

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: CO SUD
- 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.
- LOT 1 WILL NOT TAKE VEHICULAR ACCESS FROM WALL CREEK DRIVE AND LOT 19 WILL NOT TAKE VEHICULAR ACCESS FROM WALLSTONE WAY.

- | Lot Number | Address |
|------------|-------------------|
| Lot 1 | 401 Lettie Lane |
| Lot 2 | 403 Lettie Lane |
| Lot 3 | 405 Lettie Lane |
| Lot 4 | 407 Lettie Lane |
| Lot 5 | 409 Lettie Lane |
| Lot 6 | 411 Lettie Lane |
| Lot 7 | 413 Lettie Lane |
| Lot 8 | 417 Lettie Lane |
| Lot 9 | 419 Lettie Lane |
| Lot 10 | 421 Lettie Lane |
| Lot 11 | 423 Lettie Lane |
| Lot 12 | 427 Lettie Lane |
| Lot 13 | 429 Lettie Lane |
| Lot 14 | 431 Lettie Lane |
| Lot 15 | 433 Lettie Lane |
| Lot 16 | 447 Lettie Lane |
| Lot 17 | 449 Lettie Lane |
| Lot 18 | 451 Lettie Lane |
| Lot 19 | 453 Lettie Lane |
| Lot 20 | 465 Lettie Lane |
| Lot 21 | 467 Lettie Lane |
| Lot 22 | 469 Lettie Lane |
| Lot 23 | 471 Lettie Lane |
| Lot 24 | 475 Lettie Lane |
| Lot 25 | 477 Lettie Lane |
| Lot 26 | 497 Lettie Lane |
| Lot 27 | 481 Lettie Lane |
| Lot 28 | 485 Lettie Lane |
| Lot 29 | 487 Lettie Lane |
| Lot 30 | 489 Lettie Lane |
| Lot 31 | 491 Lettie Lane |
| Lot 32 | 493 Lettie Lane |
| Lot 33 | 495 Lettie Lane |
| Lot 34 | 497 Lettie Lane |
| Lot 35 | 499 Lettie Lane |
| Lot 36 | 510 Wallstone Way |
| Lot 37 | 512 Wallstone Way |
| Lot 38 | 514 Wallstone Way |
| Lot 39 | 516 Wallstone Way |
| Lot 40 | 520 Wallstone Way |
| Lot 41 | 522 Wallstone Way |
| Lot 42 | 542 Wallstone Way |
| Lot 43 | 526 Wallstone Way |
| Lot 44 | 530 Wallstone Way |
| Lot 45 | 532 Wallstone Way |
| Lot 46 | 534 Wallstone Way |
| Lot 47 | 536 Wallstone Way |
| Lot 48 | 540 Wallstone Way |
| Lot 49 | 542 Wallstone Way |
| Lot 50 | 544 Wallstone Way |
| Lot 51 | 531 Wallstone Way |
| Lot 52 | 533 Wallstone Way |
| Lot 53 | 535 Wallstone Way |
| Lot 54 | 537 Wallstone Way |
| Lot 55 | 551 Wallstone Way |
| Lot 56 | 553 Wallstone Way |
| Lot 57 | 555 Wallstone Way |
| Lot 58 | 557 Wallstone Way |
| Lot 59 | 561 Wallstone Way |
| Lot 60 | 563 Wallstone Way |
| Lot 61 | 565 Wallstone Way |
| Lot 62 | 567 Wallstone Way |
| Lot 63 | 571 Wallstone Way |
| Lot 64 | 573 Wallstone Way |
| Lot 65 | 575 Wallstone Way |
| Lot 66 | 601 Wallstone Way |
| Lot 67 | 603 Wallstone Way |
| Lot 68 | 605 Wallstone Way |
| Lot 69 | 607 Wallstone Way |
| Lot 70 | 611 Wallstone Way |
| Lot 71 | 613 Wallstone Way |
| Lot 72 | 615 Wallstone Way |
| Lot 73 | 617 Wallstone Way |
| Lot 74 | 621 Wallstone Way |
| Lot 75 | 623 Wallstone Way |
| Lot 76 | 625 Wallstone Way |
| Lot 77 | 627 Wallstone Way |
| Lot 78 | 631 Wallstone Way |
| Lot 79 | 633 Wallstone Way |
| Lot 104 | 430 Lettie Lane |
| Lot 105 | 432 Lettie Lane |
| Lot 106 | 434 Lettie Lane |
| Lot 107 | 436 Lettie Lane |
| Lot 108 | 438 Lettie Lane |
| Lot 109 | 442 Lettie Lane |
| Lot 110 | 444 Lettie Lane |
| Lot 111 | 446 Lettie Lane |
| Lot 112 | 448 Lettie Lane |
| Lot 113 | 452 Lettie Lane |
| Lot 114 | 454 Lettie Lane |
| Lot 115 | 456 Lettie Lane |
| Lot 116 | 458 Lettie Lane |
| Lot 117 | 460 Lettie Lane |
| Lot 118 | 464 Lettie Lane |
| Lot 119 | 466 Lettie Lane |
| Lot 120 | 468 Lettie Lane |
| Lot 121 | 470 Lettie Lane |
| Lot 122 | 472 Lettie Lane |
| Lot 123 | 476 Lettie Lane |
| Lot 124 | 478 Lettie Lane |
| Lot 125 | 480 Lettie Lane |
| Lot 126 | 482 Lettie Lane |
| Lot 127 | 484 Lettie Lane |
| Lot 128 | 488 Lettie Lane |
| Lot 129 | 490 Lettie Lane |
| Lot 130 | 492 Lettie Lane |
| Lot 131 | 496 Lettie Lane |
| Lot 132 | 610 Wallstone Way |
| Lot 133 | 612 Wallstone Way |
| Lot 134 | 614 Wallstone Way |
| Lot 135 | 616 Wallstone Way |
| Lot 136 | 618 Wallstone Way |
| Lot 137 | 622 Wallstone Way |
| Lot 138 | 624 Wallstone Way |
| Lot 139 | 626 Wallstone Way |
| Lot 140 | 628 Wallstone Way |

