



Memo

To: Mayor and Town Board of Commissioners
From: Meredith Gruber, Planning Director
Date: July 28, 2022
Re: Item C.3 – SP 22-03 - Wallbrook Lot 1 (Buildings 1, 2, 3, and 4)

Application/Request

SP 22-03 Wallbrook Lot 1 (Buildings 1, 2, 3, and 4) is the Site Plan for development of Lot 1 from the Preliminary Subdivision Plat PR 21-04, approved June 7, 2022. The subject property is zoned General Commercial Conditional District (GC-CZ) and falls under review of the Land Development Ordinance (LDO). Approval of the Site Plan requires an evidentiary (quasi-judicial) hearing at a Town Board of Commissioners' meeting.

Background

Summary Information

Property Owner	Wallbrook Landco, LLC
Developer	Wallbrook PLX, LLC
Engineer	Ark Consulting Group, LLC
Property Address	Main Street and Virginia Water Drive
PINs	portions of 1758458905, 1758568976
Zoning	General Commercial Conditional District (GC-CZ)
Acreage	12.44 +/- acres
Total Lots	1 non-residential

Development History and Applications

SUP 20-02	Special Use Permit approved March 2, 2021
MA 21-09	Map Amendment (rezoning) approved February 1, 2022
ANX 21-06	Voluntary Annexation approved February 1, 2022
PR 21-04	Preliminary Subdivision Plat for 8 Lots approved June 7, 2022
SP 21-02	Site Plan for Townhomes in Lot 6 of PR 21-04 approved June 7, 2022
SP 22-03	Site Plan for four buildings/improvements on Lot 1 of proposed PR 21-04 (current application)
CD 22-02	Construction Drawings (Subdivision Infrastructure) for mass grading and sewer line realignment – currently under review

Site Plan

The Site Plan for Buildings 1, 2, 3 and 4 on Lot 1 of the Wallbrook Shopping Center development includes commercial floor space, vehicular use area, and required open space:

Commercial Floor Space

- Building 1 (Publix) – 47,239 SF
- Building 2 – 4,200 SF
- Buildings 3 and 4 – 17,476 SF
- Total – 68,915 SF

Roadway/Transportation Areas

- 6.01 acres

Parking

Required

- 172 (minimum) – 517 (maximum) spaces

Provided

- 380 spaces

Open Space Calculations

Required

- Nonresidential 0 – 25 acres = 5% of Development Area or 0.55 acres
- Must include one small open space area

Provided

- Plaza (small open space area) – 0.26 acres
- Greenway – 0.30 acres

Comprehensive Plan

Future Land Use

The Future Land Use Map identifies the subject parcels along with all adjoining parcels in the area as Mixed Use Neighborhood, which is defined in the Comprehensive Plan as neighborhoods with a mix of uses that offer residents the ability to live, shop, work, and play, in one community. The design and scale of the development encourages active living through a comprehensive and interconnected network of walkable streets that often support multiple modes of transportation.

At the time of the Special Use Permit and Map Amendment (rezoning) approvals, it was determined that the project and proposed zoning district respectively were consistent with the Future Land Use designation. Therefore, this Site Plan is technically fulfilling those prior approvals by developing Lot 1 consistently.

Community Transportation Plan

According to the Community Transportation Plan Thoroughfare Recommendations, South Main Street (aka Business 401) is planned as a variable right-of-way width two-lane road with turn

lanes, and curb and gutter, sidewalks, and a side path. In 2022, two separate but related improvement projects will go to construction in the vicinity of this project; the first is a realignment of Burlington Mills Road to a new intersection with Main Street south of the existing intersection; the second is a state Locally Administered Projects Program (LAPP) project that will improve Main Street with streetscape improvements including crosswalks, curbs and stormwater gutters, street trees, and new sidewalk and a multi-use path.

The preceding Preliminary Subdivision Plat (PR 21-04) included twenty feet (20') of right-of-way dedication along S. Main Street frontage to accommodate the ultimate right-of-way.

Traffic Impact Analysis

A Traffic Impact Analysis (TIA) was produced by Stantec during the Special Use Permit process in 2020 for the proposed development. The traffic study recommended the following:

- Extend Wall Creek Drive to Main Street (prior to issuance of first Certificate of Occupancy for the first residential unit in the east site on concept plan);
- Constructing 100' northbound right turn lane on Main Street;
- Constructing 100' southbound left turn lane at site driveway on Main Street.
- Extend Virginia Water Drive and Burlington Mills Road through the project (no later than 6 months after LAPP project completion).

Technical Review Committee

The Town of Rolesville's Technical Review Committee (TRC) has reviewed the site plan for Wallbrook, and as of July 27, 2022, only minor comments remain to be addressed.

Special Use Review Standards

The following findings, based on evidence and testimony received at an evidentiary hearing in accordance with procedures specified in State General Statute 160D-406, must be made by the Town Board in order to approve the site plan:

1. The proposed special use will be in general conformance with the comprehensive plan and other relevant town plans;
2. Demonstrated measures will be taken to provide ingress, egress, minimize traffic hazards, and minimize traffic congestion on the public roads;
3. The proposed use will not be dangerous or offensive by reason of vibration, noise, odor, dust, smoke, or gas;
4. The establishment of the proposed use will not inhibit the orderly development of adjacent and surrounding property for uses permitted within the particular zoning district;
5. The proposed special use will not endanger the public health, safety, or general welfare; and
6. The proposed use complies with all applicable provisions of the LDO.

Potential Actions

- Approve the Site Plan and determine that it will meet the requirements of the Town's Land Development Ordinance (LDO).
- Approve the Site Plan with modifications in consideration of information presented at the evidentiary hearing.
- Deny the Site Plan based on information presented at the evidentiary hearing with the stated reason for denial.

Suggested Town Board Motion

Motion to approve the Site Plan, SP 22-03, Wallbrook Lot 1 (Buildings 1, 2, 3, and 4), based on the evidence and testimony received at the hearing to determine the Special Use Review Standards.

Attachments

1. Application
2. Site Plan



Case No. _____

Date _____

Development Plan Review Application

Project/Development Name _____

Application Type Sketch Plan Preliminary Plat
 Construction Drawings Final Plat **SITE PLAN**

Contact Information

Property Owner _____

Address _____ City/State/Zip _____

Phone _____ Email _____

Developer _____

Contact Name _____

Address _____ City/State/Zip _____

Phone _____ Email _____

Design Engineering Company _____

Contact Name _____

Address _____ City/State/Zip _____

Phone _____ Email _____

Property Information

Wake County PIN(s) _____ Address _____

Total Property Acreage _____ Total Phases _____

Total Lots _____ Average Lot Size _____

Smallest Lot Size _____ Largest Lot Size _____

I, as owner, developer, engineer, and/or agent, understand that I am responsible for all review fees due at the time of plan submittal. I understand that the Planning Department will not review my plans until I remit payment. I have read the Development Review Procedures, and I understand the review processes and requirements.

Signature Ray C. Fagnano _____ Date _____

Town of Rolesville Planning

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

SITE DEVELOPMENT PLAN FOR PUBLIX AT WALLBROOK

Town of Rolesville Project Number: SP 22-03

Main St / US 401 Business - Rolesville - Wake County - North Carolina

References:

TAX PARCEL NUMBERS: 1758-56-8976
1758-45-8905

DEED REFERENCES: D.B. 16981, PG. 670

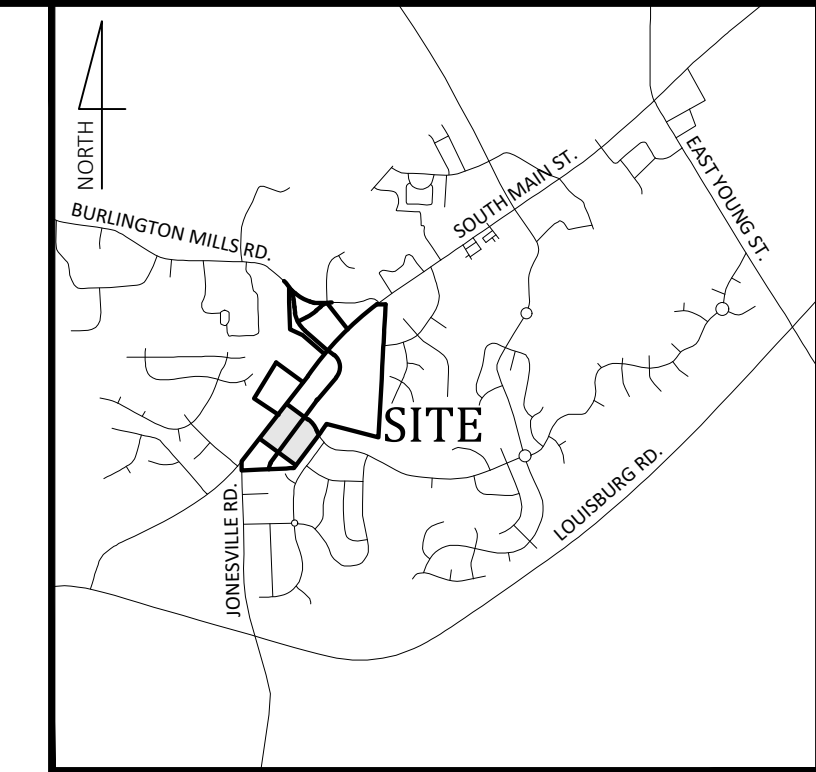
Owner

Wallbrook Landco, LLC
3 Keel St, Ste 2
Wrightsville Beach, NC 28480

Developer

Wallbrook PLX, LLC
121 W Trade St
Charlotte, NC 28202
(919) 610-7875

Contact: Michael Isaac
misaac@csere.com



Vicinity Map
NOT TO SCALE

- Final Drawing -
Issued for Permit
Review Purposes Only

REVISIONS:

#	DATE	DESCRIPTION
1	1-APR-22	ISSUED FOR INITIAL SITE PLAN REVIEW
2	12-20-22	REVISED PER TOR SITE PLAN COMMENTS
3	26-JUL-23	REVISED PER TOR SITE PLAN COMMENTS



General Notes:

- CONTACT NORTH CAROLINA ONE-CALL CENTER, INC. (NC ONE-CALL) AT 811 TO HAVE ALL UNDERGROUND UTILITIES LOCATED PRIOR TO EXCAVATING OR TRENCHING.
- ALL REQUIRED IMPROVEMENTS SHALL CONFORM TO THE TOWN OF ROLESVILLE LAND DEVELOPMENT ORDINANCE AND THE TOWN OF ROLESVILLE DEVELOPMENT STANDARDS.
- CONTRACTOR SHALL NOTIFY NCDOT AND TOWN OF ROLESVILLE PUBLIC WORKS, STREET MAINTENANCE DIVISION 48 HOURS PRIOR TO MAKING CONNECTIONS TO EXISTING STORM DRAINS LOCATED WITHIN PUBLIC STORM DRAINAGE EASEMENTS OR RIGHT-OF-WAY.
- A PORTION OF THE PROPERTY IS LOCATED WITHIN ZONE 'X', AREA OF MINIMAL FLOODING, AS SHOWN ON NATIONAL FLOOD INSURANCE RATE MAP (FIRM) 3720175800, EFFECTIVE DATE: 05/02/2006.
- EXISTING CONDITIONS AS DEPICTED ON THESE PLANS ARE GENERAL AND ILLUSTRATIVE IN NATURE AND MAY NOT INCLUDE ALL MECHANICAL, ELECTRICAL AND MISCELLANEOUS STRUCTURES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE SITE AND BE FAMILIAR WITH EXISTING CONDITIONS PRIOR TO BIDDING ON THE WORK FOR THIS PROJECT. IF CONDITIONS ENCOUNTERED DURING EXAMINATION ARE SIGNIFICANTLY DIFFERENT THAN THOSE SHOWN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
- ELECTRIC AND TELEPHONE UTILITIES SHALL BE INSTALLED UNDERGROUND.
- REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
- REFER TO M.E.P. PLANS FOR COORDINATION OF BUILDING UTILITY SERVICES.
- THIS PROJECT DISTURBS MORE THAN 1/2 ACRE FOR PURPOSES OF A COMMERCIAL DEVELOPMENT. PROJECT IS SUBJECT TO THE TOWN OF ROLESVILLE STORMWATER MANAGEMENT ORDINANCE. STORMWATER MANAGEMENT PLAN APPROVAL BY THE TOWN OF ROLESVILLE IS REQUIRED.
- THIS PROJECT DISTURBS MORE THAN 1 ACRE. EROSION & SEDIMENTATION CONTROL PLAN APPROVAL IS REQUIRED.
- NCDOT DRIVEWAY PERMIT APPROVAL IS REQUIRED FOR THIS PROJECT.
- REFUSE COLLECTION SHALL BE PROVIDED BY PRIVATE SERVICE FOR COMMERCIAL DEVELOPMENT.
- ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
- SITE SHALL MEET ALL RELATED STATE AND TOWN ACCESSIBILITY CODE REQUIREMENTS.
- BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION SHOWN HEREON WAS PREPARED BY JOHNSON, MIRMIRAN & THOMPSON. REFERENCE IS MADE TO THE SURVEY ENTITLED ALTA/NSPS LAND TITLE SURVEY PREPARED FOR C4 INVESTMENTS, LLC DATED 3/10/2020.
- UNDERGROUND UTILITIES PLOTTED IN PART FROM ACTUAL FIELD LOCATION OF ABOVE GROUND FEATURES AND IN PART FROM MAPS ON RECORD. ACTUAL LOCATIONS MAY VARY. SURVEYOR AND ENGINEER CANNOT PROVIDE ACCURACY OF INFORMATION TAKEN FROM RECORD DATA. OTHER UTILITIES MAY EXIST. CONTRACTOR SHOULD CONTACT NORTH CAROLINA ONE-CALL CENTER (NC ONE-CALL) BY DIALING 811 TO HAVE UNDERGROUND UTILITIES LOCATED PRIOR TO EXCAVATING OR TRENCHING.
- THE ENGINEER MAKES NO GUARANTEE THAT THE UTILITIES SHOWN ARE COMPRISED OF ALL SUCH UTILITIES IN THE AREA OF SURVEY EITHER IN SERVICE OR ABANDONED. THE ENGINEER FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE ENGINEER DOES HEREBY CERTIFY THAT ALL UTILITIES ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE ENGINEER HAS NOT PHYSICALLY UNCOVERED AND LOCATED ANY UNDERGROUND UTILITIES.
- RIPARIAN BUFFERS SHOWN ARE PER PRELIMINARY JURISDICTIONAL DETERMINATION NBR0 #17-432. DATED DECEMBER 19, 2017.

Legend

EXISTING	PROPOSED	EXISTING	PROPOSED
○ = FOUND MONUMENT AS NOTED	— W — = WATER LINE	— W — = FIRE LINE	— W — = FIRE LINE
△ = SET IRON PIN	— F — = 8" WATER LINE	— F — = 8" WATER LINE	— F — = 8" WATER LINE
□ = NOSS MONUMENT	— 12" W — = 12" WATER LINE	— 12" W — = 12" WATER LINE	— 12" W — = 12" WATER LINE
• = DIMENSION POINT (NOTHING SET)	— RIP — = RIPARIAN BUFFER	— RIP — = RIPARIAN BUFFER	— RIP — = RIPARIAN BUFFER
— P — = PROPERTY LINE	— 50 — = MAJOR CONTOUR (5')	— 50 — = MAJOR CONTOUR (5')	— 50 — = MAJOR CONTOUR (5')
R/W = RIGHT OF WAY	— 1' — = MINOR CONTOUR (1')	— 1' — = MINOR CONTOUR (1')	— 1' — = MINOR CONTOUR (1')
C&G = CURB AND GUTTER	— RIP — = RIPARIAN BUFFER	— RIP — = RIPARIAN BUFFER	— RIP — = RIPARIAN BUFFER
— C — = CABLE TV PEDESTAL	— 49 — = CONCRETE SIDEWALK	— 49 — = CONCRETE SIDEWALK	— 49 — = CONCRETE SIDEWALK
DI = DROP INLET	— 50 — = MAJOR CONTOUR (5')	— 50 — = MAJOR CONTOUR (5')	— 50 — = MAJOR CONTOUR (5')
ELEC = ELECTRIC BOX	— 49 — = MINOR CONTOUR (1')	— 49 — = MINOR CONTOUR (1')	— 49 — = MINOR CONTOUR (1')
EM = ELECTRIC METER	— RIP — = RIPARIAN BUFFER	— RIP — = RIPARIAN BUFFER	— RIP — = RIPARIAN BUFFER
F/O = FIBER OPTIC	— 50 — = MAJOR CONTOUR (5')	— 50 — = MAJOR CONTOUR (5')	— 50 — = MAJOR CONTOUR (5')
FH = FIRE HYDRANT	— 49 — = MINOR CONTOUR (1')	— 49 — = MINOR CONTOUR (1')	— 49 — = MINOR CONTOUR (1')
GV = GAS VALVE	— RIP — = RIPARIAN BUFFER	— RIP — = RIPARIAN BUFFER	— RIP — = RIPARIAN BUFFER
HB = HAND BOX	— 50 — = MAJOR CONTOUR (5')	— 50 — = MAJOR CONTOUR (5')	— 50 — = MAJOR CONTOUR (5')
LP = LIGHT POLE	— 49 — = MINOR CONTOUR (1')	— 49 — = MINOR CONTOUR (1')	— 49 — = MINOR CONTOUR (1')
PP = POWER POLE	— RIP — = RIPARIAN BUFFER	— RIP — = RIPARIAN BUFFER	— RIP — = RIPARIAN BUFFER
QW = GUY WIRE	— 50 — = MAJOR CONTOUR (5')	— 50 — = MAJOR CONTOUR (5')	— 50 — = MAJOR CONTOUR (5')
RCP = REINFORCED CONCRETE PIPE	— 49 — = MINOR CONTOUR (1')	— 49 — = MINOR CONTOUR (1')	— 49 — = MINOR CONTOUR (1')
S.F. = SQUARE FEET (AREA)	— RIP — = RIPARIAN BUFFER	— RIP — = RIPARIAN BUFFER	— RIP — = RIPARIAN BUFFER
— S — = SIGN	— 50 — = MAJOR CONTOUR (5')	— 50 — = MAJOR CONTOUR (5')	— 50 — = MAJOR CONTOUR (5')
— T — = TRAFFIC SIGNAL POLE	— 49 — = MINOR CONTOUR (1')	— 49 — = MINOR CONTOUR (1')	— 49 — = MINOR CONTOUR (1')
— S — = SANITARY SEWER MANHOLE	— RIP — = RIPARIAN BUFFER	— RIP — = RIPARIAN BUFFER	— RIP — = RIPARIAN BUFFER
— S — = SANITARY SEWER FORCE MAIN VALVE	— 50 — = MAJOR CONTOUR (5')	— 50 — = MAJOR CONTOUR (5')	— 50 — = MAJOR CONTOUR (5')
— S — = STORM DRAIN MANHOLE	— 49 — = MINOR CONTOUR (1')	— 49 — = MINOR CONTOUR (1')	— 49 — = MINOR CONTOUR (1')
— S — = STORM DRAIN CATCH BASIN	— RIP — = RIPARIAN BUFFER	— RIP — = RIPARIAN BUFFER	— RIP — = RIPARIAN BUFFER
— S — = TELEPHONE PEDESTAL	— 50 — = MAJOR CONTOUR (5')	— 50 — = MAJOR CONTOUR (5')	— 50 — = MAJOR CONTOUR (5')
— S — = TRAFFIC BOX	— 49 — = MINOR CONTOUR (1')	— 49 — = MINOR CONTOUR (1')	— 49 — = MINOR CONTOUR (1')
— S — = WATER BOX	— RIP — = RIPARIAN BUFFER	— RIP — = RIPARIAN BUFFER	— RIP — = RIPARIAN BUFFER
— S — = WATER METER	— 50 — = MAJOR CONTOUR (5')	— 50 — = MAJOR CONTOUR (5')	— 50 — = MAJOR CONTOUR (5')
— S — = WATER MANHOLE	— 49 — = MINOR CONTOUR (1')	— 49 — = MINOR CONTOUR (1')	— 49 — = MINOR CONTOUR (1')
— S — = WATER VALVE	— RIP — = RIPARIAN BUFFER	— RIP — = RIPARIAN BUFFER	— RIP — = RIPARIAN BUFFER
— S — = WELL	— 50 — = MAJOR CONTOUR (5')	— 50 — = MAJOR CONTOUR (5')	— 50 — = MAJOR CONTOUR (5')
— S — = PEDESTRIAN X-WALK POLE	— 49 — = MINOR CONTOUR (1')	— 49 — = MINOR CONTOUR (1')	— 49 — = MINOR CONTOUR (1')
— S — = ELECTRIC LINE	— RIP — = RIPARIAN BUFFER	— RIP — = RIPARIAN BUFFER	— RIP — = RIPARIAN BUFFER
— S — = SANITARY SEWER FORCE MAIN	— 50 — = MAJOR CONTOUR (5')	— 50 — = MAJOR CONTOUR (5')	— 50 — = MAJOR CONTOUR (5')
— S — = FIBER OPTIC LINE	— 49 — = MINOR CONTOUR (1')	— 49 — = MINOR CONTOUR (1')	— 49 — = MINOR CONTOUR (1')
— S — = GAS LINE	— RIP — = RIPARIAN BUFFER	— RIP — = RIPARIAN BUFFER	— RIP — = RIPARIAN BUFFER
— S — = OVERHEAD ELECTRIC LINE	— 50 — = MAJOR CONTOUR (5')	— 50 — = MAJOR CONTOUR (5')	— 50 — = MAJOR CONTOUR (5')
— S — = SANITARY SEWER LINE	— 49 — = MINOR CONTOUR (1')	— 49 — = MINOR CONTOUR (1')	— 49 — = MINOR CONTOUR (1')
— S — = TELEPHONE LINE	— RIP — = RIPARIAN BUFFER	— RIP — = RIPARIAN BUFFER	— RIP — = RIPARIAN BUFFER
— S — = CABLE TV LINE	— 50 — = MAJOR CONTOUR (5')	— 50 — = MAJOR CONTOUR (5')	— 50 — = MAJOR CONTOUR (5')

Special Use Plan (SUP 20-02) Conditions:

- USES AND MAXIMUM DENSITIES ARE LIMITED TO THOSE SHOWN ON EACH SITE OF THE CONCEPT PLAN. ANY RESIDENTIAL UNITS NOT DESIGNATED ON THE RESIDENTIAL - TOWNHOMES TRACT MAY BE USED ON ANY OF THE TRACTS LABELED FOR NON-RESIDENTIAL USE.
- PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR THE FIRST RESIDENTIAL UNIT IN THE EAST SITE AS SHOWN ON THE CONCEPT PLAN, DEVELOPER WILL COMPLETE THE EXTENSION OF WALL CREEK DRIVE TO MAIN STREET.
- IF APPLICANT SEEKS A CERTIFICATE OF OCCUPANCY PRIOR TO THE COMMENCEMENT OF WORK ON THE LAPP GRANT PROJECT IMPROVEMENTS, THEN PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY OF THE FIRST RESIDENTIAL UNIT IN THE EAST SITE AND IN ACCORDANCE WITH THE "WALLBROOK DEVELOPMENT TIA ADDENDUM - RESIDENTIAL-ONLY PHASE" DATED FEBRUARY 13, 2020, DEVELOPER WILL CONSTRUCT A 100' NORTHBOUND RIGHT TURN LANE AND A 100' SOUTHBOUND LEFT TURN LANE AT THE INTERSECTION OF WALL CREEK DRIVE (AS EXTENDED) AND MAIN STREET. IF WORK ON THE LAPP GRANT PROJECT IMPROVEMENTS IS COMMENCED BEFORE THE FIRST CERTIFICATE OF OCCUPANCY IS REQUESTED, DEVELOPER IS NOT REQUIRED TO CONSTRUCT THE AFOREMENTIONED IMPROVEMENTS.
- NO LATER THAN SIX MONTHS FOLLOWING THE COMPLETION OF THE LAPP GRANT PROJECT IMPROVEMENTS, DEVELOPER WILL COMPLETE BOTH 1) THE EXTENSION OF VIRGINIA WATER DRIVE TO MAIN STREET AND 2) THE EXTENSION OF BURLINGTON MILLS ROAD (AS REALIGNED) FROM MAIN STREET TO VIRGINIA WATER DRIVE.
- DEVELOPER WILL COMPLETE TRAFFIC IMPROVEMENTS AS SET FORTH IN OCTOBER 13, 2020 MEMO BY STANTEC.
- FINAL ACREAGE OF SITES ARE SUBJECT TO CHANGE AT SITE PLAN AND CONSTRUCTION PLAN BASED ON FINAL SURVEYS AND SITE PLAN REVIEW AND APPROVAL.
- AS SHOWN ON THE CONCEPT PLAN, AREAS OF THE SITE EAST OF THE RIPARIAN STREAM AND ADJACENT TO WAKE COUNTY PINS 1758676836, 1758674619, 1758674416, 1758674204, 1758674100, AND 1758669984 SHALL NOT BE DEVELOPED WITH STRUCTURES OR IMPROVEMENTS.

Site Data

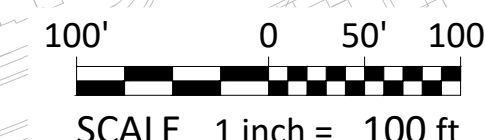
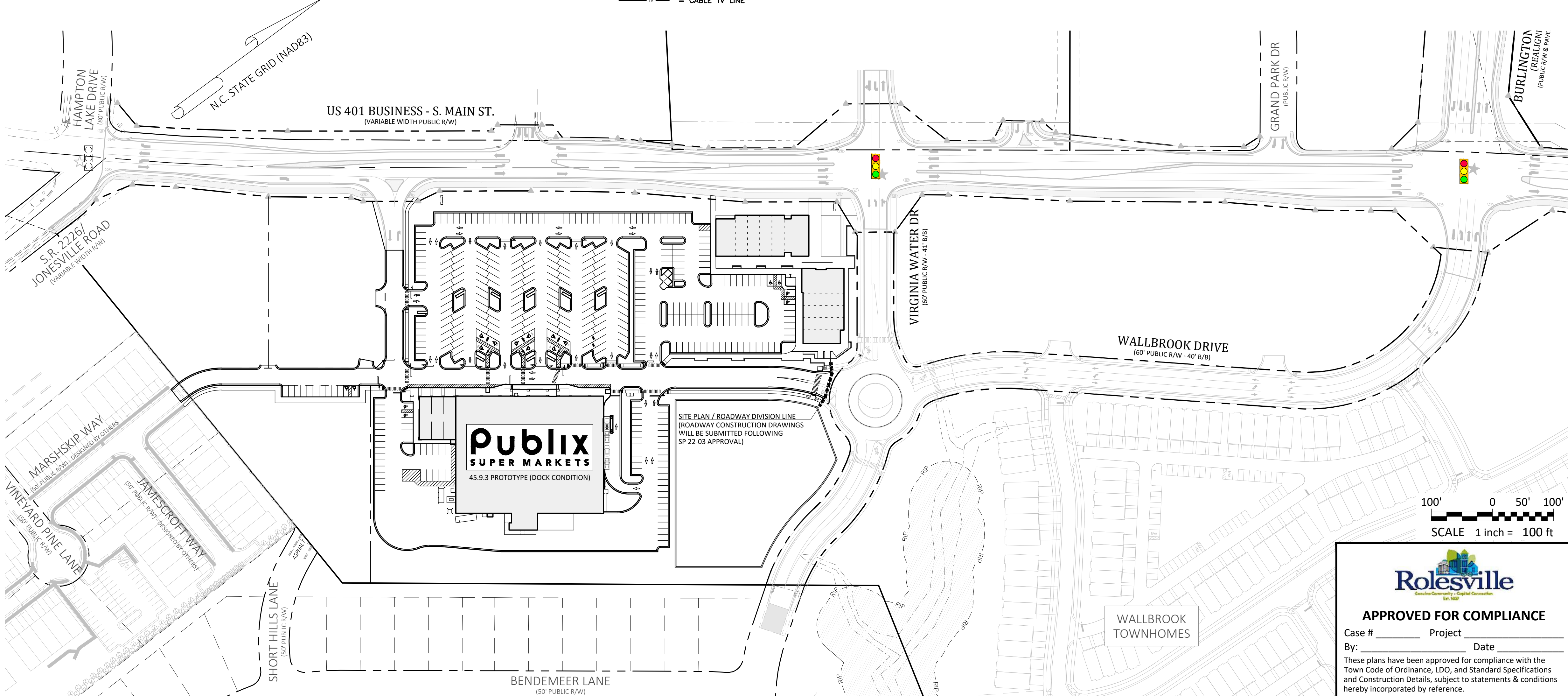
PIN NUMBERS:	1758-45-8905, 1758-56-8976
REAL ESTATE ID:	76667, 76635
CURRENT ZONING:	GC-CZ
ACREAGE IN LOT:	10.93± ACRES (LOT 1 AS SHOWN ON PR 21-04)
LINEAR FEET IN PUBLIC STREETS:	0 LF
BUILDING HEIGHT:	33'-4" (PUBLIX), 22' (SHOP BLDG 2), 21'-4" (SHOP BLDG 3), 24' (SHOP BLDG 4)
BUILDING AREA:	47,239 SF (PUBLIX), 4,200 SF (BLDG 2), 17,476 SF (BLDG 3 & 4)
WATERSHED:	Lower Neuse
RIVER BASIN:	Neuse
CURRENT USE:	VACANT / WOODED
PROPOSED USE(S):	NON-RESIDENTIAL/COMMERCIAL/RETAIL
CURRENT IMPERVIOUS:	0 SF
PROPOSED IMPERVIOUS:	BUILDING AREAS - 68,915 SF (1.58 AC) TRANSPORTATION AREAS - 261,840 SF (6.01 AC)
DEVELOPMENT STANDARDS:	LDO
OPEN SPACE CALCULATIONS:	REQUIRED NON-RESIDENTIAL - 0.25 ACRES = 5% OF DEVELOPMENT AREA DEVELOPMENT AREA = 10.93 AC 10.93 x 0.05 = 0.55 AC (23,805 SF) MUST INCLUDE 1 SMALL AREA
PROVIDED:	0.26 AC = LOT 1 - PLAZA (SMALL - 11,180 SF) 0.30 AC = LOT 1 - GREENWAY - (SMALL - 13,068 SF) 0.56 AC
PARKING CALCULATIONS:	192 REQUIRED (INCL. 6 H/C SPACES) 380 PROPOSED (INCL. 15 H/C SPACES)
PLANTING CALCULATIONS:	REFER TO SHEET L7.01

Sheet Index

#	Title
C0.1	Cover
C0.2	Existing Conditions - Demolition Plan
C0.3	Tree Preservation Plan
C1.0	Site Plan
C2.0	Utility Plan
C3.0	Grading & Drainage Plan
C5.1	Misc. Details - Site-Storm
C5.2	Misc. Details - Water
C5.3	Misc. Details - Sewer
C5.4	Misc. Details - Site
C5.5	Misc. Details - Site
L7.00	Code Planting Plan - Sheet Layout Plan
L7.01	Code Planting Plan - Calculations
L7.10	Code Planting Plan
L7.11	Code Planting Plan
L7.12	Code Planting Plan
L7.13	Code Planting Plan
L7.14	Code Planting Plan
L7.91	Planting Details
L7.92	Planting Details
REF	Building Elevations Hiscutt & Associates Architecture
REF	Lighting Plan (R/W) On-Site Lighting & Survey, Inc. (1 sheet)
REF	Lighting Plan (Site) Savant Engineering, PLLC (1 sheet)
REF	Survey Johnson, Mirmiran & Thompson (3 sheets)

Survey Note:

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



Case # _____ Project _____
By: _____ Date _____
These plans have been approved for compliance with the Town Code of Ordinance, LDO, and Standard Specifications and Construction Details, subject to statements & conditions hereby incorporated by reference.

COVER

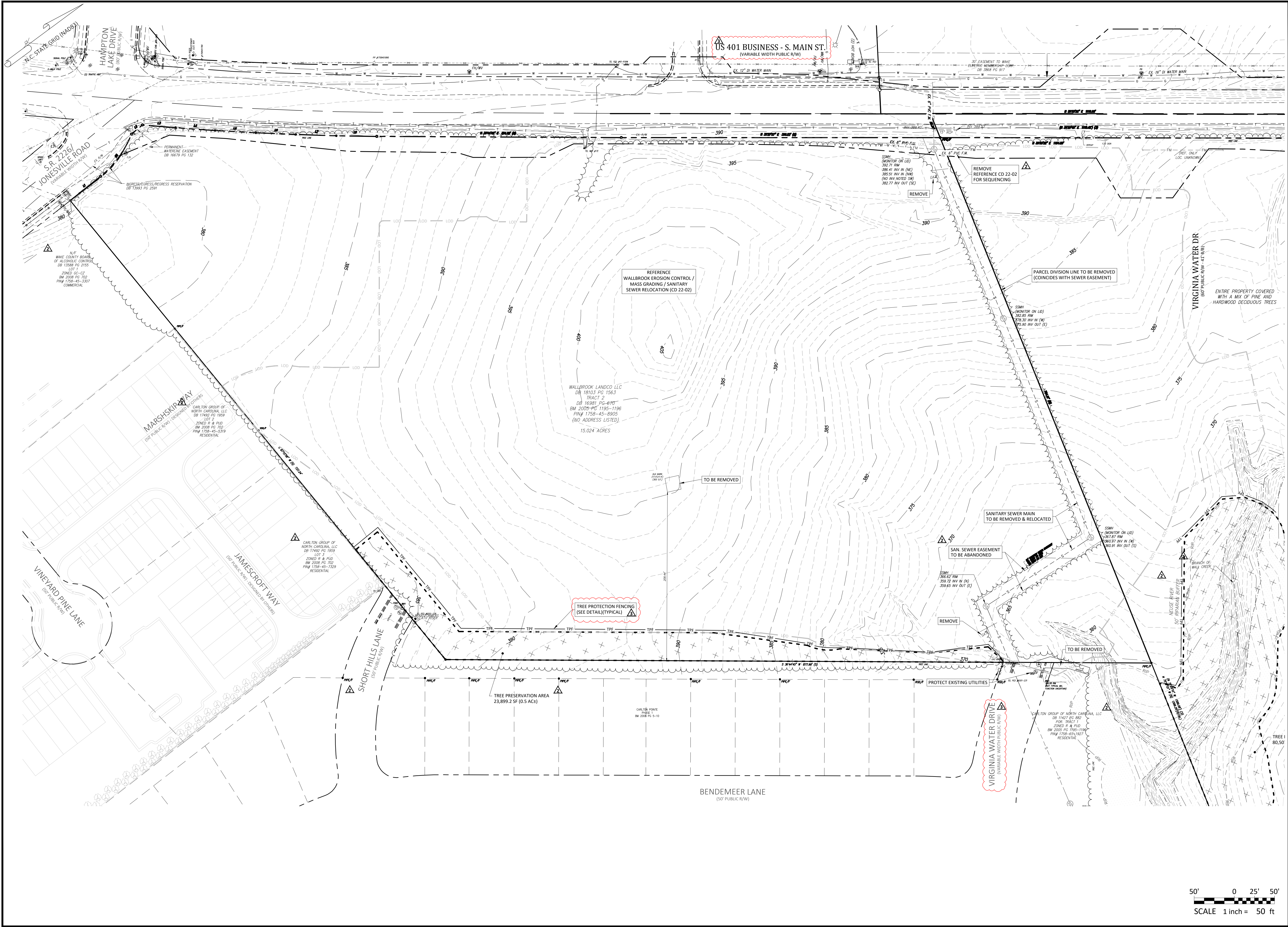
WALLBROOK
SITE DEVELOPMENT PLAN
Town of Rolesville Project Number: SP22-03 (Lot 1 on PR 21-04)
Rolesville, Wake County, North Carolina



Project Manager: BCF
Drawn By: DLC
Checked By: STA
Project Number: 22012
Drawing Number: D-1219-SP

C0.1

Date: April 1, 2022



- Final Drawing -
Issued for Permit
Review Purposes Only

REVISIONS:

#	DATE	DESCRIPTION
3	26/JUL/22	REVISED PER TOR SITE PLAN COMMENTS
2	23/JUN/22	REVISED PER TOR SITE PLAN COMMENTS
1	1/APR/22	ISSUED FOR INITIAL SITE PLAN REVIEW

EXISTING CONDITIONS - DEMOLITION PLAN
WALLBROOK
SITE DEVELOPMENT PLAN
 Town of Rolesville Project Number: SP22-03 (Lot 1 on PR 21-04)
 Rolesville, Wake County, North Carolina

NC License: P-1129
ARK CONSULTING GROUP PLLC
 ENGINEERS & PLANNERS
 2755 B CHARLES BLVD
 SUITE 200
 RALEIGH, NC 27608
 (919) 558-0888
 www.arkconsultinggroup.com

1/26/2022

Project Manager: BCF
 Drawn By: DLC
 Checked By: STA
 Project Number: 22012
 Drawing Number: D-1219-SP

C0.2

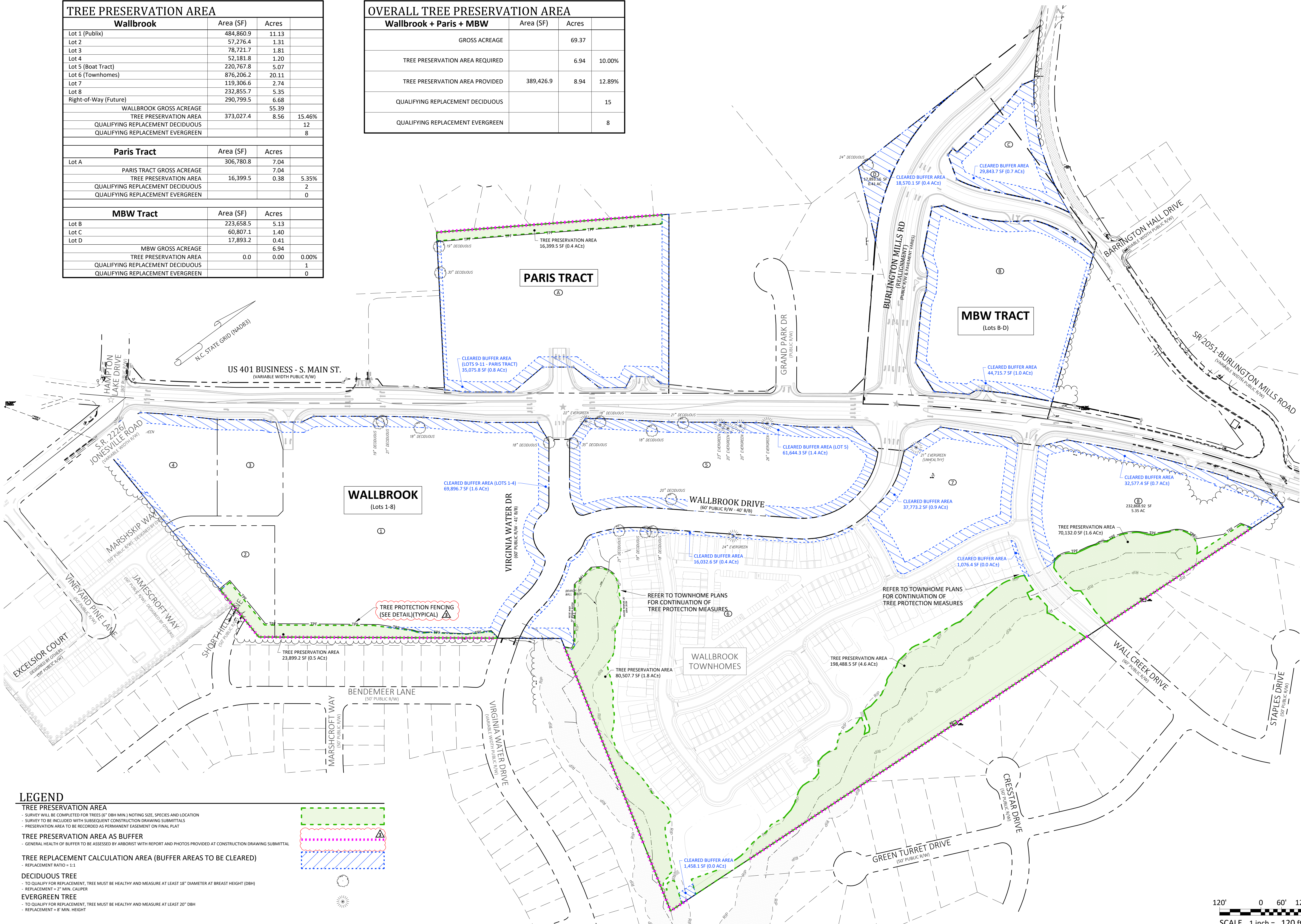
Date: April 1, 2022

TREE PRESERVATION AREA			
Wallbrook	Area (SF)	Acres	
Lot 1 (Publix)	484,860.9	11.13	
Lot 2	57,276.4	1.31	
Lot 3	78,721.7	1.81	
Lot 4	52,181.8	1.20	
Lot 5 (Boat Tract)	220,767.8	5.07	
Lot 6 (Townhomes)	876,206.2	20.11	
Lot 7	119,306.6	2.74	
Lot 8	232,855.7	5.35	
Right-of-Way (Future)	290,799.5	6.68	
WALLBROOK GROSS ACREAGE		55.39	
TREE PRESERVATION AREA	373,027.4	8.56	15.46%
QUALIFYING REPLACEMENT DECIDUOUS			12
QUALIFYING REPLACEMENT EVERGREEN			8

Paris Tract	Area (SF)	Acres	
Lot A	306,780.8	7.04	
PARIS TRACT GROSS ACREAGE		7.04	
TREE PRESERVATION AREA	16,399.5	0.38	5.35%
QUALIFYING REPLACEMENT DECIDUOUS			2
QUALIFYING REPLACEMENT EVERGREEN			0

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

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



LEGEND

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

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

TREE REPLACEMENT CALCULATION AREA (BUFFER AREAS TO BE CLEARED)
 - REPLACEMENT RATIO = 1:1

DECIDUOUS TREE
 - TO QUALIFY FOR REPLACEMENT, TREE MUST BE HEALTHY AND MEASURE AT LEAST 18" DIAMETER AT BREAST HEIGHT (DBH)
 - REPLACEMENT = 2" MIN. CALIPER

EVERGREEN TREE
 - TO QUALIFY FOR REPLACEMENT, TREE MUST BE HEALTHY AND MEASURE AT LEAST 20" DBH
 - REPLACEMENT = 8" MIN. HEIGHT

- Final Drawing -
 Issued for Permit
 Review Purposes Only

#	DATE	DESCRIPTION
3	12/JUL/21	REVISED PER TOR SITE PLAN COMMENTS
2	12/JUN/21	REVISED PER TOR SITE PLAN COMMENTS
1	11/APR/21	ISSUED FOR INITIAL SITE PLAN REVIEW

REVISIONS:

CROSLAND SOUTHEAST

TREE PRESERVATION PLAN
WALLBROOK
 SITE DEVELOPMENT PLAN
 Project Number: SP22-03 (Lot 1 on PR 21-04)
 Rolesville, Wake County, North Carolina

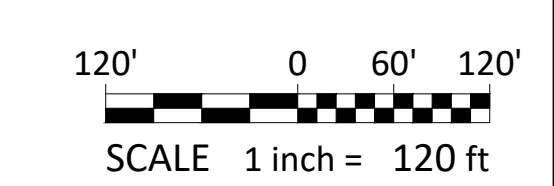
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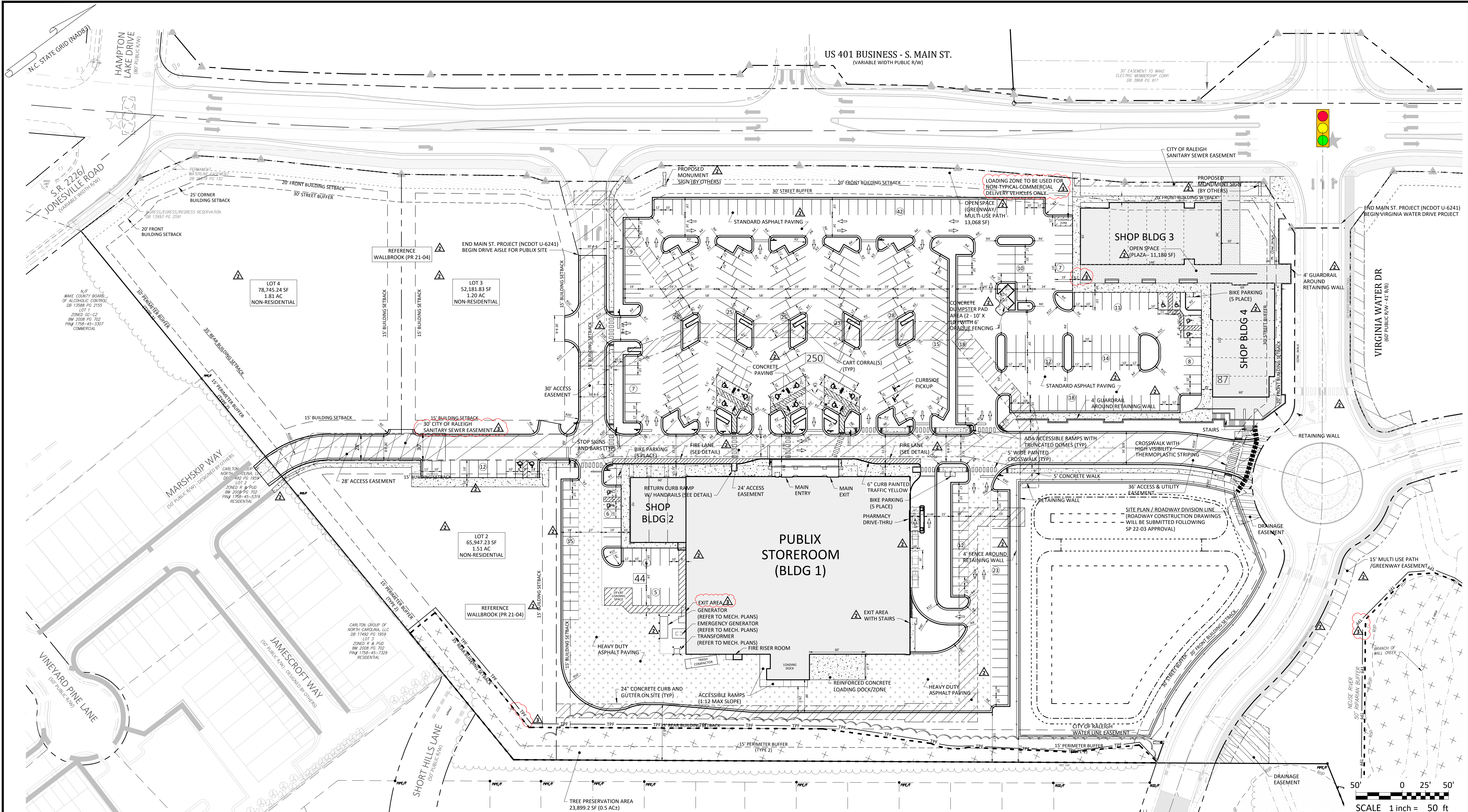
1/26/2022

Project Manager: BCF
 Drawn By: DLC
 Checked By: STA
 Project Number: 22012
 Drawing Number: D-1219-SP

C0.3

Date: April 1, 2022

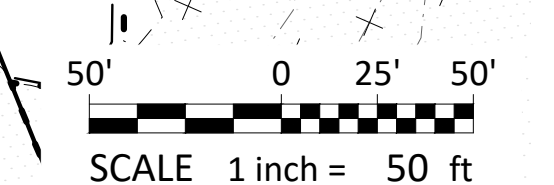
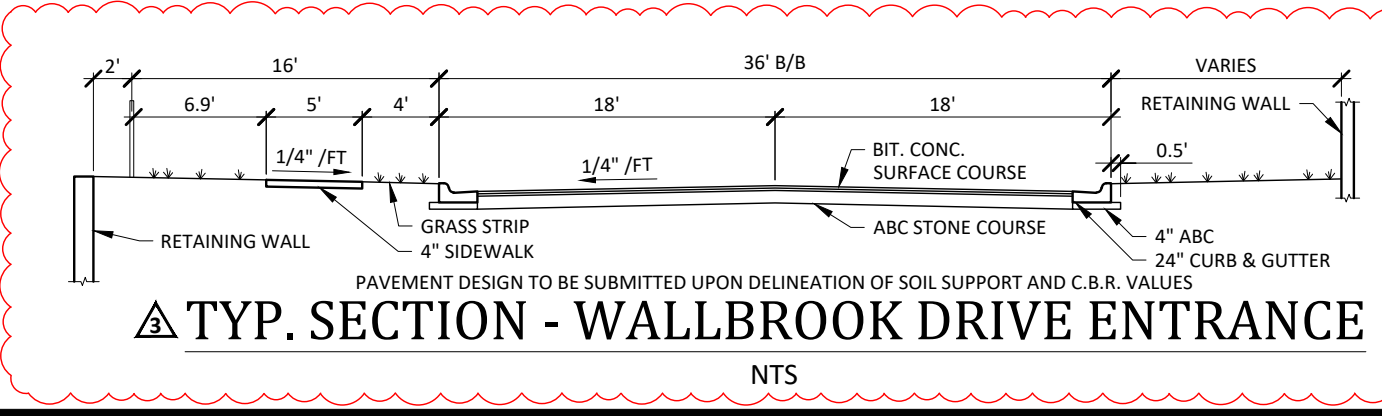
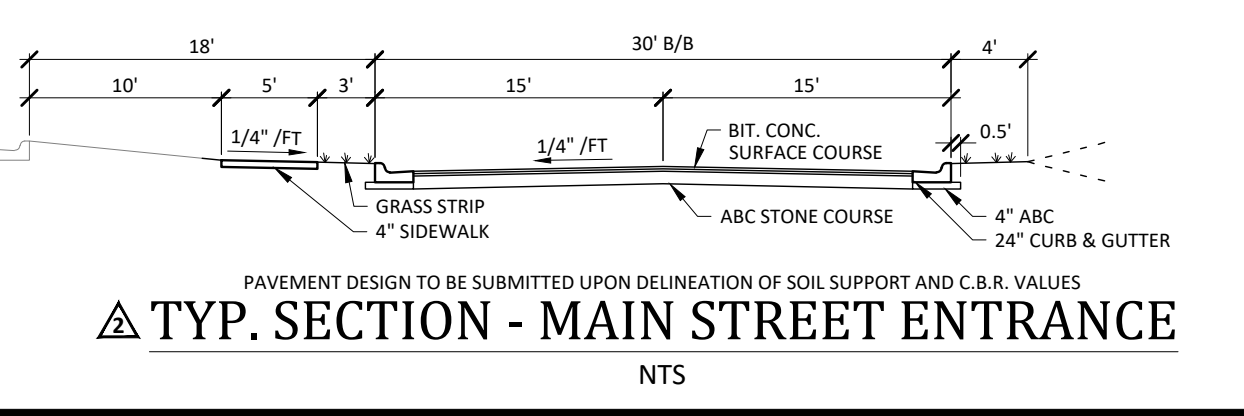
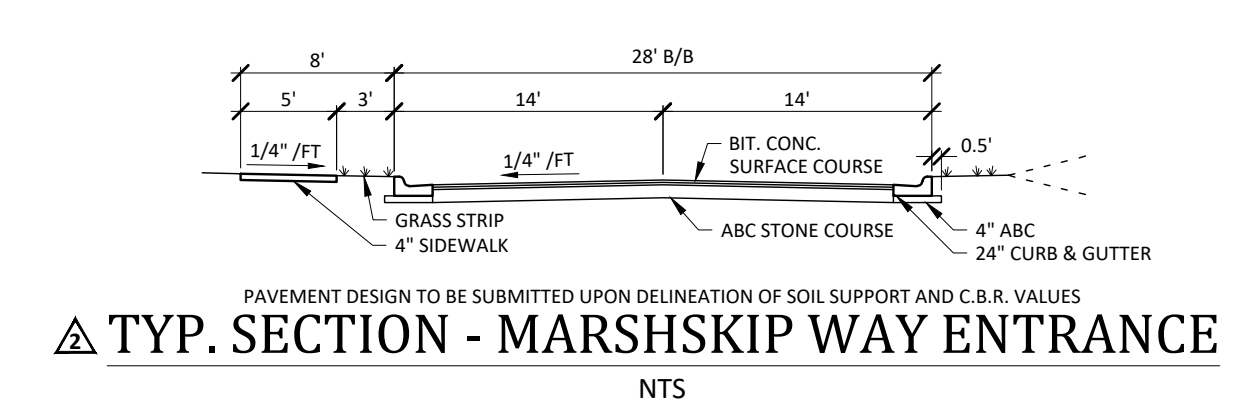




Parking Requirements:

PARKING REQUIRED: (LDO SECTION 6.4.3) RETAIL SALES AND SERVICES (SHOPPING CENTER) 2.5 SPACES / 1,000 SF	BICYCLE PARKING: (LDO SECTION 6.4.7) 1 SPACE / 5,000 SF	AGGREGATE BUILDING AREA: 68,915 68,915 / 5,000 X 1 = 14 SPACES REQUIRED 15 SPACES PROVIDED
AGGREGATE BUILDING AREA: 68,915 SF	REQUIRED LOADING AREAS: (LDO SECTION 6.4.5) COMMERCIAL USE = 1 SPACE / 20,000 SF GROSS FLOOR AREA	3 LOADING SPACES REQUIRED 4 LOADING SPACES PROVIDED (1 - 9' X 19' FOR SHOP BLDGS 3 & 4) (1 - 15' X 30' FOR SHOP BLDG 2) (2 - LOADING DOCKS FOR PUBLIX)
TOTAL REQUIRED PARKING: 172 SPACES	AGGREGATE BUILDING AREA: 68,915 SF 68,915 / 20,000 X 1 = 3 LOADING SPACES REQUIRED 4 LOADING SPACES PROVIDED	
REQUIRED HANDICAP PARKING: 6 SPACES (INCLUDING 1 VAN ACCESSIBLE)		
PARKING PROVIDED: 380 SPACES (INCLUDES 15 H/C SPACES)		

- General Notes:**
- THE FOLLOWING DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THIS SITE PLAN:
 - ALTA/NPS/LAND TITLE SURVEY, PREPARED BY JOHNSON, MIRMIRAN & THOMPSON FOR C4 INVESTMENTS, LLC, LAST REVISED
 - REPORT OF SUBSURFACE EXPLORATION AND GEOTECHNICAL ENGINEERING EVALUATION, PREPARED BY TERRATECH ENGINEERS, INC., DATED NOVEMBER 26, 2018
 - REPORT OF PHASE I ENVIRONMENTAL SITE ASSESSMENT, PREPARED BY TERRATECH ENGINEERS, INC., DATED NOVEMBER 26, 2018; ECC PROJECT NUMBER: 121-18-18193
 - TRAFFIC IMPACT ANALYSIS, PREPARED BY STANTEC
 - ALL ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED TO MEET, AT A MINIMUM, THE MORE STRINGENT OF THE REQUIREMENTS OF THE "AMERICANS WITH DISABILITIES ACT" (ADA) CODE OR THE REQUIREMENTS OF THE JURISDICTION WHERE THIS PROJECT IS TO BE CONSTRUCTED.
 - 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. 3720175800, EFFECTIVE DATE: MAY 2, 2006
 - PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED THE COMMENTS TO ALL PLANS AND OTHER DOCUMENTS REVIEWED AND APPROVED BY THE PERMITTING AUTHORITIES. CONTRACTOR SHALL HAVE COPIES OF ALL PERMITS AND APPROVALS ON SITE AT ALL TIMES.
 - THE OWNER / CONTRACTOR SHALL BE FAMILIAR WITH AND RESPONSIBLE FOR THE PROCUREMENT OF ANY AND ALL CERTIFICATIONS REQUIRED FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
 - ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND ALL APPLICABLE REQUIREMENTS AND STANDARDS OF ALL GOVERNMENTAL ENTITIES HAVING JURISDICTION OVER THIS PROJECT.
 - THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SET FORTH HEREIN ARE PART OF THE REQUIRED CONSTRUCTION DOCUMENTS, AND, IN CASE OF CONFLICT, SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF ANY SUCH DISCREPANCY BETWEEN THE GEOTECHNICAL REPORTS AND PLANS AND SPECIFICATIONS PRIOR TO PROCEEDING WITH ANY FURTHER WORK.
 - THESE PLANS ARE BASED ON INFORMATION PROVIDED TO ARK CONSULTING GROUP, PLLC BY THE OWNER AND OTHERS PRIOR TO THE TIME OF PLAN PREPARATION. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND NOTIFY ARK CONSULTING GROUP, PLLC IF ACTUAL SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLAN, OR IF THE PROPOSED WORK CONFLICTS WITH ANY OTHER ONSITE FEATURES.
 - ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS AND GRADES SHOWN INCORRECTLY ON THESE PLANS PRIOR TO THE GIVING OF SUCH NOTIFICATION AND THE ENGINEER'S WRITTEN AUTHORIZATION OF SUCH ADDITIONAL WORK.
 - CONTRACTOR SHALL REFER TO THE ARCHITECTURAL / BUILDING PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY / EXIT POINTS, ELEVATIONS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY LOCATIONS.
 - PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE THE BUILDING LAYOUT BY CAREFUL REVIEW OF THE SITE PLAN AND LATEST ARCHITECTURAL PLANS (INCLUDING, BUT NOT LIMITED TO, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SUPPRESSION PLAN, WHERE APPLICABLE). CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER, ARCHITECT AND SITE ENGINEER OF ANY DISCREPANCIES.
 - THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO ANY NEW OR EXISTING CONSTRUCTION OR PROPERTY DURING THE COURSE OF CONSTRUCTION, INCLUDING, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB & GUTTER. CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL REPLACE ALL SIGNAL, INTERCONNECTION CABLE, WIRING CONDUITS, AND ANY UNDERGROUND ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION. THE REPAIR OF ANY SUCH NEW OR EXISTING CONSTRUCTION OR PROPERTY SHALL RESTORE SUCH CONNECTION OR PROPERTY TO A CONDITION EQUIVALENT TO OR BETTER THAN THE EXISTING CONDITIONS, AND IN CONFORMANCE WITH APPLICABLE CODES. CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGE AND NOTIFY THE OWNER'S REPRESENTATIVE PRIOR TO THE START OF CONSTRUCTION.
 - THE ENGINEER IS NOT RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, NOR IS THE ENGINEER RESPONSIBLE FOR ANY CONFLICTS OR SCOPE REVISIONS WHICH RESULT FROM THE SAME. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE MEANS AND METHODS FOR COMPLETION OF THE WORK PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.



- Final Drawing -
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REVISIONS:

#	DATE	DESCRIPTION
1	11/20/22	ISSUED FOR INITIAL SITE PLAN REVIEW
2	12/14/22	REVISED PER TOR SITE PLAN COMMENTS
3	1/26/23	REVISED PER TOR SITE PLAN COMMENTS

CROSLAND SOUTHEAST

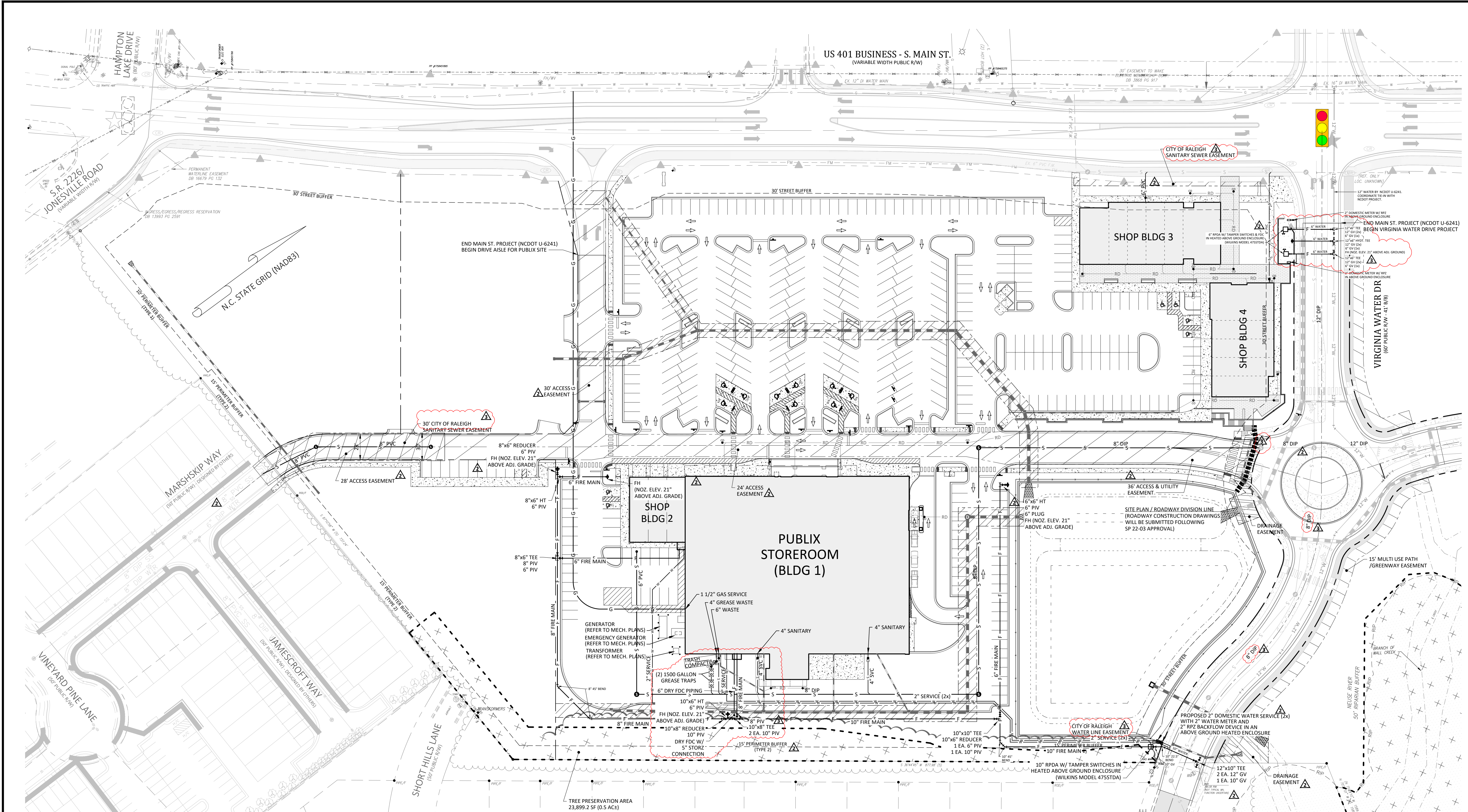
SITE PLAN
WALLBROOK
SITE DEVELOPMENT PLAN
Project Number: SP22-03 (Lot 1 on PR 21-04)
Rolesville, Wake County, North Carolina

ARK CONSULTING GROUP, PLLC
ENGINEERS & PLANNERS
2755-B Charles Blvd
C/O 27658
(252) 558-0888
www.arkconsultinggroup.com

Project Manager: BCF
Drawn By: DLC
Checked By: STA
Project Number: 22012
Drawing Number: D-1219-SP

C1.0

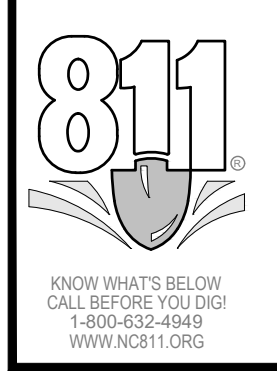
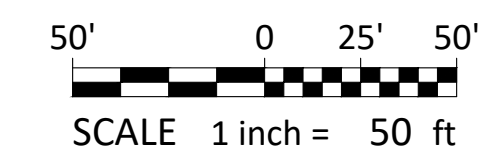
Date: April 1, 2022



Public Water Distribution / Extension System		Private Water Distribution / Extension System	
The City of Raleigh consents to the connection and extension of the City's public water system as shown on this plan. The material and construction methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook.		The City of Raleigh consents to the connection to its public water system and extension of its private water distribution system as shown on this plan. The material and construction methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook.	
City of Raleigh Public Utilities Department Permit # Authorization to Construct Date	City of Raleigh Public Utilities Department Permit # Authorization to Construct Date	City of Raleigh Public Utilities Department Permit # Authorization to Construct Date	City of Raleigh Public Utilities Department Permit # Authorization to Construct Date
Public Sewer Collection / Extension System		Private Sewer Collection / Extension System	
The City of Raleigh consents to the connection and extension of the City's public sewer system as shown on this plan. The material and construction methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook.		The City of Raleigh consents to the connection to its public sewer system and extension of its private sewer collection system as shown on this plan. The material and construction methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook.	
City of Raleigh Public Utilities Department Permit # Authorization to Construct Date	City of Raleigh Public Utilities Department Permit # Authorization to Construct Date	City of Raleigh Public Utilities Department Permit # Authorization to Construct Date	City of Raleigh Public Utilities Department Permit # Authorization to Construct Date

▲ CORPUD Standard Utility Notes:

- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK)
- UTILITY SEPARATION REQUIREMENTS:
 - A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATER SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
 - WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR.
 - WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATER MAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
 - 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
 - MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATER MAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W-41 & S-49).
- ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
- ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY CORPUD PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO CORPUD.
- 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCE MAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
- IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY CORPUD. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE.
- INSTALL PVC WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2' X 2' WATERLINE EASEMENT IMMEDIATELY ADJACENT.
- INSTALL PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM.
- PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI; BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE.
- ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWQ, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS PRIOR TO CONSTRUCTION.
- NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
- GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUD SOZ PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT TIM BEASLEY AT (919) 996-2334 OR TIMOTHY.BEASLEY@RALEIGHNC.GOV FOR MORE INFORMATION.
- CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NC. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT JOANIE HARTLEY AT (919) 996-5923 OR JOANIE.HARTLEY@RALEIGHNC.GOV FOR MORE INFORMATION.



