



GENERAL NOTES

- 1. THESE PLANS ARE SOLELY BASED ON INFORMATION THE OWNER AND OTHERS PROVIDED TO BOHLER ENGINEERING NC, PLLC (HEREIN "BOHLER") PRIOR TO THE DATE ON WHICH THE PROFESSIONAL OF RECORD AND BOHLER PREPARED THESE PLANS...

DEMOLITION NOTES

- 1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS...

SOIL EROSION & SEDIMENT CONTROL PLAN NOTES

- 1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS...

SITE LAYOUT NOTES

- 1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS...

GRADING NOTES

- 1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS...

ACCESSIBILITY DESIGN GUIDELINES

- 1. ALL ACCESSIBLE (A.K.A. ADA) COMPONENTS AND ACCESSIBLE ROUTES MUST BE CONSTRUCTED TO MEET, AT A MINIMUM, THE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT...

DRAINAGE AND UTILITY NOTES

- 1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS...

OUTSIDE SOURCE NOTES

- 1. ANY INFORMATION, DRAWINGS, DATA, PLANS, SPECIFICATIONS, MATERIALS, FIGURES, DOCUMENTATION, REPORTS, AND THE LIKE WHICH IS INDICATED TO HAVE BEEN PREPARED BY OTHERS...

STANDARD ABBREVIATIONS

Table with 2 columns: Abbreviation and Description. Includes AASHTO, AC, ADA, AG, APPROX, ARCH, ASPH, ASSP, ASSOC, BC, BLDG, BM, BRL, BWV, CB, CF, CI, CIT, CL, CMP, CONC, CONN, COORD, CPP, CY, DEC, DEP, DET, DIA, DMH, DOM, DOT, DP, DWL, DYL, EG, ELEC, ELEV, EP/EOP, ES/EOS, EW, EX, FEMA, FES, FF, FFE, FG, FH, FM, FO, FR, GE, GFC, GFA, GH, GL, GR, GRG, GT, HDPE, HOR, HP, HW, ICS, INF, INT, INV, LF, LOC, LOD, LOS, LP, MONITORING, TEST, BORING.

STANDARD DRAWING LEGEND

Table with 2 columns: Symbol and Description. Includes symbols for LIMIT OF WORK, LIMIT OF DISTURBANCE, SAUCUT LINE, TYPICAL NOTE TEXT, PROPOSED NOTE, ONSITE PROPERTY LINE, NEIGHBORING PROPERTY LINE, EASEMENT LINE, SETBACK LINE, CURB AND GUTTER, SPILL TRANSITION, DEPRESSED CURB AND GUTTER, POLE LIGHT, TRAFFIC LIGHT, UTILITY POLE WITH LIGHT, PERFORATED, POLYPROPYLENE PIPE, CUBIC INLET, POINT OF TANGENCY, POINT OF TANGENCY, CURB RETURN, ACORN LIGHT, POINT OF VERTICAL INTERSECTION, PAVEMENT, POINT OF VERTICAL TANGENCY, RADIUS/RADI, RIGHT-OF-WAY / RIGHTS-OF-WAY, REINFORCED CONCRETE PIPE, ROOF DRAIN, REGULATIONS, TO BE RELOCATED, REQUIRED, RETENTION, RETAINING WALL, TO BE RETURNED TO OWNER, STORM LABEL, SANITARY LABEL, SANITARY SEWER LATERAL, WATER LINE, UNDERGROUND ELECTRICAL LINE, UNDERGROUND GAS LINE, OVERHEAD WIRE, UNDERGROUND TELEPHONE LINE, UNDERGROUND CABLE LINE, SANITARY SEWER MAIN, HYDRANT, SANITARY MANHOLE, TOP OF CURB, TIME OF CONCENTRATION, TRENCH DRAIN, WATER METER, TREE PROTECTION FENCE, WATER VALVE, GAS VALVE, GAS METER, UTILITY POLE, UNITED STATES GEOLOGICAL SURVEY, HEADWALL OR ENDWALL, GRATE INLET, WATER LINE, WATER METER, WATER QUALITY UNIT, YARD DRAIN, NUMBER, SLOPE EXPRESSED IN HORIZONTAL VERTICAL IN FEET, ELECTRIC BOX, ELECTRIC PEDESTAL, MONITORING WELL, TEST PIT, BENCHMARK, BORING.

REVISIONS

Table with 4 columns: REV, DATE, COMMENT, DRAWN BY. Includes a section for 'Call before you dig' with phone number 919.578.9610.

PERMIT SET

PROJ. SITE PLAN DOCUMENTS FOR CHASE DEVELOPMENT. Includes project address: 5 MAIN ST & VIRGINIA WATER DR, ROLESVILLE, NC 27587, WAKE COUNTY.

BOHLER ENGINEERING NC, PLLC logo and contact information. Includes address: 4130 PARKLAKE AVENUE, SUITE 200, RALEIGH, NC 27612. Phone: (919) 578-9610. Website: NC@BohlerEng.com.

GENERAL NOTES AND LEGEND

C-102

ORG. DATE - 04/23/24



**EXISTING CONDITIONS AND DEMOLITION NOTES:**

- THE CURRENT PLANS ARE BASED ON A COMBINATION OF AVAILABLE GIS INFORMATION AND DESIGN DOCUMENTS FROM THE WALLBROOK OVERALL DEVELOPMENT AND NCDOT. PRIOR TO CONSTRUCTION, THE SITE WILL NEED TO BE SURVEYED TO DETERMINE EXACT SITE ELEVATIONS AND THE LOCATIONS OF SITE FEATURES AND STRUCTURES. THE CURRENT PLANS WILL BE UPDATED TO REFLECT THE CERTIFIED SURVEY ONCE BOHLER RECEIVES THE SURVEY.

**DEMOLITION ABBREVIATIONS**

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

**BOHLER**  
BOHLER ENGINEERING NC, PLLC

SITE CIVIL AND CONSULTING ENGINEERING  
PROGRAM MANAGEMENT  
LANDSCAPE ARCHITECTURE  
SUSTAINABLE DESIGN  
PERMITTING SERVICES  
TRANSPORTATION SERVICES

**REVISIONS**

| REV | DATE | COMMENT | DRAWN BY | CHECKED BY |
|-----|------|---------|----------|------------|
|     |      |         |          |            |

**811**  
Know what's below.  
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ALWAYS CALL 811  
It's fast. It's free. It's the law.

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THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

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

PROJECT:

**PROP. SITE PLAN DOCUMENTS**  
FOR

**CHASE**

PROPOSED DEVELOPMENT  
S MAIN ST & VIRGINIA WATER DR  
ROLESVILLE, NC 27587  
WAKE COUNTY

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



**EXISTING CONDITIONS/ DEMOLITION PLAN**

SHEET NUMBER:  
**C-201**

ORG. DATE - 04/23/24

**US 401 BUSINESS**  
(VARIABLE WIDTH PUBLIC R/W)

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

**WALLBROOK DR**  
EX. 60' PUBLIC R/W WIDTH

**WALLBROOK LANDCO LLC  
FUTURE LOT 5A  
±1.63 AC  
EX. PIN: 1758-56-3963  
DB 18103, PG 1563  
PB 2023, PG 1602  
ZONING: GC-CZ  
EX. LAND USE: VACANT**

**WALLBROOK LANDCO LLC  
FUTURE LOT 5B (TO BE DESIGNED &  
PERMITTED BY OTHERS)  
±1.05 AC  
EX. PIN: 1758-56-3963  
DB 18103, PG 1563  
PB 2023, PG 1602  
ZONING: GC-CZ  
EX. LAND USE: VACANT**

PR 21-04 REVISED) 35' REAR  
BUILDING SETBACK  
30' STREET BUFFER

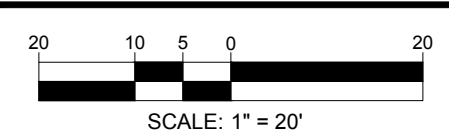
PR 21-04 REVISED) 5-15' PLANTED BUFFER

PR 21-04 REVISED) 30' STREET BUFFER

PR 21-04 REVISED) 20' FRONT BUILDING SETBACK

PR 21-04 REVISED) 15' SIDE BUILDING SETBACK

**THIS PLAN TO BE UTILIZED FOR DEMOLITION PURPOSES ONLY**



Apr 26, 2024  
 H:\2023\NCB230114\01LAND DEVELOPMENT\CAD\DRAWINGS\PLAN SETS\SP-CIVL-EXDM\NCB230114.00A...LAYOUT\_C-201\_EXDM



**US 401 BUSINESS**  
(VARIABLE WIDTH PUBLIC R/W)

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

**WALLBROOK DR**  
EX. 60' PUBLIC R/W WIDTH

**WALLBROOK LANDCO LLC**  
FUTURE LOT 5A  
±1.63 AC  
EX. PIN: 1758-56-3963  
DB 18103, PG 1563  
PB 2023, PG 1602  
ZONING: GC-CZ  
EX. LAND USE: VACANT

**CHASE**  
PROP. BANK WITH ATM  
STD. SIDE ENTRY W/DU  
± 3,333 SF  
FFE: ± 388.50'  
78.83'

**WALLBROOK**  
FUTURE LOT 5B  
PERMITTE  
±1  
EX. PIN:  
DB 181  
PB 20;  
ZONIP  
EX. LAND

**ZONING TABLE**

PIN: 1758-56-3963  
ZONE: GC-CZ GENERAL COMMERCIAL - CONDITIONAL ZONING  
CURRENT USE: VACANT  
PROPOSED USE: BANKING SERVICES  
LOT: 5A  
PROPOSED SQUARE FOOTAGE OF BUILDING: 3,333 SF

**APPLICANT / OWNER INFORMATION**

APPLICANT: JLL  
4509 CREEDMOOR RD, STE 300  
RALEIGH, NC 27612

PROPERTY OWNER: WALLBROOK LANDCO, LLC  
3 KEEL ST, STE 2  
WRIGHTSVILLE BEACH, NC 28480

**BULK REQUIREMENTS**

| ITEM                        | CODE      | PERMITTED                    | EXISTING            | PROPOSED         |
|-----------------------------|-----------|------------------------------|---------------------|------------------|
| MIN LOT AREA                | § 3.2.1   | 20,000 SF (0.46 AC)          | 71,000 SF (1.63 AC) | 71,000 (1.63 AC) |
| MIN LOT WIDTH               | § 3.2.1   | 100.0'                       | ±260.0'             | ±260.0'          |
| MIN LOT DEPTH               | N/A       | N/A                          | N/A                 | N/A              |
| <b>MIN YARD SETBACKS</b>    |           |                              |                     |                  |
| FRONT YARD                  | § 3.2.1   | 20' FROM FRONT PROPERTY LINE | N/A                 | 70.0'            |
| SIDE YARD                   | § 3.2.1   | 15.0' FROM SIDE LOT LINE     | N/A                 | 95.0'            |
| REAR YARD                   | § 3.2.1   | 35.0' FROM REAR LOT LINE     | N/A                 | N/A              |
| MAX PERMITTED HEIGHT        | § 3.2.1   | 35.0'                        | N/A                 | <35.0'           |
| MAX LOT COVERAGE            | § 3.2.1   | N/A                          | N/A                 | TBD              |
| <b>MIN PARKING SETBACKS</b> |           |                              |                     |                  |
| FRONT                       | § 6.2.2.2 | 30.0' FROM R/W               | N/A                 | 40.0'            |
| SIDE                        | § 6.2.2.2 | 10.0' FROM R/W               | N/A                 | 70.0'            |
| MIN ACCESS DRIVEWAY WIDTH   | § 6.4.4   | 24'                          | N/A                 | 24'              |

**PARKING REQUIREMENTS**

| ITEM                      | CODE          | PERMITTED   | EXISTING | PROPOSED        |
|---------------------------|---------------|---|----------|-----------------|
| MIN VEHICULAR PARKING     | § 6.4.3       | 2.5 SPACES PER 1,000 SF<br>2.5x(3,333 SF/1,000 SF) = 8  | N/A      | 20 SPACES       |
| MAX VEHICULAR PARKING     | § 6.4.3       | 6.0 SPACES PER 1,000 SF<br>6.0x(3,333 SF/1,000 SF) = 20 | N/A      | 20 SPACES       |
| MIN HANDICAP SPACES       | 2010 ADA CODE | 1.25 SPACES REQUIRES<br>MINIMUM OF 1 ADA SPACE          | N/A      | 2 SPACES        |
| MIN BICYCLE PARKING       | § 6.4.7       | 1 SPACE PER 5,000 SF<br>1x(3,333 SF/5,000 SF) = 1       | N/A      | 3 BICYCLE RACKS |
| MAX BICYCLE PARKING       | § 6.4.7       | 20 BICYCLE SPACES                                       | N/A      | 3 BICYCLE RACKS |
| MIN STACKING REQUIREMENTS | § 5.1.4.B     | 2 SPACES @ 10' x 20'                                    | N/A      | 2 SPACES        |

**ADDITIONAL SITE DATA**

|                          |             |
|--------------------------|-------------|
| WATERSHED                | LOWER NEUSE |
| RIVER BASIN              | NEUSE       |
| CURRENT IMPERVIOUS AREA  | 5,077 SF    |
| PROPOSED IMPERVIOUS AREA | 24,820 SF   |
| TREE COVERAGE DATA       |             |

**REVISIONS**

| REV | DATE | COMMENT | DRAWN BY | CHECKED BY |
|-----|------|---------|----------|------------|
|     |      |         |          |            |



**PERMIT SET**

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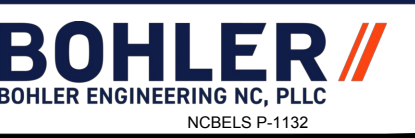
PROJECT No.: NCB230114.00  
DRAWN BY: VLJUE/CC  
DATE: 04/23/24  
CAD ID: P-CIVL-SITE

PROJECT:

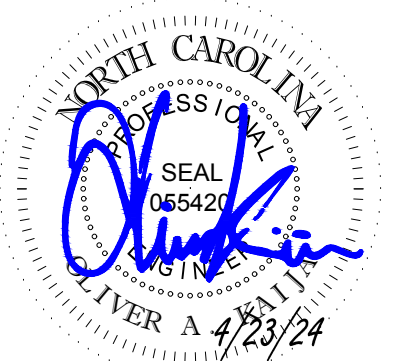
**PROP. SITE PLAN DOCUMENTS**  
FOR



PROPOSED DEVELOPMENT  
S MAIN ST & VIRGINIA WATER DR  
ROLESVILLE, NC 27587  
WAKE COUNTY



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



SHEET TITLE:

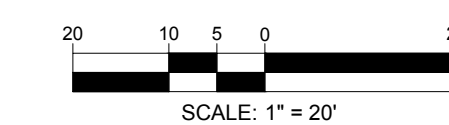
**SITE PLAN**

SHEET NUMBER:

**C-301**

ORG. DATE - 04/23/24

**THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY**



Apr 26, 2024 H:\2023\NCB230114\01.LAND DEVELOPMENT\CAD\DRAWINGS\PLAN SETS\SP-CIVL-SITE-NCB230114-01.dwg - LAYOUT: C-301 SITE



**US 401 BUSINESS**  
(VARIABLE WIDTH PUBLIC R/W)

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

**WALLBROOK DR**  
EX. 60' PUBLIC R/W WIDTH

**WALLBROOK LANDCO LLC**  
FUTURE LOT 5A  
±1.63 AC  
EX. PIN: 1758-56-3963  
DB 18103, PG 1563  
PB 2023, PG 1602  
ZONING: GC-CZ  
EX. LAND USE: VACANT

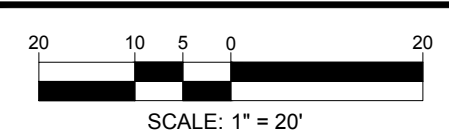
**CHASE**  
PROP. BANK WITH ATM  
STD. SIDE ENTRY W/ DU  
± 3,333 SF  
FFE: ± 388.50'

WALLBROC  
FUTURE LOT 5B  
PERMITTE  
±1  
EX. PIN:  
DB 181  
PB 20;  
ZONIP  
EX. LAND

**PAVING LEGEND**

|  |                     |
|--|---------------------|
|  | CONCRETE SIDEWALK   |
|  | LIGHT DUTY CONCRETE |
|  | HEAVY DUTY CONCRETE |
|  | LIGHT DUTY ASPHALT  |
|  | HEAVY DUTY ASPHALT  |

**THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY**



**BOHLER**  
BOHLER ENGINEERING NC, PLLC

SITE CIVIL AND CONSULTING ENGINEERING  
PROGRAM MANAGEMENT  
LANDSCAPE ARCHITECTURE  
SUSTAINABLE DESIGN  
PERMITTING SERVICES  
TRANSPORTATION SERVICES

**REVISIONS**

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

**PROP. SITE PLAN DOCUMENTS**  
FOR

**CHASE**

PROPOSED DEVELOPMENT  
S MAIN ST & VIRGINIA WATER DR  
ROLESVILLE, NC 27587  
WAKE COUNTY

**BOHLER**  
BOHLER ENGINEERING NC, PLLC  
NCBELS P-1132

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

**SEAL**  
VER 4/23/24

SHEET TITLE:  
**PAVING PLAN**

SHEET NUMBER:  
**C-302**

ORG. DATE - 04/23/24

Apr 26, 2024  
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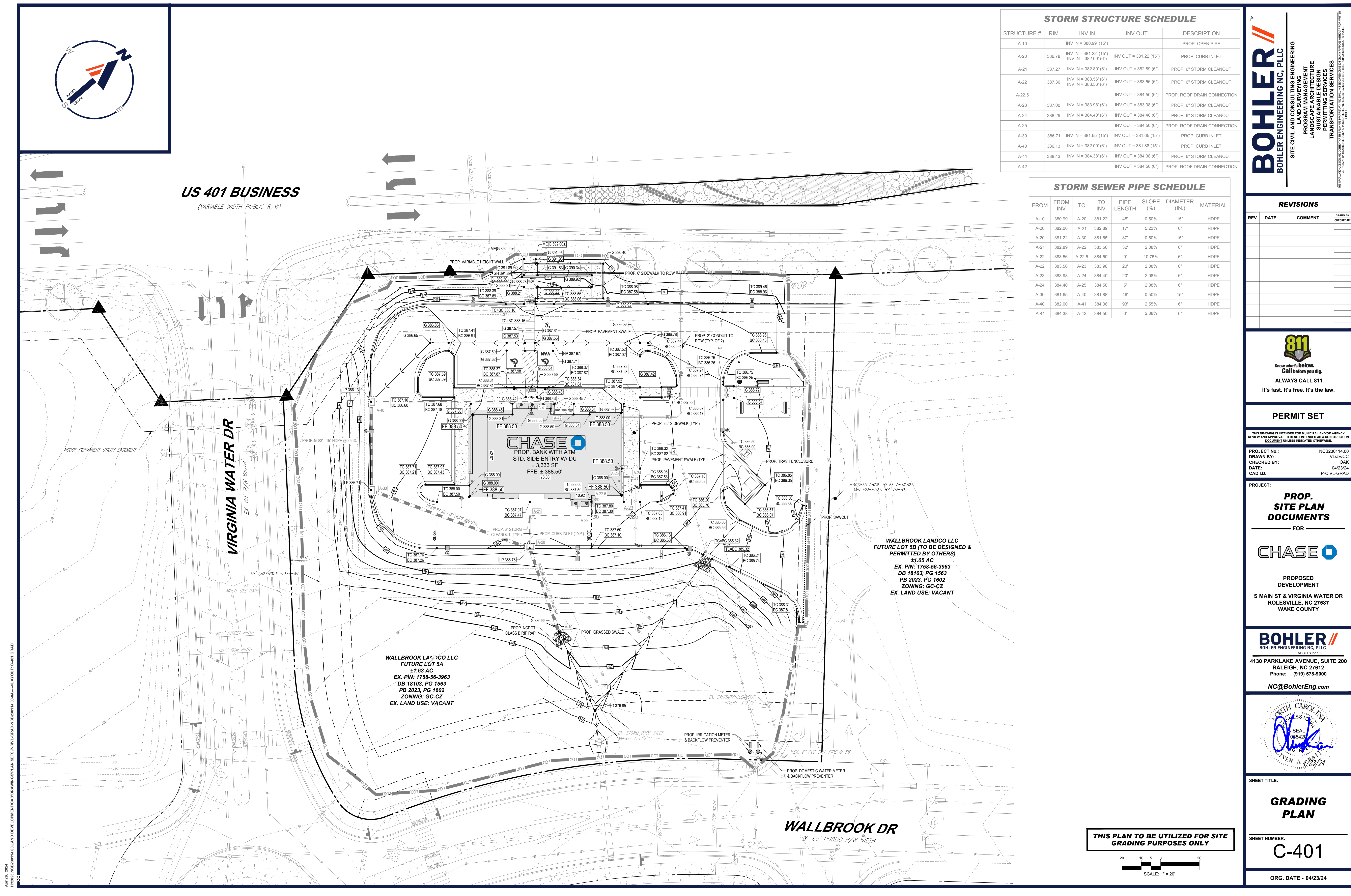
**US 401 BUSINESS**  
*(VARIABLE WIDTH PUBLIC R/W)*

