



Memo

To: Mayor and Town Board of Commissioners
From: Meredith Gruber, Planning Director
Date: January 27, 2021
Re: MA 21-09 and ANX 21-06 Wallbrook Property

Background

Rezoning

The Town of Rolesville Planning Department received a rezoning request from C4 Investments, LLC/Crosland Southeast in November 2021 for 19.49 acres with Wake County PINs 1758582090, 1758489229, 1758467822. The subject properties are unaddressed properties on South Main Street and Burlington Mills Road. The applicant is requesting to change the zoning from General Industrial Conditional Zoning District (GI-CZ) and Residential Low (RL) to General Commercial Conditional Zoning District (GC-CZ).

Based on the timing of the application, the review falls under the Land Development Ordinance (LDO).

Annexation

The Town of Rolesville has received a contiguous voluntary annexation petition for 64.04 acres of unaddressed property located on South Main Street and Burlington Mills Road with Wake County PINs 1758582090, 1758489229, 1758467822, and 1758568976 into the Town of Rolesville Town Limits. As provided in G.S. 160A-31, the petition was investigated by the Town Clerk as to its sufficiency of meeting G.S. 160A-31.

Applicant Justification

The applicant provided a narrative in the attached map amendment application; please see page 3 of 4. Two highlights from the justification statement include information about a proposed condition and a summary about the proposed commercial zoning.

- **GC-CZ Conditions:** the site plan and development of the subject property shall be bound by the requirements and specifications of the Traffic Impact Analysis (TIA) dated August 11, 2020 by Stantec Consulting, and Developer will complete traffic improvements as set forth in October 13, 2020 memo by Stantec Consulting.
- Applicant believes that given the future road improvements and visibility/connectivity of the subject properties, the commercial land use category is most appropriate and consistent with the rezoning request and will also best satisfy the market demand for quality commercial development at future intersections.

Neighborhood Meeting and Follow Up

The applicant held a neighborhood meeting on January 4, 2022 at the Rolesville Community Church near Town Hall. The 13 attendees were from the adjacent Hampton Pointe neighborhood. Please see the Neighborhood Meeting Report Attachment for details.

Following the neighborhood meeting, the applicant continued discussions with the Hampton Pointe neighbors and added the following conditions that were reviewed by the Planning Board:

- 30' minimum landscape buffer,
- 20' minimum / 24' average non-disturbance buffer -Opaque 6' fence along Wallbrook edge of buffer,
- A minimum of 30 new tree plantings on the Hampton Pointe side of the new fence, with type and location of plantings designed to maximize opacity of buffer while avoiding conflicts with existing mature trees,
- Any light poles less than 30' from the buffer boundary will be limited to 25' height and must be full cut-off fixtures.

Comprehensive Plan

Land Use

As per Rolesville's Future Land Use Map, the land use category for the subject property is Industrial – "Areas that support small, medium and large scale, manufacturing and production uses, including warehousing, light manufacturing, distribution, medical or scientific research/laboratory and assembly operations. These areas are almost exclusively found near major transportation corridors (i.e., highway, airport, or rail) to support distribution. Noise attenuation is seldom required, and vegetated landscaping is typically used to shield loading and temporary outdoor storage areas from nearby properties."

The applicant's request for the General Commercial Conditional Zoning District would be more consistent with the Commercial land use category – "Suburban commercial centers serving the daily needs of surrounding residential neighborhoods. They typically are located near roads with a high volume of traffic and key intersections that are designed to be accessed primarily by automobile. These consider other modes of transportation in design choices as well, both internally and externally of the commercial neighborhood. Common types include single tenant buildings on individual lots, single and multi-tenant buildings normally found in shopping centers or multi-tenant units with big box or anchor retail businesses in commercial shopping facilities."

Transportation and Traffic

Rolesville's Community Transportation Plan identifies Main Street between Louisburg Road/401 and Burlington Mills Road as a two-lane, median-divided section with a sidewalk and sidepath. Burlington Mills Road is planned as a four-lane, median-divided section with bike lanes and sidewalks. There is no concept plan associated with this Map Amendment (rezoning), so the roadway requirements will be addressed during development plan review.

A traffic impact analysis (TIA) was prepared for the entire Wallbrook mixed use development, including the subject property, and is attached for reference.

Development Review

The Technical Review Committee (TRC) staff has reviewed the rezoning request and find the proposed conditions for approval to be reasonable.

Planning Board

At the meeting on January 24, 2022, Planning Board members generally had a favorable reaction to the applicant's presentation for the rezoning request, MA 21-09. Board members had questions about the traffic study and access points into the future Wallbrook mixed use development. The Planning Board unanimously recommended approval of MA 21-09 Wallbrook Property.

Staff Recommendation

While the land use category is not clearly consistent with the rezoning request, the proposed commercial zoning will allow the subject property to be part of the larger Wallbrook mixed use development which is planned to bring needed businesses and services to the Rolesville community. Staff recommends approval of the rezoning request MA 21-09 Wallbrook Property.

Proposed Motion***Rezoning***

Motion to (approve or deny) Map Amendment (rezoning) MA 21-09 Wallbrook Property

Annexation

Motion to (approve or deny) the annexation petition, ANX 21-06 Wallbrook Property, received under G.S. 160A-31

Attachments

MA 21-09 Application and Neighborhood Meeting Notes
Traffic Impact Analysis (for entire Wallbrook mixed use development)
ANX 21-06 Petition for Annexation and Attachments
ANX 21-06 Town Clerk Sufficiency Statement



Case No. _____

Date _____

Map Amendment Application

Contact Information

Property Owner Wallbrook Landco, LLC

Address 31 Keel St, Suite 2 City/State/Zip Wrightsville Beach, NC 28480-1709

Phone 919-610-7875 Email misaac@csere.com

Developer C4 Investments, LLC d/b/a Crosland Southeast

Contact Name Michael Isaac

Address 121 W Trade St, Suite 2550 City/State/Zip Charlotte, NC 28202

Phone 919-610-7875 Email misaac@csere.com

Property Information

Address Parcel 1: 0 S. Main St; Parcel 2: 0 Burlington Mills Rd; Parcel 3: 0 S. Main St

Wake County PIN(s) Parcel 1: 1758582090; Parcel 2: 1758489229; Parcel 3: 1758467822

Current Zoning District Parcel 1 & 3: GI-CZ; Parcel 2: RL Requested Zoning District GC-CZ

Total Acreage Total: 19.493 AC (Parcel 1: 10.723 AC, Parcel 2: 0.8 AC, Parcel 3: 7.766)

Owner Signature

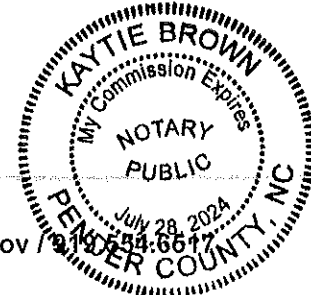
I hereby certify that the information contained herein is true and completed. I understand that if any item is found to be otherwise after evidentiary hearing before the Town Board of Commissioners, that the action of the Board may be invalidated.

Signature *[Handwritten Signature]* Date 11/4/2021

STATE OF NORTH CAROLINA
 COUNTY OF new Hanover

I, a Notary Public, do hereby certify that James Austin Williams
 personally appeared before me this day and acknowledged the due execution of the foregoing instrument. This
 the 4th day of November 20 21
 My commission expires 7/29/2024

Signature *[Handwritten Signature]* Seal





Map Amendment Application

Metes and Bounds Description of Property

Parcel 1:

Deed Book 017801 Page 01550

Wake County Tax Parcel #1758-58-2090

BEING all of Lot 2-3, containing 10.723 net acres, as same is shown on that plat recorded in Book of Maps 1996, Page 1582, Wake County Registry, to which plat reference is made for a more complete and accurate description.

Parcel 2:

Deed Book 017801 Page 01550

Wake County Tax Parcel #1758-48-9229

BEGINNING at a stake in the edge of the Rolesville-Walkers Crossroad Road, corner of O.V. Wiggins; thence in a Southwestern direction about 300 feet to a stake and W.H. Marshall's line; thence in a Northwestern direction 246 feet with Marshall's line to the edge of the road; thence in an Eastern direction with said road about 410 feet to the point of BEGINNING, containing 8/10 or an acre by estimation. Being a part of the land formerly owned by James Wall.

Parcel 3:

Deed Book 018104 Page 00920

Wake County Tax Parcel #1758-46-7822

BEING all of Lot 2-1 of that plat entitled "Preliminary Subdivision Plat and Recombination Survey for Tommy Twitty", a copy of which is recorded in Book of Maps 1996, Page 187, Wake County Registry.



Map Amendment Application

Rezoning Justification

The Subject Properties will constitute the northern corner of the future/realigned Burlington Mills Rd & Main Street intersection as well as the future intersection of Virginia Water Dr and Main St. Per the Town of Rolesville's Main Street Vision Plan, the Subject Property is identified as a "Catalyst Site" with commercial uses consistent with the GC zoning category. The Developer is currently engaged in a Development Agreement with the Town of Rolesville dated June 4th 2019. Under this Agreement, the Developer has committed to donate/dedicate approximately 4 acres of the Subject Property to public use as a 110' wide right-of-way for the future Burlington Mills Rd alignment. Once the road improvements are in place, the Subject Property will be a prominent commercial corner, with the highest-and-best use being retail, office and medical office, suitable for quality business who desire to serve the greater Rolesville community. Conversely, the existing categories of GI-CZ and RL are not appropriate nor compatible with either the Main Street Vision Plan or the highest-and best use for the Subject Property based upon market demand.

GC-CZ Conditions: The site plan and development of the Subject Property shall be bound by the requirements and specifications of the Traffic Impact Analysis (TIA) dated August 11, 2020 by Stantec Consulting, and Developer will complete traffic improvements as set forth in October 13, 2020 memo by Stantec Consulting.

The Applicant recognizes that the Rolesville 2017 Comprehensive Plan Future Land Use Map designates Parcel 1 and 3 as Industrial and Parcel 2 as Commercial. Applicant is requesting that the Future Land Use Map updated to reflect Commercial land use for Parcels 1 & 3. Per the Comprehensive Plan, Commercial land use is defined as:

Suburban commercial centers serving the daily needs of surrounding residential neighborhoods. They typically are located near roads with a high volume of traffic and key intersections that are designed to be accessed primarily by automobile. These consider other modes of transportation in design choices as well, both internally and externally of the commercial neighborhood. Common types include single tenant buildings on individual lots, single and multi-tenant buildings normally found in shopping centers, or multi-tenant units with retail and service businesses in commercial shopping facilities.

Applicant believes that given the future road improvements and visibility/connectivity of the Subject Properties, the Commercial land use category is most appropriate and consistent with the rezoning request and will also best satisfy the market demand for quality commercial development at the future intersections.

Town of Rolesville Planning

PO Box 250 / Rolesville, North Carolina 27571 / RolesvilleNC.gov / 919.554.6517



J. AUSTIN WILLIAMS – PARTNER
RALEIGH, NC

AWILLIAMS@CSERE.COM
(919) 827-0848 OFFICE

January 6, 2022

Town of Rolesville
c/o Meredith Gruber, Planning Director
Rolesville NC

**RE: Map Amendment Request, MA 21-09
Neighborhood Meeting Minutes**

Dear Ms. Gruber:

Below are notes from the Neighborhood Meeting held at Village Church Rolesville at 7pm on January 4, 2022, regarding the rezoning request MA 21-09:

Invited Parties: See Exhibit A

Present Parties: Representing Wallbrook Development: Austin Williams (Applicant)

Public Attendees: See Sign-up Sheet included as Exhibit B

Minutes: -Following initial introductions, Attendees described their relationship to the subject property. All 13 attendees were neighbors in Hampton Pointe and live in the vicinity of Middle Ground Ave, which includes homes which back up to Parcel PIN 1758467822, which is the Wallbrook parcel adjacent to Bojangles, currently zoned GI.

-Applicant gave an overview of the map amendment application, including description of current zoning and uses allowable with intended zoning on the subject tracts. Applicant provided context for the rezoning including the Main Street Vision Plan and the larger 78 Wallbrook project.

-Attendees voiced no specific concerns or opposition related to the change of use from GI to GC zoning. Some verbalized relief that some GI uses like a heavy industrial would not occur on the site if it was changed to GC zoning.

-Attendees were curious regarding the changes to roadways that would result from the LAPP Grant / Burlington Mills Rd / Main Street improvements. To the best of his ability, Applicant described the Main Street Vision Plan LAPP grant improvements, the resulting roadways, turning movements, pedestrian connectivity etc.

-Attendees seemed pleased with the amount of pedestrian connectivity especially the inclusion of a 10' multi-use path along

Main Street, since it would provide for safe family bike rides outside of the roadway.

-Attendees shared general concern regarding the pending increases in traffic from commercial development at Wallbrook, and wanted to know if the improvements would successfully move traffic for the fast-growing town. Applicant described the process by which the Wallbrook Traffic Impact Analysis had analyzed the full-build-out traffic volumes for Wallbrook and determined that ~\$3M of additional Main Street improvements would need to be added to the pending Town-managed NCDOT Main Street/LAPP Grant project, with those \$3M increases funded by Wallbrook. Applicant explained that in addition to Main Street improvements, Wallbrook would be constructing/funding \$3M+ of public infrastructure including sewer line upgrades and the extension of Town roadways—Wall Creek Dr, Virginia Water Dr, and Wallbrook Dr—through the Wallbrook project near term, during construction of the Main Street project. Applicant described how it is not typical for 100% of required roadway improvements to be completed in advance of a multi-year phased commercial development. Applicant explained that the Wallbrook roadway improvements have been thoroughly reviewed and formally approved by NCDOT and the Town of Rolesville.

-Attendees shared that the development of Rolesville Charter School has created traffic headaches, with pickup and drop off lines extending beyond the school property itself. Applicant described how the future traffic signal at Virginia Water Dr and Main Street will connect to the roadway accessing the school behind Bojangles, and therefore providing a secondary signalized connection point for school traffic.

-Attendees were very interested to learn what the buffer and separation between Carlton Pointe homes and Wallbrook development would look like, and wanted to know how noise from commercial activities could be managed. Applicant promised to provide detailed information and specific LDO sections by email after the meeting so that everyone could learn exactly what is required, and Applicant promised to provide measures, such as an opaque barrier and additional landscaping, if it was determined that code minimums were not quite enough to provide reasonable boundary between the residential and commercial uses. Applicant mentioned that similar discussions with residents of Carlton Pointe had resulted in the Applicant voluntarily creating non-disturbance buffers behind the proposed Publix project, exceeding code requirements.

-Conversation was friendly and courteous at all times among Applicant and Attendees.

-Meeting adjourned at approximately 8:30pm.

EXHIBIT A

List of Notified Parties:

PIN	Owner	Mail Address 1	Mail Address 2
1758463999	Amboka Bumba & Annie Mantingu Bumba	813 Middle Ground Aven	Rolesville NC 27571-9342
1758473220	April Corbett	810 Middle Ground Aven	Rolesville NC 27571-9341
1758494277	BERTIE WALL WIGGINS & BESSIE WAKE DIXON	PO BOX 70	ROLESVILLE NC 27571-0070
1758486155	BROTHERS FORTY SIX LLC	1220 OLD WATKINS RD	RALEIGH NC 27616-8534
1758585442	Capital Companies Group LLC	1661 Cash Road	Creedmoor NC 27522-9255
1758369359	Charter Development Company LLC, National Heritage Academies	3850 Broadmoor Ave., Ste. 201	Grand Rapids MI 49512-3975
1758475494	CITY OF RALEIGH	PO BOX 590	RALEIGH NC 27602-0590
1758461838	Edgar R Weathersby & Sarah G Weathersby	PO Box 548	Rolesville NC 27571-0548
1758475117	Eric G Crawford & Anne M Crawford	801 Middle Ground Aven	Rolesville NC 27571-9342
1758463846	Glenn E Cruickshank & Kristen L Cruickshank	705 Quiet Walk Circle	Rolesville NC 27571-9360
1758479244	GRAND PARK PROPERTIES LLC	2636 WAIT AVE	WAKE FOREST NC 27587-6808
1758479681	GRAND PARK PROPERTIES LLC	2636 WAIT AVE	WAKE FOREST NC 27587-6808
1758571481	GRAND PARK PROPERTIES LLC	2636 WAIT AVE	WAKE FOREST NC 27587-6808
1758461097	Hampton Pointe Associates LLC	1207 Roseneath Rd., Ste. 200	Richmond VA 23230-4638
1758474234	Hoang M Tran & Hang Nguyen	800 Middle Ground Aven	Rolesville NC 27571-9342
1758584300	Jason Davis & Julia Davis	544 Barrington Hall Dr	Rolesville NC 27571-9539
1758472143	Jeffrey D Handschumacher & Shannon F Handschumacher	818 Middle Ground Aven	Rolesville NC 27571-9341
1758463916	Jonathan Hoover & Heather Hoover	701 Quiet Walk Circle	Rolesville NC 27571-9360
1758584318	Joseph J Rachis & Susan T Rachis	540 Barrington Hall Drive	Rolesville NC 27571-9539
1758588321	LINDA J HUNTER	4904 BURLINGTON MILLS RD	ROLESVILLE NC 27571-9623
1758589313	LYNDA PURCELL	4906 BURLINGTON MILLS RD	ROLESVILLE NC 27571-9623
1758584510	Michael A Roberts & Mary G Roberts	532 Barrington Hall Drive	Rolesville NC 27571-9539
1758586361	MITCHELL C AMIANO & SAMANTHA A AMIANO	4900 BURLINGTON MILLS RD	ROLESVILLE NC 27571-9623
1758587448	MITCHELL C AMIANO & SAMANTHA A AMIANO	4900 BURLINGTON MILLS RD	ROLESVILLE NC 27571-9623
1758471016	Patricia Kitchener Selby, Trustee The Patricia Kitchener Selby Living Trust	830 Middle Ground Aven	Rolesville NC 27571-9341
1758470034	Robert Scott McKinney & Trisha Dunlow McKinney	834 Middle Ground Aven	Rolesville NC 27571-9341
1758460844	Sam Matthew Jacob & Suja Mary Jacob	833 Middle Ground Avenue	Rolesville NC 27571-9342
1758474075	Shawn K Kline & Michelle Stewart	809 Middle Ground Aven	Rolesville NC 27571-9342
1758587077	THE MICHELLE H GAY REVOCABLE TRUST	C/O RHYMES & REASONS INC, PO BOX 568	ROLESVILLE NC 27571-0568
1758462777	Timothy King	708 Quiet Walk Circle	Rolesville NC 27571-9359
1758465402	Tri Arc Food Systems Inc.	4905 Waters Edge Drive	Raleigh NC 27606-2405

1758471079	Tricia R Poole	822 Middle Ground Aven	Rolesville NC 27571-9341
1758461768	Wasim W Boktor & Jaklen A Farag	704 Quiet Walk Circle	Rolesville NC 27571-9359
1758487746	WILLARD PARKS & BARBARA FREEMAN PARKS	4725 BURLINGTON MILLS RD	ROLESVILLE NC 27571-9620
1758584414	WILLIAM THAXTON JR & SHARON T THAXTON	536 BARRINGTON HALL DR	ROLESVILLE NC 27571-9539

EXHIBIT B

Sign Up Sheet:

Wallbrook Rezoning Meeting

1-4-2022

Sign In Sheet

Name	Address	Email	Phone
Michael Tanner	929 Pristine LN	vtanner@yahoo.com	
Verlinda Tanner	same		919 793-5172
Jon Hoover	701 Quiet Walk Cir	jthhoover@gmail.com	845-464-0720
Kristen Cruickshank	705 Quiet Walk Cir		919-738-2835
Glenn Cruickshank	705 Quiet Walk Circle	cruickshank45@gmail.com	
Eric Crawford	801 Middle Ground	ericcrawford@yahoo.com	919-673-8260
Annie Crawford	801 Middle Ground	andbelle9804@gmail.com	919-247-0360
Tricia Poole	822 Middle Ground Ave	triciarp1100@gmail.com	
ERIC STEWART	102 POETIC WALK DR	ERIC.STEWART@GMAIL.COM	
PATRICIA SELBY	830 MIDDLE GROUND AVE	PATSELBY@J9MARK.COM	
Skron + Tim King	708 Quiet Walk Circle		984-235-1485 (919) 453-4628 Soon 2 baking @ gmail.com
Michael Tanner	929 Pristine Lane	McTanners@yahoo.com	



**Revised Wallbrook
Development Traffic Impact
Analysis**

August 11, 2020

Prepared for:

Crosland Southeast
4700 Six Forks Rd #150
Raleigh, NC 27609

Prepared by:

Stantec Consulting Services Inc.
801 Jones Franklin Road, Suite 300
Raleigh, NC

File: 171002232

Sign-off Sheet

This document entitled Revised Wallbrook Development Traffic Impact Analysis was prepared by Stantec Consulting Services Inc. ("Stantec") for the account of Crosland Southeast (the "Client"). Any reliance on this document by any third party is strictly prohibited. The material in it reflects Stantec's professional judgment in light of the scope, schedule, and other limitations stated in the document and the contract between Stantec and the Client. The opinions in the document are based on conditions and information existing at the time the document was published and do not take into account any subsequent changes. In preparing the document, Stantec did not verify the information supplied to it by others. Any use which a third party makes of this document is the responsibility of such third party. Such a third party agrees that Stantec shall not be responsible for costs or damages of any kind, if any, suffered by it or any other third party as a result of decisions made or actions taken based on this document.

Prepared by Pierre Tong

(signature)

Pierre Tong, PE

Reviewed by Jeff A Weller

(signature)

Jeff A. Weller, PE

Approved by Matt Peach

(signature)

Matt Peach, PE, PTOE



8/11/2020

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Executive Summary

Wallbrook is a proposed mixed-use development project located along US 401 Business (S. Main Street) in Rolesville, NC. In general, the site encompasses areas along both sides of US 401 Business, between Burlington Mills Road and Hampton Lake Drive/Jonesville Road. This report is a revision of the previous *Wallbrook Development Traffic Impact Analysis* report submitted in February 2020. Some of the land uses and densities from the previous study have been moved onto a new parcel known in this report as the West Site.

It is anticipated that the residential homes to the east of US 401 Business will be the first to develop. The remainder of the site, expected to be completed in 2025, consists of the North Site (West of US 401 Business), the East Site (east of US 401 Business across from Burlington Mills Road), the South Site (east of 401 Business and north of Jonesville Road), and the West Site (west of US 401 Business north of Hampton Lake Dr / Jonesville Rd). The residential parcel of the East Site is anticipated to be completed in 2021. The sites will provide a mix of uses as follows:

North Site

- Medical-Dental Office Building – 60,000 square feet
- Fast-Food Restaurant – 4,500 square feet

South Site

- Shopping Center – 71,400 square feet
- Supermarket – 50,000 square feet
- High-Turnover, Sit-Down Restaurant – 7,500 square feet
- Bank – 4,000 square feet

East Site

- Townhomes – 170 units
- Office Building – 20,000 square feet
- Retail – 18,000 square feet

West Site

- Office Building – 27,000 square feet
- Fast-Food Restaurant – 5,000 square feet
- Gas Station – 16 fuel positions

At full build-out, the development project is anticipated to generate 23,434 new trips per average weekday. In the AM and PM peak hours, the combined redevelopment will generate approximately 885 AM peak hour trips (566 entering and 319 exiting) and 1,161 PM peak hour trips (501 entering and 660 exiting).

Thirteen (13) access points are proposed for the development. Access points A, B, C, D, K, L, and M will connect to US 401 Business, access points E, F, G, H, and I will be connected to realigned Burlington Mills Road, and access point J will be connected Old Burlington Mills Rd. These access points are shown on the site plan in Figure ES-1.

REVISED WALLBROOK DEVELOPMENT TRAFFIC IMPACT ANALYSIS

As previously mentioned, this study investigates and evaluates the revised build and build with improvements in terms of projected vehicular traffic conditions, evaluate the ability of the adjacent roadways and multimodal facilities to accommodate the additional traffic, and to recommend transportation improvements needed to mitigate congestion that may result from additional site traffic. This report presents trip generation, trip distribution, traffic analyses, and recommendations for improvements needed to meet anticipated traffic demands. This report examines the following scenarios for the AM and PM peak hours:

- Existing (2019)
- Future Year (2025) No-Build
- Future Year (2025) Build
- Future Year (2025) Build with Improvements

Capacity analyses for the AM and PM peak hours in each scenario were performed for the following intersections:

- US 401 Business at US 401
- US 401 Business at Hampton Lake Drive / Jonesville Road
- US 401 Business at Burlington Mills Road Realigned
- US 401 Business at Burlington Mills Road
- US 401 Business at Rogers Road / Redford Place
- Jonesville Road at Vineyard Pine Lane
- Burlington Mills Road at Old Burlington Mills Road
- US 401 Business at Access A
- US 401 Business at Access B / Access K
- US 401 Business at Access L
- US 401 Business at Access C
- US 401 Business at Access D
- US 401 Business at Access M
- Burlington Mills Road at Access E
- Burlington Mills Road at Access F
- Burlington Mills Road at Access G
- Burlington Mills Road / Virginia Water Drive at Access H
- Burlington Mills Road Realigned at Access I
- Old Burlington Mills Road at Barrington Hall
- Old Burlington Mills Road at Access J

Table ES-1 shows a summary of the delays and levels of service for the study area intersections.

The study shows that the traffic generated by the proposed Wallbrook Development will have a minimal impact on surrounding roadways and intersections with the recommended improvements included to mitigate the site traffic. The signalized intersections operate at an overall LOS of D or better during both peak hours. Approaches for the unsignalized intersections operate at LOS D or better except for the eastbound approach at US 401 Business and Old Burlington Mills Road which operates at LOS E in the AM peak hour.

REVISED WALLBROOK DEVELOPMENT TRAFFIC IMPACT ANALYSIS

Figure ES-1: Site Plan

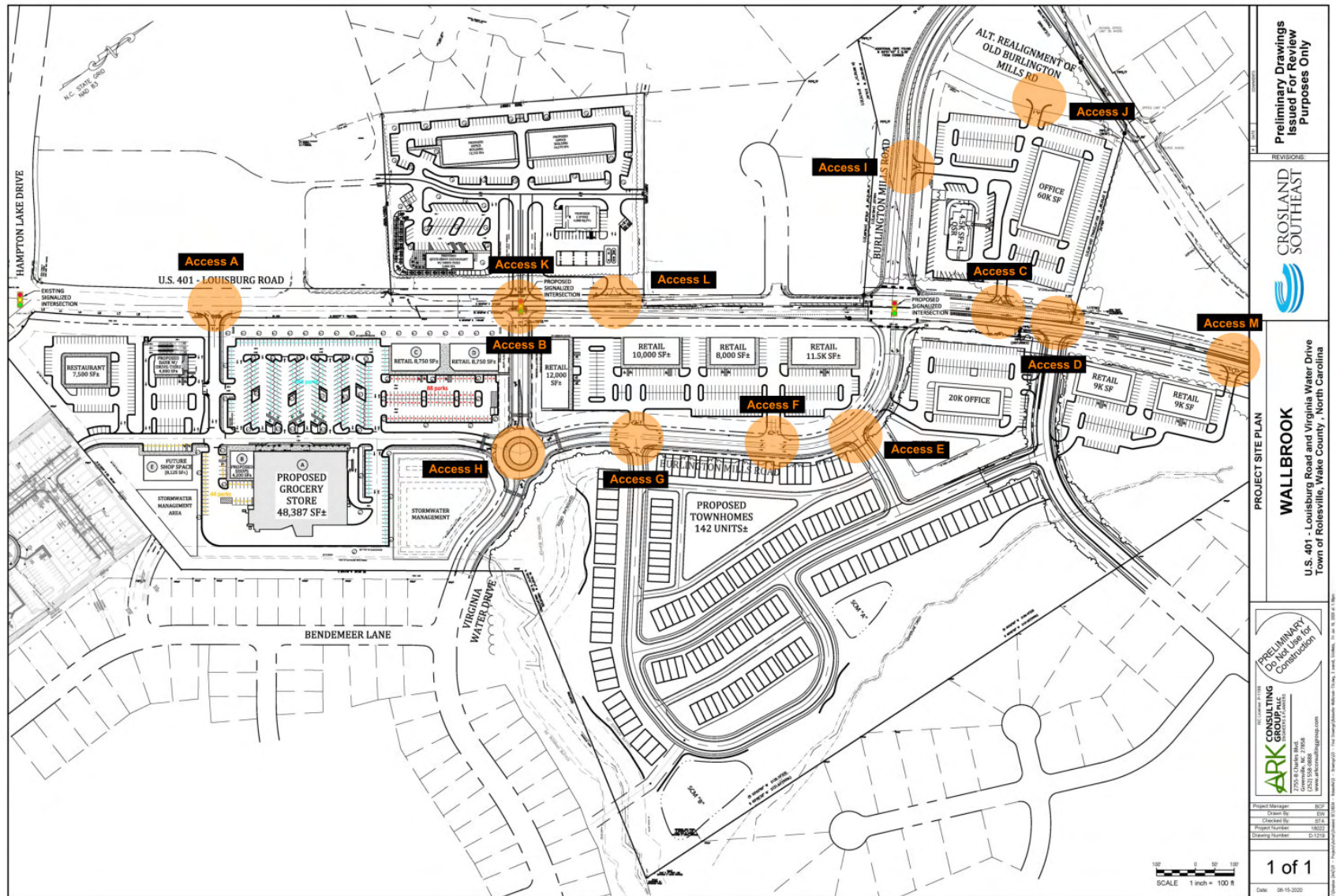


Table ES-1: Level of Service & Delay Summary

Intersection	Intersection Control	Peak Hour	2019 Existing	2025 No-Build	2025 Build	2025 Build Improved
US 401 Business at US 401	Signalized	AM	B (12.7)	C (24.6)	D (37.2)	D (37.2)
		PM	B (12.7)	B (14.3)	B (16.3)	B (16.0)
US 401 Business at Hampton Lake Dr / Jonesville Rd	Signalized	AM	C (25.7)	C (20.5)	C (34.3)	C (34.2)
		PM	C (21.6)	C (25.7)	C (32.3)	C (33.0)
Jonesville Rd at Vineyard Pine Ln	Unsignalized	AM	B (10.2)	B (11.0)	B (11.5)	B (11.5)
		PM	A (9.6)	B (10.2)	B (10.8)	B (10.8)
US 401 Business at Access A	Unsignalized	AM	-	-	D (27.3)	D (27.0)
		PM	-	-	E (45.7)	D (28.0)
US 401 Business at Access B / Access K	Signalized	AM	-	-	C (21.2)	B (20.0)
		PM	-	-	D (53.7)	D (47.1)
Virginia Water Dr at Access H	Unsignalized	AM	-	-	A (8.2)	A (4.0)
		PM	-	-	B (10.2)	A (5.1)
US 401 Business at Access L	Unsignalized	AM	-	-	B (10.2)	B (10.2)
		PM	-	-	B (10.0)	B (10.0)
Burlington Mills Rd at Access G	Unsignalized	AM	-	-	B (10.2)	B (10.2)
		PM	-	-	B (10.6)	B (10.6)
Burlington Mills Rd at Access F	Unsignalized	AM	-	-	A (9.5)	A (9.5)
		PM	-	-	A (9.9)	A (9.9)
Burlington Mills Rd at Access E	Unsignalized	AM	-	-	A (9.5)	A (9.5)
		PM	-	-	A (9.9)	A (9.9)
US 401 Business at Burlington Mills Rd Realigned	Signalized	AM	-	D (38.0)	E (65.4)	D (47.8)
		PM	-	B (18.5)	C (30.9)	C (27.9)
Burlington Mills Rd Realigned at Access I	Unsignalized	AM	-	-	B (10.3)	A (9.1)
		PM	-	-	A (9.3)	A (8.7)
US 401 Business at Access C	Unsignalized	AM	-	-	C (20.1)	B (13.0)
		PM	-	-	C (18.5)	B (12.5)
US 401 Business at Access D	Unsignalized	AM	-	-	C (15.0)	C (15.0)
		PM	-	-	D (27.6)	D (27.6)
US 401 Business at Access M	Unsignalized	AM	-	-	C (15.5)	C (15.5)
		PM	-	-	D (27.4)	D (27.4)
US 401 Business at Burlington Mills Rd (Existing) / Old Burlington Mills Rd (No-Build / Build)	Signalized (Existing), TWSC (No-Build/Build)	AM	B (13.7)	C (20.6)	E (40.4)	E (40.4)
		PM	B (10.5)	B (13.6)	C (20.1)	C (20.1)
Burlington Mills Rd at Barrington Hall Dr	Unsignalized	AM	C (15.2)	B (12.1)	B (12.0)	B (12.0)
		PM	B (10.3)	A (9.7)	A (9.8)	A (9.8)
Old Burlington Mills Rd at Access J	Unsignalized	AM	-	-	C (20.1)	B (13.5)
		PM	-	-	C (18.5)	B (11.4)
Burlington Mills Rd at Old Burlington Mills Rd	Unsignalized	AM	-	B (14.0)	D (32.8)	C (15.7)
		PM	-	A (9.6)	C (15.8)	B (12.3)
US 401 Business at Rogers Rd / Redford Pl	Signalized	AM	C (25.1)	C (30.1)	C (34.6)	C (34.8)
		PM	C (23.4)	C (26.0)	C (32.8)	C (32.4)

REVISED WALLBROOK DEVELOPMENT TRAFFIC IMPACT ANALYSIS

Based on the findings of this study, specific improvements have been identified and are recommended to be completed as part of the proposed development. These improvements are listed below.

RECOMMENDATIONS

Except where noted, all intersections are recommended to operate under two-way stop control (TWSC), with the site accesses serving as the minor movement(s).

US 401 Business at Access A

Construct Access A as a limited-movement intersection onto US 401 Business restricting southbound and westbound lefts. Construct a northbound right-turn lane with 100 feet of full-width storage.

US 401 Business at Access B/Access K

Construct Access B and Access K as a full-movement signalized intersection onto US 401 Business with an exclusive northbound left-turn lane with 175 feet of storage and appropriate taper, and a northbound right-turn lane with 125 feet of full-width storage and appropriate taper. Construct an exclusive southbound left-turn lane with 350 feet of full-width storage and appropriate taper on US 401 Business. Construct eastbound egress with an exclusive left-turn lane with 225 feet of storage and appropriate taper. Construct westbound egress with an exclusive left-turn lane with full storage and an exclusive shared through & right-turn lane with 100 feet of full-width storage.

US 401 Business at Access L

Construct Access L as a limited-movement intersection onto US 401 Business restricting northbound and eastbound lefts.

US 401 Business at Access C

Construct Access C as a limited-movement intersection on to US 401 Business restricting northbound and eastbound left-turns.

US 401 Business at Access D

Construct Access D as a limited-movement intersection on to US 401 Business allowing all movements but a westbound left. Construct an exclusive southbound left-turn lane with 100 feet of full-width storage and appropriate taper.

US 401 Business at Access M

Construct Access M as a limited-movement intersection on to US 401 Business restricting southbound and westbound left-turns.

REVISED WALLBROOK DEVELOPMENT TRAFFIC IMPACT ANALYSIS

Burlington Mills Road at Access E

Construct Access E as a full-movement intersection on Burlington Mills Road.

Burlington Mills Road at Access F

Construct Access F as a full-movement intersection on Burlington Mills Road.

Burlington Mills Road at Access G

Construct Access G as a full-movement intersection on Burlington Mills Road.

Burlington Mills Road / Virginia Water Drive at Access H

Construct Access H as single-lane roundabout on Virginia Water Drive.

Burlington Mills Road at Access I

Construct Access I as a limited-movement intersection on to Burlington Mills Road restricting eastbound and southbound left-turns. Construct a westbound exclusive right-turn lane that is continuous from receiving the second northbound left-turn lane at US 401 Business and Burlington Mills Road.

Old Burlington Mills Road at Access J

Construct Access J as a full-movement intersection on Old Burlington Mills Road.

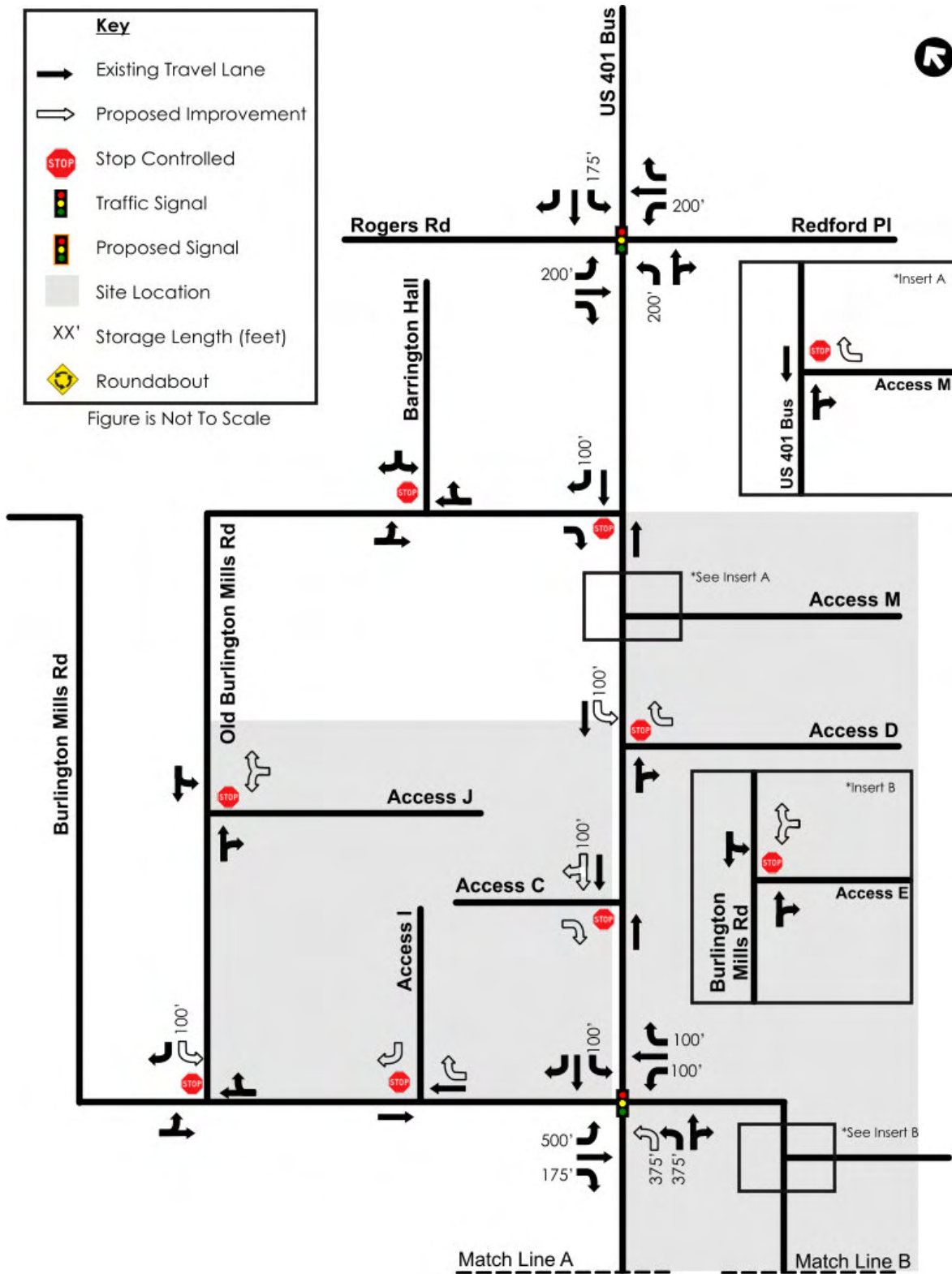
Burlington Mills Road at Old Burlington Mills Road

Construct an exclusive southbound left-turn lane with 100 feet of full-width storage and appropriate taper.

