

Comments on #SDP-26-0004 - Planning & Zoning: Site Development Plan

Application Number: #SDP-26-0004
Application Type: Site Development Plan
Date: August 12, 2026
Address: 705 S MAIN ST, ROLESVILLE, NC 27571
Parcel: 1758574058



THIS DOCUMENT IS NOT AN APPROVAL.

The Town of Rolesville Technical Review Committee has reviewed your Site Development Plan Application and provided a set of comments requiring your attention. These comments must be addressed in full before approval is issued.

Reviewing this document on the GovWell, our online portal, will allow you to view interactive markups on the document. If you are viewing this as a PDF or offline, a list of all comments will be provided below in this cover sheet. These comments must be addressed before approval is granted.

After you have addressed all comments, please upload corrected versions of the plans by clicking [here](#) or by visiting <https://app.govwell.com/record/74219ec7-ba66-4feb-b005-cb9102ed6e8f>.

Contacts

Jacqueline Thompson
On-Call Civil Engineer

jacqueline.thompson@bolton-menk.com

Repeat Comment(s)

Lorna Withrow
Wake County Watershed Mgmt

lorna.withrow@wake.gov

Updates Requested

Meredith Gruber
Senior Planner

mgruber@rolesvillenc.gov

Repeat Comment(s)

Michael Elabarger
Assistant Planning Director

melabarger@rolesvillenc.gov

Approved

Stephen Wensman
Planning Director

swensman@rolesvillenc.gov

Repeat Comment(s)

Stephen Wolf
Wake County Deputy Fire Marshal

stephen.wolf@wake.gov

Approved

Comments on Plan

Reviewer feedback tied to specific locations on the plan. The number on each comment corresponds to a matching number marked on the plan page. Each comment must be resolved in GovWell.

1



Stephen Wolf
Wake County Deputy Fire Marshal

**** No new fire service comments. All Previous comments have been addressed.**

V2_SDP_26_0004_WallbrookShoppes.pdf · Page 1 · August 3, 2026, 11:27am

2



Stephen Wensman
Planning Director

Repeat comments from V2

V2_SDP_26_0004_WallbrookShoppes.pdf · Page 1 · July 31, 2026, 12:50pm

3



Jacqueline Thompson
On-Call Civil Engineer

Since the viewport was adjusted, please label the adjacent property owner data.

V2_SDP_26_0004_WallbrookShoppes.pdf · Page 2 · August 5, 2026, 4:37pm

4



Jacqueline Thompson
On-Call Civil Engineer

Please include a typical section/detail for bicycle parking with a rack to meet the requirements of LDO Section 6.4.7

V2_SDP_26_0004_WallbrookShoppes.pdf · Page 7 · August 5, 2026, 4:38pm

5



Jacqueline Thompson
On-Call Civil Engineer

Please include the easement width in the label.

V2_SDP_26_0004_WallbrookShoppes.pdf · Page 7 · August 5, 2026, 4:38pm

6



Jacqueline Thompson
On-Call Civil Engineer

It appears the driveway entrance is wider than 32', labeled above, please label width of entrance.

V2_SDP_26_0004_WallbrookShoppes.pdf · Page 7 · August 5, 2026, 4:39pm

7



Jacqueline Thompson
On-Call Civil Engineer

REPEAT - Please include a stop bar 4' behind the crosswalk.

V2_SDP_26_0004_WallbrookShoppes.pdf · Page 7 · August 5, 2026, 4:39pm

8



Jacqueline Thompson
On-Call Civil Engineer

REPEAT - Please review the tree location - per LDO Section 6.2.5.B, no street tree shall be planted closer than 10' from any fire hydrant.

V2_SDP_26_0004_WallbrookShoppes.pdf · Page 8 · August 5, 2026, 4:40pm

9



Jacqueline Thompson
On-Call Civil Engineer

REPEAT - Please include spot elevations for the patio area to ensure positive drainage away from the building.

V2_SDP_26_0004_WallbrookShoppes.pdf · Page 10 · August 5, 2026, 4:40pm

10



Jacqueline Thompson
On-Call Civil Engineer

There does not appear to be any 30" curb or valley curb on the project site. Please wipeout/remove these 2 details to avoid confusion if not being used. If being used, please make sure to label on the site plan.

V2_SDP_26_0004_WallbrookShoppes.pdf · Page 13 · August 5, 2026, 4:41pm

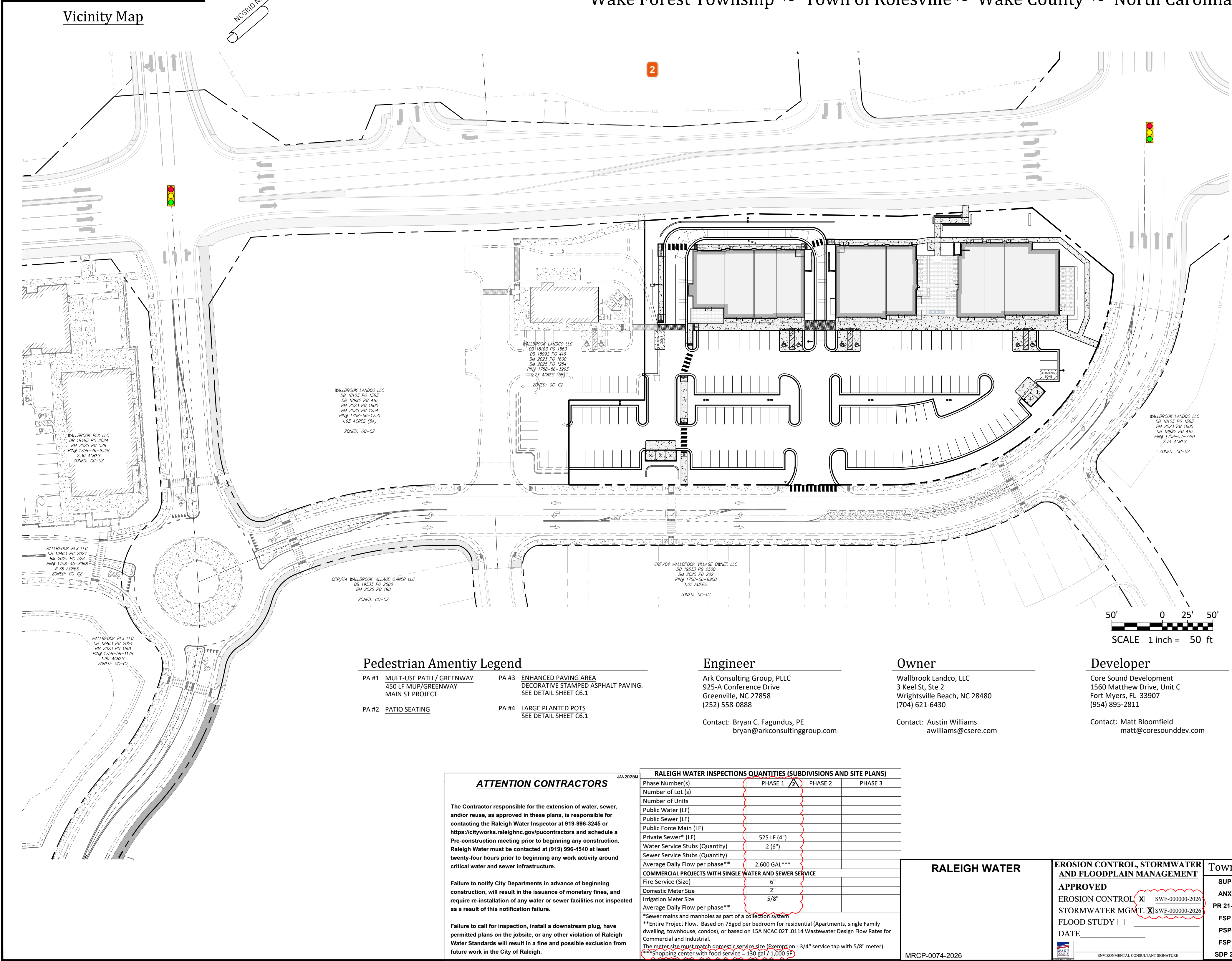
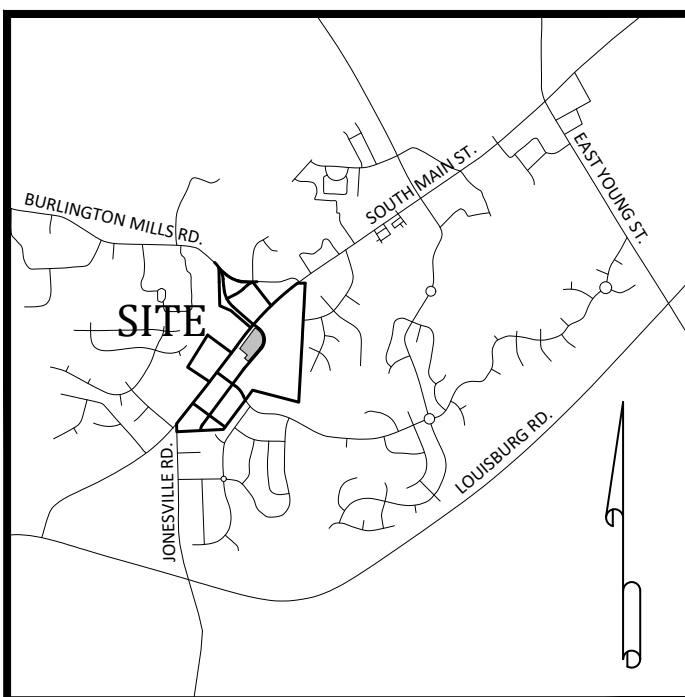
WALLBROOK SHOPPES

SITE DEVELOPMENT PLAN - SDP 26-0004

PIN # 1758-57-4058 | 701, 705 & 715 S. Main St. 1

Wake Forest Township ~ Town of Rolesville ~ Wake County ~ North Carolina

Vicinity Map



Pedestrian Amentiy Legend

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

PA #2 PATIO SEATING

PA #3 ENHANCED PAVING AREA
DECORATIVE STAMPED ASPHALT PAVING.
SEE DETAIL SHEET C6.1

PA #4 LARGE PLANTED POTS
SEE DETAIL SHEET C6.1

Engineer

Ark Consulting Group, PLLC
925-A Conference Drive
Greenville, NC 27858
(252) 558-0888
Contact: Bryan C. Fagundus, PE
bryan@arkconsultinggroup.com

Owner

Wallbrook Landco, LLC
3 Keel St, Ste 2
Wrightsville Beach, NC 28480
(704) 621-6430
Contact: Austin Williams
awilliams@csere.com

Developer

Core Sound Development
1560 Matthew Drive, Unit C
Fort Myers, FL 33907
(954) 895-2811
Contact: Matt Bloomfield
matt@coresounddev.com

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.

RALEIGH WATER INSPECTIONS QUANTITIES (SUBDIVISIONS AND SITE PLANS)			
Phase Number(s)	PHASE 1	PHASE 2	PHASE 3
Number of Lot (s)			
Number of Units			
Public Water (LF)			
Public Sewer (LF)			
Public Force Main (LF)			
Private Sewer* (LF)	525 LF (4")		
Water Service Stubs (Quantity)	2 (6")		
Sewer Service Stubs (Quantity)			
Average Daily Flow per phase**	2,600 GAL**		
COMMERCIAL PROJECTS WITH SINGLE WATER AND SEWER SERVICE			
Fire Service (Size)	6"		
Domestic Meter Size	2"		
Irrigation Meter Size	5/8"		
Average Daily Flow per phase**			
*Sewer mains and manholes as part of a collection system			
**Entire Project Flow. Based on 75gpd per bedroom for residential (Apartments, single Family dwelling, townhouse, condos), or based on 15A NCAC 02T .0114 Wastewater Design Flow Rates for Commercial and Industrial.			
The meter size must match domestic service size (Exemption - 3/4" service tap with 5/8" meter)			
***Shopping center with food service = 130 gal / 1,000 SF			

RALEIGH WATER

MRCP-0074-2026

EROSION CONTROL, STORMWATER AND FLOODPLAIN MANAGEMENT

APPROVED
EROSION CONTROL ☒ SWF-00000-2026
STORMWATER MGMT. ☒ SWF-00000-2026
FLOOD STUDY ☐
DATE _____
ENVIRONMENTAL CONSULTANT SIGNATURE _____

Town of Rolesville Development Applications

SUP 20-02 SPECIAL USE PERMIT
ANX 21-06 ANNEXATION
PR 21-04 REV PRELIMINARY SUBDIVISION PLAT (REVISED)
FSP 23-09 INTERMEDIATE SUBDIVISION PLAT
FSP 24-01 LOT 5 PRELIMINARY SUBDIVISION PLAT
FSP 24-13 LOT 5 FINAL SUBDIVISION PLAT
SDP 26-0004 LOT 5C SITE DEVELOPMENT PLAN (CURRENT APPLICATION)

TOWN OF ROLESVILLE

Site Data 1

WAKE COUNTY PIN: 1758-57-4058
REAL ESTATE ID: 0509435
CURRENT ZONING: GC-CZ
TOTAL ACREAGE IN SITE: 2.71 AC (LOT 5C)
TOTAL ACREAGE IN PROJECT LIMITS: 2.71 AC
DISTURBED ACREAGE: 2.71 AC
WATERSHED: Lower Neuse
RIVER BASIN: Neuse
CURRENT USE: VACANT / CLEARED / GRADED
PROPOSED USE: NON-RESIDENTIAL
BUILDING FLOOR AREA: 20,060 SF
BUILDING LOT COVERAGE: 0% EXIST., 17% PROPOSED
BUILDING HEIGHT: 20'-8" (1 STORY)
TOTAL NUMBER OF PARKING SPACES REQUIRED: 50 SPACES (INCL. 2 H/C) + 4 BICYCLE SPACES
TOTAL NUMBER OF PROPOSED PARKING SPACES: 120 SPACES (INCL. 6 H/C) + 4 BICYCLE SPACES
TOTAL SQ. FEET OF EXIST. IMPERVIOUS AREA: 2,055 SF
TOTAL SQ. FEET OF PROP. IMPERVIOUS AREA: 87,191 SF
TOTAL SQ. FEET OF IMPERVIOUS AREA: 89,246 SF (76% - LOT 5C)
DEVELOPMENT STANDARDS: LDO
REFERENCES: DB 18103, PG 1563
BM 2025, PG 1254
BM 2025, PG 1255
701 S. MAIN STREET
705 S. MAIN STREET
715 S. MAIN STREET
ADDRESS:

Parking Requirements:

PARKING REQUIRED: RETAIL SALES AND SERVICES
BICYCLE PARKING: 1 / 5000 SF = 20,060 / 5000 4 SPACES
MINIMUM: 2.5 / 1000 SF = 20,060 / 1000 * 2.5 50 SPACES
MAXIMUM: 7.5 / 1000 SF = 20,060 / 1000 * 7.5 150 SPACES
TOTAL REQUIRED PARKING: 50 SPACES
+ 4 BICYCLE PARKING
REQUIRED HANDICAP PARKING: 2 SPACES
PARKING PROVIDED: 120 SPACES (INCL. 6 H/C)
4 BICYCLE PARKS

Sheet Index

#	Title	ISSUED	REVISED
C0.1	Cover	☐	☒
C0.2	Existing Conditions & Demolition Plan	☐	☒
C1.0	Erosion Control - Notes	☐	☒
C1.1	Erosion Control Plan - Phase 1	☐	☐
C1.2	Erosion Control Plan - Phase 2	☐	☐
C1.3	Erosion Control - Details	☐	☐
C2.0	Site Plan	☐	☒
C3.0	Utility Plan	☐	☒
C3.1	Plan / Profile - Private San. Sewer	☐	☐
C4.0	Grading Plan	☐	☒
C4.1	Retaining Wall Enlargements	☐	☐
C5.0	Required Vegetation Plan	☐	☒
C6.1	Details	☐	☐
C6.2	Details	☐	☒
C6.3	Details	☐	☐
REF	Arch. Building Elevations - Ci Design, Inc.	☐	☒
REF	Site Lighting	☐	☐
REF	Tree Preservation	☐	☐
REF	PR 21-04 REV Wallbrook Preliminary Plat (Cover)	☐	☐



WALLBROOK SHOPPES (LOT 5C)

Town of Rolesville Project No. SDP 26-0004

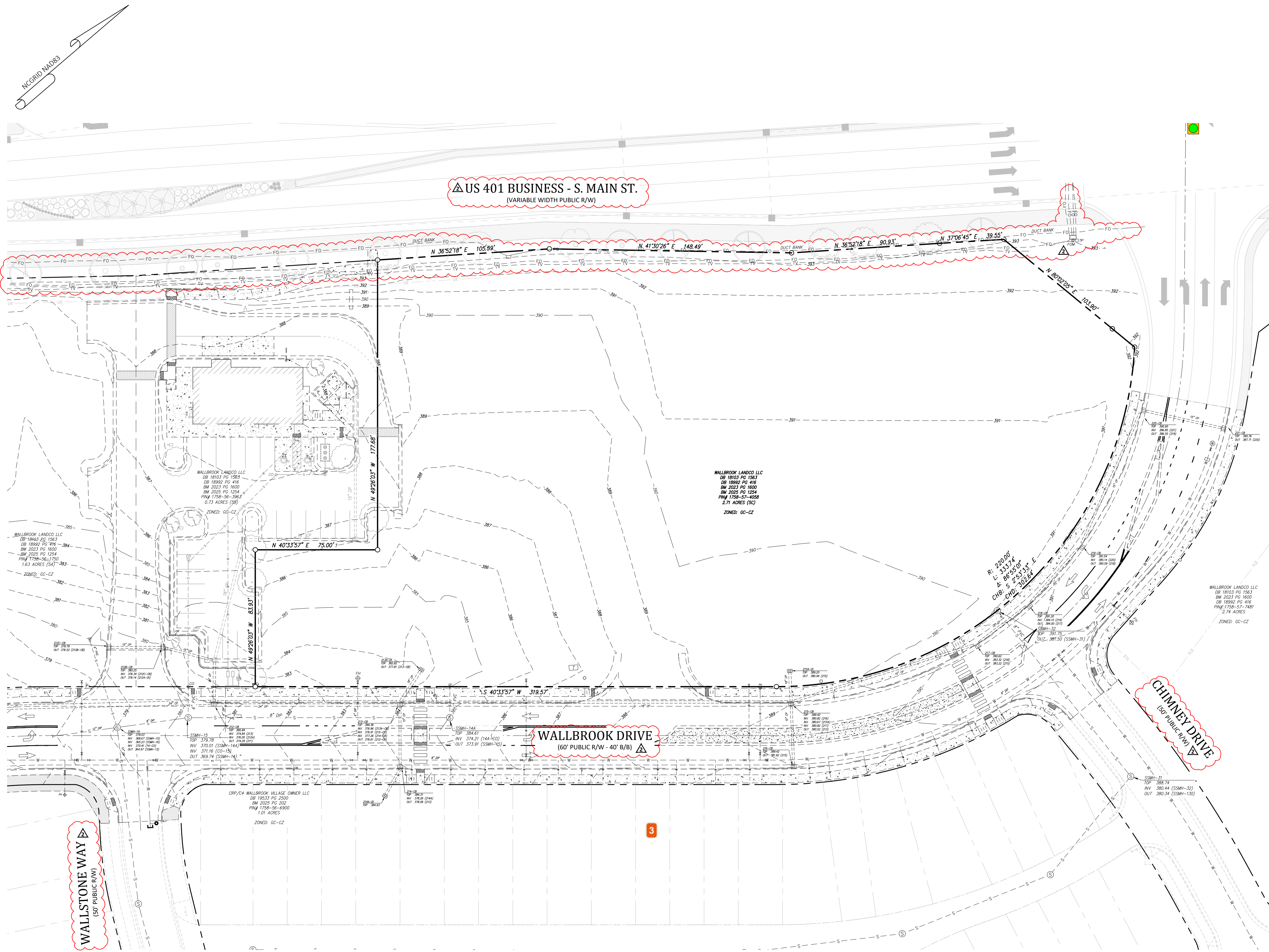
Wake Forest Township, Town of Rolesville, Wake County, North Carolina



Project Manager: BCF
Drawn By: DLC
Checked By: BCF
Project Number: 26041
Drawing Number: D-1640

C0.1

Date: May 4, 2026



30' 0 15' 30'
SCALE 1 inch = 30 ft

- | | |
|------------------|--------|
| Project Manager: | BCF |
| Drawn By: | DLC |
| Checked By: | BCF |
| Project Number: | 26041 |
| Drawing Number: | D-1640 |

Date: May 4, 2026

Wake County Stockpile Requirements

DESIGN CRITERIA

- A 25-FOOT TEMPORARY MAINTENANCE AND ACCESS AREA SHALL BE SHOWN AROUND ALL PROPOSED STOCKPILES (EROSION CONTROL MEASURES SURROUNDING THE STOCKPILE SHALL BE SHOWN AT THE OUTER LIMIT OF THIS AREA).
- STOCKPILE FOOTPRINTS SHALL BE SETBACK A MINIMUM OF 25' FROM ADJACENT PROPERTY LINES.
- A NOTE SHALL BE PROVIDED ON THE APPROVED PLAN THAT STOCKPILE HEIGHT SHALL NOT EXCEED 35 FEET.
- STOCKPILE SLOPES SHALL BE 2:1 OR FLATTER.
- APPROVED BMP'S SHALL BE SHOWN ON A PLAN TO CONTROL ANY POTENTIAL SEDIMENT LOSS FROM A STOCKPILE.
- 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.
- ANY CONCENTRATED FLOW LIKELY TO AFFECT THE STOCKPILE SHALL BE DIVERTED TO AN APPROVED BMP.
- OFF-SITE SPOIL OR BORROW AREAS MUST FOLLOW THE WAKE COUNTY UDO AND STATE REGULATIONS. **ALL SPOIL AREAS OVER AND 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 UDO (CERTIFICATIONS AND PERMITS REQUIRED).

MAINTENANCE REQUIREMENTS TO BE NOTED ON THE EROSION AND SEDIMENT CONTROL PLAN

- SEEDING OR COVERING STOCKPILES WITH TAPPS OR MULCH IS REQUIRED AND WILL REDUCE EROSION PROBLEMS. TAPPS SHOULD BE KEVED IN AT THE TOP OF THE SLOPE TO KEEP WATER FROM RUNNING UNDERNEATH THE PLASTIC.
- 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.
- THE APPROVED PLAN SHALL PROVIDE FOR THE USE OF STAGED SEEDING AND MULCHING ON A CONTINUAL BASIS WHILE THE STOCKPILE IS IN USE.
- ESTABLISH AND MAINTAIN A VEGETATIVE BUFFER AT THE TOE OF THE SLOPE (WHERE PRACTICAL).

Wake County Seeding Specifications

SEEDBED PREPARATION

- A 25-FOOT TEMPORARY MAINTENANCE AND ACCESS AREA SHALL BE SHOWN AROUND ALL PROPOSED STOCKPILES (EROSION CONTROL MEASURES SURROUNDING THE STOCKPILE SHALL BE SHOWN AT THE OUTER LIMIT OF THIS AREA).
- STOCKPILE FOOTPRINTS SHALL BE SETBACK A MINIMUM OF 25' FROM ADJACENT PROPERTY LINES.
- A NOTE SHALL BE PROVIDED ON THE APPROVED PLAN THAT STOCKPILE HEIGHT SHALL NOT EXCEED 35 FEET.
- STOCKPILE SLOPES SHALL BE 2:1 OR FLATTER.
- APPROVED BMP'S SHALL BE SHOWN ON A PLAN TO CONTROL ANY POTENTIAL SEDIMENT LOSS FROM A STOCKPILE.
- 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.
- ANY CONCENTRATED FLOW LIKELY TO AFFECT THE STOCKPILE SHALL BE DIVERTED TO AN APPROVED BMP.
- OFF-SITE SPOIL OR BORROW AREAS MUST FOLLOW THE WAKE COUNTY UDO AND STATE REGULATIONS. **ALL SPOIL AREAS OVER AND 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 UDO (CERTIFICATIONS AND PERMITS REQUIRED).

AMENDMENT 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)

DATE	TYPE	PLANTING RATE
AUGUST 15 - NOVEMBER 1	TALL FESCUE	300 LBS/ACRE
NOVEMBER 1 - MARCH 1	TALL FESCUE & ABRUZZI RYE	300 LBS/ACRE
MARCH 1 - APRIL 15	TALL FESCUE	300 LBS/ACRE
APRIL 15 - JUNE 30	HULLED COMMON BERMUDAGRASS	25 LBS/ACRE
JULY 1 - AUGUST 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)

SEEDING SCHEDULE - FOR SHOULDERS, SIDE DITCHES, SLOPES (3:1 TO 2:1)

DATE	TYPE	PLANTING RATE
AUGUST 15 - NOVEMBER 1	TALL FESCUE	300 LBS/ACRE
NOVEMBER 1 - MARCH 1	TALL FESCUE & ABRUZZI RYE	300 LBS/ACRE
MARCH 1 - APRIL 15	TALL FESCUE	300 LBS/ACRE
APRIL 15 - JUNE 30	HULLED COMMON BERMUDAGRASS	25 LBS/ACRE
JULY 1 - AUGUST 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)

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

TEMPORARY SEEDING SCHEDULE: 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.

PERMANENT STABILIZATION OF DISTURBED AREAS SHALL BE REQUIRED PRIOR TO CLOSE OUT OF ANY LAND DISTURBANCE PERMIT, AND MAY BE ACHIEVED BY ONE OR MORE OF THE FOLLOWING METHODS:

GRASS

- WHERE GRASS IS USED TO MEET STABILIZATION REQUIREMENTS, PERMANENT GROUND COVER MUST BE APPLIED TO OVER 100% OF THE DISTURBED AREA.
- PERMANENT STABILIZATION WILL BE CONSIDERED ACHIEVED WHEN 80% DENSITY OF THE PERMANENT GROUND COVER IS ESTABLISHED WITH NO EVIDENCE OF LARGE BARE PATCHES OR EROSION. ANNUAL RYE IS NOT A PERMANENT GROUND COVER.

SOD

- SOD SHOULD BE LAID ACROSS THE SLOPE WORKING FROM THE BOTTOM TO THE TOP OF A SLOPE
- SOD STRIPS SHOULD BE PLACED SO THAT THERE IS SNUG, EVEN JOINTS. JOINTS SHOULD BE STAGGERED TO PREVENT GAPS OR VOIDS WHICH MAY ALLOW ROOTS TO DRY OUT OR BE MORE SUSCEPTIBLE TO EROSION.
- ROLL OR TAMP SOD IMMEDIATELY AFTER PLACEMENT TO ENSURE THAT THERE IS SOLID CONTACT BETWEEN THE SOD AND THE GROUND.
- ON STEEP SLOPES, SOD MAY NEED TO BE STAPLED TO THE SURFACE OF THE SOIL.
- SOD SHOULD BE WATERED IMMEDIATELY ONCE SECURED, AND REGULARLY AS NEEDED TO ENSURE SOD GROWS.
- SOD SHOULD NOT BE APPLIED TO COMPACTED SOIL. TILL THE SOIL BELOW SOD PLACEMENT.

MULCH

- TRIPLE SHREDED HARDWOOD MULCH MAY BE APPLIED AT A MINIMUM DEPTH OF 6 INCHES TO ACHIEVE PERMANENT STABILIZATION ON LEVEL AREAS

IMPERVIOUS SURFACE

- IMPERVIOUS SURFACE SUCH AS GRAVEL, RIP RAP, ASPHALT, ETC. MAY BE USED FOR PERMANENT STABILIZATION. ALL SUCH IMPERVIOUS SURFACES MUST BE PERMITTED APPROPRIATELY

GROUND STABILIZATION AND MATERIALS HANDLING PRACTICES FOR COMPLIANCE WITH THE NCGO1 CONSTRUCTION GENERAL PERMIT

Implementing the details and specifications on this plan sheet will result in the construction activity being considered compliant with the Erosion and Sediment Stabilization and Materials Handling sections of the NCGO1 Construction General Permit (Sections E and F, respectively). The permittee shall comply with the Erosion and Sediment Control plan approved by the delegated authority having jurisdiction. All details and specifications shown on this sheet may not apply depending on site conditions and the delegated authority having jurisdiction.

SECTION E-G: GROUND STABILIZATION

Required Ground Stabilization Timeframes		
Site Area Description	Stabilize within this many calendar days after ceasing land disturbance	Timeframe variations
(a) Perimeter dikes, swales, ditches, and perimeter slopes	7	None
(b) High Quality Water (HQW) Zones	7	None
(c) Slopes steeper than 3:1	7	If slopes are 10 feet or less in length and are not steeper than 2:1, 14 days are allowed.
(d) Slopes 3:1 to 4:1	14	-7 days for slopes greater than 50' in length and with slopes steeper than 4:1 -7 days for perimeter dikes, swales, ditches, perimeter slopes and HQW Zones -10 days for Falls Lake Watershed
(e) Areas with slopes flatter than 4:1	14	-7 days for perimeter dikes, swales, ditches, perimeter slopes and HQW Zones -10 days for Falls Lake Watershed unless there is zero slope

Note: After the permanent cessation of construction activities, any areas with temporary ground stabilization shall be converted to permanent ground stabilization as soon as practicable but in no case longer than 90 calendar days after the last land disturbing activity. Temporary ground stabilization shall be maintained in a manner to render the surface stable against accelerated erosion until permanent ground stabilization is achieved.

GROUND STABILIZATION SPECIFICATION

Stabilize the ground sufficiently so that rain will not dislodge the soil. Use one of the techniques in the table below:

Temporary Stabilization	Permanent Stabilization
- Temporary grass seed covered with straw or other mulches and tackifiers. - Hydroseeding - Roller erosion control products with or without temporary grass seed - Appropriately applied straw or other mulch - Plastic sheeting	- Permanent grass seed covered with straw or other mulches and tackifiers - Geotextile fabrics such as permanent soil reinforcement matting (PRSM) - Hydroseeding - Shrubs or other permanent plantings covered with mulch - Uniform and evenly distributed ground cover - Structural methods such as concrete, asphalt or retaining walls - Roller erosion control products with grass seed

Note: The use of techniques listed above which promote and assist in establishment of vegetation does not constitute permanent stabilization prior to the establishment of permanent vegetation.

POLYACRYLAMIDES (PAMS) AND FLOCCULANTS

- Select flocculants that are appropriate for the soils being exposed during construction, selecting from the NC DWR List of Approved PAMS/Flocculants
- Apply flocculants at or before the inlets to Erosion and Sediment Control Measures.
- Apply flocculants at the concentrations specified in the NC DWR List of Approved PAMS/Flocculants and in accordance with the manufacturer's instructions.
- Provide ponding area for containment of treated Stormwater before discharging offsite.
- Store flocculants in leak-proof containers that are kept under storm-resistant cover or surrounded by secondary containment structures.

EQUIPMENT AND VEHICLE MAINTENANCE

- Maintain vehicles and equipment to prevent discharge of fluids.
- Provide drip pans under any stored equipment.
- Identify leaks and repair as soon as feasible, or remove leaking equipment from the project.
- Collect all spent fluids, store in separate containers and properly dispose as hazardous waste (recycle when possible).
- Remove leaking vehicles and construction equipment from service until the problem has been corrected.
- Bring used fuels, lubricants, coolants, hydraulic fluids and other petroleum products to a recycling or disposal center that handles these materials.

LITTER, BUILDING MATERIAL AND LAND CLEARING WASTE

- Never bury or burn waste. Place litter and debris in approved waste containers.
- Provide a sufficient number and size of waste containers (e.g. dumpster, trash receptacle) on site to contain construction and domestic wastes.
- Locate waste containers at least 50 feet away from storm drain inlets and surface waters unless no other alternatives are reasonably available.
- Locate waste containers on areas that do not receive substantial amounts of runoff from upland areas and does not drain directly to a storm drain, stream or wetland.
- Cover waste containers at the end of each workday and before storm events or provide secondary containment. Repair or replace damaged waste containers.
- Anchor all lightweight items in waste containers during times of high winds.
- Empty waste containers as needed to prevent overflow. Clean up immediately if containers overflow.
- Dispose waste off-site at an approved disposal facility.
- On business days, clean up and dispose of waste in designated waste containers.

PAINT AND OTHER LIQUID WASTE

- Do not dump paint and other liquid waste into storm drains, streams or wetlands.
- Locate paint washouts at least 50 feet away from storm drain inlets and surface waters unless no other alternatives are reasonably available.
- Contain liquid wastes in a controlled area.
- Containment must be labeled, sized and placed appropriately for the needs of site.
- Prevent the discharge of solvents, solvents, detergents and other liquid wastes from construction sites.

