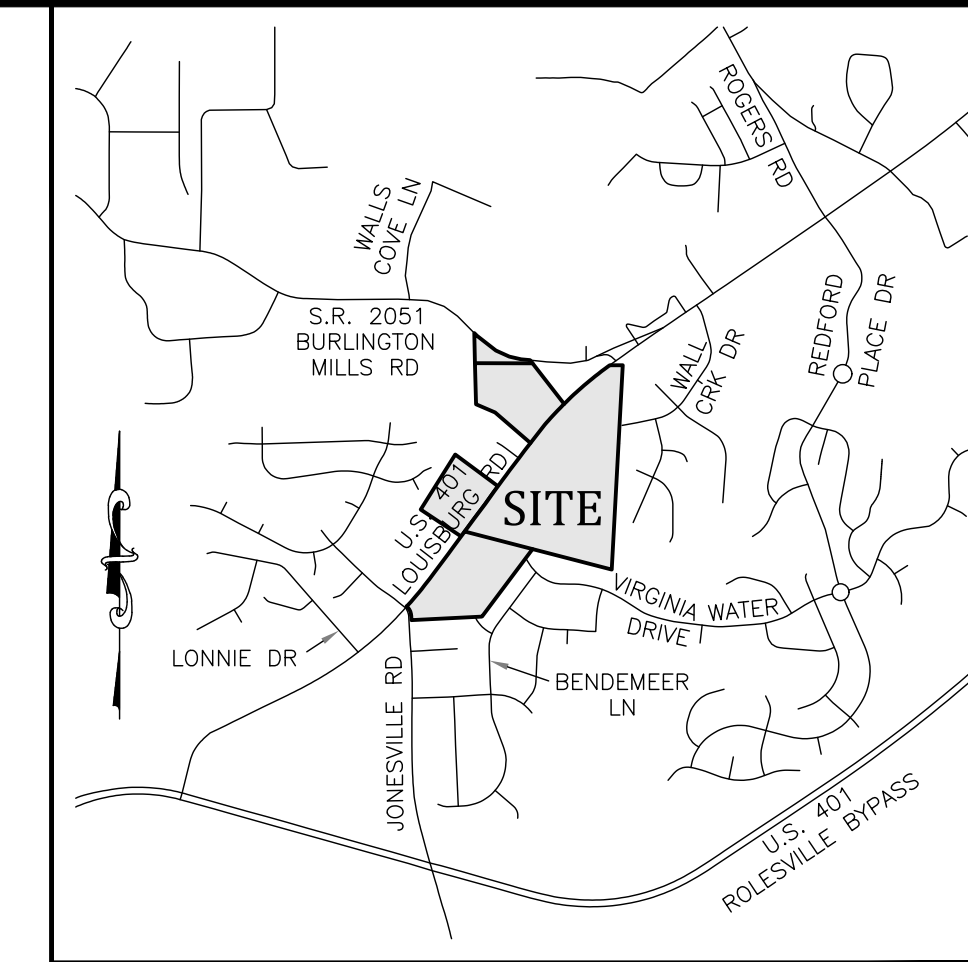


WALLBROOK PRELIMINARY PLAT

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

Project No. PR21-04



Vicinity Map
NTS

General Notes

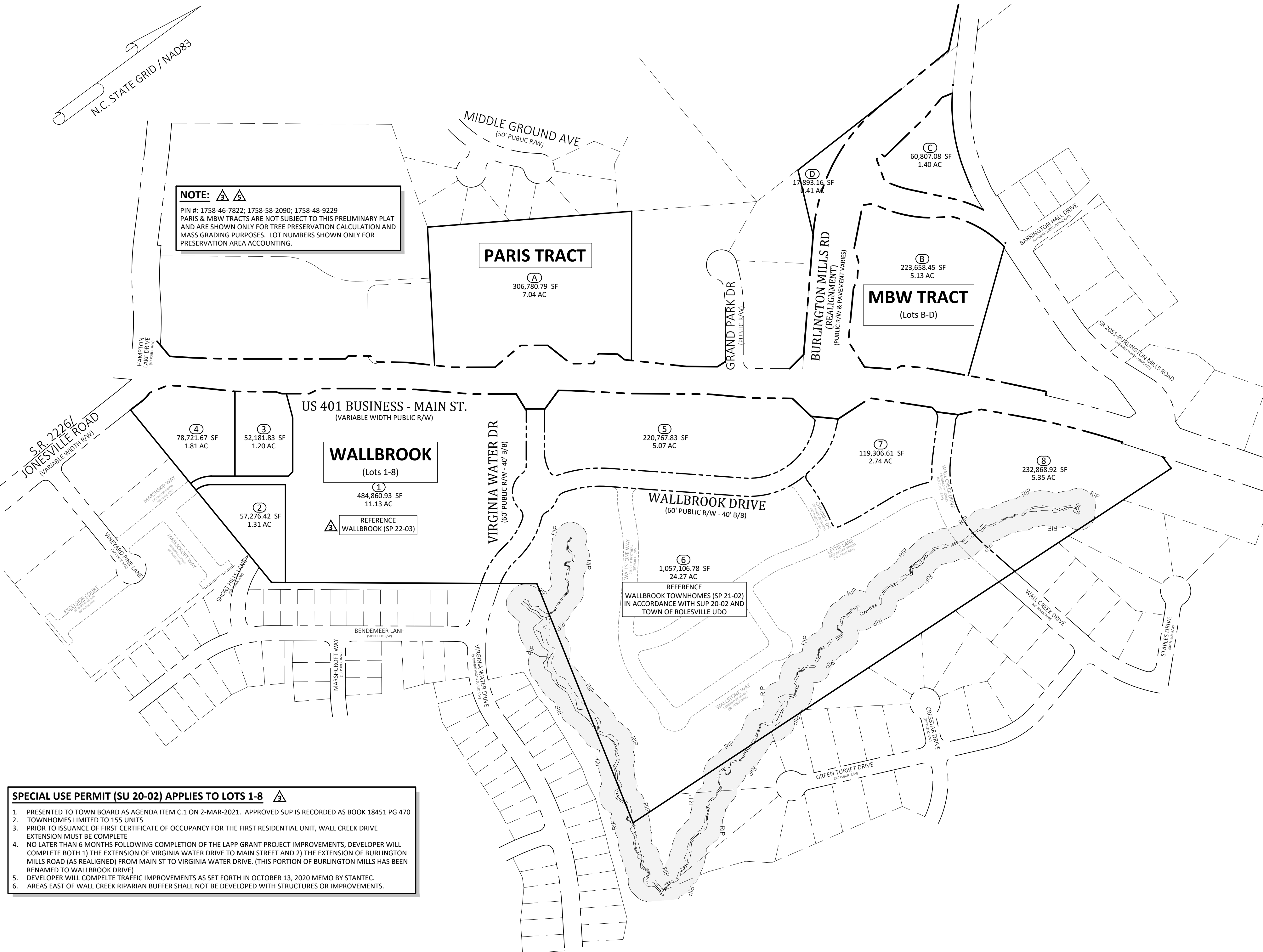
- CONSTRUCTION PLAN APPROVAL FROM TOWN OF ROLESVILLE AND RALEIGH WATER SHALL BE OBTAINED PRIOR TO CONSTRUCTION OF ANY STREET, WATER, AND/OR SANITARY SEWER AND STORM DRAINAGE SYSTEMS.
- ALL REQUIRED IMPROVEMENTS SHALL CONFORM TO THE TOWN OF ROLESVILLE AND RALEIGH WATER STANDARD DESIGNS AND DETAILS.
- 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 MANAGEMENT WILL BE PROVIDED FOR LOTS 1-5 & A VIA STORMWATER MANAGEMENT CONTROL MEASURE #1 LOCATED ON LOT 1.
- 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 NC DOT 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, MIRIRAN & THOMPSON ENTITLED "ALTA/NSPS LAND TITLE SURVEY PREPARED FOR C4 INVESTMENTS, LLC" DATED MARCH 10, 2020. ELEVATIONS SHOWN ARE BASED ON NAVD 88 DATUM.
- THIS PROPERTY IS LOCATED IN FLOOD ZONE 'X', AREA OF MINIMAL FLOODING, AS SHOWN ON NATIONAL FLOOD INSURANCE RATE MAP (FIRM), WAKE COUNTY, CAROLINA PANEL 1758, MAP NO. 37201758001, EFFECTIVE MAY 2, 2006.

