

**SURVEYOR'S CERTIFICATE**

I, JAY B. TAYLOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK AND PAGE AS SHOWN); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK AND PAGE AS SHOWN; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS \_\_\_\_\_; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

I HEREBY CERTIFY THAT THIS PLAT IS OF THE FOLLOWING TYPE: G.S. 47-30 (F)(1)(A). THIS SURVEY CREATES SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS DAY OF \_\_\_\_\_ A.D., \_\_\_\_\_



JAY B. TAYLOR, PROFESSIONAL LAND SURVEYOR L-5472

**GENERAL NOTES**

- THIS IS A SURVEY OF AN EXISTING PARCEL(S) OF LAND. THIS IS A FINAL SUBDIVISION PLAT.
- BEARINGS FOR THIS SURVEY ARE BASED ON NC GRID NAD 83(2011).
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
- ZONING: GC-CZ
- AREA BY COORDINATE GEOMETRY.
- FLOOD NOTE: THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" AS DEFINED BY F.E.M.A F.I.R.M COMMUNITY PANEL #3720175800K DATED 7/19/22.
- REFERENCES: AS SHOWN.
- THIS SURVEY PERFORMED AND MAP PREPARED WITHOUT BENEFIT OF A TITLE REPORT. THIS SURVEY SUBJECT TO ANY FACTS AND EASEMENTS WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
- BUILDING PERMITS THAT WILL BE PURSUED PURSUANT TO THE RECORDATION OF THIS FINAL PLAT, TOWN STAFF IS TO TRACK AND ENFORCE CONDITION 2.B WHEN IT IS TRIGGERED (WHICH IS THE FIRST C.O. OF A TOWNHOME DWELLING UNIT).
- WALLBROOK DRIVE RIGHT OF WAY TO BE DEDICATED BY SEPARATE INSTRUMENT.

V2 -  
FSP-24-16

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

OWNER \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

I, \_\_\_\_\_ A NOTARY PUBLIC OF THE COUNTY AND AFORESAID, DO HEREBY CERTIFY THAT \_\_\_\_\_ PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FORGING DOCUMENT. WITNESS MY HAND AND SEAL THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

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

OWNER \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

I, \_\_\_\_\_ A NOTARY PUBLIC OF THE COUNTY AND AFORESAID, DO HEREBY CERTIFY THAT \_\_\_\_\_ PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FORGING DOCUMENT. WITNESS MY HAND AND SEAL THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

| MAXIMUM IMPERVIOUS AREA PER LOT |                      | MAXIMUM IMPERVIOUS AREA PER LOT |                      |
|---------------------------------|----------------------|---------------------------------|----------------------|
| LOT#                            | IMPERVIOUS AREA (SF) | LOT#                            | IMPERVIOUS AREA (SF) |
| 1                               | 1,810                | 61                              | 1,745                |
| 2                               | 1,790                | 62                              | 1,840                |
| 3                               | 1,800                | 63                              | 1,740                |
| 4                               | 1,830                | 64                              | 1,720                |
| 5                               | 1,790                | 65                              | 1,725                |
| 6                               | 1,820                | 66                              | 1,790                |
| 7                               | 1,790                | 67                              | 1,730                |
| 8                               | 1,840                | 68                              | 1,745                |
| 9                               | 1,790                | 69                              | 1,810                |
| 10                              | 1,830                | 70                              | 1,755                |
| 11                              | 1,810                | 71                              | 1,755                |
| 12                              | 1,820                | 72                              | 1,745                |
| 13                              | 1,780                | 73                              | 1,745                |
| 14                              | 1,810                | 74                              | 1,805                |
| 15                              | 1,790                | 75                              | 1,770                |
| 16                              | 1,830                | 76                              | 1,775                |
| 17                              | 1,810                | 77                              | 1,815                |
| 18                              | 1,840                | 78                              | 1,795                |
| 19                              | 1,810                | 79                              | 1,730                |
| 20                              | 1,500                | 80                              | 1,725                |
| 21                              | 1,470                | 81                              | 1,800                |
| 22                              | 1,470                | 104                             | 1,540                |
| 23                              | 1,500                | 105                             | 1,500                |
| 24                              | 1,500                | 106                             | 1,530                |
| 25                              | 1,470                | 107                             | 1,520                |
| 26                              | 1,470                | 108                             | 1,570                |
| 27                              | 1,500                | 109                             | 1,560                |
| 28                              | 1,500                | 110                             | 1,600                |
| 29                              | 1,510                | 111                             | 1,560                |
| 30                              | 1,535                | 112                             | 1,550                |
| 31                              | 1,545                | 113                             | 1,540                |
| 32                              | 1,545                | 114                             | 1,520                |
| 33                              | 1,535                | 115                             | 1,540                |
| 34                              | 1,510                | 116                             | 1,520                |
| 35                              | 1,500                | 117                             | 1,500                |
| 36                              | 1,500                | 118                             | 1,500                |
| 37                              | 1,470                | 119                             | 1,470                |
| 38                              | 1,470                | 120                             | 1,485                |
| 39                              | 1,500                | 121                             | 1,470                |
| 40                              | 1,500                | 122                             | 1,510                |
| 41                              | 1,470                | 123                             | 1,500                |
| 42                              | 1,470                | 124                             | 1,470                |
| 43                              | 1,500                | 125                             | 1,485                |
| 44                              | 1,500                | 126                             | 1,470                |
| 45                              | 1,470                | 127                             | 1,510                |
| 46                              | 1,470                | 128                             | 1,515                |
| 47                              | 1,530                | 129                             | 1,475                |
| 48                              | 1,555                | 130                             | 1,480                |
| 49                              | 1,570                | 131                             | 1,520                |
| 50                              | 1,650                | 132                             | 1,560                |
| 51                              | 1,830                | 133                             | 1,530                |
| 52                              | 1,790                | 134                             | 1,550                |
| 53                              | 1,820                | 135                             | 1,530                |
| 54                              | 1,790                | 136                             | 1,540                |
| 55                              | 1,900                | 137                             | 1,490                |
| 56                              | 1,840                | 138                             | 1,530                |
| 57                              | 1,795                | 139                             | 1,510                |
| 58                              | 1,775                | 140                             | 1,540                |
| 59                              | 1,805                |                                 |                      |
| 60                              | 1,730                |                                 |                      |

**SETBACKS**

| R3 PUD             |                             |
|--------------------|-----------------------------|
| FRONT (FRONT LOAD) | 20 FT                       |
| FRONT (ALLEY LOAD) | 10 FT                       |
| SIDE               | 5 FT                        |
| AGGREGATE SIDE     | 10 FT                       |
| CORNER SIDE        | 10 FT                       |
| REAR (FRONT LOAD)  | 15 FT                       |
| REAR (ALLEY LOAD)  | 5 FT (RIGHT-OF-WAY)         |
| MIN LOT WIDTH      | 26 FT (FRONT) 20 FT (ALLEY) |

**SITE AND OPEN SPACE AREAS**

|   |   |
|---|---|
| TOTAL SITE AREA   | 23.38 AC  |
| RETAIL  | 0.00 AC   |
| RESIDENTIAL   | 23.38 AC  |
| R3 PUD  | 140 PROPOSED TOWNHOMES  |
| TOTAL UNITS   | 140   |
| OVERALL DENSITY   | 5.99 DU/AC  |
| TOWNHOME AREA   | 23.38 AC  |
| TOWNHOME DENSITY  | 5.99 DU/AC  |
| ALLOWED DENSITY   | 10 DU/AC (TOWNHOME)   |
| TOTAL IMPERVIOUS  | 562,727 SF (12.09 AC)   |
| OPEN SPACE  | 15% OF TOTAL SITE AREA REQUIRED<br>3.50 AC REQUIRED<br>8.89 AC PROVIDED                           |
| TOWNHOMES<br>15% TH AREA (23.38 AC)<br>35% ACTIVE OS AREA (3.50 AC) | 3.50 ACRES REQUIRED<br>1.23 ACRES REQUIRED  |
| TOTAL OPEN SPACE REQUIRED:  | 3.50 AC   |
| TOTAL OPEN SPACE PROVIDED:  | 1.80 AC IMPROVED OPEN SPACE<br>7.09 AC UNIMPROVED OPEN SPACE<br>8.89 AC TOTAL OPEN SPACE PROVIDED |

**QUANTITIES :**

| STREETS       |         |          |
|---------------|---------|----------|
| WALL CREEK DR | 60' R/W | 680 LF   |
| LETTIE LN     | 50' R/W | 1,180 LF |
| WALLSTONE WAY | 50' R/W | 1,520 LF |

I, \_\_\_\_\_ HEREBY CERTIFY THAT ALL STREETS, UTILITIES AND OTHER REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDS TO TOWN SPECIFICATIONS AND STANDARDS IN THE SUBDIVISION OR THAT GUARANTEES OF THE INSTALLATION OF THE REQUIRED IMPROVEMENTS IN AN AMOUNT AND MANNER SATISFACTORY TO THE TOWN OF ROLESVILLE HAS BEEN RECEIVED AND THAT THE FILING FEES FOR THIS LOT, IN THE AMOUNT OF \_\_\_\_\_ HAVE BEEN PAID.

