	·]	FENCING OR OTHER TEMPORARY EROSION CONTROL MEASURES AS NEED
without temporary grass		Hydroseeding	Utilize a licensed sanitary waste hauler to remove leaking portable toilets and replace with properly operating unit.			2. CONTACT NCDEQ - RALEIGH REGIONAL OFFICE (919) 791-4200 TO DETERM
Appropriately applied str		Shrubs or other permanent plantings covered with mulch		HERBICIDES, PESTICIDES AND RODENTICIDES	-	RESOURCES CONTACT PERSON TO RECEIVE DEWATERING NOTIFICATIONS.
 plastic sheeting 		Uniform and evenleyh distributed ground	EARTHEN STOCKPILE MANAGEMENT	 Store and apply herbicides, pesticides a restrictions. 	and rodenticides in accordance with label	ACTIVITY, SEND EMAIL TO NCDEQ-DEMLR CONTACT PERSON AND COPY EI
		cover sufficient to restrain erosion	1. Show stockpile locations on plans. Locate earthen-material stockpile areas at least		icides in their original containers with the	THE EMAIL SHOULD INCLUDE: E&SC JURISDICTION: WAKE COUNTY, WAKE (CITY/TOWN), ENVIRONMENTAL CONSULTANT NAME, AND ADDRESS THE
		Structural methods such as concrete, asphalt, or retaining walls	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	label, which lists directions for use, ingr		C) DEWATERING METHOD, AND D) ALL OTHER NECESSARY INFO FROM PAI
		Rolled erosion control products with grass seed	available.	accidental poisoning.	redentiaides in successful to the	FOR YOUR NDPES MONITORING DOCUMENTATION
			2. Protect stockpile with silt fence installed along toe of slope with a minimum offset of	 Do not store herbicides, pesticides and possible or where they may spill or leak 	rodenticides in areas where flooding is < into wells, stormwater drains, ground water	3. AFTER RECEIVING POSITIVE CONFIRMATION FROM NCDEQ-DEMLR THAT Y
POLYACRYLAMIDES (PAM			five feet from the toe of stockpile.	or surface water. If a spill occurs, clean	area immediately.	WHICHEVER IS SOONER, REMOVE BASIN(S) AND ASSOCIATED TEMPORARY
		or the soils being exposed during R List of Approved PAMS/Flocculants.	 Provide stable stone access point when feasible. Stabilize stockpile within the timeframes provided on this sheet and in accordance 	4. Do not stockpile these materials onsite.		PERFORM THIS OPERATION AT THIS TIME. FINE GRADE AREA IN PREPARAT
		to Erosion and Sediment Control Measures.	with the approved plan and any additional requirements. Soil stabilization is defined			4. PERFORM SEEDBED PREPARATION, SEED, MULCH AND ANCHOR ANY RESU
		pecified in the NC DWR List of Approved	as vegetative, physical or chemical coverage techniques that will restrain accelerated	HAZARDOUS AND TOXIC WASTE		5. INSTALL VELOCITY DISSIPATORS AND/OR LEVEL SPREADERS AS REQUIRED
•		h the manufacturer's instructions.	erosion on disturbed soils for temporary or permanent control needs.	1. Create designated hazardous waste coll	lection areas on-site.	
 Provide ponding are offsite. 	ea for containment of	f treated Stormwater before discharging	1	2. Place hazardous waste containers under	r cover or in secondary containment.	 WHEN SITE IS FULLY STABILIZED, CALL ENVIRONMENTAL CONSULTANT FO EROSION CONTROL MEASURES AND ADVICE ON WHEN SITE CAN BE ISSUE
	leak-proof container	s that are kept under storm-resistant cover	1	3. Do not store hazardous chemicals, drum	ns or bagged materials directly on the ground.	SHOULD ALSO BE SCHEDULED WITH THE ENVIRONMENTAL CONSULTANT
	econdary containmer	•				FOR STORMWATER USE. SOME MUNICIPALITIES MAY ALSO REQUIRE THIS.
	N	CG01 GROUND S	STABILIZATION AND MATERIALS H	IANDLING	EFFECTIVE: 04/01/19	Enotion Control Drovisiona
	I V					Erosion Control Provisions:
						1. NO PERSON MAY INITIATE A LAND DISTURBING ACTIVITY BEFORE NOTIFY
	PART			PAR	тш 1	DATE THAT THE LAND DISTURBING ACTIVITY WILL BEGIN.
SELF-INS		EEPING AND REPORTING	PARTIII	SELF-INSPECTION, RECORD		2. LAND DISTURBING ACTIVITY BEYOND THAT REQUIRED TO INSTALL APPRO
	,	-	SELF-INSPECTION, RECORDKEEPING AND REPORTING			EROSION CONTROL MEASURES ARE INSPECTED AND APPROVED BY THE E
ECTION A: SELF-INSPECTION			SECTION B: RECORDKEEPING	SECTION C: REPORTING		
		siness hours in accordance with the table ns would cause the safety of the inspection	1. E&SC Plan Documentation	1. Occurrences that Must be Reported		 SCHEDULING OF A PRE-CONSTRUCTION CONFERENCE WITH THE WAKE CO (919-819-8907) PRIOR TO INITIATING LAND DISTURBING ACTIVITIES IS RE
		be delayed until the next business day on	The approved E&SC plan as well as any approved deviation shall be kept on the site. The	Permittees shall report the following occurren (a) Visible sediment deposition in a stream of		(919-819-8907) PRIOR TO INITIATING LAND DISTORBING ACTIVITIES IS RE NOTICE IS REQUIRED.
which it is safe to perform	the inspection. In ac	dition, when a storm event of equal to or	approved E&SC plan must be kept up-to-date throughout the coverage under this permit.		wettung.	
		business hours, the self-inspection shall be	The following items pertaining to the E&SC plan shall be kept on site and available for inspection at all times during normal business hours.	(b) Oil spills if:		4. INSTALL TREE PROTECTION FENCING AROUND ALL AREAS OUTSIDE OF TH
performed upon the comm were delayed shall be note		kt business day. Any time when inspections		They are 25 gallons or more,		5. PROVIDE 20' X 50' X 6" STONE CONSTRUCTION ENTRANCES AS SHOWN O
Frequency		-	Item to Document Documentation Requirements	They are less than 25 gallons but canno	t be cleaned up within 24 hours,	
Inspect (during no	ormal Inspection re	cords must include:	(a) Each E&SC Measure has been installed and does not significantly deviate from the locations, approved E&SC Plan or complete, date and sign an	They cause sheen on surface waters (re	egardless of volume), or	 SEED OR OTHERWISE PROVIDE GROUND COVER DEVICES OR STRUCTURE SLOPES WITHIN 7 DAYS OF COMPLETION OF ANY PHASE OF GRADING ON
(1) Rain gauge Daily	hours) Daily rainfall am	ounts.	dimensions and relative elevations shown on the inspection report that lists each E&SC measure shown on	They are within 100 feet of surface wat	ers (regardless of volume).	OTHER AREAS SHALL BE STABILIZED WITHIN 14 DAYS.
maintained in	If no daily rain g	auge observations are made during weekend or and no individual-day rainfall information is available,	approved E&SC Plan. the approved E&SC Plan. This documentation is required upon the initial installation of the E&SC measures or if the			
good working order		and no individual-day rainfall information is available, ilative rain measurement for those un-attended days	E&SC measures are modified after initial installation.	(a) Releases of hazardous substances in exces	ss of reportable quantities under Section 311	7. CONTRACTOR SHALL INSPECT AND MAINTAIN AS NEEDED ALL EROSION C

SELF-INSP	PART III CTION, RECORDKEEPING AND REPORTING		PART III ORDKEEPING AND REPORTING	s	PART III ELF-INSPECTION, RECORDKEEPING AND REPORTING	
below. When adverse weath personnel to be in jeopardy, which it is safe to perform th greater than 1.0 inch occurs	during normal business hours in accordance with the table er or site conditions would cause the safety of the inspection he inspection may be delayed until the next business day on e inspection. In addition, when a storm event of equal to or butside of normal business hours, the self-inspection shall be icement of the next business day. Any time when inspections	approved E&SC plan must be kept up-to-da The following items pertaining to the E&SC	proved deviation shall be kept on the site. The ate throughout the coverage under this permit. It plan shall be kept on site and available for ess hours.	(a) Visible sediment(b) Oil spills if:	Must be Reported port the following occurrences: nt deposition in a stream or wetland.	
were delayed shall be noted	n the Inspection Record.	Item to Document	Documentation Requirements	They are 25 g	gallons or more, s than 25 gallons but cannot be cleaned up within 24 hours,	
Inspect Frequency (during norn business ho (1) Rain gauge maintained in good working order Daily		(a) Each E&SC Measure has been installed and does not significantly deviate from the locations, dimensions and relative elevations shown on the approved E&SC Plan.	Initial and date each E&SC Measure on a copy of the approved E&SC Plan or complete, date and sign an inspection report that lists each E&SC measure shown on the approved E&SC Plan. This documentation is required upon the initial installation of the E&SC measures or if the E&SC measures are modified after initial installation.	 They cause s They are with (a) Releases of haz 	wheen on surface waters (regardless of volume), or hin 100 feet of surface waters (regardless of volume). zardous substances in excess of reportable quantities under Section 311 /ater Act (Ref: 40 CFR 110.3 and 40 CFR 117.3) or Section 102 of CERCLA	
(2) E&SC At least once p Measures calendar days within 24 hour rain event ≥ 1.0	 use another rain-monitoring device approved by the Division. r 7 Identification of the measures inspected, Date and time of the inspection, Name of the person performing the inspection, 	(b) A phase of grading has been completed.	Initial and date a copy of the approved E&SC plan or complete, date and sign an inspection report to indicate completion of the construction phase.	(Ref: 40 CFR 302.4) or G.S. 143-215.85.(b) Anticipated bypasses and unanticipated bypasses.		
(3) Stormwater At least once p	 Description of maintenance needs for the measure, Description, evidence, and date of corrective actions taken. 	(c) Ground cover is located and installed in accordance with the approved E&SC Plan.	Initial and date a copy of the approved E&SC plan or complete, date and sign an inspection report to indicate compliance with approved ground cover specifications.	(c) Noncompliance environment.	e with the conditions of this permit that may endanger health or the	
discharge outfalls (SDOs) ain event ≥ 1.0 in 24 hours	ad2. Date and time of the inspection,of a3. Name of the person performing the inspection,	(d) The maintenance and repair requirements for all E&SC Measures have been performed.	Complete, date and sign an inspection report.	2. Reporting Timeframes and Other Requirements After a permittee becomes aware of an occurrence that must be reported, he sh the appropriate Division regional office within the timeframes and in accordance other requirements listed below. Occurrences outside normal business hours ma		
(4) Perimeter of site At least once p calendar days a within 24 hour rain event ≥ 1.0	r 7 If visible sedimentation is found outside site limits, then a record of the following shall be made: of a 1. Actions taken to clean up or stabilize the sediment that has left	(e) Corrective actions have been taken to E&SC measures.	Initial and date a copy of the approved E&SC Plan or complete, date and sign an inspection report to indicate the completion of the corrective action.		partment's Environmental Emergency Center personnel at (800)	
in 24 hours	 Description, evidence, and date of corrective actions taken, and An explanation as to the actions taken to control future 	2. Additional Documentation		Occurrence	Reporting Timeframes (After Discovery) and Other Requirements	
 (5) Streams or wetlands onsite or offsite (where accessible) (6) Ground stabilization measures At least once p calendar days a within 24 hour rain event ≥ 1.0 in 24 hours After each pha grading 	add stream has visible increased turbidity from the construction activity, of a then a record of the following shall be made: inch 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.	 and available for inspectors at all times of provides a site-specific exemption based requirement not practical: (a) This General Permit as well as the Construction (b) Records of inspections made during 	above, the following items shall be kept on the site during normal business hours, unless the Division on unique site conditions that make this ertificate of Coverage, after it is received. the previous twelve months. The permittee shall in the Inspection Record Form provided by the	(a) Visible sediment deposition in a stream or wetland	 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. 	
liteasures	 completion of an infand-disturbing activity, construction of 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. 	electronically-available records in lie shown to provide equal access and t		(b) Oil spills and release of hazardous substances per Item 1(b)-(c) above	• 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.	
NOTE: The rain inspection	esets the required 7 calendar day inspection requirement.		Years Il inspection records shall be maintained for a period d made available upon request. [40 CFR 122.41]	(c) Anticipated bypasses [40 CFR 122.41(m)(3)]	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.	
		SECTION G, ITEM (4) ASINS FOR MAINTENANCE OR CLOSE OUT		(d) Unanticipated bypasses [40 CFR 122.41(m)(3)]	 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. 	
for maintenance or close out Non-surface withdrawals from (a) The E&SC plan author shall not commence u (b) The non-surface without (c) Dewatering discharges properly sited, designed (d) Vegetated, upland are	It receive runoff from drainage areas of one acre or more shall unless this is infeasible. The circumstances in which it is not feat a sediment basins shall be allowed only when all of the followin the sediment basins shall be allowed only when all of the followin the task of the sediment basins shall be allowed only when all of the followin the task of the sediment basins and the documentation of the non-surface within the E&SC plan authority has approved these items, rawal has been reported as an anticipated bypass in accordance are treated with controls to minimize discharges of pollutants for and maintained dewatering tanks, weir tanks, and filtration spaces of the sites are a properly designed stone pad is used to the evices such as check dams, sediment traps, and riprap are provided to the sites such as check dams, sediment traps, and riprap are provided to the sites are a properly designed stone pad is used to the sites such as check dams, sediment traps, and riprap are provided to the sites such as the sites are a properly designed stone pad is used to the sites such as check dams, sediment traps, and riprap are provided to the sites such as check dams are traps.	sible to withdraw water from the surface shall be ra g criteria have been met: ithdrawal and the specific time periods or condition with Part III, Section C, Item (2)(c) and (d) of this per rom stormwater that is removed from the sedimen ystems, extent feasible at the outlet of the dewatering treat	are (for example, times with extended cold weather). s in which it will occur. The non-surface withdrawal ermit, t basin. Examples of appropriate controls include	(e) Noncompliance with the conditions of this permit that may endanger health or the environment[40 CFR 122.41(I)(7)]	 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 reoccurrence of the noncompliance. [40 CFR 122.41(I)(6). Division staff may waive the requirement for a written report on a case-by-case basis. 	

NCG01 SELF-INSPECTION, RECORDKEEPING AND REPORTING

EFFECTIVE: 04/01/19

- D BY THE ENGINEER.
- SHOWN ON PLAN.
- MAJOR STORM EVENT. FAILURE TO KEEP ALL EROSION CONTROL DEVICES IN PROPER WORKING ORDER MAY RESULT IN A STOP WORK ORDER OR CIVIL PENALTIES UP TO \$5000.00 PER DAY OF VIOLATION.
- 8. THE ENGINEER RESERVES THE RIGHT TO REQUIRE ADDITIONAL EROSION CONTROL MEASURES SHOULD THE PLAN OR ITS IMPLEMENTATION PROVE TO BE INADEQUATE.
- 9. ACCEPTANCE AND APPROVAL OF THIS PLAN IS CONDITIONED UPON YOUR COMPLIANCE WITH FEDERAL AND STATE WATER QUALITY LAWS, REGULATION AND RULES. IN ADDITION LOCAL CITY AND COUNTY ORDINANCES OR RULES MAY ALSO APPLY TO THIS LAND DISTURBING ACTIVITY. APPROVAL BY THE COUNTY DOES NOT SUPERSEDE ANY OTHER PERMIT OR APPROVAL.
- 10. PLEASE BE ADVISED OF THE RULES TO PROTECT AND MAINTAIN EXISTING BUFFERS ALONG WATERCOURSES IN THE NEUSE AND RIVER BASIN. THESE RULES ARE ENFORCED BY THE DIVISION OF WATER RESOURCES (DWR). DIRECT ANY QUESTIONS ABOUT THE APPLICABILITY OF THESE RULES TO YOUR PROJECT TO THE REGIONAL WATER QUALITY SUPERVISOR, RALEIGH REGIONAL OFFICE AT (919) 791-4200.
- 11. ALL AREAS DOWNSTREAM OF TEMPORARY BASINS AND DITCHES ARE TO BE STABILIZED IMMEDIATELY UPON CONSTRUCTION.