Legend

EXISTING	PROPOSED
● = FOUND MONUMENT AS NOTED	
○ = SET IRON PIN	
△ = NC&S MONUMENT	
+ = DIMENSION POINT (NOTHING SET)	
— = PROPERTY LINE	
R/W = RIGHT OF WAY	
C&G = CURB AND GUTTER	
DI = DROP INLET	
EM = ELECTRIC METER	
F/O = FIBER OPTIC	
FH = FIRE HYDRANT	
GV = GAS VALVE	
LP = LIGHT POLE	
PP = POWER POLE	
GW = GUY WIRE	
RCP = 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	
— = WATER BOX	
WM = WATER METER	
WMH = WATER MANHOLE	
WV = WATER VALVE	
— = WELL	
— = PEDESTRIAN X-WALK POLE	
E = 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	
— = RIPARIAN BUFFER	
— = TREELINE	
— = 50' MAJOR CONTOUR (5')	
— = 10' MINOR CONTOUR (1')	
— = RIPARIAN BUFFER	
— = ACCESS AND UTILITY EASEMENT	
— = STORMWATER MAINT. EASEMENT	
— = RIGHT-OF-WAY TO BE DEDICATED AS PART OF U-6241	

NOTE:

PIN #: 1758-46-7822; 1758-58-2090; 1758-48-9229
PARIS & MBW TRACTS ARE NOT SUBJECT TO THIS PRELIMINARY PLAT AND ARE SHOWN ONLY FOR TREE PRESERVATION CALCULATION AND MASS GRADING PURPOSES. LOT NUMBERS SHOWN ONLY FOR PRESERVATION AREA ACCOUNTING.



SPECIAL USE PERMIT (SU 20-02) APPLIES TO LOTS 1-8

- 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.

Site Data

PIN NUMBERS:	1758-45-8905, 1758-56-8976
REAL ESTATE ID:	76667, 76635
CURRENT ZONING:	GC-CZ
ACREAGE IN TOTAL TRACT:	57.35± ACRES
NUMBER OF LOTS CREATED:	8
LINEAR FEET IN STREETS:	1,955± LF
WATERSHED:	Lower Neuse
RIVER BASIN:	Neuse
CURRENT USE:	VACANT / WOODED
PROPOSED USE(S):	NON-RESIDENTIAL/COMMERCIAL/RETAIL MULTI-FAMILY RESIDENTIAL
CURRENT IMPERVIOUS:	0 SF
PROPOSED IMPERVIOUS:	BUILDING AREAS - 76,925 SF (1.77 AC) TRANSPORTATION AREAS - 358,063 SF (8.22 AC)
DEVELOPMENT STANDARDS:	LDO
OPEN SPACE CALCULATIONS:	REQUIRED NON-RESIDENTIAL - 25.50 ACRES = 5% OF DEVELOPMENT AREA 57.35 - 24.27 (LOT 6) - 4.48 (R/W) = 28.6 AC = DEVELOPMENT AREA 28.6 - 0.05 = 1.43 AC TO BE COMPRISED OF 1 SMALL & 1 MEDIUM AREA
	PROVIDED 0.26 AC = LOT 1 - PLAZA (SMALL - 11,180 SF) 1.18 AC = LOTS 1, 3, 4, 5, 7, 8 - GREENWAY - (MEDIUM - 51,485 SF) 1.44 AC
	NOTE: TOWNHOMES CALCULATED SEPARATE AS THEY ARE BEING REVIEWED UNDER THE UDO & SUP 20-02.
PARKING CALCULATIONS:	PARKING CALCS TO BE SHOWN ON SUBSEQUENT SITE PLAN(S) GROSS ACREAGE = 69.37 ACRES (WALLBROOK+PARIS+MBW) REQUIRED = 10% = 6.94 ACRES PROVIDED = 12.89% = 8.94 ACRES SEE TREE PRESERVATION PLAN (SHEET 8) FOR DETAILED BREAKDOWN
TREE PRESERVATION:	REQUIRED = 10% = 6.94 ACRES PROVIDED = 12.89% = 8.94 ACRES SEE TREE PRESERVATION PLAN (SHEET 8) FOR DETAILED BREAKDOWN

Sheet Index

#	Title
1	Cover / Overall Site
2	Existing Conditions (Lots 1-8)
3	Existing Conditions (Lots A-D)
4	Site Plan (Lots 1-8)
5	Site Plan (Lots A-D)
6	Utilities (Lots 1-8)
7	Grading/Drainage (Lots 1-8)
8	Tree Preservation Plan

REF Survey - Johnson, Mirmiran & Thompson (5 Sheets)

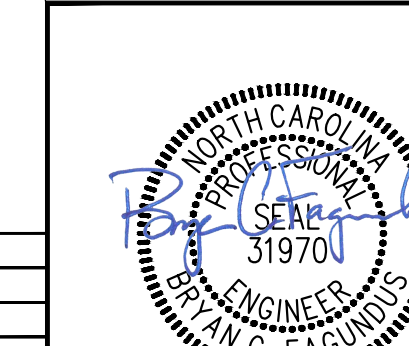
Survey Note:

BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON WAS PREPARED BY JOHNSON, MIRIRAN & THOMPSON, AS SHOWN ON DRAWING ENTITLED "ALTA/NSPS LAND TITLE SURVEY FOR WALLBROOK LANDCO, LLC", DATED MARCH 25, 2020, ATTACHED TO THIS DRAWING SET FOR REFERENCE.