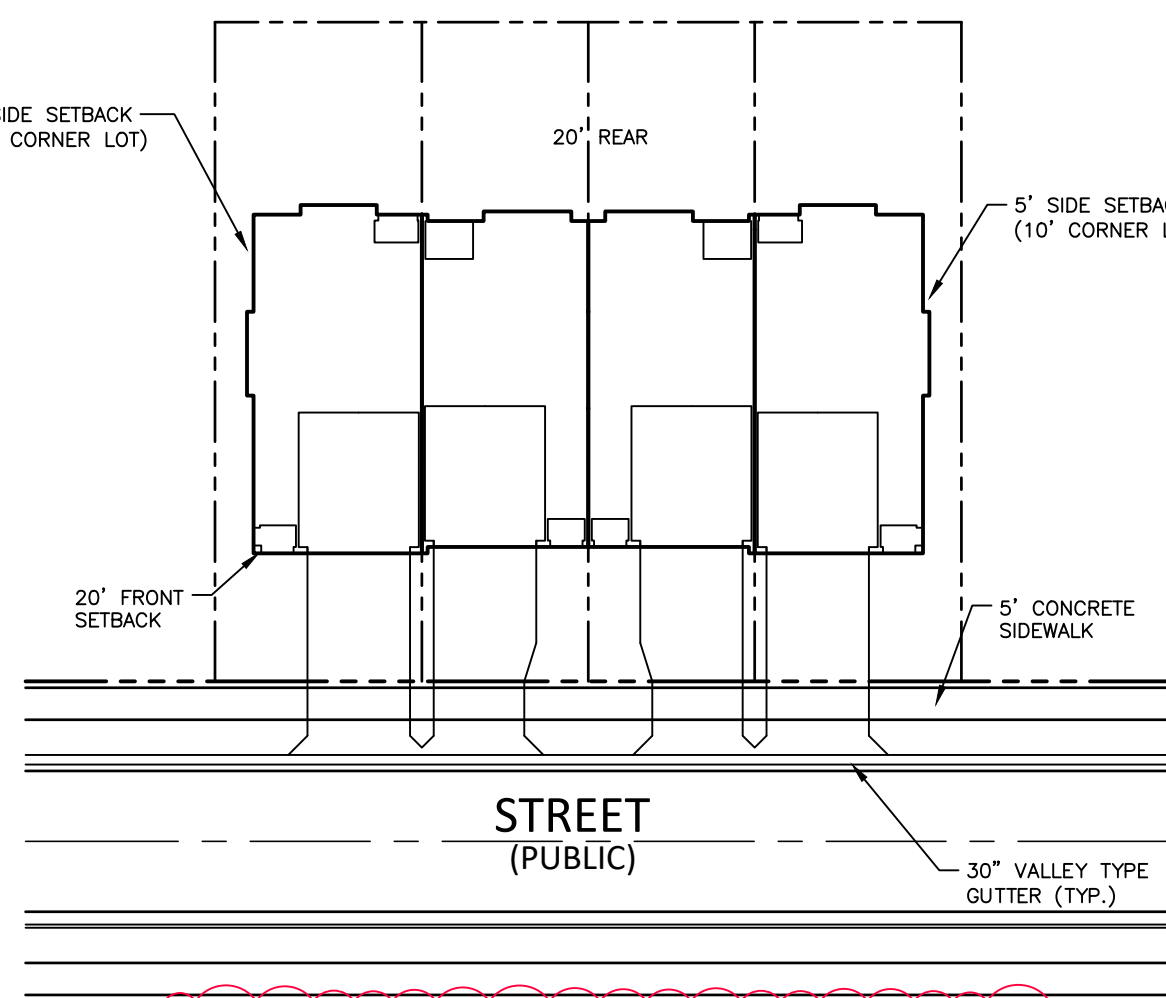
SUBDIVISION ADMINISTRATION \_\_\_\_\_ DATE \_\_\_\_\_

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.

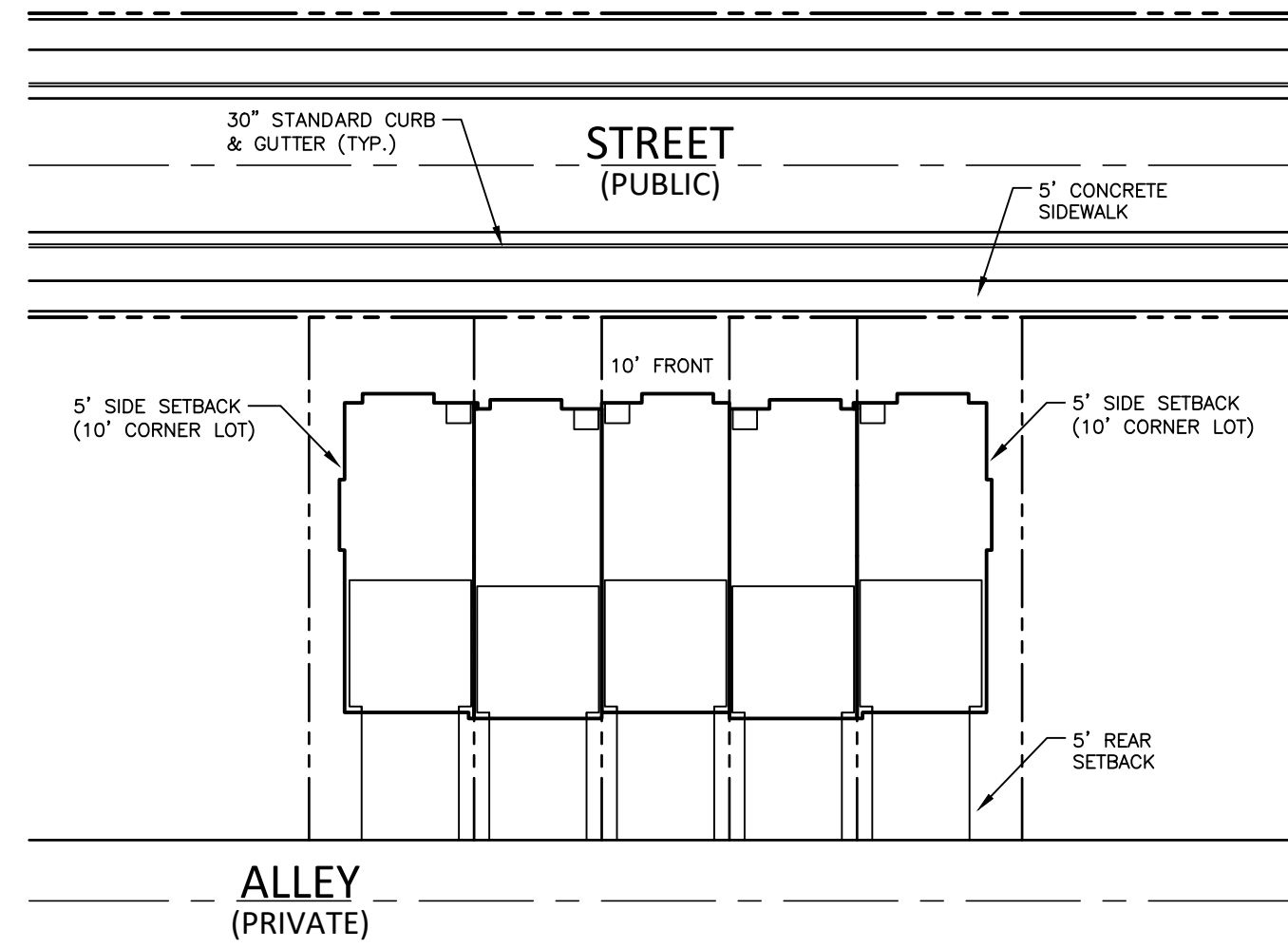
SUBDIVISION ADMINISTRATOR, TOWN OF ROLESVILLE \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF NORTH CAROLINA  
COUNTY OF WAKE  
I, \_\_\_\_\_ REVIEW OFFICER FOR THE TOWN OF ROLESVILLE, NC CERTIFY THAT THE PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER \_\_\_\_\_ DATE \_\_\_\_\_