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

**WALLBROOK DR**  
*EX. 60' PUBLIC R/W WIDTH*

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FUTURE LOT 5A  
±1.63 AC  
EX. PIN: 1758-56-3963  
DB 18103, PG 1563  
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ZONING: GC-CZ  
EX. LAND USE: VACANT

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FUTURE LOT 5B (TO BE DESIGNED & PERMITTED BY OTHERS)  
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DB 18103, PG 1563  
PB 2023, PG 1602  
ZONING: GC-CZ  
EX. LAND USE: VACANT



**STORM STRUCTURE SCHEDULE**

| STRUCTURE # | RIM    | INV IN  | INV OUT                 | DESCRIPTION                 |
|-------------|--------|---|-------------------------|-----------------------------|
| A-10        |        | INV IN = 380.99' (15')                          |                         | PROP. OPEN PIPE             |
| A-20        | 386.78 | INV IN = 381.22' (15')<br>INV IN = 382.00' (6') | INV OUT = 381.22' (15') | PROP. CURB INLET            |
| A-21        | 387.27 | INV IN = 382.89' (6')                           | INV OUT = 382.89' (6')  | PROP. 6" STORM CLEANOUT     |
| A-22        | 387.36 | INV IN = 383.56' (6')<br>INV IN = 383.56' (6')  | INV OUT = 383.56' (6')  | PROP. 6" STORM CLEANOUT     |
| A-22.5      |        |   | INV OUT = 384.50' (6')  | PROP. ROOF DRAIN CONNECTION |
| A-23        | 387.00 | INV IN = 383.98' (6')                           | INV OUT = 383.98' (6')  | PROP. 6" STORM CLEANOUT     |
| A-24        | 388.29 | INV IN = 384.40' (6')                           | INV OUT = 384.40' (6')  | PROP. 6" STORM CLEANOUT     |
| A-25        |        |   | INV OUT = 384.50' (6')  | PROP. ROOF DRAIN CONNECTION |
| A-30        | 386.71 | INV IN = 381.65' (15')                          | INV OUT = 381.65' (15') | PROP. CURB INLET            |
| A-40        | 386.13 | INV IN = 382.00' (6')                           | INV OUT = 381.88' (15') | PROP. CURB INLET            |
| A-41        | 388.43 | INV IN = 384.38' (6')                           | INV OUT = 384.38' (6')  | PROP. 6" STORM CLEANOUT     |
| A-42        |        |   | INV OUT = 384.50' (6')  | PROP. ROOF DRAIN CONNECTION |

**STORM SEWER PIPE SCHEDULE**

| FROM | FROM INV | TO     | TO INV  | PIPE LENGTH | SLOPE (%) | DIAMETER (IN.) | MATERIAL |
|------|----------|--------|---------|-------------|-----------|----------------|----------|
| A-10 | 380.99'  | A-20   | 381.22' | 45'         | 0.50%     | 15"            | HDPE     |
| A-20 | 382.00'  | A-21   | 382.89' | 17'         | 5.23%     | 6"             | HDPE     |
| A-20 | 381.22'  | A-30   | 381.65' | 87'         | 0.50%     | 15"            | HDPE     |
| A-21 | 382.89'  | A-22   | 383.56' | 32'         | 2.08%     | 6"             | HDPE     |
| A-22 | 383.56'  | A-22.5 | 384.50' | 9'          | 10.75%    | 6"             | HDPE     |
| A-22 | 383.56'  | A-23   | 383.98' | 20'         | 2.08%     | 6"             | HDPE     |
| A-23 | 383.98'  | A-24   | 384.40' | 20'         | 2.08%     | 6"             | HDPE     |
| A-24 | 384.40'  | A-25   | 384.50' | 5'          | 2.08%     | 6"             | HDPE     |
| A-30 | 381.65'  | A-40   | 381.88' | 46'         | 0.50%     | 15"            | HDPE     |
| A-40 | 382.00'  | A-41   | 384.38' | 93'         | 2.55%     | 6"             | HDPE     |
| A-41 | 384.38'  | A-42   | 384.50' | 6'          | 2.08%     | 6"             | HDPE     |

**BOHLER**  
 BOHLER ENGINEERING NC, PLLC  
 SITE CIVIL AND CONSULTING ENGINEERING  
 PROGRAM MANAGEMENT  
 LANDSCAPE ARCHITECTURE  
 SUSTAINABLE DESIGN  
 PERMITTING SERVICES  
 TRANSPORTATION SERVICES  
REGISTERED PROFESSIONAL ENGINEER, STATE OF NORTH CAROLINA, LICENSE NO. 54031

**REVISIONS**

| REV | DATE | COMMENT | DRAWN BY | CHECKED BY |
|-----|------|---------|----------|------------|
|     |      |         |          |            |

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PROJECT No.: NCB230114.00  
 DRAWN BY: VLJ/CC  
 CHECKED BY: OAK  
 DATE: 04/23/24  
 CAD LID: P-CIVL-GRAD

**PROP. SITE PLAN DOCUMENTS**  
 FOR  
  
**CHASE**  
 PROPOSED DEVELOPMENT  
 S MAIN ST & VIRGINIA WATER DR  
 ROLESVILLE, NC 27587  
 WAKE COUNTY

**BOHLER**  
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 Phone: (919) 578-9000  
[NC@BohlerEng.com](mailto:NC@BohlerEng.com)

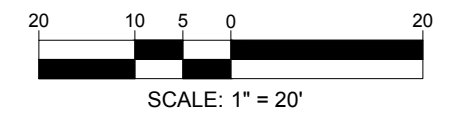
NORTH CAROLINA  
REGISTERED PROFESSIONAL ENGINEER  
  
 SEAL NO. 065420  
 EXPIRES 4/23/24

SHEET TITLE:  
**GRADING PLAN**

SHEET NUMBER:  
**C-401**

ORG. DATE - 04/23/24

**THIS PLAN TO BE UTILIZED FOR SITE GRADING PURPOSES ONLY**

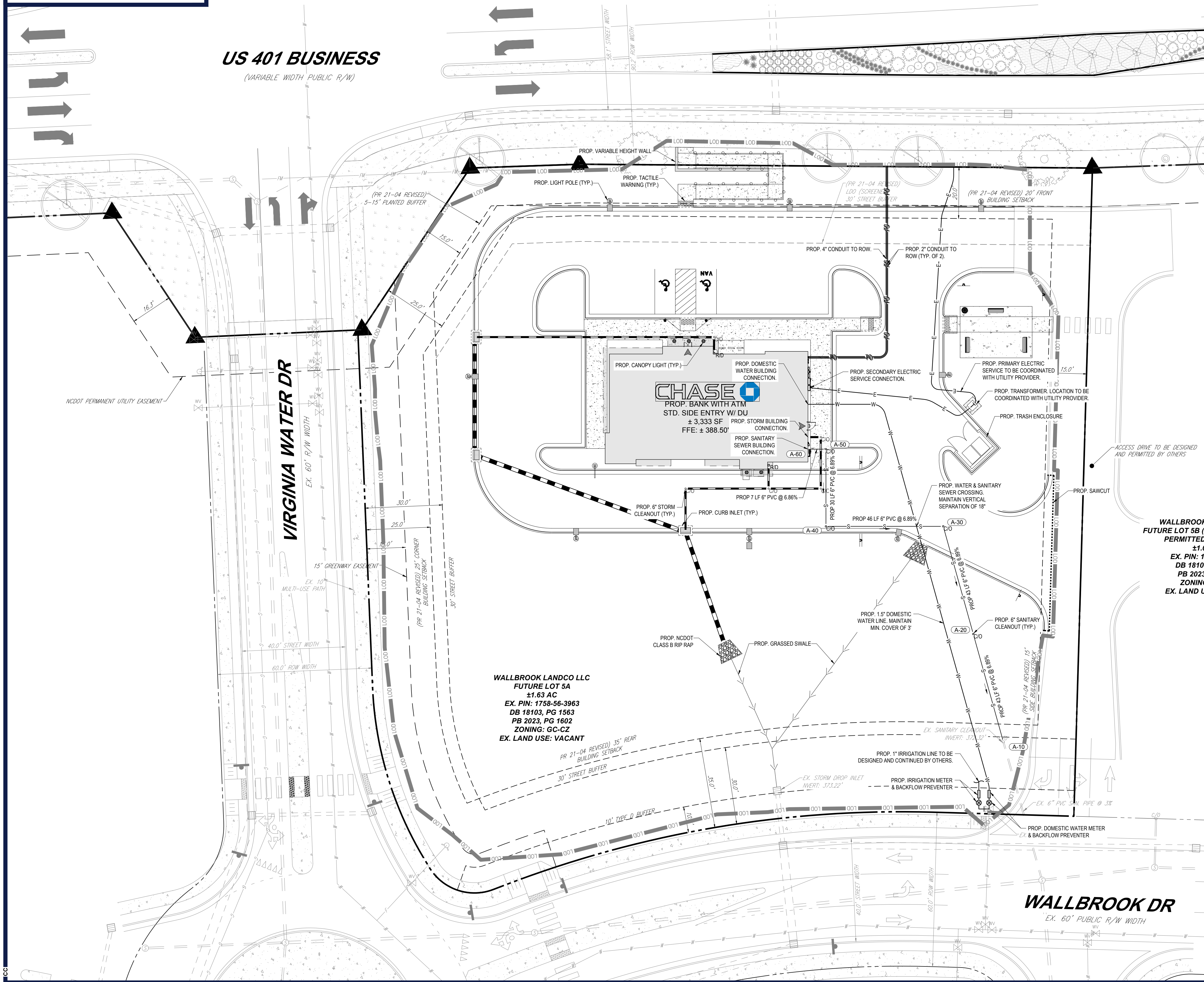


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| SANITARY STRUCTURE SCHEDULE |        |                       |                        |  |
|-----------------------------|--------|-----------------------|------------------------|--|
| STRUCTURE #                 | RIM    | INV IN                | INV OUT                | DESCRIPTION                              |
| A-10                        | 380.00 | INV IN = 372.32' (6') | INV OUT = 372.32' (6') | PROP. CONNECTION TO EX. SAN. CLEANOUT    |
| A-20                        | 383.09 | INV IN = 375.32' (6') | INV OUT = 375.31' (6') | PROP. 6" SAN. CLEANOUT                   |
| A-30                        | 385.52 | INV IN = 378.31' (6') | INV OUT = 378.31' (6') | PROP. 6" SAN. CLEANOUT                   |
| A-40                        | 386.48 | INV IN = 381.45' (6') | INV OUT = 381.45' (6') | PROP. 6" SAN. CLEANOUT                   |
| A-50                        | 388.05 | INV IN = 383.52' (6') | INV OUT = 383.52' (6') | PROP. 6" SAN. CLEANOUT                   |
| A-60                        |        |                       | INV OUT = 384.00' (6') | PROP. SANITARY SEWER BUILDING CONNECTION |

| SANITARY PIPE SCHEDULE |          |      |         |             |           |                |          |
|------------------------|----------|------|---------|-------------|-----------|----------------|----------|
| FROM                   | FROM INV | TO   | TO INV  | PIPE LENGTH | SLOPE (%) | DIAMETER (IN.) | MATERIAL |
| A-10                   | 372.32'  | A-20 | 375.31' | 43'         | 6.89%     | 6"             | PVC Pipe |
| A-20                   | 375.32'  | A-30 | 378.31' | 43'         | 6.89%     | 6"             | PVC Pipe |
| A-30                   | 378.31'  | A-40 | 381.45' | 46'         | 6.89%     | 6"             | PVC Pipe |
| A-40                   | 381.45'  | A-50 | 383.52' | 30'         | 6.89%     | 6"             | PVC Pipe |
| A-50                   | 383.52'  | A-60 | 384.00' | 7'          | 6.86%     | 6"             | PVC Pipe |



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TRANSPORTATION SERVICES

| REVISIONS |      |         |                       |
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PROJECT No.: NCB230114.00  
DRAWN BY: VLJ/CC  
CHECKED BY: OAK  
DATE: 04/23/24  
CAD ID: P-CIVIL-UTIL

**PROP. SITE PLAN DOCUMENTS** FOR

**CHASE**

PROPOSED DEVELOPMENT  
S MAIN ST & VIRGINIA WATER DR  
ROLESVILLE, NC 27587  
WAKE COUNTY

**BOHLER**  
BOHLER ENGINEERING NC, PLLC  
NCBELS P-1132

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

NORTH CAROLINA  
SEAL  
065420  
APR 23 2024  
EXPIRES 4/23/24

SHEET TITLE:  
**UTILITY PLAN**

SHEET NUMBER:  
**C-501**

ORG. DATE - 04/23/24

THIS PLAN TO BE UTILIZED FOR UTILITIES PURPOSES ONLY

SCALE: 1" = 20'

Apr 26, 2024  
 H:\2023\NCB230114\01.LAND DEVELOPMENT\CAD\DRAWINGS\PLAN SETS\SP-CIVIL-UTIL\NCB230114.00-0A-...LAYOUT C-01 UTIL



**US 401 BUSINESS**  
(VARIABLE WIDTH PUBLIC R/W)

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

**WALLBROOK DR**  
EX. 60' PUBLIC R/W WIDTH

**WALLBROOK LANDCO LLC**  
FUTURE LOT 5A  
±1.63 AC  
EX. PIN: 1758-56-3963  
DB 18103, PG 1563  
PB 2023, PG 1602  
ZONING: GC-CZ  
EX. LAND USE: VACANT

**WALLBROOK LANDCO LLC**  
FUTURE LOT 5B (TO BE DESIGNED & PERMITTED BY OTHERS)  
±1.05 AC  
EX. PIN: 1758-56-3963  
DB 18103, PG 1563  
PB 2023, PG 1602  
ZONING: GC-CZ  
EX. LAND USE: VACANT

**PHASE I E&SC CONSTRUCTION SEQUENCE:**

1. POST REQUIRED DOCUMENTS NEAR THE PLANNED CONSTRUCTION ENTRANCE/EXIT, AND WITHIN EASY ACCESS TO THE GENERAL PUBLIC WITHOUT ENTERING THE SITE.
2. PRIOR TO ANY CLEARING OR INSTALLATION OF EROSION CONTROL DEVICES, CONTRACTOR SHALL STAKE/FLAG THE LOD (WHERE STAKING IS NOT POSSIBLE/PRACTICAL, THE LOD MUST BE CONSPICUOUSLY AND PROMINENTLY MARKED TO DENOTE THE BOUNDARY). LOD MUST REMAIN CONSPICUOUSLY MARKED THROUGHOUT THE ENTIRE CONSTRUCTION PROJECT. NO DISTURBANCE IS TO TAKE PLACE BEYOND THE LOD.
3. INSTALL GRAVEL CONSTRUCTION ENTRANCE.
4. INSTALL SILT FENCE AROUND THE SITE AND SILT FENCE OUTLETS AS SHOWN. CLEAR THE MINIMUM AMOUNT NECESSARY TO INSTALL THE SILT FENCE. CONTRACTOR MAY REUSE EXISTING SILT FENCE ON SITE IN AREAS WHERE EXISTING AND PROPOSED OVERLAP IF EXISTING SILT FENCE MEETS SCDHEC EROSION CONTROL STANDARDS.
5. CONSTRUCT SEDIMENT TRAP AND ADDITIONAL BMPs AS SHOWN.
6. UPON APPROVAL FROM THE WAKE COUNTY EROSION AND SEDIMENT CONTROL INSPECTOR, BEGIN STRIPPING THE SITE (COMPLETE CLEARING AND GRUBBING TO THE EXTENT PRACTICAL TO MINIMIZE THE AMOUNT OF AREA DISTURBED AT ANY POINT IN TIME).
7. CONTINUE CLEARING, GRUBBING, AND STRIPPING THE SITE. (PHASE CLEARING AND GRUBBING TO THE EXTENT PRACTICAL TO MINIMIZE THE AMOUNT OF AREA DISTURBED AT ANY POINT IN TIME).
8. TEMPORARILY STABILIZE, THROUGHOUT CONSTRUCTION IMMEDIATELY FOLLOWING THE COMPLETION OF THE MOST RECENT LAND DISTURBANCE/GRADING ACTIVITY, ANY DISTURBED AREAS, INCLUDING MATERIAL STOCKPILES THAT ARE SCHEDULED OR LIKELY TO REMAIN INACTIVE FOR 7 DAYS OR MORE.

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

NOTE: THE GENERAL CONTRACTOR MAY COMPLETE CONSTRUCTION-RELATED ACTIVITIES CONCURRENTLY, ONLY IF ALL PRECEDING BMPs AND STABILIZATION ACTIVITIES HAVE BEEN COMPLETELY INSTALLED. THE EOR MUST APPROVE, IN WRITING, ANY CHANGES IN THE ABOVE IMPLEMENTATION SEQUENCE, BEFORE THEIR IMPLEMENTATION BEGINS.