200' 0 100' 200'
SCALE 1 inch = 200 ft

SHEET: 1 of 8 PIN # 1758-45-8905, 1758-56-8976

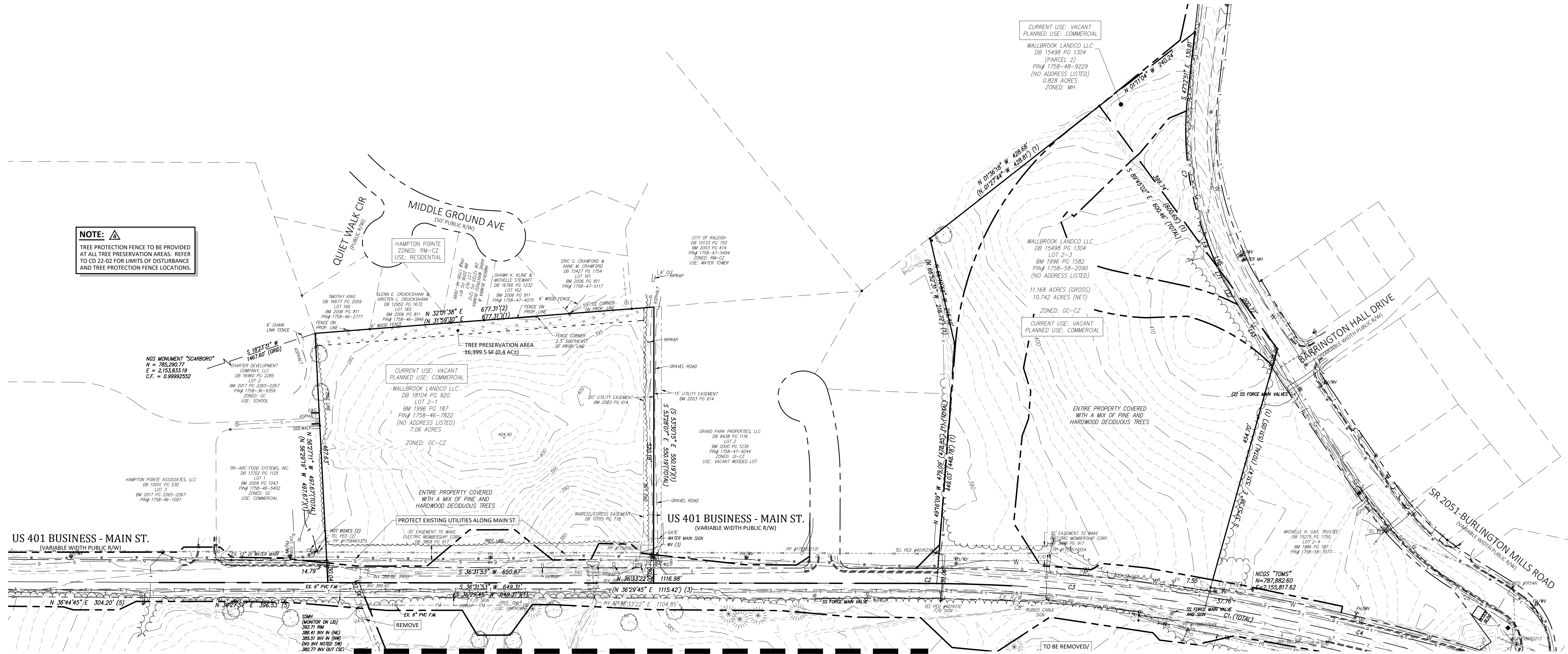
COVER / OVERALL SITE	
WALLBROOK PRELIMINARY PLAT	
Town of Rolesville Project Number: PR 21-04 Rolesville, Wake County, North Carolina	
DEVELOPER: Crosland Southeast	
ADDRESS: 121 West Trade Street, Ste 2550, Charlotte, NC 28202	
PHONE: (704) 561-5200	
SURVEY BY OTHERS (Johnson, Mirmiran & Thompson)	APPROVED: BCF
DRAWN: DLO	DATE: 10-1-2021
CHECKED: STA	SCALE: 1" = 200'



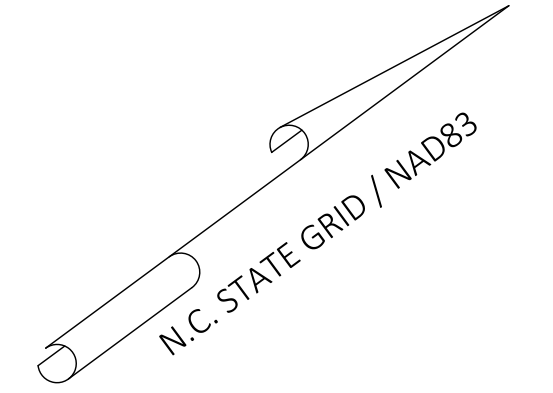
#	DATE	DESCRIPTION
5	26-MAY-22	REVISED PER COMMENTS
4	25-MAY-22	REVISED PER COMMENTS
3	20-MAY-22	REVISED PER COMMENTS
2	1-APR-22	REVISED PER COMMENTS
1	21-JAN-22	REVISED PER COMMENTS

ACG Dwg No. D-1219-PP

NOTE: TREE PROTECTION FENCE TO BE PROVIDED AT ALL TREE PRESERVATION AREAS. REFER TO CD 22-02 FOR LIMITS OF DISTURBANCE AND TREE PROTECTION FENCE LOCATIONS.