- Final Drawing -
Issued for Permit
Review Purposes Only

REVISIONS:

#	DATE	DESCRIPTION
3	26-JUL-23	REVISED PER TOR SITE PLAN COMMENTS
2	23-JUN-23	REVISED PER TOR SITE PLAN COMMENTS
1	1-APR-22	ISSUED FOR INITIAL SITE PLAN REVIEW

CROSLAND SOUTHEAST

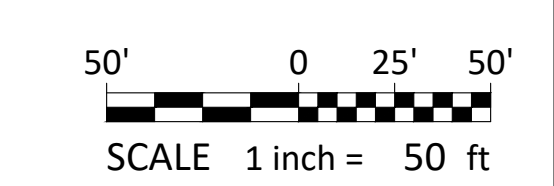
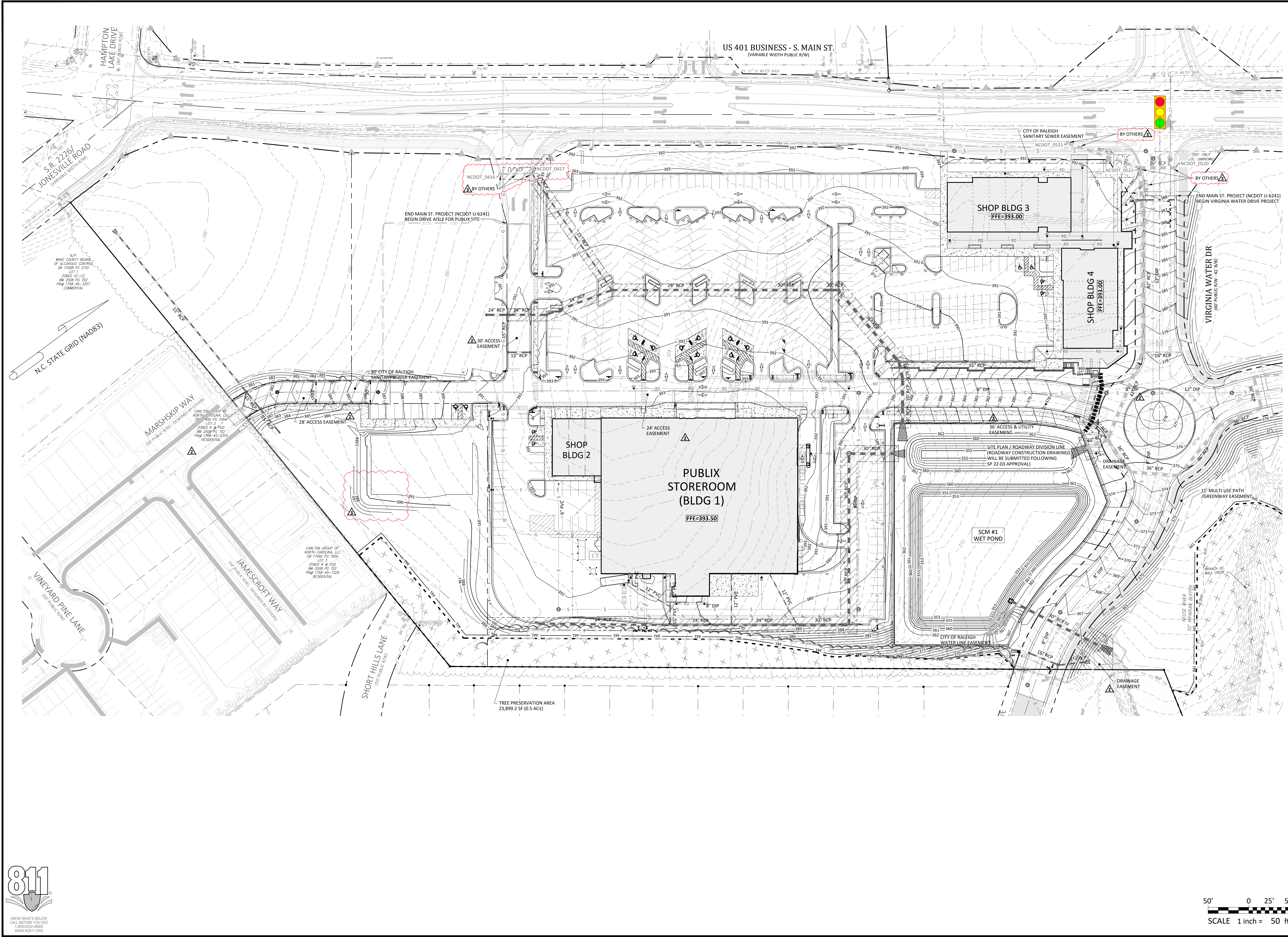
UTILITY PLAN
WALLBROOK
SITE DEVELOPMENT PLAN
Town of Rolesville Project Number: SP22-03 (Lot 1 on PR 21-04)
Rolesville, Wake County, North Carolina

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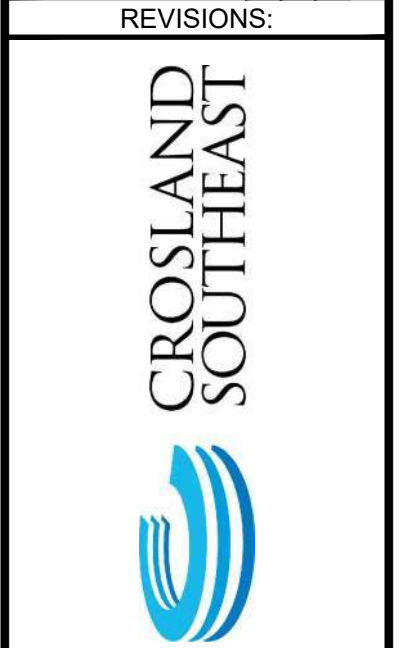
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Date: April 1, 2022



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#	DATE	DESCRIPTION
1	11/14/22	ISSUED FOR INITIAL SITE PLAN REVIEW
2	12/08/22	REVISED PER TOR SITE PLAN COMMENTS
3	12/16/22	REVISED PER TOR SITE PLAN COMMENTS



GRADING & DRAINAGE PLAN
WALLBROOK
 SITE DEVELOPMENT PLAN
 Town of Rolesville Project Number: SP22-03 (Lot 1 on PR 21-04)
 Rolesville, Wake County, North Carolina

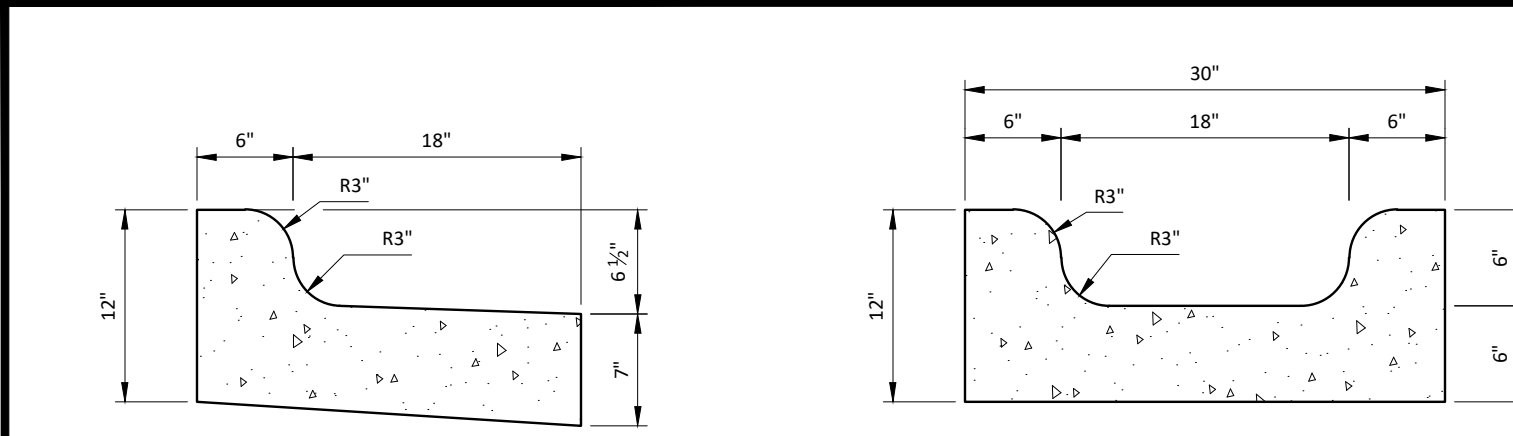
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 2755-B Charles Blvd.
 Cary, NC 27513
 (919) 488-8888
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1/26/2022

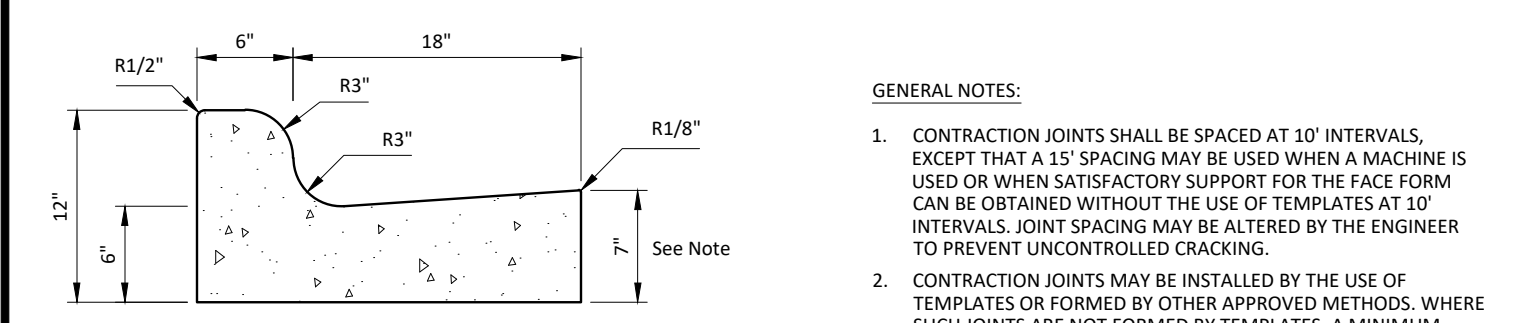
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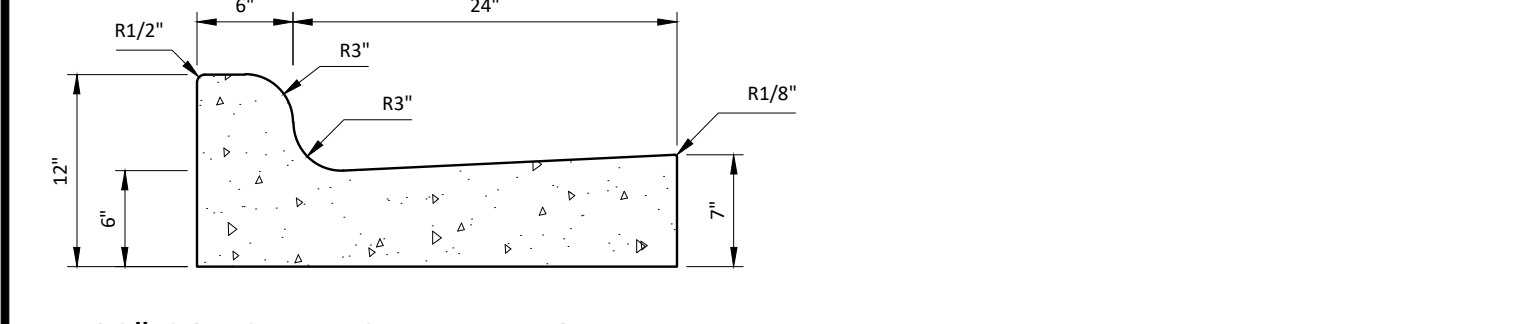
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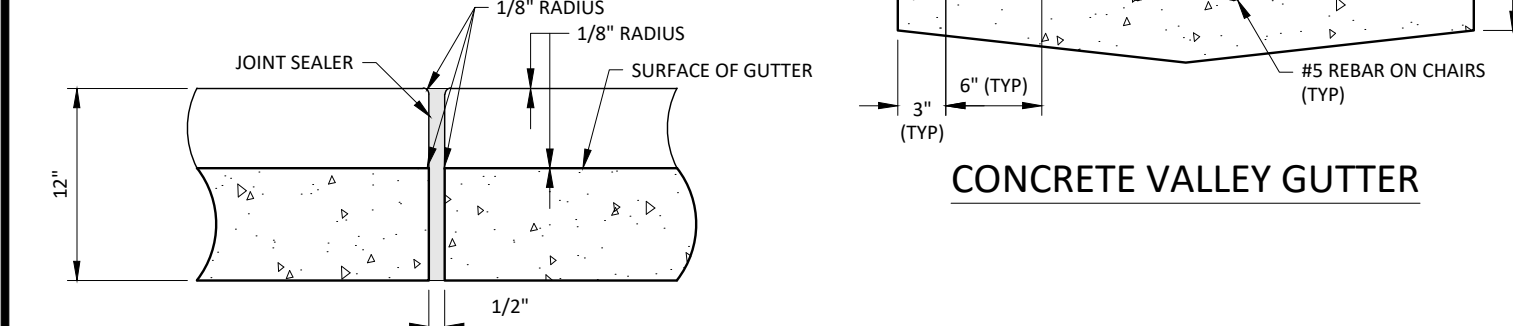
24" CONCRETE CURB AND GUTTER - SPILL SPECIAL GUTTER



24" CONCRETE CURB AND GUTTER

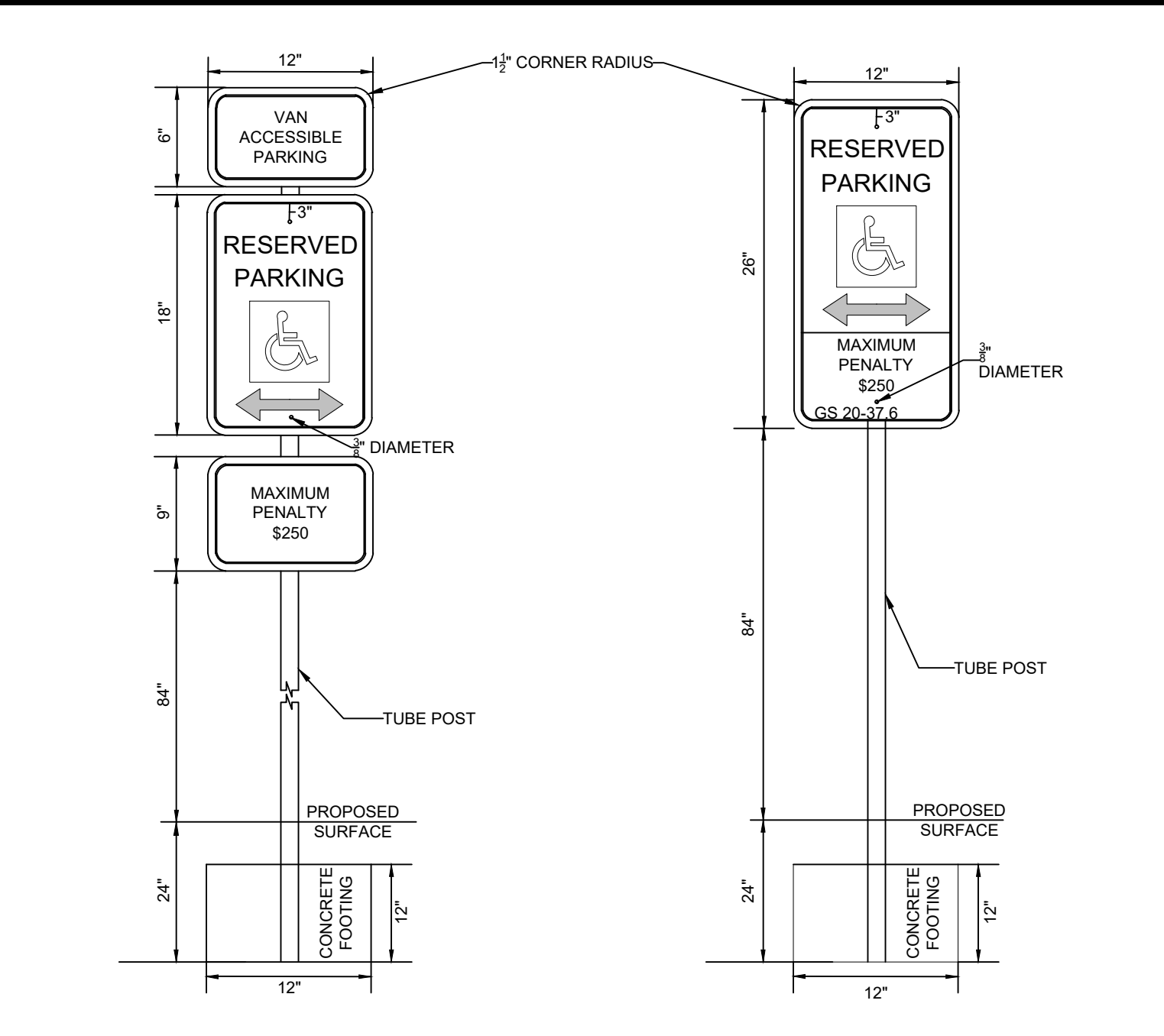


30" CONCRETE CURB AND GUTTER

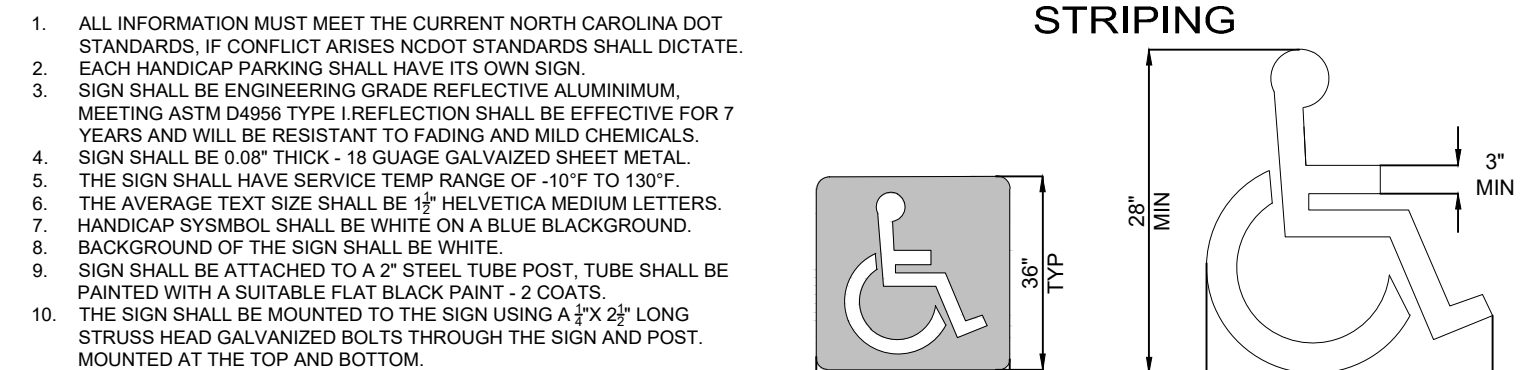


CONCRETE VALLEY GUTTER

CURB AND GUTTER DETAIL NOT TO SCALE

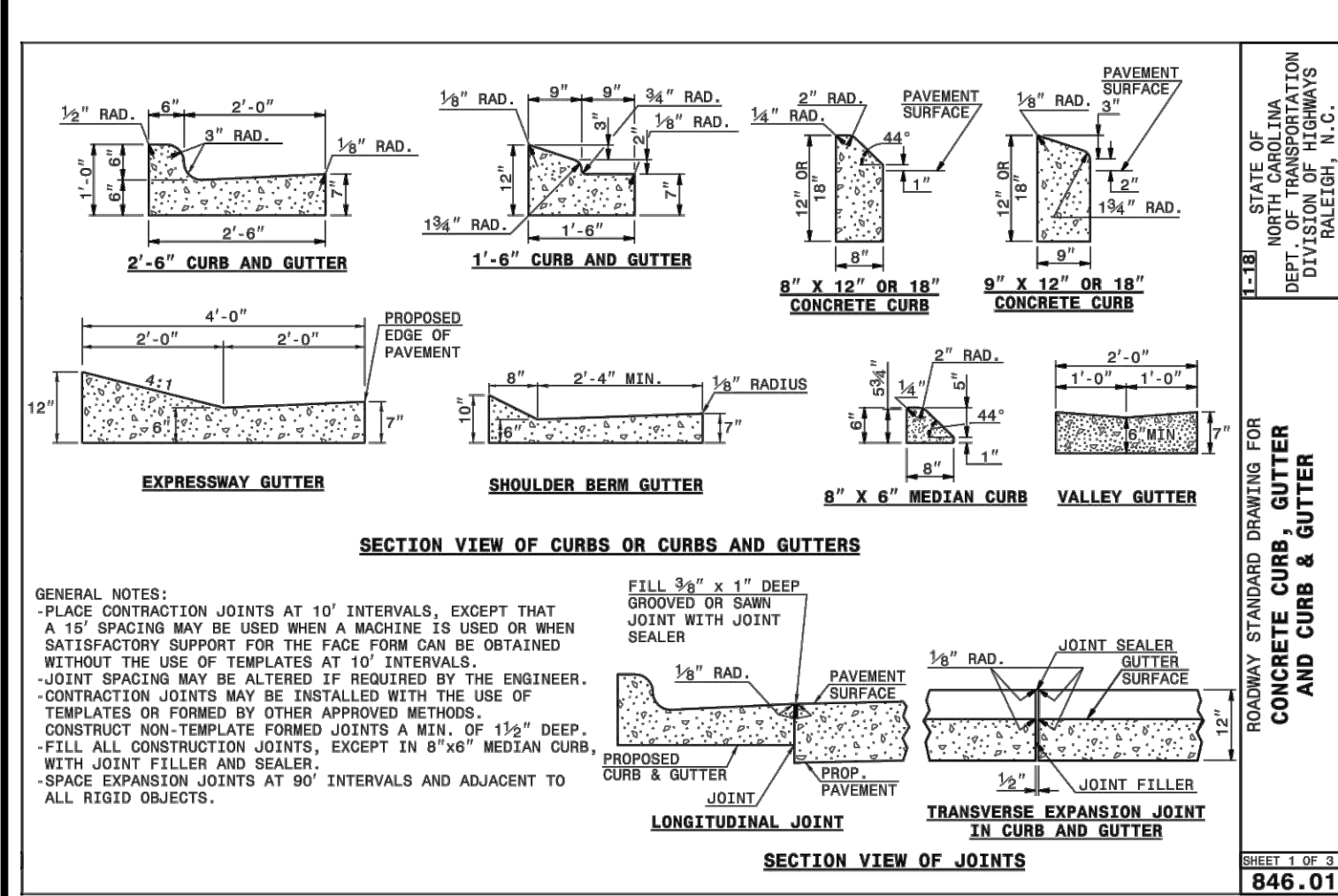


PARKING LOT STRIPING

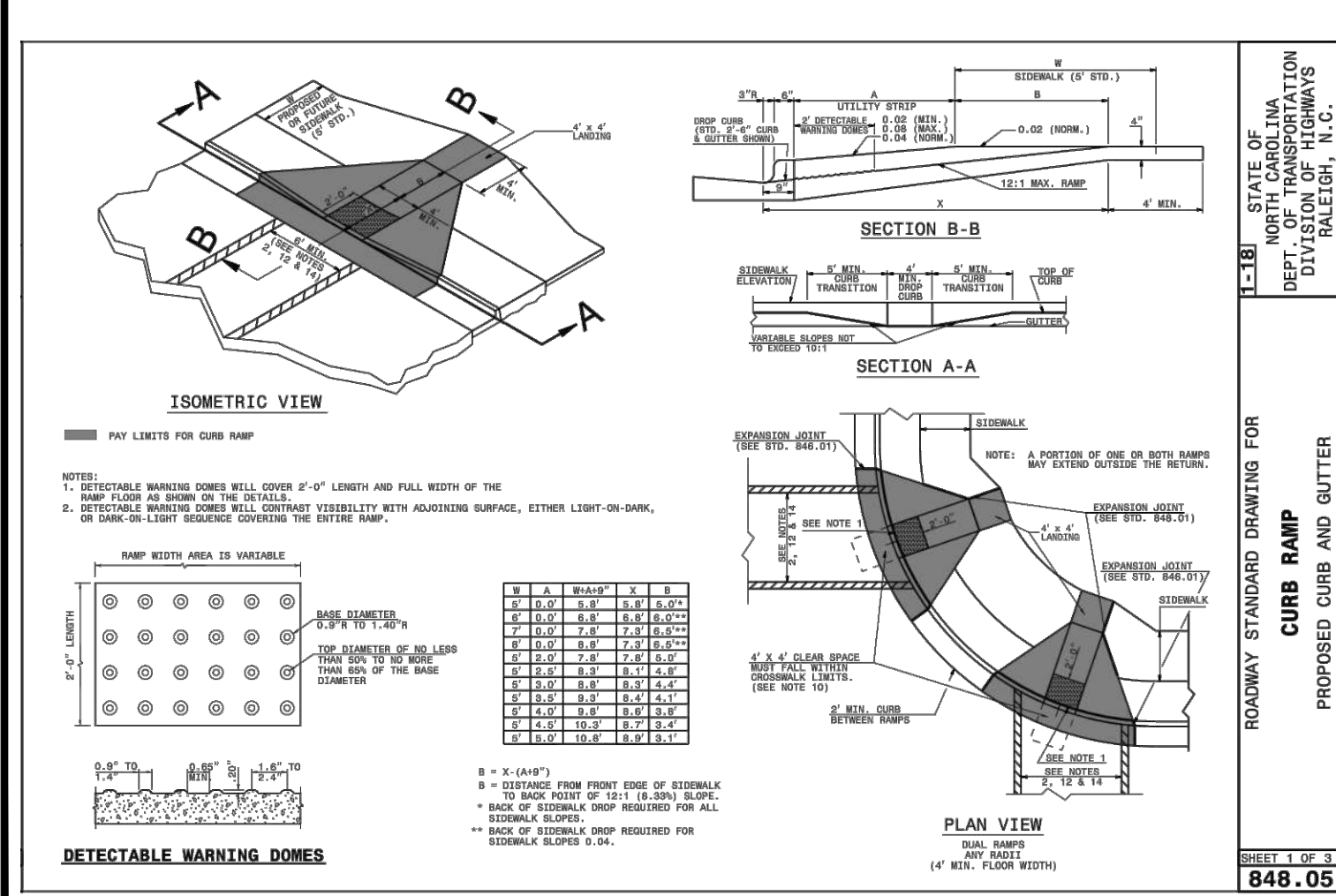


ACCESSIBLE PARKING SIGN

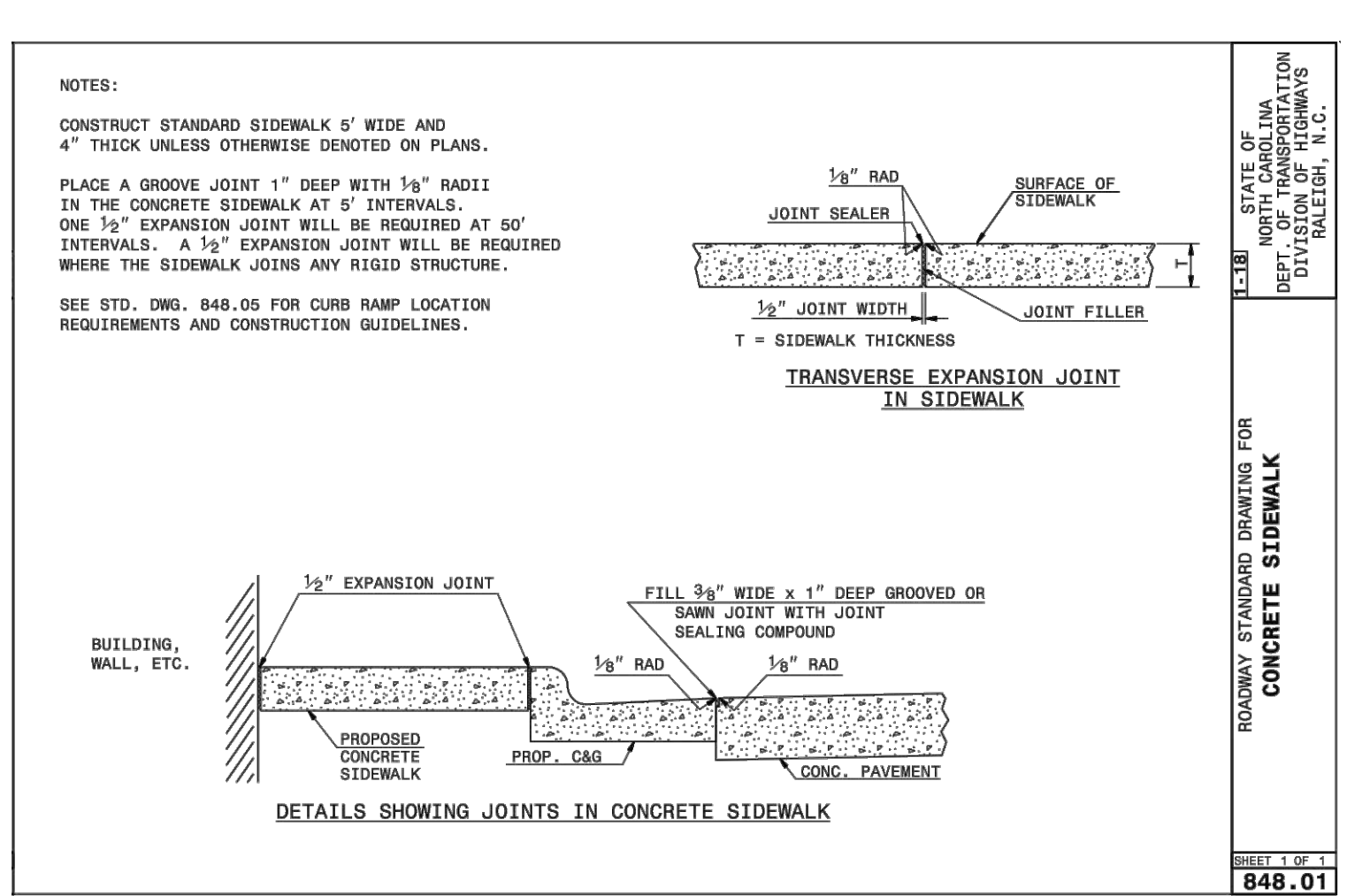
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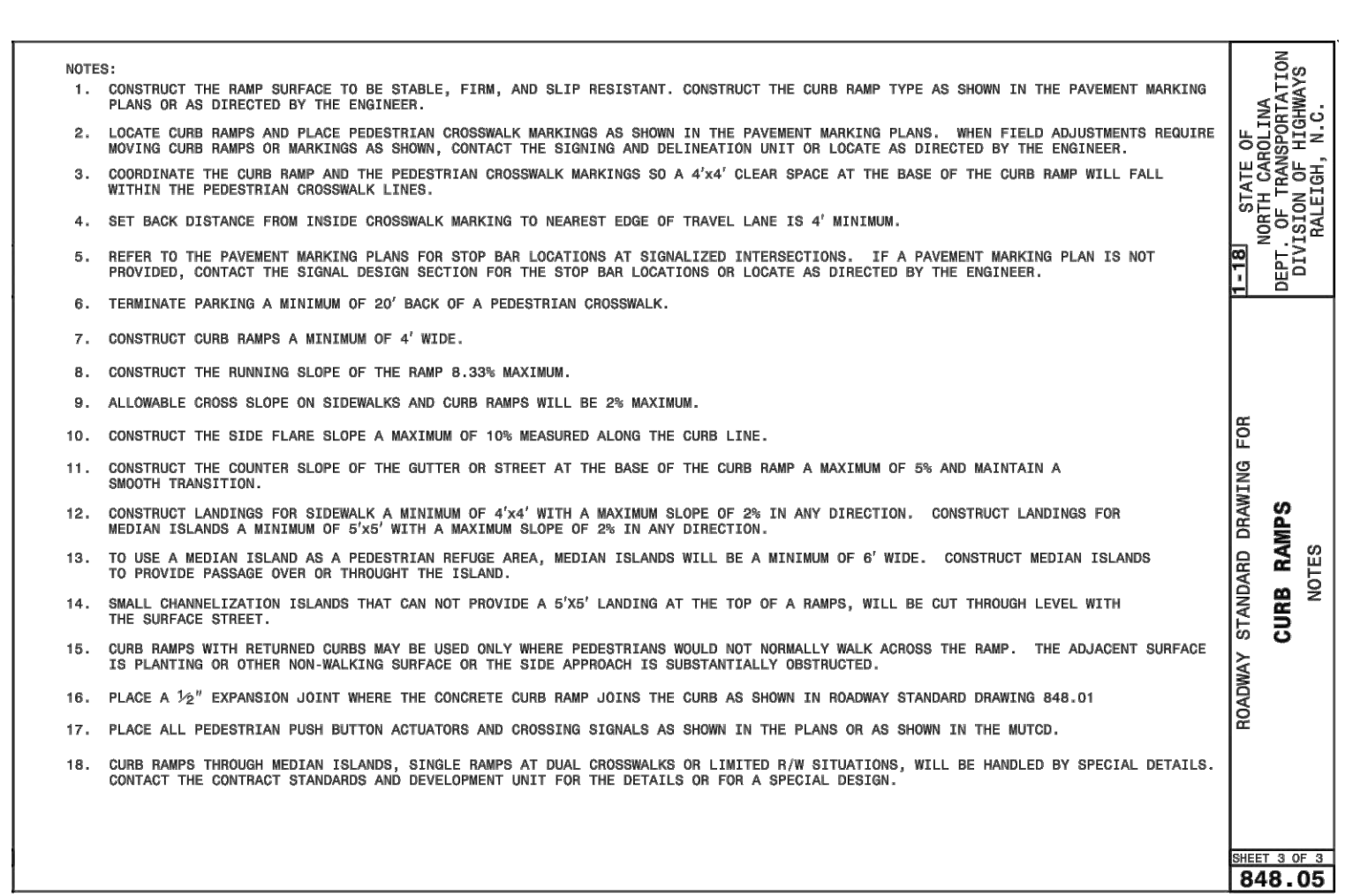
SECTION VIEW OF CURBS OR CURBS AND GUTTERS



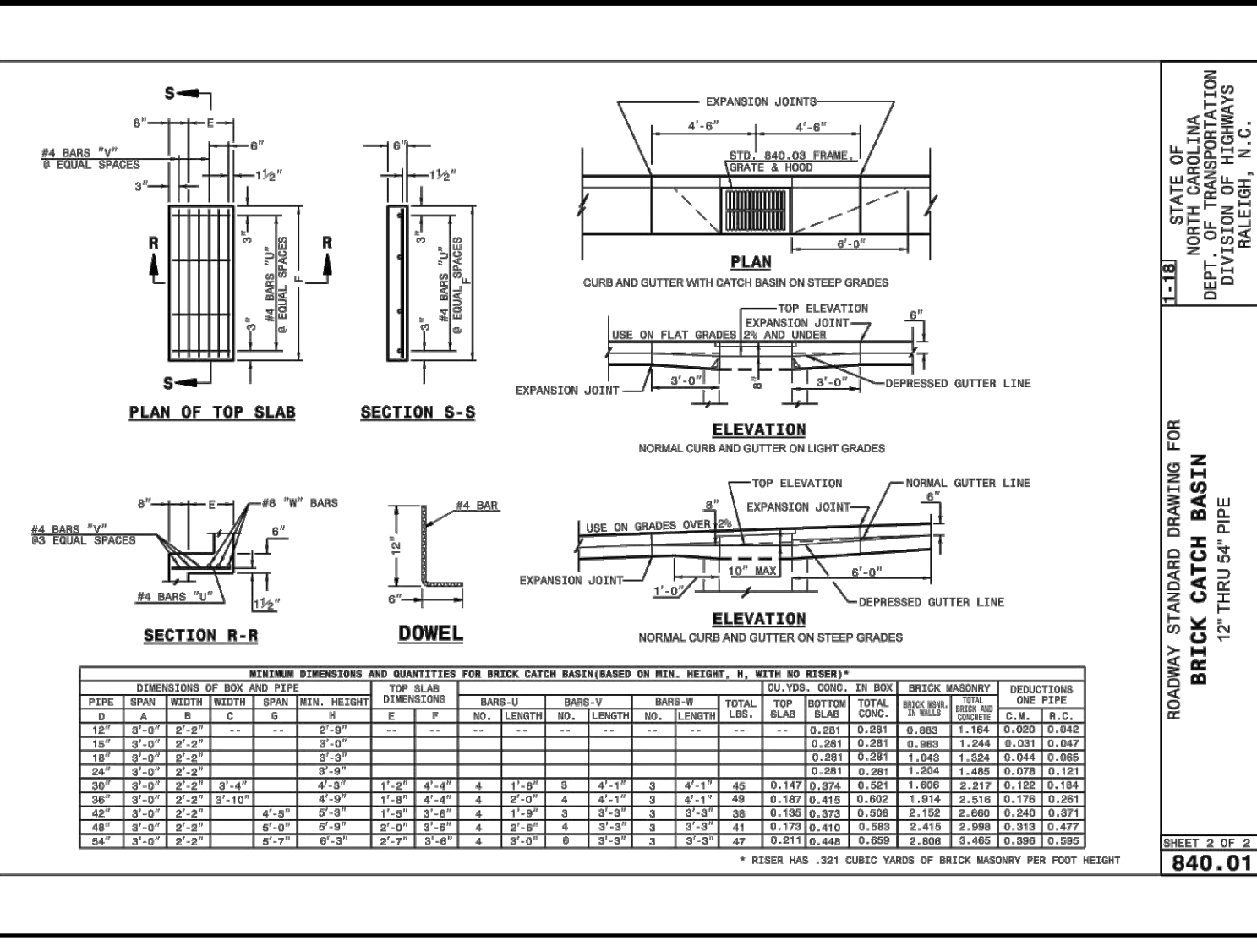
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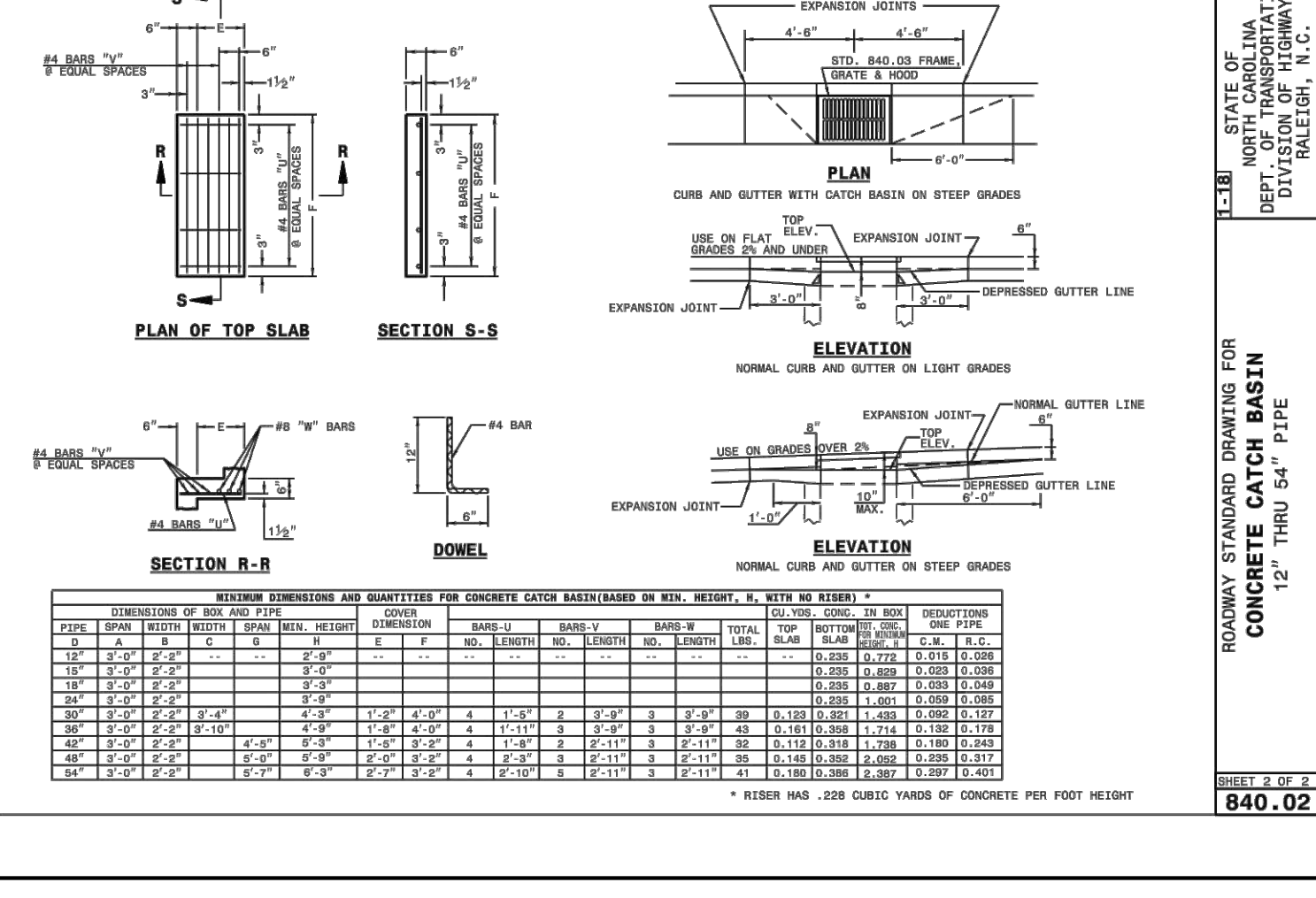
DETAILS SHOWING JOINTS IN CONCRETE SIDEWALK



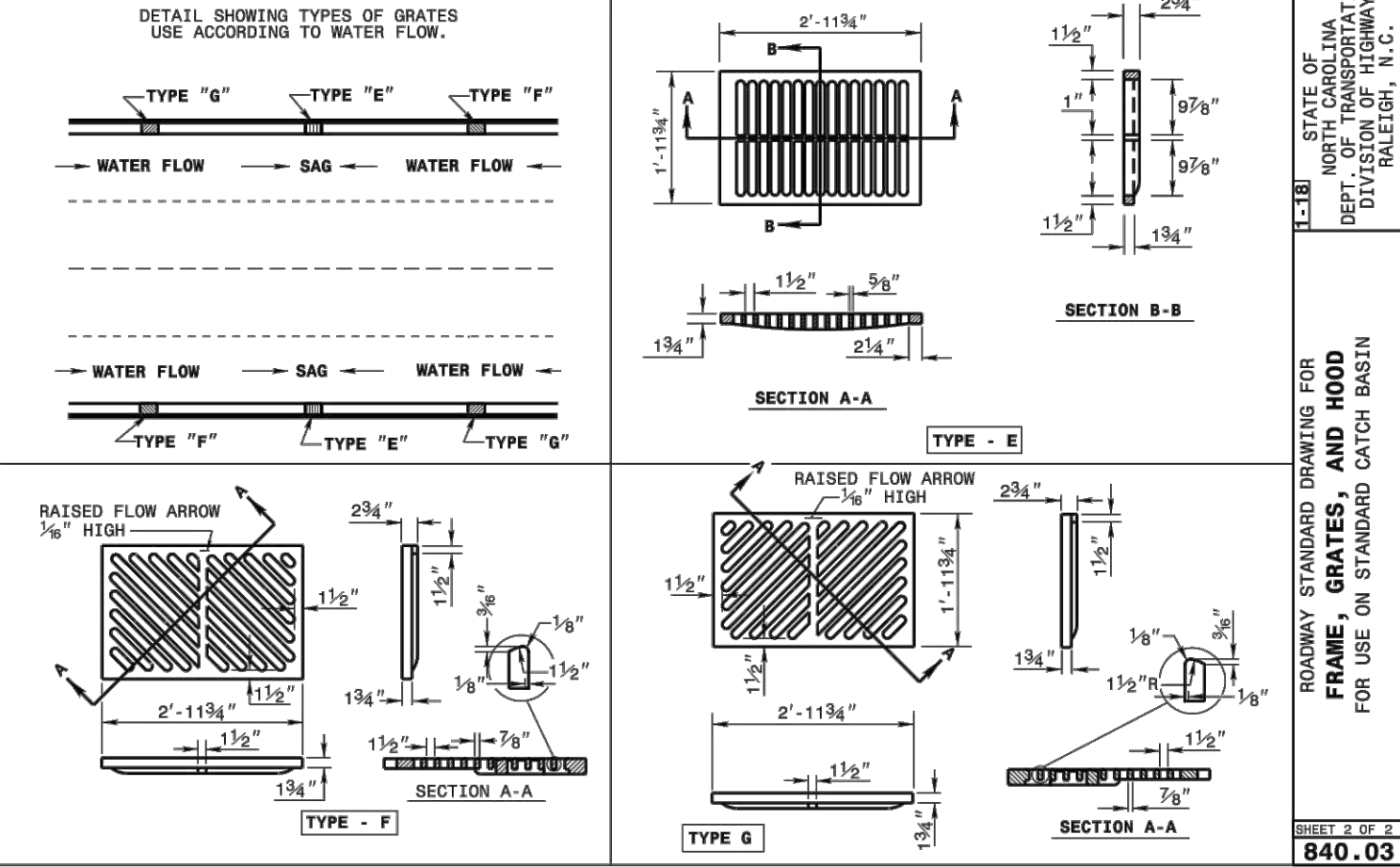
DETAILS SHOWING JOINTS IN CONCRETE SIDEWALK



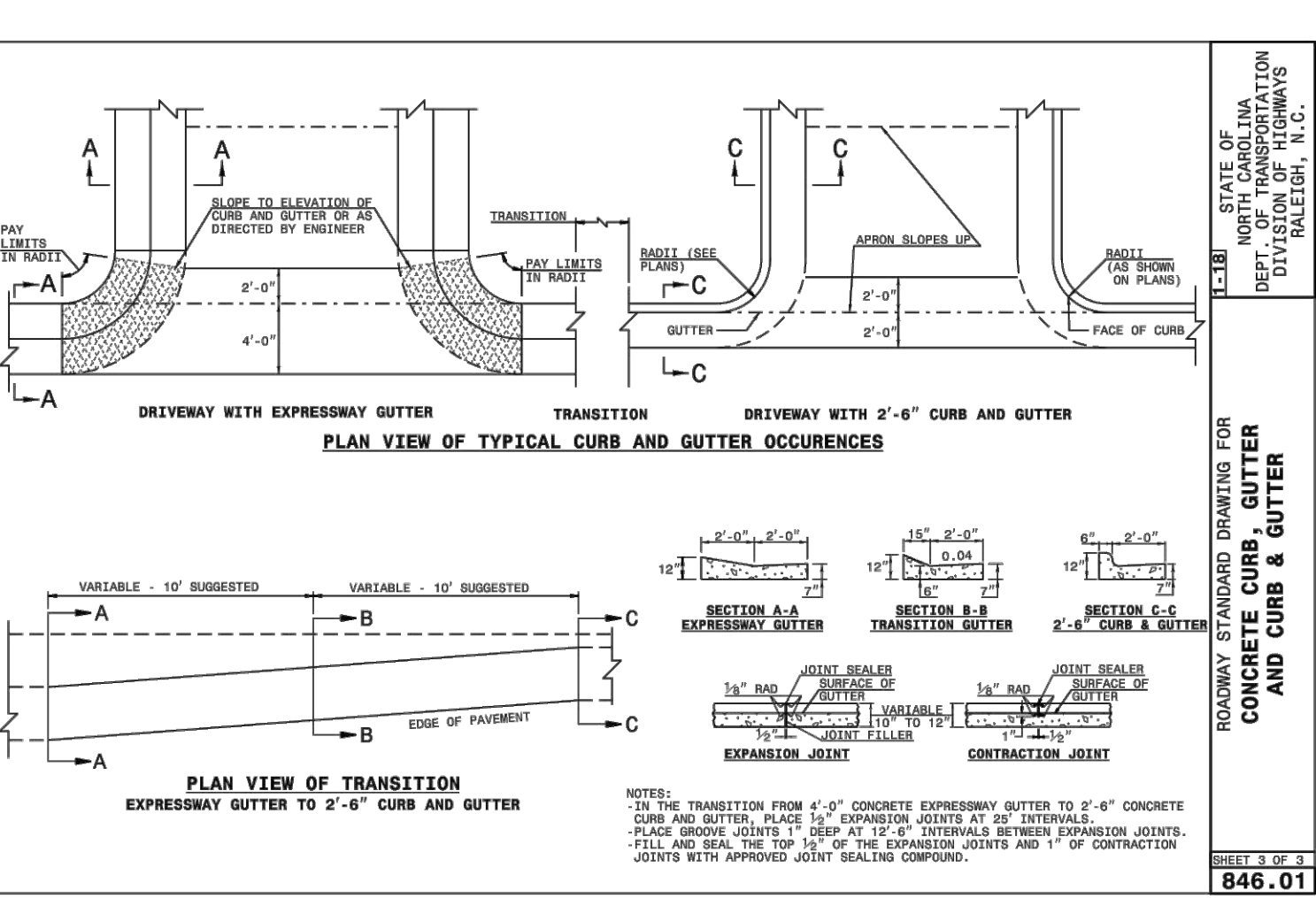
DETAILS SHOWING TYPES OF GRATES



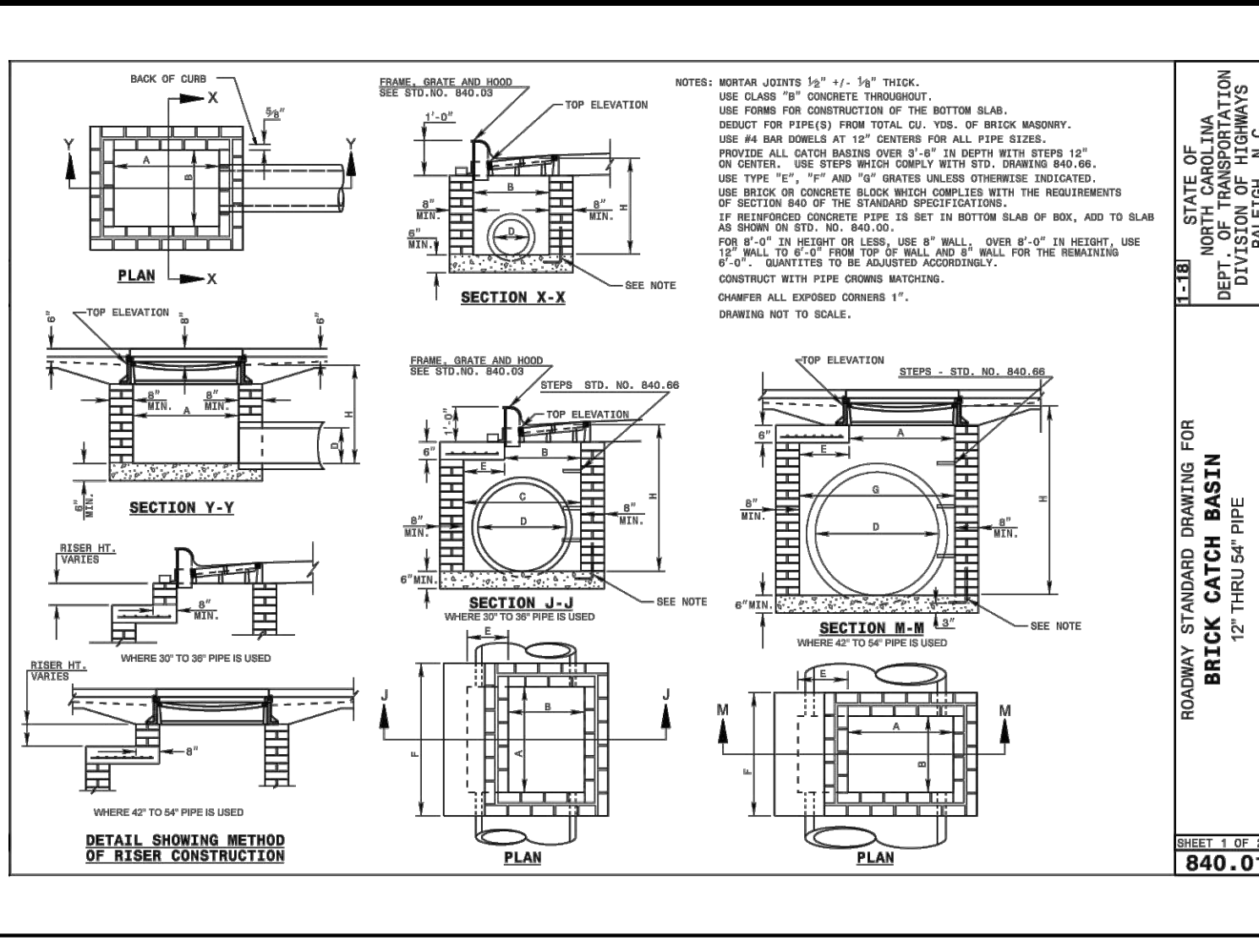
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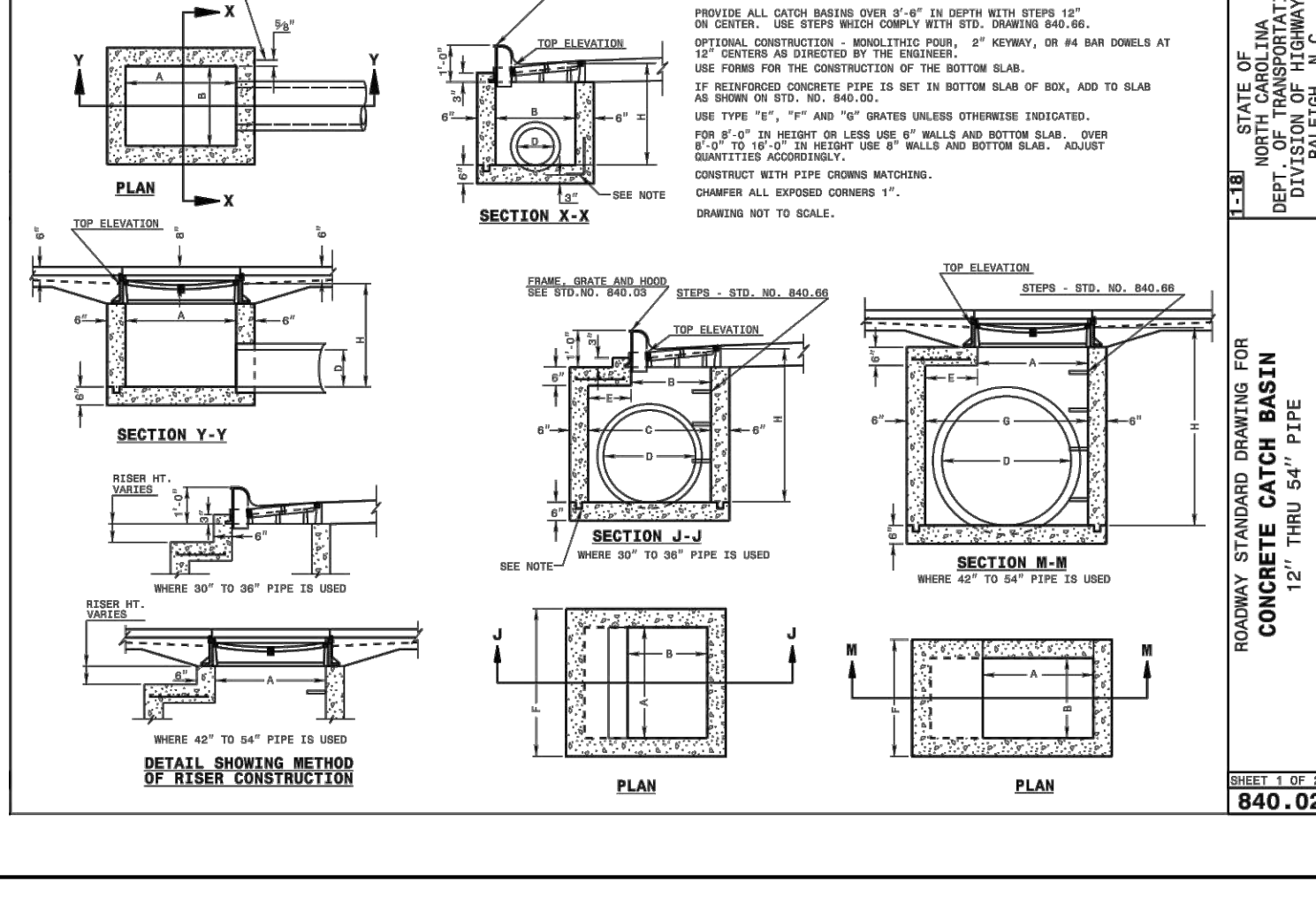
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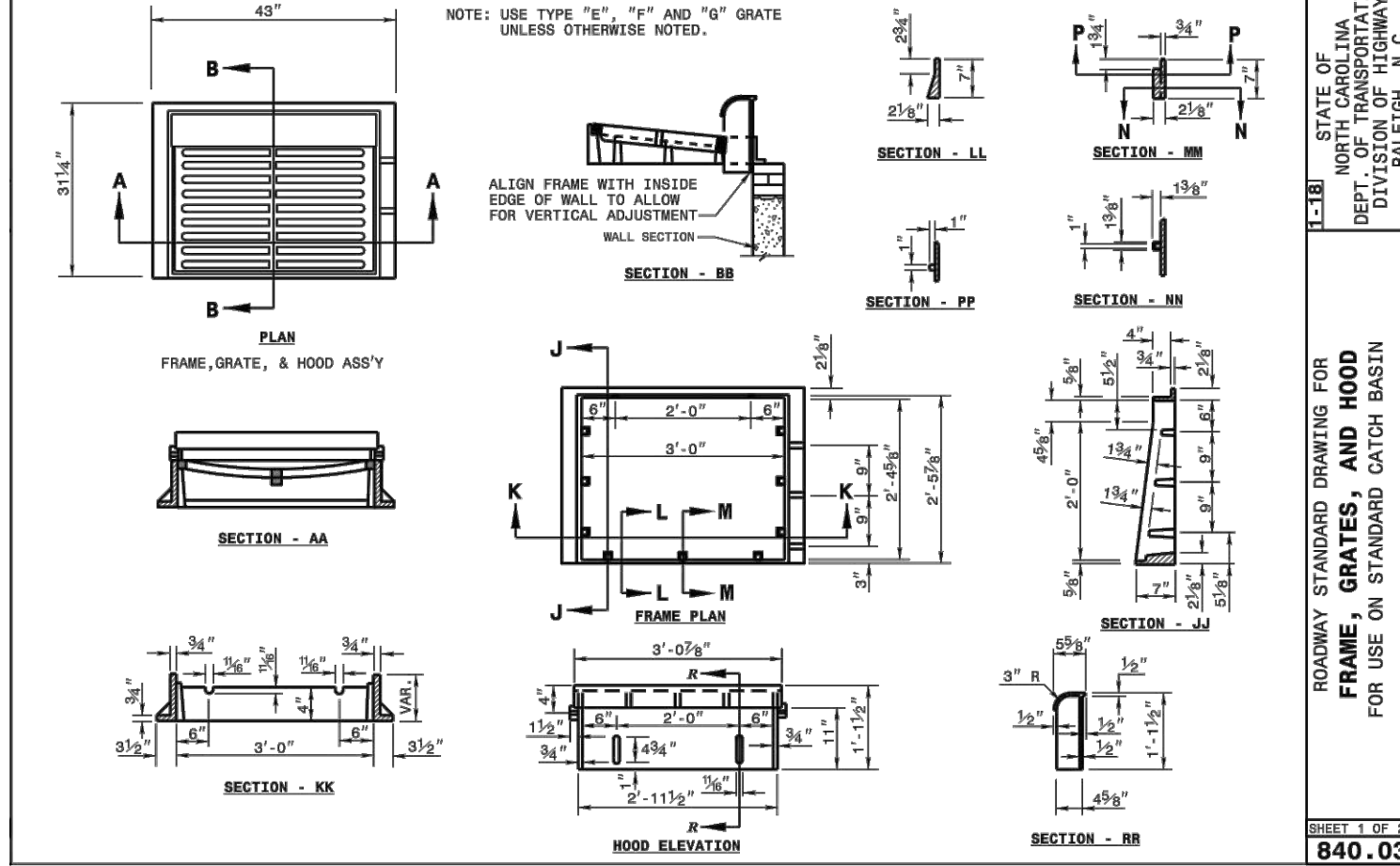
DETAILS SHOWING TYPES OF GRATES



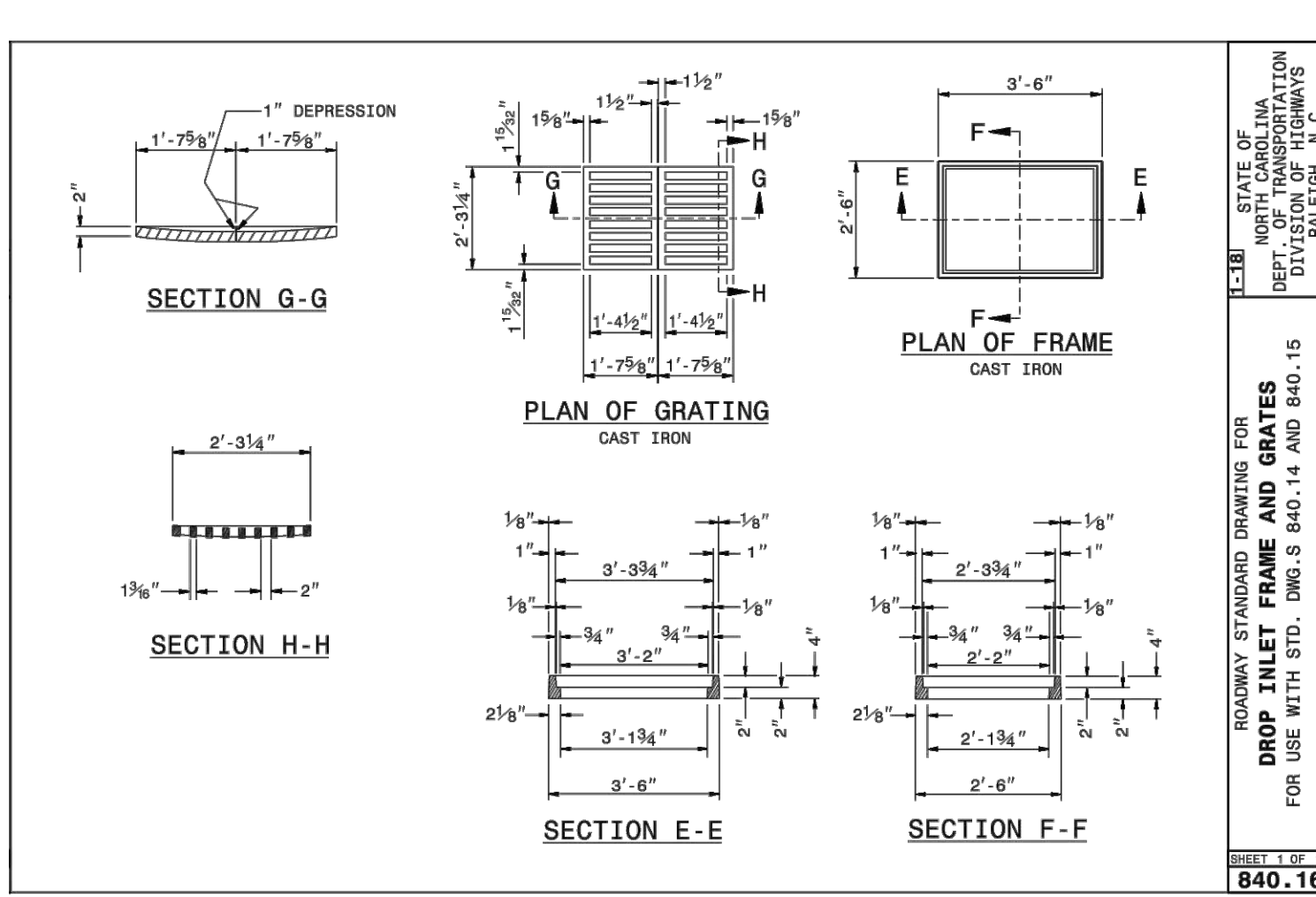
DETAILS SHOWING TYPES OF GRATES



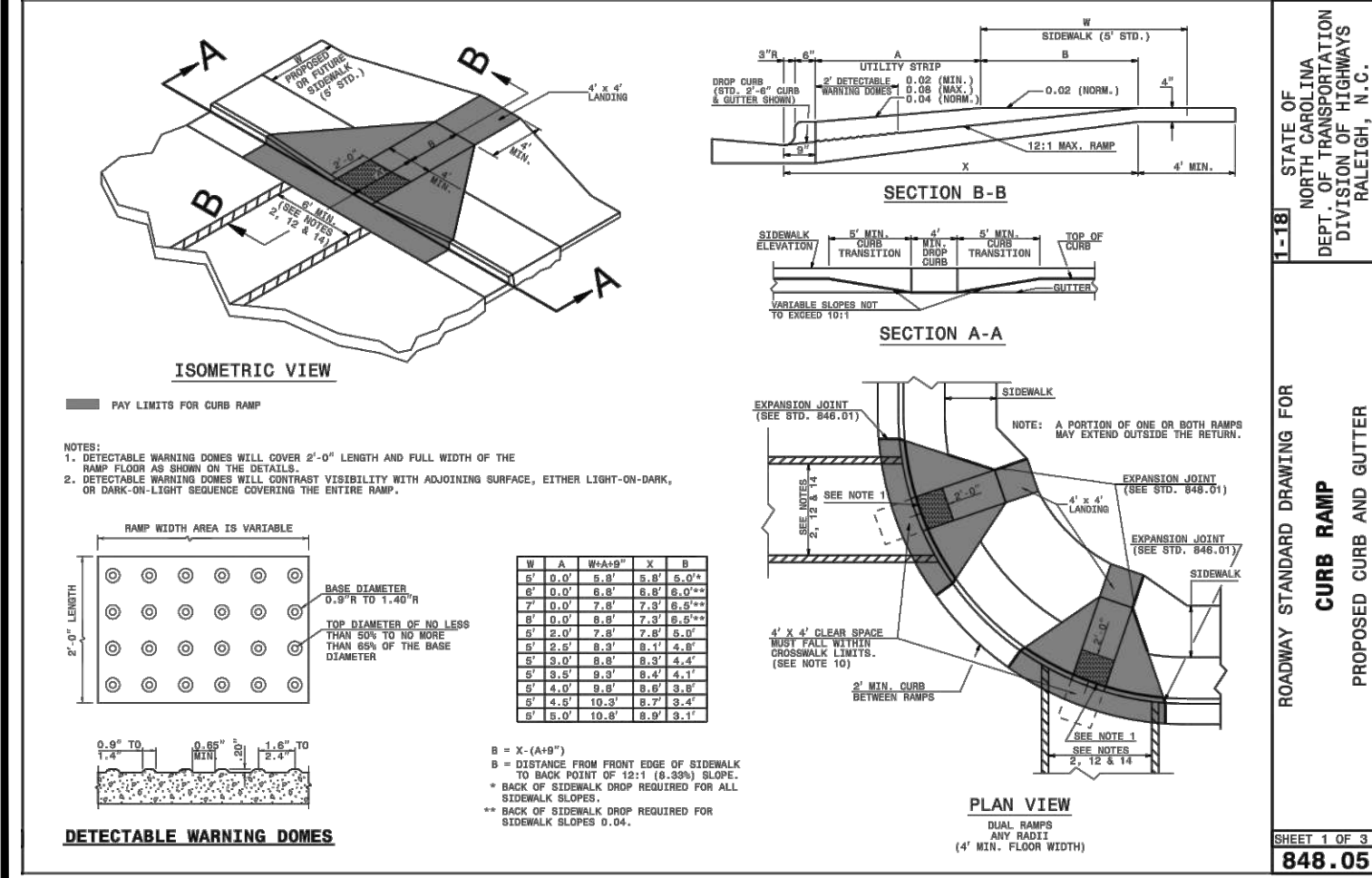
DETAILS SHOWING TYPES OF GRATES



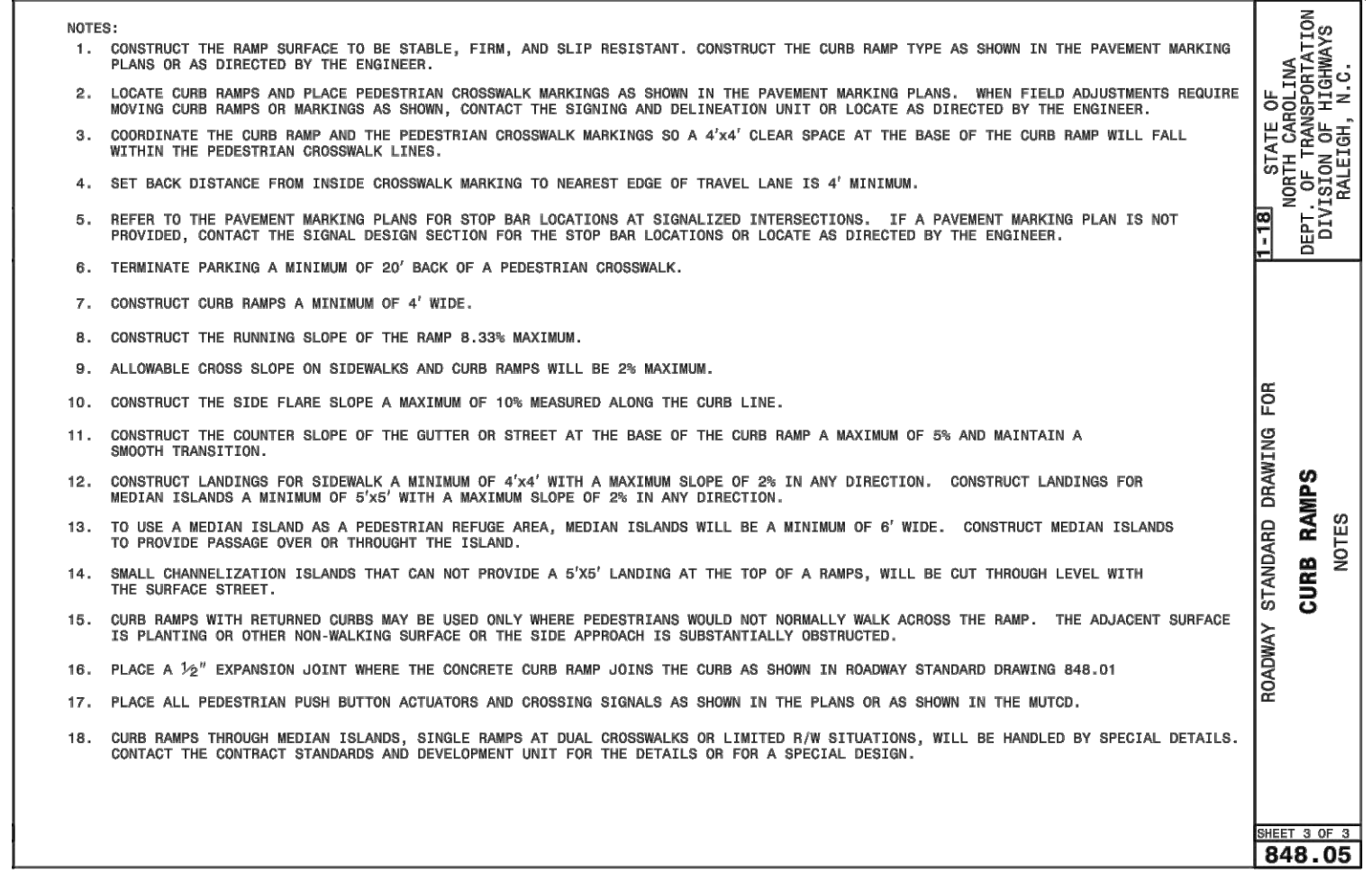
DETAILS SHOWING TYPES OF GRATES



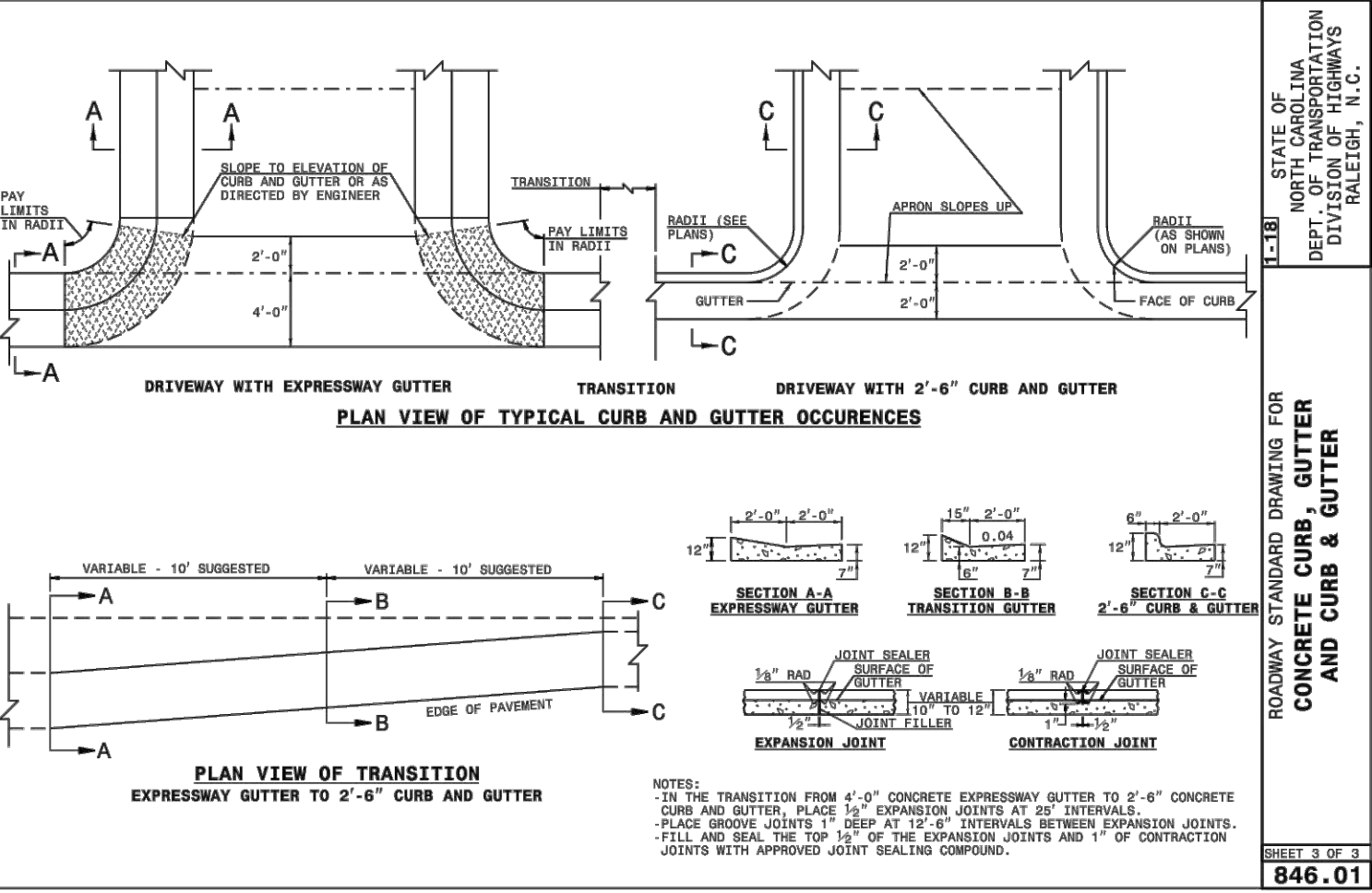
DETAILS SHOWING TYPES OF GRATES



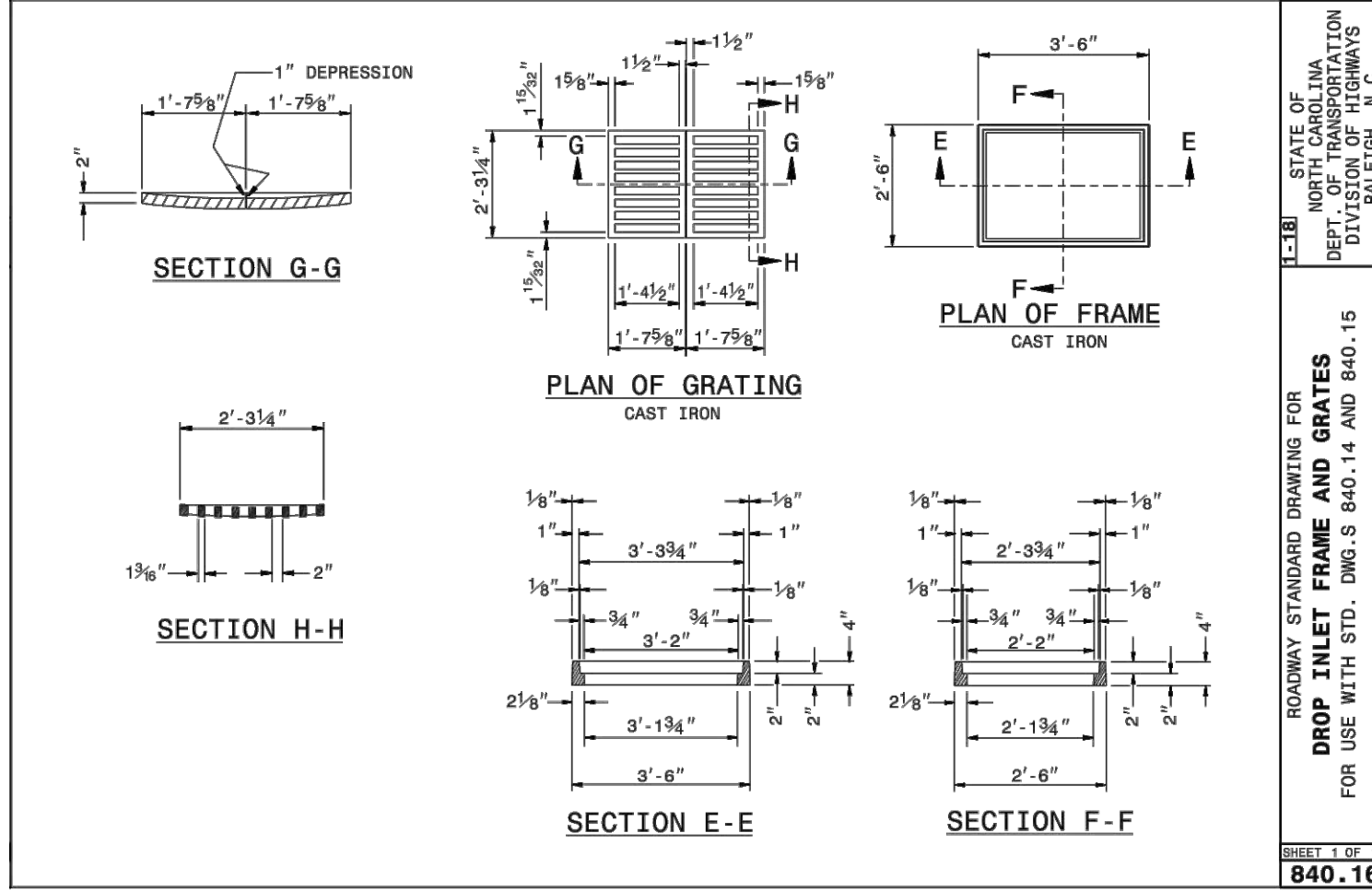
DETAILS SHOWING TYPES OF GRATES



DETAILS SHOWING TYPES OF GRATES



DETAILS SHOWING TYPES OF GRATES



DETAILS SHOWING TYPES OF GRATES

-Final Drawing -
Issued for Permit
Review Purposes Only

REVISIONS:

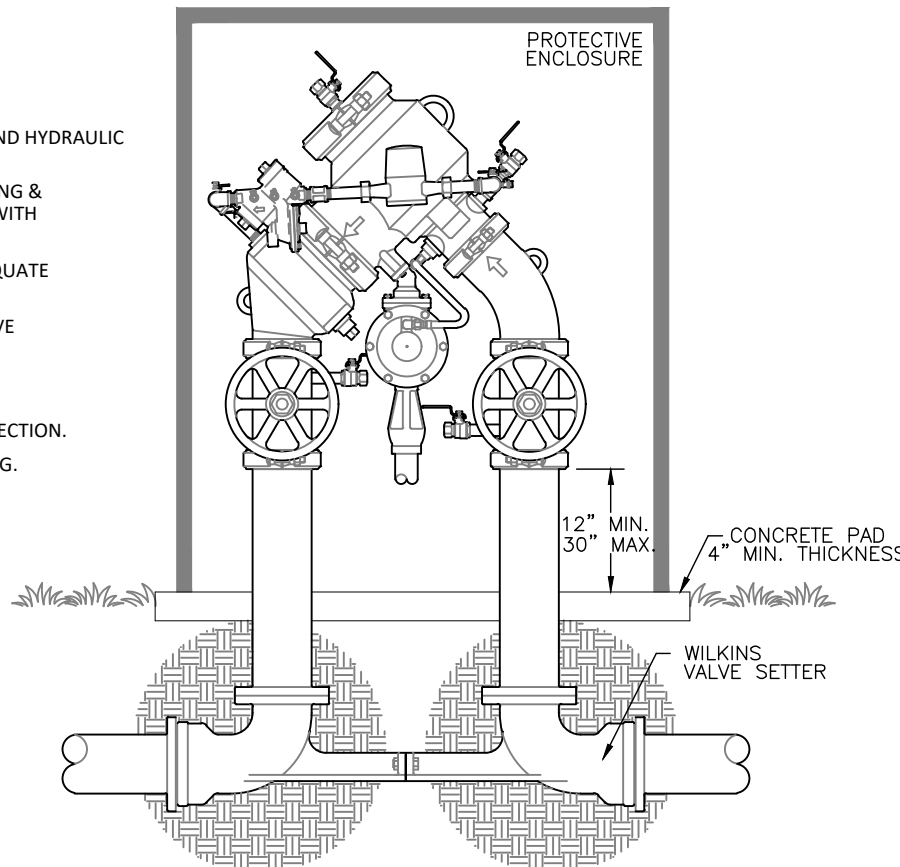
#	DATE	DESCRIPTION
1	11/01/22	ISSUED FOR PERMIT REVIEW
2	11/01/22	ISSUED FOR PERMIT REVIEW
3	11/01/22	ISSUED FOR PERMIT REVIEW

Project Name: **WALLBROOK**
 Project Number: **SP22-03** (Lot 1 on PR 21-04)
 Location: **Rolesville, Wake County, North Carolina**

Project Manager: **BCF**
 Drawn By: **DLC**
 Checked By: **STA**
 Project Number: **22012**
 Drawing Number: **D-1219-SP**

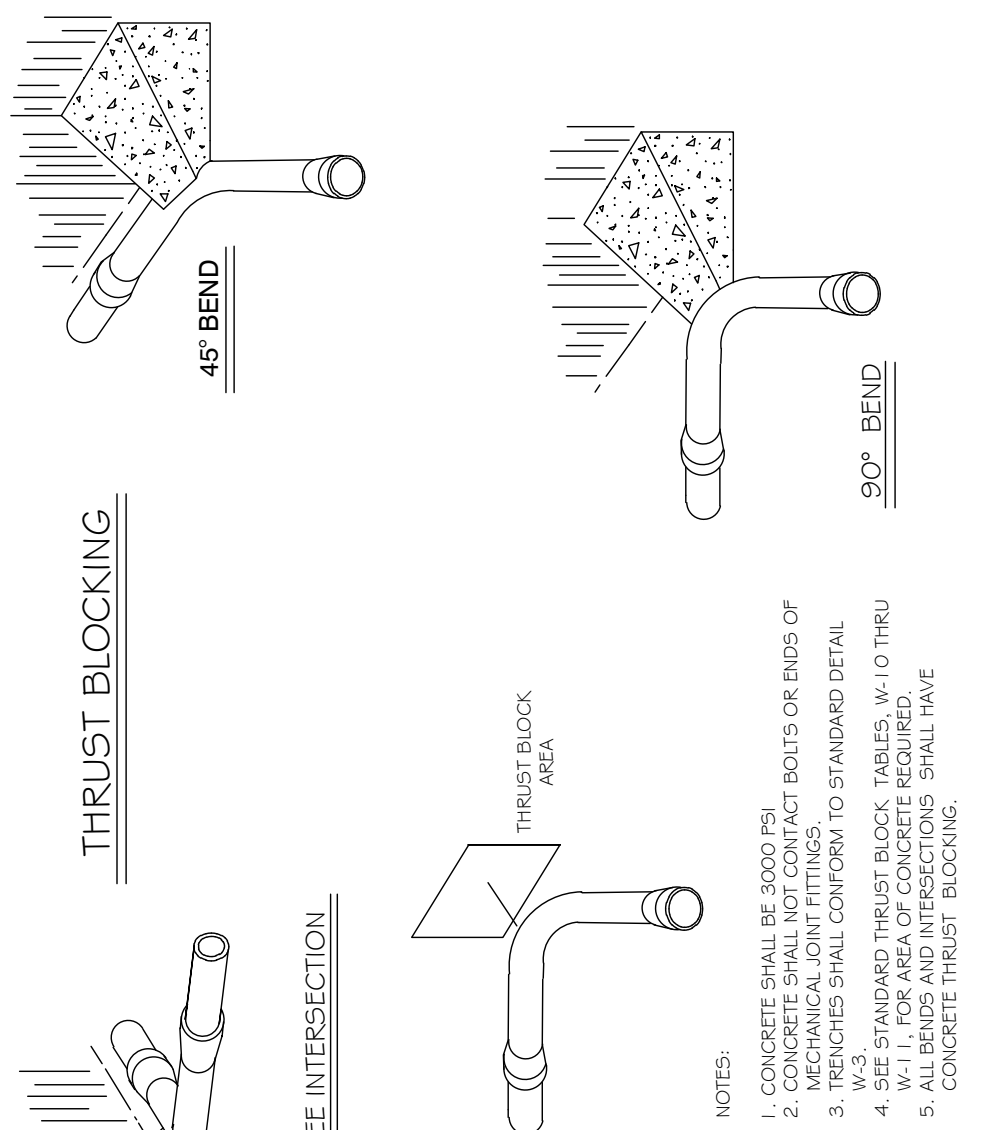
Date: **April 1, 2022**

- ALL FLANGE BOLTS SHALL BE GALVANIZED
- USE ONLY CONTROL DEVICES APPROVED BY GUC AND THE FOUNDATION FOR CROSS-CONNECTION CONTROL AND HYDRAULIC RESEARCH, UNIVERSITY OF SOUTHERN CALIFORNIA
- PROVIDE SHOP DRAWING SUBMITTAL SHOWING ALL PIPING & APPURTENANCES WITHIN THE PROTECTIVE ENCLOSURE WITH MEASUREMENTS & CLEARANCES CLEARLY LABELED
- PROVIDE ALUMINUM ENCLOSURE SIZED TO ALLOW ADEQUATE ROOM FOR TESTING, MAINTENANCE AND OPERATION.
- DRAIN OPENINGS SHALL BE SIZED TO ADEQUATELY RELIEVE MAXIMUM DISCHARGE OF APPROPRIATE DEVICE.
- REDUCED PRESSURE PRINCIPLE ASSEMBLIES (RPP) SHALL REQUIRE AN ABOVE GROUND INSTALLATION.
- PROVIDE ELECTRIC HEATER FOR ADEQUATE FREEZE PROTECTION.
- REFER TO DETAIL ON THIS SHEET FOR REACTION BLOCKING.



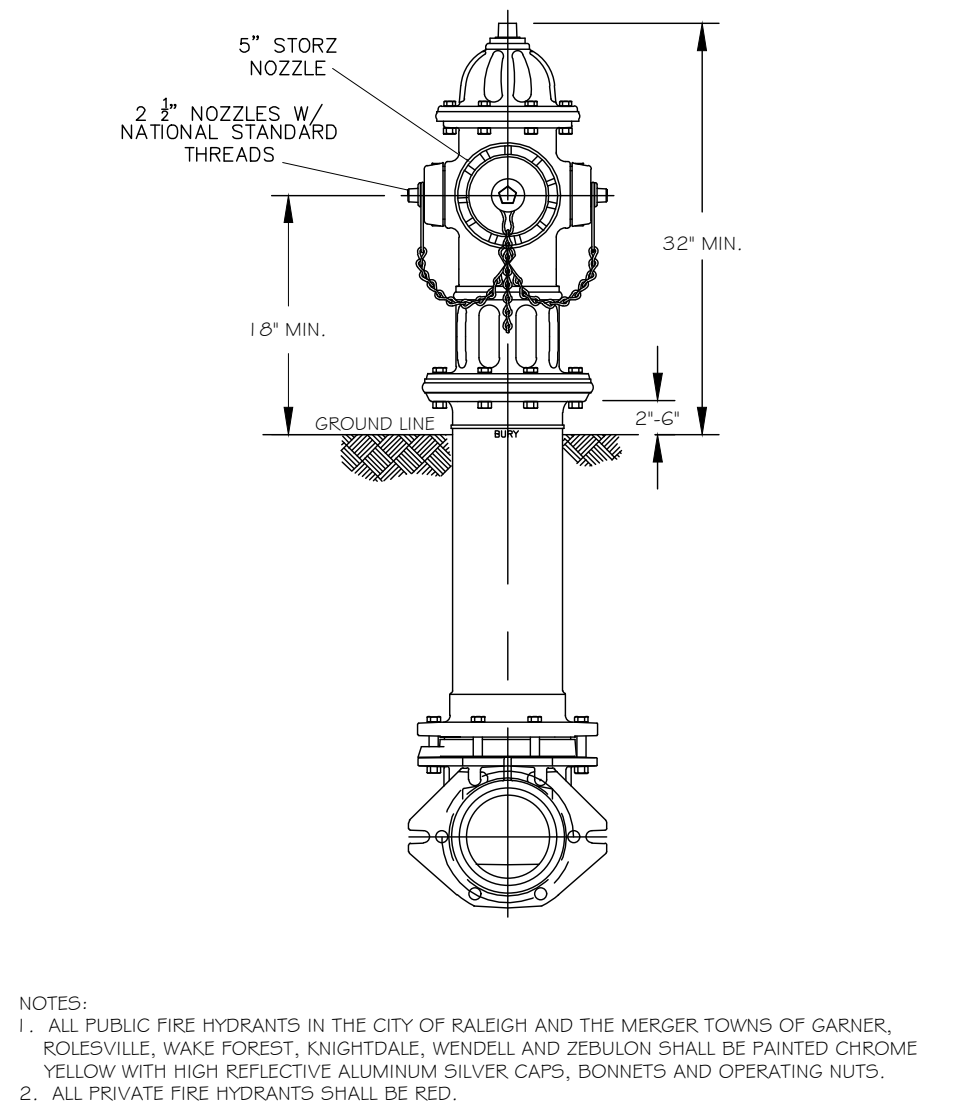
WILKINS MODEL 475DA
REDUCED PRESSURE DETECTOR ASSEMBLY
OUTDOOR INSTALLATION

REDUCED PRESSURE DETECTOR ASSEMBLY
NOT TO SCALE



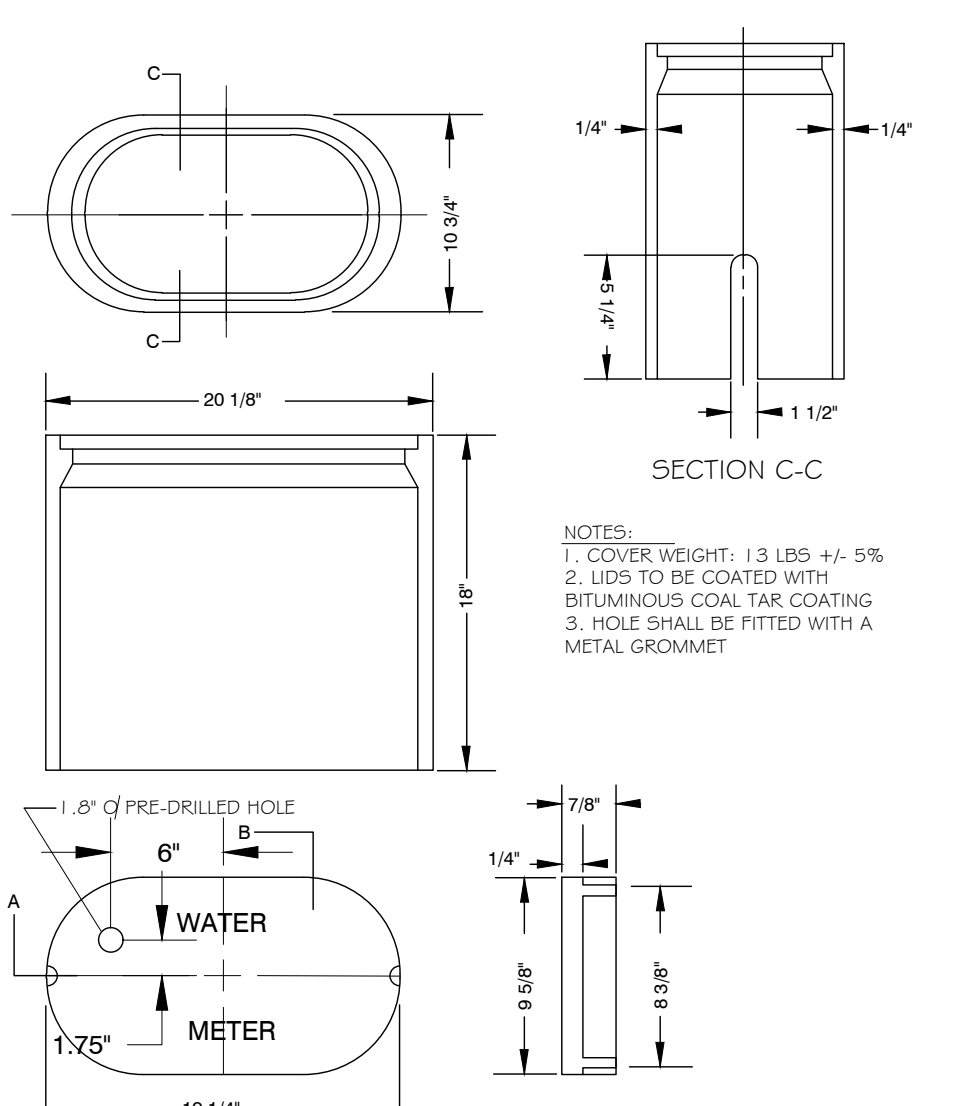
NOTES:
1. CONCRETE SHALL BE 3000 PSI
2. CONCRETE SHALL NOT CONTACT BOLTS OR ENDS OF RODS
3. TRENCHES SHALL CONFORM TO STANDARD DETAIL
4. W/3 STANDARD THRUST BLOCK TABLES W/10 THRU W/11 FOR AREA OF CONCRETE REQUIRED
5. CONCRETE THRUST BLOCKING

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-9	D.W.C.	3-1-97	RRH	3-31-00
		9-7-99	D.H.L.	6-18-08

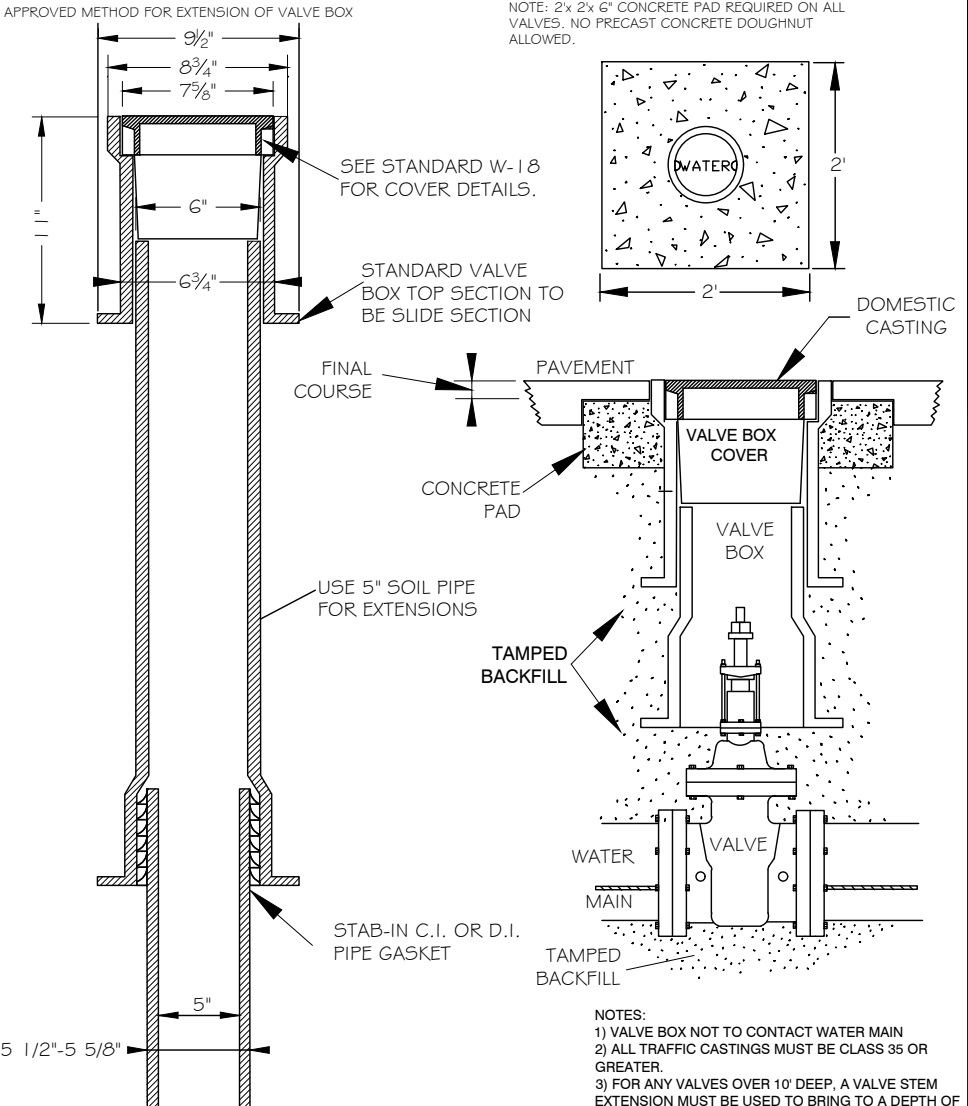


NOTES:
1. ALL PUBLIC FIRE HYDRANTS IN THE CITY OF RALEIGH AND THE MERGER TOWNS OF GARNER, ROLESVILLE, WAKE FOREST, KNIGHTDALE, ROLFSVILLE, WENDELL AND ZEBULON SHALL BE PAINTED CHROME YELLOW WITH HIGH REFLECTIVE ALUMINUM SILVER CAPS, BONNETS AND OPERATING NUTS.
2. ALL PRIVATE FIRE HYDRANTS SHALL BE RED.

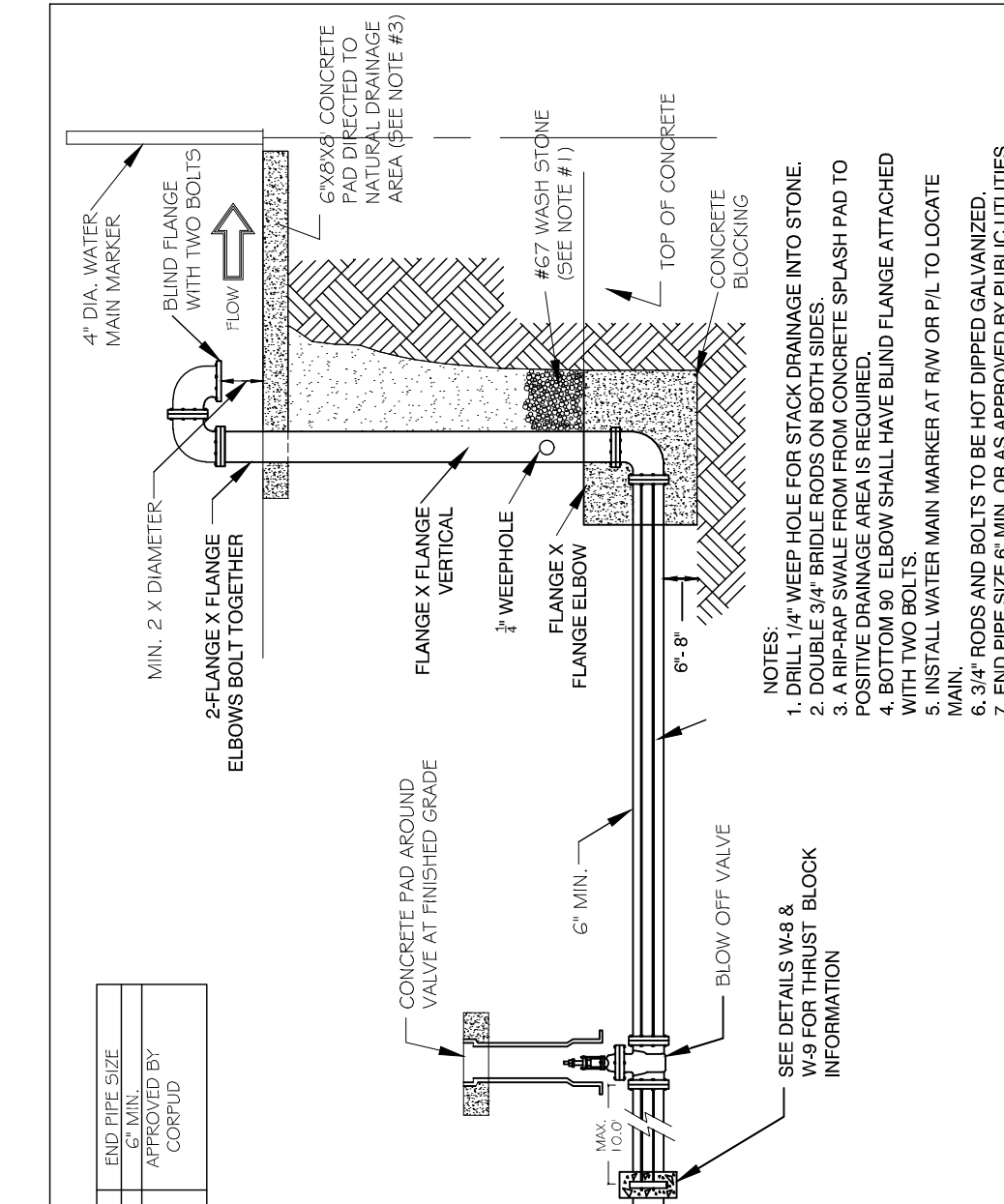
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-3	MAB	4-30-16		
	KAT	9-15-17		



DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-25	D.W.C.	11-3-99	ABB	1-20-05
	RRH	3-31-00	J.P.S.	11-4-10



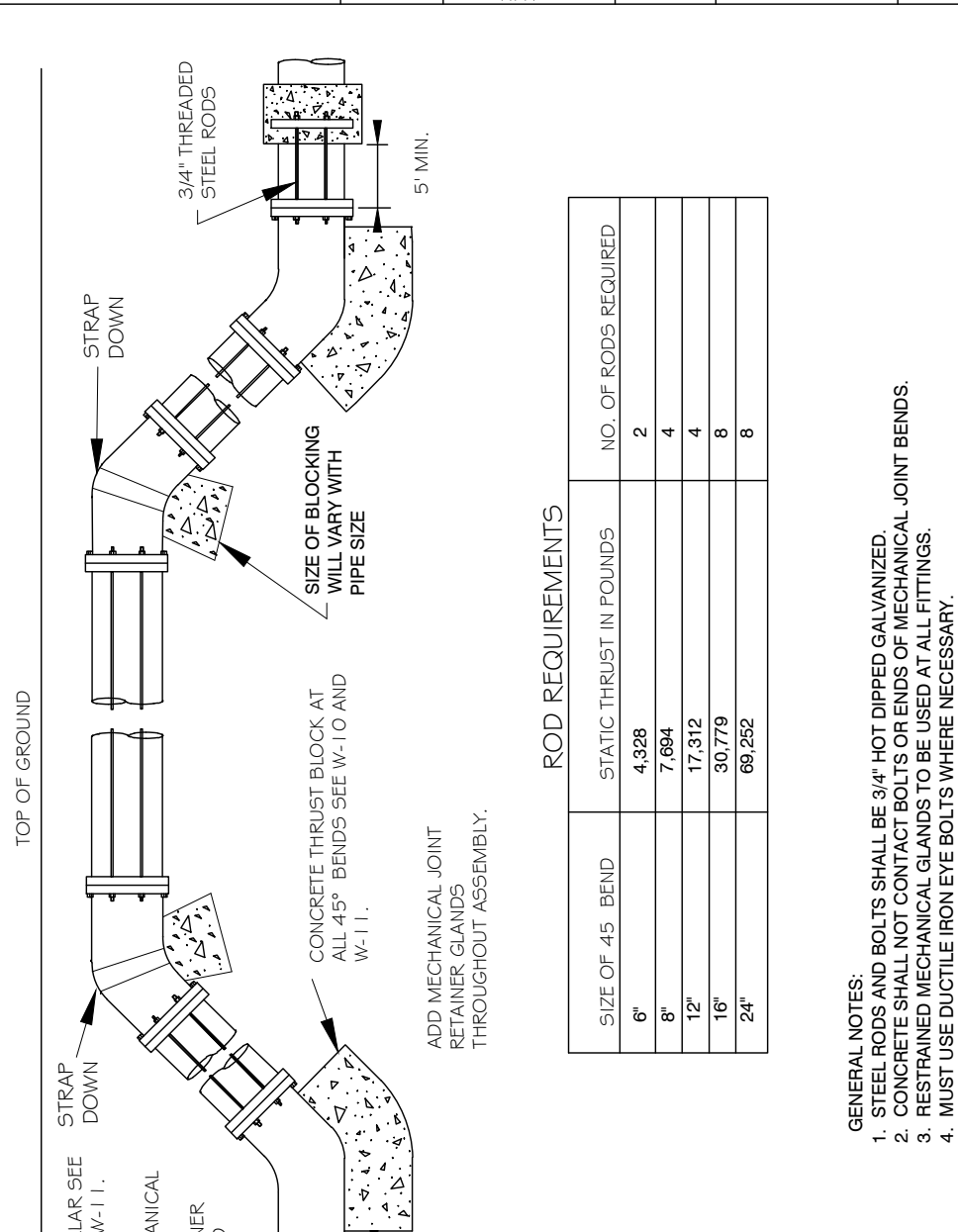
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-17	D.W.C.	3-7-99	A.B.B.	4-15-04
	RRH	3-31-00	D.H.L.	9-16-07



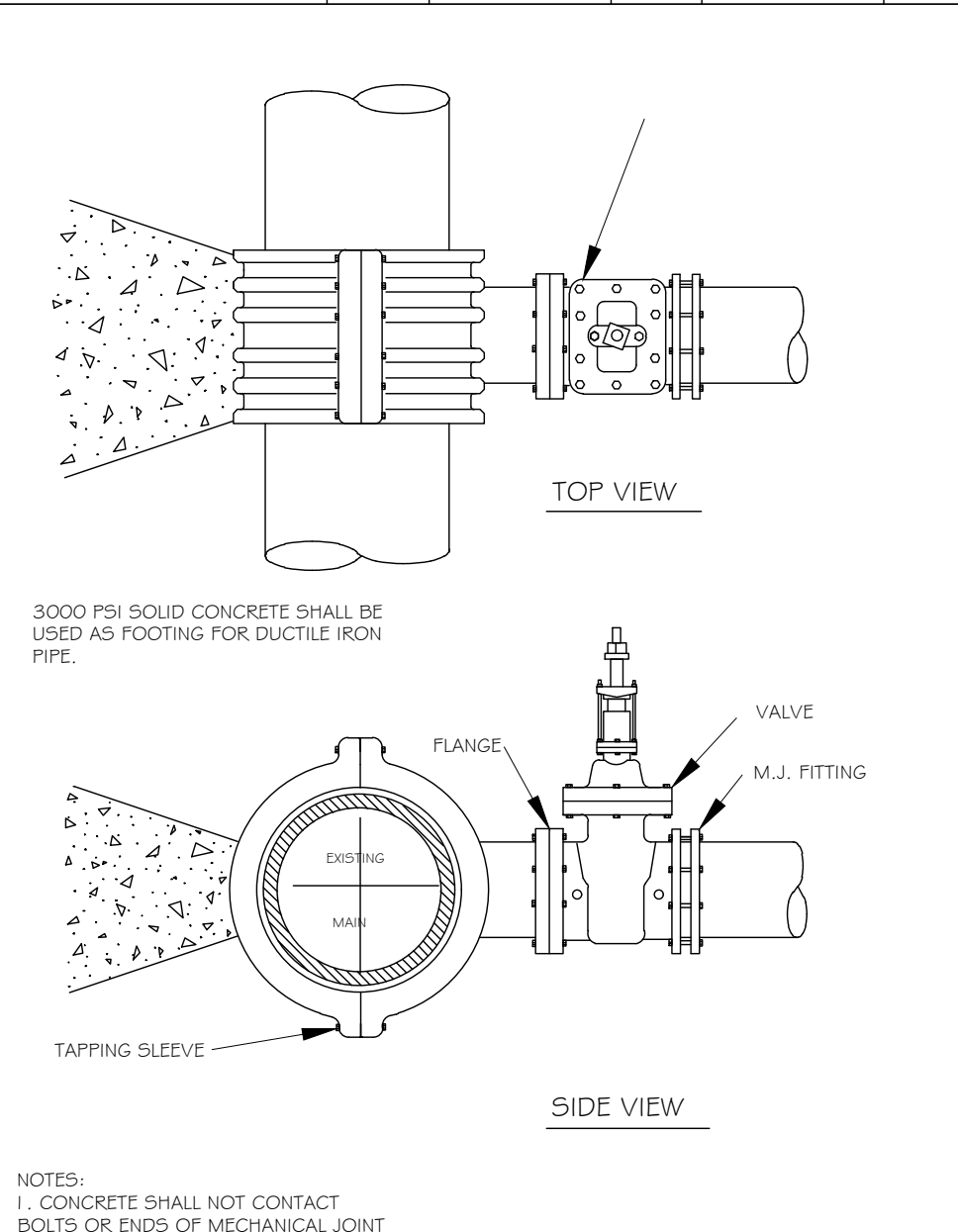
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-22	D.W.C.	12-28-99	D.H.L.	8-1-07
	A.B.B.	9-13-04		

REACTION BEARING AREAS FOR HORIZONTAL WATER PIPE BENDS
BASED ON TEST PRESSURE OF 200 P.S.I.

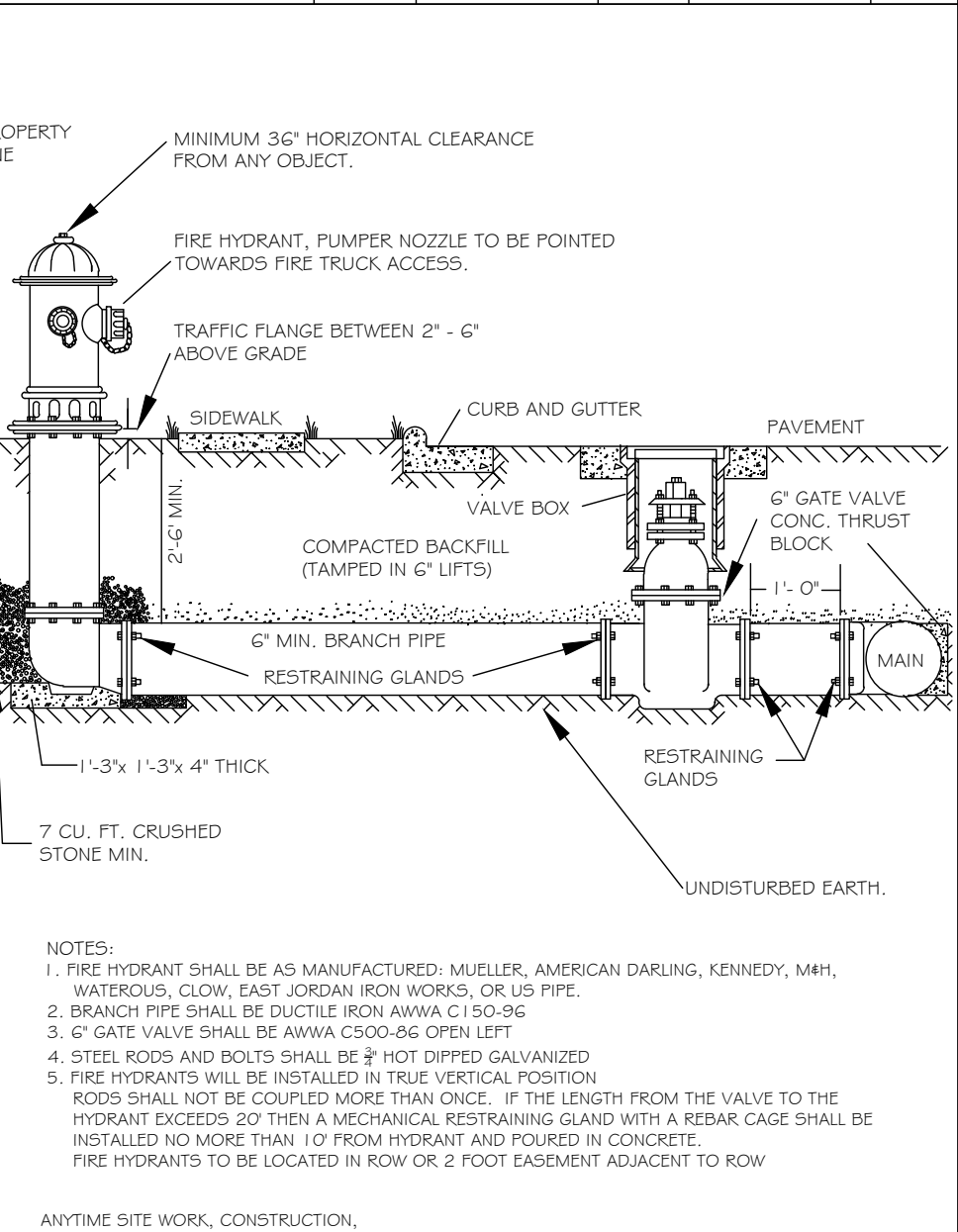
SIZE AND DEGREE OF BEND	STEEL RODS IN BEND	NO. OF RODS REQUIRED	SIZE OF AS BEND	STATIC THRUST IN POUNDS	NO. OF RODS REQUIRED
6"					
11 1/4"	1,108	1	1	1	1
22 1/2"	2,207	1	2	2	1
45"	4,328	2	3	3	1
90"	7,996	2	4	5	1
FLUG	5,655	2	3	4	1
8"					
11 1/4"	1,870	1	1	2	1
22 1/2"	3,822	1	2	3	1
45"	7,684	2	4	5	1
90"	14,215	4	8	9	2
FLUG	10,653	3	5	6	2
12"					
11 1/4"	4,433	2	3	3	1
22 1/2"	8,826	3	5	6	2
45"	17,312	5	9	11	3
90"	31,983	8	16	19	4
FLUG	22,819	6	12	14	3
16"					
11 1/4"	7,881	2	4	5	1
22 1/2"	15,691	4	8	10	2
45"	30,779	8	16	19	4
90"	56,861	15	29	35	8
FLUG	40,213	10	21	25	5



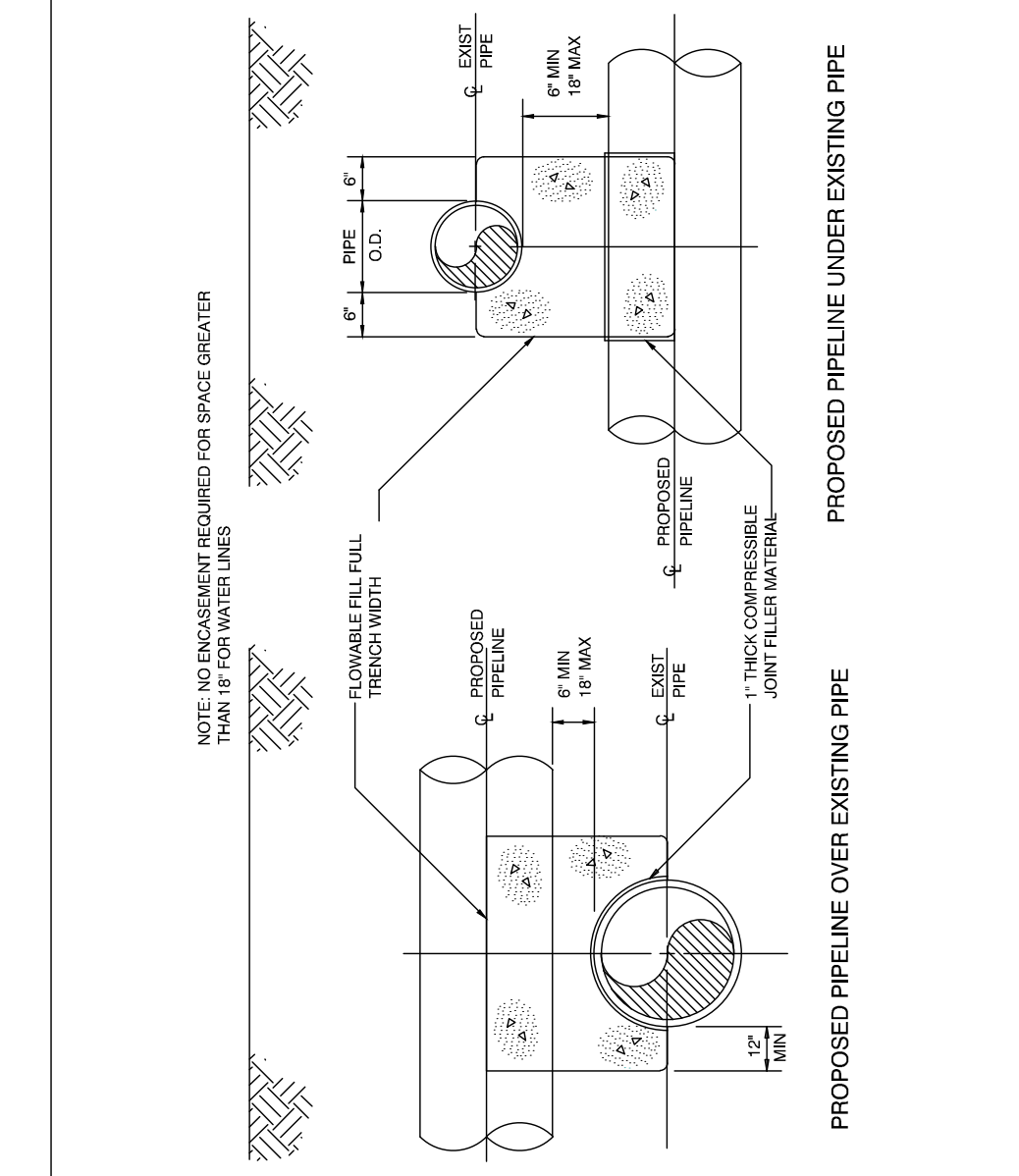
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-12	Y.C.A.	4-6-04	J.P.S.	11-1-10
	D.H.L.	6-18-08		



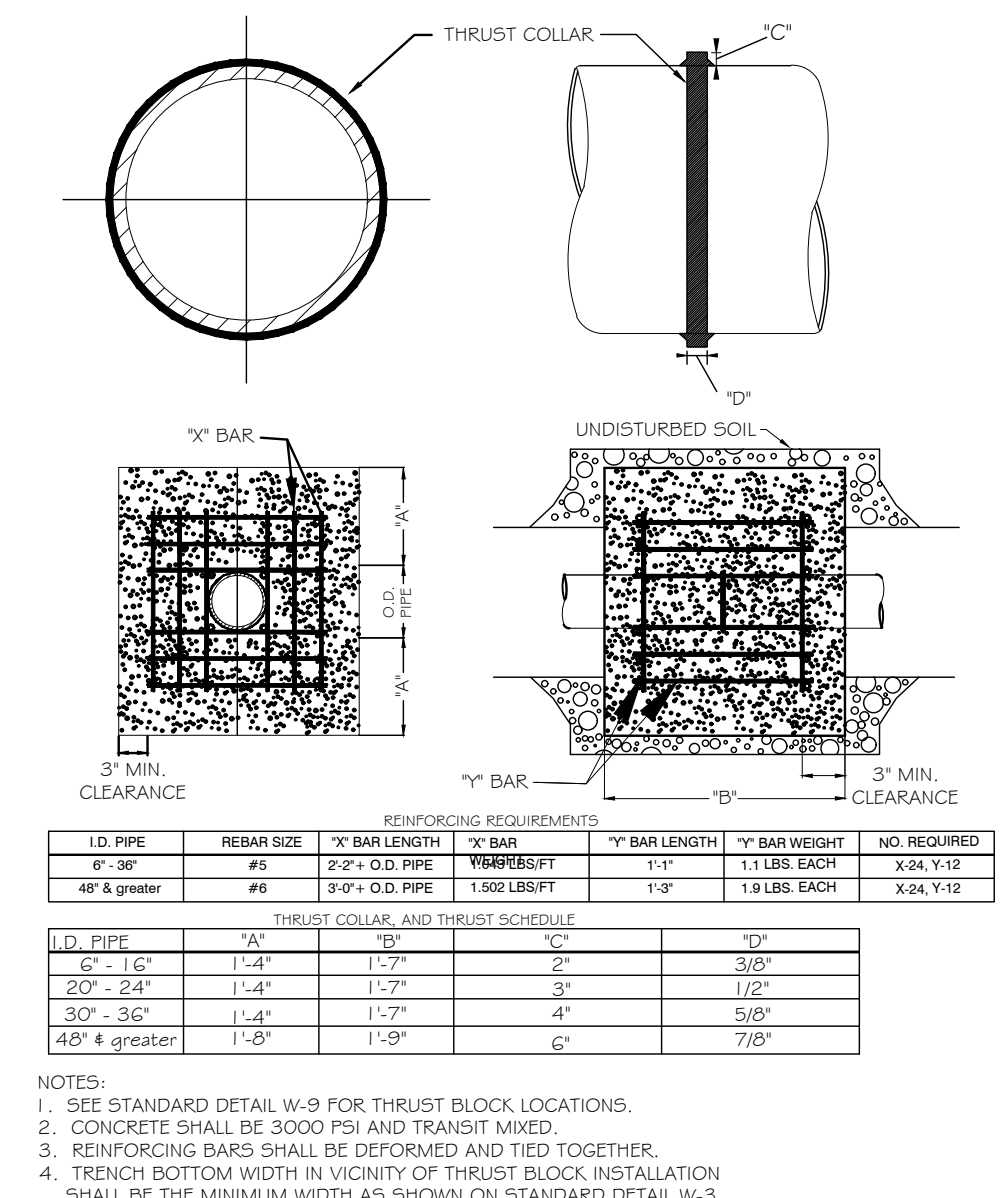
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-14	Y.C.A.	12-31-91	RRH	3-31-00
	D.W.C.	9-7-99	J.P.S.	11-1-10



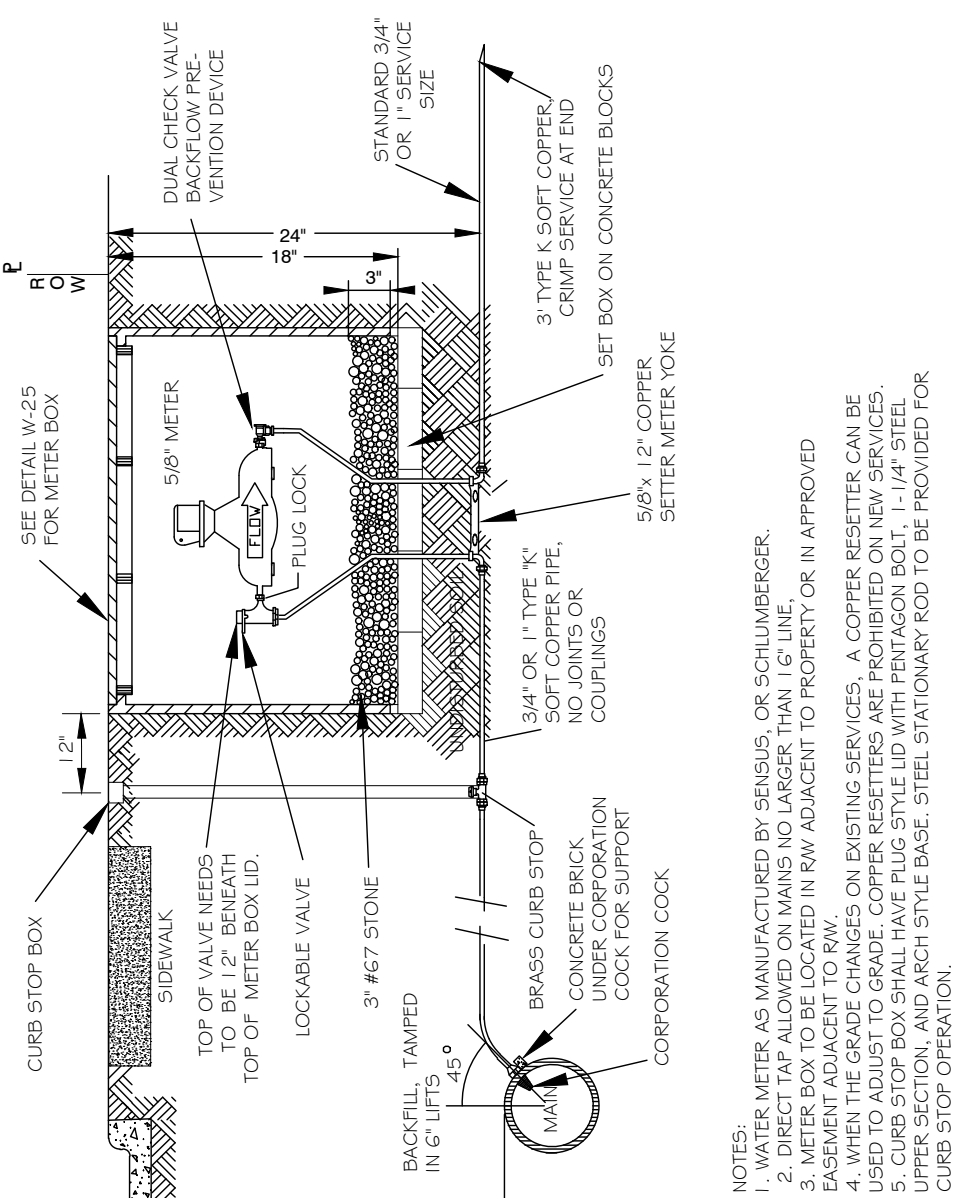
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-4	ABB	4-6-04	FAP	2/17/00
	D.H.L.	2/14/08		



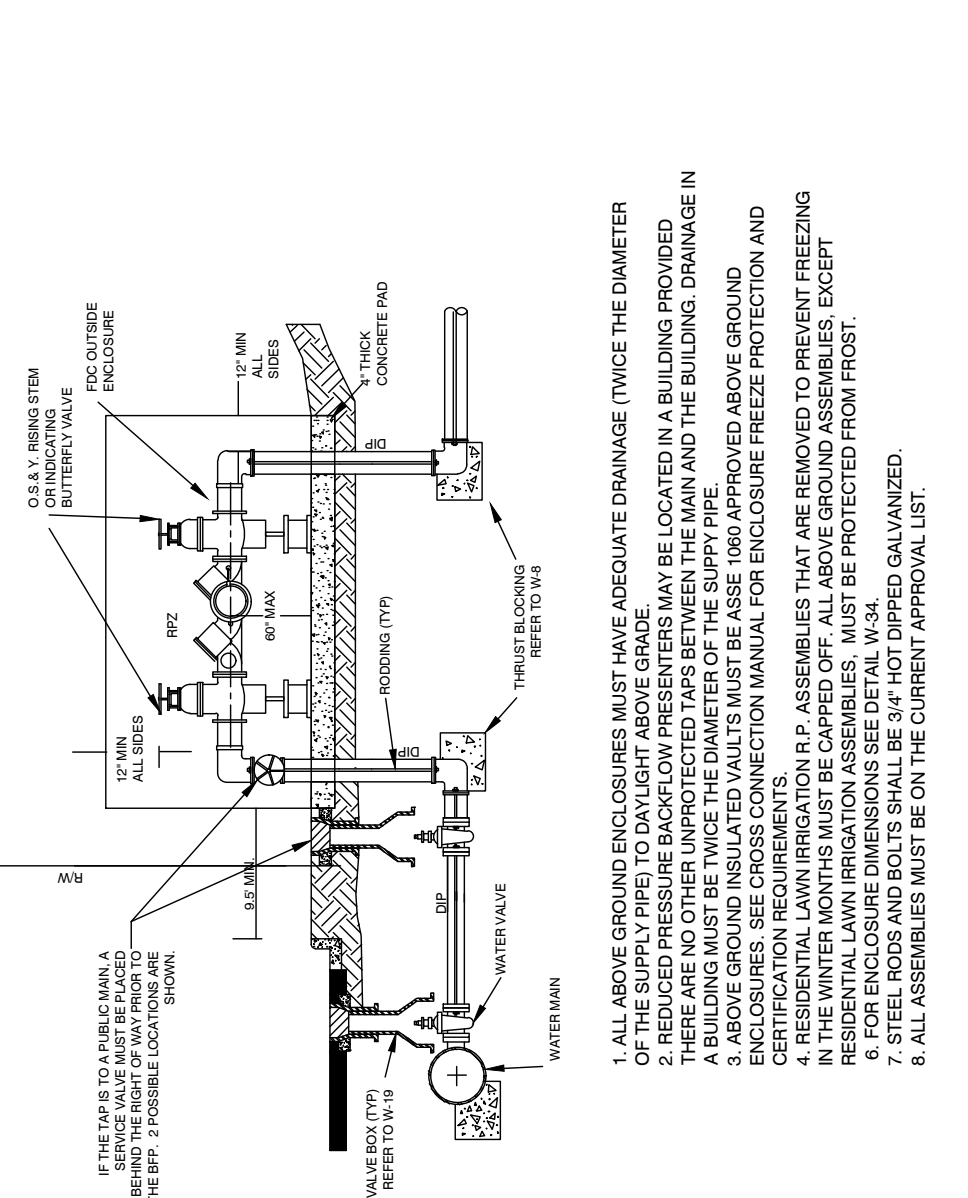
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-41	D.H.L.	2-20-08		



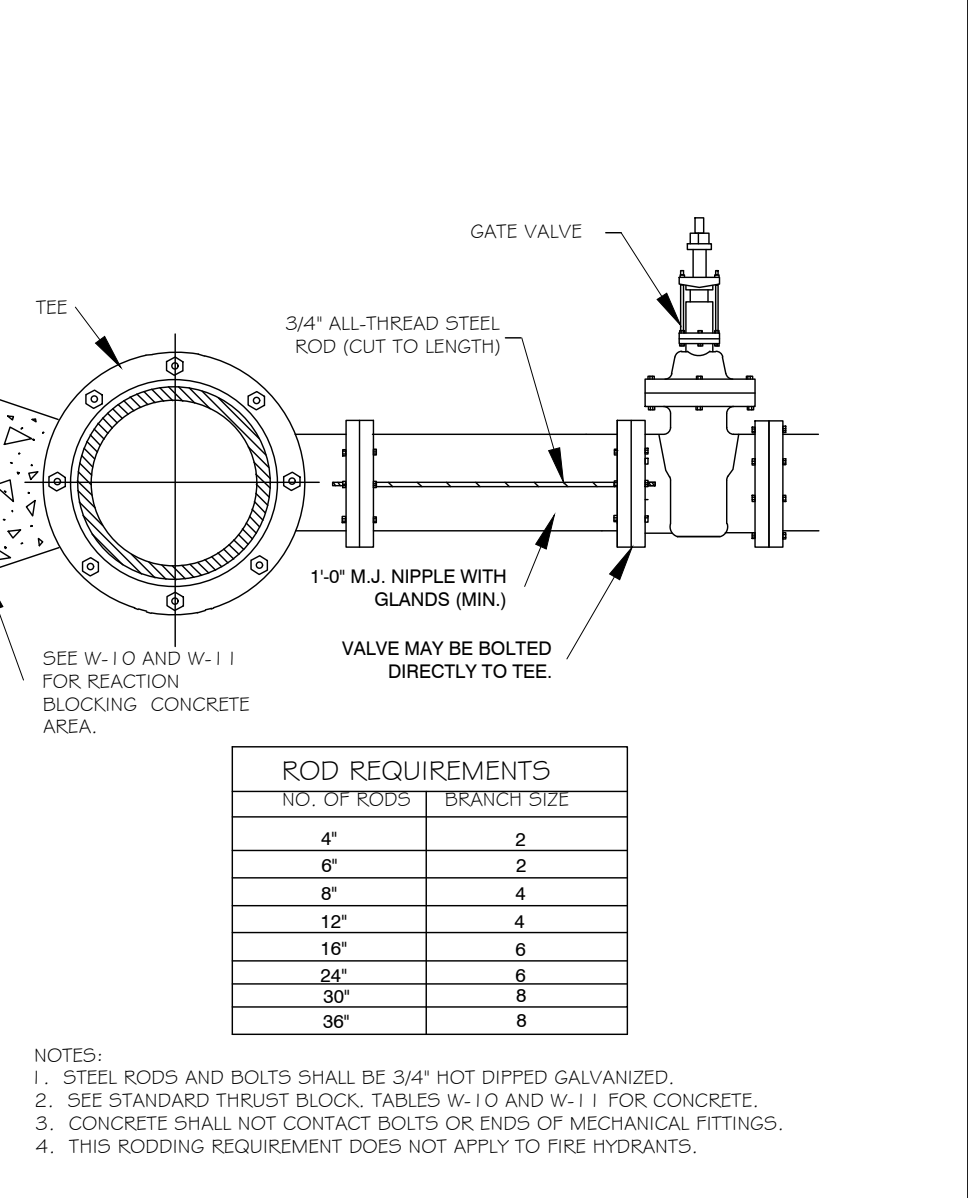
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-7	RRH	2-10-00	J.P.S.	11/1/16
	D.H.L.	6-18-08		



DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-23	Y.C.A.	4-6-04	A.B.B.	7/10/04
	D.H.L.	6/18/08		



DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-36	Y.C.A.	12-31-91	A.B.B.	7/10/04
	D.W.C.	11-8-99	D.H.L.	11-12-04



DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-15	RRH	3-31-00	J.P.S.	6-16-08
	A.B.B.	12-12-04	D.H.L.	11-14-10

-Final Drawing -
Issued for Permit
Review Purposes Only

REVISIONS:

#	DATE	DESCRIPTION
3	12-10-21	REVISED PER TOR SITE PLAN COMMENTS
2	12-10-21	REVISED PER TOR SITE PLAN COMMENTS
1	1-APR-22	ISSUED FOR INITIAL SITE PLAN REVIEW

CROSLAND SOUTHEAST

MISC. DETAILS - WATER

WALLBROOK
SITE DEVELOPMENT PLAN

Project Number: SP22-03 (Lot 1 on PR 21-04)

Rolesville, Wake County, North Carolina

ARK CONSULTING GROUP PLLC
ENGINEERS & PLANNERS

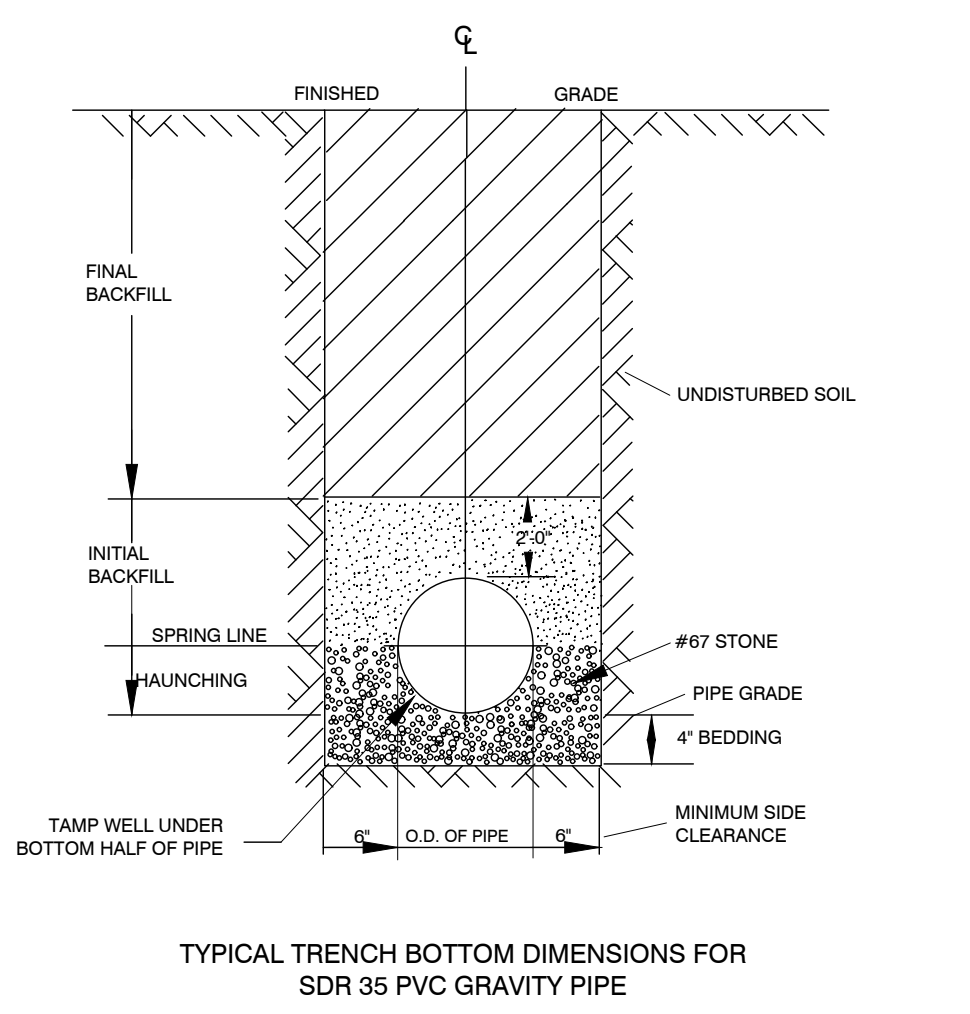
2755-B Charles Blvd
(757) 558-0888
www.arkconsultinggroup.com

Project Manager: BCF
Drawn By: DLC
Checked By: STA
Project Number: 22012
Drawing Number: D-1219-SP

1/26/2022

C5.2

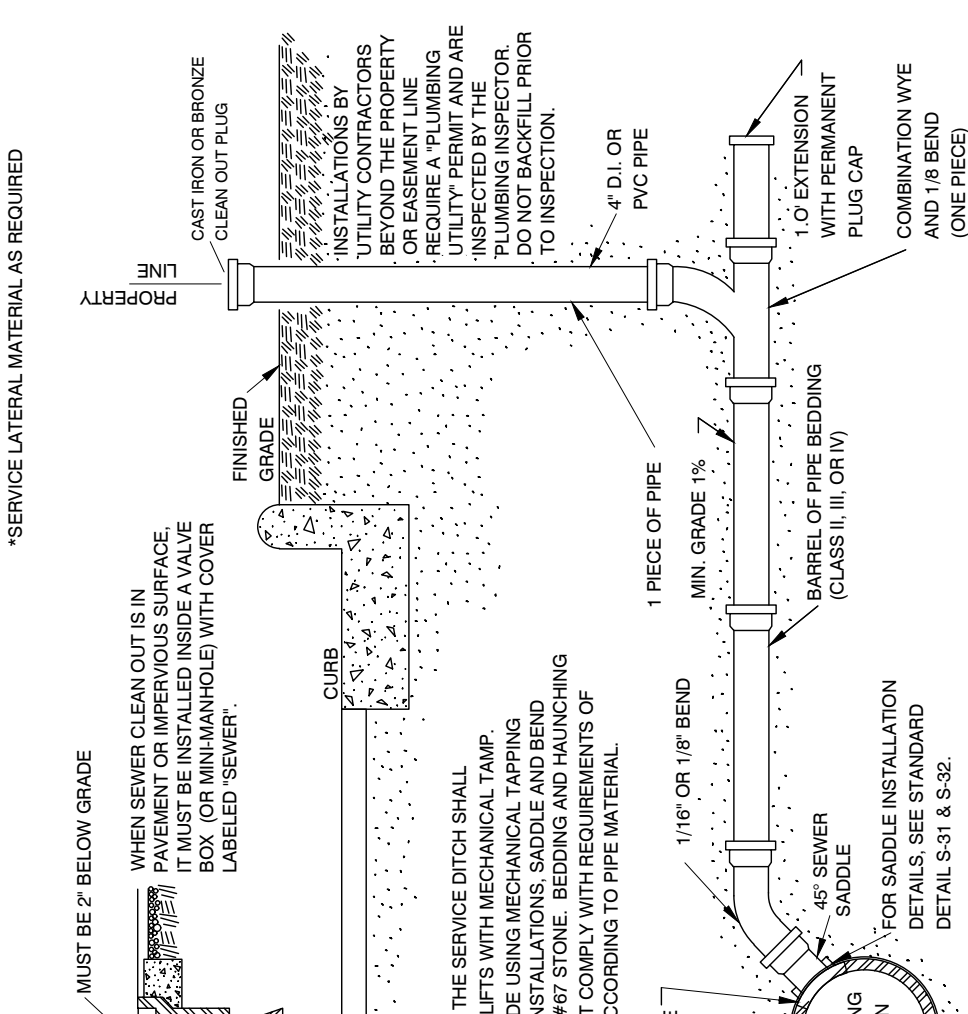
Date: April 1, 2022



TYPICAL TRENCH BOTTOM DIMENSIONS FOR SDR 35 PVC GRAVITY PIPE

NOTES:
 1. FOR TRENCHES REQUIRING SHORING AND BRACING, DIMENSIONS SHALL BE TAKEN FROM THE INSIDE FACE OF THE SHORING AND BRACING.
 2. NO ROCKS OR BouldERS 4\"/>

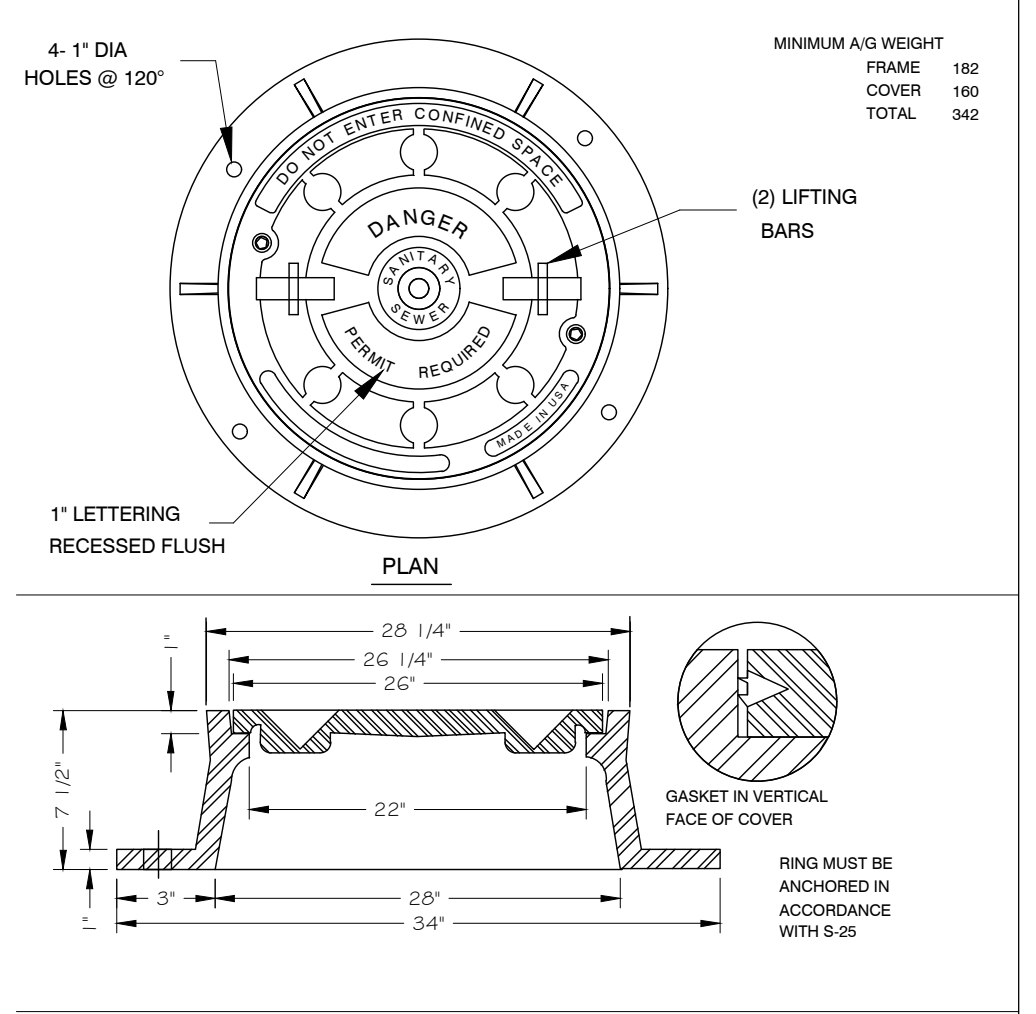
CITY OF RALEIGH			
DEPARTMENT OF PUBLIC UTILITIES			
TRENCH BOTTOM DIMENSIONS AND BACKFILLING REQUIREMENTS FOR PVC GRAVITY SEWER MAIN			
DWG. NO.	REVISIONS	DATE	DATE
S-5			
	TO NOTES	3-1-87	9-3-99
		7-2-82	RRH
			3-30-00



TYPICAL SANITARY SEWER LATERAL CONNECTION

NOTES:
 1. THE FULL LENGTH OF THE SERVICE DITCH SHALL BE COMPACTED IN 6\"/>

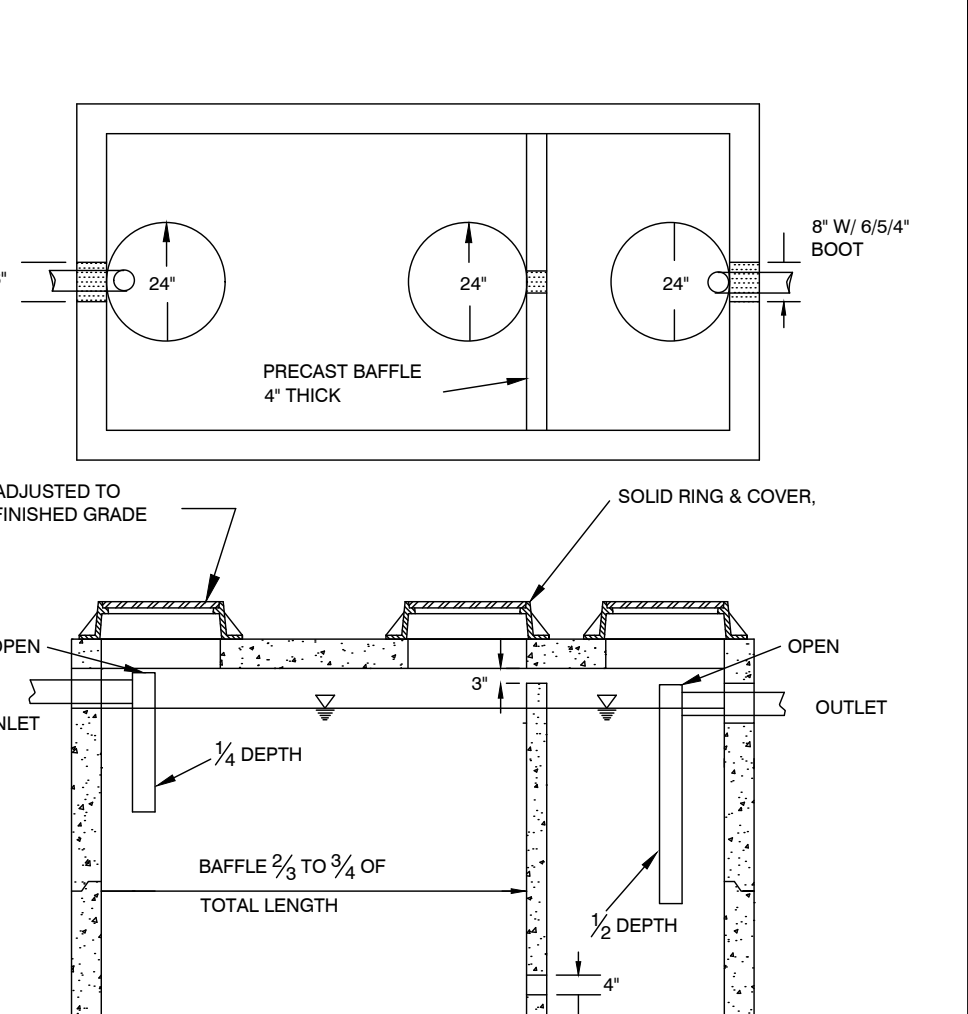
CITY OF RALEIGH			
DEPARTMENT OF PUBLIC UTILITIES			
TYPICAL SANITARY SEWER LATERAL CONNECTION			
DWG. NO.	REVISIONS	DATE	DATE
S-30			
	Y.C.A.	6-92	A.B.B.
	RRH	3-30-00	D.H.L.
			6-18-08



MANHOLE FRAME AND WATERTIGHT COVER

NOTES:
 1. REINFORCEMENT: H-20 BRIDGE LOADING (TRAFFIC RATED)
 2. CONCRETE: 4000 PSI @ 28 DAYS
 3. EARTH COVER: 0 TO 5 MAX.