TYPICAL TOWNHOME LAYOUT  
(FRONT LOADED UNITS)  
SCALE: 1" = 30'



TYPICAL TOWNHOME LAYOUT  
(ALLEY LOADED UNITS)  
SCALE: 1" = 30'

FSP-24-16

**REVISIONS**

| NO. | DATE       | DESCRIPTION   |
|-----|------------|---------------|
| 1   | 10/09/2024 | TOWN COMMENTS |

**PLAN INFORMATION**

|             |              |
|-------------|--------------|
| PROJECT NO. | CPR191010    |
| FILENAME    | CPR191010-F1 |
| CHECKED BY  | JBT          |
| DRAWN BY    | KMM          |
| SCALE       | N/S          |
| DATE        | 08.16.2024   |
| SHEET       |              |

FINAL PLAT

1-7

**WALLBROOK**  
PHASE 1  
LOT 6 TOWNHOME SUBDIVISION PLAT  
0 S. MAIN STREET  
ROLESVILLE, WAKE COUNTY, NORTH CAROLINA

**CLIENT**  
WALLBROOK LAND CO. LLC  
3 KEEL STREET, SUITE 2  
WRIGHTSVILLE BEACH, NC 28480

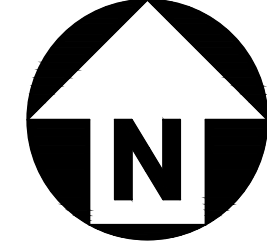
**MCADAMS**  
The John R. McAdams Company, Inc.  
621 Hillborough Street  
Suite 500  
Raleigh, NC 27603  
phone 919.361.5000  
fax 919.361.2269  
license number: C-0293, C-187  
www.mcadamsco.com





**GENERAL NOTES**

1. FOR GENERAL NOTES, SEE SHEET 1.



N/F  
WALLBROOK LANDCO LLC  
HARBOR RETAIL PARTNERS  
PIN: 1758671871  
DB 18103, PG. 1563  
BM 2003, PG. 1602  
ZONING: GC-CZ

N/F  
WALLBROOK LANDCO LLC  
HARBOR RETAIL PARTNERS  
PIN: 1758577481  
DB 18103, PG. 1563  
BM 2003, PG. 1602  
ZONING: GC-CZ

N/F  
CATTARUZZA, ANTONIO G  
CATTARUZZA, SHEILA B  
PIN: 1758674416  
DB 8149, PG. 422  
ZONING: R & PUD

N/F  
BONO, JOHN DANIEL III BONO,  
SABRINA MICHELE  
PIN: 1758674204  
DB 13369, PG. 2170  
ZONING: R & PUD

N/F  
PATTERSON, RONALD G  
PATTERSON, LAURA A  
PIN: 1758674100  
DB 10087, PG. 2409  
ZONING: R & PUD

N/F  
HADDER, MICHAEL A  
HADDER, JENNIFER H  
PIN: 1758663984  
DB 16143, PG. 2477  
ZONING: R & PUD

N/F  
KEELEY, JOSEPH L III  
KEELEY, SARAH E  
PIN: 1758664723  
DB 10496, PG. 1314  
ZONING: R & PUD

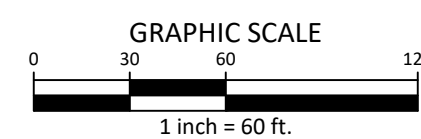
N/F  
MCENANEY, ELIZABETH J  
PIN: 1758663695  
ZONING: R & PUD

N/F  
GAMBLE, KATHRYN G  
MCFARLAND, DONALD P  
PIN: 1758663467  
DB 16914, PG. 210  
ZONING: R & PUD

N/F  
WOODARD, JAMES A  
WOODARD, PHYLLIS A  
PIN: 1758663293  
DB 9813, PG. 1290  
ZONING: R & PUD

N/F  
CARLTON POINTE HOMEOWNERS ASSOCIATION INC  
ELITE MANAGEMENT PROFESSIONALS INC  
PIN: 1758651927  
DB 18927, PG. 691  
ZONING: R & PUD

| SITE AREA TABLE               |             |
|-------------------------------|-------------|
| ORIGINAL SITE AREA.....       | 24.28 ACRES |
| LOT AREA (116 LOTS).....      | 6.89 ACRES  |
| OPEN SPACE AREA (2 LOTS)..... | 11.61 ACRES |
| RIGHT OF WAY AREA.....        | 4.33 ACRES  |
| FUTURE DEVELOPMENT.....       | 1.25 ACRES  |
| TOTAL.....                    | 24.28 ACRES |



FSP-24-16

**WALLBROOK  
PHASE 1  
LOT 6 TOWNHOME SUBDIVISION PLAT  
0 S. MAIN STREET  
ROLESVILLE, WAKE COUNTY, NORTH CAROLINA**

**CLIENT**  
WALLBROOK LAND CO, LLC  
3 KEEL STREET, SUITE 2  
WRIGHTSVILLE BEACH, NC 28480

www.mcadamsco.com

license number: C-0293, C-187

**MCADAMS**  
The John R. McAdams Company, Inc.  
621 Hillborough Street  
Suite 500  
Raleigh, NC 27603  
phone 919.361.5000  
fax 919.361.2769