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 COUNT 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 COUNT 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 _____

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)

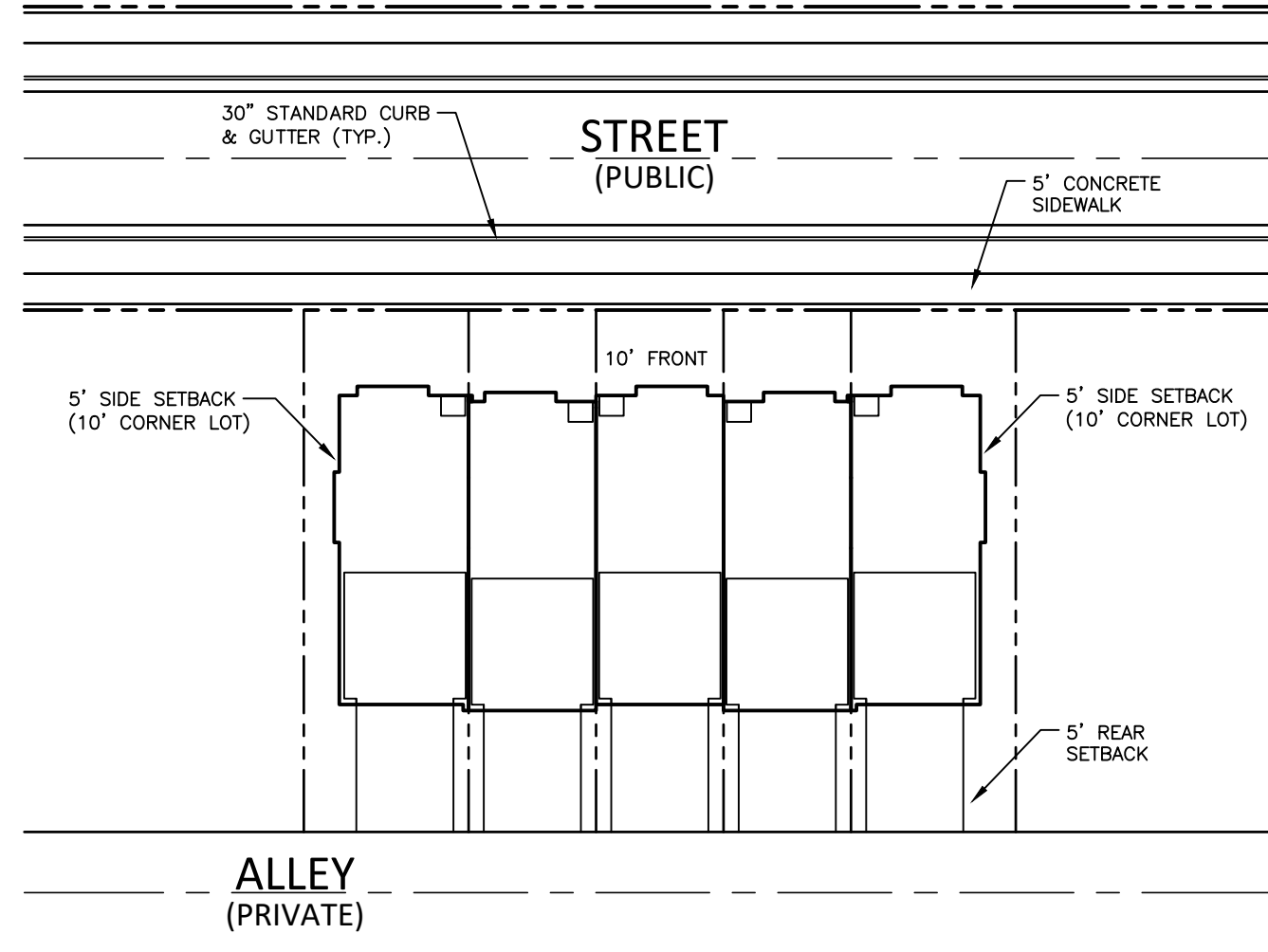
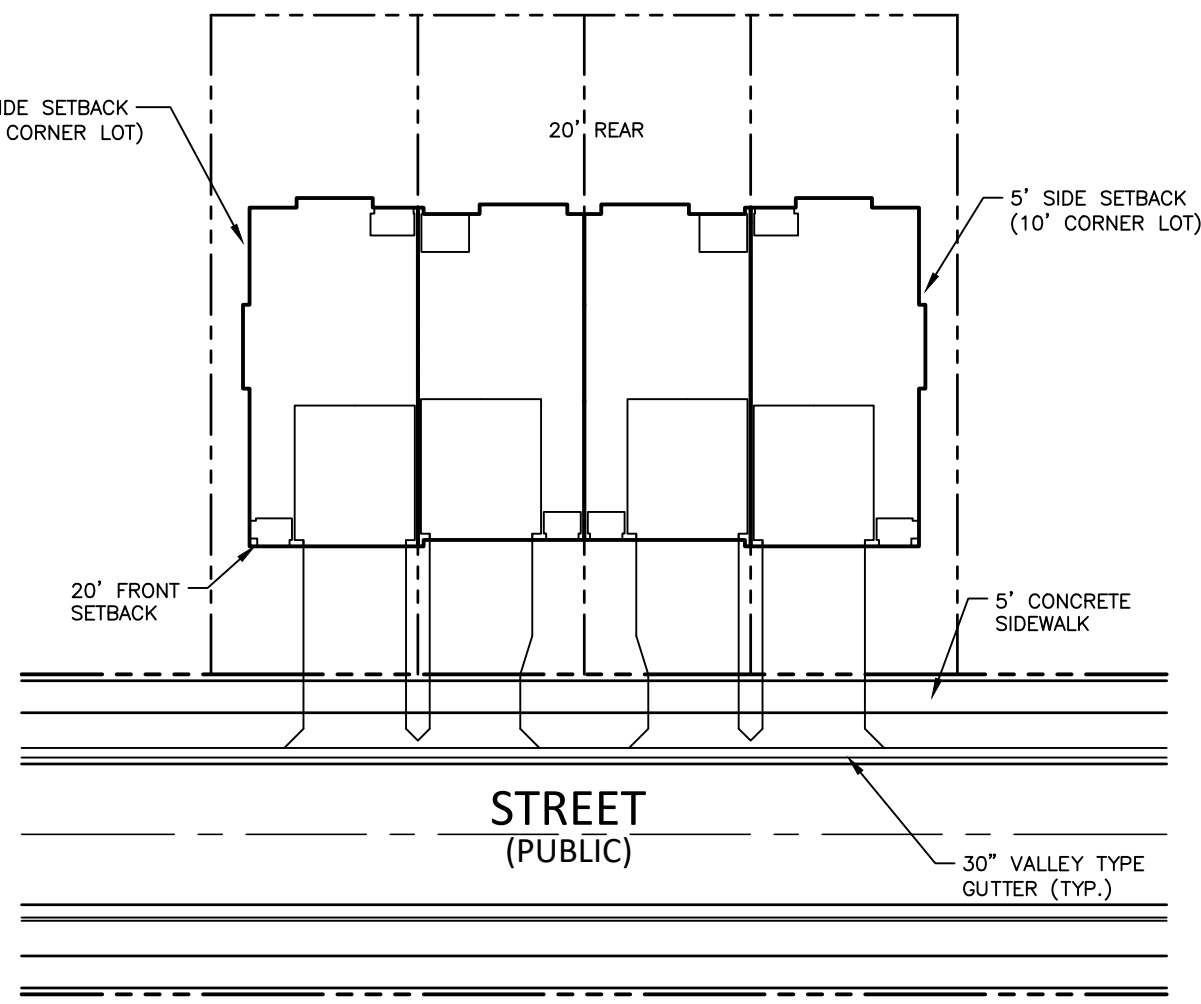
SITE AND OPEN SPACE AREAS

