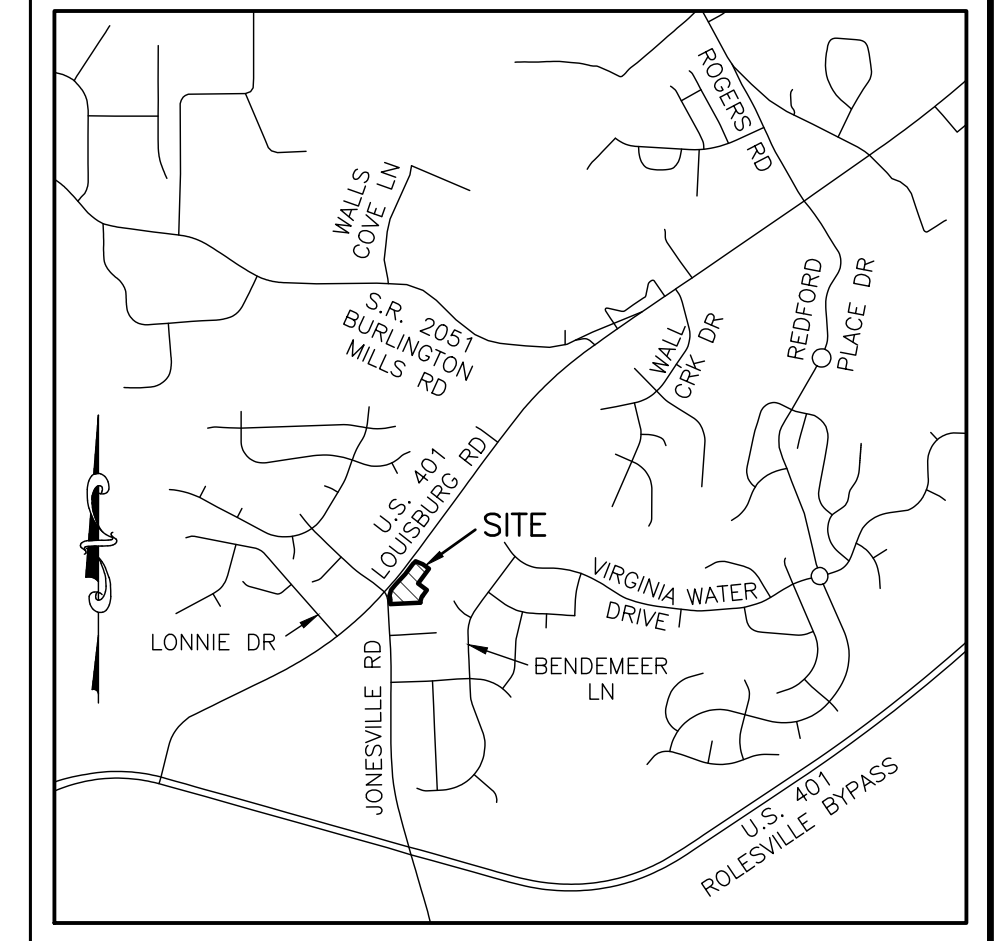


V1 - FSP-24-09



VICINITY MAP
SCALE: 1" = ±2000'

- 16. Plan Sheets - Show all greenway, utility, drainage, and cross-access easements as shown on the approved preliminary plat.
- 17. EYL - Town acknowledges that the shape and acreage of Lots 3 and 4 do not exactly match that of PR 21-04, but understand the reasoning and purpose of it (so Lot 3 can connect and tap into a COR water line at Jonesville Road rather than extend a public waterline either in the S. Main public Right-of-way or via an easement across Lot 4; CORPUD condoned this lot shape revision to facilitate this and has no issue with this in principal; all other subdivision lots are served from other water lines; there is no requirement to amend or revise PR 21-04 to represent these lot line changes.

16. EASEMENTS ADDED
B.M. 2023 PG 1600-1602
17. NOTED
B.M. 2008 PG 702
B.M. 1978 PG 409

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE TOWN OF ROLESVILLE AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT.

OWNER: WALLBROOK PLX LLC

SIGNATURE _____ PRINT NAME _____ DATE _____

NORTH CAROLINA, _____ COUNTY.

I, _____, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT _____ PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL STAMP OR SEAL, THIS _____ DAY OF _____, 2024.