PORTABLE TOILETS

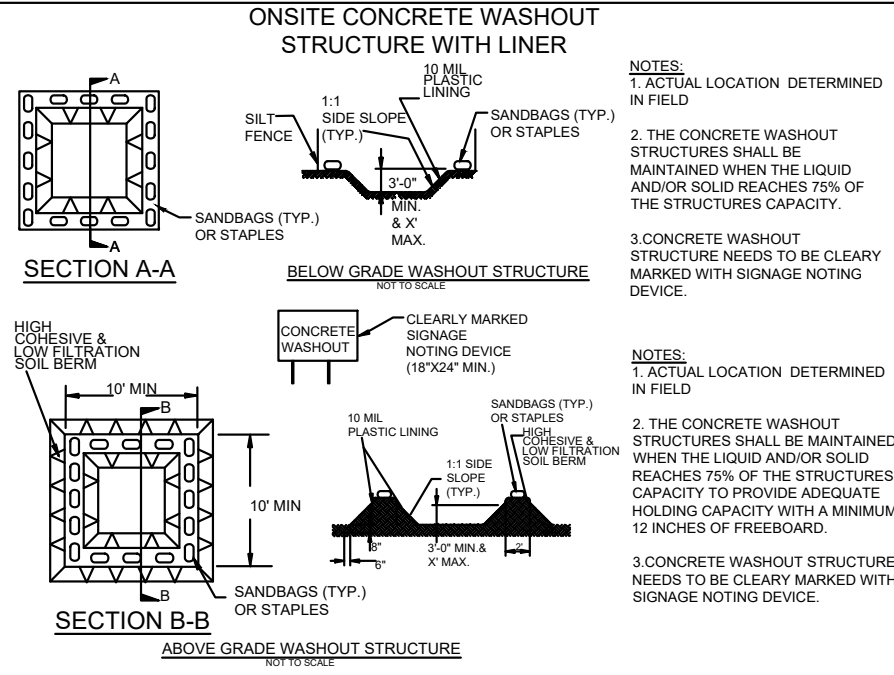
- Install portable toilets on level ground, at least 50 feet away from storm drains, streams or wetlands unless there is no alternative reasonably available. If 50 foot offset is not attainable, provide relocation of portable toilet behind silt fence or place on a gravel pad and surround with sand bags.
- Provide staking or anchoring of portable toilets during periods of high winds or in high foot traffic areas.
- Monitor portable toilets for leaking and properly dispose of any leaked material. Utilize a licensed sanitary waste hauler to remove leaking portable toilets and replace with properly operating unit.

EARTHEN STOCKPILE MANAGEMENT

- Show stockpile locations on plans. Locate earthen-material stockpile areas at least 50 feet away from storm drain inlets and surface waters unless it can be shown no other alternatives are reasonably available. It is recommended to locate stockpile areas at least 50 feet away from skimmer basins and anywhere stormwater flow is concentrated.
- Protect stockpile with silt fence installed along toe of slope with a minimum offset of five feet from the toe of stockpile.
- Provide stable stone access point when feasible.
- Stabilize stockpile within the timeframes provided on this sheet and in accordance with the approved plan and any additional requirements. Soil stabilization is defined as vegetative, physical or chemical coverage techniques that will restrain accelerated erosion on disturbed soils for temporary or permanent control needs.

HAZARDOUS AND TOXIC WASTE

- Create designated hazardous waste collection areas on-site.
- Place hazardous waste containers under cover or in secondary containment.
- Do not store hazardous chemicals, drums or bagged materials directly on the ground.



CONCRETE WASHOUTS

- Do not discharge concrete or cement slurry from the site.
- Dispose of, or recycle settled, hardened concrete residue in accordance with local and state solid waste regulations and at an approved facility.
- Manage washout from mortar mixers in accordance with the above item and in addition place the mixer and associated materials on impervious barrier and within lot perimeter silt fence.
- Install temporary concrete washouts per local requirements, where applicable. If an alternate method or product is to be used, contact your approval authority for review and approval. If local standard details are not available, use one of the two types of temporary concrete washouts provided on this detail.
- Do not use concrete washouts for dewatering or storing defective curb or sidewalk sections. Stormwater accumulated within the washout may not be pumped into or discharged to the storm drain system or receiving surface waters. Liquid waste must be pumped out and removed from project.
- Locate washouts at least 50 feet from storm drain inlets and surface waters unless it can be shown that no other alternatives are reasonably available. At a minimum, install protection of storm drain inlet(s) closest to the washout which could receive spills or overflow.
- Locate washouts in an easily accessible area, on level ground and install a stone entrance pad in front of the washout. Additional controls may be required by the approving authority.
- Install at least one sign directing concrete trucks to the washout within the project limits. Post signage on the washout itself to identify this location.
- Remove leavings from the washout when at approximately 75% capacity to limit overflow events. Replace the tarp, sand bags or other temporary structural components when no longer functional. When utilizing alternative or proprietary products, follow manufacturer's instructions.
- At the completion of the concrete work, remove remaining leavings and dispose of in an approved disposal facility. Fill pit, if applicable, and stabilize any disturbance caused by removal of washout.

HERBICIDES, PESTICIDES AND RODENTICIDES

- Store and apply herbicides, pesticides and rodenticides in accordance with label restrictions.
- Store herbicides, pesticides and rodenticides in their original containers with the label, which lists directions for use, ingredients and first aid steps in case of accidental poisoning.
- Do not store herbicides, pesticides and rodenticides in areas where flooding is possible or where they may spill or leak into wells, stormwater drains, ground water or surface water. If a spill occurs, clean area immediately.
- Do not stockpile these materials onsite.

Effective:
April 1, 2024

GROUND COVER & MATERIALS HANDLING

PART III SELF-INSPECTION, RECORDKEEPING AND REPORTING

SECTION A: SELF-INSPECTION

Self-inspections are required during normal business hours in accordance with the table below. When adverse weather or site conditions would cause the safety of the inspection personnel to be in jeopardy, the inspection may be delayed until the next business day on which it is safe to perform the inspection. In addition, when a storm event of equal to or greater than 1.0 inch occurs outside of normal business hours, the self-inspection shall be performed upon the commencement of the next business day. Any time when inspections were delayed shall be noted in the Inspection Record.

Inspect	Frequency (during normal business hours)	Inspection records must include:
(1) Rain gauge maintained in good working order	Daily	Daily rainfall amounts. If no daily rain gauge observations are made during weekend or holiday periods, and no individual-day rainfall information is available, record the cumulative rain measurement for those unattended days (this will determine if a site inspection is needed). Days on which no rainfall occurred shall be recorded as "Zero." The permittee may use another rain-monitoring device approved by the Division.
(2) E&SC Measures	At least once per calendar days and within 24 hours of a rain event ≥ 1.0 inch in 24 hours.	1. Identification of the measures inspected 2. Date and Time of the inspection 3. Name of the person performing the inspection 4. Indication of whether the measures were operating properly 5. Description of maintenance needs for the measure 6. Description, Evidence, and date of corrective actions taken
(3) Stormwater discharge outfalls(SDOs)	At least once per calendar days and within 24 hours of a rain event ≥ 1.0 inch in 24 hours.	1. Identification of the discharge outfalls inspected 2. Date and Time of the inspection 3. Name of the person performing the inspection 4. Evidence of indicators of stormwater pollution such as oil sheen, floating or suspended solids or discoloration 5. Indication of visible sediment leaving the site 6. Description, Evidence, and date corrective actions taken
(4) Perimeter of Site	At least once per calendar days and within 24 hours of a rain event ≥ 1.0 inch in 24 hours.	1. If visible Sedimentation is found outside site limits, then record of the following shall be made: 1) Actions taken to clean up or stabilize sediment that has left the site limits 2) Description, Evidence and date of corrective actions taken 3) An explanation as to the actions taken to control future releases
(5) Streams or wetlands onsite or offsite (where accessible)	At least once per calendar days and within 24 hours of a rain event ≥ 1.0 inch in 24 hours.	1. If the stream or wetland has increased visible sedimentation or has visible increased turbidity from the construction activity, then a record of the following shall be made: 1) Description, Evidence and date of corrective actions taken 2) Records of required reports to the appropriate Division Regional Office per Part III, Section C, Item(2)(a) of this permit
(6) Ground Stabilization Measures	After each phase of grading.	1. The phase of grading (installation of perimeter E&SC measures, clearing and grubbing, installation of storm drainage facilities, completion of all land-disturbing activity, construction or redevelopment, permanent ground cover). 2. Documentation that the required ground stabilization measures have been provided within the required timeframe or assurance that they will be provided as soon as possible.

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

PART II, SECTION G, ITEM (4)

DRAW DOWN OF SEDIMENT BASINS FOR MAINTENANCE OR CLOSE OUT

Sediment basins and traps that receive runoff from drainage areas of one acre or more shall use outlet structures that withdraw water from the surface when these devices need to be drawn down for maintenance or close out unless this is infeasible. The circumstances in which it is not feasible to withdraw water from the surface shall be rare (for example, times with extended cold weather). Non-surface withdrawals from sediment basins shall be allowed only when all of the following criteria have been met:

- The E&SC plan authority has been provided with documentation of the non-surface withdrawal and the specific time periods or conditions in which it will occur. The non-surface withdrawal shall not commence until the E&SC plan authority has approved these items.
- The non-surface withdrawal has been reported as an anticipated bypass in accordance with Part III, Section C, Item (2)(c) and (d) of this permit.
- Dewatering discharges are treated with controls to minimize discharges of pollutants from stormwater that is removed from the sediment basin. Examples of appropriate controls include properly sited, designed and maintained dewatering tanks, weir tanks, and filtration systems.
- Vegetated, upland areas of the sites or a properly designed stone pad is used to the extent feasible at the outlet of the dewatering treatment devices described in Item (c) above.
- Velocity dissipation devices such as check dams, sediment traps, and riprap are provided at the discharge points of all dewatering devices, and
- Sediment removed from the dewatering treatment devices described in Item (c) above is disposed of in a manner that does not cause deposition of sediment into waters of the United States.



INSPECTION, RECORD KEEPING AND REPORTING

Effective:
April 1, 2024

NOTES

WALLBROOK SHOPPES (LOT 5C)

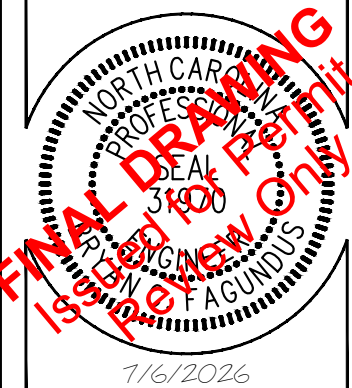
Town of Rolesville Project No. SDP 26-0004

Wake Forest Township, Town of Rolesville, Wake County, North Carolina

NC LICENSE: P-1159

ARK CONSULTING GROUP, PLLC
ENGINEERS & SURVEYORS

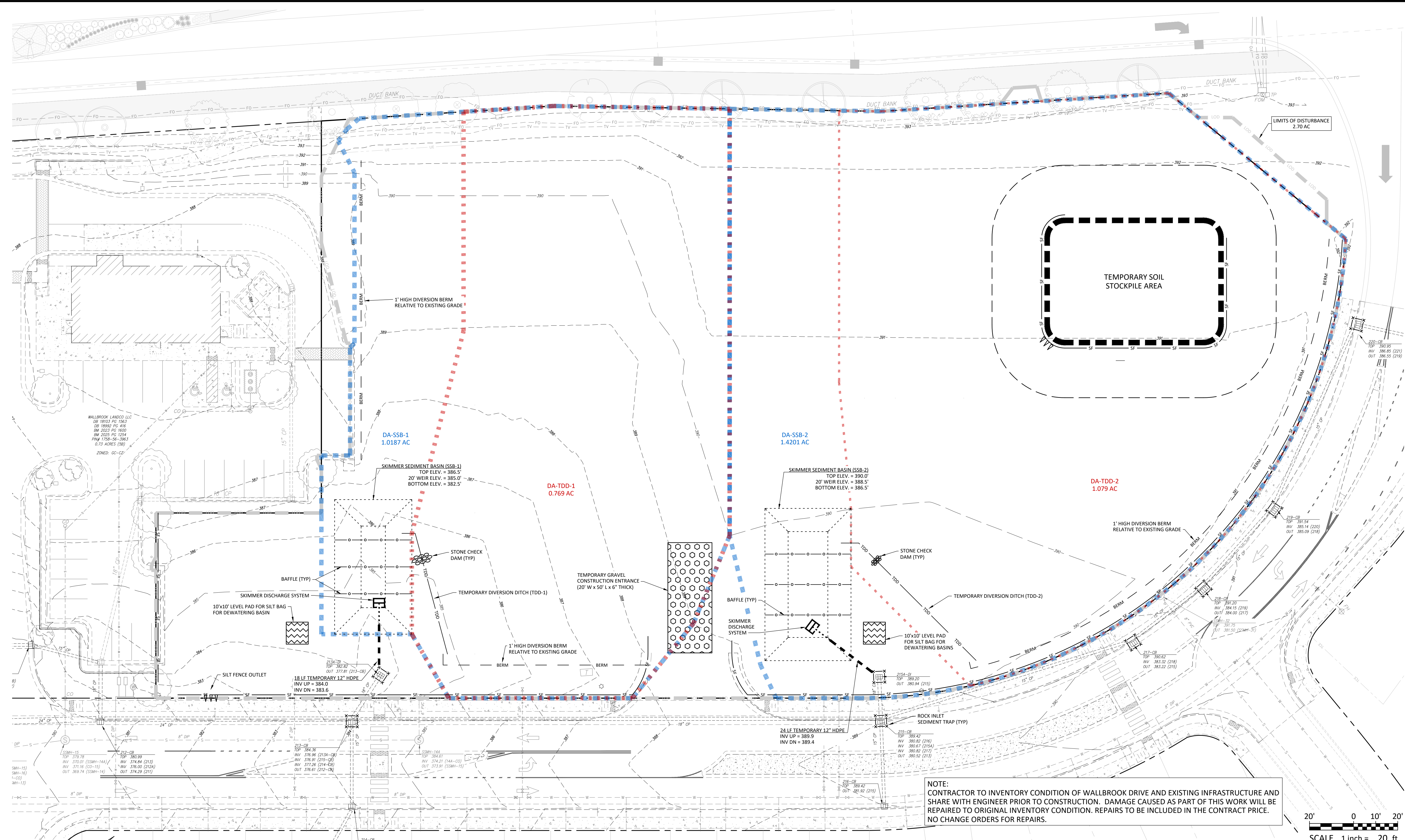
925-A Conference Dr.
Greenville, NC 27858
(252) 558-0688
www.arkconsultinggroup.com



Project Manager:	BCF
Drawn By:	DLG
Checked By:	BCF
Project Number:	26041
Drawing Number:	D-1640

C1.0

Date: May 4, 2026



Legend

EXISTING

PROPOSED

811

KNOW WHAT'S BELOW
CALL BEFORE YOU DIG!
1-800-4-A-HEAD
WWW.NC811.ORG

Legend

EXISTING

PROPOSED

811

KNOW WHAT'S BELOW
CALL BEFORE YOU DIG!
1-800-4-A-HEAD
WWW.NC811.ORG

Legend

EXISTING

PROPOSED

811

KNOW WHAT'S BELOW
CALL BEFORE YOU DIG!
1-800-4-A-HEAD
WWW.NC811.ORG

Legend

EXISTING

PROPOSED

811

KNOW WHAT'S BELOW
CALL BEFORE YOU DIG!
1-800-4-A-HEAD
WWW.NC811.ORG

Construction Sequence - Phase 1 (Certificate of Compliance)

1. OBTAIN NCG01 (CONSTRUCTION STORMWATER) COVERAGE FROM NCDEQ AND UPLOAD A COPY OF THE CERTIFICATE OF COVERAGE TO THE LAND DISTURBANCE PERMIT ON WAKE COUNTY'S PERMIT PORTAL.

2. SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ENVIRONMENTAL CONSULTANT.

3. ENSURE THAT ALL NECESSARY MATERIALS FOR INITIAL MEASURE INSTALLATION (INCLUDING RISERS, SKIMMERS, ETC.) ARE AVAILABLE AND READY FOR INSTALLATION ONSITE.

4. PAY ANY OUTSTANDING LAND DISTURBING PERMIT FEES AND OBTAIN THE LAND DISTURBING PERMIT.

5. INSTALL CONSTRUCTION ENTRANCE(S), SILT FENCE, SEDIMENT BASINS, TEMPORARY DIVERSIONS, OR OTHER MEASURES SHOWN ON THE CERTIFICATE OF COMPLIANCE (INITIAL) PHASE OF THE APPROVED PLAN. CLEAR ONLY AS NECESSARY TO INSTALL THESE MEASURES. STABILIZE ALL TEMPORARY DIVERSIONS, BERMS, AND BASINS, AND THE BARE AREAS DOWNSTREAM OF THESE DEVICES IMMEDIATELY UPON CONSTRUCTION.

6. CALL THE ENVIRONMENTAL CONSULTANT FOR AN ONSITE INSPECTION TO OBTAIN A CERTIFICATE OF COMPLIANCE. THIS STEP SHOULD BE THE LAST ITEM ON THE CONSTRUCTION SEQUENCE FOR THIS INITIAL PHASE OF THE EROSION CONTROL PLAN.

Vegetated Swales

Device	Type	Invert (ft)	Depth (ft)	Min. Depth (ft)	Base Width (ft)	Side Slope (x:1)	Liner Type
TDD-1	Temporary Diversion	388.8	0.26	0.26	1	3	N. Am. Green; Straw; 1 net
TDD-2	Temporary Diversion	389.7	0.44	0.44	1	3	N. Am. Green; Straw; 1 net

Temporary Sediment Traps, Skimmer Sediment Basins, and Temporary Sediment Basins

Device	Type	Basin Length (ft)	Basin Width (ft)	Weir Length (ft)	Weir Flow Depth (ft)	Freeboard Above Weir (ft)	Depth Below Weir (ft)	Side Slope (x:1)	Top Length (ft)	Top Width (ft)	Skimmer Orifice Size (in)	Orifice (in)
SSB-1	Skimmer Sediment Basin	52	26	20	0.2	1.5	2.5	3.0	61	35	1.50	1.00
SSB-2	Skimmer Sediment Basin	60	30	20	0.2	1.5	2.0	3.0	69	39	5.1	1.00

Final Drawing -
Issued for Permit
Review Purposes Only

REVISIONS:
1 6-JUL-26 REVISED PER TFC COMMENTS
2 14-MAY-26 SUBMIT FOR PERMIT REVIEW

CROSLAND
SOUTHEAST
CORE SOUND
DEVELOPMENT

EROSION CONTROL PLAN - PHASE 1
WALLBROOK SHOPPES (LOT 5C)
Town of Rolesville Project No. SDP 26-0004
Wake Forest Township, Town of Rolesville, Wake County, North Carolina

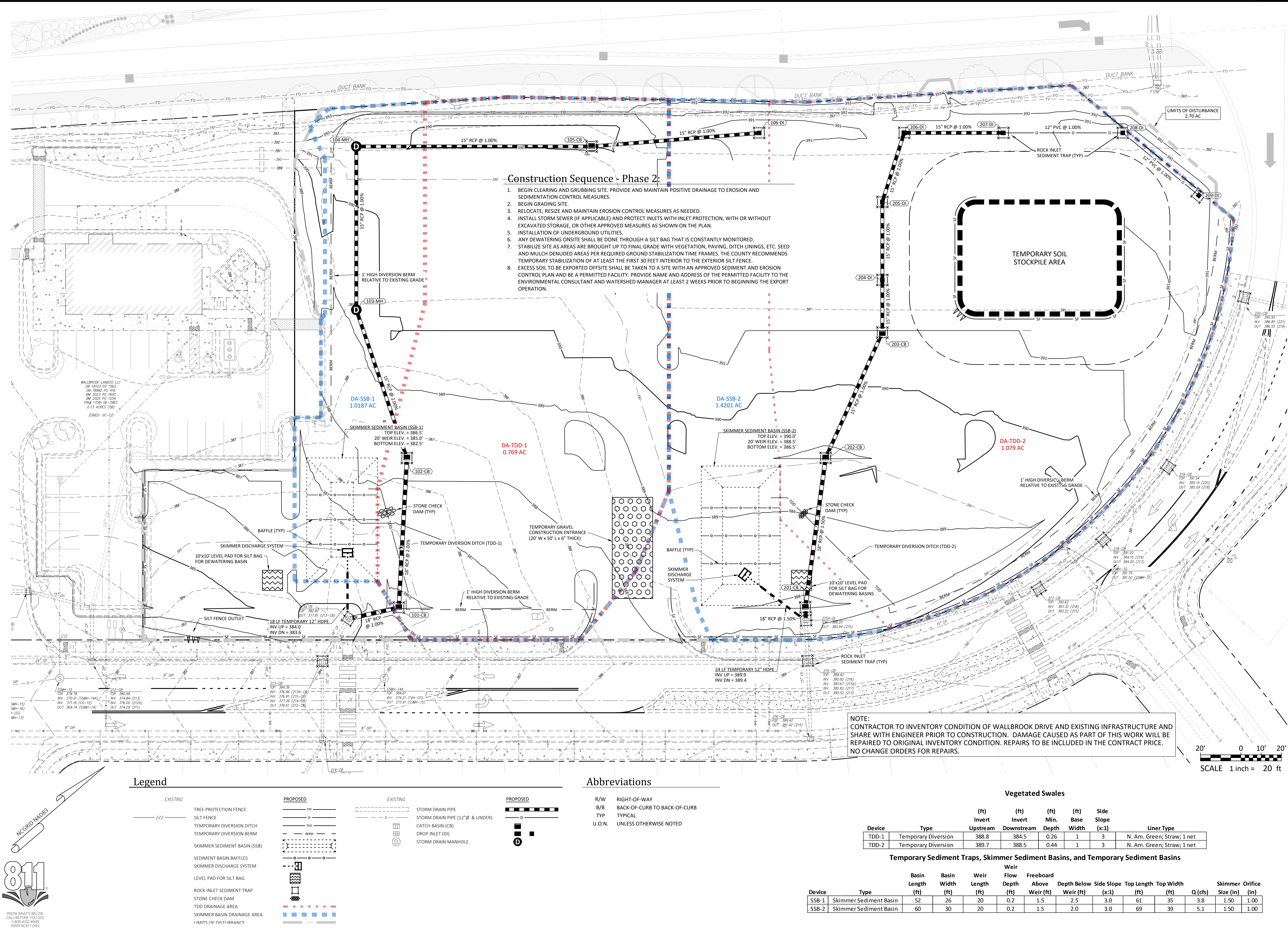
ARK
CONSULTING
GROUP, PLLC
ENGINEERS & SURVEYORS
925-A Conference Dr.
Greenville, NC 27858
(252) 558-0888
www.arkconsultinggroup.com

Project Manager: BCF
Drawn By: DLC
Checked By: BCF
Project Number: 26041
Drawing Number: D-1640

C1.1

Date: May 4, 2026

V2_SDP_26_0004_WallbrookShoppes.pdf · Page 4



- Construction Sequence - Phase 2:**
1. BEGIN CLEARING AND GRUBBING SITE. PROVIDE AND MAINTAIN POSITIVE DRAINAGE TO EROSION AND SEDIMENTATION CONTROL MEASURES.
 2. BEGIN GRADING SITE.
 3. RELOCATE, RESIZE AND MAINTAIN EROSION CONTROL MEASURES AS NEEDED.
 4. INSTALL STORM SEWER (IF APPLICABLE) AND PROTECT INLETS WITH INLET PROTECTION, WITH OR WITHOUT EXCAVATED STORAGE, OR OTHER APPROVED MEASURES AS SHOWN ON THE PLAN.
 5. INSTALLATION OF UNDERGROUND UTILITIES.
 6. ANY DEWATERING ONSITE SHALL BE DONE THROUGH A SILT BAG THAT IS CONSTANTLY MONITORED.
 7. STABILIZE SITE AS AREAS ARE BROUGHT UP TO FINAL GRADE WITH VEGETATION, PAVING, DITCH LININGS, ETC. SEED AND MULCH DENUDEED AREAS PER REQUIRED GROUND STABILIZATION TIME FRAMES. THE COUNTY RECOMMENDS TEMPORARY STABILIZATION OF AT LEAST THE FIRST 30 FEET INTERIOR TO THE EXTERIOR SILT FENCE.
 8. EXCESS SOIL TO BE EXPORTED OFFSITE SHALL BE TAKEN TO A SITE WITH AN APPROVED SEDIMENT AND EROSION CONTROL PLAN AND BE A PERMITTED FACILITY. PROVIDE NAME AND ADDRESS OF THE PERMITTED FACILITY TO THE ENVIRONMENTAL CONSULTANT AND WATERSHED MANAGER AT LEAST 2 WEEKS PRIOR TO BEGINNING THE EXPORT OPERATION.

NOTE:
CONTRACTOR TO INVENTORY CONDITION OF WALLBROOK DRIVE AND EXISTING INFRASTRUCTURE AND SHARE WITH ENGINEER PRIOR TO CONSTRUCTION. DAMAGE CAUSED AS PART OF THIS WORK WILL BE REPAIRED TO ORIGINAL INVENTORY CONDITION. REPAIRS TO BE INCLUDED IN THE CONTRACT PRICE.
NO CHANGE ORDERS FOR REPAIRS.

Legend

- | | | | |
|-----------------|------------------------------|-----------------|---------------------------------|
| EXISTING | PROPOSED | EXISTING | PROPOSED |
| /// | TFP | --- | STORM DRAIN PIPE (12"Ø & UNDER) |
| --- | SF | --- | CATCH BASIN (CB) |
| --- | TDD | --- | DROP INLET (DI) |
| --- | BERM | --- | STORM DRAIN MANHOLE |
| --- | SKIMMER SEDIMENT BASIN (SSB) | --- | |
| --- | SKIMMER BASIN BAFFLES | --- | |
| --- | SKIMMER DISCHARGE SYSTEM | --- | |
| --- | LEVEL PAD FOR SILT BAG | --- | |
| --- | ROCK INLET SEDIMENT TRAP | --- | |
| --- | STONE CHECK DAM | --- | |
| --- | TDD DRAINAGE AREA | --- | |
| --- | SKIMMER BASIN DRAINAGE AREA | --- | |
| --- | LIMITS OF DISTURBANCE | --- | |

Abbreviations

- | | |
|--------|------------------------------|
| R/W | RIGHT-OF-WAY |
| B/B | BACK-OF-CURB TO BACK-OF-CURB |
| TYP | TYPICAL |
| U.O.N. | UNLESS OTHERWISE NOTED |

		Vegetated Swales							
Device	Type	(ft)	(ft)	(ft)	(ft)	Side Slope (x:1)	Liner Type		
		Invert Upstream	Invert Downstream	Min. Depth	Base Width				
TDD-1	Temporary Diversion	388.8	384.5	0.26	1	3	N. Am. Green; Straw; 1 net		
TDD-2	Temporary Diversion	389.7	388.5	0.44	1	3	N. Am. Green; Straw; 1 net		

Temporary Sediment Traps, Skimmer Sediment Basins, and Temporary Sediment Basins

Device	Type	Basin Length (ft)	Basin Width (ft)	Weir Length (ft)	Weir Flow Depth (ft)	Freeboard Above Weir (ft)	Depth Below Weir (ft)	Side Slope (x:1)	Top Length (ft)	Top Width (ft)	Skimmer Orifice	
											Q (cfs)	Size (in) (in)
SSB-1	Skimmer Sediment Basin	52	26	20	0.2	1.5	2.5	3.0	61	3.8	1.50	1.00
SSB-2	Skimmer Sediment Basin	60	30	20	0.2	1.5	2.0	3.0	69	5.1	1.50	1.00