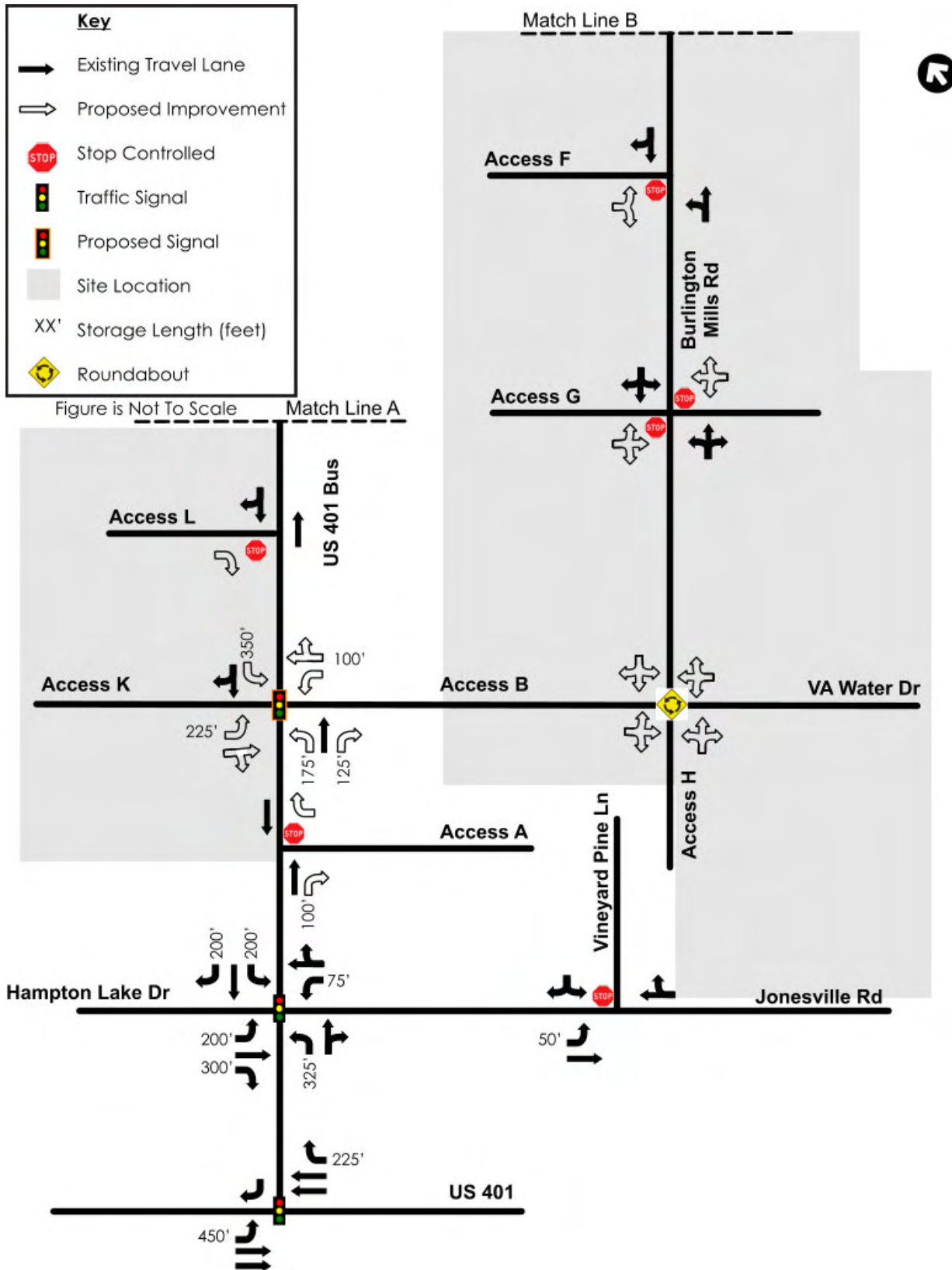
US 401 Business at Burlington Mills Road Realigned

Construct dual northbound exclusive left-turn lanes with 375 feet of full-width storage and appropriate taper. Construct an exclusive westbound left-turn lane and an exclusive westbound right-turn lane, both with 100 feet of full-width storage and appropriate taper. Construct an exclusive eastbound left-turn lane with 500 feet of full-width storage and appropriate taper and an exclusive eastbound right-turn lane with 175 feet of full-width storage and appropriate taper. Construct an exclusive southbound left-turn lane with 100 feet of full-width storage and appropriate taper and an exclusive southbound right-turn lane with at least 250 feet of full-width storage and appropriate taper. The southbound right-turn lane should start at least 100 feet prior to the US 401 Business at Access C intersection.

Figure ES-2: Recommended Improvements



REVISED WALLBROOK DEVELOPMENT TRAFFIC IMPACT ANALYSIS



REVISED WALLBROOK DEVELOPMENT TRAFFIC IMPACT ANALYSIS

Introduction
August 11, 2020

1.0 INTRODUCTION

The purpose of this report is to evaluate the traffic impacts of the proposed Wallbrook Development located in Rolesville, NC. This development is located along US 401 Business between Burlington Mills Road and Hampton Lake Drive / Jonesville Road. The development's location is shown in Figure 1. This report is a revision of the previous *Wallbrook Development Traffic Impact Analysis* report submitted in February 2020. Some of the land uses and densities from the previous study have been moved onto a new parcel known in this report as the West Site.

This site is bounded by Burlington Mills Road and Hampton Lake Drive / Jonesville Road. Currently, the 68.54-acre site consists of undeveloped forested land. Construction of the site is anticipated to be completed in 2025; therefore, the analysis year will be 2025. At full build-out the site is envisioned to provide the following land uses and densities:

- 170 townhomes.
- 60,000 square feet of medical-dental offices.
- 50,000 square feet of grocery store.
- 17,000 square feet of restaurants.
- 4,000 square feet of a bank.
- 16 fuel position gas station.
- 89,400 square feet of retail.
- 47,000 square feet of office.

The proposed development is to be bisected by public roadways (US 401 Business, Burlington Mills Road) resulting in North, South, East, and West sites comprising the full site.

The North site consists of 60,000 square feet of medical-dental office, and a 4,500 square foot restaurant located west of US 401 Business between Old Burlington Mills Road and Realigned Burlington Mills Road. The South site consists of 71,400 square feet of retail space, a 50,000 square foot grocery store, a 4,000 square foot bank, and a 7,500-foot restaurant, bordered by US 401 Business to the west and Burlington Mills Road to the north and east. The East site consists of 170 townhomes, 20,000 square feet of office space, and 18,000 square feet of retail space in the area bounded by US 401 Business and Burlington Mills Road. The West site consists of 27,000 square feet of office space, a 5,000 square foot fast food restaurant, and a 16-fuel position gas station.

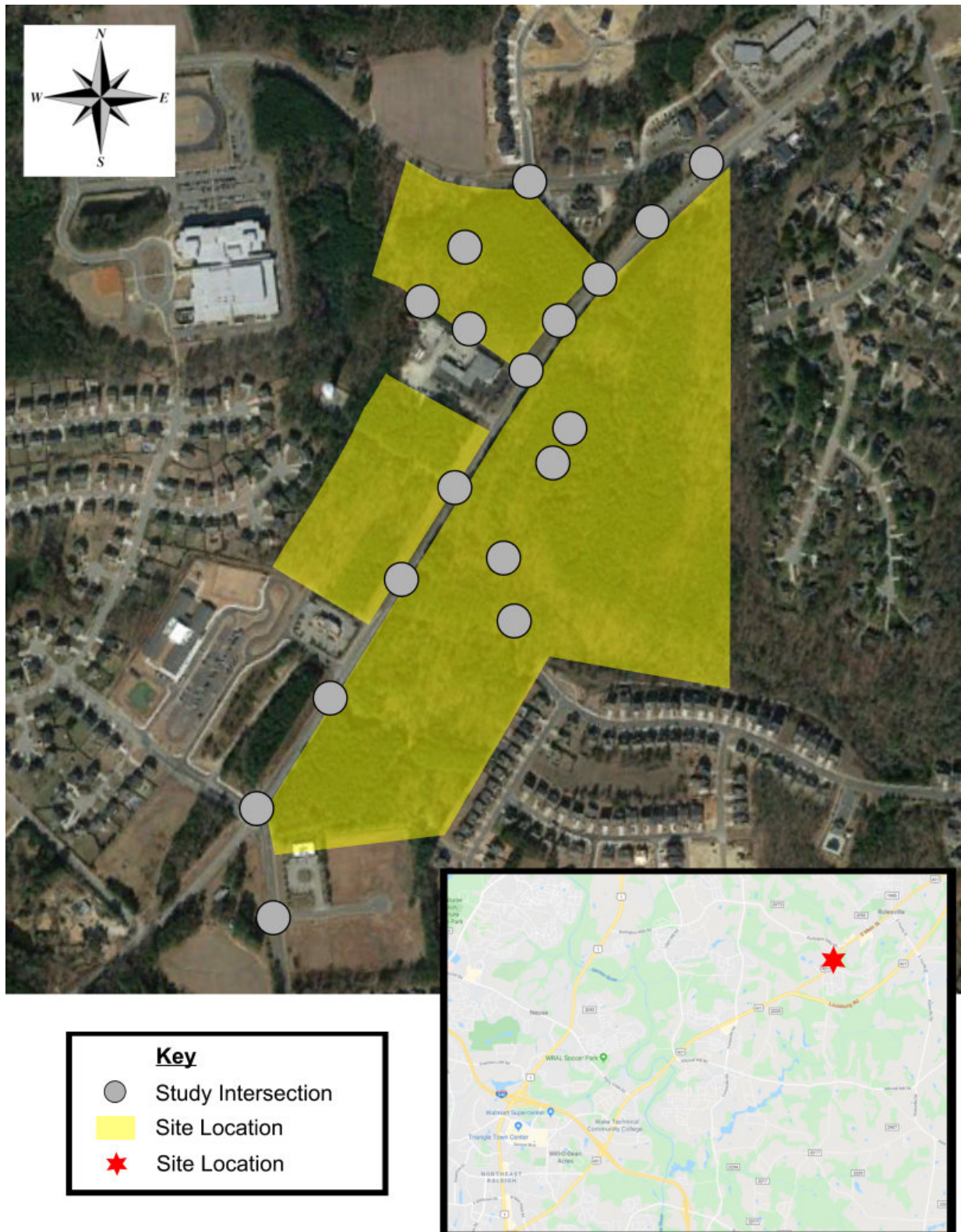
Figure 2 shows the conceptual site plan prepared by ARK Consulting, with 13 access points shown.

The purpose of this report is to evaluate the development in terms of projected vehicular traffic conditions, evaluate the ability of the adjacent roadways to accommodate the additional traffic, and to recommend transportation improvements needed to mitigate congestion that may result from additional site traffic. This report presents trip generation, trip distribution, traffic analyses, and recommendations for improvements needed to meet anticipated traffic demands. The analysis examines the AM and PM peak hours for the 2019 Existing, 2025 No-Build, 2025 Build, and 2025 Build with Improvements.

REVISED WALLBROOK DEVELOPMENT TRAFFIC IMPACT ANALYSIS

Introduction
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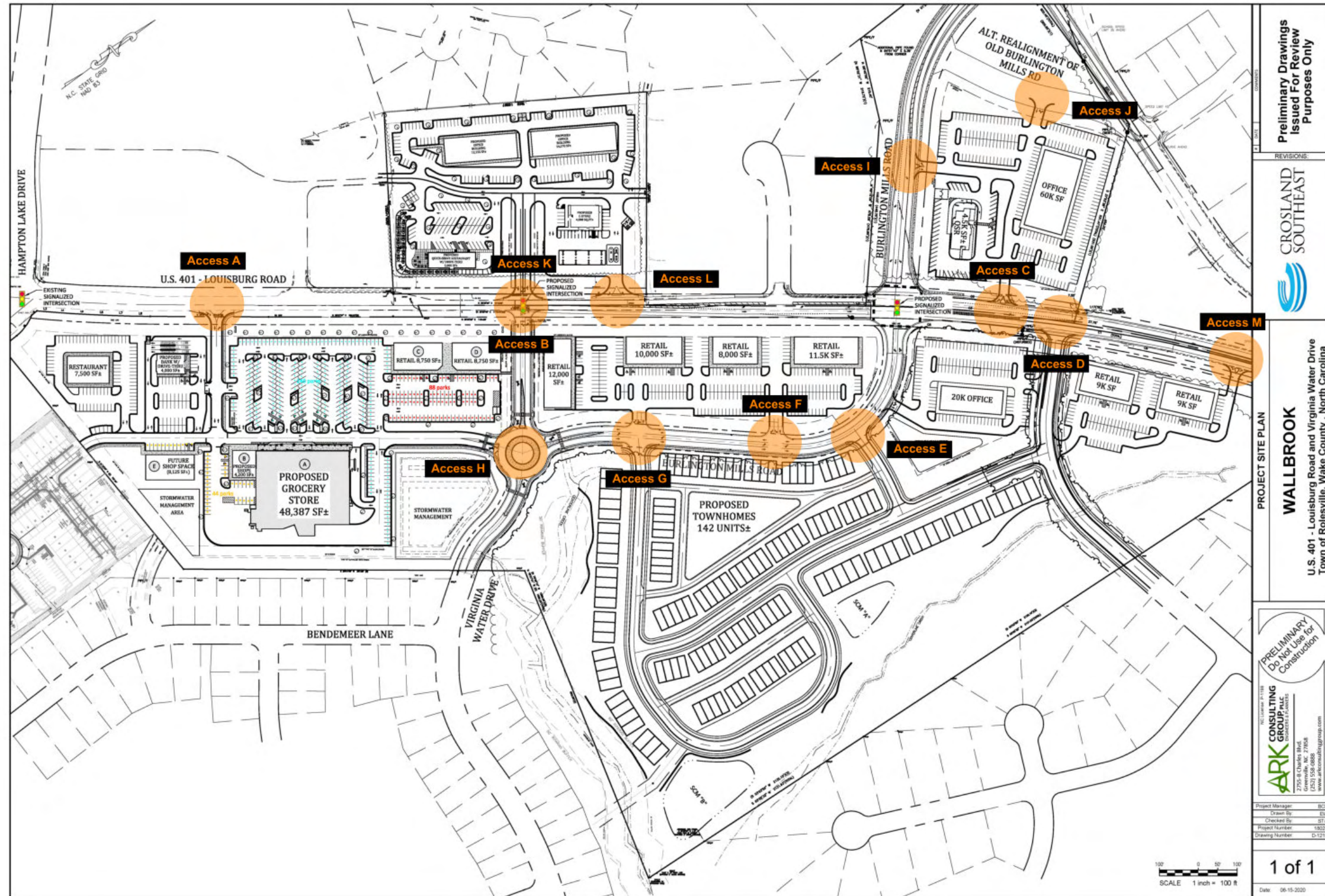
Figure 1: Site Location and Study Area Map



REVISED WALLBROOK DEVELOPMENT TRAFFIC IMPACT ANALYSIS

Introduction
August 11, 2020

Figure 2: Proposed Site Plan



REVISED WALLBROOK DEVELOPMENT TRAFFIC IMPACT ANALYSIS

Inventory of Traffic Conditions
August 11, 2020

2.0 INVENTORY OF TRAFFIC CONDITIONS

2.1 STUDY AREA

Stantec coordinated with the Town of Rolesville and the North Carolina Department of Transportation (NCDOT) Division 5, District 1 to determine the appropriate study area and assumptions for this study. The final scoping document is included in the Appendix. The following intersections were agreed upon to be analyzed to determine the associated impacts of the proposed development.

- | | |
|---|--|
| • US 401 Business at US 401 | <i>existing signalized intersection</i> |
| • US 401 Business at Hampton Lake Drive / Jonesville Road | <i>existing signalized intersection</i> |
| • US 401 Business at Burlington Mills Road | <i>existing signalized intersection</i> |
| • US 401 Business at Rogers Road / Redford Place | <i>existing signalized intersection</i> |
| • Jonesville Road at Vineyard Pine Lane | <i>existing two-way stop-controlled intersection</i> |
| • Burlington Mills Road at Barrington Hall | <i>existing two-way stop-controlled intersection</i> |

As part of the Locally Administered Projects Program (LAPP), Burlington Mills Road will be realigned south of its current location and connect with an extended Virginia Water Drive. It is proposed to be constructed in 2021 and a signal installed; Old Burlington Mills Road and US 401 Business will remain and become stop controlled.

The proposed development is envisioned to construct the following intersections and driveways:

- | | |
|--|--|
| • US 401 Business at Access A | <i>proposed two-way stop-controlled driveway</i> |
| • US 401 Business at Access B/Access K | <i>proposed signalized intersection</i> |
| • US 401 Business at Access C | <i>proposed two-way stop-controlled driveway</i> |
| • US 401 Business at Access D | <i>proposed two-way stop-controlled driveway</i> |
| • US 401 Business at Access L | <i>proposed two-way stop-controlled driveway</i> |
| • US 401 Business at Access M | <i>proposed two-way stop-controlled driveway</i> |
| • Burlington Mills Road at Access E | <i>proposed two-way stop-controlled driveway</i> |
| • Burlington Mills Road at Access F | <i>proposed two-way stop-controlled driveway</i> |
| • Burlington Mills Road at Access G | <i>proposed two-way stop-controlled driveway</i> |
| • BMR/Virginia Water Drive at Access H | <i>proposed all-way stop-controlled driveway</i> |
| • Burlington Mills Realigned at Access I | <i>proposed two-way stop-controlled driveway</i> |
| • Burlington Mills Road at Old Burlington Mills Road | <i>proposed two-way stop-controlled driveway</i> |
| • Old Burlington Mills Road at Access J | <i>proposed two-way stop-controlled driveway</i> |

Figure 3 shows a diagram of the existing lane configurations, geometry, and traffic control features in the study area.

2.2 EXISTING ROADWAY CONDITIONS

Table 1 provides a detailed description of the existing study area roadway network. All functional classification and average annual daily traffic (AADT) information, where available, was obtained from NCDOT via the NCDOT.gov website.

REVISED WALLBROOK DEVELOPMENT TRAFFIC IMPACT ANALYSIS

Inventory of Traffic Conditions
August 11, 2020

Table 1: Existing Conditions

Road Name	Road Number	Primary Cross-Section	Functional Classification ¹	2018 AADT ² (vpd)	Speed Limit (mph)	Maintenance Agency
Louisburg Road / S. Main Street	US 401 Business	3-Lane Section	Other Principal Arterial	12,000	35	NCDOT
Rolesville Bypass	US 401	4-Lane Divided	Other Principal Arterial	21,250	55	NCDOT
Hampton Lake Drive	N/A	2-Lane Undivided	Local Road	None Provided	25	Private
Jonesville Road	SR 2226	2-Lane Undivided	Local Road	3,100	35	NCDOT
Burlington Mills Road	SR 2051	2-Lane Undivided	Major Collector	3,700	35	NCDOT
Rogers Road	SR 2052	5-Lane Section	Local Road	None Provided	45	NCDOT
Redford Place	N/A	3-Lane Section	Local Road	None Provided	25	Town of Rolesville
Vineyard Pine Lane	N/A	2-Lane Undivided	Local Road	None Provided	25	Private
Barrington Hall Drive	N/A	2-Lane Undivided	Local Road	None Provided	25	Private

2.3 FUTURE NO-BUILD ROADWAY CONDITIONS

Burlington Mills Road at Old Burlington Mills Road

This intersection is planned to be constructed as part of the Burlington Mills Road realignment project. The westbound approach, Old Burlington Mills Road, is proposed to operate under stop control.

US 401 Business at Burlington Mills Road Realigned

As part of the Burlington Mills Road realignment project, Burlington Mills Road will connect to US 401 Business south of where it currently intersects. The signal will also be relocated to this new intersection. The current plans include exclusive turn lanes for all approaches ranging from 100 to 375 feet of full-width storage and appropriate taper.

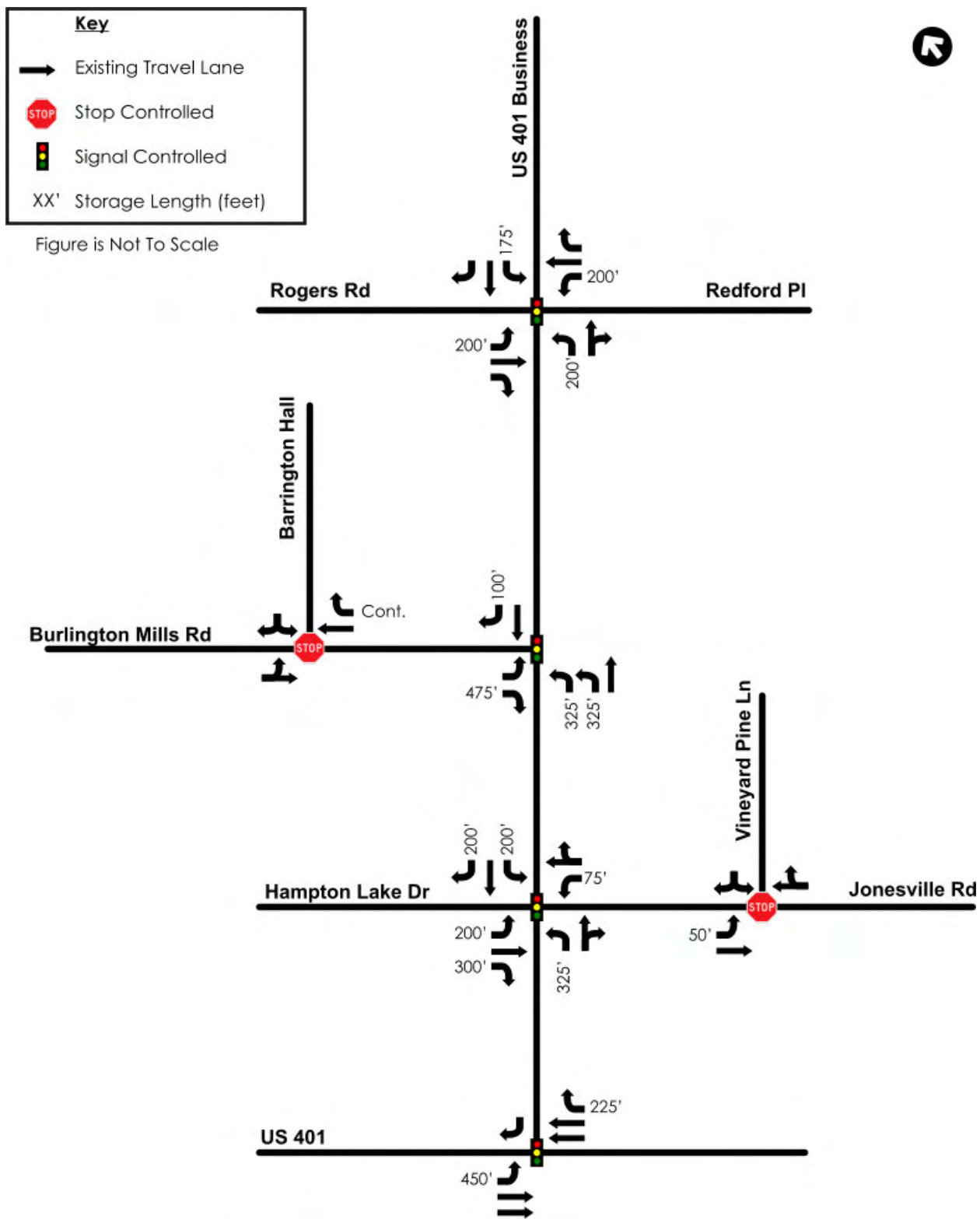
US 401 Business at Old Burlington Mills Road

This intersection is planned to be converted to a right-in/right-out (RIRO) intersection with full movement operations being relocated to the intersection of US 401 Business and Burlington Mills Road Realigned.

REVISED WALLBROOK DEVELOPMENT TRAFFIC IMPACT ANALYSIS

Inventory of Traffic Conditions
 August 11, 2020

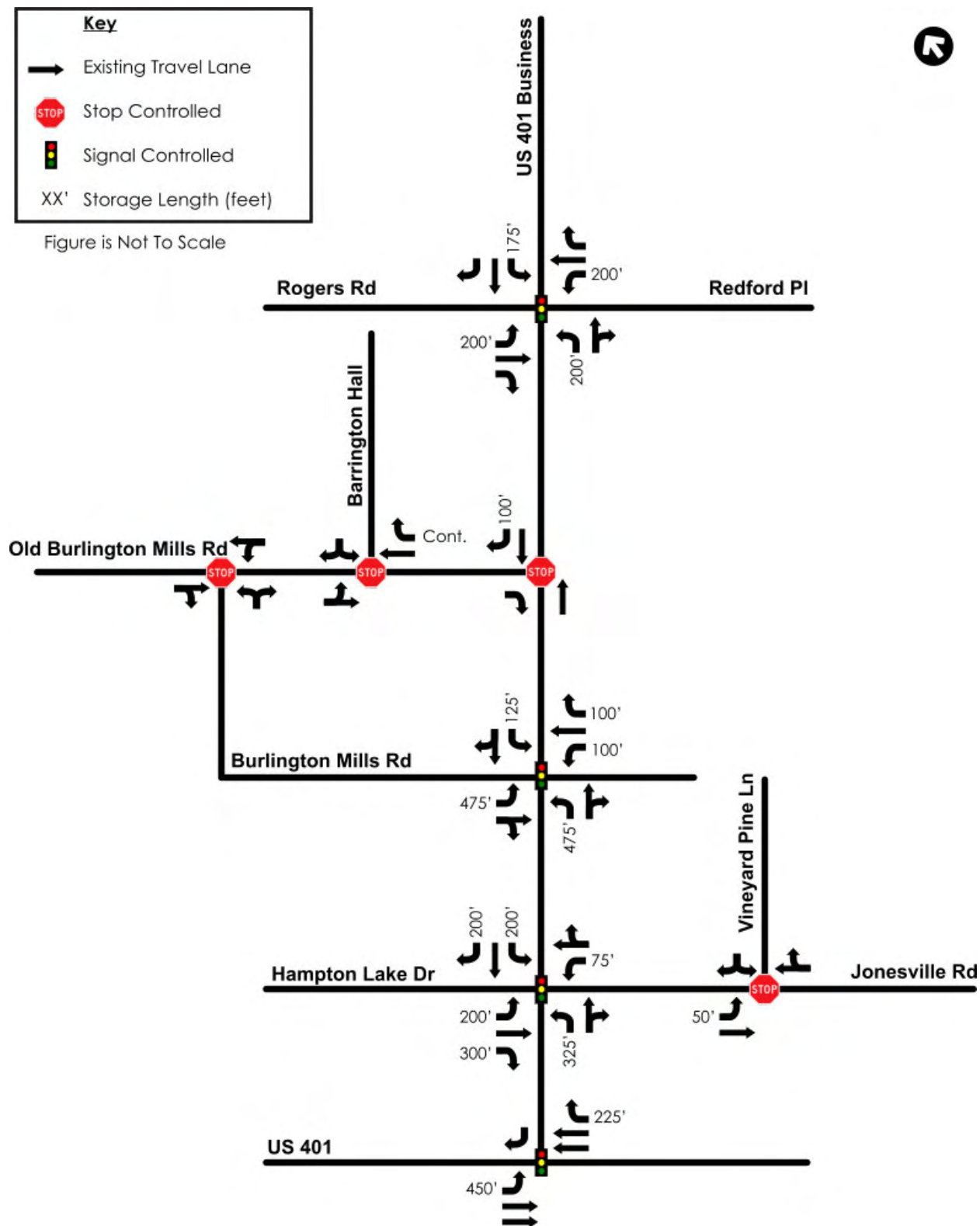
Figure 3: 2019 Existing Lane Configurations and Traffic Control



REVISED WALLBROOK DEVELOPMENT TRAFFIC IMPACT ANALYSIS

Inventory of Traffic Conditions
 August 11, 2020

Figure 4: 2025 No-Build Lane Configurations and Traffic Control



REVISED WALLBROOK DEVELOPMENT TRAFFIC IMPACT ANALYSIS

Trip Generation
August 11, 2020

3.0 TRIP GENERATION

Trip generation for the proposed development was performed for the proposed development in three parts, with the North site, the East site, and the South site each being calculated separately. Trips were estimated using the 10th Edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual³. The manual provides means for calculating trips across four setting-types. That is, city center core, dense multi-use urban, general urban/suburban, and rural. Internal capture was also performed independently for the North, East, and South sites using the National Cooperative Highway Research Program (NCHRP) Report 684 spreadsheet model⁴. This trip generation, submitted to the Town and NCDOT for review, and including internal capture and trip generation methodology is located in the appendix.

REVISED WALLBROOK DEVELOPMENT TRAFFIC IMPACT ANALYSIS

Trip Generation
August 11, 2020

3.1 NORTH SITE

The North site of the development is expected to consist of 60,000 square feet of medical-dental office space, 8,000 square feet of retail, and 6,000 square feet of a fast-food restaurant. Table 2 shows the number of anticipated trips that will be generated by the North site of the proposed development (Daily, AM Peak, and PM Peak entering and exiting).

Table 2: North Site ITE Trip Generation

North Site Trip Generation (N1, N2, N3)												
Land Use	ITE LUC	Size		Daily			AM Peak			PM Peak		
				Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit
Medical-Dental Office Bldg.	720	60	1,000 GFA	2,088	1,044	1,044	167	130	37	208	58	150
Fast-Food Rest. w/ Drive-Thru	934	4.5	1,000 GFA	2,120	1,060	1,060	181	92	89	147	76	71
				4,208	2,104	2,104	348	222	126	355	134	221
Internal Capture	ITE LUC	Size		Daily			AM Peak			PM Peak		
				Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit
Medical-Dental Office Bldg.	720	60	1,000 GFA				-39	-18	-21	-2	-2	
Fast-Food Rest. w/ Drive-Thru	934	4.5	1,000 GFA				-39	-21	-18	-2		-2
Pass-Bys	ITE LUC	Size		Daily			AM Peak			PM Peak		
				Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit
Fast-Food Rest. w/ Drive-Thru	934	4.5	1,000 GFA				-70	-35	-35	-72	-38	-34
Adjusted Trip Generation	ITE LUC	Size		Daily			AM Peak			PM Peak		
				Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit
Medical-Dental Office Bldg.	720	60	1,000 GFA	2,088	1,044	1,044	128	112	16	206	56	150
Fast-Food Rest. w/ Drive-Thru	934	4.5	1,000 GFA	2,120	1,060	1,060	72	36	36	73	38	35
Total Trips Generated				4,208	2,104	2,104	200	148	52	279	94	185

REVISED WALLBROOK DEVELOPMENT TRAFFIC IMPACT ANALYSIS

Trip Generation
August 11, 2020

3.2 SOUTH SITE

The South site of the development is expected to consist of a 71,400 square feet of retail space, a 50,000 square foot grocery store, a 4,000 square foot bank, and a 7,500 square foot restaurant. Table 3 shows the number of anticipated trips that will be generated by the South site of the proposed development (Daily, AM Peak, and PM Peak entering and exiting).

Table 3: South Site ITE Trip Generation

South Site Trip Generation (S1, S2, S3)												
Land Use	ITE LUC	Size		Daily			AM Peak			PM Peak		
				Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit
Shopping Center	820	71.4	1,000 GLA	4,780	2,390	2,390	187	116	71	423	203	220
Supermarket	850	50	1,000 GFA	5,340	2,670	2,670	191	115	76	462	236	226
Drive-In Bank	912	4	1,000 GFA	400	200	200	38	22	16	82	41	41
High-Turnover (Sit-Down) Rest.	932	7.5	1,000 GFA	840	420	420	105	60	45	131	68	63
				11,360	5,680	5,680	521	313	208	1,098	548	550
Internal Capture	ITE LUC	Size		Daily			AM Peak			PM Peak		
				Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit
Shopping Center	820	71.4	1,000 GLA					-12	-3	-9	-22	-12
Supermarket	850	50	1,000 GFA					-13	-3	-10	-23	-13
High-Turnover (Sit-Down) Rest.	932	7.5	1,000 GFA					-25	-19	-6	-46	-20
Pass-Bys	ITE LUC	Size		Daily			AM Peak			PM Peak		
				Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit
Shopping Center	820	71.4	1,000 GLA							-136	-65	-71
Supermarket	850	50	1,000 GFA							-158	-80	-78
Drive-In Bank	912	4	1,000 GFA				-11	-6	-5	-28	-14	-14
High-Turnover (Sit-Down) Rest.	932	7.5	1,000 GFA							-37	-21	-16
Adjusted Trip Generation	ITE LUC	Size		Daily			AM Peak			PM Peak		
				Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit
Shopping Center	820	71.4	1,000 GLA	4,780	2,390	2,390	175	113	62	265	126	139
Supermarket	850	50	1,000 GFA	5,340	2,670	2,670	178	112	66	281	143	138
Drive-In Bank	912	4	1,000 GFA	400	200	200	27	16	11	54	27	27
High-Turnover (Sit-Down) Rest.	932	7.5	1,000 GFA	840	420	420	80	41	39	48	27	21
Total Trips Generated				11,360	5,680	5,680	460	282	178	648	323	325

REVISED WALLBROOK DEVELOPMENT TRAFFIC IMPACT ANALYSIS

Trip Generation
August 11, 2020

3.3 EAST SITE

The East site of the development is expected to consist of 170 townhomes, 20,000 square feet of office space, and 18,000 square feet of retail space. Table 4 shows the number of anticipated trips that will be generated by the East site of the proposed development (Daily, AM Peak, and PM Peak entering and exiting).

Table 4: East Site ITE Trip Generation

East Site Trip Generation (E1, E2, R1)												
Land Use	ITE LUC	Size		Daily			AM Peak			PM Peak		
				Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit
Multifamily Housing (Mid-Rise)	221	170	Units	926	463	463	58	15	43	74	45	29
General Office Building	710	20	1,000 GFA	222	111	111	40	35	5	87	16	71
Shopping Center	820	18	1,000 GLA	1874	937	937	161	100	61	153	73	80
				3,022	1,511	1,511	259	150	109	314	134	180
Internal Capture	ITE LUC	Size		Daily			AM Peak			PM Peak		
				Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit
Multifamily Housing (Mid-Rise)	221	170	Units				-1		-1	-3	-1	-2
General Office Building	710	20	1,000 GFA				-3	-2	-1	-3	-2	-1
Shopping Center	820	18	1,000 GLA				-4	-2	-2	-6	-2	-4
Pass-Bys	ITE LUC	Size		Daily			AM Peak			PM Peak		
				Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit
Shopping Center	820	18	1,000 GLA							-50	-24	-26
Adjusted Trip Generation	ITE LUC	Size		Daily			AM Peak			PM Peak		
				Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit
Multifamily Housing (Mid-Rise)	221	170	Units	926	463	463	57	15	42	71	44	27
General Office Building	710	20	1,000 GFA	222	111	111	37	33	4	84	14	70
Shopping Center	820	18	1,000 GLA	1,874	937	937	157	98	59	97	47	50
Total Trips Generated				3,022	1,511	1,511	251	146	105	252	105	147

REVISED WALLBROOK DEVELOPMENT TRAFFIC IMPACT ANALYSIS

Trip Generation
August 11, 2020

3.4 WEST SITE

The West site of the development is expected to consist of 27,000 square feet of office space, and a 5,000 square foot fast-food restaurant. Table 5 shows the number of anticipated trips that will be generated by the West site of the proposed development (Daily, AM Peak, and PM Peak entering and exiting).