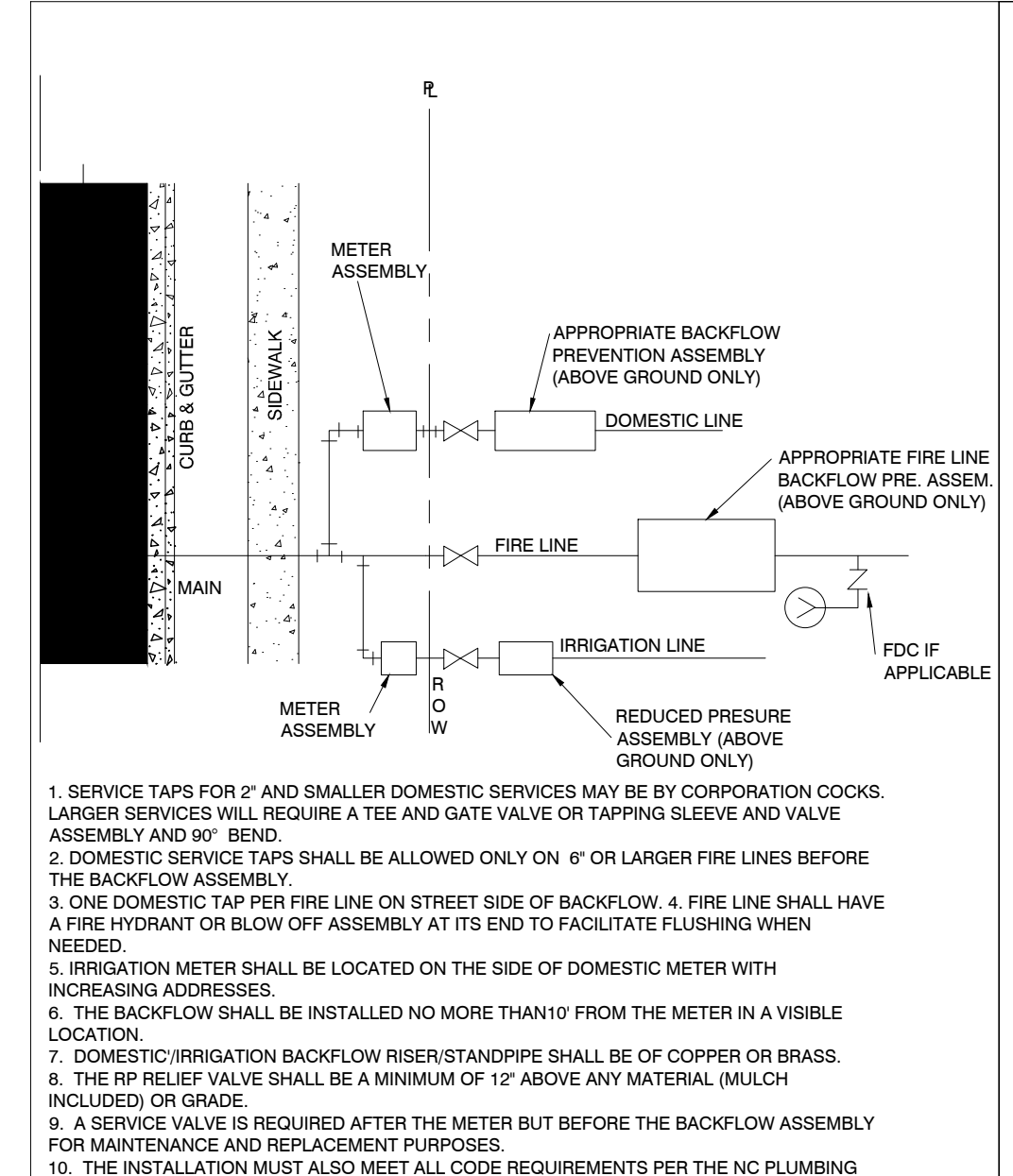
CITY OF RALEIGH			
DEPARTMENT OF PUBLIC UTILITIES			
MANHOLE FRAME AND WATERTIGHT COVER			
DWG. NO.	REVISIONS	DATE	DATE
S-26			
	RRH	3-1-87	ABB
		3-30-00	D.H.L.
			6/18/08



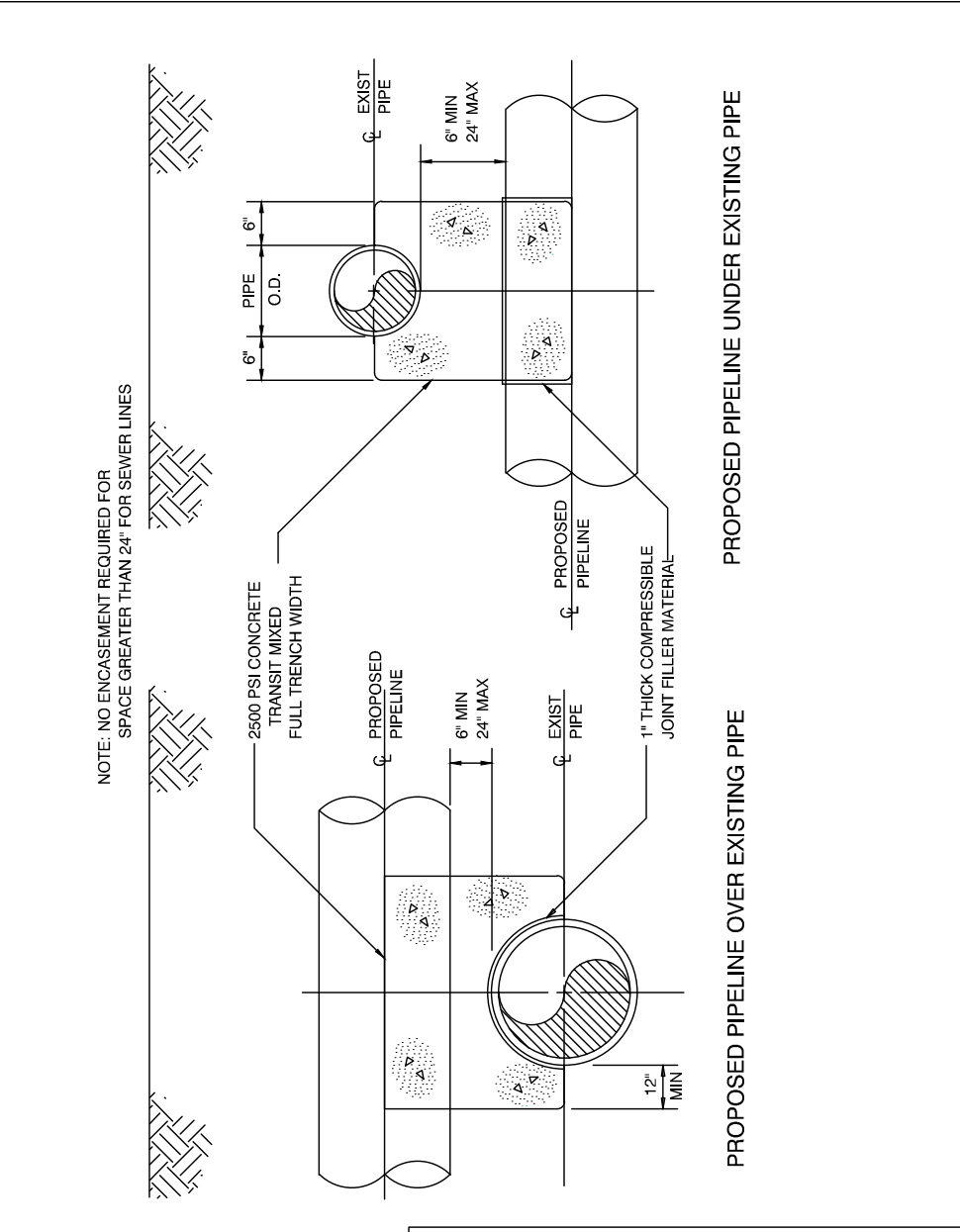
1000 GALLON GREASE INTERCEPTOR

NOTES:
 1. REINFORCEMENT: H-20 BRIDGE LOADING (TRAFFIC RATED)
 2. CONCRETE: 4000 PSI @ 28 DAYS
 3. EARTH COVER: 0 TO 5 MAX.

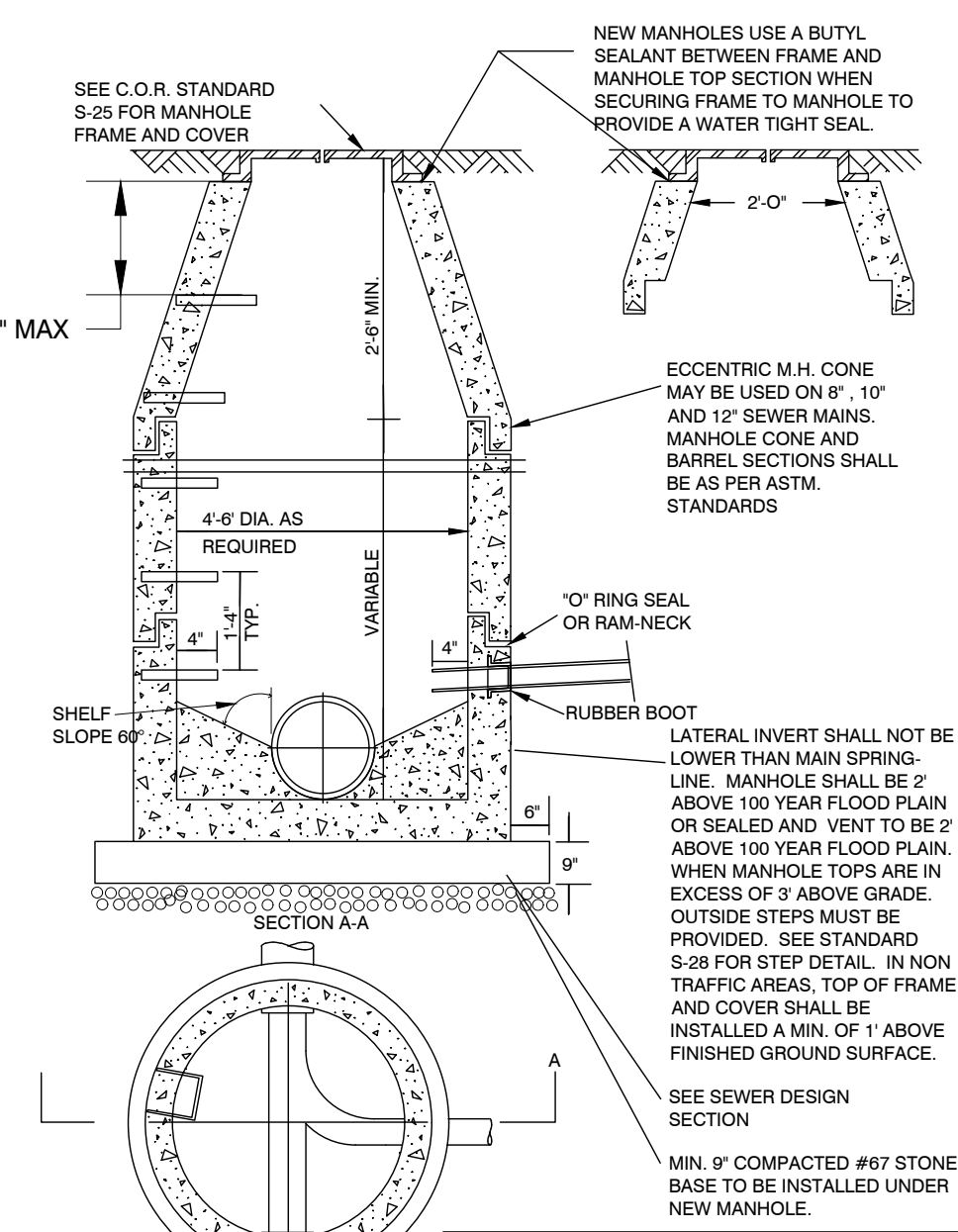
CITY OF RALEIGH			
DEPARTMENT OF PUBLIC UTILITIES			
1000 GALLON GREASE INTERCEPTOR			
DWG. NO.	REVISIONS	DATE	DATE
S-40			
	RRH	3/9/00	D.H.L.
	ABB	3/19/04	
			6/18/08



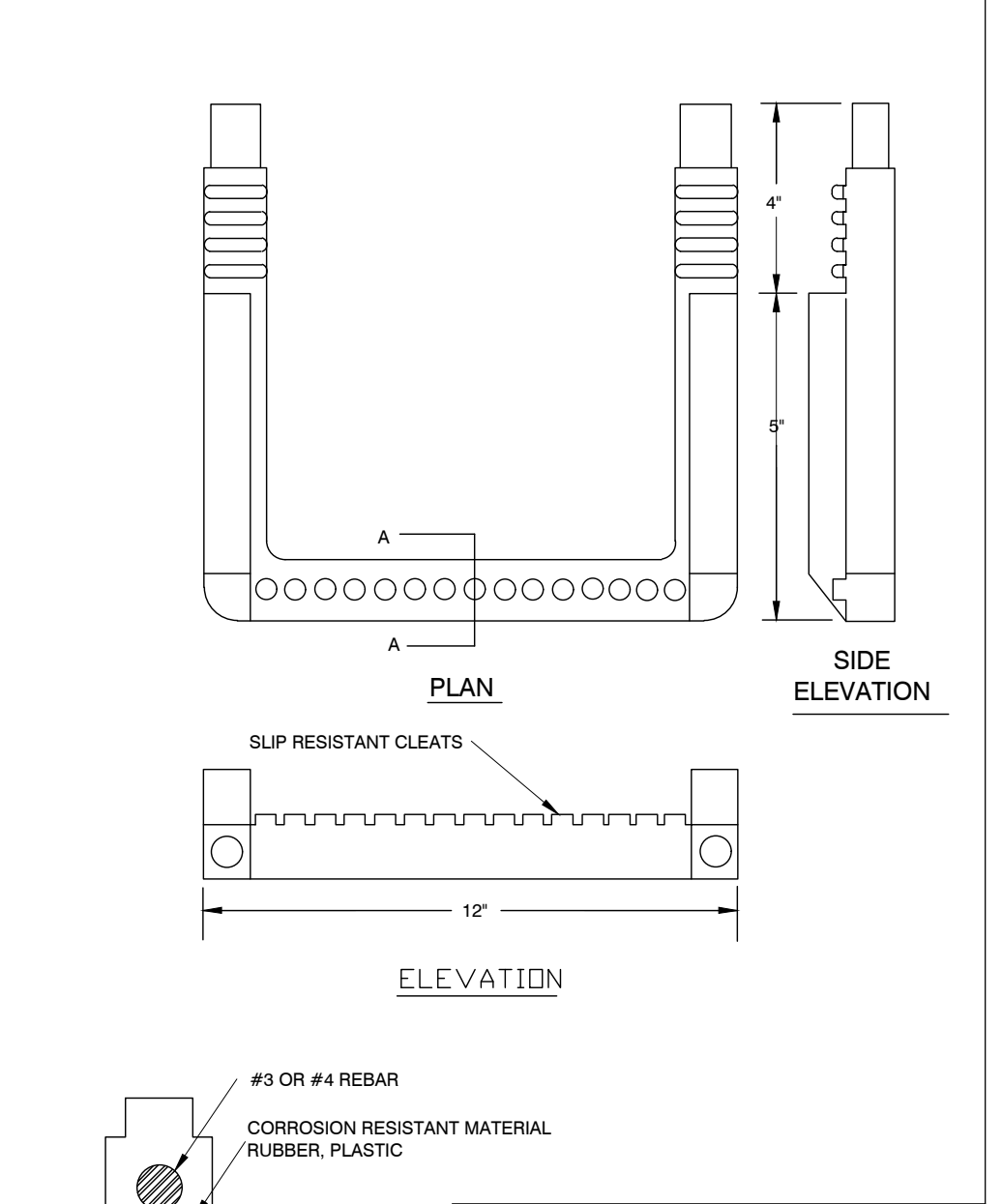
CITY OF RALEIGH			
DEPARTMENT OF PUBLIC UTILITIES			
FIRE, DOMESTIC & IRRIGATION OPTIONS SCHEMATIC			
DWG. NO.	REVISIONS	DATE	DATE
W-34			
	D.W.C.	11-18-99	A.B.B.
	RRH	3-31-00	D.H.L.
			6/18/08



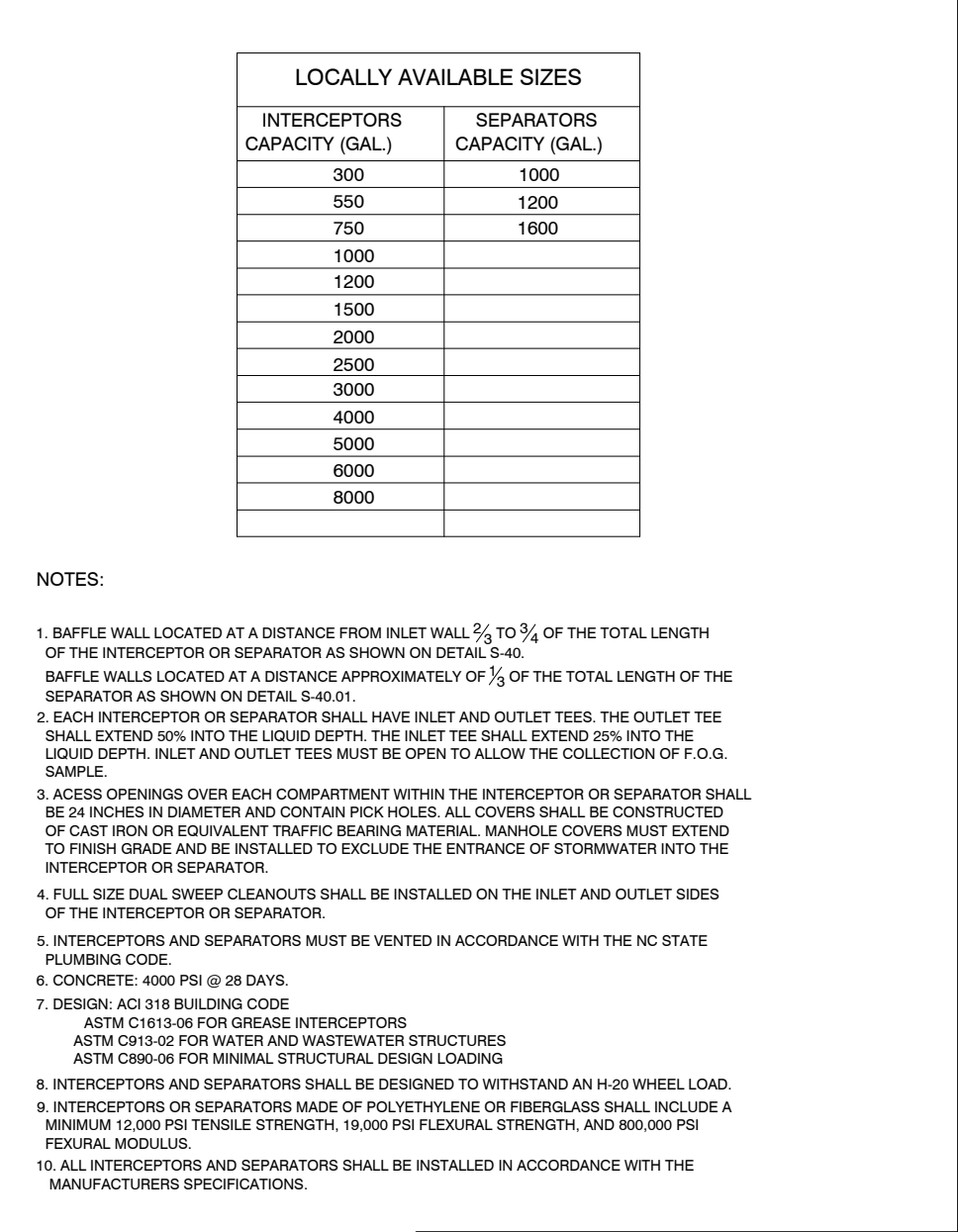
CITY OF RALEIGH			
DEPARTMENT OF PUBLIC UTILITIES			
CONCRETE CRADLE PROTECTION FOR SEWER LINE CROSSINGS			
DWG. NO.	REVISIONS	DATE	DATE
S-49			
	D.H.L.	2-20-08	
			6-18-08



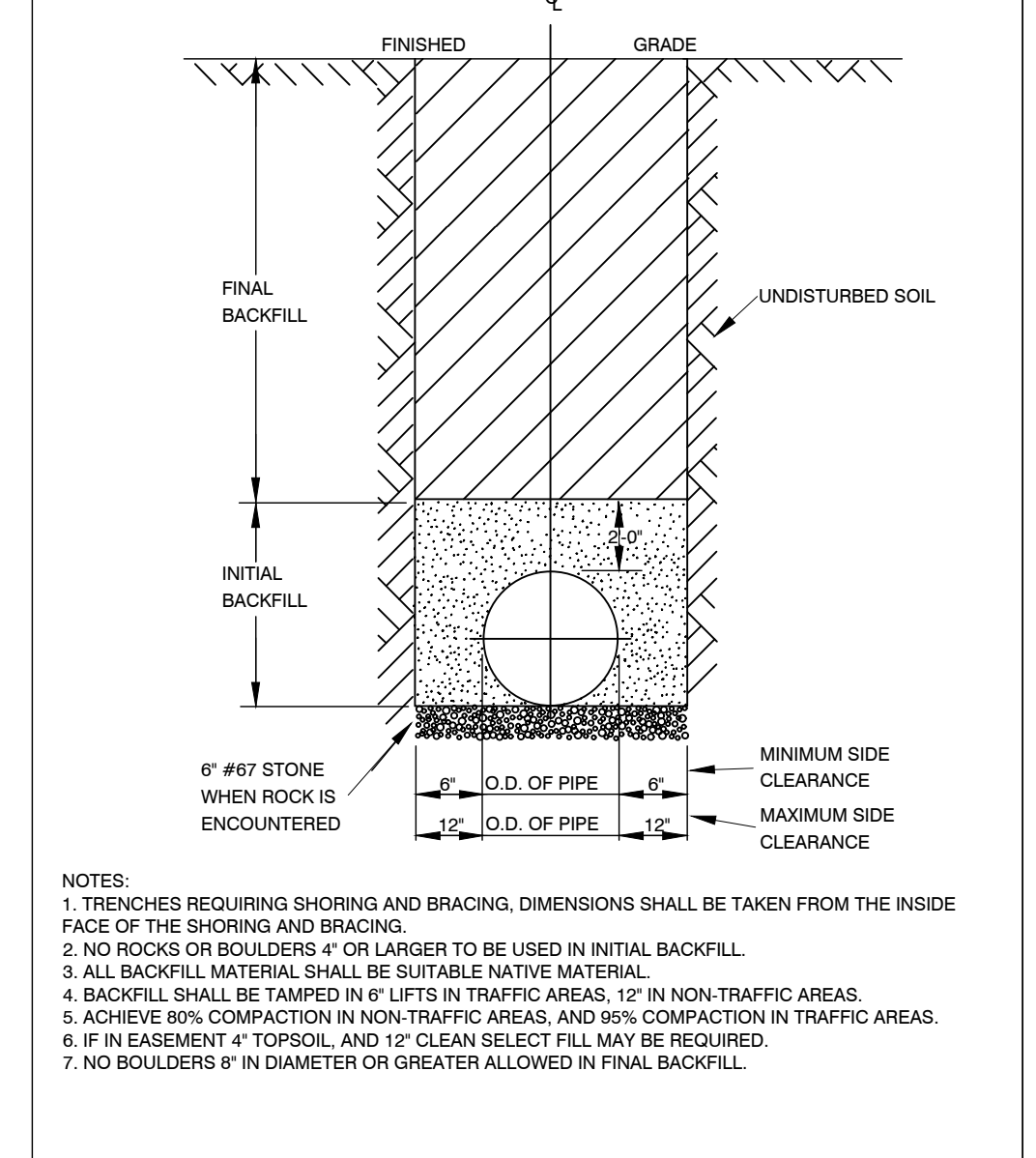
CITY OF RALEIGH			
DEPARTMENT OF PUBLIC UTILITIES			
STANDARD PRECAST SANITARY SEWER MANHOLE			
DWG. NO.	REVISIONS	DATE	DATE
S-20			
	Y.C.A.	12-31-92	ABB
	RRH	3-30-00	D.H.L.
			6-18-08



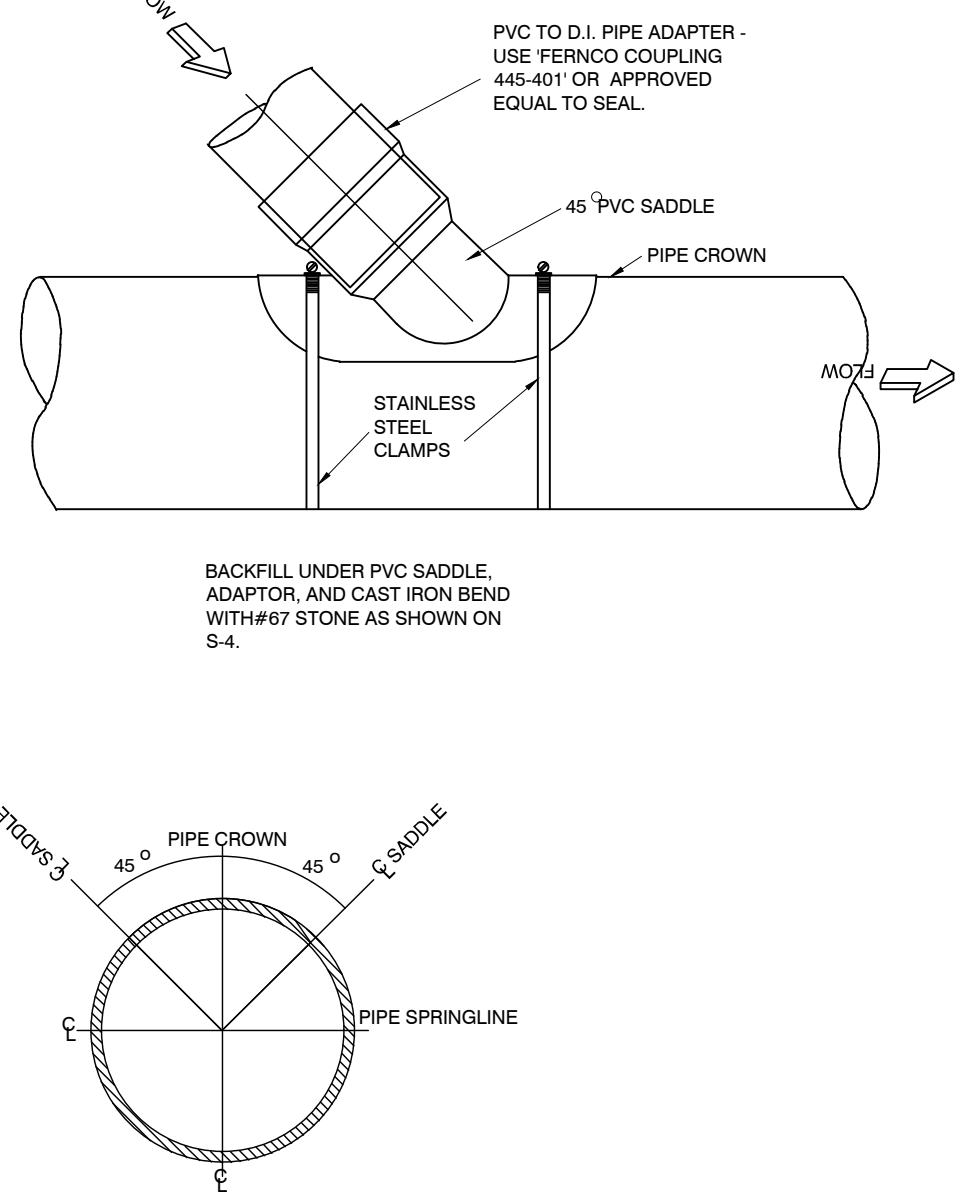
CITY OF RALEIGH			
DEPARTMENT OF PUBLIC UTILITIES			
STANDARD SLIP RESISTANT MANHOLE STEP DETAIL			
DWG. NO.	REVISIONS	DATE	DATE
S-28			
	RRH	3-30-00	



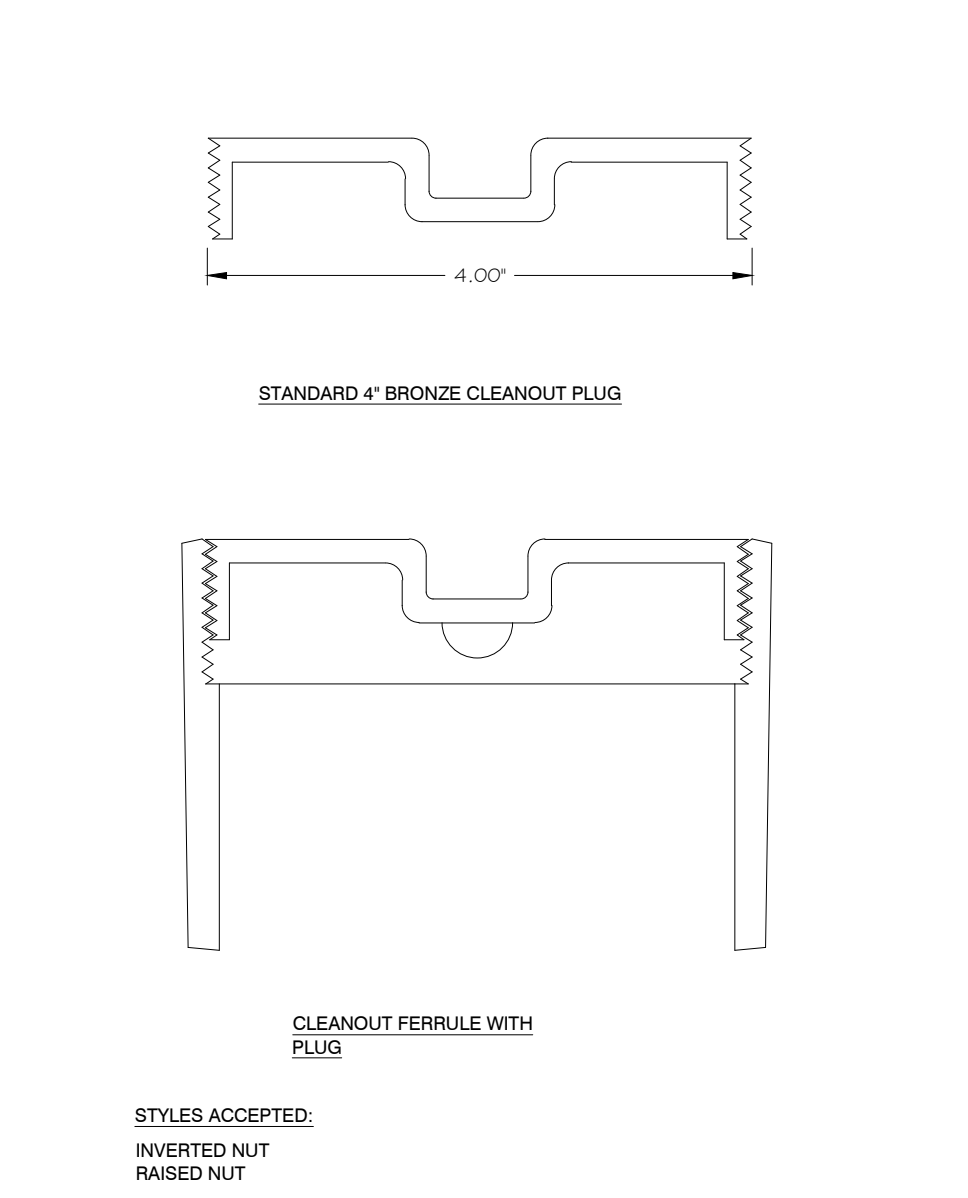
CITY OF RALEIGH			
DEPARTMENT OF PUBLIC UTILITIES			
DIMENSIONS: GREASE INTERCEPTORS OIL-WATER-SAND SEPARATORS			
DWG. NO.	REVISIONS	DATE	DATE
S-41			
	RRH	3/9/00	D.H.L.
	ABB	3/19/04	
			6/18/08



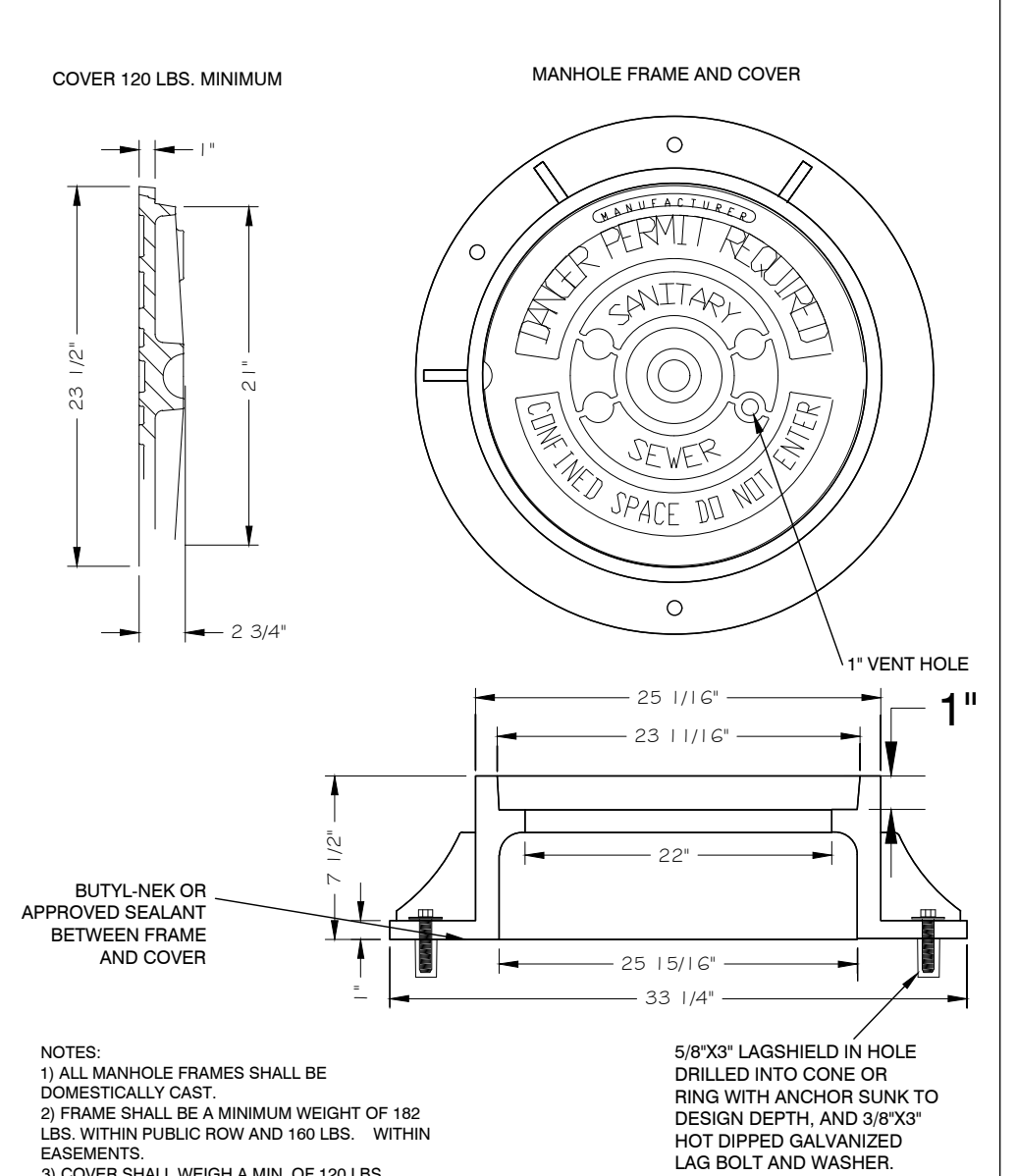
CITY OF RALEIGH			
DEPARTMENT OF PUBLIC UTILITIES			
TRENCH BOTTOM DIMENSIONS & BACKFILLING REQUIREMENTS FOR DUCTILE IRON			
DWG. NO.	REVISIONS	DATE	DATE
S-4			
	D.W.C.	9-3-99	
	RRH	3-30-00	



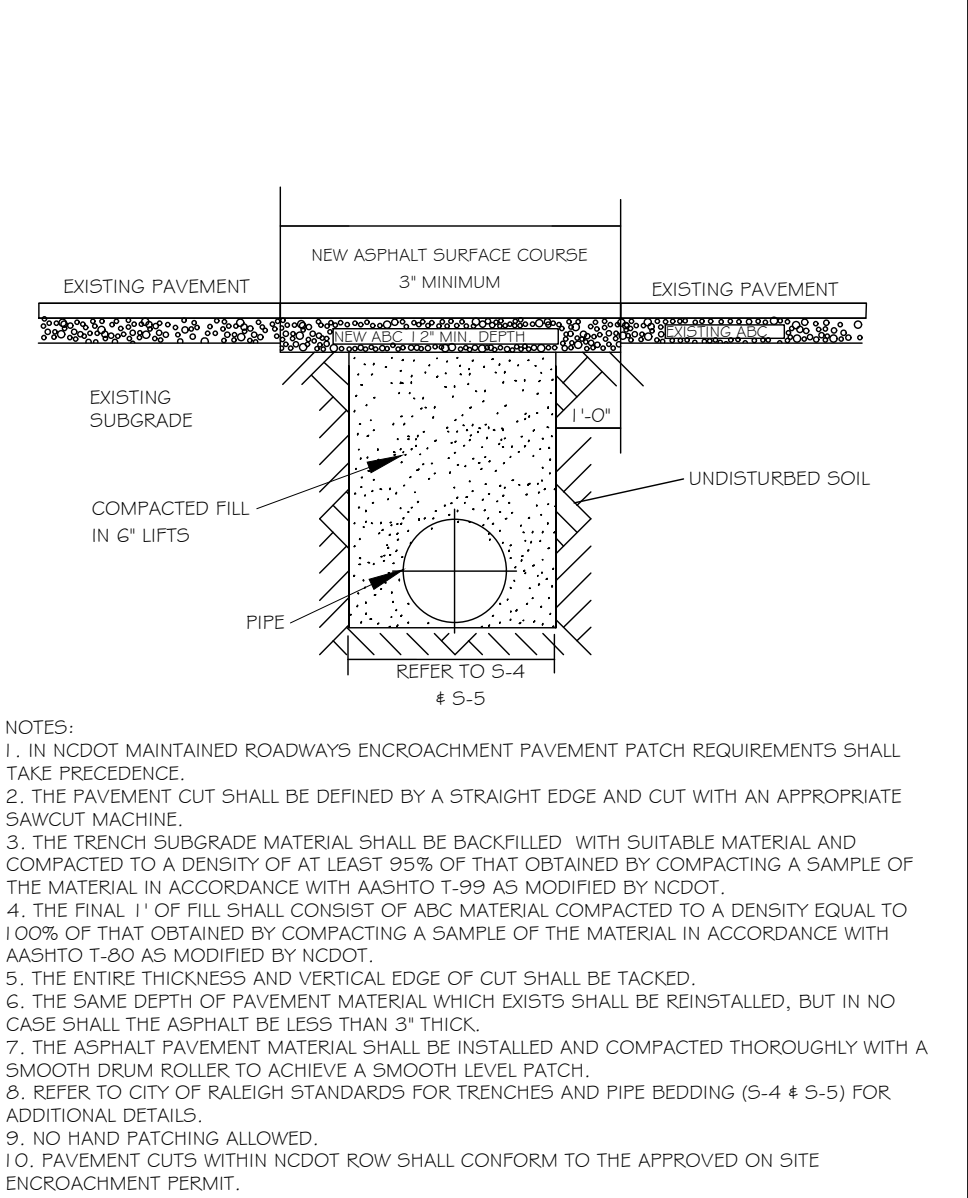
CITY OF RALEIGH			
DEPARTMENT OF PUBLIC UTILITIES			
LATERAL SADDLE INSTALLATION DETAIL FOR PVC PIPE			
DWG. NO.	REVISIONS	DATE	DATE
S-31			
	RRH	3-1-87	
		3-30-00	



CITY OF RALEIGH			
DEPARTMENT OF PUBLIC UTILITIES			
4\"/>			
DWG. NO.	REVISIONS	DATE	DATE
S-34			
	D.W.C.	3-1-87	RRH
		3-30-00	



CITY OF RALEIGH			
DEPARTMENT OF PUBLIC UTILITIES			
STANDARD MANHOLE COVER			
DWG. NO.	REVISIONS	DATE	DATE
S-25			
	RRH	3-1-87	ABB
		3-30-00	D.H.L.
			6-18-08



CITY OF RALEIGH			
DEPARTMENT OF PUBLIC UTILITIES			
STANDARD ASPHALT PAVEMENT PATCH DETAIL			
DWG. NO.	REVISIONS	DATE	DATE
S-3			
	D.W.C.	11-1-99	A.B.B.
	RRH	12-30-00	J.F.S.
			10-2-10

- Final Drawing -
 Issued for Permit
 Review Purposes Only

CROSLAND SOUTHEAST			
REVISIONS:			
#	DATE	DESCRIPTION	
3	7-26-11	REVISED PER TOR SITE PLAN COMMENTS	
2	12-10-09	REVISED PER TOR SITE PLAN COMMENTS	
1	1-APR-02	ISSUED FOR INITIAL SITE PLAN REVIEW	

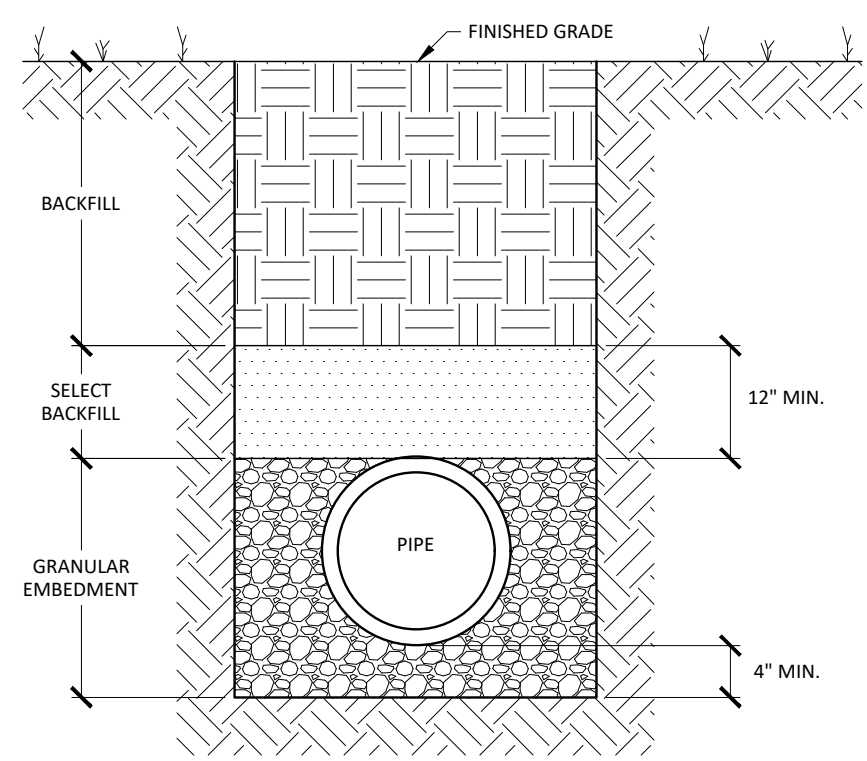
MISC. DETAILS - SEWER
WALLBROOK
 SITE DEVELOPMENT PLAN
 Project Number: SP22-03 (Lot 1 on PR 21-04)
 Rolesville, Wake County, North Carolina

NC License P-1109
ARK CONSULTING GROUP PLLC
 ENGINEERS & PLANNERS
 2755-B Charles Blvd
 Raleigh, NC 27608
 (919) 878-0888
 www.arkconsultinggroup.com

1/26/2022
 NOT VALID FOR CONSTRUCTION

Project Manager: BLC
 Drawn By: DCF
 Checked By: STA
 Project Number: 22012
 Drawing Number: D-1219-SP

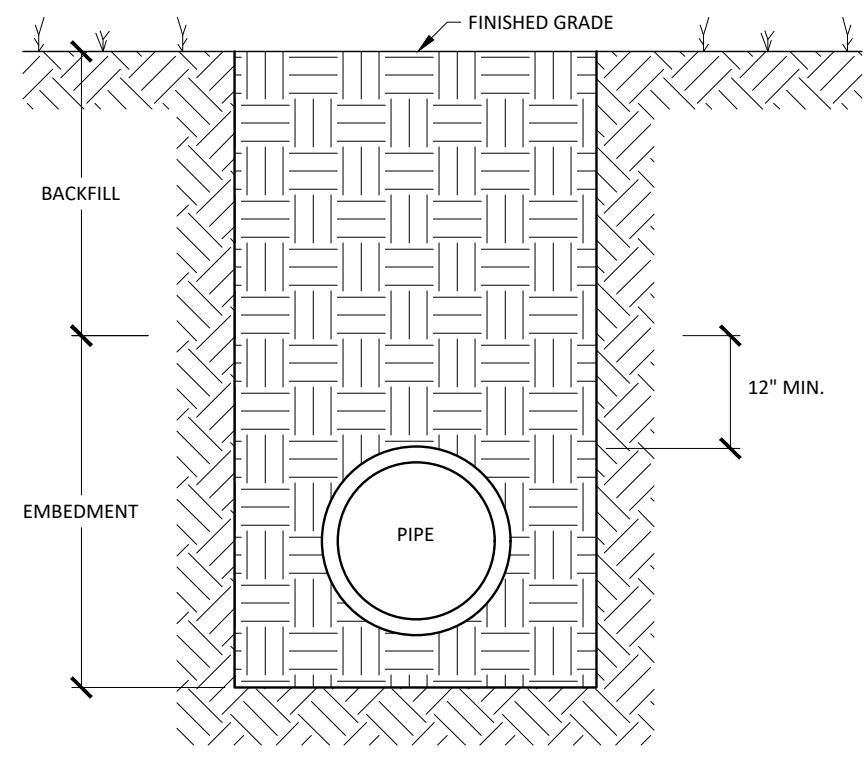
C5.3
 Date: April 1, 2022



CLASS 'D'

TRENCH SECTION DETAIL FOR THE INSTALLATION OF PVC GRAVITY STORM DRAIN & SANITARY SEWER PIPING

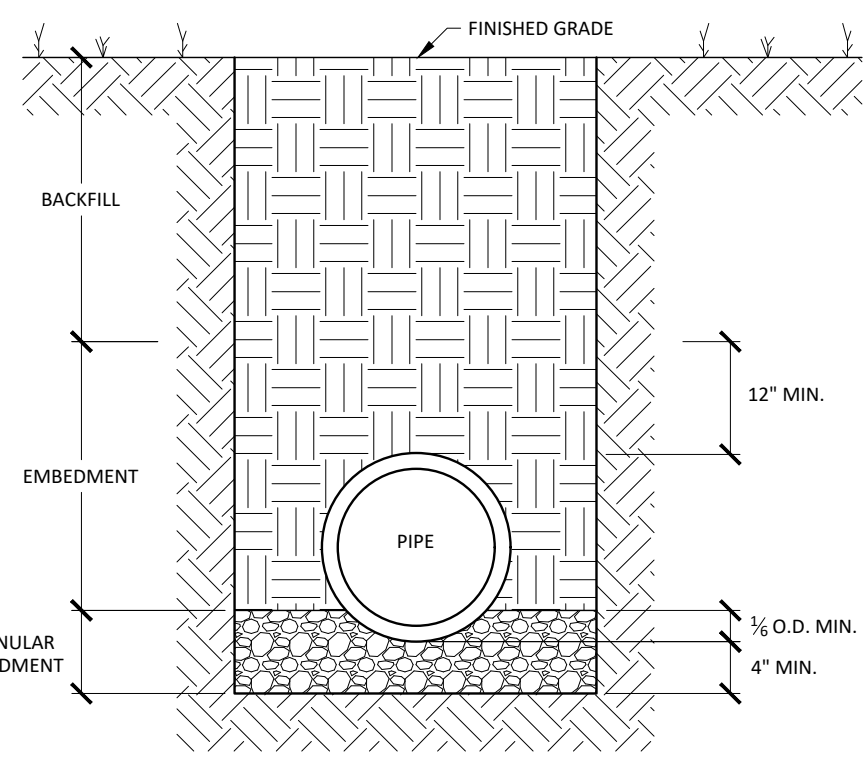
NOT TO SCALE



CLASS 'F'

TRENCH SECTION FOR THE INSTALLATION OF REINFORCED CONCRETE PIPE

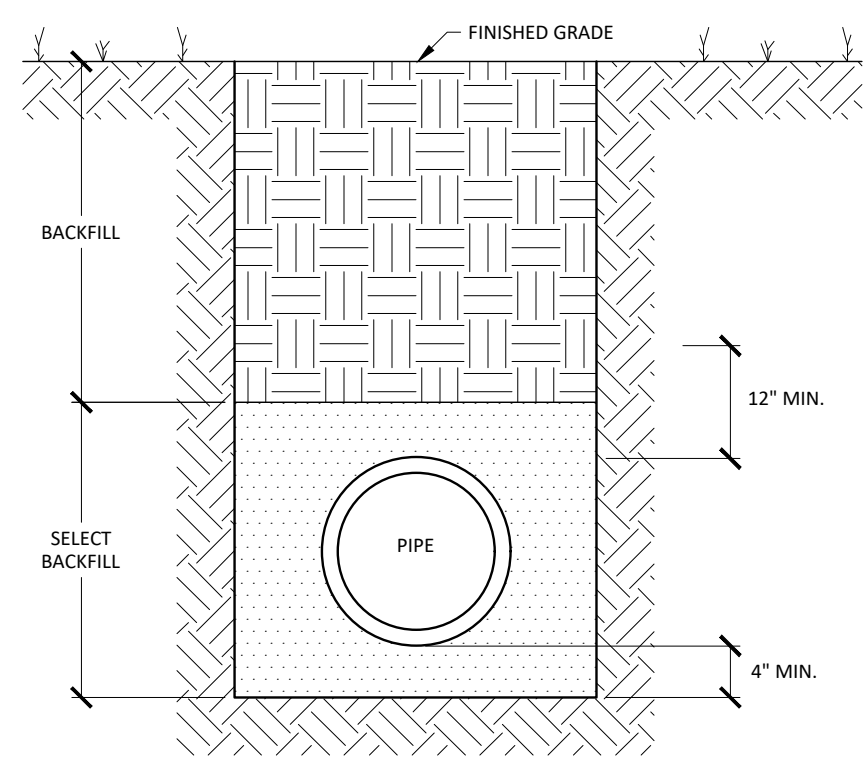
NOT TO SCALE



CLASS 'C'

TRENCH SECTION DETAIL FOR THE INSTALLATION OF 42" & LARGER RCP & ALL DIP STORM DRAINAGE PIPING

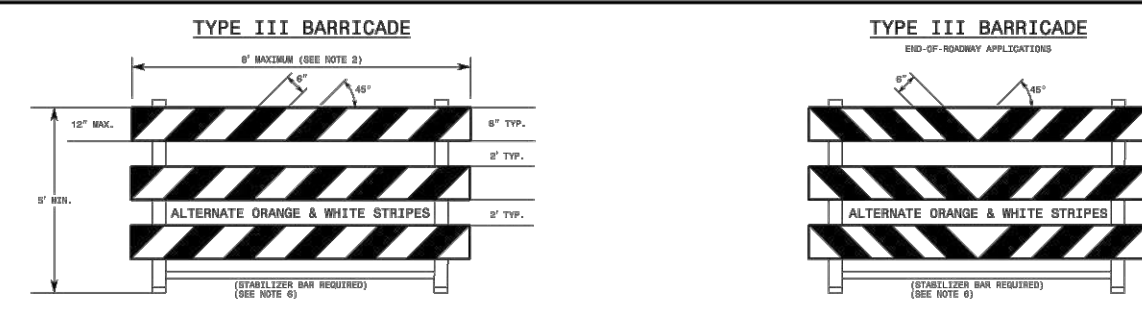
NOT TO SCALE



CLASS 'E'

TRENCH SECTION DETAIL FOR THE INSTALLATION OF PVC PRESSURE PIPE

NOT TO SCALE

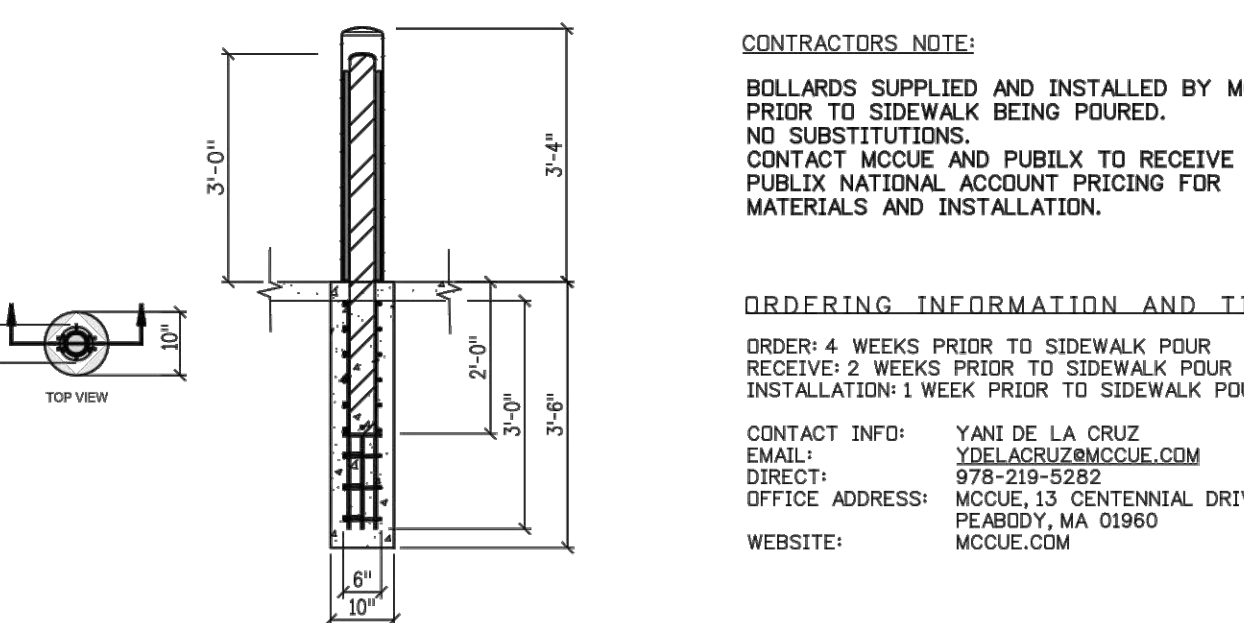


GENERAL NOTES

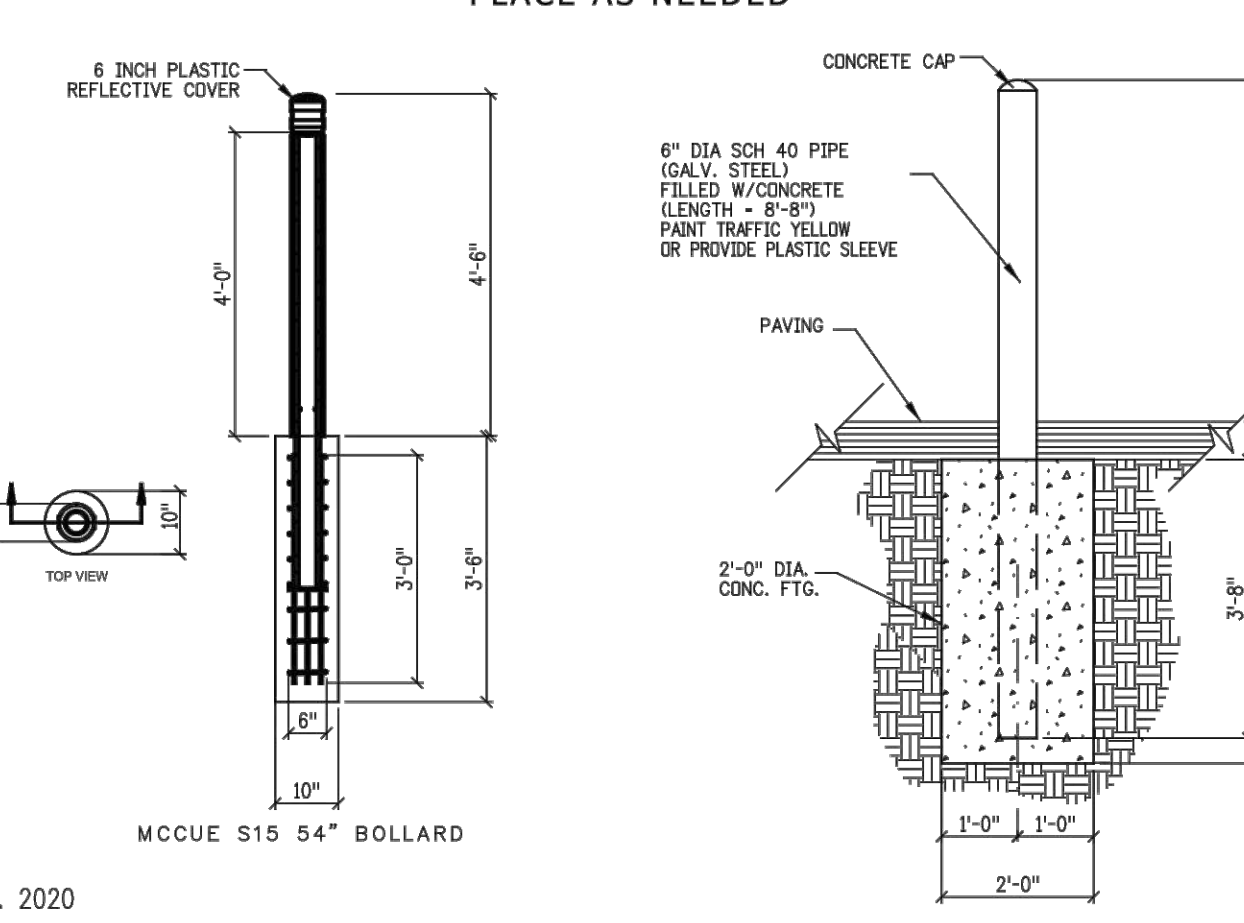
- HORIZONTAL BARRIERS MAY BE CONSTRUCTED OF APPROVED CONCRETE, HOLLOW/COMBRIGATED EXTRUDED RIBBED POLYPROPYLENE, HIGH DENSITY POLYETHYLENE, OR OTHER MOST APPROVED MATERIAL.
- BARRIAGE SHALL BE LIMITED TO A MAXIMUM LENGTH OF 4 FT UNLESS SHOP 300 GRADE TESTED FOR CATEGORY II DEVICES AND NOT APPROVED.
- ONLY HEAVY ARMORED CONCRETE AND WALL OR PILING MAY BE INSTALLED ON THE BARRIAGE WALLS. MOUNT BARRIAGE WALLS TO ENSURE SIGN WILL NOT BECOME DETACHED UNDER NORMAL WIND AND TRAFFIC CONDITIONS.
- STOPS SHALL BE INSTALLED A MINIMUM OF 1 FOOT FROM THE GROUND TO THE BOTTOM OF THE SIGN UNLESS SIGN IS 11.5 OR 11.1 AND REQUESTED BY THE PLACER OR DIRECTED BY THE INSPECTOR.
- BARRIAGE MUST BE SHOP 300 FOR CATEGORY II DEVICES AND NOT APPROVED WITH STABILIZER BAR OR ADEQUATE LATERAL BRACING.
- ASSEMBLY OF THE BARRIAGE BARRIAGES MUST BE SELF CERTIFIED BY THE ASSEMBLER.
- BARRIAGES USED TO CLOSE A HIGHWAY SHALL EXTEND ACROSS THE ENTIRE HIGHWAY, WHERE LOCAL TRAFFIC MUST BE MAINTAINED, THEY MAY BE PLACED IN A STAGGERED PATTERN.
- STRIPES ON MARK ZONE BARRIAGE WALLS SHALL BE ALTERNATE ORANGE AND WHITE RETROREFLECTIVE STRIPES, SLOPED DOWNWARD THROUGH THE SIGN WHICH TRAFFIC IS TO PASS ON TOP OR DETOURED. MAKE UP TRAFFIC AND STOPPING. THE STRIPES SHOULD SLOPE DOWNWARD TOWARD THE CENTER OF THE BARRIAGE OR BARRIAGES.
- USE RED AND WHITE STRIPES FOR PERMANENT BARRIAGES.
- ALL BARRIAGES MUST BE LISTED ON THE DEPARTMENT'S APPROVED PRODUCTS LIST.
- PLACE MANUFACTURER'S NAME AND FEDERAL HIGHWAY ADMINISTRATION'S SHOP 300 APPROVAL LETTER NUMBER ON BARRIAGE FRAME.
- PLACE SIGNAGE OR OTHER APPROVED BARRIAGE ON THE FEET OF THE FRAME. DO NOT PLACE SIGNAGE ON TOP OF A STRIPPED WALL OR STABILIZER BAR. DO NOT INSTALL BARRIAGES BY HEAVY WEIGHTS SUCH AS ROCKS, FRAMES OF CONCRETE OR OTHER ITEMS THAT WOULD CAUSE DAMAGE IF THE BARRIAGE IS STRUCK BY A VEHICLE.