**REVISIONS**

| NO. | DATE       | DESCRIPTION   |
|-----|------------|---------------|
| 1   | 10/09/2024 | TOWN COMMENTS |



**PLAN INFORMATION**

PROJECT NO.: CPR191010  
FILENAME: CPR191010-F1  
CHECKED BY: JBT  
DRAWN BY: KMM  
SCALE: 1"=60'  
DATE: 08.16.2024

**SHEET**

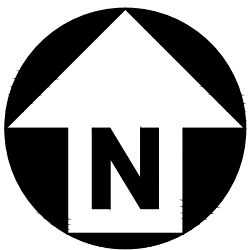
FINAL PLAT

2-7



**GENERAL NOTES**

1. FOR GENERAL NOTES, SEE SHEET 1.



**SETBACKS**

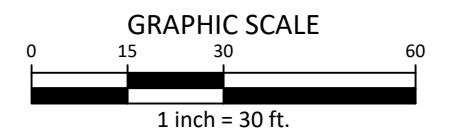
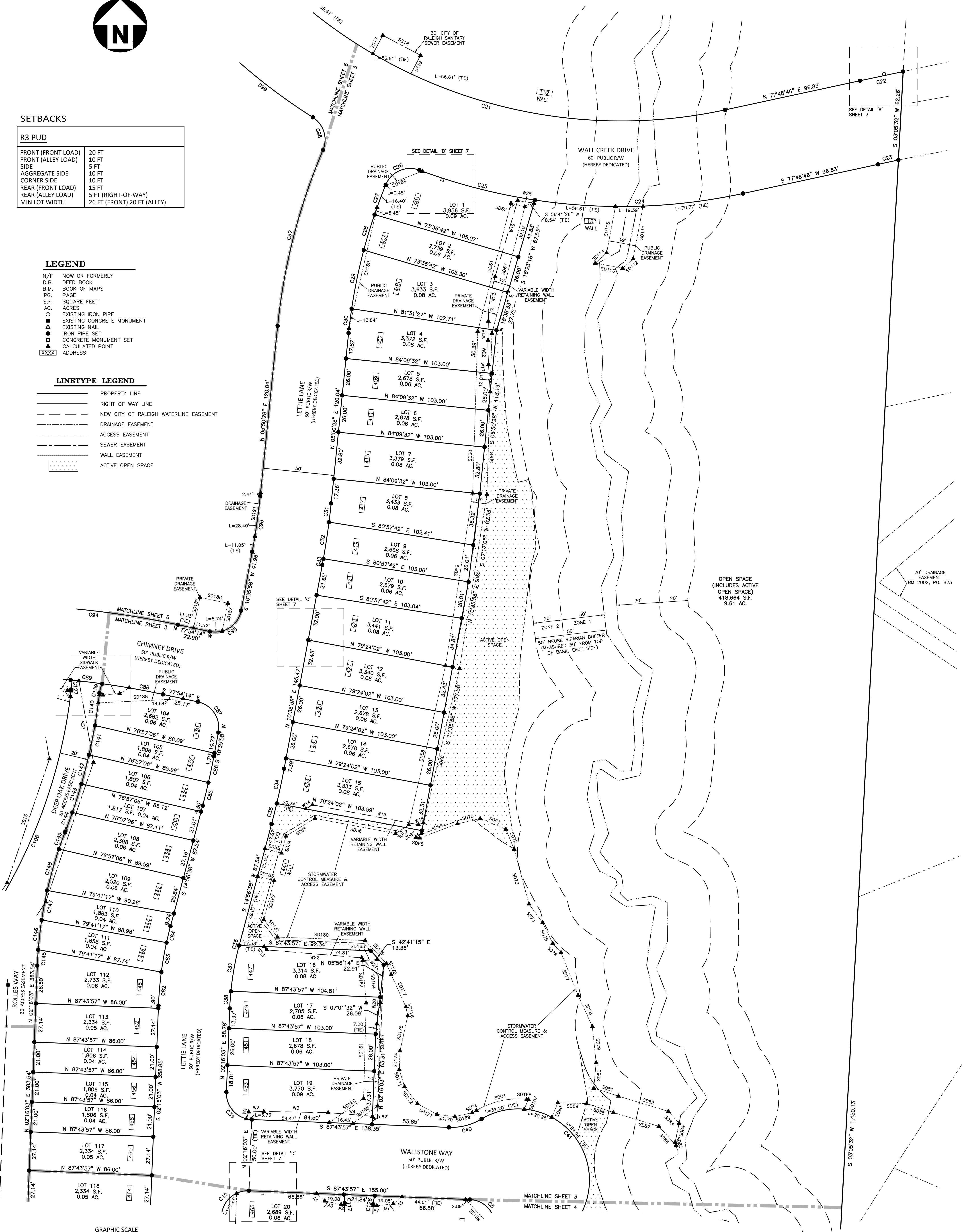
| R3 PUD             |                             |
|--------------------|-----------------------------|
| FRONT (FRONT LOAD) | 20 FT                       |
| FRONT (ALLEY LOAD) | 10 FT                       |
| SIDE               | 5 FT                        |
| AGGREGATE SIDE     | 10 FT                       |
| CORNER SIDE        | 10 FT                       |
| REAR (FRONT LOAD)  | 15 FT                       |
| REAR (ALLEY LOAD)  | 5 FT (RIGHT-OF-WAY)         |
| MIN LOT WIDTH      | 26 FT (FRONT) 20 FT (ALLEY) |

**LEGEND**

- N/F NOW OR FORMERLY
- D.B. DEED BOOK
- B.M. BOOK OF MAPS
- P.G. PAGE
- S.F. SQUARE FEET
- AC. ACRES
- EXISTING IRON PIPE
- EXISTING CONCRETE MONUMENT
- ▲ EXISTING NAIL
- IRON PIPE SET
- ▲ CONCRETE MONUMENT SET
- ▲ CALCULATED POINT
- XXXX ADDRESS

**LINETYPE LEGEND**

- PROPERTY LINE
- - - RIGHT OF WAY LINE
- - - NEW CITY OF RALEIGH WATERLINE EASEMENT
- - - DRAINAGE EASEMENT
- - - ACCESS EASEMENT
- - - SEWER EASEMENT
- - - WALL EASEMENT
- ACTIVE OPEN SPACE



FSP-24-16

**3-7**

**FINAL PLAT**

| PLAN INFORMATION |             |
|------------------|-------------|
| PROJECT NO.      | CPR19100    |
| FILENAME         | CPR19100-F1 |
| CHECKED BY       | JBT         |
| DRAWN BY         | KMM         |
| SCALE            | 1"=30'      |
| DATE             | 08.16.2024  |
| SHEET            |             |

**REVISIONS**

| NO. | DATE       | DESCRIPTION   |
|-----|------------|---------------|
| 1   | 10/09/2024 | TOWN COMMENTS |

**WALLBROOK**  
**PHASE 1**  
**LOT 6 TOWNHOME SUBDIVISION PLAT**  
**0 S. MAIN STREET**  
 ROLESVILLE, WAKE COUNTY, NORTH CAROLINA

**CLIENT**  
 WALLBROOK LAND CO. LLC  
 3 KEEL STREET, SUITE 2  
 WRIGHTSVILLE BEACH, NC 28480

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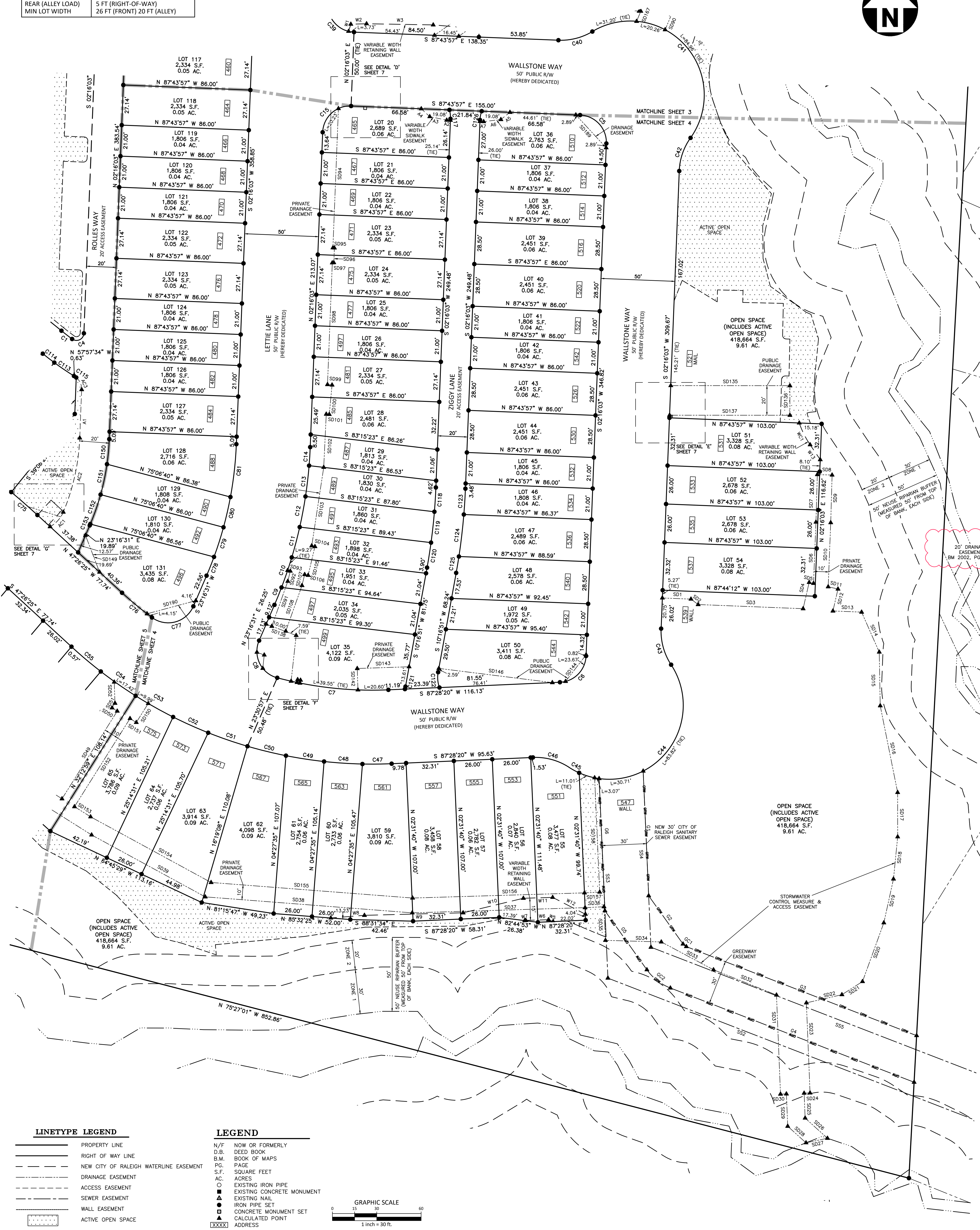
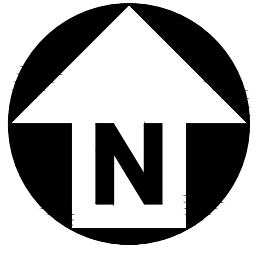