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SUSTAINABLE DESIGN  
PERMITTING SERVICES  
TRANSPORTATION SERVICES

**REVISIONS**

| REV | DATE | COMMENT | DRAWN BY | CHECKED BY |
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PROJECT No.: NC8230114.00  
DRAWN BY: VLJ/CC  
CHECKED BY: OAK  
DATE: 04/23/24  
CAD ID: P-CIVL-EROS

**PROPOSED SITE PLAN DOCUMENTS**  
FOR

**CHASE**

PROPOSED DEVELOPMENT  
S MAIN ST & VIRGINIA WATER DR  
ROLESVILLE, NC 27587  
WAKE COUNTY

**BOHLER**  
BOHLER ENGINEERING NC, PLLC  
NCBELS P-1132  
4130 PARKLAKE AVENUE, SUITE 200  
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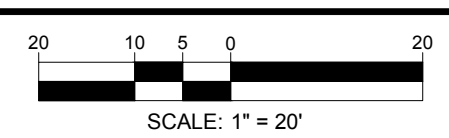
NORTH CAROLINA  
REGISTERED PROFESSIONAL ENGINEER  
SEAL  
065420  
EXPIRES 4/23/24

**EROSION AND SEDIMENT CONTROL PLAN PHASE I**

SHEET NUMBER:  
**C-801**

ORG. DATE - 04/23/24

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



Apr 26, 2024  
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**US 401 BUSINESS**  
(VARIABLE WIDTH PUBLIC R/W)

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

**WALLBROOK DR**  
EX. 60' PUBLIC R/W WIDTH

**WALLBROOK LANDCO LLC**  
FUTURE LOT 5A  
±1.63 AC  
EX. PIN: 1758-56-3963  
DB 18103, PG 1563  
PB 2023, PG 1602  
ZONING: GC-CZ  
EX. LAND USE: VACANT

**WALLBROOK LANDCO LLC**  
FUTURE LOT 5B (TO BE DESIGNED & PERMITTED BY OTHERS)  
±1.05 AC  
EX. PIN: 1758-56-3963  
DB 18103, PG 1563  
PB 2023, PG 1602  
ZONING: GC-CZ  
EX. LAND USE: VACANT

**PHASE II E&SC CONSTRUCTION SEQUENCE:**

1. CONTINUE CLEARING SITE AS NECESSARY.
2. IMMEDIATELY STABILIZE AREAS, INCLUDING STOCKPILE, THAT ARE TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE.
3. CONVERT AND STABILIZE SEDIMENT TRAP.
4. INSTALL UTILITIES.
5. INSTALL REMAINING INLET PROTECTION DEVICES.
6. TEMPORARILY STABILIZE, THROUGHOUT CONSTRUCTION IMMEDIATELY FOLLOWING THE COMPLETION OF THE MOST RECENT LAND DISTURBANCE/GRADING ACTIVITY, ANY DISTURBED AREAS, INCLUDING MATERIAL STOCKPILES THAT ARE SCHEDULED OR LIKELY TO REMAIN INACTIVE FOR 7 DAYS OR MORE.

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

NOTE: THE GENERAL CONTRACTOR MAY COMPLETE CONSTRUCTION-RELATED ACTIVITIES CONCURRENTLY, ONLY IF ALL PRECEDING BMPs AND STABILIZATION ACTIVITIES HAVE BEEN COMPLETELY INSTALLED. THE EOR MUST APPROVE, IN WRITING, ANY CHANGES IN THE ABOVE IMPLEMENTATION SEQUENCE, BEFORE THEIR IMPLEMENTATION BEGINS.

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SUSTAINABLE DESIGN  
PERMITTING SERVICES  
TRANSPORTATION SERVICES

**REVISIONS**

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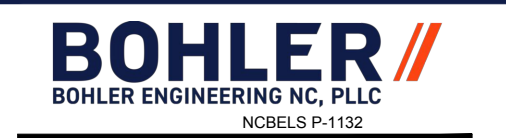
PROJECT No.: NCB230114.00  
DRAWN BY: VLUJ/CC  
CHECKED BY: OAK  
DATE: 04/23/24  
CAD ID: P-CIVL-EROS

**PROJECT:**

**PROP. SITE PLAN DOCUMENTS**  
FOR



PROPOSED DEVELOPMENT  
S MAIN ST & VIRGINIA WATER DR  
ROLESVILLE, NC 27587  
WAKE COUNTY



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



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

SHEET NUMBER:  
**C-802**

ORG. DATE - 04/23/24

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



Apr 26, 2024  
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**US 401 BUSINESS**  
(VARIABLE WIDTH PUBLIC R/W)

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

**WALLBROOK DR**  
EX. 60' PUBLIC R/W WIDTH

**WALLBROOK LANDCO LLC  
FUTURE LOT 5A  
±1.63 AC  
EX. PIN: 1758-56-3963  
DB 18103, PG 1563  
PB 2023, PG 1602  
ZONING: GC-CZ  
EX. LAND USE: VACANT**

**WALLBROOK LANDCO LLC  
FUTURE LOT 5B (TO BE DESIGNED &  
PERMITTED BY OTHERS)  
±1.05 AC  
EX. PIN: 1758-56-3963  
DB 18103, PG 1563  
PB 2023, PG 1602  
ZONING: GC-CZ  
EX. LAND USE: VACANT**

**CHASE**  
PROP. BANK WITH ATM  
STD. SIDE ENTRY W/ DU  
± 3,333 SF  
FFE: ± 388.50'  
78.83'

**PHASE III E&SC CONSTRUCTION SEQUENCE:**

1. CONTINUE CLEARING SITE AS NECESSARY.
2. IMMEDIATELY PERMANENTLY STABILIZE AREAS, INCLUDING STOCKPILE, TO BE VEGETATED OR PAVED AS THEY ARE BROUGHT TO FINAL GRADE.
3. INSTALL CURBS AND GUTTERS.
4. ONCE WAKE COUNTY INSPECTS THE SITE FOR STABILIZATION AND APPROVES, CONTINUE CONSTRUCTION. PAVE SITE.
5. COMPLETE GRADING AND INSTALLATION OF PERMANENT STABILIZATION OVER ALL AREAS.
6. OBTAIN CONCURRENCE FROM THE OWNER THAT THE SITE HAS BEEN FULLY STABILIZED, SEDIMENT HAS BEEN REMOVED FROM ANY STORM INLETS, AND ALL CONSTRUCTION HAS BEEN COMPLETED, THEN:
  - 6.1. REMOVE ALL REMAINING TEMPORARY EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPs).
  - 6.2. STABILIZE ANY AREAS DISTURBED BY THE REMOVAL OF TEMPORARY BMPs.
7. DEMOBILIZE FROM SITE - CONTRACTOR SHALL NOT DEMOBILIZE UNTIL ENTIRE SITE HAS BEEN FULLY STABILIZED.

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

NOTE: THE GENERAL CONTRACTOR MAY COMPLETE CONSTRUCTION-RELATED ACTIVITIES CONCURRENTLY, ONLY IF ALL PRECEDING BMPs AND STABILIZATION ACTIVITIES HAVE BEEN COMPLETELY INSTALLED. THE EOR MUST APPROVE, IN WRITING, ANY CHANGES IN THE ABOVE IMPLEMENTATION SEQUENCE, BEFORE THEIR IMPLEMENTATION BEGINS.

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TRANSPORTATION SERVICES

**REVISIONS**

| REV | DATE | COMMENT | DRAWN BY |
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PROJECT No.: NCB230114.00  
 DRAWN BY: VLJUE/CC  
 CHECKED BY: OAK  
 DATE: 04/23/24  
 CAD ID: P-CIVL-EROS

PROJECT:  
**PROP. SITE PLAN DOCUMENTS**  
 FOR

**CHASE**

PROPOSED DEVELOPMENT  
 S MAIN ST & VIRGINIA WATER DR  
 ROLESVILLE, NC 27587  
 WAKE COUNTY

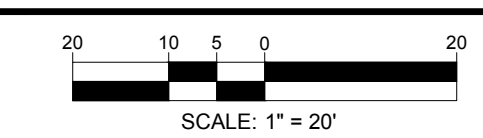
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NCBELS P-1132  
4130 PARKLAKE AVENUE, SUITE 200  
RALEIGH, NC 27612  
Phone: (919) 578-9000  
NC@BohlerEng.com



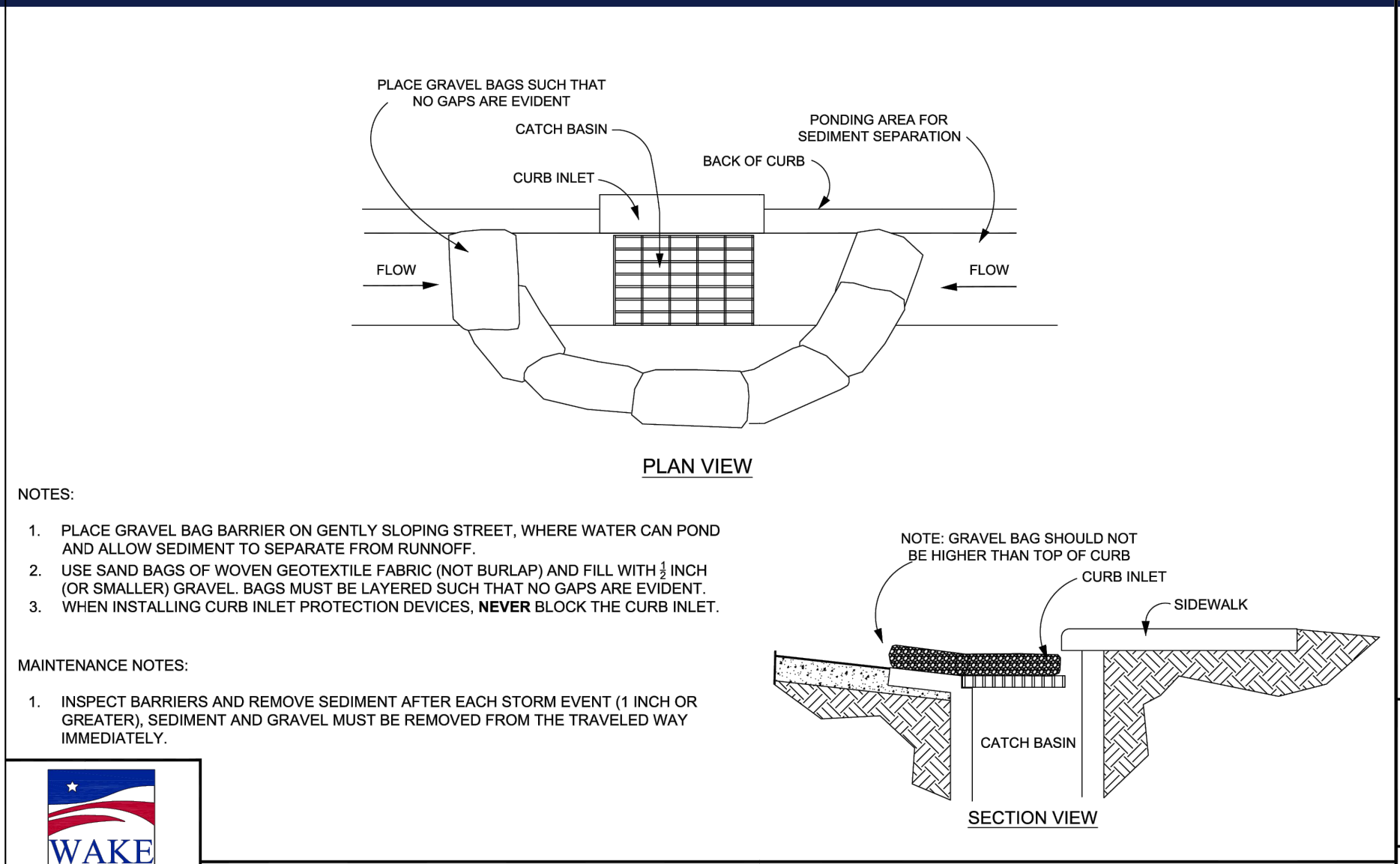
SHEET TITLE:  
**EROSION AND SEDIMENT CONTROL PLAN  
 PHASE 3**  
 SHEET NUMBER:  
**C-803**

ORG. DATE - 04/23/24

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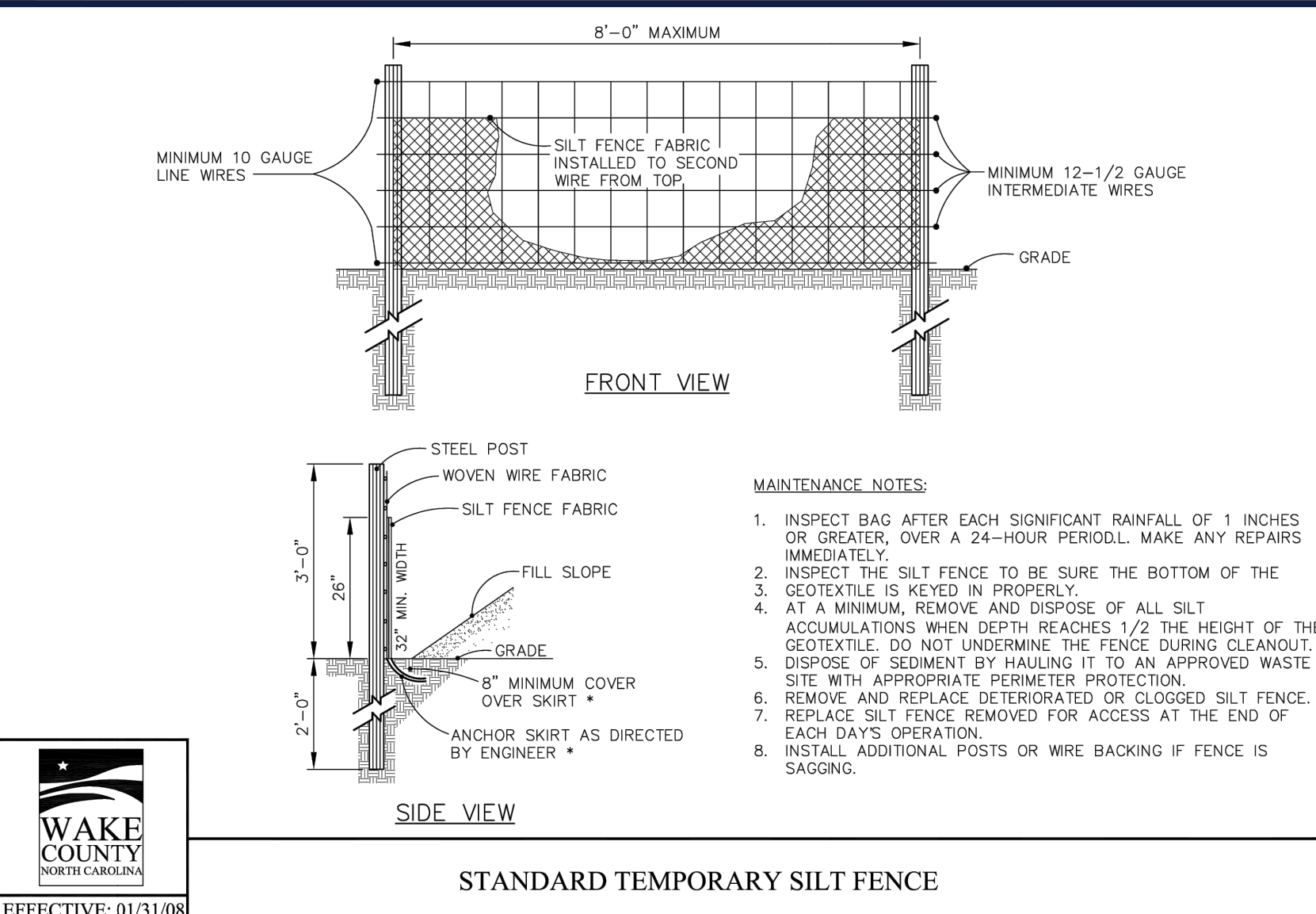


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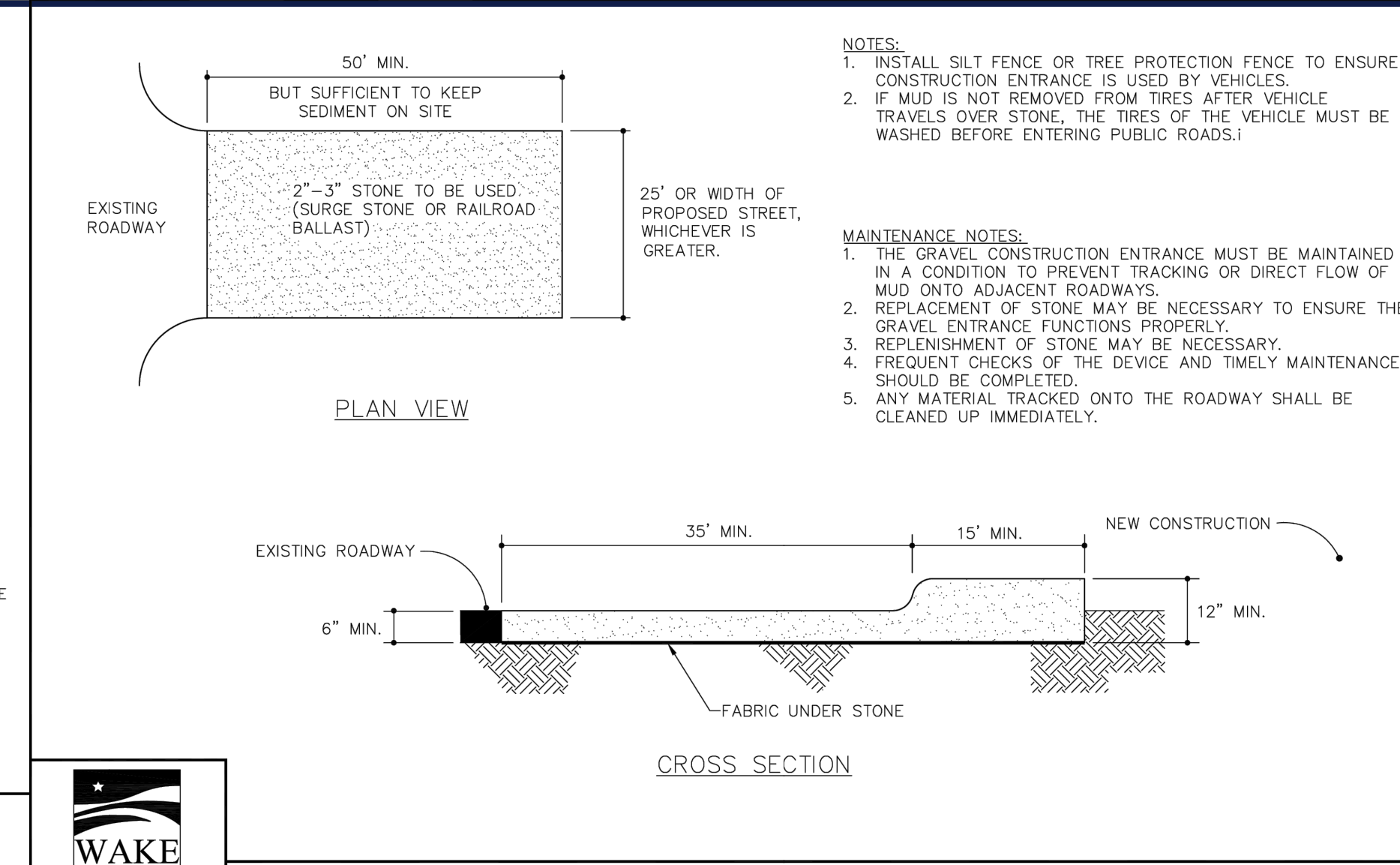
STANDARD GRAVEL BAG CURB INLET PROTECTION