STATE OF NORTH CAROLINA
DEPT. OF TRANSPORTATION
DIVISION OF HIGHWAYS
RALEIGH, N. C.
STANDARD DRAWING FOR
BARRIAGES
TYPE-III
1145.01

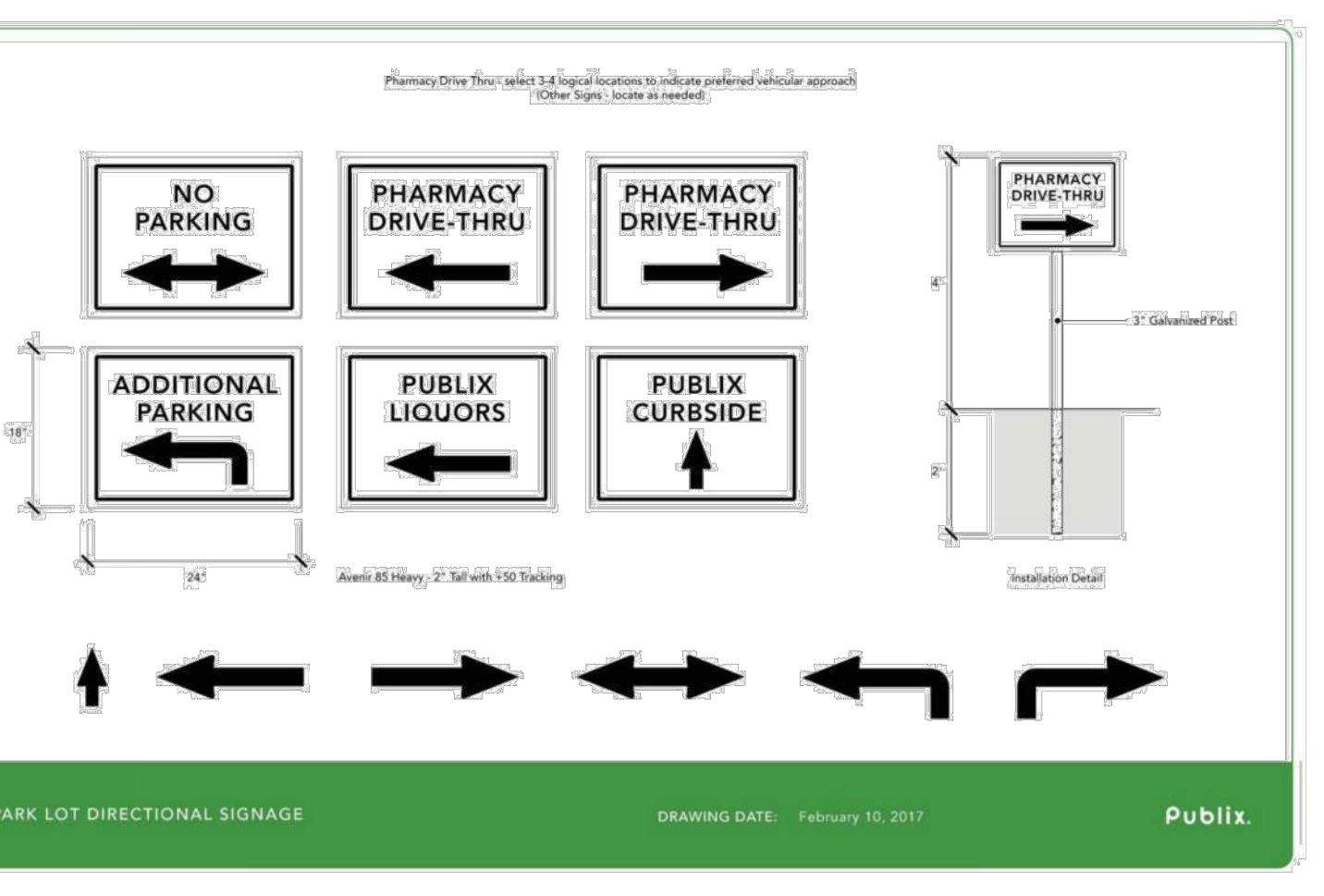
MCCUE CRASHCORE BOLLARD REQUIRED AT ENTRY/EXIT AND CUSTOMER SEATING AREAS
PLACE @ 5'-6" OC



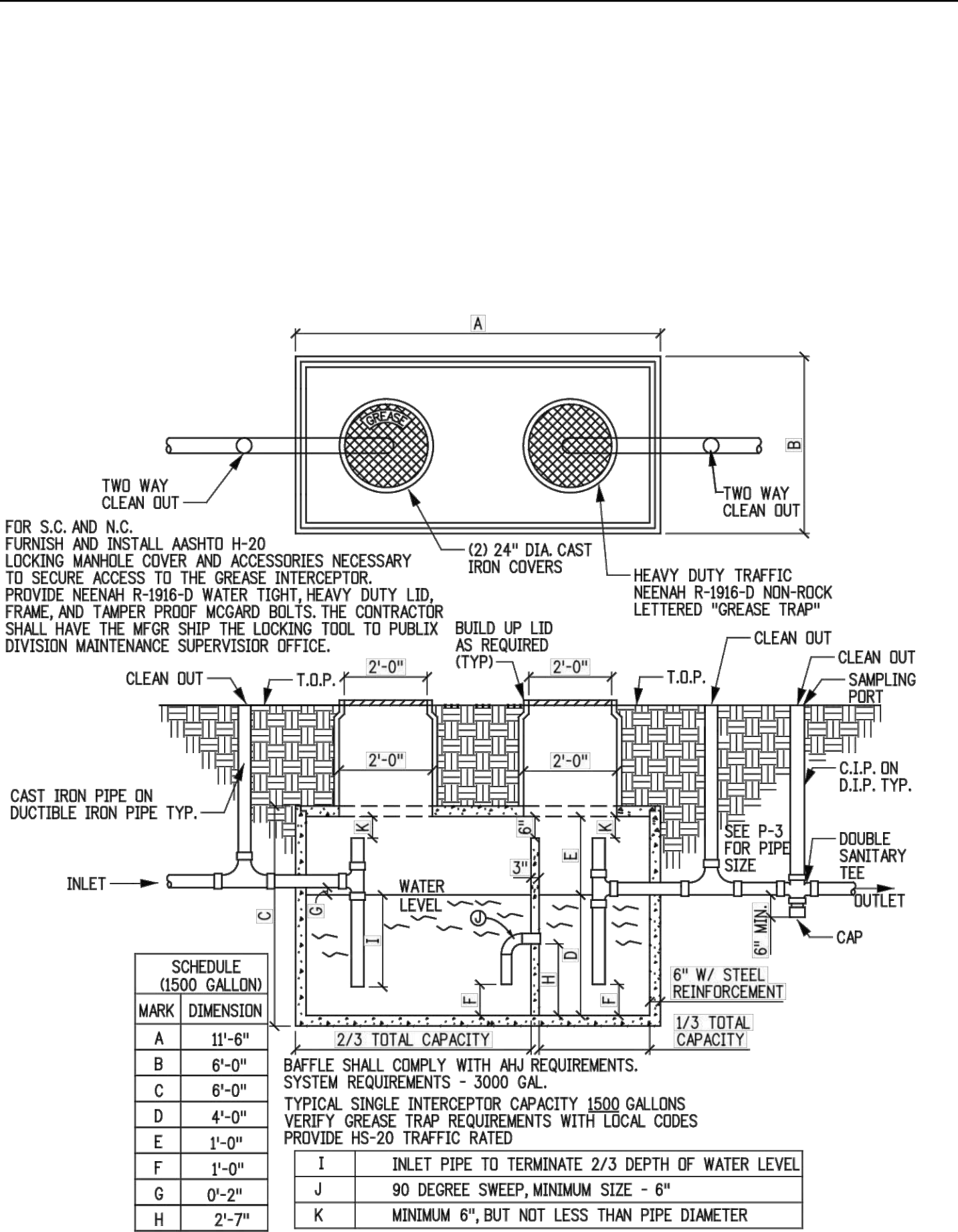
ACCEPTABLE DETAILS FOR BOLLARDS PROTECTING EQUIPMENT AND BUILDING COMPONENTS
PLACE AS NEEDED



Exhibits 8-32 August 2021

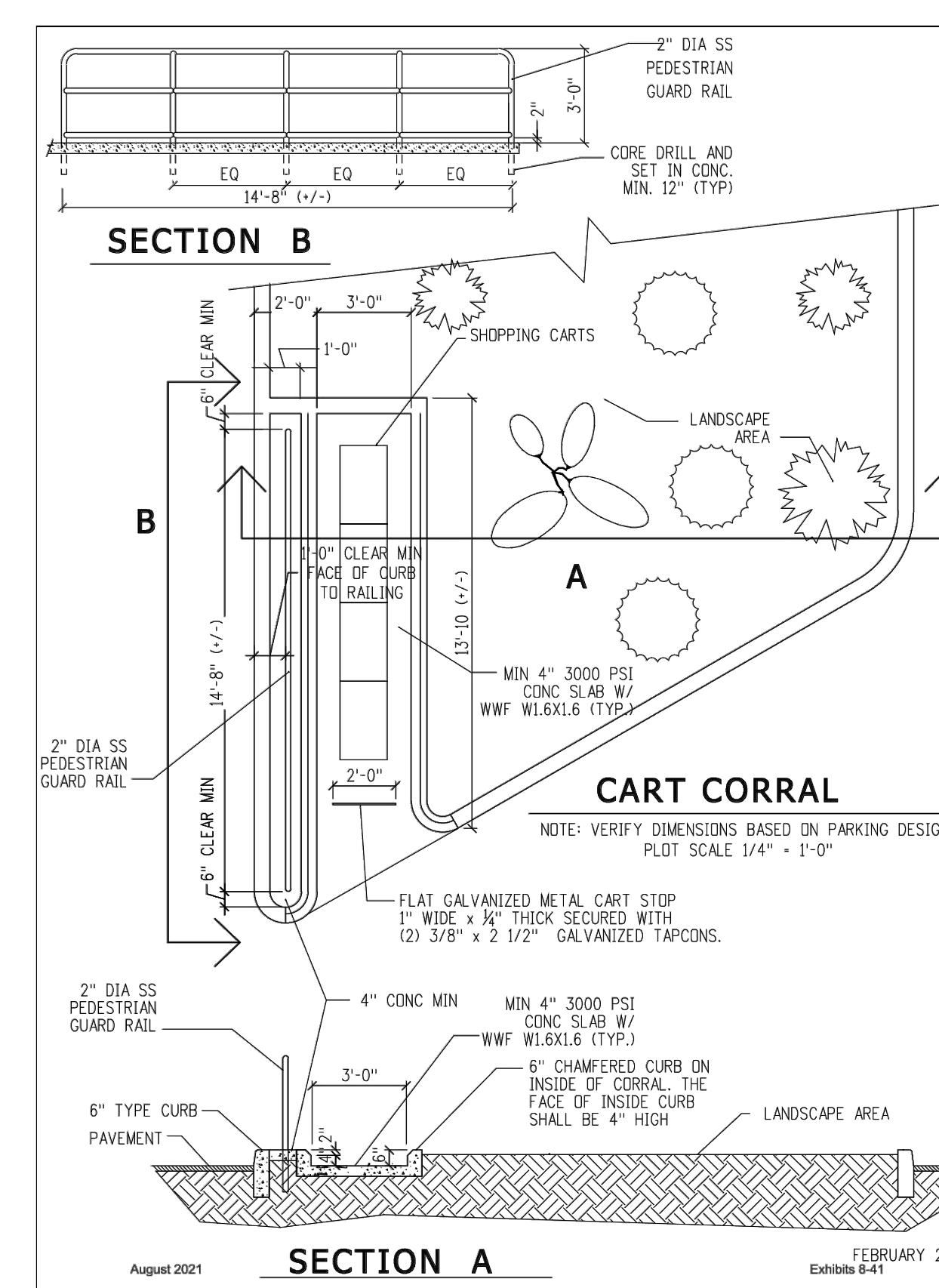


PARK LOT DIRECTIONAL SIGNAGE DRAWING DATE: February 10, 2017 Publix

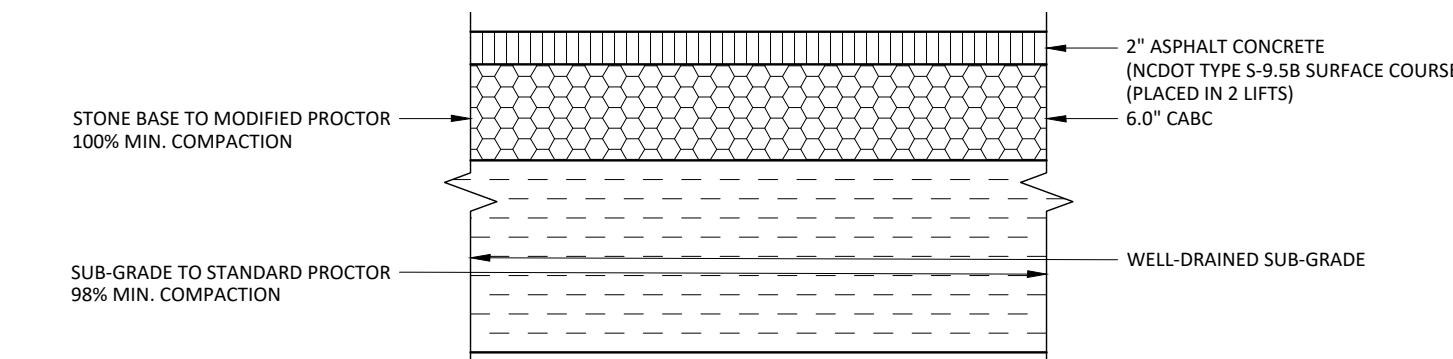


GREASE INTERCEPTOR DETAIL
N. T. S.

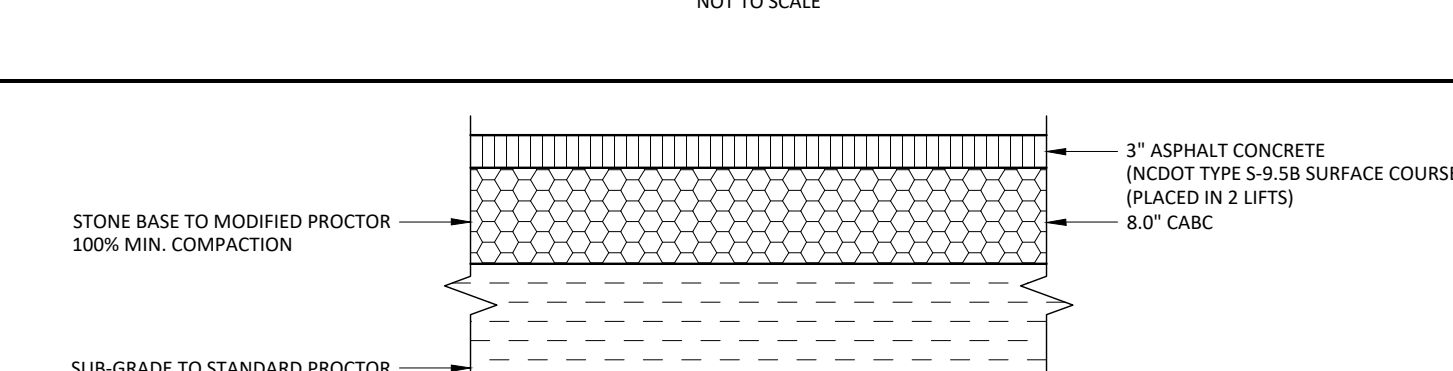
1,500 GAL. GREASE INTERCEPTOR DETAIL
NOT TO SCALE



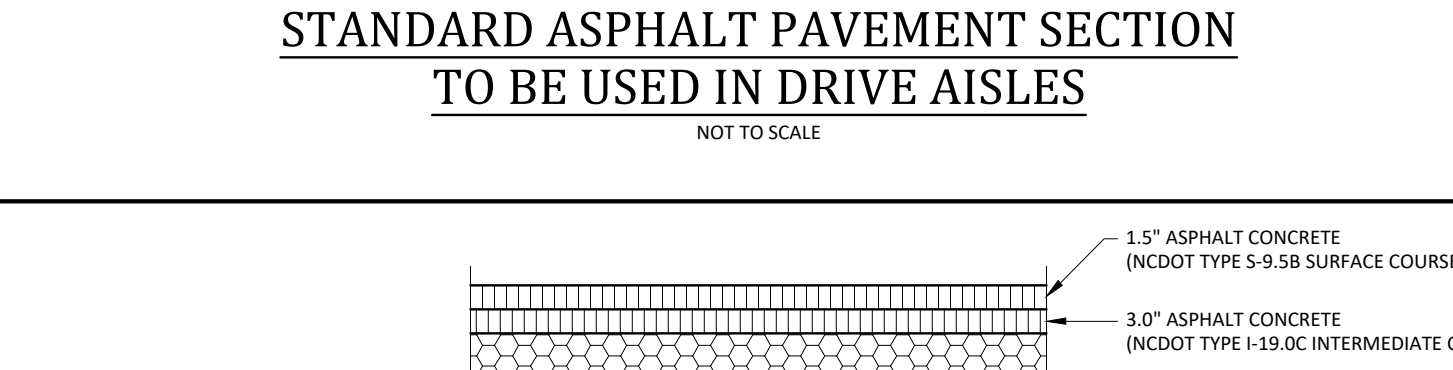
August 2021 FEBRUARY 2018 Exhibits 8-41



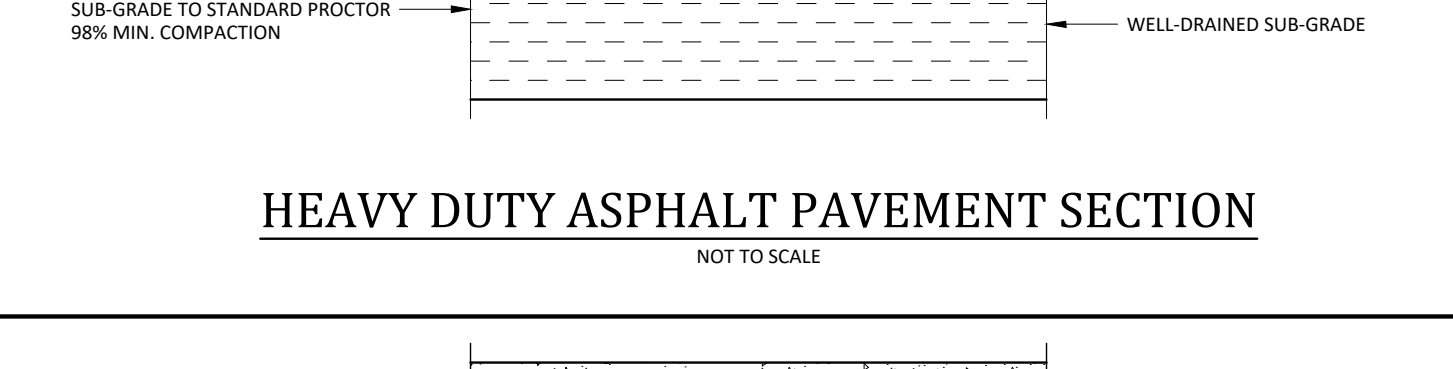
STANDARD ASPHALT PAVEMENT SECTION TO BE USED IN PARKING STALLS
NOT TO SCALE



STANDARD ASPHALT PAVEMENT SECTION TO BE USED IN DRIVE AISLES
NOT TO SCALE



HEAVY DUTY ASPHALT PAVEMENT SECTION
NOT TO SCALE



CONCRETE PAVEMENT SECTION
NOT TO SCALE

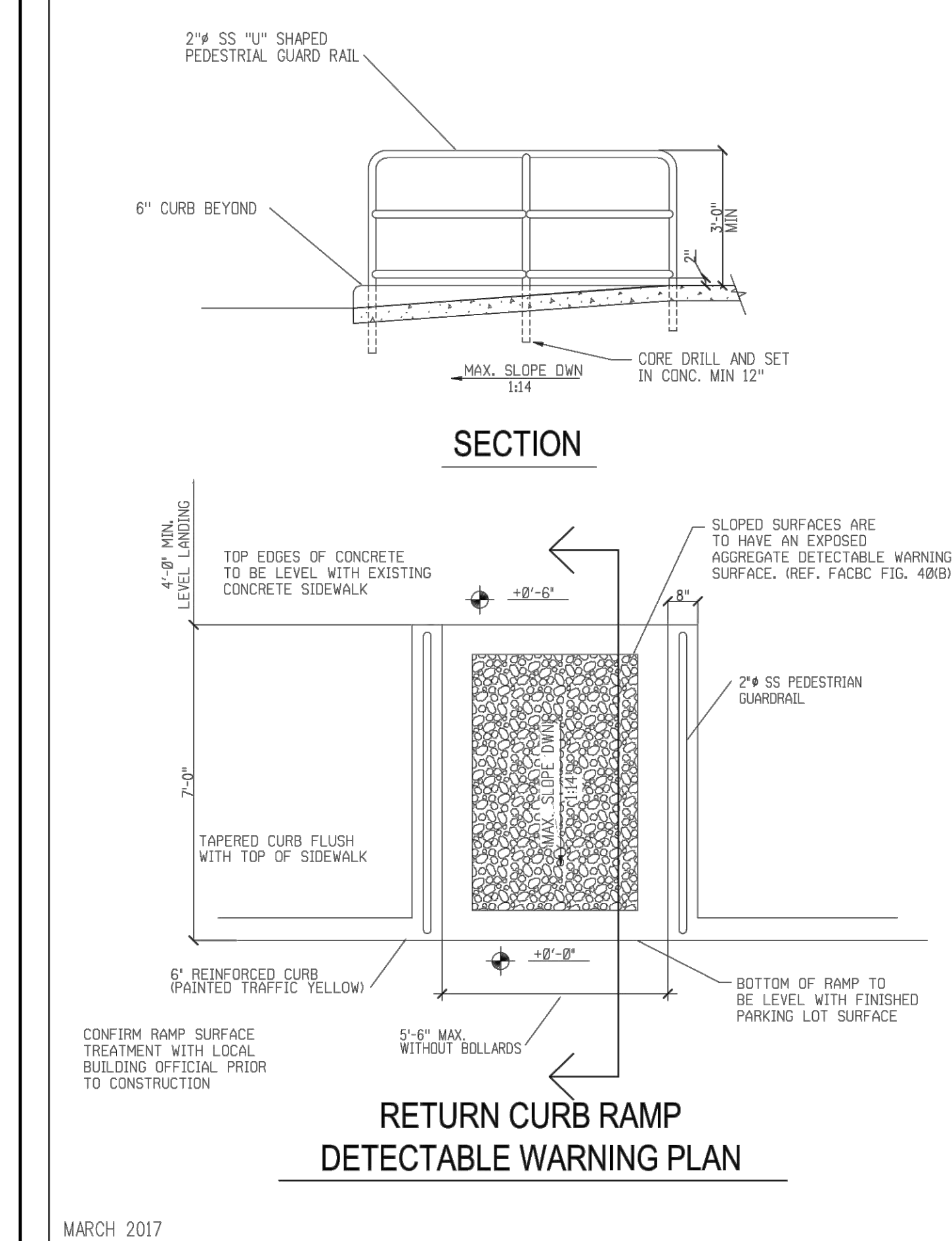
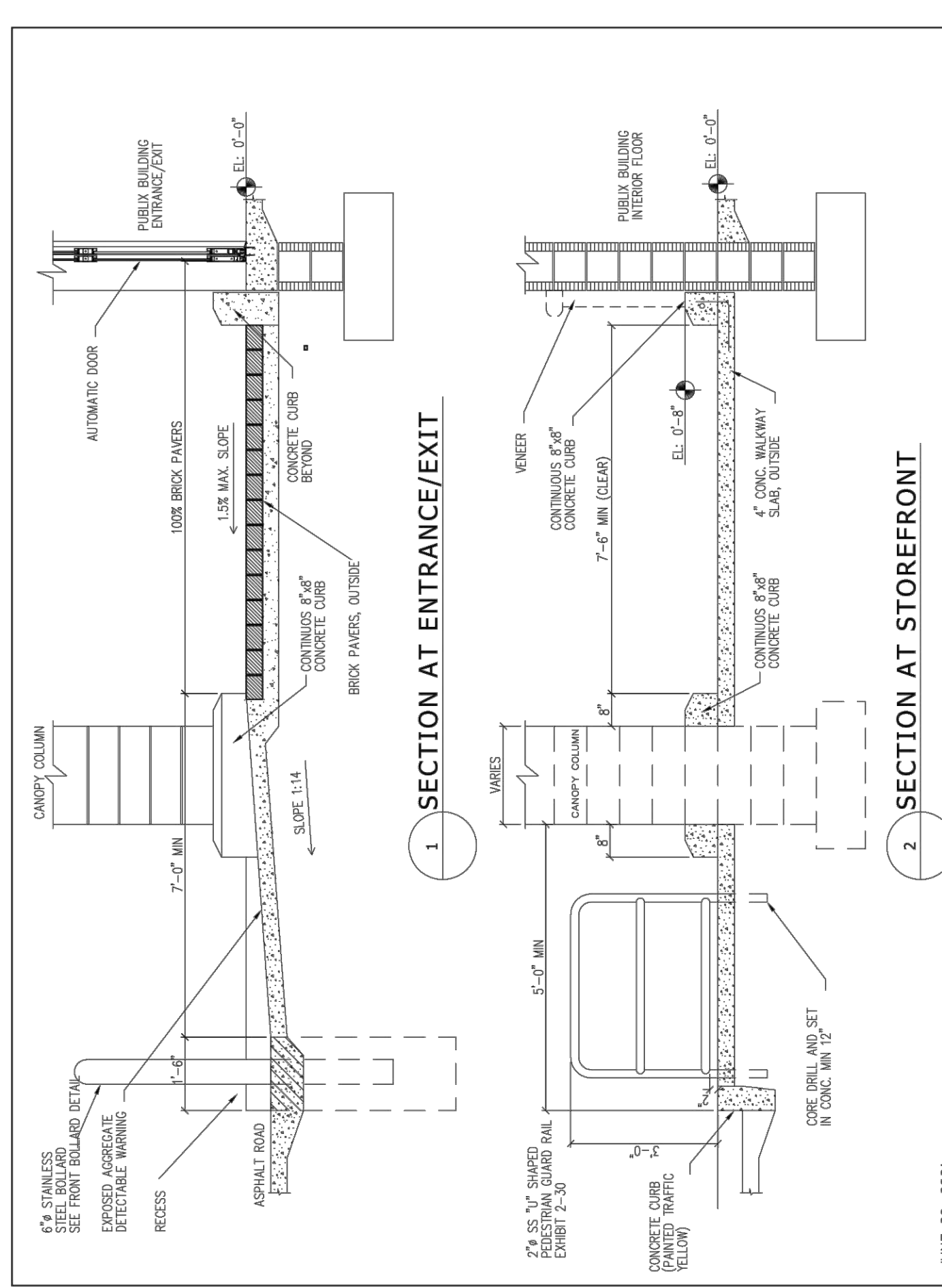
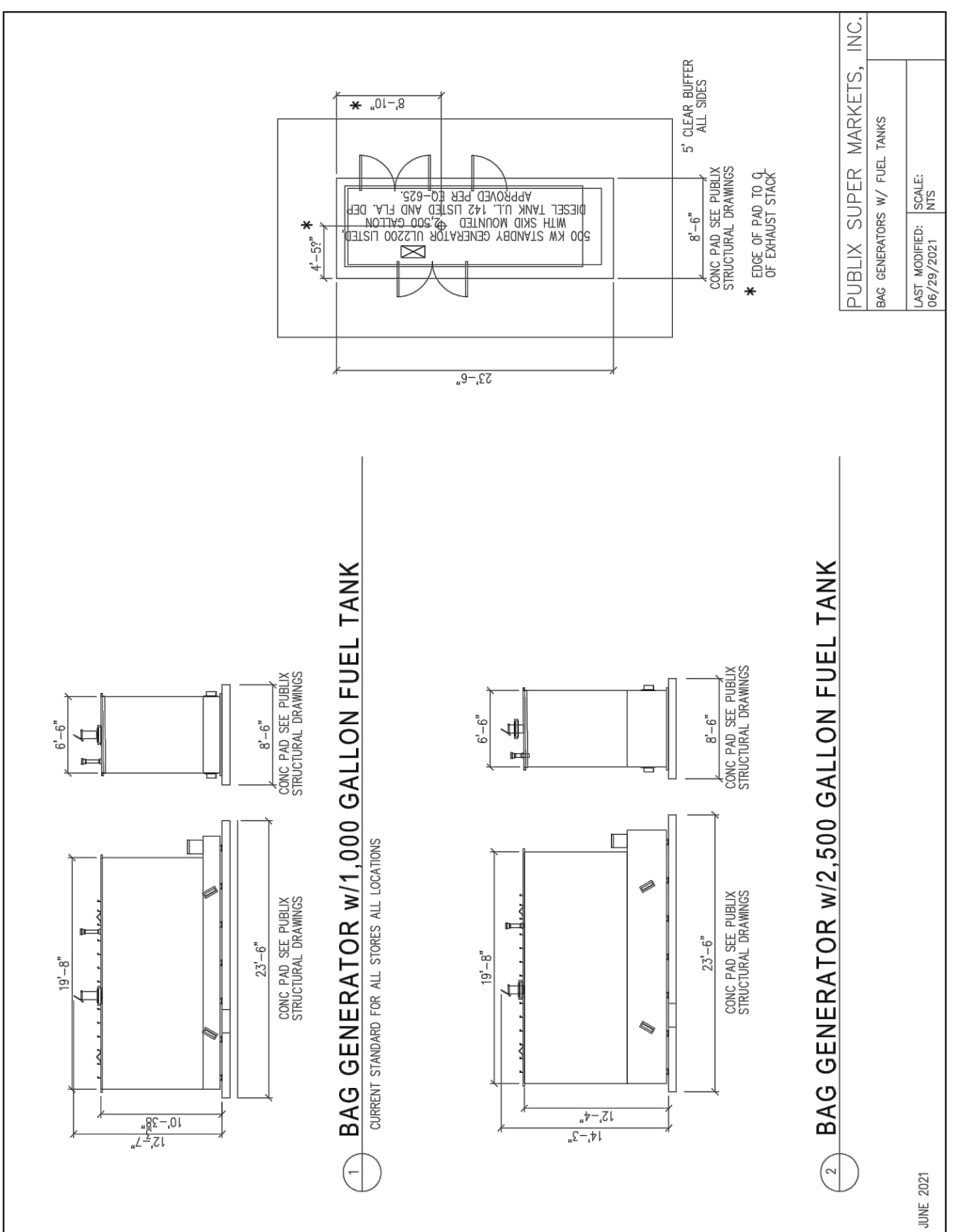
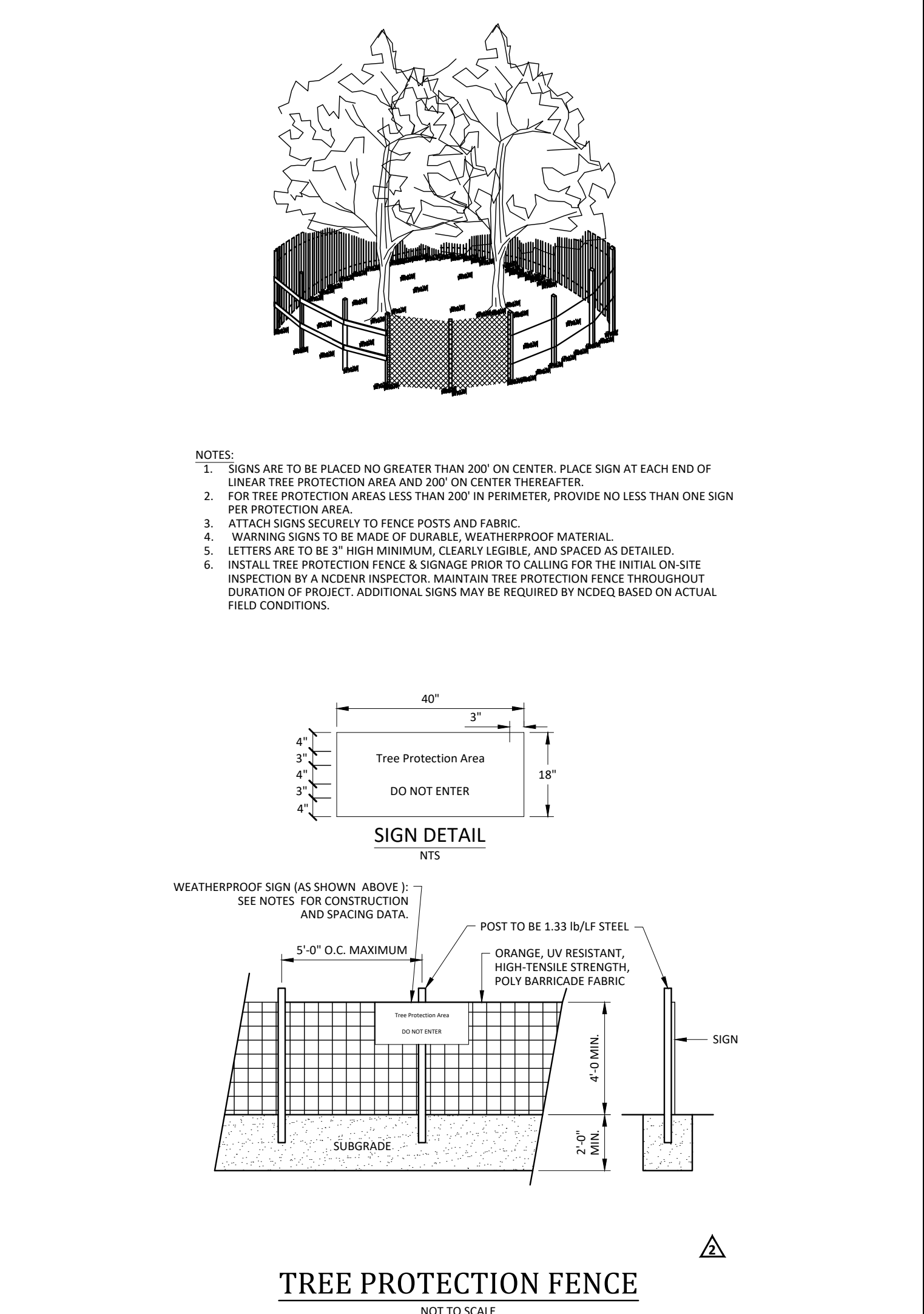
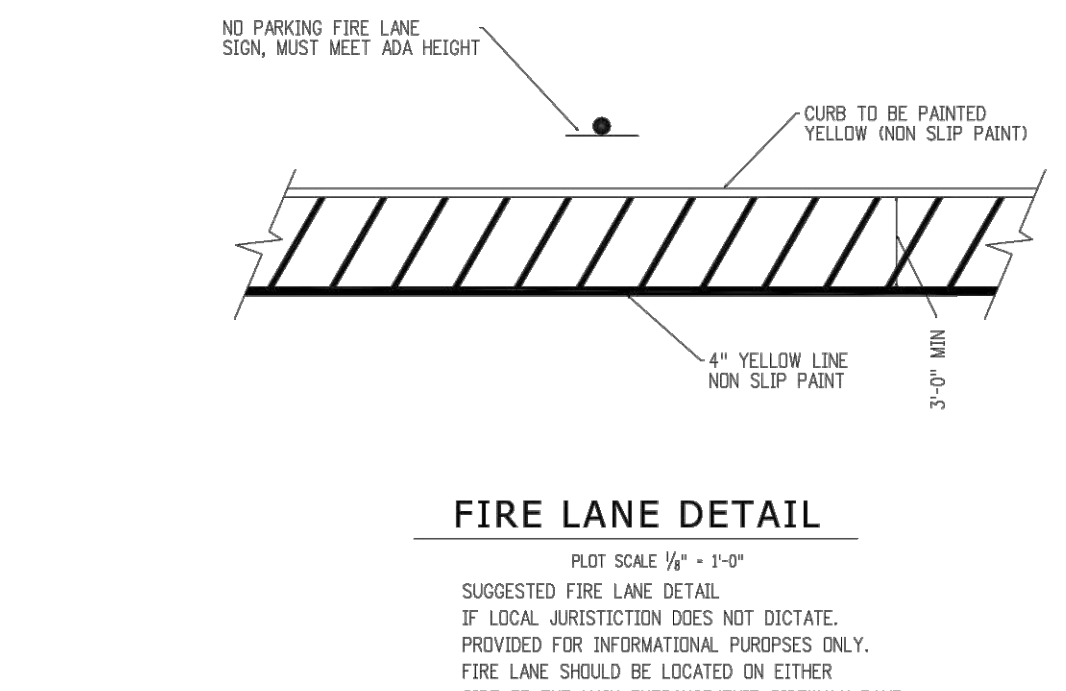
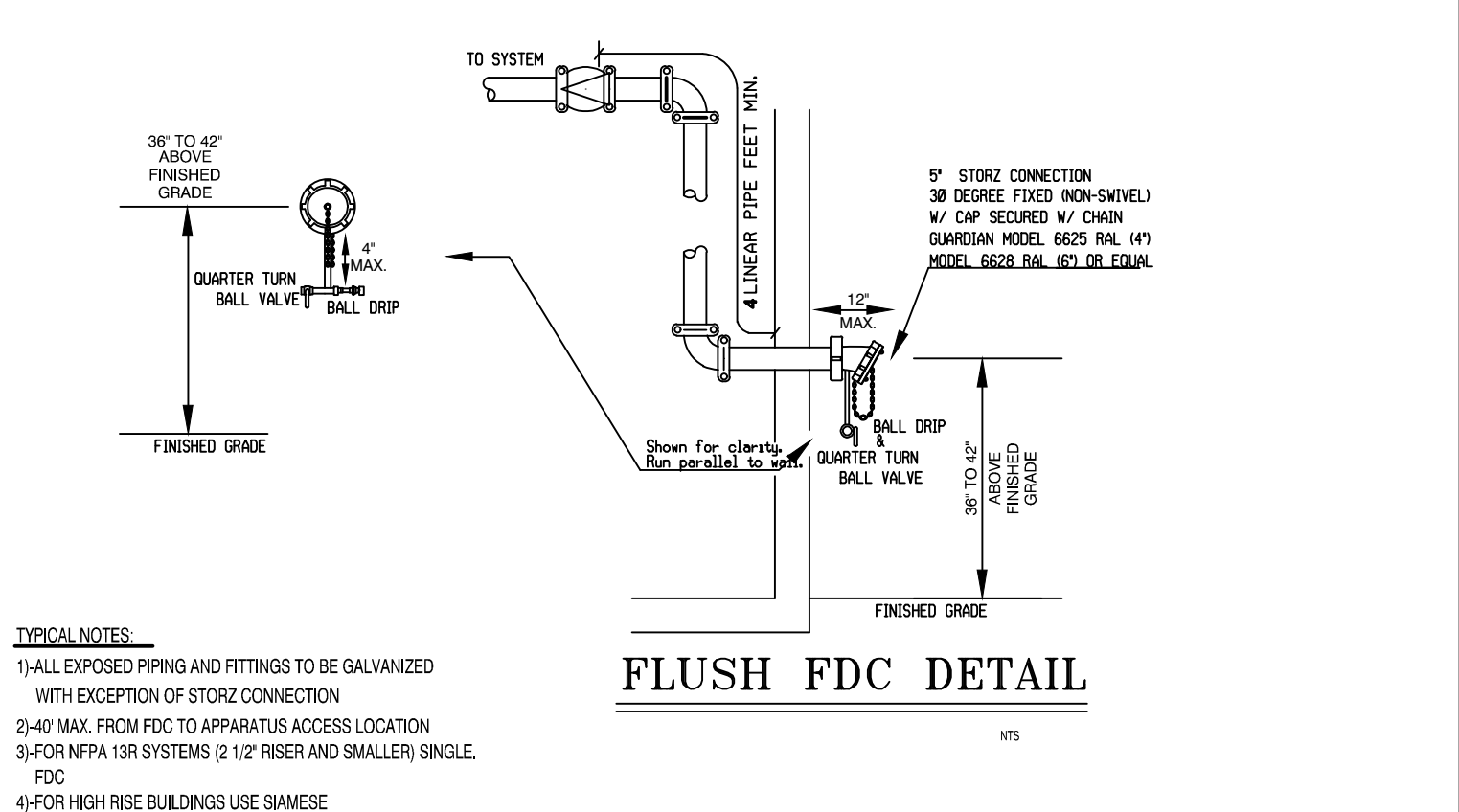
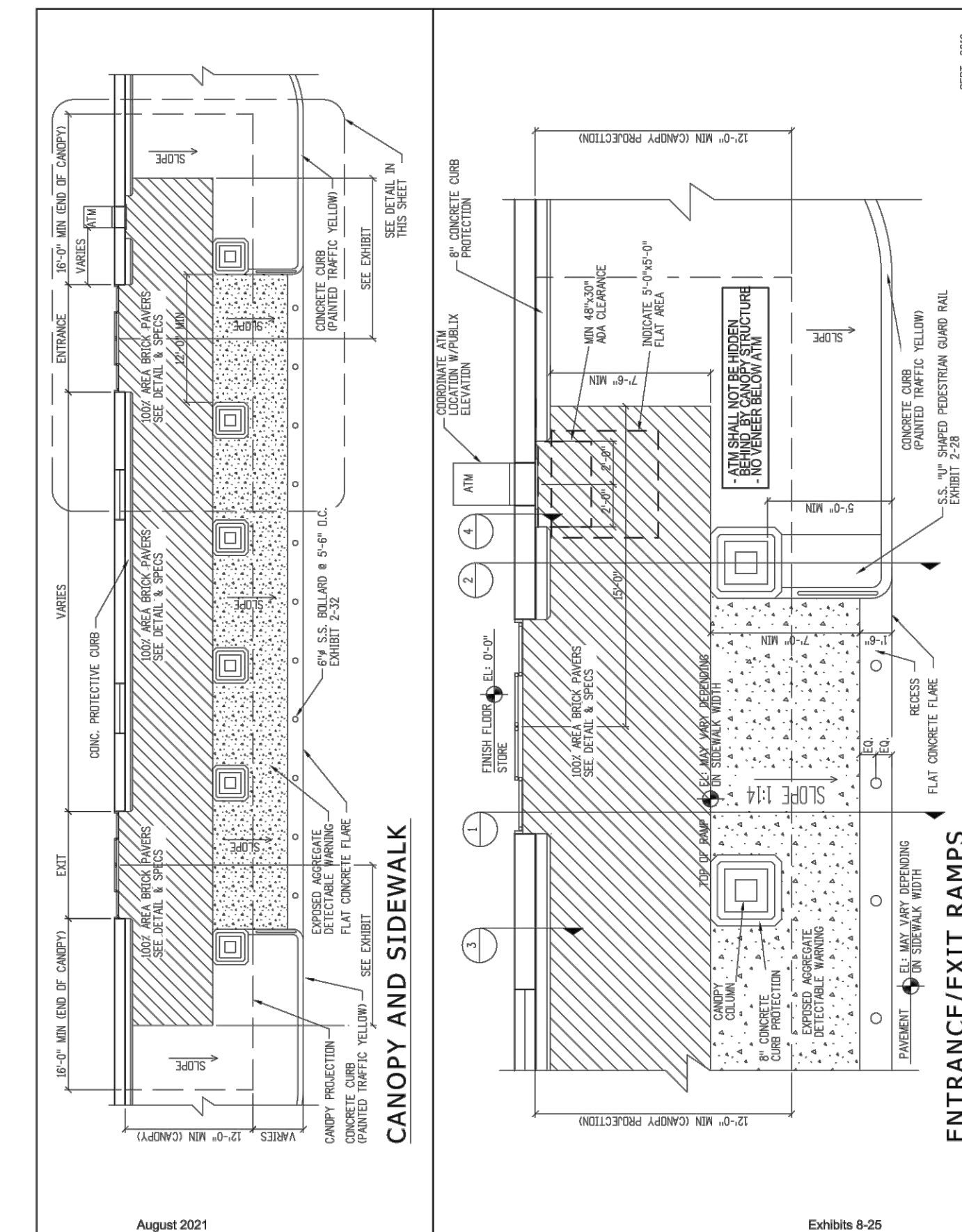
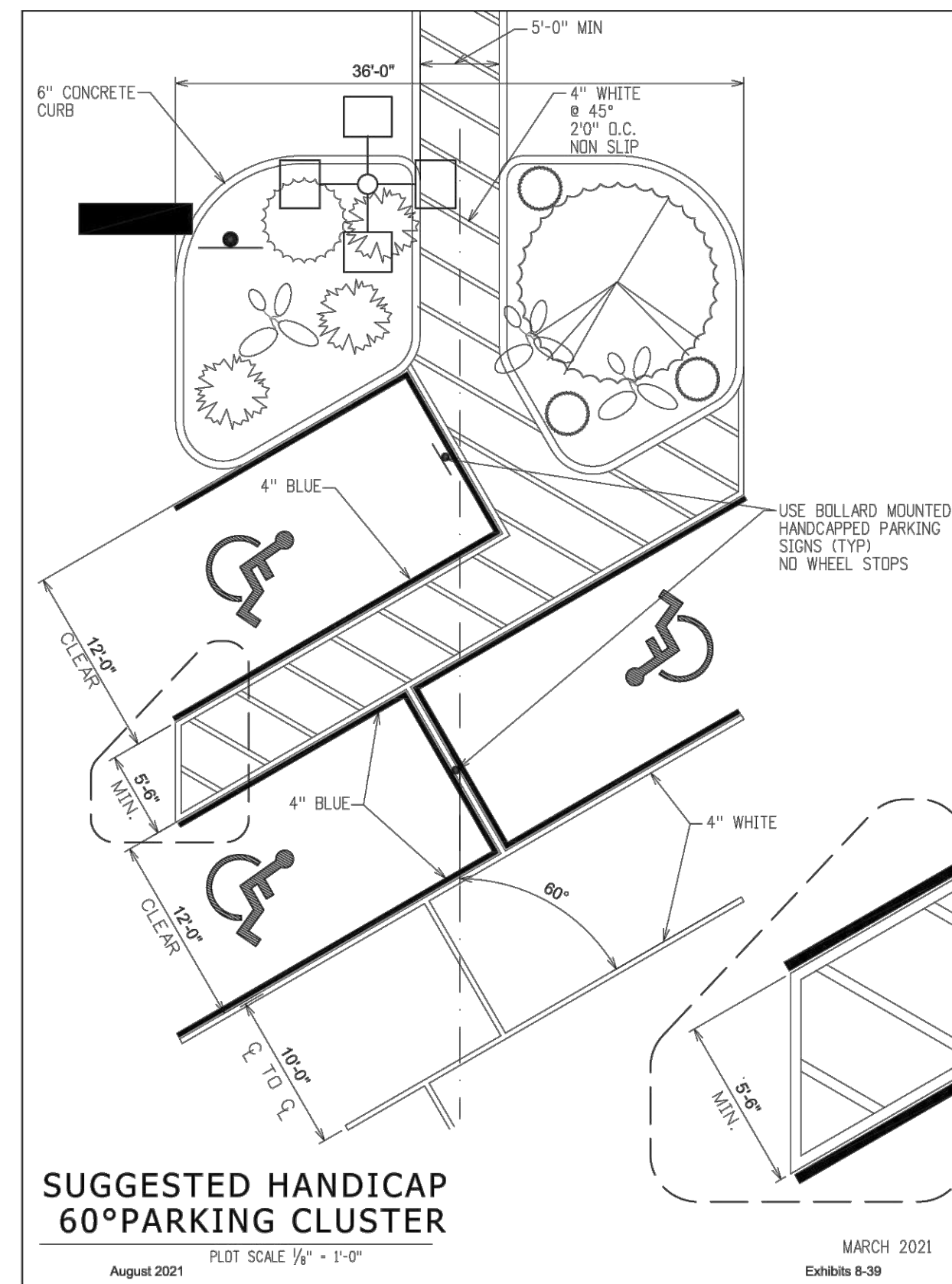
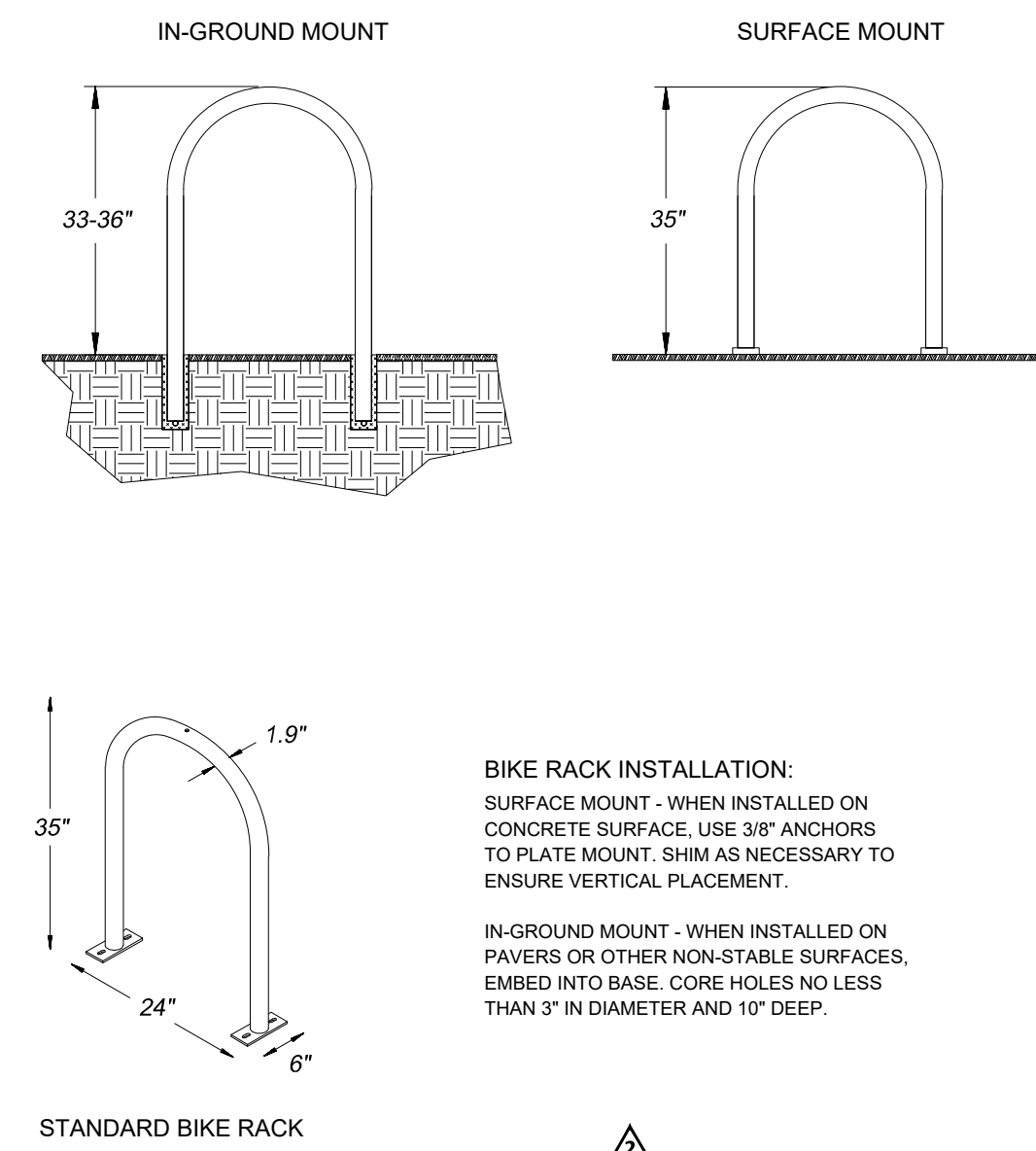
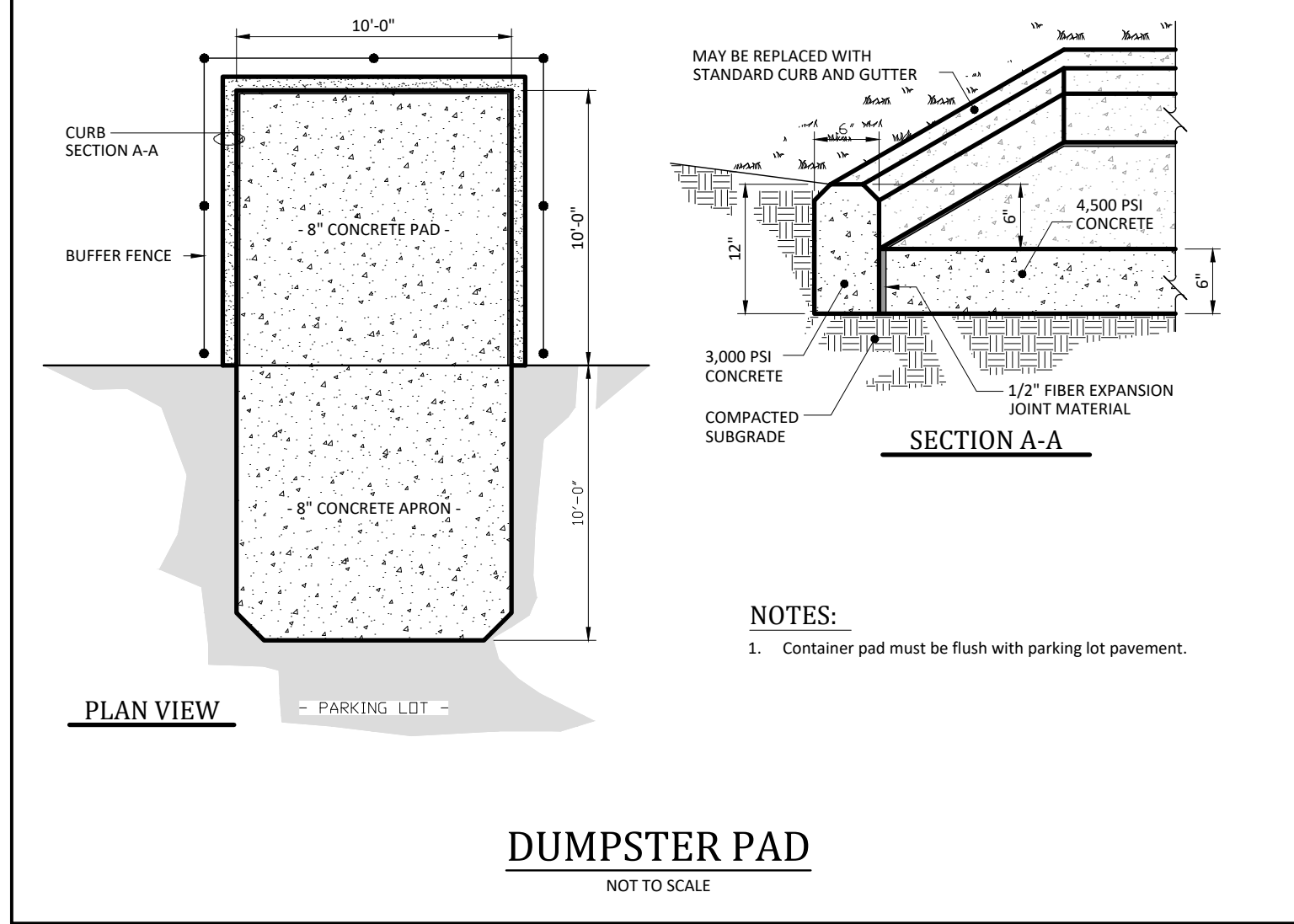
- Final Drawing -
Issued for Permit Review Purposes Only

CROSLAND SOUTHEAST

MISC. DETAILS - SITE
WALLBROOK
SITE DEVELOPMENT PLAN
Project Number: SP22-03 (Lot 1 on PR 21-04)
Rolesville, Wake County, North Carolina

ARK CONSULTING GROUP PLLC
ENGINEERS & PLANNERS
2755-B Charles Blvd
Raleigh, NC 27608
(919) 876-0888
www.arkconsultinggroup.com

Project Manager: BCF
Drawn By: DLC
Checked By: STA
Project Number: 22012
Drawing Number: D-1219-SP
C5.4
Date: April 1, 2022



- Final Drawing -
Issued for Permit Review Purposes Only

REVISIONS:

#	DATE	DESCRIPTION
1	11/14/22	ISSUED FOR INITIAL SITE PLAN REVIEW
2	12/14/22	REVISED PER TOR SITE PLAN COMMENTS
3	12/14/22	REVISED PER TOR SITE PLAN COMMENTS

CROSLAND SOUTHEAST

MISC. DETAILS - SITE WALLBROOK
WALLBROOK SOUTH EAST

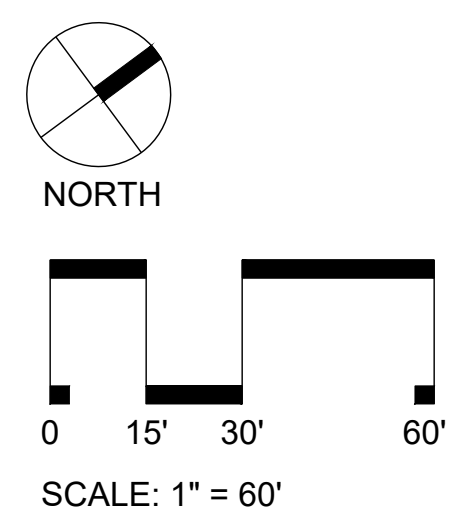
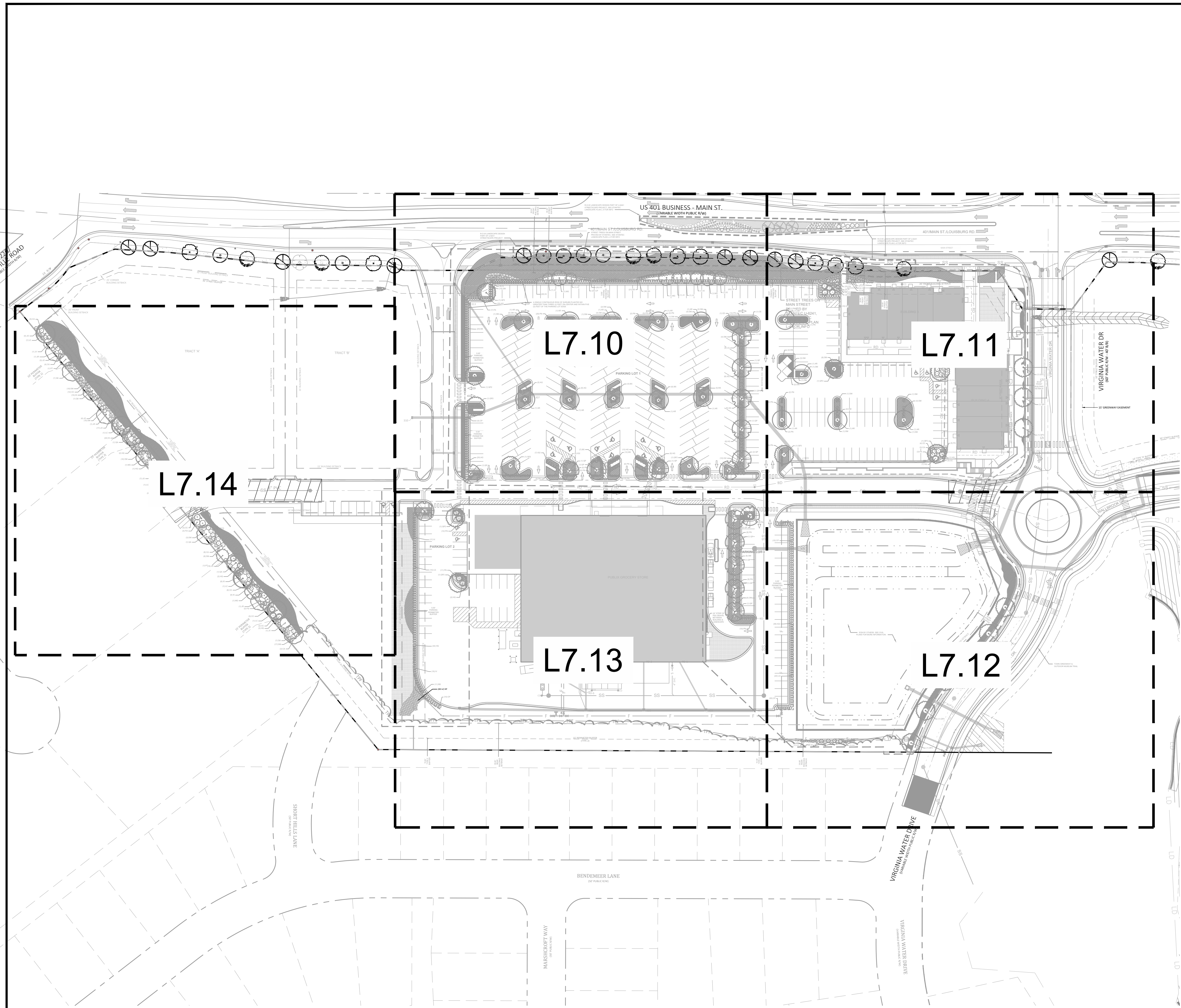
SITE DEVELOPMENT PLAN
Town of Rolesville Project Number: SP22-03 (Lot 1 on PR 21-04)
Rolesville, Wake County, North Carolina

ARK CONSULTING GROUP PLLC
ENGINEERS & PLANNERS
1765-B Charles Blvd
(754) 558-0888
www.arkconsultinggroup.com

Permit Limited
Not to be used for construction

Project Manager: BCF
Drawn By: DLC
Checked By: STA
Project Number: 22012
Drawing Number: D-1219-SP

C5.5
Date: April 1, 2022



**- Final Drawing -
Issued for Permit
Review Purposes Only**

#	DATE	DESCRIPTION
3	12-AUG-21	REVISED PER SITE PLAN COMMENTS
2	17-JUN-21	REVISED PER SITE PLAN COMMENTS
1	1-APR-21	ISSUED FOR INITIAL SITE PLAN REVIEW



CODE PLANTING PLAN
WALLBROOK
 SITE DEVELOPMENT PLAN
 Town of Rolesville Project Number: SP22-03
 Rolesville, Wake County, North Carolina

NC License: P-1199
ARK CONSULTING GROUP PLLC
 ENGINEERS & PLANNERS
 2755-B Charles Blvd.
 Raleigh, NC 27604
 (919) 558-0888
 www.arkconsultinggroup.com

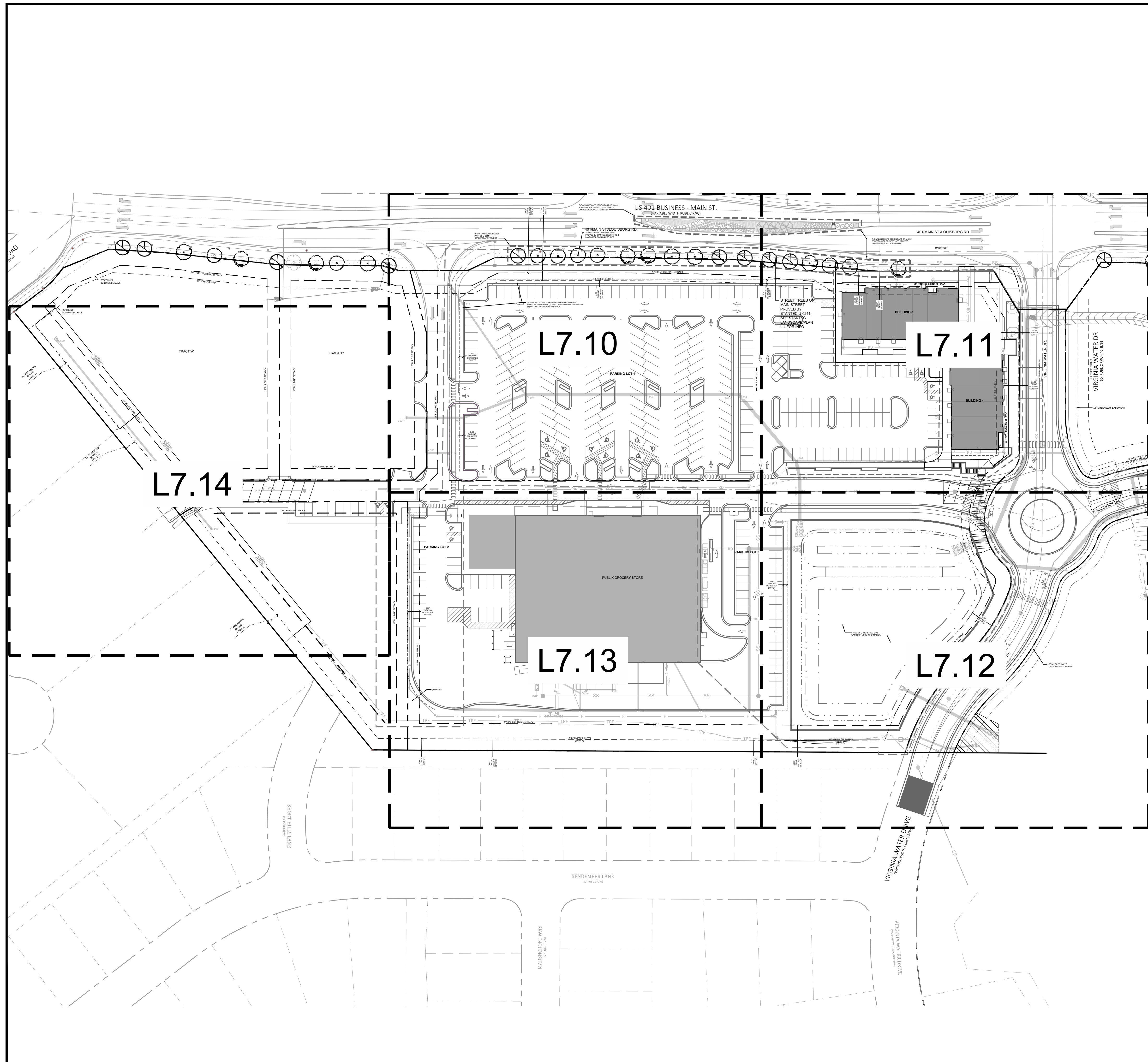
1/26/2022

PERMIT LIMITATION
 For Use Only
 Construction

Project Manager: SMF
 Drawn By: YZ/SM
 Checked By: SMF
 Project Number: 22007
 Drawing Number: D-1219-SP

L7.00

Date: April 1, 2022



PLANT SCHEDULE OVERALL SITE									
CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	MIN. INSTALLED SIZE	NOTES				
AC	15	ACER RUBRUM RED MAPLE	BAR	2" F CAL.	USA				
AR	5	JUGLANS REGIA ENGLISH WALNUT	BAR	2" F CAL.	PERIMETER BUFFER				
LC	5	LIRODIUM CHINENSE X TULIPERA PINKER TULIP TREE	BAR	2" F CAL.	PERIMETER BUFFER				
QA	5	QUERCUS ALBA WHITE OAK	BAR	2" F CAL.	PERIMETER BUFFER				
QPL	20	QUERCUS PALUMBER PIN OAK	BAR	2" F CAL.	STREETSCAPE BUFFER				
QP	17	QUERCUS PHellos YELLOW OAK	BAR	2" F CAL.	USA				
UC	5	ULMUS CRUCIATUS EASTERN REDBUD MULTI TRUNK	BAR	1" F CAL.	USA				
EV	2	LEX SPICATA AMERICAN HOLLY	BAR	6" - 10" HT	STREETSCAPE BUFFER				
AV	5	LINUM CATENARIA EASTERN REDCEDAR	BAR	6" - 10" HT	PERIMETER BUFFER STREETSCAPE BUFFER				
MG	5	MAGNOLIA GRANDIFLORA SOUTHERN MAGNOLIA	BAR	6" - 10" HT	PERIMETER BUFFER STREETSCAPE BUFFER				
PT	2	PRUNUS SPINOSA LDBL. YAWB	BAR	6" - 10" HT	PERIMETER BUFFER				
CA	20	CALLICAPPA AMERICANA AMERICAN BERRY	CONT.	24" HT	USA				
GP	142	CALLICAPPA X NICKOZE TM PEARL GLASS BERRY	CONT.	24" HT	USA				
CC	60	CARYOPHTERIS CLANDONENSIS BLUEBERRY	CONT.	24" HT	USA				
FD	5	FORSYTHIA INTERMEDIA ROSEUR FORSYTHIA	CONT.	24" HT	PERIMETER BUFFER				
HQ	10	HYDRANGEA QUERCIFOLIA CAMELION HYDRANGEA	CONT.	24" HT	USA				
IV	10	IREA VIRGINICA NERBY'S GARNET NERBY'S GARNET	CONT.	24" HT	USA				
AS	100	ARTEMISIA CANADENSIS COMMON SAGE	CONT.	24" HT	USA				
BB	50	BUNYUS REMYRENSIS COMMON BOWWOOD	CONT.	24" HT	USA				
DB	146	DIPTERIS CAROLINENSIS COMMON CAROL. SOUTHERN	CONT.	24" HT	PERIMETER BUFFER				
HQ	63	HYDRANGEA QUERCIFOLIA CAMELION HYDRANGEA	CONT.	24" HT	USA				
GL	75	GLEHNERIA SERRATA SERRATA	CONT.	24" HT	USA				
IS	50	IRIS SIBIRICA SIBIRICA	CONT.	24" HT	PERIMETER BUFFER				
AV	50	AVICENNIA MARITIMA SANDALWOOD	CONT.	24" HT	PERIMETER BUFFER				
LD	50	LIRODIUM CHINENSE PINKER TULIP TREE	CONT.	24" HT	USA				
PA	50	PANICUM VIRGATUM NORTHERN GRASS	CONT.	24" HT	USA				
PA	50	PANICUM ALPHONSEANUM FOUNTAIN GRASS	CONT.	24" HT	USA				
BR	50	BROMELIAD PURPLE BROMELIAD PURPLE	CONT.	24" HT	USA				
SP	1,000 SF	SPENT SEED MIX	CONT.	SEE L7.02 DETAIL FOR COMPOSITION	SEE L7.02 DETAIL FOR COMPOSITION				
BR	22,163 SF	ZOYSIA GRASS SEED	---	---	---				

BUFFER TABLE

PERIMETER BUFFER CALCULATIONS:

PERIMETER BUFFER 1: 10' TYPE 1 PERIMETER BUFFER
 LENGTH: 175' #
 REQUIRED CANOPY TREES (3 PER 100 LF): 175 ÷ 100 * 3 = 5.25 = 6 TREES REQUIRED
 PROPOSED: 6 TREES TOTAL
 REQUIRED UNDERSTORY TREES (1 PER 100 LF): 175 ÷ 100 = 1.75 = 2 TREES REQUIRED
 PROPOSED: 2 TREES TOTAL
 REQUIRED SHRUBS (50 PER 100 LF): 175 ÷ 100 * 50 = 87.5 = 88 SHRUBS REQUIRED
 PROPOSED: 71 SHRUBS TOTAL

PERIMETER BUFFER 2: 15' TYPE 2 PERIMETER BUFFER
 LENGTH: 315' #
 REQUIRED CANOPY TREES (3 PER 100 LF): 315 ÷ 100 * 3 = 9.45 = 10 TREES REQUIRED
 PROPOSED: 10 TREES TOTAL
 REQUIRED UNDERSTORY TREES (1 PER 100 LF): 315 ÷ 100 = 3.15 = 4 TREES REQUIRED
 PROPOSED: 4 TREES TOTAL
 REQUIRED SHRUBS (50 PER 100 LF): 315 ÷ 100 * 50 = 157.5 = 158 SHRUBS REQUIRED
 PROPOSED: 160 SHRUBS TOTAL

STREET BUFFER CALCULATION:

MAIN ST.:
 LENGTH: 680' #
 REQUIRED TREES (1 PER 40 LF): 680 ÷ 40 = 17 TREES
 PROPOSED: 17 STREET TREES + 9 EVERGREEN TREES = 26 TREES TOTAL ***

VIRGINIA WATER DR.:
 LENGTH: 360' #
 REQUIRED TREES (1 PER 40 LF): 360 ÷ 40 = 9 TREES
 PROPOSED: 9 TREES TOTAL

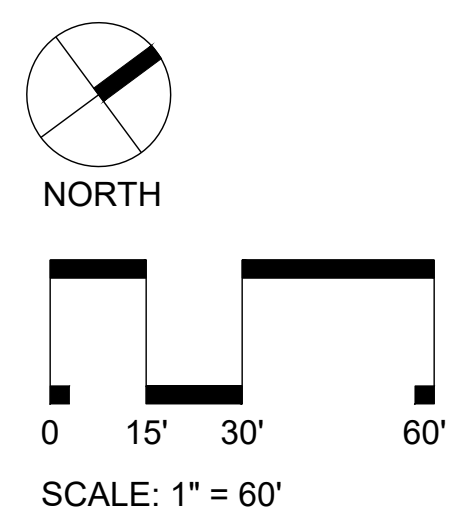
VEHICULAR USE AREA (VUA) CALCULATIONS:

PARKING LOT 1:
 REQUIRED CANOPY TREES IN TERMINAL ISLANDS (1 PER ISLAND): 18 * 1 = 18 TREES REQUIRED
 PROPOSED: 18 TREES TOTAL
 REQUIRED CANOPY TREES IN INTERIOR ISLANDS (1 PER ISLAND): 10 * 1 = 10 TREES REQUIRED
 PROPOSED: 10 TREES TOTAL
 REQUIRED CANOPY TREES IN DEVIDER (1 PER 30 LF): 180 ÷ 30 = 6 TREES REQUIRED
 PROPOSED: 6 TREES TOTAL
 REQUIRED UNDERSTORY TREES IN DEVIDER (2 PER 30 LF): 30 ÷ 30 * 2 = 2 TREES REQUIRED
 PROPOSED: 2 TREES TOTAL
 REQUIRED SHRUBS IN PARKING PERIMETER BUFFER (1 PER 3 LF): 733 ÷ 3 = 244.33 = 245 SHRUBS REQUIRED
 PROPOSED: 248 SHRUBS TOTAL

PARKING LOT 2:
 REQUIRED CANOPY TREES IN TERMINAL ISLANDS (1 PER ISLAND): 2 * 1 = 2 TREES REQUIRED
 PROPOSED: 2 TREES TOTAL
 REQUIRED SHRUBS IN PARKING PERIMETER BUFFER (1 PER 3 LF): 283 ÷ 3 = 94.33 = 95 SHRUBS REQUIRED
 PROPOSED: 95 SHRUBS TOTAL

PARKING LOT 3:
 REQUIRED CANOPY TREES IN DEVIDER (1 PER 30 LF): 157 ÷ 30 = 5.23 = 6 TREES REQUIRED
 PROPOSED: 6 TREES TOTAL
 REQUIRED SHRUBS IN PARKING PERIMETER BUFFER (1 PER 3 LF): 278 ÷ 3 = 92.67 = 93 SHRUBS REQUIRED
 PROPOSED: 94 SHRUBS TOTAL

NOTE:
 - THE PLANTING SCHEDULE DOES NOT INCLUDE THE STREET TREES ON MAIN ST WHICH IS PART OF THE U-6241 STREETSCAPE PROJECT. SEE STANTEC LANDSCAPE PLAN L-4 FOR STREET TREE SPECIES. A TOTAL OF 26 TREES SHALL BE PROVIDED ALONG MAIN ST. - 16 TREES FROM STANTEC AND 9 FROM THIS PROJECT.