REFERENCE LINE - SEE SHEET 2

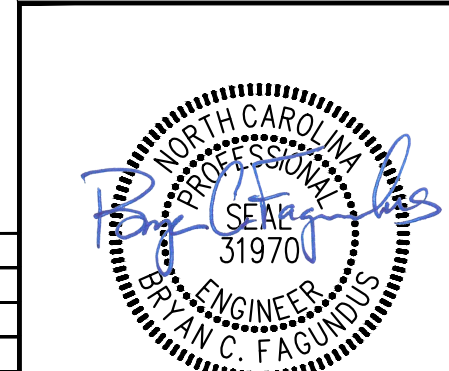


100' 0 50' 100'
SCALE 1 inch = 100 ft

SHEET: 3 of 8 PIN # 1758-45-8905, 1758-56-8976

EXISTING CONDITIONS / DEMO
WALLBROOK
PRELIMINARY PLAT
Town of Raleigh Project Number: PRJ 21-04
Raleigh, Wake County, North Carolina

DEVELOPER: Crosland Southeast
ADDRESS: 121 West Trade Street, Ste 2550, Charlotte, NC 28202
PHONE: (704) 561-5200



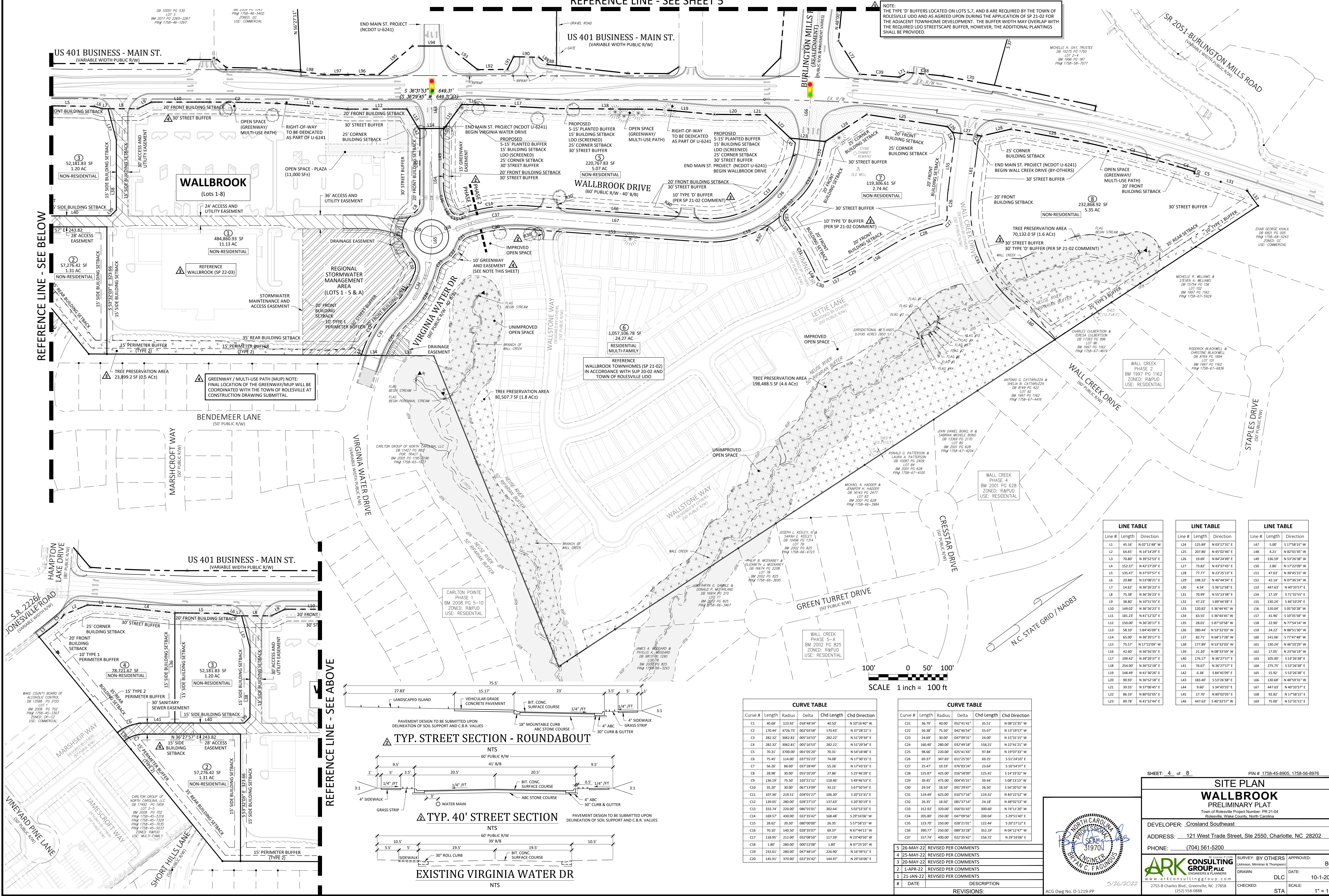
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4	25-MAY-22	REVISED PER COMMENTS
3	20-MAY-22	REVISED PER COMMENTS
2	1-APR-22	REVISED PER COMMENTS
1	21-JAN-22	REVISED PER COMMENTS
#	DATE	DESCRIPTION
REVISIONS:		

		SURVEY BY OTHERS (Johnson, Merriman & Thompson)	APPROVED: BCF
ENGINEERS & PLANNERS www.arkconsultinggroup.com 2755-B Charles Blvd., Greenville, NC 27858 (252) 558-8888		DRAWN: DLC	DATE: 10-1-2021
		CHECKED: STA	SCALE: 1" = 100'

ACG Dwg No. D-1219-PP 5/26/2022

REFERENCE LINE - SEE SHEET 5

NOTE: THE TYPE 'D' BUFFERS LOCATED ON LOTS 5, 7, AND 8 ARE REQUIRED BY THE TOWN OF ROLESVILLE LDO AND AS AGREED UPON DURING THE APPLICATION OF SP 21-02 FOR THE ADJACENT TOWNHOME DEVELOPMENT. THE BUFFER WIDTH MAY OVERLAP WITH THE REQUIRED LDO STREETScape BUFFER, HOWEVER, THE ADDITIONAL PLANTINGS SHALL BE PROVIDED.



WALLBROOK
(Lots 1-8)

WALLBROOK DRIVE
(60' PUBLIC R/W - 40' B/B)

BENEMEER LANE
(50' PUBLIC R/W)

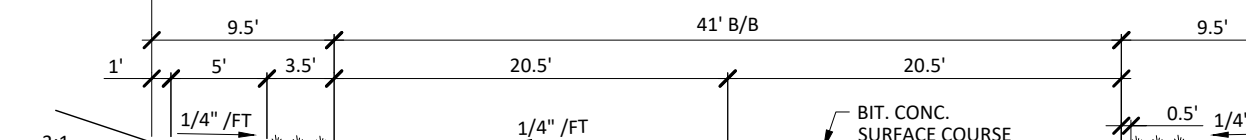
US 401 BUSINESS - MAIN ST.
(VARIABLE WIDTH PUBLIC R/W)

US 401 BUSINESS - MAIN ST.
(VARIABLE WIDTH PUBLIC R/W)

GREEN TURRET DRIVE
(50' PUBLIC R/W)

CRESTAS DRIVE
(50' PUBLIC R/W)