Construction Sequence:

- 1. EROSION AND SEDIMENT CONTROL (E&SC) PERMIT AND A CERTIFICATE OF COVERAGE (COC) MUST BE OBTAINED BEFORE ANY LAND DISTURBING ACTIVITIES OCCUR.
- 2. CALL WAKE COUNTY WATERSHED MANAGER JEEVAN NEUPANE AT (919) 819-8907 A MINIMUM OF 48 HOURS IN ADVANCE TO SCHEDULE A PRE-CONSTRUCTION MEETING AND FOR NOTIFICATION OF PROJECT START UP.
- 3. ANY DEWATERING ON THE SITE SHALL BE DONE THROUGH A SILT BAG THAT IS CONSTANTLY MONITORED. 4. INSTALL GRAVEL CONSTRUCTION PAD, SILT FENCE, SEDIMENT BASINS OR OTHER MEASURES AS SHOWN ON THE APPROVED PLAN. CLEAR ONLY AS NECESSARY TO INSTALL THESE DEVICES. SEED TEMPORARY DIVERSIONS, BERMS AND BASINS IMMEDIATELY AFTER CONSTRUCTION.
- 5. CALL WATERSHED MANAGER, JEEVAN NEUPANE FOR AN ONSITE INSPECTION TO OBTAIN A CERTIFICATE OF COMPLIANCE. 6. CLEAR AND GRUB EXISTING VEGETATION AS SHOWN ON THE DEMOLITION PLAN. REMOVE EXISTING STRUCTURES AND UTILITIES AS SHOWN ON THE DEMOLITION PLAN. BEGIN GRADING. MAINTAIN DEVICES AS NEEDED. ROUGH GRADE SITE. INSTALL TEMPORARY SKIMMER SEDIMENT BASINS, ALONG WITH TEMPORARY DIVERSION DITCHES THAT SHALL BE INSTALLED TO ENSURE
- AS MUCH FLOW AS POSSIBLE IS DIRECTED TO THE BASINS. 7. SEDIMENT BASIN FOR PERMANENT USE AS WET POND SHALL BE REMOVED AS FOLLOWS: DEWATER (THROUGH SILT BAG), CLEAN SEDIMENT, AND REMOVE BAFFLES. RE-SHAPE THE BASIN AS REQUIRED BY THE DESIGN DRAWINGS, INCLUDING EXCAVATION/SHAPING OF THE FOREBAY. SEED AND STABILIZE BASIN SLOPES. DEWATERING OPERATIONS THROUGH SILT BAGS SHALL BE MONITORED CONTINUOUSLY.
- 8. STABILIZE SITE AS AREAS ARE BROUGHT UP TO FINISH GRADE WITH VEGETATION, DITCH LININGS, ETC. SEED AND MULCH DENUDED AREAS PER GROUND STABILIZATION TIME FRAME.
- 9. INSTALLATION OF UNDERGROUND UTILITIES AND STONE BASE FOR ROADWAYS. 10. INSTALLATION OF CONCRETE CURB & GUTTER, CONCRETE SIDEWALK, & ASPHALT PAVEMENT.
- 11. WHEN GRADING IS COMPLETE AND ALL AREAS ARE STABILIZED COMPLETELY, CALL WATERSHED MANAGER JEEVAN NEUPANE FOR INSPECTION.
- 12. IF SITE IS APPROVED, MAINTAIN TEMPORARY DIVERSIONS, SILT FENCE, SEDIMENT BASINS, ETC., AND SEED OR STABILIZE ANY RESULTING BARE AREAS. ALL REMAINING PERMANENT EROSION CONTROL DEVICES, SUCH AS VELOCITY DISSIPATERS, SHOULD NOW BE INSTALLED.
- 13. WHEN VEGETATION HAS BECOME ESTABLISHED, CALL FOR FINAL SITE INSPECTION BY THE WATERSHED MANAGER, JEEVAN NEUPANE. OBTAIN CERTIFICATE OF COMPLETION.

ntal	Sedimentation & Erosion Control 336 Fayetteville St. + P.O. Box 550 + Raleigh, NC 27602
ental	

Effective September 1, 2008 Soil stockpiles shall be located on the approved plan and shall adhere to the

following requirements:

Design Criteria

property lines.

approved BMP.

practical).

a. A 25-foot temporary maintenance and access easement shall be shown around all proposed stockpiles (erosion control measures surrounding the stockpile shall be shown at the outer limit of this easement). b. Stockpile footprints shall be setback a minimum of 25' from adjacent c. A note shall be provided on the approved plan that stockpile height shall not exceed 35 feet. d. Stockpile slopes shall be 2:1 or flatter.

e. Approved BMPs shall be shown on a plan to control any potential

sediment loss from a stockpile.

f. Stockpiling materials adjacent to a ditch, drainageway, watercourse, wetland, stream buffer, or other body of water shall be avoided unless an alternative location is demonstrated to be unavailable. g. Any concentrated flow likely to affect the stockpile shall be diverted to an

h. Off-site spoil or borrow areas must be in compliance with Wake County UDO and State Regulations. All spoil areas over an acre are required to have an approved sediment control plan. Developer/Contractor shall notify Wake County of any offsite disposal of soil, prior to disposal. Fill of FEMA Floodways and Non-encroachment Areas are prohibited except as otherwise provided by subsection 14-19-2 of the Wake County Unified

Development Ordinance (certifications and permits required). Maintenance Requirements to be Noted on the Plan i. Seeding or covering stockpiles with tarps or mulch is required and will reduce erosion problems. Tarps should be keyed in at the top of the slope to keep water from running underneath the plastic.

i. If a stockpile is to remain for future use after the project is complete (builders, etc.), the financial responsible party must notify Wake County of a new responsible party for that stockpile. k. The approved plan shall provide for the use of staged seeding and mulching on a continual basis while the stockpile is in use. 1. Establish and maintain a vegetative buffer at the toe of the slope (where

ULTANT TO DETERMINE IF A BASIN CAN BE REMOVED. INSTALL SILT ES AS NEEDED PRIOR TO REMOVAL OF THE BASIN.

TO DETERMINE THE DIVISION OF ENERGY, MINERAL AND LAND FICATIONS. AT LEAST 10 DAYS PRIOR TO BEGINNING DEWATERING ND COPY ENVIRONMENTAL CONSULTANT THAT MET YOU ONSITE. NTY, WAKE COUNTY PROJECT: NAME, NUMBER, AND LOCATION DRESS THE FOLLOWING: A) REASON FOR CONVERSION, B) BASIN #, FROM PART II, SECTION G, ITEM 4 OF THE NCG01. KEEP EMAIL

ILR THAT YOU MAY REMOVE THE BASIN OR ON > DAY 11, EMPORARY DIVERSION DITCHES. IF PIPES NEED TO BE EXTENDED, PREPARATION FOR SEEDING.

ANY RESULTING BARE AREAS IMMEDIATELY.

REQUIRED ON THE EROSION CONTROL PLAN.

ULTANT FOR APPROVAL OF REMOVING REMAINING TEMPORARY N BE ISSUED A CERTIFICATE OF COMPLETION. NOTE: A MEETING SULTANT TO DETERMINE WHEN A BASIN MAY BE CONVERTED

DRE NOTIFYING WAKE COUNTY WATERSHED MANAGEMENT OF THE

TALL APPROPRIATE EROSION CONTROL MAY NOT PROCEED UNTIL

HE WAKE COUNTY WATERSHED MANAGER, JEEVAN NEUPANE, PE VITIES IS REQUIRED. FOR INSPECTION CALL 919-819-8907. 48 HOUR

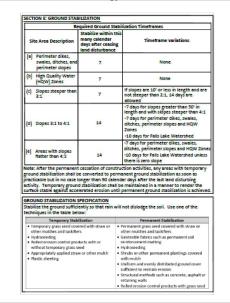
SIDE OF THE LIMITS OF DISTURBANCE AS SHOWN ON PLANS.

TRUCTURES SUFFICIENT TO RESTRAIN EROSION FOR ALL EXPOSED RADING ON PERIMETER AREAS AND SLOPES STEEPER THAN 3:1. ALL

EROSION CONTROL DEVICES ON A WEEKLY BASIS AND AFTER EACH

Seeding Specifications

NPDES Stormwater Discharge Permit for Construction Activities (NCGO1 - 4/1/19) NCDEQ/Division of Energy, Mineral and Land Resources



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 (see mixture below).
- 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 reseedings within the planting season, if possible. If stand should be more than 60% damaged, reestablish 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

Seeding Schedule For Shoulders, Side Ditches, Slopes (Max 3:1):

1 01 01100		an 0.1).
Date	Туре	Planting Rate
Aug 15– Nov 1	Tall Fescue	300 lbs/acre
Nov 1– Mar 1	Tall Fescue & Abruzzi Rye	300 lbs/acre
Mar 1– Apr 15	Tall Fescue	300 lbs/acre
	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):

		1 10 2.1).
Date	Туре	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 Mullet or Sorghum-Sudan Hybrids***	120 lbs/acre (Tall Fescue); 35 lbs/acre (Browntop Mullet); 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 lbs/acre

Consult Wake County Soil & Water Conservation District or NC State Cooperative Extension for additional information concerning other alternatives for vegetation of denuded 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 mowing; otherwise, fescue may be shaded out.

	REV	Image: Section 20 Section 20 <ths< th=""><th>Z 4 29-APR-25 REVISED PER TRC REVIEW COMMENTS</th><th>9 3 1-APR-25 REVISED PER TRC REVIEW COMMENTS</th><th>2 3-MAR-25 REVISED PER TRC REVIEW COMMENTS</th><th>1 2-JAN-25 INITIAL SUBMITTAL FOR REVIEW</th><th># DATE DESCRIPTION</th></ths<>	Z 4 29-APR-25 REVISED PER TRC REVIEW COMMENTS	9 3 1-APR-25 REVISED PER TRC REVIEW COMMENTS	2 3-MAR-25 REVISED PER TRC REVIEW COMMENTS	1 2-JAN-25 INITIAL SUBMITTAL FOR REVIEW	# DATE DESCRIPTION
EROSION CONTROL NOTES	HALL OF FAME CAR WASH			Town of Dolocville Drojoct No. 200 25.01		US 401 Business / S. Main Street & Wall Creek Drive	Wake Forest Township, Town of Rolesville, Wake County, North Carolina
Project	Manage	CA EA 197 5/N - F	2 P P P P P P P P P P P P P P P P P P P	G C C C C C C C C C C C C C C C C C C C	(1252) 558-0888	TO DO WWW. arkconsultinggroup.com	_