EFFECTIVE: 01/31/08



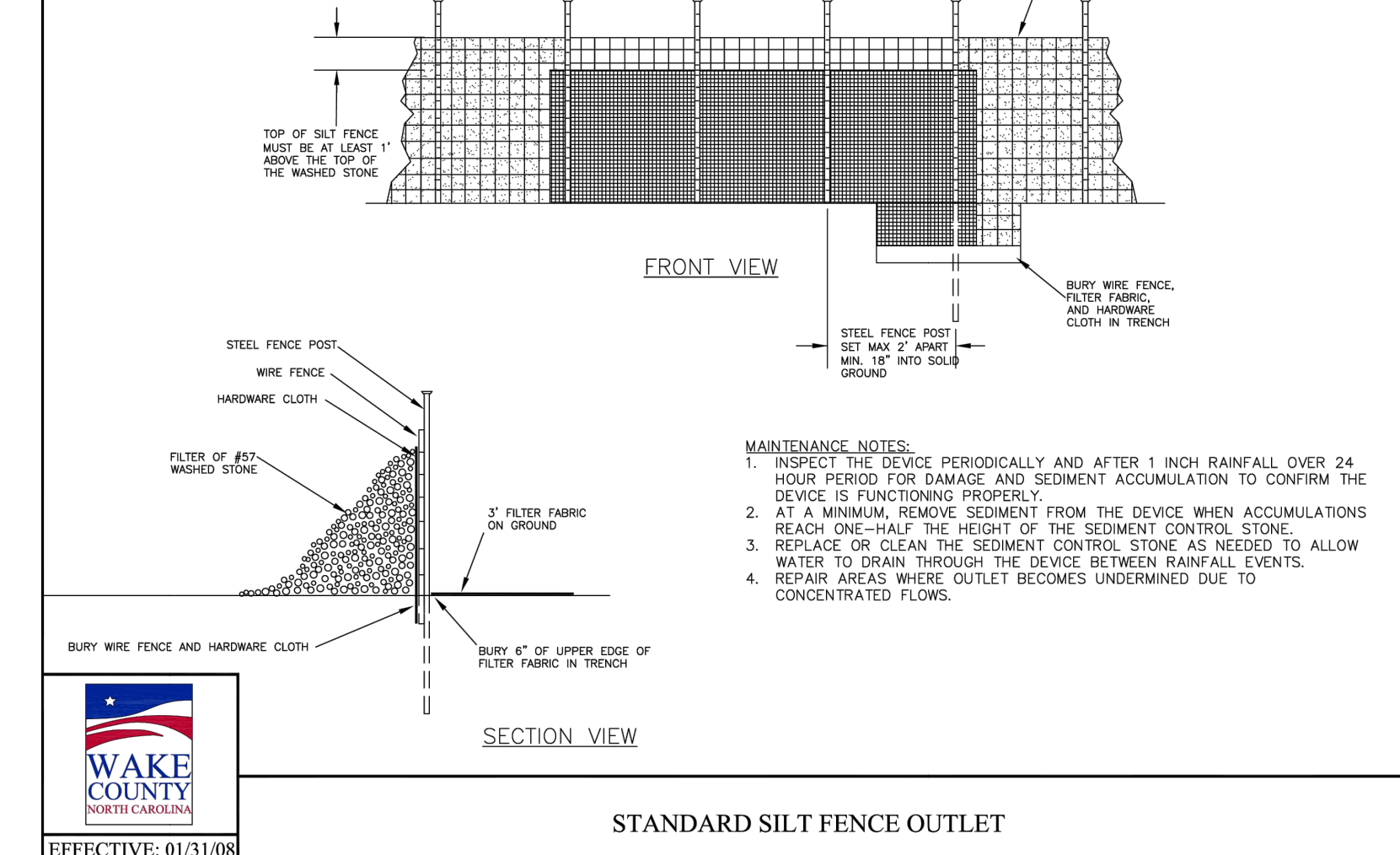
STANDARD TEMPORARY SILT FENCE

EFFECTIVE: 01/31/08



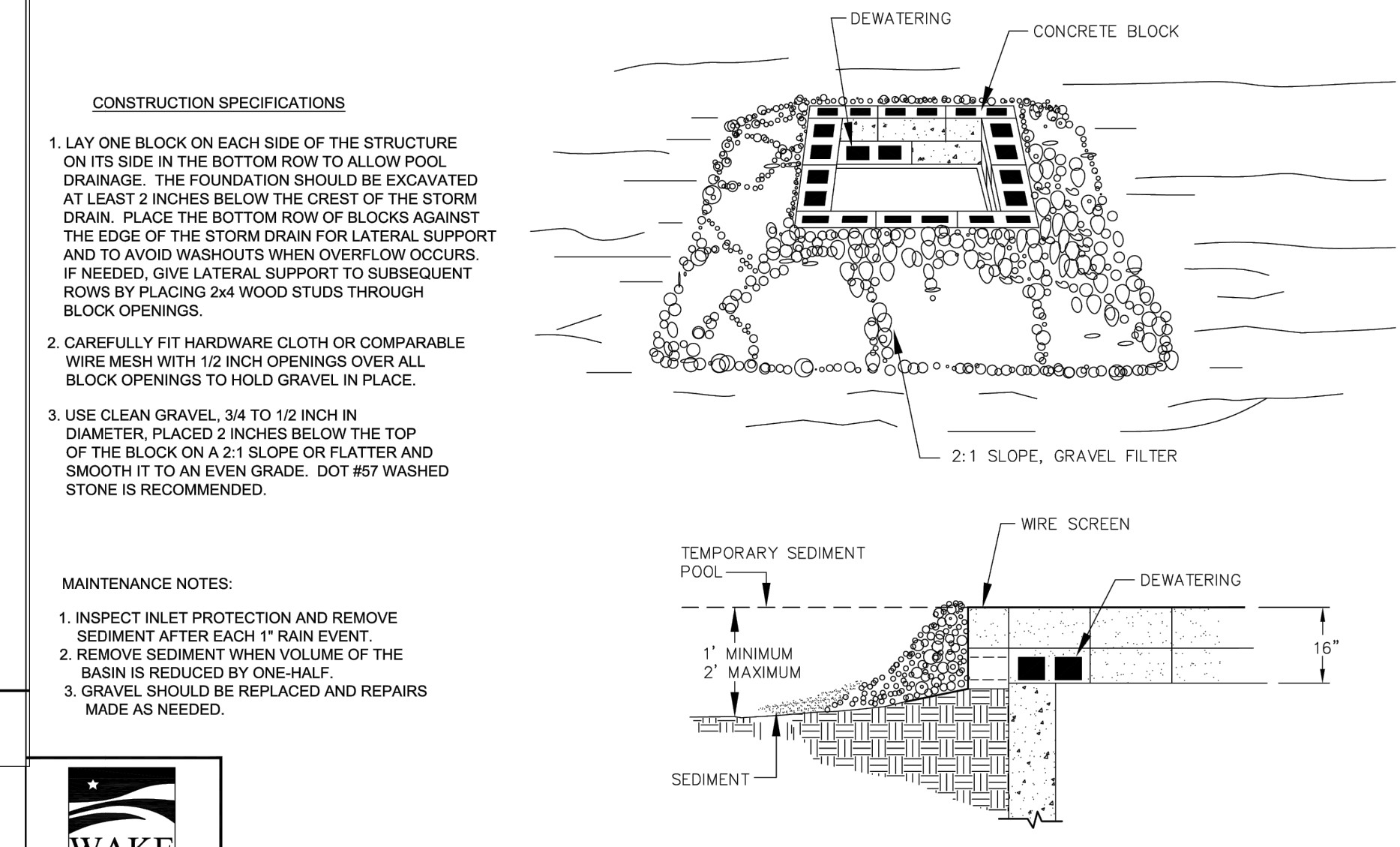
STANDARD CONSTRUCTION ENTRANCE

EFFECTIVE: 01/31/08



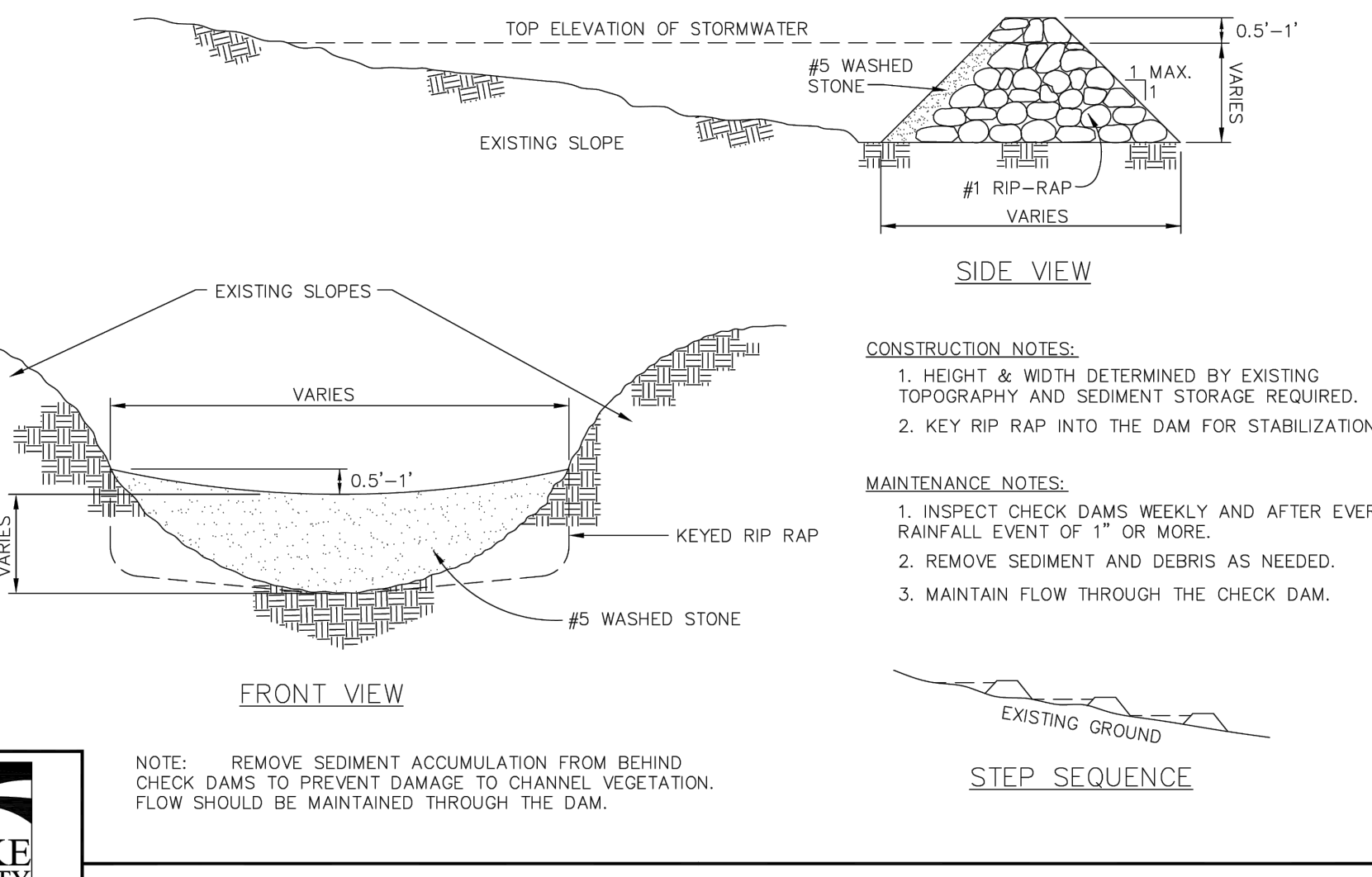
STANDARD SILT FENCE OUTLET

EFFECTIVE: 01/31/08



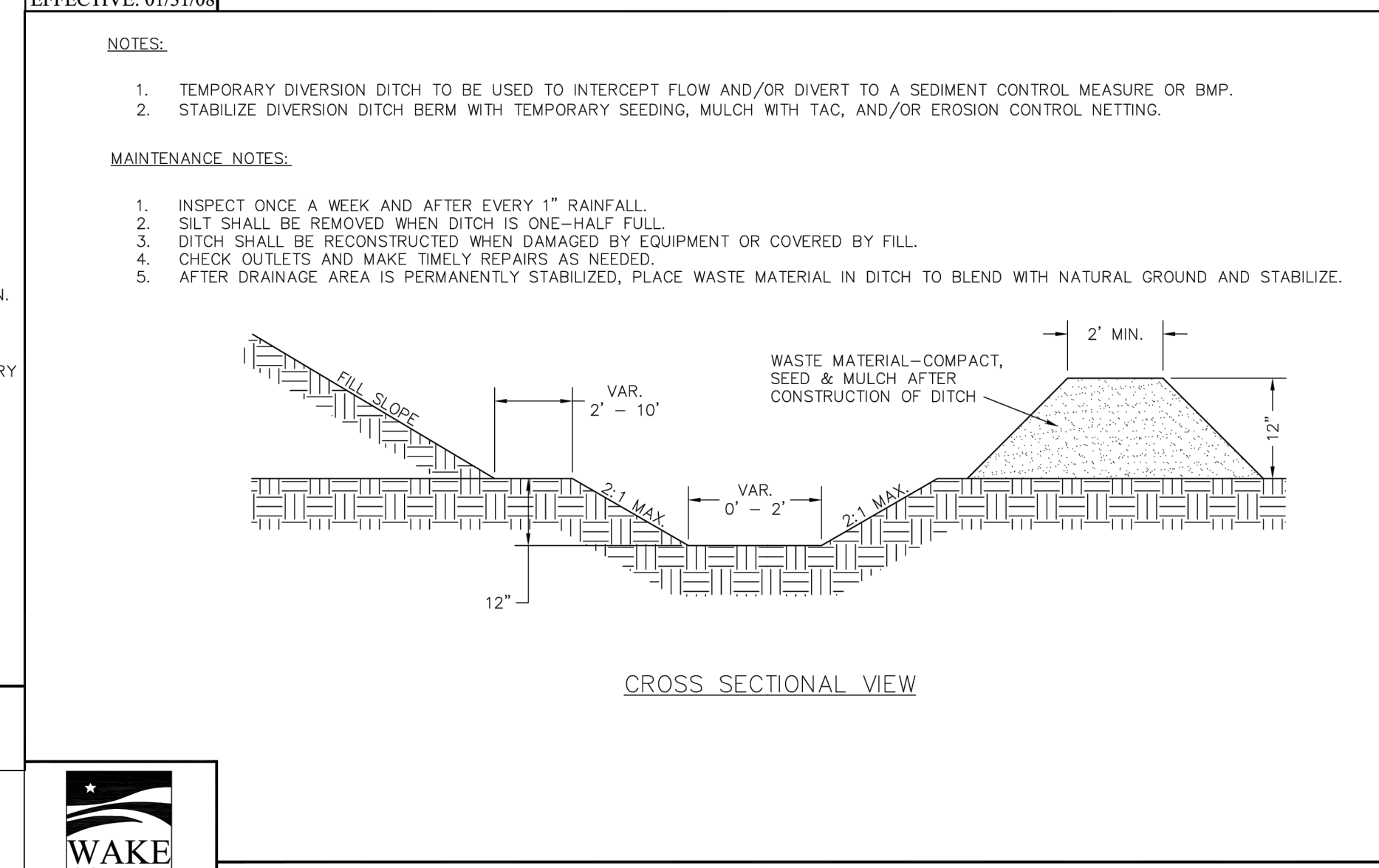
STANDARD BLOCK & GRAVEL DROP INLET PROTECTION

EFFECTIVE: 01/31/08



STANDARD CHECK DAM

EFFECTIVE: 01/31/08



STANDARD TEMPORARY DIVERSION DITCH

EFFECTIVE: 01/31/08

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**REVISIONS**

| REV | DATE | COMMENT | DRAWN BY | CHECKED BY |
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PROJECT No.: NCB230114.00  
DRAWN BY: VLJUE/CC  
CHECKED BY: OAK  
DATE: 04/23/24  
CAD LD.: P-CIVIL-CNDIS

**PROP. SITE PLAN DOCUMENTS**

FOR

**CHASE**

PROPOSED DEVELOPMENT  
S MAIN ST & VIRGINIA WATER DR  
ROLESVILLE, NC 27587  
WAKE COUNTY

**BOHLER**  
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NCBELS P-1132

4130 PARKLAKE AVENUE, SUITE 200  
RALEIGH, NC 27612  
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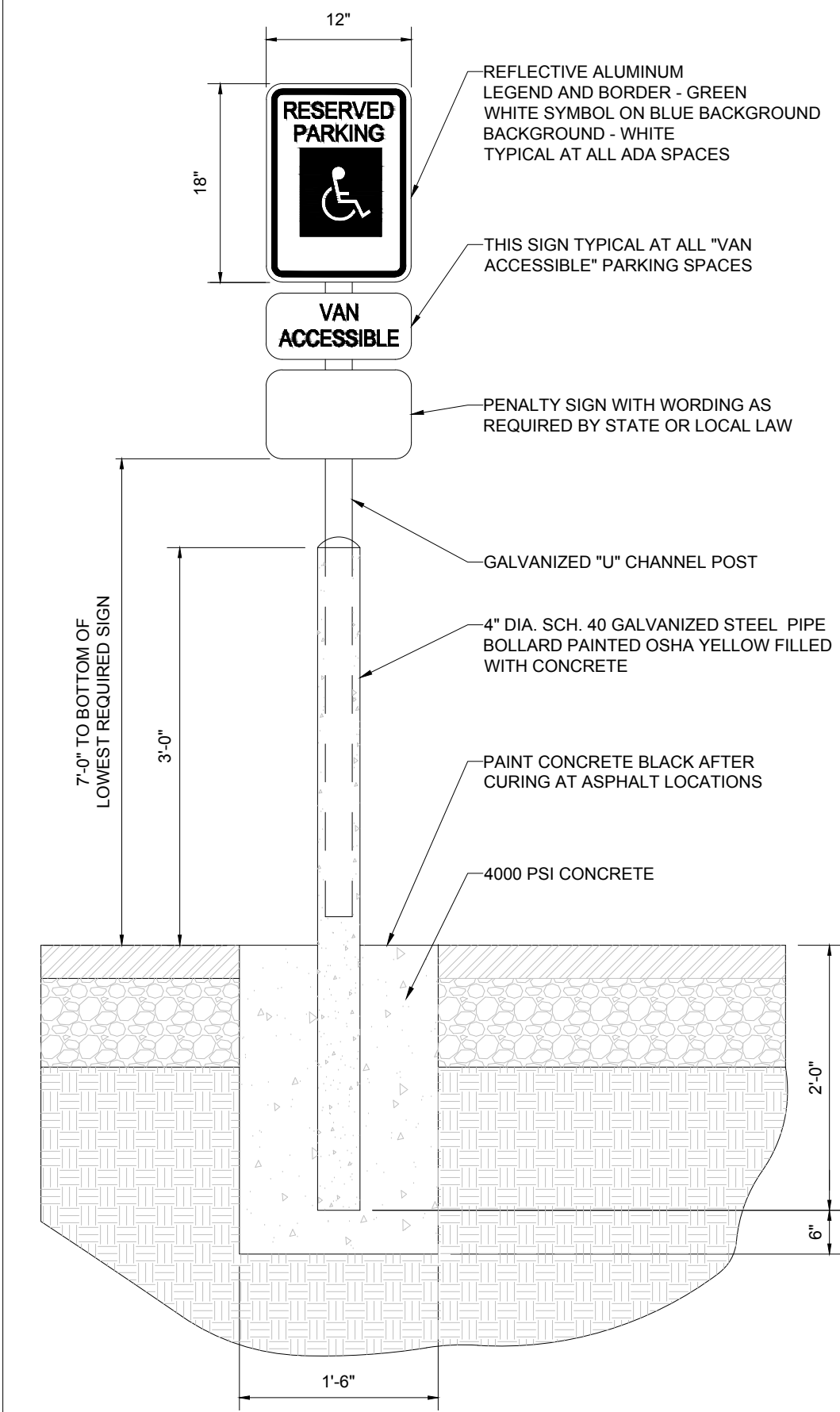
NORTH CAROLINA PROFESSIONAL SEAL  
065420  
APR 23 2024