- Final Drawing -
Issued for Permit
Review Purposes Only

REVISIONS:
2 6-JUL-26 REVISED PER TFC COMMENTS
1 4-MAY-26 SUBMIT FOR PERMIT REVIEW

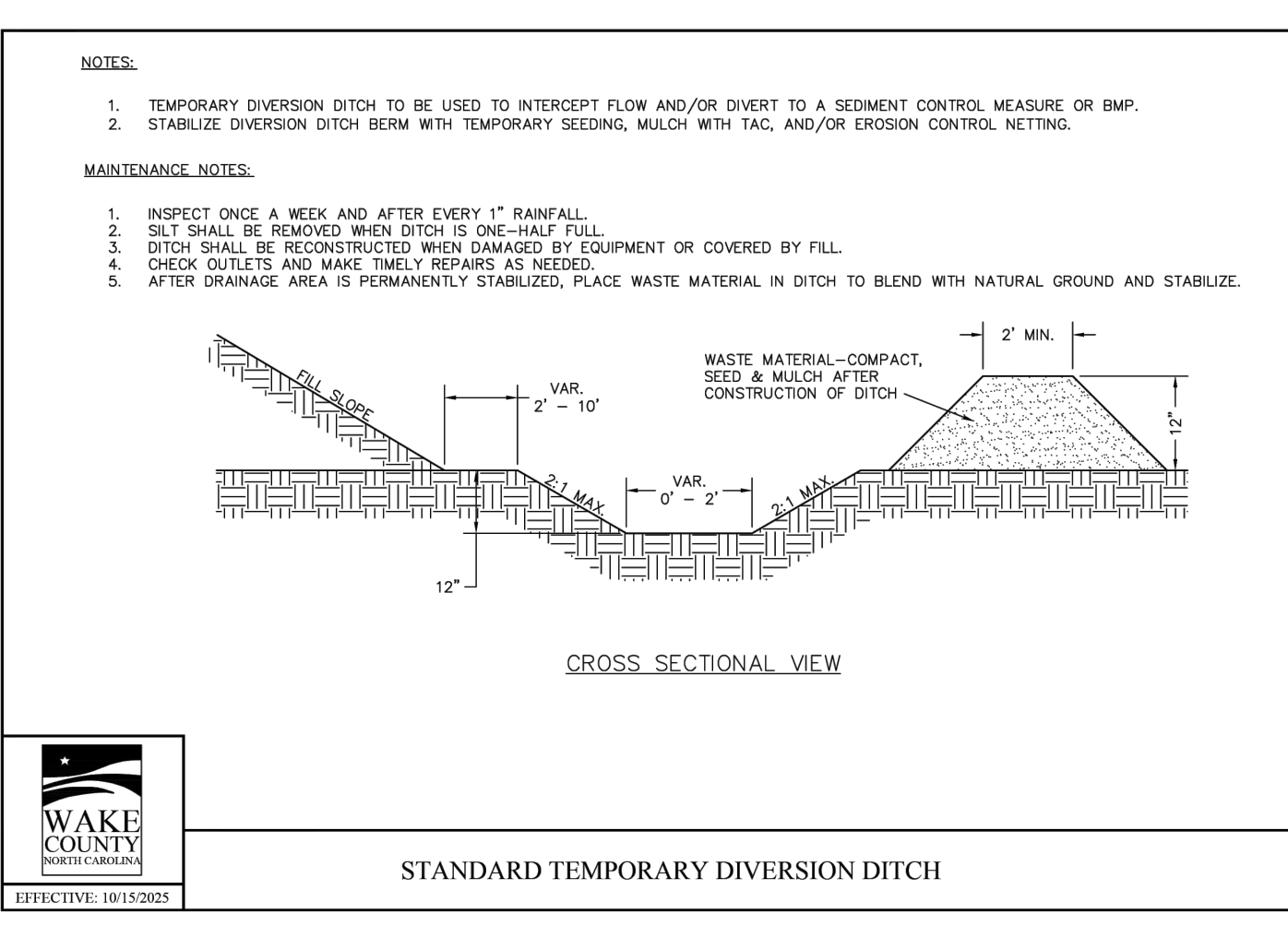
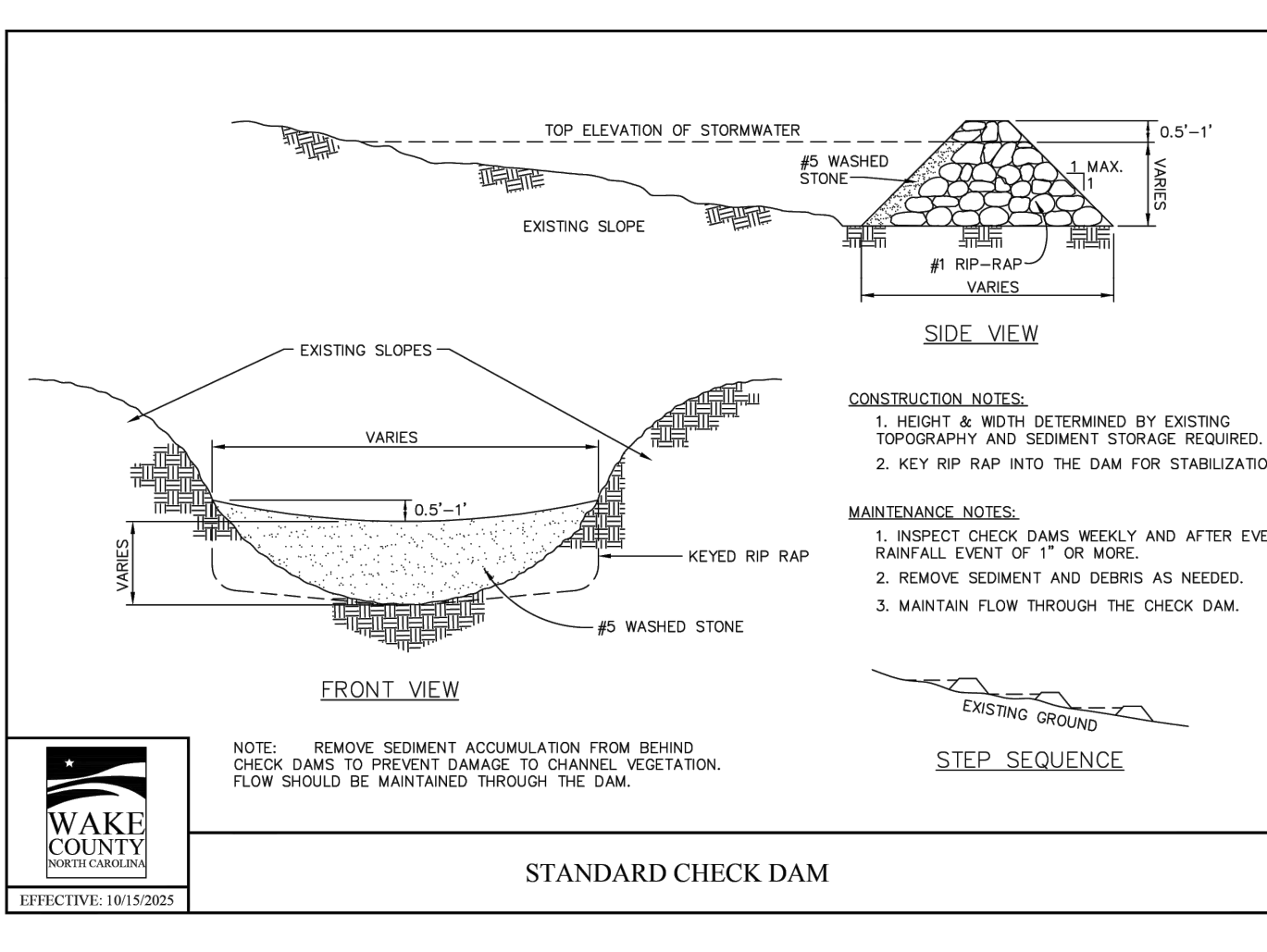
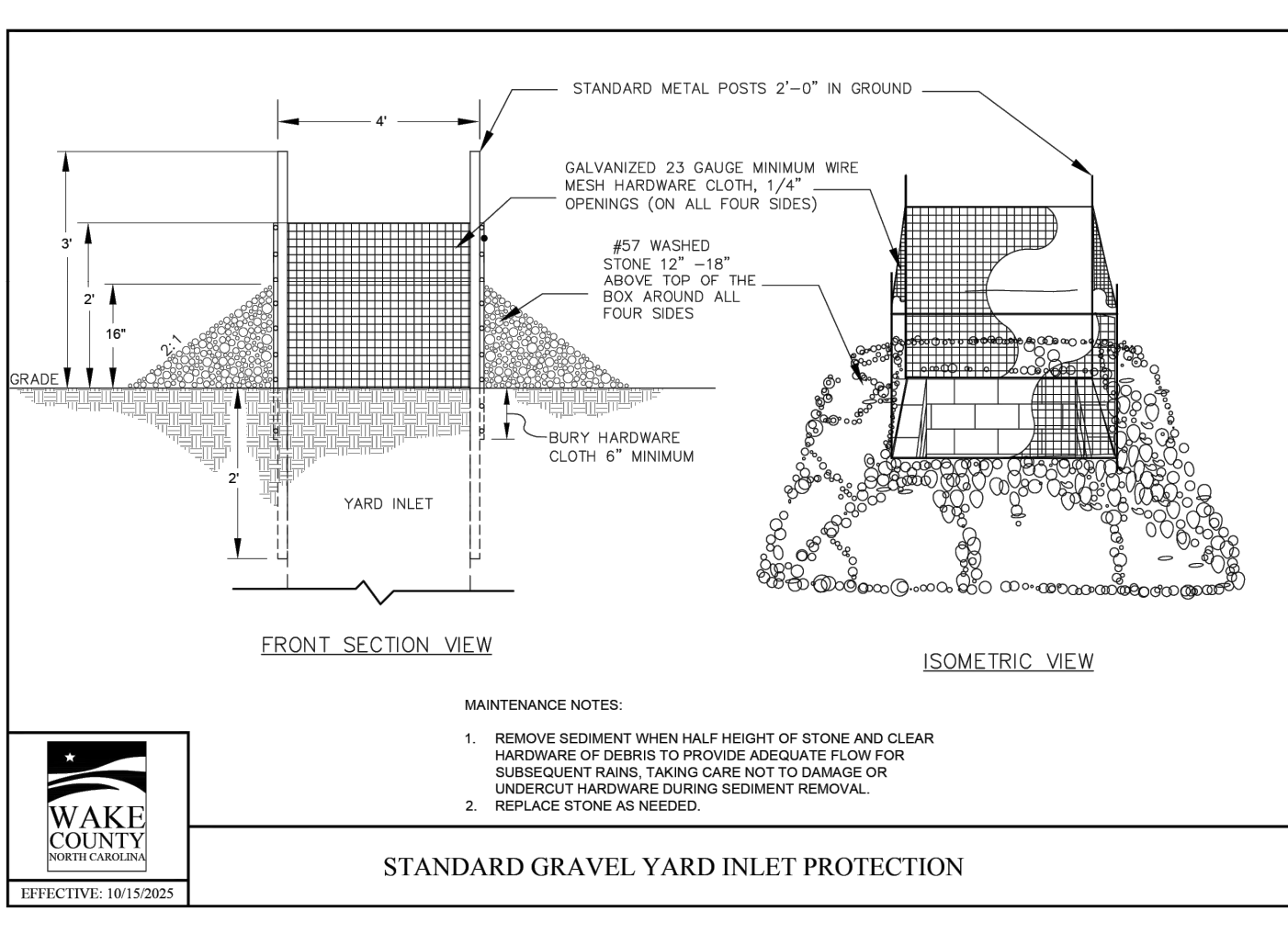
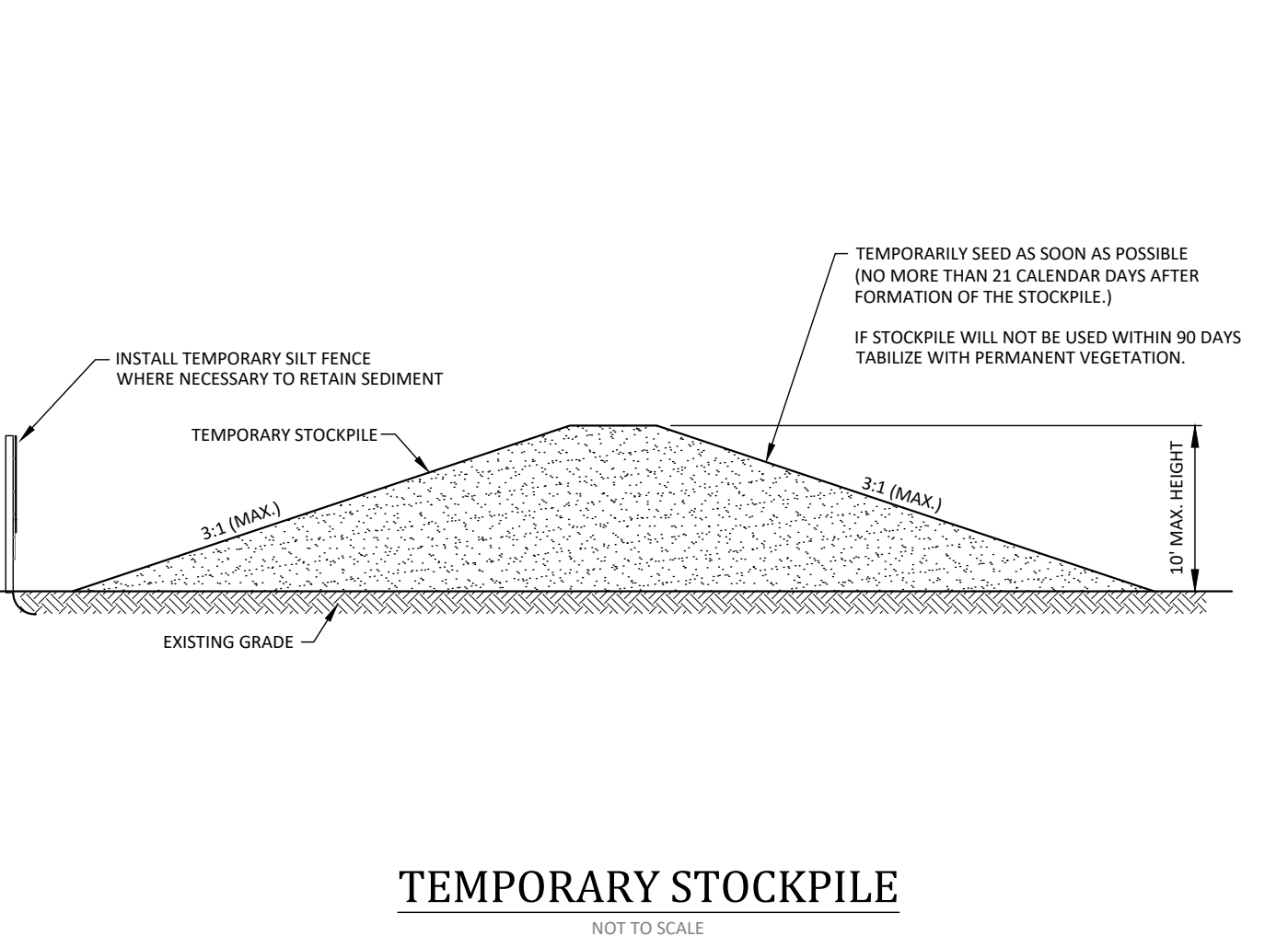
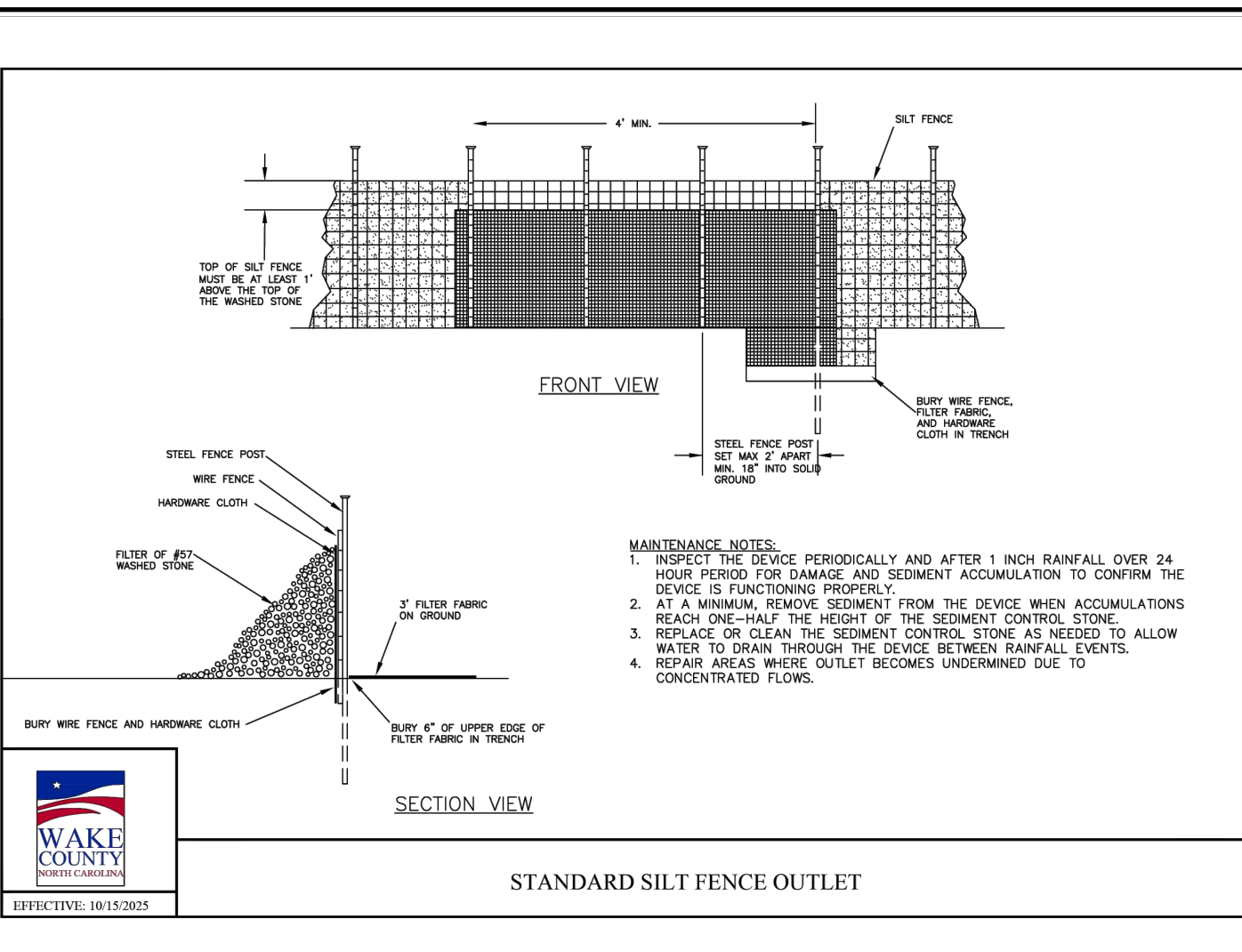
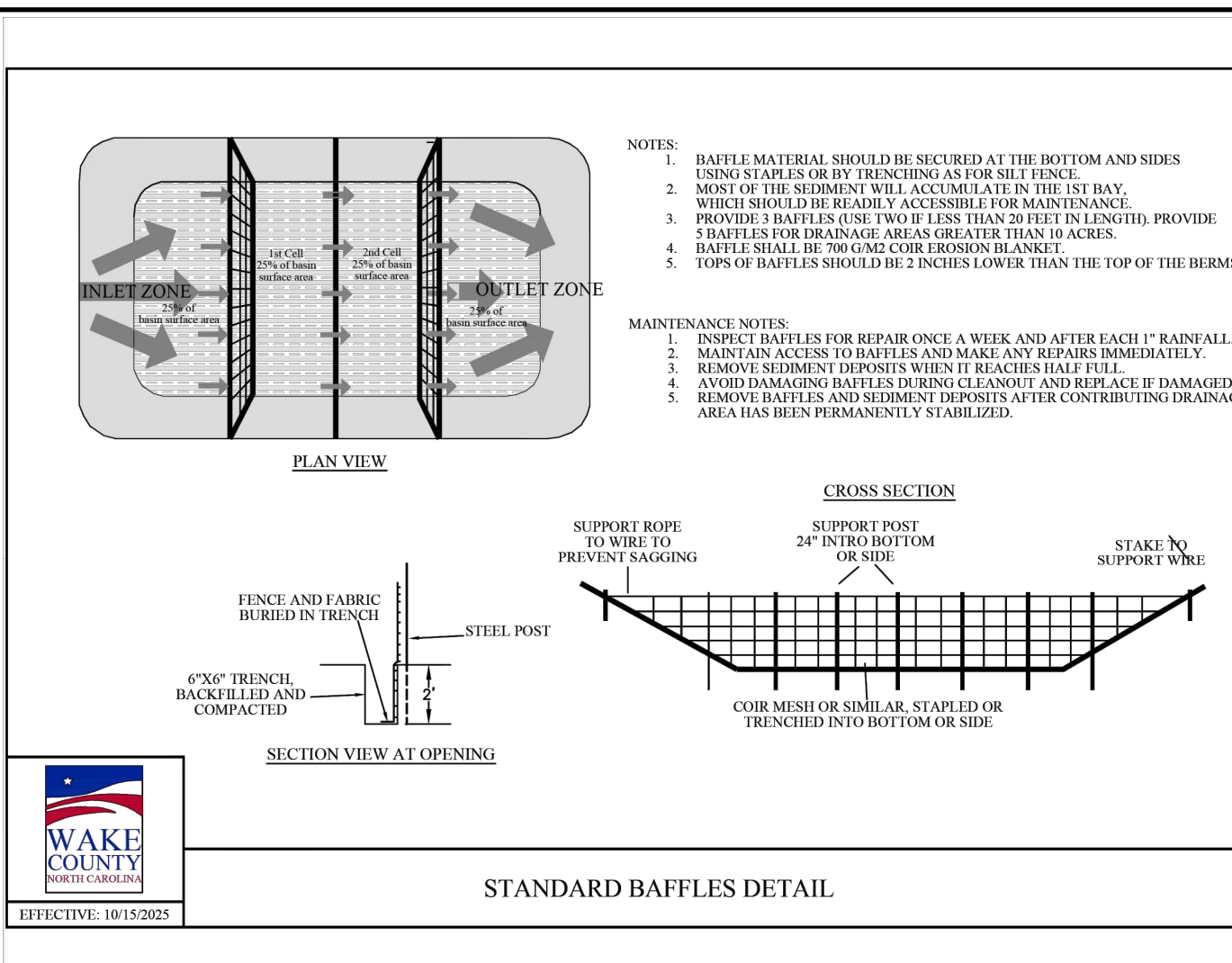
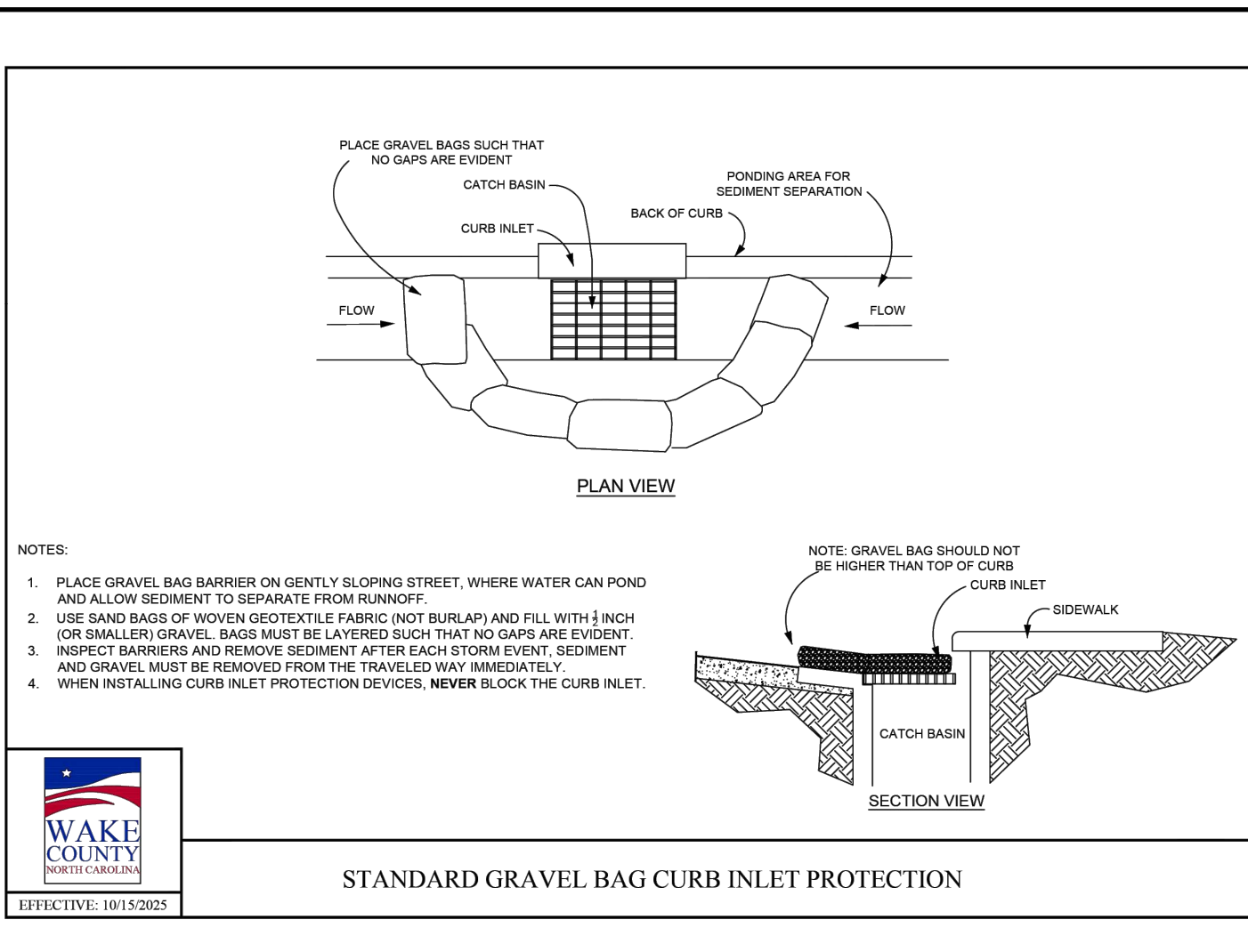
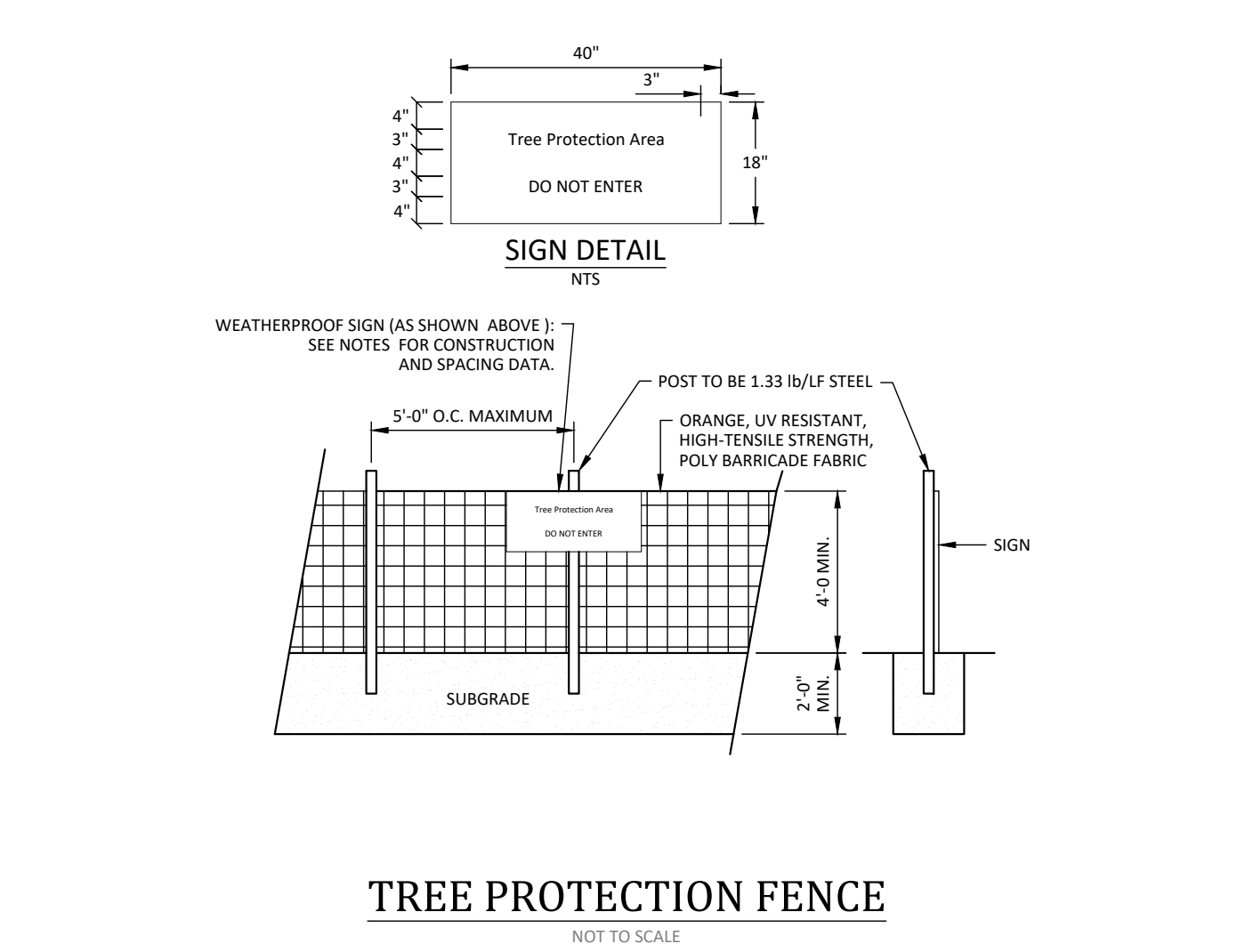
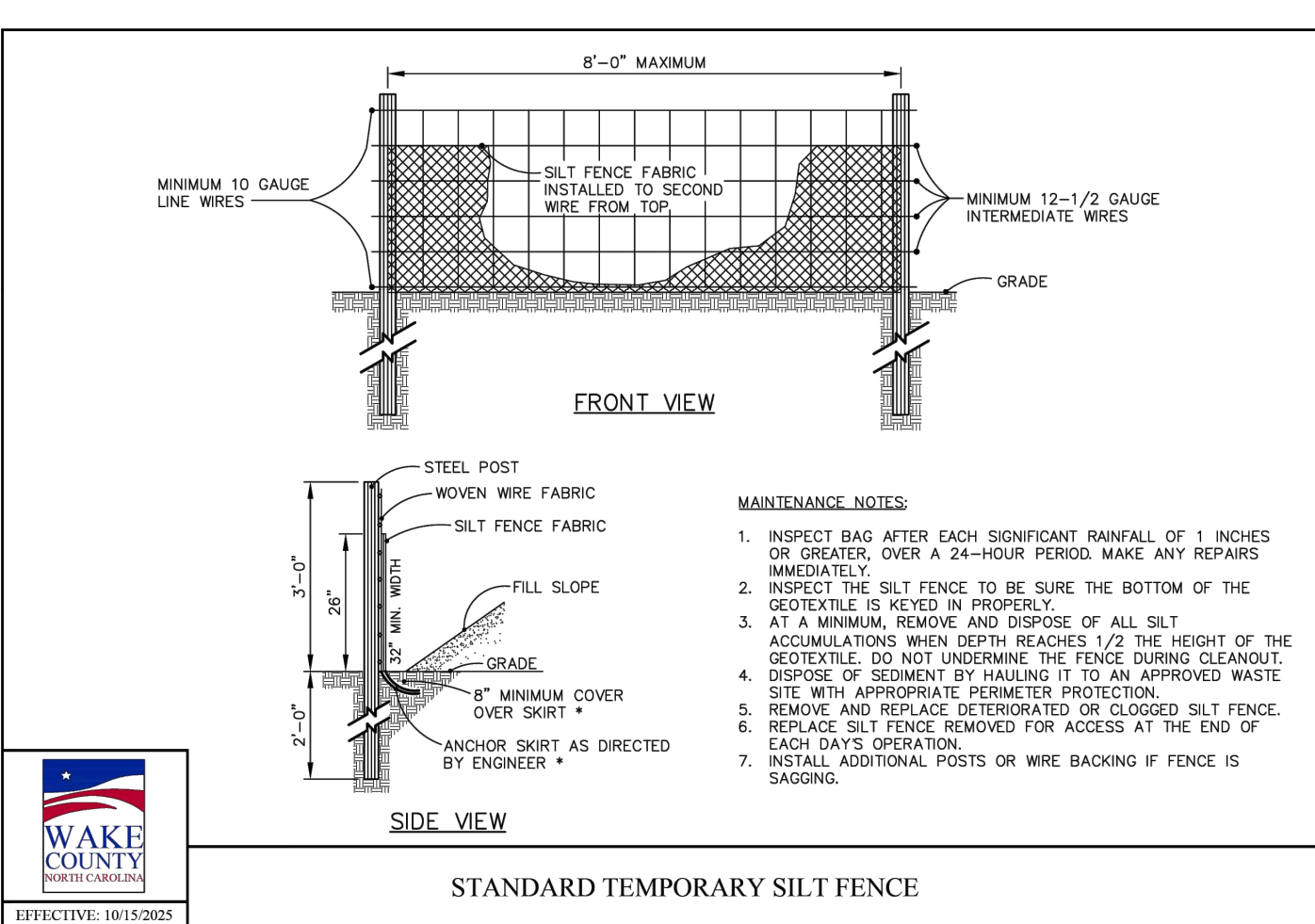
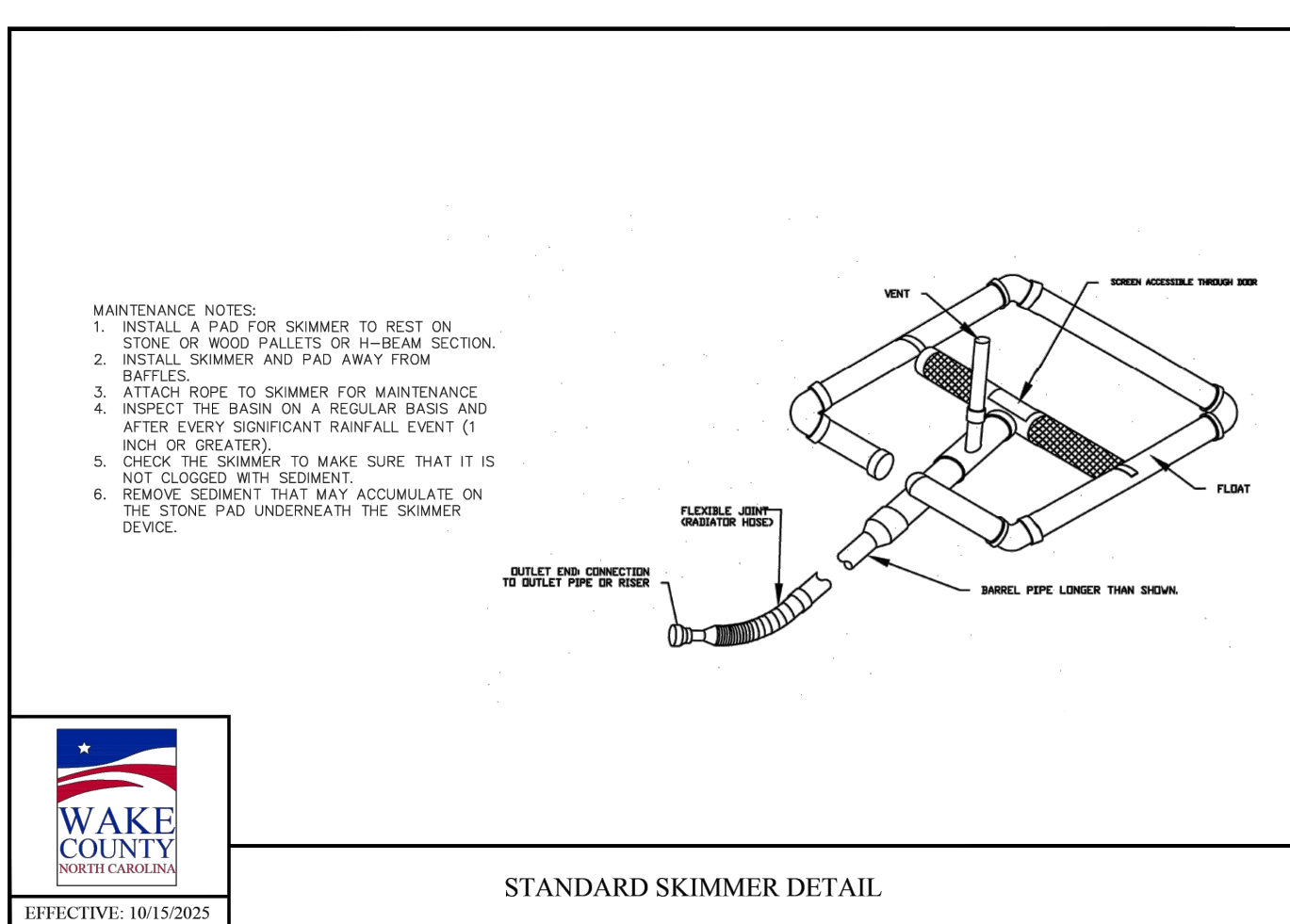
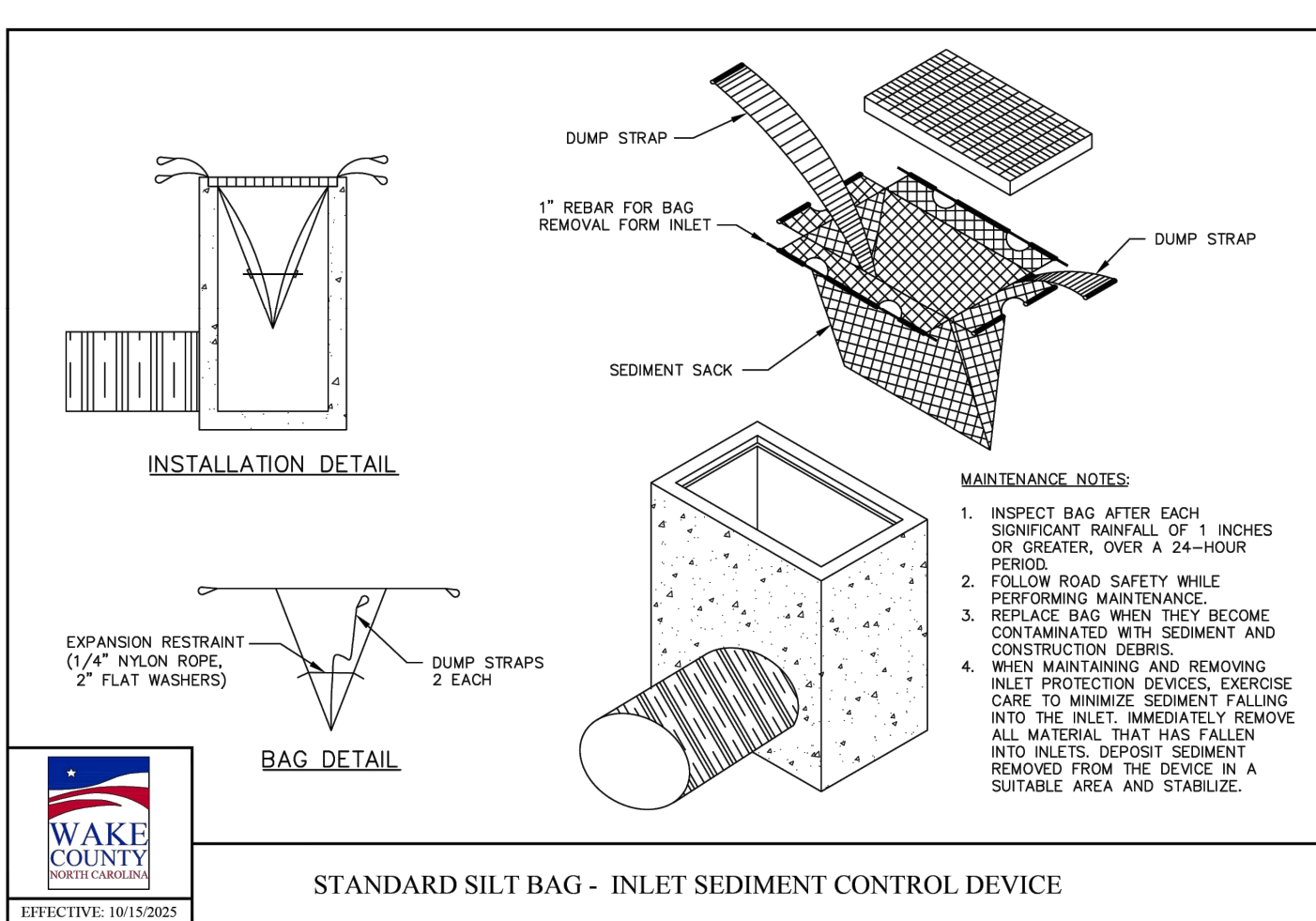
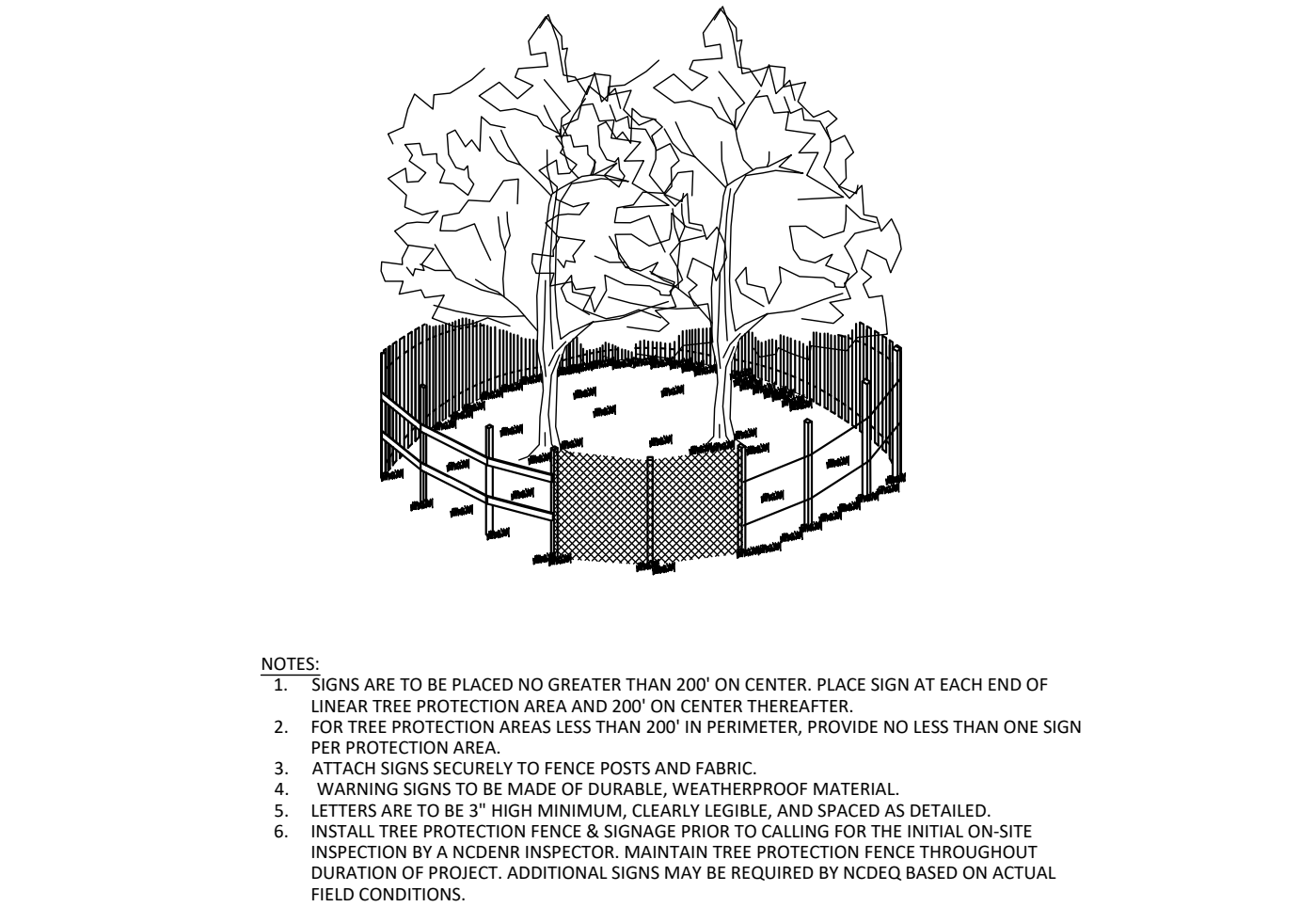
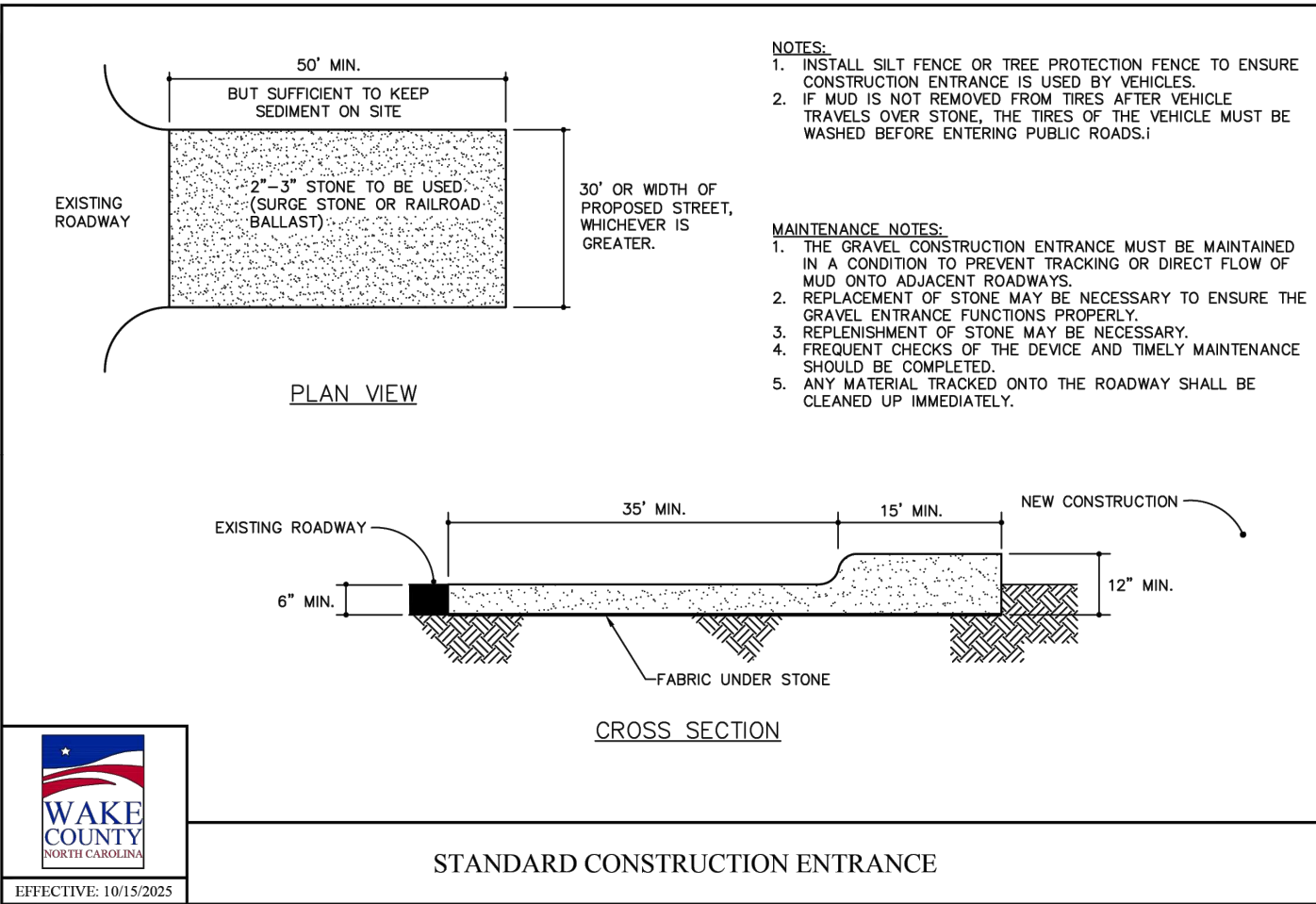
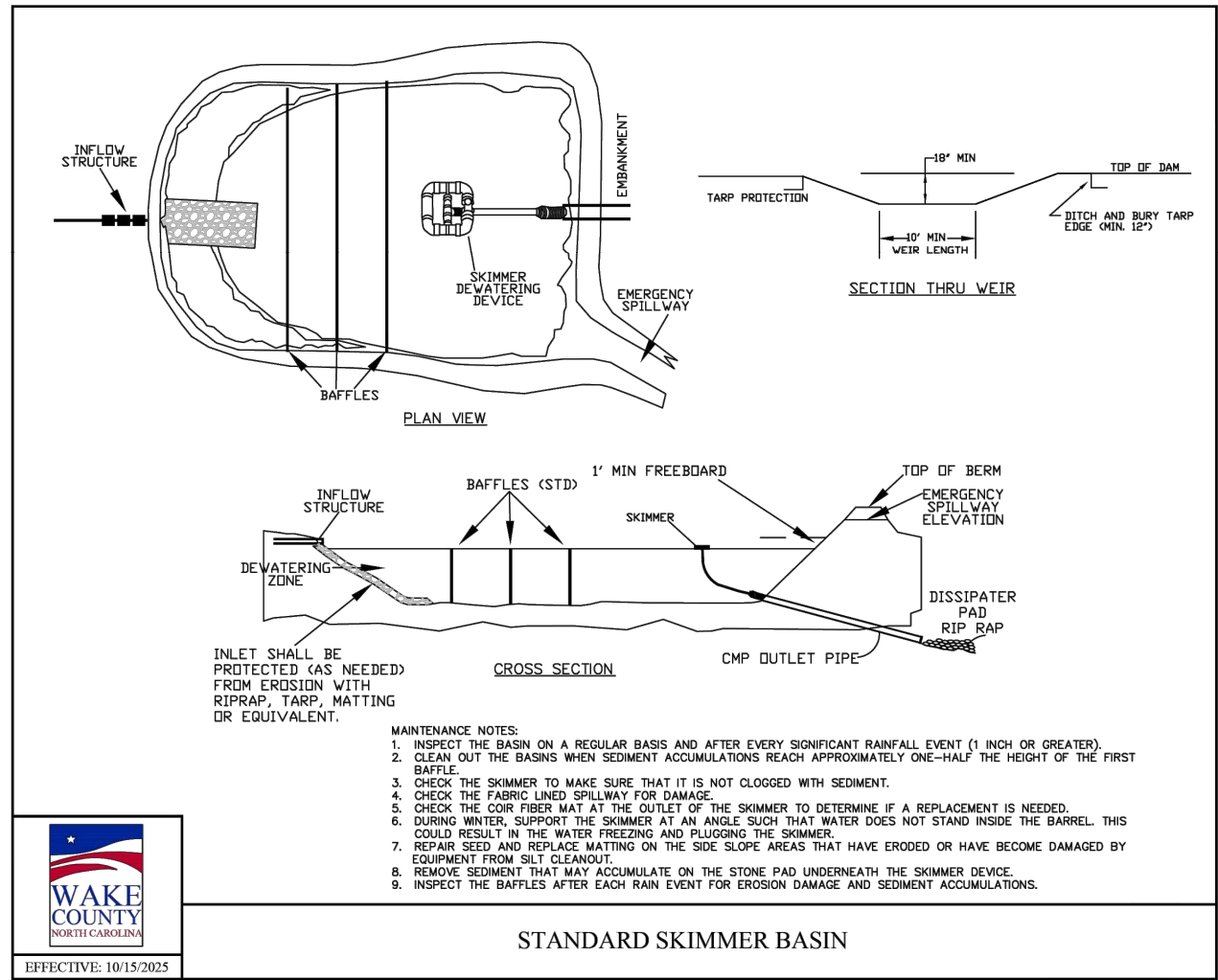
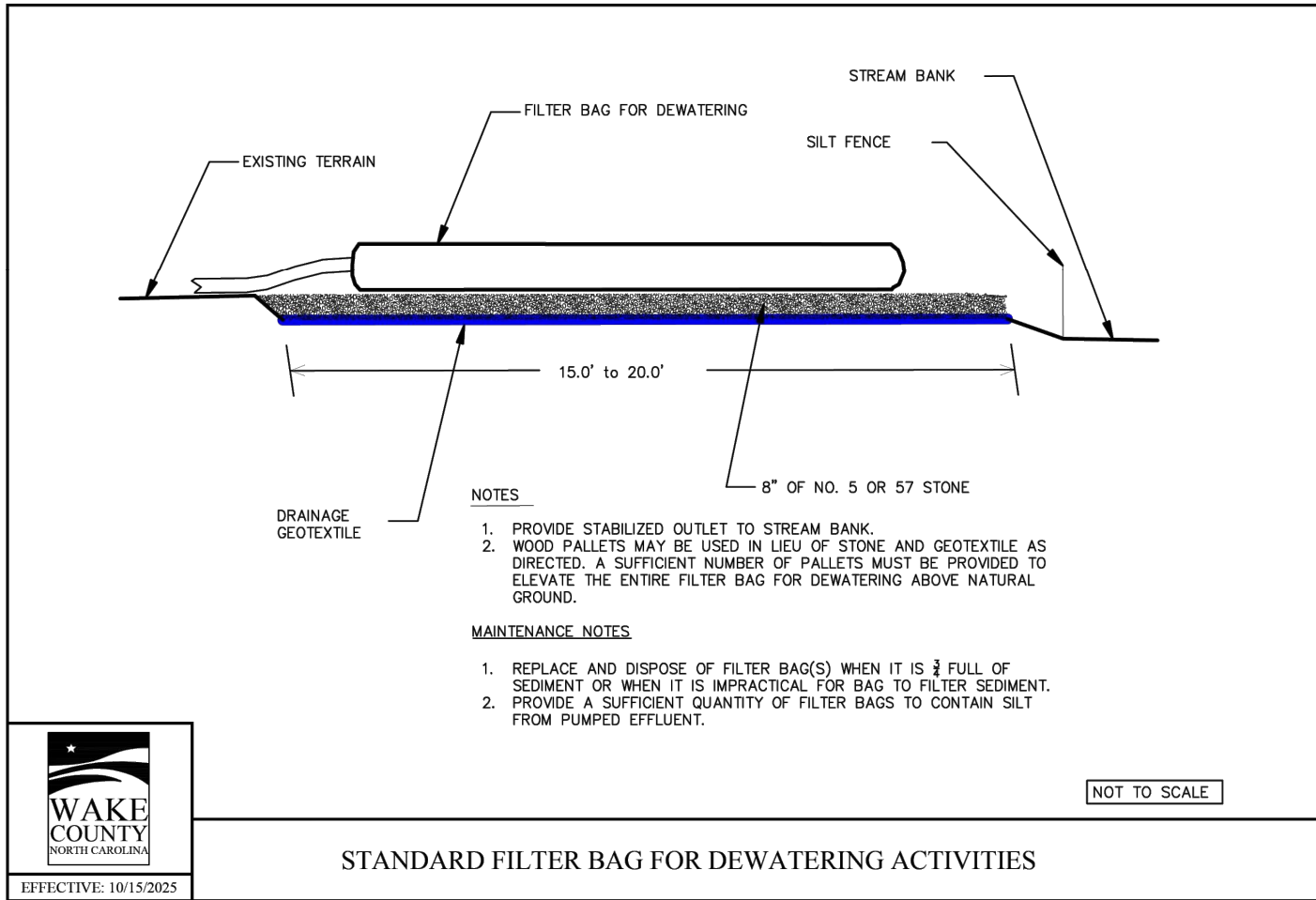
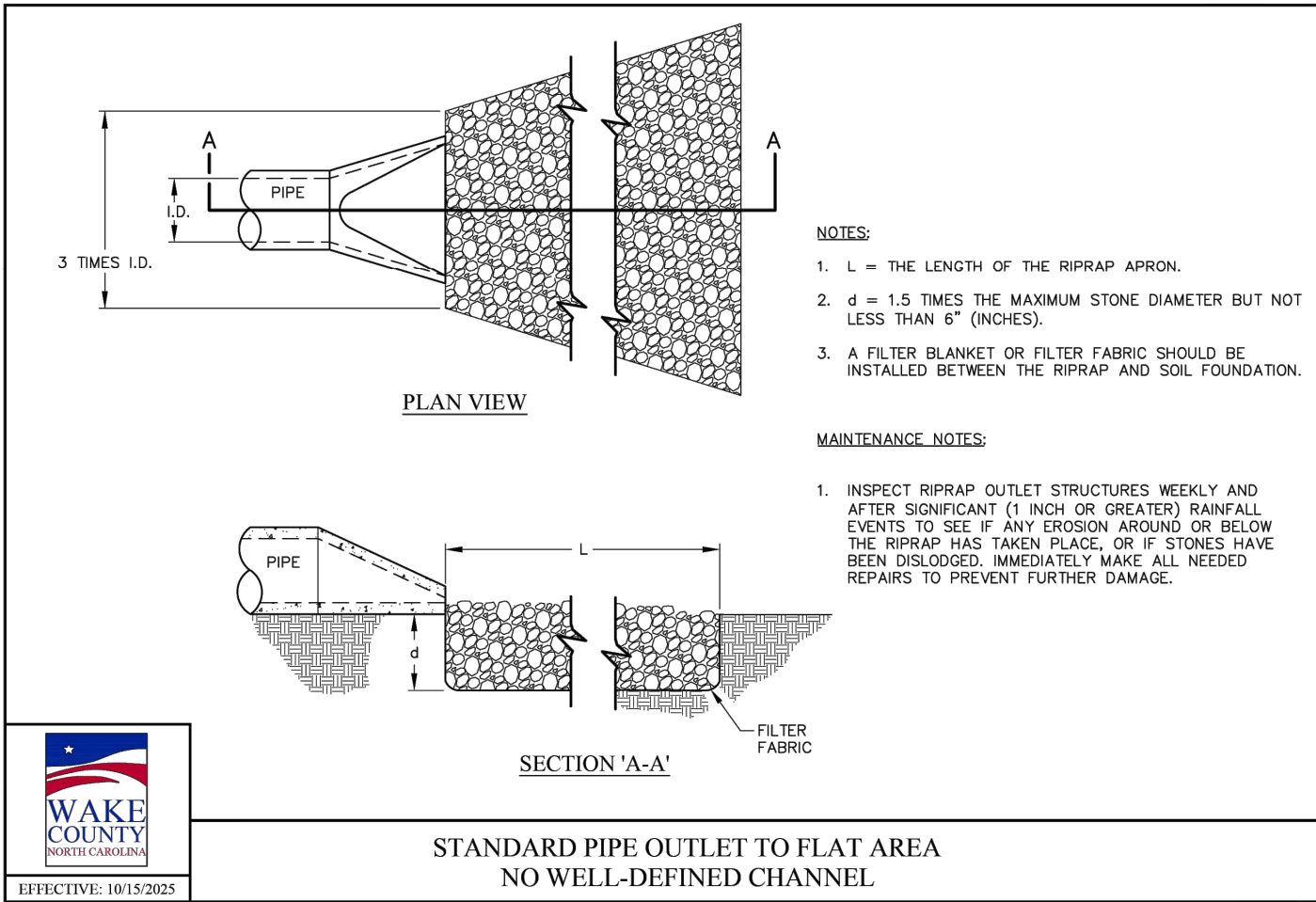
CROSLAND SOUTHEAST
CORE SOUND DEVELOPMENT

