

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE TOWN OF ROLESVILLE AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED. FURTHERMORE, I HEREBY DEDICATE ALL SANITARY SEWER AND WATER LINES TO THE CITY OF RALEIGH PUBLIC UTILITIES AND STORM SEWER TO THE TOWN OF ROLESVILLE.

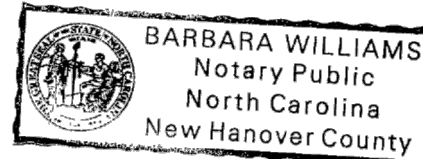
OWNER: WALLBROOK LANDCO LLC

J. Austin Williams 6/27/2025
SIGNATURE PRINT NAME DATE

NORTH CAROLINA, New Hanover COUNTY.

I, Barbara Williams, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT J. Austin Williams PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL STAMP OR SEAL, THIS 27th DAY OF June, 2025.

MY COMMISSION EXPIRES 3/23/2027



CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE TOWN OF ROLESVILLE, NORTH CAROLINA AND THAT THIS PLAT HAS BEEN APPROVED BY THE LDA OF THE TOWN OF ROLESVILLE FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF WAKE COUNTY.

Michele J. Ruby July 1, 2025
LDA TOWN OF ROLESVILLE DATE
NORTH CAROLINA

I, Michele J. Ruby, REVIEW OFFICER OF THE TOWN OF ROLESVILLE, WAKE COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

Michele J. Ruby July 1, 2025
REVIEW OFFICER DATE

SURVEYOR'S CERTIFICATE

I, MICHAEL W. ZMUDA, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION BASED ON THE DEED DESCRIPTION RECORDED IN BOOK 18103, PAGE 1563, WAKE COUNTY REGISTRY; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK OF MAPS 2023, PAGES 1600 TO 1602; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1:34,300; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 20th DAY OF May, A.D., 2025.

I, MICHAEL W. ZMUDA, FURTHER CERTIFY THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

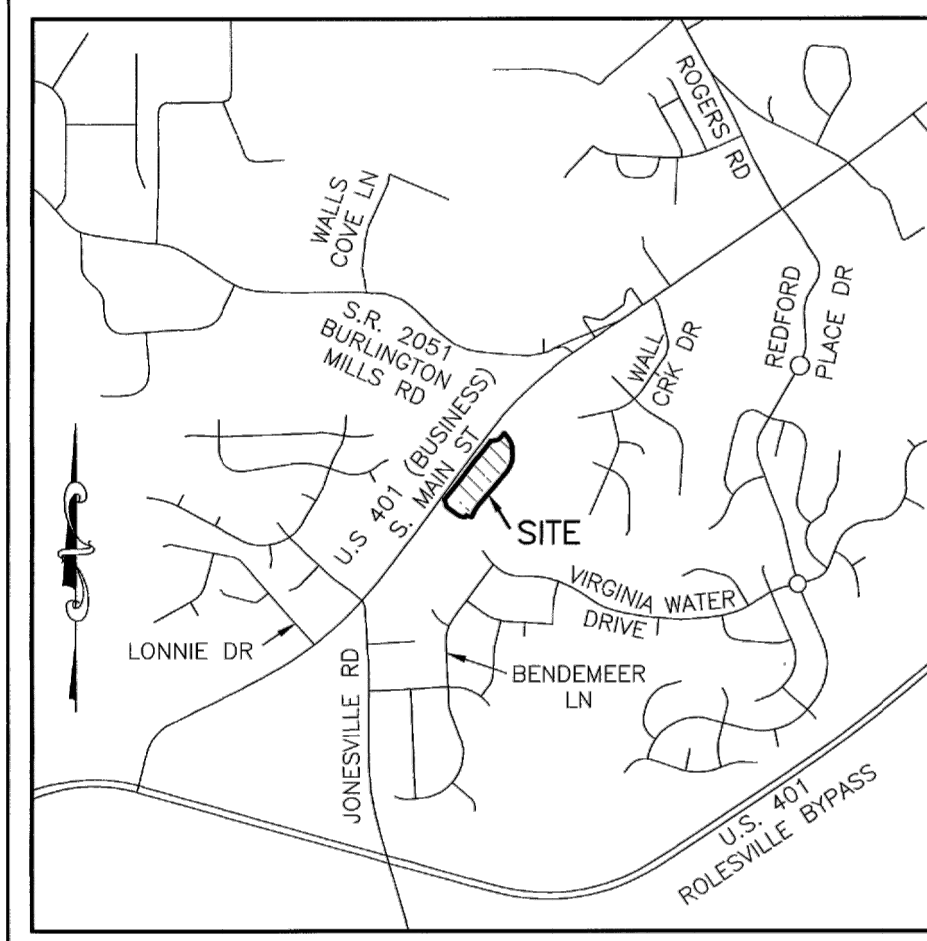
Michael W. Zmuda 5/20/25
MICHAEL W. ZMUDA, PLS #L-5205 DATE

FSP-24-13

GENERAL NOTES

- A FIELD-RUN BOUNDARY SURVEY WAS PERFORMED BY JOHNSON, MIRMIRAN & THOMPSON FROM DECEMBER 2019 THROUGH MARCH 2020.
- THE SURVEY IS REFERENCED TO THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM, NAD83(2001) BASED ON FIELD TIES TO NGS MONUMENTS "TOMS" (PID EZ2419) AND "SCARBORO" (PID EZ2420).
- ALL DISTANCES ARE HORIZONTAL GROUND.
- THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE X AS SHOWN ON THE NATIONAL FLOOD INSURANCE RATE MAP (FIRM) FOR WAKE COUNTY, NORTH CAROLINA, PANEL 1758, MAP NO. 3720175800K, WITH AN EFFECTIVE DATE OF JULY 19, 2022.
- ROLESVILLE PROJECT NUMBER: FSP 24-13
- RELATED PROJECT NUMBERS:
 - SUP 20-02: SPECIAL USE PERMIT
 - ANX 21-06: ANNEXATION
 - PR 21-04 REVISED: INITIAL PRELIMINARY SUBDIVISION PLAT
 - PSP 24-01: LOT 5 PRELIMINARY SUBDIVISION PLAT
 - CID 23-01: WALLBROOK ROADWAY IMPROVEMENTS (VIRGINIA WATER DRIVE & WALLBROOK DRIVE)
 - FSP 23-09: INTERMEDIATE FINAL PLAT
- ZONING: GC-CZ (GENERAL COMMERCIAL)
SETBACKS: FRONT 20'
SIDE 15'
REAR 35'
CORNER 25'
- OWNER: WALLBROOK LANDCO LLC
C/O AUSTIN WILLIAMS
3 KEEL STREET, SUITE 2
WRIGHTSVILLE BEACH, NC 28480
D.B. 18103 PG 1563
PIN# 1758563963
- DEVELOPER: WALLBROOK LANDCO LLC
C/O AUSTIN WILLIAMS
3 KEEL STREET, SUITE 2
WRIGHTSVILLE BEACH, NC 28480
- ENGINEER: ARK CONSULTING GROUP, PLLC
925-A CONFERENCE DRIVE
GREENVILLE, NC 27858
(252) 558-0888
- PER APPROVED WAKE COUNTY STORMWATER PERMIT SWF-105582-2023 TITLED "WALLBROOK PUBLIX", LOT 5 SHALL NOT EXCEED 4.31 ACRES OF BUILT-UPON AREA. REFER TO AREA TABULATION FOR INDIVIDUAL LOT ALLOCATIONS.
- LINEAR LENGTH OF NEW PUBLIC RIGHT-OF-WAY BEING DEDICATED: 1003'

Register of Deeds
Tammy L. Brunner
Wake County, NC
07/03/2025 02:00:25 PM
B: BH2025 P: 01254 Pages: 2
MRP - MRP PLAT
Fee: \$42.00
DOCUMENT #2025031499



VICINITY MAP
SCALE: 1" = ±2000'

REFERENCES

D.B. 18103 PG 1563
D.B. 18992 PG 412
B.M. 2023 PG 1600-1602

AREA TABULATION

	AREA (AC.)	MAX. BUA (85%)	PLANNED USE
LOT 5A	1.6285	1.3842	NON-RESIDENTIAL
LOT 5B	0.7287	0.6194	NON-RESIDENTIAL
LOT 5C	2.7109	2.3043	NON-RESIDENTIAL
RIGHT OF WAY	1.4138	—	RIGHT OF WAY
TOTAL:	6.4819	4.3079	



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REVISION #	DATE	REASON FOR REVISION
1	10-3-2024	PER TOWN COMMENTS
2	5-20-2025	LOT LINE AND EASEMENT REVISIONS

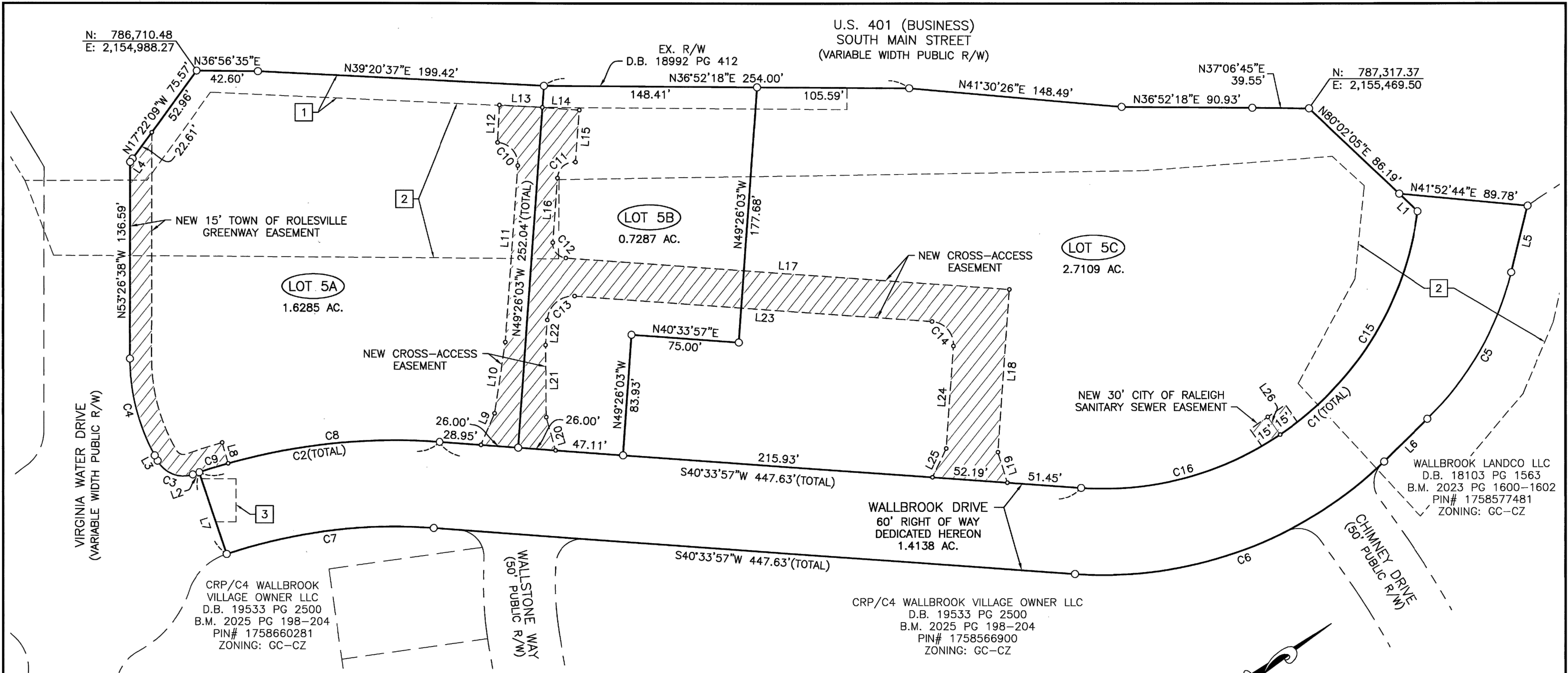
FINAL SUBDIVISION PLAT

WALLBROOK

A DIVISION OF LOT 5 OF THE INTERMEDIATE SUBDIVISION
PLAT RECORDED IN B.M. 2023 PG 1600-1602

TOWN OF ROLESVILLE, WAKE COUNTY, NORTH CAROLINA

DRAWN BY: JSZ	PROJECT #: FSP 24-13	
CHECKED BY: MWZ	CONTRACT#:	JMT#: 19-04194-010
PLAT DATE: 08/29/2024	SCALE: 1"=50'	SHEET 1 OF 2