**GENERAL NOTES**

1. FOR GENERAL NOTES, SEE SHEET 1.

**SETBACKS**

|                    |                             |
|--------------------|-----------------------------|
| <b>R3 PUD</b>      |                             |
| FRONT (FRONT LOAD) | 20 FT                       |
| FRONT (ALLEY LOAD) | 10 FT                       |
| SIDE               | 5 FT                        |
| AGGREGATE SIDE     | 10 FT                       |
| CORNER SIDE        | 10 FT                       |
| REAR (FRONT LOAD)  | 15 FT                       |
| REAR (ALLEY LOAD)  | 5 FT (RIGHT-OF-WAY)         |
| MIN LOT WIDTH      | 26 FT (FRONT) 20 FT (ALLEY) |

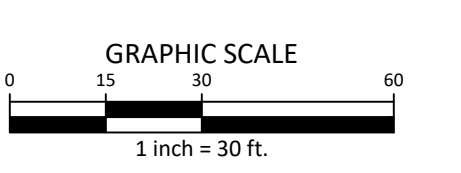


**LINETYPE LEGEND**

|  |  |
|--|--|
|  | PROPERTY LINE                          |
|  | RIGHT OF WAY LINE                      |
|  | NEW CITY OF RALEIGH WATERLINE EASEMENT |
|  | DRAINAGE EASEMENT                      |
|  | ACCESS EASEMENT                        |
|  | SEWER EASEMENT                         |
|  | WALL EASEMENT                          |
|  | ACTIVE OPEN SPACE                      |

**LEGEND**

|      |                            |
|------|----------------------------|
| N/F  | NOW OR FORMERLY            |
| D.B. | DEED BOOK                  |
| B.M. | BOOK OF MAPS               |
| P.G. | PAGE                       |
| S.F. | SQUARE FEET                |
| AC.  | ACRES                      |
| ○    | EXISTING IRON PIPE         |
| ●    | EXISTING CONCRETE MONUMENT |
| ▲    | EXISTING NAIL              |
| ■    | IRON PIPE SET              |
| □    | CONCRETE MONUMENT SET      |
| ○    | CALCULATED POINT           |
| XXXX | ADDRESS                    |



FSP-24-16

**REVISIONS**

| NO. | DATE       | DESCRIPTION   |
|-----|------------|---------------|
| 1   | 10/09/2024 | TOWN COMMENTS |

## WALLBROOK

### PHASE 1

#### LOT 6 TOWNHOME SUBDIVISION PLAT

#### 0 S. MAIN STREET

ROLESVILLE, WAKE COUNTY, NORTH CAROLINA

**CLIENT**

WALLBROOK LAND CO. LLC  
3 KEEL STREET, SUITE 2  
WRIGHTSVILLE BEACH, NC 28480

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**PLAN INFORMATION**

PROJECT NO. CPR19100  
FILENAME CPR19100-F1  
CHECKED BY JBT  
DRAWN BY KMM  
SCALE 1"=30'  
DATE 08.16.2024  
SHEET

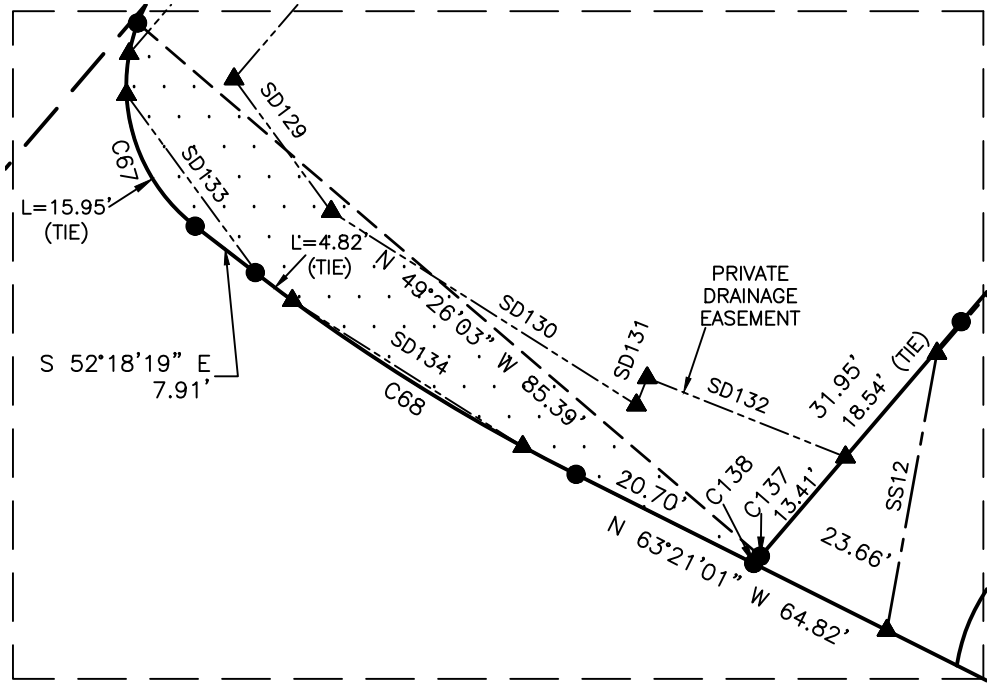
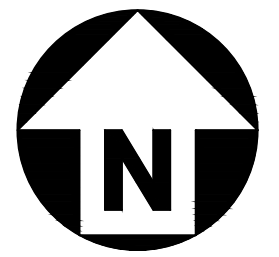
**FINAL PLAT**

# 4-7



**GENERAL NOTES**

1. FOR GENERAL NOTES, SEE SHEET 1.



DETAIL "K" 1"=20'

**SETBACKS**

| R3 PUD             |                             |
|--------------------|-----------------------------|
| FRONT (FRONT LOAD) | 20 FT                       |
| FRONT (ALLEY LOAD) | 10 FT                       |
| SIDE               | 5 FT                        |
| AGGREGATE SIDE     | 10 FT                       |
| CORNER SIDE        | 10 FT                       |
| REAR (FRONT LOAD)  | 15 FT                       |
| REAR (ALLEY LOAD)  | 5 FT (RIGHT-OF-WAY)         |
| MIN LOT WIDTH      | 26 FT (FRONT) 20 FT (ALLEY) |

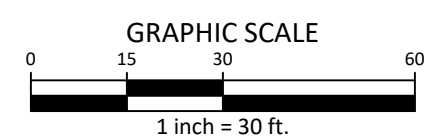
**LEGEND**

- N/F NOW OR FORMERLY
- D.B. DEED BOOK
- B.M. BOOK OF MAPS
- PG. PAGE
- S.F. SQUARE FEET
- AC. ACRES
- ○ EXISTING IRON PIPE
- ● EXISTING CONCRETE MONUMENT
- ■ EXISTING NAIL
- □ IRON PIPE SET
- ▲ ▲ CONCRETE MONUMENT SET
- ▲ ▲ CALCULATED POINT
- XXXX ADDRESS

**LINETYPE LEGEND**

- PROPERTY LINE
- RIGHT OF WAY LINE
- - - NEW CITY OF RALEIGH WATERLINE EASEMENT
- - - DRAINAGE EASEMENT
- - - ACCESS EASEMENT
- - - SEWER EASEMENT
- - - WALL EASEMENT
- ..... ACTIVE OPEN SPACE

FSP-24-16



**REVISIONS**

| NO. | DATE       | REVISIONS     |
|-----|------------|---------------|
| 1   | 10/09/2024 | TOWN COMMENTS |

**PLAN INFORMATION**

PROJECT NO. CPR19100  
 FILENAME CPR19100-F1  
 CHECKED BY JBT  
 DRAWN BY KMM  
 SCALE 1"=30'  
 DATE 08.16.2024  
**SHEET**

**FINAL PLAT**

**5-7**



**WALLBROOK**  
 PHASE 1  
 LOT 6 TOWNHOME SUBDIVISION PLAT  
 0 S. MAIN STREET  
 ROLESVILLE, WAKE COUNTY, NORTH CAROLINA

**CLIENT**

WALLBROOK LAND CO. LLC  
 3 KEEL STREET, SUITE 2  
 WRIGHTSVILLE BEACH, NC 28480

**MCADAMS**

The John R. McAdams Company, Inc.  
 621 Hillborough Street  
 Suite 500  
 Raleigh, NC 27603  
 phone 919.361.5000  
 fax 919.361.2769  
 license number: C-0293, C-187  
 www.mcadamsco.com