LINE #	Length	Direction
L1	45.16	N 07°13'48" W
L2	64.65	N 14°14'29" E
L3	70.80	N 95°25'53" E
L4	152.37	N 42°27'29" E
L5	135.47	N 17°07'57" E
L6	20.88	N 53°08'21" E
L7	14.62	N 80°26'23" E
L8	75.38	N 80°26'23" E
L9	38.80	N 05°15'55" E
L10	149.02	N 80°26'23" E
L11	181.23	N 41°12'32" E
L12	150.00	N 30°20'17" E
L13	58.10	S 84°45'09" E
L14	65.00	N 30°20'17" E
L15	75.57	N 17°22'09" W
L16	42.60	N 30°56'35" E
L17	199.42	N 39°20'37" E
L18	254.00	N 30°52'18" E
L19	148.49	N 41°30'26" E
L20	90.93	N 30°52'18" E
L21	39.35	N 37°08'45" E
L22	86.18	N 60°03'05" E
L23	89.78	N 41°52'44" E



Curve #	Length	Radius	Delta	Chd Length	Chd Direction
C1	40.68	133.92	018°48'34"	40.50	N 107°16'40" W
C2	170.44	476.75	007°03'58"	170.43	N 37°32'31" E
C3	282.32	3062.81	005°16'53"	282.22	N 51°29'34" E
C4	282.32	3062.81	005°16'53"	282.22	N 51°29'34" E
C5	70.31	3700.00	003°05'20"	70.31	N 54°18'48" E
C6	75.45	114.00	037°52'24"	74.08	N 17°30'15" E
C7	56.26	86.00	037°28'49"	55.26	N 17°43'33" E
C8	28.98	30.00	055°20'20"	27.86	S 25°40'28" E
C9	136.19	75.50	103°21'11"	118.46	S 49°40'53" E
C10	35.20	30.00	067°13'09"	33.21	S 67°05'44" E
C11	107.36	219.51	028°01'21"	106.30	S 20°15'31" E
C12	139.05	280.00	028°27'13"	137.63	S 20°30'19" E
C13	333.74	220.00	086°55'01"	302.64	S 02°53'33" E
C14	169.57	430.00	022°35'42"	168.48	S 29°16'06" W
C15	28.62	30.50	080°00'00"	26.35	S 57°08'15" W
C16	70.10	140.50	028°35'07"	69.37	N 67°44'11" W
C17	118.95	212.00	032°08'50"	117.39	N 23°40'50" W
C18	1.80	280.00	000°22'08"	1.80	N 07°20'25" W
C19	233.61	280.00	047°48'14"	226.90	N 16°39'51" E
C20	145.91	370.00	022°35'42"	144.97	N 29°16'06" W

Curve #	Length	Radius	Delta	Chd Length	Chd Direction
C21	36.79	40.00	052°41'42"	35.51	N 02°23'55" W
C22	56.38	75.50	047°05'44"	55.07	N 17°03'57" W
C23	24.69	30.00	047°09'31"	24.00	N 15°31'25" W
C24	160.40	280.00	032°40'18"	158.21	N 27°42'21" W
C25	98.66	220.00	035°41'43"	97.84	N 19°07'31" W
C26	69.37	347.83	011°25'35"	69.25	S 15°24'10" E
C27	25.47	19.19	076°03'24"	23.64	S 10°54'37" E
C28	125.87	425.00	016°58'09"	125.41	N 14°19'32" W
C29	39.45	475.00	004°45'31"	39.44	S 01°13'13" W
C30	29.54	18.50	091°29'47"	26.50	S 50°20'52" W
C31	119.49	625.00	010°57'16"	119.31	N 83°22'52" W
C32	26.35	18.50	081°37'14"	24.18	N 40°02'53" W
C33	312.92	320.00	056°01'43"	300.60	N 7°11'20" W
C34	205.80	250.00	047°09'56"	200.04	S 29°51'40" E
C35	123.70	250.00	028°21'01"	122.44	S 20°27'12" E
C36	390.77	250.00	089°33'28"	352.19	N 04°12'47" W
C37	157.74	400.00	022°35'42"	156.72	N 29°16'06" W

SHEET: 4 of 8
PIN # 1758-45-8905, 1758-56-8976

SITE PLAN
WALLBROOK
PRELIMINARY PLAT
Town of Rolesville Project Number: PR 21-04
Rolesville, Wake County, North Carolina

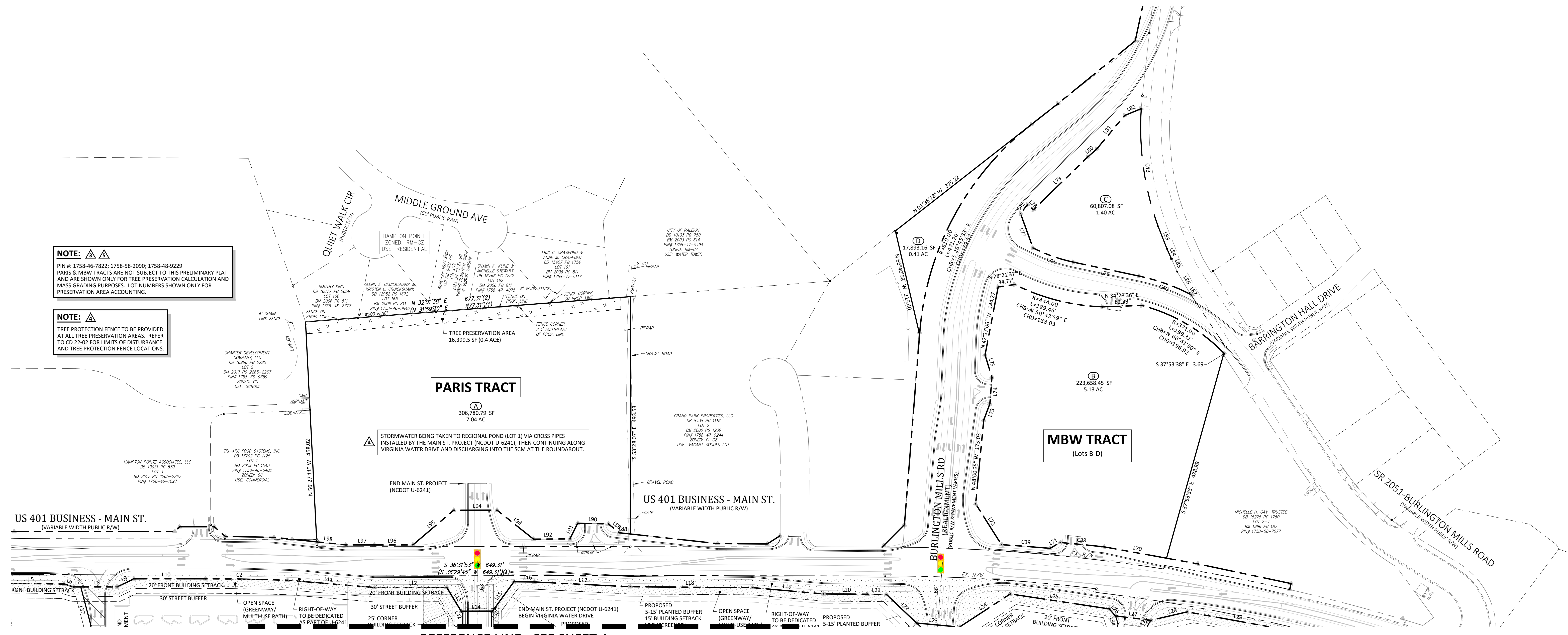
DEVELOPER: Crosland Southeast
ADDRESS: 121 West Trade Street, Ste 2550, Charlotte, NC 28202
PHONE: (704) 561-5200