Table 5: West Site ITE Trip Generation

West Site Trip Generation (W1)												
Land Use	ITE LUC	Size		Daily			AM Peak			PM Peak		
				Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit
General Office Building	710	27	1,000 GFA	298	149	149	52	46	6	95	17	78
Fast-Food Rest. w/ Drive-Thru	934	5	1,000 GFA	2356	1178	1178	201	102	99	163	85	78
Gas./Serv. Station w/ Conv. Market	945	16	Fuel Pos.	3286	1643	1643	200	102	98	224	114	110
				5940	2970	2970	453	250	203	482	216	266
Internal Capture	ITE LUC	Size		Daily			AM Peak			PM Peak		
				Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit
General Office Building	710	27	1,000 GFA				-9	-6	-3	-2	-2	
Fast-Food Rest. w/ Drive-Thru	934	5	1,000 GFA				-10	-4	-6	-3		-3
Pass-Bys	ITE LUC	Size		Daily			AM Peak			PM Peak		
				Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit
Fast-Food Rest. w/ Drive-Thru	934	5	1,000 GFA				-94	-48	-46	-80	-42	-38
Gas./Serv. Station w/ Conv. Market	945	16	Fuel Pos.				-124	-63	-61	-126	-64	-62
Adjusted Trip Generation	ITE LUC	Size		Daily			AM Peak			PM Peak		
				Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit
General Office Building	710	27	1,000 GFA	298	149	149	43	40	3	93	15	78
Fast-Food Rest. w/ Drive-Thru	934	5	1,000 GFA	2,356	1,178	1,178	97	50	47	80	43	37
Gas./Serv. Station w/ Conv. Market	945	16	Fuel Pos.	3,286	1,643	1,643	76	39	37	98	50	48
Total Trips Generated				5,940	2,970	2,970	216	129	87	271	108	163

Traffic Distribution
August 11, 2020

4.0 TRAFFIC DISTRIBUTION

4.1 SITE TRIP DISTRIBUTION

To accurately determine the effect of the proposed development on the surrounding roadway network, an estimate of the expected distribution of traffic entering and exiting the site is needed. The following percentages were used in the AM and PM peak hours for the proposed site.

These percentages were developed using a combination of existing traffic volume counts, historic AADTs provided by NCDOT, and engineering judgment. This trip distribution was submitted to the Town and NCDOT for review.

4.2 PASS-BY TRIPS

According to NCDOT standards, the retail shopping center (LUC 820), supermarket (LUC 850), bank (LUC 912), sit-down restaurant (LUC 932), fast-food restaurant (LUC 934), and gas station (LUC 945) allow for the use of pass-by trips for this land use of 34% in the AM, 36% in the PM, 29% in the AM and 35% in the PM, 43% in the PM, 49% in the AM and 50% in the PM, and 62% in the AM and 56% in the PM peak hour, respectively. The calculated pass-by trips are greater than 10% of the peak hour traffic on US 401 Business (Main Street) for the intersection of Access B. With the southern section of the site including a grocery store, a gas station, a bank, food, and general retail, coupled with the moderate traffic volumes on Main Street, it is reasonable for the pass-by trips to exceed the 10% threshold.

Pass-by trip distribution is shown in Figure 17 in the appendix.

REVISED WALLBROOK DEVELOPMENT TRAFFIC IMPACT ANALYSIS

Traffic Volumes
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5.0 TRAFFIC VOLUMES

Morning (7:00 – 9:00 am) and evening (4:00 – 6:00 pm) turning movement counts were collected on the days respectively listed at the intersections below:

- US 401 Business at US 401 (12/3/2019)
- US 401 Business at Hampton Lake Drive / Jonesville Road (12/13/2018)
- US 401 Business at Burlington Mills Road (12/13/2019)
- US 401 Business at Rogers Road / Redford Place (9/10/2019)
- Jonesville Road at Vineyard Pine Lane (11/12/2019)
- Burlington Mills Road at Barrington Hall (11/12/2019)

The count data is categorized by cars, heavy trucks, bicycles, and pedestrians. Raw count data for these locations as well as all traffic volume calculations are included in the appendix.

5.1 VOLUME BALANCING

Traffic volumes for the AM and PM peak hours were balanced between all study intersections except Redford Place Drive and Burlington Mills Road on US 401 Business due to the distance and numerous accesses between the two signalized intersections. To be conservative, volumes were only added to the network and not subtracted. The balanced existing (2019) volumes are shown in Figure 5.

5.2 FUTURE TRAFFIC GROWTH

Future traffic growth is the increase in traffic volumes due to usage increases and non-specific growth throughout the area. The 2019 Existing volumes were grown by a 2.5% annual rate to estimate the 2025 volumes.

5.3 APPROVED DEVELOPMENT TRAFFIC

There are two (2) approved development within the study area. Redford Place is a mixed-use development comprised of a single 19,500 square foot building located in the northeast quadrant of the US 401 Business intersection with Rogers Road and Redford Place. With the anticipated completion date for this development occurring in 2023, the associated site traffic for Redford Place was distributed and assigned to the study intersections included in all future-year analyses.

The other approved development is Jonesville Road Townhomes which is expected to consist of 53 townhomes. This development, located in the southeastern quadrant of Jonesville Road and Louisburg Road, is expected to be completed in 2021.

Trips associated with the Redford Place and Jonesville Road Townhome developments are shown in Figure 10 in the appendix.

REVISED WALLBROOK DEVELOPMENT TRAFFIC IMPACT ANALYSIS

Traffic Volumes
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5.4 NO-BUILD TRAFFIC VOLUMES

The historical growth and approved development traffic volumes were added to the existing volumes to determine the No-Build traffic volumes. The 2025 No-Build traffic volumes are shown in Figure 6.

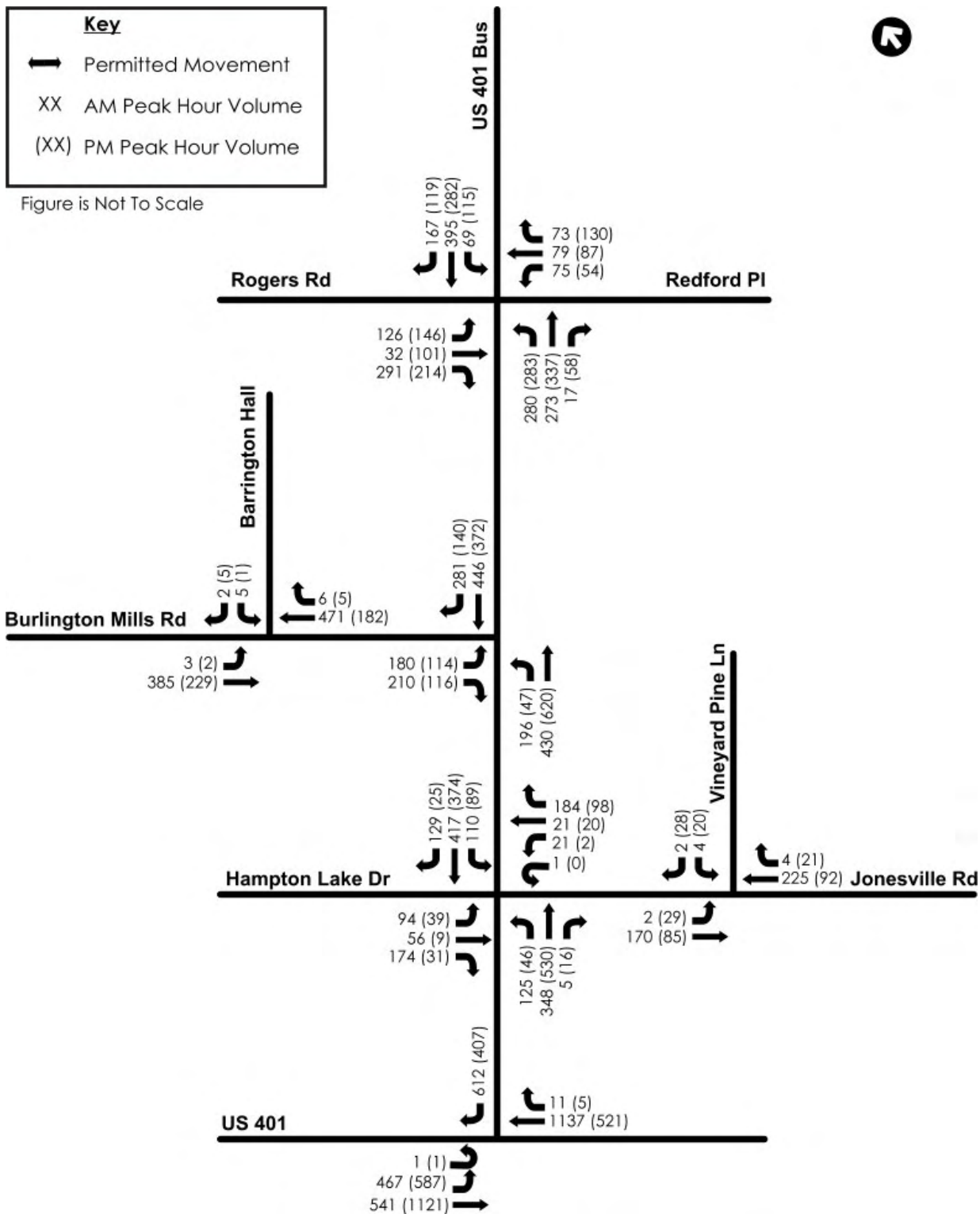
5.5 TOTAL BUILD TRAFFIC WITH PROPOSED DEVELOPMENT

To obtain the total 2025 Build traffic volumes, the distributed site traffic was added to the respective no-build traffic volumes. The total AM and PM peak hour turning movement volumes for the study intersections were then calculated and analyzed for the 2025 traffic scenarios. The 2025 Build-out traffic volumes are shown in Figure 7.

REVISED WALLBROOK DEVELOPMENT TRAFFIC IMPACT ANALYSIS

Traffic Volumes
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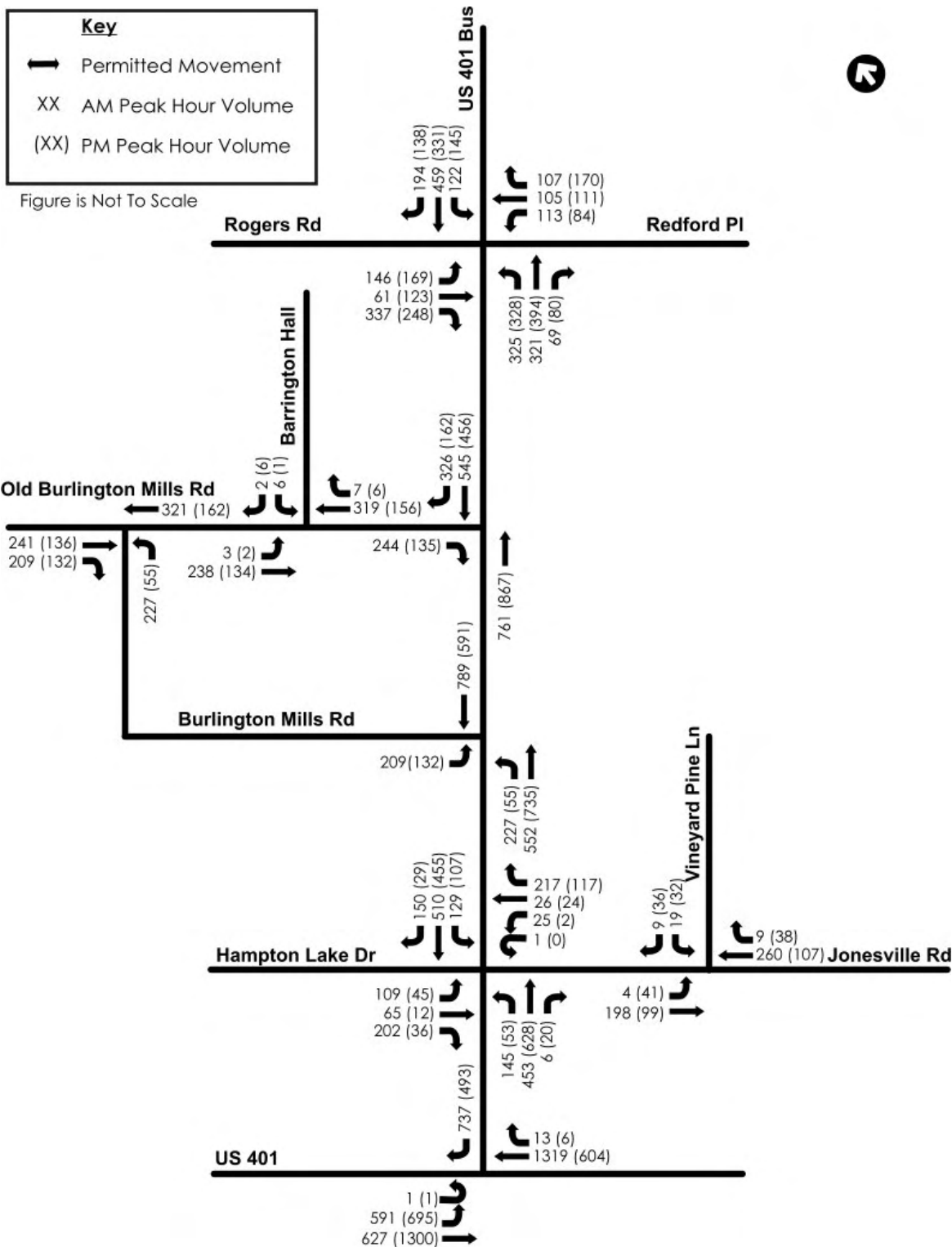
Figure 5: Existing (2019) Traffic Volumes



REVISED WALLBROOK DEVELOPMENT TRAFFIC IMPACT ANALYSIS

Traffic Volumes
August 11, 2020

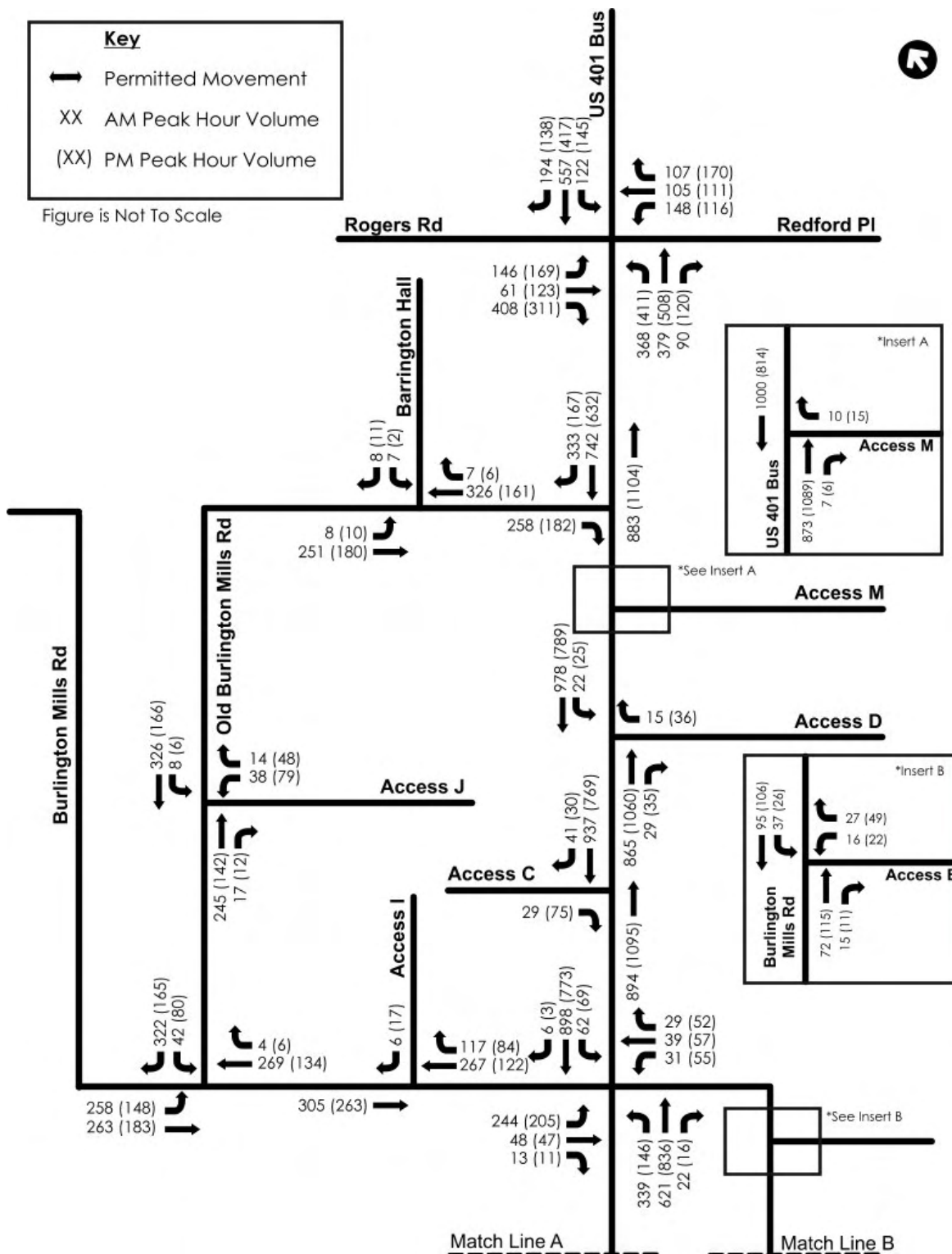
Figure 6: 2025 No-Build Traffic Volumes



REVISED WALLBROOK DEVELOPMENT TRAFFIC IMPACT ANALYSIS

Traffic Volumes
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Figure 7: 2025 Build Traffic Volumes



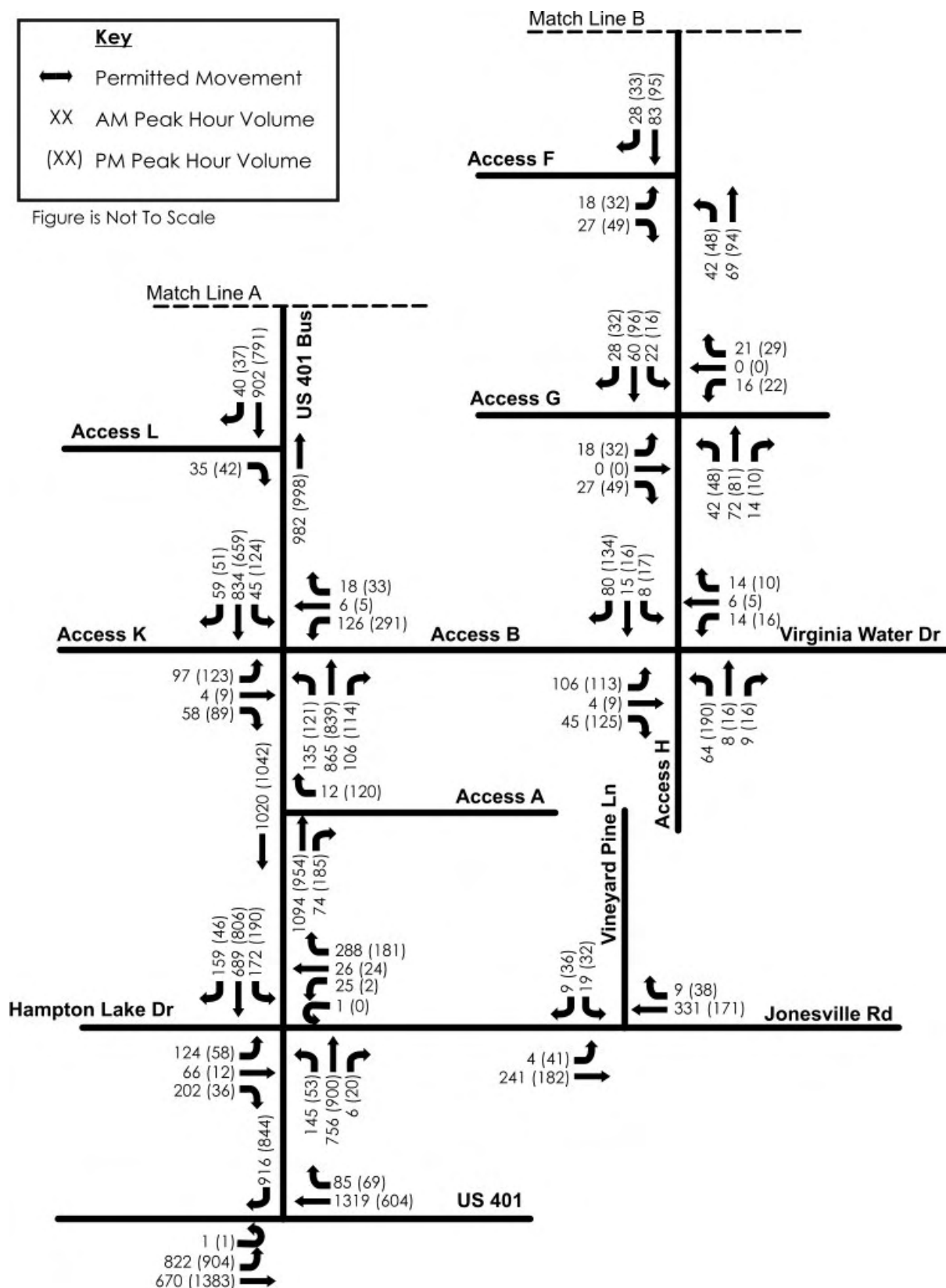
REVISED WALLBROOK DEVELOPMENT TRAFFIC IMPACT ANALYSIS

Traffic Volumes
August 11, 2020

Key

- ➔ Permitted Movement
- XX AM Peak Hour Volume
- (XX) PM Peak Hour Volume

Figure is Not To Scale



REVISED WALLBROOK DEVELOPMENT TRAFFIC IMPACT ANALYSIS

Traffic Analysis
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6.0 TRAFFIC ANALYSIS

Capacity analyses were performed for the roadway network in the project study area. The traffic analysis program Synchro Version 10 was used to analyze all signalized and stop-controlled intersections according to methods put forth by the Transportation Research Board's Highway Capacity Manual (HCM)⁵. The Highway Capacity Manual defines capacity as "the maximum rate of flow at which persons or vehicles can be reasonably expected to traverse a point or uniform section of a lane or roadway during a specified period under the prevailing roadway, traffic, and control conditions, usually expressed as vehicles per lane per hour."

Level of service (LOS) is a term used to describe different traffic conditions and is defined as a "qualitative measure describing operational conditions within a traffic stream, and their perception by motorists/ or passengers." LOS varies from Level A, representing free flow, to Level F where traffic breakdown conditions are evident. At an unsignalized intersection, the primary traffic on the main roadway is virtually uninterrupted. Therefore, the overall delay for the intersection is usually less than what is calculated for the minor street movements. The overall intersection delay and the delay for the intersection's minor movement(s) are reported in the summary tables of this report. Generally, LOS D is acceptable for signalized intersections in suburban areas during peak periods. The ITE Recommended Practice Manual, "*Designing Walkable Urban Thoroughfares: A Context Sensitive Approach*"⁶ states, "Often in urban areas, thoroughfare capacity is a lower priority than other factors such as economic development or historical preservation, and higher levels of congestion are considered acceptable." With the current method of reporting LOS for unsignalized intersections, it is not uncommon for some of the minor street movements to be operating at a LOS F during peak hour conditions and that is not necessarily indicative of an area that requires improvements.

Capacity analyses were completed following *NCDOT Congestion Management Capacity Analysis Guidelines*⁷. It should be noted that the analyses include permitted + protected signal phasing at the US 401 Business intersections with Hampton Lake Drive/Jonesville Road and Rogers Road/Redford Place Drive. This provided results more indicative of field conditions as the signal currently operates with a flashing yellow arrow. Table 6 presents the criteria of each LOS as indicated in the *HCM*⁵.

Table 6: Level of Service Criteria

Level of Service (LOS)	Signalized Intersection Control Delay (seconds / vehicle)	Unsignalized Intersection Control Delay (seconds / vehicle)
A	≤ 10	≤ 10
B	>10 and ≤ 20	>10 and ≤ 15
C	>20 and ≤ 35	>15 and ≤ 25
D	>35 and ≤ 55	>25 and ≤ 35
E	>55 and ≤ 80	>35 and ≤ 50
F	>80	>50

REVISED WALLBROOK DEVELOPMENT TRAFFIC IMPACT ANALYSIS

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Capacity analyses were performed for the following conditions.

- Existing (2019)
- Future Year (2025) No-Build
- Future Year (2025) Build
- Future Year (2025) Build with Improvements

The following intersections were included in the capacity analysis for the above scenarios; where applicable:

- US 401 Business at US 401
- US 401 Business at Hampton Lake Drive / Jonesville Road
- US 401 Business at Burlington Mills Realigned
- US 401 Business at Burlington Mills Road
- US 401 Business at Rogers Road / Redford Place
- Jonesville Road at Vineyard Pine Lane
- Burlington Mills Road at Old Burlington Mills Road
- US 401 Business at Access A
- US 401 Business at Access B/Access K
- US 401 Business at Access L
- US 401 Business at Access C
- US 401 Business at Access D
- US 401 Business at Access M
- Burlington Mills Road at Access E
- Burlington Mills Road at Access F
- Burlington Mills Road at Access G
- Burlington Mills Road at Access H
- Burlington Mills Realigned at Access I
- Old Burlington Mills Road at Barrington Hall
- Old Burlington Mills Road at Access J

SimTraffic runs were completed for all scenarios to observe the predicted traffic operations throughout the study area during each of the peak hours. As is standard practice, ten (10) SimTraffic analysis runs were performed for each scenario. Detailed SimTraffic queuing and blocking reports can be found in the Appendix. Queues for the exclusive turn-lanes are summarized in tables for each study intersection. Queues are not reported for intersections that do not have exclusive turn-lanes. For simplicity, the greater of the 95th percentile queue as reported by Synchro or the maximum observed queue as reported by SimTraffic are shown in the tables.

All Synchro files and detailed printouts can be found in the appendix. A summary of the results of the analyses is provided in the following sub-sections.

REVISED WALLBROOK DEVELOPMENT TRAFFIC IMPACT ANALYSIS

Traffic Analysis
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6.1 2019 EXISTING CAPACITY ANALYSIS

The 2019 Existing scenario results show that all intersections and approaches currently operate at LOS D or better in both peak periods except the westbound approach at US 401 Business and Hampton Lake Drive/Jonesville Road which can be attributed to school traffic. The level of service and delay for the existing traffic conditions are listed below in Table 7.

Table 7: Level of Service and Delay for 2019 Existing Conditions

Intersection/Approach	Peak Hour	Overall (LOS)	Eastbound	Westbound	Northbound	Southbound
US 401 Business at US 401 (Signalized)	AM	B (12.7)	-	B (13.5)	C (25.7)	A (1.3)
	PM	B (12.7)	-	B (13.5)	C (20.1)	A (0.9)
US 401 Business at Hampton Lake Dr / Jonesville Rd (Signalized)	AM	C (25.7)	C (23.9)	E (57.2)	B (14.2)	C (24.0)
	PM	C (21.6)	C (30.3)	E (61.2)	B (14.1)	B (19.6)
Jonesville Rd at Vineyard Pine Lane (Unsignalized)	AM	- (0.3)	- (0.2)	- (0.0)	-	B (10.2)
	PM	- (2.5)	- (1.9)	- (0.0)	-	A (9.6)
US 401 Business at Burlington Mills Rd (Signalized)	AM	B (13.7)	D (49.5)	-	A (2.1)	A (4.4)
	PM	B (10.5)	D (46.9)	-	A (2.7)	A (4.3)
Burlington Mills Rd at Barrington Hall Dr / Access J (Unsignalized)	AM	- (0.2)	- (0.1)	- (0.0)	-	C (15.2)
	PM	- (0.3)	- (0.1)	- (0.0)	-	B (10.3)
US 401 Business at Rogers Rd / Redford Place (Signalized)	AM	C (25.1)	D (43.0)	D (45.8)	B (10.4)	B (18.1)
	PM	C (23.4)	D (46.5)	D (45.4)	A (8.5)	B (10.8)

Key: LOS (Delay (seconds/vehicle))

REVISED WALLBROOK DEVELOPMENT TRAFFIC IMPACT ANALYSIS

Traffic Analysis
August 11, 2020

6.2 2025 NO-BUILD CAPACITY ANALYSIS

The 2025 No-Build scenario results show that all intersections and approaches will operate at LOS D or better in both peak periods except the westbound approach at US 401 Business and Hampton Lake Drive/Jonesville Road and the eastbound approach at US 401 Business and Burlington Mills Road Realigned. There are no queuing issues throughout the network in the 2025 No-Build scenario. The no-build level of service and delay are listed below in Table 8.

Table 8: Level of Service and Delay for 2025 No-Build Conditions

Intersection/Approach	Peak Hour	Overall (LOS)	Eastbound	Westbound	Northbound	Southbound
US 401 Business at US 401 (Signalized)	AM	C (24.6)	-	C (26.7)	D (47.4)	A (2.2)
	PM	B (14.3)	-	B (17.3)	C (21.2)	A (0.7)
US 401 Business at Hampton Lake Dr / Jonesville Rd (Signalized)	AM	C (20.5)	C (24.0)	E (59.1)	A (5.2)	B (17.3)
	PM	C (25.7)	C (27.1)	E (63.3)	B (17.9)	C (25.5)
Jonesville Rd at Vineyard Pine Lane (Unsignalized)	AM	- (0.7)	- (0.2)	- (0.0)	-	B (11.0)
	PM	- (2.8)	- (2.2)	- (0.0)	-	B (10.2)
US 401 Business at Burlington Mills Rd Realigned (Signalized)	AM	D (38.0)	F (84.5)	D (40.4)	C (28.7)	C (34.6)
	PM	B (18.5)	E (58.9)	D (39.2)	B (10.9)	B (18.8)
US 401 Business at Old Burlington Mills Rd (Unsignalized)	AM	- (2.7)	C (20.6)	-	- (0.0)	- (0.0)
	PM	- (1.1)	B (13.6)	-	- (0.0)	- (0.0)
Burlington Mills Rd at Barrington Hall Dr / Access J (Unsignalized)	AM	- (0.3)	- (0.1)	- (0.0)	-	B (12.1)
	PM	- (0.4)	- (0.2)	- (0.0)	-	A (9.7)
Burlington Mills Rd at Old Burlington Mills (Unsignalized)	AM	- (6.5)	-	B (14.0)	- (0.0)	- (4.5)
	PM	- (5.4)	-	A (9.6)	- (0.0)	- (3.9)
US 401 Business at Rogers Rd / Redford Place (Signalized)	AM	C (30.1)	D (54.0)	D (44.4)	B (14.4)	C (21.8)
	PM	C (26.0)	D (50.7)	D (46.3)	A (9.6)	B (13.6)

Key: LOS (Delay (seconds/vehicle))

REVISED WALLBROOK DEVELOPMENT TRAFFIC IMPACT ANALYSIS

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6.3 2025 BUILD CAPACITY ANALYSIS

As a result of the 2025 Build analysis, all intersections are expected to operate at LOS D or better in both peak periods, with a few exceptions. The intersection of US 401 Business and Burlington Mills Road Realigned is expected to operate at LOS E in the AM peak hour. Additionally, the following approaches operate at LOS E or F during the peak hours:

- US 401 Business at US 401 (NB - AM Peak)
- US 401 Business at Hampton Lake Dr / Jonesville Rd (WB - AM & PM Peak)
- US 401 Business at Access A (WB - PM Peak)
- US 401 Business at Access B/Access K (EB - AM Peak, WB - AM & PM Peak, NB - PM Peak)
- US 401 Business at Burlington Mills Rd Realigned (EB – AM & PM Peak, SB – AM Peak)
- US 401 Business at Old Burlington Mills Rd (EB – AM Peak)
- US 401 Business at Rogers Rd/Redford Pl (EB – PM Peak, WB – AM & PM Peak)

The analyses show that the proposed development will have an impact on the surrounding roadway network in the vicinity of the site without any improvements.

REVISED WALLBROOK DEVELOPMENT TRAFFIC IMPACT ANALYSIS

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Table 9: Level of Service and Delay for 2025 Build Conditions

Intersection/Approach	Peak Hour	Overall (LOS)	Eastbound	Westbound	Northbound	Southbound
US 401 Business at US 401 (Signalized)	AM	D (37.2)	-	D (46.8)	E (58.6)	A (3.3)
	PM	B (16.3)	-	C (24.5)	C (22.1)	A (3.5)
US 401 Business at Hampton Lake Dr / Jonesville Rd (Signalized)	AM	C (34.3)	C (34.7)	F (87.4)	C (26.7)	C (23.1)
	PM	C (32.3)	D (42.8)	F (102.1)	C (29.6)	B (19.8)
Jonesville Rd at Vineyard Pine Lane (Unsignalized)	AM	- (0.6)	- (0.1)	- (0.0)	-	B (11.5)
	PM	- (2.1)	- (1.4)	- (0.0)	-	B (10.8)
US 401 Business at Access A (Unsignalized)	AM	- (0.1)	-	D (27.3)	- (0.0)	- (0.0)
	PM	- (2.4)	-	E (45.7)	- (0.0)	- (0.0)
US 401 Business at Access B/Access K (Signalized)	AM	C (21.2)	E (65.6)	F (81.9)	B (13.6)	B (12.9)
	PM	D (53.7)	D (46.5)	F (110.4)	E (58.2)	C (27.5)
Virginia Water Dr at Access H (Unsignalized)	AM	A (8.2)	- (8.6)	- (7.7)	- (8.3)	- (7.7)
	PM	B (10.2)	- (10.6)	- (8.6)	- (10.8)	- (9.0)
US 401 Business at Access L (Unsignalized)	AM	- (0.2)	B (10.2)	-	- (0.0)	- (0.0)
	PM	- (0.2)	B (10.0)	-	- (0.0)	- (0.0)
Burlington Mills Rd at Access G (Unsignalized)	AM	- (4.2)	B (10.0)	B (10.2)	- (2.5)	- (1.5)
	PM	- (4.6)	B (10.5)	B (10.6)	- (2.6)	- (0.8)
Burlington Mills Rd at Access F (Unsignalized)	AM	- (2.8)	A (9.5)	-	- (2.8)	- (0.0)
	PM	- (3.3)	A (9.9)	-	- (2.6)	- (0.0)
Burlington Mills Rd at Access E (Unsignalized)	AM	- (2.6)	-	A (9.5)	- (0.0)	- (2.1)
	PM	- (2.7)	-	A (9.9)	- (0.0)	- (1.5)
US 401 Business at Burlington Mills Realigned (Signalized)	AM	E (65.4)	F (126.4)	D (50.2)	D (47.7)	E (65.9)
	PM	C (30.9)	E (74.5)	D (47.4)	B (19.1)	C (28.2)
Burlington Mills Realigned at Access I (Unsignalized)	AM	- (0.1)	- (0.0)	- (0.0)	-	B (10.3)
	PM	- (0.3)	- (0.0)	- (0.0)	-	A (9.3)
Burlington Mills Rd at Old Burlington Mills Rd (Unsignalized)	AM	- (12.2)	- (4.3)	- (0.0)	-	D (32.8)
	PM	- (7.0)	- (3.5)	- (0.0)	-	C (15.8)
Old Burlington Mills Rd at Access J (Unsignalized)	AM	- (1.2)	- (0.0)	- (0.2)	B (13.5)	-
	PM	- (3.3)	- (0.0)	- (0.3)	B (11.4)	-
US 401 Business at Access C (Unsignalized)	AM	- (0.3)	C (20.1)	-	- (0.0)	- (0.0)
	PM	- (0.7)	C (18.5)	-	- (0.0)	- (0.0)
Old Burlington Mills Rd at Barrington Hall Dr (Unsignalized)	AM	- (0.4)	- (0.2)	- (0.0)	-	B (12.0)
	PM	- (0.6)	- (0.4)	- (0.0)	-	A (9.8)
US 401 Business at Access D (Unsignalized)	AM	- (0.3)	-	C (15.0)	- (0.0)	- (0.3)
	PM	- (0.8)	-	D (27.6)	- (0.0)	- (0.6)
US 401 Business at Access M (Unsignalized)	AM	- (0.1)	-	C (15.5)	- (0.0)	- (0.0)
	PM	- (0.2)	-	D (27.4)	- (0.0)	- (0.0)
US 401 Business at Old Burlington Mills Rd (Unsignalized)	AM	- (4.7)	E (40.4)	-	- (0.0)	- (0.0)
	PM	- (1.8)	C (20.1)	-	- (0.0)	- (0.0)
US 401 Business at Rogers Rd / Redford Place (Signalized)	AM	C (34.6)	D (49.9)	E (57.9)	B (16.3)	C (31.7)
	PM	C (32.8)	E (60.5)	E (59.5)	B (15.3)	B (19.8)

Key: LOS (Delay (seconds/vehicle))

REVISED WALLBROOK DEVELOPMENT TRAFFIC IMPACT ANALYSIS

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6.4 2025 BUILD WITH IMPROVEMENTS CAPACITY ANALYSIS

The 2025 Build with Improvements analysis shows that all intersections and approaches are expected to operate at LOS D or better in both peak periods, except for Old Burlington Mills Road at US 401 Business in the AM peak hour. Although the intersections are expected to operate at an acceptable level of service, the intersection of Old Burlington Mills Road at US 401 Business experiences a higher delay.