**SETBACKS**

| R3 PUD             |                             |
|--------------------|-----------------------------|
| FRONT (FRONT LOAD) | 20 FT                       |
| FRONT (ALLEY LOAD) | 10 FT                       |
| SIDE               | 5 FT                        |
| AGGREGATE SIDE     | 10 FT                       |
| CORNER SIDE        | 10 FT                       |
| REAR (FRONT LOAD)  | 15 FT                       |
| REAR (ALLEY LOAD)  | 5 FT (RIGHT-OF-WAY)         |
| MIN LOT WIDTH      | 26 FT (FRONT) 20 FT (ALLEY) |



**GENERAL NOTES**

1. FOR GENERAL NOTES, SEE SHEET 1.



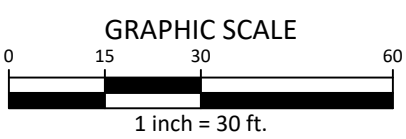
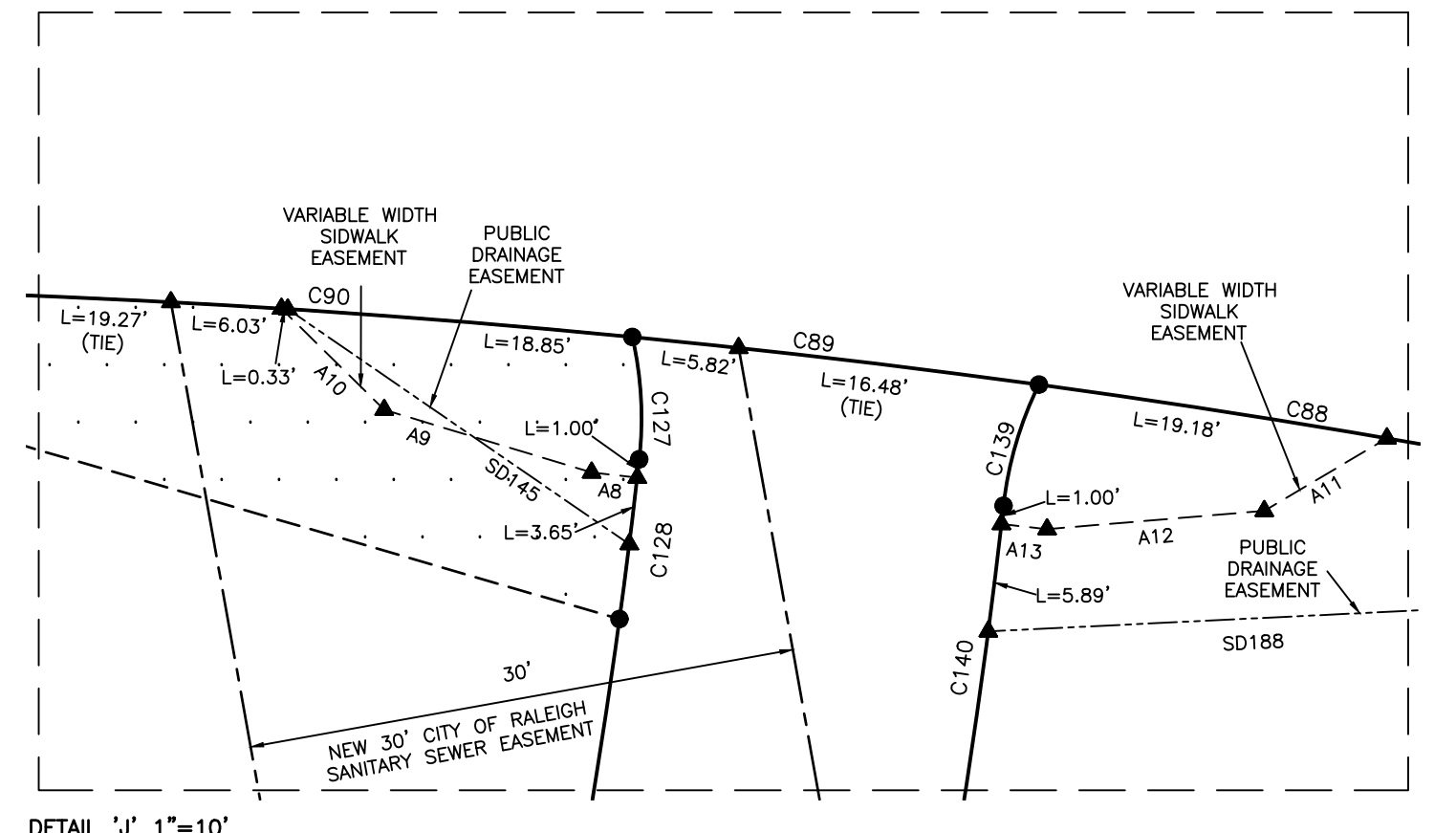
N/F  
WALLBROOK LANDCO LLC  
HARBOR RETAIL PARTNERS  
PIN:1758577481  
DB 18103, PG. 1563  
BM 2023, PG. 1602

**LEGEND**

- N/F NOW OR FORMERLY
- D.B. DEED BOOK
- B.M. BOOK OF MAPS
- P.G. PAGE
- S.F. SQUARE FEET
- AC. ACRES
- EXISTING IRON PIPE
- EXISTING CONCRETE MONUMENT
- ▲ EXISTING NAIL
- IRON PIPE SET
- CONCRETE MONUMENT SET
- XXXXX CALCULATED POINT
- ADDRESS

**LINETYPE LEGEND**

- PROPERTY LINE
- RIGHT OF WAY LINE
- - - NEW CITY OF RALEIGH WATERLINE EASEMENT
- - - DRAINAGE EASEMENT
- - - ACCESS EASEMENT
- - - SEWER EASEMENT
- - - WALL EASEMENT
- - - ACTIVE OPEN SPACE



FSP-24-16

**6-7**

**FINAL PLAT**

**PLAN INFORMATION**  
PROJECT NO. CPR191010  
FILENAME CPR191010-F1  
CHECKED BY JBT  
DRAWN BY KMM  
SCALE 1"=30'  
DATE 08.16.2024  
SHEET

**REVISIONS**  
NO. DATE TOWN COMMENTS  
1 10/09/2024 TOWN COMMENTS



**WALLBROOK**  
PHASE 1  
LOT 6 TOWNHOME SUBDIVISION PLAT  
0 S. MAIN STREET  
ROLESVILLE, WAKE COUNTY, NORTH CAROLINA

**CLIENT**  
WALLBROOK LAND CO, LLC  
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license number: C-0293, C-187

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Raleigh, NC 27603  
phone 919.361.5000  
fax 919.361.2269





| CURVE TABLE |         |            |               |              |
|-------------|---------|------------|---------------|--------------|
| CURVE       | RADIUS  | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
| C1          | 190.00' | 9.11'      | N 52°16'00" W | 9.11'        |
| C2          | 10.00'  | 15.96'     | N 05°09'48" W | 14.32'       |
| C3          | 10.00'  | 24.73'     | S 68°35'00" E | 18.89'       |
| C4          | 5.00'   | 10.83'     | S 64°18'48" W | 8.83'        |
| C5          | 18.50'  | 29.06'     | S 42°43'57" W | 26.16'       |
| C6          | 18.50'  | 27.51'     | S 44°52'11" W | 25.05'       |
| C7          | 250.00' | 75.91'     | N 83°49'45" W | 75.62'       |
| C8          | 18.50'  | 31.77'     | N 25°55'39" W | 28.01'       |
| C9          | 300.00' | 12.71'     | N 22°03'44" E | 12.70'       |
| C10         | 300.00' | 21.48'     | N 18°47'50" E | 21.47'       |
| C11         | 300.00' | 21.21'     | N 14°43'17" E | 21.21'       |
| C12         | 300.00' | 21.05'     | N 10°41'08" E | 21.05'       |
| C13         | 300.00' | 21.00'     | N 06°40'09" E | 21.00'       |
| C14         | 300.00' | 12.55'     | N 03°27'58" E | 12.54'       |
| C15         | 18.50'  | 29.06'     | N 47°16'03" E | 26.16'       |
| C16         | 370.00' | 145.91'    | S 29°16'06" W | 144.97'      |