- Final Drawing -
 Issued for Permit Review
 Revised for Site Plan Comments
 3/26/2022
 2/17/2022
 1/11/2022

REVISIONS:

#	DATE	DESCRIPTION
1	1/11/2022	ISSUED FOR INITIAL SITE PLAN REVIEW
2	2/17/2022	REVISED FOR SITE PLAN COMMENTS
3	3/26/2022	REVISED FOR PERMIT REVIEW

CODE PLANTING PLAN
WALLBROOK
 SITE DEVELOPMENT PLAN
 Town of Rolesville, Project Number: SP22-03
 Rolesville, Wake County, North Carolina

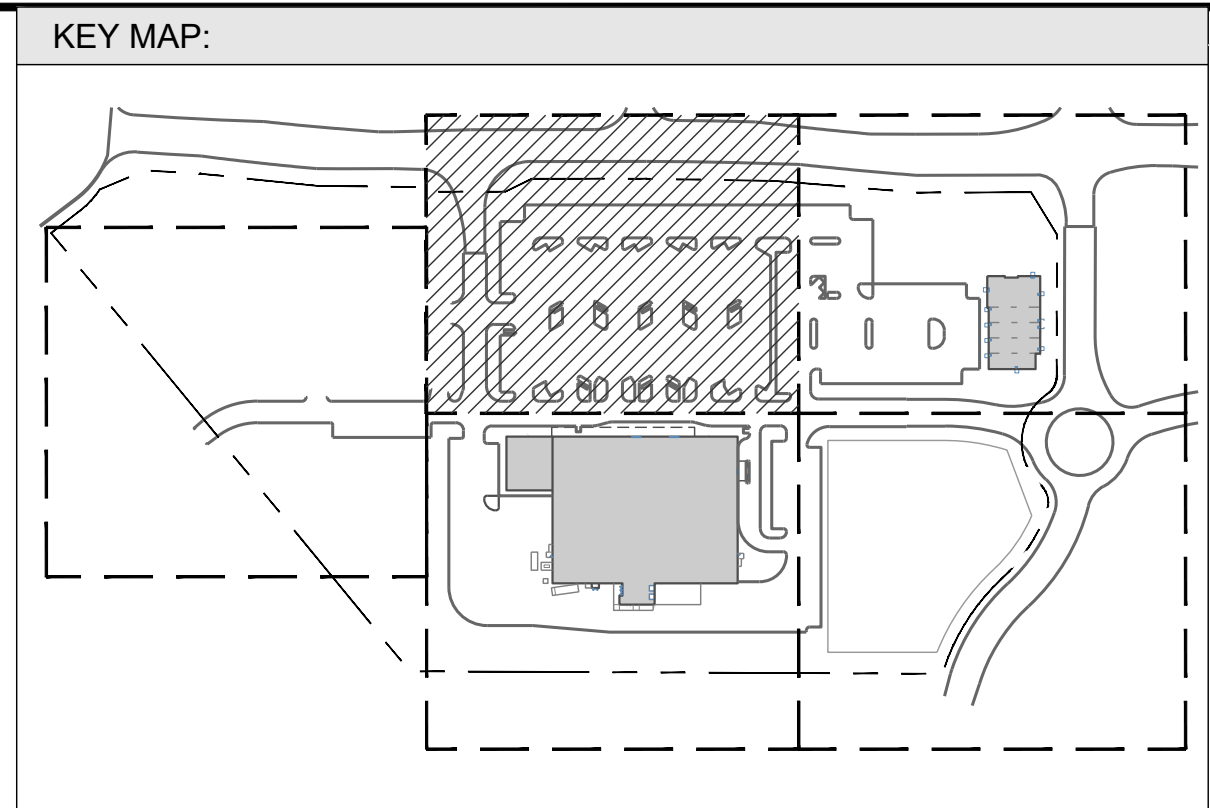
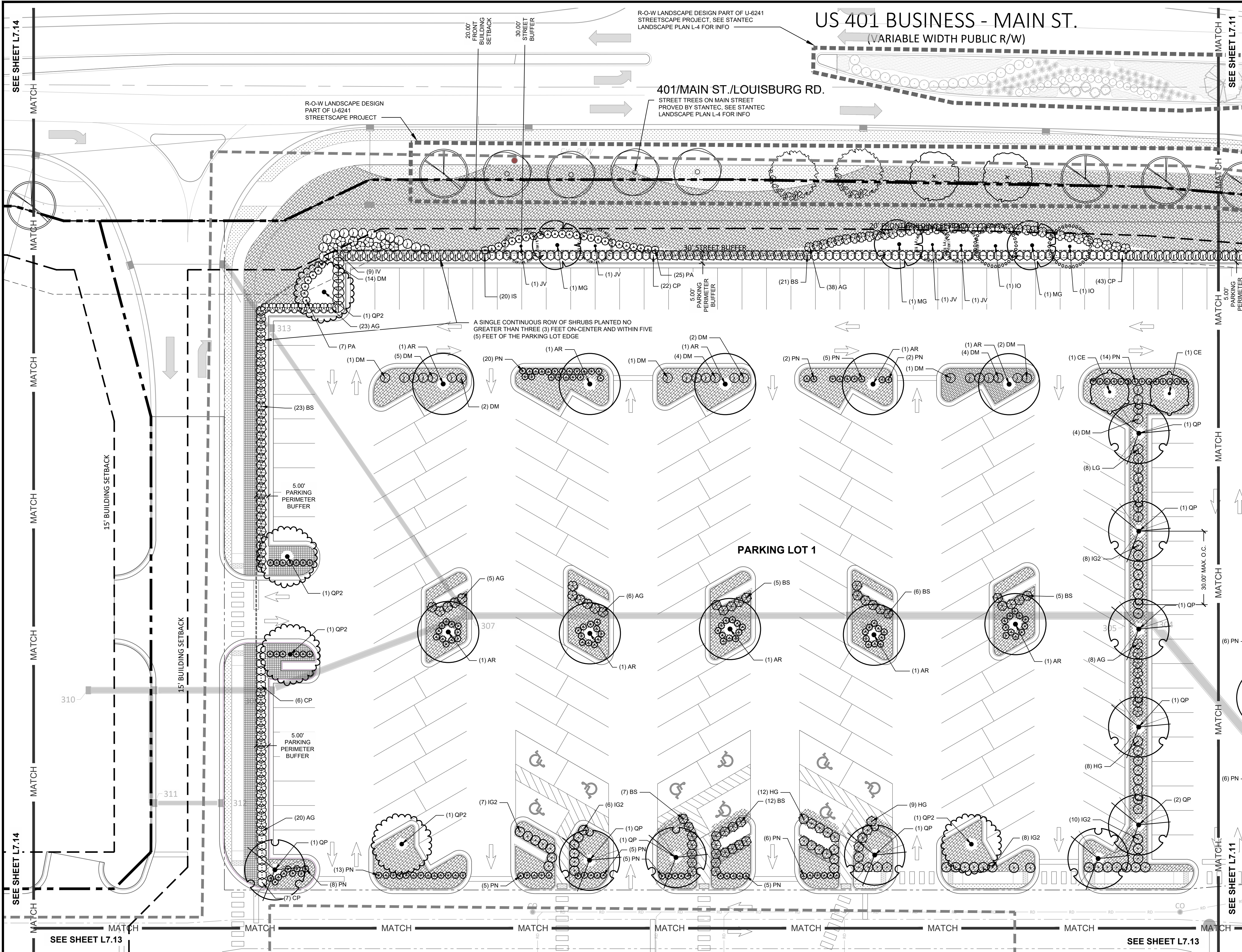
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 ENGINEERS & PLANNERS
 2755-B Charles Blvd.
 Cary, NC 27513
 (919) 558-0888
 www.arkconsultinggroup.com

Professional Seal:
 NORTH CAROLINA
 PROFESSIONAL ENGINEER
 No. 12345
 1/26/2022

Project Manager: SMF
 Drawn By: YZ/SM
 Checked By: SMF
 Project Number: 22007
 Drawing Number: D-1219-SP

L7.01

Date: April 1, 2022



LINETYPE LEGEND:

SYMBOL	DESCRIPTION
—	PROPERTY LINE / R.O.W. LINE
- - -	SETBACK
· · · · ·	STREET BUFFER
· · · · ·	TYPE 1 BUFFER
· · · · ·	TYPE 2 BUFFER
- - -	PARKING PERIMETER BUFFER LINE
- - -	U6241 PROJECT PLANTING DESIGN SCOPE
- - -	LIMIT OF WORK
- - -	TREE PROTECTION FENCE
- - -	FENCE IN BUFFER
- - -	EXISTING VEGETATION

PLANT SCHEDULE L7.10

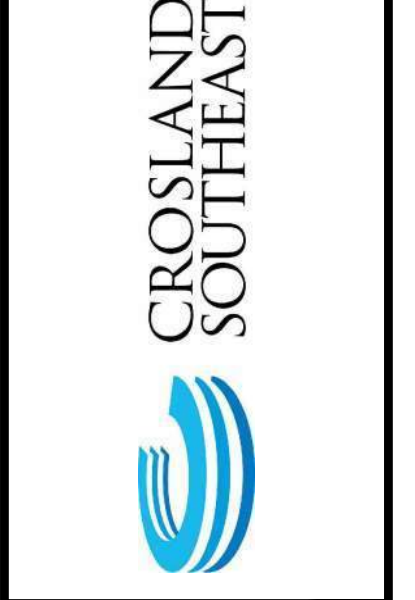
SYMBOL	QTY	BOTANICAL / COMMON NAME	CONTAINER	MIN. INSTALLED SIZE	NOTES
AR	10	ACER RUBRUM / RED MAPLE	8B5	2.0' GAL.	VIA
OP2	2	QUERCUS PALUSTRIS / PINE OAK	8B5	2.0' GAL.	STREETSCAPE BUFFER
OP	10	QUERCUS PHELOS / YELLOW OAK	8B5	2.0' GAL.	VIA
CE	2	CERCIS CANADENSIS / EASTERN REDBUD	8B5	1.0' GAL.	VIA
IS	2	IRIS	CONTAINER	MIN. INSTALLED SIZE	NOTES
OP	2	OP	CONTAINER	MIN. INSTALLED SIZE	NOTES
AV	4	JUNIPERUS VIRGINIANA / EASTERN REDCEDAR	8B5	8-10" HT.	PERIMETER BUFFER / STREETSCAPE BUFFER
MG	3	MAGNOLIA GRANDIFLORA / SOUTHERN MAGNOLIA	8B5	8-10" HT.	PERIMETER BUFFER / STREETSCAPE BUFFER
CP	75	CALLICARRA X NICKX TM / FLOR. GUM BEAUTYBERY	CONT.	24" HT.	VIA
IV	4	IVEA VIRGINICA / VIRGINIA'S GARNET	CONT.	24" HT.	VIA
MG	3	MAGNOLIA GRANDIFLORA / SOUTHERN MAGNOLIA	CONT.	24" HT.	VIA
AG	100	ABELIA X GRANDIFLORA / GLOSSY ABELIA	CONT.	24" HT.	VIA
BS	75	BURSERA SEMPERVIRENS / COMMON BOYWOOD	CONT.	24" HT.	VIA
DM	35	DIPTERIS CAROLINENSIS / COMMON SPOK / DOTTED BLUE	CONT.	24" HT.	VIA
HG	25	HYPERICUM PROCRISUM / GOLDEN ST. JAMES WORT	CONT.	24" HT.	VIA
IS	25	IRIS	CONT.	24" HT.	VIA
IS	25	IRIS	CONT.	24" HT.	VIA
LG	20	LONCHITIS TALEM / CHINESE GARDEN FENCE FLOWER	CONT.	24" HT.	VIA
PA	32	PANICUM VIRGATUM / NORTHERN / NORTHERN SWITCH GRASS	CONT.	24" HT.	VIA
PA	32	PANICUM VIRGATUM / NORTHERN / NORTHERN SWITCH GRASS	CONT.	24" HT.	VIA
OP	1500 SF	OP	CONTAINER	---	NOTES
OP	1500 SF	OP	CONTAINER	---	NOTES
BS	800 SF	BS	CONTAINER	---	NOTES

NOTE:
- SEE BUFFER TABLE ON L7.01 FOR STREETScape CALCULATION AND NOTE

- Final Drawing -
Issued for Permit
Review Purposes Only

REVISIONS:

#	DATE	DESCRIPTION
1	1.1.18	ISSUED FOR INITIAL SITE PLAN REVIEW
2	1.17.18	REVISED PER LOS SITE PLAN COMMENTS
3	1.26.18	REVISED PER LOS SITE PLAN COMMENTS



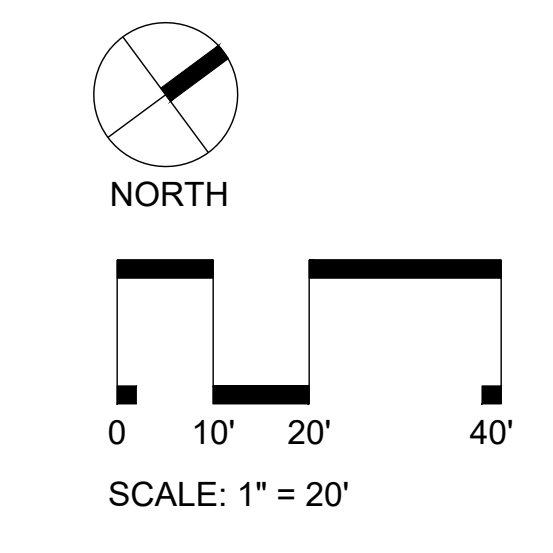
CODE PLANTING PLAN
WALLBROOK
SITE DEVELOPMENT PLAN
Town of Rolesville Project Number: SP22-03
Rolesville, Wake County, North Carolina

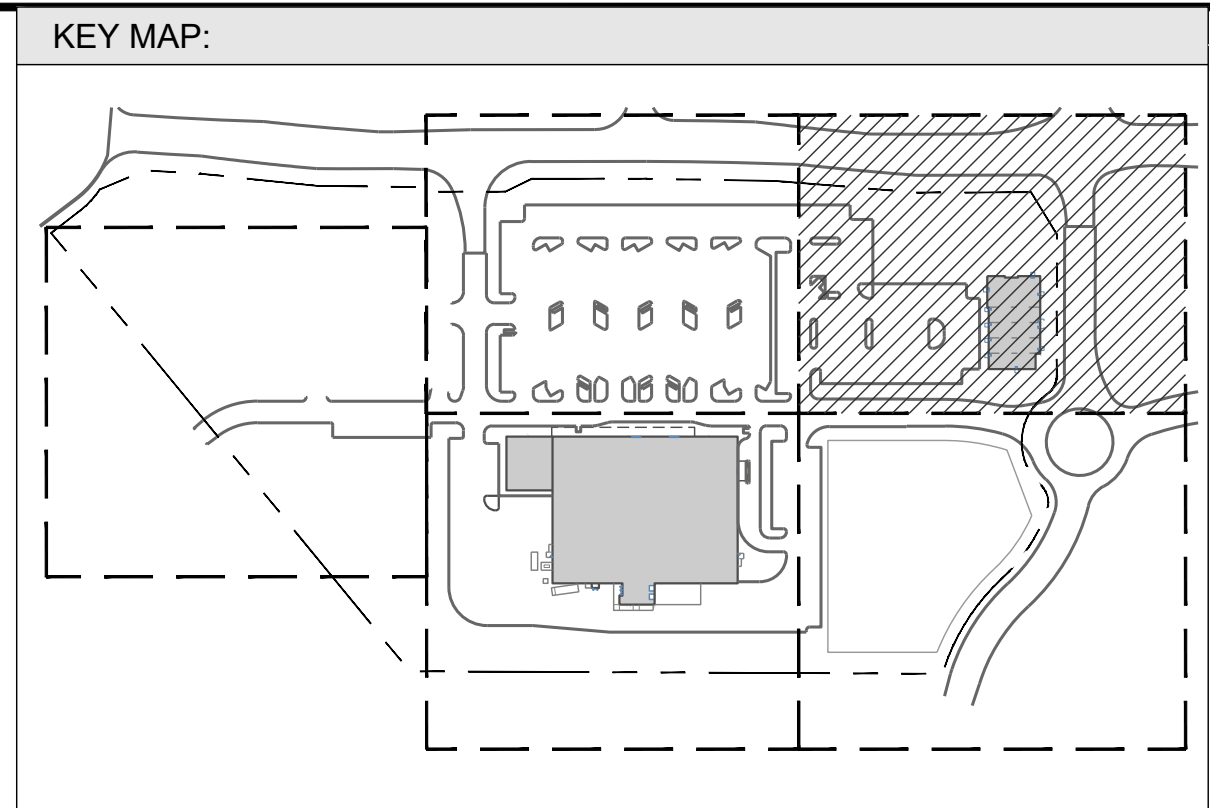
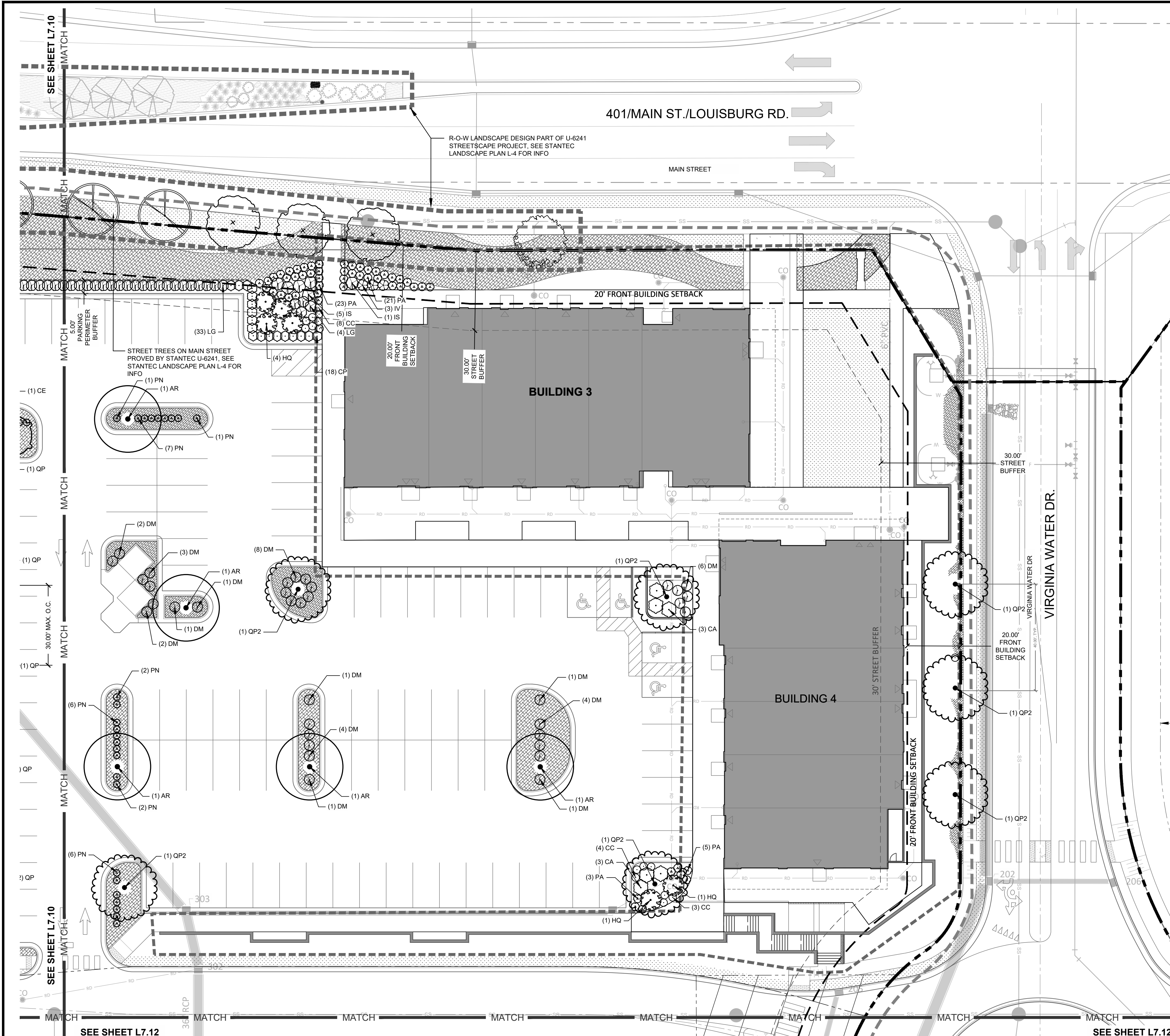
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Raleigh, NC 27608
(919) 876-0888
www.arkconsultinggroup.com

Professional Engineer Seal:
Ark Consulting Group, PLLC
1/26/2022

Project Manager: SMF
Drawn By: YZ/SM
Checked By: SMF
Project Number: 22007
Drawing Number: D-1219-SP

L7.10
Date: April 1, 2022





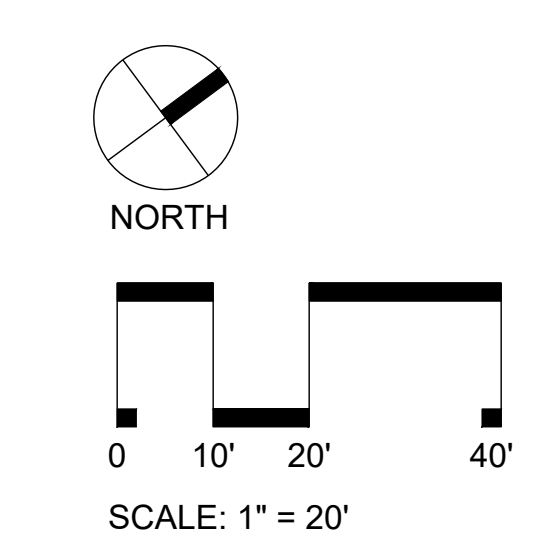
LINETYPE LEGEND:

SYMBOL	DESCRIPTION
—	PROPERTY LINE / R.O.W. LINE
- - - -	SETBACK
· · · · ·	STREET BUFFER
— · — · — ·	TYPE 1 BUFFER
— · — · — · — ·	TYPE 2 BUFFER
- · - · - · - · - · - ·	PARKING PERIMETER BUFFER LINE
- · - · - · - · - · - · - · - · - ·	U6241 PROJECT PLANTING DESIGN SCOPE
- · - · - · - · - · - · - · - · - · - · - ·	LIMIT OF WORK
- · - · - · - · - · - · - · - · - · - · - · - ·	TREE PROTECTION FENCE
- · - · - · - · - · - · - · - · - · - · - · - · - · - · - ·	FENCE IN BUFFER
- · - · - · - · - · - · - · - · - · - · - · - · - · - · - · - · - · - ·	EXISTING VEGETATION

PLANT SCHEDULE L7.11

GROUP	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	MIN. INSTALLED SIZE	NOTES
CANOPY TREES	AR	3	ACER RUBRUM RED MAPLE	8B8	2.0' GAL	VIA
	QP2	7	QUERCUS PALustris PIN OAK	8B8	2.0' GAL	STREETScape BUFFER
DECIDUOUS SHRUBS	CA	18	CALLICAPPA X NICKX TM PLUM CLAM BEAUTY BERRY	CONT.	24" HT	VIA PERIMETER BUFFER
	CC	18	CARYOPHYS X GLANDORONIS SILVERBERRY	CONT.	24" HT	VIA PERIMETER BUFFER
	HQ	5	HYDRANGEA QUINQUEFOLIA CHALK LEAF HYDRANGEA	CONT.	24" HT	VIA PERIMETER BUFFER
	IV	3	ITEA VIRGINICA HENRY'S GARNET HENRY'S GARNET TREE SPIRE	CONT.	24" HT	VIA
OVERGREEN SHRUBS	DM	35	DIPTERIS CAROLINENSIS CANNONBALL GELDIESTYLLUM	CONT.	24" HT	VIA PERIMETER BUFFER
	IS	5	ILEX GLABRA SHIMROCK SHIMROCK WINTERY HOLLY	CONT.	24" HT	VIA PERIMETER BUFFER
	IS	24	LOROPETALUM CHINENSE CHINESE FRINGE FLOWER	CONT.	24" HT	VIA
GRASSES	PA	25	PANICUM VIRGATUM NORTHWIND NORTHWIND SWITCH GRASS	CONT.	24" HT	VIA
	PA	52	PANICUM VIRGATUM NORTHWIND NORTHWIND SWITCH GRASS	CONT.	24" HT	VIA
GROUND COVERS	MF	4829 SF	MIXED SEED MIX	-	-	SEE L7.12 DETAIL 4 FOR COMPOSITION
	SD	4437 SF	ZOYSAGRASS SEED	-	-	SEE L7.12 DETAIL 4 FOR COMPOSITION

NOTE:
- SEE BUFFER TABLE ON L7.01 FOR STREETScape CALCULATION AND NOTE



- Final Drawing -
Issued for Permit
Review Purposes Only

REVISIONS:

#	DATE	DESCRIPTION
3	26-JUL-22	REVISED PER TOR SITE PLAN COMMENTS
2	17-JUN-22	REVISED PER TOR SITE PLAN COMMENTS
1	1-APR-22	ISSUED FOR INITIAL SITE PLAN REVIEW

CROSLAND SOUTHEAST

CODE PLANTING PLAN
WALLBROOK
SITE DEVELOPMENT PLAN
Town of Rolesville Project Number: SP22-03
Rolesville, Wake County, North Carolina

NC License: P-1199
ARK CONSULTING GROUP PLLC
ENGINEERS & PLANNERS
2755-B Charles Blvd.
Raleigh, NC 27608
(919) 558-0888
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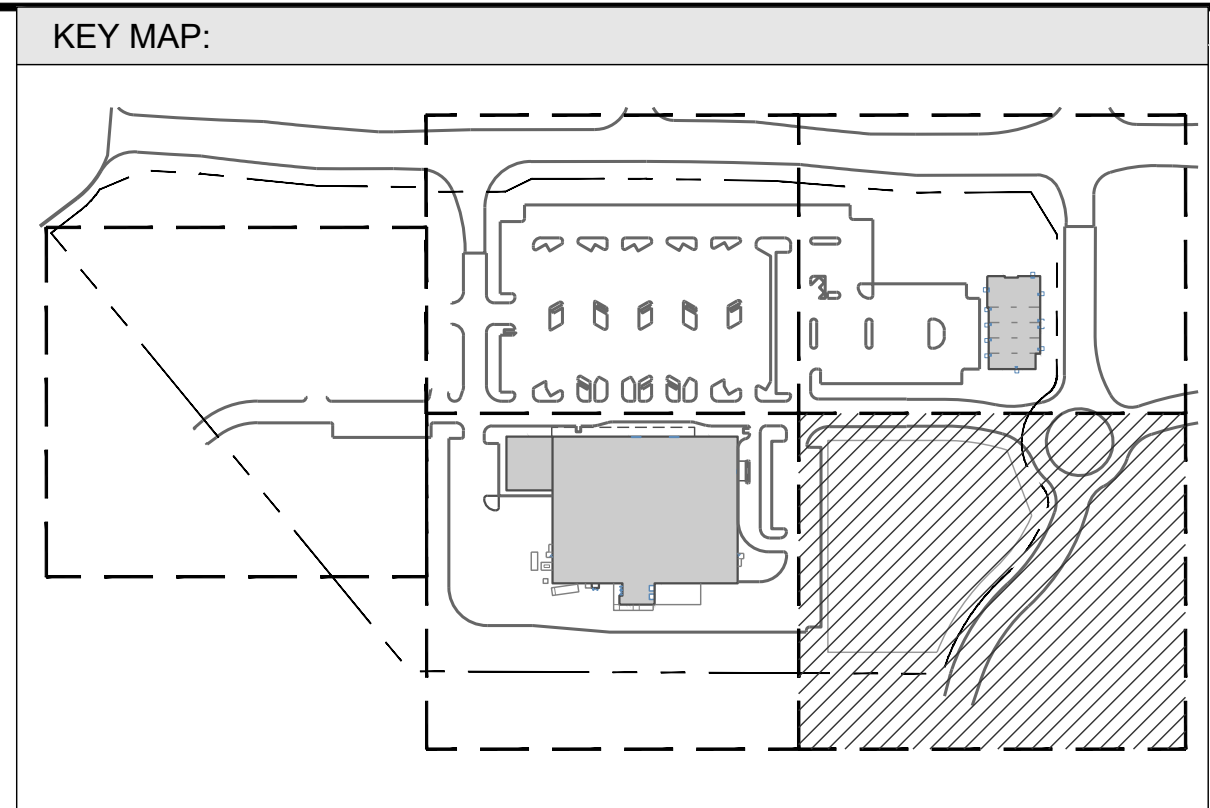
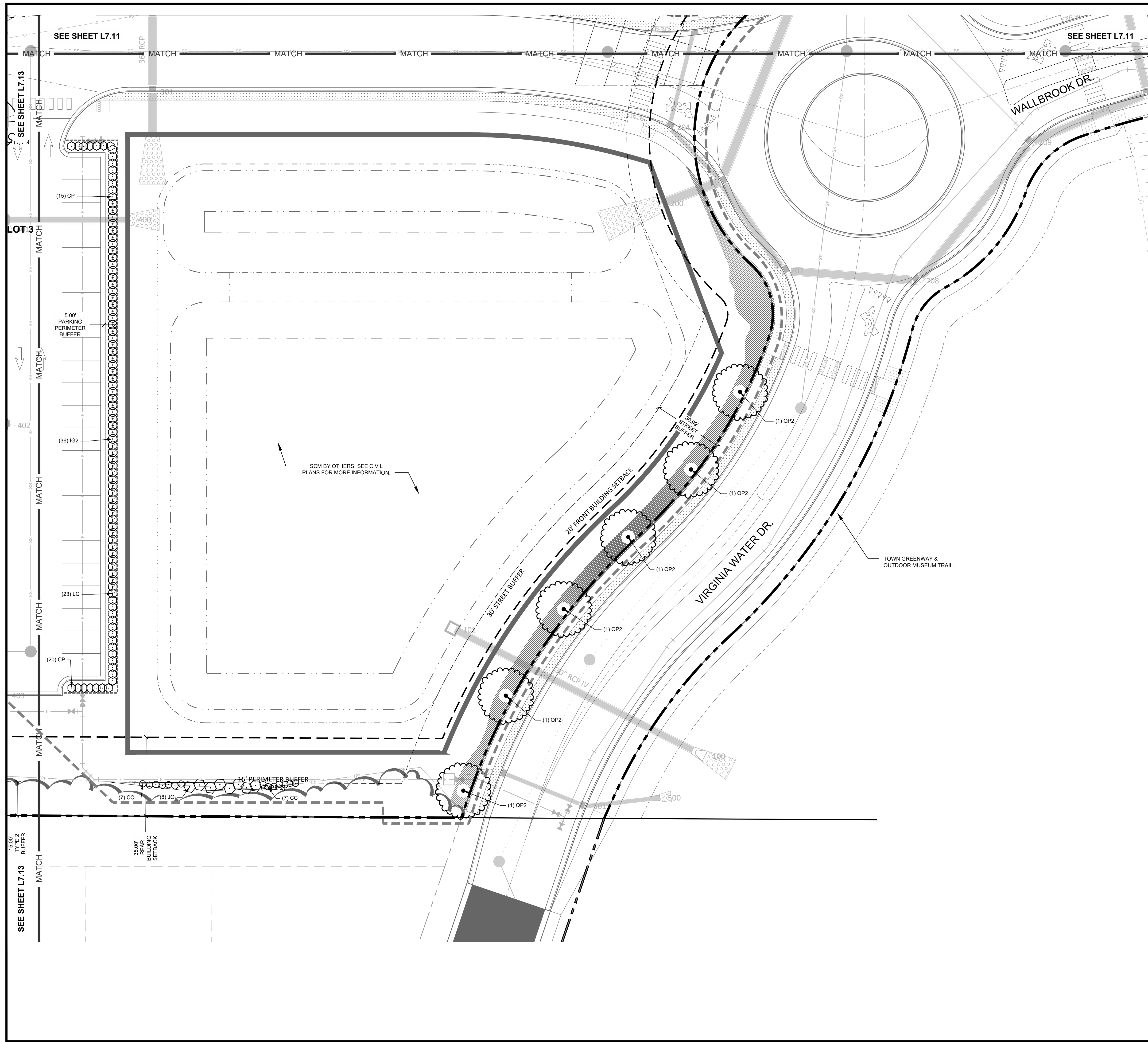
Permit Limitation
No Use for Construction

1/26/2022

Project Manager: SMF
Drawn By: YZ/SM
Checked By: SMF
Project Number: 22007
Drawing Number: D-1219-SP

L7.11

Date: April 1, 2022



LINETYPE LEGEND:

SYMBOL	DESCRIPTION
—	PROPERTY LINE / R.O.W. LINE
- - -	SETBACK
⋯	STREET BUFFER
⋯⋯	TYPE 1 BUFFER
⋯⋯⋯	TYPE 2 BUFFER
⋯⋯⋯⋯	PARKING PERIMETER BUFFER LINE
⋯⋯⋯⋯⋯	U6241 PROJECT PLANTING DESIGN SCOPE
---	LIMIT OF WORK
— TP —	TREE PROTECTION FENCE
— X —	FENCE IN BUFFER
~	EXISTING VEGETATION

PLANT SCHEDULE L7.12

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	MIN. INSTALLED SIZE	NOTES
○	QP2	6	QUERCUS PALLETINUS 2 1/2" CAL.	BBB	2 1/2" CAL.	MINIERSCAPE BUFFER
○	QP	35	CALLICAPPA X NICKOZ TM PEAK GUM BEAUTY TREES	CONT.	24" HT	VGA
○	CC	14	CARYOPHYLLIS X CLAUDOMIBS MULEHOODS	CONT.	24" HT	VGA PERIMETER BUFFER
○	IS2	36	ALEX GLABRA ENDEAVOR HOLLY	CONT.	24" HT	VGA
○	IS1	9	LAMPFRUG VIRGINIANA GREY OWL GREY OWL EASTERN REDCEDAR	CONT.	24" HT	PERIMETER BUFFER
○	IS	33	COONETALUM OMININE CHINESE FRINGE FLOWER	CONT.	24" HT	VGA
■	DF	2,440 SF	ERENT SEED MIX	-	-	SEE L7.12 DETAIL # FOR COMPOSITION BRUSHING DATA (CALL ARK FOR DETAILS)
■	DF	2,224 SF	ZOYSIAGRASS SEED	-	-	-

- Final Drawing -
Issued for Permit
Review Purposes Only

REVISIONS:

#	DATE	DESCRIPTION
3	12-01-2021	REVISED PER TOR SITE PLAN COMMENTS
2	11-10-2021	REVISED PER TOR SITE PLAN COMMENTS
1	1-14-2022	ISSUED FOR INITIAL SITE PLAN REVIEW



CODE PLANTING PLAN
WALLBROOK
SITE DEVELOPMENT PLAN
Town of Rolesville Project Number: SP22-03
Rolesville, Wake County, North Carolina

NC License: P-1159
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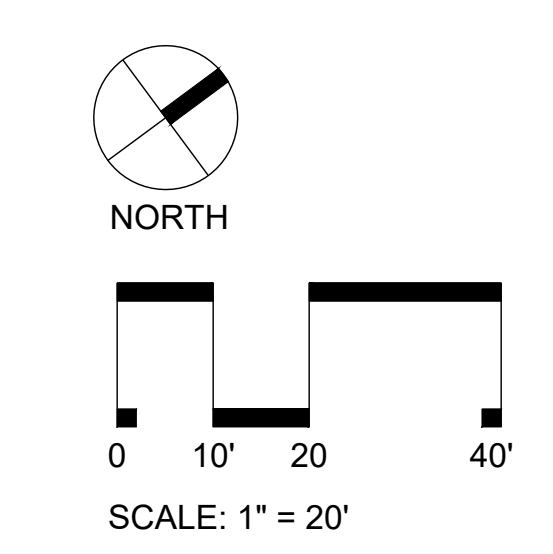
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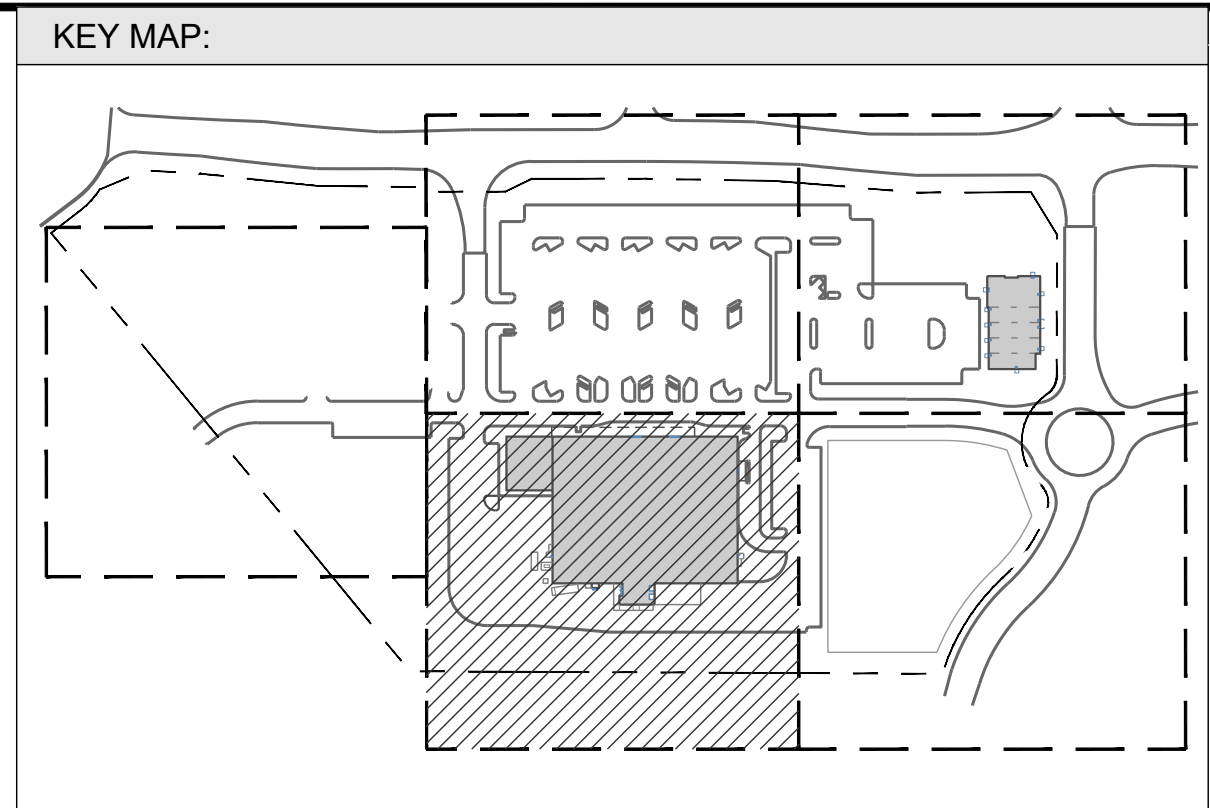
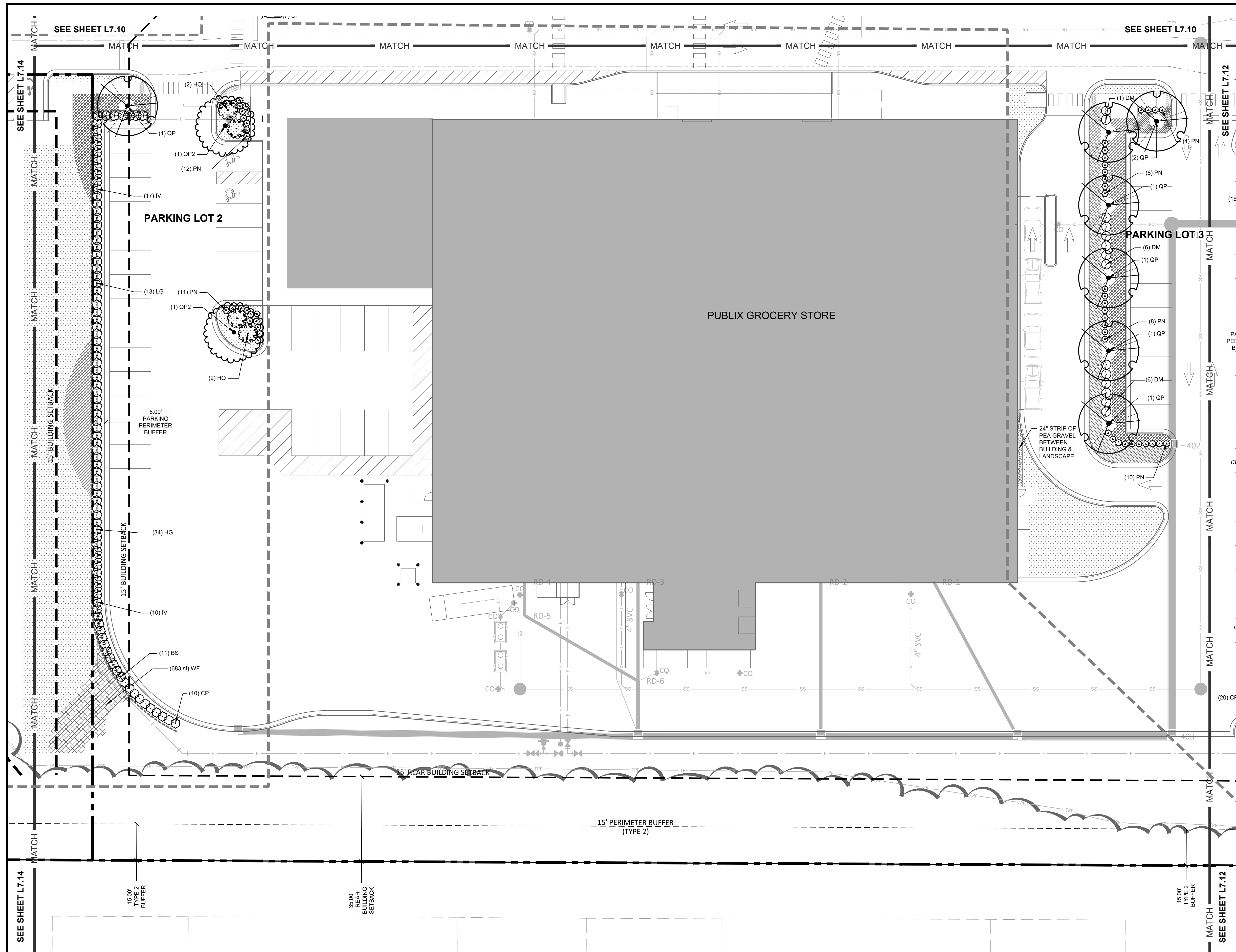
Project Limitation:
No Construction
1/26/2022

Project Manager: SMF
Drawn By: YZ/SM
Checked By: SMF
Project Number: 22007
Drawing Number: D-1219-SP

L7.12

Date: April 1, 2022



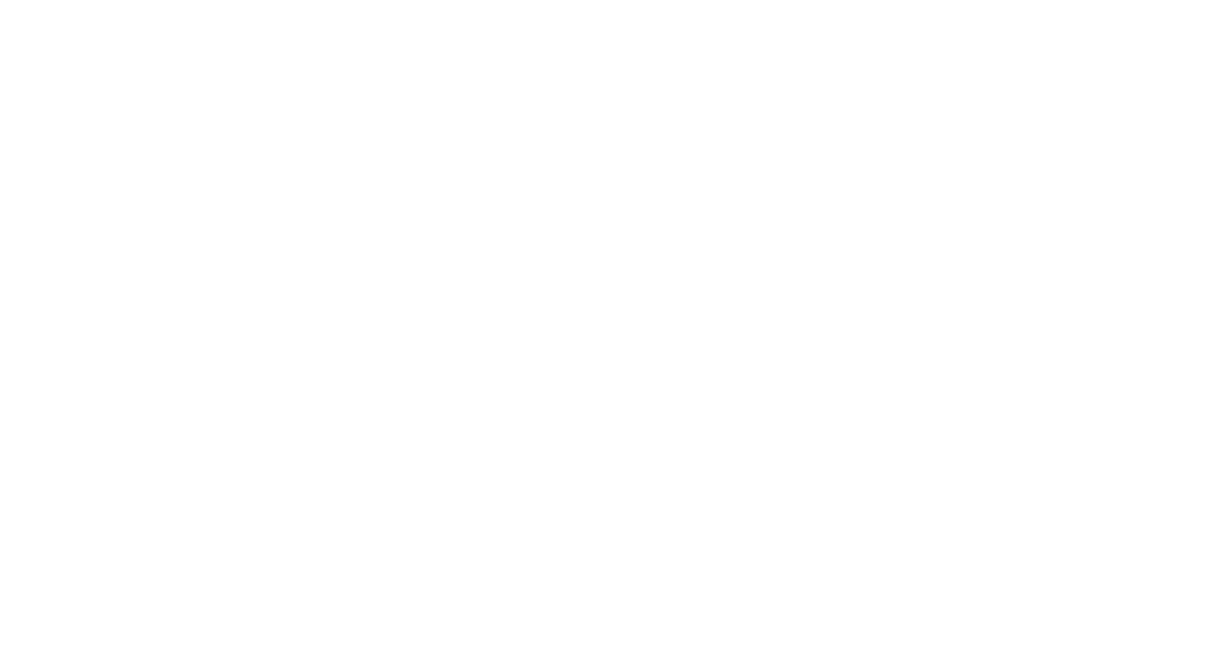


LINETYPE LEGEND:

SYMBOL	DESCRIPTION
---	PROPERTY LINE / R.O.W. LINE
- - - -	SETBACK
.....	STREET BUFFER
----	TYPE 1 BUFFER
----	TYPE 2 BUFFER
----	PARKING PERIMETER BUFFER LINE
----	U6241 PROJECT PLANTING DESIGN SCOPE
----	LIMIT OF WORK
---	TREE PROTECTION FENCE
---	FENCE IN BUFFER
---	EXISTING VEGETATION

PLANT SCHEDULE L7.12

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	MIN. INSTALLED SIZE	NOTES
○	QF	4	QUERCUS PALMISTIS 2\"/>			



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CROSLAND SOUTHEAST

CODE PLANTING PLAN

WALLBROOK

SITE DEVELOPMENT PLAN

Town of Rolesville Project Number: SP22-03
Rolesville, Wake County, North Carolina

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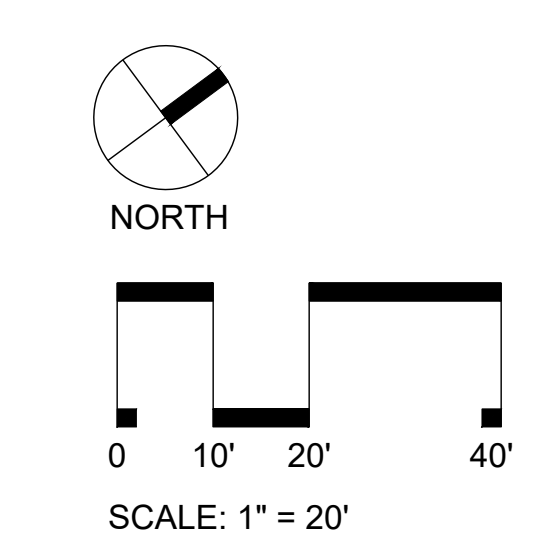
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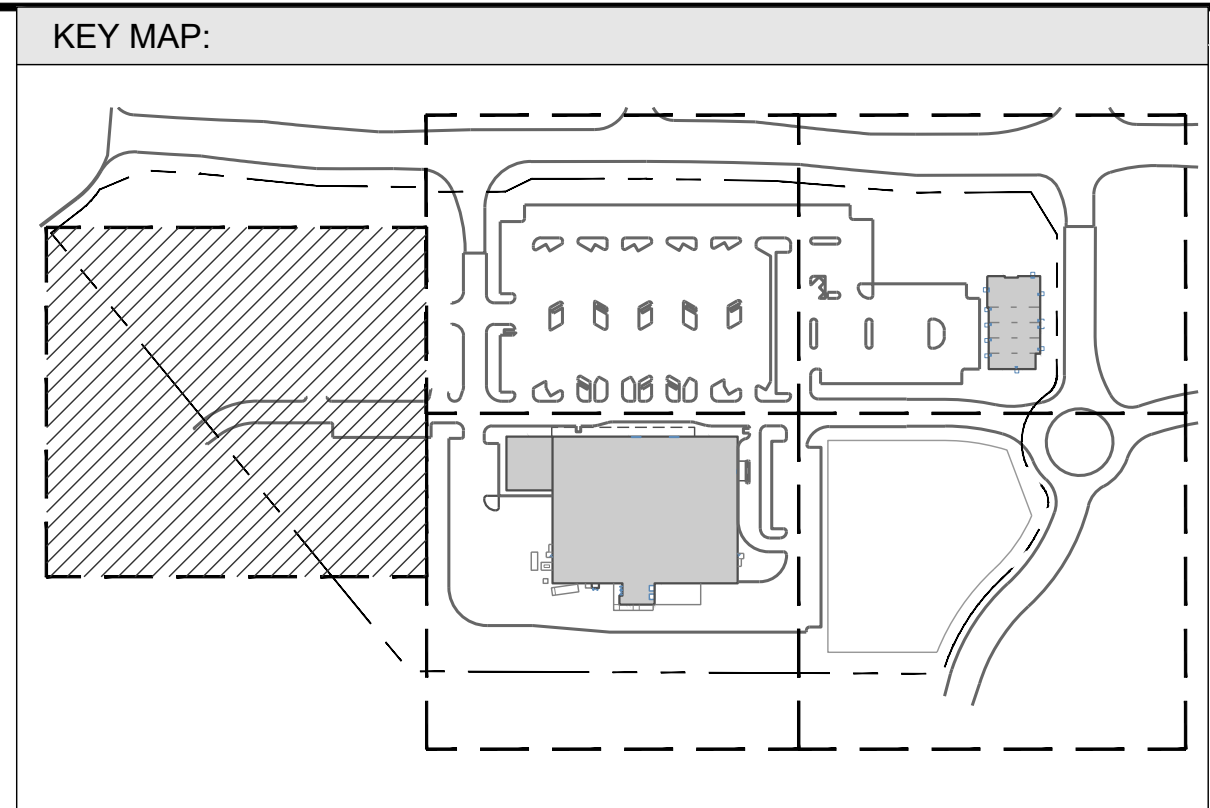
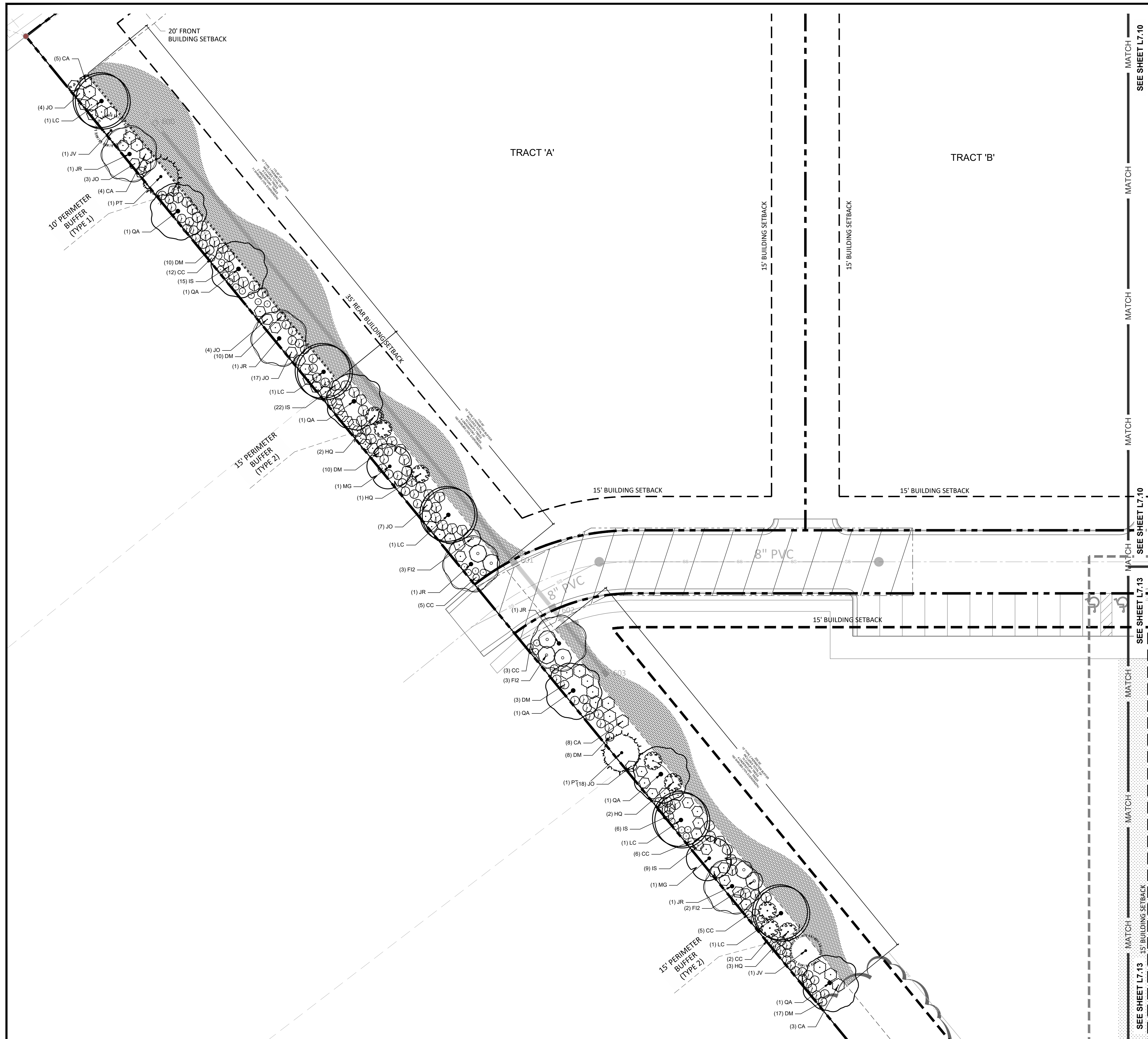
1/26/2022

Project Manager: SMF
Drawn By: YZ/SM
Checked By: SMF
Project Number: 22007
Drawing Number: D-1219-SP

L7.13

Date: April 1, 2022





LINETYPE LEGEND:

SYMBOL	DESCRIPTION
—	PROPERTY LINE / R.O.W. LINE
- - -	SETBACK
· · · · ·	STREET BUFFER
— · — · — ·	TYPE 1 BUFFER
— · · — · · — ·	TYPE 2 BUFFER
- · - · - · - · - ·	PARKING PERIMETER BUFFER LINE
— · — · — · — · — ·	U6241 PROJECT PLANTING DESIGN SCOPE
— · — · — · — · — ·	LIMIT OF WORK
— · — · — · — · — ·	TREE PROTECTION FENCE
— · — · — · — · — ·	FENCE IN BUFFER
— · — · — · — · — ·	EXISTING VEGETATION

PLANT SCHEDULE L7.14

CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	MIN. INSTALLED SIZE	NOTES
CA	5	ASIAN PINEAPPLE	BAG	2' CAL.	PERIMETER BUFFER
JO	4	ENGLISH WALNUT	BAG	2' CAL.	PERIMETER BUFFER
LC	1	HYBRID TULIP TREE	BAG	2' CAL.	PERIMETER BUFFER
CA	4	QUERCUS ALBA	BAG	2' CAL.	PERIMETER BUFFER
PT	1	WHITE OAK	BAG	2' CAL.	PERIMETER BUFFER
DM	10	DAUNTONIA	BAG	6'-10" HT.	PERIMETER BUFFER
CC	12	COMMON BLUEBERRY	BAG	6'-10" HT.	PERIMETER BUFFER
IS	15	SOUTHERN SORREL	BAG	6'-10" HT.	PERIMETER BUFFER
QA	1	QUERCUS ALBA	BAG	6'-10" HT.	PERIMETER BUFFER
HQ	2	HONEYLOCUST	BAG	6'-10" HT.	PERIMETER BUFFER
DM	10	DAUNTONIA	BAG	6'-10" HT.	PERIMETER BUFFER
MG	1	MORNING GLORY	BAG	6'-10" HT.	PERIMETER BUFFER
HQ	1	HONEYLOCUST	BAG	6'-10" HT.	PERIMETER BUFFER
JO	7	ENGLISH WALNUT	BAG	6'-10" HT.	PERIMETER BUFFER
LC	1	HYBRID TULIP TREE	BAG	6'-10" HT.	PERIMETER BUFFER
IS	2	SOUTHERN SORREL	BAG	6'-10" HT.	PERIMETER BUFFER
QA	1	QUERCUS ALBA	BAG	6'-10" HT.	PERIMETER BUFFER
DM	3	DAUNTONIA	BAG	6'-10" HT.	PERIMETER BUFFER
FI2	3	FLORIDA YACON	BAG	6'-10" HT.	PERIMETER BUFFER
JR	1	JUNIPER VIRGINIANA	BAG	6'-10" HT.	PERIMETER BUFFER
CC	5	COMMON BLUEBERRY	BAG	6'-10" HT.	PERIMETER BUFFER
JR	1	JUNIPER VIRGINIANA	BAG	6'-10" HT.	PERIMETER BUFFER
DM	3	DAUNTONIA	BAG	6'-10" HT.	PERIMETER BUFFER
DM	8	DAUNTONIA	BAG	6'-10" HT.	PERIMETER BUFFER
QA	1	QUERCUS ALBA	BAG	6'-10" HT.	PERIMETER BUFFER
CA	8	ASIAN PINEAPPLE	BAG	6'-10" HT.	PERIMETER BUFFER
DM	8	DAUNTONIA	BAG	6'-10" HT.	PERIMETER BUFFER
JO	1	ENGLISH WALNUT	BAG	6'-10" HT.	PERIMETER BUFFER
QA	1	QUERCUS ALBA	BAG	6'-10" HT.	PERIMETER BUFFER
HQ	2	HONEYLOCUST	BAG	6'-10" HT.	PERIMETER BUFFER
IS	6	SOUTHERN SORREL	BAG	6'-10" HT.	PERIMETER BUFFER
LC	1	HYBRID TULIP TREE	BAG	6'-10" HT.	PERIMETER BUFFER
CC	6	COMMON BLUEBERRY	BAG	6'-10" HT.	PERIMETER BUFFER
IS	9	SOUTHERN SORREL	BAG	6'-10" HT.	PERIMETER BUFFER
MG	1	MORNING GLORY	BAG	6'-10" HT.	PERIMETER BUFFER
JR	1	JUNIPER VIRGINIANA	BAG	6'-10" HT.	PERIMETER BUFFER
FI2	2	FLORIDA YACON	BAG	6'-10" HT.	PERIMETER BUFFER
CC	5	COMMON BLUEBERRY	BAG	6'-10" HT.	PERIMETER BUFFER
LC	1	HYBRID TULIP TREE	BAG	6'-10" HT.	PERIMETER BUFFER
CC	2	COMMON BLUEBERRY	BAG	6'-10" HT.	PERIMETER BUFFER
HQ	3	HONEYLOCUST	BAG	6'-10" HT.	PERIMETER BUFFER
JV	1	JUNIPER VIRGINIANA	BAG	6'-10" HT.	PERIMETER BUFFER
QA	1	QUERCUS ALBA	BAG	6'-10" HT.	PERIMETER BUFFER
DM	17	DAUNTONIA	BAG	6'-10" HT.	PERIMETER BUFFER
CA	3	ASIAN PINEAPPLE	BAG	6'-10" HT.	PERIMETER BUFFER

NOTE:
 - SEE SHEET L7.01 FOR PERIMETER BUFFER TABLE.
 - FENCE IS PROVIDED ON THE ADJACENT ABC AND FUTURE TOWNHOME PROPERTIES.
 NO FENCE IS REQUIRED ALONG PERIMETER BUFFER IN THESE LOCATIONS

REVISIONS:

#	DATE	DESCRIPTION
1	1-APR-22	ISSUED FOR INITIAL SITE PLAN REVIEW
2	17-JUN-22	REVISED PER SITE PLAN COMMENTS
3	26-JUL-22	REVISED PER SITE PLAN COMMENTS

KEY MAP: (Small site plan showing location)

LINETYPE LEGEND: (List of symbols and descriptions)

PLANT SCHEDULE L7.14: (Table of plant codes, quantities, and names)

NOTE: (Project notes regarding buffer and fencing)

KEY MAP: (Small site plan showing location)

SCALE: 1" = 20'

DATE: April 1, 2022

- Final Drawing -
 Issued for Permit Review Purposes Only

REVISIONS:

#	DATE	DESCRIPTION
1	1-APR-22	ISSUED FOR INITIAL SITE PLAN REVIEW
2	17-JUN-22	REVISED PER SITE PLAN COMMENTS
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CROSLAND SOUTHEAST

CODE PLANTING PLAN
WALLBROOK
 SITE DEVELOPMENT PLAN
 Town of Rolesville Project Number: SP22-03
 Rolesville, Wake County, North Carolina

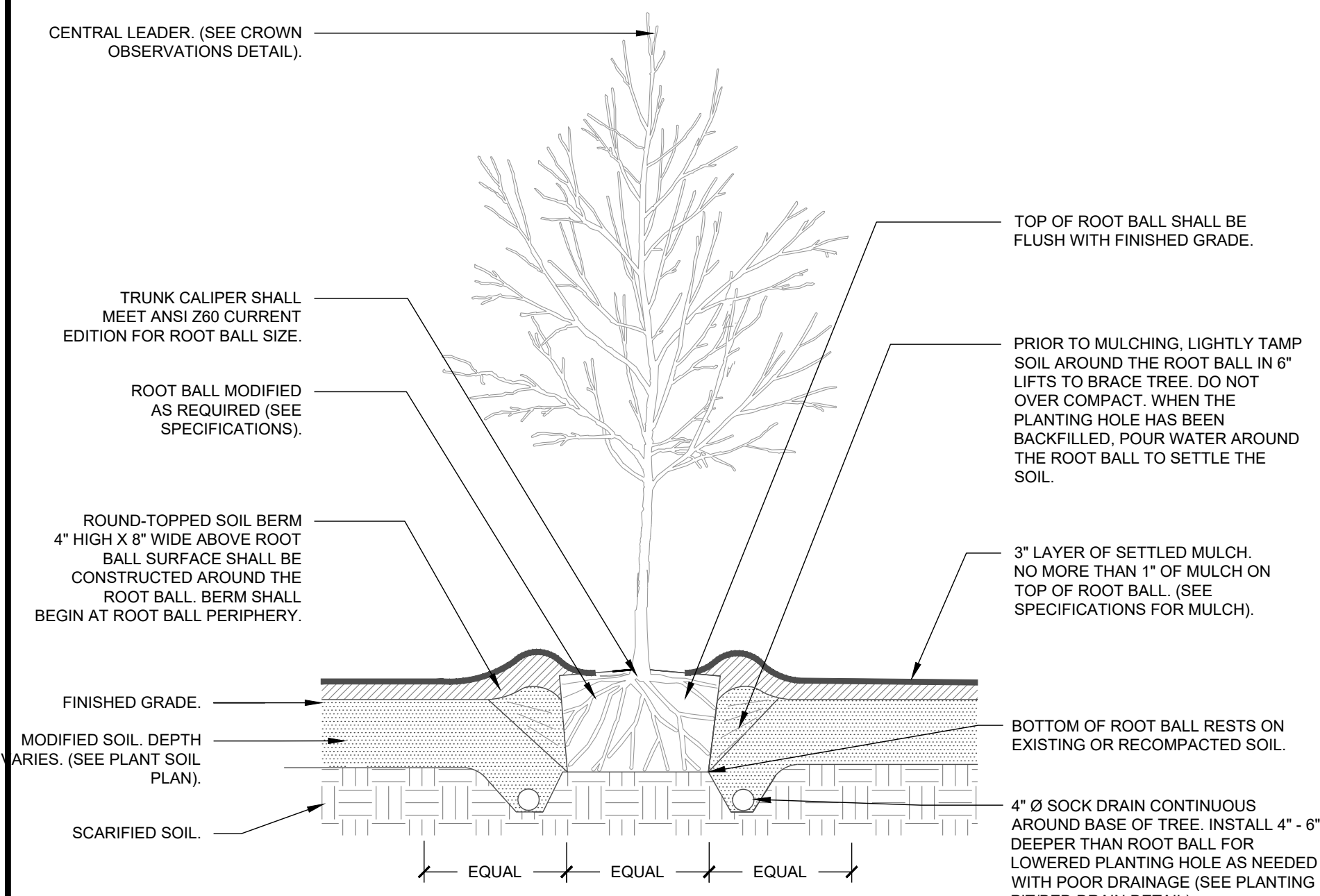
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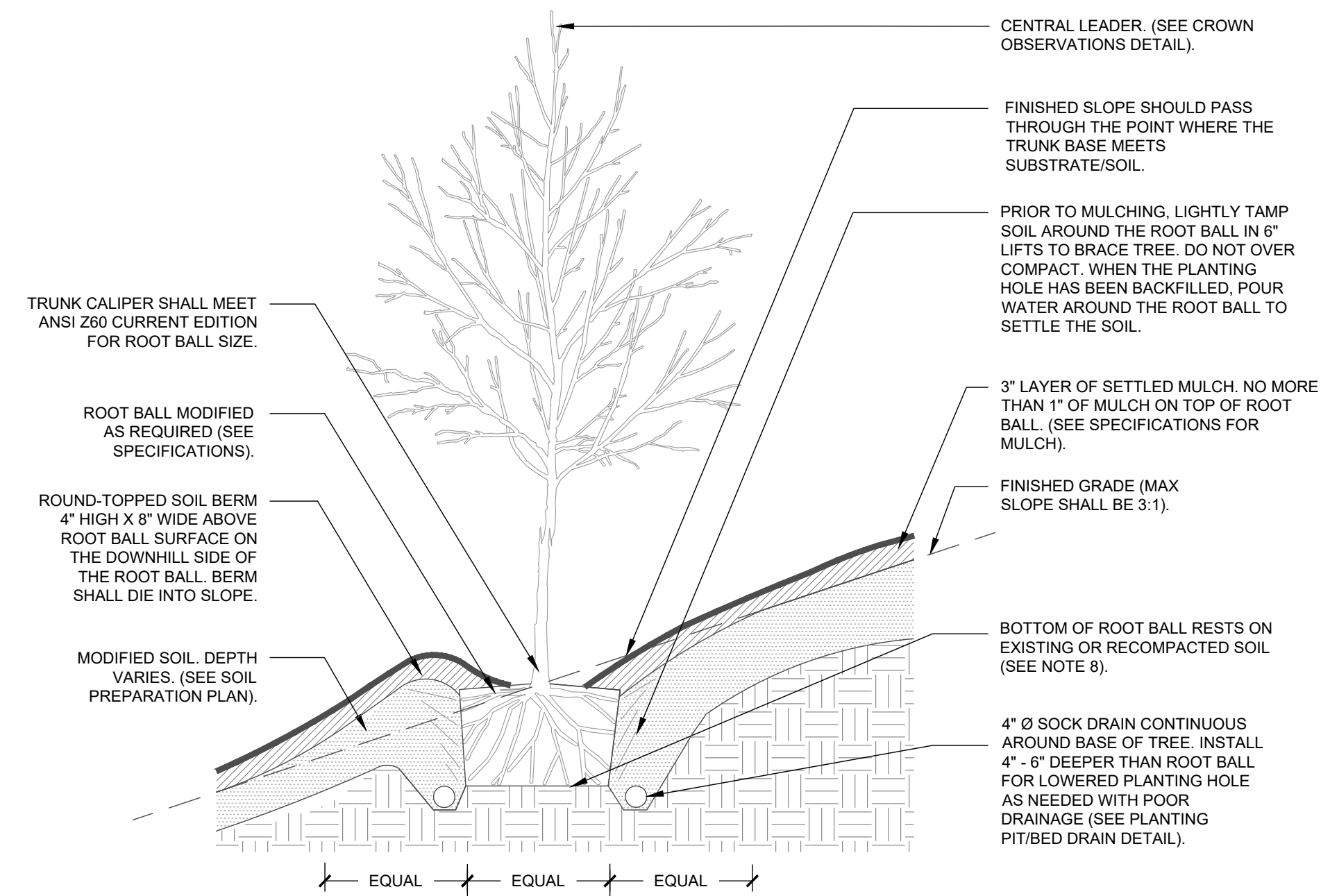
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Drawn By: YZ/SM
Checked By: SMF
Project Number: 22007
Drawing Number: D-1219-SP