Improvements:

US 401 Business & Access A

- Construct a northbound exclusive right-turn lane with 100 feet of storage and appropriate taper

US 401 Business at Access B/Access K

- Install a signal
- Construct a northbound exclusive left-turn lane with 175 feet of storage and appropriate taper
- Construct a northbound exclusive right-turn lane with 125 feet of storage and appropriate taper
- Construct a southbound exclusive left-turn lane with 350 feet of storage and appropriate taper
- Construct an eastbound exclusive left-turn lane with 225 feet of storage and appropriate taper
- Construct a westbound shared through-right-turn lane with 100 feet of storage and appropriate taper

Virginia Water Drive at Access B/Access H

- Construct single-lane roundabout

US 401 Business at Burlington Mills Road

- Construct dual northbound exclusive left-turn lanes with 375 feet of storage and appropriate taper
- Construct a westbound exclusive left-turn lane with 100 feet of storage and appropriate taper
- Construct a westbound exclusive right-turn lane with 100 feet of storage and appropriate taper
- Construct an eastbound exclusive left-turn lane with 500 feet of storage and appropriate taper
- Construct an eastbound exclusive right-turn lane with 175 feet of storage and appropriate taper
- Construct a southbound exclusive left-turn lane with 100 feet of storage and appropriate taper
- Construct a southbound exclusive right-turn lane with at least 250 feet of storage and appropriate taper (beginning at least 100 feet north of the Access C driveway)

US 401 Business at Access D

- Construct a southbound exclusive left-turn lane with 100 feet of storage and appropriate taper

Burlington Mills Road at Access I

- Construct a westbound exclusive right-turn lane that is continuous from receiving the second northbound left-turn lane at US 401 Business and Burlington Mills Road

Burlington Mills Road at Old Burlington Mills Road

- Construct a southbound exclusive left-turn lane with 100 feet of storage and appropriate taper

REVISED WALLBROOK DEVELOPMENT TRAFFIC IMPACT ANALYSIS

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Table 10: Level of Service and Delay for 2025 Build with Improvements Conditions

Intersection/Approach	Peak Hour	Overall (LOS)	Eastbound	Westbound	Northbound	Southbound
US 401 Business at US 401 (Signalized)	AM	D (37.2)	-	D (46.8)	E (58.6)	A (3.4)
	PM	B (16.0)	-	C (24.5)	C (22.1)	A (2.7)
US 401 Business at Hampton Lake Dr / Jonesville Rd (Signalized)	AM	C (34.2)	C (34.7)	F (87.4)	C (25.3)	C (23.9)
	PM	C (33.0)	D (41.9)	F (94.7)	C (32.1)	C (20.6)
Jonesville Rd at Vineyard Pine Lane (Unsignalized)	AM	- (0.6)	- (0.1)	- (0.0)	-	B (11.5)
	PM	- (2.1)	- (1.4)	- (0.0)	-	B (10.8)
US 401 Business at Access A (Unsignalized)	AM	- (0.1)	-	D (27.0)	- (0.0)	- (0.0)
	PM	- (1.5)	-	D (28.0)	- (0.0)	- (0.0)
US 401 Business at Access B/Access K (Signalized)	AM	B (20.0)	E (65.6)	F (81.9)	B (11.0)	B (12.9)
	PM	D (47.1)	D (36.2)	E (59.9)	D (48.5)	D (43.1)
Virginia Water Dr at Access H (Roundabout)	AM	A (4.0)	A (3.9)	A (3.9)	A (4.0)	A (4.1)
	PM	A (5.1)	A (4.6)	A (4.5)	A (5.5)	A (5.6)
US 401 Business at Access L (Unsignalized)	AM	- (0.2)	B (10.2)	-	- (0.0)	- (0.0)
	PM	- (0.2)	B (10.0)	-	- (0.0)	- (0.0)
Burlington Mills Rd at Access G (Unsignalized)	AM	- (4.2)	B (10.0)	B (10.2)	- (2.5)	- (1.5)
	PM	- (4.6)	B (10.5)	B (10.6)	- (2.6)	- (0.8)
Burlington Mills Rd at Access F (Unsignalized)	AM	- (2.8)	A (9.5)	-	- (2.8)	- (0.0)
	PM	- (3.3)	A (9.9)	-	- (2.6)	- (0.0)
Burlington Mills Rd at Access E (Unsignalized)	AM	- (2.6)	-	A (9.5)	- (0.0)	- (2.1)
	PM	- (2.7)	-	A (9.9)	- (0.0)	- (1.5)
US 401 Business at Burlington Mills Realigned (Signalized)	AM	D (47.8)	F (81.0)	D (44.8)	C (30.3)	E (55.4)
	PM	C (27.9)	E (70.0)	D (46.0)	B (18.8)	C (22.0)
Burlington Mills Realigned at Access I (Unsignalized)	AM	- (0.1)	- (0.0)	- (0.0)	-	A (9.1)
	PM	- (0.3)	- (0.0)	- (0.0)	-	A (8.7)
Burlington Mills Rd at Old Burlington Mills Rd (Unsignalized)	AM	- (6.9)	- (4.3)	- (0.0)	-	C (15.7)
	PM	- (5.8)	- (3.5)	- (0.0)	-	B (12.3)
Old Burlington Mills Rd at Access J (Unsignalized)	AM	- (1.2)	- (0.0)	- (0.2)	B (13.5)	-
	PM	- (3.3)	- (0.0)	- (0.3)	B (11.4)	-
US 401 Business at Access C (Unsignalized)	AM	- (0.2)	B (13.0)	-	- (0.0)	- (0.0)
	PM	- (0.5)	B (12.5)	-	- (0.0)	- (0.0)
Old Burlington Mills Rd at Barrington Hall Dr (Unsignalized)	AM	- (0.4)	- (0.2)	- (0.0)	-	B (12.0)
	PM	- (0.6)	- (0.4)	- (0.0)	-	A (9.8)
US 401 Business at Access D (Unsignalized)	AM	- (0.3)	-	C (15.0)	- (0.0)	- (0.3)
	PM	- (0.8)	-	D (27.6)	- (0.0)	- (0.6)
US 401 Business at Access M (Unsignalized)	AM	- (0.1)	-	C (15.5)	- (0.0)	- (0.0)
	PM	- (0.2)	-	D (27.4)	- (0.0)	- (0.0)
US 401 Business at Old Burlington Mills Rd (Unsignalized)	AM	- (4.7)	E (40.4)	-	- (0.0)	- (0.0)
	PM	- (1.8)	C (20.1)	-	- (0.0)	- (0.0)
US 401 Business at Rogers Rd / Redford Place (Signalized)	AM	C (34.8)	D (50.3)	E (57.8)	B (16.7)	C (31.7)
	PM	C (32.4)	E (60.4)	E (59.3)	B (14.4)	B (19.9)

Key: LOS (Delay (seconds/vehicle))

REVISED WALLBROOK DEVELOPMENT TRAFFIC IMPACT ANALYSIS

Traffic Analysis
August 11, 2020

7.0 SIMTRAFFIC OPERATIONS

SimTraffic runs were completed for all analysis scenarios to observe the predicted traffic operations throughout the study area during each of the peak hours. As is standard practice, ten (10) SimTraffic analysis runs were performed for each scenario to get an average. Detailed SimTraffic Queuing and Blocking reports can be found in the appendix.

In the Build AM peak hour, there is extensive queuing along southbound US 401 Business at the realigned Burlington Mills Road, extending sometimes as far back as Rogers Rd/Redford Pl. This queuing also blocks vehicles from turning right onto southbound US 401 Business from Old Burlington Mills Road causing additional queuing on Old Burlington Mills Road. The addition of the second northbound left turn lane at this intersection in the Build Improved scenario significantly improves the queuing for this approach and Old Burlington Mills Road.

It was observed in the AM peak hour that there are queues exceeding 1000 feet for the eastbound left turn from US 401 to US 401 Business. However, the signal operates at an acceptable level of service. It is expected that with the transformation of the downtown Main Street corridor, future throughput vehicles might continue on eastbound US 401 and access other destinations in Rolesville via Young Street, reducing the observed queuing issues. It should be noted that the intersection was modeled with the eastbound left turn having only a protected phase, as was done in the original study per Congestion Management Guidelines⁷. The signal in the field utilizes permitted and protected phasing for the eastbound left turn movement so there is additional capacity that is not shown in the model. Testing the model with this movement as permitted and protected reduces the maximum observed queue to less than 300 feet in both peak hours.

In the Build PM peak hour, there is significant queuing along northbound US 401 Business at the Hampton Lake Rd/Jonesville Rd and Access B/Access K intersections. The vehicles clear the intersection quickly and the queues are a result of the reduced cross-section and complete street elements as detailed in the Rolesville Main Street Vision Plan⁸.

In both peak hours, it is observed that the westbound approach of the US 401 Business & Access B/Access K intersection queues back into the proposed roundabout at Virginia Water Dr & Access H intersection. According to SimTraffic, this queuing is temporary and only occurs approximately 12% of the peak hour.

A summary of the maximum queue lengths observed during the simulation is provided in Table 11 and Table 12.

REVISED WALLBROOK DEVELOPMENT TRAFFIC IMPACT ANALYSIS

Traffic Analysis
August 11, 2020

Table 11: Maximum Queue Length Summary for Unsignalized

Intersection	Directional Movement	2019 Existing		2025 No Build		2025 Build		2025 Build w/ Imp	
		AM	PM	AM	PM	AM	PM	AM	PM
Jonesville Rd @ Vineyard Pine Ln	EBL	14	33	8	53	19	56	25	47
	WBTR	0	2	16	0	83	58	194	2
	SBLR	30	54	34	59	60	136	70	58
US 401 Business @ Access A	WBR	-	-	-	-	55	398	31	403
	NBR	-	-	-	-	-	-	0	200
Virginia Water Drive @ Access B/H	EBLTR	-	-	-	-	85	131	19	34
	WBLTR	-	-	-	-	42	55	5	5
	NBLTR	-	-	-	-	95	352	11	35
	SBLTR	-	-	-	-	95	361	14	29
US 401 Business @ Access L	EBR	-	-	-	-	60	250	80	243
Virginia Water Dr @ Access G	EBLTR	-	-	-	-	74	138	68	94
	WBLTR	-	-	-	-	52	100	46	58
	NBLTR	-	-	-	-	36	107	46	65
	SBLTR	-	-	-	-	28	107	33	31
Virginia Water Dr @ Access F	EBLR	-	-	-	-	64	71	54	68
	NBLT	-	-	-	-	46	48	37	54
	SBTR	-	-	-	-	2	2	5	0
Virginia Water Drive @ Access E	WBLR	-	-	-	-	58	80	61	59
	NBTR	-	-	-	-	2	33	0	0
	SBLTR	-	-	-	-	48	62	49	41
Burlington Mills Road @ Access I	WBTR	-	-	-	-	0	0	0	0
	SBR	-	-	-	-	31	44	28	33
Burlington Mills Road @ Old Burlington Mills Road	EBLT	-	-	-	-	840	99	182	81
	WBLR	-	-	155	71	-	-	-	-
	WBTR	-	-	-	-	108	11	12	2
	SBLR	-	-	-	-	1296	148	-	-
	SBLT	-	-	160	59	-	-	-	-
	SBL	-	-	-	-	-	-	75	72
	SBR	-	-	-	-	-	-	164	67
Old Burlington Mills Rd @ Access J	NBTR	-	-	6	0	-	-	-	-
	EBTR	-	-	-	-	162	0	0	0
	WBLT	-	-	-	-	968	44	33	18
US 401 Business @ Access C	NBLR	-	-	-	-	144	100	65	93
	EBR	-	-	-	-	213	204	255	141
Old Burlington Mills Rd @ Barrington Hall	EBLT	34	21	22	18	137	26	60	16
	WBTR	-	-	-	-	728	65	0	0
	WBR	0	0	0	0	-	-	-	-
	SBLR	23	23	24	23	143	36	32	32
US 401 Business @ Access D	WBR	-	-	-	-	41	58	44	66
	SBL	-	-	-	-	-	-	156	49
US 401 Business @ Access M	WBR	-	-	-	-	30	44	36	37
US 401 Business @ Old Burlington Mills Rd	EBR	-	-	149	86	626	124	442	119
	SBR	-	-	0	0	156	99	17	0

REVISED WALLBROOK DEVELOPMENT TRAFFIC IMPACT ANALYSIS

Traffic Analysis
August 11, 2020

Table 12: Maximum Queue Length Summary for Signalized

Intersection	Directional Movement	2019 Existing		2025 No Build		2025 Build		2025 Build w/ Imp	
		AM	PM	AM	PM	AM	PM	AM	PM
US 401 @ US 401 Business	EBL	338	474	598	526	1095	596	1095	596
	WBT	253	150	606	203	1022	243	1059	234
	WBR	0	0	30	0	325	61	325	56
	SBT	8	14	28	4	25	40	33	9
US 401 Business @ Hampton Lake Dr / Jonesville Rd	EBL	153	87	179	101	193	122	215	108
	EBT	117	40	111	42	154	52	143	52
	EBR	213	81	210	83	244	66	208	79
	WBL	116	13	162	18	166	86	164	72
	WBTR	262	170	352	198	524	451	515	386
	NBL	155	67	296	105	425	425	425	425
	NBTR	353	372	494	439	1351	1713	824	2610
	SBL	263	147	299	299	299	300	300	285
US 401 Business @ Access B/H	SBT	380	243	661	459	675	1174	669	499
	SBR	181	46	300	206	270	300	300	205
	EBL	-	-	-	-	234	186	172	216
	EBTR	-	-	-	-	340	172	137	180
	WBL	-	-	-	-	298	518	271	356
	WBTR	-	-	-	-	690	200	199	200
	NBL	-	-	-	-	275	275	258	275
	NBT	-	-	-	-	690	1300	415	1302
US 401 Business @ Burlington Mills Road / Virginia Water Dr	NBR	-	-	-	-	-	-	224	225
	SBL	-	-	-	-	103	382	108	339
	SBTR	-	-	-	-	129	509	195	1023
	EBL	-	-	329	226	612	424	500	340
	EBT	-	-	82	40	152	117	100	95
	EBR	-	-	-	-	-	-	50	41
	WBL	-	-	34	32	77	115	72	118
	WBT	-	-	32	35	91	142	90	110
	WBR	-	-	31	37	83	129	84	103
US 401 Business @ Old Burlington Mills Road	NBL	-	-	398	124	568	236	373	167
	NBT	-	-	337	423	915	318	490	230
	SBL	-	-	150	24	145	145	144	144
	SBT	-	-	873	380	2839	857	1219	810
	SBR	-	-	-	-	-	-	24	22
	EBL	231	152	-	-	-	-	-	-
	EBR	249	147	-	-	-	-	-	-
	NBL	106	60	-	-	-	-	-	-
US 401 Business @ Rogers Road / Redford Pl Dr	NBT	194	196	-	-	-	-	-	-
	SBT	307	197	-	-	-	-	-	-
	SBR	198	97	-	-	-	-	-	-
	EBL	185	181	200	229	210	236	213	248
	EBT	70	157	152	200	276	214	195	223
	EBR	347	238	366	227	495	322	397	318
	WBL	135	122	182	144	260	185	250	210
	WBT	144	155	199	180	370	199	227	214
	WBR	135	192	185	218	228	220	205	213
NBL	224	236	265	297	296	300	300	300	
US 401 Business @ Rogers Road / Redford Pl Dr	NBTR	227	299	339	374	511	604	634	659
	SBL	187	128	274	243	275	274	275	265
	SBT	371	246	453	390	620	490	620	490
	SBR	159	101	217	104	416	185	446	141

Legend

- No movement
- XX Maximum queue length (feet)

REVISED WALLBROOK DEVELOPMENT TRAFFIC IMPACT ANALYSIS

Recommendations
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8.0 RECOMMENDATIONS

Based on the findings of this study, specific improvements have been identified and should be completed as part of the proposed development. Except where noted, all intersections are recommended to operate under two-way stop control (TWSC), with the site accesses serving as the minor movement(s). These improvements are shown in Figure 8 and listed below:

US 401 Business at Access A

Construct Access A as a limited-movement intersection onto US 401 Business restricting southbound and westbound lefts. Construct a northbound right-turn lane with 100 feet of full-width storage.

US 401 Business at Access B/Access K

Construct Access B and Access K as a full-movement signalized intersection onto US 401 Business with an exclusive northbound left-turn lane with 175 feet of storage and appropriate taper, and a northbound right-turn lane with 125 feet of full-width storage and appropriate taper. Construct an exclusive southbound left-turn lane with 350 feet of full-width storage and appropriate taper on US 401 Business. Construct eastbound egress with an exclusive left-turn lane with 225 feet of storage and appropriate taper. Construct westbound egress with an exclusive left-turn lane with full storage and an exclusive shared through & right-turn lane with 100 feet of full-width storage.

US 401 Business at Access L

Construct Access L as a limited-movement intersection onto US 401 Business restricting northbound and eastbound lefts.

US 401 Business at Access C

Construct Access C as a limited-movement intersection on to US 401 Business restricting northbound and eastbound left-turns.

US 401 Business at Access D

Construct Access D as a limited-movement intersection on to US 401 Business allowing all movements but a westbound left. Construct an exclusive southbound left-turn lane with 100 feet of full-width storage and appropriate taper.

US 401 Business at Access M

Construct Access M as a limited-movement intersection on to US 401 Business restricting southbound and westbound left-turns.

Burlington Mills Road at Access E

Construct Access E as a full-movement intersection on Burlington Mills Road.

REVISED WALLBROOK DEVELOPMENT TRAFFIC IMPACT ANALYSIS

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Burlington Mills Road at Access F

Construct Access F as a full-movement intersection on Burlington Mills Road.

Burlington Mills Road at Access G

Construct Access G as a full-movement intersection on Burlington Mills Road.

Burlington Mills Road at Access H

Construct Access H as single-lane roundabout on Burlington Mills Road.

Burlington Mills Road at Access I

Construct Access I as a limited-movement intersection on to Burlington Mills Road restricting eastbound and southbound left-turns. Construct a westbound exclusive right-turn lane that is continuous from receiving the second northbound left-turn lane at US 401 Business and Burlington Mills Road.

Old Burlington Mills Road at Access J

Construct Access J as a full-movement intersection on Old Burlington Mills Road.

Burlington Mills Road at Old Burlington Mills Road

Construct an exclusive southbound left-turn lane with 100 feet of full-width storage and appropriate taper.

US 401 Business at Burlington Mills Road Realigned

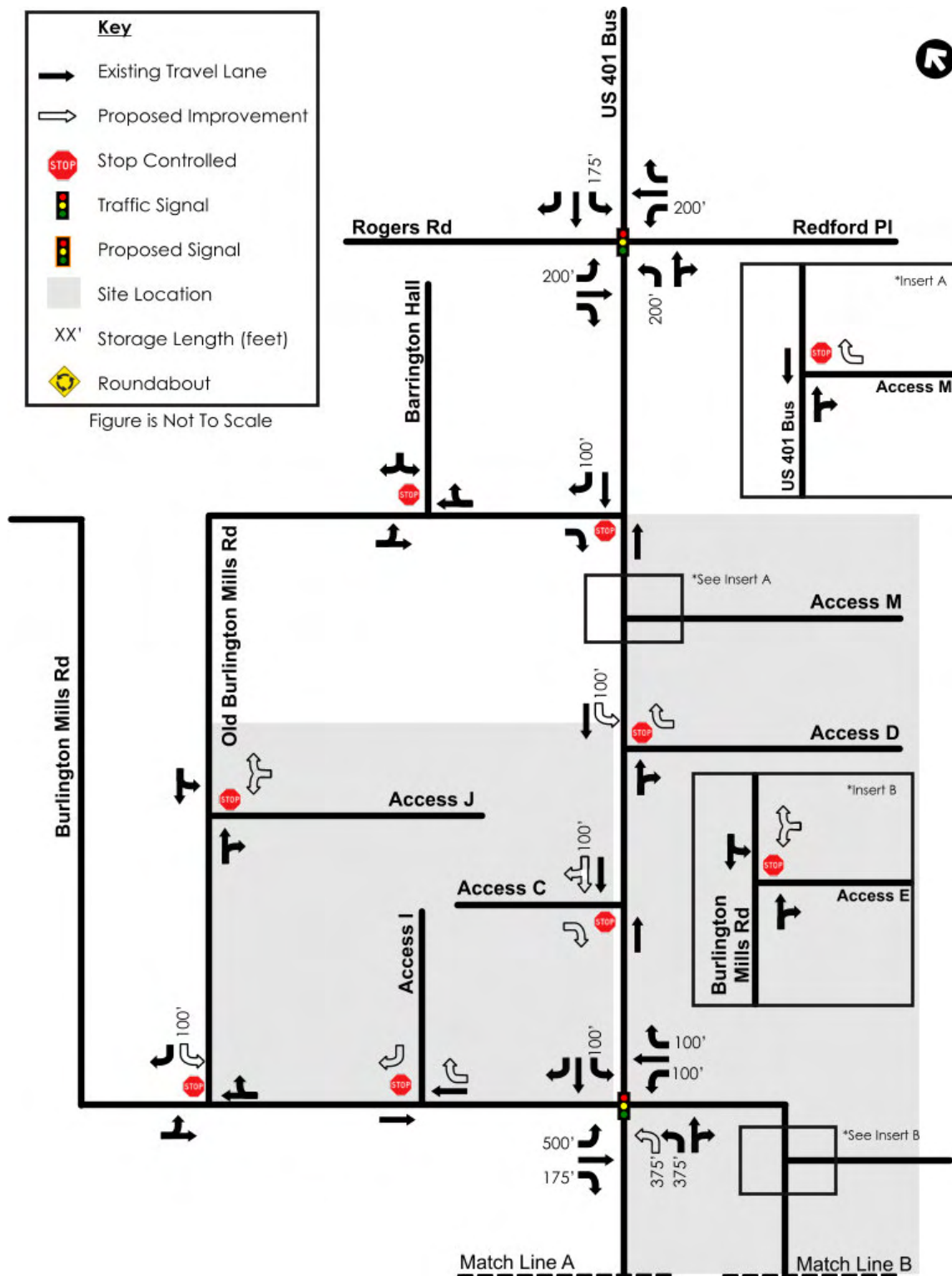
Construct dual northbound exclusive left-turn lanes with 375 feet of full-width storage and appropriate taper.

Construct an exclusive westbound left-turn lane and an exclusive westbound right-turn lane, both with 100 feet of full-width storage and appropriate taper. Construct an exclusive eastbound left-turn lane with 500 feet of full-width storage and appropriate taper and an exclusive eastbound right-turn lane with 175 feet of full-width storage and appropriate taper. Construct an exclusive southbound left-turn lane with 100 feet of full-width storage and appropriate taper and an exclusive southbound right-turn lane with at least 250 feet of full-width storage and appropriate taper. The southbound right-turn lane should start at least 100 feet prior to the US 401 Business at Access C intersection.

REVISED WALLBROOK DEVELOPMENT TRAFFIC IMPACT ANALYSIS

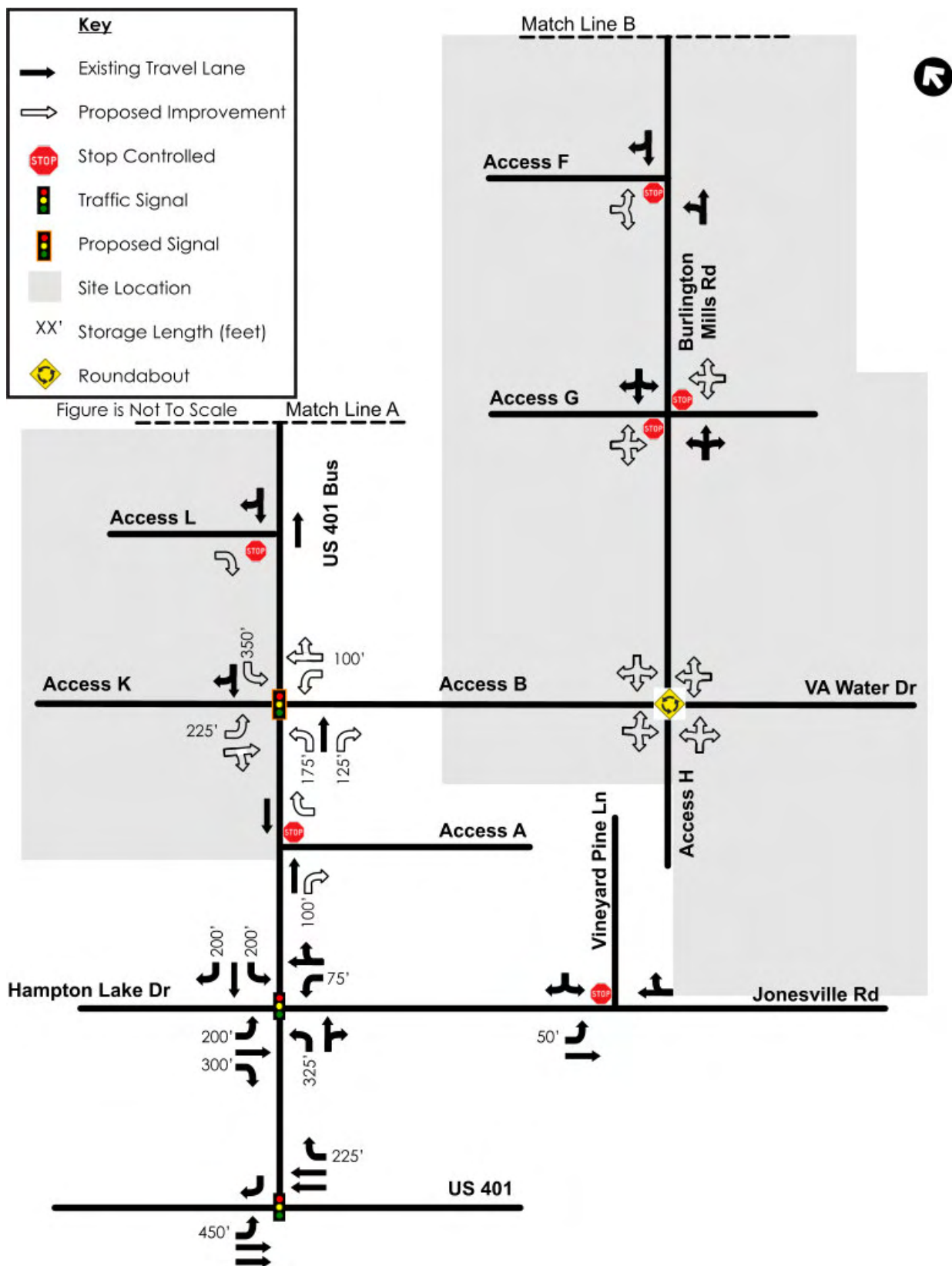
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Figure 8: Build Recommended Lane Configurations



REVISED WALLBROOK DEVELOPMENT TRAFFIC IMPACT ANALYSIS

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REVISED WALLBROOK DEVELOPMENT TRAFFIC IMPACT ANALYSIS

Conclusions
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9.0 CONCLUSIONS

The study shows that the traffic generated by the proposed Wallbrook Development will have a minimal impact on surrounding roadways and intersections with the recommended improvements included to mitigate the site traffic. The signalized intersections operate at an overall LOS of D or better during both peak hours. Approaches for the unsignalized intersections operate at LOS D or better except for the eastbound approach at US 401 Business and Old Burlington Mills Road which operates at LOS E in the AM peak hour.

REVISED WALLBROOK DEVELOPMENT TRAFFIC IMPACT ANALYSIS

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10.0 REFERENCES

¹ **NCDOT Functional Classification Map,**

<https://ncdot.maps.arcgis.com/home/webmap/viewer.html?layers=029a9a9fe26e43d687d30cd3c08b1792>

² **2017 NCDOT Average Daily Traffic Volumes,**

<https://ncdot.maps.arcgis.com/home/webmap/viewer.html?webmap=b7a26d6d8abd419f8c27f58a607b25a1>

³ **Trip Generation (10th Edition),** Institute of Transportation Engineers (ITE), September 2017.

⁴ **NCHRP Report 684: Enhancing Internal Trip Capture Estimation for Mixed-Use Developments.** Washington, D.C.: Transportation Research Board, 20151.

⁵ **HCM 2010: Highway Capacity Manual.** Washington D.C.: Transportation Research Board, 2010.

⁶ **Designing Walkable Urban Thoroughfares: A Context Sensitive Approach.** Institute of Transportation Engineers (ITE), 2010.

⁷ **NCDOT Congestion Management Capacity Analysis Guidelines.** North Carolina Department of Transportation (NCDOT), July 2015,

<https://connect.ncdot.gov/resources/safety/Congestion%20Mngmt%20and%20Signing/Congestion%20Management/Capacity%20Analysis%20Guidelines.pdf>

⁸ **Rolesville Main Street Vision Plan.** Town of Rolesville et al.,

<https://www.rolesvillenc.gov/sites/default/files/uploads/planning/mainstreetvisionplan.pdf>

APPENDIX

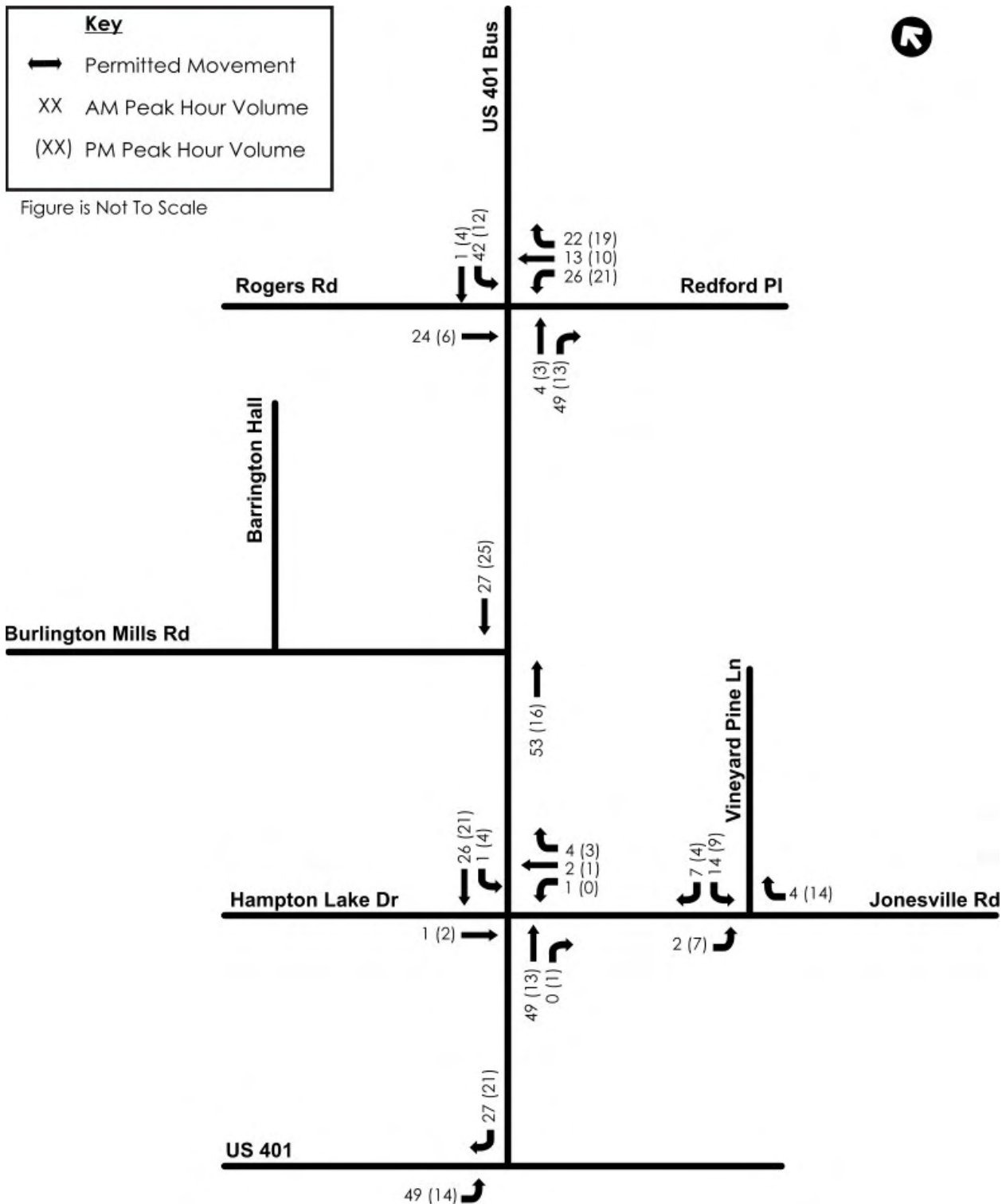
A link containing all relevant files is electronically sent with this report:

- Traffic Signal Plans
- Site Plan
- NCDOT Scoping Checklist
- Raw Traffic Count Data
- Synchro Files
- SimTraffic Reports
- Approved Development Traffic Information

REVISED WALLBROOK DEVELOPMENT TRAFFIC IMPACT ANALYSIS

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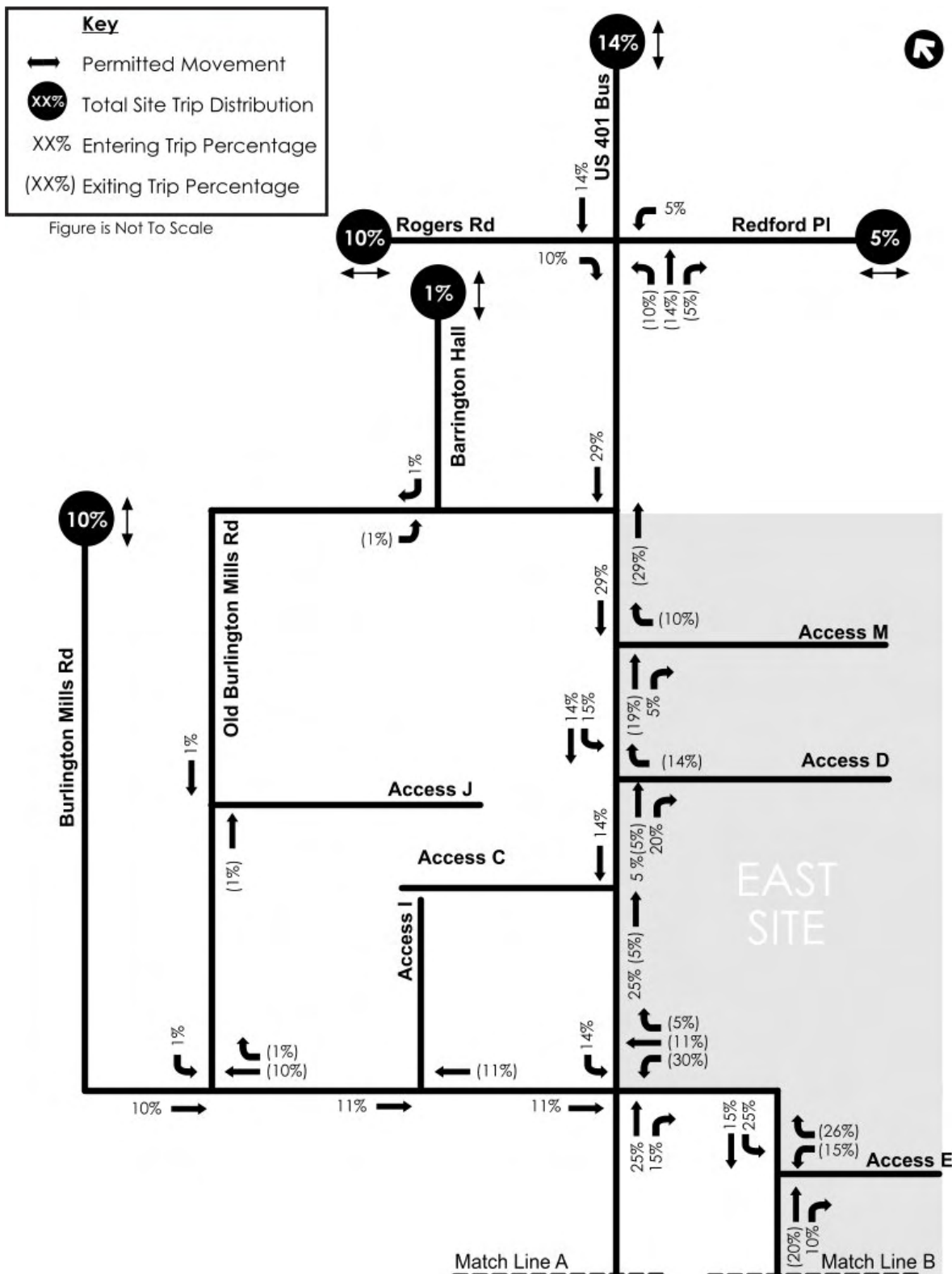
Figure 9: Approved Development Trips



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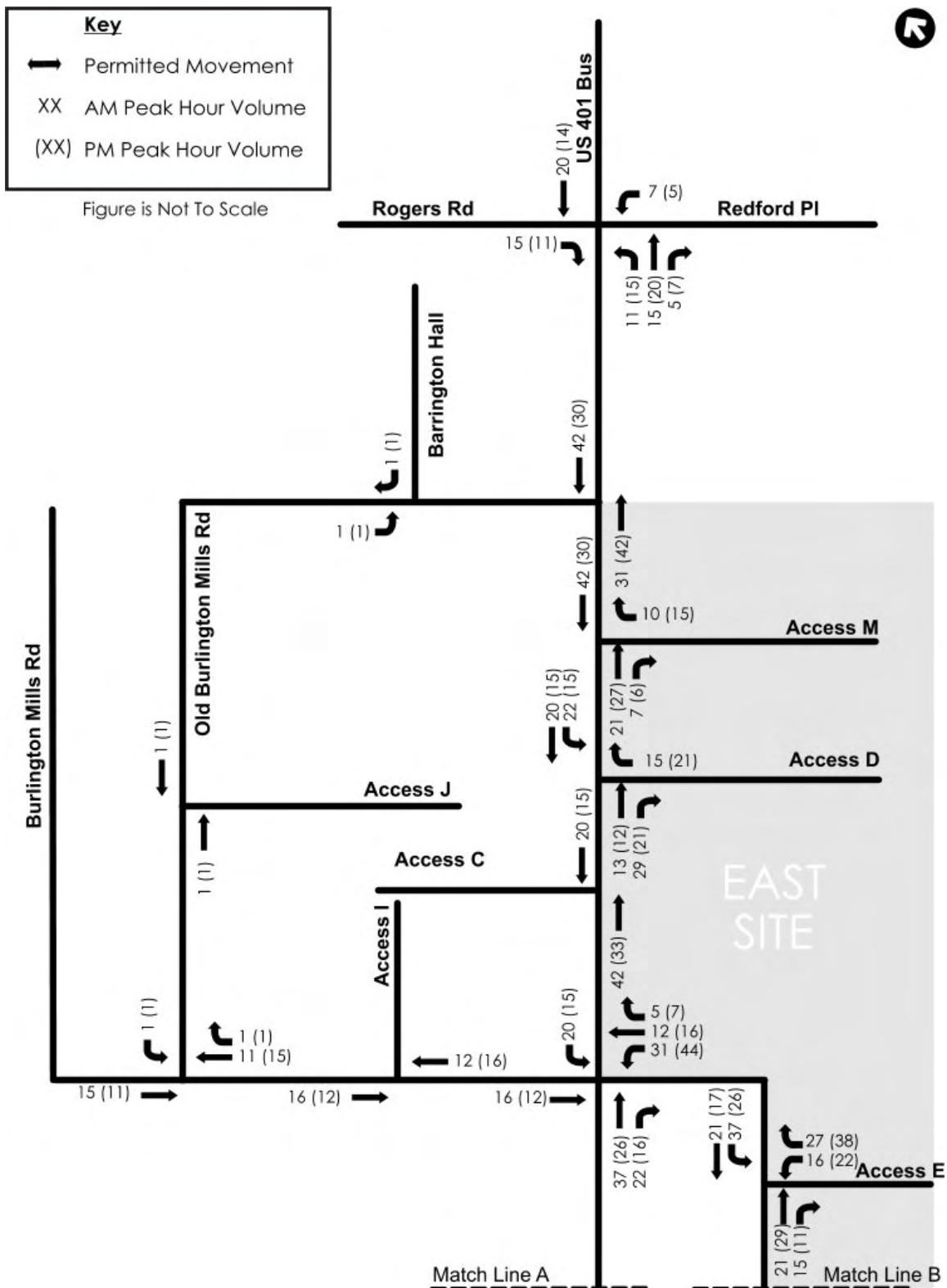
Figure 10: East Trip Distribution