SHEET TITLE:  
**EROSION AND SEDIMENT CONTROL NOTES AND DETAILS**

SHEET NUMBER:  
**C-804**

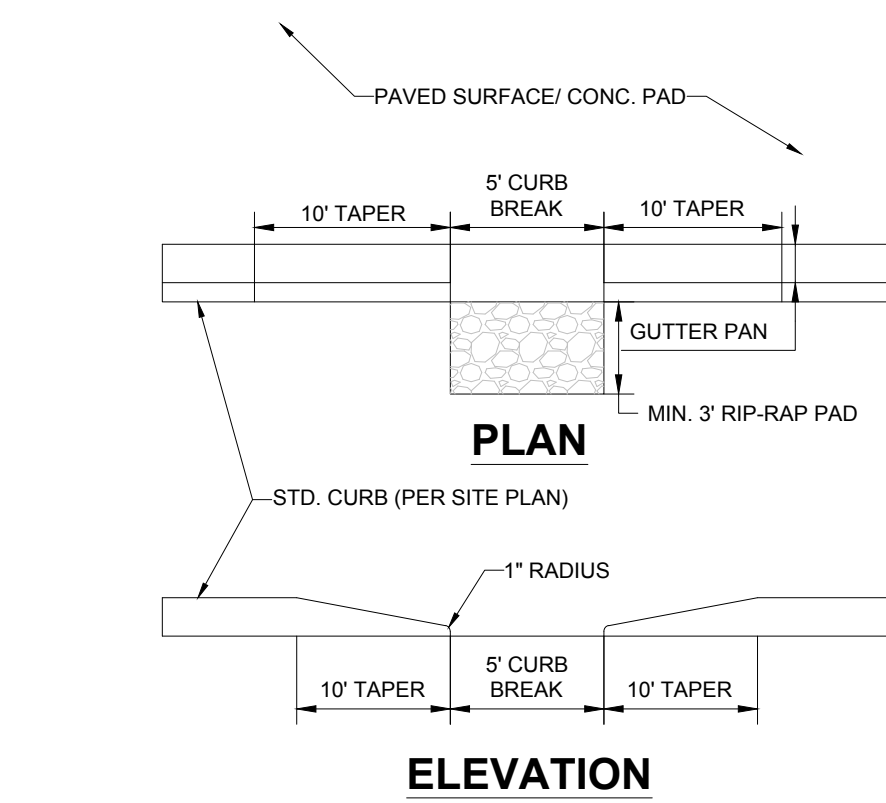
ORG. DATE - 04/23/24

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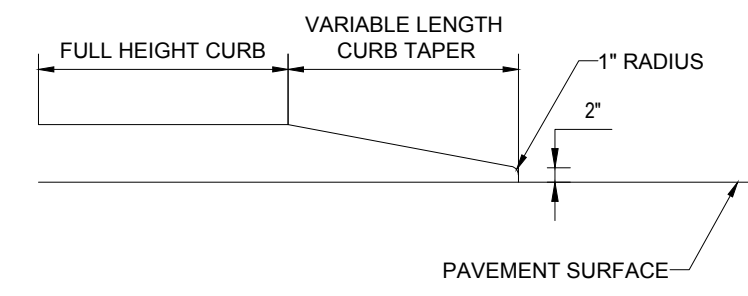


**NOTE:**  
ONE AT EACH ADA SPACE. WHERE ADA SPACES FACE EACH OTHER WITHOUT WALKWAY, THERE SHALL BE ONE POST WITH SIGNS MOUNTED BOTH SIDES

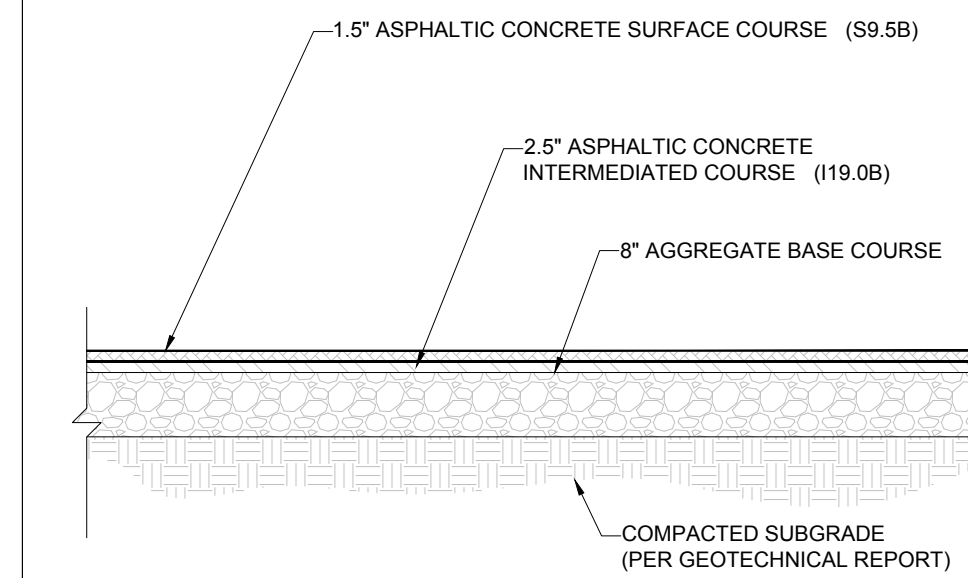
**BOLLARD MOUNTED ADA PARKING SIGN DETAIL**  
NOT TO SCALE



**CURB BREAK DETAIL**  
NOT TO SCALE

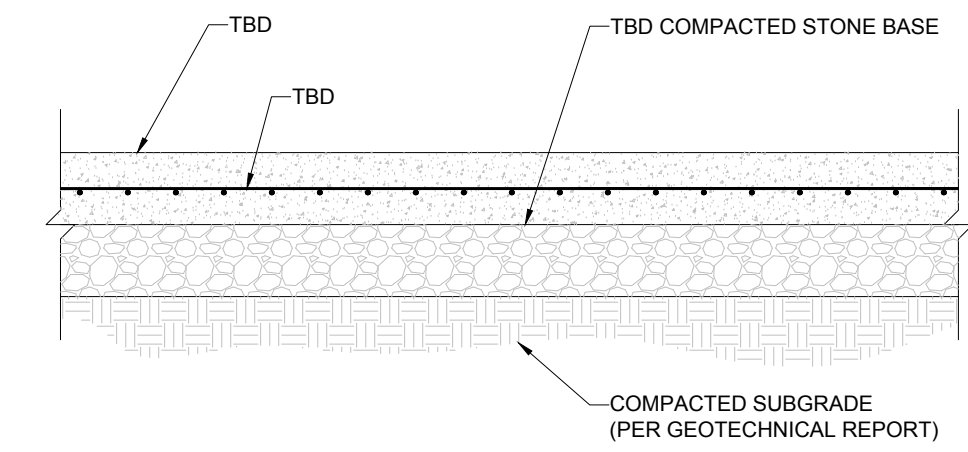


**CURB TAPER DETAIL**  
NOT TO SCALE



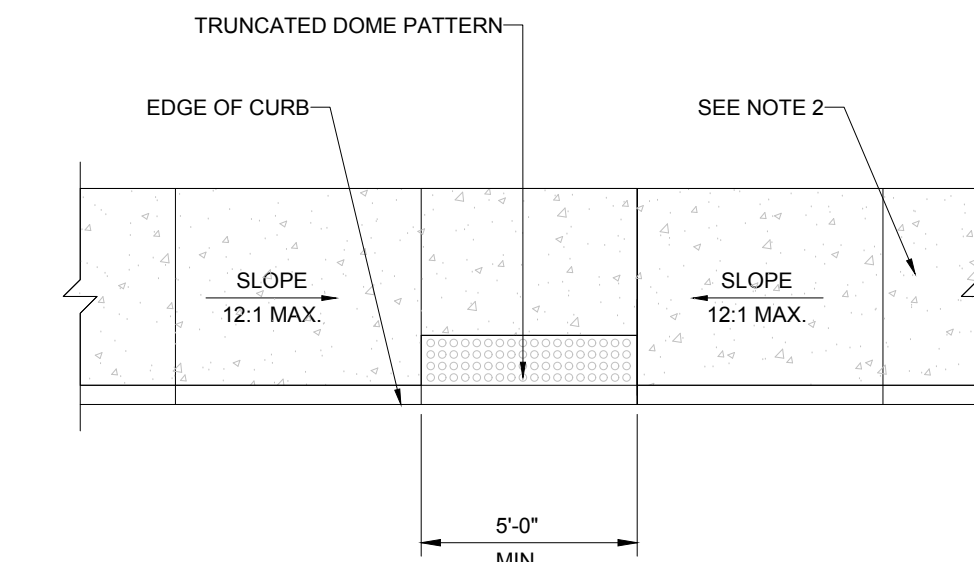
**NOTE:**  
1. SECTION SHOWN IS BASED ON AN ANTICIPATED CBR OF 5 PER GEOTECHNICAL REPORT PREPARED BY TERRATECH, ENTITLED ROLESVILLE SITE, DATED 11-26-18 (PROJECT #121-18-18192). FINAL DESIGN TO BE PROVIDED ONCE FINAL CBR'S ARE AVAILABLE ON COMPACTED SUB-BASE.

**HEAVY DUTY ASPHALT PAVEMENT SECTION**  
NOT TO SCALE



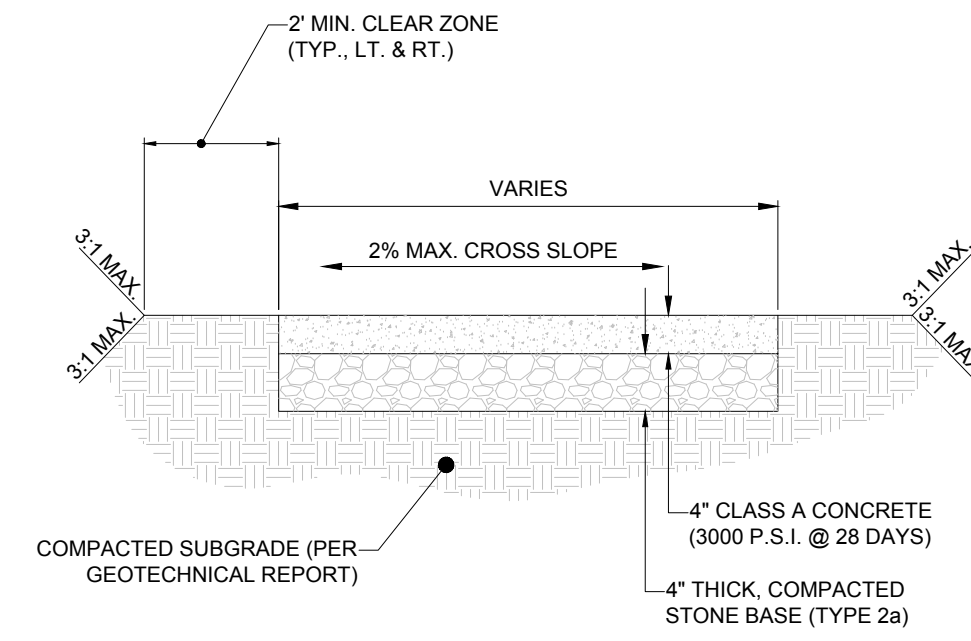
**NOTE:**  
1. SECTION SHOWN IS BASED ON AN ANTICIPATED CBR OF 5 PER GEOTECHNICAL REPORT PREPARED BY TERRATECH, ENTITLED ROLESVILLE SITE, DATED 11-26-18 (PROJECT #121-18-18192). FINAL DESIGN TO BE PROVIDED ONCE FINAL CBR'S ARE AVAILABLE ON COMPACTED SUB-BASE.

**HEAVY DUTY CONCRETE SECTION**  
NOT TO SCALE



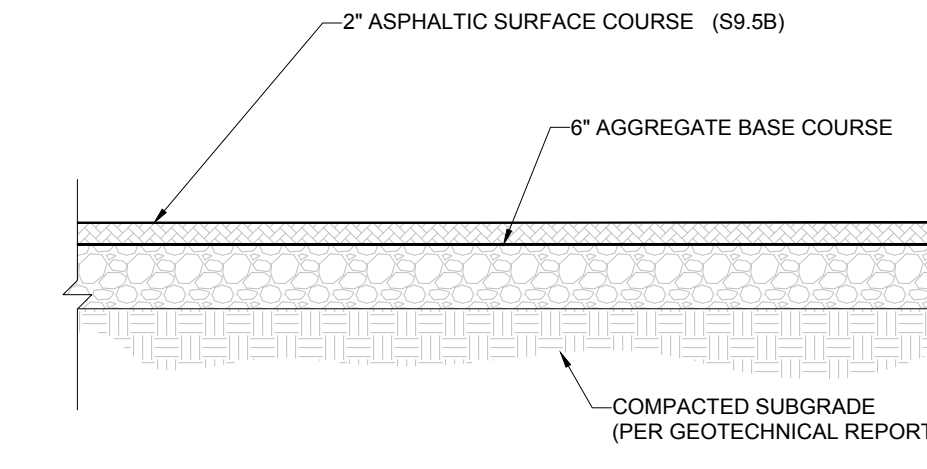
**NOTE:**  
1. ADA ACCESSIBLE RAMP CONSTRUCTION SHALL CONFORM TO CURRENT ADA ACCESSIBLE GUIDELINES.  
2. LEVEL LANDINGS AT TOP OF RAMP TO BE 3\"/>

**ADA ACCESSIBLE RAMP DETAIL**  
NOT TO SCALE



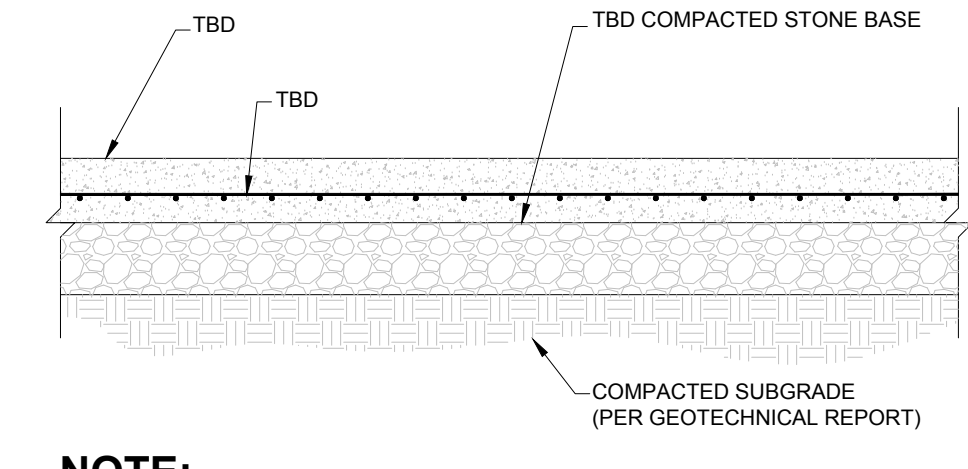
**NOTE:**  
1. EXPANSION JOINTS 1/2\"/>

**CONCRETE SIDEWALK DETAIL**  
NOT TO SCALE



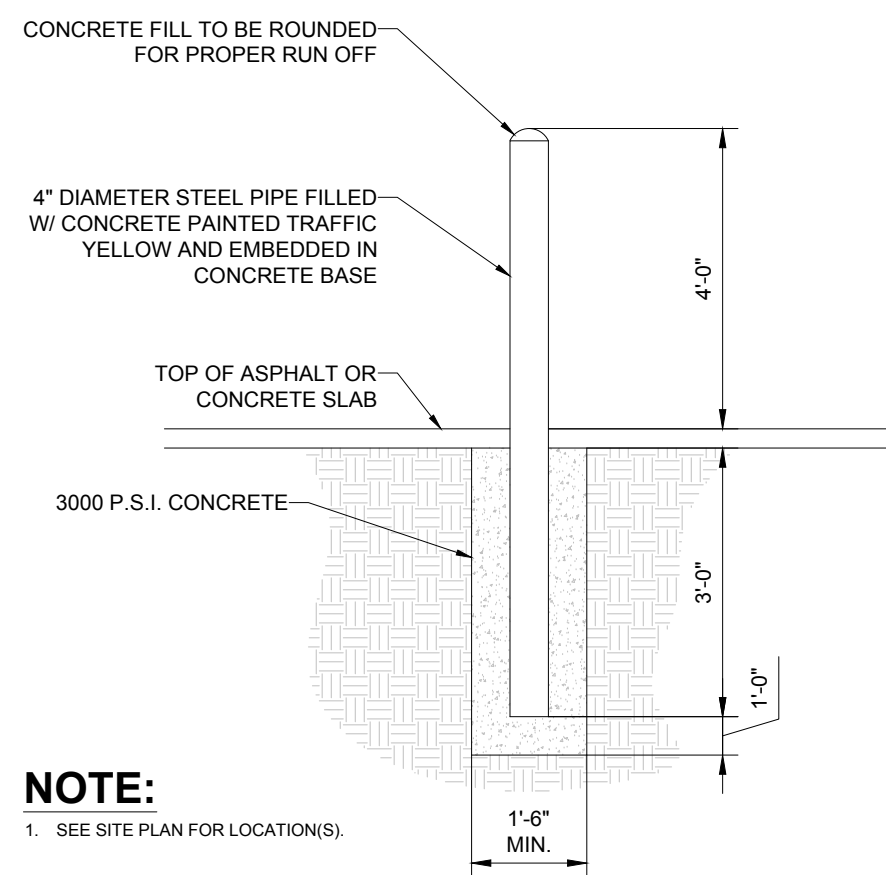
**NOTE:**  
1. SECTION SHOWN IS BASED ON AN ANTICIPATED CBR OF 5 PER GEOTECHNICAL REPORT PREPARED BY TERRATECH, ENTITLED ROLESVILLE SITE, DATED 11-26-18 (PROJECT #121-18-18192). FINAL DESIGN TO BE PROVIDED ONCE FINAL CBR'S ARE AVAILABLE ON COMPACTED SUB-BASE.