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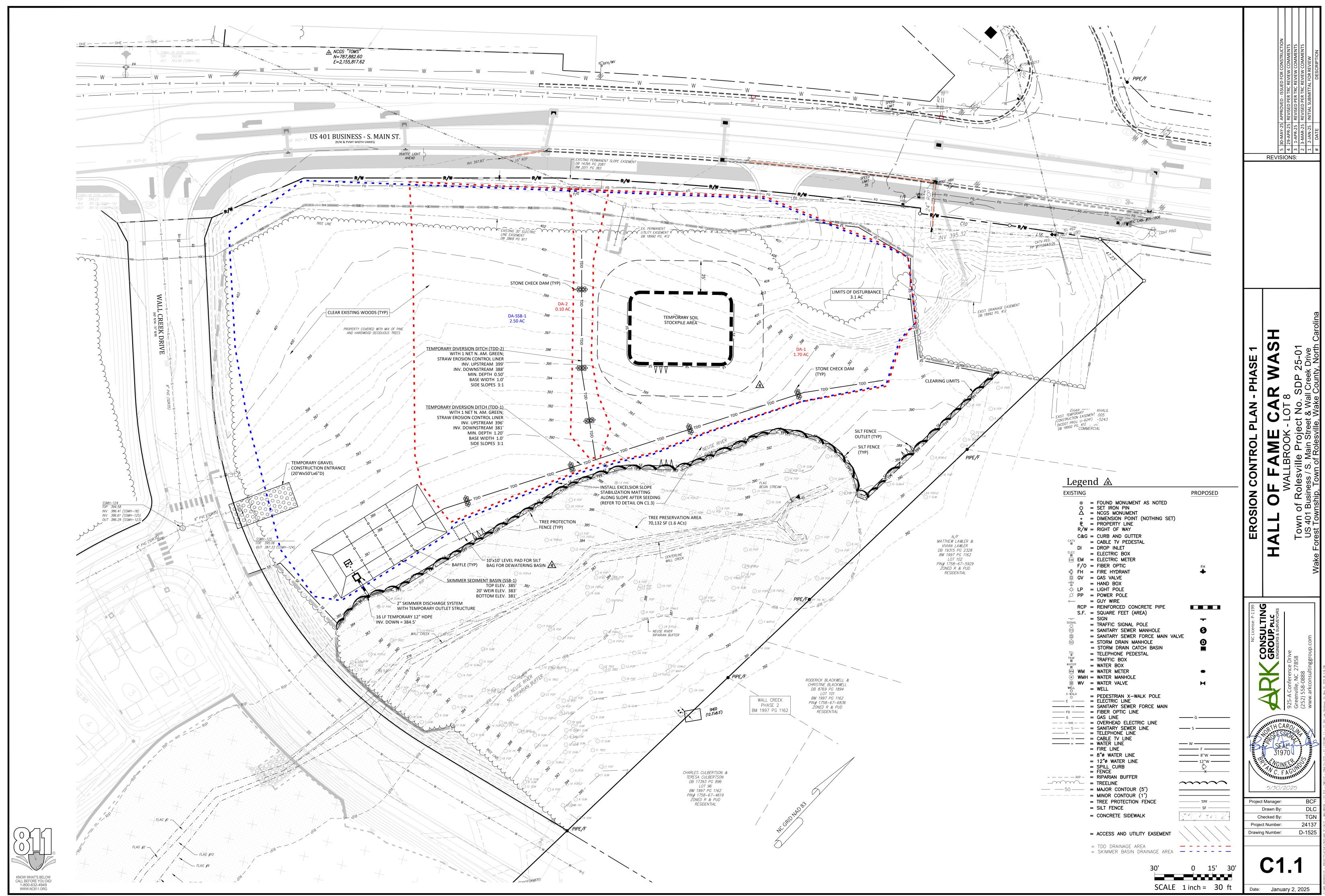
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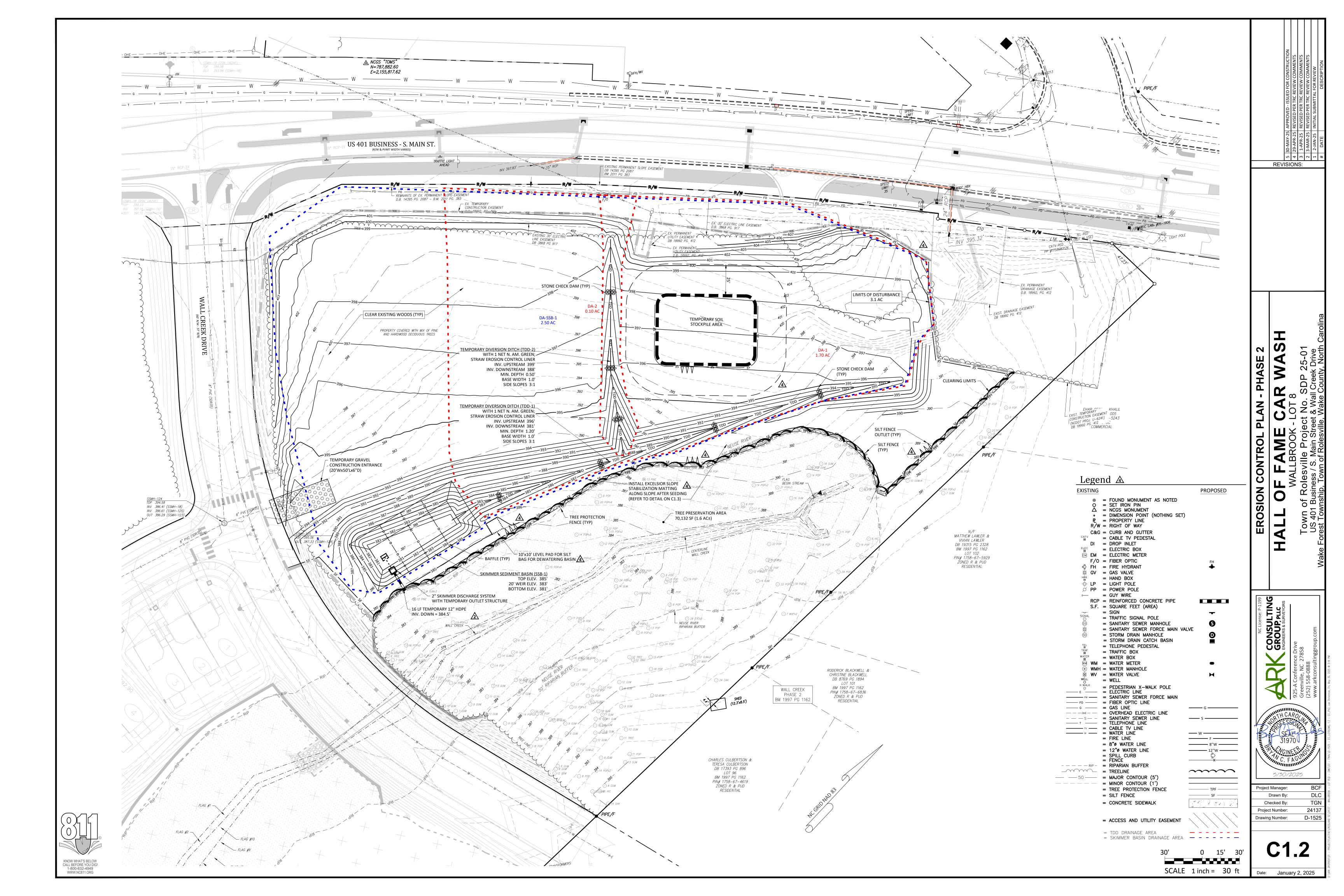
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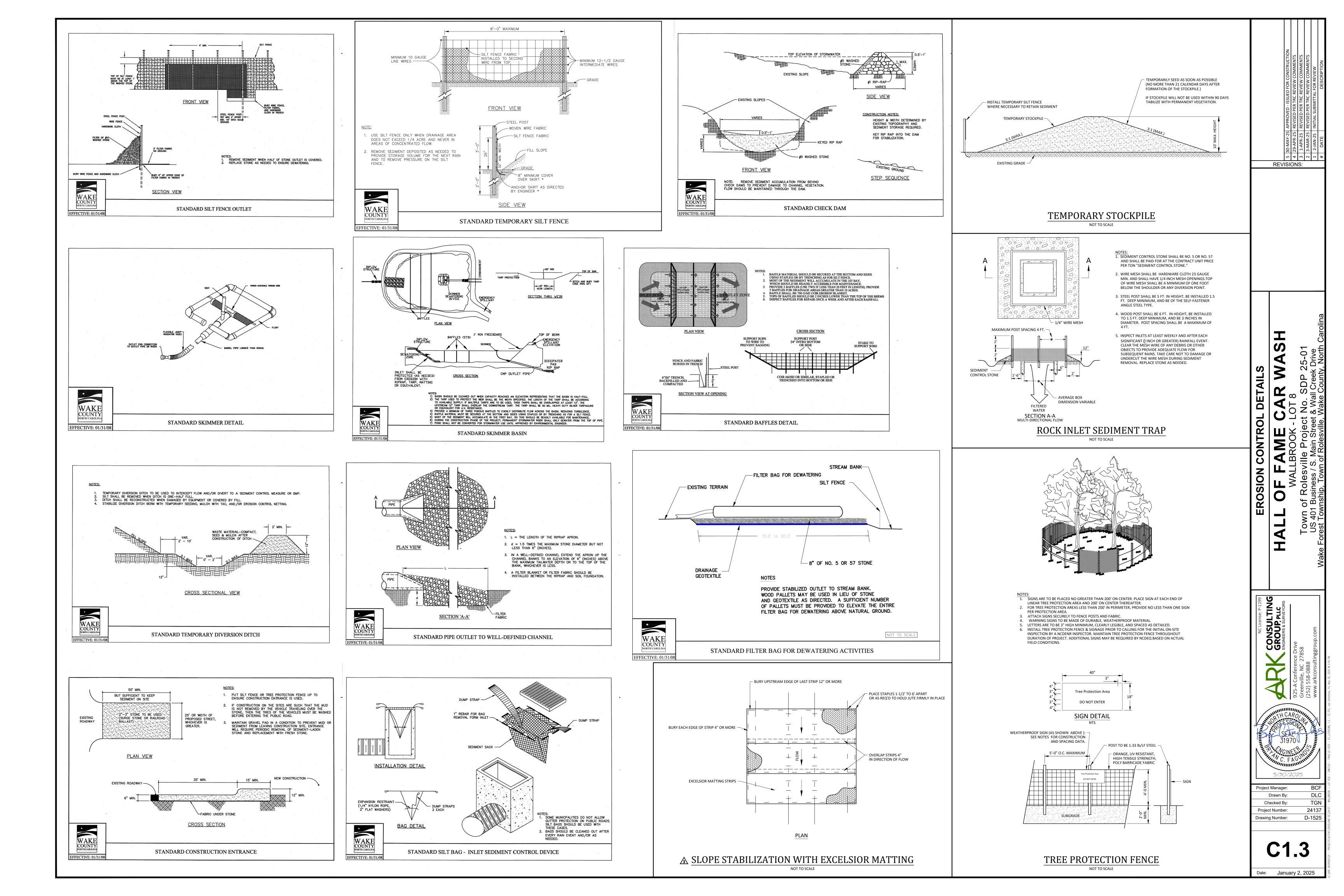
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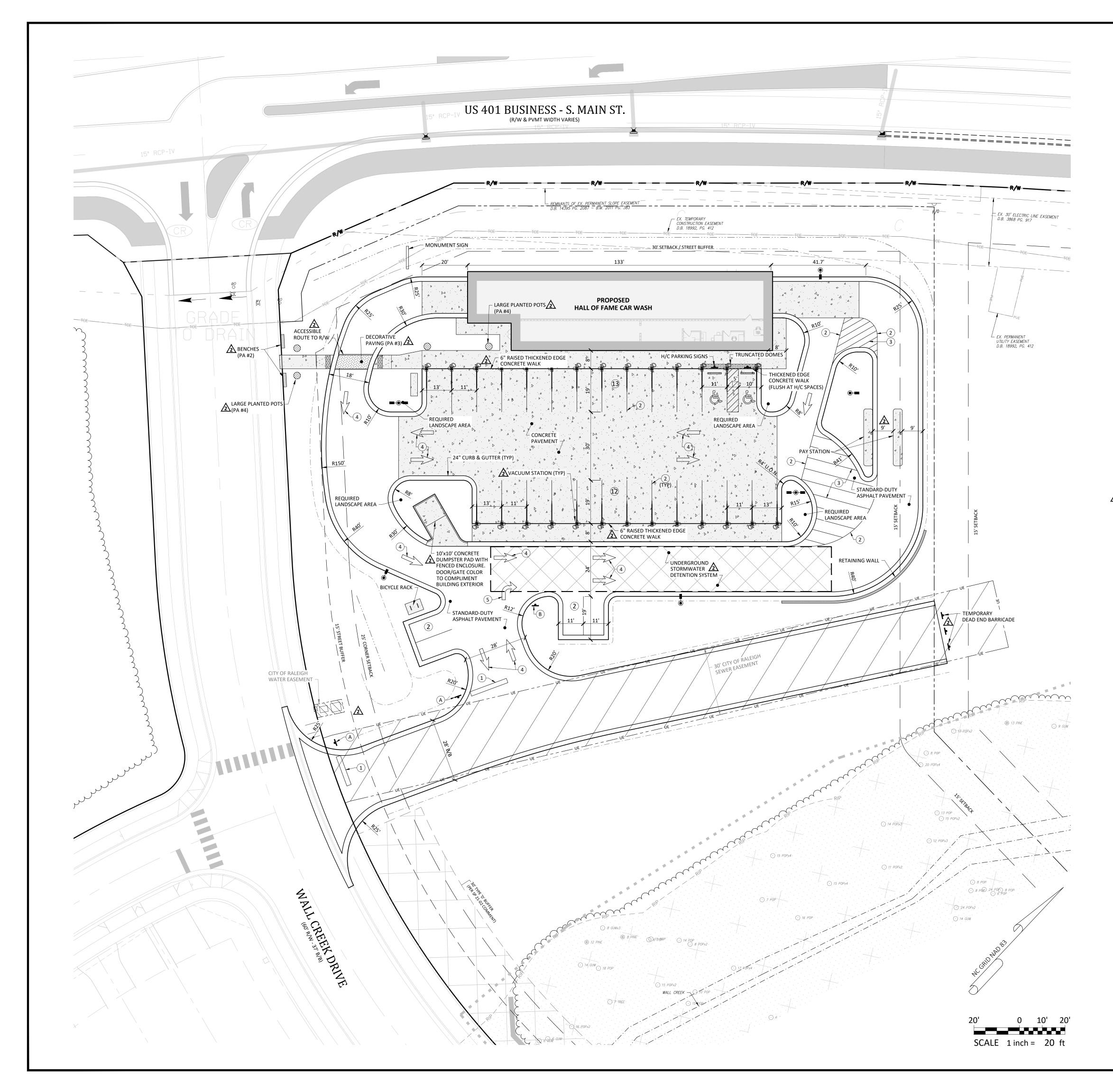
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Date: January 2, 2025









General Notes:

- 1. THE FOLLOWING DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THIS SITE PLAN:
- ALTA/NSPS LAND TITLE SURVEY, PREPARED BY JOHNSON, MIRMIRAN & THOMPSON FOR WALLBROOK LANDCO, LLC, DATED REVISED OCTOBER 1, 2020
- "REPORT OF SUBSURFACE EXPLORATION AND GEOTECHNICAL ENGINEERING EVALUATION ROLESVILLE SITE" PREPARED BY TERRATECH ENGINEERS, INC., DATED NOVEMBER 26, 2018
- "REVISED WALLBROOK DEVELOPMENT TRAFFIC IMPACT ANALYSIS" PREPARED BY STANTEC CONSULTING SERVICES, INC., DATED AUGUST 11, 2020
- 2. ALL ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED TO MEET, AT A MINIMUM, THE MORE STRINGENT OF THE REQUIREMENTS OF THE "AMERICANS WITH DISABILITIES ACT" (ADA) CODE OR THE REQUIREMENTS OF THE JURISDICTION WHERE THIS PROJECT IS TO BE CONSTRUCTED.
- THIS PROPERTY IS LOCATED IN FLOOD ZONE 'X', AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON NATIONAL FLOOD INSURANCE RATE MAP (FIRM) 3720175800K, EFFECTIVE DATE: JULY 19, 2022.
- 4. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED THE COMMENTS TO ALL PLANS AND OTHER DOCUMENTS REVIEWED AND APPROVED BY THE PERMITTING AUTHORITIES. CONTRACTOR SHALL HAVE COPIES OF ALL PERMITS AND APPROVALS ON SITE AT ALL TIMES.
- 5. THE OWNER / CONTRACTOR SHALL BE FAMILIAR WITH AND RESPONSIBLE FOR THE PROCUREMENT OF ANY AND ALL CERTIFICATIONS REQUIRED FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND ALL APPLICABLE REQUIREMENTS AND STANDARDS OF ALL GOVERNMENTAL ENTITIES HAVING JURISDICTION OVER THIS PROJECT.
 THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SET FORTH HEREIN ARE PART OF THE REQUIRED CONSTRUCTION DOCUMENTS, AND, IN CASE OF CONFLICT, SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF ANY SUCH DISCREPANCY BETWEEN THE
- GEOTECHNICAL REPORTS AND PLANS AND SPECIFICATIONS PRIOR TO PROCEEDING WITH ANY FURTHER WORK.
 8. THESE PLANS ARE BASED ON INFORMATION PROVIDED TO ARK CONSULTING GROUP, PLLC BY THE OWNER AND OTHERS PRIOR TO THE TIME OF PLAN PREPARATION. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND NOTIFY ARK CONSULTING GROUP, PLLC IF ACTUAL SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLAN, OR IF THE PROPOSED WORK CONFLICTS WITH ANY OTHER ONSITE FEATURES.
- 9. ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS AND GRADES SHOWN INCORRECTLY ON THESE PLANS PRIOR TO THE GIVING OF SUCH NOTIFICATION AND THE ENGINEER'S WRITTEN AUTHORIZATION OF SUCH ADDITIONAL WORK.
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL / BUILDING PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY / EXIT POINTS, ELEVATIONS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY LOCATIONS.
 PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE THE BUILDING LAYOUT BY CAREFUL REVIEW OF THE SITE PLAN AND LATEST ARCHITECTURAL PLANS (INCLUDING, BUT NOT LIMITED TO, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SUPPRESSION PLAN, WHERE APPLICABLE). CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER, ARCHITECT AND SITE ENGINEER OF ANY DISCREPANCIES.
- 12. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO ANY NEW OR EXISTING CONSTRUCTION OR PROPERTY DURING THE COURSE OF CONSTRUCTION, INCLUDING, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB & GUTTER. CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL REPLACE ALL SIGNAL INTERCONNECTION CABLE, WIRING CONDUITS, AND ANY UNDERGROUND ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION. THE REPAIR OF ANY SUCH NEW OR EXISTING CONSTRUCTION OR PROPERTY SHALL RESTORE SUCH CONNECTION OR PROPERTY TO A CONDITION EQUIVALENT TO OR BETTER THAN THE EXISTING CONDITIONS, AND IN CONFORMANCE WITH APPLICABLE CODES. CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGE AND NOTIFY THE OWNER'S REPRESENTATIVE PRIOR TO THE START OF CONSTRUCTION.
- 13. THE ENGINEER IS NOT RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, NOR IS THE ENGINEER RESPONSIBLE FOR ANY CONFLICTS OR SCOPE REVISIONS WHICH RESULT FROM THE SAME. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE MEANS AND METHODS FOR COMPLETION OF THE WORK PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

PA #1 MULT-USE PATH / GREENWAY 295 LF MUP/GREENWAY MAIN ST PROJECT

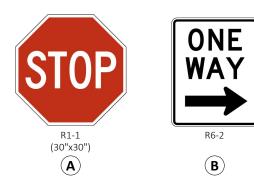
PA #2 BENCHES SEE DETAIL SHEET C6.2 PA #3 PUBLIC SIDEWALK CONNECTION DECORATIVE STAMPED ASPHALT PAVING. SEE DETAIL SHEET C6.2

PA #4 LARGE PLANTED POTS SEE DETAIL SHEET C6.2

▲ Pavement Marking Legend

- (1) THERMOPLASTIC PAVEMENT MARKING LINES
- (2) THERMOPLASTIC PAVEMENT MARKING LINES
- 3 THERMOPLASTIC PAVEMENT MARKING LINES
- (4) THERMOPLASTIC PAVEMENT MARKING SYMBOLS
 (5) THERMOPLASTIC PAVEMENT MARKING SYMBOLS

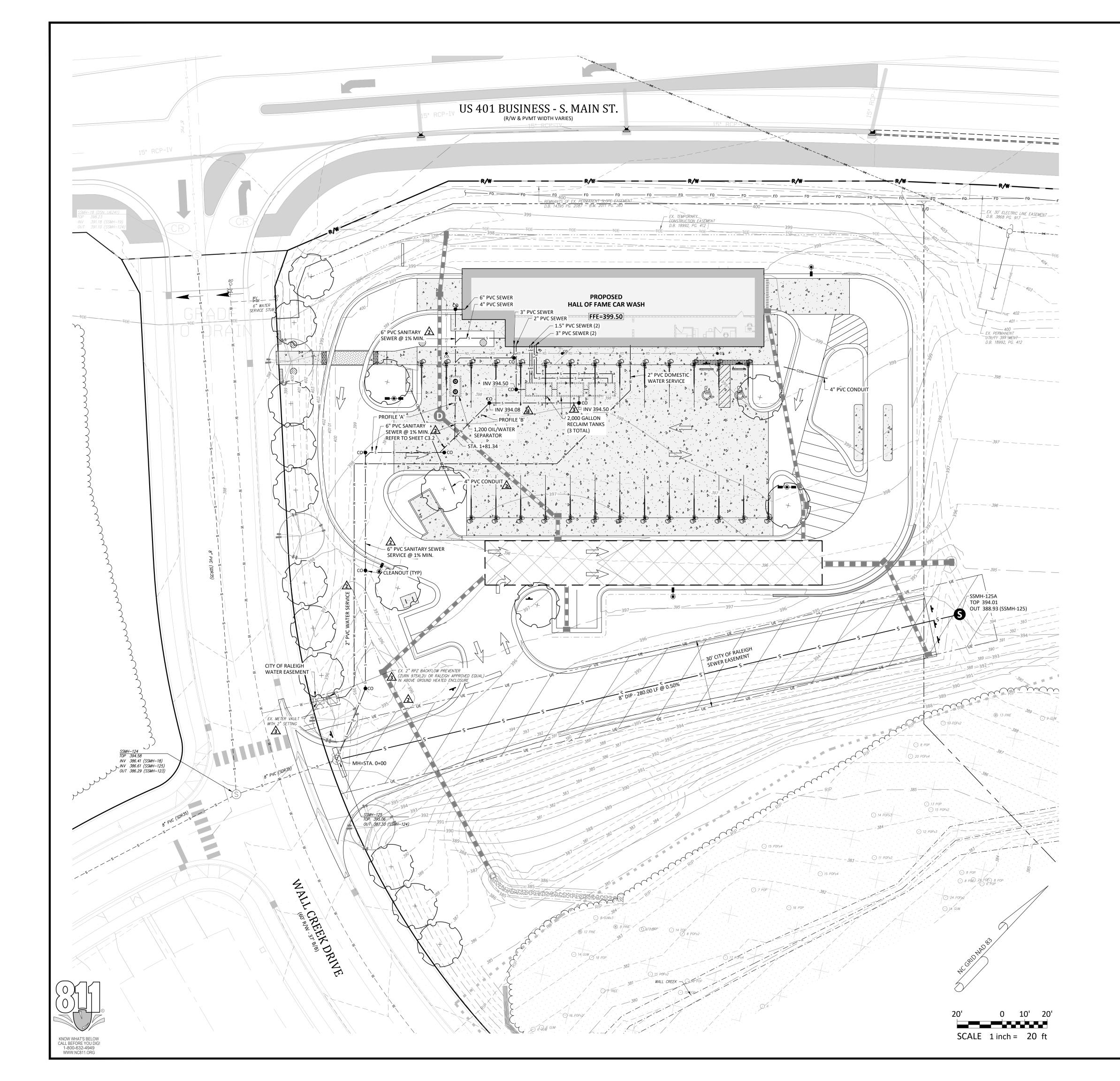
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	SI 5 30-MAY-25 APPROVED - ISSUED FOR CONSTRUCTION	2 4 29-APR-25 REVISED PER TRC REVIEW COMMENTS	0 3 1-APR-25 REVISED PER TRC REVIEW COMMENTS	2 3-MAR-25 REVISED PER TRC REVIEW COMMENTS	1 2-JAN-25 INITIAL SUBMITTAL FOR REVIEW	# DATE DESCRIPTION
SITE PLAN	HALL OF FAME CAR WASH	WALLBROOK - LOT 8	Town of Bolesville Droiget No. 200 25_01		US 401 Business / S. Main Street & Wall Creek Drive	Wake Forest Township, Town of Rolesville, Wake County, North Carolina
Project	CLOCADOR SURVEYORS SURVEYO	20 P J OLA 02 A Conference Drive	1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	Some 2		C N 87