MY COMMISSION EXPIRES _____

GENERAL NOTES

1. A FIELD-RUN BOUNDARY SURVEY WAS PERFORMED BY JOHNSON, MIRMIRAN & THOMPSON FROM DECEMBER 2019 THROUGH MARCH 2020.
2. THE SURVEY IS REFERENCED TO THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM, NAD83(2001) BASED ON FIELD TIES TO NCGS MONUMENTS "TOMS" (PID EZ2419) AND "SCARBORO" (PID EZ2420).
3. ALL DISTANCES ARE HORIZONTAL GROUND.
4. THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE X AS SHOWN ON THE NATIONAL FLOOD INSURANCE RATE MAP (FIRM) FOR WAKE COUNTY, NORTH CAROLINA, PANEL 1758, MAP NO. 3720175800K, WITH AN EFFECTIVE DATE OF JULY 19, 2022.
5. ROLESVILLE PROJECT NUMBER: FSP 24-__
6. RELATED PROJECT NUMBERS:
 SUP 20-02: SPECIAL USE PERMIT
 ANX 21-06: ANNEXATION
 PR 21-04: PRELIMINARY SUBDIVISION PLAT
 SDP 23-05: PUBLIX AT WALLBROOK (LOT 1A)
 CID 23-01: WALLBROOK ROADWAY IMPROVEMENTS (VIRGINIA WATER DRIVE & WALLBROOK DRIVE)
7. ZONING: GC-CZ
 SETBACKS: FRONT 20'
 SIDE 15'
 REAR 35'
 CORNER 25'

8. OWNER: WALLBROOK PLX LLC
D.B. 19463 PG 2024
PIN# 1758454702
9. DEVELOPER: CROSLAND SOUTHEAST
121 WEST TRADE STREET, STE 2550
CHARLOTTE, NC 28202
(704) 561-5200

Different than the Owner and Applicant listed on the application. Please revise.

APPLICATION REVISED

CERTIFICATE OF APPROVAL FOR RECORDING

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

SUBDIVISION ADMINISTRATOR _____ DATE _____
TOWN OF ROLESVILLE
NORTH CAROLINA

SURVEYOR'S CERTIFICATE

I, MICHAEL W. ZMUDA, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLATTED FROM INFORMATION FOUND IN THE REFERENCES LISTED ON THIS PLAT; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS GREATER THAN 1:20,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS _____ DAY OF _____, 2024.

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

MICHAEL W. ZMUDA _____ DATE _____
PLS #L-5205

4. Complete General Note 5 with FSP-24-09; add this reference on sheet 2 as well somewhere.
5. General Note 6 - Should the PR 21-04 entry include that it was *Revised?
6. General Note 7 - Add words "General Commercial" to acronym of GC-CZ; Staff understands the CZ is just a translation of the UDO zoning to the LDO (GC) zoning, and it is not actually a Conditional Zoning as the LDO now entails 'CZ', but not expecting all that background explanation to be present here on this plat.
7. General Note 8 - Add mailing address for 'Wallbrook PLX LLC'; a persons name would be good to; what is provided is just Deed of ownership information under the entity name.
8. General Note 9 - Please add a name to the entity of Crosland Southeast if possible.
9. Provide table/note about the maximum Impervious Coverage permitted for Each Lot.
10. Provide a table/note of the Linear Length (and ROW width) of all new public right-of-ways being dedicated to the Town (or NCDOT). This is for State Powell Bill purposes. IF none, still make note entry completed with 'N/A'. Thank you.
11. Confirm if/not that there is any necessary infrastructure work requiring Construction Infrastructure Drawing (CID) submittal/review/approval relative to these 2 lots; Staff's impression is 'no', and that once these lots are recorded (in concert with the Preliminary Subdivision PR 21-04 ultimate platting out of the subdivision), their next development step is a Site Development Plan for the end-user/tenant's specific land plan.
12. Cover Sheet - Add file number FSP-24-09 to General Note #5 and the Case # in the Title Block.
13. Cover Sheet - Related PROJECT NUMBERS should include the Intermediate Final Plat (FSP 23-09)

4. ADDED
5. "REVISED" ADDED
6. ADDED
7. ADDRESS ADDED
8. DEVELOPER REVISED TO WALLBROOK PLX LLC
9. NOTE ADDED AS NOTE 11 ON PLAT
10. NO R/W WITH THIS FSP. NOTE ADDED AS NOTE 12 ON PLAT
11. CORRECT, THE NEXT STEP FOR LOT 3 AND 4 IS SDP
12. ADDED
13. NOTED. FSP 23-09 ADDED