EROSION CONTROL PLAN - PHASE 2
WALLBROOK SHOPPES (LOT 5C)
Town of Rolesville Project No. SDP 26-0004
Wake Forest Township, Town of Rolesville, Wake County, North Carolina

ARK CONSULTING GROUP, PLLC
925-A Conference Dr.
Greenville, NC 27838
(252) 558-0888
www.arkconsultinggroup.com

Project Manager: BCF
Drawn By: DLC
Checked By: BCF
Project Number: 26041
Drawing Number: D-1640

C1.2
Date: May 4, 2026



- Final Drawing -
Issued for Permit
Review Purposes Only

REVISIONS:

#	DATE	REVISION
1	4 MAY 26	SUBMIT PER PERMIT COMMENTS
2	5 JUL 26	REVISED PER TRC COMMENTS

CROSLAND SOUTHEAST

CORE SOUND DEVELOPMENT

EROSION CONTROL DETAILS

WALLBROOK SHOPPES (LOT 5C)

Town of Rolesville Project No. SDP 26-0004

Wake Forest Township, Town of Rolesville, Wake County, North Carolina

ARK CONSULTING GROUP, PLLC
ENGINEERS & SURVEYORS

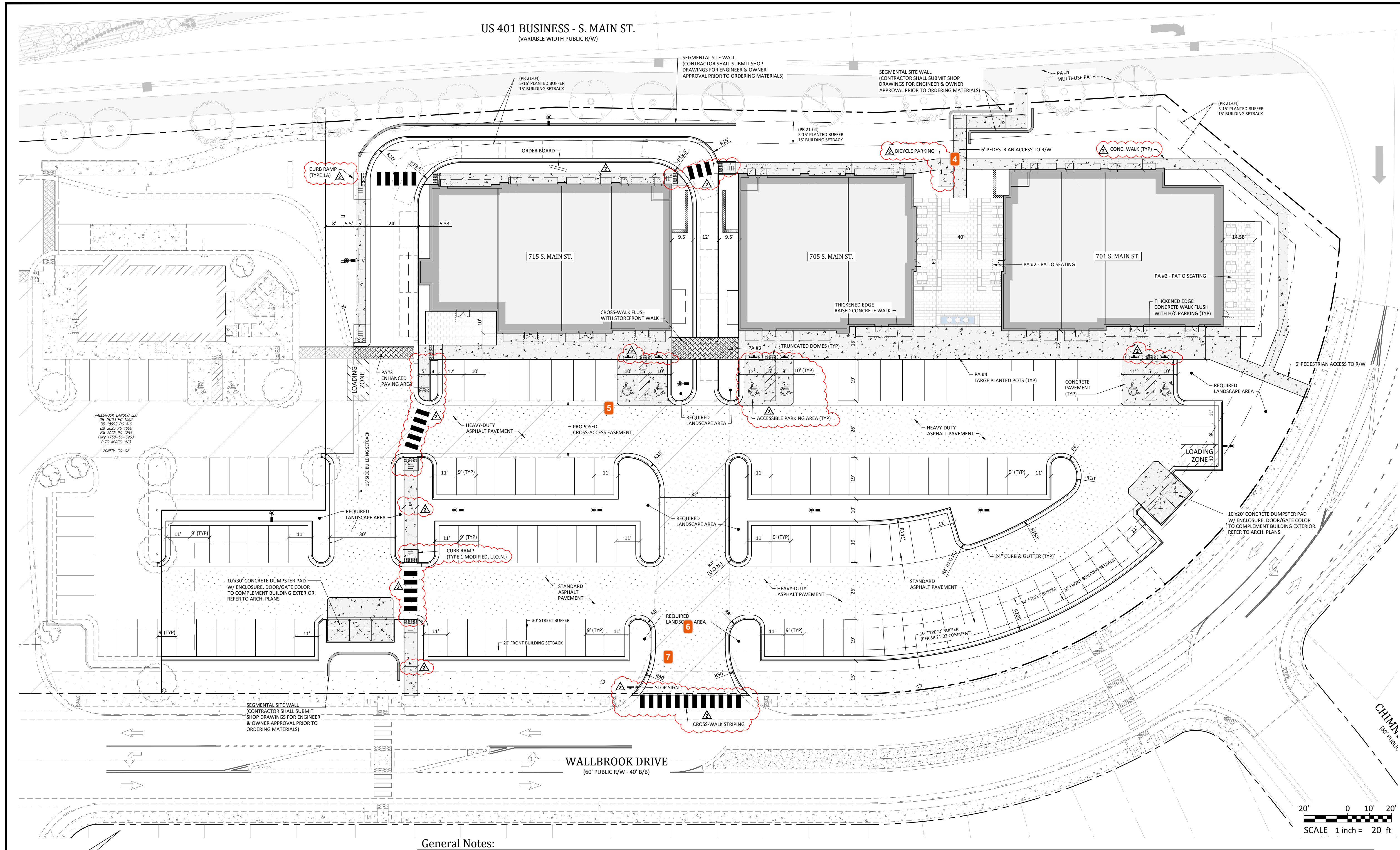
925-A Conference Dr.
Greenville, NC 27858
(252) 558-0888
www.arkconsultinggroup.com

1/6/2026

Project Manager: BCF
Drawn By: DLC
Checked By: BCF
Project Number: 26041
Drawing Number: D-1640

C1.3

Date: May 4, 2026



811
KNOW WHAT'S BELOW
CALL BEFORE YOU DIG
1-800-452-4242
WWW.811.ORG

Abbreviations

(TYP)	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
R/W	RIGHT-OF-WAY
B/B	BACK-OF-CURB TO BACK-OF-CURB WIDTH

Pedestrian Amentiy Legend

PA #1	MULTI-USE PATH / GREENWAY 450 LF MUP/GREENWAY MAIN ST PROJECT	PA #3	ENHANCED PAVING AREA DECORATIVE STAMPED ASPHALT PAVING. SEE DETAIL SHEET C6.1
PA #2	PATIO SEATING	PA #4	LARGE PLANTED POTS SEE DETAIL SHEET C6.1

General Notes:

- 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
- 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 13, 2022.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.

SCALE 1 inch = 20 ft

0 10' 20'

- Final Drawing -
Issued for Permit
Review Purposes Only

2 16-JUL-26 REVISED PER TNC COMMENTS
1 14-MAY-25 SUBMIT FOR PERMIT REVIEW

DATE DESCRIPTION

REVISIONS:

CROSLAND
SOUTHEAST

CORE SOUND
DEVELOPMENT

SITE PLAN

WALLBROOK SHOPPES (LOT 5C)

Town of Rolesville Project No. SDP 26-0004

Wake Forest Township, Town of Rolesville, Wake County, North Carolina

ARK
CONSULTING
GROUP, PLLC

2025 A CONFIDENTIAL
GREENVILLE, NC 27638
(252) 558-0888
www.arkconsultinggroup.com

11/6/2026

FINAL OF PERMIT
REVISIONS

Project Manager:	BCF
Drawn By:	DLC
Checked By:	BCF
Project Number:	26041
Drawing Number:	D-1640