TOTAL SITE AREA	24.28 AC
RETAIL	0.00 AC
RESIDENTIAL	24.28 AC
R3 PUD	140 PROPOSED TOWNHOMES (116 IN PH 1)
TOTAL UNITS	140 (116 IN PHASE 1)
OVERALL DENSITY	5.99 DU/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	
3.50 AC REQUIRED	
8.89 AC PROVIDED	
TOWNHOMES	
15% TH AREA (24.28 AC)	
3.50 ACRES REQUIRED	
1.23 ACRES REQUIRED	
TOTAL OPEN SPACE REQUIRED:	
3.50 AC	
TOTAL OPEN SPACE PROVIDED:	
1.80 AC IMPROVED OPEN SPACE	
1.09 AC UNIMPROVED OPEN SPACE	
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



PHASE 1: 1-79; 104-140 = 116 LOTS

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	1,725
17	1,810	77	1,815
18	1,840	78	1,795
19	1,810	79	1,730
20	1,500	104	1,540
21	1,470	105	1,500
22	1,470	106	1,530
23	1,500	107	1,520
24	1,500	108	1,570
25	1,470	109	1,560
26	1,470	110	1,600
27	1,500	111	1,560
28	1,500	112	1,550
29	1,510	113	1,540
30	1,535	114	1,520
31	1,545	115	1,540
32	1,545	116	1,520
33	1,535	117	1,500
34	1,510	118	1,500
35	1,500	119	1,470
36	1,500	120	1,485
37	1,470	121	1,470
38	1,470	122	1,510
39	1,500	123	1,500
40	1,500	124	1,470
41	1,470	125	1,485
42	1,470	126	1,470
43	1,500	127	1,510
44	1,500	128	1,515
45	1,470	129	1,475
46	1,470	130	1,480
47	1,530	131	1,520
48	1,555	132	1,560
49	1,570	133	1,530
50	1,650	134	1,550
51	1,830	135	1,530
52	1,790	136	1,540
53	1,820	137	1,490
54	1,790	138	1,530
55	1,900	139	1,510
56	1,840	140	1,540
57	1,795		
58	1,775		
59	1,805		
60	1,730		

I, _____ HEREBY CERTIFY THAT ALL STREETS, UTILITIES AND OTHER REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING 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 PLOT, 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 _____