**STANDARD DUTY ASPHALT PAVEMENT SECTION**  
NOT TO SCALE



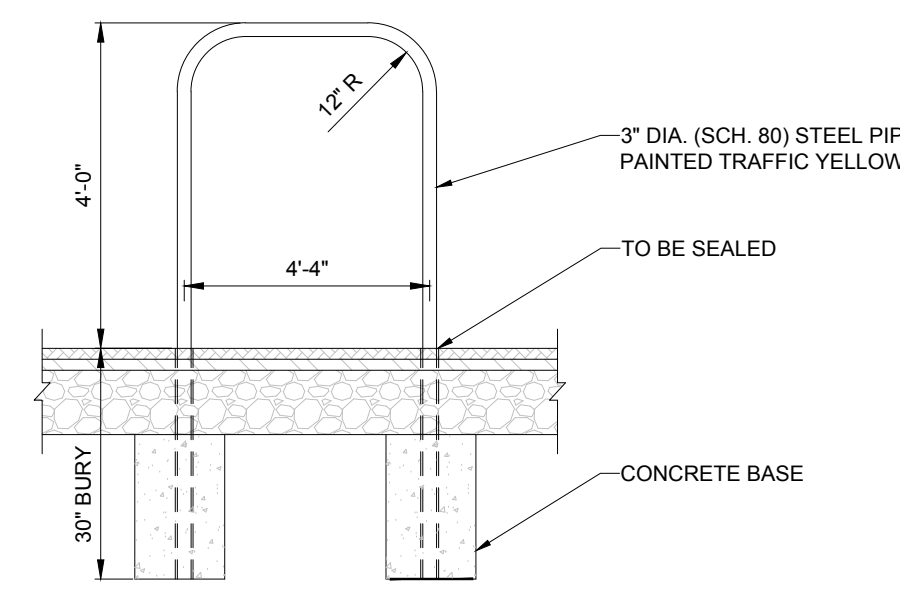
**NOTE:**  
1. SECTION SHOWN IS BASED ON AN ANTICIPATED CBR OF 5 PER GEOTECHNICAL REPORT PREPARED BY TERRATECH, ENTITLED ROLESVILLE SITE, DATED 11-26-18 (PROJECT #121-18-18192). FINAL DESIGN TO BE PROVIDED ONCE FINAL CBR'S ARE AVAILABLE ON COMPACTED SUB-BASE.

**STANDARD DUTY CONCRETE SECTION**  
NOT TO SCALE

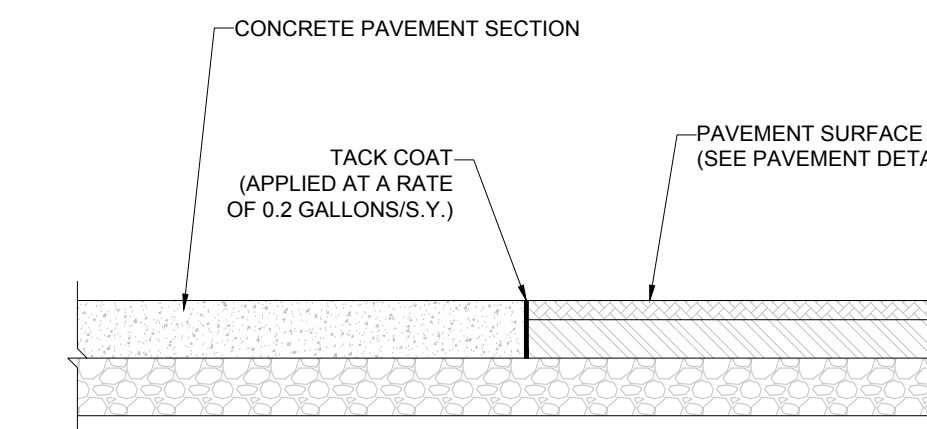


**NOTE:**  
1. SEE SITE PLAN FOR LOCATIONS.

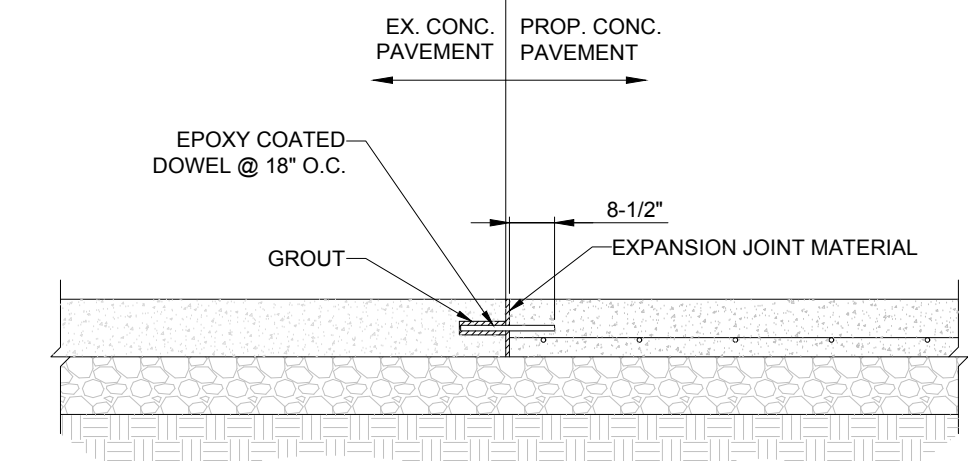
**BOLLARD DETAIL**  
NOT TO SCALE



**'U' SHAPED BOLLARD DETAIL**  
NOT TO SCALE

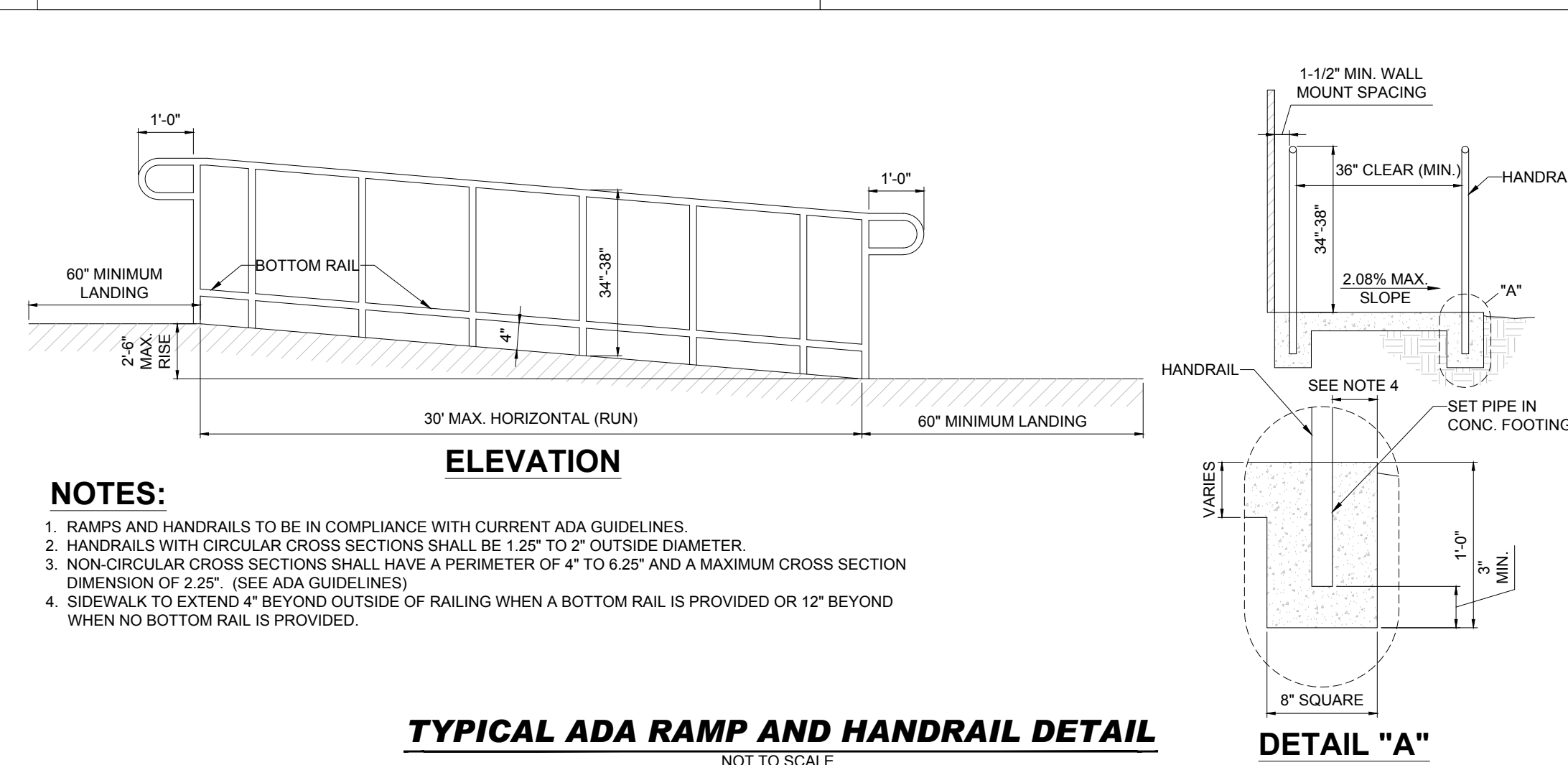


**CONCRETE-TO-ASPHALT DETAIL**  
NOT TO SCALE



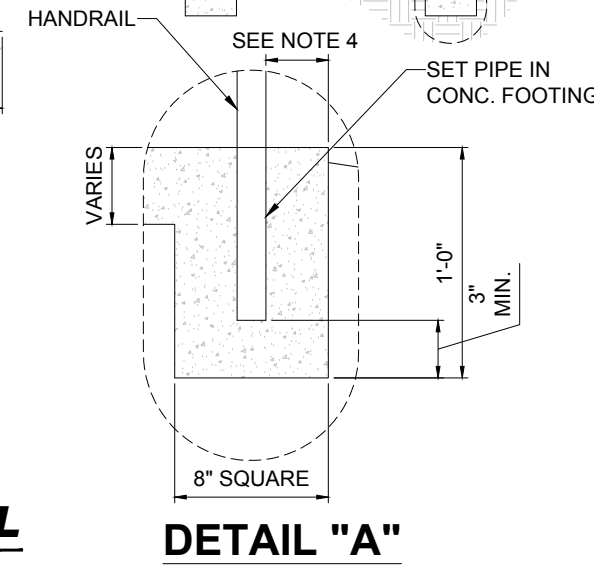
**NOTE:**  
1. CONTRACTOR TO BLOW OUT DUST FROM DRILLED HOLES PRIOR TO APPLYING GROUT.

**CONCRETE DOWELING DETAIL**  
NOT TO SCALE

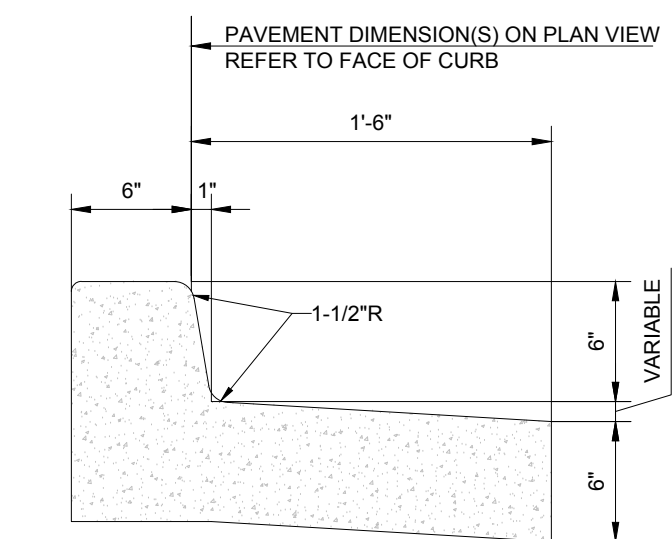


**NOTES:**  
1. RAMP AND HANDRAILS TO BE IN COMPLIANCE WITH CURRENT ADA GUIDELINES.  
2. HANDRAILS WITH CIRCULAR CROSS SECTIONS SHALL BE 1.25\"/>

**TYPICAL ADA RAMP AND HANDRAIL DETAIL**  
NOT TO SCALE

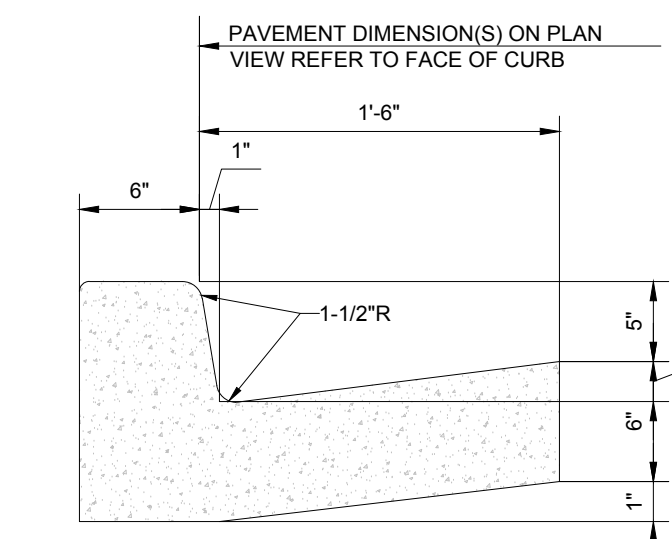


**DETAIL "A"**



**NOTES:**  
1. CONCRETE FOR CURBING SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 P.S.I. @ 28 DAYS.  
2. CONSTRUCTION STAKING FOR CURB INSTALLATION SHALL BE REFERENCED (CUT OR FILL) TO THE TOP OF CURB.  
3. AT CONTRACTOR'S OPTION, THE GUTTER THICKNESS MAY BE INCREASED AT THE EDGE OF PAVEMENT TO MAKE BOTTOM OF GUTTER CONTIGUOUS WITH BOTTOM OF ASPHALT PAVEMENT.  
4. CONTRACTION JOINTS SHALL BE PLACED @ 10'-0\"/>

**ON-SITE CONCRETE CURB & GUTTER DETAIL**  
NOT TO SCALE



**COLLECTOR CURB & GUTTER**

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LANDSCAPE ARCHITECTURE  
SUSTAINABLE DESIGN  
PERMITTING SERVICES  
TRANSPORTATION SERVICES

**REVISIONS**

| REV | DATE | COMMENT | DRAWN BY | CHECKED BY |
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PROJECT No.: NCB230114.00  
DRAWN BY: VLJUE/CC  
CHECKED BY: OAK  
DATE: 04/23/24  
CAD ID: P-CIVIL-CND5

**PROP. SITE PLAN DOCUMENTS**  
FOR

**CHASE**

PROPOSED DEVELOPMENT  
S MAIN ST & VIRGINIA WATER DR  
ROLESVILLE, NC 27587  
WAKE COUNTY

**BOHLER**  
BOHLER ENGINEERING NC, PLLC  
NCBELS P-1132

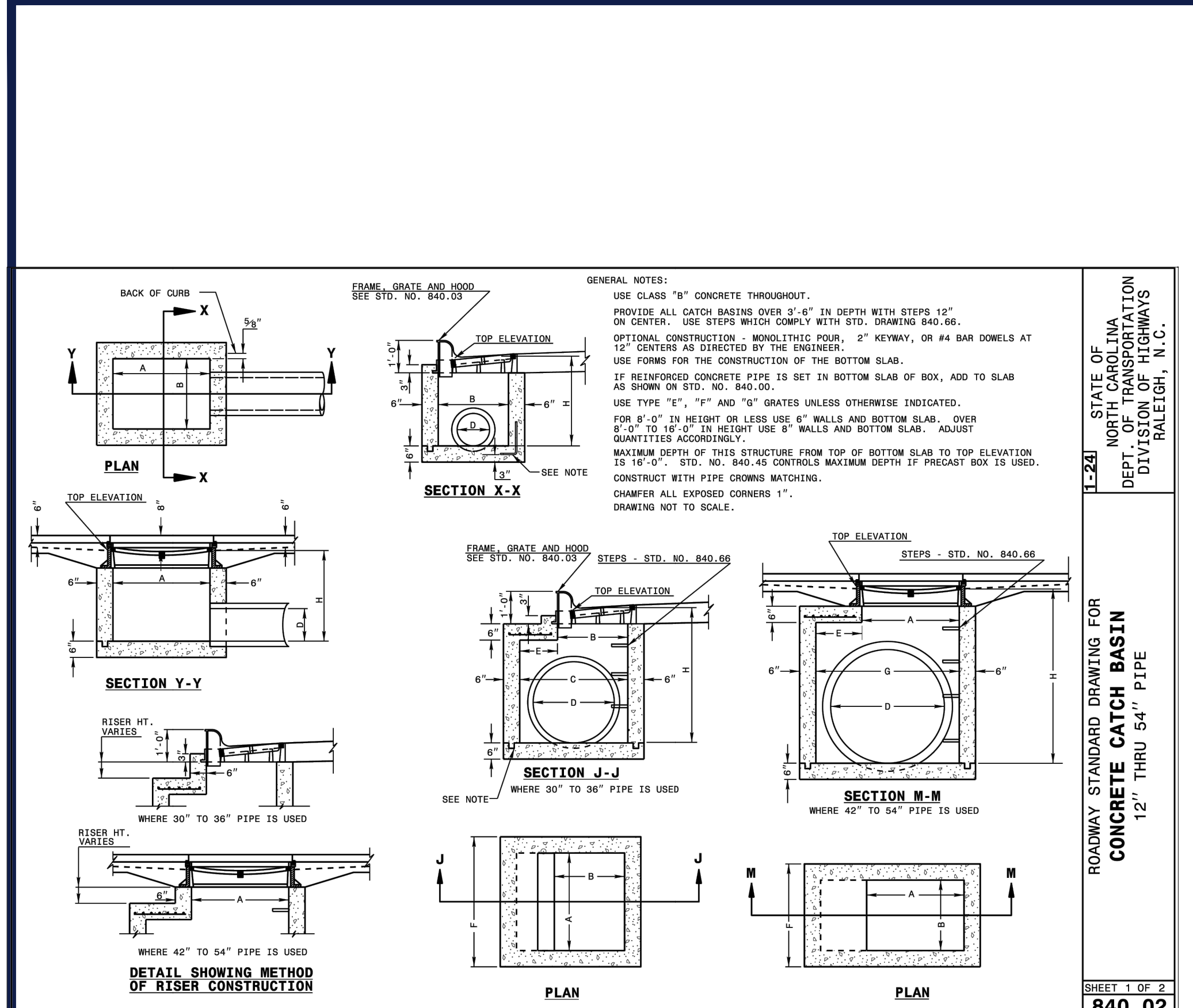
4130 PARKLAKE AVENUE, SUITE 200  
RALEIGH, NC 27612  
Phone: (919) 578-9000  
NC@BohlerEng.com