REVISED WALLBROOK DEVELOPMENT TRAFFIC IMPACT ANALYSIS

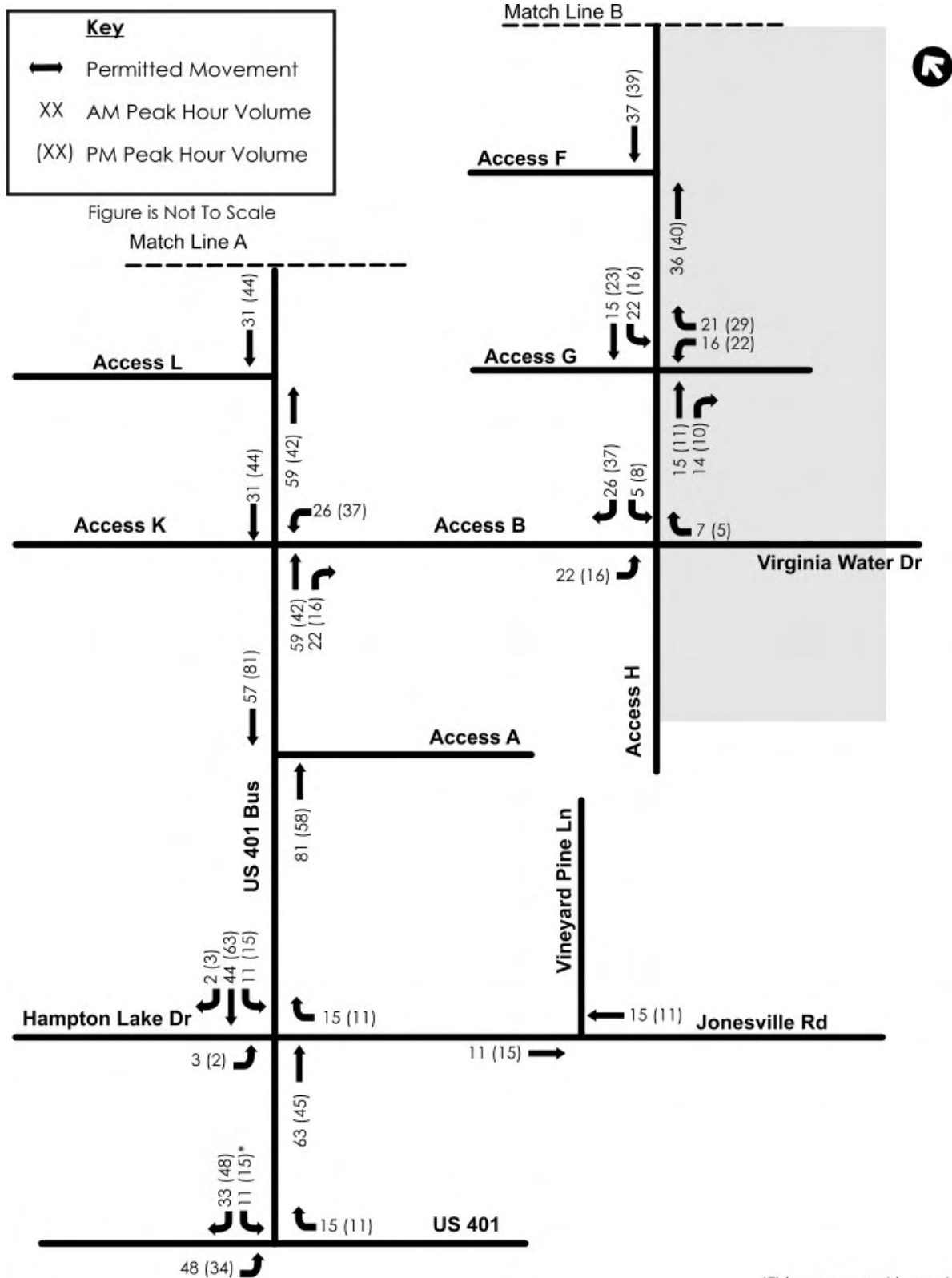
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Figure 11: East Site Trip Assignment



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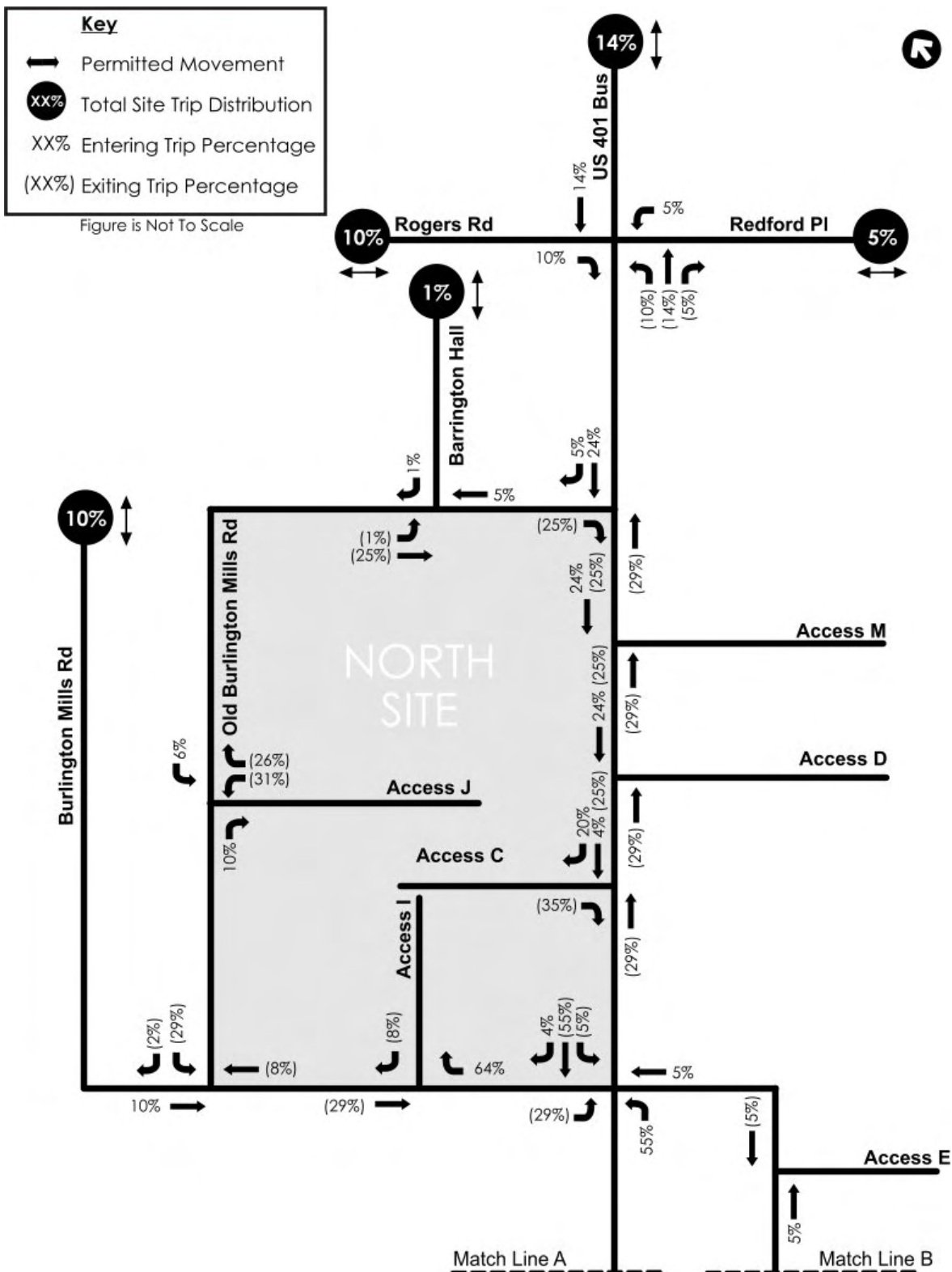


*This movement is made at the RCI U-turn bulb

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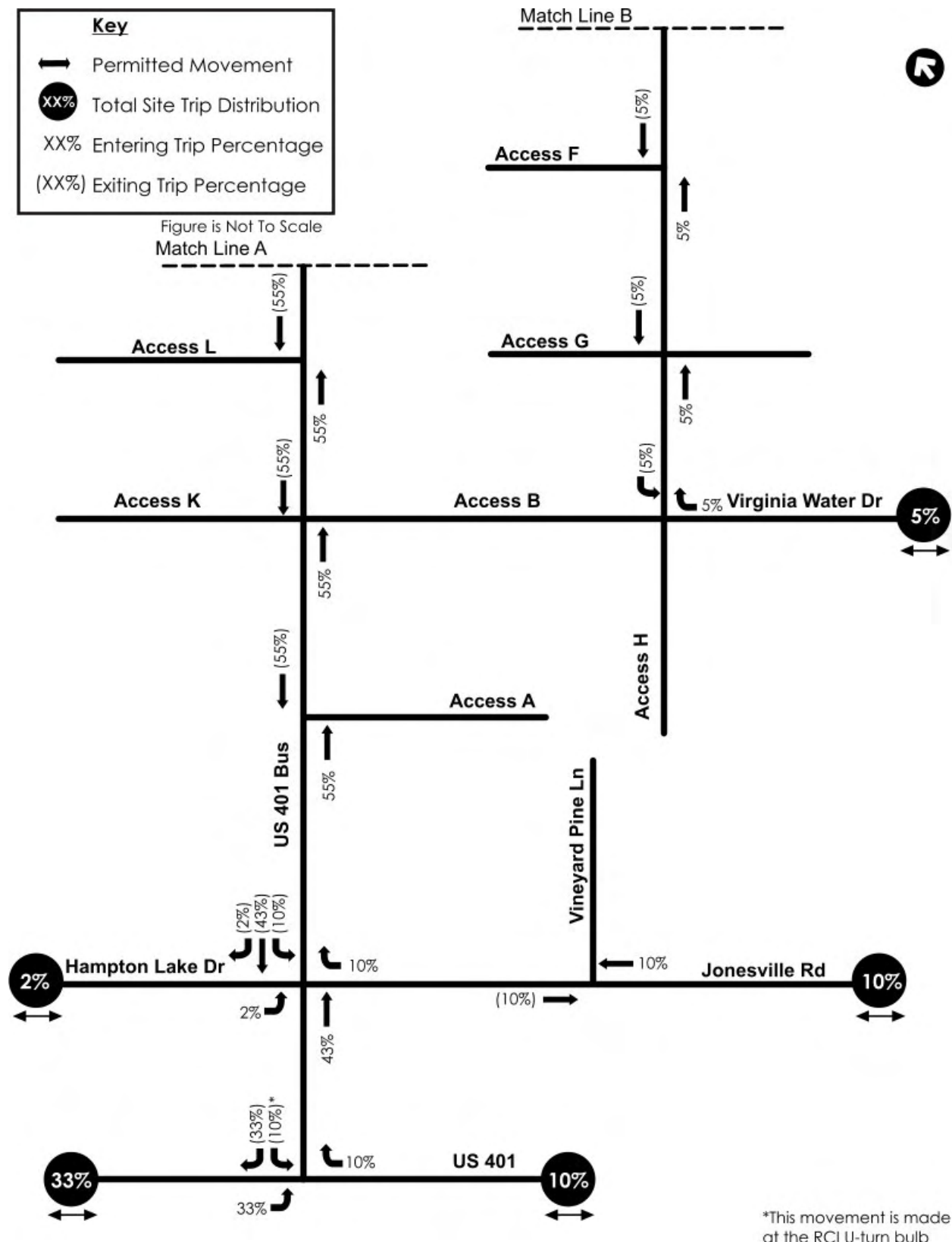
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Figure 12: North Site Trip Distribution



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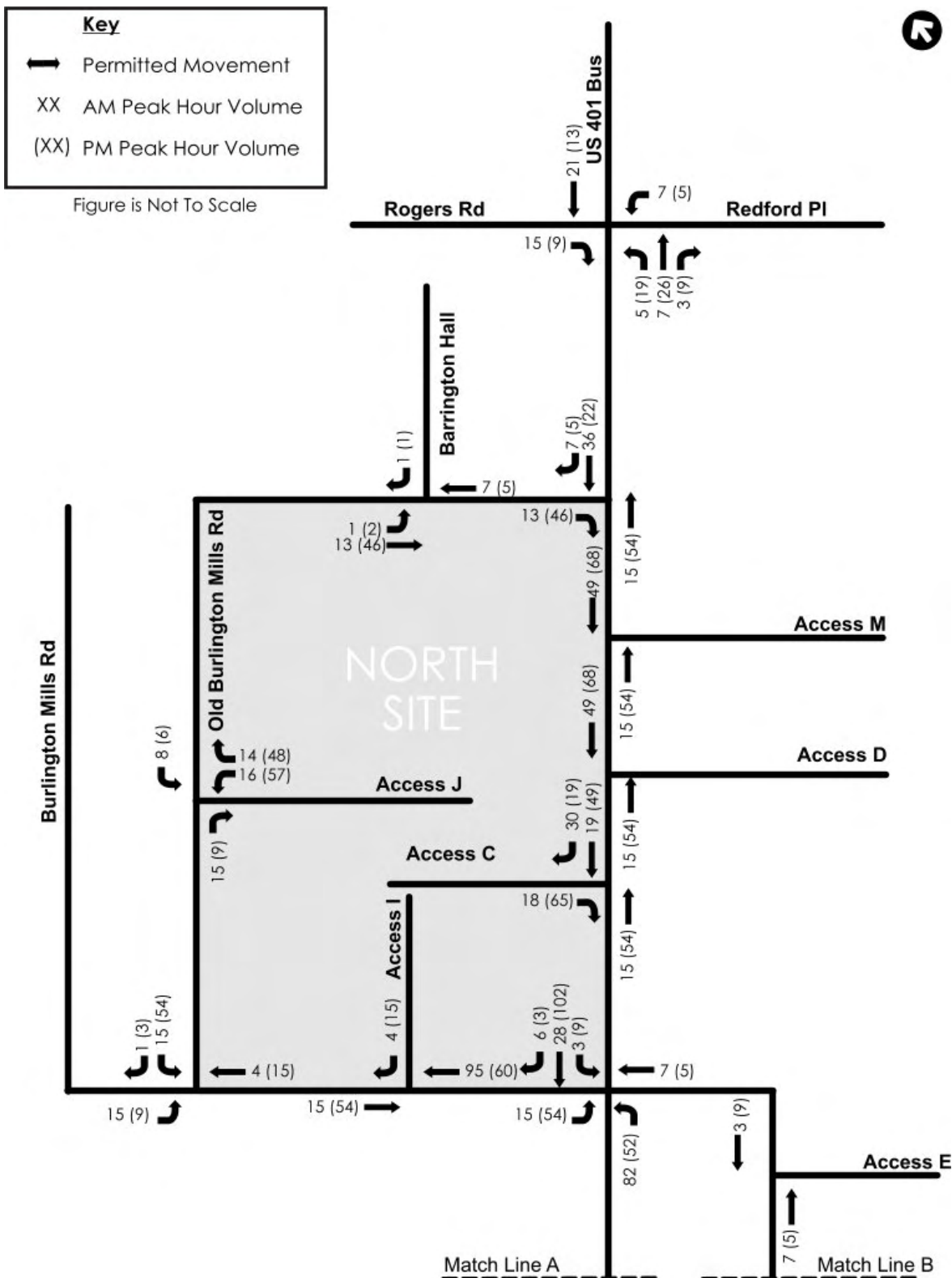
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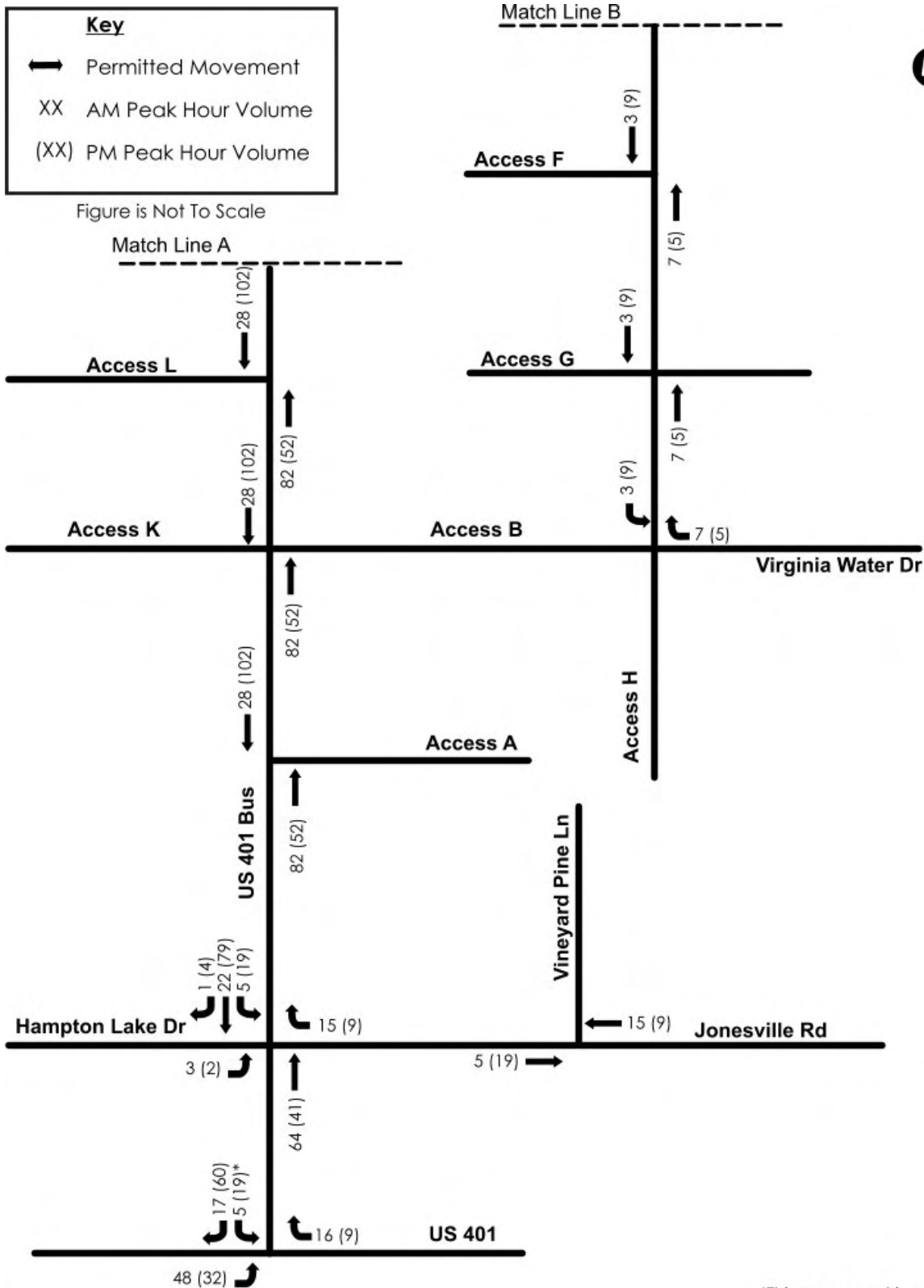
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Figure 13: North Site Trip Assignment



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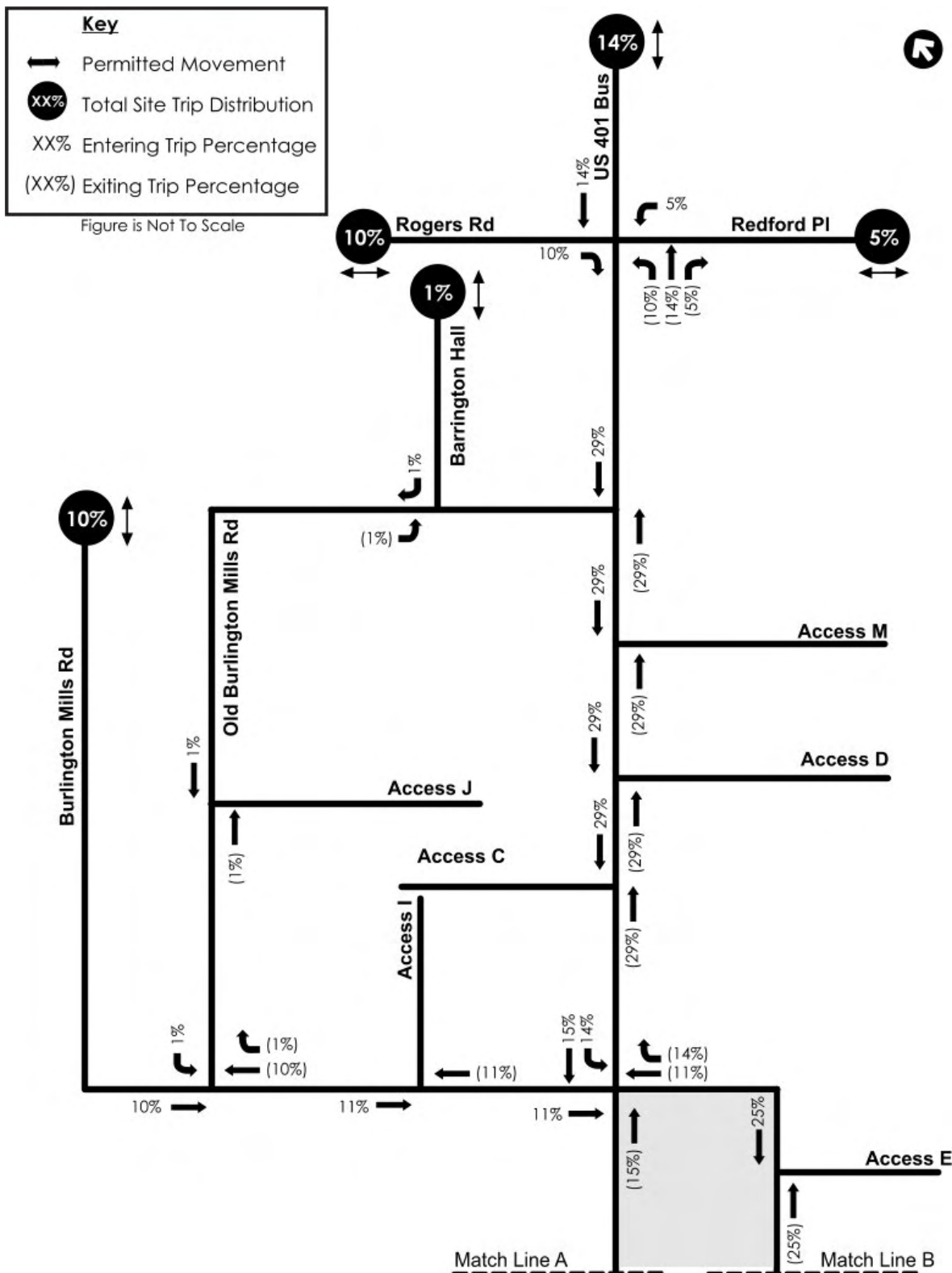


*This movement is made at the RCI U-turn bulb

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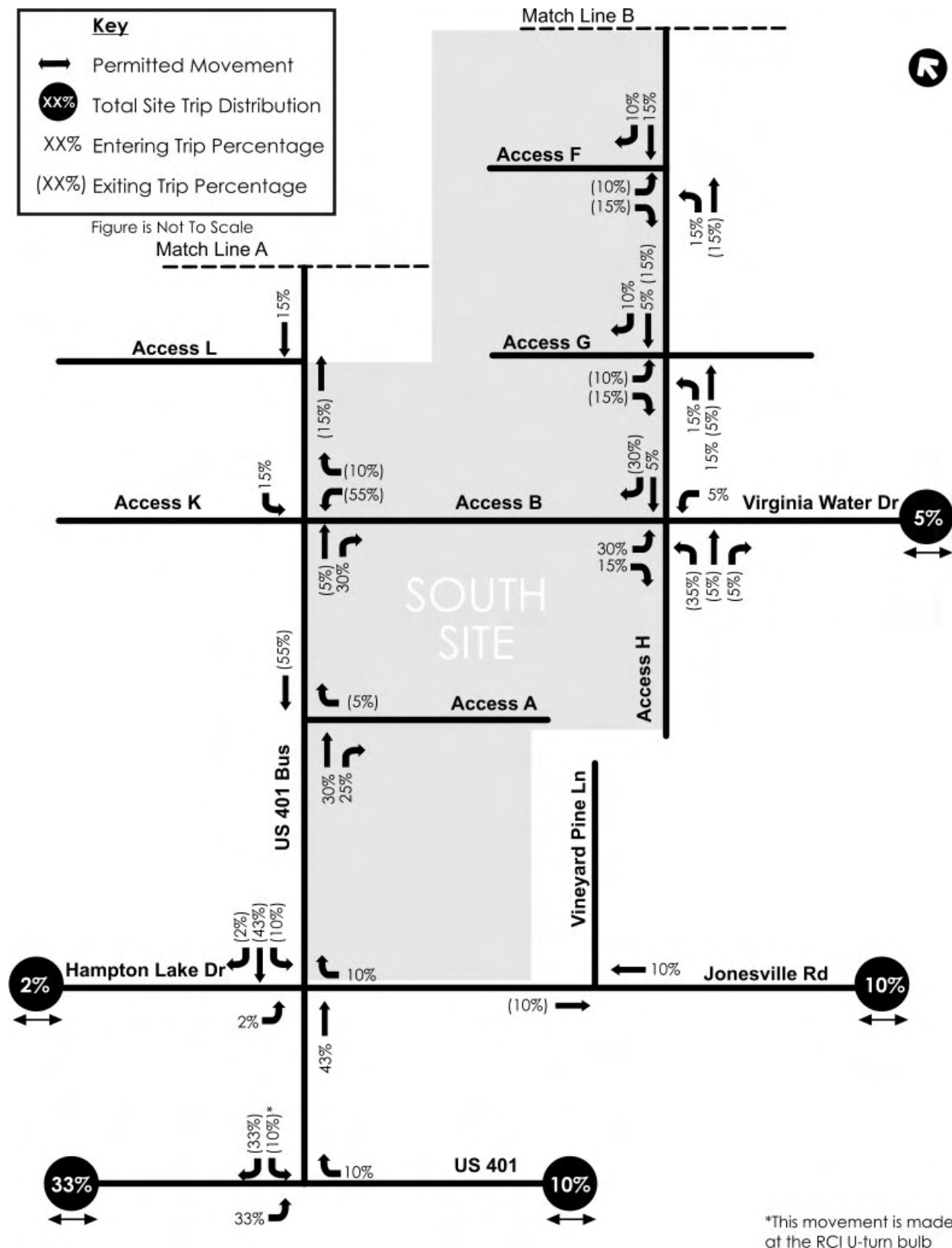
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Figure 14: South Site Trip Distribution



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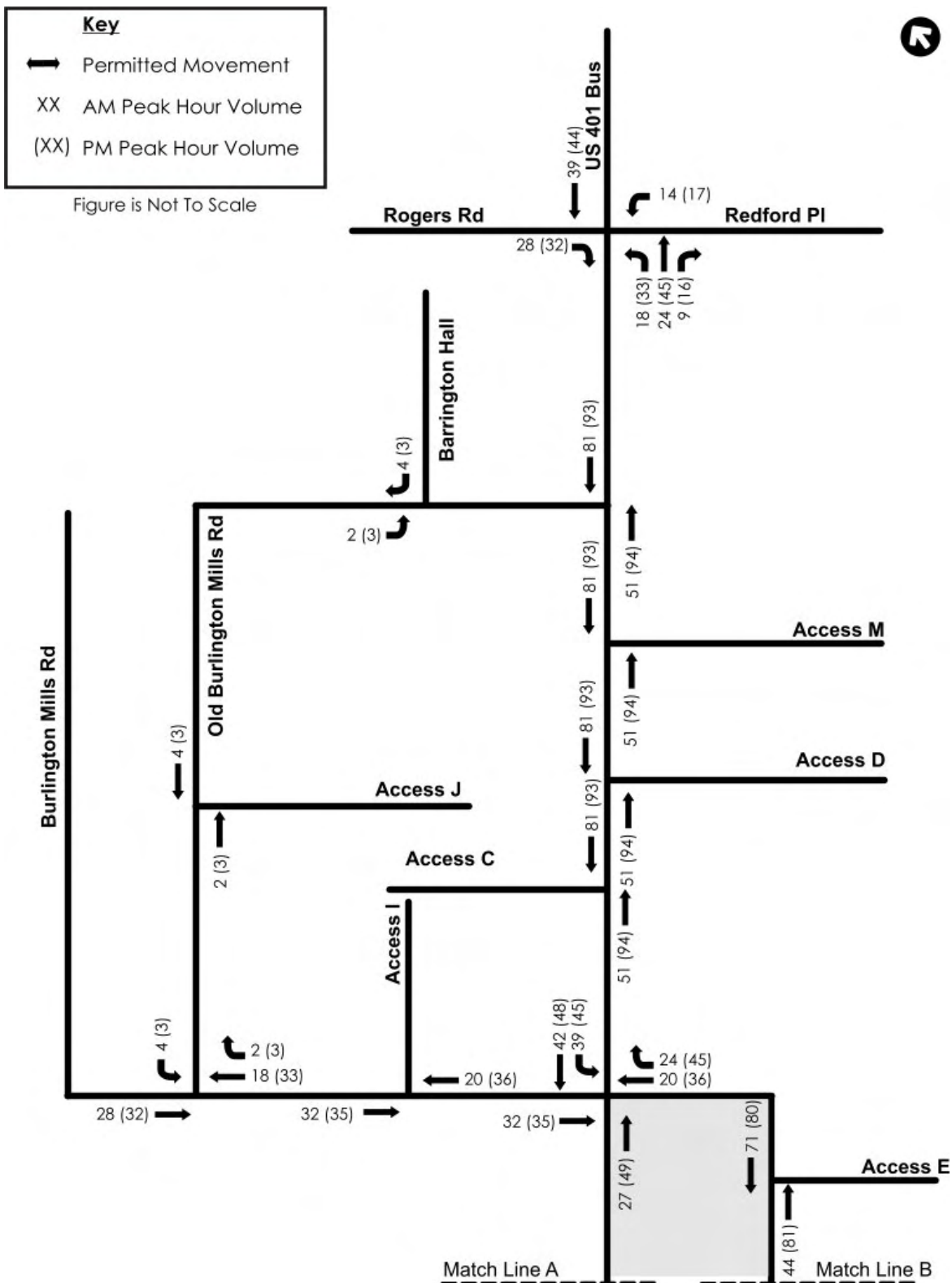
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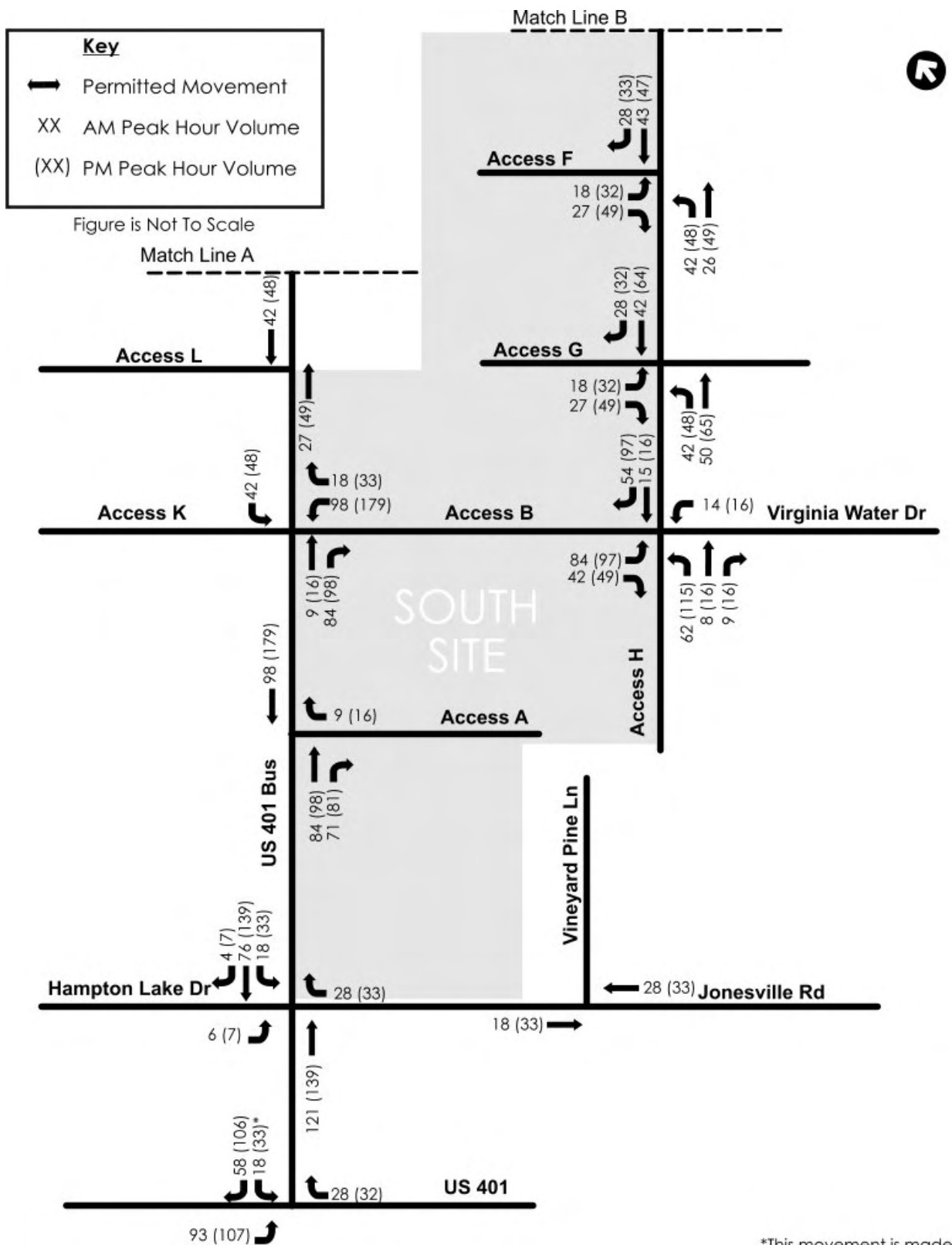
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Figure 155: South Site Trip Assignment



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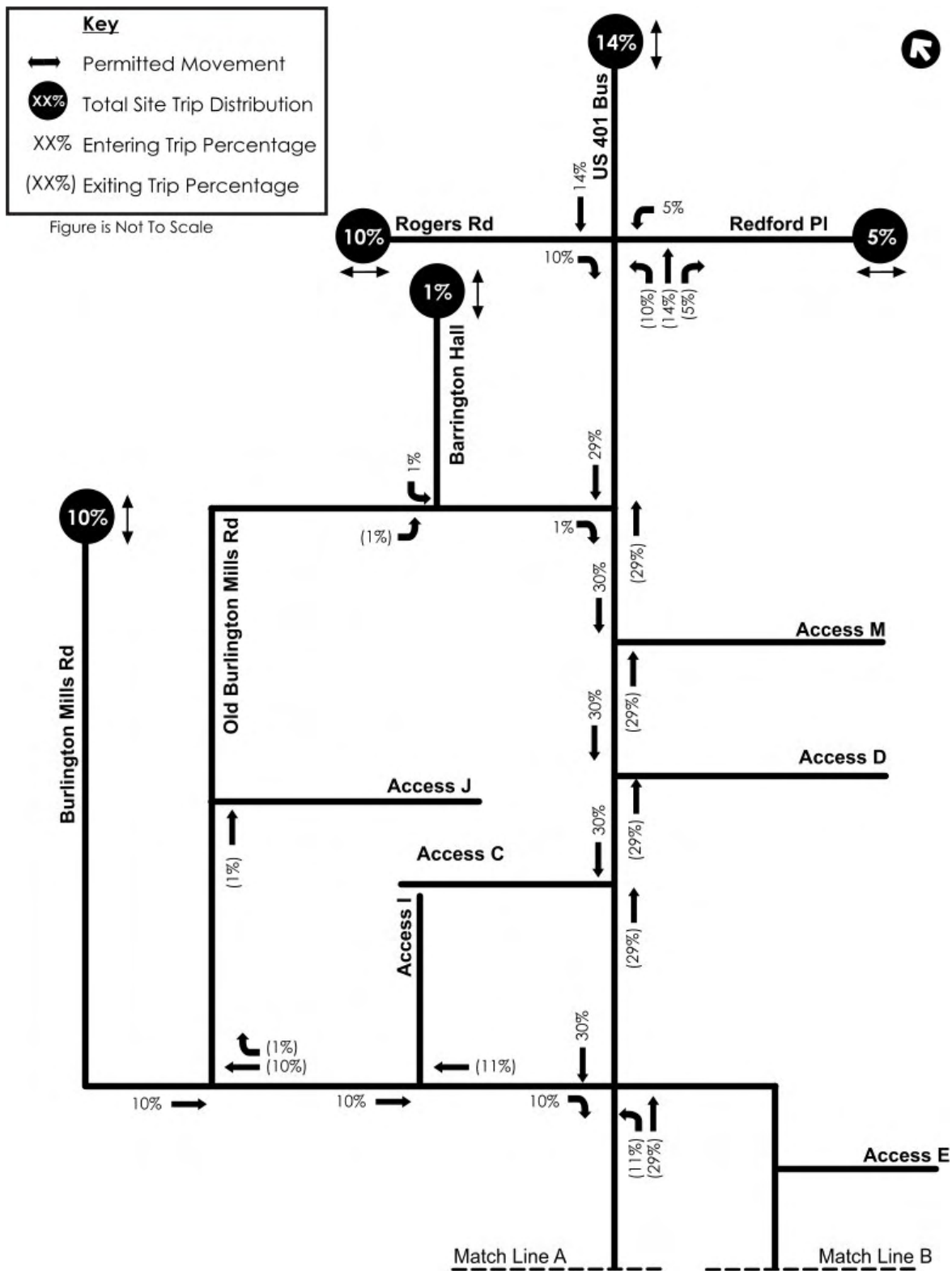
*This movement is made at the RCI U-turn bulb