LOTS PER PHASE (THIS PLAT)	FUTURE PLATS
PHASE 1	116
PHASE 2	24
TOTAL	140
LOT NUMBER SEQUENCES PER PHASE	
PHASE 1:	1-79; 104-140
PHASE 2:	80-103

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

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



REVISIONS

NO.	DATE	DESCRIPTION
1	10/09/2024	TOWN COMMENTS
2	11/27/2024	TOWN COMMENTS

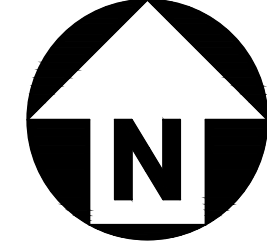
PLAN INFORMATION

PROJECT NO. CPR19100
FILENAME CPR19100-F1
CHECKED BY JBT
DRAWN BY KMM
SCALE NTS
DATE 08.16.2024

FINAL PLAT
1-7

GENERAL NOTES

1. FOR GENERAL NOTES, SEE SHEET 1.



N/F
WALLBROOK LANDCO LLC
HARBOR RETAIL PARTNERS
PIN: 1758671871
DB 18103, PG. 1563
BM 2023, PG. 1602
ZONING: CO SUD

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

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

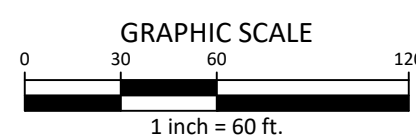
N/F
GAMBLE, KATHRYN G
MCFARLAND, DONALD P
PIN: 1758663467
DB 16914, PG. 210
ZONING: R & PUD

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 - PHASE 1	
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 (LOTS 80-103).....	1.25 ACRES
TOTAL.....	24.28 ACRES

*PHASE 1 INCLUDES LOTS 1-79 & 104-140



FSP-24-16

N/F
WALLBROOK LANDCO LLC
HARBOR RETAIL PARTNERS
PIN: 1758563963
DB 18103, PG. 1563
BM 2003, PG. 1602
ZONING: CO SUD

OPEN SPACE

FUTURE PHASE 2

OPEN SPACE

OPEN SPACE

OPEN SPACE

PLAN INFORMATION
PROJECT NO. CPR191010
FILENAME CPR191010-F1
CHECKED BY JBT
DRAWN BY KMM
SCALE 1"=60'
DATE 08.16.2024
SHEET 2-7
FINAL PLAT

REVISIONS

NO.	DATE	DESCRIPTION
1	10.09.2024	TOWN COMMENTS
2	11.27.2024	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

license number: C-0293, C-187
www.mcadams.com

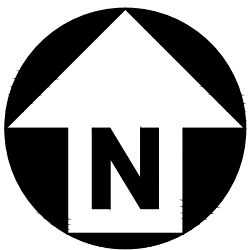
The John R. McAdams Company, Inc.
621 Hillborough Street
Suite 500
Raleigh, NC 27603
phone 919.361.5000
fax 919.361.2769