SEAL  
065420  
APR 23 2024

**CONSTRUCTION DETAILS**

SHEET NUMBER:  
**C-901**

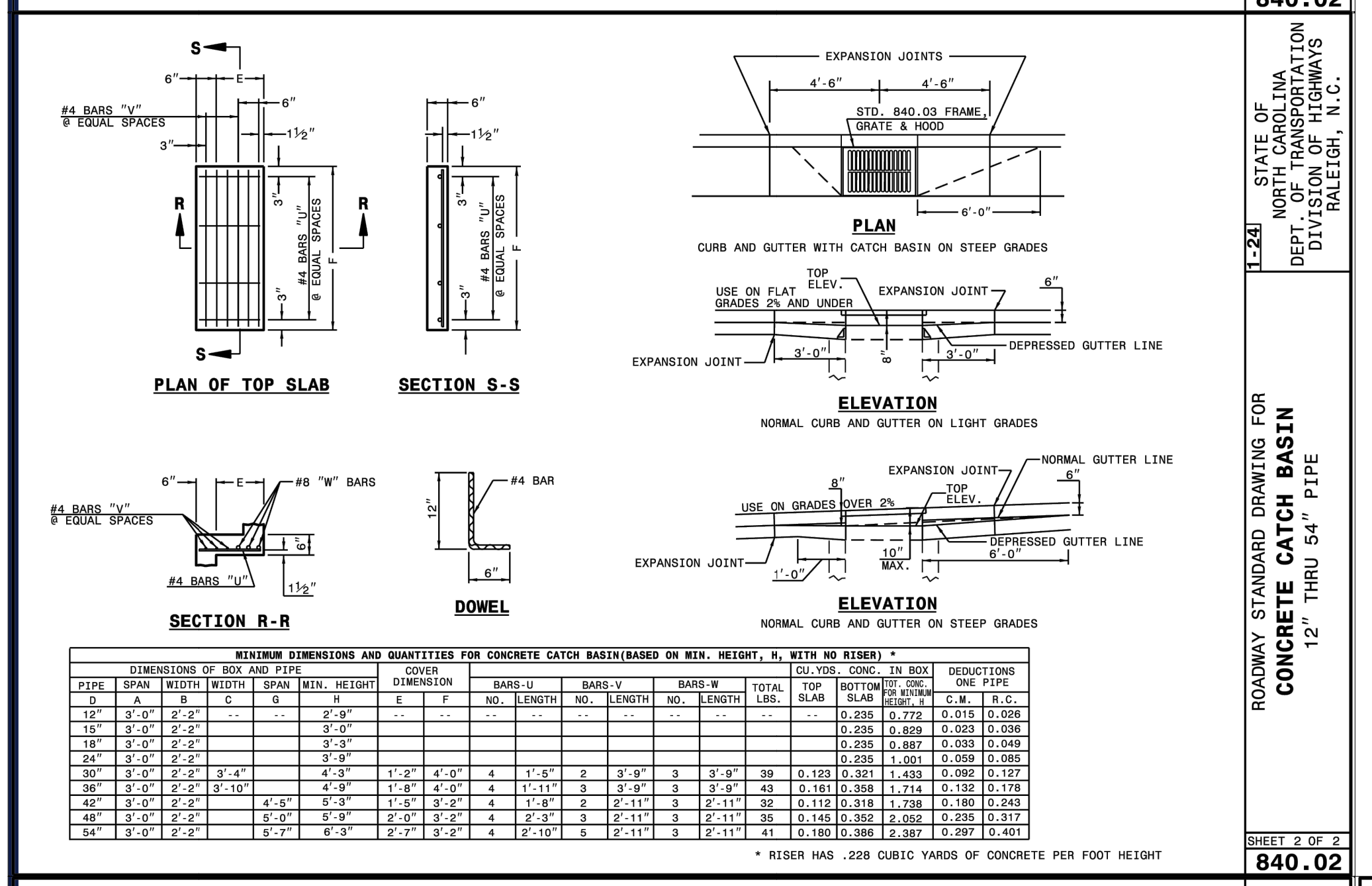
ORG. DATE - 04/23/24



**1-241** STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

ROADWAY STANDARD DRAWING FOR CONCRETE CATCH BASIN 12" THRU 54" PIPE

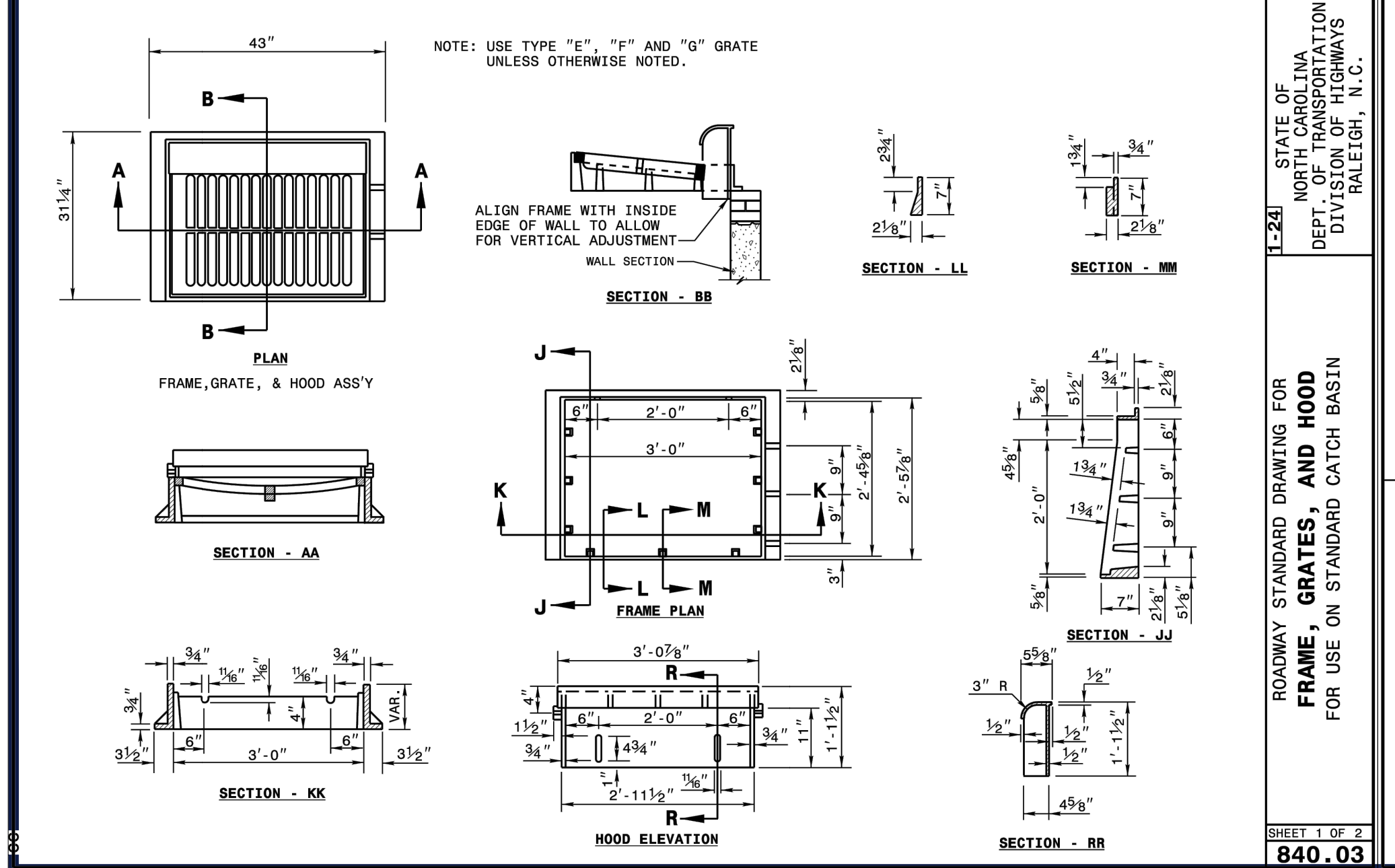
SHEET 1 OF 2  
**840.02**



**1-241** STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

ROADWAY STANDARD DRAWING FOR CONCRETE CATCH BASIN 12" THRU 54" PIPE

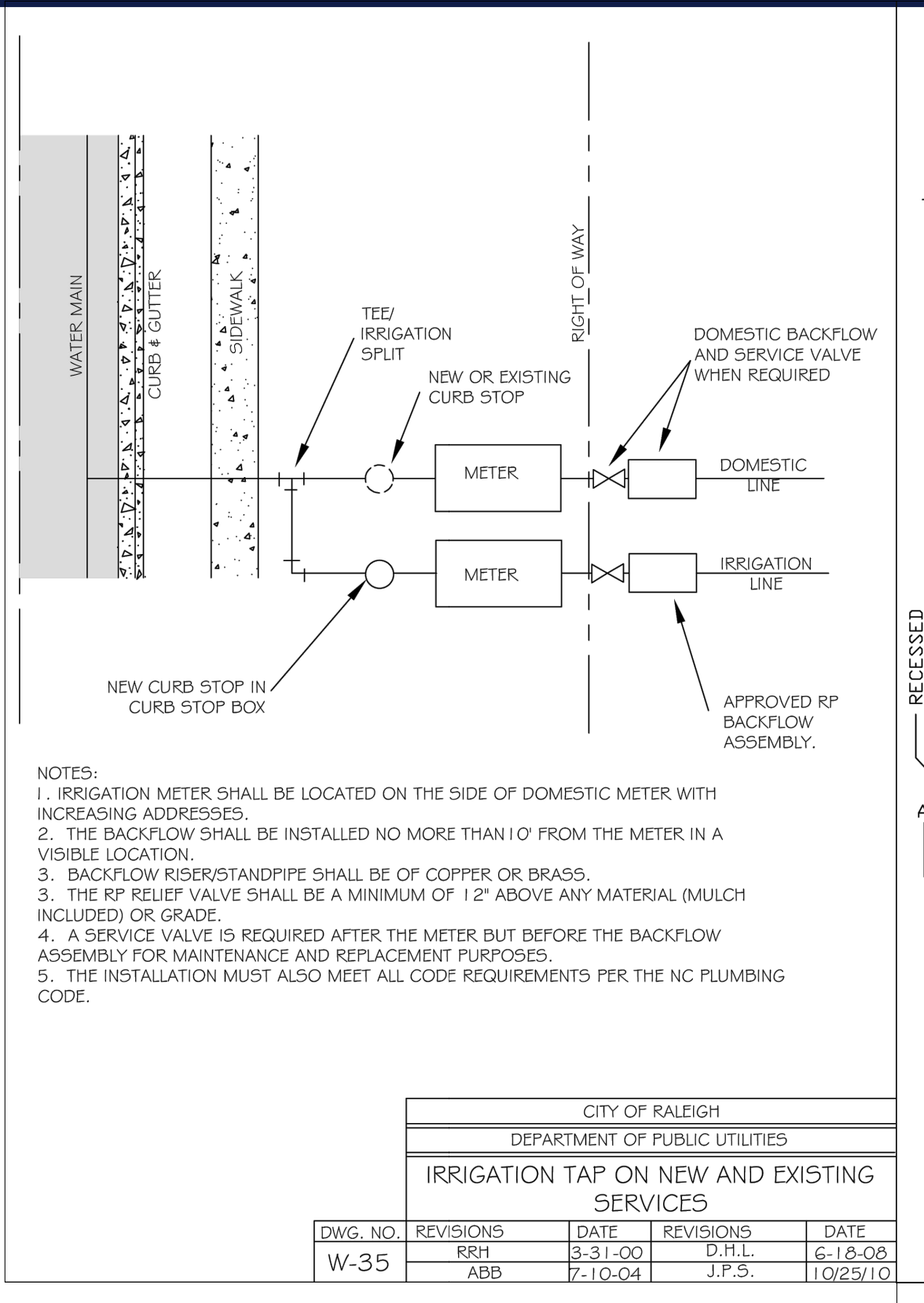
SHEET 2 OF 2  
**840.02**



**1-241** STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

ROADWAY STANDARD DRAWING FOR CONCRETE CATCH BASIN 12" THRU 54" PIPE

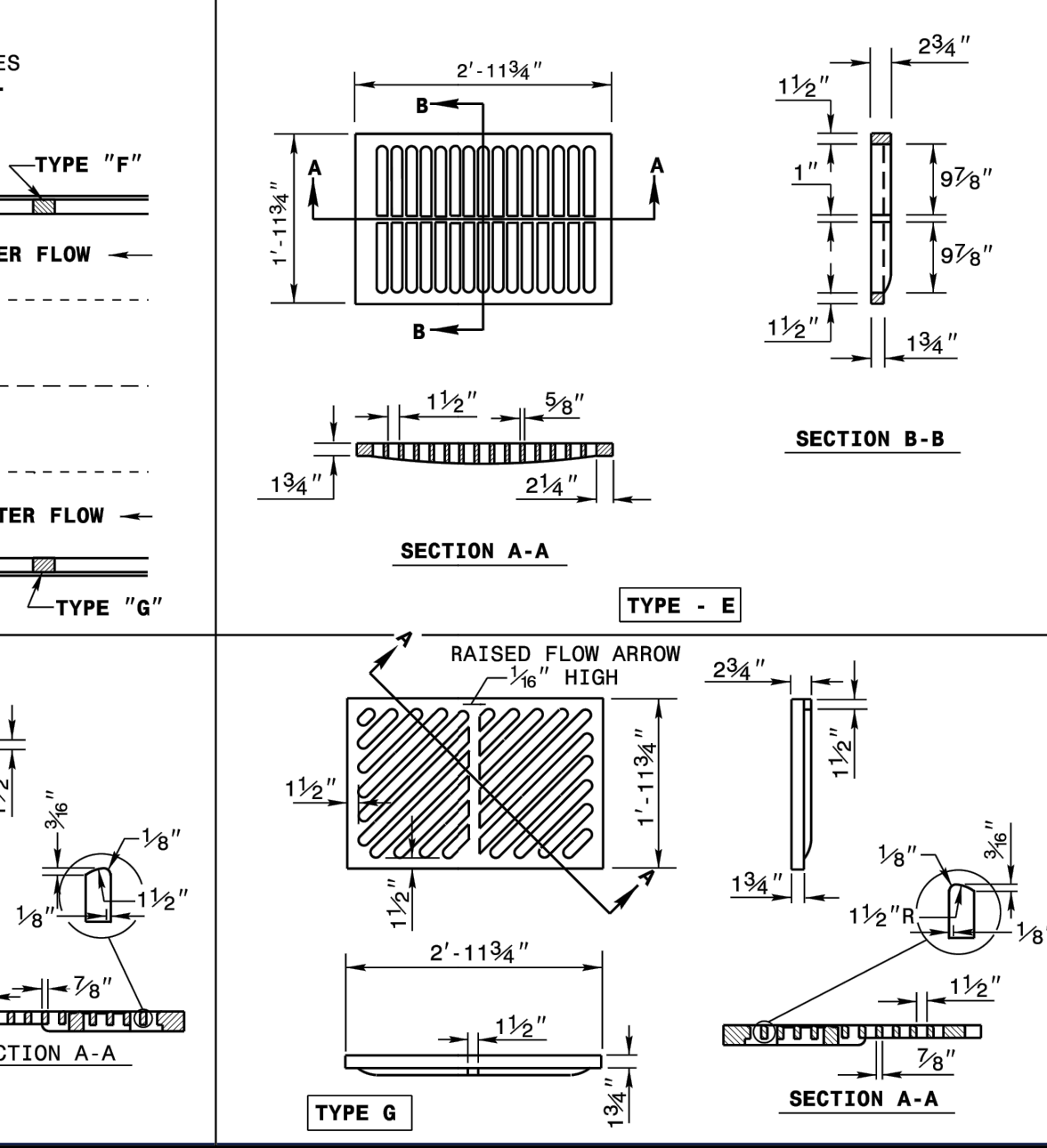
SHEET 1 OF 2  
**840.03**



**1-241** STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

ROADWAY STANDARD DRAWING FOR CONCRETE CATCH BASIN 12" THRU 54" PIPE

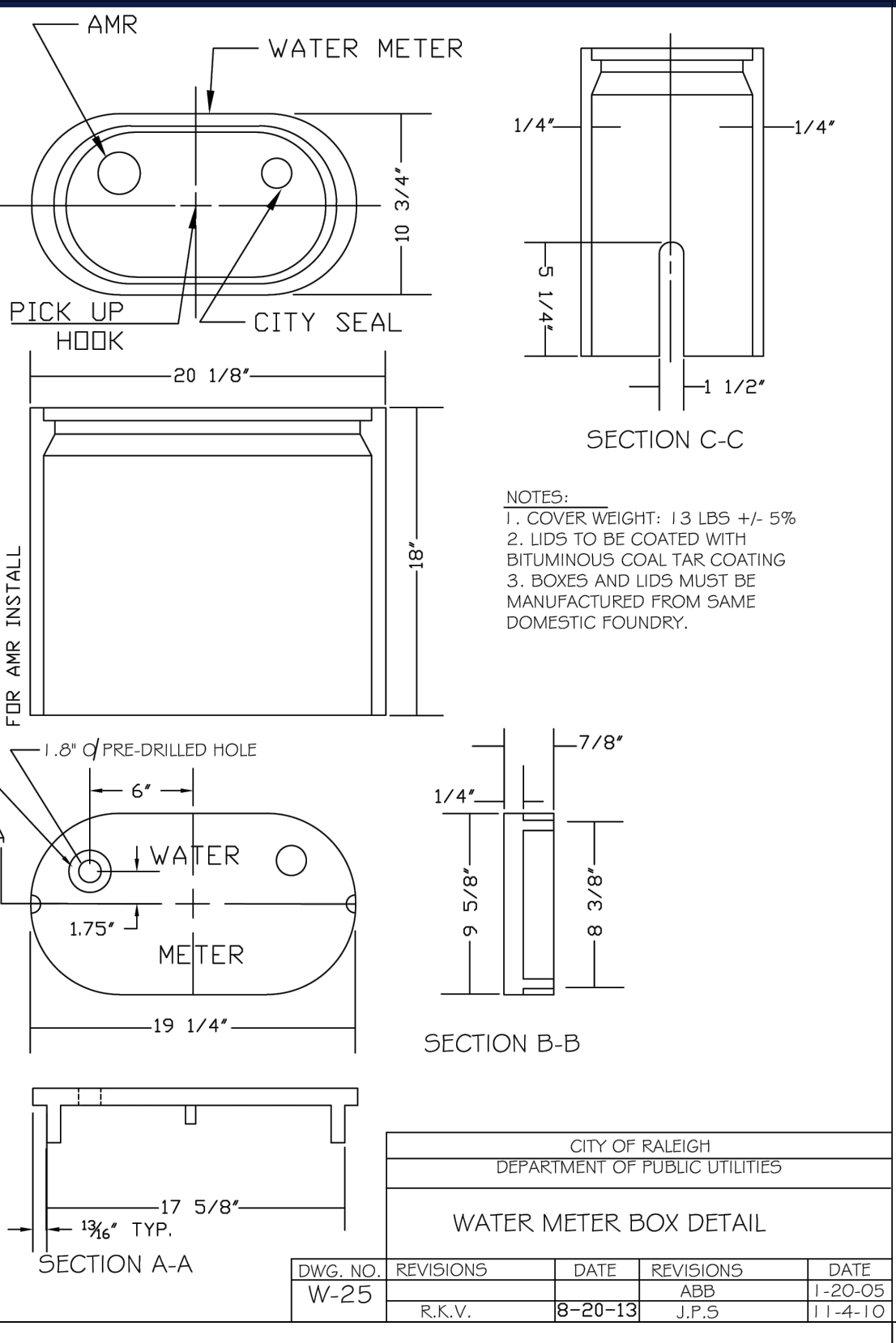
SHEET 2 OF 2  
**840.03**



**1-241** STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

ROADWAY STANDARD DRAWING FOR CONCRETE CATCH BASIN 12" THRU 54" PIPE

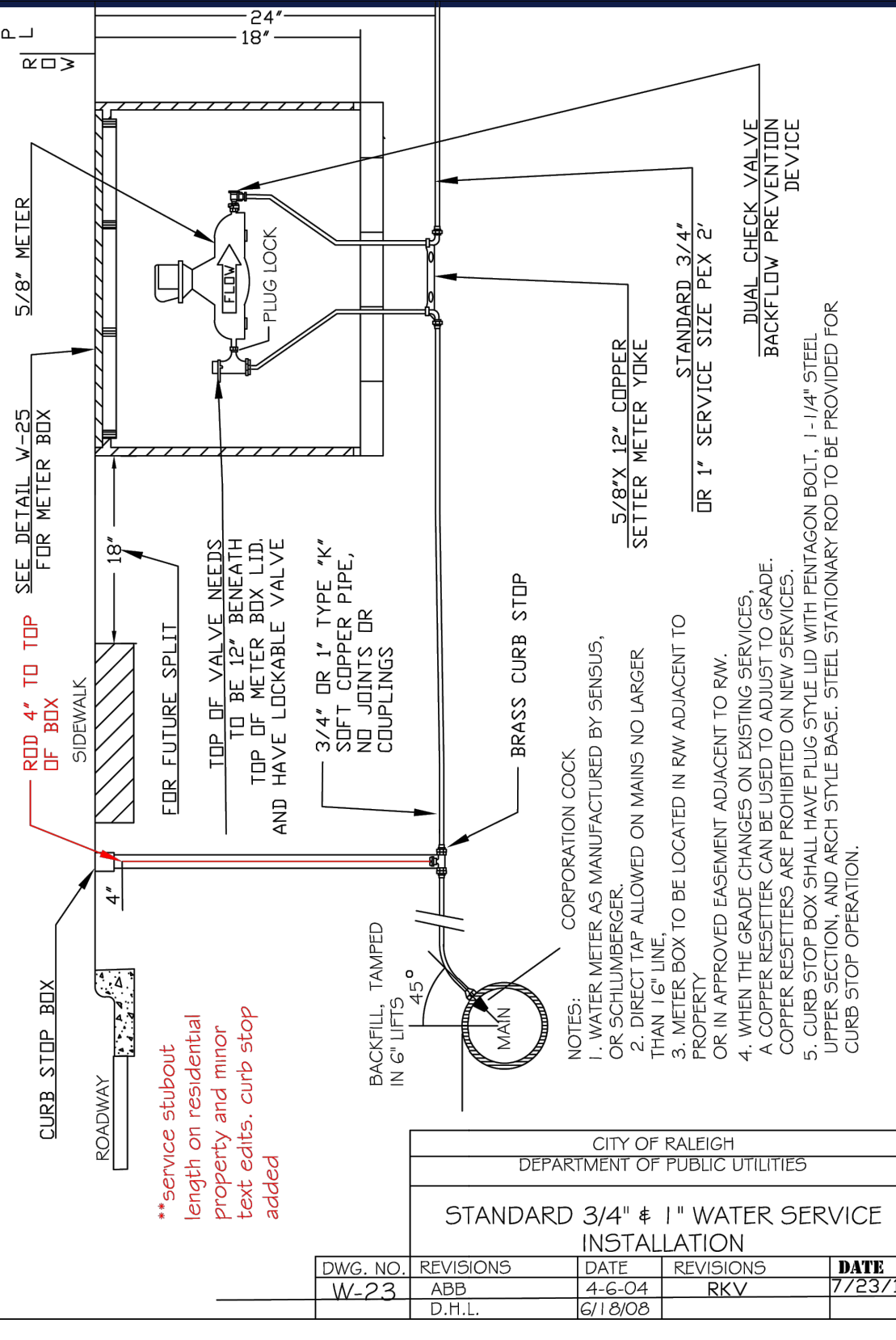
SHEET 1 OF 2  
**840.03**



**1-241** STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

ROADWAY STANDARD DRAWING FOR CONCRETE CATCH BASIN 12" THRU 54" PIPE

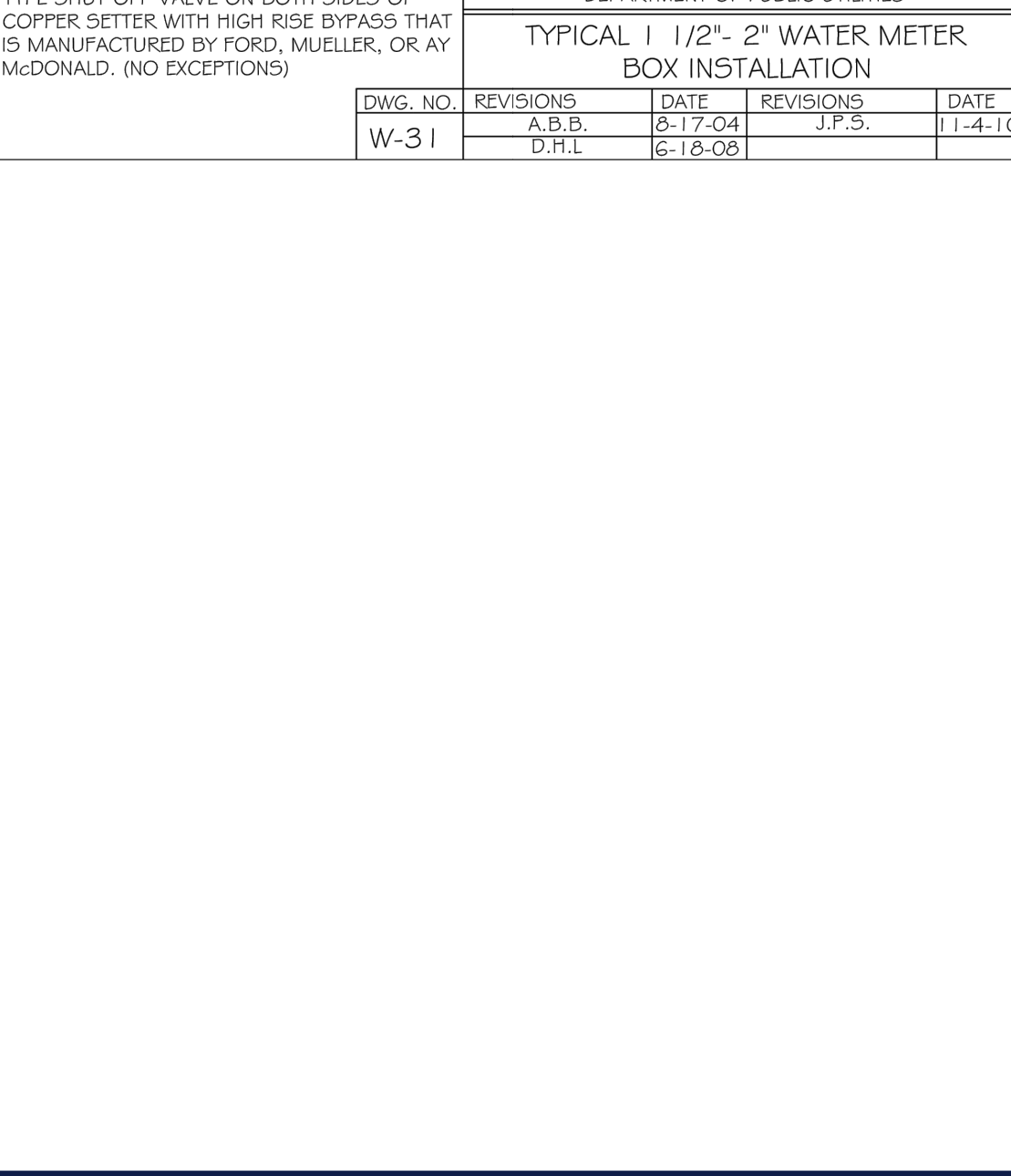
SHEET 1 OF 2  
**840.02**



**1-241** STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

ROADWAY STANDARD DRAWING FOR CONCRETE CATCH BASIN 12" THRU 54" PIPE

SHEET 1 OF 2  
**840.02**



**1-241** STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

ROADWAY STANDARD DRAWING FOR CONCRETE CATCH BASIN 12" THRU 54" PIPE

SHEET 2 OF 2  
**840.02**

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**REVISIONS**

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PROJECT No.: NCB230114.00  
DRAWN BY: VLJ/CC  
CHECKED BY: OAK  
DATE: 04/23/24  
CAD LID: P-CIVL-CND5

**CHASE**

PROPOSED DEVELOPMENT  
S MAIN ST & VIRGINIA WATER DR  
ROLESVILLE, NC 27587  
WAKE COUNTY

**BOHLER**  
BOHLER ENGINEERING NC, PLLC  
NCELS P-1132

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

**CONSTRUCTION DETAILS**

SHEET NUMBER:  
**C-902**

ORG. DATE - 04/23/24



**US 401 BUSINESS**  
(VARIABLE WIDTH PUBLIC R/W)

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

**WALLBROOK DR**  
EX. 60' PUBLIC R/W WIDTH

TABLE 6.2.4.3 MINIMUM / MAXIMUM PERCENTAGE

| TOTAL TREES PLANTED ON SITE | MINIMUM NUMBER OF GENERA REQUIRED | MAXIMUM PERCENTAGE OF ANY GENERA |
|-----------------------------|-----------------------------------|----------------------------------|
| 20 OR LESS                  | 1                                 | N/A                              |
| 21-50                       | 2                                 | 60%                              |
| 51-100                      | 3                                 | 50%                              |
| 101 OR MORE                 | 4                                 | 40%                              |

CODE COMPLIANCE CHART / ROLESVILLE LAND DEVELOPMENT ORDINANCE

| SECTION                                 | REQUIREMENT   | CALCULATIONS  |
|---|---|---|
| SECTION 6.2.1 OPEN SPACE                | NON-RESIDENTIAL DISTRICTS<br>1. LESS THAN 25 ACRES REQUIRES ONE (1) SMALL OPEN SPACE TYPE. 500 SF - 1.0 ACRE IN SIZE. TYPES INCLUDE: PLAZA, GREEN, POCKET PARK, OR ACTIVE USE AREA.   | OPEN SPACE PROVIDED: 500 SF SEATING AREA WITH THREE (3) BENCHES AND ONE (1) WASTE RECEPTACLE. |
| SECTION 6.2.2 BUFFERING                 | REQUIRED LANDSCAPE AREAS<br>PLAN IS PART OF THE WALLBROOK DEVELOPMENT. BUFFERS AND STREETSCAPE PREVIOUSLY APPROVED AND TO BE PLANTED BY OTHERS.   | COMPLIES  |
| SECTION 6.2.2.2 BUFFERING               | REQUIRED LANDSCAPE AREAS<br>1. SHALL INSTALL AND MAINTAIN PER EVERY FORTY (40) FEET OF THOROUGHFARE FRONTAGE; PER EVERY FIFTY (50) FEET ALONG COLLECTOR STREET FRONTAGE; AND PER EVERY SIXTY (60) FEET ALONG LOCAL STREETS:<br>ONE (1) STREET TREE 2.5" CAL. OR, TWO (2) ORNAMENTAL TREES 1.5" CAL WHERE POWERLINES ARE PRESENT.  | COMPLIES  |
| SECTION 6.2.4.4 PARKING LOT LANDSCAPING | PARKING LOT TERMINAL/INTERIOR ISLAND LANDSCAPING STANDARDS:<br>1. TERMINAL AND INTERIOR ISLANDS, SHALL BE AT LEAST EIGHT (8) FEET WIDE BY EIGHTEEN (18) FEET IN LENGTH MEASURED FROM INSIDE OF CURB.<br>2. ONE (1) LARGE OR MEDIUM CANOPY TREE SHALL BE REQUIRED FOR EVERY ONE-HUNDRED-AND-FIFTY (150) SQUARE FEET (OR FRACTION ABOVE ONE-HALF) WITH A MINIMUM OF ONE LARGE OR MEDIUM CANOPY TREE REQUIRED PER TERMINAL OR INTERIOR ISLAND.<br>3. ALL PARKING SPACES SHALL BE WITHIN 60 LF OF A CANOPY TREE.<br>4. TERMINAL ISLANDS SHALL BE LANDSCAPED WITH SHRUBS, ACCENT PLANTS, ORNAMENTAL GRASSES AND GROUND COVER, EXCLUDING SOD, WHICH WILL PROVIDED ONE HUNDRED (100)PERCENT COVERAGE WITHIN TWO (2) YEARS.<br>5. LANDSCAPING IN ISLANDS ADJACENT TO PARKING SPACES SHALL BE SETBACK A MINIMUM OF TWO (2) FEET FROM THE BACK OF CURB.<br><br>PARKING PERIMETER PLANTINGS:<br>1. PARKING PERIMETER PLANTINGS SHALL BE REQUIRED TO ENHANCE THE VIEW OF A PARKING LOT FROM ABUTTING STREETS AND PROPERTIES. PARKING PERIMETER PLANTINGS SHALL BE PROVIDED ON THE PERIMETER OF ALL PARKING LOTS.<br>2. PARKING PERIMETER PLANTINGS SHALL CONSIST OF A SINGLE CONTINUOUS ROW OF SHRUBS PLANTED NO GREATER THAN THREE (3) FEET ON CENTER AND WITHIN FIVE (5) FEET OF THE PARKING LOT EDGE.<br>3. PARKING LOT SHRUBS SHALL BE A MINIMUM HEIGHT OF THIRTY (30) INCHES ABOVE GRADE WITHIN THREE YEARS OF PLANTING. SHRUBS MAY NOT EXCEED A HEIGHT OF FOUR (4) FEET AND SHALL BE PRUNED AND MAINTAINED. | COMPLIES  |