DATE: 10-1-2021
SCALE: 1" = 100'

APPROVED: BCF
DATE: 10-1-2021

ARX CONSULTING GROUP, P.L.L.C.
ENGINEERS & PLANNERS
www.arxconsultinggroup.com
2755-B Charles Blvd., Greenville, NC 27858
(252) 558-8888

2/26/2022
ACG Dwg No. D-1219-PP



NOTE:
 PIN #: 1758-46-7822; 1758-58-2090; 1758-48-9229
 PARIS & MBW TRACTS ARE NOT SUBJECT TO THIS PRELIMINARY PLAT AND ARE SHOWN ONLY FOR TREE PRESERVATION CALCULATION AND MASS GRADING PURPOSES. LOT NUMBERS SHOWN ONLY FOR PRESERVATION AREA ACCOUNTING.

NOTE:
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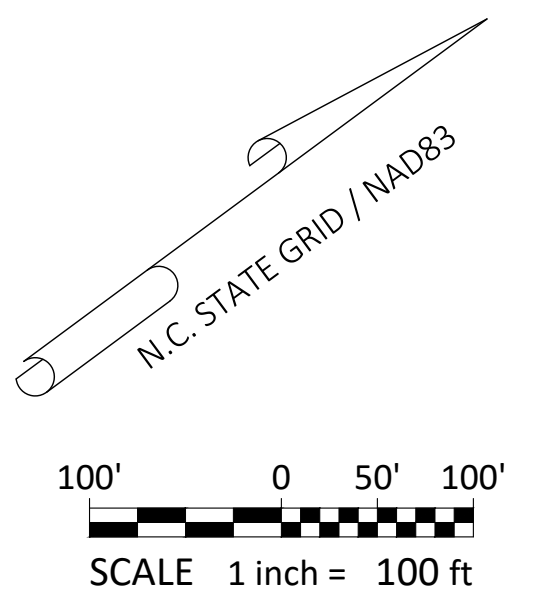
STORMWATER BEING TAKEN TO REGIONAL POND (LOT 1) VIA CROSS PIPES INSTALLED BY THE MAIN ST. PROJECT (NCDOT U-6241), THEN CONTINUING ALONG VIRGINIA WATER DRIVE AND DISCHARGING INTO THE SCM AT THE ROUNDABOUT.

REFERENCE LINE - SEE SHEET 4

Line #	Length	Direction
L70	132.08'	N 46°46'09" E
L71	24.61'	N 06°49'43" E
L72	100.42'	S 85°53'40" E
L73	36.40'	S 33°02'47" E
L74	55.00'	S 48°59'31" E
L75	48.47'	S 70°47'36" E
L76	139.17'	S 48°26'44" W
L77	76.12'	N 73°26'43" W
L78	16.00'	N 76°29'15" E
L79	157.27'	N 07°42'40" W
L80	25.00'	N 05°05'35" W
L81	90.48'	N 13°49'32" W
L82	37.60'	N 14°03'30" E
L83	50.12'	S 75°02'10" E
L84	22.85'	S 77°31'31" E

Line #	Length	Direction
L85	29.16'	S 77°31'31" E
L86	50.67'	S 84°03'28" E
L87	4.29'	S 87°10'20" E
L88	23.02'	S 47°44'43" W
L89	28.94'	S 75°45'31" W
L90	63.91'	S 37°49'21" W
L91	36.31'	S 27°10'50" E
L92	75.75'	S 36°06'10" W
L93	96.87'	S 74°59'26" W
L94	90.00'	S 36°20'17" W
L95	111.40'	S 03°55'42" E
L96	80.00'	S 36°20'17" W
L97	59.58'	S 36°41'55" W
L98	60.49'	S 42°28'55" W

Curve #	Length	Radius	Delta	Chd Length	Chd Direction
C8	91.23'	4835.00'	00°04'52"	91.23'	N 42°09'38" E
C9	101.07'	4821.00'	00°12'04"	101.07'	N 46°46'35" E
C40	113.97'	429.00'	01°13'36"	113.63'	S 56°02'50" W
C41	89.75'	359.00'	01°19'26"	89.52'	S 55°47'44" W
C42	23.31'	486.99'	00°41'15"	23.31'	N 14°51'22" W
C43	249.11'	600.00'	02°47'39"	247.33'	S 63°41'16" E



SHEET: 5 of 8 PIN #: 1758-45-8905, 1758-56-8976

SITE PLAN
WALLBROOK
 PRELIMINARY PLAT
 Town of Rolesville Project Number: PRJ 21-04
 Rolesville, Wake County, North Carolina

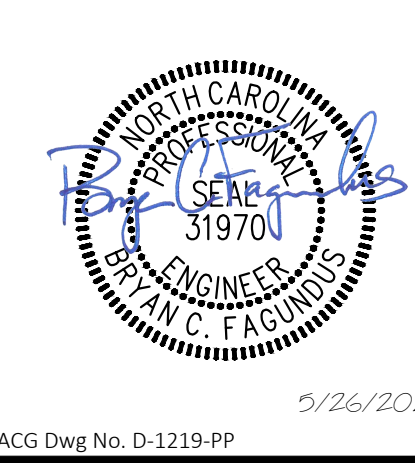
DEVELOPER: Crosland Southeast
 ADDRESS: 121 West Trade Street, Ste 2550, Charlotte, NC 28202
 PHONE: (704) 561-5200