Date: January 2, 2025



CORPUD Standard Utility Notes: 🛦

1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION)

2. UTILITY SEPARATION REQUIREMENTS:

- a. A DISTANCE OF 100' 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.
- b. WHEN INSTALLING WATER &/OR 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.
- c. WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
 d. 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 STORMDRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W- 41 & S-49).
- f. 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 TRAVERSING PRIVATE PROPERTY.
- 5. 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.
- 6. 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.
- 7. 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCE MAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
- 8. 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 CORPUD HANDBOOK PROCEDURE.
- INSTALL 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.
 INSPECTIONS OF 4" AND LARGER WATER MAINS OF THE PRIVATE DISTRIBUTION SYSTEM WILL BE
- INSPECTED AS PART OF THE INFRASTRUCTURE PERMIT.
 PRIVATE SEWER MAINS AS PART OF A COLLECTION SYSTEM ARE PERMITTED AND INSPECTED
- UNDER THE PRIVATE INFRASTRUCTURE PERMIT FOR SEWER.
 12. ANY WATER OR SEWER SERVICES ON PRIVATE PROPERTY THAT WILL BE INSTALLED UNDER CONSTRUCTION DRAWINGS MAY REQUIRE A PLUMBING UTILITY PERMIT IN THE CITY OF RALEIGH. CONSULT WITH THE ENGINEERING INSPECTION COORDINATOR DURING THE PRE-CONSTRUCTION MEETING ON THE NECESSARY PERMITS.
- 13. INSTALL SEWER SERVICES WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED PER THE CURRENT NC PLUMBING CODE.
- 14. 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.
- 15. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWQ, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
- 16. NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
- 17. 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@RALEIGHNC.GOV FOR MORE INFORMATION.
- 18. 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.
- 19. 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 REPODIC TESTING)
- 21. 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@RALEIGHNC.GOV FOR MORE INFORMATION.
- 22. 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.
- 23. PRIVATE SUB-METERING NO RESALE OF WATER SHALL OCCUR WITHOUT APPROVAL OF THE NORTH CAROLINA UTILITY COMMISSION. SUB-METERING SHALL BE IN ACCORDANCE WITH SECTION 1400 OF THE "SAFE DRINKING WATER ACT".

ATTENTION CONTRACTORS

The Contractor responsible for the extension of water, sewer,

Pre-construction meeting prior to beginning any construction. Raleigh Water must be contacted at (919) 996-4540 at least

twenty-four hours prior to beginning any work activity around

Failure to notify City Departments in advance of beginning construction, will result in the issuance of monetary fines, and require re-installation of any water or sewer facilities not inspected

Failure to call for inspection, install a downstream plug, have permitted plans on the jobsite, or any other violation of Raleigh

Water Standards will result in a fine and possible exclusion from

Public

Sewer Collection / Extension System The City of Raleigh consents to the connection and extension of the City's public sewer system as shown on this plan. The material and Construction methods used for this project shall conform to the

<u>S-5600</u>

standards and specifications of the City's Public Utilities Handbook.

critical water and sewer infrastructure.

as a result of this notification failure.

future work in the City of Raleigh.

Public Utilities Department Permit #

City of Raleigh

and/or reuse, as approved in these plans, is responsible for contacting the Raleigh Water Inspector at 919-996-3245 or https://cityworks.raleighnc.gov/pucontractors and schedule a

NC License: P-1199 SEAT Onference Drive Greenville, NC 27858 (252) 558-0888 www.arkconsultinggroup.com Project Number: D-1525 Checked By: TGN Project Number: D-1525 Checked By: TGN

Date: January 2, 2025

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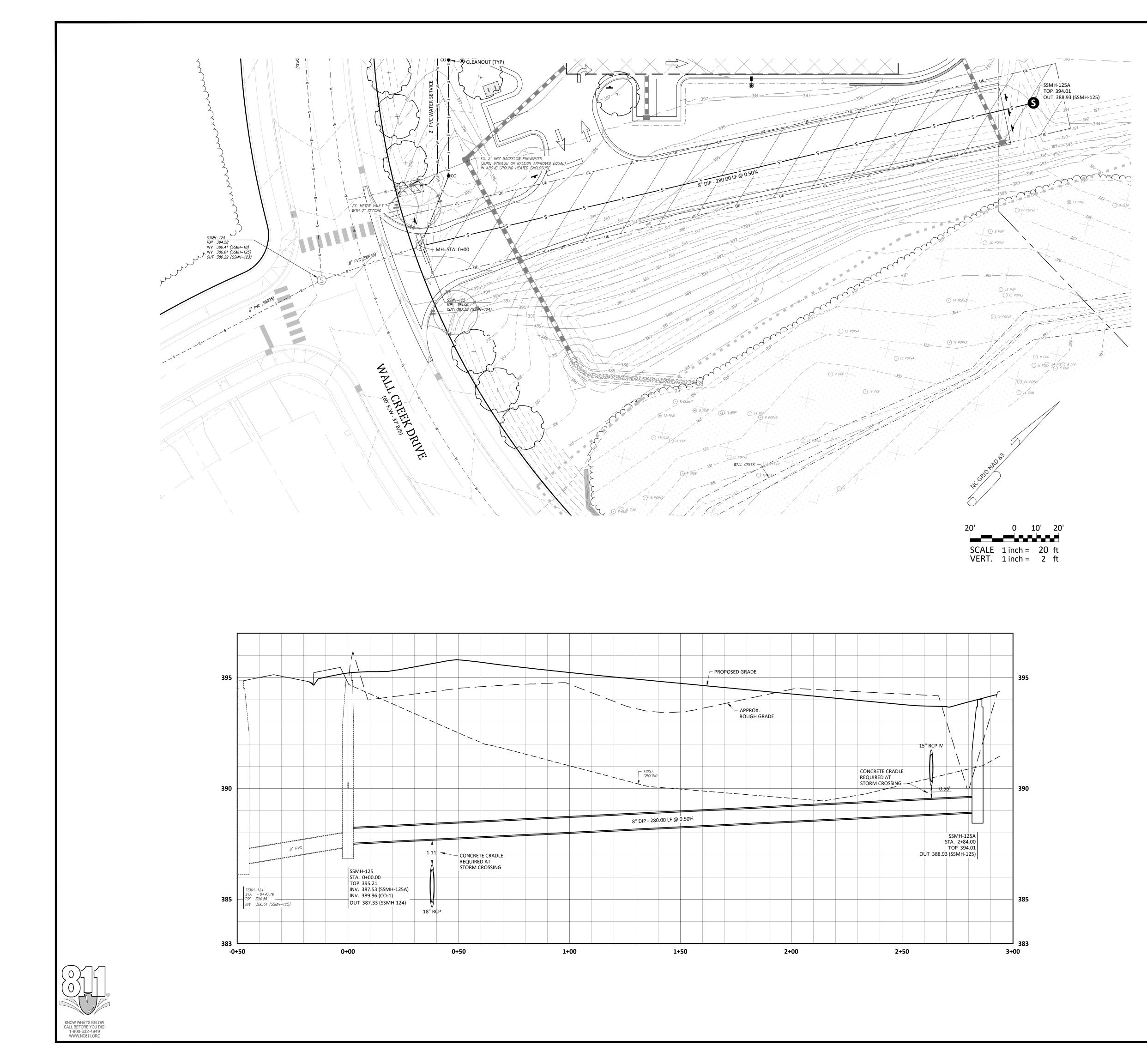
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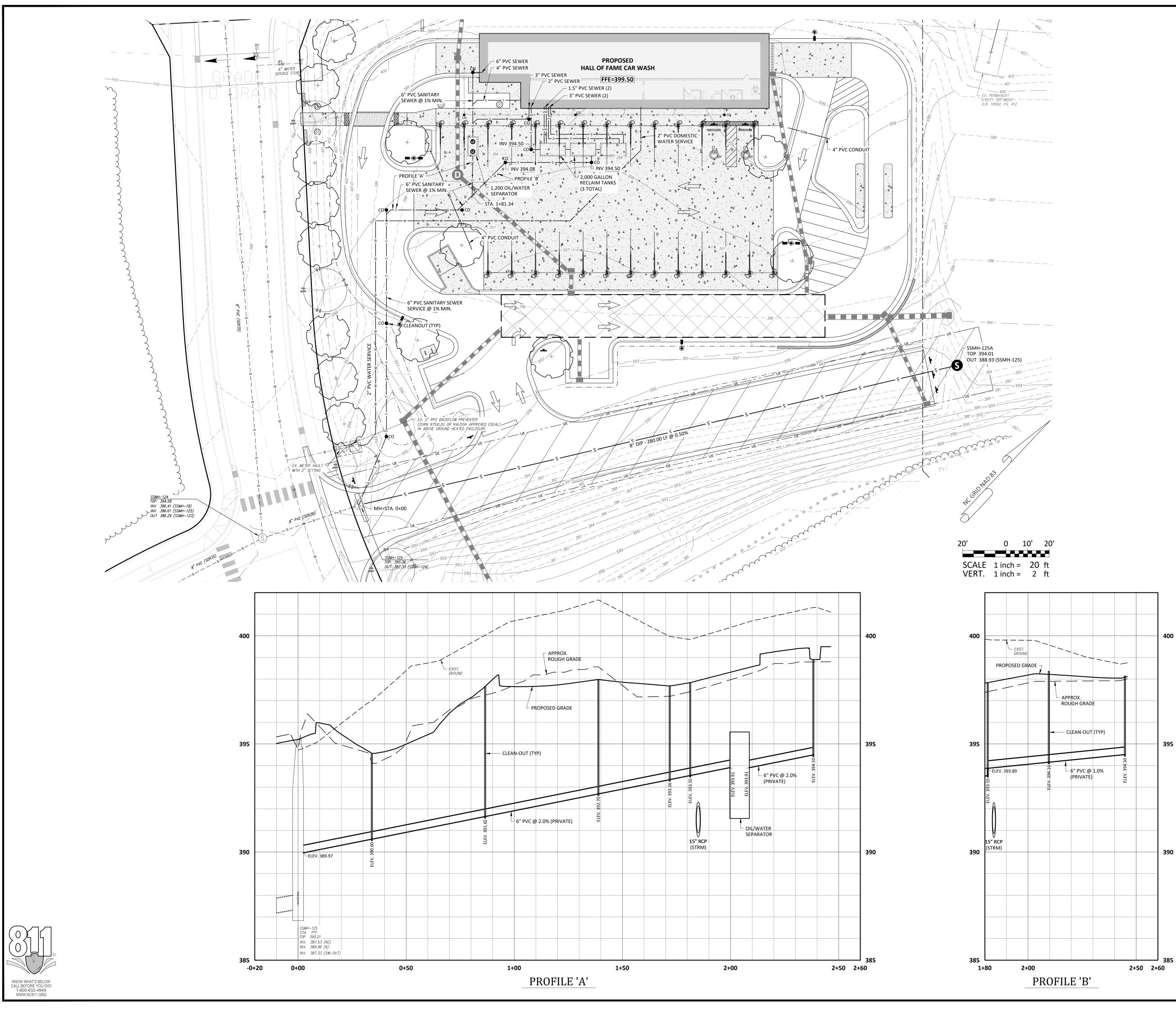
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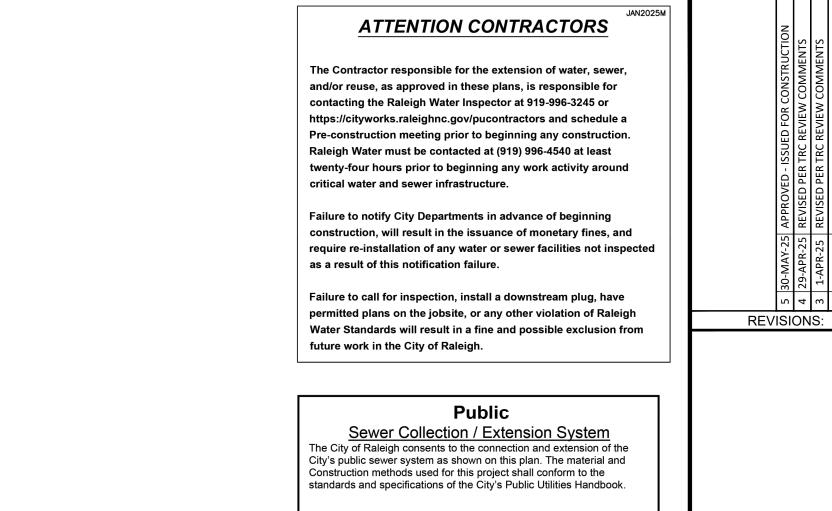
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	PLAN-PROFILE - PUBLIC SEWER EXTENSION	HALL OF FAME CAR WASH WALLBROOK - LOT 8 Town of Rolesville Project No. SDP 25-01 US 401 Business / S. Main Street & Wall Creek Drive Wake Forest Township, Town of Rolesville, Wake County, North Carolina
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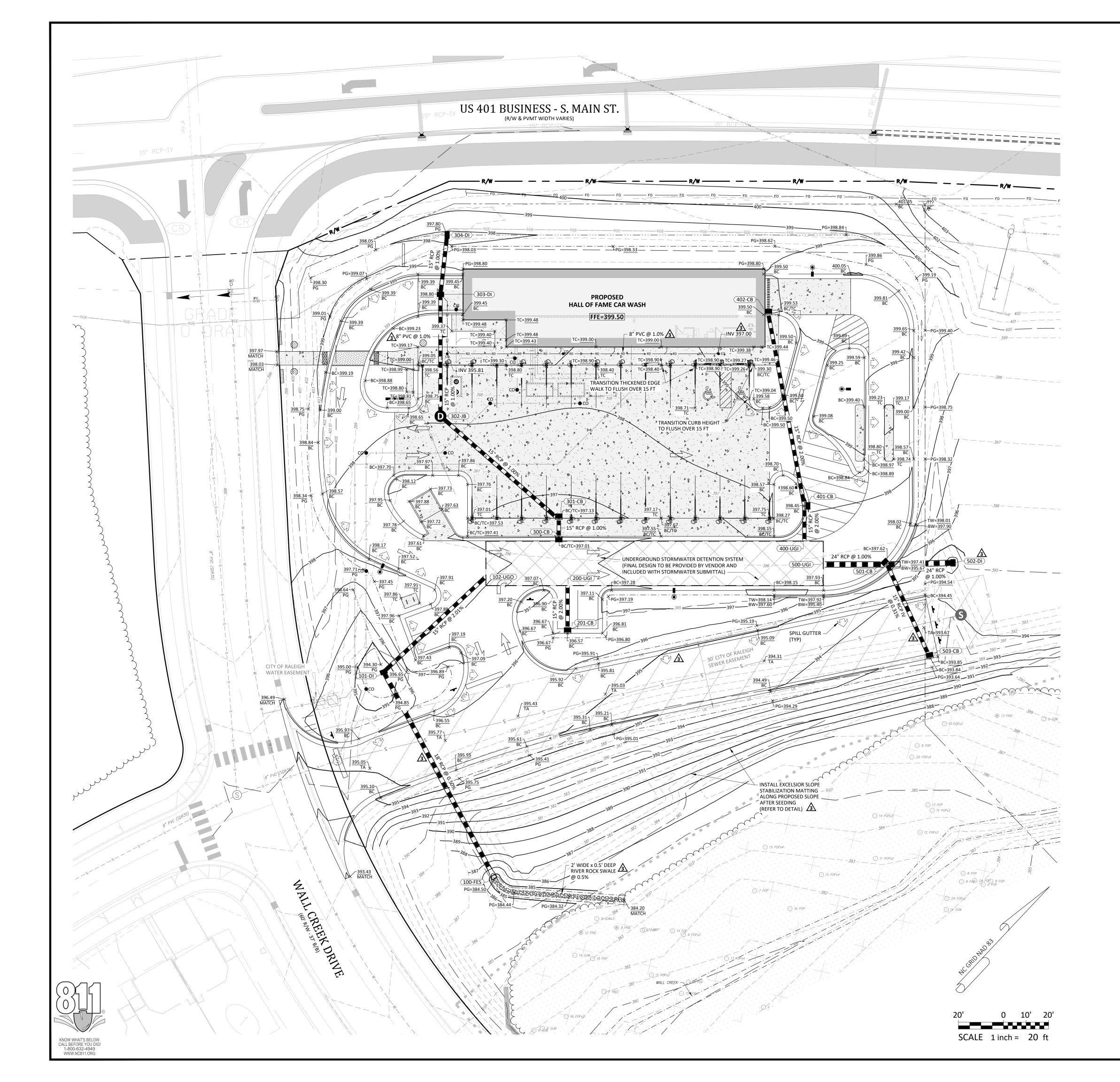