LINE	BEARING	DISTANCE
L1	N80°02'05"E	17.70'
L2	S17°58'15"W	5.00'
L3	N82°01'45"W	4.21'
L4	N17°22'09"W	2.86'
L5	S39°45'15"E	47.63'
L6	S07°36'24"E	42.14'
L7	N72°01'45"W	60.00'
L8	N69°14'10"W	15.00'
L9	N29°59'50"W	23.86'

LINE	BEARING	DISTANCE
L10	N44°51'36"W	50.16'
L11	N49°26'03"W	122.91'
L12	N50°39'23"W	26.00'
L13	N39°20'37"E	29.88'
L14	N40°33'57"E	26.00'
L15	S49°26'03"E	36.28'
L16	S49°26'03"E	44.83'
L17	N40°33'57"E	309.19'
L18	S49°26'03"E	113.43'

LINE	BEARING	DISTANCE
L19	S70°59'11"E	22.04'
L20	N69°08'35"W	23.90'
L21	N54°00'29"W	50.16'
L22	N49°26'03"W	17.43'
L23	N40°33'57"E	249.19'
L24	S49°26'03"E	71.43'
L25	S27°52'54"E	22.04'
L26	N88°17'51"W	15.01'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	220.00'	333.74'	302.64'	S02°53'33"E	86°55'01"
C2	430.00'	169.57'	168.48'	S29°16'06"W	22°35'42"
C3	20.50'	28.62'	26.35'	S57°58'15"W	80°00'00"
C4	140.50'	70.10'	69.37'	N67°44'11"W	28°35'07"
C5	212.00'	118.95'	117.39'	S23°40'50"E	32°08'50"
C6	280.00'	235.42'	228.54'	S16°28'47"W	48°10'22"
C7	370.00'	145.91'	144.97'	S29°16'06"W	22°35'42"
C8	430.00'	148.61'	147.87'	S30°39'54"W	19°48'07"
C9	430.00'	20.96'	20.96'	S19°22'03"W	2°47'35"
C10	15.00'	23.88'	21.44'	N84°57'17"E	91°13'20"
C11	12.00'	18.85'	16.97'	N04°26'03"W	90°00'00"
C12	10.00'	15.71'	14.14'	S85°33'57"W	90°00'00"
C13	18.00'	28.27'	25.46'	S04°26'03"E	90°00'00"
C14	16.00'	25.13'	22.63'	S85°33'57"W	90°00'00"
C15	220.00'	187.88'	182.23'	N21°53'07"W	48°55'54"
C16	220.00'	145.85'	143.20'	N21°34'24"E	37°59'07"

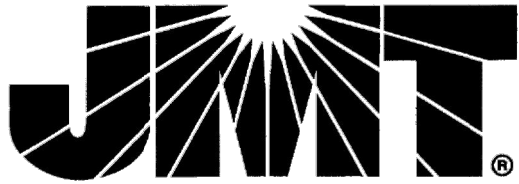
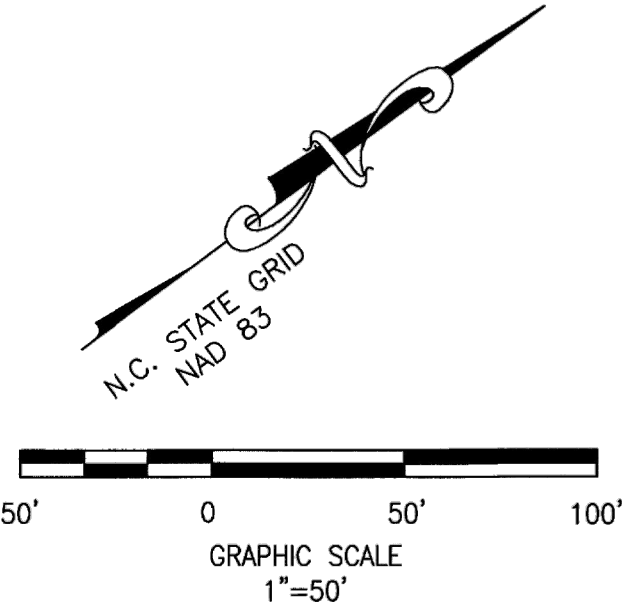
- LEGEND
- = FOUND MONUMENT AS NOTED
 - = SET IRON REBAR
 - = DIMENSION POINT (NOTHING SET)
 - B.M. = BOOK OF MAPS
 - D.B. = DEED BOOK
 - R = PROPERTY LINE
 - R/W = RIGHT OF WAY
 - = BOUNDARY LINE
 - - - = RIGHT OF WAY LINE
 - - - = ADJOINING PROPERTY LINE
 - - - = EASEMENT LINE
 - ||||| = NEW EASEMENT AREA

EXISTING EASEMENTS

1 PERMANENT UTILITY EASEMENT
D.B. 18992 PG 412

2 TEMPORARY CONSTRUCTION EASEMENT
D.B. 18992 PG 412

3 CITY OF RALEIGH
30' SANITARY SEWER EASEMENT
D.B. 19691 PG 2034



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REVISION #	DATE	REASON FOR REVISION
1	10-3-2024	PER TOWN COMMENTS
2	5-20-2025	LOT LINE AND EASEMENT REVISIONS

FINAL SUBDIVISION PLAT

WALLBROOK

A DIVISION OF LOT 5 OF THE INTERMEDIATE SUBDIVISION
PLAT RECORDED IN B.M. 2023 PG 1600-1602

TOWN OF ROLESVILLE, WAKE COUNTY, NORTH CAROLINA

DRAWN BY: JSZ	PROJECT #: FSP 24-13	
CHECKED BY: MWZ	CONTRACT#:	JMT#: 19-04194-010
PLAT DATE: 08/29/2024	SCALE: 1"=50'	SHEET 2 OF 2



US 401 BUSINESS
(VARIABLE WIDTH PUBLIC R/W)

VIRGINIA WATER DR

WALLBROOK DR

WALLBROOK LANDCO LLC
±1.63 AC
PIN: 1758-56-1750
DB 18103, PG 1563
PB 2025, PG 1254
ZONING: GC-CZ
EX LAND USE: VACANT

WALLBROOK LANDCO LLC
±0.73 AC
PIN: 1758-56-2868
DB 18103, PG 1563
PB 2025, PG 1254
ZONING: GC-CZ
EX LAND USE: VACANT

EXISTING CONDITIONS AND DEMOLITION NOTES:

1. THE CURRENT PLANS ARE BASED ON A COMBINATION OF AVAILABLE GIS INFORMATION AND DESIGN DOCUMENTS FROM THE WALLBROOK OVERALL DEVELOPMENT AND NCDOT. PRIOR TO CONSTRUCTION, THE SITE WILL NEED TO BE SURVEYED TO DETERMINE EXACT SITE ELEVATIONS AND THE LOCATIONS OF SITE FEATURES AND STRUCTURES. THE CURRENT PLANS WILL BE UPDATED TO REFLECT THE CERTIFIED SURVEY ONCE BOHLER RECEIVES THE SURVEY.
2. EXISTING STREET TREES ALONG US-401 INSTALLED BY OTHERS. PER THE GEOTECHNICAL REPORT PERFORMED BY TERRATECH ENGINEERS, AREAS OF STRUCTURAL FILL AND/OR CONSTRUCTION OPERATIONS SHOULD BE PROOF-ROLLED PER THE GEOTECHNICAL RECOMMENDATIONS, AFTER ROUGH FINISHED SUBGRADE IS ACHIEVED.
4. METES AND BOUNDS ARE BASED ON FINAL RECORDED PLAT BM 2025, PG 1254 AND HAVE NOT BEEN SURVEYED FOR THIS SUBMISSION.

DEMOLITION ABBREVIATIONS

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

METES & BOUNDS

LINE/CURVE	BEARING	DISTANCE/CHORD LENGTH
L2	S17°58'15"W	5.00'
L3	N82°01'45"W	4.21'
L4	N17°22'09"W	2.86'
C2	168.48'	168.48'
C3	26.35'	26.35'

REVISIONS

REV	DATE	COMMENT	DRAWN BY
1	7/1/24	TRC COMMENTS	CJAC
2	9/2/25	TRC COMMENTS	RS/CC



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PERMIT SET

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

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

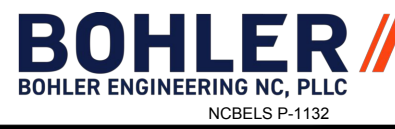
PROJECT:

SITE DEVELOPMENT PLANS

FOR



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



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

NC@BohlerEng.com



SHEET TITLE:

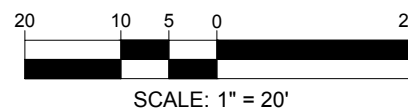
EXISTING CONDITIONS/ DEMOLITION PLAN

SHEET NUMBER:

C-201

REVISION 2 - 9/2/25

THIS PLAN TO BE UTILIZED FOR DEMOLITION PURPOSES ONLY





US 401 BUSINESS
(VARIABLE WIDTH PUBLIC R/W)

VIRGINIA WATER DR

WALLBROOK LANDCO LLC
±1.63 AC
PIN: 1758-56-1750
DB 18103, PG 1563
PB 2025, PG 1254
ZONING: GC-CZ
EX LAND USE: VACANT

WALLBROOK LANDCO LLC
±0.73 AC
PIN: 1758-56-2868
DB 18103, PG 1563
PB 2025, PG 1254
ZONING: GC-CZ
EX LAND USE: VACANT

ZONING TABLE

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

APPLICANT / OWNER INFORMATION

APPLICANT: JLL
4500 CREEDMOOR RD, STE 300
RALEIGH, NC 27612

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

BULK REQUIREMENTS

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

PARKING REQUIREMENTS

ITEM	CODE	PERMITTED	EXISTING	PROPOSED
MIN VEHICULAR PARKING	§ 6.4.3	2.5 SPACES PER 1,000 SF 2.5x(3,333 SF/1,000 SF) = 8	N/A	20 SPACES
MAX VEHICULAR PARKING	§ 6.4.3	6.0 SPACES PER 1,000 SF 6.0x(3,333 SF/1,000 SF) = 20	N/A	20 SPACES
MIN HANDICAP SPACES	2010 ADA CODE	1-25 SPACES REQUIRES MINIMUM OF 1 ADA SPACE	N/A	2 SPACES
MIN BICYCLE PARKING	§ 6.4.7	1 SPACE PER 5,000 SF 1x(3,333 SF/5,000 SF) = 1	N/A	3 BICYCLE RACKS
MAX BICYCLE PARKING	§ 6.4.7	20 BICYCLE SPACES	N/A	3 BICYCLE RACKS
MIN STACKING REQUIREMENTS	§ 5.1.4.B	2 SPACES @ 10' x 20'	N/A	2 SPACES