2755-B Charles Blvd., Greenville, NC 27858
 (252) 558-8888

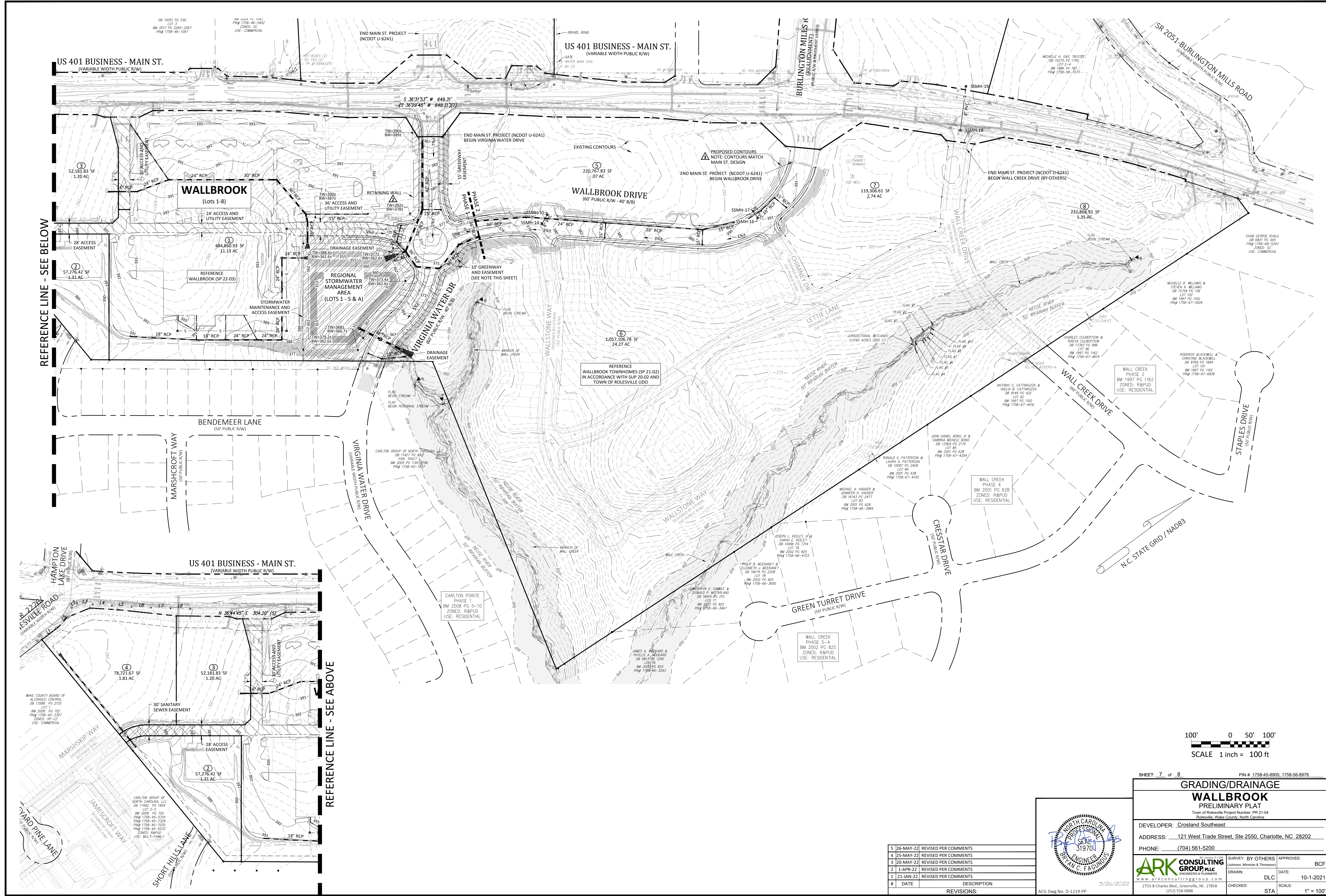
www.arkconsultinggroup.com

DATE: 10-1-2021
 SCALE: 1" = 100'

#	DATE	DESCRIPTION
5	26-MAY-22	REVISED PER COMMENTS
4	25-MAY-22	REVISED PER COMMENTS
3	20-MAY-22	REVISED PER COMMENTS
2	1-APR-22	REVISED PER COMMENTS
1	21-JAN-22	REVISED PER COMMENTS

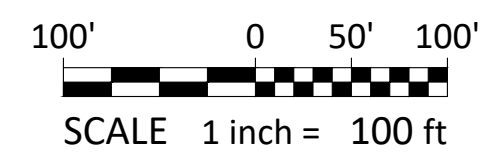


5/26/2022
 ACG Dwg No. D-1219-PP
 N.C. STATE GRID / NAD83
 1758-45-8905, 1758-56-8976 - WALLBROOK, SITE (S), Lot Crossman, Mod. May 25, 2022 @ 4:45 PM



REFERENCE LINE - SEE BELOW

REFERENCE LINE - SEE ABOVE



SHEET: 7 of 8 PIN # 1758-45-8905, 1758-56-8976

GRADING/DRAINAGE

WALLBROOK

PRELIMINARY PLAT

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

DEVELOPER: Crosland Southeast

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

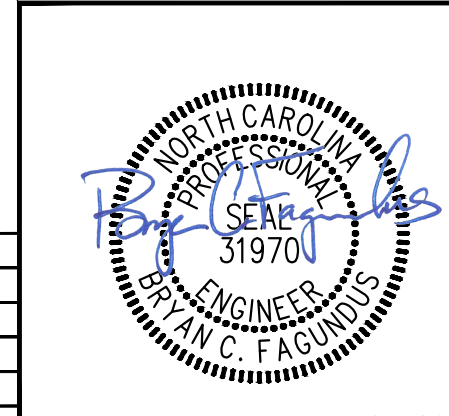
PHONE: (704) 561-5200

SURVEY BY OTHERS APPROVED: BCF
(Johnson, Merriman & Thompson)

DRAWN: DLG DATE: 10-1-2021

CHECKED: STA SCALE: 1" = 100'

2755-B Charles Blvd., Greenville, NC 27858
(252) 558-8888



#	DATE	DESCRIPTION
5	26-MAY-22	REVISED PER COMMENTS
4	25-MAY-22	REVISED PER COMMENTS
3	20-MAY-22	REVISED PER COMMENTS
2	1-APR-22	REVISED PER COMMENTS
1	21-JAN-22	REVISED PER COMMENTS
#	DATE	DESCRIPTION
REVISIONS:		