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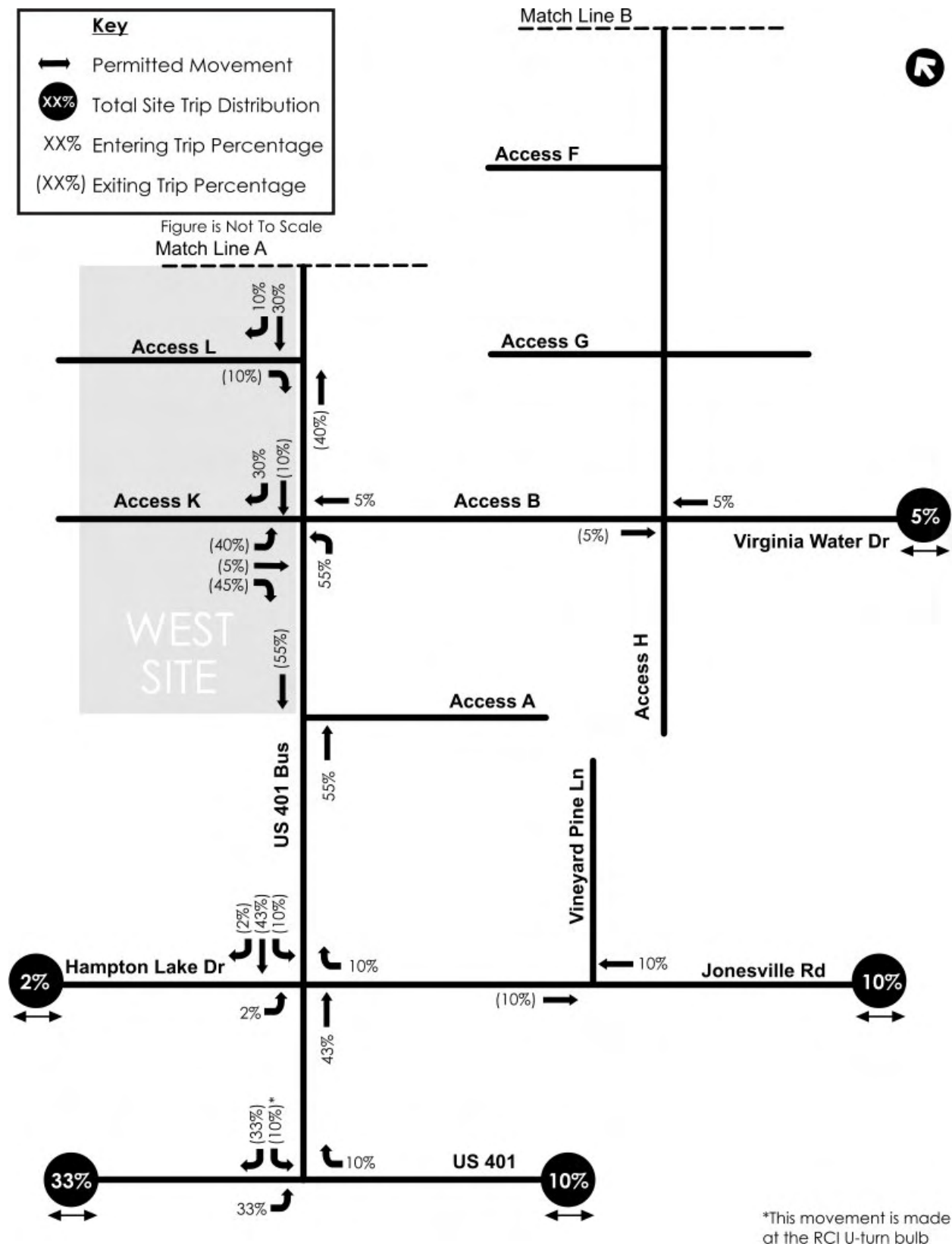
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Figure 16: West Site Trip Distribution



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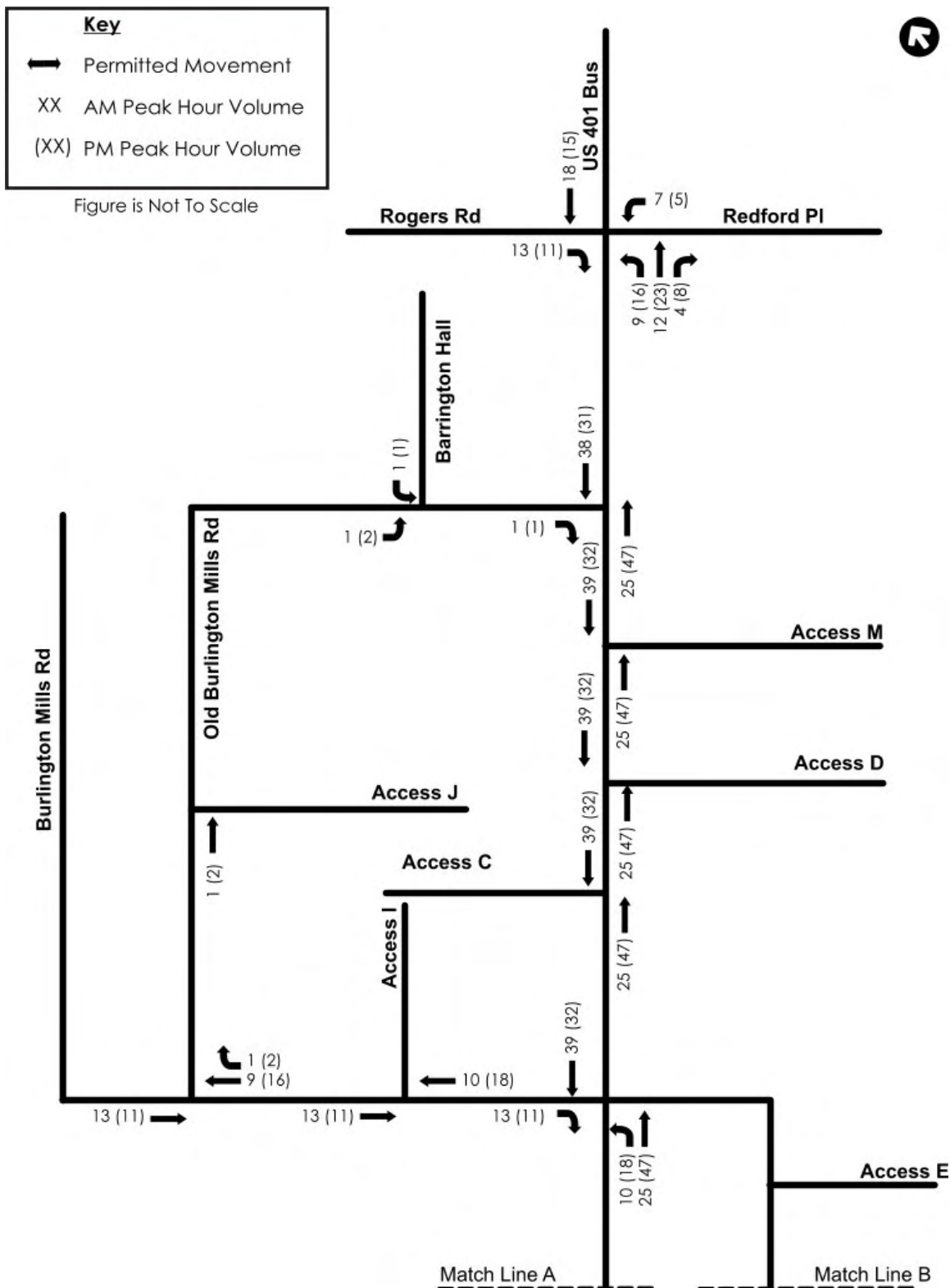
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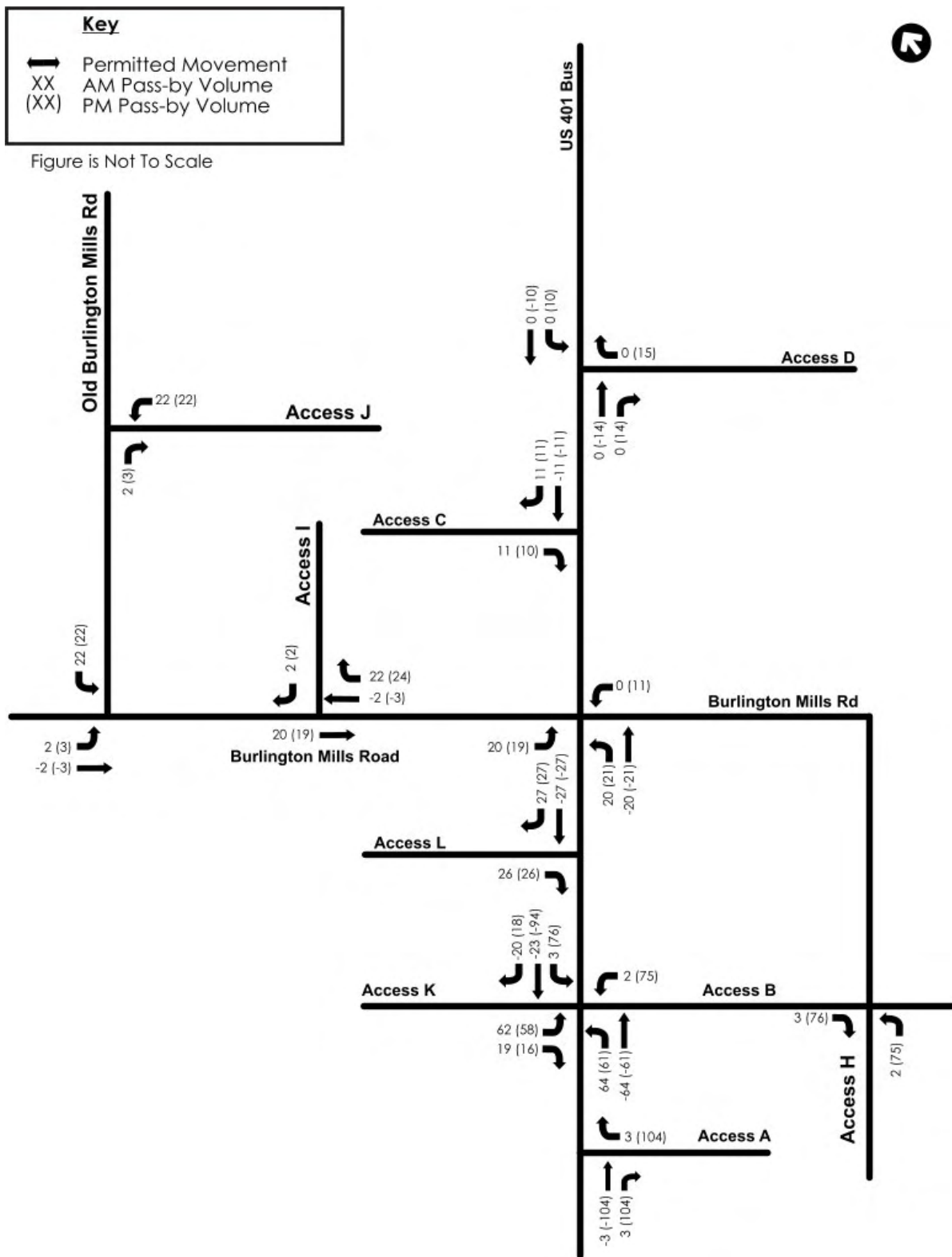
Figure 17: West Site Trip Assignment



REVISED WALLBROOK DEVELOPMENT TRAFFIC IMPACT ANALYSIS

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Figure 168: Pass-By Trips



TOWN OF ROLESVILLE PETITION FOR ANNEXATION

The items below are required in order to complete your application and shall be submitted when the application is filed.

1. A complete copy of the last deed of record for proof of ownership
2. An annexation boundary plat/map for recordation at the Wake County Register of Deeds Office (mylar plat) prepared by a professional land surveyor showing the boundaries of the area or property for annexation into the Town of Rolesville.
3. A complete copy of the written metes and bounds description based on the annexation boundary plat/map.

SECTION 1 - LOCATION

Is the area contiguous with the existing corporate limits? Yes or No

Note: If the land is contiguous, this annexation will include all intervening right-of-ways for streets, easements, and other areas as stated in North Carolina General Statute §160-131(1)

SECTION 2 - VESTED RIGHTS

NC General Statutes require petitioners of both contiguous and non-contiguous annexations to file a signed statement declaring whether vested rights have been established in accordance with G.S. 160A-385.1 or 153A-344.1 for properties subject to the petition. Do you declare vested rights for the property subject to this petition? Yes or No

SECTION 3 - PROPERTY DETAILS

PIN Number	Real Estate ID Number	Deed Book Number	Page Number	Acreage To Be Annexed	Wake County Assessed Value
1758-58-2090	0224145	DB 017801	PG 01550	11.17	\$ 1,459,695
1758-48-9229	0092211	DB 017801	PG 01550	0.8	\$ 45,000
1758-46-7822	0224130	DB 018104	PG 00920	7.97	\$ 1,041,519
1758 56-8976	0076635	018103	01563	44.1	3,858,589

SECTION 4 - SIGNATURES AND VERIFICATION

We, the undersigned owners of the real properties contained in the metes and bounds description and plat/map attached hereto, respectfully request that the area described above be annexed and made part of the Town of Rolesville, North Carolina. By signing below, we acknowledge that all information is correct.

- If property owned by INDIVIDUALS (NOTE: All legal owners must sign including both husband and wife)

Signature of Owner #1 _____
Date Signed

Signature of Owner #2 _____
Date Signed

- If property owned by a COMPANY OR CORPORATION (NOTE: The company or corporation must be legally registered with the State of North Carolina – Office of the Secretary of State)

Wallbrook Landco, LLC

Name of Corporation

James Austin Williams

Printed Name of Registered Agent

J. Williams

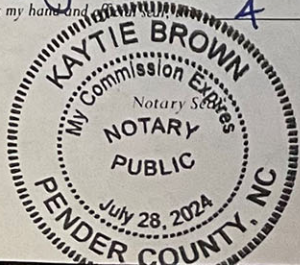
Signature of Registered Agent

3 Keel Street Ste 2, Wrightsville Beach NC 28480-1709

Address, State, Zip of Registered Office:

North Carolina, New Hanover County

I, Kaytie Brown, a Notary Public for said County and State, do hereby certify that the above signed individual(s) appeared before me this day and signed the foregoing instrument.
Witness my hand and seal this 4 day of NOV, 2021.



Kaytie Brown

Notary Public
My commission expires: 7/28/2024

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

All that certain real property situated in the Town of Rolesville, County of Wake, State of North Carolina, described as follows:

Beginning at a found iron pipe marking the northwest corner of Lot 2-3 as said lot is shown and so designated on that certain plat entitled "Recombination Survey for Tommy Twitty, Tracts 2-2 & 2-3, Twitty Prop.", by W. Graham Cawthorne, Jr., RLS, dated November 17, 1995, revised January 12, 1996 and recorded in Book of Maps 1996, Page 1582, Wake County Records, said pipe also being on the east line of Tract #3 as said tract is shown and so designated on that certain plat entitled "W. H. Marshall Estate", by C. W. Russum, RLS, dated July, 1961 and recorded in Book of Maps 1961, Page 97, Wake County Records; thence along said east line of Tract 3 N01°11'04"W 240.24' to an iron pipe on the southwest right of way line of Burlington Mills Road (S.R. 2051); thence along said southwest right of way line the following four courses: (1) S47°12'51"E 130.81'; (2) along the arc of a tangent curve to the left, concave to the northeast, having a radius of 600.00', through a central angle of 26°22'04", an arc length of 276.12' and being subtended by a chord bearing S60°23'53"E 273.69'; (3) S75°02'10"E 50.12'; and (4) S77°31'31"E 22.85' to the north line of aforesaid Lot 2-3; thence along said north line of Lot 2-3 N89°45'02"W 399.74' to the point of beginning.

Containing 0.828 acres, more or less.

Parcel 'B' (PIN #1758-58-2090)

All that certain real property situated in the Town of Rolesville, County of Wake, State of North Carolina, described as follows:

Beginning at a found iron pipe marking the southwest corner of Parcel 2 as said parcel is described in Deed Book 15498, Page 1302, Wake County Records; thence along the south line of said Parcel 2 S89°45'02"E 399.74' to the southwest right of way line of Burlington Mills Road (S.R. 2051); thence continuing S89°45'02"E 200.72' to the northwest corner of Lot 2-4 as said lot is shown and so designated on that certain plat entitled "Recombination Survey for Tommy Twitty, Tracts 2-2 & 2-3, Twitty Prop.", by W. Graham Cawthorne, Jr., RLS, dated November 17, 1995, revised January 12, 1996 and recorded in Book of Maps 1996, Page 1582, Wake County Records; thence along the southwest line of said Lot 2-4 S37°53'38"E 39.01' to a found bent iron pipe at an angle point in the south right of way line of Burlington Mills Road; thence continuing S37°53'38"E 454.70' to a found iron pipe at an angle point in the northwest right of way line of Louisburg Road (U.S. 401); thence continuing S37°53'38"E 45.31' to the centerline of Louisburg Road; thence along the centerline of said road, along the arc of a curve to the left, concave to the southeast, having a radius of 3,750.00', through a central angle of 08°13'06", an arc length of 537.89' and being subtended by a chord bearing S41°12'09"W 537.43'; thence leaving said centerline, along the northeast line of Lots 1 and 2 as said lots are shown and so designated on that certain plat entitled "Survey for Grand Park Properties, Lots 1 and 2", by Cawthorne, Moss & Panciera, P.C., dated October 7, 1998 and recorded in Book of Maps 1999, Page 1039, Wake County Records, N49°16'09"W 479.09' to a found iron pipe marking an angle point in said Lot 2; thence continuing along the northeast line of said Lot 2 N66°40'58"W 215.40' to a found iron pipe at the northwest corner thereof, said pipe also being on the east line of Tract #3 as said tract is shown and so designated on that

certain plat entitled "W. H. Marshall Estate", by C. W. Russum, RLS, dated July, 1961 and recorded in Book of Maps 1961, Page 97, Wake County Records; thence along said east line of Tract 3 N01°36'18"W 428.68' to the point of beginning.

This parcel is the same as Lot 2-3 as shown and so designated on that certain plat entitled "Recombination Survey for Tommy Twitty, Tracts 2-2 & 2-3, Twitty Prop.", by W. Graham Cawthorne, Jr., RLS, dated November 17, 1995, revised January 12, 1996 and recorded in Book of Maps 1996, Page 1582, Wake County Records.

Containing 11.168 acres, more or less.

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

All that certain real property situated in the Town of Rolesville, County of Wake, State of North Carolina, described as follows:

Beginning at a found iron pipe marking the northeast corner of Tract 2 as said tract is shown and so designated on that certain plat entitled "Recombination Map of Bobby L. Murray Trust, Tracts 1+2", by Kenneth Close, Inc., dated November 7, 2002 and recorded in Book of Maps 2005, Pages 1195 and 1196, Wake County Records; thence along the north line of said Tract 2 N75°27'01"W 704.12' to a found iron pipe on the southeast right of way line of Louisburg Road (U.S. 401); thence continuing N75°27'01"W 32.34' to the centerline of Louisburg Road; thence along the centerline of said road N36°33'22"E 1,116.98'; thence continuing along said centerline, along the arc of a tangent curve to the right, concave to the southeast, having a radius of 3,750.00', through a central angle of 18°18'05", an arc length of 1,197.82' and being subtended by a chord bearing N45°42'25"E 1,192.73'; thence leaving said centerline S89°44'38"E 134.33' to an angle point in the southwest line of that certain parcel described in Deed Book 6821, Page 005, Wake County Records; thence along the southwest line of said parcel and along the west line of Wall Creek Subdivision, Phases 2, 4 and 5-A as recorded in Book of Maps 1997, Page 1162, Book of Maps 2001, Page 628 and Book of Maps 2002, Page 825, Wake County Records, S03°05'32"W 2,131.93' to a point on the north line of Carlton Pointe Subdivision, Phase I as recorded in Book of Maps 2008, Pages 5 to 10, Wake County Records; thence along said north line of Carlton Pointe Subdivision N75°27'01"W 852.86' to the point of beginning.

This parcel is the same as Tracts 2A and 3 as shown and so designated on that certain plat entitled "Recombination Survey for Tommy Twitty", by W. Graham Cawthorne, Jr., RLS, dated November 17, 1995 and recorded in Book of Maps 1995, Page 2034, Wake County Records.

Containing 44.100 acres, more or less.

Parcel 'D' (PIN #1758-45-8905)

All that certain real property situated in the Town of Rolesville, County of Wake, State of North Carolina, described as follows:

Beginning at a found iron pipe on the south line of Tract 3 as said tract is shown and so designated on that certain plat entitled "Recombination Survey for Tommy Twitty", by W. Graham Cawthorne, Jr., RLS,

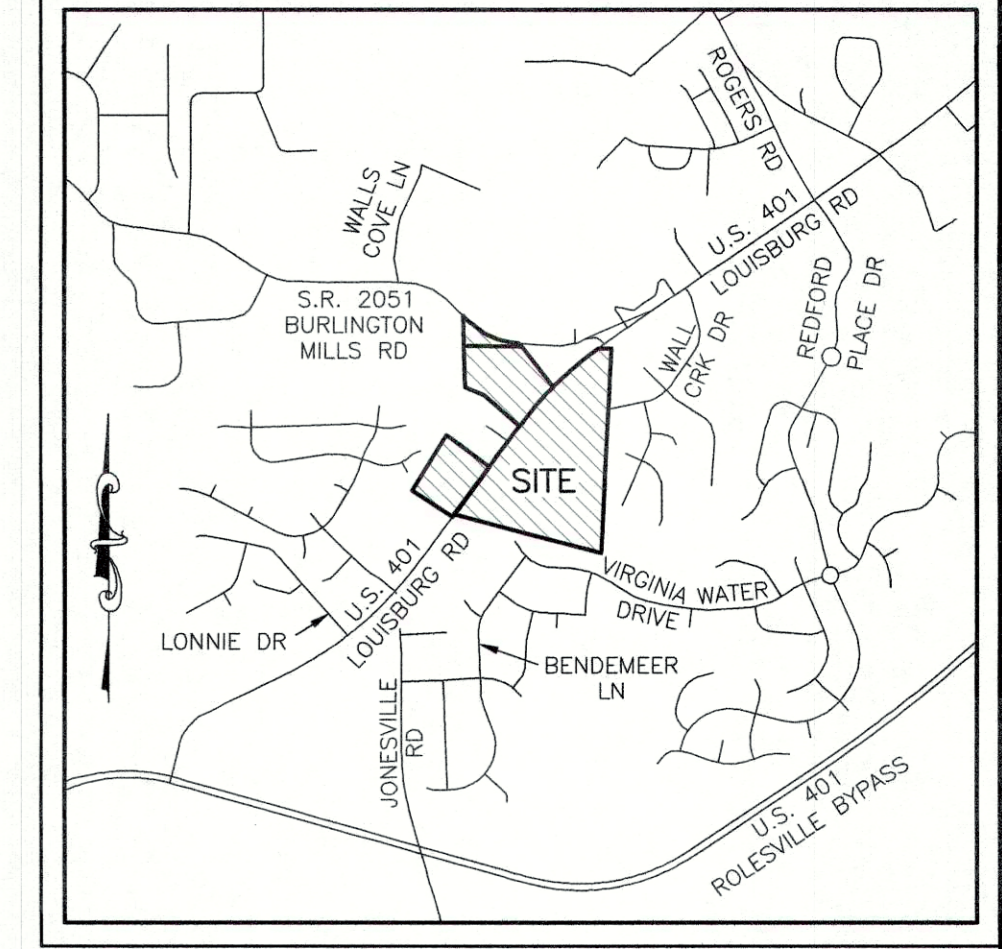
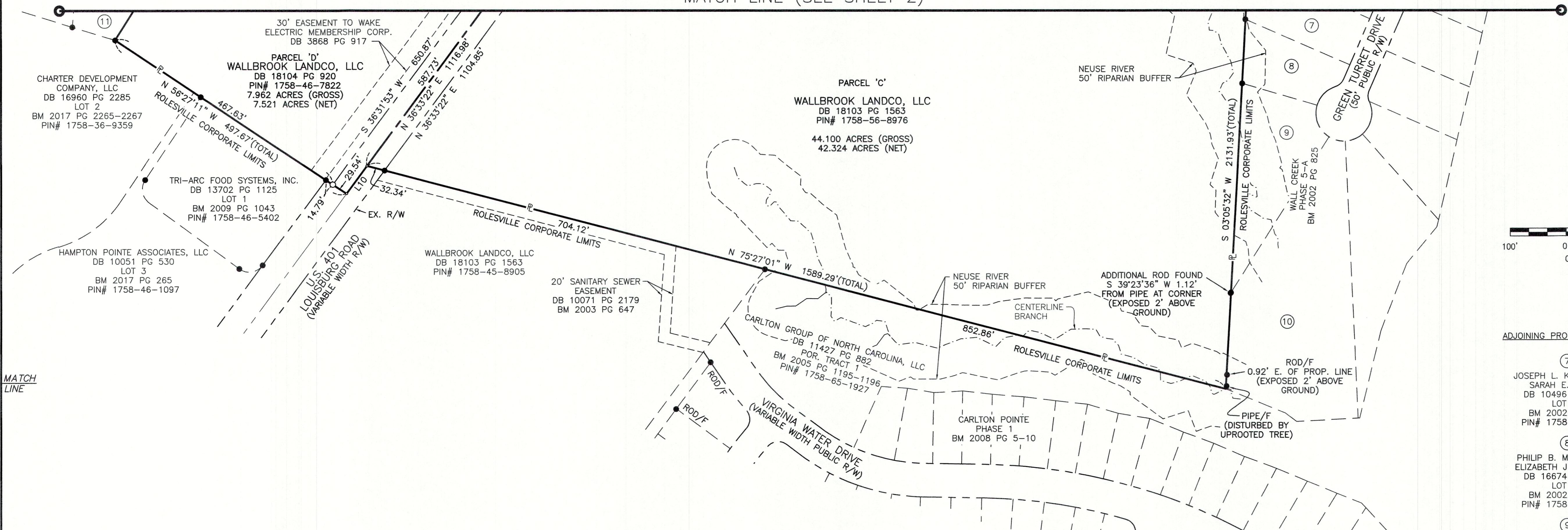
dated November 17, 1995 and recorded in Book of Maps 1995, Page 2034, Wake County Records, said pipe also being an angle point in the northwest line of Carlton Pointe Subdivision, Phase I as recorded in Book of Maps 2008, Pages 5 to 10, Wake County Records; thence along the northwest line of said Carlton Pointe Subdivision $S36^{\circ}44'45''W$ 877.98' to an angle point; thence continuing along said northwest line and along the north line of Lots 1, 2 and 3 as said lots are shown and so designated on that certain plat entitled "Subdivision Plat for Barrett Ventures, LLC", by Cawthorne, Moss & Panciera, P.C., dated April 4, 2007 and recorded in Book of Maps 2008, Page 702, Wake County Records, $S87^{\circ}10'58''W$ 737.24' to an angle point in the east right of way line of Jonesville Road (S.R. 2226) and the southeast corner of that certain parcel described in Deed Book 13993, Page 2591, Wake County Records; thence along the east line of said parcel $N02^{\circ}07'15''W$ 48.32'; thence continuing along said east line, along the arc of a curve to the left, concave to the west, having a radius of 123.92', through a central angle of $30^{\circ}27'05''$, an arc length of 65.86' and being subtended by a chord bearing $N17^{\circ}21'49''W$ 65.09' to the east right of way line of Jonesville Road; thence along said east right of way line $N03^{\circ}10'03''W$ 17.67' to the southeast right of way line of Louisburg Road (U.S. 401); thence along said southeast right of way line the following eight courses: (1) $N41^{\circ}10'16''E$ 41.30'; (2) $N40^{\circ}37'47''E$ 49.15'; (3) $N39^{\circ}31'43''E$ 50.83'; (4) $N38^{\circ}52'58''E$ 49.80'; (5) $N38^{\circ}22'04''E$ 50.40'; (6) $N37^{\circ}17'31''E$ 50.37'; (7) $N36^{\circ}44'45''E$ 304.20'; and (8) $N36^{\circ}27'57''E$ 396.53' to a found iron pipe on the south line of the aforesaid Tract 3; thence along said south line of Tract 3 $S75^{\circ}27'01''E$ 704.12' to the point of beginning.

Containing 15.024 acres, more or less.

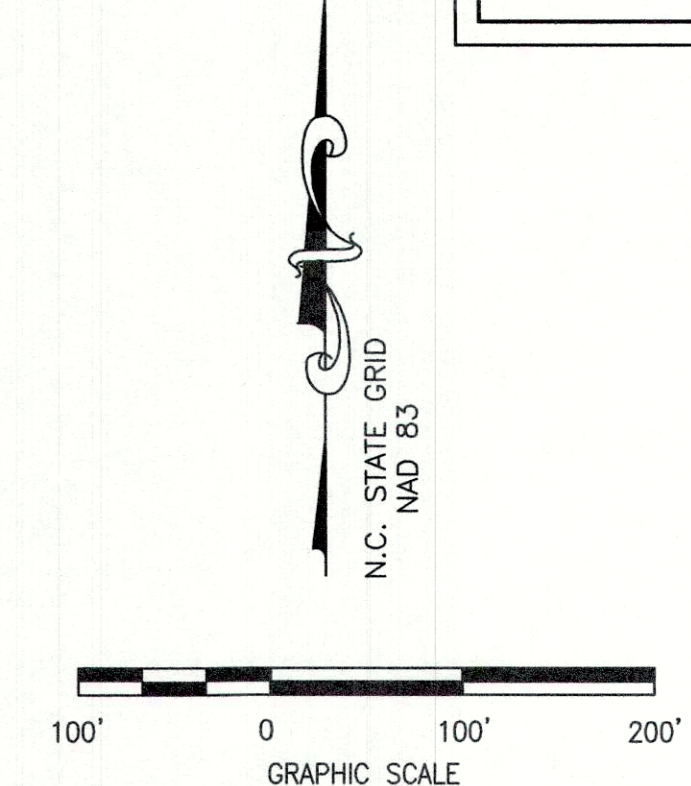
LINE	BEARING	DISTANCE
L1	S 75°02'10" E	50.12'
L2	S 77°31'31" E	22.85'
L3	S 77°31'31" E	29.16'
L4	S 84°03'28" E	50.67'
L5	S 87°10'20" E	135.52'
L6	S 46°39'44" E	7.50'
L7	S 36°12'58" E	12.50'
L8	N 55°13'38" E	70.99'
L9	N 39°21'58" E	83.92'
L10	S 36°27'57" W	61.60'

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1197.82'	3750.00'	18°18'05"	S 45°42'25" W	1192.73'
C2	35.15'	3750.00'	0°32'13"	S 36°49'29" W	35.15'
C3	537.89'	3750.00'	8°13'06"	S 41°12'09" W	537.43'
C4	624.78'	3750.00'	9°32'45"	S 50°05'04" W	624.06'
C5	543.86'	3780.00'	8°14'37"	S 41°14'38" W	543.40'
C6	276.12'	600.00'	26°22'04"	N 60°23'53" W	275.69'
C7	440.32'	3720.00'	6°46'55"	S 39°56'50" W	440.07'
C8	675.86'	3712.50'	10°25'52"	S 48°33'13" W	674.95'
C9	70.31'	3700.00'	1°05'20"	S 54°18'48" W	70.31'

MATCH LINE (SEE SHEET 2)



VICINITY MAP
SCALE: 1"=2000'



ADJOINING PROPERTY OWNERS

- 7 JOSEPH L. KEELEY, III & SARAH E. KEELEY
DB 10486 PG 1314
LOT 79
BM 2002 PG 825
PIN# 1758-66-4723
- 8 PHILIP B. MCENANEY & ELIZABETH J. MCENANEY
DB 16674 PG 2208
LOT 78
BM 2002 PG 825
PIN# 1758-66-3695
- 9 KATHRYN G. GAMBLE & DONALD P. MCFARLAND
DB 16914 PG 210
LOT 77
BM 2002 PG 825
PIN# 1758-66-3467
- 10 JAMES A. WOODARD & PHYLLIS A. WOODARD
DB 9813 PG 1290
LOT 76
BM 2002 PG 825
PIN# 1758-66-3293
- 11 TIMOTHY KING
DB 16677 PG 2059
LOT 166
BM 2006 PG 811
PIN# 1758-46-2777

- LEGEND**
- = FOUND IRON PIPE UNLESS OTHERWISE NOTED
 - = SET IRON PIN
 - △ = NCGS MONUMENT
 - = DIMENSION POINT (NOTHING SET)
 - = PROPERTY LINE
 - R/W = RIGHT OF WAY
 - = BOUNDARY LINE
 - - - = RIGHT OF WAY LINE
 - - - = ADJOINING PROPERTY LINE
 - - - = CENTERLINE ROAD
 - - - = EASEMENT LINE

ANNEXATION AREA TABLE

PARCEL	PIN#	TRACT (AC.)	R/W (AC.)	TOTAL (AC.)
A	1758-48-9229	0.828	0	0.828
B	1758-58-2090	10.742	0.426	11.168
C	1758-56-8976	42.324	1.776	44.100
D	1758-46-7822	7.521	0.441	7.962
TOTALS:		61.415	2.643	64.058

TYPE OF PLAT

I, MICHAEL W. ZMUDA, PROFESSIONAL LAND SURVEYOR LICENSE NO. L-5205, CERTIFY TO ONE OF THE FOLLOWING AS CHECKED BELOW:

C. THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

[Signature] 12/6/21
MICHAEL W. ZMUDA
PLS #L-5205

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 DEED DESCRIPTIONS RECORDED IN BOOK 13993, PAGE 2591, BOOK 17801, PAGE 1550, AND BOOK 18103, PAGE 1563; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN THE REFERENCES LISTED ON THIS PLAT; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1:34,600; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 7TH DAY OF DECEMBER, 2021.

[Signature] 12/6/21
MICHAEL W. ZMUDA
PLS #L-5205

ANNEXATION EXEMPT CERTIFICATION

I HEREBY CERTIFY THAT THIS ANNEXATION PLAT IS APPROVED FOR RECORDING, AND IS EXEMPT FROM THE ROLESVILLE UNIFIED DEVELOPMENT ORDINANCE.

SUBDIVISION ADMINISTRATOR DATE

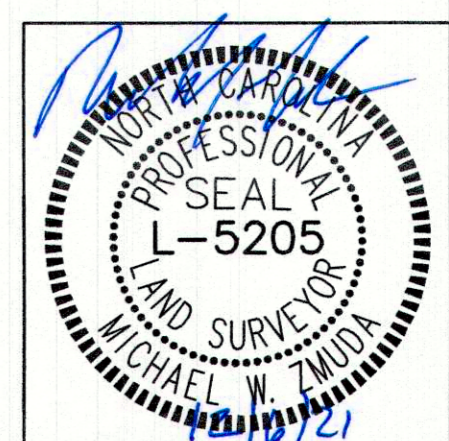
REVIEW OFFICE CERTIFICATION

I, _____, 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.

REVIEW OFFICER DATE

GENERAL NOTES:

- THE SURVEY IS REFERENCED TO THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM (NCSPCS), NORTH AMERICAN DATUM, 1983, 2001 ADJUSTMENT, NAD83(2001).
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
- THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE X, AREA OF MINIMAL FLOODING, AS SHOWN ON NATIONAL FLOOD INSURANCE RATE MAP (FIRM), WAKE COUNTY, NORTH CAROLINA, PANEL 1758, MAP NO. 3720175800J, EFFECTIVE DATE: MAY 2, 2006.