ADDITIONAL SITE DATA

WATERSHED	LOWER NEUSE
RIVER BASIN	NEUSE
CURRENT IMPERVIOUS AREA	5,077 SF
PROPOSED IMPERVIOUS AREA	25,046 SF
TOTAL ON-SITE IMPERVIOUS AREA	30,123 SF (42.9% OF SITE AREA)

PROPOSED SITE ABBREVIATIONS

ABBREVIATION	DESCRIPTION
(TYP.)	TYPICAL
SSWL	SINGLE SOLID WHITE LINE
DSWL	DOUBLE SOLID WHITE LINE
L.S.A.	LANDSCAPE AREA

LEGEND

PROPOSED	
PROPERTY LINE	---
EASEMENT LINE	---
SETBACK LINE	---
CURB	---
DEPRESSED CURB	---
UTILITY POLE	○
TYPICAL SIGN	○
PARKING COUNT	○
PROP. TRASH CAN	○
PROP. BENCH	○
HYDRANT	○
SANITARY MANHOLE	○
STORM MANHOLE	○
WATER VALVE	○
WATER METER	○ WM
DATA	○ GV
TYPICAL END SECTION	○
DATA	○
GRATE INLET	○
CURB INLET	○
CLEANOUT	○

BOHLER
BOHLER ENGINEERING NC, PLLC

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

REVISIONS

REV	DATE	COMMENT	DRAWN BY
1	7/1/24	TRC COMMENTS	CJAC
2	9/2/25	TRC COMMENTS	RS/CC OAK



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

PROJECT:

SITE DEVELOPMENT PLANS

FOR



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

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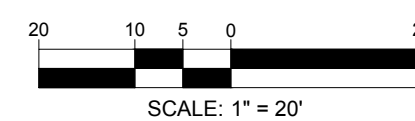
SITE PLAN

SHEET NUMBER:

C-301

REVISION 2 - 9/2/25

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY





US 401 BUSINESS
(VARIABLE WIDTH PUBLIC R/W)

VIRGINIA WATER DR

WALLBROOK LANDCO LLC
±1.63 AC
PIN: 1758-56-1750
DB 18103, PG 1563
PB 2025, PG 1254
ZONING: GC-CZ
EX LAND USE: VACANT

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

WALLBROOK DR

PAVING LEGEND

	CONCRETE SIDEWALK
	LIGHT DUTY CONCRETE
	HEAVY DUTY CONCRETE
	LIGHT DUTY ASPHALT
	HEAVY DUTY ASPHALT

THIS PLAN TO BE UTILIZED FOR SITE
LAYOUT PURPOSES ONLY



BOHLER
BOHLER ENGINEERING NC, PLLC

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

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PROJECT No.: NC8230114.00
DRAWN BY: RS/UE/CC
DATE: 04/23/24
CAD ID: P-CIVL-SITE

PROJECT:

SITE DEVELOPMENT PLANS

FOR

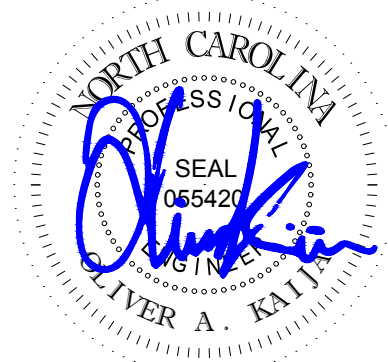


PROPOSED
DEVELOPMENT
S MAIN ST & VIRGINIA WATER DR
ROLESVILLE, NC 27587
WAKE COUNTY

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Phone: (919) 578-9000

NC@BohlerEng.com



SHEET TITLE:

PAVING PLAN

SHEET NUMBER:

C-302

REVISION 2 - 9/2/25



US 401 BUSINESS
(VARIABLE WIDTH PUBLIC R/W)

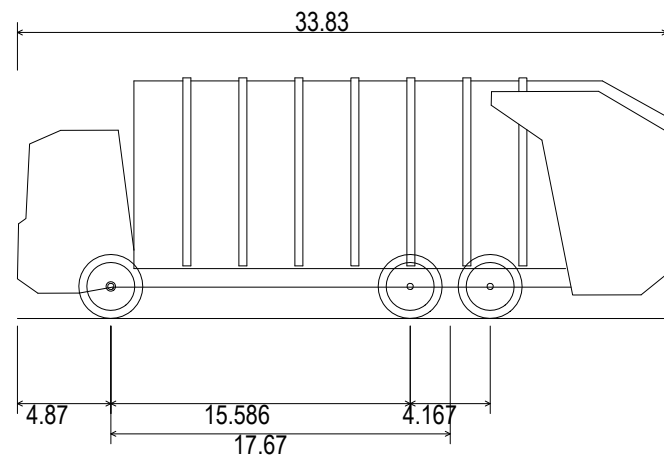
VIRGINIA WATER DR
EX. 60' PUBLIC R/W WIDTH

WALLBROOK DR
EX. 60' PUBLIC R/W WIDTH

WALLBROOK LANDCO LLC
±1.63 AC
PIN: 1758-56-1750
DB 18103, PG 1563
PB 2025, PG 1254
ZONING: GC-C2
EX LAND USE: VACANT

WALLBROOK LANDCO LLC
±0.73 AC
PIN: 1758-56-2868
DB 18103, PG 1563
PB 2025, PG 1254
ZONING: GC-C2
EX LAND USE: VACANT

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



WAYNE TITAN TRASH TRUCK
Overall Length
Overall Width
Overall Body Height
Min Body Ground Clearance
Track Width
Lock-to-lock time
Max Steering Angle (Virtual)

33.830ft
8.500ft
12.537ft
1.226ft
8.000ft
6.00s
45.00°

THIS PLAN TO BE UTILIZED FOR SITE
LAYOUT PURPOSES ONLY



BOHLER
BOHLER ENGINEERING NC, PLLC

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

REVISIONS

REV	DATE	COMMENT	DRAWN BY
1	7/1/24	TRC COMMENTS	CJAC
2	9/2/25	TRC COMMENTS	RS/CC



PERMIT SET

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

PROJECT:

SITE DEVELOPMENT
PLANS

FOR



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

BOHLER
BOHLER ENGINEERING NC, PLLC
NCBELS P-1132

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

NC@BohlerEng.com



SHEET TITLE:

TRUCK TURN
PLAN

SHEET NUMBER:

C-303

REVISION 2 - 9/2/25



GENERAL GRADING NOTES:
1. SPILL CURB TO BE INSTALLED ALONG THE INTERIOR CURB. GUTTER TYPE AND SLOPE TO MATCH THAT OF THE SLOPE OF THE ADJACENT PAVEMENT. REFER TO SHEET C-901 FOR ADDITIONAL DETAIL.

GRADING ABBREVIATIONS

ABBREVIATION	DESCRIPTION
TC	TOP OF CURB
BC	BOTTOM OF CURB
G	GRADE
GH	HIGH SIDE OF WALL GRADE
GL	LOW SIDE OF WALL GRADE
FF	FINISH FLOOR
LP	LOW POINT
HP	HIGH POINT

STORM STRUCTURE SCHEDULE

STRUCTURE #	CATEGORY	GRT/RIM	INV IN	INV OUT
A-10	PROP. CURB INLET	385.32		INV OUT = 377.00 (15')
A-20	PROP. CURB INLET	386.78	INV IN = 375.20' (15') INV IN = 382.00' (6') INV IN = 375.20' (15')	INV OUT = 375.00 (15')
A-21	PROP. 6" STORM CLEANOUT	387.27	INV IN = 382.89' (6')	INV OUT = 382.89' (6')
A-22	PROP. 6" STORM CLEANOUT	387.36	INV IN = 383.56' (6') INV IN = 383.56' (6')	INV OUT = 383.56' (6')
A-22.5	PROP. ROOF DRAIN CONNECTION			INV OUT = 384.50 (6')
A-23	PROP. 6" STORM CLEANOUT	387.00	INV IN = 383.98' (6')	INV OUT = 383.98' (6')
A-24	PROP. 6" STORM CLEANOUT	388.37	INV IN = 384.55' (6')	INV OUT = 384.55' (6')
A-25	PROP. ROOF DRAIN CONNECTION			INV OUT = 384.67' (6')
A-30	PROP. CURB INLET	386.71	INV IN = 376.50' (15')	INV OUT = 376.30 (15')
A-40	PROP. CURB INLET	386.13	INV IN = 382.00' (6')	INV OUT = 378.00 (15')
A-41	PROP. 6" STORM CLEANOUT	388.45	INV IN = 384.38' (6')	INV OUT = 384.38' (6')
A-42	PROP. ROOF DRAIN CONNECTION			INV OUT = 384.50 (6')
EX-10	EX. DROP INLET	375.44	INV IN = 373.50' (15')	INV OUT = 373.23 (18')

STORM SEWER PIPE SCHEDULE

FROM	FROM INV	TO	TO INV	PIPE LENGTH	SLOPE (%)	DIAMETER (IN.)	MATERIAL
A-20	382.00'	A-21	382.89'	17'	5.23%	6"	HDPE
A-20	375.20'	A-10	377.00'	92'	1.95%	15"	HDPE
A-20	375.20'	A-30	376.30'	87'	1.26%	15"	HDPE
A-21	382.89'	A-22	383.56'	32'	2.08%	6"	HDPE
A-22	383.56'	A-22.5	384.50'	9'	10.75%	6"	HDPE
A-22	383.56'	A-23	383.98'	20'	2.08%	6"	HDPE
A-23	383.98'	A-24	384.55'	28'	2.08%	6"	HDPE
A-24	384.55'	A-25	384.67'	5'	2.28%	6"	HDPE
A-30	376.50'	A-40	378.00'	46'	3.27%	15"	HDPE
A-40	382.00'	A-41	384.38'	93'	2.55%	6"	HDPE
A-41	384.38'	A-42	384.50'	6'	2.08%	6"	HDPE
EX-10	373.50'	A-20	375.00'	107'	1.41%	15"	HDPE

REVISIONS

REV	DATE	COMMENT	CHECKED BY
1	7/1/24	TRC COMMENTS	CJAC
2	9/2/25	TRC COMMENTS	OAK
			RS/CC
			OAK



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PERMIT SET

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

PROJECT:

SITE DEVELOPMENT PLANS

FOR



PROPOSED DEVELOPMENT

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



BOHLER ENGINEERING NC, PLLC
NCBELS P-1132

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

NC@BohlerEng.com



SHEET TITLE:

GRADING PLAN

SHEET NUMBER:

C-401

REVISION 2 - 9/2/25

US 401 BUSINESS

(VARIABLE WIDTH PUBLIC R/W)

VIRGINIA WATER DR

EX. 60' PUBLIC R/W WIDTH

WALLBROOK LANDCO LLC
±1.63 AC
PIN: 1758-56-1750
DB 18103, PG 1563
PB 2025, PG 1254
ZONING: GC-CZ
EX LAND USE: VACANT

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

WALLBROOK LANDCO LLC
±0.73 AC
PIN: 1758-56-2868
DB 18103, PG 1563
PB 2025, PG 1254
ZONING: GC-CZ
EX LAND USE: VACANT

PROP. ADA AREA ENLARGEMENT

0 5 10
1"=10'

THIS PLAN TO BE UTILIZED FOR SITE GRADING PURPOSES ONLY

20 10 5 0 20
SCALE: 1" = 20'

WALLBROOK DR



US 401 BUSINESS
(VARIABLE WIDTH PUBLIC R/W)

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

WALLBROOK LANDCO LLC
±1.63 AC
PIN: 1758-56-1750
DB 18103, PG 1563
PB 2025, PG 1254
ZONING: GC-CZ
EX LAND USE: VACANT

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

WALLBROOK LAN.
±0.73 AC
PIN: 1758-56-1
DB 18103, PG
PB 2025, PG 1
ZONING: GC-
EX LAND USE: V.