City of Raleigh
Public Utilities Department Permit # _____ S-5600 🖄



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<u>-</u> **PLAN-PROFILE** US 401 Bu $\stackrel{\scriptstyle \star}{}$ 5/30/ BCF Project Manager: DLC Drawn By: TGN Checked By: 24137 Project Number: D-1525 Drawing Number: **C3.2** Date: January 2, 2025



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URCES AND / FIATING WO LESS INDICA ^T TH SOIL TIGH E CONTRACT DVIDE ABOVI	OR SHALL BE OR DISPOSA RK. TED OTHERW IT JOINTS. TOR SHALL IN E GROUND NO OWNSPOUTS 100-FES 101-DI 102-UGO 200-UGI 201-CB 300-CB	E REQUIR AL FACILIT VISE, ALL STALL BU MARKER F TO SITE TO SITE 386.29 394.20 389.82 391.10 396.58 397.01	TIES. CONTRACTOR STORM DRAINAGE JILDING ROOF DRAI OR LOCATION PUR ROOF DRAINAGE P STRUCT IN 384.50 (101-DI) 387.06 (102-UGO) 389.58 (201-CB) 390.00 (301-CB)	SHALL SUPPLY A (PIPE SHALL BE RE INS TO WITHIN 2' POSES. GENERAL PIPING. TURE TABLE 385.03 (100-FES) 388.30 (101-DI) 390.00 (200-UGI)	COPY OF APPROVALS TO C INFORCED CONCRETE PIP OF THE BUILDING EXTERIO CONTRACTOR IS RESPONS DESC 15 in FES 48 x 48 Box - 36 x 24 Inlet Null Structure U/G Storage Inlet 36 x 24 Box - 36 x 30 Inlet Catch Basin	OWNER PRIOR TO PE (RCP) CLASS III OR WALL, CAP AND	3 & DRAINAGE PLAN	LL OF FAME CAR WA	WALLBROOK - LOT 8	of Rolesville Project No. SDP 2	401 Business / S. Main Street & Wall Creek
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URCES AND / ITIATING WOI ILESS INDICA ⁻ ITH SOIL TIGH FE CONTRACT OVIDE ABOVI	OR SHALL BE OR DISPOSA RK. TED OTHERW IT JOINTS. TOR SHALL IN E GROUND MO OWNSPOUTS 100-FES 101-DI 102-UGO 200-UGI 201-CB 300-CB 302-JB 303-DI	E REQUIR AL FACILIT VISE, ALL STALL BL MARKER F TO SITE 394.20 389.82 391.10 396.58 397.01 397.12 398.07 398.80	TIES. CONTRACTOR STORM DRAINAGE JILDING ROOF DRA OR LOCATION PUR ROOF DRAINAGE P STRUCT IN 384.50 (101-DI) 387.06 (102-UGO) 389.58 (201-CB) 390.00 (301-CB) 390.28 (302-JB) 391.17 (303-DI) 391.91 (304-DI)	SHALL SUPPLY A (PIPE SHALL BE RE INS TO WITHIN 2' POSES. GENERAL (POSES. (POSES. (POSES. GENERAL (POSES.	COPY OF APPROVALS TO C INFORCED CONCRETE PIP OF THE BUILDING EXTERN CONTRACTOR IS RESPONS DESC 15 in FES 48 x 48 Box - 36 x 24 Inlet Null Structure U/G Storage Inlet 36 x 24 Box - 36 x 30 Inlet da x 48 Box - 36 x 30 Inlet 48 in MH 48 x 48 Box - 36 x 24 Inlet	OWNER PRIOR TO PE (RCP) CLASS III OR WALL, CAP AND	GRADING & DRAINAGE PLAN	HALL OF FAME CAR WA	WALLBROOK - LOT 8	of Rolesville Project No. SDP 2	401 Business / S. Main Street & Wall Creek
URCES AND / ITIATING WOI ILESS INDICA ⁻ ITH SOIL TIGH FE CONTRACT OVIDE ABOVI	OR SHALL BE OR DISPOSA RK. TED OTHERW IT JOINTS. OR SHALL IN E GROUND NO OWNSPOUTS 100-FES 101-DI 102-UGO 200-UGI 201-CB 300-CB 301-CB 302-JB 303-DI 304-DI	E REQUIR AL FACILIT VISE, ALL STALL BL MARKER F TO SITE TO SITE 394.20 389.82 394.20 389.82 391.10 396.58 397.01 396.58 397.01 398.80 397.80	TIES. CONTRACTOR STORM DRAINAGE JILDING ROOF DRAI OR LOCATION PUR ROOF DRAINAGE P STRUCT IN 384.50 (101-DI) 387.06 (102-UGO) 389.58 (201-CB) 390.00 (301-CB) 390.28 (302-JB) 391.17 (303-DI) 391.91 (304-DI) 395.53 (RD)	SHALL SUPPLY A (PIPE SHALL BE RE INS TO WITHIN 2' POSES. GENERAL (POSES. (POSES. (POSES. GENERAL (POSES.	COPY OF APPROVALS TO C INFORCED CONCRETE PIP OF THE BUILDING EXTERIO CONTRACTOR IS RESPONS DESC 15 in FES 48 x 48 Box - 36 x 24 Inlet Null Structure U/G Storage Inlet 36 x 24 Box - 36 x 30 Inlet Catch Basin 48 x 48 Box - 36 x 30 Inlet 48 in MH 48 x 48 Box - 36 x 24 Inlet	OWNER PRIOR TO PE (RCP) CLASS III OR WALL, CAP AND	GRADING & DRAINAGE PLAN	HALL OF FAME CAR WA	WALLBROOK - LOT 8	of Rolesville Project No. SDP 2	401 Business / S. Main Street & Wall Creek
URCES AND / ITIATING WOI ILESS INDICA ⁻ ITH SOIL TIGH FE CONTRACT OVIDE ABOVI	OR SHALL BE OR DISPOSA RK. TED OTHERW IT JOINTS. OR SHALL IN E GROUND NO OWNSPOUTS 100-FES 101-DI 102-UGO 200-UGI 201-CB 300-CB 301-CB 302-JB 303-DI 304-DI 400-UGI	EREQUIR AL FACILIT VISE, ALL STALL BU MARKER F TO SITE 394.20 394.20 394.20 394.20 399.82 391.10 396.58 397.01 396.58 397.01 397.12 398.80 397.80 397.80 391.52 398.45 399.47	TIES. CONTRACTOR STORM DRAINAGE JILDING ROOF DRAI OR LOCATION PUR ROOF DRAINAGE P STRUCT IN 384.50 (101-DI) 387.06 (102-UGO) 389.58 (201-CB) 390.00 (301-CB) 390.28 (302-JB) 391.17 (303-DI) 391.91 (304-DI) 395.53 (RD) 390.00 (401-CB) 390.51 (402-CB)	SHALL SUPPLY A (PIPE SHALL BE RE INS TO WITHIN 2' POSES. GENERAL PIPING. URE TABL OUT 385.03 (100-FES) 388.30 (101-DI) 388.30 (101-DI) 390.00 (200-UGI) 390.00 (200-UGI) 390.08 (300-CB) 390.97 (301-CB) 391.71 (302-JB) 392.18 (303-DI)	COPY OF APPROVALS TO O INFORCED CONCRETE PIP OF THE BUILDING EXTERIO CONTRACTOR IS RESPONS ONTRACTOR IS RESPONS DESC 15 in FES 48 x 48 Box - 36 x 24 Inlet Null Structure U/G Storage Inlet 36 x 24 Box - 36 x 30 Inlet Catch Basin 48 x 48 Box - 36 x 30 Inlet 48 in MH 48 x 48 Box - 36 x 24 Inlet 48 in MH 48 x 48 Box - 36 x 24 Inlet 48 x 48 Box - 36 x 24 Inlet 48 x 48 Box - 36 x 24 Inlet	OWNER PRIOR TO PE (RCP) CLASS III OR WALL, CAP AND	GRADING & DRAINAGE PLAN	HALL OF FAME CAR WA	WALLBROOK - LOT 8	of Rolesville Project No. SDP 2	401 Business / S. Main Street & Wall Creek
URCES AND / ITIATING WOI ILESS INDICA ⁻ ITH SOIL TIGH FE CONTRACT OVIDE ABOVI	OR SHALL BE OR DISPOSA RK. TED OTHERW IT JOINTS. OR SHALL IN E GROUND NO OWNSPOUTS 100-FES 101-DI 102-UGO 200-UGI 201-CB 300-CB 301-CB 302-JB 303-DI 304-DI 401-CB	EREQUIR AL FACILIT VISE, ALL STALL BL VARKER F TO SITE 386.29 394.20 389.82 391.10 396.58 397.01 396.58 397.01 398.07 398.07 398.80 397.80 391.52 398.45	TIES. CONTRACTOR STORM DRAINAGE JILDING ROOF DRA OR LOCATION PUR ROOF DRAINAGE P STRUCT IN 384.50 (101-DI) 387.06 (102-UGO) 389.58 (201-CB) 390.00 (301-CB) 390.28 (302-JB) 391.17 (303-DI) 391.91 (304-DI) 395.53 (RD) 390.51 (402-CB) 390.51 (402-CB)	SHALL SUPPLY A (PIPE SHALL BE RE INS TO WITHIN 2' POSES. GENERAL PIPING. URE TABLE OUT 385.03 (100-FES) 388.30 (101-DI) 388.30 (101-DI) 390.00 (200-UGI) 390.00 (200-UGI) 390.08 (300-CB) 390.97 (301-CB) 391.71 (302-JB) 392.18 (303-DI) 390.31 (400-UGI)	COPY OF APPROVALS TO O INFORCED CONCRETE PIP OF THE BUILDING EXTERIO CONTRACTOR IS RESPONS ONTRACTOR IS RESPONS IS IN FES 15 IN FES 18 x 48 Box - 36 x 24 Inlet Null Structure U/G Storage Inlet 36 x 24 Box - 36 x 30 Inlet Catch Basin 48 x 48 Box - 36 x 30 Inlet 48 in MH 48 x 48 Box - 36 x 24 Inlet 48 x 48 Box - 36 x 24 Inlet 48 x 48 Box - 36 x 24 Inlet	OWNER PRIOR TO PE (RCP) CLASS III OR WALL, CAP AND	GRADING & DRAINAGE PLAN	HALL OF FAME CAR WA	WALLBROOK - LOT 8	of Rolesville Project No. SDP 2	US 401 Business / S. Main Street & Wall Creek
URCES AND / ITIATING WOI ILESS INDICA ⁻ ITH SOIL TIGH FE CONTRACT OVIDE ABOVI	OR SHALL BE OR DISPOSA RK. TED OTHERW IT JOINTS. OR SHALL IN E GROUND NO OWNSPOUTS 100-FES 101-DI 102-UGO 200-UGI 201-CB 300-CB 301-CB 302-JB 303-DI 304-DI 400-UGI 401-CB	EREQUIR AL FACILIT VISE, ALL STALL BU MARKER F TO SITE 394.20 394.20 394.20 394.20 399.82 391.10 396.58 397.01 396.58 397.01 397.12 398.80 397.80 397.80 391.52 398.45 399.47	TIES. CONTRACTOR STORM DRAINAGE JILDING ROOF DRAI OR LOCATION PUR ROOF DRAINAGE P STRUCT IN 384.50 (101-DI) 387.06 (102-UGO) 389.58 (201-CB) 390.00 (301-CB) 390.28 (302-JB) 391.17 (303-DI) 391.91 (304-DI) 395.53 (RD) 390.00 (401-CB) 390.51 (402-CB)	SHALL SUPPLY A (PIPE SHALL BE RE INS TO WITHIN 2' POSES. GENERAL PIPING. URE TABLE OUT 385.03 (100-FES) 388.30 (101-DI) 388.30 (101-DI) 390.00 (200-UGI) 390.00 (200-UGI) 390.08 (300-CB) 390.97 (301-CB) 391.71 (302-JB) 392.18 (303-DI) 390.31 (400-UGI)	COPY OF APPROVALS TO O INFORCED CONCRETE PIP OF THE BUILDING EXTERIO CONTRACTOR IS RESPONS ONTRACTOR IS RESPONS DESC 15 in FES 48 x 48 Box - 36 x 24 Inlet Null Structure U/G Storage Inlet 36 x 24 Box - 36 x 30 Inlet Catch Basin 48 x 48 Box - 36 x 30 Inlet 48 in MH 48 x 48 Box - 36 x 24 Inlet 48 in MH 48 x 48 Box - 36 x 24 Inlet 48 x 48 Box - 36 x 24 Inlet 48 x 48 Box - 36 x 24 Inlet	OWNER PRIOR TO PE (RCP) CLASS III OR WALL, CAP AND	GRADING & DRAINAGE PLAN	HALL OF FAME CAR WA		Town of Rolesville Project No. SDP 2	US 401 Business / S. Main Street & Wall Creek
URCES AND / ITIATING WOI ILESS INDICA ⁻ ITH SOIL TIGH FE CONTRACT OVIDE ABOVI	OR SHALL BE (OR DISPOSA RK. TED OTHERW IT JOINTS. OR SHALL IN E GROUND NO OWNSPOUTS 100-FES 101-DI 102-UGO 200-UGI 201-CB 300-CB 301-CB 302-JB 303-DI 400-UGI 401-CB 402-CB	E REQUIR AL FACILIT VISE, ALL STALL BL VARKER F TO SITE TO SITE 394.20 386.29 394.20 389.82 391.10 396.58 397.01 396.58 397.01 398.80 397.12 398.07 398.80 397.12 398.80 397.12 398.80 397.12	TIES. CONTRACTOR STORM DRAINAGE JILDING ROOF DRA OR LOCATION PUR ROOF DRAINAGE P STRUCT IN 384.50 (101-DI) 387.06 (102-UGO) 389.58 (201-CB) 390.00 (301-CB) 390.21 (303-DI) 391.17 (303-DI) 391.91 (304-DI) 395.53 (RD) 390.51 (402-CB) 390.51 (402-CB) 390.21 (503-CB)	SHALL SUPPLY A (PIPE SHALL BE RE INS TO WITHIN 2' POSES. GENERAL POSES. GENERAL OUT 385.03 (100-FES) 388.30 (101-DI) 390.00 (200-UGI) 390.00 (200-UGI) 390.08 (300-CB) 390.97 (301-CB) 390.97 (301-CB) 390.97 (301-CB) 390.31 (400-UGI) 390.31 (400-UGI) 390.31 (400-UGI)	COPY OF APPROVALS TO O INFORCED CONCRETE PIP OF THE BUILDING EXTERIO CONTRACTOR IS RESPONS ONTRACTOR IS RESPONS IS IN FES 15 in FES 148 x 48 Box - 36 x 24 Inlet Null Structure U/G Storage Inlet 36 x 24 Box - 36 x 30 Inlet 48 x 48 Box - 36 x 30 Inlet 48 x 48 Box - 36 x 30 Inlet 48 x 48 Box - 36 x 24 Inlet U/G Storage Inlet 48 x 48 Box - 36 x 24 Inlet 48 x 48 Box - 36 x 30 Inlet	OWNER PRIOR TO PE (RCP) CLASS III OR WALL, CAP AND	GRADING & DRAINAGE PLAN	HALL OF FAME CAR WA		Town of Rolesville Project No. SDP 2	US 401 Business / S. Main Street & Wall Creek
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Abbreviations

- BC BACK OF CURB
- TCTOP OF CONCRETETATOP OF ASPHALT
- TW TOP OF WALL
- BWBOTTOM OF WALLPGPROPOSED GRADE/GROUND
- CB CATCH BASIN DI DROP INLET
- INV INVERT
- U/G UNDERGROUND

Date: January 2, 2025

C4.0

5/30/

Project Manager: Drawn By:

Checked By:

Project Number:

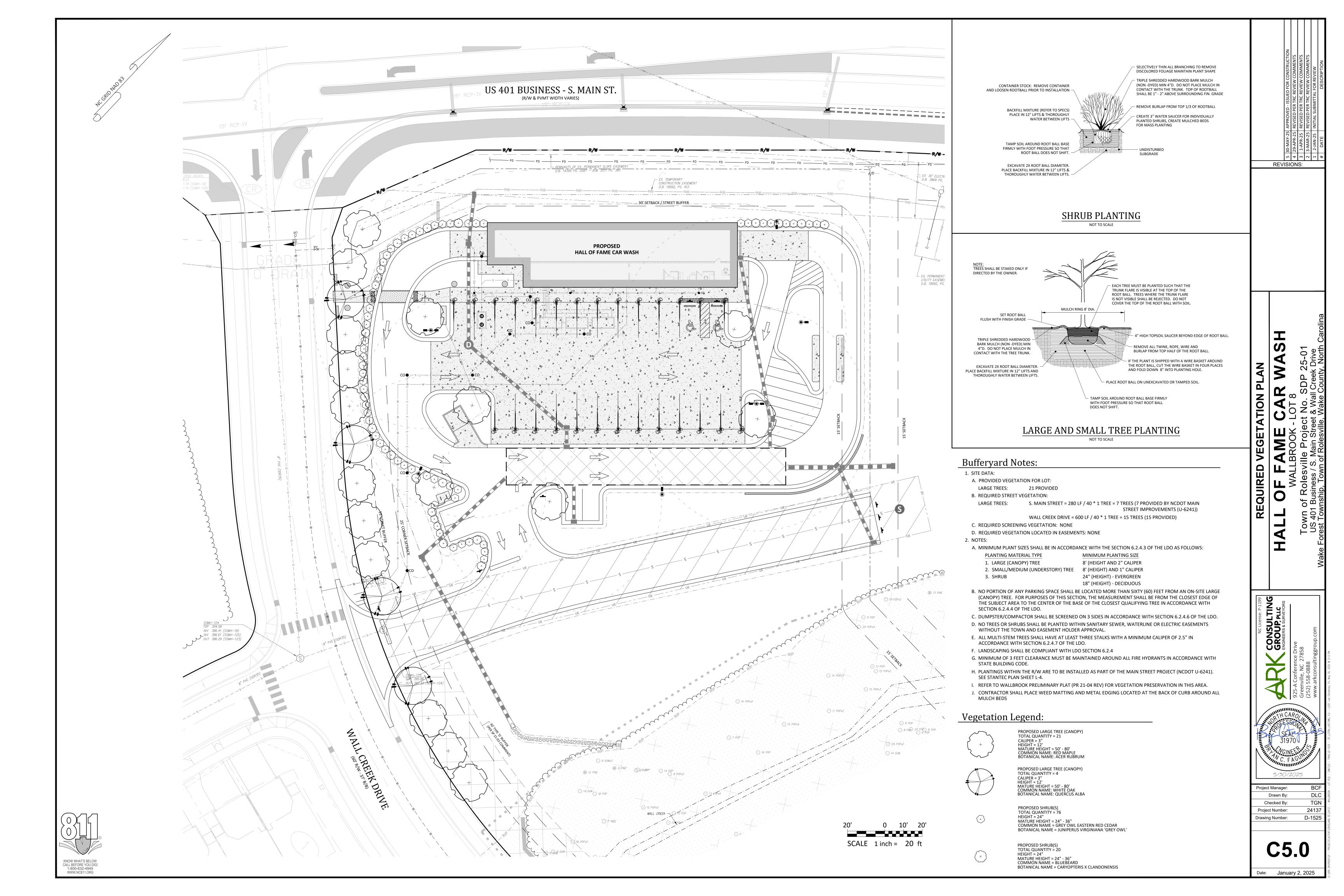
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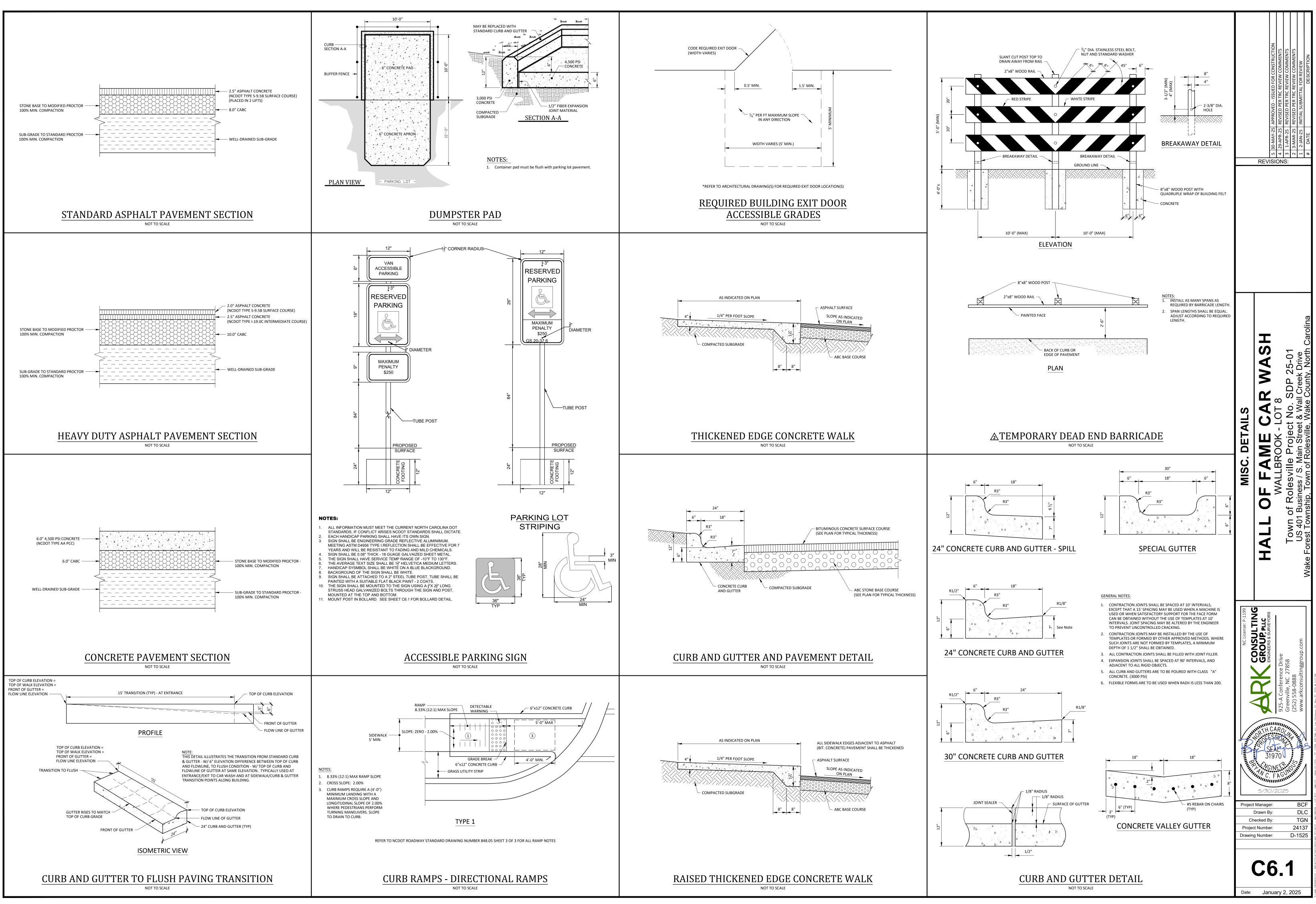
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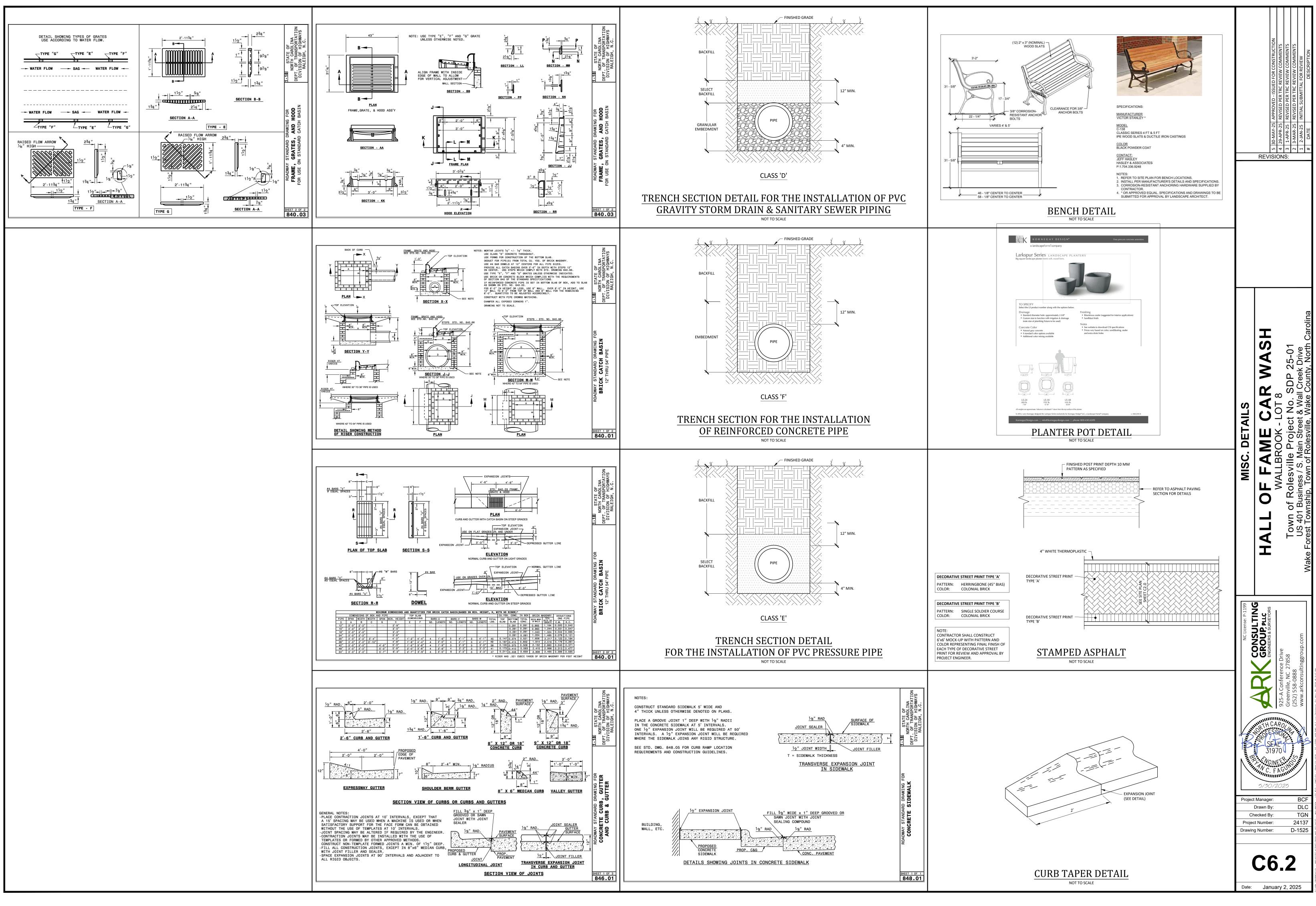
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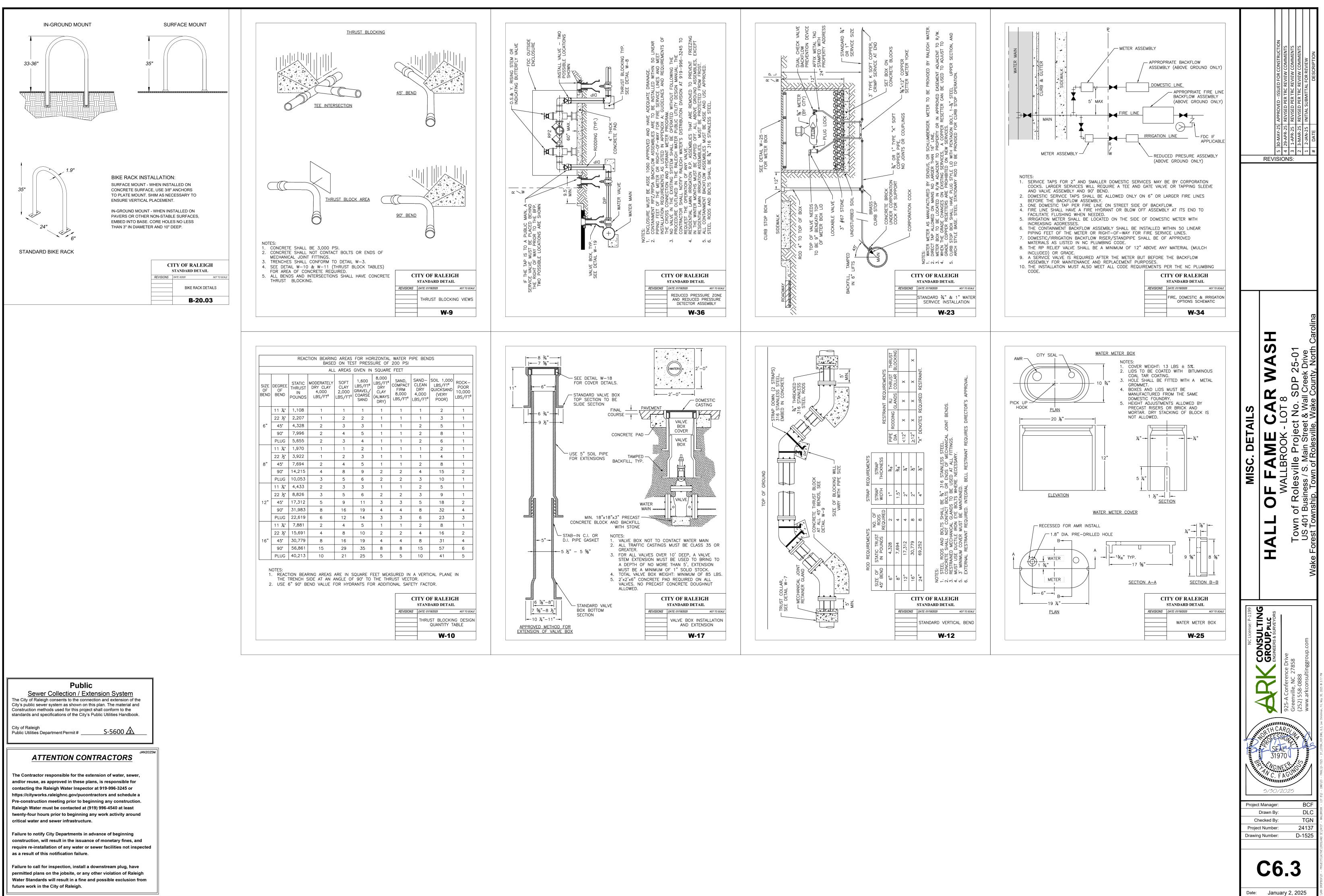
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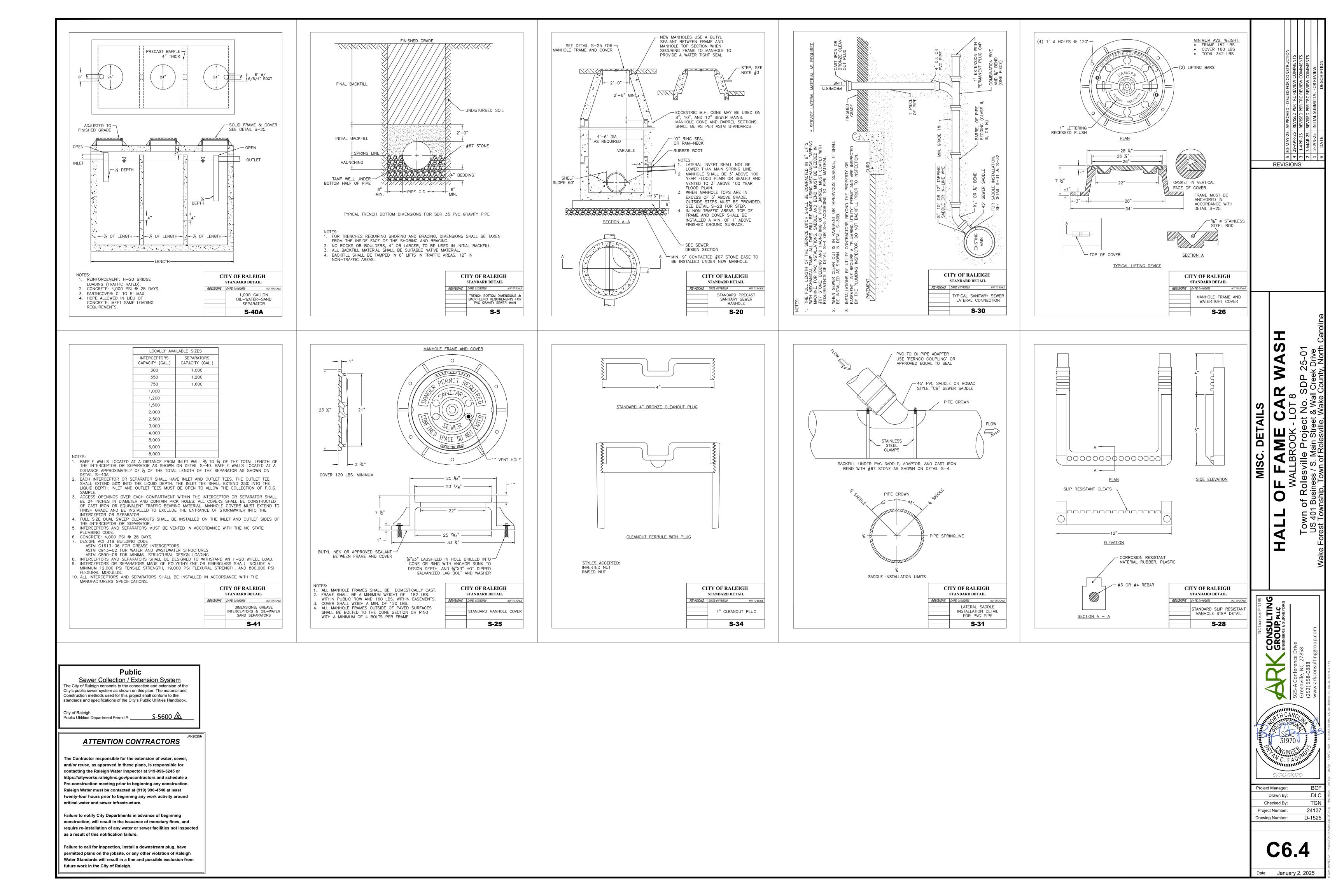
D-1525