| ESMT. LINE TABLE |               |          |
|------------------|---------------|----------|
| LINE             | BEARING       | DISTANCE |
| SD1              | S 87°43'57" E | 18.82'   |
| SD2              | S 52°52'52" E | 6.08'    |
| SD3              | S 87°43'57" E | 71.06'   |
| SD4              | N 12°50'22" E | 18.23'   |
| SD5              | S 70°33'59" W | 36.10'   |
| SD6              | N 02°16'03" E | 41.44'   |
| SD7              | N 01°39'16" E | 32.17'   |
| SD8              | S 88°20'44" E | 10.00'   |
| SD9              | S 01°39'16" W | 32.22'   |
| SD10             | N 02°16'03" W | 43.37'   |
| SD11             | S 77°04'38" E | 6.79'    |
| SD12             | S 12°55'22" W | 15.24'   |
| SD13             | S 87°43'57" E | 19.40'   |
| SD14             | S 23°51'17" E | 29.52'   |
| SD15             | S 01°02'03" W | 36.07'   |
| SD16             | S 11°21'00" E | 59.80'   |
| SD17             | S 00°03'18" E | 30.01'   |
| SD18             | S 05°40'18" W | 28.65'   |
| SD19             | S 12°26'11" W | 30.35'   |
| SD20             | S 19°57'36" W | 42.23'   |
| SD21             | S 57°26'53" W | 16.52'   |
| SD22             | S 77°02'18" W | 24.66'   |
| SD23             | S 02°19'05" W | 60.96'   |
| SD24             | S 87°40'55" W | 4.00'    |
| SD25             | S 02°19'05" E | 18.86'   |
| SD26             | S 47°55'44" E | 20.36'   |
| SD27             | S 78°04'51" W | 14.83'   |
| SD28             | N 47°55'44" W | 16.69'   |
| SD29             | N 02°19'05" W | 21.90'   |
| SD30             | S 87°40'55" W | 4.00'    |
| SD31             | N 02°19'05" W | 67.07'   |
| SD32             | N 68°09'13" W | 45.88'   |
| SD33             | N 61°56'57" W | 40.02'   |
| SD34             | N 86°21'42" W | 37.77'   |
| SD35             | S 14°07'55" W | 43.37'   |
| SD36             | S 87°12'11" W | 12.82'   |
| SD37             | S 88°16'57" W | 116.95'  |
| SD38             | N 85°35'09" W | 140.41'  |
| SD39             | N 61°24'57" W | 87.52'   |
| SD40             | N 57°40'53" W | 152.31'  |
| SD41             | N 42°28'04" W | 118.61'  |
| SD42             | N 56°48'27" W | 108.23'  |
| SD43             | N 61°37'46" W | 87.24'   |
| SD44             | N 28°22'14" E | 10.00'   |
| SD45             | N 61°37'46" E | 87.66'   |
| SD46             | S 56°48'27" E | 109.91'  |
| SD47             | S 42°28'04" E | 118.52'  |
| SD48             | S 57°46'50" E | 121.01'  |
| SD49             | N 32°13'10" E | 70.07'   |
| SD50             | N 09°46'03" E | 4.13'    |
| SD51             | N 32°13'10" E | 3.73'    |
| SD52             | N 01°56'01" W | 14.28'   |
| SD53             | S 75°05'37" E | 11.96'   |
| SD54             | N 14°54'23" E | 12.35'   |
| SD55             | N 58°37'10" E | 23.80'   |
| SD56             | S 79°23'45" E | 57.53'   |
| SD57             | N 56°54'43" E | 10.95'   |
| SD58             | N 13°02'06" E | 114.65'  |
| SD59             | N 08°55'17" E | 122.61'  |
| SD60             | N 61°47'21" W | 33.51'   |
| SD61             | N 14°33'29" E | 92.92'   |
| SD62             | S 75°26'31" E | 10.00'   |
| SD63             | S 14°33'29" W | 91.80'   |
| SD64             | S 01°47'25" W | 112.96'  |
| SD65             | S 08°55'17" W | 123.90'  |
| SD66             | S 13°02'06" W | 119.04'  |
| SD67             | S 56°54'43" W | 4.51'    |
| SD68             | S 79°23'45" W | 2.63'    |
| SD69             | N 69°36'43" E | 28.37'   |
| SD70             | N 76°49'08" E | 16.27'   |
| SD71             | N 67°33'01" E | 19.53'   |
| SD72             | S 22°35'13" E | 15.18'   |
| SD73             | S 15°08'52" E | 39.84'   |
| SD74             | S 35°58'08" E | 16.23'   |
| SD75             | S 26°13'09" E | 16.14'   |
| SD76             | N 41°57'09" E | 8.66'    |
| SD77             | S 21°45'52" E | 32.37'   |
| SD78             | S 24°34'00" E | 23.95'   |
| SD79             | S 06°01'42" E | 25.54'   |
| SD80             | N 05°25'18" W | 17.93'   |
| SD81             | S 72°03'12" W | 18.23'   |
| SD82             | S 73°02'02" E | 36.54'   |
| SD83             | S 42°15'18" E | 11.25'   |
| SD84             | S 11°32'16" W | 13.57'   |
| SD85             | S 15°08'52" W | 7.31'    |
| SD86             | N 42°15'18" E | 18.02'   |
| SD87             | S 73°02'02" W | 33.35'   |
| SD88             | N 71°32'14" W | 19.72'   |
| SD89             | N 88°23'39" W | 20.21'   |
| SD90             | S 22°44'58" W | 11.06'   |
| SD91             | N 19°33'43" W | 32.79'   |
| SD92             | N 13°46'56" E | 7.07'    |
| SD93             | N 76°40'41" W | 1.87'    |
| SD94             | S 02°16'03" W | 94.25'   |
| SD95             | S 87°39'29" E | 1.01'    |
| SD96             | S 02°16'03" W | 10.00'   |
| SD97             | N 87°39'42" W | 0.99'    |
| SD98             | S 02°16'03" W | 82.51'   |
| SD99             | S 84°33'27" E | 3.10'    |
| SD100            | S 05°26'53" W | 20.00'   |
| SD101            | N 84°33'27" E | 2.30'    |
| SD102            | S 02°44'47" W | 36.03'   |
| SD103            | S 08°40'34" W | 53.64'   |
| SD104            | S 76°40'41" E | 2.21'    |
| SD105            | S 13°19'19" W | 20.00'   |
| SD106            | N 76°40'41" W | 2.30'    |
| SD107            | S 13°46'56" W | 7.65'    |
| SD108            | S 19°33'43" W | 32.79'   |
| SD109            | S 76°40'41" E | 0.86'    |
| SD110            | N 08°40'34" E | 9.73'    |
| SD111            | S 10°42'01" W | 37.71'   |
| SD112            | S 48°06'39" W | 9.83'    |
| SD113            | N 79°17'53" W | 19.52'   |
| SD114            | N 48°06'39" E | 10.69'   |
| SD115            | N 10°42'01" W | 33.16'   |
| SD116            | N 40°36'17" E | 35.07'   |
| SD117            | N 40°11'23" E | 55.06'   |
| SD118            | N 40°44'24" E | 29.94'   |
| SD119            | N 40°01'39" E | 53.32'   |
| SD120            | N 40°33'57" E | 69.19'   |
| SD121            | N 40°33'57" E | 27.14'   |
| SD122            | S 49°26'03" E | 10.00'   |
| SD123            | S 40°33'57" W | 27.14'   |
| SD124            | S 40°33'57" W | 69.14'   |
| SD125            | S 40°01'39" W | 53.33'   |
| SD126            | S 40°44'24" W | 29.95'   |
| SD127            | S 40°11'23" W | 55.05'   |
| SD128            | S 40°36'17" W | 29.99'   |
| SD129            | S 36°14'27" W | 17.12'   |
| SD130            | S 57°37'33" E | 37.64'   |
| SD131            | N 21°44'04" W | 3.04'    |
| SD132            | S 68°15'00" W | 22.23'   |
| SD133            | S 36°14'27" W | 23.36'   |
| SD134            | N 57°37'33" W | 28.41'   |
| SD135            | S 89°58'00" E | 80.59'   |
| SD136            | S 00°02'00" W | 67.02'   |
| SD137            | S 89°58'00" W | 81.37'   |
| SD138            | S 69°19'59" E | 21.66'   |
| SD139            | S 06°17'08" E | 31.14'   |
| SD140            | N 06°17'08" E | 9.05'    |
| SD141            | N 69°19'59" W | 5.30'    |
| SD142            | N 01°55'16" W | 14.48'   |
| SD143            | N 88°04'44" E | 35.10'   |
| SD144            | N 37°40'33" E | 22.75'   |
| SD145            | S 55°28'38" W | 22.59'   |
| SD146            | S 82°59'27" E | 77.38'   |
| SD147            | S 36°36'54" E | 22.65'   |
| SD148            | N 72°40'51" W | 23.13'   |
| SD149            | N 20°59'31" W | 26.63'   |
| SD150            | S 32°13'10" W | 15.17'   |
| SD151            | N 57°46'50" W | 5.00'    |
| SD152            | S 32°13'10" W | 70.45'   |
| SD153            | S 57°46'50" E | 12.86'   |
| SD154            | S 61°24'57" E | 92.81'   |
| SD155            | S 85°35'09" E | 136.68'  |
| SD156            | N 88°16'57" E | 116.37'  |
| SD157            | N 87°12'11" E | 10.28'   |
| SD158            | N 02°31'40" W | 77.40'   |
| SD159            | S 13°02'06" W | 87.16'   |
| SD160            | N 54°50'24" E | 29.43'   |
| SD161            | N 01°33'56" E | 67.02'   |
| SD162            | N 04°53'09" E | 25.71'   |
| SD163            | N 85°06'51" E | 10.00'   |
| SD164            | S 04°53'09" E | 30.27'   |
| SD165            | S 01°33'36" W | 72.60'   |
| SD166            | S 54°50'51" W | 21.38'   |
| SD167            | N 22°44'58" W | 7.52'    |
| SD168            | N 88°54'51" W | 1.12'    |
| SD169            | S 77°14'35" W | 12.42'   |
| SD170            | N 82°58'17" W | 12.59'   |
| SD171            | N 61°37'46" W | 15.66'   |
| SD172            | N 37°07'55" W | 15.05'   |
| SD173            | N 17°08'05" W | 12.55'   |
| SD174            | N 02°17'50" E | 13.17'   |
| SD175            | N 12°25'31" E | 25.11'   |
| SD176            | N 11°36'57" E | 6.39'    |
| SD177            | N 24°29'42" W | 24.92'   |
| SD178            | N 23°00'55" W | 8.35'    |
| SD179            | N 42°41'15" W | 22.08'   |
| SD180            | N 87°43'57" W | 61.50'   |
| SD181            | N 36°14'10" W | 15.61'   |
| SD182            | N 14°54'23" W | 28.29'   |
| SD183            | N 75°05'37" W | 11.97'   |
| SD184            | S 68°52'53" W | 26.92'   |
| SD185            | N 11°46'33" W | 21.95'   |
| SD186            | S 78°13'27" W | 20.00'   |
| SD187            | S 11°46'33" W | 20.04'   |
| SD188            | S 87°11'59" W | 59.65'   |
| SD189            | N 42°43'57" W | 30.25'   |
| SD190            | S 74°55'28" W | 34.14'   |
| SD191            | S 07°25'06" W | 30.83'   |