SANITARY STRUCTURE SCHEDULE

STRUCTURE #	RIM	INV IN	INV OUT	DESCRIPTION
A-10	380.00	INV IN = 372.32' (6")		PROP. CONNECTION TO EX. SAN. CLEANOUT
A-20	381.33	INV IN = 375.34' (6")	INV OUT = 375.34' (6")	PROP. 6" SAN. CLEANOUT
A-30	385.66	INV IN = 378.71' (6")	INV OUT = 378.71' (6")	PROP. 6" SAN. CLEANOUT
A-40	386.65	INV IN = 381.78' (6")	INV OUT = 381.78' (6")	PROP. 6" SAN. CLEANOUT
A-50	388.07	INV IN = 383.51' (6")	INV OUT = 383.51' (6")	PROP. 6" SAN. CLEANOUT
A-60			INV OUT = 384.00' (6")	PROP. SANITARY SEWER BUILDING CONNECTION

SANITARY PIPE SCHEDULE

FROM	FROM INV	TO	TO INV	PIPE LENGTH	SLOPE (%)	DIAMETER (IN.)	MATERIAL
A-10	372.32'	A-20	375.34'	43'	6.94%	6"	PVC Pipe
A-20	375.34'	A-30	378.71'	49'	6.94%	6"	PVC Pipe
A-30	378.71'	A-40	381.78'	44'	6.94%	6"	PVC Pipe
A-40	381.78'	A-50	383.51'	25'	6.94%	6"	PVC Pipe
A-50	383.51'	A-60	384.00'	7'	6.94%	6"	PVC Pipe

CITY OF RALEIGH STANDARD UTILITY NOTES:

- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUS HANDBOOK, CURRENT EDITION).
- UTILITY SEPARATION REQUIREMENTS:
 - A DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
 - WHEN INSTALLING WATER & RCP SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
 - WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASUREMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
 - 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
 - MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUS DETAILS W-41 & S-49).
 - ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
- ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
- DEVELOPER SHALL PROVIDE 30 DAYS ADVANCE WRITTEN NOTICE TO OWNER FOR ANY WORK REQUIRED WITHIN AN EXISTING CITY OF RALEIGH UTILITY EASEMENT TRAVERSING PRIVATE PROPERTY.
- CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24-HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
- SEWER BYPASS PUMPING - A BYPASS PLAN SEALED BY AN NC PROFESSIONAL ENGINEER SHALL BE PROVIDED TO RALEIGH WATER PRIOR TO PUMPING OPERATIONS FOR APPROVAL. THE OPERATIONS AND EQUIPMENT SHALL COMPLY WITH THE PUBLIC UTILITIES HANDBOOK.
- 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCE MAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
- IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUS HANDBOOK PROCEDURE.
- INSTALL 1.5" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.
- INSTALL 6" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM.
- PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI. BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE.
- ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDOW, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
- NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
- GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE RW FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A UC AND/OR BUILDING PERMIT. CONTACT (919) 996-4516 OR FOG@RALEIGH.GOV FOR MORE INFORMATION.
- CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON THE DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA.
- THE DEVICES SHALL MEET THE AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS AND BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST.
- THE DEVICE AND INSTALLATION SHALL MEET THE GUIDELINES OF APPENDIX A - GUIDELINES AND REQUIREMENTS FOR THE CROSS CONNECTION PROGRAM IN RALEIGH'S SERVICE AREA.
- THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT CROSS.CONNECTION@RALEIGH.GOV FOR MORE INFORMATION.
- NOTICE FOR PROJECTS THAT INVOLVE AN OVERSIZED MAIN OR URBAN MAIN REPLACEMENT: ANY CITY REIMBURSEMENT GREATER THAN \$250,000.00 MUST UNDERGO THE PUBLIC BIDDING PROCESS.



REVISIONS

REV	DATE	COMMENT	DRAWN BY
1	7/1/24	TRC COMMENTS	CJAC
2	9/2/25	TRC COMMENTS	OAK



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PROJECT No.: NCB230114.00
DRAWN BY: RS/JE/C
CHECKED BY: OAK
DATE: 04/23/24
CAD ID: P-CIVIL-UTIL

PROJECT:

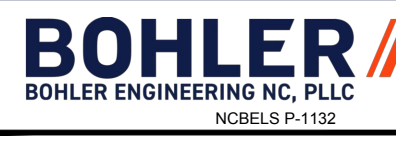
SITE DEVELOPMENT PLANS

FOR



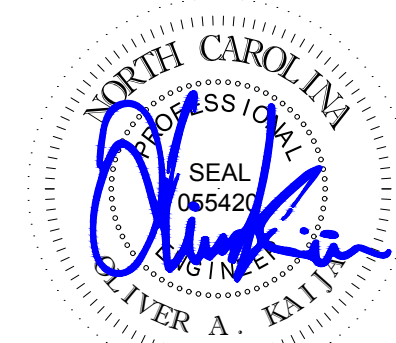
PROPOSED DEVELOPMENT

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



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

NC@BohlerEng.com



SHEET TITLE:

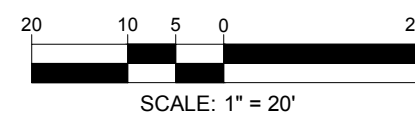
UTILITY PLAN

SHEET NUMBER:

C-501

REVISION 2 - 9/2/25

THIS PLAN TO BE UTILIZED FOR UTILITIES PURPOSES ONLY





US 401 BUSINESS
(VARIABLE WIDTH PUBLIC R/W)

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

WALLBROOK DR
EX. 60' PUBLIC R/W WIDTH

WALLBROOK LANDCO LLC
±1.63 AC
PIN: 1758-56-1750
DB 18103, PG 1563
PB 2025, PG 1254
ZONING: GC-CZ
EX LAND USE: VACANT

WALLBROOK LANDCO LLC
±0.73 AC
PIN: 1758-56-2868
DB 18103, PG 1563
PB 2025, PG 1254
ZONING: GC-CZ
EX LAND USE: VACANT

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



PHASE I E&SC CONSTRUCTION SEQUENCE:

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

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

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

BOHLER
BOHLER ENGINEERING NC, PLLC

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

REVISIONS

REV	DATE	COMMENT	DRAWN BY
1	7/1/24	TRC COMMENTS	CJAC
2	9/2/25	TRC COMMENTS	RS/CC



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

PROJECT:

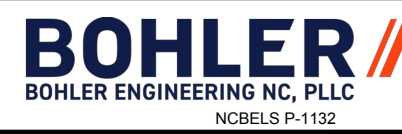
**SITE DEVELOPMENT
PLANS**

FOR



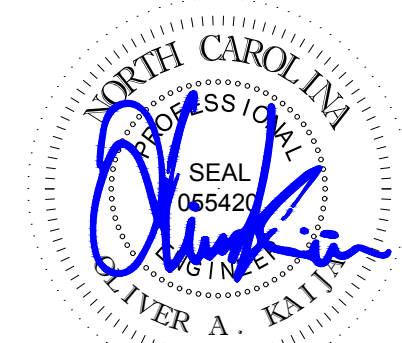
PROPOSED
DEVELOPMENT

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



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

NC@BohlerEng.com



SHEET TITLE:
**EROSION AND
SEDIMENT
CONTROL PLAN
PHASE 1**

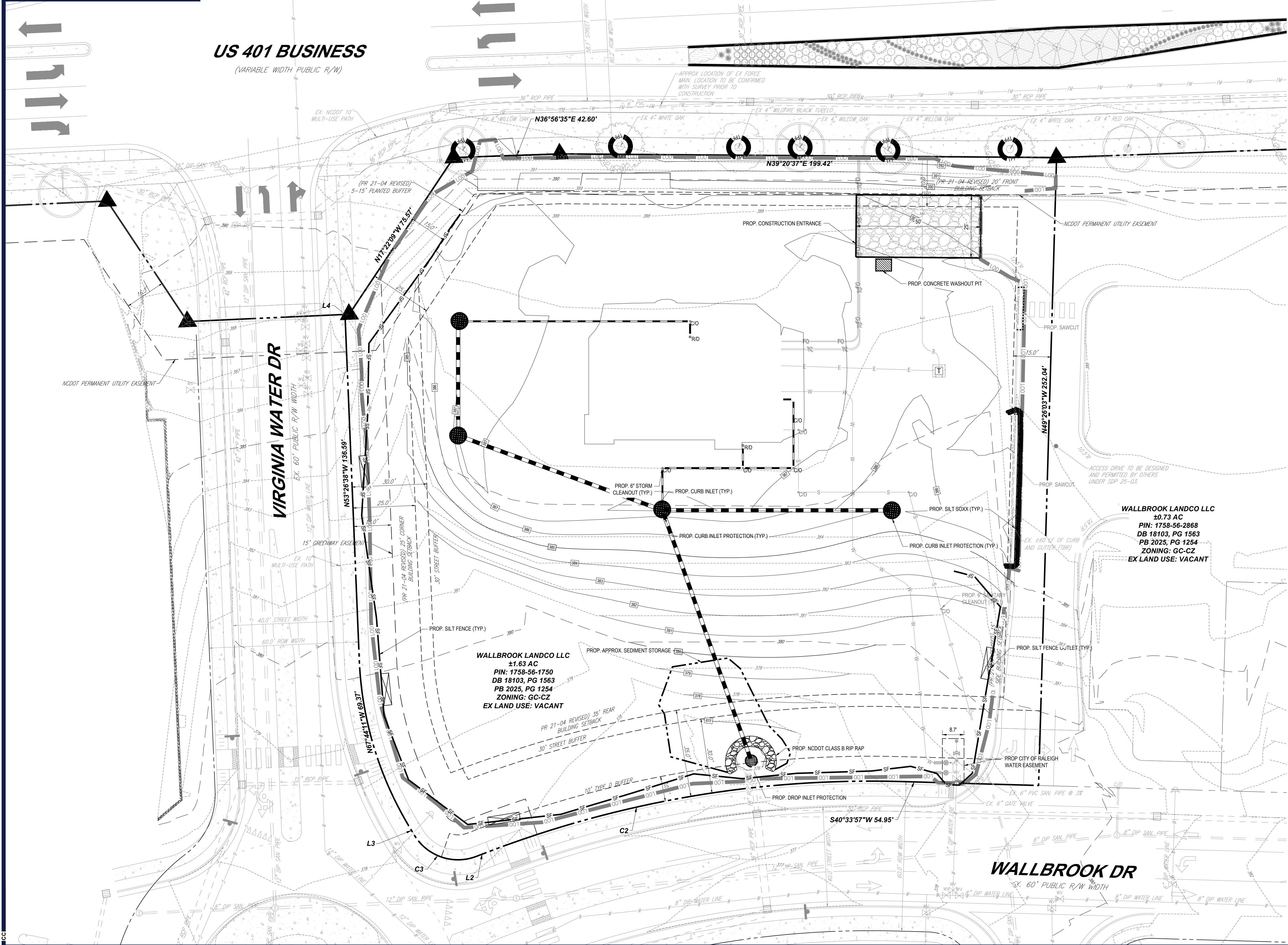
SHEET NUMBER:

C-801

REVISION 2 - 9/2/25



US 401 BUSINESS
(VARIABLE WIDTH PUBLIC R/W)



PHASE II E&SC CONSTRUCTION SEQUENCE:

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

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

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

[illegible]

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DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	NCB230114.00
DRAWN BY:	RS/JE/CC
CHECKED BY:	OAK
DATE:	04/23/24
CAD I.D.:	P-CIVL-EROS

PROJECT:

SITE DEVELOPMENT PLANS

_____ FOR _____



**PROPOSED
DEVELOPMENT**

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



**4130 PARKLAKE AVENUE, SUITE 200
RALEIGH, NC 27612
Phone: (919) 578-9000**

NC@BohlerEng.com



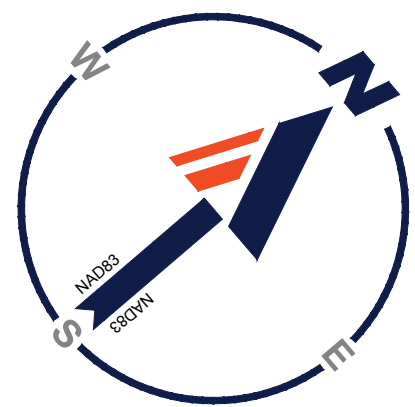
SHEET TITLE:
***EROSION AND
SEDIMENT
CONTROL PLAN
PHASE 2***

SHEET NUMBER:

C-802

REVISION 2 - 9/2/25

sep 02, 2025
 \H:\2025\NCB230114.00\LAND DEVELOPMENT\CAD\DRAWING\PLAN SETS\IP-CIVL-EROS-NCB230114.00-0A----->LAYOUT: C-802 ERO2



US 401 BUSINESS
(VARIABLE WIDTH PUBLIC R/W)

VIRGINIA WATER DR

WALLBROOK DR

PHASE III E&SC CONSTRUCTION SEQUENCE:

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

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

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

REVISIONS

REV	DATE	COMMENT	DRAWN BY
1	7/1/24	TRC COMMENTS	CJAC
2	9/2/25	TRC COMMENTS	RS/CC



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DRAWN BY: RS/IE/CC
DATE: 04/23/24
CAD ID: P-CIVIL-EROS

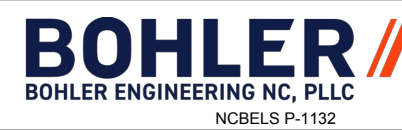
PROJECT:

SITE DEVELOPMENT
PLANS

FOR



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



4130 PARKLAKE AVENUE, SUITE 200
RALEIGH, NC 27612
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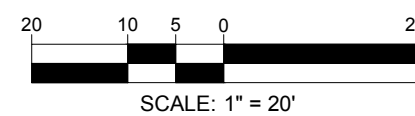
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EROSION AND
SEDIMENT
CONTROL PLAN
PHASE 3