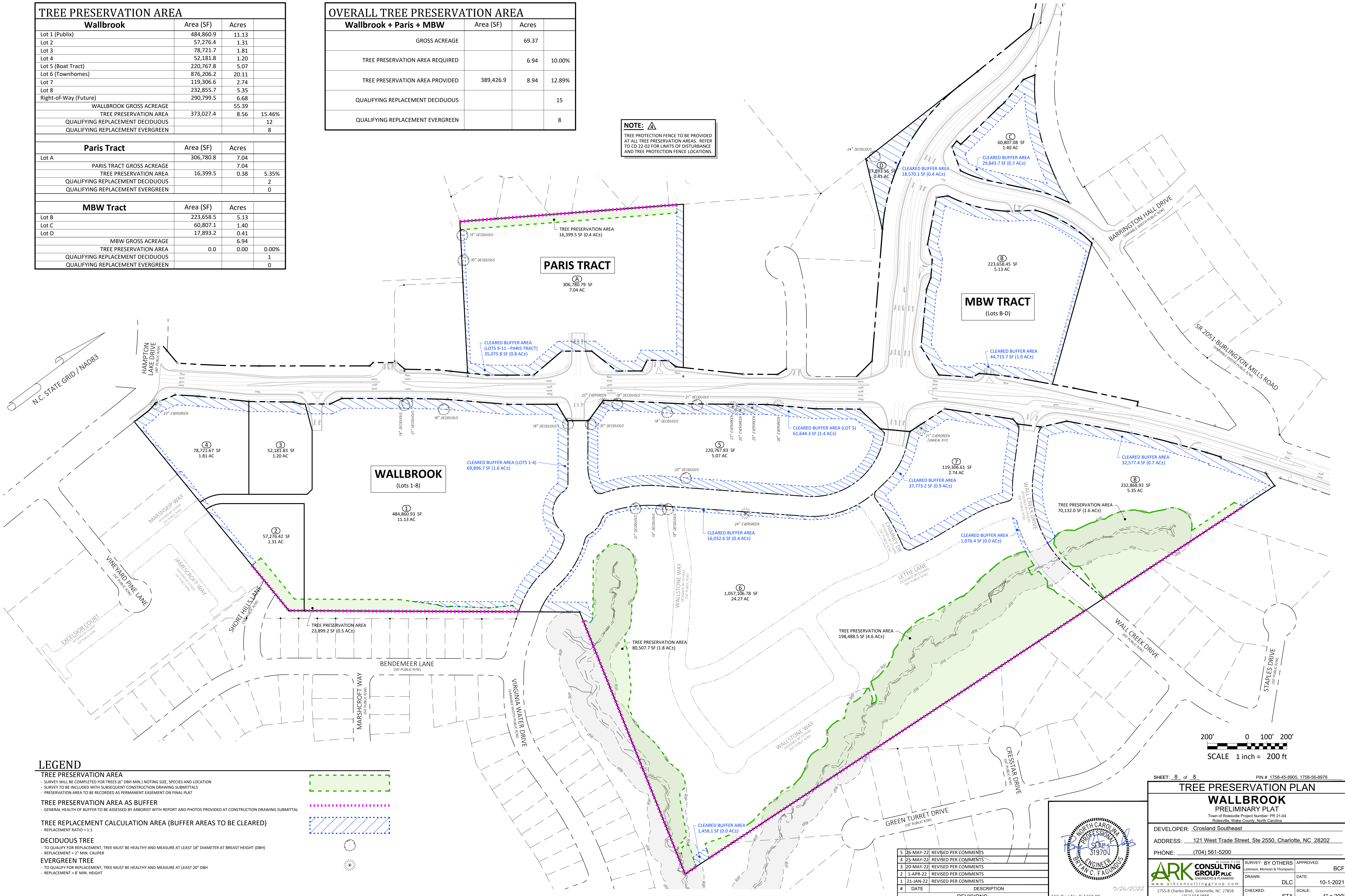
ACG Dwg No. D-1219-PP

5/26/2022

TREE PRESERVATION AREA			
Wallbrook			
Lot 1 (Publix)	Area (SF)	Acres	
Lot 2	484,860.9	11.13	
Lot 3	57,276.4	1.31	
Lot 4	78,721.7	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	232,855.7	5.35	
Right-of-Way (Future)	290,799.5	6.68	
WALLBROOK GROSS ACREAGE	373,027.4	8.56	15.46%
TREE PRESERVATION AREA			12
QUALIFYING REPLACEMENT DECIDUOUS			8
QUALIFYING REPLACEMENT EVERGREEN			
Paris Tract			
Lot A	Area (SF)	Acres	
PARIS TRACT GROSS ACREAGE	306,780.8	7.04	
TREE PRESERVATION AREA	16,399.5	0.38	5.35%
QUALIFYING REPLACEMENT DECIDUOUS			2
QUALIFYING REPLACEMENT EVERGREEN			0
MBW Tract			
Lot B	Area (SF)	Acres	
Lot C	223,658.5	5.13	
Lot D	60,807.1	1.40	
Lot E	17,893.2	0.41	
MBW GROSS ACREAGE	299,358.8	6.94	
TREE PRESERVATION AREA	0.0	0.00	0.00%
QUALIFYING REPLACEMENT DECIDUOUS			1
QUALIFYING REPLACEMENT EVERGREEN			0

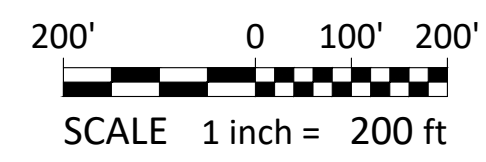
OVERALL TREE PRESERVATION AREA				
Wallbrook + Paris + MBW		Area (SF)	Acres	
GROSS ACREAGE			69.37	
TREE PRESERVATION AREA REQUIRED			6.94	10.00%
TREE PRESERVATION AREA PROVIDED		389,426.9	8.94	12.89%
QUALIFYING REPLACEMENT DECIDUOUS				15
QUALIFYING REPLACEMENT EVERGREEN				8

NOTE: TREE PROTECTION FENCE TO BE PROVIDED AT ALL TREE PRESERVATION AREAS. REFER TO CD 22-02 FOR LIMITS OF DISTURBANCE AND TREE PROTECTION FENCE LOCATIONS.

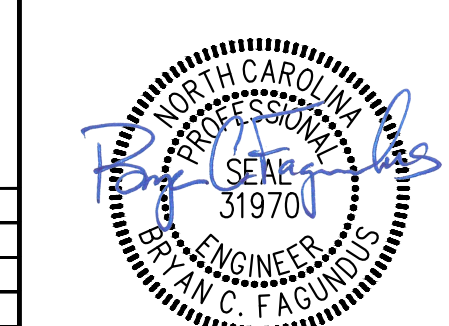


LEGEND

- 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



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1	21-JAN-22	REVISED PER COMMENTS



SHEET: 8 of 8 PIN # 1758-45-8905, 1758-56-8976

TREE PRESERVATION PLAN

WALLBROOK
PRELIMINARY PLAT

DEVELOPER: Crosland Southeast
ADDRESS: 121 West Trade Street, Ste 2550, Charlotte, NC 28202
PHONE: (704) 561-5200

ARK CONSULTING GROUP, P.L.L.C.
ENGINEERS & PLANNERS
www.arkconsultinggroup.com
2755-B Charles Blvd., Greenville, NC 27858
(252) 558-8888

SURVEY BY OTHERS (Johnson, Minton & Thompson) APPROVED: BCF
DRAWN: DLG DATE: 10-1-2021
CHECKED: STA SCALE: 1" = 200'

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