C2.0

Date: May 4, 2026

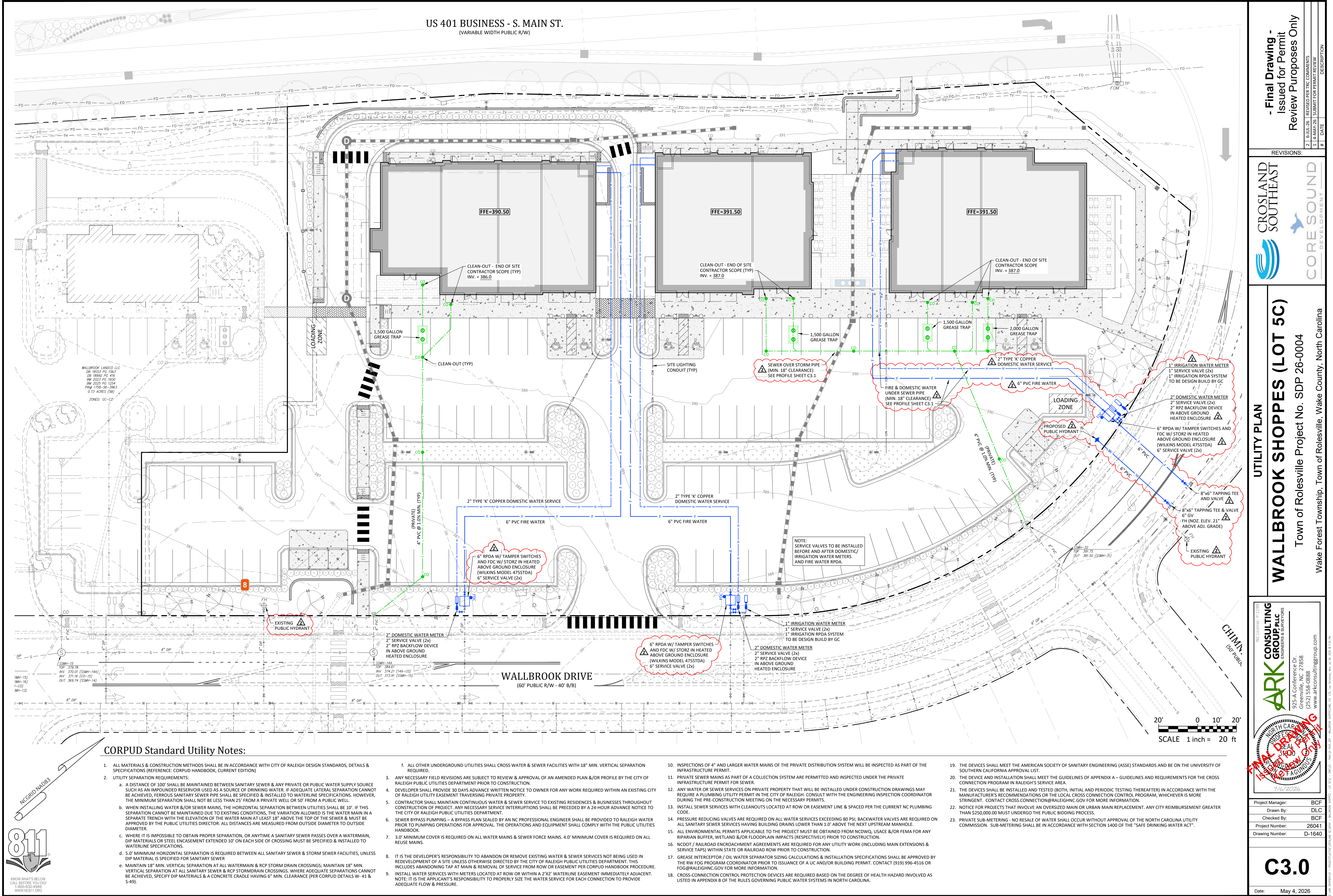
- 4 Jacqueline Thompson

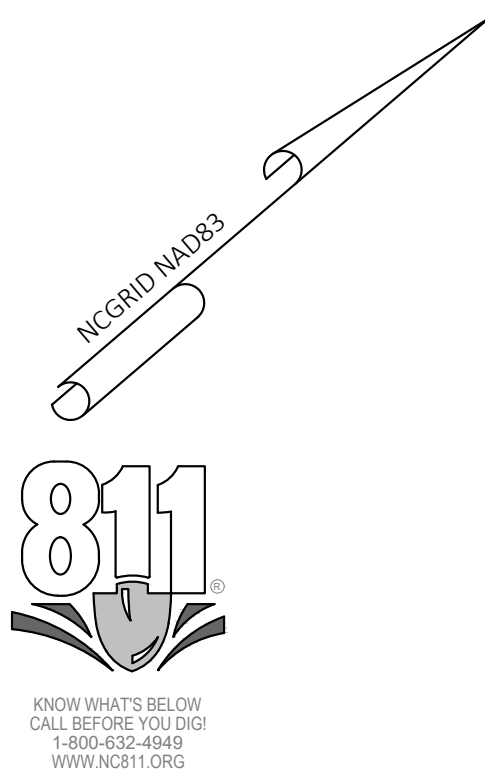
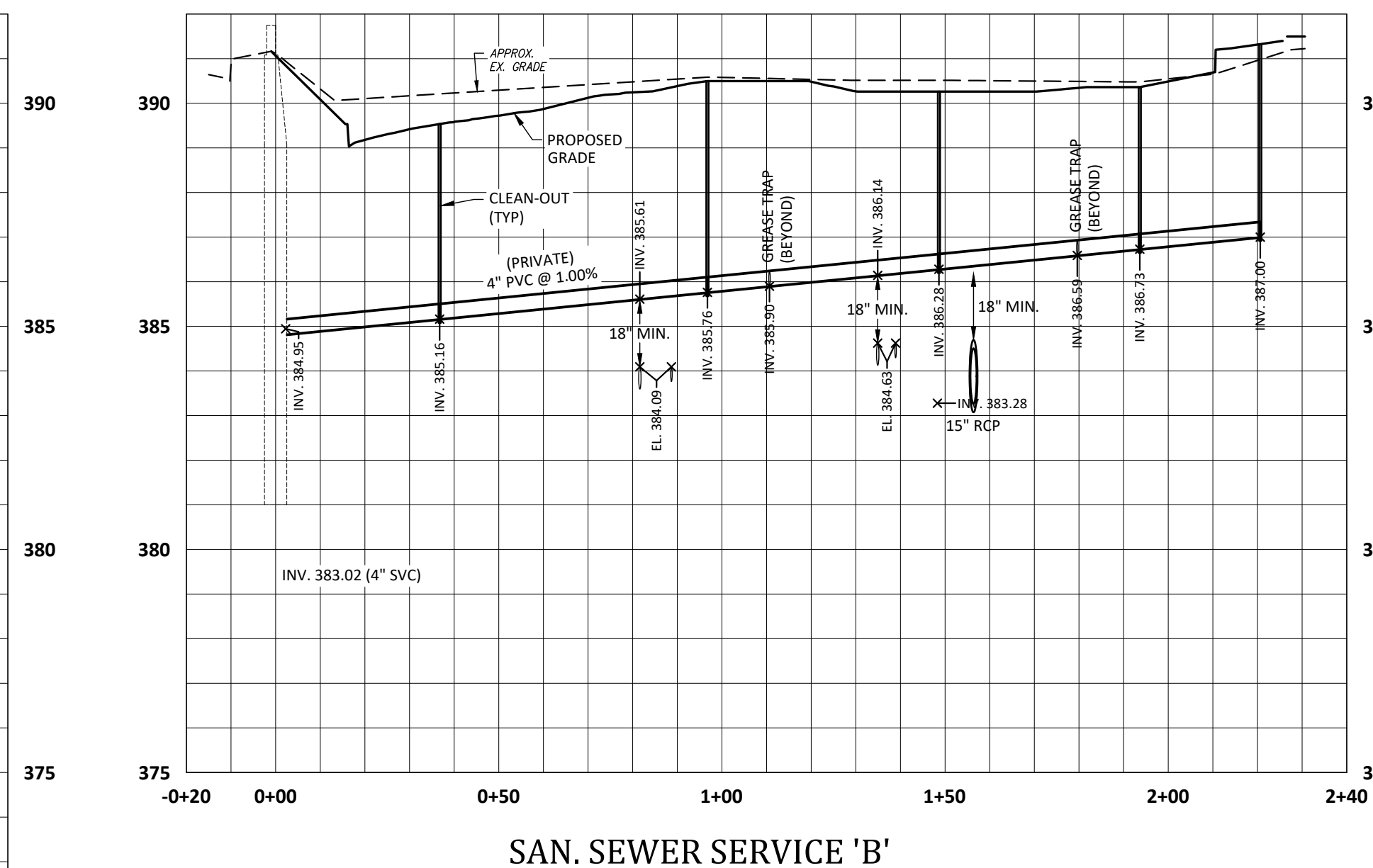
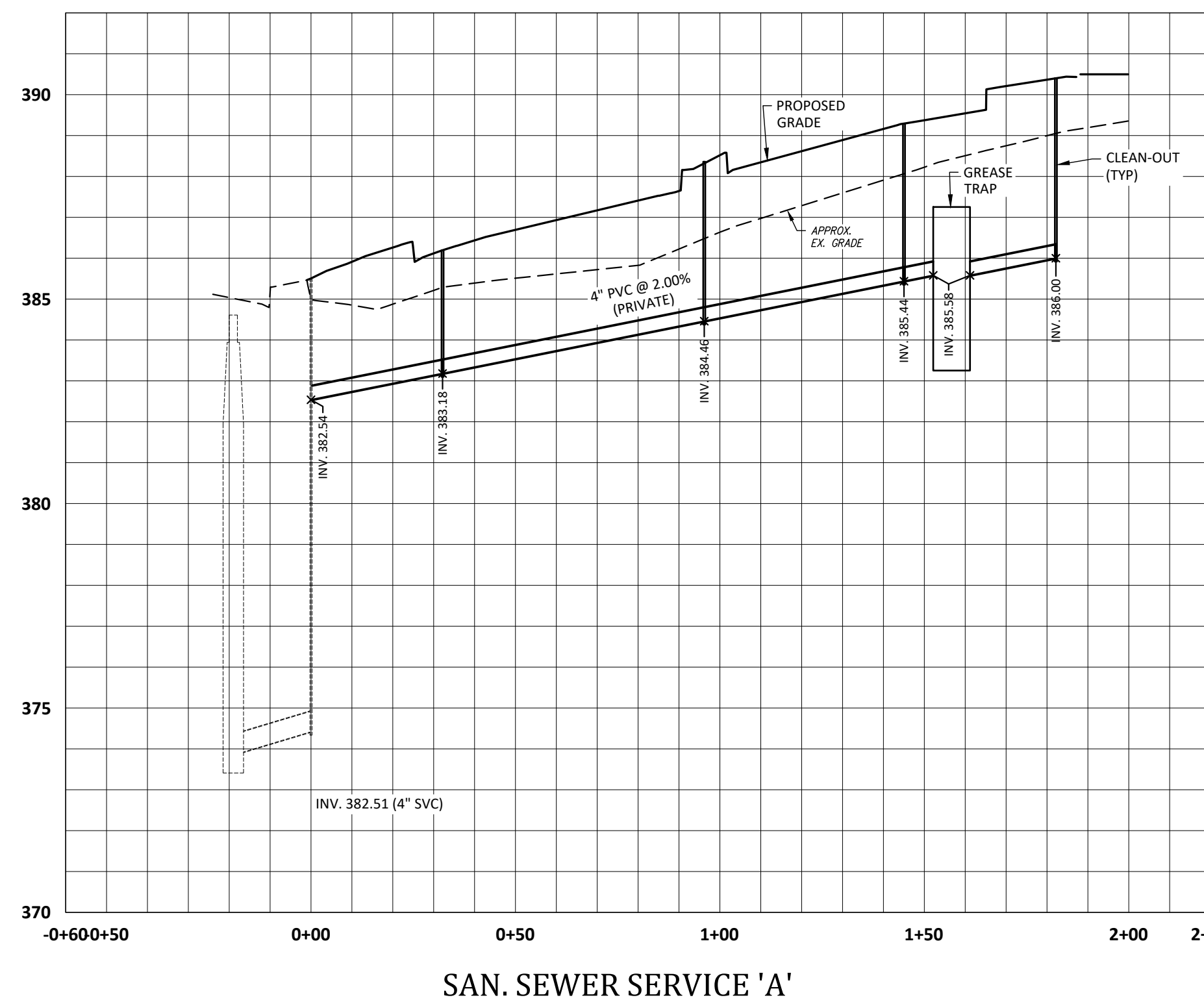
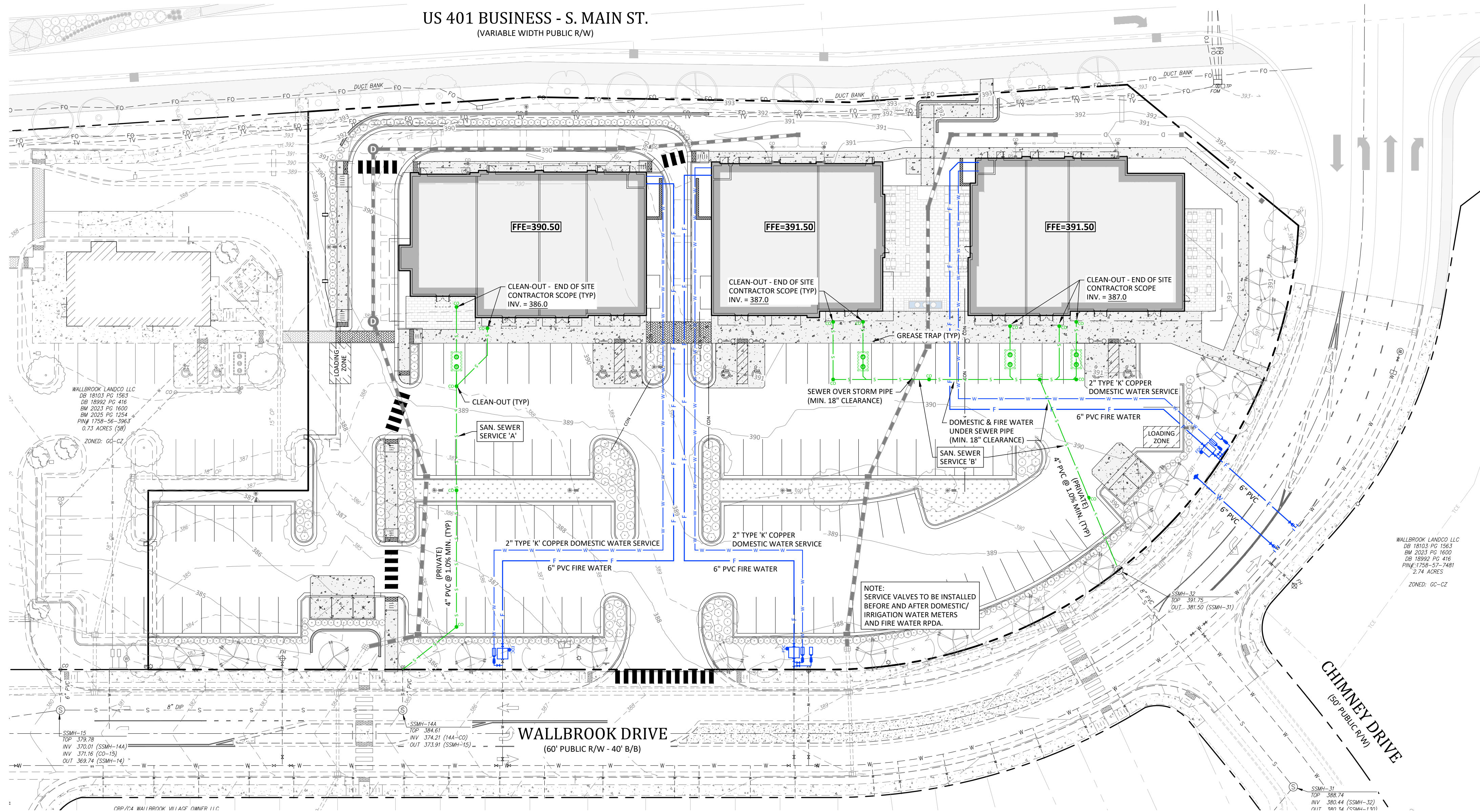
Please include a typical section/detail for bicycle parking with a rack to meet the requirements of LDO Section 6.4.7
- 5 Jacqueline Thompson

Please include the easement width in the label.
- 6 Jacqueline Thompson

It appears the driveway entrance is wider than 32', labeled above, please label width of entrance.
- 7 Jacqueline Thompson

REPEAT - Please include a stop bar 4' behind the crosswalk.





30' 0 15' 30'
SCALE 1 inch = 30 ft
VERT. 1 inch = 3 ft

- Final Drawing -
Issued for Permit
Review Purposes Only

REVISIONS:	DATE	DESCRIPTION
1	4 MAY-26	SUBMIT FOR PERMIT REVIEW
2	6 JUL-26	REVISED PER TIC COMMENTS



PLAN / PROFILE - PRIVATE SAN. SEWER
WALLBROOK SHOPPES (LOT 5C)
Town of Rolesville Project No. SDP 26-0004
Wake Forest Township, Town of Rolesville, Wake County, North Carolina



Project Manager: BCF
Drawn By: DLC
Checked By: BCF
Project Number: 26041
Drawing Number: D-1640

C3.1
Date: May 4, 2026

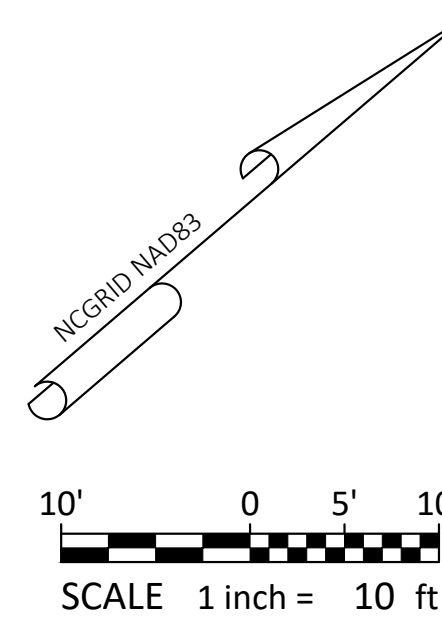
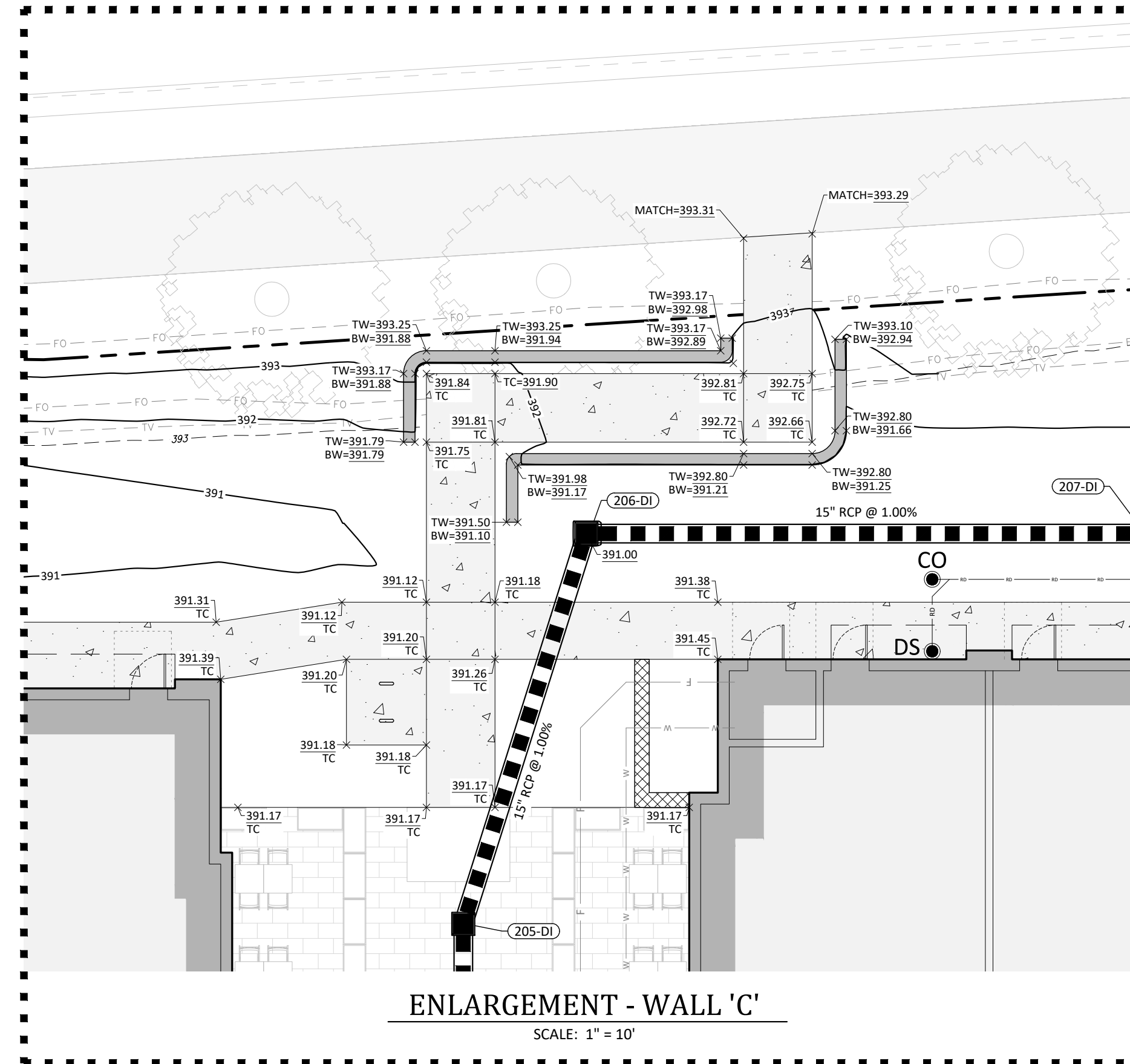
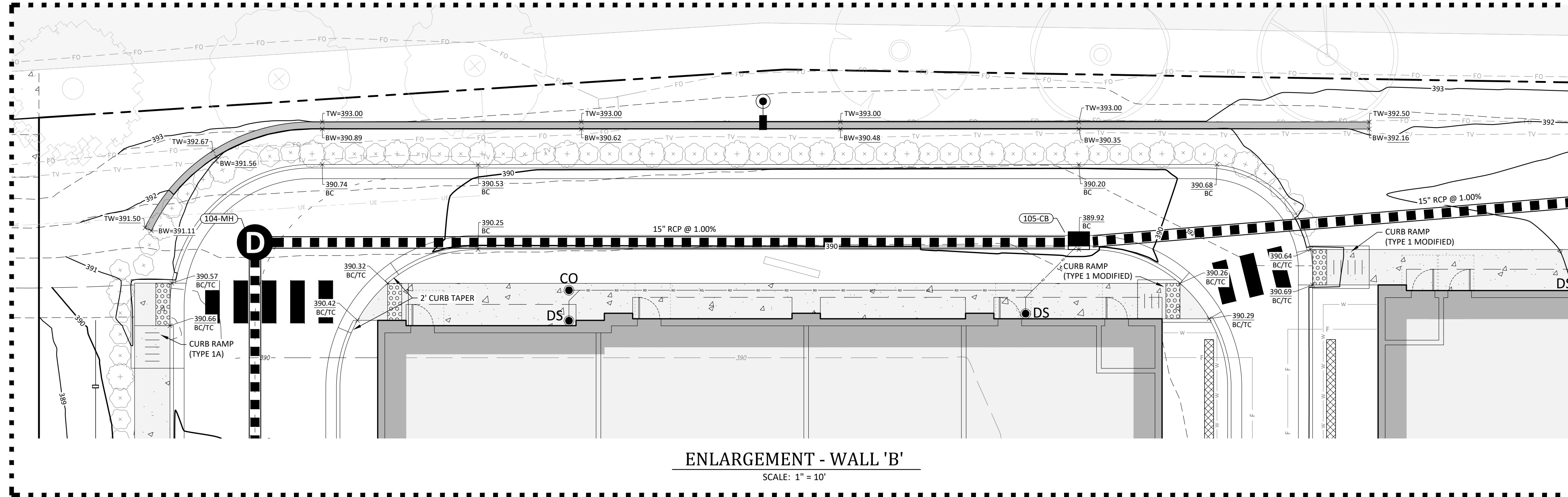
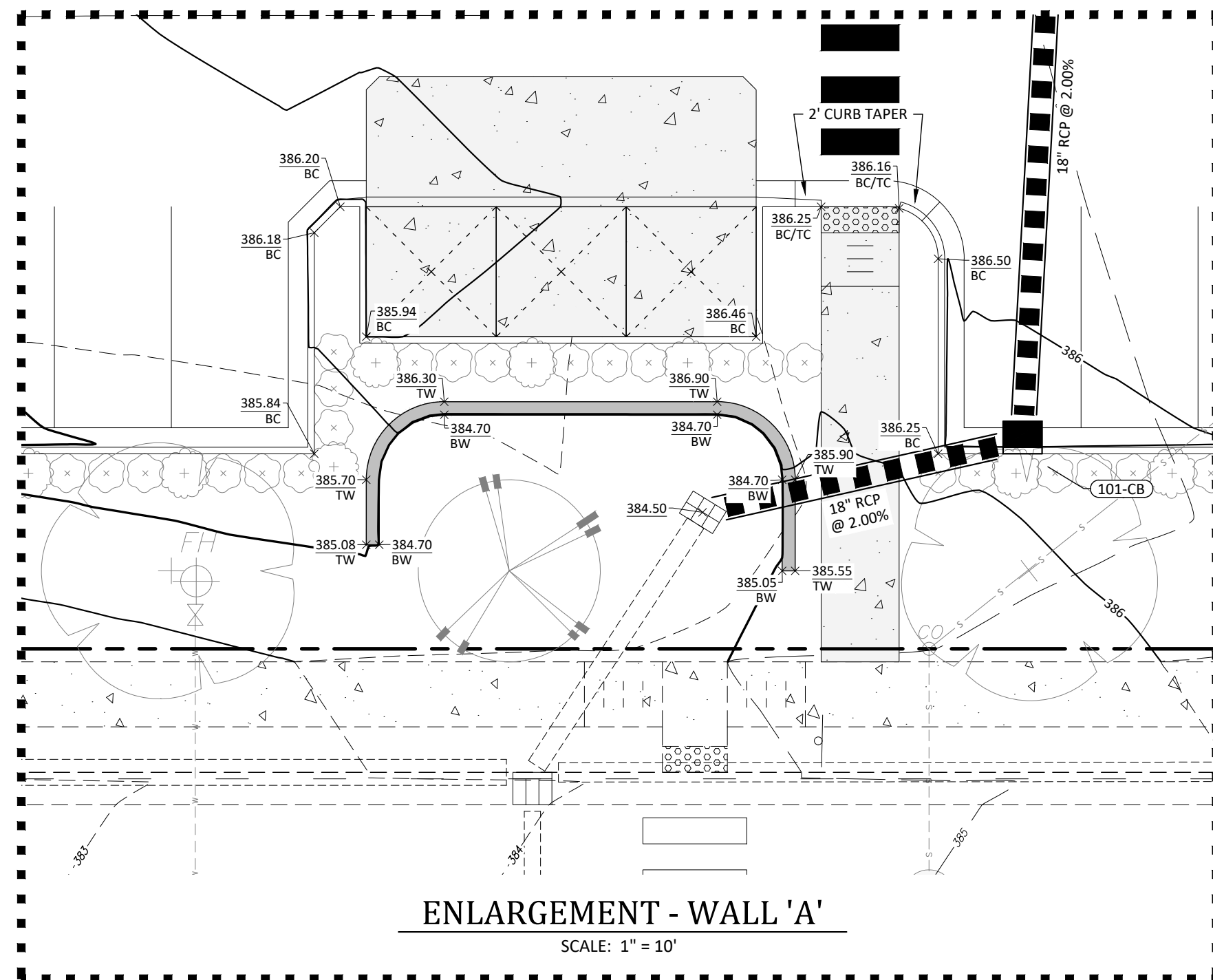


KNOW WHAT'S BELOW
CALL BEFORE YOU DIG!
1-800-452-4549
WWW.811.ORG

Grading Legend

BC BACK OF CURB
TC TOP OF CONCRETE
TA TOP OF ASPHALT
TW TOP OF WALL
BW BOTTOM OF WALL
PG PROPOSED GRADE/GROUND

CB CATCH BASIN
DI DROP INLET
INV INVERT
U/G UNDERGROUND
SPILL CURB
LF LINEAR FOOT OF STORM DRAIN PIPE
CATCH BASIN = MEASURED TO CENTER OF HOOD AT BACK-OF-CURB
DROP INLET & MANHOLE = MEASURED TO CENTER OF STRUCTURE



RETAINING WALL ENLARGEMENTS WALLBROOK SHOPPES (LOT 5C)

Town of Rolesville Project No. SDP 26-0004
Wake Forest Township, Town of Rolesville, Wake County, North Carolina

NC License: P-11591
ARK CONSULTING GROUP, PLLC
ENGINEERS & SURVEYORS
925-A Conference Dr.
Greenville, NC 27858
(252) 558-0888
www.arkconsultinggroup.com

FINAL DRAWING
1/6/2026

Project Manager: BCF
Drawn By: DLC
Checked By: BCF
Project Number: 26041
Drawing Number: D-1640

C4.1

Date: May 4, 2026

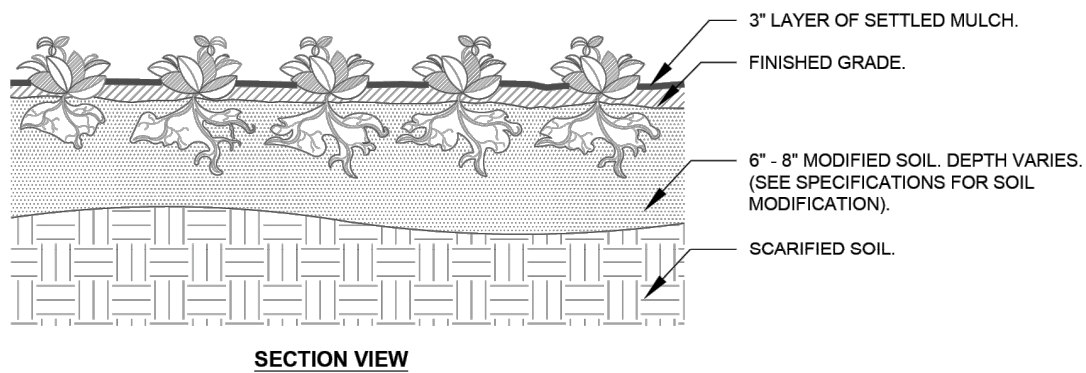
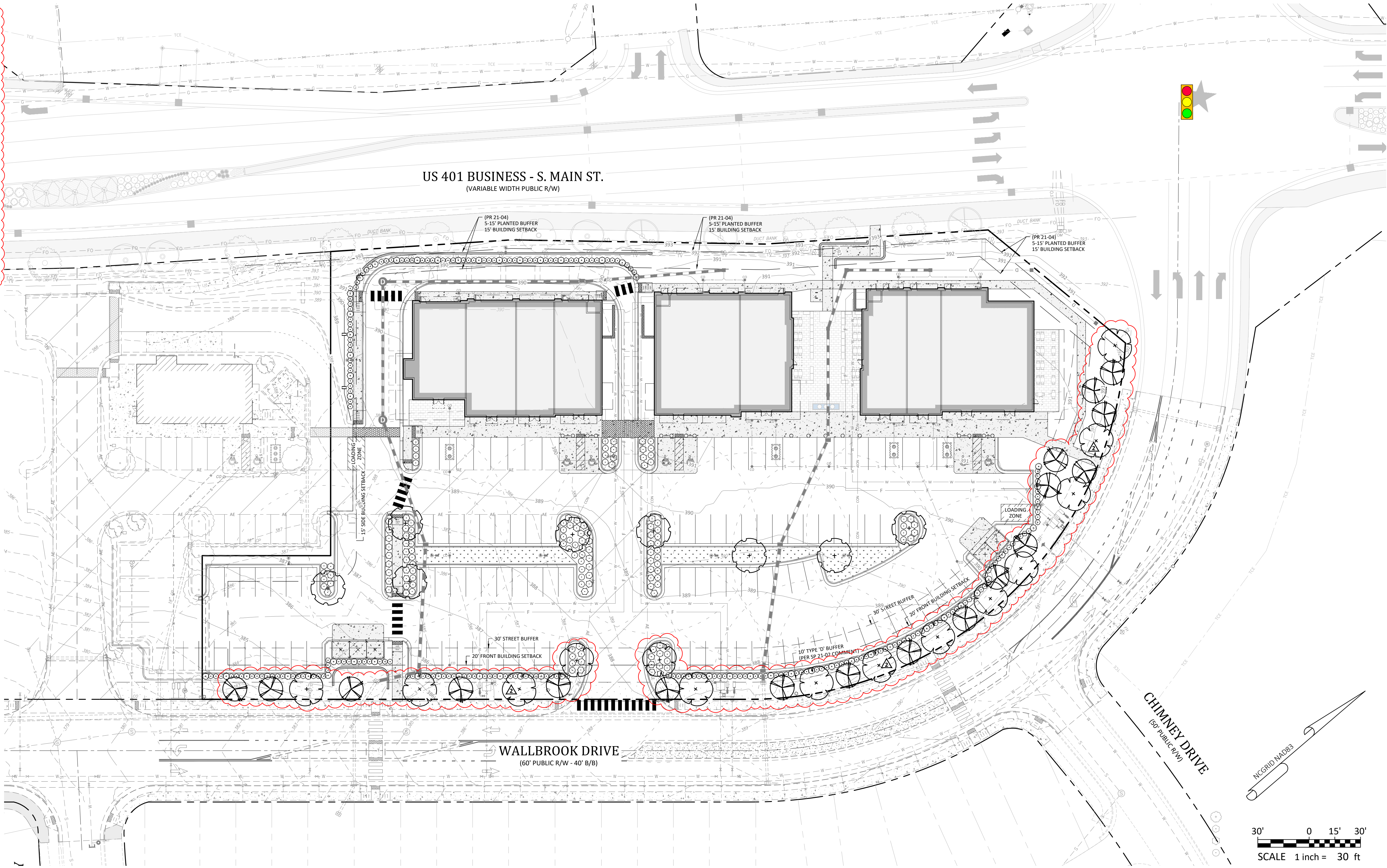


- Final Drawing -
Issued for Permit
Review Purposes Only

REVISIONS:	#	DATE	DESCRIPTION
1	4 MAY-26		SUBMIT FOR PERMIT REVIEW
2	6 JUL-26		REVISED PER TTC COMMENTS

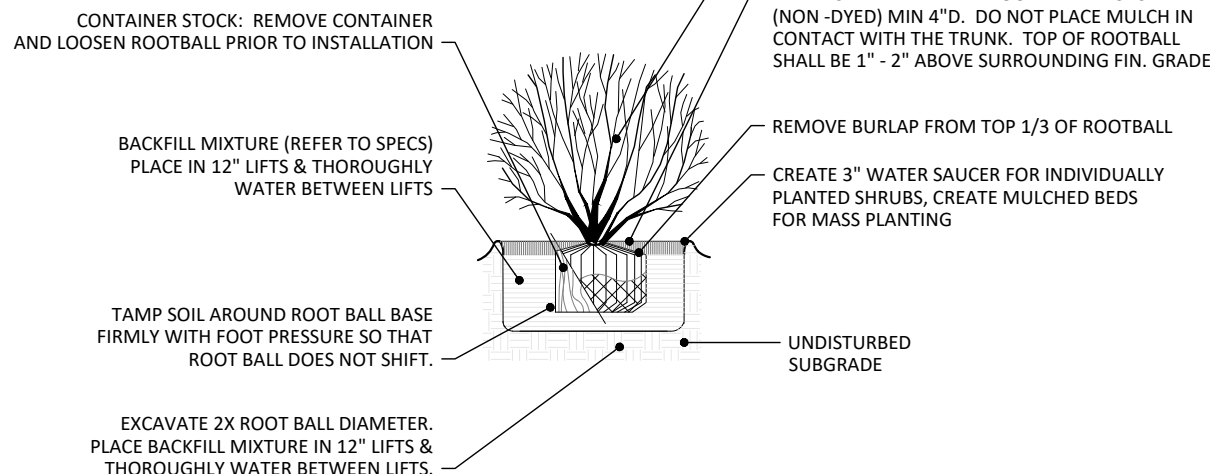
Vegetation Legend:

- PROPOSED LARGE TREE (CANOPY)
TOTAL QUANTITY = 8
CALIPER = 2.5" (MIN.)
HEIGHT = 8' (MIN.)
MATURE HEIGHT = 70' - 85'
COMMON NAME: NUTTAL OAK
BOTANICAL NAME: QUERCUS NUTTALLII (NATIVE)
- PROPOSED LARGE STREET TREE (CANOPY)
TOTAL QUANTITY = 14
CALIPER = 2.5" (MIN.)
HEIGHT = 8' (MIN.)
MATURE HEIGHT = 60-80'
COMMON NAME: PIN OAK
BOTANICAL NAME: QUERCUS PALUSTRIS (NATIVE)
- PROPOSED EVERGREEN TREE (TYPE 'D' BUFFER)
TOTAL QUANTITY = 18
CALIPER = 1.5" (MIN.)
HEIGHT = 8' (MIN.)
MATURE HEIGHT = 50' - 90'
COMMON NAME: LOBLOLLY PINE
BOTANICAL NAME: PINUS TAEDA (NATIVE)
- PROPOSED SHRUB(S)
TOTAL QUANTITY = 64
HEIGHT = 24"
MATURE HEIGHT = 24" - 36"
SPACING = 12" (3' FROM 'GREY OWL' SHRUBS)
COMMON NAME = BLUEBERRY
BOTANICAL NAME = CARYOPETERIS CLANDONENSIS (NATIVE)
- PROPOSED SHRUB(S)
TOTAL QUANTITY = 186
HEIGHT = 24"
MATURE HEIGHT = 24" - 36"
SPACING = 3"
COMMON NAME = GREY OWL EASTERN RED CEDAR
BOTANICAL NAME = JUNIPERUS VIRGINIANA 'GREY OWL' (NATIVE)
- PROPOSED SHRUBS - TERMINAL ISLAND
TOTAL QUANTITY = 73
COMMON NAME = GRO-LOW FRAGRANT SUMAC
BOTANICAL NAME = RHUS AROMATICA 'GRO-LOW' (NATIVE)
- PROPOSED SHRUBS - TERMINAL ISLAND
TOTAL QUANTITY = 62
COMMON NAME = DWARF YAUPOIN HOLLY
BOTANICAL NAME = ILEX VOMITORIA 'NANA' (NATIVE)