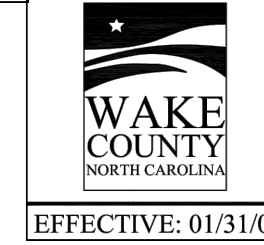
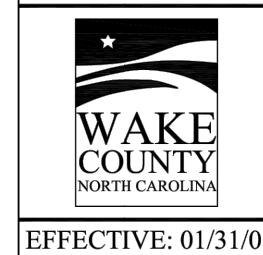
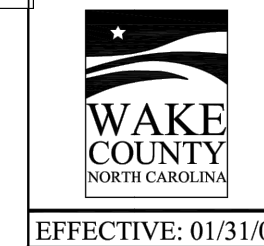
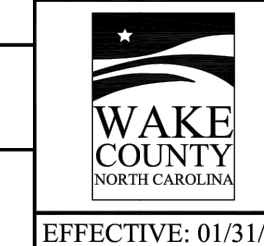
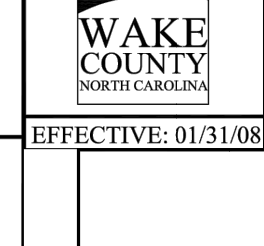
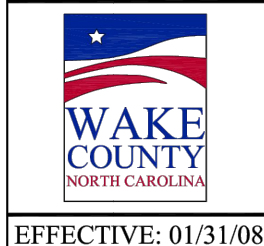
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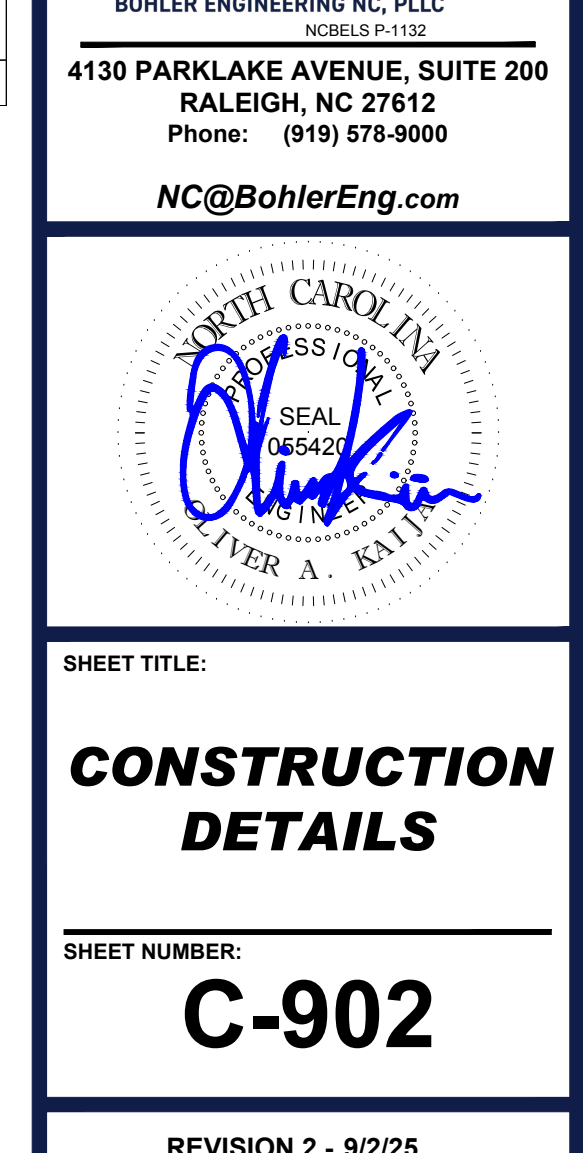
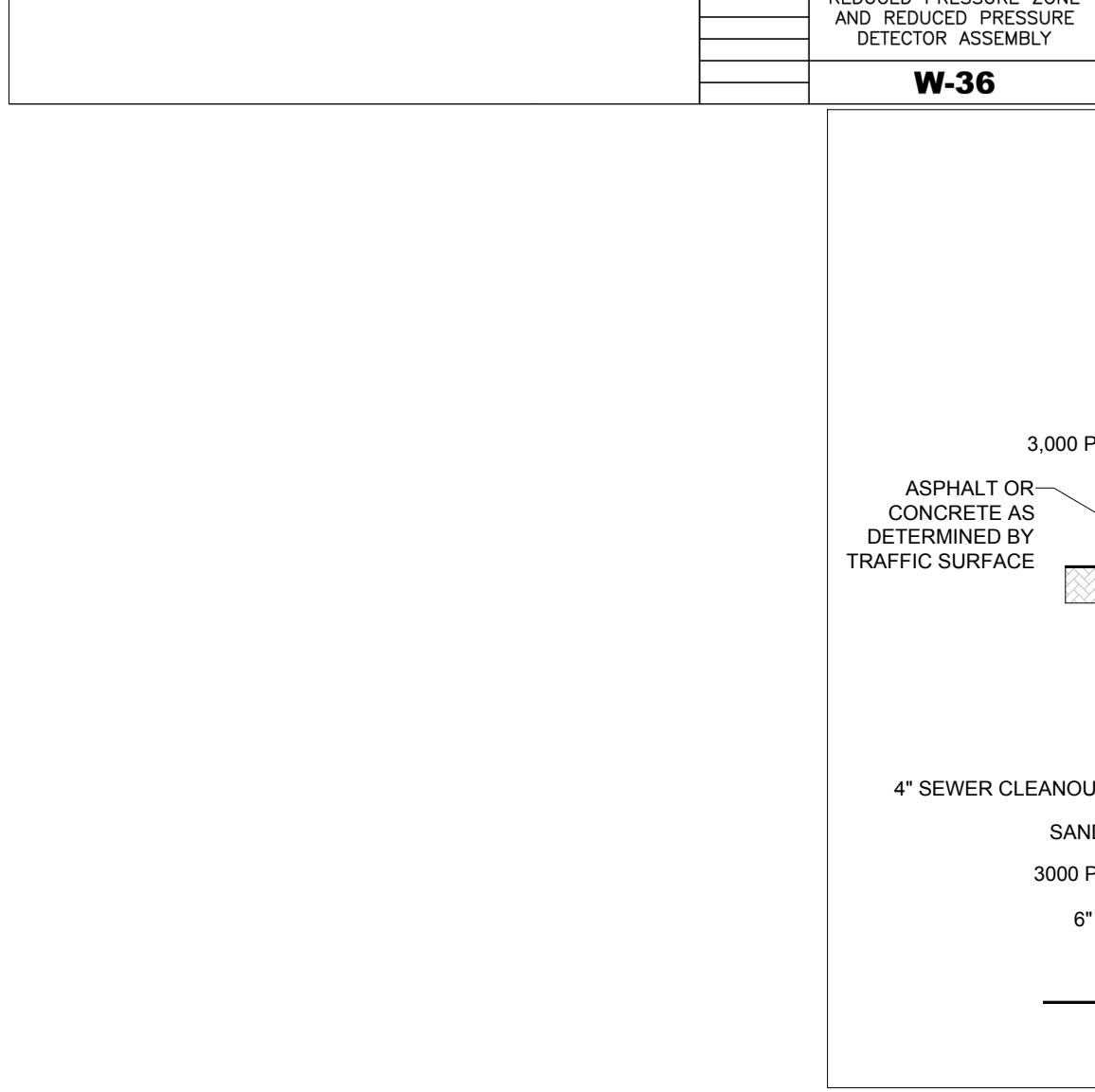
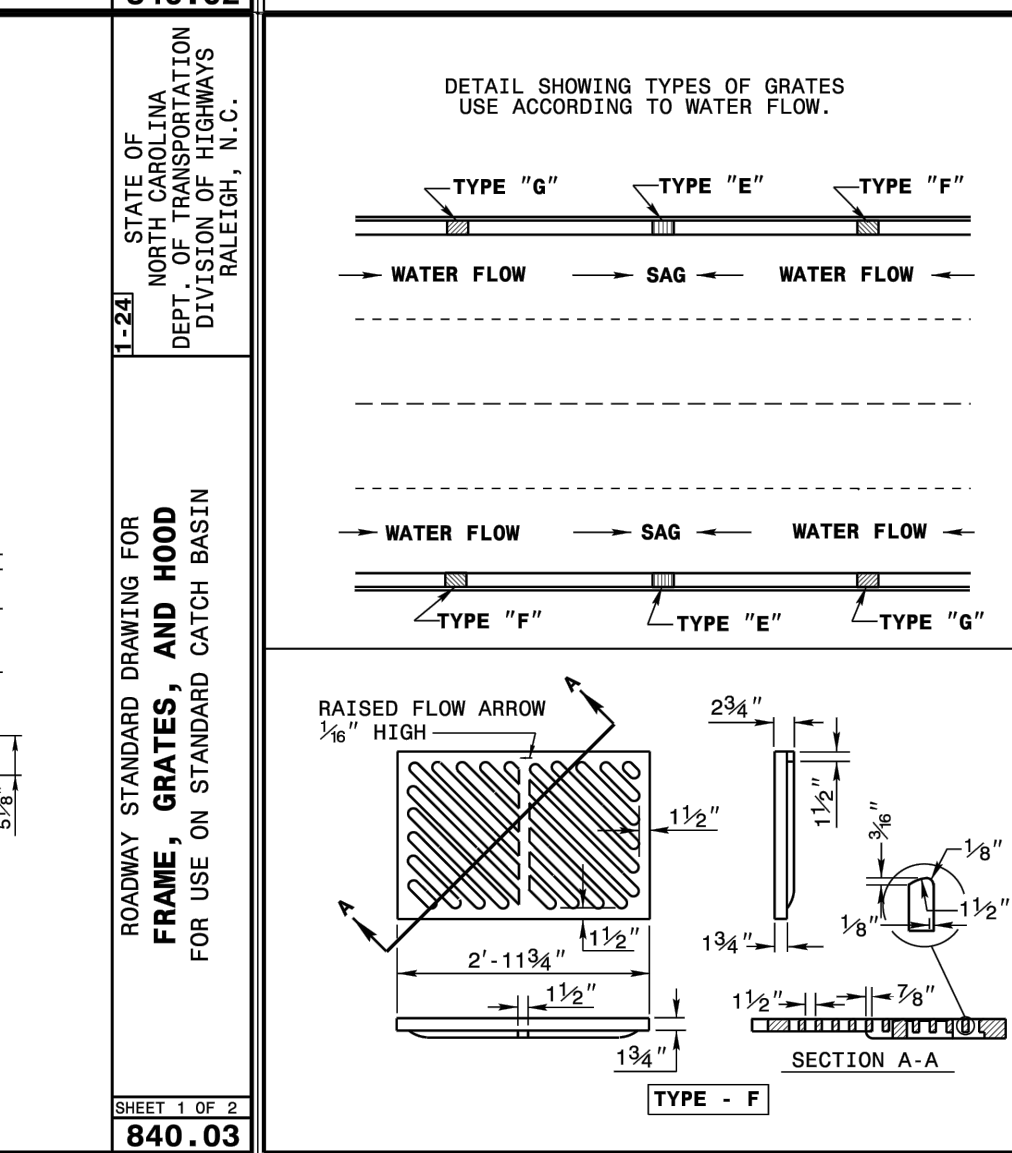
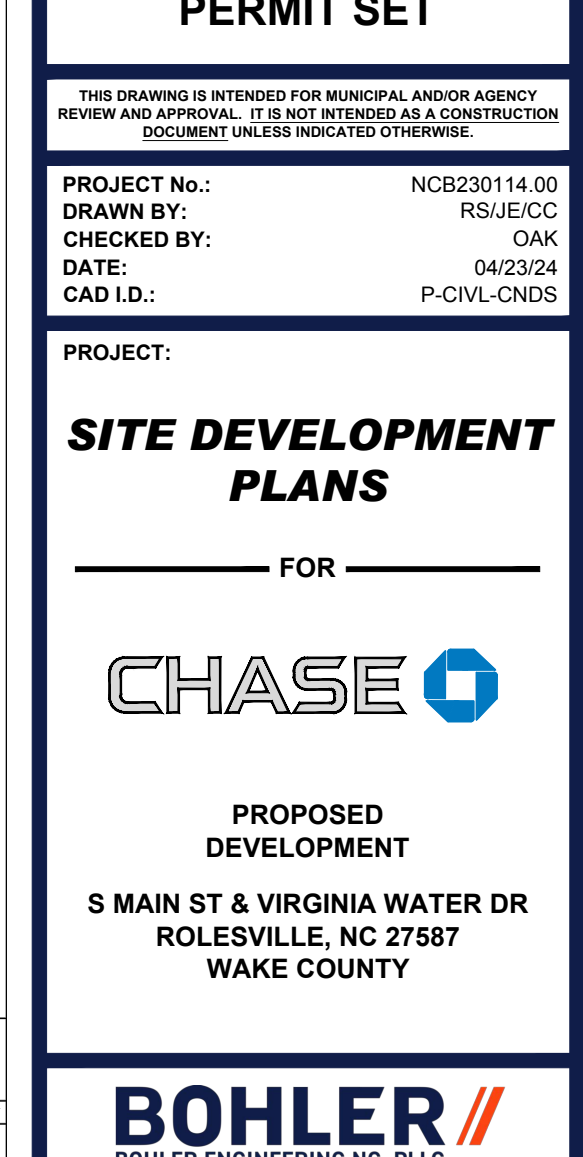
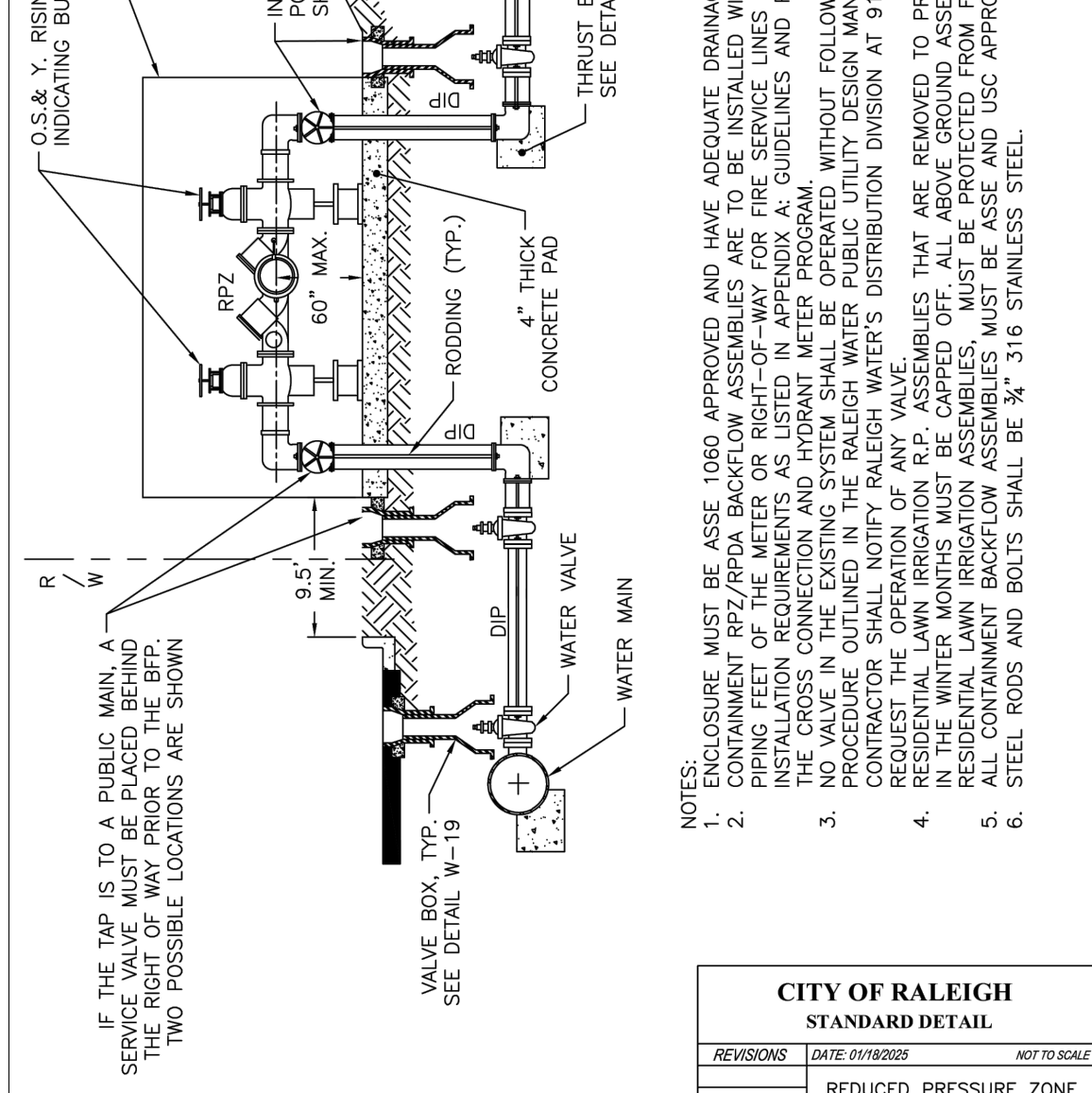