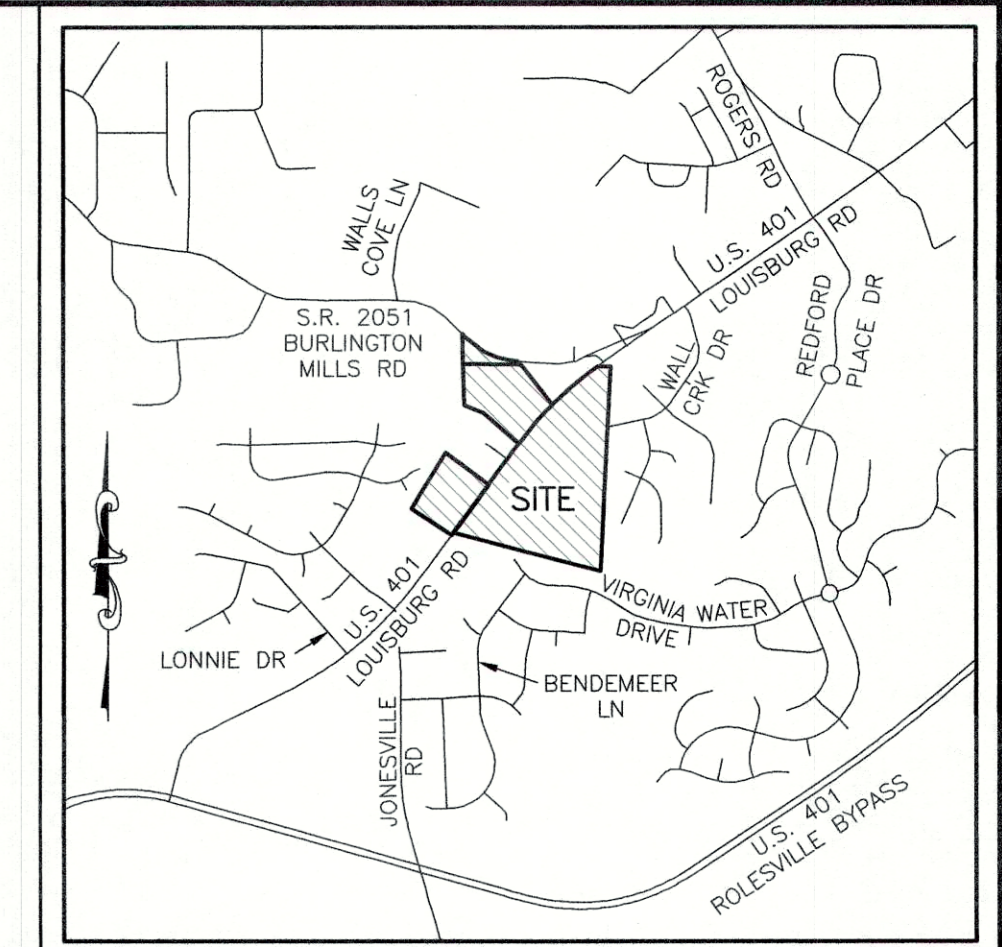
9201 ARBORETUM PARKWAY, SUITE 310 | RICHMOND, VA 23236
P: (804) 323-9900 | F: (804) 323-0596 | www.jmt.com

REVISION #	DATE	REASON FOR REVISION

**ANNEXATION PLAT FOR
THE TOWN OF ROLESVILLE**
PROPERTY OF WALLBROOK LANDCO, LLC

WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

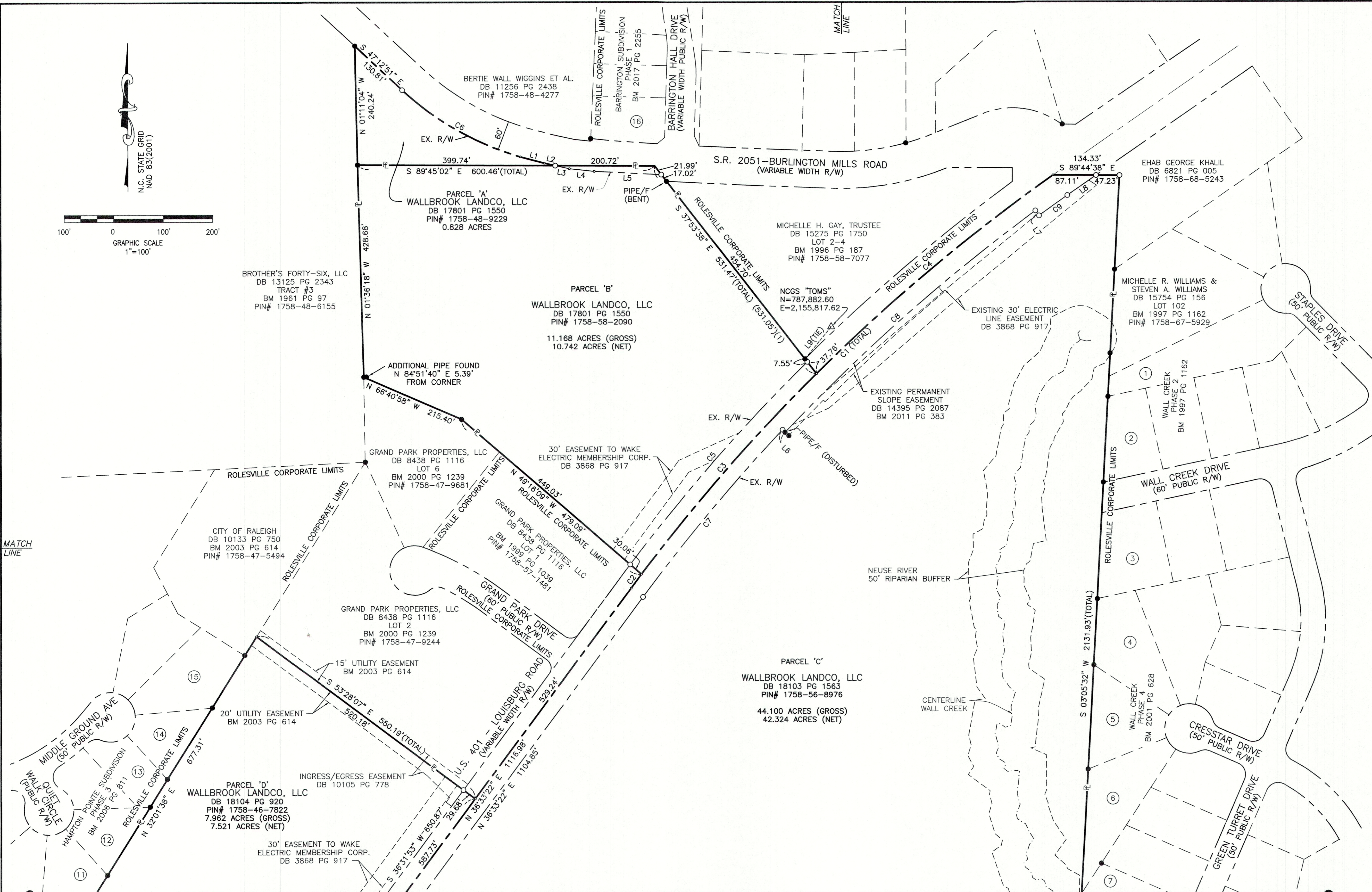
DRAWN BY: JSZ	PROJECT#:	JMT#: 19-04194-002
CHECKED BY: MWZ	CONTRACT#:	SHEET 1 OF 2
DATE: 12/06/2021	SCALE: 1"=100'	



VICINITY MAP
SCALE: 1"=2000'

ADJOINING PROPERTY OWNERS

- ① RODERICK BLACKWELL & CHRISTINE BLACKWELL
DB 8769 PG 1894
LOT 101
BM 1997 PG 1162
PIN# 1758-67-6836
- ② CHARLES CULBERTSON & TERESA CULBERTSON
DB 17393 PG 896
LOT 96
BM 1997 PG 1162
PIN# 1758-67-4619
- ③ ANTONIO G. CATTARUZZA & SHEILA B. CATTARUZZA
DB 8149 PG 422
LOT 92
BM 1997 PG 1162
PIN# 1758-67-4416
- ④ JOHN DANIEL BONO, III & SABRINA MICHELE BONO
DB 13369 PG 2170
LOT 85
BM 2001 PG 628
PIN# 1758-67-4204
- ⑤ RONALD G. PATTERSON & LAURA A. PATTERSON
DB 10087 PG 2409
LOT 84
BM 2001 PG 628
PIN# 1758-67-4100
- ⑥ MICHAEL A. HADDER & JENNIFER H. HADDER
DB 16143 PG 2477
LOT 83
BM 2001 PG 628
PIN# 1758-66-3984
- ⑦ JOSEPH L. KEELEY, III & SARAH E. KEELEY
DB 10496 PG 1314
LOT 79
BM 2002 PG 825
PIN# 1758-66-4723
- ⑧ TIMOTHY KING
DB 18540 PG 1304
LOT 166
BM 2006 PG 811
PIN# 1758-46-2777
- ⑨ GLENN E. CRUICKSHANK & KRISTEN L. CRUICKSHANK
DB 12952 PG 1672
LOT 165
BM 2006 PG 811
PIN# 1758-46-3846
- ⑩ AMBOKA BUMBA & ANNIE MANTINGU BUMBA
DB 12725 PG 1212
LOT 163
BM 2006 PG 811
PIN# 1758-46-3999
- ⑪ SHAWN K. KLINE & MICHELLE STEWART
DB 16766 PG 1232
LOT 162
BM 2006 PG 811
PIN# 1758-47-4075
- ⑫ ERIC G. CRAWFORD & ANNE M. CRAWFORD
DB 15427 PG 1754
LOT 161
BM 2006 PG 811
PIN# 1758-47-5117
- ⑬ JASON DAVIS & JULIA DAVIS
DB 18302 PG 878
LOT 1
BM 2017 PG 2255
PIN# 1758-58-4300

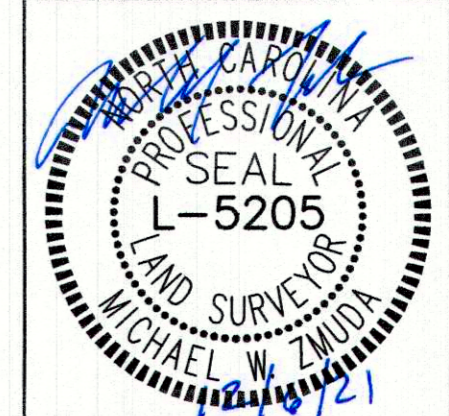


MATCH LINE (SEE SHEET 1)

LINE	BEARING	DISTANCE
L1	S 75°02'10" E	50.12'
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L8	N 55°13'38" E	70.99'
L9	N 39°21'58" E	83.92'
L10	S 36°27'57" W	61.60'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1197.82'	3750.00'	18°18'05"	S 45°42'25" W	1192.73'
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C3	537.89'	3750.00'	8°13'06"	S 41°12'09" W	537.43'
C4	624.78'	3750.00'	9°32'45"	S 50°05'04" W	624.06'
C5	543.86'	3780.00'	8°14'37"	S 41°14'38" W	543.40'
C6	276.12'	600.00'	26°22'04"	N 60°23'53" W	273.69'
C7	440.32'	3720.00'	6°46'55"	S 39°56'50" W	440.07'
C8	675.88'	3712.50'	10°25'52"	S 48°33'13" W	674.95'
C9	70.31'	3700.00'	1°05'20"	S 54°18'48" W	70.31'

- LEGEND
- = FOUND IRON PIPE UNLESS OTHERWISE NOTED
 - = SET IRON PIN
 - △ = NCGS MONUMENT
 - ◊ = DIMENSION POINT (NOTHING SET)
 - ⊕ = PROPERTY LINE
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REVISION #	DATE	REASON FOR REVISION

ANNEXATION PLAT FOR
THE TOWN OF ROLESVILLE
PROPERTY OF WALLBROOK LANDCO, LLC

WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

DRAWN BY: JSZ	PROJECT#:	JMT#: 19-04194-002
CHECKED BY: MWZ	CONTRACT#:	SHEET 2 OF 2
DATE: 12/06/2021	SCALE: 1"=100'	

GENERAL NOTES:

- 1. THIS ALTA/NSPS LAND TITLE SURVEY WAS PREPARED FOR THE BENEFIT OF WALLBROOK LANDCO, LLC, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR, AND INVESTORS TITLE INSURANCE COMPANY.

AREA TABULATION

Table with 4 columns: PARCEL, PIN#, NET (AC.), GROSS (AC.). Rows A-D and TOTALS.

RECORD LEGAL DESCRIPTIONS FOR TAX PARCELS 1758-48-9229 & 1758-58-2090:

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

IN THE STATE OF NC, COUNTY OF WAKE,

PARCEL ONE (REID #: 0224145) (PIN #1758-58-2090) (PARCEL 'B'):

BEING LOT 2-3, CONTAINING 10.723 NET ACRES, AS THE SAME IS SHOWN ON THAT PLAT RECORDED IN BOOK OF MAPS 1996, PAGE 1582, WAKE COUNTY REGISTRY.

PARCEL TWO (REID #: 0092211) (PIN #1758-48-9229) (PARCEL 'A'):

BEING THAT PARCEL DESCRIBED AS FOLLOWS:

BEGINNING AT A STAKE IN THE EDGE OF THE ROLESVILLE-WALKERS CROSSROAD ROAD, CORNER OF O. V. WIGGINS, THENCE IN A SOUTHWESTERN DIRECTION ABOUT 300 FEET TO A STAKE AND W. H. MARSHALL'S LINE; THENCE IN A NORTHWESTERN DIRECTION 246 FEET WITH MARSHALL'S LINE TO THE EDGE OF THE ROAD; THENCE IN AN EASTERN DIRECTION WITH SAID ROAD ABOUT 410 FEET TO THE POINT OF BEGINNING, CONTAINING 1/2 OF AN ACRE BY ESTIMATION. BEING A PART OF THE LAND FORMERLY OWNED BY JAMES WALL.

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

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

IN THE STATE OF NC, COUNTY OF WAKE,

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

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

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

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

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

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

SCHEDULE B, PART II EXCEPTIONS:

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

1. (ITEM 3) MATTERS SHOWN ON RECORDED BOOK OF MAPS 1996 AT PAGE 1582 SHOWS THE FOLLOWING LOCATED ON THE LAND:

- (a) OVERHEAD LINES [PLOTTED HEREON]
(b) POWER POLE [PLOTTED HEREON]
(c) RIGHT OF WAY FOR U.S. HWY 401 LOUISBURG ROAD [PLOTTED HEREON]

2. (ITEM 4) EASEMENT(S) AND/OR RIGHT(S) OF WAY RECORDED IN BOOK 3868 AT PAGE 917 (PARCEL ONE). [PLOTTED HEREON]

SCHEDULE B, PART II EXCEPTIONS:

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

3. (ITEM 2) TITLE TO THAT PORTION OF THE LAND WITHIN THE RIGHT-OF-WAY OF U.S. HIGHWAY 401 (LOUISBURG ROAD). [PLOTTED HEREON]

4. (ITEM 3) RIGHTS OF OTHERS THERETO ENTITLED IN AND TO THE CONTINUED UNINTERRUPTED FLOW OF THE CREEK, LOCATED ON THE LAND. [CREEK LOCATION PLOTTED HEREON]

5. (ITEM 4) ELECTRIC LINE RIGHT-OF-WAY EASEMENT TO WAKE ELECTRIC MEMBERSHIP CORPORATION RECORDED IN BOOK 3868 AT PAGE 917. [PLOTTED HEREON]

AS TO TRACT 1 ONLY (PIN #1758-56-8976):

6. (ITEM 8) SUBJECT TO MATTERS SHOWN ON RECORDED BOOK OF MAPS 1995 AT PAGE 2034 SHOWS THE FOLLOWING LOCATED ON THE LAND:

- (a) OVERHEAD LINE [PLOTTED HEREON]
(b) POWER POLE [PLOTTED HEREON]

7. (ITEM 9) EASEMENT(S) TO WAKE ELECTRIC MEMBERSHIP CORPORATION RECORDED IN BOOK 863 AT PAGES 211 AND 212. [BLANKET EASEMENT - EXISTING ELECTRIC LINES PLOTTED HEREON]

8. (ITEM 10) RURAL LINE PERMIT TO CAROLINA TELEPHONE AND TELEGRAPH COMPANY RECORDED IN BOOK 1338 AT PAGES 143 AND 145. [LOCATIONS CANNOT BE DETERMINED FROM THE RECORD DOCUMENT, EXISTING POLES AND GUY WIRES PLOTTED HEREON]

9. (ITEM 11) SLOPE EASEMENT RECORDED IN BOOK 14395 AT PAGE 2087 AS SHOWN ON PLAT RECORDED IN BOOK OF MAPS 2011 AT PAGE 383. [PLOTTED HEREON]

AS TO TRACT 2 ONLY (PIN #1758-45-8905):

10. SUBJECT TO MATTERS SHOWN ON RECORDED BOOK OF MAPS 2005 AT PAGES 1195 AND 1196 SHOWS THE FOLLOWING LOCATED ON THE LAND:

- (a) UNDERGROUND SEWER MAIN MARKER [NOT FOUND]
(b) POWER BOX [NOT FOUND]
(c) RIGHTS OF OTHERS IN AND TO THE USE OF THE SOIL PATH (TO BE ABANDONED) [PATH NO LONGER VISIBLE]

11. (ITEM 13) DEED OF EASEMENT WITH GENERAL WARRANTY FOR WATERLINE EASEMENT TEMPORARY CONSTRUCTION EASEMENT RECORDED IN BOOK 16679 AT PAGE 132. [WATERLINE EASEMENT PLOTTED HEREON, TEMPORARY CONSTRUCTION EASEMENT NOT PLOTTED]

12. (ITEM 14) SANITARY SEWER EASEMENT RECORDED IN BOOK 10071 AT PAGE 2179 AS SHOWN ON PLAT RECORDED IN BOOK OF MAPS 2003 AT PAGE 647. [PLOTTED HEREON]

13. (ITEM 15) RESERVATION OF EASEMENT RECORDED IN BOOK 13993 AT PAGE 2591. [PLOTTED HEREON]

14. (ITEM 16) TITLE TO THAT PORTION OF THE LAND WITHIN THE RIGHT-OF-WAY OF S.R. 2226. [RIGHT OF WAY OF S.R. 2226 PLOTTED HEREON - PROPERTY DOES NOT EXTEND INTO RIGHT OF WAY]

15. (ITEM 17) RIGHT OF WAY AGREEMENT TO STATE HIGHWAY COMMISSION RECORDED IN BOOK 2052 AT PAGE 545. [RIGHT OF WAY OF S.R. 2226 PLOTTED HEREON]

16. (ITEM 18) RIGHTS OF OTHERS THERETO ENTITLED IN AND TO THE CONTINUED UNINTERRUPTED FLOW OF BRANCH/CREEK, LOCATED ON THE LAND. [BRANCH/CREEK LOCATION PLOTTED HEREON]

CURRENT ZONING SETBACK REQUIREMENTS:

Table with 2 columns: TAX PARCEL and ZONING. Rows for R-1, R-1-SUD, CO-SUD, CO-SUD.

Table with 4 columns: FRONT, SIDE, CORNER, REAR. Rows for R-1, CO.

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

NEW LEGAL DESCRIPTIONS

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

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

BEGINNING AT A FOUND IRON PIPE MARKING THE NORTHWEST CORNER OF LOT 2-3 AS SAID LOT IS SHOWN AND SO DESIGNATED ON THAT CERTAIN PLAT ENTITLED "RECOMBINATION SURVEY FOR TOMMY TWITTY, TRACTS 2-2 & 2-3, TWITTY PROP., BY W. GRAHAM CAWTHORNE, JR., RLS, DATED NOVEMBER 17, 1995, REVISED JANUARY 12, 1996 AND RECORDED IN BOOK OF MAPS 1996, PAGE 1582, WAKE COUNTY RECORDS, SAID PIPE ALSO BEING ON THE EAST LINE OF TRACT #3 AS SAID TRACT IS SHOWN AND SO DESIGNATED ON THAT CERTAIN PLAT ENTITLED "W. H. MARSHALL ESTATE", BY C. W. RUSSUM, RLS, DATED JULY, 1961 AND RECORDED IN BOOK OF MAPS 1961, PAGE 97, WAKE COUNTY RECORDS; THENCE ALONG SAID EAST LINE OF TRACT 3 N01°11'04"W 240.24' TO AN IRON PIPE ON THE SOUTHWEST RIGHT OF WAY LINE OF BURLINGTON MILLS ROAD (S.R. 2051); THENCE ALONG SAID SOUTHWEST RIGHT OF WAY LINE THE FOLLOWING FOUR COURSES: (1) S47°12'51"E 130.81'; (2) ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 600.00', THROUGH A CENTRAL ANGLE OF 26°22'04", AN ARC LENGTH OF 276.12' AND BEING SUBTENDED BY A CHORD BEARING S60°23'53"E 273.69'; (3) S75°02'10"E 50.12'; AND (4) S77°31'31"E 22.85' TO THE NORTH LINE OF AFORESAID LOT 2-3; THENCE ALONG SAID NORTH LINE OF LOT 2-3 N89°45'02"W 399.74' TO THE POINT OF BEGINNING.

CONTAINING 0.828 ACRES, MORE OR LESS.

PARCEL 'B' (PIN #1758-58-2090)

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

BEGINNING AT A FOUND IRON PIPE MARKING THE SOUTHWEST CORNER OF PARCEL 2 AS SAID PARCEL IS DESCRIBED IN DEED BOOK 15498, PAGE 1302, WAKE COUNTY RECORDS; THENCE ALONG THE SOUTH LINE OF SAID PARCEL 2 S89°45'02"E 399.74' TO THE SOUTHWEST RIGHT OF WAY LINE OF BURLINGTON MILLS ROAD (S.R. 2051); THENCE CONTINUING S89°45'02"E 200.72' TO THE NORTHWEST CORNER OF LOT 2-4 AS SAID LOT IS SHOWN AND SO DESIGNATED ON THAT CERTAIN PLAT ENTITLED "RECOMBINATION SURVEY FOR TOMMY TWITTY, TRACTS 2-2 & 2-3, TWITTY PROP.", BY W. GRAHAM CAWTHORNE, JR., RLS, DATED NOVEMBER 17, 1995, REVISED JANUARY 12, 1996 AND RECORDED IN BOOK OF MAPS 1996, PAGE 1582, WAKE COUNTY RECORDS; THENCE ALONG THE SOUTHWEST LINE OF SAID LOT 2-4 S37°53'38"E 39.01' TO A FOUND BENT IRON PIPE AT AN ANGLE POINT IN THE SOUTH RIGHT OF WAY LINE OF BURLINGTON MILLS ROAD; THENCE CONTINUING S37°53'38"E 454.70' TO A FOUND IRON PIPE AT AN ANGLE POINT IN THE NORTHWEST RIGHT OF WAY LINE OF LOUISBURG ROAD (U.S. 401); THENCE CONTINUING S37°53'38"E 45.31' TO THE CENTERLINE OF LOUISBURG ROAD; THENCE ALONG THE CENTERLINE OF SAID ROAD, ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 3,750.00', THROUGH A CENTRAL ANGLE OF 08°13'06", AN ARC LENGTH OF 537.89' AND BEING SUBTENDED BY A CHORD BEARING S41°12'09"W 537.43'; THENCE LEAVING SAID CENTERLINE, ALONG THE NORTHEAST LINE OF LOTS 1 AND 2 AS SAID LOTS ARE SHOWN AND SO DESIGNATED ON THAT CERTAIN PLAT ENTITLED "SURVEY FOR GRAND PARK PROPERTIES, LOTS 1 AND 2", BY CAWTHORNE, MOSS & PANCIERA, P.C., DATED OCTOBER 7, 1998 AND RECORDED IN BOOK OF MAPS 1999, PAGE 1039, WAKE COUNTY RECORDS, N49°16'09"W 479.09' TO A FOUND IRON PIPE MARKING AN ANGLE POINT IN SAID LOT 2; THENCE CONTINUING ALONG THE NORTHEAST LINE OF SAID LOT 2 N66°40'58"W 215.40' TO A FOUND IRON PIPE AT THE NORTHWEST CORNER THEREOF, SAID PIPE ALSO BEING ON THE EAST LINE OF TRACT #3 AS SAID TRACT IS SHOWN AND SO DESIGNATED ON THAT CERTAIN PLAT ENTITLED "W. H. MARSHALL ESTATE", BY C. W. RUSSUM, RLS, DATED JULY, 1961 AND RECORDED IN BOOK OF MAPS 1961, PAGE 97, WAKE COUNTY RECORDS; THENCE ALONG SAID EAST LINE OF TRACT 3 N01°36'18"W 428.68' TO THE POINT OF BEGINNING.

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

CONTAINING 11.168 ACRES, MORE OR LESS.

NEW LEGAL DESCRIPTIONS

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

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

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

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

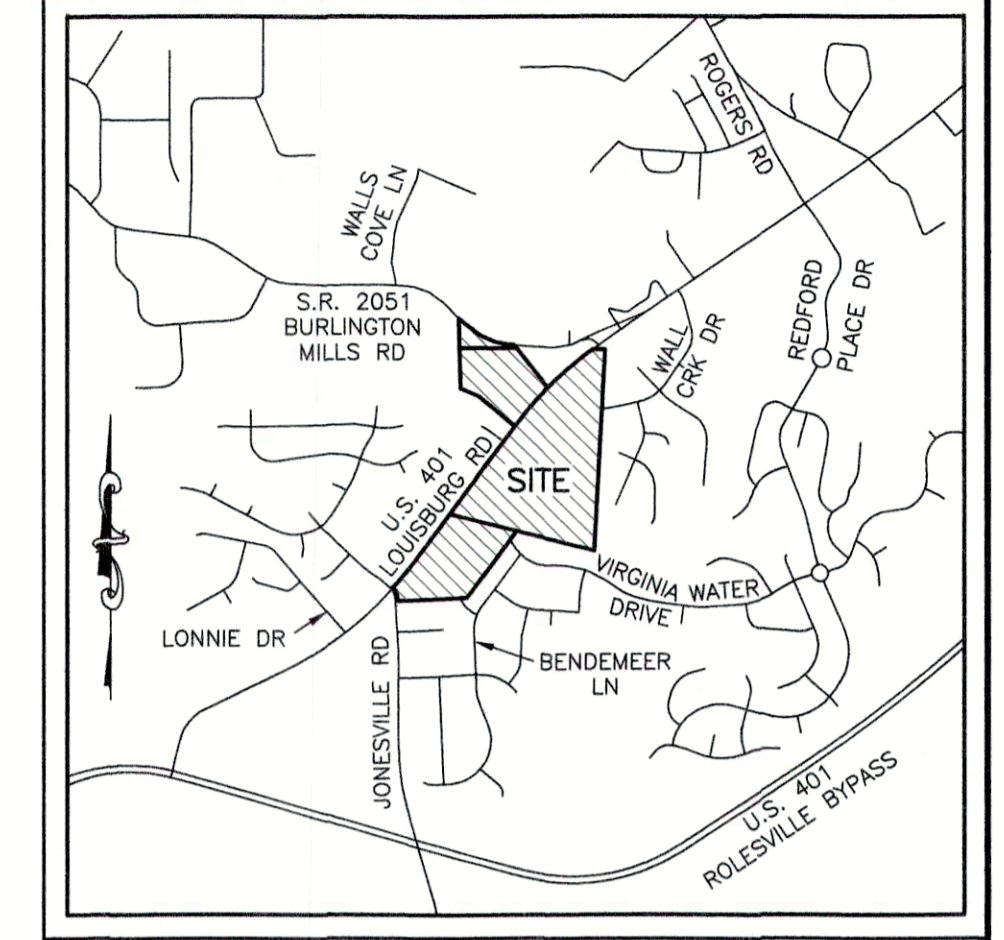
CONTAINING 44.100 ACRES, MORE OR LESS.

PARCEL 'D' (PIN #1758-45-8905)

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

BEGINNING AT A FOUND IRON PIPE ON THE SOUTH LINE OF TRACT 3 AS SAID TRACT IS SHOWN AND SO DESIGNATED ON THAT CERTAIN PLAT ENTITLED "RECOMBINATION SURVEY FOR TOMMY TWITTY", BY W. GRAHAM CAWTHORNE, JR., RLS, DATED NOVEMBER 17, 1995 AND RECORDED IN BOOK OF MAPS 1995, PAGE 2034, WAKE COUNTY RECORDS, SAID PIPE ALSO BEING AN ANGLE POINT IN THE NORTHWEST LINE OF CARLTON POINTE SUBDIVISION, PHASE 1 AS RECORDED IN BOOK OF MAPS 2008, PAGES 5 TO 10, WAKE COUNTY RECORDS; THENCE ALONG THE NORTHWEST LINE OF SAID CARLTON POINTE SUBDIVISION S36°44'45"W 877.98' TO AN ANGLE POINT; THENCE CONTINUING ALONG SAID NORTHWEST LINE AND ALONG THE NORTH LINE OF LOTS 1, 2 AND 3 AS SAID LOTS ARE SHOWN AND SO DESIGNATED ON THAT CERTAIN PLAT ENTITLED "SUBDIVISION PLAT FOR BARRETT VENTURES, LLC", BY CAWTHORNE, MOSS & PANCIERA, P.C., DATED APRIL 4, 2007 AND RECORDED IN BOOK OF MAPS 2008, PAGE 702, WAKE COUNTY RECORDS, S87°10'58"W 737.24' TO AN ANGLE POINT IN THE EAST RIGHT OF WAY LINE OF JONESVILLE ROAD (S.R. 2226) AND THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL DESCRIBED IN DEED BOOK 13993, PAGE 2591, WAKE COUNTY RECORDS; THENCE ALONG THE EAST LINE OF SAID PARCEL N02°07'15"W 48.32'; THENCE CONTINUING ALONG SAID EAST LINE, ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE TO THE WEST, HAVING A RADIUS OF 123.92', THROUGH A CENTRAL ANGLE OF 30°27'05", AN ARC LENGTH OF 65.86' AND BEING SUBTENDED BY A CHORD BEARING N17°21'49"W 65.09' TO THE EAST RIGHT OF WAY LINE OF JONESVILLE ROAD; THENCE ALONG SAID EAST RIGHT OF WAY LINE N03°10'03"W 17.67' TO THE SOUTHEAST RIGHT OF WAY LINE OF LOUISBURG ROAD (U.S. 401); THENCE ALONG SAID SOUTHEAST RIGHT OF WAY LINE THE FOLLOWING EIGHT COURSES: (1) N41°10'16"E 41.30'; (2) N40°37'47"E 49.15'; (3) N39°31'43"E 50.83'; (4) N38°52'58"E 49.80'; (5) N38°22'04"E 50.40'; (6) N37°17'31"E 50.37'; (7) N36°44'45"E 304.20'; AND (8) N36°27'57"E 396.53' TO A FOUND IRON PIPE ON THE SOUTH LINE OF THE AFORESAID TRACT 3; THENCE ALONG SAID SOUTH LINE OF TRACT 3 S75°27'01"E 704.12' TO THE POINT OF BEGINNING.

CONTAINING 15.024 ACRES, MORE OR LESS.



VICINITY MAP SCALE: 1"=2000'

LEGEND

- (1) = RECORD DATA PER BM 1996 PG 1582
(2) = RECORD DATA PER BM 2011 PG 383
(3) = RECORD DATA PER BM 1995 PG 2034
(4) = RECORD DATA PER BM 2002 PG 825
(5) = RECORD DATA PER BM 2005 PG 1195-1196
(6) = RECORD DATA PER DB 13993 PG 2591
● = FOUND MONUMENT AS NOTED
○ = SET IRON PIN
+ = NCOS MONUMENT
x = DIMENSION POINT (NOTHING SET)
P = PROPERTY LINE
R/W = RIGHT OF WAY
C&G = CURB AND GUTTER
C&G = CABLE TV PEDESTAL
DI = DROP INLET
ELEC = ELECTRIC BOX
EM = ELECTRIC METER
F/O = FIBER OPTIC
FH = FIRE HYDRANT
GV = GAS VALVE
HB = HAND BOX
LP = LIGHT POLE
PP = POWER POLE
G = GUY WIRE
RCP = REINFORCED CONCRETE PIPE
S.F. = SQUARE FEET (AREA)
S = SIGN
TS = TRAFFIC SIGNAL POLE
SM = SANITARY SEWER MANHOLE
SFMV = SANITARY SEWER FORCE MAIN VALVE
SDM = STORM DRAIN MANHOLE
TP = TELEPHONE PEDESTAL
TB = TRAFFIC BOX
WB = WATER BOX
WM = WATER METER
WMH = WATER MANHOLE
WV = WATER VALVE
W = WELL
X-WALK = PEDESTRIAN X-WALK POLE
E = ELECTRIC LINE
FM = SANITARY SEWER FORCE MAIN
FO = FIBER OPTIC LINE
G = GAS LINE
OEH = OVERHEAD ELECTRIC LINE
S = SANITARY SEWER LINE
T = TELEPHONE LINE
TV = CABLE TV LINE
W = WATER LINE

MATCH LINE

MATCH LINE

MATCH LINE

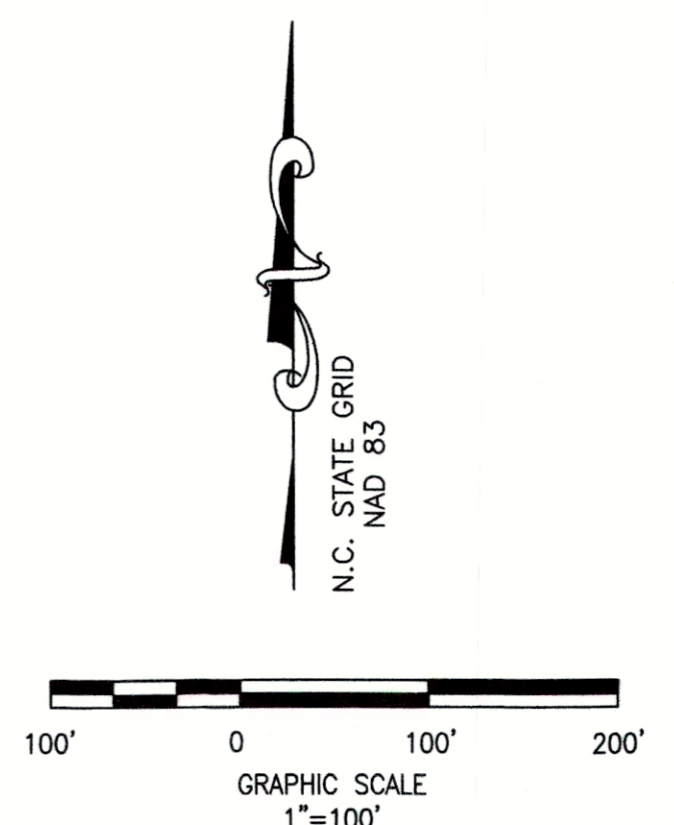
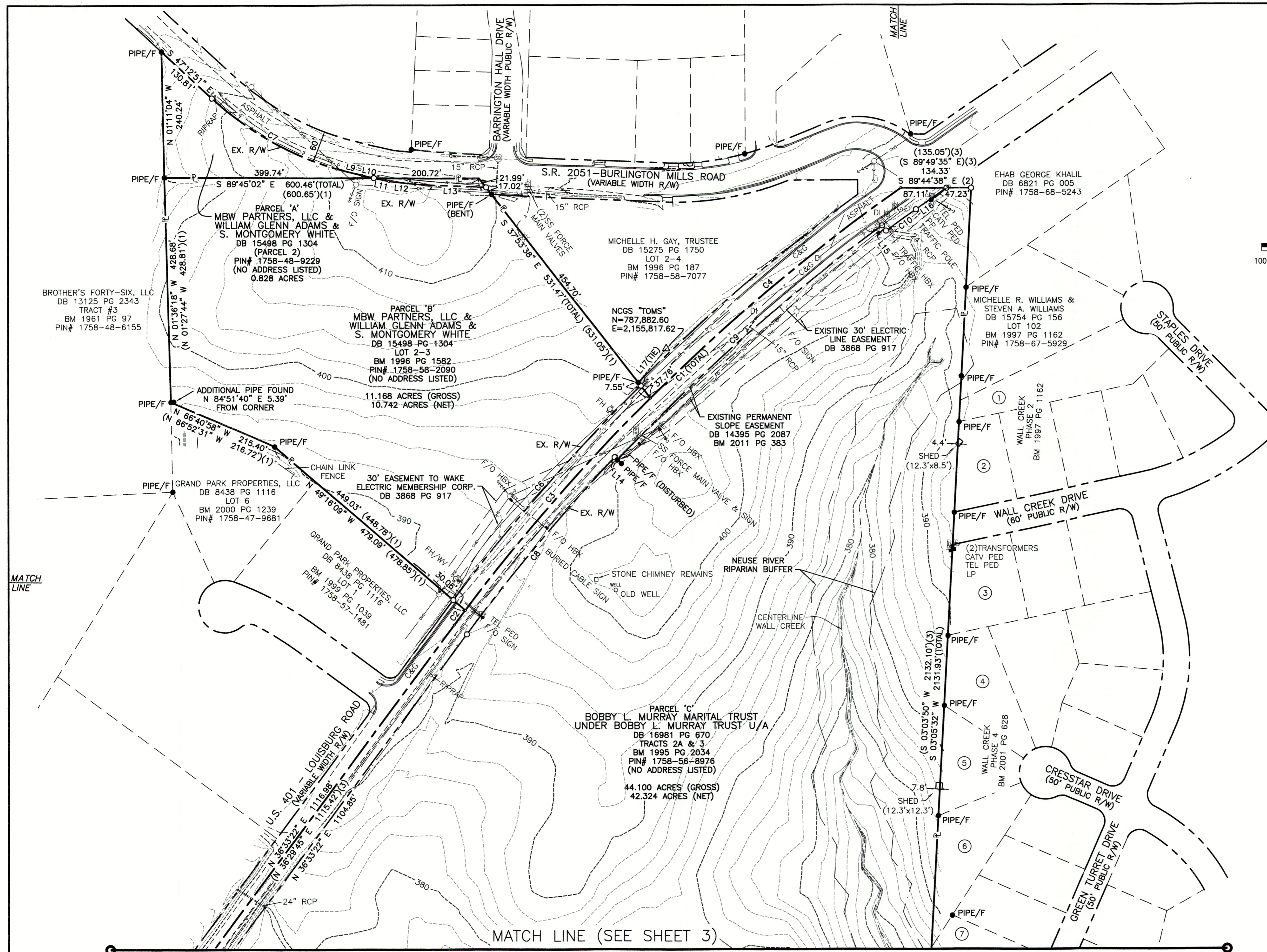
JOHNSON, MIRMIRAN & THOMPSON Engineering A Brighter Future® 9201 Arboretum Parkway Suite 310 Richmond, Virginia 23236 PHONE: (804)-323-9900 FAX: (804)-323-0596 EMAIL: jmtvo@jmt-engineering.com