GENERAL NOTES:

- 1. THIS ALTA/NSPS LAND TITLE SURVEY WAS PREPARED FOR THE BENEFIT OF WALLBROOK LANDCO, LLC. ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR, AND INVESTORS TITLE INSURANCE COMPANY.
- 2. THE PROPERTY AS SHOWN HEREON IS BASED ON A FIELD-RUN BOUNDARY SURVEY WITH A RAW CLOSURE OF 1:34,600.
- 3. THE IMPROVEMENTS SHOWN HEREON ARE BASED ON A FIELD-RUN PLANIMETRIC SURVEY PERFORMED BY JOHNSON, MIRMIRAN & THOMPSON FROM DECEMBER 2019 THROUGH MARCH 2020 AND REFLECTS SITE CONDITIONS AS OF THAT DATE.
- 4. ELEVATIONS ARE BASED ON NAVD88 DATUM.
- 5. THE SURVEY IS REFERENCED TO THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM (NCSPCS), NORTH AMERICAN DATUM, 1983, 2001 ADJUSTMENT, NAD83(2001).
- 6. THE USE OF THE WORD CERTIFY OR CERTIFICATION CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE UNDERSIGNED PROFESSIONAL'S KNOWLEDGE, INFORMATION AND BELIEF, AND IN ACCORDANCE WITH THE COMMONLY ACCEPTED PROCEDURE CONSISTENT WITH THE APPLICABLE STANDARDS OF PRACTICE AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE EITHER EXPRESSED OR IMPLIED.
- 7. THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE X, AREA OF MINIMAL FLOODING, AS SHOWN ON NATIONAL FLOOD INSURANCE RATE MAP (FIRM), WAKE COUNTY, NORTH CAROLINA, PANEL 1758. MAP NO. 3720175800J, EFFECTIVE DATE: MAY 2, 2006.
- 8. AT THE TIME OF THE SURVEY, THERE WERE NO PARKING SPACES.
- 9. AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR LANDFILL.
- 10. AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF A CEMETERY.
- 11. AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

AREA TABULATION

<u>MATCH</u> LINE

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

RECORD_LEGAL_DESCRIPTIONS_FOR_TAX_PARCELS_1758-48-9229 & 1758-58-2090:

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

IN THE STATE OF NC. COUNTY OF WAKE,

PARCEL ONE (REID #: 0224145) (PIN #1758-58-2090) (PARCEL 'B'): BEING LOT 2-3, CONTAINING 10.723 NET ACRES, AS THE SAME IS SHOWN ON THAT PLAT RECORDED IN BOOK OF MAPS 1996, PAGE 1582, WAKE COUNTY REGISTRY.

PARCEL TWO (REID #: 0092211) (PIN #1758-48-9229) (PARCEL 'A'): BEING THAT PARCEL DESCRIBED AS FOLLOWS:

BEGINNING AT A STAKE IN THE EDGE OF THE ROLESVILLE-WALKERS CROSSROAD ROAD, CORNER OF O. V. WIGGINS: THENCE IN A SOUTHWESTERN DIRECTION ABOUT 300 FEET TO A STAKE AND W. H. MARSHALL'S LINE; THENCE IN A NORTHWESTERN DIRECTION 246 FEET WITH MARSHALL'S LINE TO THE EDGE OF THE ROAD; THENCE IN AN EASTERN DIRECTION WITH SAID ROAD ABOUT 410 FEET TO THE POINT OF BEGINNING, CONTAINING $\frac{1}{6}$ OF AN ACRE BY ESTIMATION. BEING A PART OF THE LAND FORMERLY OWNED BY JAMES WALL.

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

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

IN THE STATE OF NC, COUNTY OF WAKE,

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

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

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

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

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

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

SCHEDULE B. PART II EXCEPTIONS:

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

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

SCHEDULE B. PART II EXCEPTIONS:

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

- 3. (ITEM 2) TITLE TO THAT PORTION OF THE LAND WITHIN THE RIGHT-OF-WAY OF U.S. HIGHWAY 401 (LOUISBURG ROAD). [PLOTTED HEREON
- 4. (ITEM 3) RIGHTS OF OTHERS THERETO ENTITLED IN AND TO THE CONTINUED UNINTERRUPTED FLOW OF THE CREEK, LOCATED ON THE LAND. [CREEK LOCATION PLOTTED HEREON]
- 5. (ITEM 4) ELECTRIC LINE RIGHT-OF-WAY EASEMENT TO WAKE ELECTRIC MEMBERSHIP CORPORATION RECORDED IN BOOK 3868 AT PAGE 917. [PLOTTED HEREON]
- AS TO TRACT 1 ONLY (PIN #1758-56-8976): 6. (ITEM 8) SUBJECT TO MATTERS SHOWN ON RECORDED BOOK OF
- MAPS 1995 AT PAGE 2034 SHOWS THE FOLLOWING LOCATED ON THE LAND: (a) OVERHEAD LINE [PLOTTED HEREON] (b) POWER POLE [PLOTTED HEREON]
- (ITEM 9) EASEMENT(S) TO WAKE ELECTRIC MEMBERSHIP CORPORATION RECORDED IN BOOK 863 AT PAGES 211 AND 212. [BLANKET EASEMENT – EXISTING ELECTRIC LINES PLOTTED HEREON]
- 8. (ITEM 10) RURAL LINE PERMIT TO CAROLINA TELEPHONE AND TELEGRAPH COMPANY RECORDED IN BOOK 1338 AT PAGES 143 AND 145. [LOCATIONS CANNOT BE DETERMINED FROM THE RECORD DOCUMENT, EXISTING POLES AND GUY WIRES PLOTTED HEREON]
- 9. (ITEM 11) SLOPE EASEMENT RECORDED IN BOOK 14395 AT PAGE 2087 AS SHOWN ON PLAT RECORDED IN BOOK OF MAPS 2011 AT PAGE 383. [PLOTTED HEREON]
- AS TO TRACT 2 ONLY (PIN #1758-45-8905): 10. SUBJECT TO MATTERS SHOWN ON RECORDED BOOK OF MAPS 2005
- THE LAND: (a) UNDERGROUND SEWER MAIN MARKER [NOT FOUND]
- (b) POWER BOX [NOT FOUND] (c) RIGHTS OF OTHERS IN AND TO THE USE OF THE SOIL PATH (TO BE ABANDONED) [PATH NO LONGER VISIBLE]
- 11. (ITEM 13) DEED OF EASEMENT WITH GENERAL WARRANTY FOR WATERLINE EASEMENT TEMPORARY CONSTRUCTION EASEMENT RECORDED IN BOOK 16679 AT PAGE 132. [WATERLINE EASEMENT PLOTTED HEREON, TEMPORARY CONSTRUCTION EASEMENT NOT PLOTTED]
- 12. (ITEM 14) SANITARY SEWER EASEMENT RECORDED IN BOOK 10071 AT PAGE 2179 AS SHOWN ON PLAT RECORDED IN BOOK OF MAPS 2003 AT PAGE 647. [PLOTTED HEREON]
- 13. (ITEM 15) RESERVATION OF EASEMENT RECORDED IN BOOK 13993 AT PAGE 2591. [PLOTTED HEREON]
- 14. (ITEM 16) TITLE TO THAT PORTION OF THE LAND WITHIN THE RIGHT-OF-WAY OF S.R. 2226. [RIGHT OF WAY OF S.R. 2226 PLOTTED HEREON - PROPERTY DOES NOT EXTEND INTO RIGHT OF WAY1
- 15. (ITEM 17) RIGHT OF WAY AGREEMENT TO STATE HIGHWAY COMMISSION RECORDED IN BOOK 2052 AT PAGE 545. [RIGHT OF WAY OF S.R. 2226 PLOTTED HEREON]
- 16. (ITEM 18) RIGHTS OF OTHERS THERETO ENTITLED IN AND TO THE CONTINUED UNINTERRUPTED FLOW OF BRANCH/CREEK, LOCATED ON THE LAND. [BRANCH/CREEK LOCATION PLOTTED HEREON]

CURRENT ZONING SETBACK REQUIREMENTS:								
	TAX TAX	PA PA	RCEL	1759 1758	-58- -56-	-8976:	R-1 R-1-SUD CO-SUD CO-SUD	(SIN (SIN (CO
			FRON	IT	SIDE	c c	ORNER	REA
	R—1 CO		30' 20'		12' 15'		22' 25'	25' 35'

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

NE

BOOK 3868 AT PAGE 917 (PARCEL ONE). [PLOTTED HEREON]

AT PAGES 1195 AND 1196 SHOWS THE FOLLOWING LOCATED ON

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

NEW LEGAL DESCRIPTIONS

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

BEGINNING AT A FOUND IRON PIPE MARKING THE NORTHWEST CORNER OF LOT 2-3 AS SAID LOT IS SHOWN AND SO DESIGNATED ON THAT CERTAIN PLAT ENTITLED "RECOMBINATION SURVEY FOR TOMMY TWITTY, TRACTS 2-2 & 2-3, TWITTY PROP.", BY W. GRAHAM CAWTHORNE, JR., RLS, DATED NOVEMBER 17, 1995, REVISED JANUARY 12, 1996 AND RECORDED IN BOOK OF MAPS 1996, PAGE 1582, WAKE COUNTY RECORDS, SAID PIPE ALSO BEING ON THE EAST LINE OF TRACT #3 AS SAID TRACT IS SHOWN AND SO DESIGNATED ON THAT CERTAIN PLAT ENTITLED "W. H. MARSHALL ESTATE", BY C. W. RUSSUM, RLS, DATED JULY, 1961 AND RECORDED IN BOOK OF MAPS 1961, PAGE 97, WAKE COUNTY RECORDS; THENCE ALONG SAID EAST LINE OF TRACT 3 NO1*11'04"W 240.24' TO AN IRON PIPE ON THE SOUTHWEST RIGHT OF WAY LINE OF BURLINGTON MILLS ROAD (S.R. 2051); THENCE ALONG SAID SOUTHWEST RIGHT OF WAY LINE THE FOLLOWING FOUR COURSES: (1) S47°12'51"E 130.81'; (2) ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 600.00', THROUGH A CENTRAL ANGLE OF 26'22'04", AN ARC LENGTH OF 276.12' AND BEING SUBTENDED BY A CHORD BEARING S60'23'53"E 273.69'; (3) S75'02'10"E 50.12'; AND (4) S77'31'31"E 22.85' TO THE NORTH LINE OF AFORESAID LOT 2-3; THENCE ALONG SAID NORTH LINE OF LOT 2-3 N89'45'02"W 399.74' TO THE POINT OF BEGINNING.

CONTAINING 0.828 ACRES, MORE OR LESS.

<u>PARCEL 'B'</u> (PIN #1758-58-2090)

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

BEGINNING AT A FOUND IRON PIPE MARKING THE SOUTHWEST CORNER OF PARCEL 2 AS SAID PARCEL IS DESCRIBED IN DEED BOOK 15498, PAGE 1302, WAKE COUNTY RECORDS; THENCE ALONG THE SOUTH LINE OF SAID PARCEL 2 S89'45'02"E 399.74' TO THE SOUTHWEST RIGHT OF WAY LINE OF BURLINGTON MILLS ROAD (S.R. 2051); THENCE CONTINUING S89'45'02"E 200.72' TO THE NORTHWEST CORNER OF LOT 2-4 AS SAID LOT IS SHOWN AND SO DESIGNATED ON THAT CERTAIN PLAT ENTITLED "RECOMBINATION SURVEY FOR TOMMY TWITTY, TRACTS 2-2 & 2-3, TWITTY PROP.", BY W. GRAHAM CAWTHORNE, JR., RLS, DATED NOVEMBER 17, 1995, REVISED JANUARY 12, 1996 AND RECORDED IN BOOK OF MAPS 1996. PAGE 1582. WAKE COUNTY RECORDS; THENCE ALONG THE SOUTHWEST LINE OF SAID LOT 2-4 S37'53'38"E 39.01' TO A FOUND BENT IRON PIPE AT AN ANGLE POINT IN THE SOUTH RIGHT OF WAY LINE OF BURLINGTON MILLS ROAD; THENCE CONTINUING S37'53'38"E 454.70' TO A FOUND IRON PIPE AT AN ANGLE POINT IN THE NORTHWEST RIGHT OF WAY LINE OF LOUISBURG ROAD (U.S. 401): THENCE CONTINUING S37'53'38"E 45.31' TO THE CENTERLINE OF LOUISBURG ROAD: THENCE ALONG THE CENTERLINE OF SAID ROAD, ALONG THE ARC OF A CURVE TO THE LEFT. CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 3,750.00' THROUGH A CENTRAL ANGLE OF 08'13'06", AN ARC LENGTH OF 537.89' AND BEING SUBTENDED BY A CHORD BEARING S41'12'09"W 537.43': THENCE LEAVING SAID CENTERLINE, ALONG THE NORTHEAST LINE OF LOTS 1 AND 2 AS SAID LOTS ARE SHOWN AND SO DESIGNATED ON THAT CERTAIN PLAT ENTITLED "SURVEY FOR GRAND PARK PROPERTIES. LOTS 1 AND 2", BY CAWTHORNE, MOSS & PANCIERA, P.C., DATED OCTOBER 7, 1998 AND RECORDED IN BOOK OF MAPS 1999, PAGE 1039, WAKE COUNTY RECORDS, N49'16'09"W 479.09' TO A FOUND IRON PIPE MARKING AN ANGLE POINT IN SAID LOT 2; THENCE CONTINUING ALONG THE NORTHEAST LINE OF SAID LOT 2 N66'40'58"W 215.40' TO A FOUND IRON PIPE AT THE NORTHWEST CORNER THEREOF. SAID PIPE ALSO BEING ON THE EAST LINE OF TRACT #3 AS SAID TRACT IS SHOWN AND SO DESIGNATED ON THAT CERTAIN PLAT ENTITLED "W. H. MARSHALL ESTATE", BY C. W. RUSSUM, RLS. DATED JULY, 1961 AND RECORDED IN BOOK OF MAPS 1961, PAGE 97, WAKE COUNTY RECORDS: THENCE ALONG SAID EAST LINE OF TRACT 3 NO1'36'18"W 428.68' TO THE POINT OF BEGINNING.

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

CONTAINING 11.168 ACRES, MORE OR LESS.