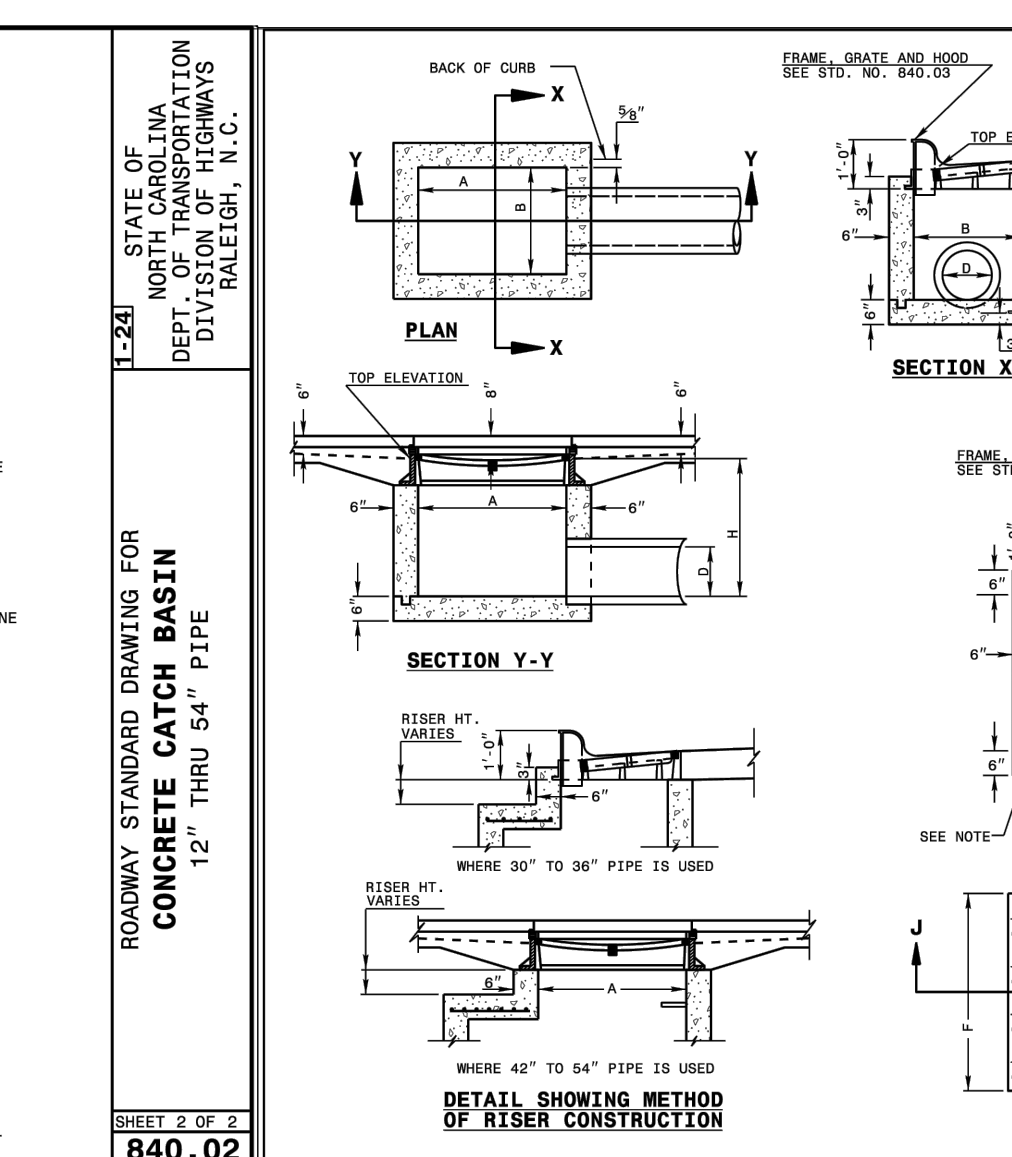
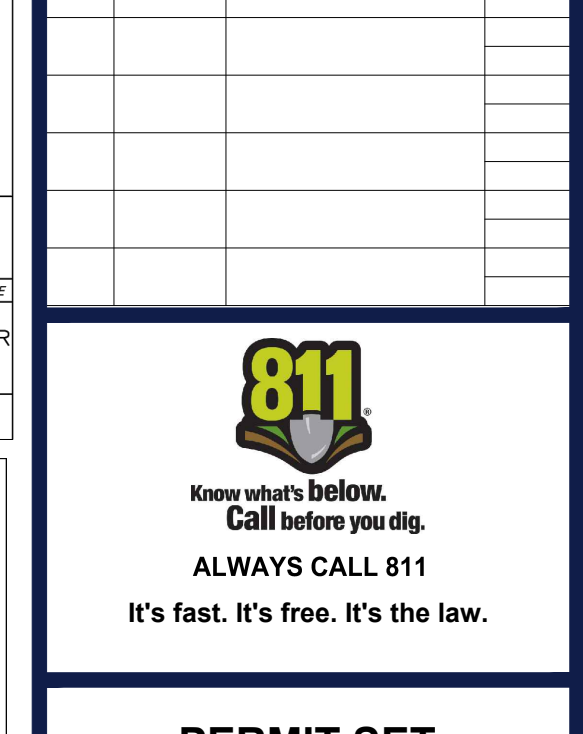
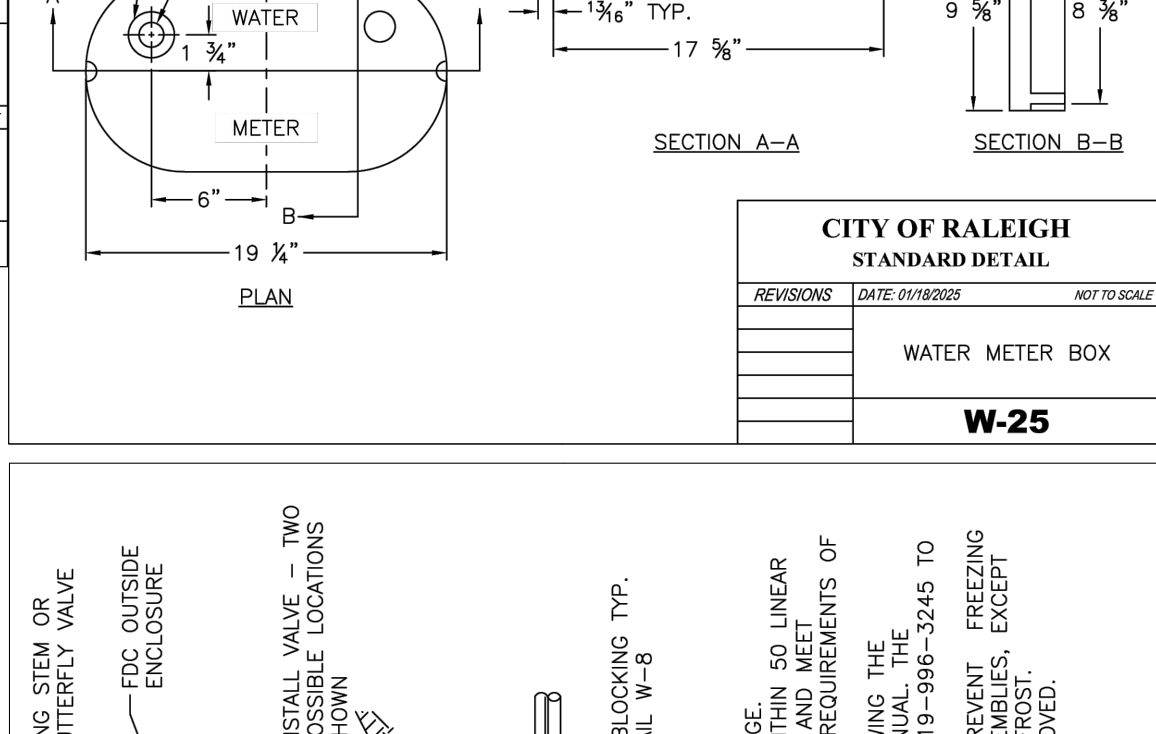
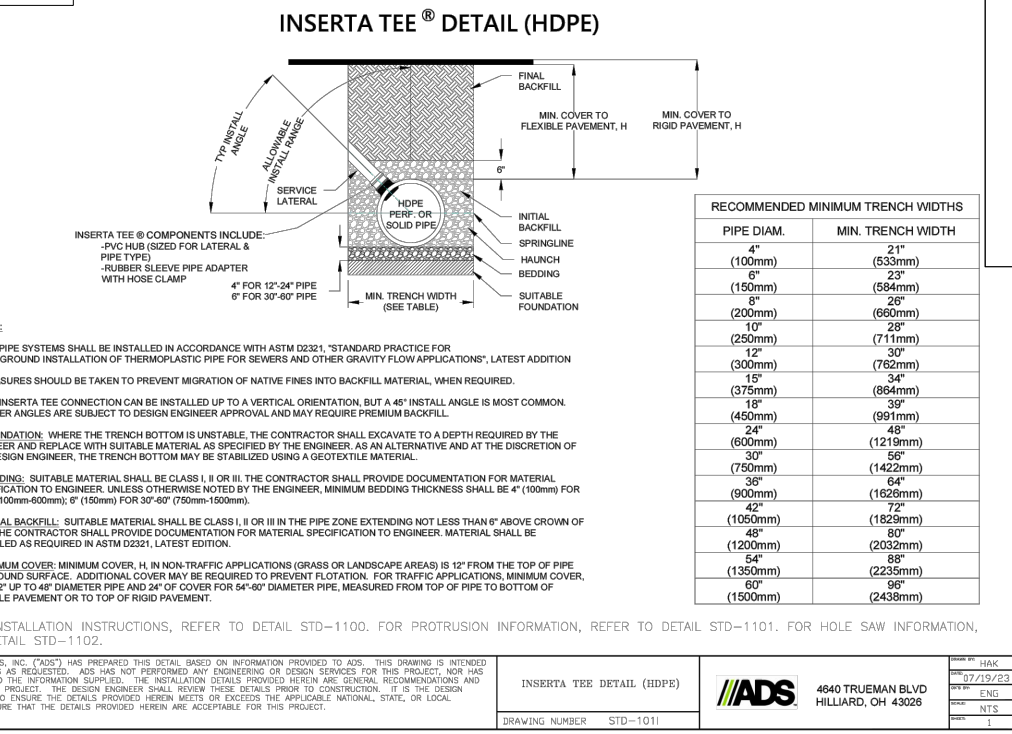
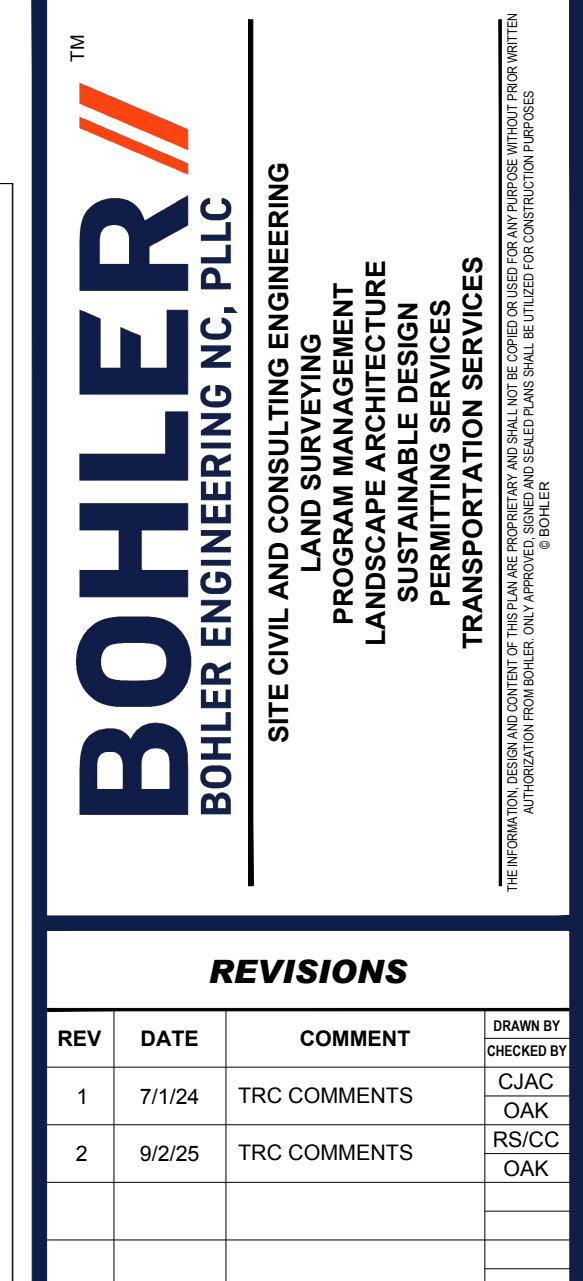
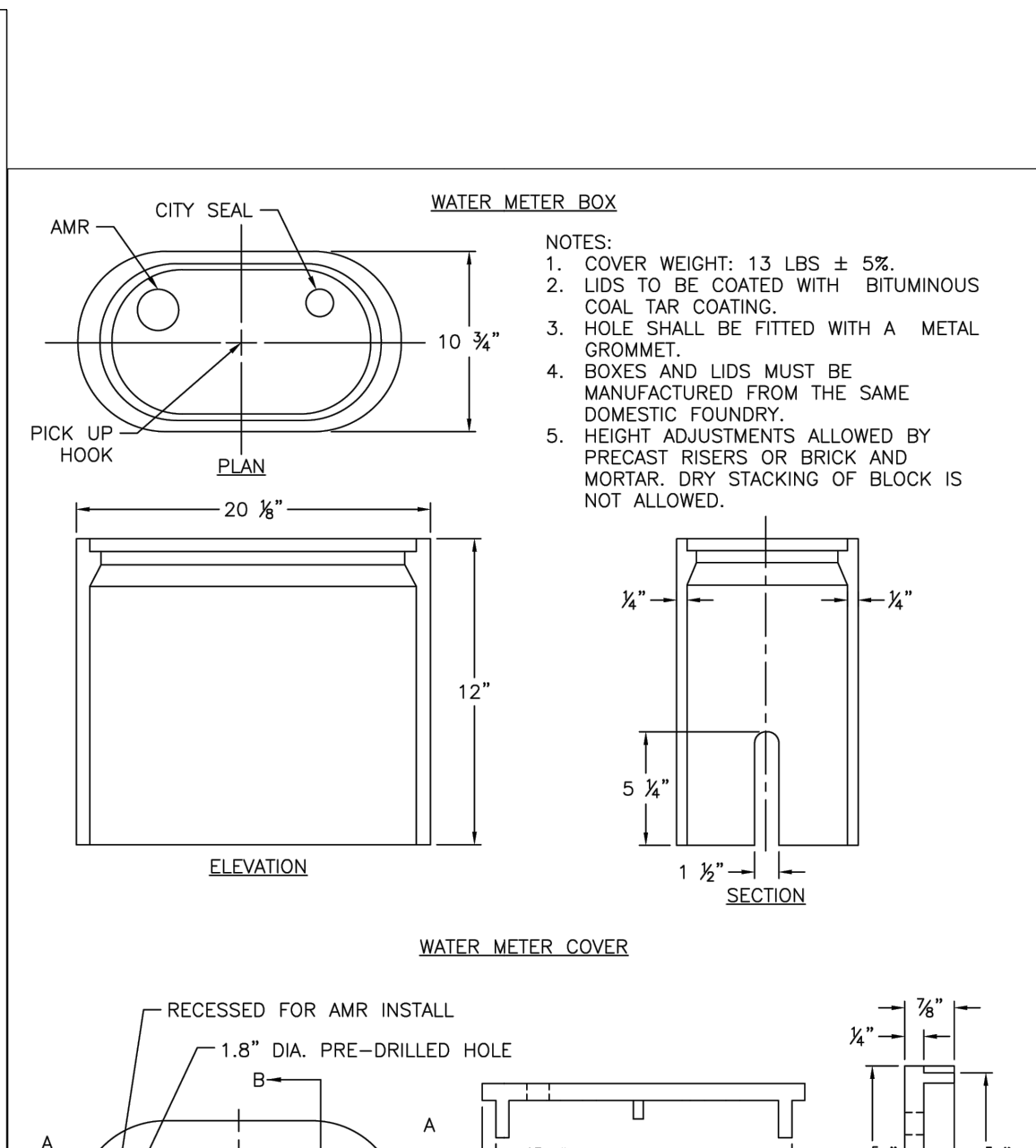
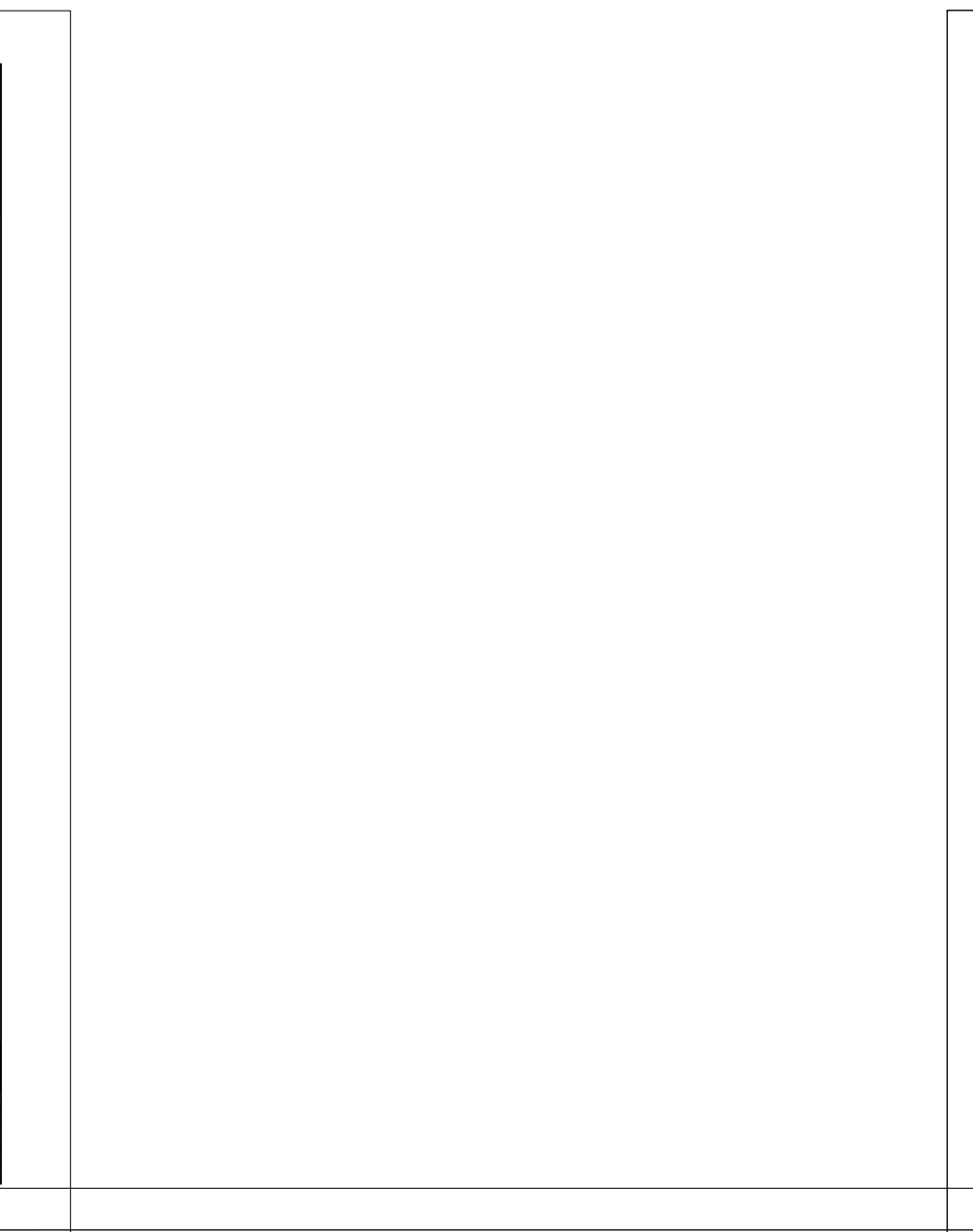
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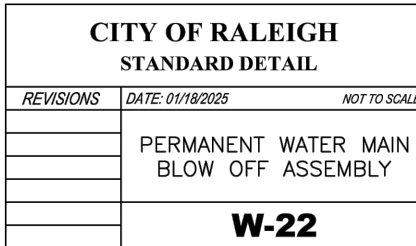
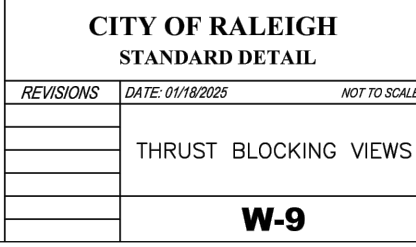
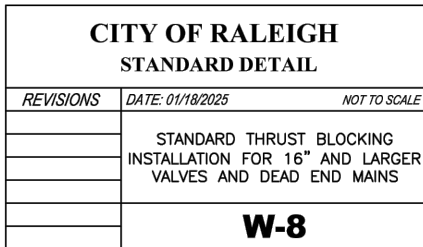
REVISION 2 - 9/2/25