MCADAMS

GENERAL NOTES

1. FOR GENERAL NOTES, SEE SHEET 1.



SETBACKS

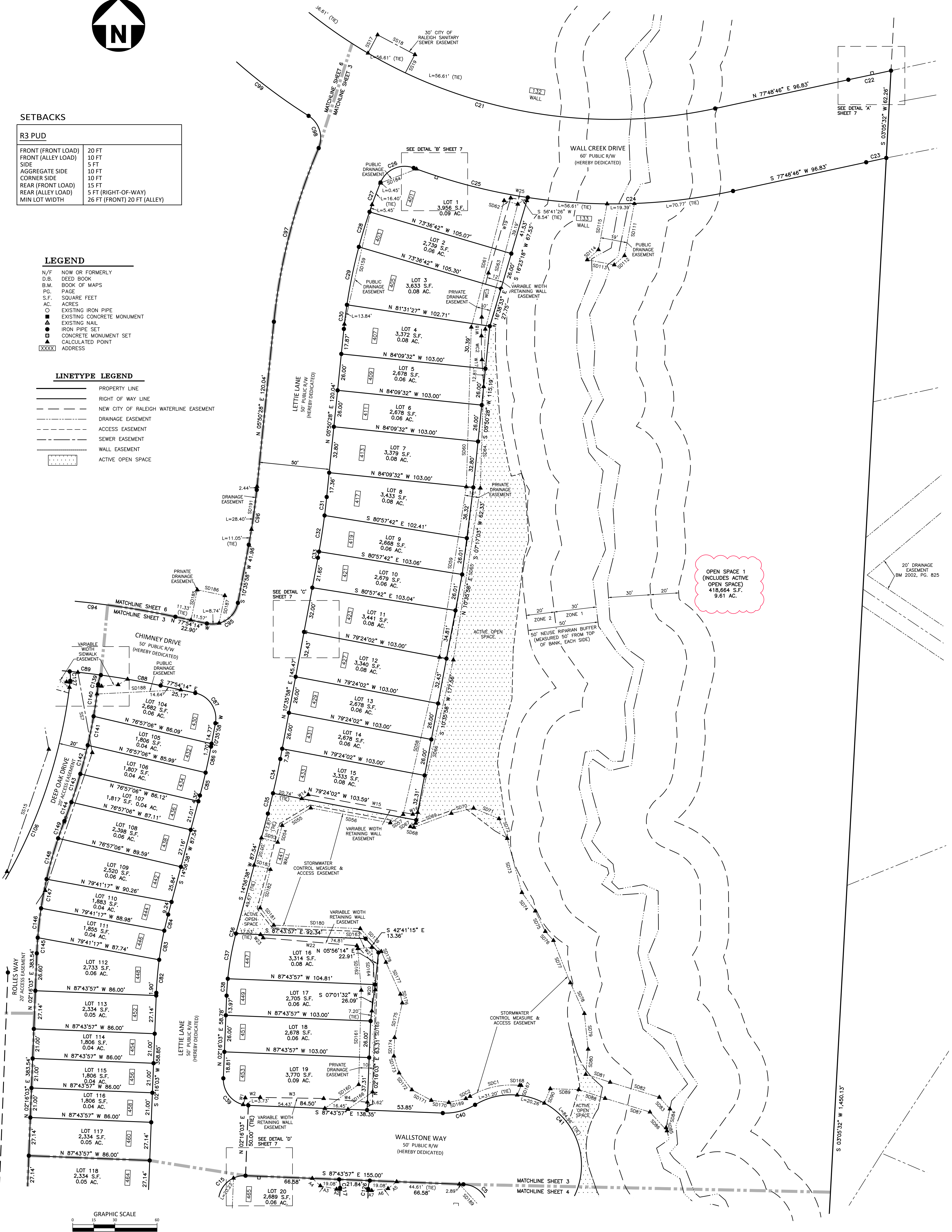
R3 PUD	
FRONT (FRONT LOAD)	20 FT
FRONT (ALLEY LOAD)	10 FT
SIDE	5 FT
AGGREGATE SIDE	10 FT
CORNER SIDE	10 FT
REAR (FRONT LOAD)	15 FT
REAR (ALLEY LOAD)	5 FT (RIGHT-OF-WAY)
MIN LOT WIDTH	26 FT (FRONT) 20 FT (ALLEY)

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



OPEN SPACE 1
(INCLUDES ACTIVE OPEN SPACE)
418,684 S.F.
9.61 AC.

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

REVISIONS

NO.	DATE	DESCRIPTION
1	10/09/2024	TOWN COMMENTS
2	11/27/2024	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