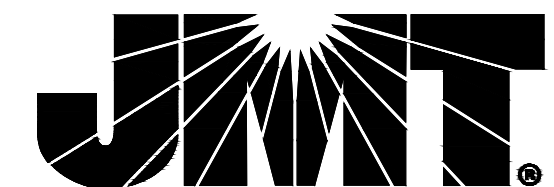


AREA TABULATION

	AREA (AC.)	PLANNED USE
LOT 3	0.7597	NON-RESIDENTIAL
LOT 4	1.7480	NON-RESIDENTIAL
TOTAL:	2.5077	

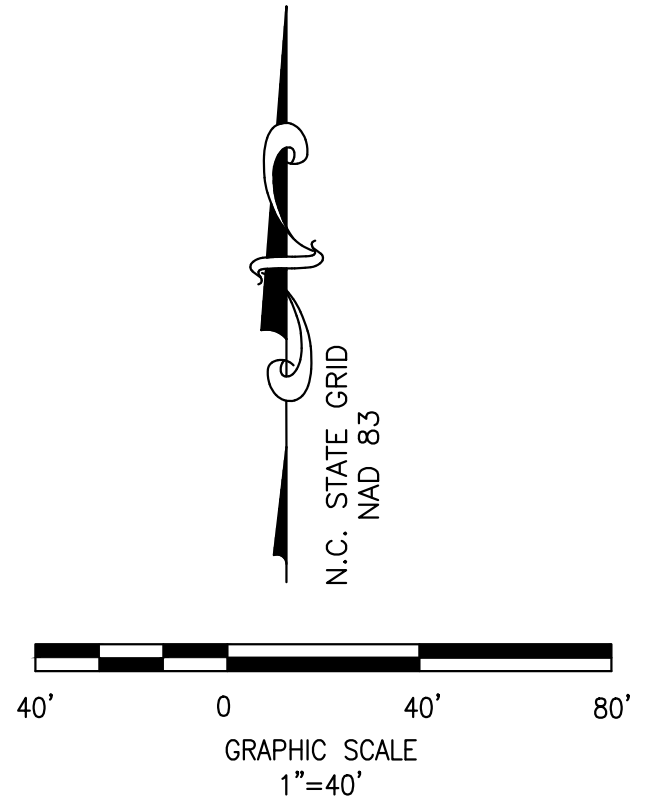
REMOVED

Please remove Wake Forest Township

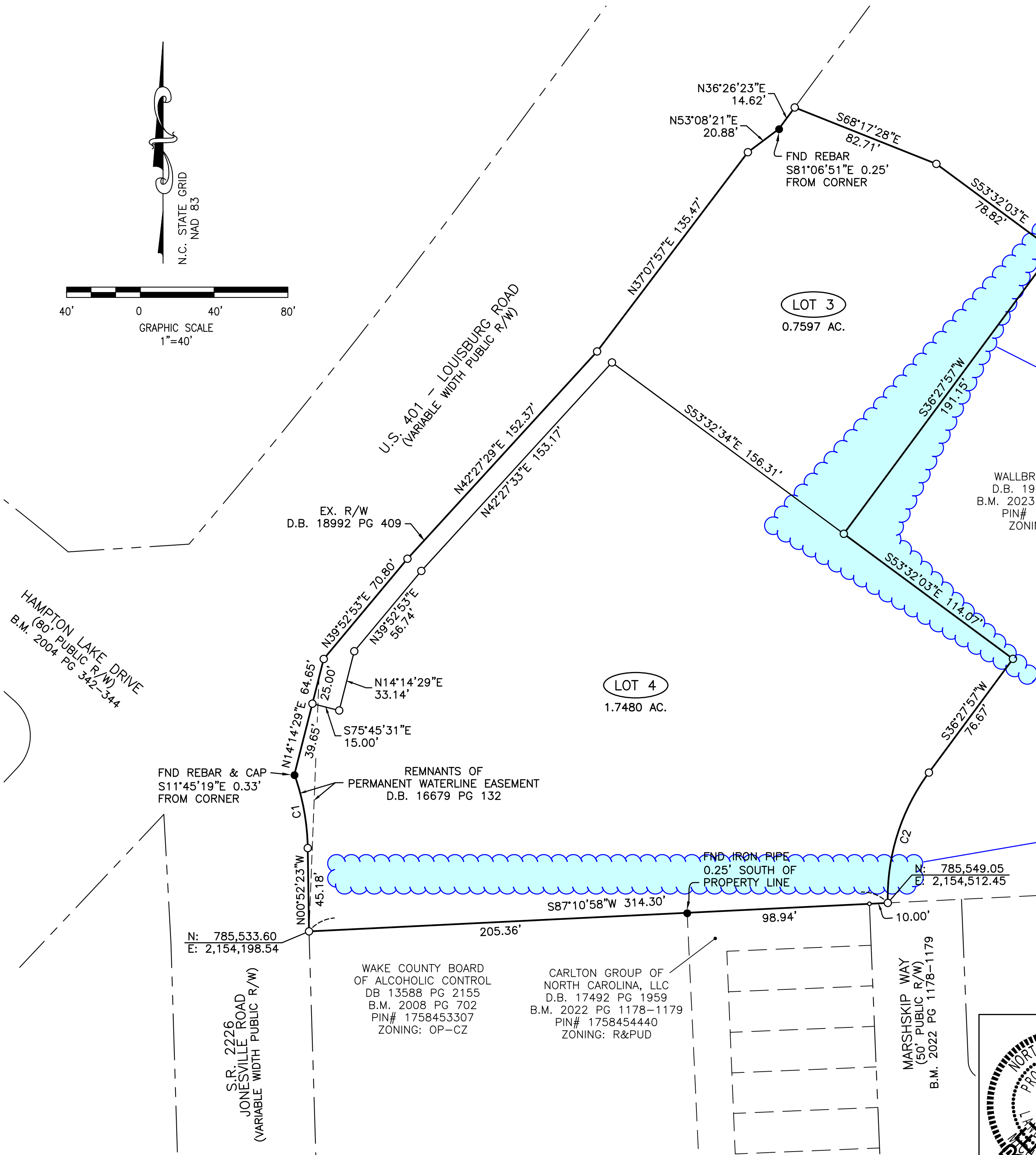


9201 ARBORETUM PARKWAY, SUITE 310 | RICHMOND, VA 23236
P: (804) 323-9900 | F: (804) 323-0596 | www.jmt.com

REVISION #	DATE	REASON FOR REVISION
FINAL SUBDIVISION PLAT WALLBROOK A DIVISION OF TRACT 'A' OF THE INTERMEDIATE SUBDIVISION PLAT RECORDED IN B.M. 2023 PG 1600-1602 WAKE FOREST TOWNSHIP TOWN OF ROLESVILLE, WAKE COUNTY, NORTH CAROLINA		
DRAWN BY: JSZ	CASE #: FSP 24-__	
CHECKED BY: MWZ	CONTRACT#:	JMT#: 19-04194-010
PLAT DATE: 03/26/2024	SCALE: 1"=40'	SHEET 1 OF 2



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



Please add access easements shown in this area on the preliminary plat.

PROPOSED EASEMENT ADDED

WALLBROOK PLX LLC
D.B. 19463 PG 2024
B.M. 2023 PG 1600-1602
PIN# 1758469017
ZONING: GC-CZ