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



[illegible]





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LAND SURVEYING
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CHECKED BY:	OAK
DATE:	04/23/24
CAD I.D.:	P-CIVL-CNDS

PROJECT:

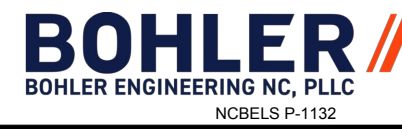
SITE DEVELOPMENT PLANS

FOR —



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WAKE COUNTY**



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

NC@BohlerEng.com



SHEET TITLE:

CONSTRUCTION DETAILS

SHEET NUMBER:

C-903

REVISION 2 - 9/2/25



US 401 BUSINESS

(VARIABLE WIDTH PUBLIC R/W)

TABLE 6.2.4.3 MINIMUM / MAXIMUM PERCENTAGE

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

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

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
CANOPY TREES					
AO	4	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	3" CAL	B&B
AS	4	ACER SACCHARINUM	SUGAR MAPLE	3" CAL	B&B
MX	1	MAGNOLIA X 'JANE'	JANE MAGNOLIA	3" CAL	B&B
OL2	1	QUERCUS LYRATA	OVERCUP OAK	3" CAL	B&B
QNU	2	QUERCUS NUTTALLII	NUTTALL OAK	3" CAL	B&B
OP	5	QUERCUS PALUSTRIS	PIN OAK	2.5" CAL	B&B
OS	3	QUERCUS SHUMARDII	SHUMARD OAK	3" CAL	B&B
UAP	2	ULMUS AMERICANA PRINCETON	AMERICAN ELM	3" CAL	B&B
ORNAMENTAL TREES					
LT2	3	LAGERSTROEMIA INDICA X FAURIEI 'TONTON'	TONTON CRAPE MYRTLE MULTITRUNK	2" CAL	B&B
SHRUBS					
AK	21	ABELIA X GRANDIFLORA 'VALEDOSCOPE'	VALEDOSCOPE GLOSSY ABELIA	24" MIN.	CONTAINER
HQ	5	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	18-24" HT.	CONTAINER
IE	7	ILEX X EMILY BRUNER	EMILY BRUNER HOLLY	6" MIN.	CONTAINER
IS	129	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERY HOLLY	24" MIN.	CONTAINER
IT	4	ITEA VIRGINICA 'LITTLE HENRY'	VIRGINIA SHIBBIPPE	18-24"	CONTAINER
NN	13	ILEX VOMITORIA 'NANA'	DWARF YALPOON HOLLY	24" MIN.	CONTAINER
LN2	15	LOROPETALUM CHINENSE RUBRUM 'PINK CLOUD'	CRIMSON FIRE™ FRINGE FLOWER	24" MIN.	CONTAINER
GRASSES					
MP	94	MUHLENBERGIA CAPILLARIS 'PINK CLOUD'	PINK CLOUD PINK MUHLY GRASS	2 GAL.	CONTAINER
GROUND COVER					
LV	37	LIRIOPE MUSCARI VARIEGATA	VARIEGATED LILY TURF	1 GAL.	CONTAINER

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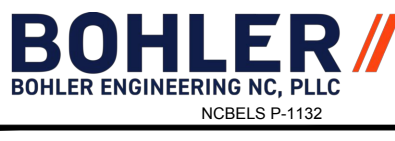
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SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

L-101

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