www.mcadams.com
 license number: C-0293, C-187

MCADAMS
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 621 Hillsborough Street
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 Raleigh, NC 27603
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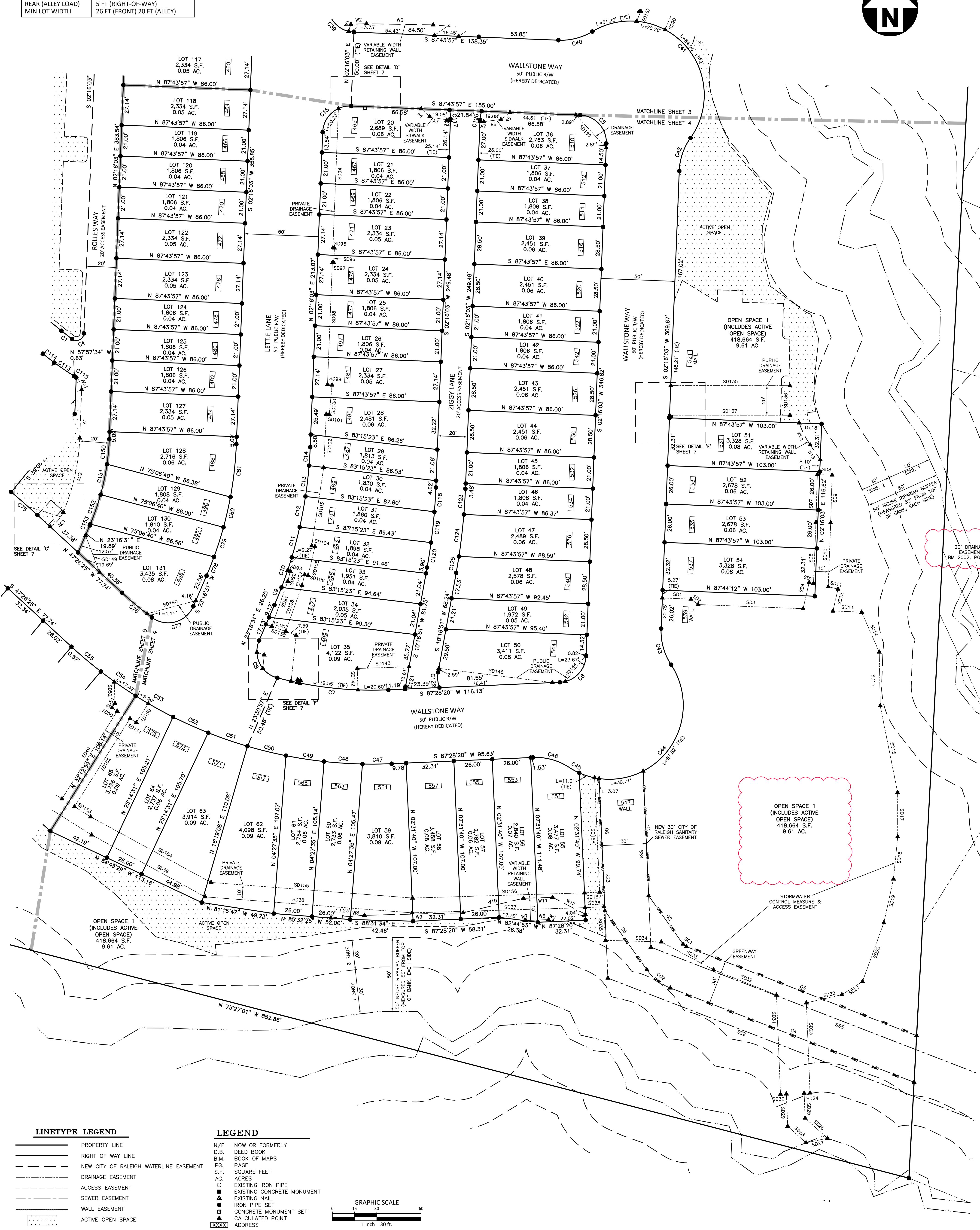
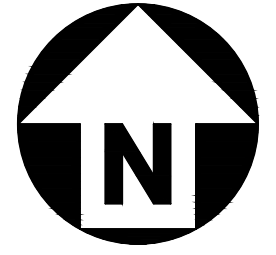


GENERAL NOTES

1. FOR GENERAL NOTES, SEE SHEET 1.

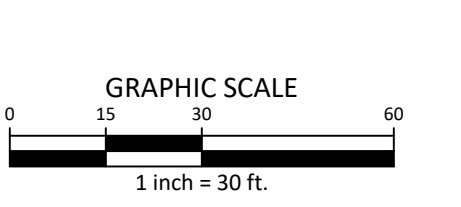
SETBACKS

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)