| SECTION 6.2.4.6 SERVICE AREA SCREENING  | 1. SERVICE AREAS AND EQUIPMENT SHALL BE SCREENED FROM ADJACENT PROPERTIES AND RIGHT-OF-WAY.   | COMPLIES  |
| SECTION 6.2.4.7 GENERAL STANDARDS       | 1. PLANTS SHALL BE NATIVE OR LOCALLY ADAPTIVE SPECIES.<br>2. PLANT LIST SHALL INCLUDE AT LEAST FOUR (4) DIFFERENT TREE SPECIES WITH NO ONE SPECIES BEING GREATER THAN THIRTY-FIVE (35) PERCENT OF THE PALETTE.<br>3. CANOPY TREES: 3" CAL. 12' MINIMUM HEIGHT AND ATTAIN A MATURE HEIGHT OF 35' AND 30' SPREAD.<br>4. DECIDUOUS UNDERSTORY TREE: 2" CAL., 8' MINIMUM HEIGHT AND ATTAIN A MATURE HEIGHT OF 15' AND 15' SPREAD.<br>5. EVERGREEN SHRUBS: 24" MINIMUM HEIGHT<br>6. DECIDUOUS SHRUBS: 18" MINIMUM HEIGHT<br>7. ORNAMENTAL GRASSES: 2 GAL. MINIMUM<br>8. GROUND COVER: 1 GAL. MINIMUM   |   |

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PROJECT No.: NCB230114.00  
DRAWN BY: VLUJ/CC  
CHECKED BY: OAK  
DATE: 04/23/24  
CAD ID: P-CIV-L-101

PROPOSED DEVELOPMENT  
S MAIN ST & VIRGINIA WATER DR  
ROLESVILLE, NC 27587  
WAKE COUNTY

**CHASE**

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

NORTH CAROLINA  
Professional Engineer  
SEAL  
065420  
EXPIRES 4/23/24

SHEET TITLE:  
**LANDSCAPE PLAN**

SHEET NUMBER:  
**L-101**

ORG. DATE - 04/23/24

PLANT SCHEDULE

| CODE             | QTY | BOTANICAL NAME                       | COMMON NAME                    | SIZE       | CONTAINER |
|------------------|-----|--------------------------------------|--------------------------------|------------|-----------|
| CANOPY TREES     |     |                                      |                                |            |           |
| AO               | 4   | ACER RUBRUM 'OCTOBER GLORY'          | OCTOBER GLORY RED MAPLE        | 3" CAL.    | B&B       |
| AS               | 4   | ACER SACCHARUM                       | SUGAR MAPLE                    | 3" CAL.    | B&B       |
| MX               | 1   | MAGNOLIA X JANE'                     | JANE MAGNOLIA                  | 3" CAL.    | B&B       |
| QJ2              | 1   | QUERCUS LYRAEA                       | OVERCUP OAK                    | 3" CAL.    | B&B       |
| QNU              | 2   | QUERCUS NUTTALLII                    | NUTTALL OAK                    | 3" CAL.    | B&B       |
| QP               | 5   | QUERCUS PALUSTRIS                    | PIN OAK                        | 2.5" CAL.  | B&B       |
| OS               | 3   | QUERCUS SHUMARDII                    | SHUMARD OAK                    | 3" CAL.    | B&B       |
| UP               | 2   | ULMUS PARVIFOLIA                     | LACEBARK ELM                   | 3" CAL.    | B&B       |
| ORNAMENTAL TREES |     |                                      |                                |            |           |
| LT2              | 3   | LAGERSTROEMIA INDICA X FAURET TONTO' | TONTO CRAPE MYRTLE MULTI-TRUNK | 2" CAL.    | B&B       |
| SHRUBS           |     |                                      |                                |            |           |
| AK               | 21  | ABELIA X GRANDIFLORA 'KALEIDOSCOPE'  | KALEIDOSCOPE GLOSSY ABELIA     | 24" MIN.   | CONTAINER |
| HQ               | 5   | HYDRANGEA QUERCIFOLIA                | DAKLEAF HYDRANGEA              | 18-24" HT. | CONTAINER |
| IE               | 7   | ILEX 'EMILY BRUNER'                  | EMILY BRUNER HOLLY             | 6" MIN.    | CONTAINER |
| IS               | 128 | ILEX GLABRA 'SHAMROCK'               | SHAMROCK SWISSY HOLLY          | 24" MIN.   | CONTAINER |
| IT               | 4   | ITEA VIRGINICA 'LITTLE HENRY'        | VIRGINIA SWEETSPIRE            | 18-24"     | CONTAINER |
| IN               | 13  | ILEX VOMITORIA 'NANA'                | DWARF YAUPON HOLLY             | 24" MIN.   | CONTAINER |
| LN2              | 15  | LOROPETALUM CHINENSE RUBRUM 'PILCO'  | CRIMSON FIRE™ PRINCE FLOWER    | 24" MIN.   | CONTAINER |
| GRASSES          |     |                                      |                                |            |           |
| MP               | 94  | MULLENBERGIA CAPILLARIS 'PINK CLOUD' | PINK CLOUD PINK MUHLY GRASS    | 2 GAL.     | CONTAINER |
| GROUND COVER     |     |                                      |                                |            |           |
| LV               | 37  | LIRIOPE MUSCARI VARIEGATA'           | VAREGATED LILYTURF             | 1 GAL.     | CONTAINER |

**WALLBROOK LANDCO LLC  
FUTURE LOT 5B (TO BE DESIGNED  
PERMITTED BY OTHERS)  
±1.05 AC  
EX. PIN: 1758-56-3963  
DB 18103, PG 1563  
PB 2023, PG 1602  
ZONING: GC-CZ  
EX. LAND USE: VACANT**

**WALLBROOK LANDCO LLC  
FUTURE LOT 5A  
±1.63 AC  
EX. PIN: 1758-56-3963  
DB 18103, PG 1563  
PB 2023, PG 1602  
ZONING: GC-CZ  
EX. LAND USE: VACANT**

**THIS PLAN TO BE UTILIZED FOR  
LANDSCAPE PURPOSES ONLY**



Apr 26, 2024  
H:\2023\NCB230114\001\LAND DEVELOPMENT\CAD\DRAWINGS\PLAN SETS\SP-CIV-L-101\LAND DEVELOPMENT\CAD\DRAWINGS\PLAN SETS\SP-CIV-L-101\LAND DEVELOPMENT\CAD\DRAWINGS\PLAN SETS\SP-CIV-L-101\L-101.LSP