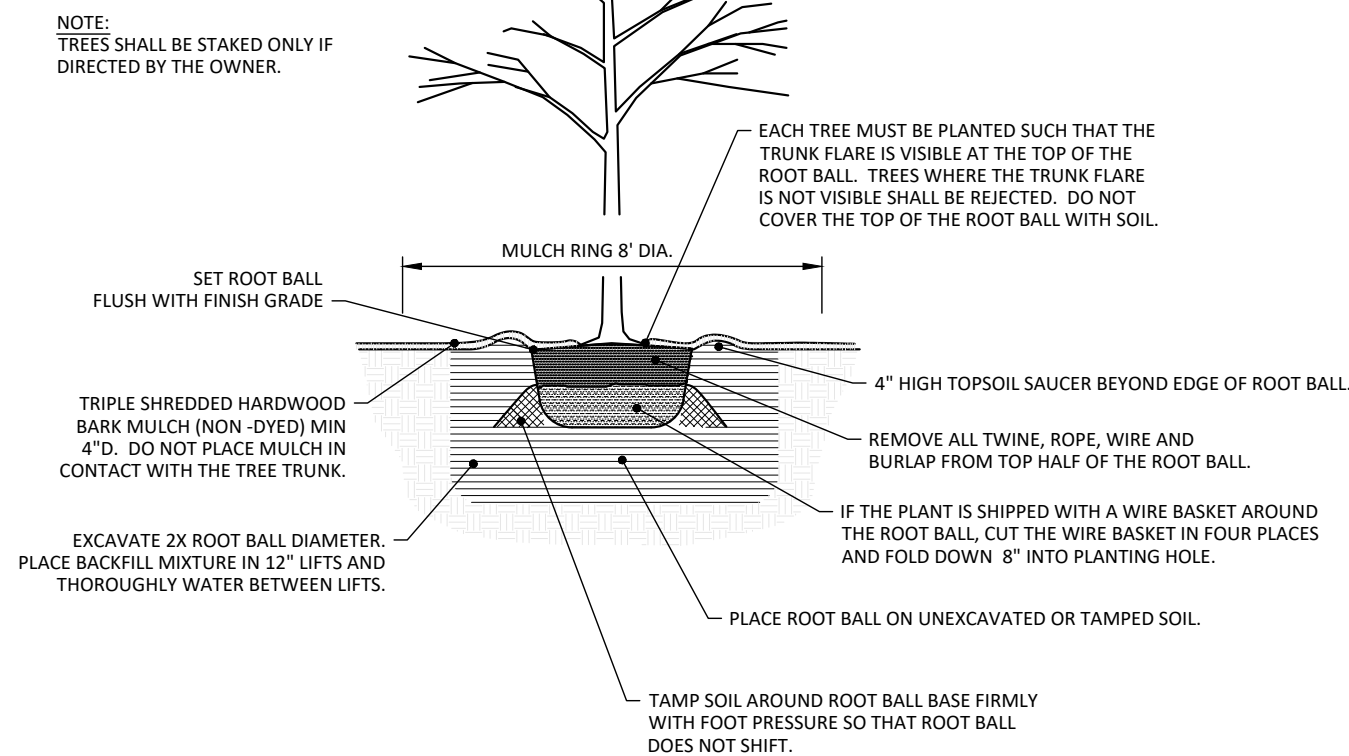
GROUNDCOVER PLANTING (TERMINAL ISLANDS)

NOT TO SCALE



SHRUB PLANTING

NOT TO SCALE



LARGE AND SMALL TREE PLANTING

NOT TO SCALE

Bufferyard Notes:

1. SITE DATA:
A. PROVIDED VEGETATION FOR LOT:
LARGE TREES = 11 PROVIDED
B. REQUIRED STREET VEGETATION:
LARGE TREES: S. MAIN STREET = 381 LF / 40' * 1 TREE = 10 TREES (PROVIDED BY MAIN STREET IMPROVEMENTS)
WALLBROOK DRIVE = 699 LF / 50' * 1 TREE = 14 TREES (14 PROVIDED)
WALLBROOK DRIVE = 699 LF / 40' * 1 TREE = 18 TREES (14 PROVIDED)
C. REQUIRED SCREENING VEGETATION: NONE
D. REQUIRED VEGETATION LOCATED IN EASEMENTS: NONE
2. NOTES:
A. MINIMUM PLANT SIZES SHALL BE IN ACCORDANCE WITH THE SECTION 6.2.4.3 OF THE LDO AS FOLLOWS:
PLANTING MATERIAL TYPE MINIMUM PLANTING SIZE
1. LARGE (CANOPY) TREE 8' (HEIGHT) AND 2" CALIPER
2. SMALL/MEDIUM (UNDERSTORY) TREE 8' (HEIGHT) AND 1" CALIPER
3. SHRUB 24" (HEIGHT) - EVERGREEN
18" (HEIGHT) - DECIDUOUS
B. NO PORTION OF ANY PARKING SPACE SHALL BE LOCATED MORE THAN SIXTY (60) FEET FROM AN ON-SITE LARGE (CANOPY) TREE. FOR PURPOSES OF THIS SECTION, THE MEASUREMENT SHALL BE FROM THE CLOSEST EDGE OF THE SUBJECT AREA TO THE CENTER OF THE BASE OF THE CLOSEST QUALIFYING TREE IN ACCORDANCE WITH SECTION 6.2.4.4 OF THE LDO.
C. DUMPSTER/COMPACTOR SHALL BE SCREENED ON 3 SIDES IN ACCORDANCE WITH SECTION 6.2.4.6 OF THE LDO.
D. NO TREES OR SHRUBS SHALL BE PLANTED WITHIN SANITARY SEWER, WATERLINE OR ELECTRIC EASEMENTS WITHOUT THE TOWN AND EASEMENT HOLDER APPROVAL.
E. ALL MULTI-STEM TREES SHALL HAVE AT LEAST THREE STALKS WITH A MINIMUM CALIPER OF 2.5" IN ACCORDANCE WITH SECTION 6.2.4.7 OF THE LDO.
F. LANDSCAPING SHALL BE COMPLIANT WITH LDO SECTION 6.2.4
G. MINIMUM OF 3 FEET CLEARANCE MUST BE MAINTAINED AROUND ALL FIRE HYDRANTS IN ACCORDANCE WITH STATE BUILDING CODE.
H. PLANTINGS WITHIN THE R/W ARE TO BE INSTALLED AS PART OF THE MAIN STREET PROJECT (NCDOT U-6241) REFER TO WALLBROOK PRELIMINARY PLAT (PR 21-04 REV) FOR VEGETATION PRESERVATION IN THIS AREA.
I. CONTRACTOR SHALL PLACE WEED MATTING AND METAL EDGING LOCATED AT THE BACK OF CURB AROUND ALL MULCH BEDS

REQUIRED VEGETATION PLAN
WALLBROOK SHOPPES (LOT 5C)

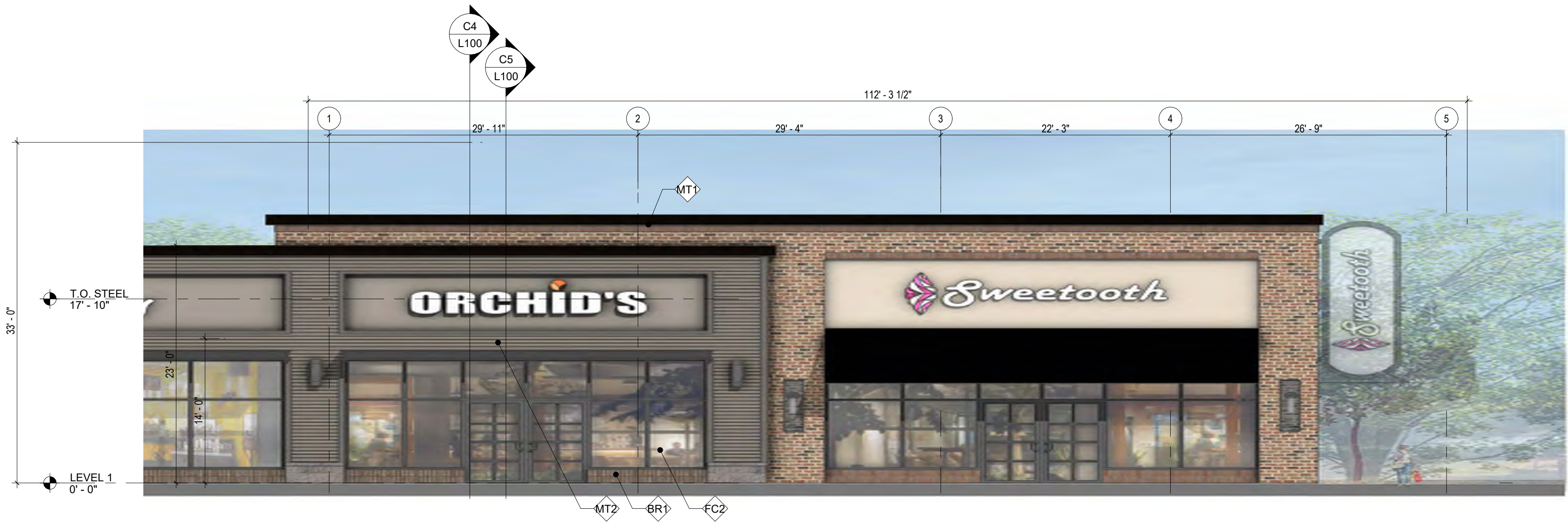
Town of Rolesville Project No. SDP 26-0004
Wake Forest Township, Town of Rolesville, Wake County, North Carolina



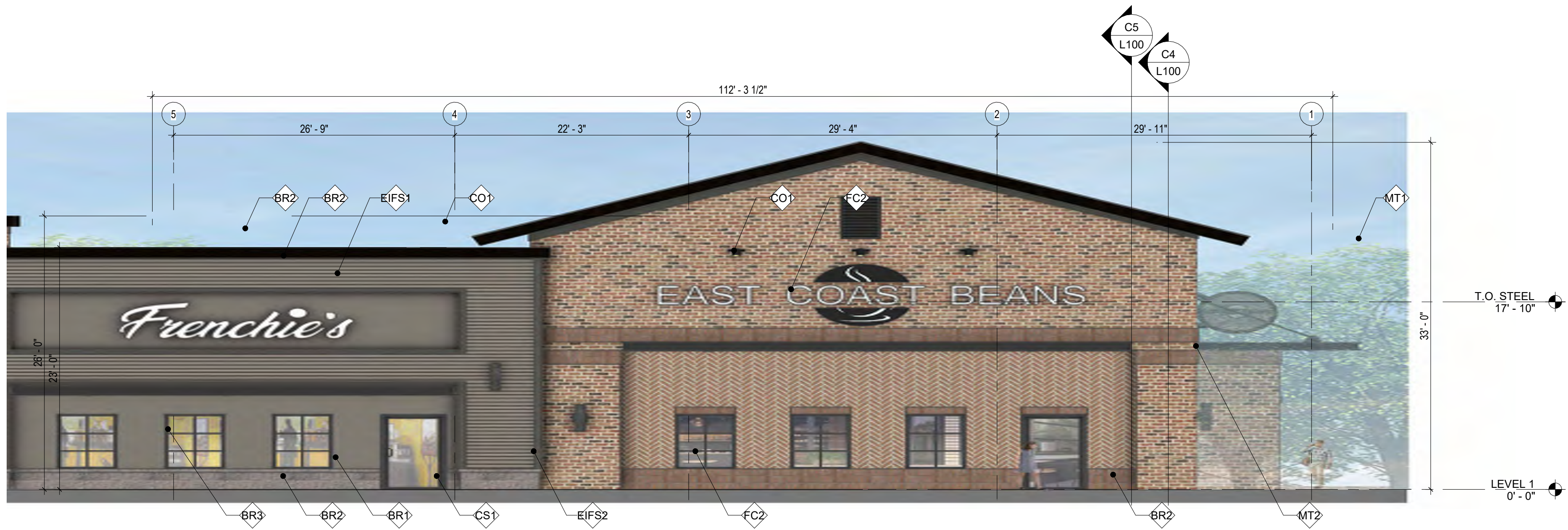
Project Manager: BCF
Drawn By: DLC
Checked By: BCF
Project Number: 26041
Drawing Number: D-1640

C5.0

Date: May 4, 2026



NORTH ELEVATION
1/8" = 1'-0"



SOUTH ELEVATION
1/8" = 1'-0"



EAST ELEVATION
1/8" = 1'-0"



WEST ELEVATION
1/8" = 1'-0"

ELEVATION GENERAL NOTES

- SEE SPECIFICATIONS FOR DETAILED INFORMATION.
- SEE A201-2017 FOR GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION.
- SEE SHEET A000 FOR TYPICAL NOTES, SYMBOLS, ACCESSIBILITY MOUNTING STANDARDS, AND ABBREVIATIONS. SEE SHEET G001 FOR CODE SUMMARY INFORMATION.
- CONTRACTOR TO COORDINATE CONSTRUCTION WITH ALL TRADES PRIOR TO COMMENCEMENT OF WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING, PATCHING, AND REPLACING ANY DAMAGE DUE TO CONSTRUCTION OR INSTALLATION OF TRADES. REPAIR, PATCH, AND FINISH OF EXISTING CONDITIONS DAMAGED BY NEW WORK SHALL MATCH ADJACENT WORK.
- EXTERIOR DIMENSIONS ARE TAKEN FROM FACE OF SHEATHING OR MASONRY U.N.O. SEE WALLS SECTIONS AND DETAILS FOR MORE INFORMATION.
- CONTRACTOR TO FIELD VERIFY DIMENSIONS AND CONNECTION POINTS PRIOR TO COMMENCEMENT OF NEW CONSTRUCTION. IN CASE OF CONFLICT, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT PRIOR TO PROCEEDING WITH WORK.
- ALL ITEMS TO BE SUPPLIED AND INSTALLED BY CONTRACTOR UNLESS SPECIFICALLY LISTED AS "N.L.C." OR "BY OTHERS".
- COORDINATE SEQUENCE OF WORK TO PROTECT ADJACENT SPACES FROM CONSTRUCTION ZONE. PROVIDE BARRIER SEPARATION AS REQUIRED AND DIRECTED BY GENERAL CONTRACTOR AND OWNER.
- MAINTAIN FIRE RATING OF CONSTRUCTION WHERE ANY ITEMS ARE BUILT INTO CONSTRUCTION. ALL PENETRATIONS SHALL BE FIRE STOPPED AND SEALED IN ACCORDANCE TO APPLICABLE U.L. ASSEMBLY RATING.
- REFER TO STRUCTURAL AND MEP/FP DRAWINGS AND SPECIFICATIONS FOR MORE INFORMATION.
- SIGNAGE TO BE SEPARATELY APPROVED.

ELEVATION MATERIAL NOTES

BR1	BRICK - LIGHT RED
BR2	BRICK - DARK RED
BR3	BRICK - GRAY
BR4	BRICK - BROWN
BR5	BRICK - PAINTED MURAL
CO1	CORNICE
CS1	CULTURED STONE
EIFS1	EXTERIOR INSULATION AND FINISH SYSTEM
EIFS2	EXTERIOR INSULATION AND FINISH SYSTEM
FC1	FIBER CEMENT LAP SIDING
FC2	FIBER CEMENT TRIM
GW1	ARTIFICIAL GREEN WALL
MT1	STANDING SEAM METAL ROOF
MT2	METAL CANOPY
MT3	METAL AWNING

OWNER:

D

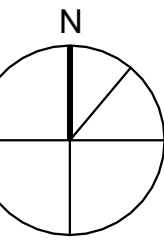
**CORESOUND
DEVELOPMENT**
1560 MATTHEW DRIVE, UNIT C
https://coresounddev.com/

CIVIL

ARK CONSULTING GROUP
925 CONFERENCE DRIVE,
GREENVILLE, NC 27658
TEL: 252.558.0585
https://www.arkconsultinggroup.com/

C

PRELIMINARY
FOR REVIEW ONLY
THESE DOCUMENTS ARE FOR DESIGN
REVIEW AND NOT INTENDED FOR BIDDING,
CONSTRUCTION, OR PERMIT PURPOSES.
THEY WERE PREPARED BY OR UNDER THE
SUPERVISION OF
CI DESIGN.



B

WALLBROOK SHOPPES

US 401/S, MAIN STREET & VIRGINIA WATER DRIVE
ROLESVILLE, NC
CLIENT: CORESOUND DEVELOPMENT

REV	DATE	DESCRIPTION
1	06/26/2024	LO

DESIGN
DELIVERABLE: SITE PLAN SUBMISSION
ISSUE DATE: JULY 01, 2026
Copyright © by CI Design, Inc. All Rights Reserved.
DRAWN BY: CMB
CHECKED BY: GDV / JM
PROJECT NUMBER: P2400332

SHEET TITLE:
**EXTERIOR
ELEVATIONS -
SHOP "A"**

SHEET NUMBER:

A201



ELEVATION GENERAL NOTES

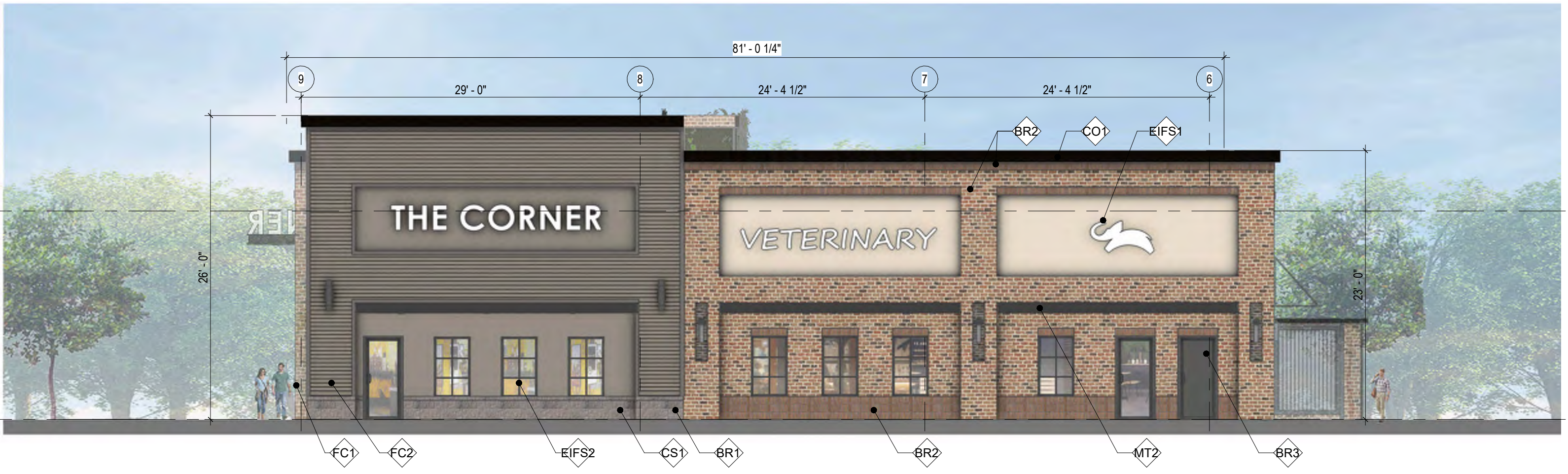
- SEE SPECIFICATIONS FOR DETAILED INFORMATION.
- SEE A201-2017 FOR GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION.
- SEE SHEET A000 FOR TYPICAL NOTES, SYMBOLS, ACCESSIBILITY MOUNTING STANDARDS, AND ABBREVIATIONS. SEE SHEET G001 FOR CODE SUMMARY INFORMATION.
- CONTRACTOR TO COORDINATE CONSTRUCTION WITH ALL TRADES PRIOR TO COMMENCEMENT OF WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING, PATCHING, AND REPLACING ANY DAMAGE DUE TO CONSTRUCTION OR INSTALLATION OF TRADES. REPAIR, PATCH, AND FINISH OF EXISTING CONDITIONS DAMAGED BY NEW WORK SHALL MATCH ADJACENT WORK.
- EXTERIOR DIMENSIONS ARE TAKEN FROM FACE OF SHEATHING OR MASONRY U.N.O. SEE WALLS SECTIONS AND DETAILS FOR MORE INFORMATION.
- CONTRACTOR TO FIELD VERIFY DIMENSIONS AND CONNECTION POINTS PRIOR TO COMMENCEMENT OF NEW CONSTRUCTION. IN CASE OF CONFLICT, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT PRIOR TO PROCEEDING WITH WORK.
- ALL ITEMS TO BE SUPPLIED AND INSTALLED BY CONTRACTOR UNLESS SPECIFICALLY LISTED AS "N.I.C." OR "BY OTHERS".
- COORDINATE SEQUENCE OF WORK TO PROTECT ADJACENT SPACES FROM CONSTRUCTION ZONE. PROVIDE BARRIER SEPARATION AS REQUIRED AND DIRECTED BY GENERAL CONTRACTOR AND OWNER.
- MAINTAIN FIRE RATING OF CONSTRUCTION WHERE ANY ITEMS ARE BUILT INTO CONSTRUCTION. ALL PENETRATIONS SHALL BE FIRE STOPPED AND SEALED IN ACCORDANCE TO APPLICABLE U.L. ASSEMBLY RATING.
- REFER TO STRUCTURAL AND MEPFP DRAWINGS AND SPECIFICATIONS FOR MORE INFORMATION.
- SIGNAGE TO BE SEPARATELY APPROVED.

ELEVATION MATERIAL NOTES

BR1	BRICK - LIGHT RED
BR2	BRICK - DARK RED
BR3	BRICK - GRAY
BR4	BRICK - BROWN
BMS	BRICK - PAINTED MURAL
CO1	CORNICE
CS1	CULTURED STONE
EIFS1	EXTERIOR INSULATION AND FINISH SYSTEM
EIFS2	EXTERIOR INSULATION AND FINISH SYSTEM
FC1	FIBER CEMENT LAP SIDING
FC2	FIBER CEMENT TRIM
GW1	ARTIFICIAL GREEN WALL
MT1	STANDING SEAM METAL ROOF
MT2	METAL CANOPY
MT3	METAL AWNING

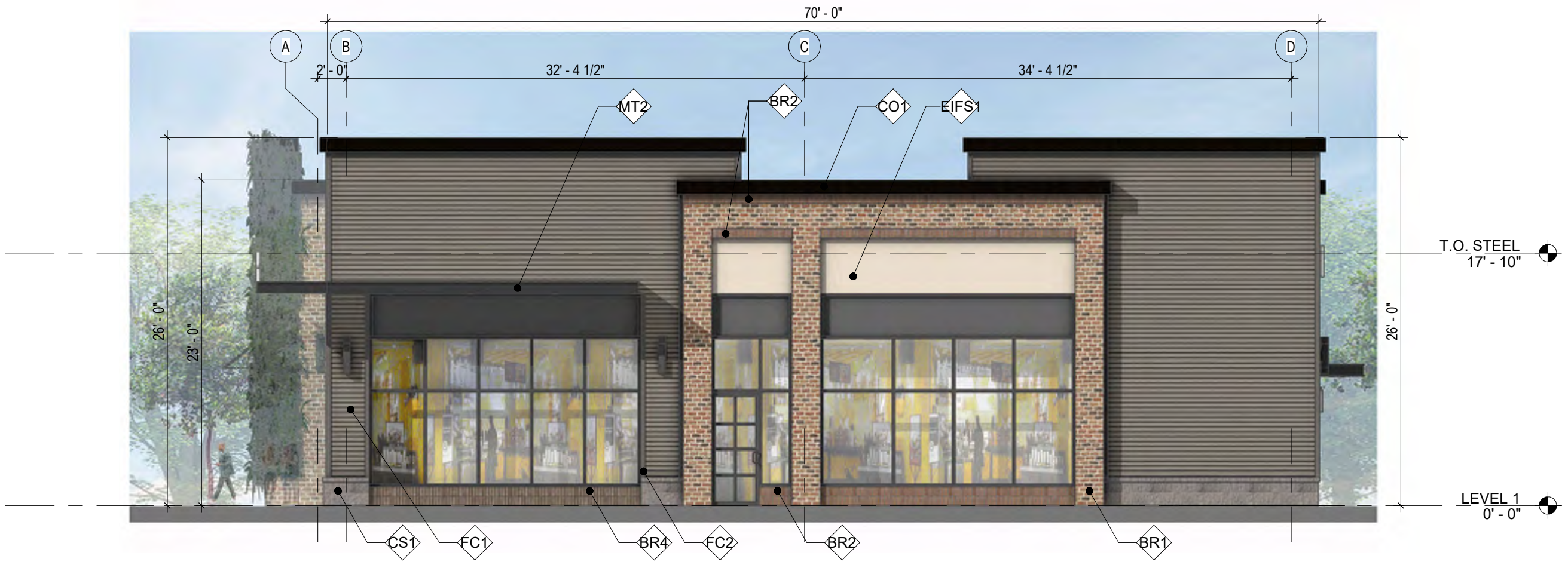
NORTH ELEVATION
1/8" = 1'-0"

D1



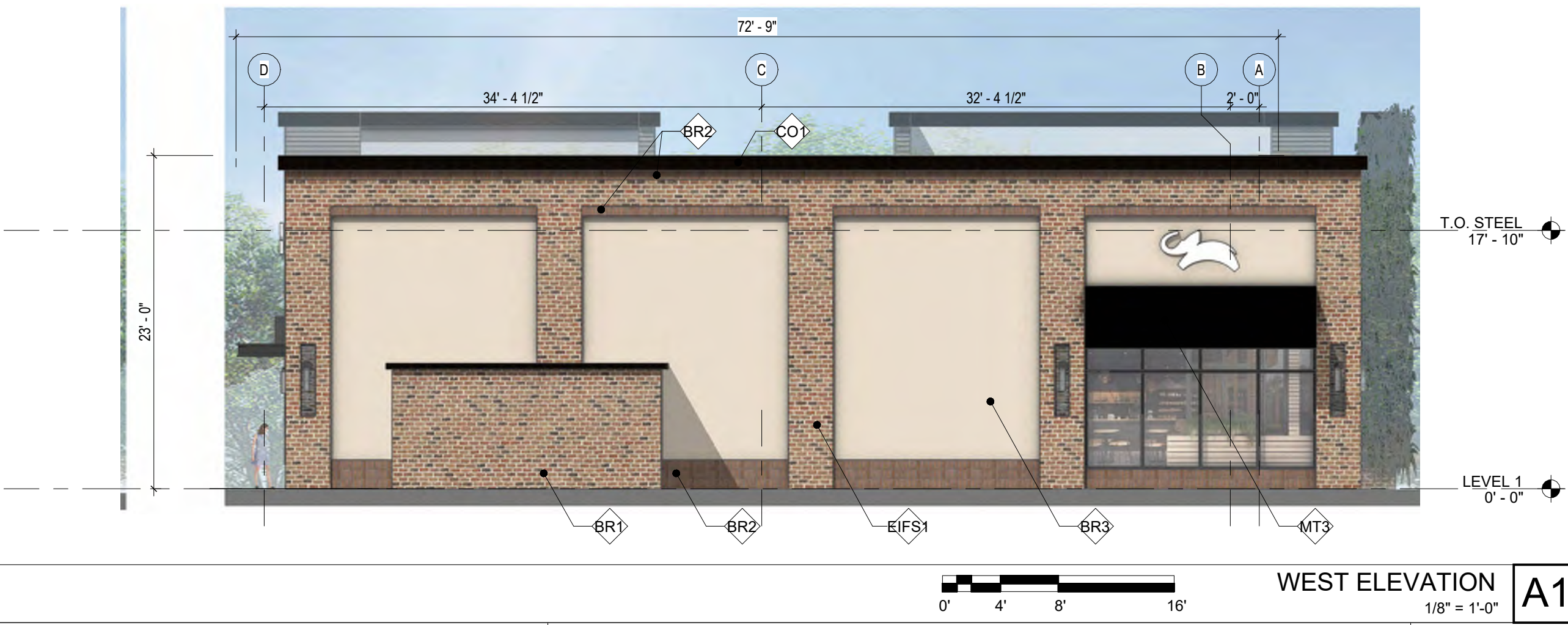
SOUTH ELEVATION
1/8" = 1'-0"

C1



EAST ELEVATION
1/8" = 1'-0"

B1



WEST ELEVATION
1/8" = 1'-0"

A1

OWNER:

D

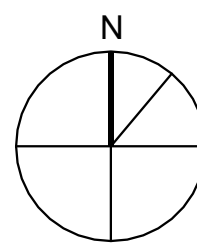
**CORESOUND
DEVELOPMENT**
1560 MATTHEW DRIVE, UNIT C
https://coresounddev.com/

CIVIL

ARK CONSULTING GROUP
925 CONFERENCE DRIVE,
GREENVILLE, NC 27608
TEL: 252.558.0588
https://www.arkconsultinggroup.com/

C

PRELIMINARY
FOR REVIEW ONLY
THESE DOCUMENTS ARE FOR DESIGN
REVIEW AND NOT INTENDED FOR BIDDING,
CONSTRUCTION, OR PERMIT PURPOSES.
THEY WERE PREPARED BY OR UNDER THE
SUPERVISION OF
CI DESIGN.



B

WALLBROOK SHOPPES

US 401/S, MAIN STREET & VIRGINIA WATER DRIVE
ROLESVILLE, NC
CLIENT: CORESOUND DEVELOPMENT

REV	DATE	DESCRIPTION
-----	------	-------------

DESIGN
DELIVERABLE: SITE PLAN SUBMISSION
ISSUE DATE: JULY 01, 2026
Copyright © by CI Design, Inc. All Rights Reserved.
DRAWN BY: CMB
CHECKED BY: GDV / JM
PROJECT NUMBER: P2400332

SHEET TITLE:
**EXTERIOR
ELEVATIONS -
SHOP "B"**

SHEET NUMBER:

A202

C:\Users\arley\Documents\Wallbrook Shoppes P25_crfey\LENEE.rvt
6/26/2026 6:16:00 PM



ELEVATION GENERAL NOTES

- SEE SPECIFICATIONS FOR DETAILED INFORMATION.
- SEE A201-2017 FOR GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION.
- SEE SHEET A000 FOR TYPICAL NOTES, SYMBOLS, ACCESSIBILITY MOUNTING STANDARDS, AND ABBREVIATIONS. SEE SHEET G001 FOR CODE SUMMARY INFORMATION.
- CONTRACTOR TO COORDINATE CONSTRUCTION WITH ALL TRADES PRIOR TO COMMENCEMENT OF WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING, PATCHING, AND REPLACING ANY DAMAGE DUE TO CONSTRUCTION OR INSTALLATION OF TRADES, REPAIR, PATCH, AND FINISH OF EXISTING CONDITIONS DAMAGED BY NEW WORK SHALL MATCH ADJACENT WORK.
- EXTERIOR DIMENSIONS ARE TAKEN FROM FACE OF SHEATHING OR MASONRY U.N.O. SEE WALLS SECTIONS AND DETAILS FOR MORE INFORMATION.
- CONTRACTOR TO FIELD VERIFY DIMENSIONS AND CONNECTION POINTS PRIOR TO COMMENCEMENT OF NEW CONSTRUCTION. IN CASE OF CONFLICT, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT PRIOR TO PROCEEDING WITH WORK.
- ALL ITEMS TO BE SUPPLIED AND INSTALLED BY CONTRACTOR UNLESS SPECIFICALLY LISTED AS "N.I.C." OR "BY OTHERS".
- COORDINATE SEQUENCE OF WORK TO PROTECT ADJACENT SPACES FROM CONSTRUCTION ZONE. PROVIDE BARRIER SEPARATION AS REQUIRED AND DIRECTED BY GENERAL CONTRACTOR AND OWNER.
- MAINTAIN FIRE RATING OF CONSTRUCTION WHERE ANY ITEMS ARE BUILT INTO CONSTRUCTION. ALL PENETRATIONS SHALL BE FIRE STOPPED AND SEALED IN ACCORDANCE TO APPLICABLE U.L. ASSEMBLY RATING.
- REFER TO STRUCTURAL AND MEPFP DRAWINGS AND SPECIFICATIONS FOR MORE INFORMATION.
- SIGNAGE TO BE SEPARATELY APPROVED.

ELEVATION MATERIAL NOTES

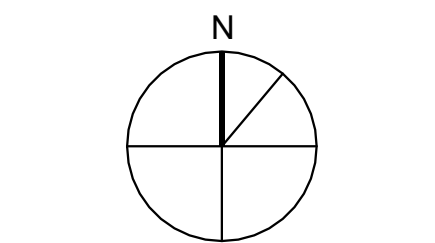
BR1	BRICK - LIGHT RED
BR2	BRICK - DARK RED
BR3	BRICK - GRAY
BR4	BRICK - BROWN
BR5	BRICK - PAINTED MURAL
CO1	CORNICE
CS1	CULTURED STONE
EIFS1	EXTERIOR INSULATION AND FINISH SYSTEM
EIFS2	EXTERIOR INSULATION AND FINISH SYSTEM
FC1	FIBER CEMENT LAP SIDING
FC2	FIBER CEMENT TRIM
GW1	ARTIFICIAL GREEN WALL
MT1	STANDING SEAM METAL ROOF
MT2	METAL CANOPY
MT3	METAL AWNING

OWNER:

**CORESOUND
DEVELOPMENT**
1560 MATTHEW DRIVE, UNIT C
https://coresounddev.com/

CIVIL
ARK CONSULTING GROUP
925 CONFERENCE DRIVE,
GREENVILLE, NC 27658
TEL: 252.558.0585
https://www.arkconsultinggroup.com/

PRELIMINARY
FOR REVIEW ONLY
THESE DOCUMENTS ARE FOR DESIGN
REVIEW AND NOT INTENDED FOR BIDDING,
CONSTRUCTION, OR PERMIT PURPOSES.
THEY WERE PREPARED BY OR UNDER THE
SUPERVISION OF
CI DESIGN.