| ESMT. CURVE TABLE |        |            |               |              |
|-------------------|--------|------------|---------------|--------------|
| CURVE             | RADIUS | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
| SDC1              | 57.00' | 36.74'     | S 77°33'59" W | 36.10'       |
| SDC2              | 34.49' | 3.36'      | S 61°53'31" W | 3.36'        |

| ESMT. CURVE TABLE |         |            |               |              |
|-------------------|---------|------------|---------------|--------------|
| CURVE             | RADIUS  | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
| WC1               | 64.00'  | 16.51'     | N 26°31'42" W | 16.47'       |
| WC2               | 217.00' | 17.00'     | N 01°18'05" W | 16.99'       |
| WC3               | 117.00' | 31.75'     | N 08°42'59" E | 31.65'       |
| WC4               | 108.00' | 38.80'     | S 50°58'04" E | 36.59'       |

| ESMT. LINE TABLE |               |          |
|------------------|---------------|----------|
| LINE             | BEARING       | DISTANCE |
| W1               | N 17°36'29" E | 1.06'    |
| W2               | N 88°18'46" E | 10.64'   |
| W3               | S 89°00'01" E | 45.09'   |
| W4               | S 85°11'47" E | 31.20'   |
| W5               | N 67°25'16" W | 3.34'    |
| W6               | S 88°16'57" W | 15.40'   |
| W7               | S 79°10'22" W | 0.74'    |
| W8               | N 85°24'50" E | 22.80'   |
| W9               | N 88°32'23" E | 66.78'   |
| W10              | N 76°26'13" E | 41.90'   |
| W11              | N 88°16'57" E | 19.82'   |
| W12              | S 62°48'35" E | 24.88'   |
| W13              | N 34°16'03" W | 12.17'   |
| W14              | N 58°37'10" E | 6.72'    |
| W15              | S 79°23'45" E | 75.59'   |
| W16              | N 69°36'43" E | 3.71'    |
| W17              | N 03°32'42" W | 19.14'   |
| W18              | N 00°56'33" E | 13.31'   |
| W19              | N 16°29'26" E | 55.67'   |
| W20              | N 02°16'03" E | 33.37'   |
| W21              | N 42°41'15" W | 17.72'   |
| W22              | N 85°13'19" W | 66.82'   |
| W23              | N 38°14'10" W | 3.02'    |
| W24              | S 61°15'32" E | 25.04'   |
| W25              | S 80°20'11" E | 11.65'   |

| ESMT. LINE TABLE |               |          |
|------------------|---------------|----------|
| LINE             | BEARING       | DISTANCE |
| U1               | N 42°33'35" E | 13.66'   |
| U2               | S 47°26'25" E | 10.00'   |
| U3               | S 42°33'35" W | 13.66'   |
| U4               | S 89°00'01" E | 45.09'   |
| U5               | N 38°49'27" E | 2.00'    |
| U6               | S 51°10'33" W | 2.00'    |
| U7               | S 38°49'27" W | 1.99'    |
| U8               | N 11°56'04" E | 2.00'    |
| U9               | S 78°03'56" E | 2.00'    |
| U10              | S 11°56'04" W | 2.00'    |
| U11              | S 87°43'57" E | 2.00'    |
| U12              | S 02°16'03" W | 2.00'    |
| U13              | N 87°43'57" W | 2.00'    |
| U14              | S 02°16'03" W | 2.00'    |
| U15              | N 87°43'57" W | 2.00'    |
| U16              | N 02°16'03" E | 2.00'    |
| U17              | S 79°04'53" E | 2.00'    |
| U18              | S 10°55'07" W | 2.00'    |
| U19              | N 79°04'53" W | 2.00'    |
| U20              | N 12°16'50" W | 2.00'    |
| U21              | N 77°43'10" E | 2.00'    |
| U22              | S 12°16'50" E | 2.00'    |
| U23              | S 17°13'39" W | 2.00'    |
| U24              | N 72°46'21" W | 2.00'    |
| U25              | N 17°13'39" E | 2.00'    |

|     |           |         |               |         |
|-----|-----------|---------|---------------|---------|
| C19 | 212.00'   | 118.95' | S 23°40'50" E | 117.39' |
| C20 | 51.00'    | 16.20'  | S 37°04'29" E | 14.13'  |
| C21 | 345.00'   | 337.27' | S 74°10'51" E | 324.00' |
| C22 | 5,030.00' | 30.99'  | N 77°59'21" E | 30.99'  |
| C23 | 4,970.00' | 14.62'  | S 77°53'49" W | 14.62'  |
| C24 | 405.00'   | 146.77' | S 88°11'41" W | 145.97' |
| C25 | 405.00'   | 83.33'  | N 75°29'13" W | 83.78'  |
| C26 | 18.50'    | 28.47'  | S 68°21'59" W | 25.74'  |
| C27 | 375.00'   | 22.30'  | S 20°34'44" W | 22.30'  |
| C28 | 375.00'   | 26.01'  | S 16°53'18" W | 26.00'  |
| C29 | 375.00'   | 42.06'  | S 11°41'20" W | 42.03'  |
| C30 | 375.00'   | 17.25'  | S 07°09'31" W | 17.24'  |
| C31 | 525.00'   | 13.24'  | S 06°33'48" W | 13.24'  |
| C32 | 525.00'   | 26.00'  | S 08°42'16" W | 26.00'  |
| C33 | 525.00'   | 4.36'   | S 10          |         |