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	123.92'	40.68'	40.50'	N10°16'40"W	18°48'34"
C2	114.00'	75.45'	74.08'	S17°30'15"W	37°55'23"

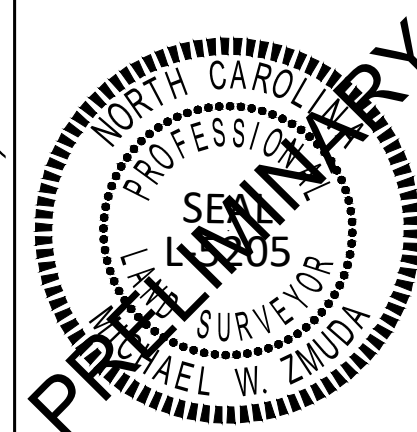
Please show drainage easement in this area as shown on the preliminary plat.

PROPOSED EASEMENT ADDED



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

REVISION #	DATE	REASON FOR REVISION



FINAL SUBDIVISION PLAT
WALLBROOK
A DIVISION OF TRACT 'A' OF THE INTERMEDIATE SUBDIVISION
PLAT RECORDED IN B.M. 2023 PG 1600-1602
WAKE FOREST TOWNSHIP
TOWN OF ROLESVILLE, WAKE COUNTY, NORTH CAROLINA

DRAWN BY: JSZ	CASE #: FSP 24-__
CHECKED BY: MWZ	CONTRACT#: _____
PLAT DATE: 03/26/2024	SCALE: 1"=40'

JMT#: 19-04194-010
SHEET 2 OF 2

S.R. 2226
JONESVILLE ROAD
(VARIABLE WIDTH PUBLIC R/W)

WAKE COUNTY BOARD
OF ALCOHOLIC CONTROL
DB 13588 PG 2155
B.M. 2008 PG 702
PIN# 1758453307
ZONING: OP-CZ

CARLTON GROUP OF
NORTH CAROLINA, LLC
D.B. 17492 PG 1959
B.M. 2022 PG 1178-1179
PIN# 1758454440
ZONING: R&PUD

MARSHSKIP WAY
(50' PUBLIC R/W)
B.M. 2022 PG 1178-1179