Table with 3 columns: REVISION #, DATE, REASON FOR REVISION. Row 1: 1, 10/01/2020, ADDED RIPARIAN BUFFER ALONG WALL CREEK

ALTA/NSPS LAND TITLE SURVEY PREPARED FOR WALLBROOK LANDCO, LLC WAKE FOREST TOWNSHIP TOWN OF ROLESVILLE, WAKE COUNTY, NORTH CAROLINA DRAWN BY: JSZ PROJECT#: CHECKED BY: WTR CONTRACT#: JMT#: 17-10946-001 DATE: 03/25/2020 SCALE: 1"=100' SHEET 1 OF 3



WILLIAM T. ROBBINS, II DATE 10/1/2020 P.L.S. #L-4192



ADJOINING PROPERTY OWNERS

- ① RODERICK BLACKWELL & CHRISTINE BLACKWELL
DB 8769 PG 1894
LOT 101
BM 1997 PG 1162
PIN# 1758-67-6836
- ② CHARLES CULBERTSON & TERESA CULBERTSON
DB 17393 PG 896
LOT 96
BM 1997 PG 1162
PIN# 1758-67-4619
- ③ ANTONIO G. CATTARUZZA & SHEILA B. CATTARUZZA
DB 8149 PG 422
LOT 92
BM 1997 PG 1162
PIN# 1758-67-4416
- ④ JOHN DANIEL BONO, III & SABRINA MICHELE BONO
DB 13369 PG 2170
LOT 85
BM 2001 PG 628
PIN# 1758-67-4204
- ⑤ RONALD G. PATTERSON & LAURA A. PATTERSON
DB 10087 PG 2409
LOT 84
BM 2001 PG 628
PIN# 1758-67-4100
- ⑥ MICHAEL A. HADDER & JENNIFER H. HADDER
DB 16143 PG 2477
LOT 83
BM 2001 PG 628
PIN# 1758-66-3984
- ⑦ JOSEPH L. KEELEY, III & SARAH E. KEELEY
DB 10496 PG 1314
LOT 79
BM 2002 PG 825
PIN# 1758-66-4723

- LEGEND**
- (1) = RECORD DATA PER BM 1996 PG 1582
 - (2) = RECORD DATA PER BM 2011 PG 383
 - (3) = RECORD DATA PER BM 1995 PG 2034
 - (4) = RECORD DATA PER BM 2002 PG 825
 - (5) = RECORD DATA PER BM 2005 PG 1195-1196
 - (6) = RECORD DATA PER DB 13993 PG 2591
 - = FOUND MONUMENT AS NOTED
 - = SET IRON PIN
 - △ = NCGS MONUMENT
 - = DIMENSION POINT (NOTHING SET)
 - ℙ = PROPERTY LINE
 - R/W = RIGHT OF WAY

- C&G = CURB AND GUTTER
- CAV = CABLE TV PEDESTAL
- DI = DROP INLET
- ELEC = ELECTRIC BOX
- EM = ELECTRIC METER
- F/O = FIBER OPTIC
- FH = FIRE HYDRANT
- GV = GAS VALVE
- HBX = HAND BOX
- LP = LIGHT POLE
- PP = POWER POLE
- ← = GUY WIRE
- RCP = REINFORCED CONCRETE PIPE
- S.F. = SQUARE FEET (AREA)
- SIGN = SIGN
- TRAFFIC SIGNAL POLE = TRAFFIC SIGNAL POLE
- SANITARY SEWER MANHOLE = SANITARY SEWER MANHOLE
- SANITARY SEWER FORCE MAIN VALVE = SANITARY SEWER FORCE MAIN VALVE
- STORM DRAIN MANHOLE = STORM DRAIN MANHOLE
- TELEPHONE PEDESTAL = TELEPHONE PEDESTAL
- TRAFFIC BOX = TRAFFIC BOX
- WATER BOX = WATER BOX
- WM = WATER METER
- WMH = WATER MANHOLE
- WV = WATER VALVE
- WELL = WELL
- PEDESTRIAN X-WALK POLE = PEDESTRIAN X-WALK POLE
- e — = ELECTRIC LINE
- fm — = SANITARY SEWER FORCE MAIN
- fo — = FIBER OPTIC LINE
- g — = GAS LINE
- oeh — = OVERHEAD ELECTRIC LINE
- s — = SANITARY SEWER LINE
- t — = TELEPHONE LINE
- tv — = CABLE TV LINE
- w — = WATER LINE

LINE	BEARING	DISTANCE
L1	N 02°07'15" W	48.32'
L2	N 03°10'03" W	17.67'
L3	N 41°10'16" E	41.30'
L4	N 40°37'47" E	49.15'
L5	N 39°31'43" E	50.83'
L6	N 38°52'58" E	49.80'
L7	N 38°22'04" E	50.40'
L8	N 37°17'31" E	50.37'
L9	S 75°02'10" E	50.12'
L10	S 77°31'31" E	22.85'
L11	S 77°31'31" E	29.16'
L12	S 84°03'28" E	50.67'
L13	S 87°10'20" E	135.52'
L14	S 46°39'44" E	7.50'
L15	S 36°12'58" E	12.50'
L16	N 55°13'38" E	70.99'
L17	N 39°21'58" E	83.92'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1197.82'	3750.00'	18°18'05"	S 45°42'25" W	1192.73'
C2	35.15'	3750.00'	0°32'13"	S 36°49'29" W	35.15'
C3	537.89'	3750.00'	8°13'06"	S 41°12'09" W	537.43'
C4	624.78'	3750.00'	9°32'45"	S 50°05'04" W	624.06'
C5	65.86'	123.92'	30°27'05"	S 17°21'49" E	65.09'
C6	543.86'	3780.00'	8°14'37"	S 41°14'38" W	543.40'
C7	276.12'	800.00'	26°22'04"	N 60°23'53" W	273.69'
C8	440.32'	3720.00'	6°46'55"	S 39°56'50" W	440.07'
C9	675.86'	3712.50'	10°25'52"	S 48°33'13" W	674.95'
C10	70.31'	3700.00'	1°05'20"	S 54°18'48" W	70.31'

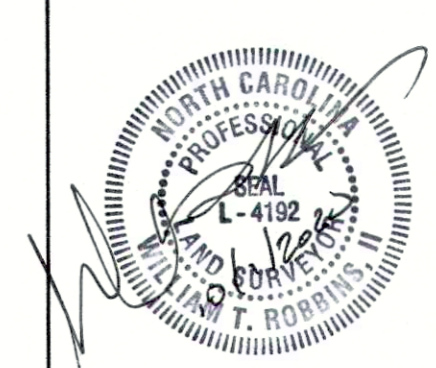
(R=3750.00', L=1199.06')(3)

JMT JOHNSON, MIRMIRAN & THOMPSON
 Engineering A Brighter Future
 9201 Arboretum Parkway Suite 310 Richmond, Virginia 23236
 PHONE: (804)-323-9900 FAX: (804)-323-0596
 EMAIL: jmtva@jmt-engineering.com

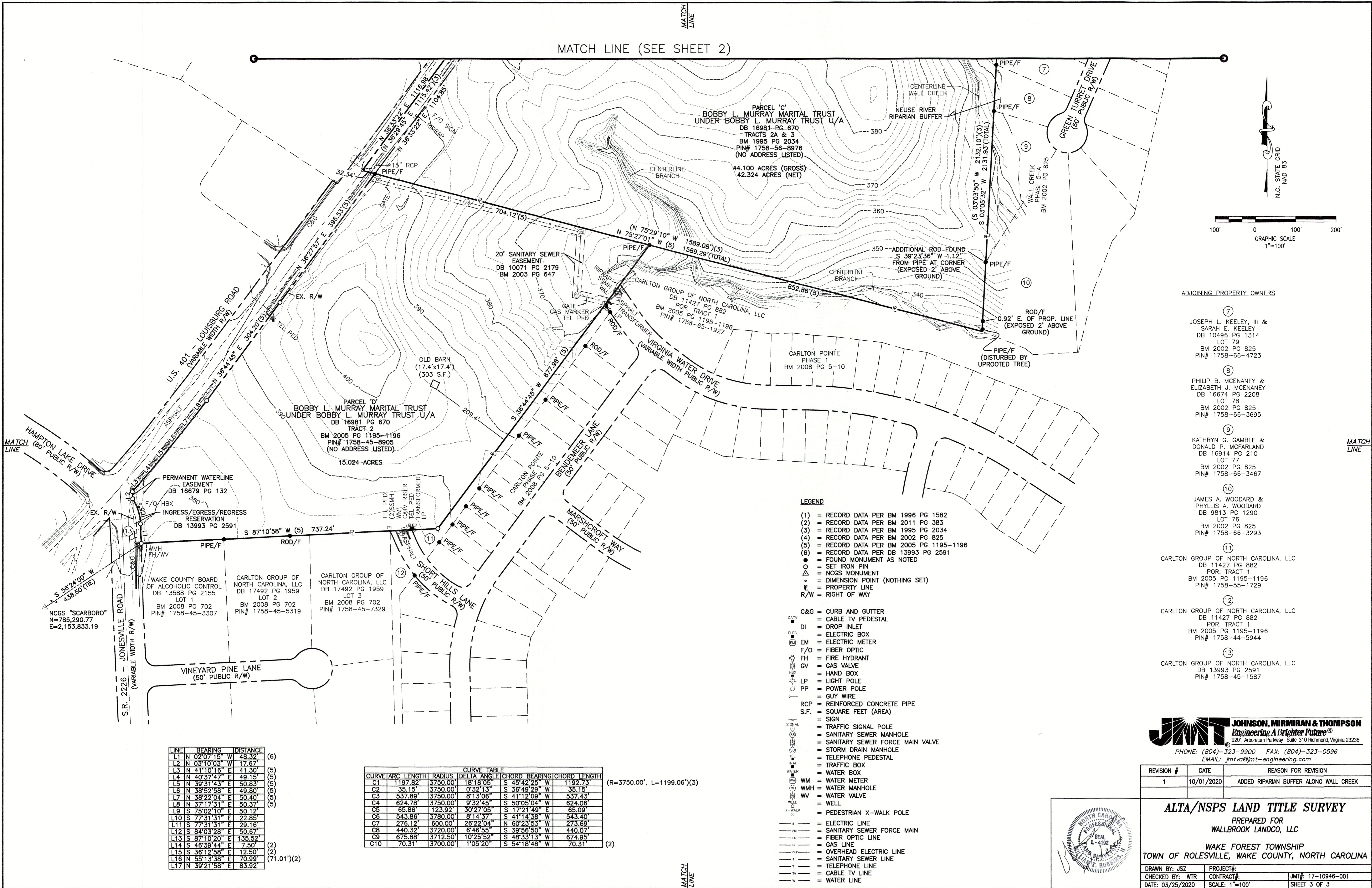
REVISION #	DATE	REASON FOR REVISION
1	10/01/2020	ADDED RIPARIAN BUFFER ALONG WALL CREEK

ALTA/NSPS LAND TITLE SURVEY
 PREPARED FOR
WALLBROOK LANDCO, LLC
 WAKE FOREST TOWNSHIP
 TOWN OF ROLESVILLE, WAKE COUNTY, NORTH CAROLINA

DRAWN BY: JSZ PROJECT#: JMT# 17-10946-001
 CHECKED BY: WTR CONTRACT#: SHEET 2 OF 3
 DATE: 03/25/2020 SCALE: 1"=100'



MATCH LINE (SEE SHEET 2)



ADJOINING PROPERTY OWNERS

- (7) JOSEPH L. KEELEY, III & SARAH E. KEELEY
DB 10496 PG 1314
LOT 79
BM 2002 PG 825
PIN# 1758-66-4723
- (8) PHILIP B. MCENANEY & ELIZABETH J. MCENANEY
DB 16674 PG 2208
LOT 78
BM 2002 PG 825
PIN# 1758-66-3695
- (9) KATHRYN G. GAMBLE & DONALD P. MCFARLAND
DB 16914 PG 210
LOT 77
BM 2002 PG 825
PIN# 1758-66-3467
- (10) JAMES A. WOODARD & PHYLLIS A. WOODARD
DB 9813 PG 1290
LOT 76
BM 2002 PG 825
PIN# 1758-66-3293
- (11) CARLTON GROUP OF NORTH CAROLINA, LLC
DB 11427 PG 882
POR. TRACT 1
BM 2005 PG 1195-1196
PIN# 1758-55-1729
- (12) CARLTON GROUP OF NORTH CAROLINA, LLC
DB 11427 PG 882
POR. TRACT 1
BM 2005 PG 1195-1196
PIN# 1758-44-5944
- (13) CARLTON GROUP OF NORTH CAROLINA, LLC
DB 13993 PG 2591
PIN# 1758-45-1587

LEGEND

- (1) = RECORD DATA PER BM 1996 PG 1582
- (2) = RECORD DATA PER BM 2011 PG 383
- (3) = RECORD DATA PER BM 1995 PG 2034
- (4) = RECORD DATA PER BM 2002 PG 825
- (5) = RECORD DATA PER BM 2005 PG 1195-1196
- (6) = RECORD DATA PER DB 13993 PG 2591
- (7) = FOUND MONUMENT AS NOTED
- = SET IRON PIN
- △ = NCGS MONUMENT
- = DIMENSION POINT (NOTHING SET)
- ▭ = PROPERTY LINE
- R/W = RIGHT OF WAY

- C&G = CURB AND GUTTER
- DI = DROP INLET
- ELEC = ELECTRIC BOX
- EM = ELECTRIC METER
- F/O = FIBER OPTIC
- FH = FIRE HYDRANT
- GV = GAS VALVE
- HB = HAND BOX
- LP = LIGHT POLE
- PP = POWER POLE
- GUY = GUY WIRE
- RCP = REINFORCED CONCRETE PIPE
- S.F. = SQUARE FEET (AREA)
- SIGN = SIGN
- TS = TRAFFIC SIGNAL POLE
- SSM = SANITARY SEWER MANHOLE
- SSFMV = SANITARY SEWER FORCE MAIN VALVE
- SDM = STORM DRAIN MANHOLE
- TP = TELEPHONE PEDESTAL
- TB = TRAFFIC BOX
- WB = WATER BOX
- WM = WATER METER
- WMH = WATER MANHOLE
- WV = WATER VALVE
- WELL = WELL
- X-WALK = PEDESTRIAN X-WALK POLE
- E = ELECTRIC LINE
- FM = SANITARY SEWER FORCE MAIN
- FO = FIBER OPTIC LINE
- G = GAS LINE
- OHE = OVERHEAD ELECTRIC LINE
- S = SANITARY SEWER LINE
- T = TELEPHONE LINE
- TV = CABLE TV LINE
- W = WATER LINE

LINE	BEARING	DISTANCE
L1	N 02°07'15" W	48.32
L2	N 03°10'03" W	17.67
L3	N 41°10'16" E	41.30
L4	N 40°37'47" E	49.15
L5	N 39°31'43" E	50.83
L6	N 38°52'58" E	49.80
L7	N 38°22'04" E	50.40
L8	N 37°17'31" E	50.37
L9	S 75°02'10" E	50.12
L10	S 77°31'31" E	22.85
L11	S 77°31'31" E	29.16
L12	S 84°03'28" E	50.67
L13	S 87°10'20" E	135.52
L14	S 46°39'44" E	7.50
L15	S 36°12'58" E	12.50
L16	N 55°13'38" E	70.99
L17	N 39°21'58" E	83.92

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1197.82	3750.00	18°18'05"	S 45°42'25" W	1192.73
C2	35.15	3750.00	0°32'13"	S 36°49'29" W	35.15
C3	537.89	3750.00	8°13'06"	S 41°12'09" W	537.43
C4	624.78	3750.00	9°32'45"	S 50°05'04" W	624.06
C5	65.86	123.92	30°27'05"	S 17°21'49" E	65.09
C6	543.86	3780.00	8°14'37"	S 41°14'38" W	543.40
C7	276.12	600.00	26°22'04"	N 60°23'53" W	273.69
C8	440.32	3720.00	6°46'55"	S 39°56'50" W	440.07
C9	675.88	3712.50	10°25'52"	S 48°33'13" W	674.95
C10	70.31	3700.00	1°05'20"	S 54°18'48" W	70.31

(R=3750.00', L=1199.06')(3)

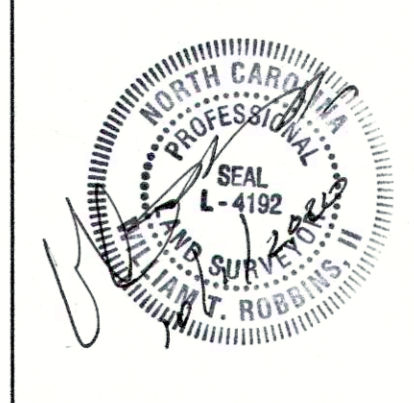
(2)

JOHNSON, MIRMIRAN & THOMPSON
Engineering A Brighter Future
 9201 Arboretum Parkway, Suite 310 Richmond, Virginia 23236
 PHONE: (804)-323-9900 FAX: (804)-323-0596
 EMAIL: jmtvo@jmt-engineering.com

REVISION #	DATE	REASON FOR REVISION
1	10/01/2020	ADDED RIPARIAN BUFFER ALONG WALL CREEK

ALTA/NSPS LAND TITLE SURVEY
 PREPARED FOR
WALLBROOK LANDCO, LLC
 WAKE FOREST TOWNSHIP
 TOWN OF ROLESVILLE, WAKE COUNTY, NORTH CAROLINA

DRAWN BY: JSZ PROJECT#: JMT#: 17-10946-001
 CHECKED BY: WTR CONTRACT#: JMT#: 17-10946-001
 DATE: 03/25/2020 SCALE: 1"=100' SHEET 3 OF 3



Excise Tax: \$0.00

Tax ID No.: 0224145 and 92211

Prepared by: Longleaf Law Partners (LPC), 2235 Gateway Access Point, Suite 201, Raleigh, NC
27607

Return to: Grantee

Brief Description for the Index

Lots 2-3, 10.723 ac. BM 1996-1582; and 8/10 ac.

NORTH CAROLINA NON-WARRANTY DEEDTHIS DEED is made as of this 27th day of March, 2020, by and between

GRANTOR	GRANTEE
MBW PARTNERS, LLC , a North Carolina limited liability company WILLIAM GLENN ADAMS SYDNOR MONTGOMERY WHITE, JR. SALLY M. ADAMS NANCY HANES WHITE	WALLBROOK LANDCO LLC , a North Carolina limited liability company with a mailing address of: c/o J. Austin Williams 4700 Six Forks Road, Suite 150 Raleigh, NC 27609
with a mailing address of: c/o White Oak Commercial 403 E. Six Forks Road Raleigh, NC 27609	

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto Grantee in fee simple, all that certain lot or parcel of land (the "Property") situated in the Town of Rolesville, Wake County, North Carolina, and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

Submitted electronically by "The Pryzwansky Law Firm"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Wake County Register of Deeds.

All or a portion of the Property herein conveyed does not include the primary residence of Grantor.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple.

The Grantor makes no warranty, express or implied, as to title to the property hereinabove described. Grantors Sally M. Adams and Nancy Hanes White sign this deed solely and exclusively to waive and release any marital interest and rights, now existing or hereafter acquired, in the property hereinabove described and hereby conveyed to Grantee.

[Signature Page Follows]

IN WITNESS WHEREOF, Grantor has hereunto set its hand the day and year first above written.

GRANTOR:

MBW PARTNERS LLC, a North Carolina limited liability company

By: [Signature]
Name: William M. White
Title: Manager

STATE OF North Carolina
COUNTY OF Wake

I certify that the following person personally appeared before me this day and acknowledged to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: William M. White.

This the 23rd day of March, 2020.

My Commission Expires:

11-3-2024

[Signature]
Notary Public
Print Name: Cynthia H. Russell

[Affix Notary Stamp or Seal]

CYNTHIA H RUSSELL
NOTARY PUBLIC
Wake County
North Carolina
My Commission Expires Nov. 3, 2024

[SIGNATURES CONTINUE ON FOLLOWING PAGE]

William Glenn Adams
WILLIAM GLENN ADAMS

STATE OF NC

COUNTY OF WAKE

I certify that the following person personally appeared before me this day and acknowledged to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: William Glenn Adams.

This the 24 day of March, 2020.

My Commission Expires: MARCH 2, 2022

Peter Walczyk
Notary Public
Print Name: PETER WALCZYK

[Affix Notary Stamp or Seal]

PETER WALCZYK
NOTARY PUBLIC
Wake County
North Carolina
My Commission Expires March 2, 2022

Sally M. Adams
SALLY M. ADAMS

STATE OF NC

COUNTY OF WAKE

I certify that the following person personally appeared before me this day and acknowledged to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Sally M. Adams.

This the 24 day of March, 2020.

My Commission Expires: MARCH 2, 2022

Peter Walczyk
Notary Public
Print Name: PETER WALCZYK

[Affix Notary Stamp or Seal]
PETER WALCZYK
NOTARY PUBLIC
Wake County
North Carolina
My Commission Expires March 2, 2022

STAMPED: CONTINUE ON FOLLOWING PAGE]

Sydnor M. White, Jr.
SYDNOR MONTGOMERY WHITE, JR.

STATE OF North Carolina
COUNTY OF Wake

I certify that the following person personally appeared before me this day and acknowledged to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Sydnor Montgomery White, Jr.

This the 24th day of March, 2020.

My Commission Expires:

11-3-2024

Cynthia H Russell
Notary Public
Print Name: Cynthia H. Russell

[Affix Notary Stamp or Seal]

CYNTHIA H RUSSELL
NOTARY PUBLIC
Wake County
North Carolina
My Commission Expires Nov. 3, 2024

Nancy Hanes White
NANCY HANES WHITE

STATE OF North Carolina
COUNTY OF Wake

I certify that the following person personally appeared before me this day and acknowledged to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Nancy Hanes White.

This the 24th day of March, 2020.

My Commission Expires:

11-3-2024

Cynthia H Russell
Notary Public
Print Name: Cynthia H. Russell

[Affix Notary Stamp or Seal]

CYNTHIA H RUSSELL
NOTARY PUBLIC
Wake County
North Carolina
My Commission Expires Nov. 3, 2024

Parcel 1 (PIN #1758-48-9229)

All that certain real property situated in the Town of Rolesville, County of Wake, State of North Carolina, described as follows:

Beginning at a found iron pipe marking the northwest corner of Lot 2-3 as said lot is shown and so designated on that certain plat entitled "Recombination Survey for Tommy Twitty, Tracts 2-2 & 2-3, Twitty Prop.", by W. Graham Cawthorne, Jr., RLS, dated November 17, 1995, revised January 12, 1996 and recorded in Book of Maps 1996, Page 1582, Wake County Records, said pipe also being on the east line of Tract #3 as said tract is shown and so designated on that certain plat entitled "W. H. Marshall Estate", by C. W. Russum, RLS, dated July, 1961 and recorded in Book of Maps 1961, Page 97, Wake County Records; thence along said east line of Tract 3 N01°11'04"W 240.24' to an iron pipe on the southwest right of way line of Burlington Mills Road (S.R. 2051); thence along said southwest right of way line the following four courses: (1) S47°12'51"E 130.81'; (2) along the arc of a tangent curve to the left, concave to the northeast, having a radius of 600.00', through a central angle of 26°22'04", an arc length of 276.12' and being subtended by a chord bearing S60°23'53"E 273.69'; (3) S75°02'10"E 50.12'; and (4) S77°31'31"E 22.85' to the north line of aforesaid Lot 2-3; thence along said north line of Lot 2-3 N89°45'02"W 399.74' to the point of beginning.

Containing 0.828 acres, more or less.

Parcel 2 (PIN #1758-58-2090)

All that certain real property situated in the Town of Rolesville, County of Wake, State of North Carolina, described as follows:

Beginning at a found iron pipe marking the southwest corner of Parcel 2 as said parcel is described in Deed Book 15498, Page 1302, Wake County Records; thence along the south line of said Parcel 2 S89°45'02"E 399.74' to the southwest right of way line of Burlington Mills Road (S.R. 2051); thence continuing S89°45'02"E 200.72' to the northwest corner of Lot 2-4 as said lot is shown and so designated on that certain plat entitled "Recombination Survey for Tommy Twitty, Tracts 2-2 & 2-3, Twitty Prop.", by W. Graham Cawthorne, Jr., RLS, dated November 17, 1995, revised January 12, 1996 and recorded in Book of Maps 1996, Page 1582, Wake County Records; thence along the southwest line of said Lot 2-4 S37°53'38"E 39.01' to a found bent iron pipe at an angle point in the south right of way line of Burlington Mills Road; thence continuing S37°53'38"E 454.70' to a found iron pipe at an angle point in the northwest right of way line of Louisburg Road (U.S. 401); thence continuing S37°53'38"E 45.31' to the centerline of Louisburg Road; thence along the centerline of said road, along the arc of a curve to the left, concave to the southeast, having a radius of 3,750.00', through a central angle of 08°13'06", an arc length of 537.89' and being subtended by a chord bearing S41°12'09"W 537.43'; thence leaving said centerline, along the northeast line of Lots 1 and 2 as said lots are shown and so designated on that certain plat entitled "Survey for Grand Park Properties, Lots 1 and 2", by Cawthorne, Moss & Panciera, P.C., dated October 7, 1998 and recorded in Book of Maps 1999, Page 1039, Wake County Records, N49°16'09"W 479.09' to a found iron pipe marking an angle point in said Lot 2; thence continuing along the northeast line of said Lot 2 N66°40'58"W 215.40' to a found iron pipe at the northwest corner thereof, said pipe also being on the east line of Tract #3 as said tract is shown and so designated on that

certain plat entitled "W. H. Marshall Estate", by C. W. Russum, RLS, dated July, 1961 and recorded in Book of Maps 1961, Page 97, Wake County Records; thence along said east line of Tract 3 N01°36'18"W 428.68' to the point of beginning.

This parcel is the same as Lot 2-3 as shown and so designated on that certain plat entitled "Recombination Survey for Tommy Twitty, Tracts 2-2 & 2-3, Twitty Prop.", by W. Graham Cawthorne, Jr., RLS, dated November 17, 1995, revised January 12, 1996 and recorded in Book of Maps 1996, Page 1582, Wake County Records.

Containing 11.168 acres, more or less.

NORTH CAROLINA NON-WARRANTY DEED

Excise Tax: \$0.00

Parcel Identifier Nos. 0076635 and 0076667 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Grantee

This instrument was prepared by: Weatherspoon & Voltz, LLP, without benefit of title examination

Brief description for the Index: _____

THIS DEED made this 30th day of September, 2020, by and between
GRANTOR GRANTEE

BOBBY L. MURRAY MARITAL TRUST UNDER BOBBY L. MURRAY TRUST U/A DATED DECEMBER 13, 2000, AS AMENDED MAY 13, 2003 AND AUGUST 1, 2003

P.O. Box 40639, Raleigh, North Carolina 27629

WALLBROOK LANDCO LLC,
a North Carolina limited liability company

c/o Crosland Southeast
4700 Six Forks Road, Ste 150
Raleigh, NC 27609

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot, parcel of land or condominium unit situated in the Town of Rolesville, Wake County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 16981, Page 670, Wake County Registry.

All or a portion of the property herein conveyed does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

The Grantor makes no warranty, express or implied, as to title to the property hereinabove described.

[Signature page to Nonwarranty Deed]

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

GRANTOR:

BOBBY L. MURRAY MARITAL TRUST UNDER (SEAL)
BOBBY L. MURRAY TRUST U/A DATED DECEMBER 13, 2000,
AS AMENDED MAY 13, 2003 AND AUGUST 1, 2003

By: J. Brent King (SEAL)
J. Brent King, Co-Trustee of the Trust

STATE OF NORTH CAROLINA

WAKE COUNTY

I certify that the following person personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purposes stated therein and in the capacity indicated: J. Brent King, Co-Trustee.

Date: 21st day of September, 2020

Elizabeth W. Voltz
Printed Name of Notary: Elizabeth W. Voltz

[official seal]



My commission expires: 10/16/2021

[Signature page to Nonwarranty Deed]

IN WITNESS WHEREOF, the Grantor has hereunto set their hands and seals the day and year first above written.

BOBBY L. MURRAY MARITAL TRUST UNDER (SEAL)
BOBBY L. MURRAY TRUST U/A DATED DECEMBER 13, 2000,
AS AMENDED MAY 13, 2003 AND AUGUST 1, 2003

By: BRANCH BANKING AND TRUST COMPANY,
Co-Trustee of the Trust

By: William S. Crows III (SEAL)
Printed Name: William S. Crows III
Title: Senior Vice President

STATE OF NORTH CAROLINA

WAKE COUNTY

I certify that the following person personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purposes stated therein and in the capacity indicated: William S. Crows III, Senior Vice President of Branch Banking and Trust Company, Co-Trustee.

Date: 21st day of September, 2020

Elizabeth W. Voltz
Printed Name of Notary: Elizabeth W. Voltz

[official seal]

My commission expires: 10/16/2021

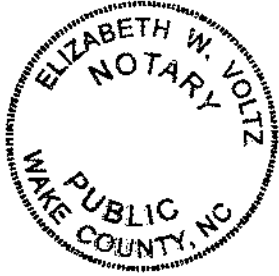


Exhibit A

Property Description

TRACT 1 (PIN 1758-56-8976)

All that certain real property situated in the Town of Rolesville, County of Wake, State of North Carolina, described as follows:

Beginning at a found iron pipe marking the northeast corner of Tract 2 as said tract is shown and so designated on that certain plat entitled "Recombination Map of Bobby L. Murray Trust, Tracts 1+2", by Kenneth Close, Inc., dated November 7, 2002 and recorded in Book of Maps 2005, Pages 1195 and 1196, Wake County Records; thence along the north line of said Tract 2 N75°27'01"W 704.12' to a found iron pipe on the southeast right of way line of Louisburg Road (U.S. 401); thence continuing N75°27'01"W 32.34' to the centerline of Louisburg Road; thence along the centerline of said road N36°33'22"E 1,116.98' to a point; thence continuing along said centerline, along the arc of a tangent curve to the right, concave to the southeast, having a radius of 3,750.00', through a central angle of 18°18'05", an arc length of 1,197.82' and being subtended by a chord bearing N45°42'25"E 1,192.73' to a point; thence leaving said centerline S89°44'38"E 134.33' to an angle point in the southwest line of that certain parcel described in Decd Book 6821, Page 005, Wake County Records; thence along the southwest line of said parcel and along the west line of Wall Creek Subdivision, Phases 2, 4 and 5-A as recorded in Book of Maps 1997, Page 1162, Book of Maps 2001, Page 628 and Book of Maps 2002, Page 825, Wake County Records, S03°05'32"W 2,131.93' to a point on the north line of Carlton Pointe Subdivision, Phase I as recorded in Book of Maps 2008, Pages 5 to 10, Wake County Records; thence along said north line of Carlton Pointe Subdivision N75°27'01"W 852.86' to the point of beginning.

This parcel is the same as Tracts 2A and 3 as shown and so designated on that certain plat entitled "Recombination Survey for Tommy Twitty", by W. Graham Cawthorne, Jr., RLS, dated November 17, 1995 and recorded in Book of Maps 1995, Page 2034, Wake County Records.

Containing 44.100 acres, more or less, as shown on that certain ALTA/NSPS Land Title Survey dated March 25, 2020, prepared for Wallbrook Landco LLC, and prepared by Johnson, Mirmiran & Thompson (JMT # 17-10946-001).

TRACT 2 (PIN 1758-45-8905)

All that certain real property situated in the Town of Rolesville, County of Wake, State of North Carolina, described as follows:

Beginning at a found iron pipe on the south line of Tract 3 as said tract is shown and so designated on that certain plat entitled "Recombination Survey for Tommy Twitty", by W. Graham Cawthorne, Jr., RLS, dated November 17, 1995 and recorded in Book of Maps 1995, Page 2034, Wake County Records, said pipe also being an angle point in the northwest line of Carlton Pointe Subdivision, Phase I as recorded in Book of Maps 2008, Pages 5 to 10, Wake County Records; thence along the northwest line of said Carlton Pointe Subdivision S36°44'45"W 877.98' to an angle point; thence continuing along said northwest line and along the north line of Lots 1, 2 and 3 as said lots are shown and so designated on that certain plat entitled "Subdivision Plat for Barrett Ventures, LLC", by Cawthorne, Moss & Panciera, P.C., dated April 4, 2007 and recorded in Book of Maps 2008, Page 702, Wake County Records, S87°10'58"W 737.24' to an angle point in the east right of way line of Jonesville Road (S.R. 2226) and the southeast corner of that certain parcel described in Decd Book 13993, Page 2591, Wake County Records; thence along the east line of said parcel N02°07'15"W 48.32'; thence continuing along said east line, along the arc of a curve to the left, concave to the west, having a radius of 123.92', through a central angle of 30°27'05", an arc length of 65.86' and being subtended by a chord bearing N17°21'49"W 65.09' to the east right of way line of Jonesville Road; thence along said east right of way line N03°10'03"W 17.67' to the southeast right of way line of Louisburg Road (U.S. 401); thence along said southeast right of way line the following eight courses: (1) N41°10'16"E 41.30'; (2) N40°37'47"E 49.15'; (3) N39°31'43"E 50.83'; (4) N38°52'58"E 49.80'; (5) N38°22'04"E 50.40'; (6) N37°17'31"E 50.37'; (7) N36°44'45"E 304.20'; and (8) N36°27'57"E 396.53' to a found iron pipe on the south line of the aforesaid Tract 3; thence along said south line of Tract 3 S75°27'01"E 704.12' to the point of beginning.

Containing 15.024 acres, more or less, as shown on that certain ALTA/NSPS Land Title Survey dated March 25, 2020, prepared for Wallbrook Landco LLC, and prepared by Johnson, Mirmiran & Thompson (JMT # 17-10946-001).

**NORTH CAROLINA
 SPECIAL WARRANTY DEED**

Excise Tax: \$ 4,089.00

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. 0224130

Mail after recording to: Grantee

This instrument was prepared by: Horsley Law Firm, PA. without title examination and no advice given.

THIS DEED made this 29th day of September, 2020 by and between

GRANTOR

Gary R. Paris, Trustee of the Gary R. Paris Revocable Trust dated the 31st day of May, 2001, as amended
 Anne T. Paris, Trustee of the Anne T. Paris Revocable Trust dated the 21st day of May, 2001, as amended
 10101 Whitestone Road, Raleigh, NC 27615

GRANTEE

WALLBROOK LANDCO LLC

Mailing Address:

121 WEST TRADE STREET, Ste. 2550
 CHARLOTTE NC 28202

Property Address: 0 S. Main Street, Rolesville, NC 27541

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of _____, Wake Forest Township, Wake County, North Carolina, and more particularly described as follows:

BEING all of Lot 2-1 of that plat entitled "Preliminary Subdivision Plan and Recombination Survey for Tommy Twitty", a copy of which is recorded in Book of Maps 1996, Page 187, Wake County Registry.

Submitted electronically by "The Pryzwansky Law Firm"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Wake County Register of Deeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 12634, Page 2473.

A map showing the above described property is recorded in Book of Maps 1996, Page 187.

The above described property does NOT include the primary residence of the Grantor.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated.

Title to the property hereinabove described is hereby conveyed subject to all exceptions listed on Exhibit A attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, or, if corporate, has caused this Deed to be executed by its duly authorized officers and its seal to be hereunto affixed, the day and year first above written.

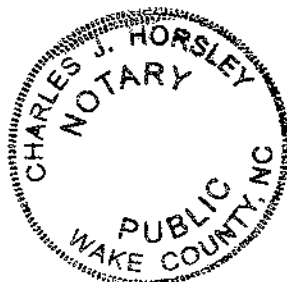
Gary R. Paris (SEAL)
Gary R. Paris, Trustee of the Gary R. Paris Revocable Trust
dated the 31st day of May, 2001, as amended

Anne T. Paris (SEAL)
Anne T. Paris, Trustee of the Anne T. Paris Revocable Trust
dated the 21st day of May, 2001, as amended

State of North Carolina - County of Wake

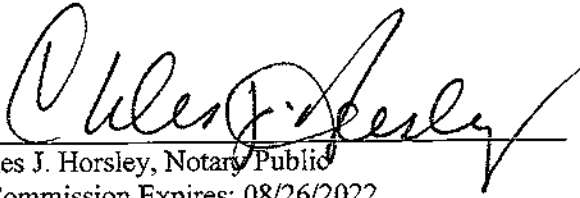
I, the undersigned Notary Public of the County of Wake and State aforesaid, certify that Gary R. Paris, Trustee of the Gary R. Paris Revocable Trust dated the 31st day of May, 2001, as amended personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 29th day of September, 2020.

Charles J. Horsley
Charles J. Horsley, Notary Public
My Commission Expires: 08/26/2022

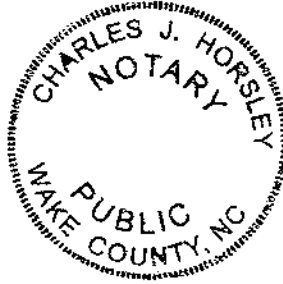


State of North Carolina - County of Wake

I, the undersigned Notary Public of the County of Wake and State aforesaid, certify that Anne T. Paris, Trustee of the Anne T. Paris Revocable Trust dated the 21st day of May, 2001, as amended personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 29th day of September, 2020.



Charles J. Horsley, Notary Public
My Commission Expires: 08/26/2022



CERTIFICATE OF SUFFICIENCY

ANX 21-06: Wallbrook

To the Board of Commissioners of the Town of Rolesville, North Carolina:

I, Robin E. Peyton, Town Clerk, do hereby certify that I have investigated the attached petition and hereby make the following findings:

- a. The petition contains an adequate property description of the area(s) proposed for annexation.
- b. The area described in the petition is contiguous to the Town of Rolesville primary corporate limits as required by G.S. 160A-31.
- c. The petition is signed by all owners of real property lying in the area described therein.

In witness whereof, I have hereunto set my hand and affixed the seal of the Town of Rolesville, this 26th day of January 2022.

Robin E. Peyton

Robin E. Peyton
Town Clerk