L7.14

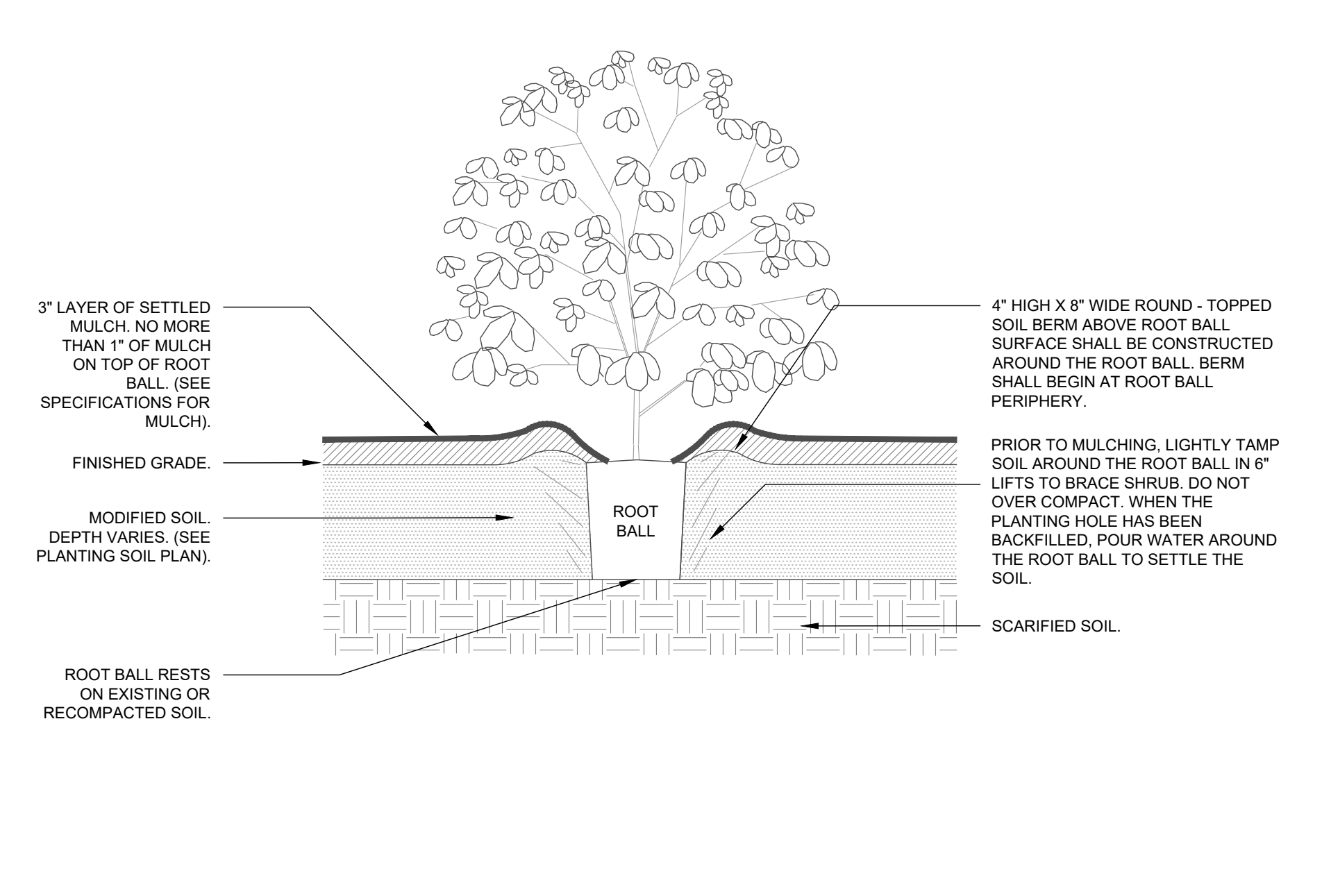
Date: April 1, 2022



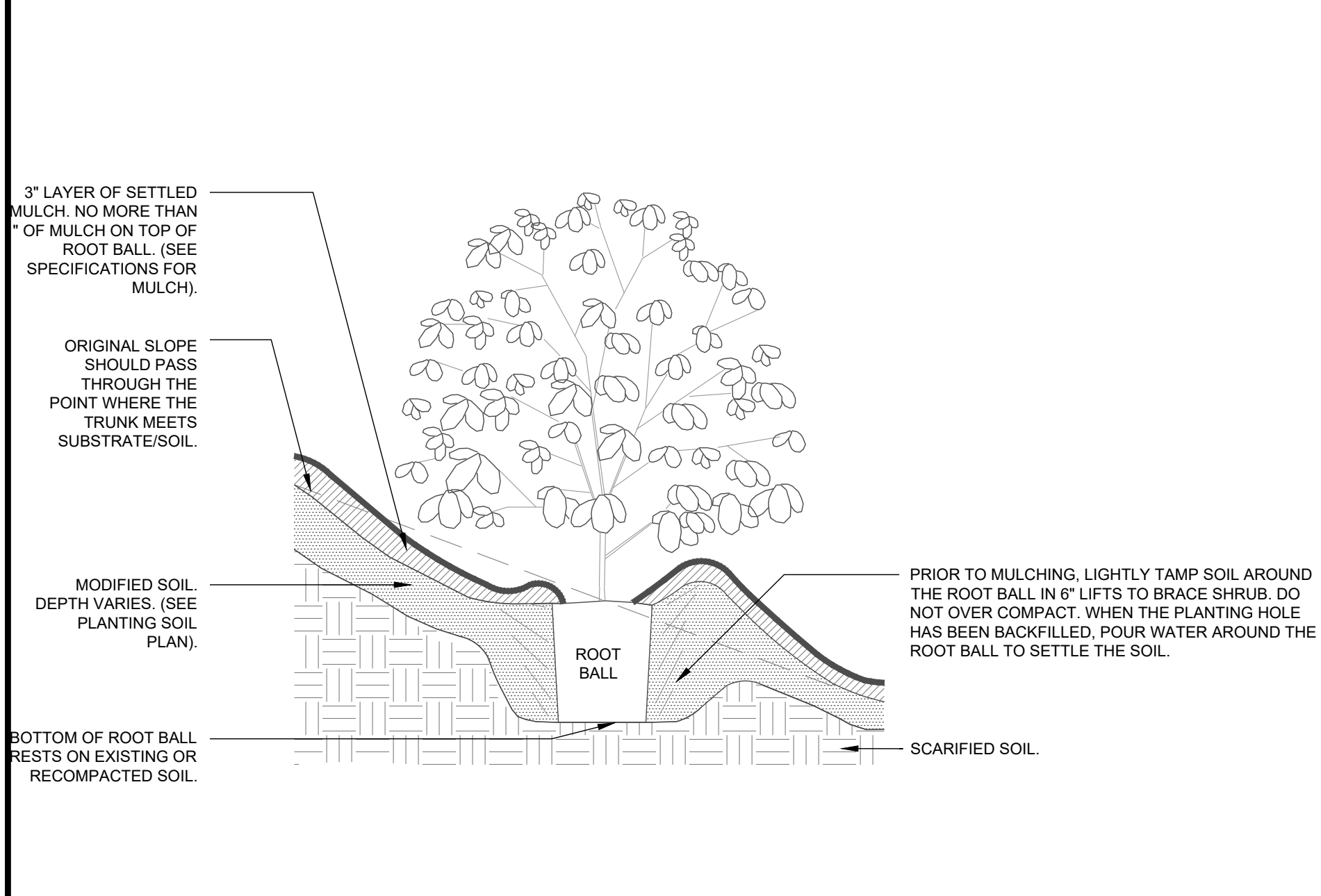
1 TREE (TYPICAL)
SECTION NTS



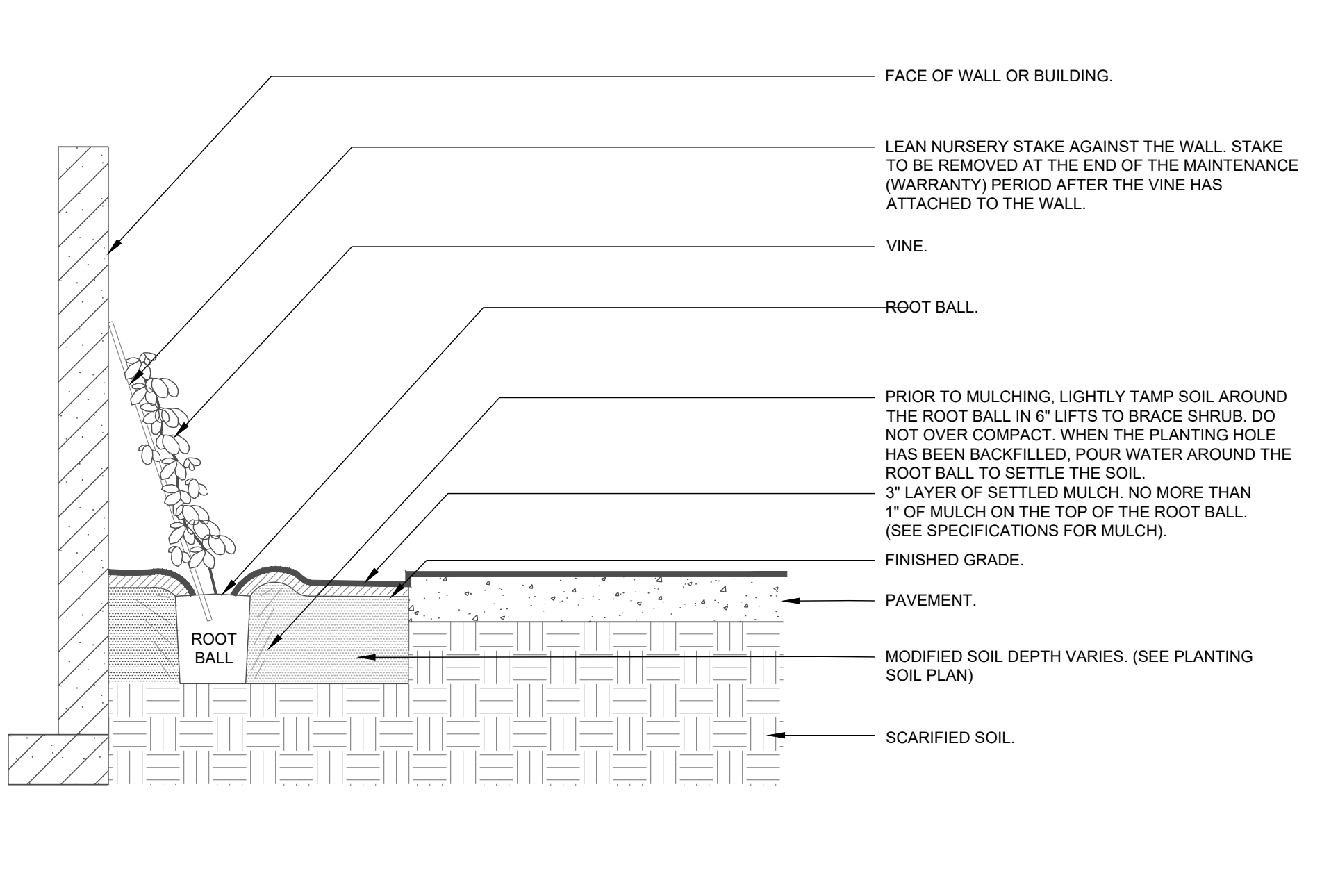
2 TREE ON SLOPE (TYPICAL)
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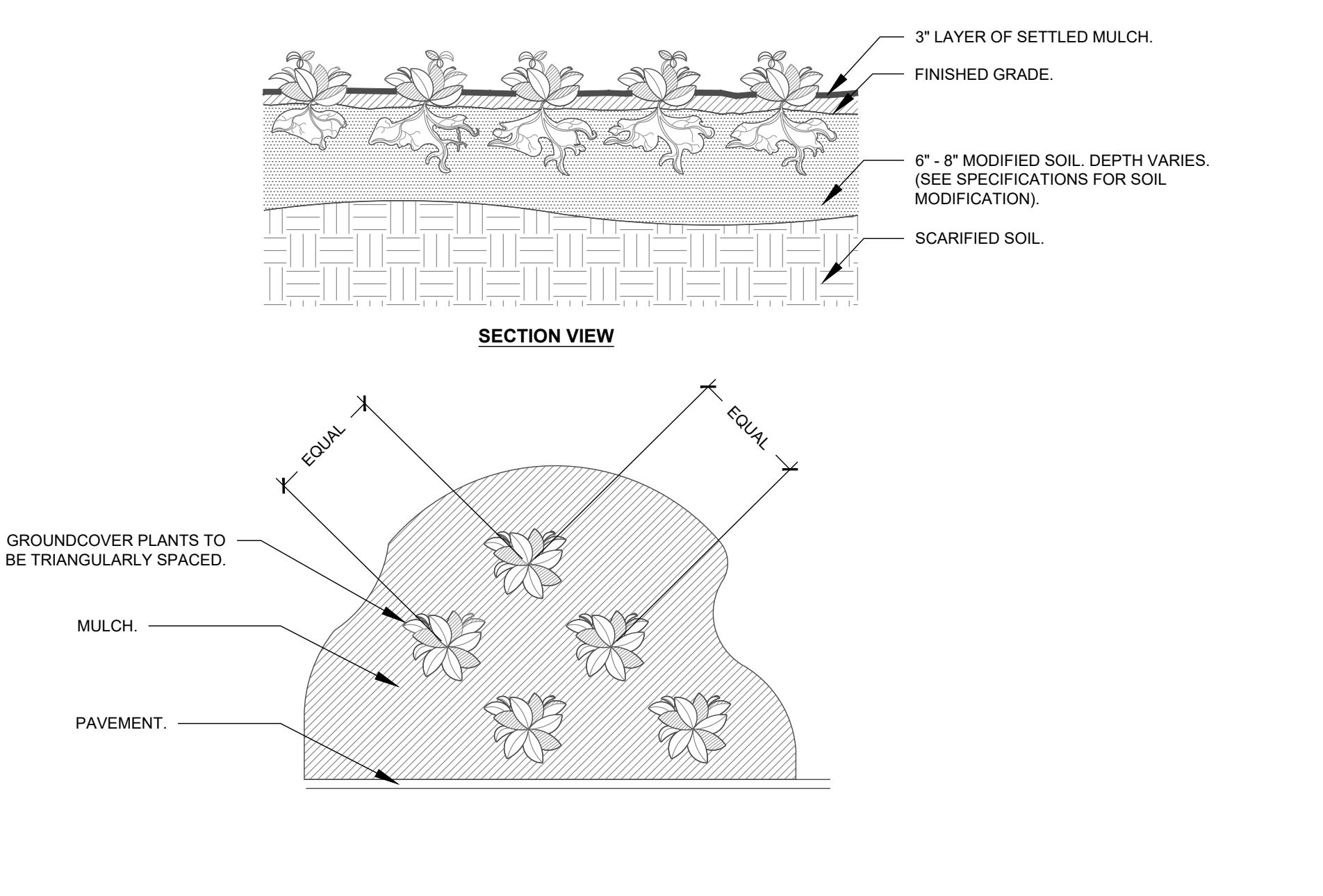
3 SHRUB (TYPICAL)
SECTION NTS



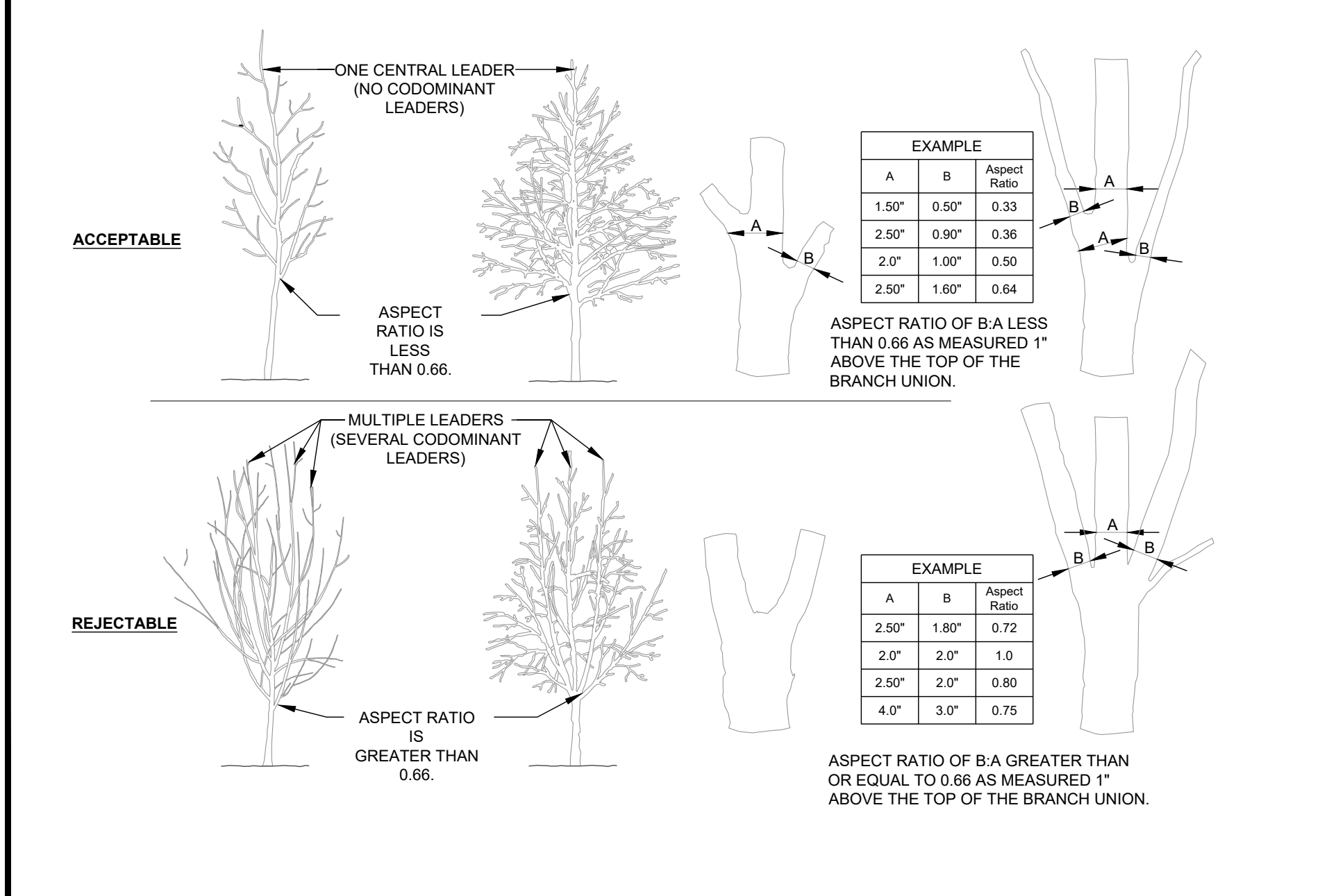
4 SHRUB ON SLOPE (TYPICAL)
SECTION NTS



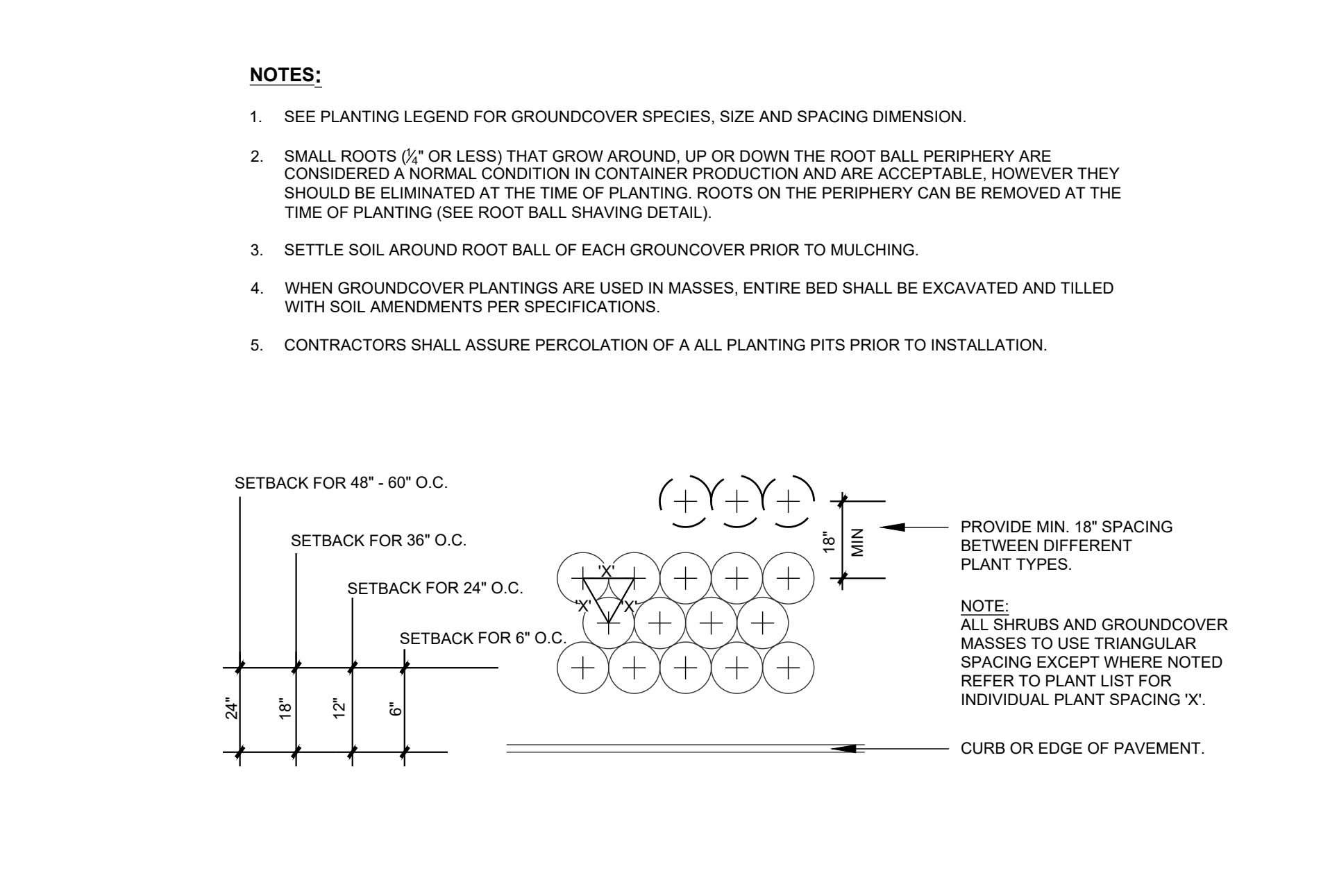
5 VINE (TYPICAL)
SECTION NTS



6 GROUNDCOVER PLANTING (TYPICAL)
PLAN NTS



7 CROWN OBSERVATIONS - HIGH BRANCHED
SECTION NTS



8 SHRUB AND GROUNDCOVER SPACING
PLAN NTS

- PLANTING NOTES:**
- DO NOT STAKE TREES EXCEPT WHERE SPECIFIED BY LANDSCAPE ARCHITECT. STAKING IS REQUIRED FOR TREES PLANTED ON SLOPES.
 - WHERE SEVERAL TREES WILL BE PLANTED CLOSE TOGETHER SUCH THAT THEY WILL LIKELY SHARE ROOT SPACE, TILL IN SOIL AMENDMENTS TO A DEPTH OF 4-6\"/>

9 PLANTING NOTES

- Final Drawing -
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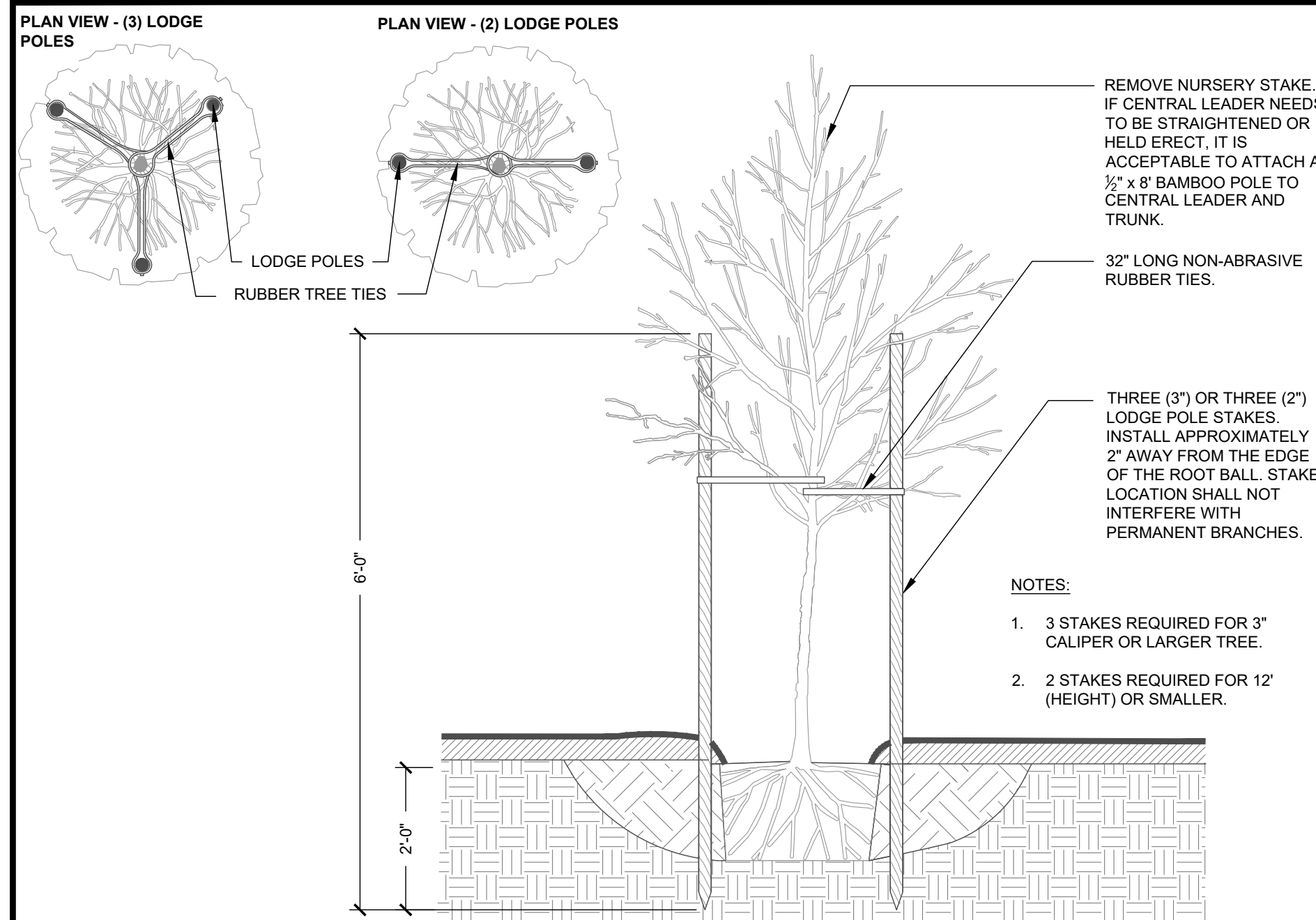
PLANTING & SOILS DETAILS
WALLBROOK
SITE DEVELOPMENT PLAN
Town of Rolesville Project Number: SP22-03
Rolesville, Wake County, North Carolina

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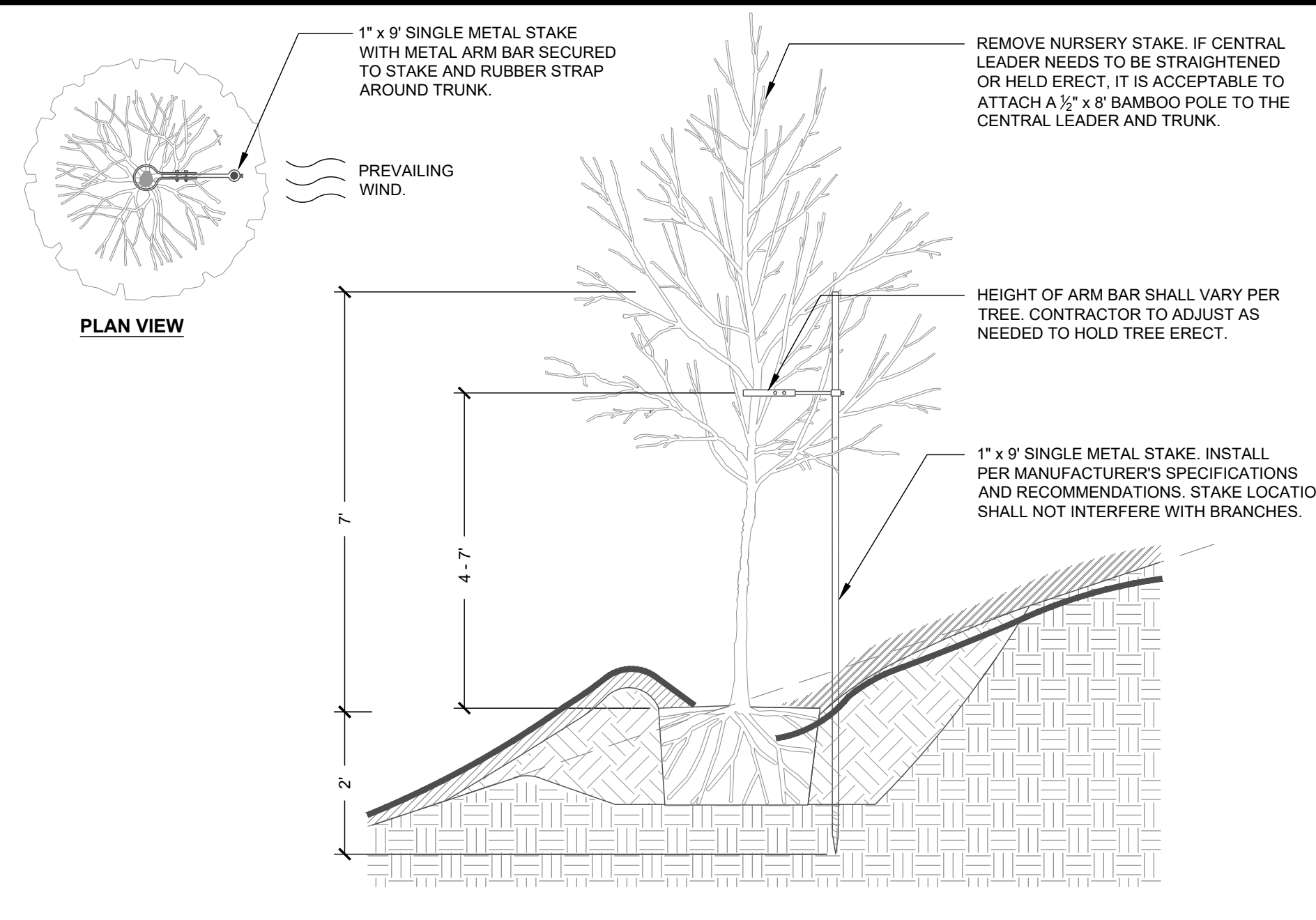
Permit Limitation
No Use for Construction
1/26/2022

Project Manager: SMF
Drawn By: YZ/SM
Checked By: SMF
Project Number: 22007
Drawing Number: D-1219-SP

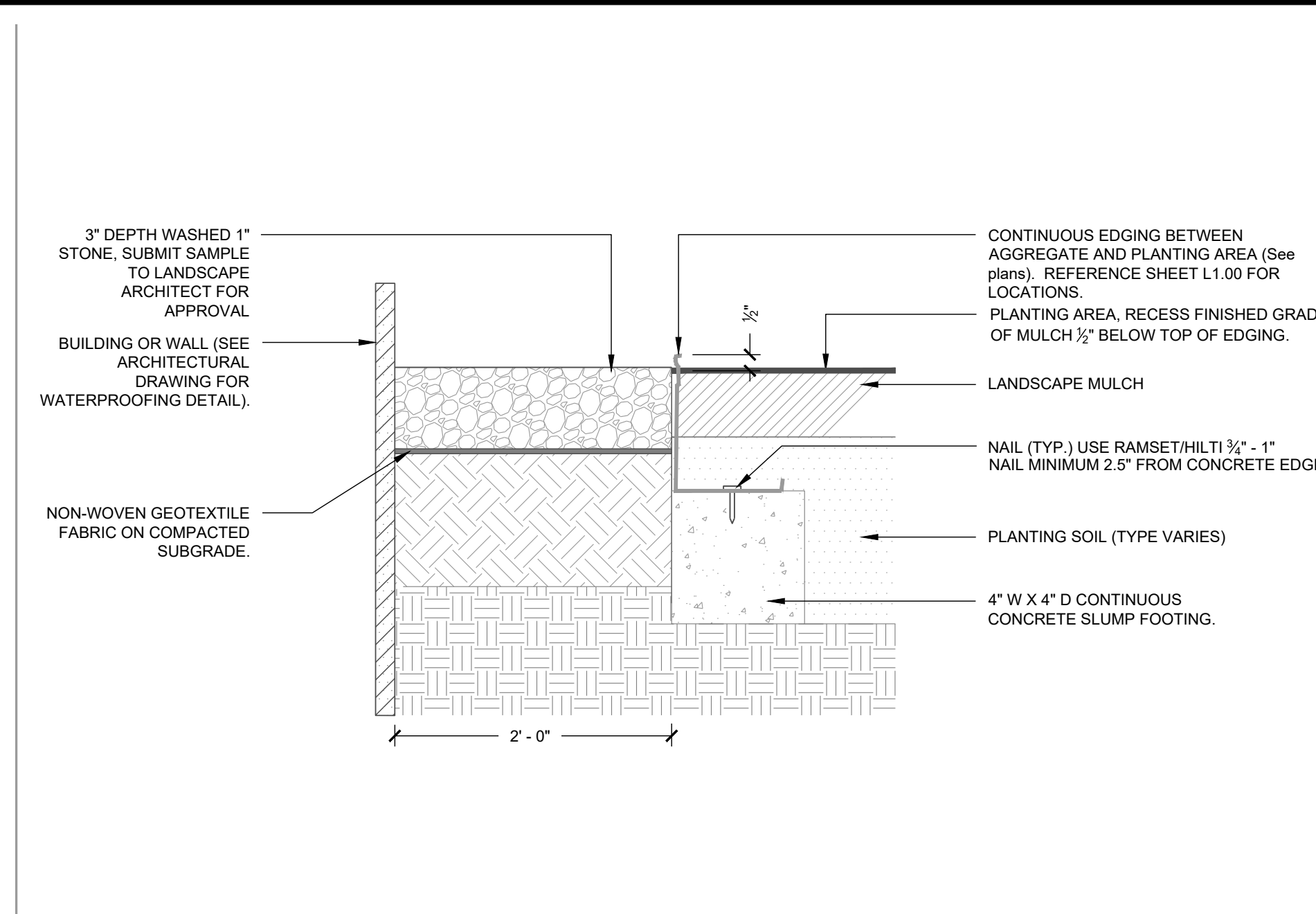
L7.91
Date: April 1, 2022



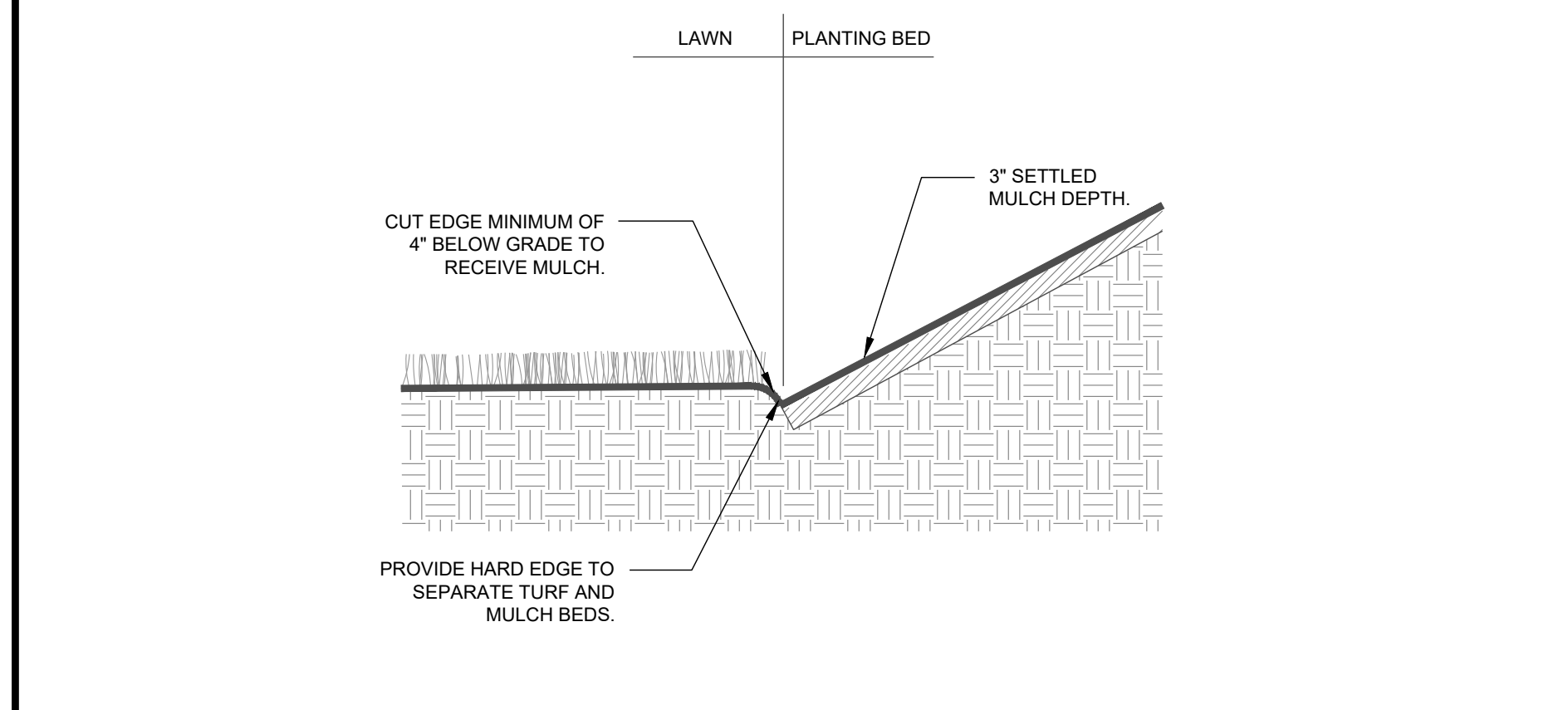
1 TREE STAKING - LODGE POLES SECTION NTS



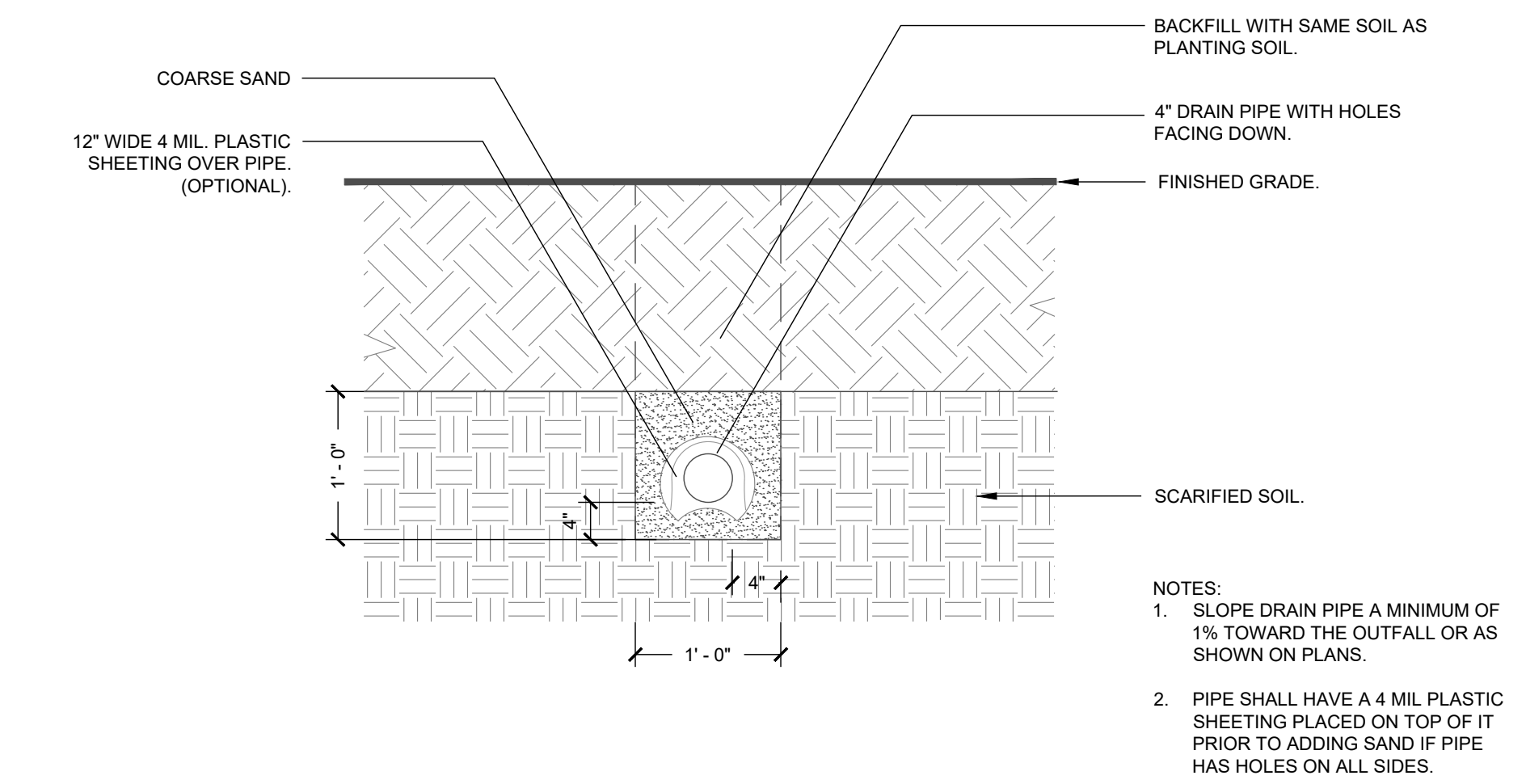
2 TREE STAKING - ON SLOPE SECTION NTS



3 GRAVEL BAND WITH STEEL EDGING SECTION NTS



4 LAWN / PLANT BED TRENCH EDGING SECTION NTS



5 PLANTING PIT / BED DRAIN DETAIL SECTION NTS

Bulk Qty	PLS Qty	UOM	Item Number	Description	Unit Price	Ext. Price
0.000		EACH	CUSTOM NC PIEDMONT		\$0.00000	\$0.00
0.250		LB BLK	SCHSCO01	Little Bluestem, 'Camper'	\$11.46536	\$2.87
0.150		LB BLK	ELYVIR01	Virginia Wildrye, PA Ecotype	\$6.14727	\$0.92
0.050		LB BLK	ANDGER01	Big Bluestem, 'Niagara'	\$12.16520	\$0.61
0.100		LB BLK	SORNUT04	Indiangrass, 'Tomahawk'	\$11.84040	\$1.18
0.100		LB BLK	PANRIG01	Redtop Panicgrass, Coastal Plain NC Ecotype	\$52.80000	\$5.28
0.040		LB BLK	CORLAN01	Lanceleaf Coreopsis	\$26.40000	\$1.06
0.030		LB BLK	RUDHIR01	Blackeyed Susan, Coastal Plain NC Ecotype	\$22.00000	\$0.66
0.020		LB BLK	CHAFAS02	Partridge Pea, FL Ecotype	\$11.00000	\$0.22
0.020		LB BLK	CHANIC04	Sensitive Pea, NC Ecotype	\$66.00000	\$1.32
0.010		LB BLK	ERYYUC01	Rattlesnake Master, OH Ecotype	\$272.80000	\$2.73
0.010		LB BLK	ASCYR02	Common Milkweed	\$215.60000	\$2.16
0.005		LB BLK	LIASPI01	Marsh Blazing Star	\$231.00000	\$1.16
0.010		LB BLK	SOLJUN01	Early Goldenrod, PA Ecotype	\$308.00000	\$3.08
0.005		LB BLK	BAPTIN03	Yellow False Indigo, Coastal Plain SC Ecotype	\$660.00000	\$3.30
0.080		LB BLK	ECHPUR01	Purple Coneflower	\$39.60000	\$3.17
0.030		LB BLK	HELHEL01	Oxeye Sunflower, PA Ecotype	\$39.60000	\$1.19
0.010		LB BLK	MONFIS03	Wild Bergamot, Fort Indiantown Gap-PA Ecotype	\$132.00000	\$1.32
0.005		LB BLK	MONPUN03	Spotted Beebalm, Albany Pine Bush-NY Ecotype	\$198.00000	\$0.99
0.005		LB BLK	RUDFUL01	Orange Coneflower, Northern VA Ecotype	\$330.00000	\$1.65
0.010		LB BLK	ASTPIL01	Heath Aster, PA Ecotype	\$396.00000	\$3.96
0.020		LB BLK	BIDARI01	Showy Tickseed Sunflower (Bur Marigold), Coastal Plain NC Ec	\$19.80000	\$0.40
0.040		LB BLK	ACHMIL01	Common Yarrow	\$35.20000	\$1.41
0.000		EACH	PRICE		\$0.00000	\$0.00
\$42.67 per lb with 5% mix charge inc.						
100%						
0.000		EACH	NOTE	Seed at 20 lbs per acre	\$0.00000	\$0.00

6 WILDFLOWER SEED MIX COMPOSITION

7 DET NAME HERE PLAN 3/8" = 1'-0"

8 DET NAME HERE PLAN 3/8" = 1'-0"

9 DET NAME HERE PLAN 3/8" = 1'-0"

- Final Drawing -
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CROSLAND
SOUTHEAST

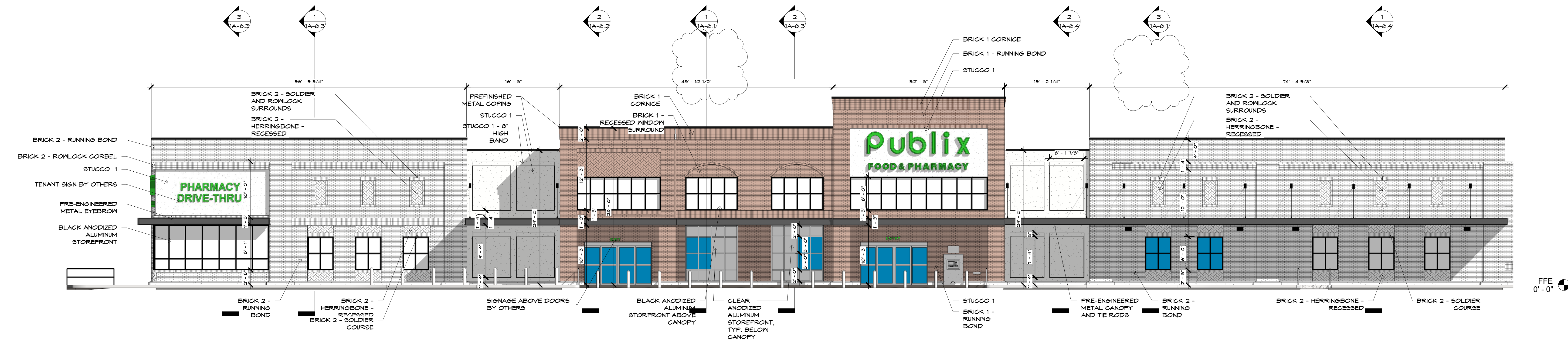
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SITE DEVELOPMENT PLAN
Town of Rolesville Project Number: SP22-03
Rolesville, Wake County, North Carolina

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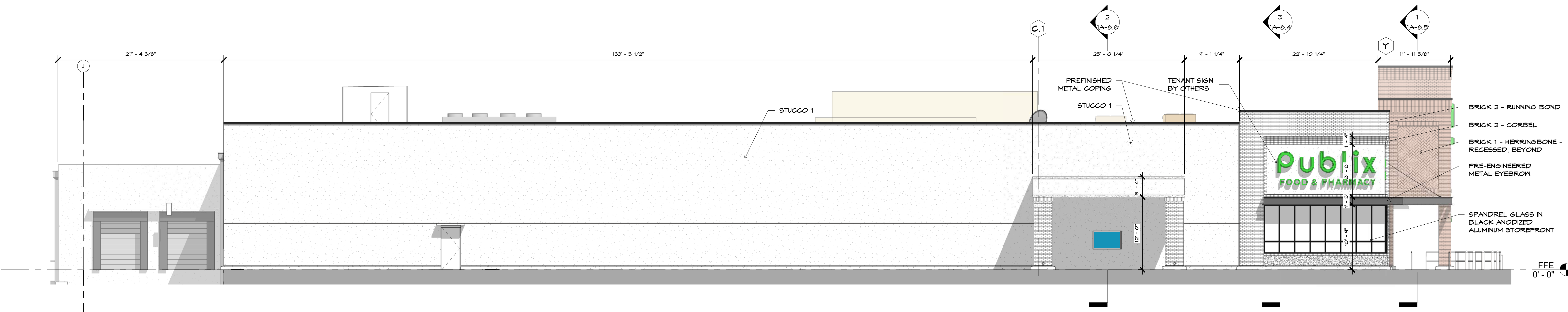
Project Manager: SMF
Drawn By: YZ/SM
Checked By: SMF
Project Number: 22007
Drawing Number: D-1219-SP

L7.92

Date: April 1, 2022



1 FRONT ELEVATION
1A-4.1 SCALE 1/8" = 1'-0"



2 LEFT ELEVATION
1A-4.1 SCALE 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE			
MATERIAL DESCRIPTION	MANUFACTURER	COLOR	REMARKS:
BR-1 - BRICK 1	CHEROKEE BRICK	"MELROSE"	MODULAR
BR-2 - BRICK 2	CHEROKEE BRICK	"BROOKHAVEN"	MODULAR
BR-2 - BRICK 3	CHEROKEE BRICK	"MELROSE"	MODULAR THIN BRICK
BRICK MORTAR	CEMEX	"IVORY"	
STC-1 - FIELD STUCCO	FINESTONE STUCCO	MATCH DRYVIT 110 "VAN DYKE"	SAND FINE
SF-1 - ALUMINUM STOREFRONT FRAME 1		CLEAR ANODIZED FRAME	
SF-2 ALUMINUM STOREFRONT FRAME 2		BLACK ANODIZED FRAME	
PREFINISHED ALUMINUM SCUPPERS & DOWNSPOUTS	PAC-GLAD	"MATTE BLACK"	
MTL-1 - PREFINISHED METAL PANEL	PAC-GLAD	"WEATHERED STEEL"	FLUSH PANELS
MTL-2 - PREFINISHED METAL CANOPY & COPING	PAC-GLAD	"MATTE BLACK"	STANDING SEAM JOINTS
MTL-3 - PREFINISHED METAL COPING	PAC-GLAD	"BONE WHITE"	STANDING SEAM JOINTS

- FINISH MATERIAL NOTES:
- SUBMIT AND OBTAIN APPROVED SAMPLES BEFORE PROCEEDING WITH WORK.
 - ALL MASONRY VENEER SHALL BE OBTAINED FROM SAME MANUFACTURER'S RUN FOR COLOR CONSISTENCY. MASON TO BREAK APART AND MIX PALETTES ON JOB SITE FOR CONSISTENT COLOR MIXING. NO EXCEPTIONS.
 - A MOCK UP PANEL IS REQUIRED TO BE APPROVED BY ARCHITECT AND/OR OWNER'S REPRESENTATIVE BEFORE FINISH WORK MAY BEGIN.

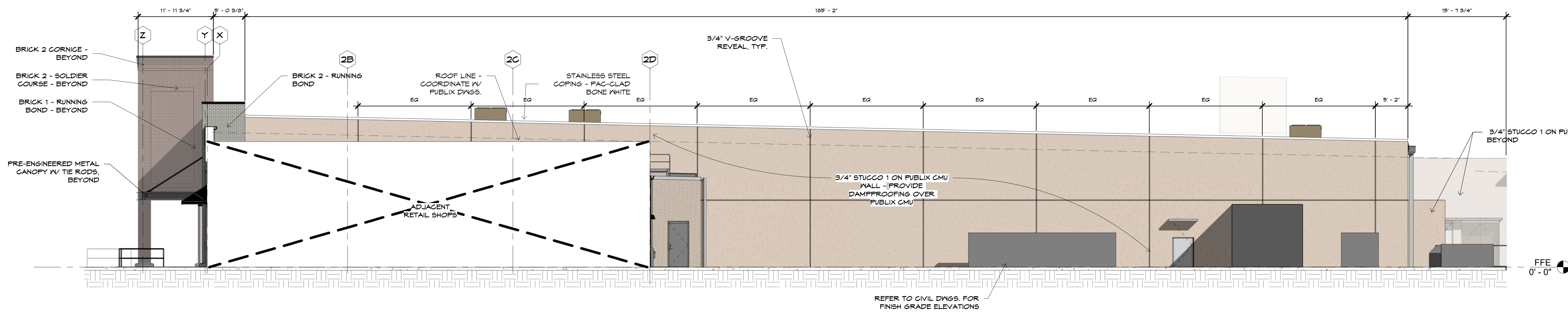
PROJECT: **PUBLIX CANOPY at WALLBROOK**
US-401 at Virginia Water Drive
WAKE COUNTY, NORTH CAROLINA
FOR: CROSLAND SOUTHEAST
CHARLOTTE, NC

SHEET TITLE:
EXTERIOR ELEVATIONS

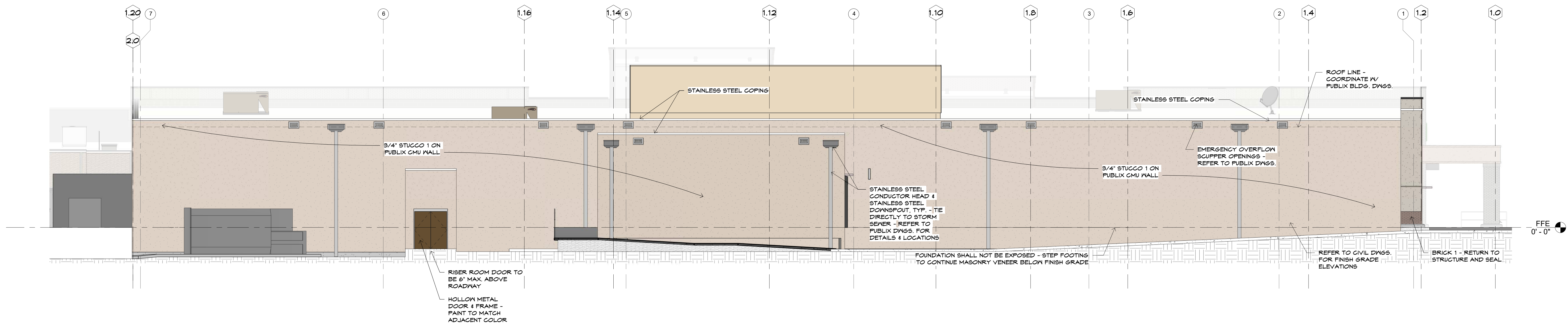
ISSUE DATE:
1 3/04/22 PUBLIX SUBMITTAL
2 5/04/22 PUBLIX COMMENTS
4 6/23/22 PUBLIX COMMENTS

PROJECT NO: 20-117
FILE: 20-117
DRAWN BY: SML

SHEET OF
1A-4.1



1 RIGHT ELEVATION
 1A-4.2 SCALE 1/8" = 1'-0"



2 REAR ELEVATION
 1A-4.2 SCALE 1/8" = 1'-0"

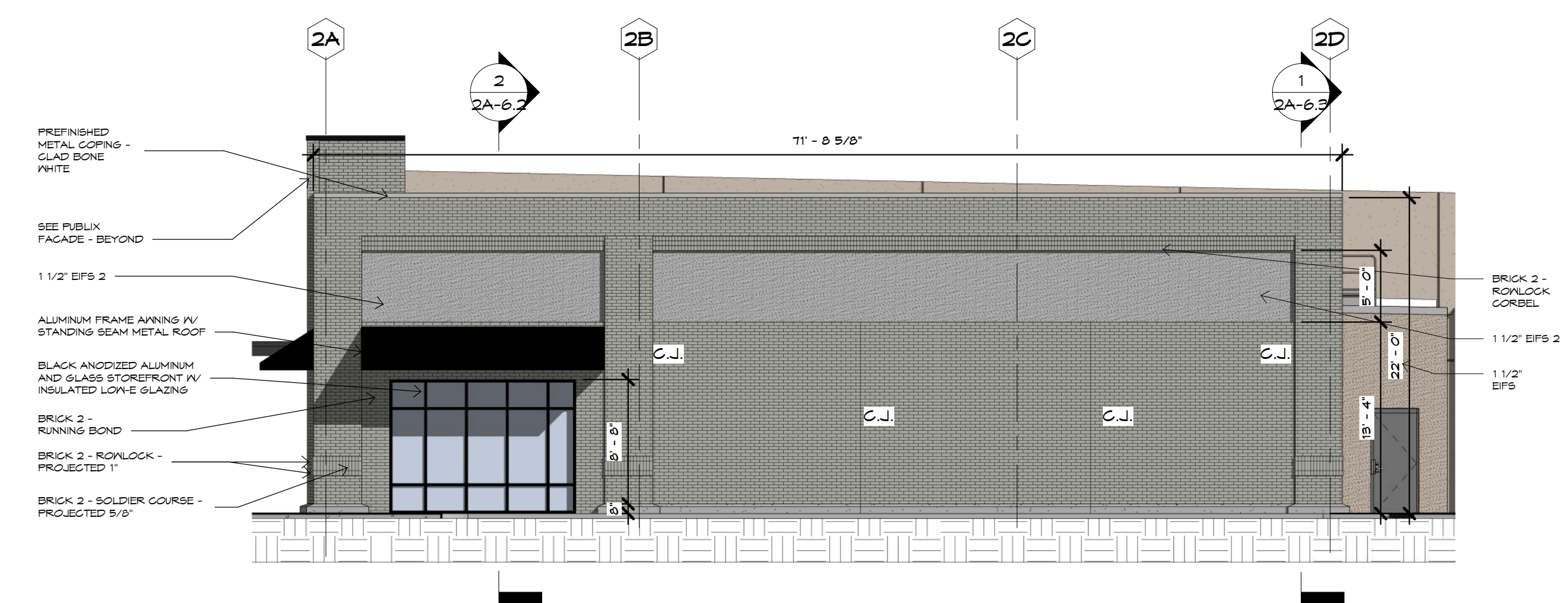
PROJECT: **PUBLIX CANOPY at WALLBROOK**
 US 401 at Virginia Water Drive
 WAKE COUNTY, NORTH CAROLINA
 FOR: **CROSLAND SOUTHEAST**
 CHARLOTTE, NC

SHEET TITLE:
EXTERIOR ELEVATIONS

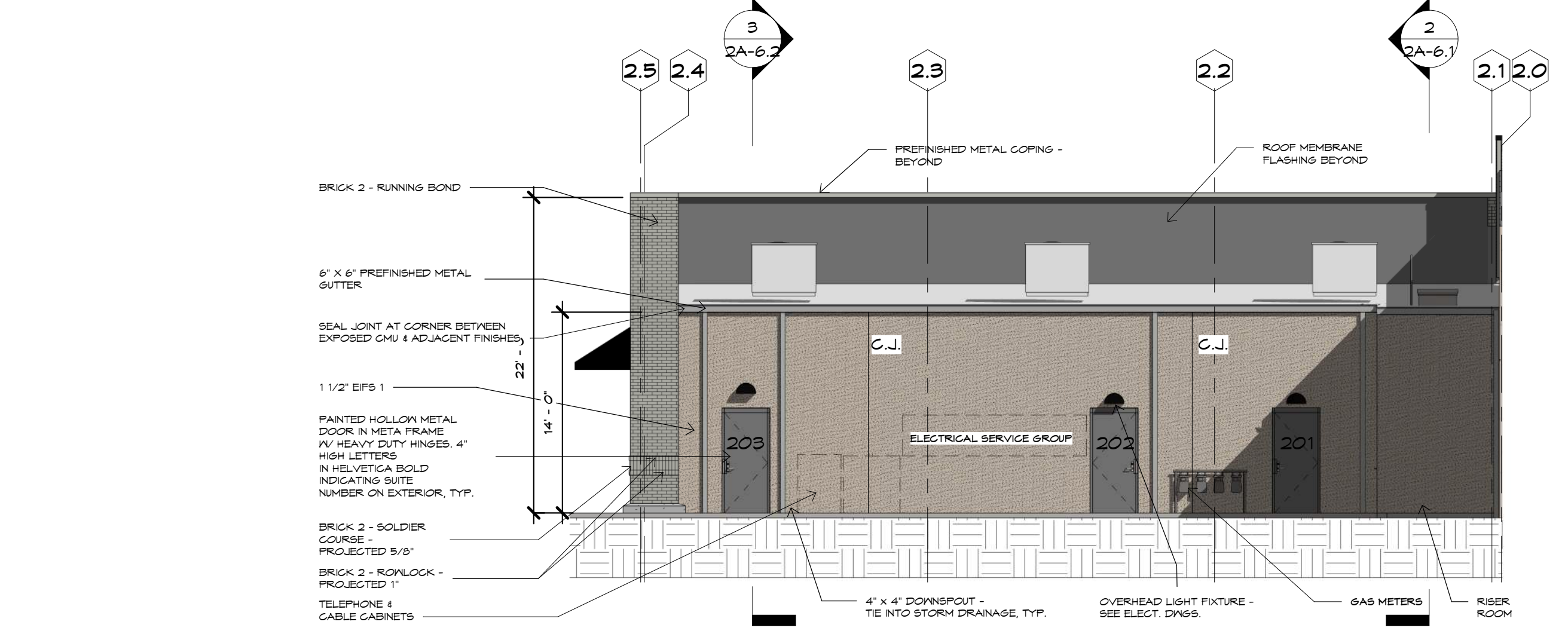
ISSUE DATE:
 1 3/04/22
 PUBLIX SUBMITTAL

PROJECT NO: 20-117
 FILE: 20-117
 DRAWN BY: SML

SHEET OF
1A-4.2



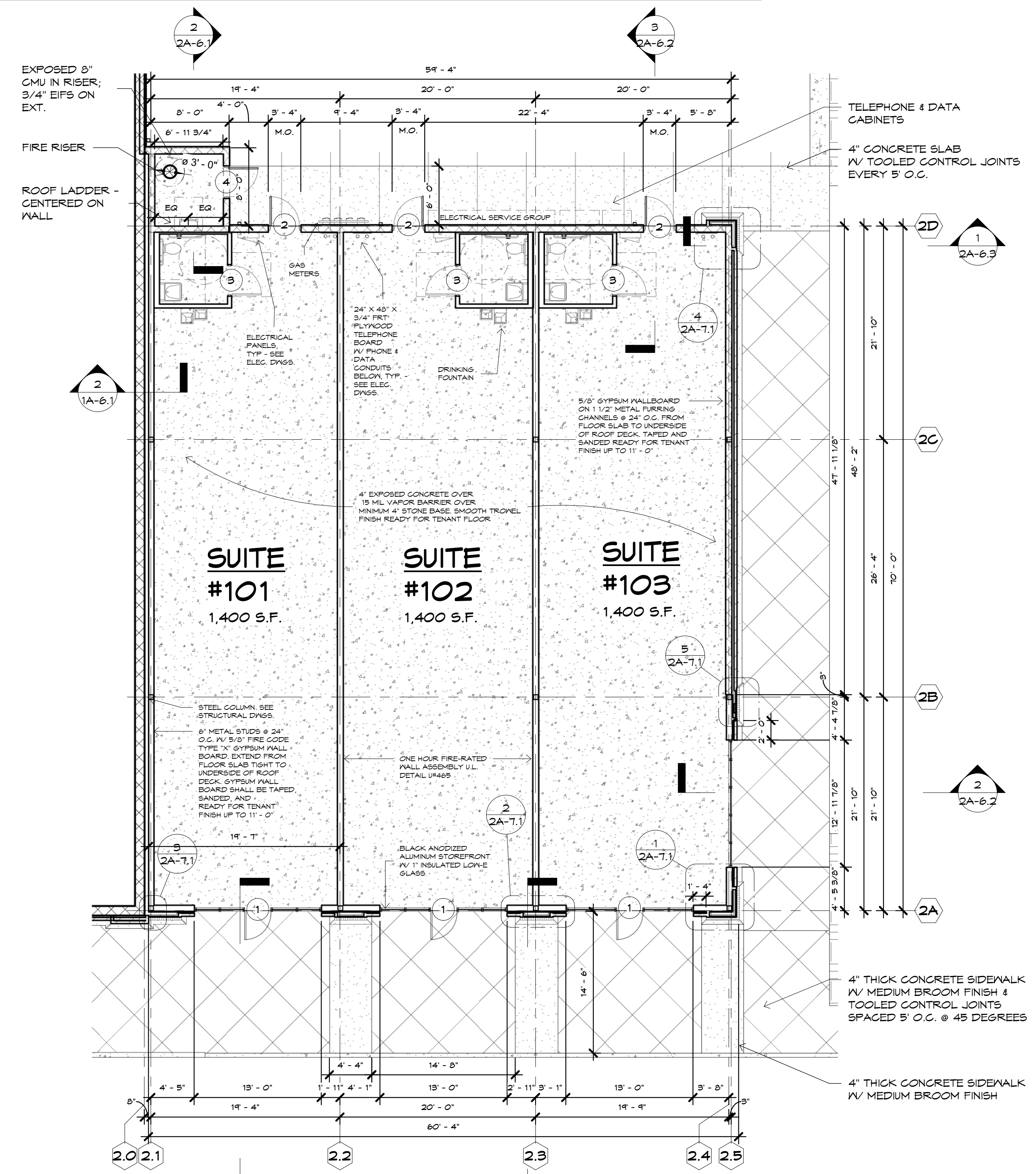
4 RIGHT ELEVATION
SCALE 1/8" = 1'-0"



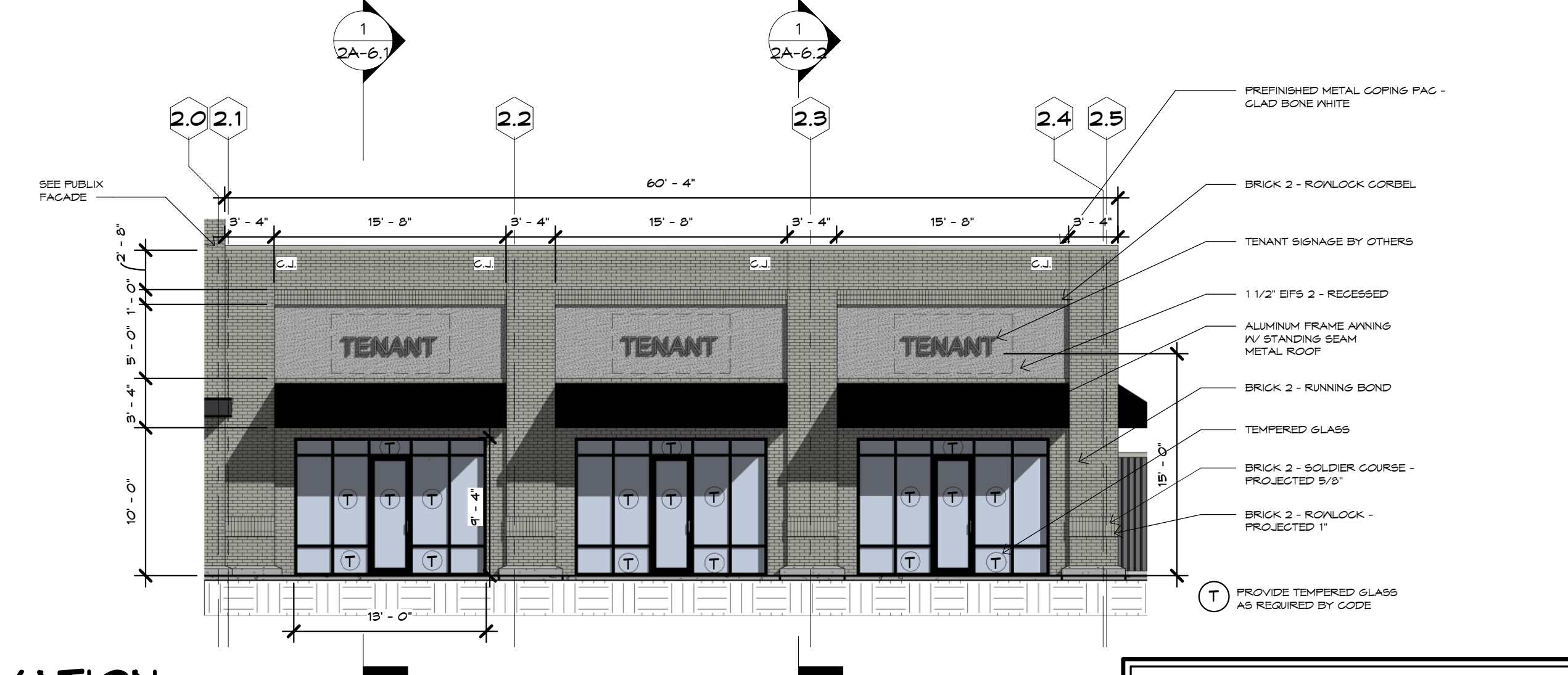
3 REAR ELEVATION
SCALE 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE			
MATERIAL DESCRIPTION	MANUFACTURER	COLOR	REMARKS:
BR-1 - BRICK 1	CHEROKEE BRICK	'MELROSE'	MODULAR
BR-2 - BRICK 2	CHEROKEE BRICK	'BROOKHAVEN'	MODULAR
BR-2 - BRICK 3	CHEROKEE BRICK	'MELROSE'	MODULAR THIN BRICK
BRICK MORTAR	CEMEX	'IVORY'	
EIFS 1	DRYVIT	110 'VAN DYKE'	SAND FINE
EIFS 2	DRYVIT	152 'MOUNTAIN FOG'	SAND FINE
ALUMINUM STOREFRONT FRAME	KAWNEER, YKK	BLACK ANODIZED FRAME	
PREFINISHED ALUMINUM SCUFFERS & DOWNSPOUTS	FAG-GLAD	'MATTE BLACK'	
MTL-2 - PREFINISHED METAL CANOPY & COPING	FAG-GLAD	'BONE WHITE'	STANDING SEAM JOINTS
MTL-3 - PREFINISHED METAL CANOPY & COPING	FAG-GLAD	'MATTE BLACK'	STANDING SEAM JOINTS
MTL-4 - PREFINISHED METAL PANEL	FAG-GLAD	'MATTE BLACK'	FLUSH PANELS

- FINISH MATERIAL NOTES:**
- SUBMIT AND OBTAIN APPROVED SAMPLES BEFORE PROCEEDING WITH WORK.
 - ALL MASONRY VENEER SHALL BE OBTAINED FROM SAME MANUFACTURER'S RUN FOR COLOR CONSISTENCY. MASON TO BREAK APART AND MIX PALETTES ON JOB SITE FOR CONSISTENT COLOR MIXING. NO EXCEPTIONS.
 - A MOCK UP PANEL IS REQUIRED TO BE APPROVED BY ARCHITECT AND/OR OWNER'S REPRESENTATIVE BEFORE FINISH WORK MAY BEGIN.