NEW LEGAL DESCRIPTIONS

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

AS FOLLOWS:

BEGINNING AT A FOUND IRON PIPE MARKING THE NORTHEAST CORNER OF TRACT 2 AS SAID TRACT IS SHOWN AND SO DESIGNATED ON THAT CERTAIN PLAT ENTITLED "RECOMBINATION MAP OF BOBBY L. MURRAY TRUST, TRACTS 1+2", BY KENNETH CLOSE, INC., DATED NOVEMBER 7 2002 AND RECORDED IN BOOK OF MAPS 2005, PAGES 1195 AND 1196, WAKE COUNTY RECORDS; THENCE ALONG THE NORTH LINE OF SAID TRACT 2 N75"27'01"W 704.12' TO A FOUND IRON PIPE ON THE SOUTHEAST RIGHT OF WAY LINE OF LOUISBURG ROAD (U.S. 401); THENCE CONTINUING N75'27'01"W 32.34' TO THE CENTERLINE OF LOUISBURG ROAD; THENCE ALONG THE CENTERLINE OF SAID ROAD N36'33'22"E 1,116.98'; THENCE CONTINUING ALONG SAID CENTERLINE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 3,750.00', THROUGH A CENTRAL ANGLE OF 18'18'05", AN ARC LENGTH OF 1,197.82' AND BEING SUBTENDED BY A CHORD BEARING N45'42'25"E 1,192.73'; THENCE LEAVING SAID CENTERLINE S89'44'38"E 134.33' TO AN ANGLE POINT IN THE SOUTHWEST LINE OF THAT CERTAIN PARCEL DESCRIBED IN DEED BOOK 6821, PAGE 005, WAKE COUNTY RECORDS; THENCE ALONG THE SOUTHWEST LINE OF SAID PARCEL AND ALONG THE WEST LINE OF WALL CREEK SUBDIVISION, PHASES 2, 4 AND 5-A AS RECORDED IN BOOK OF MAPS 1997, PAGE 1162, BOOK OF MAPS 2001, PAGE 628 AND BOOK OF MAPS 2002, PAGE 825, WAKE COUNTY RECORDS, S03'05'32"W 2,131.93' TO A POINT ON THE NORTH LINE OF CARLTON POINTE SUBDIVISION, PHASE I AS RECORDED IN BOOK OF MAPS 2008, PAGES 5 TO 10, WAKE COUNTY RECORDS; THENCE ALONG SAID NORTH LINE OF CARLTON POINTE SUBDIVISION N75°27'01"W 852.86' TO THE POINT OF BEGINNING.

THIS PARCEL IS THE SAME AS TRACTS 2A AND 3 AS SHOWN AND SO DESIGNATED ON THAT CERTAIN PLAT ENTITLED "RECOMBINATION SURVEY FOR TOMMY TWITTY", BY W. GRAHAM CAWTHORNE, JR., RLS, DATED NOVEMBER 17, 1995 AND RECORDED IN BOOK OF MAPS 1995, PAGE 2034, WAKE COUNTY RECORDS.

CONTAINING 44.100 ACRES, MORE OR LESS.

<u>PARCEL 'D'</u> (PIN #1758-45-8905)

AS FOLLOWS:

BEGINNING AT A FOUND IRON PIPE ON THE SOUTH LINE OF TRACT 3 AS SAID TRACT IS SHOWN AND SO DESIGNATED ON THAT CERTAIN PLAT ENTITLED "RECOMBINATION SURVEY FOR TOMMY TWITTY", BY W. GRAHAM CAWTHORNE, JR., RLS, DATED NOVEMBER 17, 1995 AND RECORDED IN BOOK OF MAPS 1995, PAGE 2034, WAKE COUNTY RECORDS, SAID PIPE ALSO BEING AN ANGLE POINT IN THE NORTHWEST LINE OF CARLTON POINTE SUBDIVISION, PHASE I AS RECORDED IN BOOK OF MAPS 2008, PAGES 5 TO 10, WAKE COUNTY RECORDS; THENCE ALONG THE NORTHWEST LINE OF SAID CARLTON POINTE SUBDIVISION S36'44'45"W 877.98' TO AN ANGLE POINT: THENCE CONTINUING ALONG SAID NORTHWEST LINE AND ALONG THE NORTH LINE OF LOTS 1, 2 AND 3 AS SAID LOTS ARE SHOWN AND SO DESIGNATED ON THAT CERTAIN PLAT ENTITLED "SUBDIVISION PLAT FOR BARRETT VENTURES, LLC", BY CAWTHORNE, MOSS & PANCIERA, P.C., DATED APRIL 4, 2007 AND RECORDED IN BOOK OF MAPS 2008, PAGE 702, WAKE COUNTY RECORDS, S87'10'58"W 737.24' TO AN ANGLE POINT IN THE EAST RIGHT OF WAY LINE OF JONESVILLE ROAD (S.R. 2226) AND THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL DESCRIBED IN DEED BOOK 13993, PAGE 2591, WAKE COUNTY RECORDS; THENCE ALONG THE EAST LINE OF SAID PARCEL N02'07'15"W 48.32': THENCE CONTINUING ALONG SAID EAST LINE, ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE TO THE WEST, HAVING A RADIUS OF 123.92' THROUGH A CENTRAL ANGLE OF 30°27'05". AN ARC LENGTH OF 65.86' AND BEING SUBTENDED BY A CHORD BEARING N17'21'49"W 65.09' TO THE EAST RIGHT OF WAY LINE OF JONESVILLE ROAD; THENCE ALONG SAID EAST RIGHT OF WAY LINE NO3"10'03"W 17.67' TO THE SOUTHEAST RIGHT OF WAY LINE OF LOUISBURG ROAD (U.S. 401); THENCE ALONG SAID SOUTHEAST RIGHT OF WAY LINE THE FOLLOWING EIGHT COURSES: (1) N41°10'16"E 41.30'; (2) N40°37'47"E 49.15'; (3) N39°31'43"E 50.83'; (4) N38°52'58"E 49.80'; (5) N38°22'04"E 50.40'; (6) N37°17'31"E 50.37'; (7) N36°44'45"E 304.20'; AND (8) N36°27'57"E 396.53' TO A FOUND IRON PIPE ON THE SOUTH LINE OF THE AFORESAID TRACT 3; THENCE ALONG SAID SOUTH LINE OF TRACT 3 S75'27'01"E 704.12' TO THE POINT OF BEGINNING.

CONTAINING 15.024 ACRES. MORE OR LESS.

NGLE FAMILY RESIDENTIAL) INGLE FAMILY RESIDENTIAL SPECIAL USE DISTRICT) DMMERCIAL OUTLYING SPECIAL USE DISTRICT)

AR

(SETBACKS INCLUDE SPECIAL USE DISTRICTS)

SURVEYOR'S CERTIFICATION:

TO WALLBROOK LANDCO. LLC, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR, AND INVESTORS TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS. AND INCLUDES ITEMS 1, 2, 3, 4, 6A, 7A, 7B1, 8, 9, 11, 13, 16 AND 17 OF TABLE "A" THEREOF. THE FIELDWORK WAS COMPLETED ON MARCH 6, 2020.

WILLIAM T. ROBBINS, II

P.L.S. #L-4192

10/1/2020 DATE

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

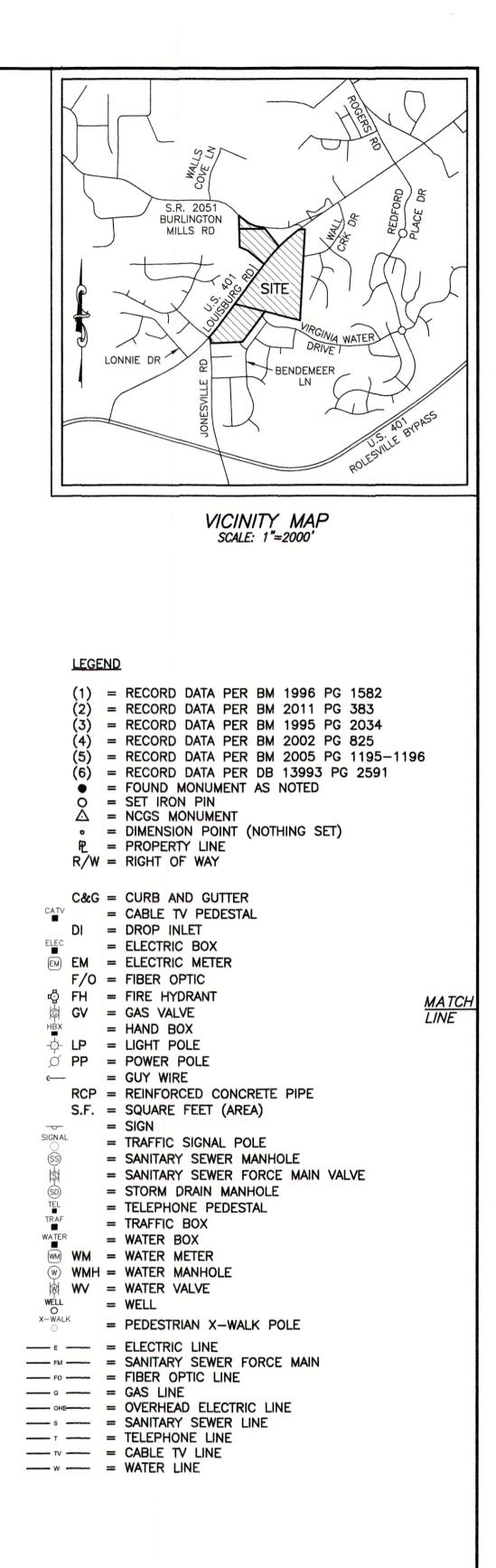
ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE TOWN OF ROLESVILLE, COUNTY OF WAKE, STATE OF NORTH CAROLINA, DESCRIBED

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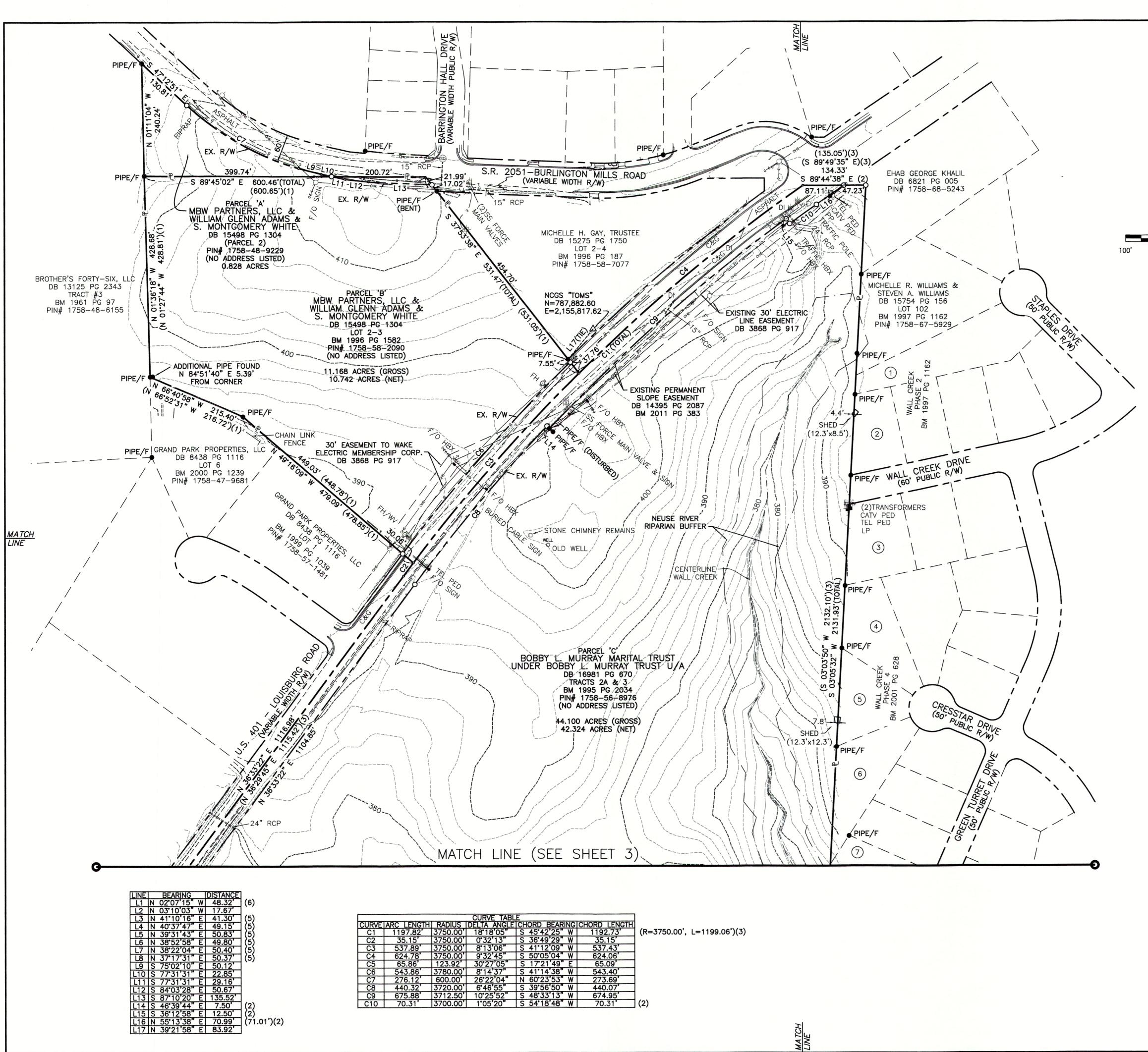
SEAL



JOHNSON, MIRMIRAN & THOMPSON Down Down Description Description Base of the state of the st								
	REVISION #	DATE	REASON FOR REVISION					
	1	10/01/2020	ADDED RIPARIAN BUFFER ALONG WALL CREEK					
	ALTA/NSPS LAND TITLE SURVEY							
	PREPARED FOR WALLBROOK LANDCO, LLC							
	WAKE FOREST TOWNSHIP TOWN OF ROLESVILLE, WAKE COUNTY, NORTH CAROLINA							
N-	DRAWN BY: JSZ	NAMES OF TAXABLE PARTY AND ADDRESS OF TAXABLE PARTY.						
	CHECKED BY:	WTR CONTR	RACT#: JMT#: 17-10946-001					

SHEET 1 OF 3

DATE: 03/25/2020 SCALE: 1"=100'



O 100' 200' GRAPHIC SCALE	
1"=100' ADJOINING PROPERTY OWNERS (1) RODERICK BLACKWELL & CHRISTINE BLACKWELL DB 8769 PG 1894 LOT 101 BM 1997 PG 1162 PIN# 1758-67-6836 (2) CHARLES CULBERTSON & TERESA CULBERTSON & TERESA CULBERTSON & TERESA CULBERTSON & DB 17393 PG 896 LOT 96 BM 1997 PG 1162 PIN# 1758-67-4619	LEGEND (1) = RECORD DATA PER BM 1996 PG 1582 (2) = RECORD DATA PER BM 2011 PG 383 (3) = RECORD DATA PER BM 2021 PG 383 (4) = 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 2005 PG 1195–1196 (6) = RECORD DATA PER BM 2005 PG 1195–1196 (6) = RECORD DATA PER BM 2005 PG 2591 • = FOUND MONUMENT AS NOTED O = SET IRON PIN Δ = NCGS MONUMENT • = DIMENSION POINT (NOTHING SET) $P_{\rm c}$ = PROPERTY LINE R/W = RIGHT OF WAY
(3) ANTONIO G. CATTARUZZA & SHELIA B. CATTARUZZA DB 8149 PG 422 LOT 92 BM 1997 PG 1162 PIN# 1758-67-4416 (4) JOHN DANIEL BONO, III & SABRINA MICHELE BONO DB 13369 PG 2170 LOT 85 BM 2001 PG 628 PIN# 1758-67-4204 (5) RONALD G. PATTERSON & LAURA A. PATTERSON DB 10087 PG 2409 LOT 84 BM 2001 PG 628 PIN# 1758-67-4100 (6) MICHAEL A. HADDER & JENNIFER H. HADDER DB 16143 PG 2477 LOT 83 BM 2001 PG 628 PIN# 1758-66-3984 (7) JOSEPH L. KEELEY, III & SARAH E. KEELEY DB 10496 PG 1314 LOT 79 BM 2002 PG 825 PIN# 1758-66-4723	C&G = CURB AND GUTTER CARUE TV PEDESTAL DI = DROP INLET EFC = ELECTRIC BOX MATCH EM = ELECTRIC METER F/O = FIBER OPTIC GV = GAS VALVE HMX HAND BOX C P = LIGHT POLE Ø PP = POWER POLE Ø PP = REINFORCED CONCRETE PIPE S.F. = SQUARE FEET (AREA) SIGN WM WATRATR MANHOLE <t< th=""></t<>
STATES ST	JOHNSON, MIRMIRAN & THOMPSON Engineering A Brighter Future® 9201 Arboretum Parkway Suite 310 Richmond, Virginia 23236 PHONE: (804)-323-9900 FAX: (804)-323-0596 EMAIL: imtva@jmt-engineering.com REVISION # DATE REVISION # DATE REASON FOR REVISION 1 10/01/2020 ADDED RIPARIAN BUFFER ALONG WALL CREEK MEEPARED FOR WALLBROOK LANDD TITLE SURVEY PREPARED FOR WALLBROOK LANDCO, LLC WAKE FOREST TOWNSHIP TOWN OF ROLESVILLE, WAKE COUNTY, NORTH CAROLINA DRAWN BY: JSZ PROJECT#: CHECKED BY: WIR CONTRACT#: JMT#: 17-10946-001 DATE: 03/25/2020 SCALE: 1*=100' SHEET 2 OF 3