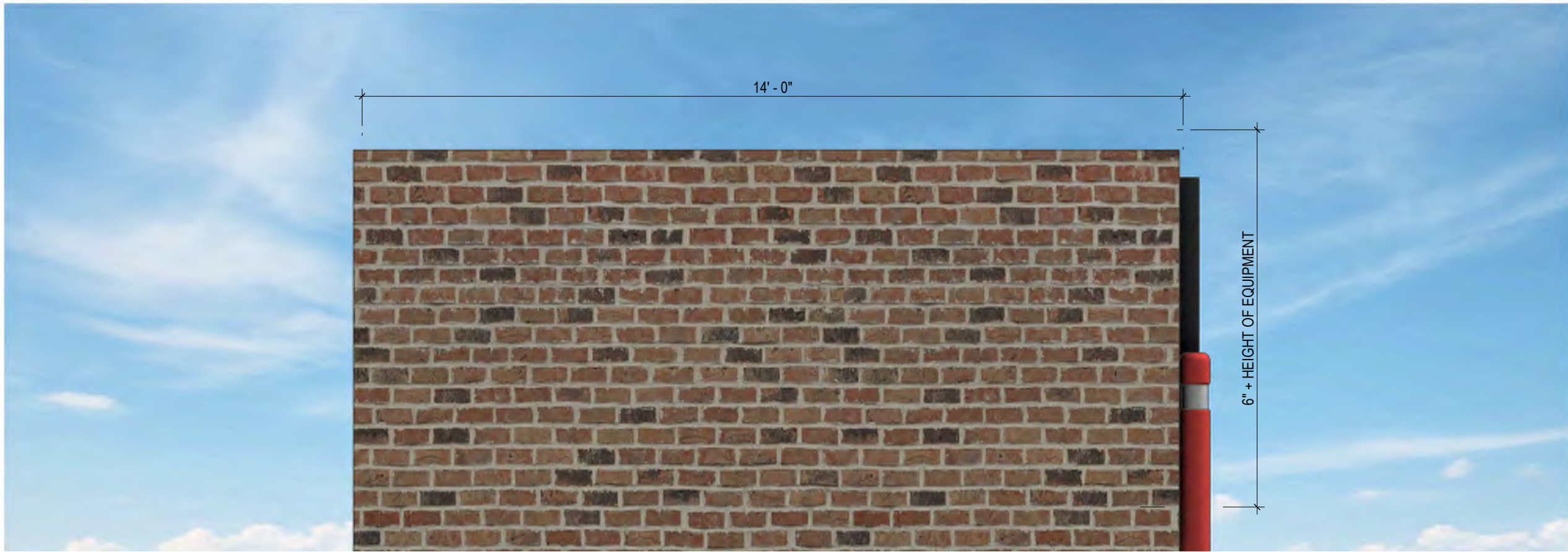
WALLBROOK SHOPPES
US 401/S, MAIN STREET & VIRGINIA WATER DRIVE
ROLESVILLE, NC
CLIENT: CORESOUND DEVELOPMENT

REV	DATE	DESCRIPTION
1	06/26/2026	LOD

DESIGN
DELIVERABLE: SITE PLAN SUBMISSION
ISSUE DATE: JULY 01, 2026
Copyright © by CI Design, Inc. All Rights Reserved.
DRAWN BY: CMB
CHECKED BY: GDV / JM
PROJECT NUMBER: P260032

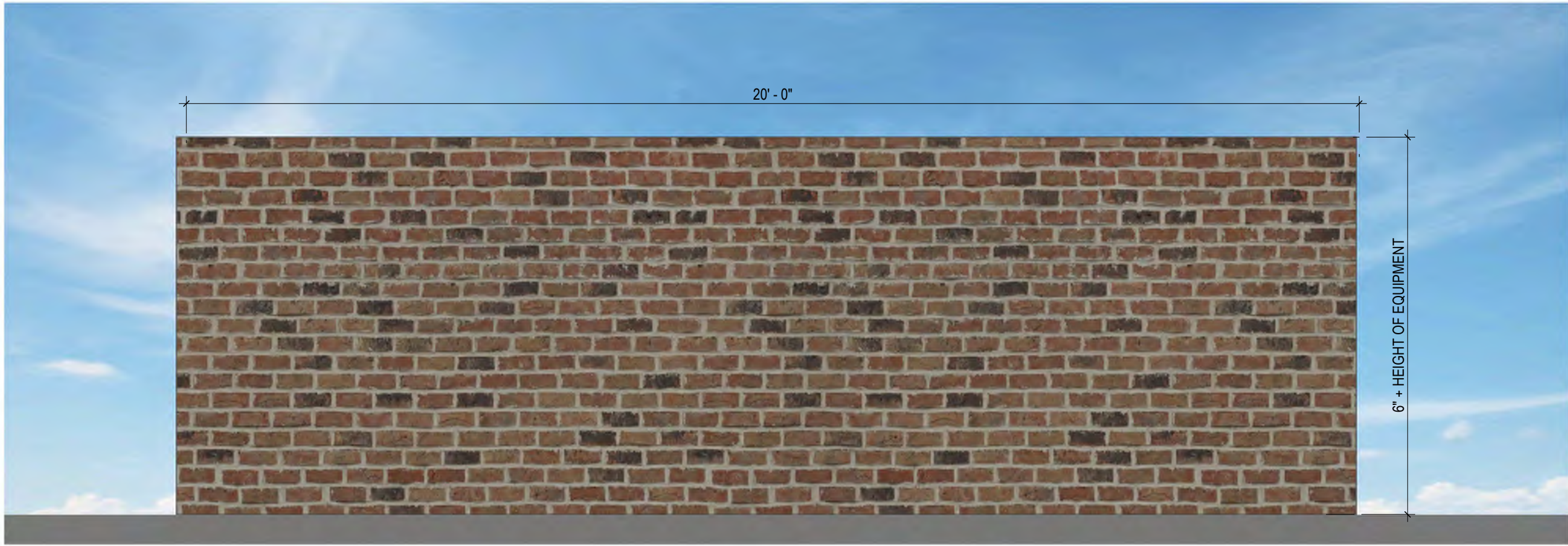
SHEET TITLE:
**EXTERIOR
ELEVATIONS -
SHOP "C"**

SHEET NUMBER:
A203



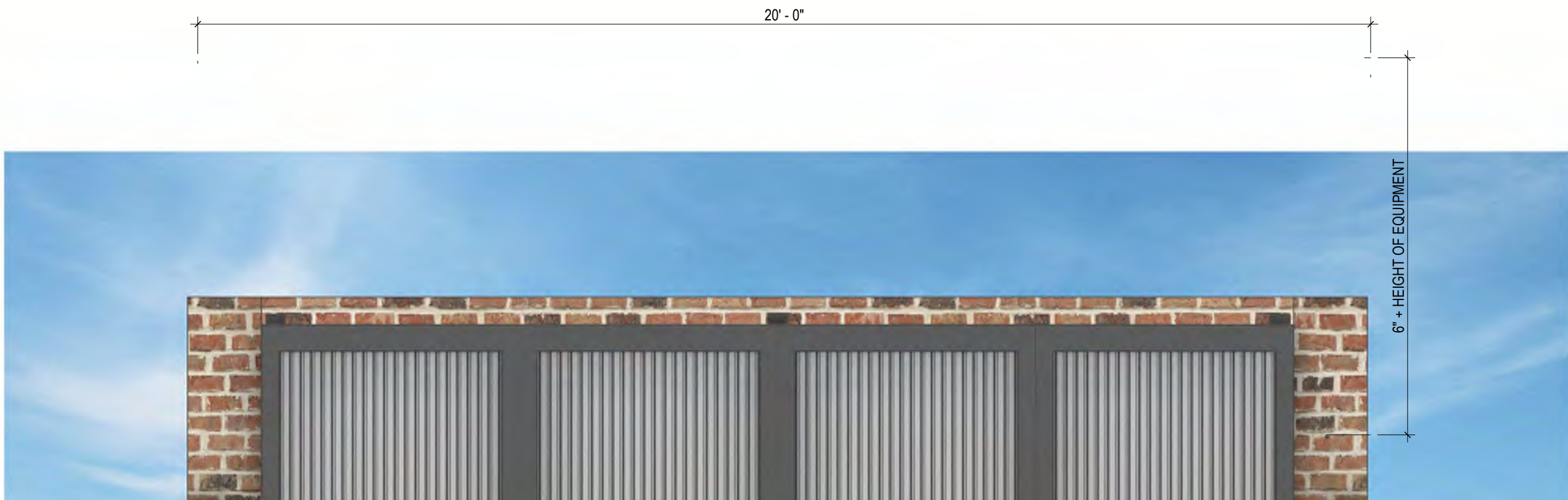
SIDE ELEVATION
1/2" = 1'-0"

C3



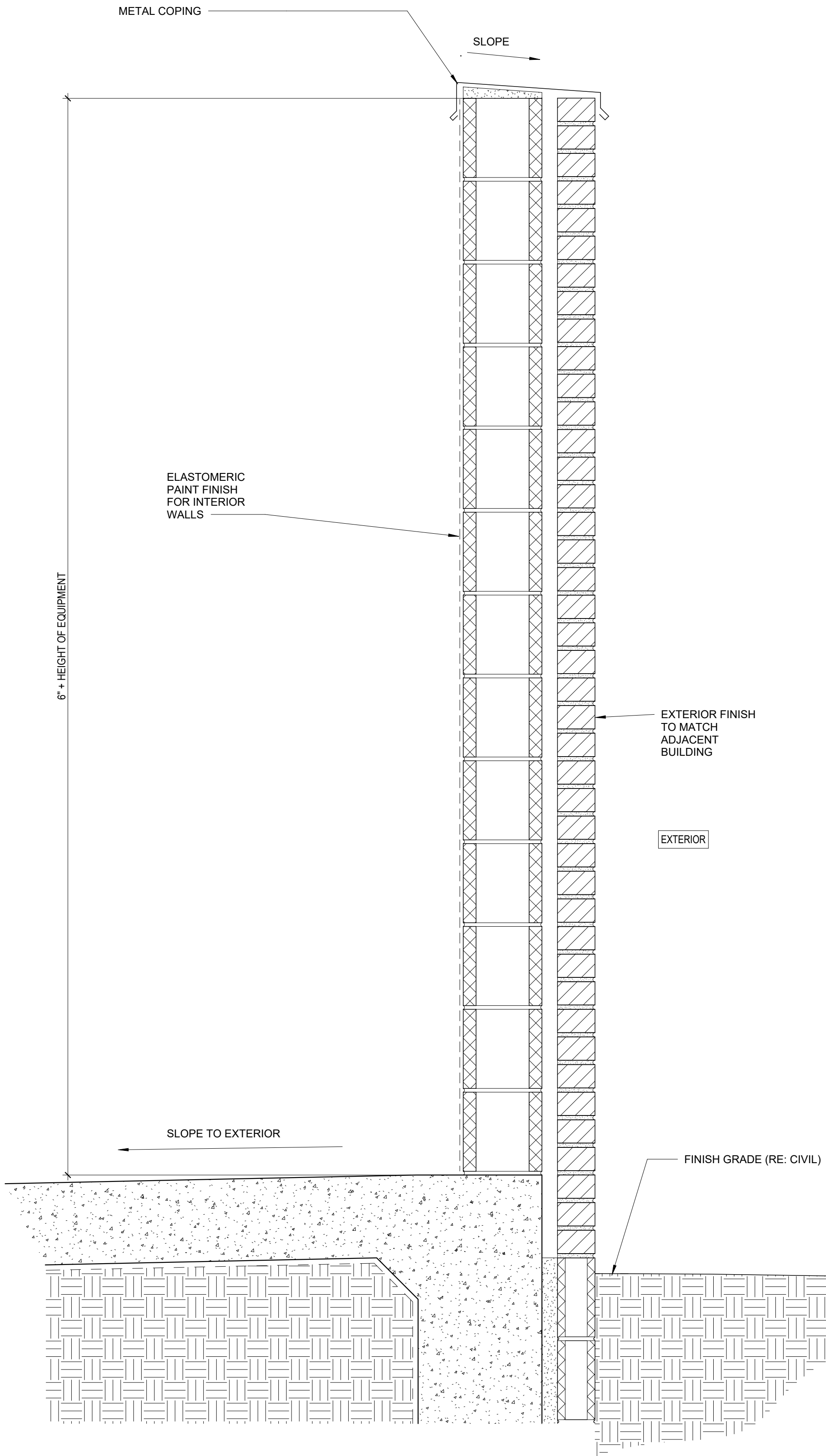
REAR ELEVATION
1/2" = 1'-0"

B3



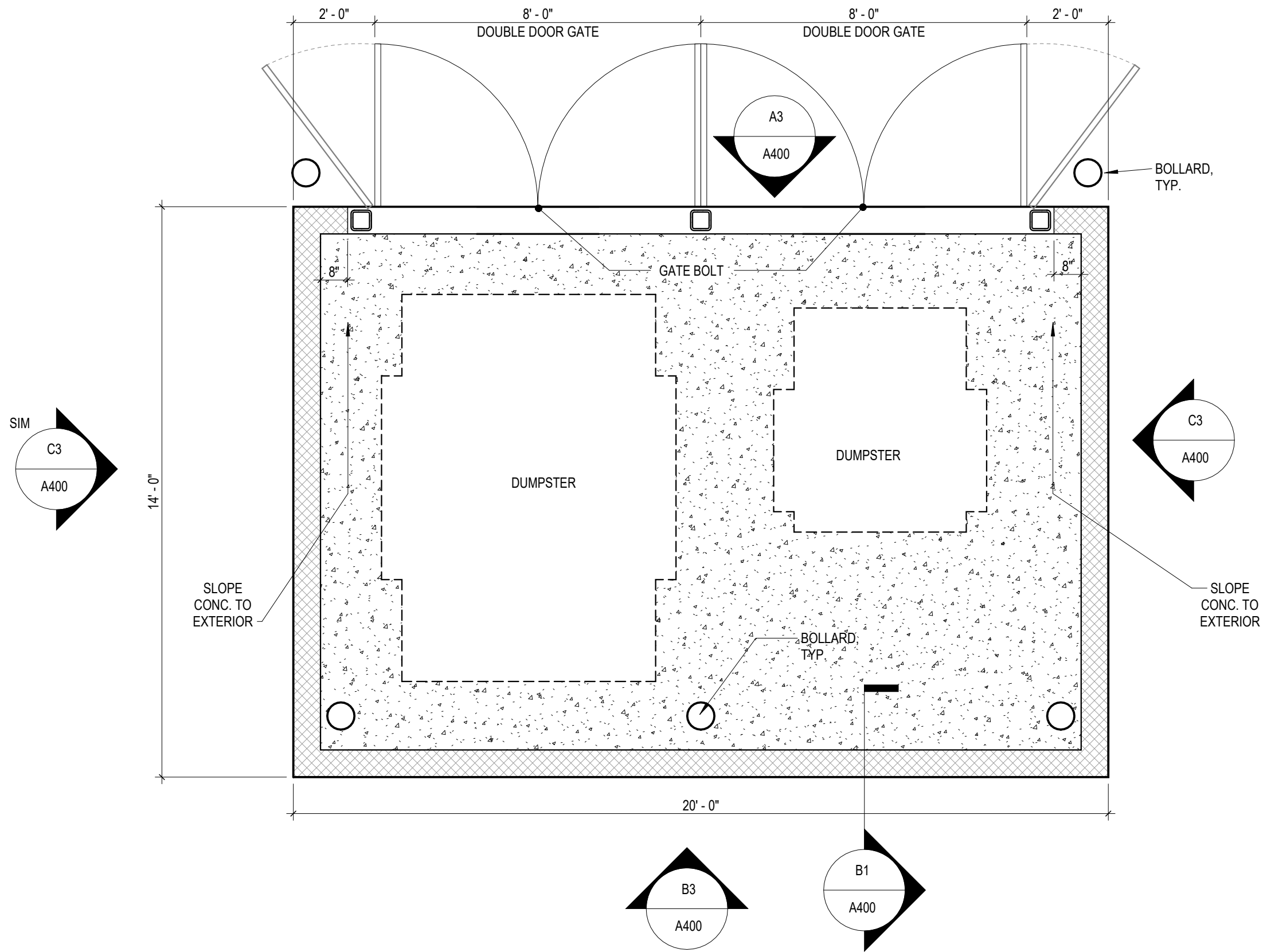
FRONT ELEVATION
1/2" = 1'-0"

A3



WALL AT TRASH ENCLOSURE
1 1/2" = 1'-0"

B1



TRASH ENCLOSURE PLAN
3/8" = 1'-0"

A1

ARCHITECTURE PLANNING INTERIORS
LANDSCAPE ARCHITECTURE GRAPHICS

ci

T 410.384.4244
BALTIMORE, MD
1000 LANCASTER STREET
ci-designinc.com

OWNER:
D CORESOUND
DEVELOPMENT
1560 MATTHEW DRIVE, UNIT C
https://coresounddev.com/

CIVIL
ARK CONSULTING GROUP
925 CONFERENCE DRIVE,
GREENVILLE, NC 27658
TEL: 252.558.0585
https://www.arkconsultinggroup.com/

PRELIMINARY
FOR REVIEW ONLY
THESE DOCUMENTS ARE FOR DESIGN
REVIEW AND NOT INTENDED FOR BIDDING,
CONSTRUCTION, OR PERMIT PURPOSES.
THEY WERE PREPARED BY OR UNDER THE
SUPERVISION OF
CI DESIGN.

WALLBROOK SHOPPES
US 401/S, MAIN STREET & VIRGINIA WATER DRIVE
ROLESVILLE, NC
CLIENT: CORESOUND DEVELOPMENT

REV	DATE	DESCRIPTION
A	DESIGN DELIVERABLE: SITE PLAN SUBMISSION ISSUE DATE: JULY 01, 2026 Copyright © by CI Design, Inc. All Rights Reserved. DRAWN BY: CAM CHECKED BY: GDV / JM PROJECT NUMBER: P260032	
SHEET TITLE: TRASH ENCLOSURE PLAN AND MISC. DETAILS		
SHEET NUMBER: A400		

SITE LIGHTING FIXTURE SCHEDULE

TAG	QUANTITY	NUM. OF FIXTURES PER POLE	LAMP WATTAGE & TYPE	VOLTAGE	DISTRIBUTION	COLOR	FURNISHED BY	INSTALLED BY	MANUFACTURER	MODEL #	OPTIONS & ACCESSORIES	POLE TYPE	POLE HEIGHT	MOUNTIN G HEIGHT	POLE COLOR
PL1	13	1	81W COBRA HEAD LED W/ 6' MOUNTING ARM	120 V	TYPE III	GRAY	WAKE ELECTRIC	WAKE ELECTRIC	AMERICAN ELECTRIC LIGHTING	ATBM-P10-MVOLT-R3-BK-PC LL	LAMP	SMOOTH BLACK FIBERGLASS (DIRECT BURY)	30' - 0"	25' - 0"	BLACK

LIGHTING FIXTURE SCHEDULE

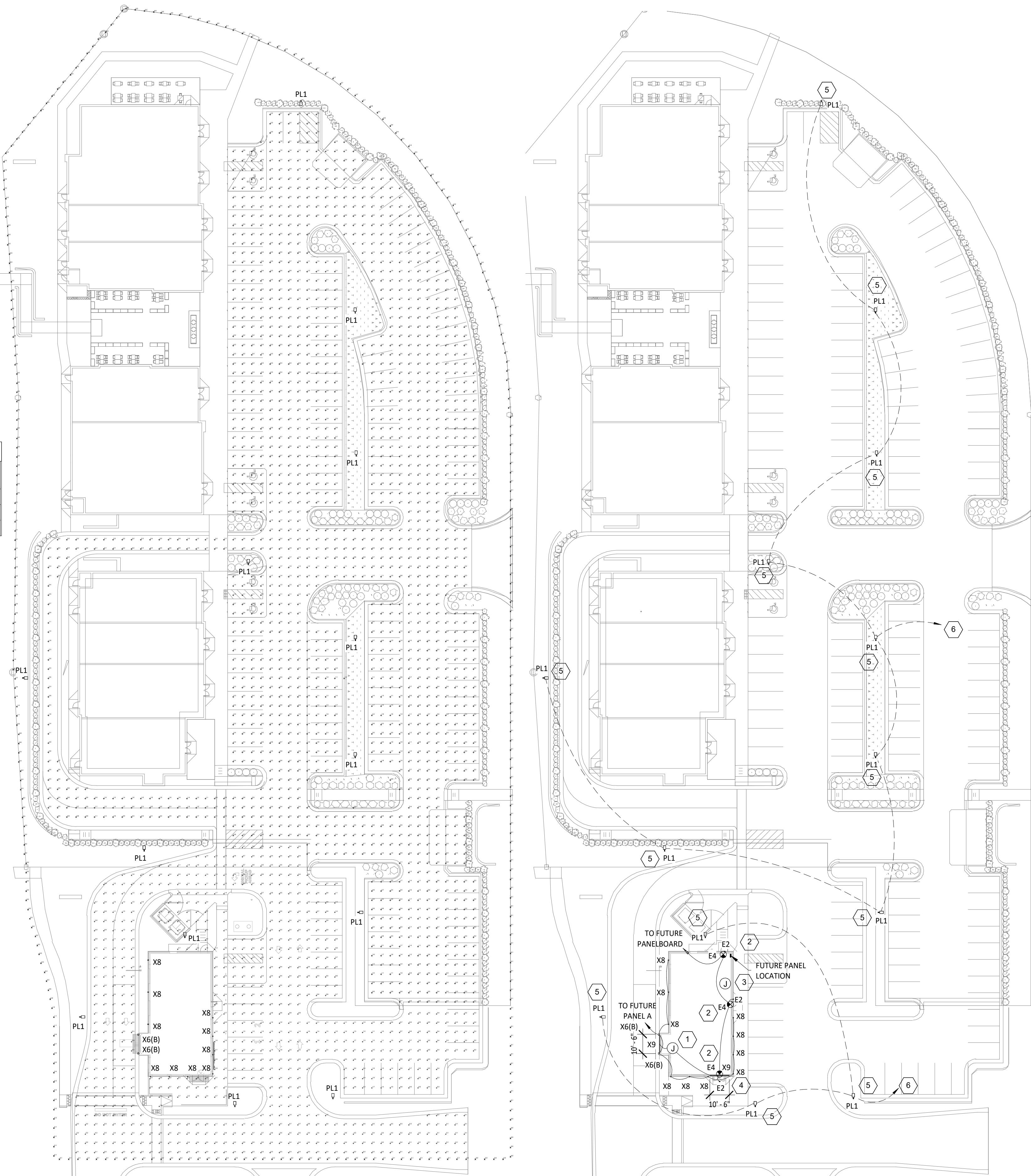
TAG	QTY	TYPE	MOUNT	FURNISHED BY	INSTALLED BY	MANUFACTURER	MODEL	LAMP(S)	VOLTS	WATTS	SPECIAL REQUIREMENTS
E2	3	EXTERIOR REMOTE EMERGENCY LIGHT	VARIOUS	GC	GC	EXITRONIX	MLED1-B-WP	(1) SPECIAL LED	4	1	LOW VOLTAGE REMOTE EMERGENCY LIGHT POWERED BY REMOTE-CAPABLE EXIT SIGN WITH MOUNTING PLATE
E4	3	WHITE EXIT SIGN WITH EMERGENCY LIGHT - STANDARD RED LETTERS	VARIOUS	GC	GC	EXITRONIX	CLED-U-WH	(1) SPECIAL LED	120	2	90 MINUTE BATTERY BACKUP WITH INTEGRAL EMERGENCY LIGHT, REMOTE HEAD CAPABLE
X6(B)	2	EXTERIOR FLOOD LIGHT	SURFACE	GC	GC	RAB LIGHTING	WPLED10Y	INTEGRAL LED	120	10	PROVIDE WITH WALL-MOUNT KIT. BRONZE FINISH
X8	10	EXTERIOR WALL SCONCE	WALL	GC	GC	VISA	OW2300 MED MED L40K MVOLT VBLK	LED	120	30	
X9	2	LED CHANNEL LIGHT	SURFACE	GC	GC	PARADIGM LED	AMC-2410-S W/ OPAL LENS AND END CAPS	FLEXSR-45-30-67-24	120	47	FURNISHED W/ REMOTE-MOUNTED NEMA 3R LED DRIVER. SEE PLAN FOR LENGTHS.

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Lot 1	+	1.2 fc	8.5 fc	0.1 fc	85.0:1	12.0:1
Lot 2	◇	0.9 fc	4.0 fc	0.1 fc	40.0:1	9.0:1
Property Line	×	0.2 fc	2.7 fc	0.0 fc	N/A	N/A

ELECTRICAL SITE LIGHTING PLAN NOTES

1. INSTALL LED DRIVERS FURNISHED WITH THE X9 LED STRIP LIGHTS ON WALL AT 12'-0" AFF IN AN ACCESSIBLE LOCATION. PROVIDE LOW VOLTAGE WIRING FROM LED DRIVER TO THE X9 LIGHT FIXTURES AS SHOWN.
2. PROVIDE JUNCTION BOX NEAR FUTURE ELECTRICAL PANEL FOR EXTERIOR LIGHTING CONNECTION BY TENANT.
3. PROVIDE JUCTION BOX NEAR FUTURE ELECTRICAL PANEL FOR EXTERIOR BUILDING MOUNTED LIGHTING CONNECTION BY TENANT.
4. INSTALL E2 REMOTE EMERGENCY LIGHT TO BOTTOM OF CANOPY. CONCEAL LOW VOLTAGE WIRING FROM EXIT SIGN TO REMOTE EMERGENCY LIGHT.
5. PROVIDE SITE LIGHTING PER DETAIL 2/THIS SHEET.
6. FIELD COORDINATE CONDUITS AND WIRING FOR SITE LIGHTING FIXTURES WITH WAKE ELECTRIC PRIOR TO INSTALLATION. ENSURE CONDUIT AND CONDUCTORS PROVIDED TERMINAT AT WAKE ELECTRICS DESIRED LOCATION FOR CONNECTION TO POWER COMPANY EQUIPMENT.



Consultant:



4635 Trueman Blvd. Suite 250
Hilliard, Ohio 43026
Phone: (614) 751-9610
Fax: (614) 552-5240
Contact: Trey Mitchell
(614) 328-2034
tmitchell@nationalengineering.com

PRELIMINARY -
NOT FOR CONSTRUCTION

COPYRIGHT 2025
THIS DRAWING IS AN INSTRUMENT OF SERVICE
AND AS SUCH REMAINS THE PROPERTY OF
NATIONAL ENGINEERING, LTD.. PERMISSION FOR
USE OF THIS DOCUMENT IS LIMITED AND CAN BE
EXTENDED ONLY BY WRITTEN AGREEMENT WITH
NATIONAL ENGINEERING, LTD.

MATT BLOOMFIELD
CORE SOUND DEVELOPMENT
1560 MATTHEW DRIVE, UNIT C
FORT MYERS, FL 33907
MATT@CORESOUNDDEV.COM
(954) 895-2811

SHELL - ROLESVILLE, NC
725 S. MAIN STREET & VIRGINIA WATER
DRIVE
ROLESVILLE, NC 27571
SDP 25-03

Issue Record:
10/31/2025 PERMIT ISSUE

Revisions:
1 09/05/2025 TRC COMMENTS

Drawn: TRM
Checked: TRM

Project No.
2501146

Contents:
ELECTRICAL SITE
LIGHTING PLAN

E105

TREE PRESERVATION AREA

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

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

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

TREE REPLACEMENT - WALLBROOK

Date	ToR Project #	Project Description	Deciduous	Total Provided / Required	Evergreen	Total Provided / Required
18-AUG-23	SDP 23-05	Publix at Wallbrook	12	12 / 12	8	8 / 8

TREE REPLACEMENT - PARIS

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

TREE REPLACEMENT - MBW

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

NOTE:

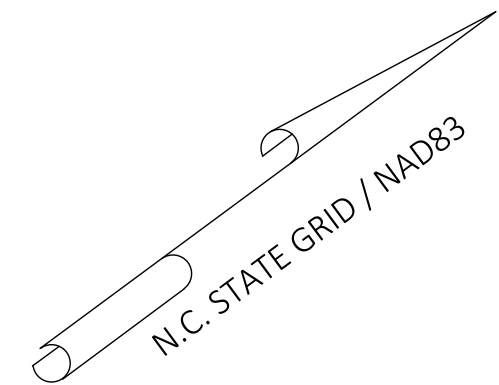
PER FINAL REVIEW MEETING WITH TOWN STAFF, TREE PRESERVATION PLAN TO ACCOMPANY FUTURE SITE DEVELOPMENT PLANS (SDP) FOR LOTS PROPOSED BY THIS PRELIMINARY PLAT. TABLE ABOVE TO BE UPDATED WITH EACH SDP SUBMITTAL, IN ORDER TO TRACK REPLACEMENT TREES PROVIDED.

OVERALL TREE PRESERVATION AREA

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

NOTE:

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



LEGEND

TREE PRESERVATION AREA

- SURVEY WILL BE COMPLETED FOR TREES (6" DBH MIN.) NOTING SIZE, SPECIES AND LOCATION
- SURVEY TO BE INCLUDED WITH SUBSEQUENT CONSTRUCTION DRAWING SUBMITTALS
- PRESERVATION AREA TO BE RECORDED AS PERMANENT EASEMENT ON FINAL PLAT

TREE PRESERVATION AREA AS BUFFER

- GENERAL HEALTH OF BUFFER TO BE ASSESSED BY ARBORIST WITH REPORT AND PHOTOS PROVIDED AT CONSTRUCTION DRAWING SUBMITTAL

TREE REPLACEMENT CALCULATION AREA (BUFFER AREAS TO BE CLEARED)

- REPLACEMENT RATIO = 1:1

DECIDUOUS TREE

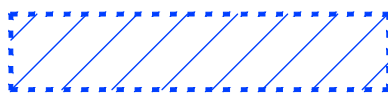
- TO QUALIFY FOR REPLACEMENT, TREE MUST BE HEALTHY AND MEASURE AT LEAST 18" DIAMETER AT BREAST HEIGHT (DBH)

- REPLACEMENT = 2" MIN. CALIPER

EVERGREEN TREE

- TO QUALIFY FOR REPLACEMENT, TREE MUST BE HEALTHY AND MEASURE AT LEAST 20" DBH

- REPLACEMENT = 8" MIN. HEIGHT



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

This document originally issued and sealed by Bryan C. Fagundus, PE 31970 on 8/11/2011. This media should not be considered a certified document.