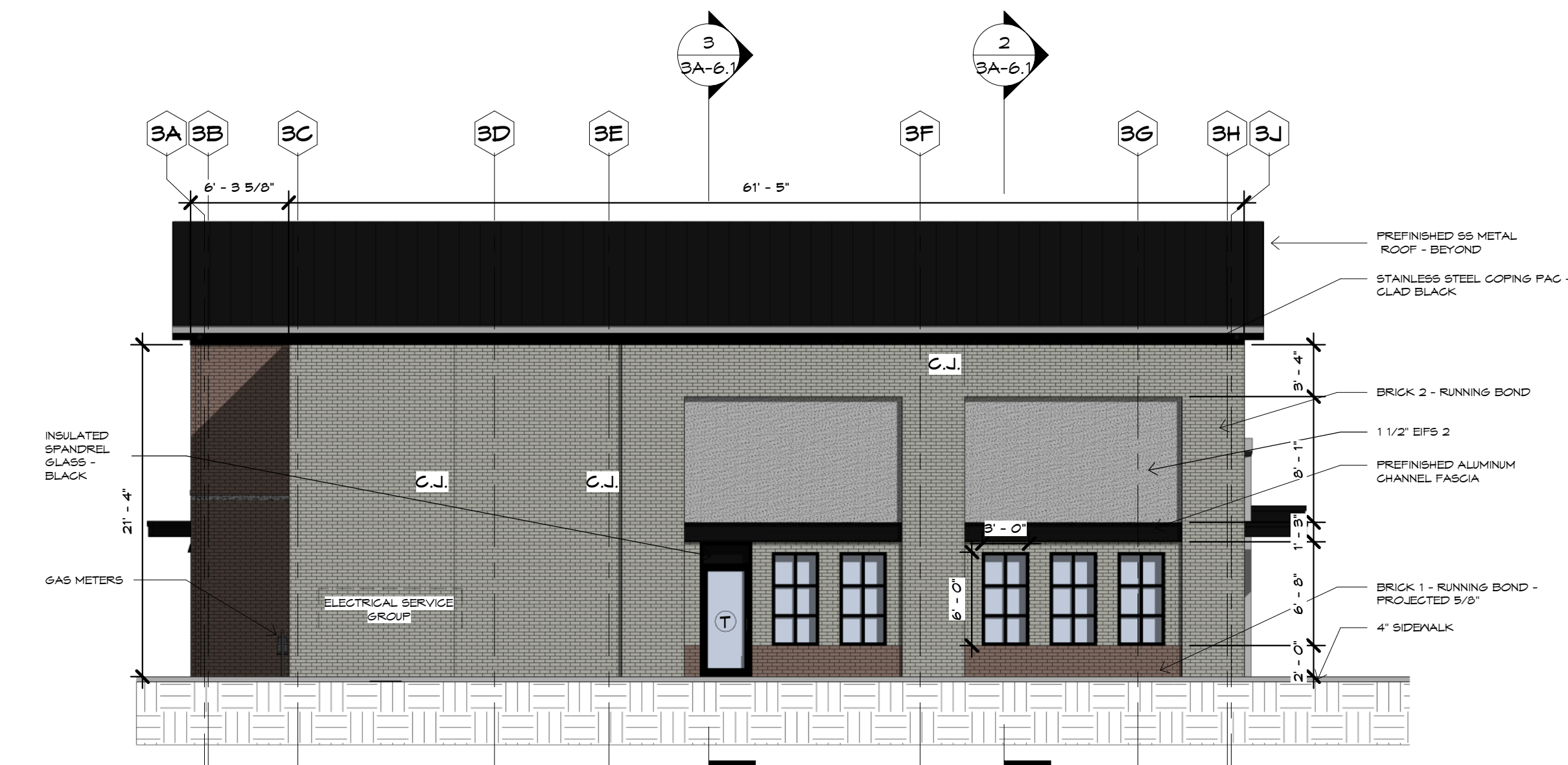


1 FLOOR PLAN
SCALE 1/8" = 1'-0"

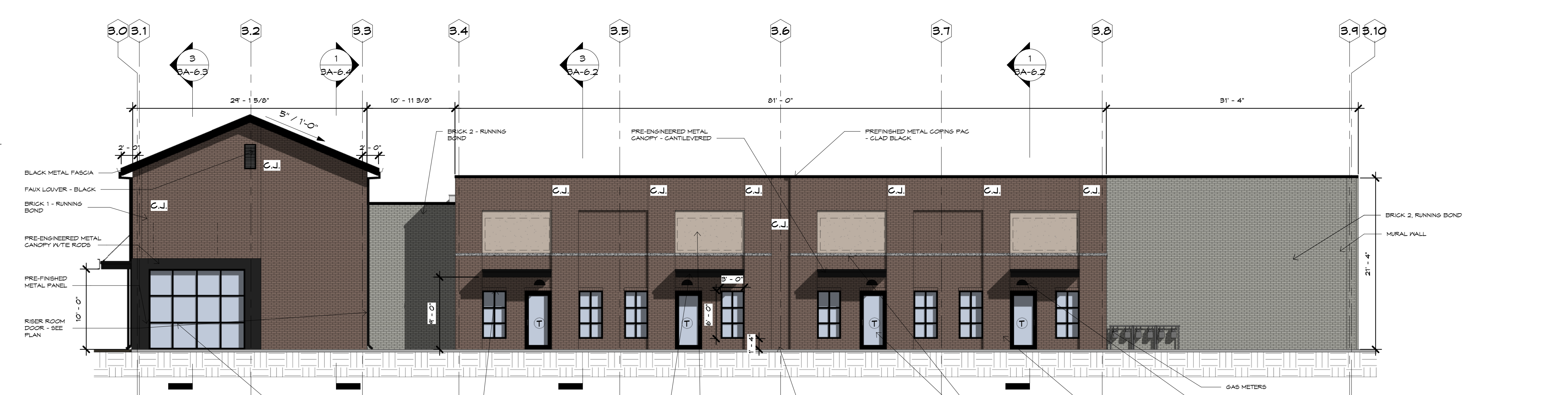


2 FRONT ELEVATION
SCALE 1/8" = 1'-0"

NOTE: ELEVATIONS ARE BASED ON DESIGN GRADES AND G.C. IS RESPONSIBLE FOR ADJUSTING EXTERIOR FINISHES TO MEET FINAL GRADES



4 LEFT ELEVATION
3A-1.1 SCALE 1/8" = 1'-0"

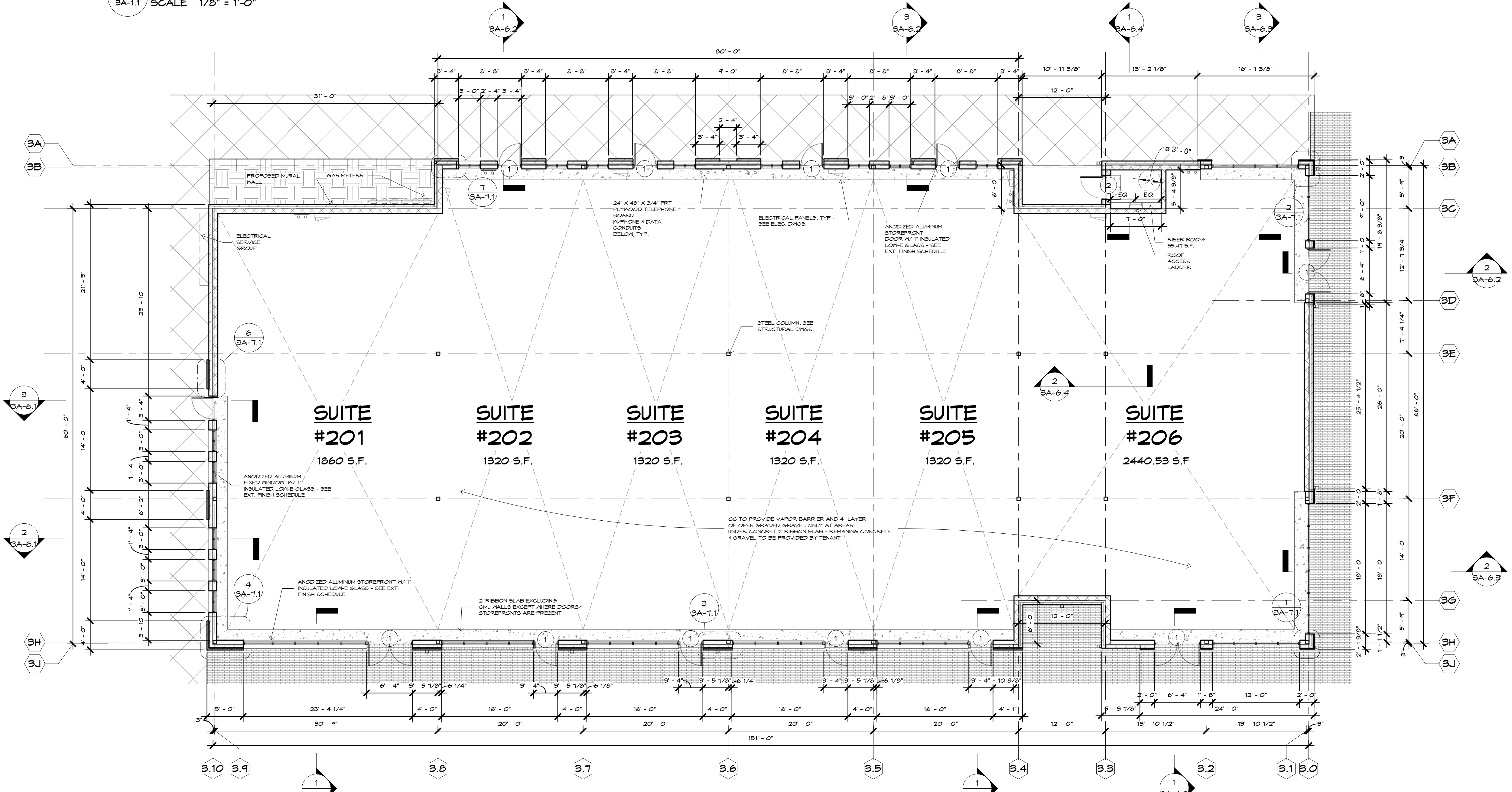


2 STREET ELEVATION
3A-1.1 SCALE 1/8" = 1'-0"

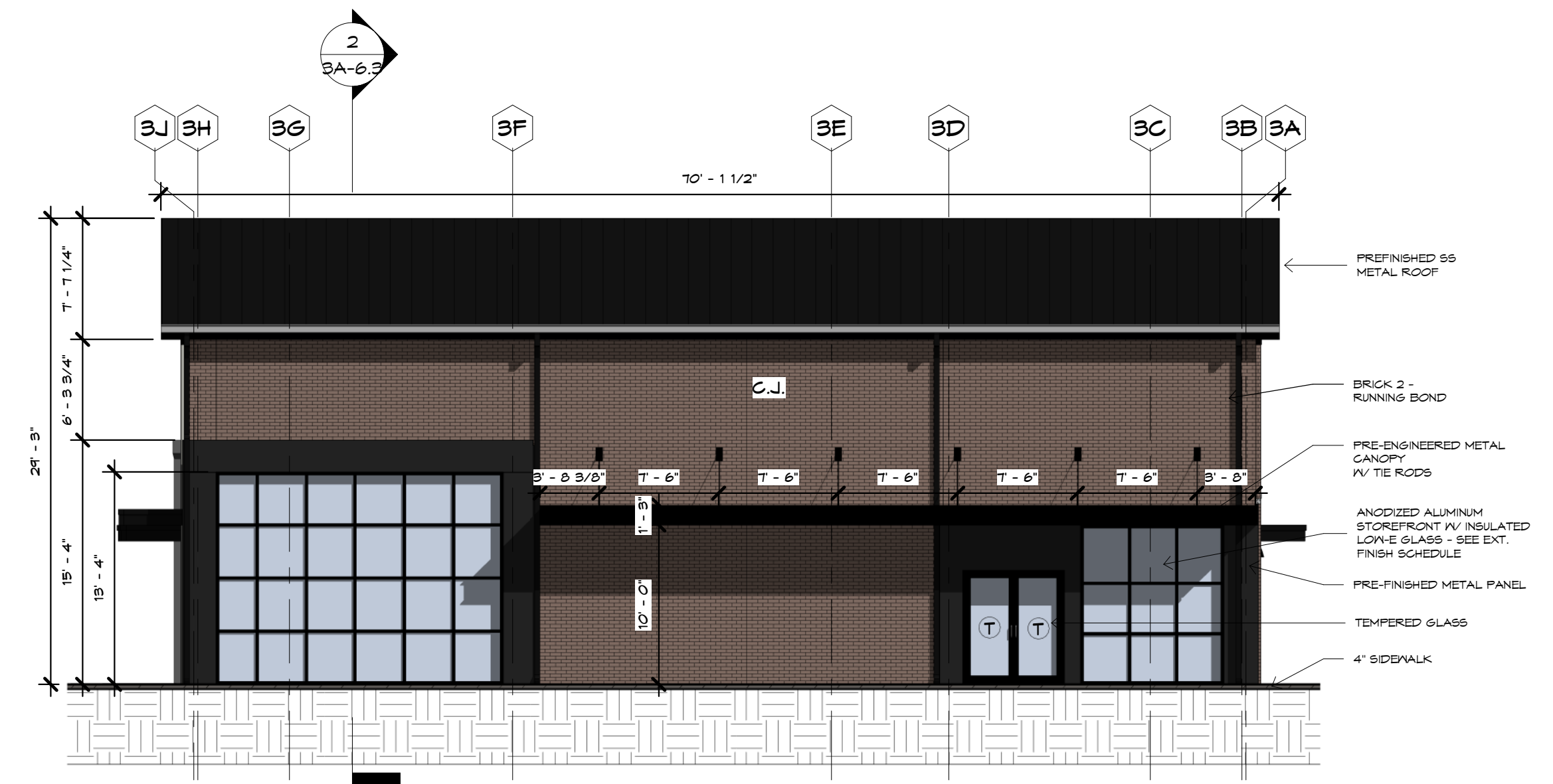
MATERIAL DESCRIPTION	MANUFACTURER	COLOR	REMARKS:
BR-1 - BRICK 1	CHEROKEE BRICK	'MELROSE'	MODULAR
BR-2 - BRICK 2	CHEROKEE BRICK	'BROOKHAVEN'	MODULAR
BR-3 - BRICK 3	CHEROKEE BRICK	'MELROSE'	MODULAR THIN BRICK
BRICK MORTAR	CEMEX	'IVORY'	
EFS 1	DRYVIT	110 'VAN DYKE'	SAND FINE
EFS 2	DRYVIT	192 'MOUNTAIN FOG'	SAND FINE
ALUMINUM STOREFRONT FRAME	KAMNEER, YKK	BLACK ANODIZED FRAME	
PREFINISHED ALUMINUM SCUPPERS & DOWNSPOUTS	PAC-GLAD	'MATTE BLACK'	
MTL-2 - PREFINISHED METAL CANOPY & COPINGS	PAC-GLAD	'BONE WHITE'	STANDING SEAM JOINTS
MTL-3 - PREFINISHED METAL CANOPY & COPINGS	PAC-GLAD	'MATTE BLACK'	STANDING SEAM JOINTS
MTL-4 - PREFINISHED METAL PANEL	PAC-GLAD	'MATTE BLACK'	FLUSH PANELS

FINISH MATERIAL NOTES:

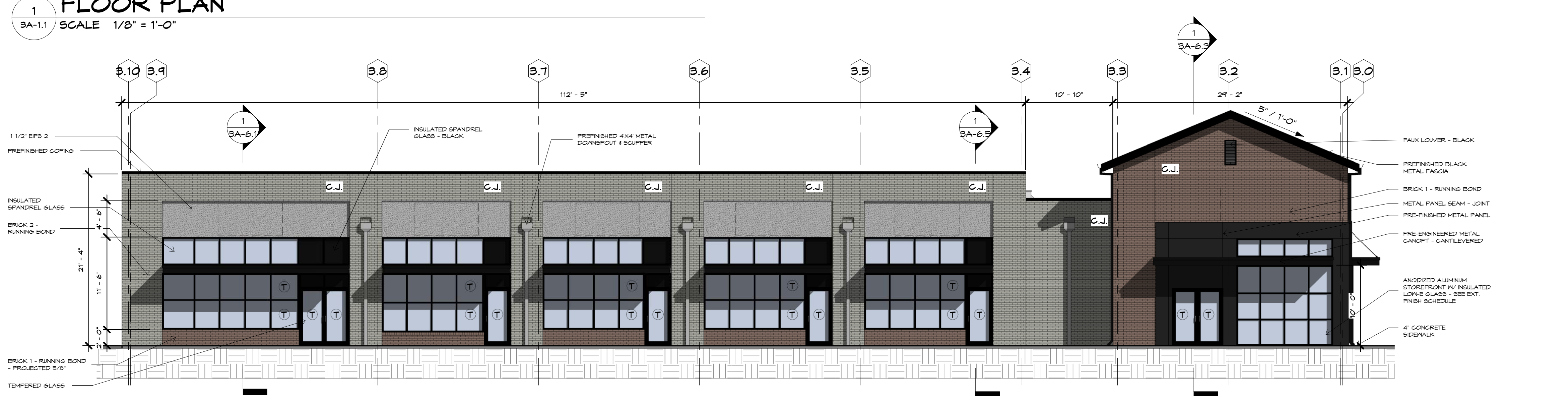
- SUBMIT AND OBTAIN APPROVED SAMPLES BEFORE PROCEEDING WITH WORK.
- ALL MASONRY VENEER SHALL BE OBTAINED FROM SAME MANUFACTURER'S RUN FOR COLOR CONSISTENCY. MASON TO BREAK APART AND MIX PALETTES ON JOB SITE FOR CONSISTENT COLOR MIXING. NO EXCEPTIONS.
- A MOCK UP PANEL IS REQUIRED TO BE APPROVED BY ARCHITECT AND/OR OWNER'S REPRESENTATIVE BEFORE FINISH WORK MAY BEGIN.



1 FLOOR PLAN
3A-1.1 SCALE 1/8" = 1'-0"



5 RIGHT ELEVATION
3A-1.1 SCALE 1/8" = 1'-0"

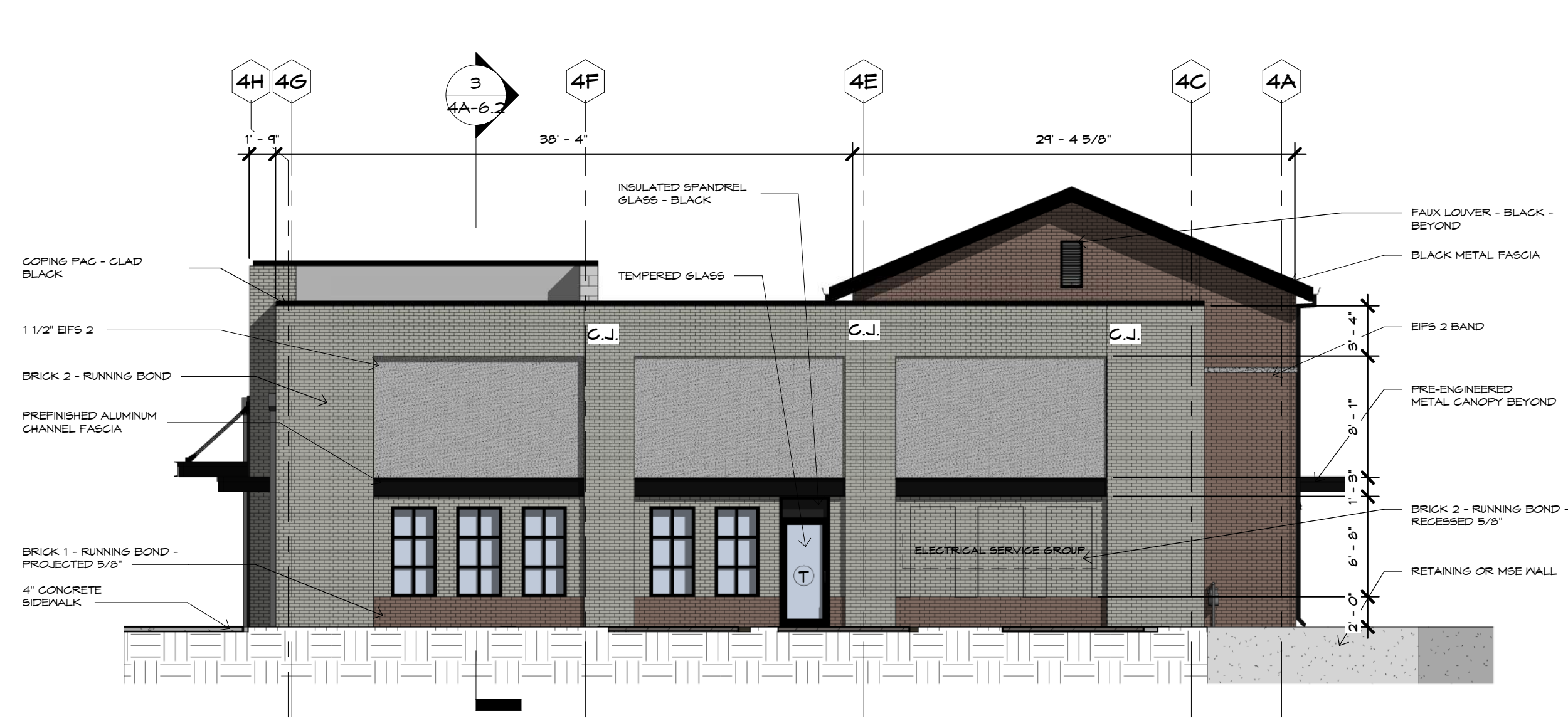


3 PARKING LOT ELEVATION
3A-1.1 SCALE 1/8" = 1'-0"

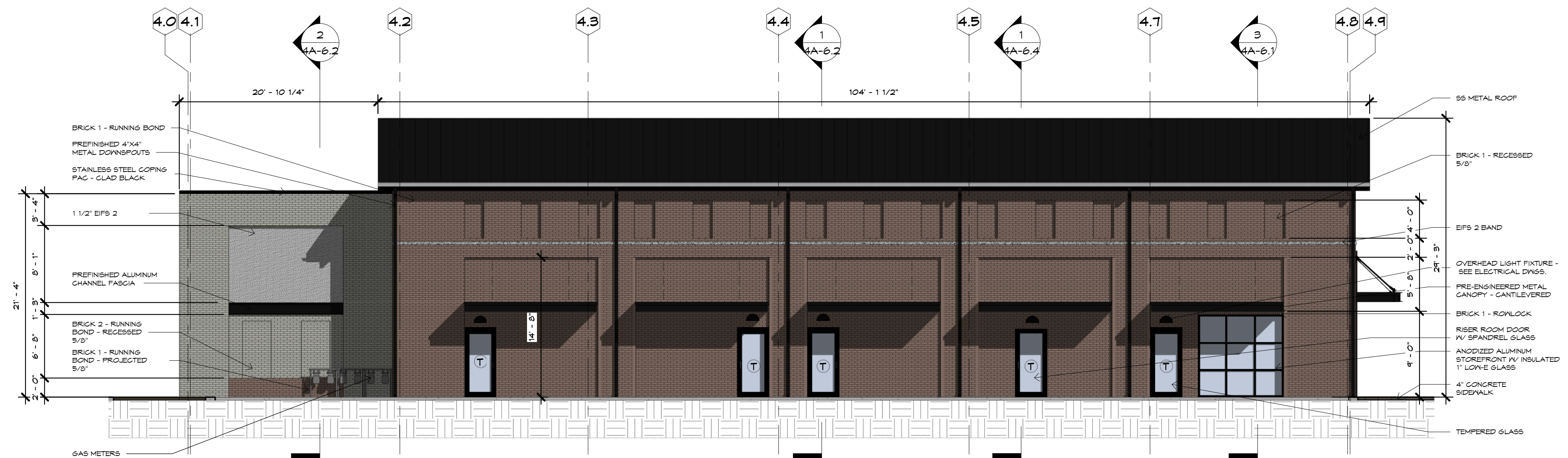
DENOTES AREA OF 4'x8' PLYWOOD BACKING FOR SIGNAGE ATTACHMENT

NOTE: ELEVATIONS ARE BASED ON DESIGN GRADES AND G.C. IS RESPONSIBLE FOR ADJUSTING EXTERIOR FINISHES TO MEET FINAL GRADES

PROVIDE TEMPERED GLASS AS REQUIRED BY CODE



4 Right Elevation
4A-1.1 SCALE 1/8" = 1'-0"

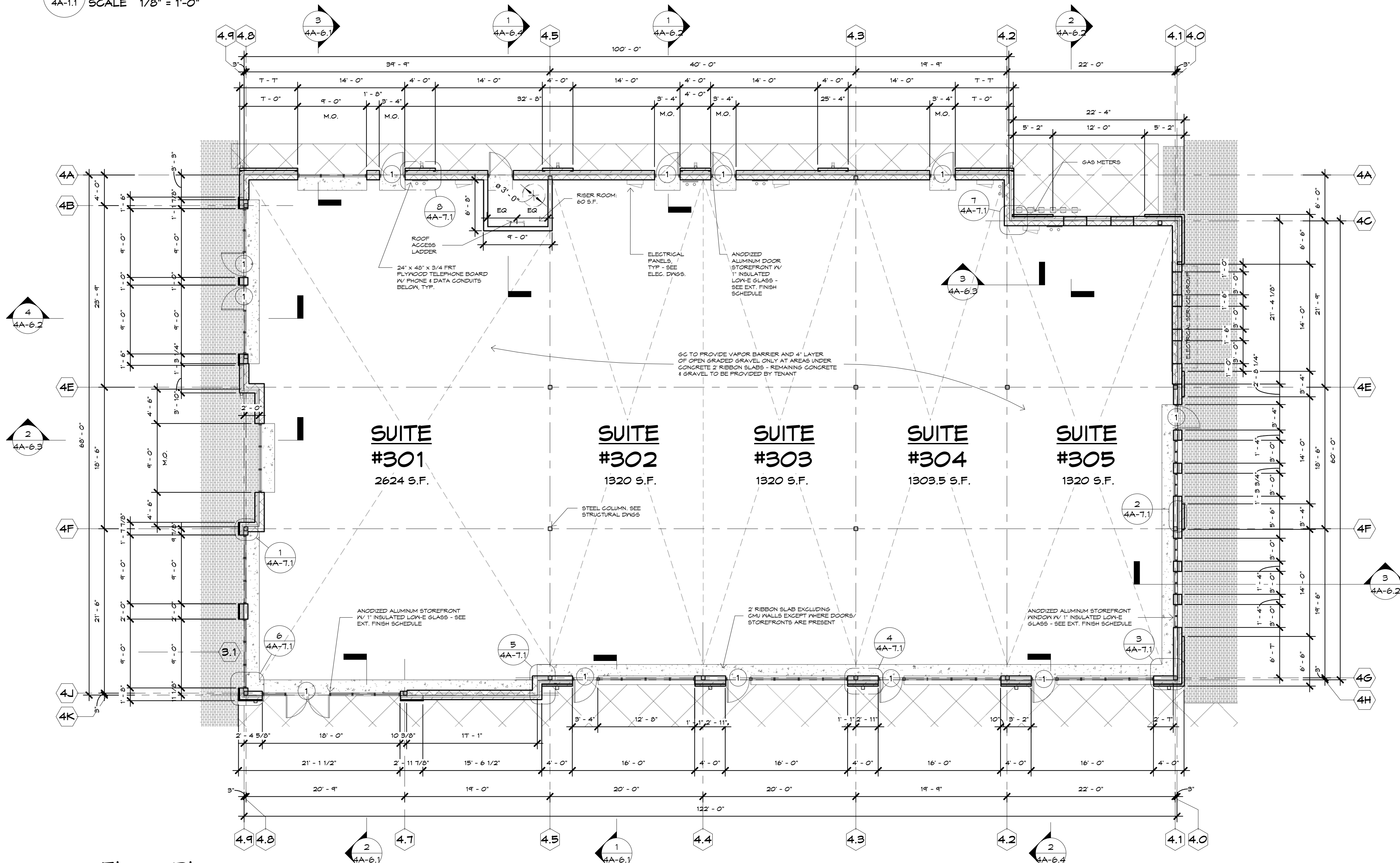


3 Street Elevation
4A-1.1 SCALE 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE			
MATERIAL DESCRIPTION	MANUFACTURER	COLOR	REMARKS:
BR-1 - BRICK 1	CHEROKEE BRICK	'MELROSE'	MODULAR
BR-2 - BRICK 2	CHEROKEE BRICK	'BROOKHAVEN'	MODULAR
BR-3 - BRICK 3	CHEROKEE BRICK	'MELROSE'	MODULAR THIN BRICK
BRICK MORTAR	CEMEX	'IVORY'	
EIFS 1	DRYVIT	110 'VAN DYKE'	SAND FINE
EIFS 2	DRYVIT	192 'MOUNTAIN FOG'	SAND FINE
ALUMINUM STOREFRONT FRAME	KAWNEER, YKK	BLACK ANODIZED FRAME	
PRE-FINISHED ALUMINUM SCUPPERS & DOWNPOUTS	PAC-GLAD	'MATTE BLACK'	
MTL-2 - PRE-FINISHED METAL CANOPY & COPINGS	PAC-GLAD	'BONE WHITE'	STANDING SEAM JOINTS
MTL-3 - PRE-FINISHED METAL CANOPY & COPINGS	PAC-GLAD	'MATTE BLACK'	STANDING SEAM JOINTS
MTL-4 - PRE-FINISHED METAL PANEL	PAC-GLAD	'MATTE BLACK'	FLUSH PANELS

FINISH MATERIAL NOTES:

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- A MOCK UP PANEL IS REQUIRED TO BE APPROVED BY ARCHITECT AND/OR OWNER'S REPRESENTATIVE BEFORE FINISH WORK MAY BEGIN.



1 Floor Plan
1/8" = 1'-0"

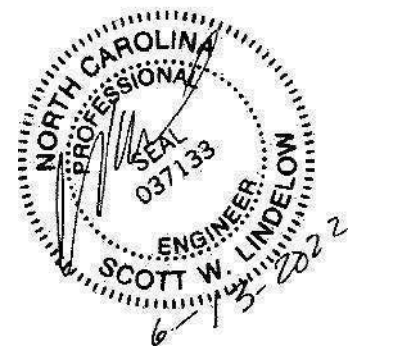


5 Left Elevation
4A-1.1 SCALE 1/8" = 1'-0"

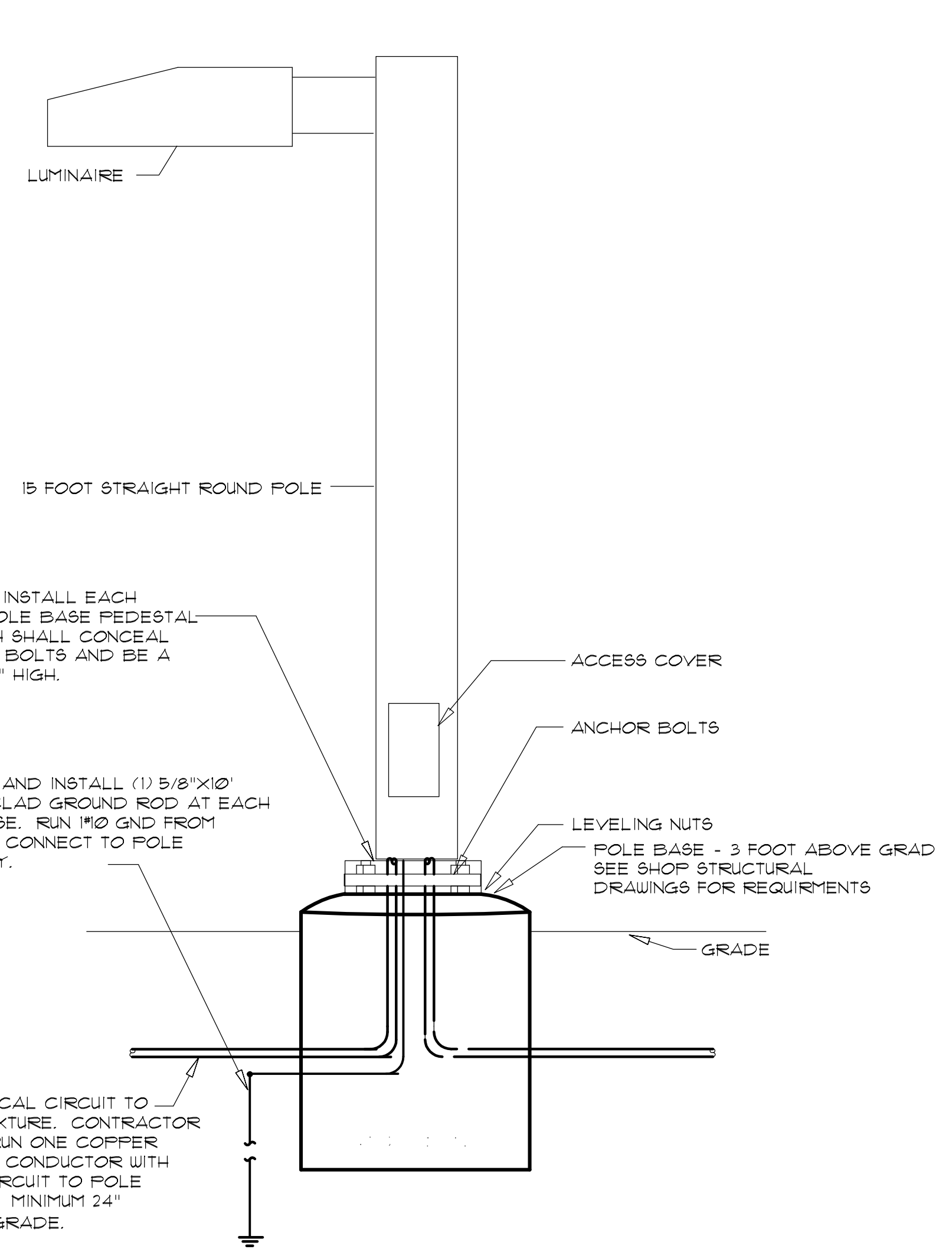


2 Parking Lot Elevation
4A-1.1 SCALE 1/8" = 1'-0"

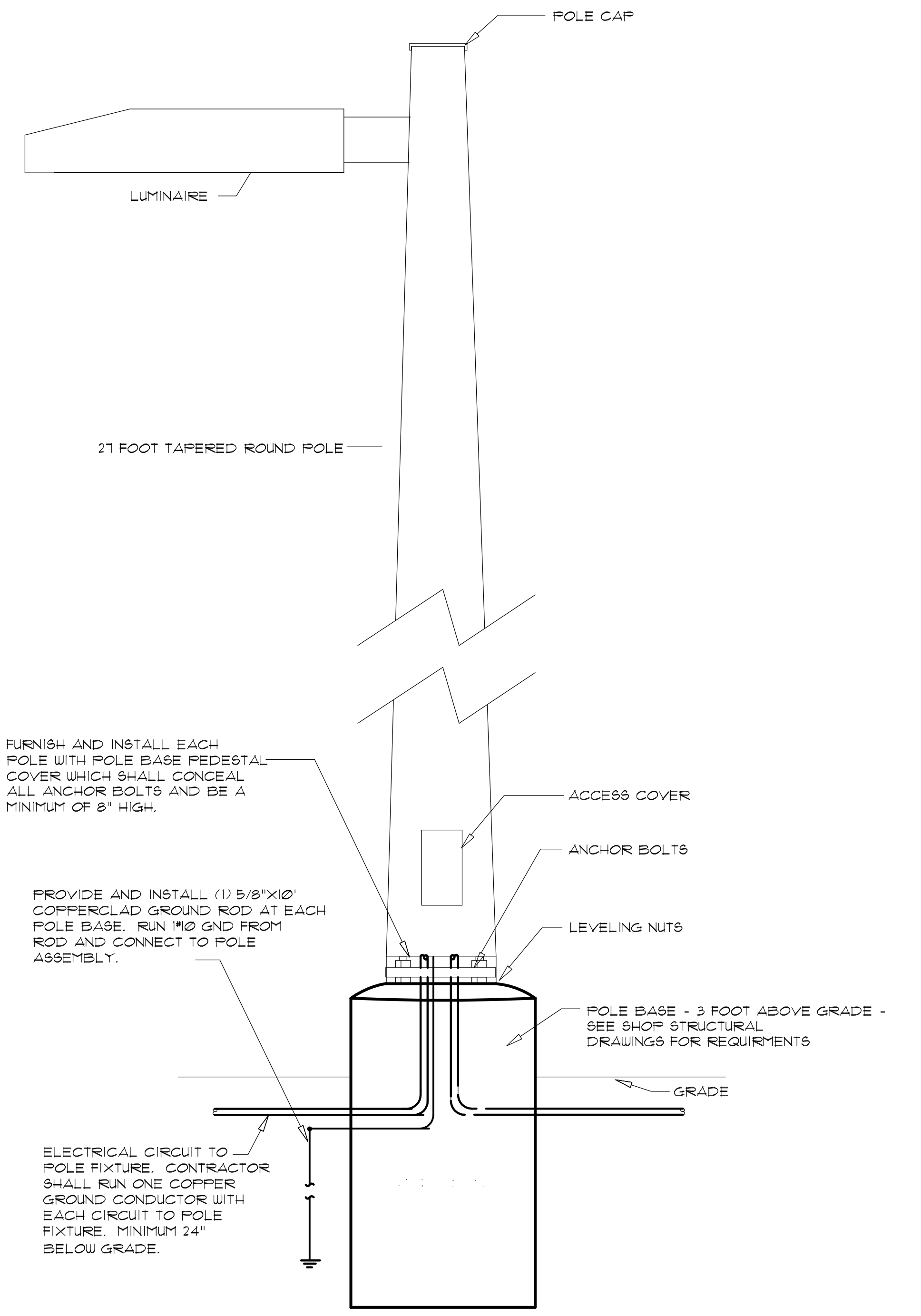
○ DENOTES AREA OF 4x8' PLYWOOD BACKING FOR SIGNAGE ATTACHMENT
Ⓢ PROVIDE TEMPERED GLASS AS REQUIRED BY CODE
NOTE: ELEVATIONS ARE BASED ON DESIGN GRADES AND S.C. IS RESPONSIBLE FOR ADJUSTING EXTERIOR FINISHES TO MEET FINAL GRADES



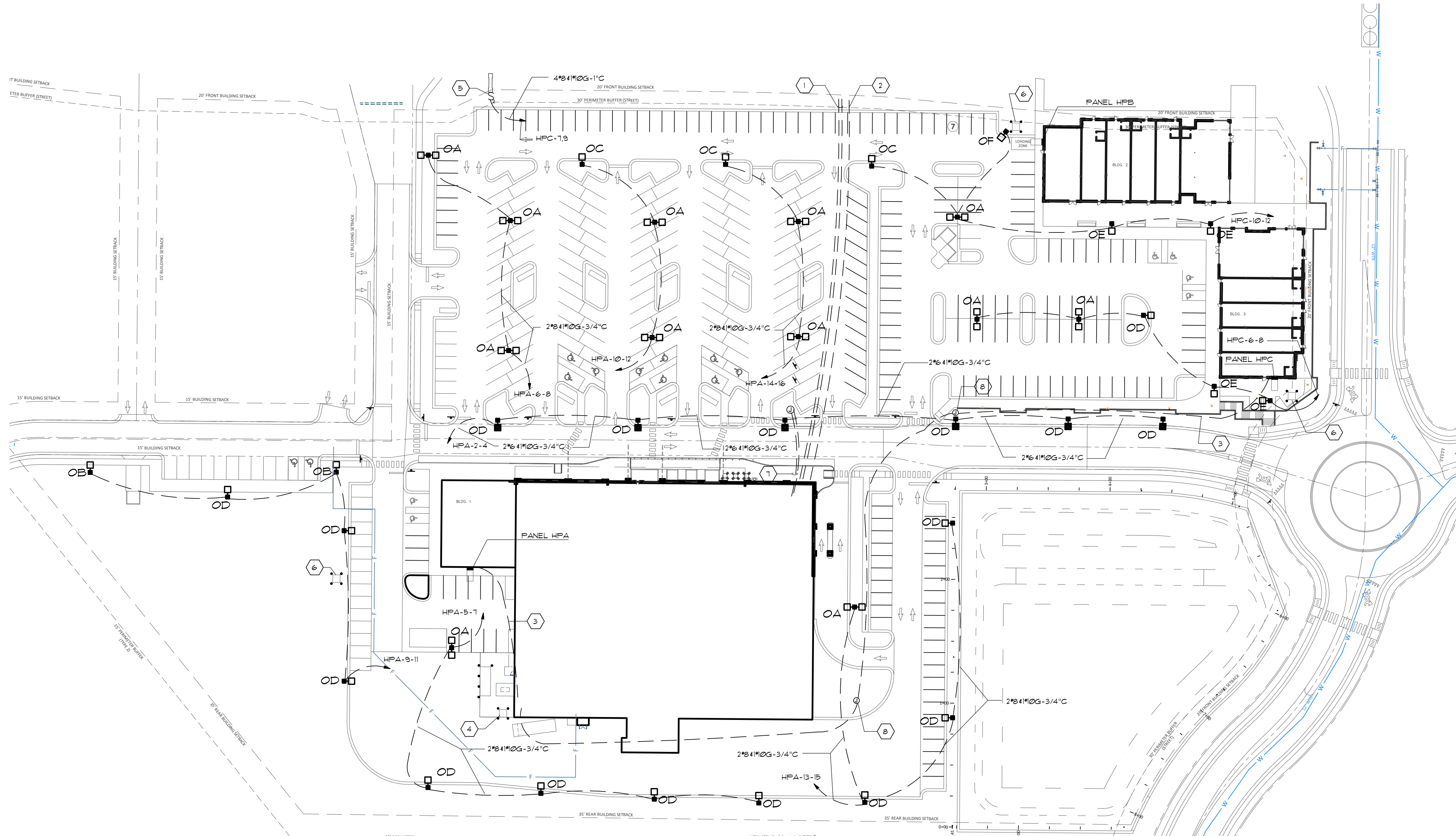
THESE DOCUMENTS ARE PRELIMINARY OF RECORD FOR USE ONLY WITH RESPECT TO THIS PROJECT AND ARE NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF HISCUITT & ASSOCIATES, INC.



3 POLE BASE DETAIL - POLE MOUNTED FIXTURE
FLUSH POLE BASE
NOT TO SCALE



2 POLE BASE DETAIL - POLE MOUNTED FIXTURE
ELEVATED POLE BASE
NOT TO SCALE



1 ELECTRICAL SITE PLAN
SCALE 1\"/>

MARK	DESCRIPTION	MOUNTING	VOLT	LAMPS		WATTS	MANUFACTURER
				TYPE	NO.		
DA	DUAL HEAD LED POLE LIGHT ON 27.0 FOOT TAPERED STEEL POLE. BACK TO BACK. BRONZE.	DETAIL 2/SE-1.1	208	LED, 4000K	2	558	McGRAW EDISON GEJLEDN-SASC-740-U-5WQ-B2B-BZ
DB	SINGLE HEAD LED POLE LIGHT ON 27.0 FOOT TAPERED STEEL POLE. BRONZE.	DETAIL 2/SE-1.1	208	LED, 4000K	1	279	McGRAW EDISON GLEDN-SASC-740-U-T4-BZ
OC	SINGLE HEAD LED POLE LIGHT ON 272.0 FOOT TAPERED STEEL POLE. BRONZE.	DETAIL 2/SE-1.1	208	LED, 4000K	1	279	McGRAW EDISON GLEDN-SASC-740-U-T3-BZ
OD	SINGLE HEAD LED POLE LIGHT ON 27.0 FOOT TAPERED STEEL POLE. BRONZE. HOUSE SIDE SHIELD. ROTATED OPTICS.	DETAIL 2/SE-1.1	208	LED, 4000K	1	279	McGRAW EDISON GLEDN-SASC-740-U-T4W-BZ
DE	SINGLE HEAD LED POLE LIGHT ON 15.0 FOOT TAPERED STEEL POLE. BRONZE.	DETAIL 3/SE-1.1	208	LED, 4000K	1	113	McGRAW EDISON GPC-SAGC-740-U-5WQ-BZ
DF	SINGLE HEAD LED POLE LIGHT ON 15.0 FOOT TAPERED STEEL POLE. BRONZE.	DETAIL 3/SE-1	208	LED, 4000K	1	113	McGRAW EDISON GPC-SAGC-740-U-T4W-BZ
D	SECURITY WALL LIGHT. SEE SHOP PLANS FOR CIRCUITING AND SPEC.						

LIGHTING FIXTURE SCHEDULE NOTES:
1. ALTERNATE SUPPLIERS OF SPECIFIED EQUIPMENT WILL BE ACCEPTABLE ONLY BY FORMAL SUBMITTAL 10 DAYS PRIOR TO BID, WITH PHOTOMETRIC PLAN.
2. POLES BY KU INDUSTRIES.

- LEGEND NOTES:
- (1) (2) 3/\"/>

GENERAL NOTES:
1. 2\"/>

GENERAL NOTES:

- 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.
- THE PROPERTY AS SHOWN HEREON IS BASED ON A FIELD-RUN BOUNDARY SURVEY WITH A REW CLOSURE OF 1:34,600.
- THE IMPROVEMENTS SHOWN HEREON ARE BASED ON A FIELD-RUN PLANIMETRIC SURVEY PERFORMED BY JOHNSON, MIRIRAN & THOMPSON FROM DECEMBER 2019 THROUGH MARCH 2020 AND REFLECTS SITE CONDITIONS AS OF THAT DATE.
- ELEVATIONS ARE BASED ON NAVD88 DATUM.
- THE SURVEY IS REFERENCED TO THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM (NCSPCS), NORTH AMERICAN DATUM, 1983, 2001 ADJUSTMENT, NAD83(2001).
- THE USE OF THE WORD CERTIFY OR CERTIFICATION CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE UNDERSIGNED PROFESSIONAL'S KNOWLEDGE, INFORMATION AND BELIEF, AND IN ACCORDANCE WITH THE COMMONLY ACCEPTED PROCEDURE CONSISTENT WITH THE APPLICABLE STANDARDS OF PRACTICE AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE EITHER EXPRESSED OR IMPLIED.
- 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.
- AT THE TIME OF THE SURVEY, THERE WERE NO PARKING SPACES.
- AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR LANDFILL.
- AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF A CEMETERY.
- AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

AREA TABULATION

PARCEL	PIN#	NET (AC.)	GROSS (AC.)
A	1758-48-9229	0.828	0.828
B	1758-58-2090	10.742	11.168
C	1758-56-8976	42.324	44.100
D	1758-45-8905	15.024	15.024
TOTALS:		68.918	71.120

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 C. 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 1/3 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.

- (ITEM 3) MATTERS SHOWN ON RECORDED BOOK OF MAPS 1996 AT PAGE 1582 SHOWS THE FOLLOWING LOCATED ON THE LAND:
 - OVERHEAD LINES [PLOTTED HEREON]
 - POWER POLE [PLOTTED HEREON]
 - RIGHT OF WAY FOR U.S. HWY 401 LOUISBURG ROAD [PLOTTED HEREON]
- (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.

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

- (ITEM 8) SUBJECT TO MATTERS SHOWN ON RECORDED BOOK OF MAPS 1995 AT PAGE 2034 SHOWS THE FOLLOWING LOCATED ON THE LAND:
 - OVERHEAD LINE [PLOTTED HEREON]
 - POWER POLE [PLOTTED HEREON]

- (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]
- (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]

- (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]
- (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]

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

- SUBJECT TO MATTERS SHOWN ON RECORDED BOOK OF MAPS 2005 AT PAGES 1195 AND 1196 SHOWS THE FOLLOWING LOCATED ON THE LAND:
 - UNDERGROUND SEWER MAIN MARKER [NOT FOUND]
 - POWER BOX [NOT FOUND]
 - RIGHTS OF OTHERS IN AND TO THE USE OF THE SOIL PATH (TO BE ABANDONED) [PATH NO LONGER VISIBLE]

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

- (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]
- (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]
- (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]

- (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]

- (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:

TAX PARCEL	FRONT	SIDE	CORNER	REAR	REMARKS
1758-48-9229: R-1	30'	12'	22'	25'	(SINGLE FAMILY RESIDENTIAL)
1758-58-2090: R-1-SUD	30'	12'	22'	25'	(SINGLE FAMILY RESIDENTIAL SPECIAL USE DISTRICT)
1758-56-8976: CO-SUD	20'	15'	25'	35'	(COMMERCIAL OUTLYING SPECIAL USE DISTRICT)
1758-45-8905: CO-SUD	20'	15'	25'	35'	(COMMERCIAL OUTLYING SPECIAL USE DISTRICT)

NOTE: ZONING INFORMATION BASED ON INFORMATION AS SUPPLIED 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 SOUTHWEST, 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 NORTHWEST 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 SOUTHWEST, 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.

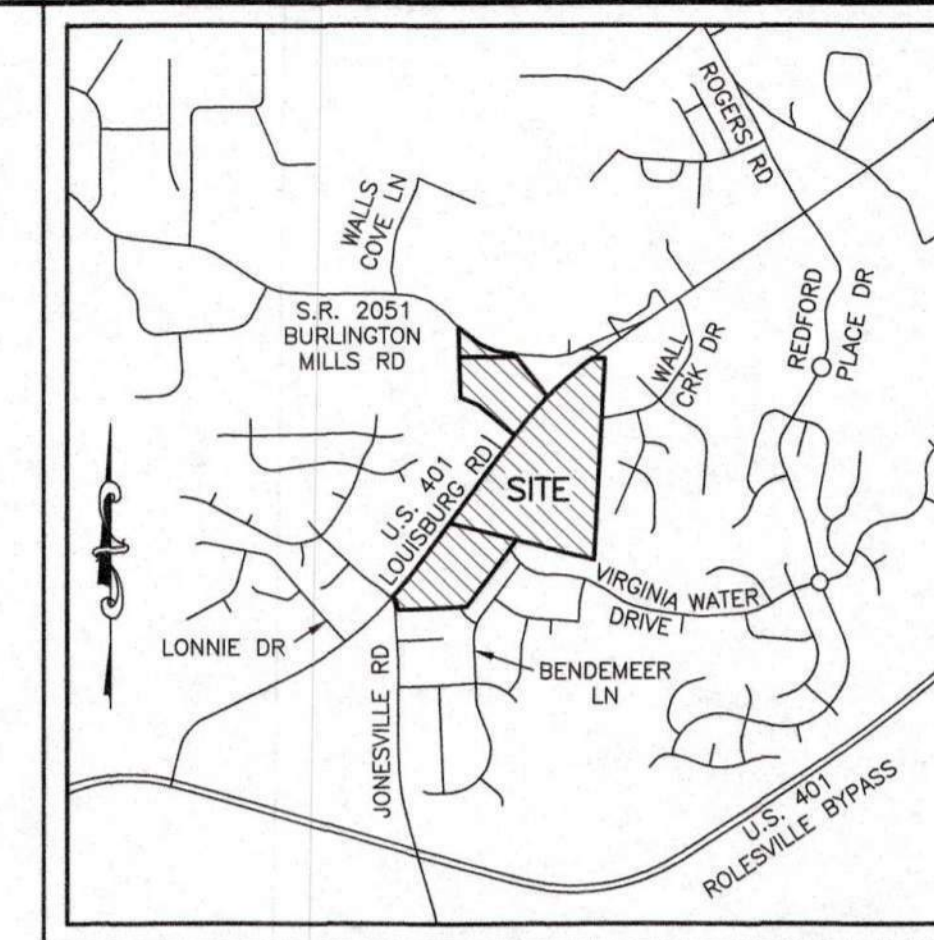
CONTAINING 44.100 ACRES, MORE OR LESS.

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 SOUTHWEST 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 SOUTHWEST CORNER OF SAID PARCEL AND ALONG THE FOLLOWING EIGHT COURSES: (1) N41°10'16"E 41.30'; (2) N40°37'47"E 48.15'; (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
- = DIMENSION POINT (NOTHING SET)
- = PROPERTY LINE
- R/W = RIGHT OF WAY
- C&G = CURB AND GUTTER
- DI = 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
- = GUY WIRE
- RCP = REINFORCED CONCRETE PIPE
- S.F. = SQUARE FEET (AREA)
- = SIGN
- = TRAFFIC SIGNAL POLE
- = SANITARY SEWER MANHOLE
- = SANITARY SEWER FORCE MAIN VALVE
- = STORM DRAIN MANHOLE
- = TELEPHONE PEDESTAL
- = TRAFFIC BOX
- = WATER BOX
- WM = WATER METER
- WMH = WATER MANHOLE
- WV = WATER VALVE
- = WELL
- X-WALK = PEDESTRIAN X-WALK POLE
- = ELECTRIC LINE
- = SANITARY SEWER FORCE MAIN
- = FIBER OPTIC LINE
- = GAS LINE
- = OVERHEAD ELECTRIC LINE
- = SANITARY SEWER LINE
- = TELEPHONE LINE
- = CABLE TV LINE
- = WATER LINE

MATCH LINE

MATCH LINE



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

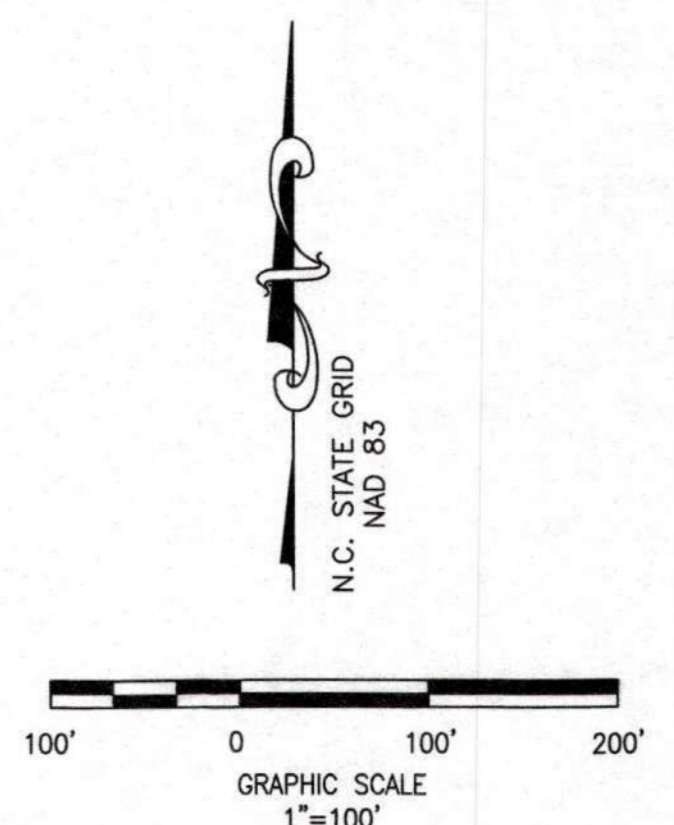
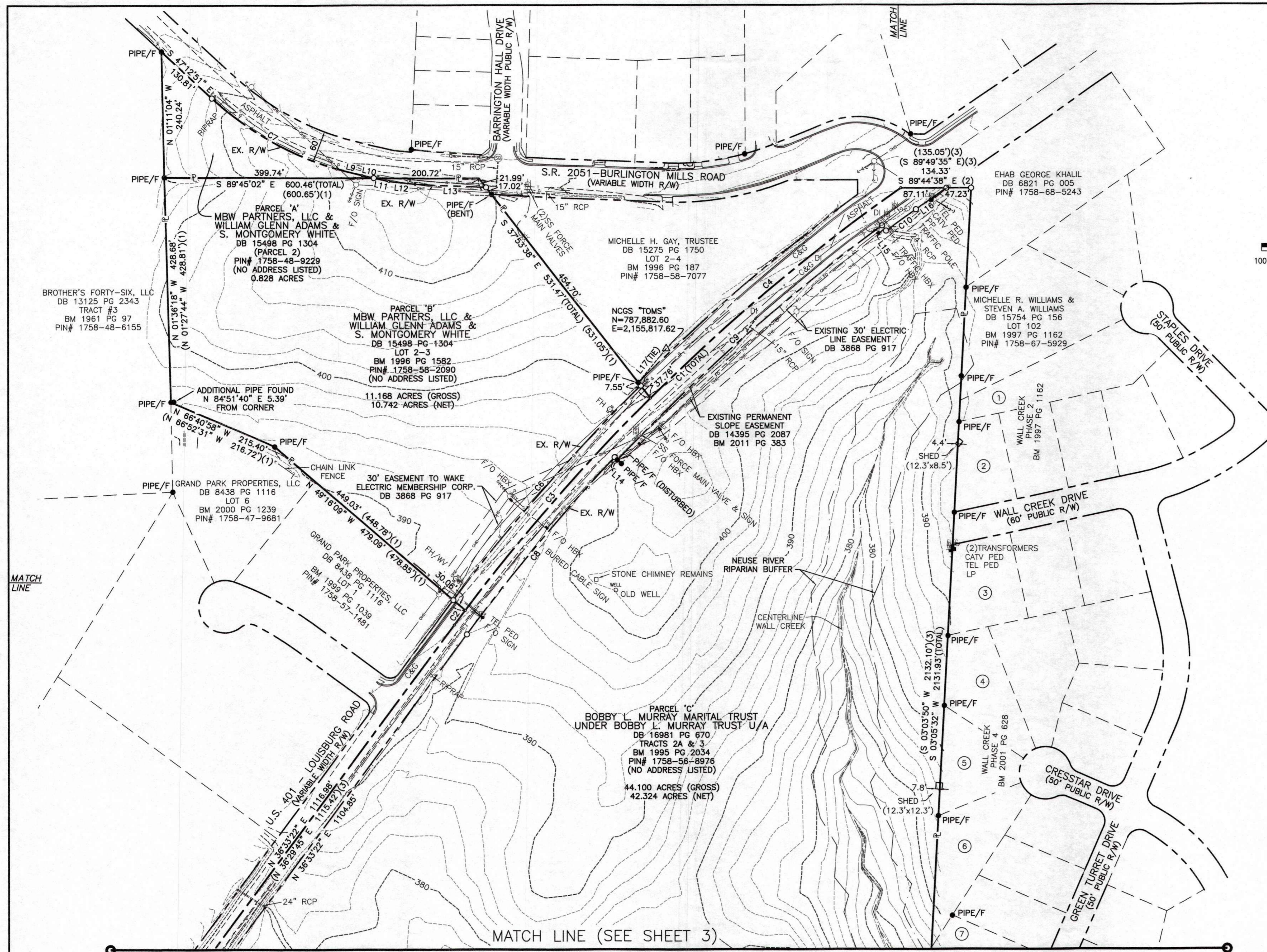
PREPARED FOR
WALLBROOK LANDCO, LLC
WAKE FOREST TOWNSHIP
TOWN OF ROLESVILLE, WAKE COUNTY, NORTH CAROLINA
DRAWN BY: JSZ PROJECT#: _____
CHECKED BY: WTR CONTRACT#: _____ JMT#: 17-10946-001
DATE: 03/25/2020 SCALE: 1"=100' SHEET 1 OF 3



WILLIAM T. ROBBINS, II
P.L.S. #L-4192

DATE

MATCH LINE



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
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- HBX = HAND BOX
- LP = LIGHT POLE
- PP = POWER POLE
- GW = GUY WIRE
- RCP = REINFORCED CONCRETE PIPE
- S.F. = SQUARE FEET (AREA)
- SIGN = SIGN
- TRAF = TRAFFIC SIGNAL POLE
- SSM = SANITARY SEWER MANHOLE
- SSFMV = SANITARY SEWER FORCE MAIN VALVE
- SDM = STORM DRAIN MANHOLE
- TEP = TELEPHONE PEDESTAL
- TBOX = TRAFFIC BOX
- WB = WATER BOX
- WM = WATER METER
- WMH = WATER MANHOLE
- WV = WATER VALVE
- WELL = WELL
- PEW = PEDESTRIAN X-WALK POLE
- EL = ELECTRIC LINE
- SSFM = SANITARY SEWER FORCE MAIN
- FO = FIBER OPTIC LINE
- GL = GAS LINE
- OEL = OVERHEAD ELECTRIC LINE
- SSL = SANITARY SEWER LINE
- TEL = TELEPHONE LINE
- CTL = CABLE TV LINE
- WL = 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	S 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'

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

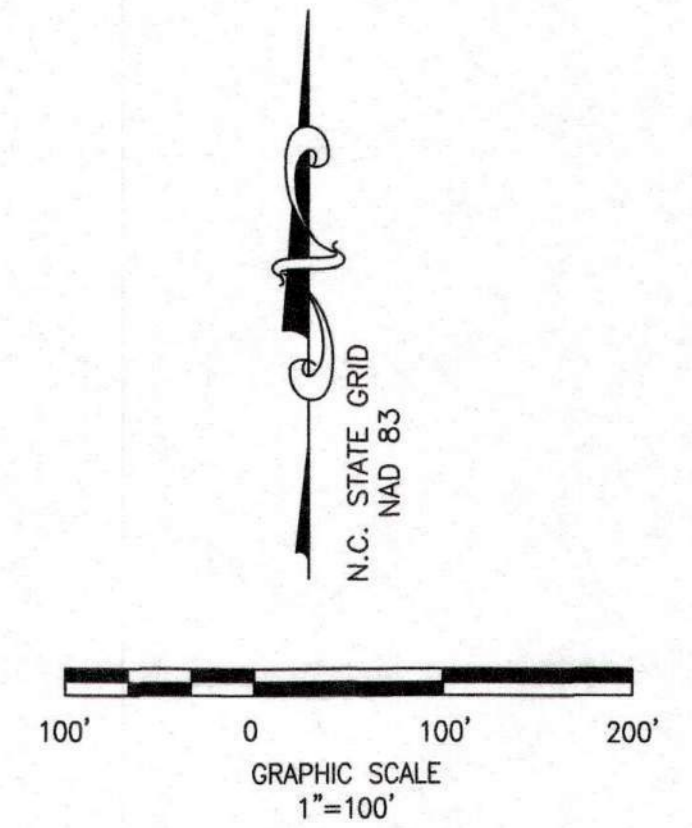
REVISION #	DATE	REASON FOR REVISION
1	10/01/2020	ADDED RIPARIAN BUFFER ALONG WALL CREEK

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
- = FOUND MONUMENT AS NOTED
- = SET IRON PIN
- △ = NCGS MONUMENT
- = DIMENSION POINT (NOTHING SET)
- ▭ = PROPERTY LINE
- R/W = RIGHT OF WAY

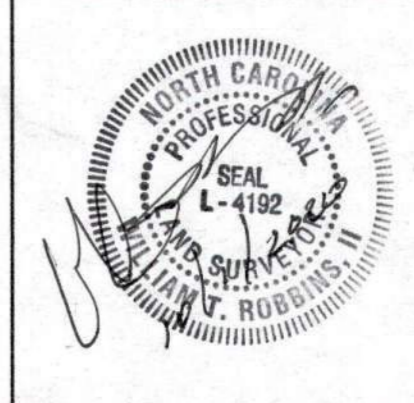
- C&G = CURB AND GUTTER
- CA TV = CABLE TV PEDESTAL
- DI = DROP INLET
- ELEC = ELECTRIC BOX
- EM = ELECTRIC METER
- F/O = FIBER OPTIC
- FH = FIRE HYDRANT
- GV = GAS VALVE
- HB = HAND BOX
- LP = LIGHT POLE
- PP = POWER POLE
- GUY WIRE
- RCP = REINFORCED CONCRETE PIPE
- S.F. = SQUARE FEET (AREA)
- SIGN = SIGN
- TRAFFIC SIGNAL POLE
- SANITARY SEWER MANHOLE
- SANITARY SEWER FORCE MAIN VALVE
- STORM DRAIN MANHOLE
- TELEPHONE PEDESTAL
- TRAFFIC BOX
- WATER BOX
- WATER METER
- WMH = WATER MANHOLE
- WV = WATER VALVE
- WELL
- PEDESTRIAN X-WALK POLE
- ELECTRIC LINE
- FW = 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'	(6)
L2	N 03°10'03" W	17.67'	(5)
L3	N 41°10'16" E	41.30'	(5)
L4	N 40°37'47" E	49.15'	(5)
L5	N 39°31'43" E	50.83'	(5)
L6	N 38°52'58" E	49.80'	(5)
L7	N 38°22'04" E	50.40'	(5)
L8	N 37°17'31" E	50.37'	(5)
L9	S 75°02'10" E	50.12'	(5)
L10	S 77°31'31" E	22.85'	(2)
L11	S 77°31'31" E	29.16'	(2)
L12	S 84°03'28" E	50.67'	(2)
L13	S 87°10'20" E	135.52'	(2)
L14	S 46°39'44" E	7.50'	(2)
L15	S 36°12'58" E	12.50'	(2)
L16	N 55°13'38" E	70.99'	(2)
L17	N 39°21'58" E	83.92'	(2)

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	273.89'
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)



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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#:	
DATE: 03/25/2020	SCALE: 1"=100'	SHEET 3 OF 3