ACG Dwg No. D-1219-PP

Tree Preservation Plan

WALLBROOK

PRELIMINARY PLAT

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

DEVELOPER: Crossland Southeast

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

PHONE: (704) 561-5200

SURVEY: BY OTHERS (Johnson, Mirmiran & Thompson)

DRAWN: DLC

CHECKED: STA

DATE: 12/19/2022

SCALE: 1" = 200'

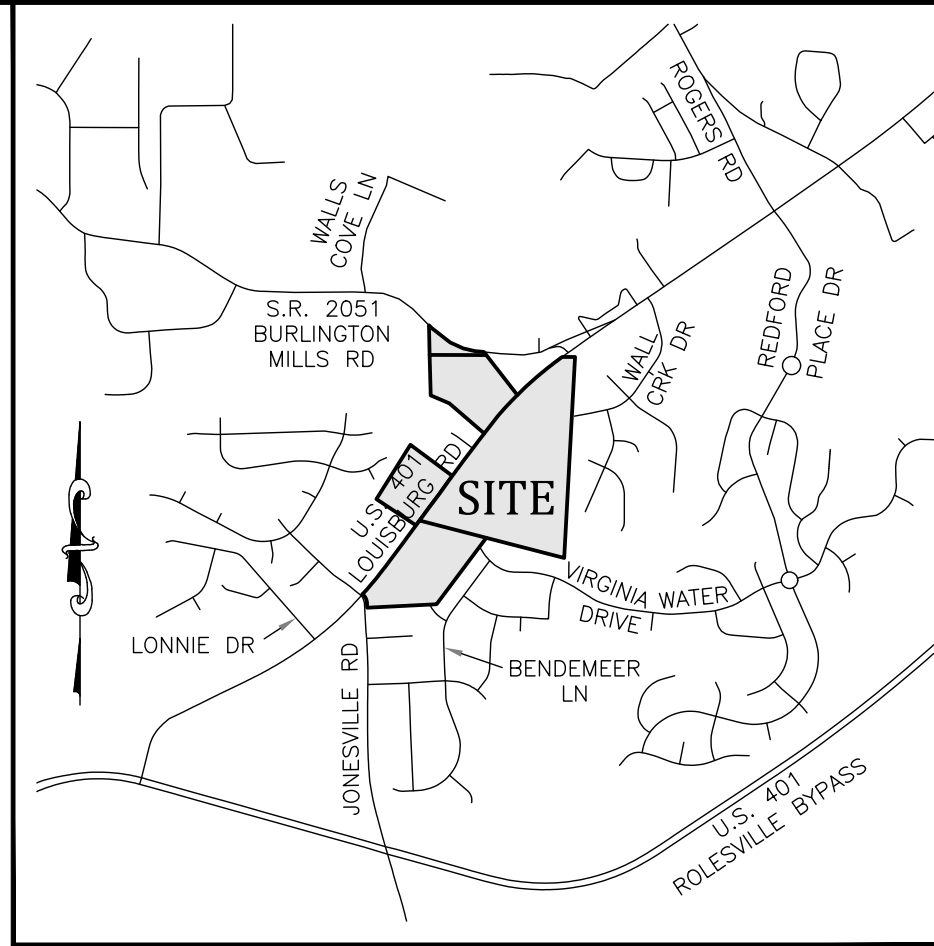
D:\VAP\PROJECTS\ACTIVE\OROSLAND SEC121089 - DWG\03 - FINAL\01219_PP - WALLBROOK SHOP CTRY.DWG - WALLBROOKING, Trees (11), Lee Christman, Mon, Aug 21, 2023 @ 11:48 AM

WALLBROOK

PRELIMINARY PLAT

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

△△ Project No. PR21-04 REVISED



Vicinity Map
NTS

General Notes

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

Legend

EXISTING PROPOSED

- FOUND MONUMENT AS NOTED
- SET IRON PIN
- △ NGS MONUMENT
- DIMENSION POINT (NOTHING SET)
- PROPERTY LINE
- R/W = RIGHT OF WAY
- C&G = CURB AND GUTTER
- CABLE TV PEDESTAL
- DI = DROP INLET
- ELECTRIC BOX
- EM = ELECTRIC METER
- F/O = FIBER OPTIC
- FIRE HYDRANT
- GV = GAS VALVE
- HAND BOX
- LP = LIGHT POLE
- PP = POWER POLE
- GUY WIRE
- RCF = REINFORCED CONCRETE PIPE
- S.F. = SQUARE FEET (AREA)
- SIGN
- TRAFFIC SIGNAL POLE
- SANITARY SEWER MANHOLE
- SANITARY SEWER FORCE MAIN VALVE
- STORM DRAIN MANHOLE
- TELEPHONE PEDESTAL
- TRAFFIC BOX
- WM = WATER METER
- WMH = WATER MANHOLE
- WV = WATER VALVE
- WELL
- PEDESTRIAN X-WALK POLE
- ELECTRIC LINE
- SANITARY SEWER FORCE MAIN
- FIBER OPTIC LINE
- GAS LINE
- OVERHEAD ELECTRIC LINE
- SANITARY SEWER LINE
- TELEPHONE LINE
- CABLE TV LINE
- WATER LINE
- FIRE LINE
- 8" WATER LINE
- 12" WATER LINE
- RIP = RIPARIAN BUFFER
- TREELINE
- 50' MAJOR CONTOUR (5')
- MINOR CONTOUR (1')
- RIPARIAN BUFFER
- ACCESS AND UTILITY EASEMENT
- STORMWATER MAINT. EASEMENT
- RIGHT-OF-WAY TO BE DEDICATED AS PART OF U-6241

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

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

NOTE:

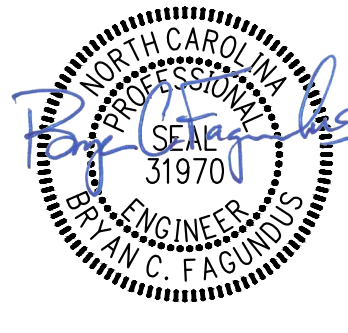
THIS PLAN ENCOMPASSES SEVERAL NEW LOTS, MANY OF WHICH ARE BOUNDED BY STREETS ON ALL SIDES AND NOT YET PLANNED FOR CONSTRUCTION. THIS PRELIMINARY PLAT, PR 21-04, SHALL ESTABLISH EASEMENTS, PRESERVATION AREAS, OPEN SPACE AREAS, AND RIGHT-OF-WAY DEDICATIONS. SETBACKS ARE AS LISTED ON THE PLANS. SETBACKS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



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

Town of Rolesville Planning Department

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



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

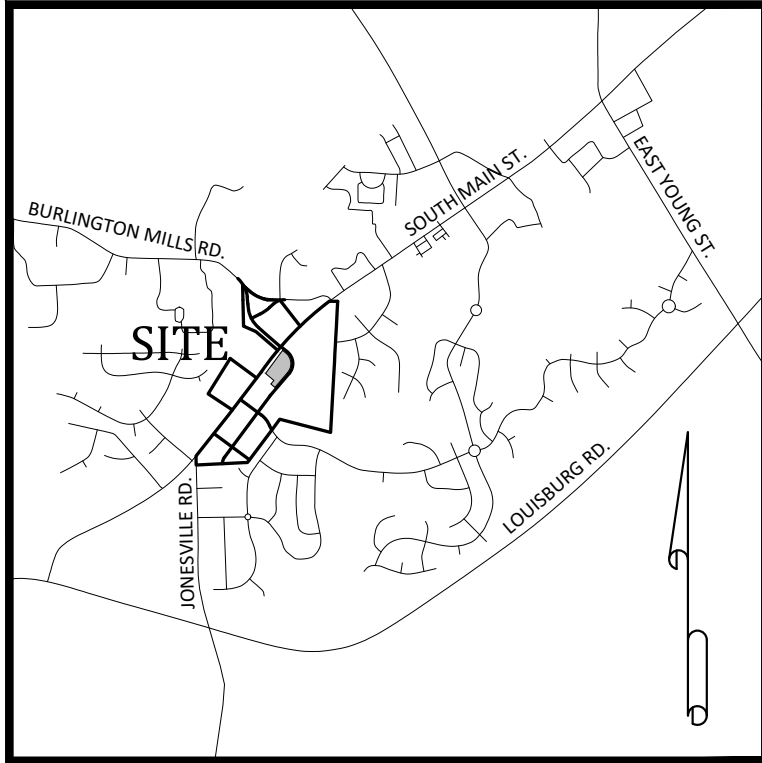
COVER / OVERALL SITE			
WALLBROOK PRELIMINARY PLAT			
Town of Rolesville Project Number: PR 21-04 Rolesville, Wake County, North Carolina			
DEVELOPER: Crosland Southeast			
ADDRESS: 121 West Trade Street, Ste 2550, Charlotte, NC 28202			
PHONE: (704) 561-5200			
SURVEY: BY OTHERS (Johnson, Mirmiran & Thompson)		APPROVED: BCF	
DRAWN: DLC		DATE: 12/19/2022	
CHECKED: STA		SCALE: 1" = 200'	

WALLBROOK SHOPPES

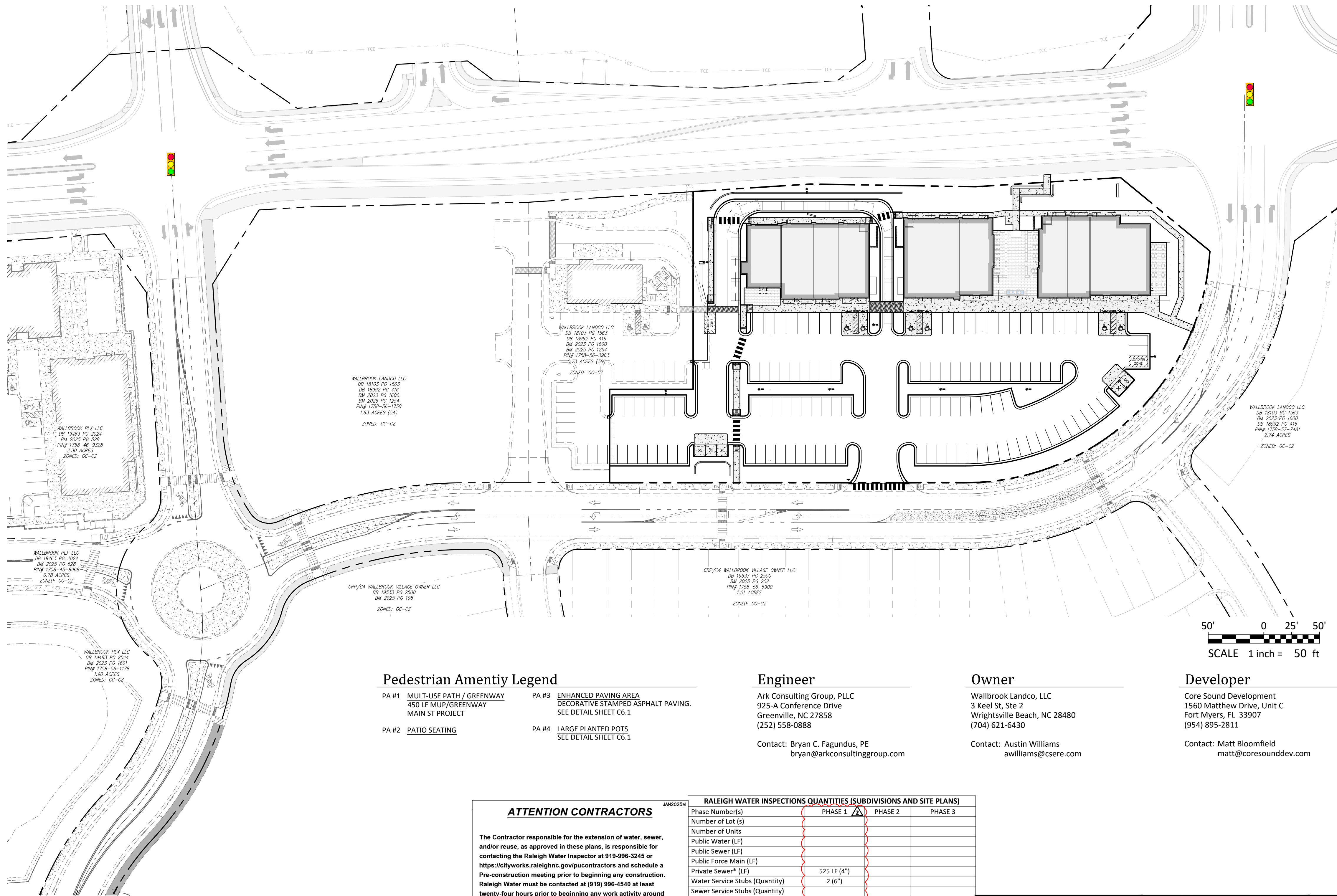
SITE DEVELOPMENT PLAN - SDP 26-0004

PIN # 1758-57-4058 | 701, 705 & 715 S. Main St. ▲

Wake Forest Township ~ Town of Rolesville ~ Wake County ~ North Carolina



Vicinity Map



Pedestrian Amenity Legend

- PA #1 MULT-USE PATH / GREENWAY
450 LF MUP/GREENWAY
MAIN ST PROJECT
- PA #3 ENHANCED PAVING AREA
DECORATIVE STAMPED ASPHALT PAVING.
SEE DETAIL SHEET C6.1
- PA #2 PATIO SEATING
- PA #4 LARGE PLANTED POTS
SEE DETAIL SHEET C6.1

Engineer

Ark Consulting Group, PLLC
925-A Conference Drive
Greenville, NC 27858
(252) 558-0888

Contact: Bryan C. Fagundus, PE
bryan@arkconsultinggroup.com

Owner

Wallbrook Landco, LLC
3 Keel St, Ste 2
Wrightsville Beach, NC 28480
(704) 621-6430

Contact: Austin Williams
awilliams@cseare.com

Developer

Core Sound Development
1560 Matthew Drive, Unit C
Fort Myers, FL 33907
(954) 895-2811

Contact: Matt Bloomfield
matt@coresounddev.com

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/contractors> 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.

RALEIGH WATER INSPECTIONS QUANTITIES (SUBDIVISIONS AND SITE PLANS)

	PHASE 1	PHASE 2	PHASE 3
Phase Number(s)			
Number of Lot (s)			
Number of Units			
Public Water (LF)			
Public Sewer (LF)			
Public Force Main (LF)			
Private Sewer* (LF)	525 LF (4")		
Water Service Stubs (Quantity)	2 (6")		
Sewer Service Stubs (Quantity)			
Average Daily Flow per phase**	2,600 GAL***		
COMMERCIAL PROJECTS WITH SINGLE WATER AND SEWER SERVICE			
Fire Service (Size)	6"		
Domestic Meter Size	2"		
Irrigation Meter Size	5/8"		
Average Daily Flow per phase**			
*Sewer mains and manholes as part of a collection system			
**Entire Project Flow. Based on 75gpd per bedroom for residential (Apartments, single Family dwelling, townhouse, condos), or based on 15A NCAC 02T.0114 Wastewater Design Flow Rates for Commercial and Industrial.			
The meter size must match domestic service size (Exemption - 3/4" service tap with 5/8" meter)			
***Shopping center with food service = 130 gal / 1,000 SF			

RALEIGH WATER

MRCP-0074-2026

EROSION CONTROL, STORMWATER AND FLOODPLAIN MANAGEMENT

APPROVED
EROSION CONTROL ☒ SWF-000000-2026
STORMWATER MGMT. ☒ SWF-000000-2026
FLOOD STUDY ☐
DATE

ENVIRONMENTAL CONSULTANT SIGNATURE

Town of Rolesville Development Applications

SUP 20-02 SPECIAL USE PERMIT
ANX 21-06 ANNEXATION
PR 21-04 REV PRELIMINARY SUBDIVISION PLAT (REVISED)
FSP 23-09 INTERMEDIATE SUBDIVISION PLAT
PSP 24-01 LOT 5 PRELIMINARY SUBDIVISION PLAT
FSP 24-13 LOT 5 FINAL SUBDIVISION PLAT
SDP 26-0004 LOT 5C SITE DEVELOPMENT PLAN (CURRENT APPLICATION)

TOWN OF ROLESVILLE

Site Data ▲

WAKE COUNTY PIN: 1758-57-4058
REAL ESTATE ID: 0509435
CURRENT ZONING: GC-CZ
TOTAL ACREAGE IN SITE: 2.71 AC (LOT 5C)
TOTAL ACREAGE IN PROJECT LIMITS: 2.71 AC
DISTURBED ACREAGE: 2.71 AC
WATERSHED: Lower Neuse
RIVER BASIN: Neuse
CURRENT USE: VACANT / CLEARED / GRADED
PROPOSED USE: NON-RESIDENTIAL
BUILDING FLOOR AREA: 20,060 SF
BUILDING LOT COVERAGE: 0% EXIST., 17% PROPOSED
BUILDING HEIGHT: 20'-8" (1 STORY)
TOTAL NUMBER OF PARKING SPACES REQUIRED: 50 SPACES (INCL. 2 H/C) + 4 BICYCLE SPACES
TOTAL NUMBER OF PROPOSED PARKING SPACES: 120 SPACES (INCL. 6 H/C) + 4 BICYCLE SPACES
TOTAL SQ. FEET OF EXIST. IMPERVIOUS AREA: 2,055 SF
TOTAL SQ. FEET OF PROP. IMPERVIOUS AREA: 87,191 SF
TOTAL SQ. FEET OF IMPERVIOUS AREA: 89,246 SF (76% - LOT 5C)
DEVELOPMENT STANDARDS: LDO
REFERENCES: DB 18103, PG 1563
BM 2025, PG 1254
BM 2025, PG 1255
701 S. MAIN STREET
705 S. MAIN STREET
715 S. MAIN STREET

Parking Requirements:

PARKING REQUIRED:	RETAIL SALES AND SERVICES	
	BICYCLE PARKING: 1 / 5000 SF = 20,060 / 5000	4 SPACES
	MINIMUM: 2.5 / 1000 SF = 20,060 / 1000 * 2.5	50 SPACES
	MAXIMUM: 7.5 / 1000 SF = 20,060 / 1000 * 7.5	150 SPACES
TOTAL REQUIRED PARKING:		50 SPACES
REQUIRED HANDICAP PARKING:		+ 4 BICYCLE PARKING 2 SPACES
PARKING PROVIDED:		120 SPACES (INCL. 6 H/C) 4 BICYCLE PARKS

Sheet Index

#	Title	ISSUED	REVISED	
C0.1	Cover	☒	☒	
C0.2	Existing Conditions & Demolition Plan	☐	☒	
C1.0	Erosion Control - Notes	☐	☒	
C1.1	Erosion Control Plan - Phase 1	☐	☐	
C1.2	Erosion Control Plan - Phase 2	☐	☐	
C1.3	Erosion Control - Details	☐	☐	
C2.0	Site Plan	☐	☒	
C3.0	Utility Plan	☐	☒	
C3.1	Plan / Profile - Private San. Sewer	☐	☒	
C4.0	Grading Plan	☐	☒	
C4.1	Retaining Wall Enlargements	☐	☐	
C5.0	Required Vegetation Plan	☐	☒	
C6.1	Details	☐	☐	
C6.2	Details	☐	☒	
C6.3	Details	☐	☐	
REF	Arch. Building Elevations - Ci Design, Inc.	☐	☒	
REF	Site Lighting	☐	☐	
REF	Tree Preservation	☐	☐	
REF	PR 21-04 REV Wallbrook Preliminary Plat (Cover)	☐	☐	

COVER WALLBROOK SHOPPES (LOT 5C)

Town of Rolesville Project No. SDP 26-0004

Wake Forest Township, Town of Rolesville, Wake County, North Carolina



Project Manager: BCF
Drawn By: DLC
Checked By: BCF
Project Number: 26041
Drawing Number: D-1640

C0.1

Date: May 4, 2026



Site Development Plan Checklist

Town of Rolesville Planning Department | PO Box 250 | Rolesville, NC 27571 | 919-554-6517 | planning@rolesvillenc.gov

Disclaimer: This checklist does not cover all codified requirements, but is intended to provide guidance based on best practices. Where applicable, requirements are referenced within the [Town of Rolesville Land Development Ordinance](#) and/or other State Ordinances.

For items marked "YES", instead of a "Check", please place the sheet number where the requirement is shown.

TO BE COMPLETED BY APPLICANT	YES	N/A
COVER SHEET		
1. Please confirm that you have the required items as shown on the corresponding example cover sheet.		
1. Project name (shall not duplicate an existing name)	C0.1	
2. Application reference number (request Pre-submittal or add placeholder SDP-YR-XX) on all sheets.	C0.1	
3. Date (original submittal and all revisions located in a table)	C0.1	
4. Address + Location (distinguish if within Town limits, Town ETJ, or Wake County)	C0.1	
5. Vicinity map with north arrow.	C0.1	
6. Sheet index, preferably with 1-X numbering along with typical Sheet identifiers (ie, C-5.00)	C0.1	
7. Overall development map (if part of larger project) with project area clearly identified	C0.1	
8. Site Data Table including: Property Identification Numbers (PIN) for all properties, Zoning District (inc. REZ#/approval date), Watershed, River Basin, Current Use(s), Proposed Use(s), Current Impervious, Proposed Impervious, Parking Data per use, Tree Coverage Data, Building Height, and Building Square Footage(s) and/or Multifamily residential unit #/density.	C0.1	
9. If located in the floodplain, provide the correct Flood Insurance Rate Map (FIRM) panel number and date	C2.0	
10. Contact information for the Property owner, applicant/representatives, and all consultants	C0.1	
11. Professional seal		
12. Application reference numbers of previous approvals, including Rezoning, Final Plat, etc. Existing and Proposed Conditions related to the development (Special use permits, conditional zonings, etc.)	C0.1	
13. List any Conditions of Approval or Development Agreement stipulations that apply to property or project (ie, Conditional Rezoning, Special Use Permit, etc.)	C0.1	
EXISTING CONDITIONS AND/OR DEMOLITION PLAN SHEET(S) **RECENT SURVEY RECOMMENDED**		
1. Dimensions, scale, and north arrow	C0.2	
2. Professional seal	-	
3. Site size, metes and bounds of property boundary, with north arrow, scale (in graphic and list format), and measurable graphic of larger site showing context of area of proposed change	-	
4. Property lines and Property Identification Number (PIN) of the site and adjacent properties	C0.2	
5. Zoning districts (of site and Adjacent properties to confirm buffer yard requirements)	C0.2	
6. Register of Deeds Book of Maps or Deed Book/Page reference for site and Adjacent properties	C0.2	
7. Adjacent property owner information	C0.2	
8. Owner information for the parcel of the project location	C0.2	
9. Adjacent streets (name, right-of-way width, clarify if NCDOT or Town)	C0.2	
10. Existing Land use (of site and adjacent properties)	C0.2	
11. Any existing features located within the right-of-way	C0.2	
12. Setbacks – LDO Section 3 per Zoning District	C2.0	
13. Existing building footprint(s) with square footage and number of stories		N/A

14. Existing infrastructure: loading areas, parking, driveways, alleys, streets, sidewalks, dumpsters, lighting, septic tanks, drain fields, wells, hydrants (within 500 feet of site), water meters, culverts (other subsurface features), utility or other easements (type, size, and whether public or private), railroads, cemeteries, etc.	C2.0	
15. Existing recorded open space or common areas (including easements)		N/A
16. Topographic contours shall extend 100' past property limits	C0.2	
18. Water features (name/location), stream buffers, drainage ways, wetlands, other environmental features		N/A
19. Existing vegetation (with general description and location)		N/A
20. Demolition proposed (on this sheet or separate if existing conditions under demolition are illegible)		N/A
21. Dimensions, scale, and north arrow	C0.2	
SITE PLAN SHEET(S)		
1. Scale and north arrow	C2.0	
2. Base information to remain (clearly distinguish between existing and proposed conditions)	C2.0	
3. Address Plan approved by Wake Co. GIS/911 – if multiple non-residential suites / multifamily	C2.0	
4. Building Setback lines per the zoning district – LDO Section 3	C2.0	
5. Flood protection zones (if applicable)		N/A
6. Building footprint(s) with square footage per floor and per use(s), height, number of stories, and entries	-	
7. Distances between buildings, as applicable per zoning district – LDO Section 3		N/A
8. Parking calculations (vehicle, handicapped, guests, and bicycle) – LDO Section 6.4	C0.1	
9. Driveways, stacking spaces, and parking areas (with number of spaces per bay, space size, and pavement type labeled) – LDO Section 6.4.4	C2.0	
10. Handicap aisles, spaces, signage, and accessible routes to the main entrance are labeled & dimensioned	C2.0	
11. Bicycle parking location (with rack details) – LDO Section 6.4.7	-	
12. Sight distance triangles – LDO Section 9.2 (10' x 70' on all Collector roads and NCDOT required driveway permits)	-	
13. Sidewalks, walkways, and trails dimensioned, and material noted – LDO Section 9.2	C2.0	
14. ADA ramps are shown; directional crossings shall be provided at intersections	-	
15. Trash handling and recycling facilities (with required screening and details) – LDO Section 6.2.4	C2.0	
16. Show all fire lanes and access routes, as applicable	C2.0	
17. Utilities (existing and proposed) (above ground utilities to be screened, with details) – LDO Section 6.2.4 & 6.8.8	C3.0	
18. ROW and streets are labeled and dimensioned; Public vs. Private should be clearly defined – LDO Section 9.2	C2.0	
19. Easements are labeled & dimensioned; Public vs. Private should be clearly defined – LDO Sec. 9.2.4	C2.0	
20. Radii labeled for all intersections, or a typical label included	C2.0	
22. Tree protection fencing location with details and standard notes – LDO Section 6.2.4 & 6.2.5	-	
22. Stream buffers, drainage ways, wetlands, wetland buffers with/ necessary setbacks – LDO Section 4.2.9		N/A
23. Open space and Greenways (dedicated or reserved) and any proposed improvements within them – LDO Section 6.2.1	-	
24. Landscape buffer locations and widths – LDO Section 6.2.2	C2.0	
25. Location of grass strip – LDO Section 6.2.2.D. D	-	
26. Location of any proposed monument or ground signs – LDO Section 6.1.2	C2.0	
27. If a multi-tenant complex, clarify if a Master Sign Plan is intended – LDO Section 6.1.2.J		N/A
28. Other site features unique to the proposed use	C2.0	
EROSION CONTROL PLAN SHEET(S)		
1. Scale and north arrow		X
2. Limits of land disturbance	C4.0	
3. Grading (contours at 2-foot intervals within 100 feet of developed area). Clearly distinguish between existing and proposed contours; Contours should be labeled regularly enough to follow drainage patterns.	C4.0	
4. Impervious surfaces (label and provide calculations)	-	
5. Existing vegetation (types and locations) – LDO Section 6.2.4.5		N/A

6. Retaining walls labeled with top/bottom of wall elevations (wall detail required for construction drawings)	C4.0	
7. Stormwater ponds, bioretention facilities, and other similar facilities.	-	N/A
8. Preliminary storm drainage features and easements	-	
9. Erosion control features defined by notes and/or a legend	-	
10. Tree protection fencing location (reference detail location if on separate sheet)		N/A
11. Label critical root zones – LDO Section 6.2.4		N/A
12. The erosion control design shall meet Wake County standards. Please reference the Wake County Sediment and Erosion Control Construction Checklist	C1.3	
GRADING AND DRAINAGE PLAN SHEET(S)		
1. Scale and north arrow	-	
2. Grading (contours at 2-foot intervals); Clearly distinguish between existing and proposed contours; Contours should be labeled regularly enough to follow drainage patterns	C4.0	
3. Proposed infrastructure including streets, sidewalks, greenways, retaining walls (labeled with top and bottom elevations), ponds, storm sewer, and utilities	C4.0	
4. Utility or other easements (type, size, and whether public or private); 20' PDE shall be required around the outfall from the ROW	C4.0	
5. Existing vegetation (types and locations) – LDO Section 6.2.4.5	C4.0	
UTILITY PLAN SHEET(S)		
1. All utilities (shown underground); Storm sewer should be clearly depicted separately from sewer and water – LDO Section 4.1.2	C3.0	
2. Dimensions, scale, and north arrow	-	
3. Above-ground utilities and equipment (screened and with details) – LDO Section 6.2.4 and 9.2.6	C3.0	
4. Tree protection fencing location (reference detail location if on separate sheet)		N/A
5. Sewer and water design are to meet the City of Raleigh Public Utility standards	C3.0	
A lighting plan is required per LDO Section 6.6.F. It shall be prepared, signed, and sealed by a licensed engineer. It shall be of an engineered scale that is easily legible and include the following:		
1. Title of project	-	
2. Professional seal	-	
3. Dimensions, scale, and north arrow	-	
4. All proposed and existing buildings on the site	-	
5. Pedestrian and vehicular areas	-	
6. Other above-ground improvements	-	
7. The horizontal location of all proposed and existing outdoor lighting fixtures, including pole and wall-mounted fixtures	-	
8. Mounting heights of each fixture	-	
9. Overall height of each pole above grade	-	
10. Location of externally illuminated signs and associated fixtures	-	
11. The location of all architectural and landscape lighting fixtures	-	
12. Lighting plans shall be specified and calculated in maintained footcandles (FC). Measurements of light levels shall be taken at finished grade with an accurate and calibrated light meter – LDO 6.6.F.3	-	
13. The plan must include a footcandle plan that provides typical footcandle contours and a point photometric grid that indicates footcandle levels measured at grade across the site. Maximum, average, and minimum site foot-candles, uniformity ratio (both average and minimum), and depreciation factors are also required. The plan must show initial horizontal illuminance values in foot-candles for the illuminated area. These values must be calculated at the grade level and include contributions from all on-site fixtures.	-	
14. The plan must plot foot-candles of illumination at ground level to the nearest tenth of a foot-candle, and at horizontal grid intervals of no more than ten feet.	-	
15. The plan shall show illumination level at the lot line (or perimeter of a development, if applicable) to ensure maximum illumination levels are not exceeded.	-	
16. The manufacturer's cut sheets (specifications) for each proposed fixture must be submitted.	-	
17. A lighting fixture schedule that presents the following information: Fixture type, including the manufacturer's product identification catalog number and fixture mounting height.	-	
18. Any other information required to ensure compliance with LDO Section 6.6 lighting design standards	-	

Commented [ML1]: Residential prelim subdivision plat would need a street lighting plan. Nonresidential (like Wallbrook) does not require a lighting plan.

Commented [ML2]: Prelim subdivision needs just street lighting locations, type of pole, and voltage. Does not need to be prepared by a professional at this time. Note that this will be an expectation at site plan review. fixture details (height and style, not necessarily the actual detail.

Preservation plan (LDO 6.2.4.5) – This can also be on the landscape plan sheet, but Staff would suggest this be its own plan sheet as it must include all the following:		N/A
a. A tree and/or vegetative survey preferred to be prepared by a Certified Arborist (LDO Section 6.2.4.5B)		N/A
b. Demonstration of no disturbance within a Tree critical root zone (CRZ), as defined in LDO.		N/A
c. Protect critical root zones (CRZ) from encroachment and damage; restrict access by installing a barrier to keep materials, people, or equipment out of the critical root zone (CRZ).		N/A
d. Barriers shall be accompanied by temporary signs labeling the critical root zone (CRZ).		N/A
e. Graphically identify a location plan and boundary line survey of the property.	C5.0	
f. Graphically identify the size, location, and species of trees.	C5.0	
g. Graphically identify areas where trees, vegetation, and soils are to be protected and preserved and areas where trees, vegetation, and soil are to be removed or modified.		N/A
h. Graphically identify each tree to be saved or removed.		N/A
i. Demonstration of compliance with all Vegetation Preservation standards (LDO Sec. 6.8.4.5C.	C5.0	
j. Tree protection fencing location (reference detail location if on separate sheet)		N/A
A licensed Landscape Architect shall prepare a landscape plan. Refer to LDO Section 6.2.4.2 for a complete list of the Landscape Plan review requirements. The plan shall include the following:		
1. Title of project	C5.0	
2. Dimensions, scale, and north arrow	C5.0	
3. Professional seal	-	
4. All required open space, including the size of each area and which open space type - LDO 6.2	-	
5. Indigenous or native vegetation to remain		N/A
6. Identify all LDO required landscaping	C5.0	
7. Vehicle use areas, including parking, aisles, and driveways	C5.0	
8. Roadways and access points	C5.0	
9. Plant spacing and native status	C5.0	
10. Overhead and underground utilities	C3.0	
11. Tree coverage calculations and areas, with samples, if applicable to the changes proposed	C5.0	
12. Existing vegetation to remain (with critical root zones shown) – LDO Article 6.2.4.5		N/A
13. Tree protection fencing location (reference detail location if on separate sheet)		N/A
14. Proposed landscaping (meeting minimum size and species mixing requirements	C5.0	
15. Detailed Plant list (keyed to plan and showing what requirement each plant will fulfill, caliper size and height of plants, condition of root ball, common name and botanical name, number of each plant)	C5.0	
16. Landscape buffers (labeled with slope, required width, required plantings, and required fencing, walls, or berms) - LDO Article 6.2.2	C2.0	
17. Stream buffers		N/A
18. Samples of existing vegetation in required buffers (with critical root zones) – LDO Article 6.2.4.5		N/A
19. Street trees (with calculations) per LDO Section 6.2.2.2	C5.0	
20. Screening (with height, details, cross-sections, etc.) – LDO Article 6.8.8	-	
21. Lighting, water, sewer, storm drainage systems, and easements (half-toned) to check for conflicts	C5.0	
22. Planting details (for trees, shrubs, and groundcover)	C5.0	
23. Fences, walls, and/or berms (with height and details) – LDO Article 6.5	-	

Commented [ML3]: Change to Preservation/Landscape Plan

ARCHITECTURAL DRAWINGS

1. Compliance with Applicable Standards: Please refer to the specific standards that may apply to your project. Applicants are required to demonstrate compliance with the applicable standards as follows. Compliance means that all dimensions are measured and specified, and all materials are identified.	A-201	
a. Nonresidential building design standards – LDO Article 6.8.2	A-201	
b. Multifamily design standards – LDO Article 6.8.6		N/A
c. Industrial design standards – LDO Article 6.8.7		N/A
2. Drawings must be to scale and have a graphic scale	A-201	
3. Building elevations with total building height and finish floor elevations labeled	A-201	

4. All building materials must be labeled	A-201	
5. Building façade width and width of materials on the façade shall be labeled	A-201	
WAKE COUNTY FIRE ADDITIONAL REQUIREMENTS (AS APPLICABLE)		
1. Fire Lanes are dimensioned and shown as being painted or striped per the Fire Code.	C2.0	
2. Any entrance gate shall have a means for emergency vehicle access and shall not decrease roadway width to below the required widths or height for emergency vehicles	C2.0	
NCDOT REQUIREMENTS (AS APPLICABLE if Property fronts on/connects to DOT road)		
1. Driveway and/or Encroachment Permit submitted; include Permit # if submitted:		N/A
2. Interior Stem is protected (100' minimum)		N/A
3. Driveway radius ties into the tangent in front of the project's property		N/A
4. Driveway turnout grades meet NCDOT standards		N/A
5. Driveway is not in the Functional Area of the Intersection		N/A
6. Above-ground utility appurtenances are placed as close to the ROW as possible		N/A
7. All storm drainage crosses 90 degrees to the roadway		N/A
8. All drainage structures are not under the pavement unnecessarily		N/A
9. Catch basins shall be provided at the end of the curb and gutter; 5' is provided after a catch basin, before the end of the curb		N/A
10. All hazards are outside of the clear recovery area or outside the proposed ROW Landscaping		N/A
11. Turn lanes are required if AADT is over 4,000, and at the NCDOT District Engineer's discretion		N/A
12. Turn lanes are required by the TIA; a copy of the TIA shall be provided		N/A
13. Plans shall be approved by the Division Roadside Engineer, 919-816-8290		N/A
14. Traffic Signal Plans shall be approved by the Division Traffic Engineer, 919-536-4000		N/A
15. Wedging detail is provided when applicable		N/A
16. All details for work with the ROW along DOT roadways are NCDOT details.		N/A

Last Revised: June 13, 2025