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



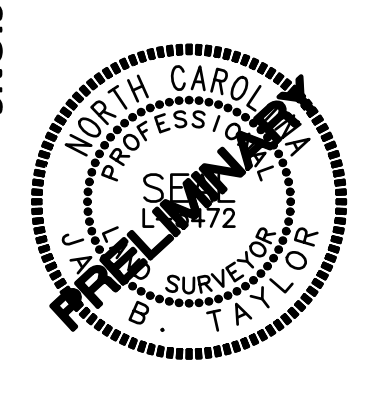
FSP-24-16

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

4-7

REVISIONS		
NO.	DATE	DESCRIPTION
1	10/09/2024	TOWN COMMENTS
2	11/27/2024	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

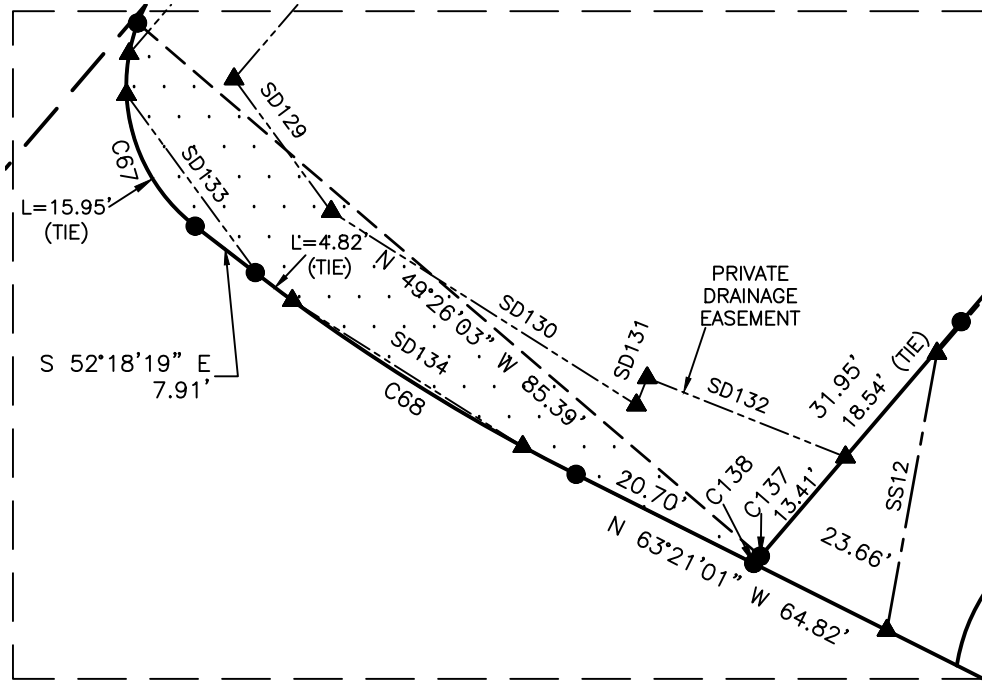
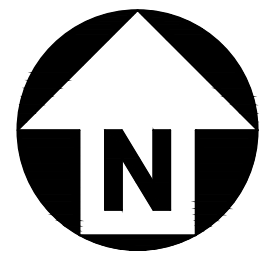


CLIENT
 WALLBROOK LAND CO. LLC
 3 KEEL STREET, SUITE 2
 WRIGHTSVILLE BEACH, NC 28480

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 phone 919.361.5000
 fax 919.361.2769
 license number: C-0293, C-187
 www.mcadamsco.com

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)

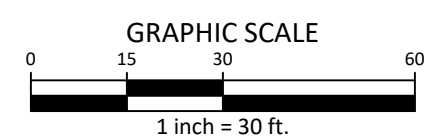
LEGEND

- 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
- XXXXX 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	DESCRIPTION
1	10/09/2024	TOWN COMMENTS
2	11/27/2024	TOWN COMMENTS

PLAN INFORMATION

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



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

5-7

FINAL PLAT

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.

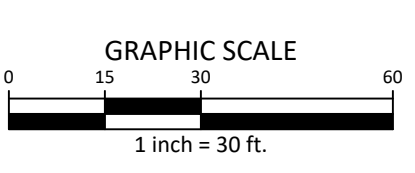
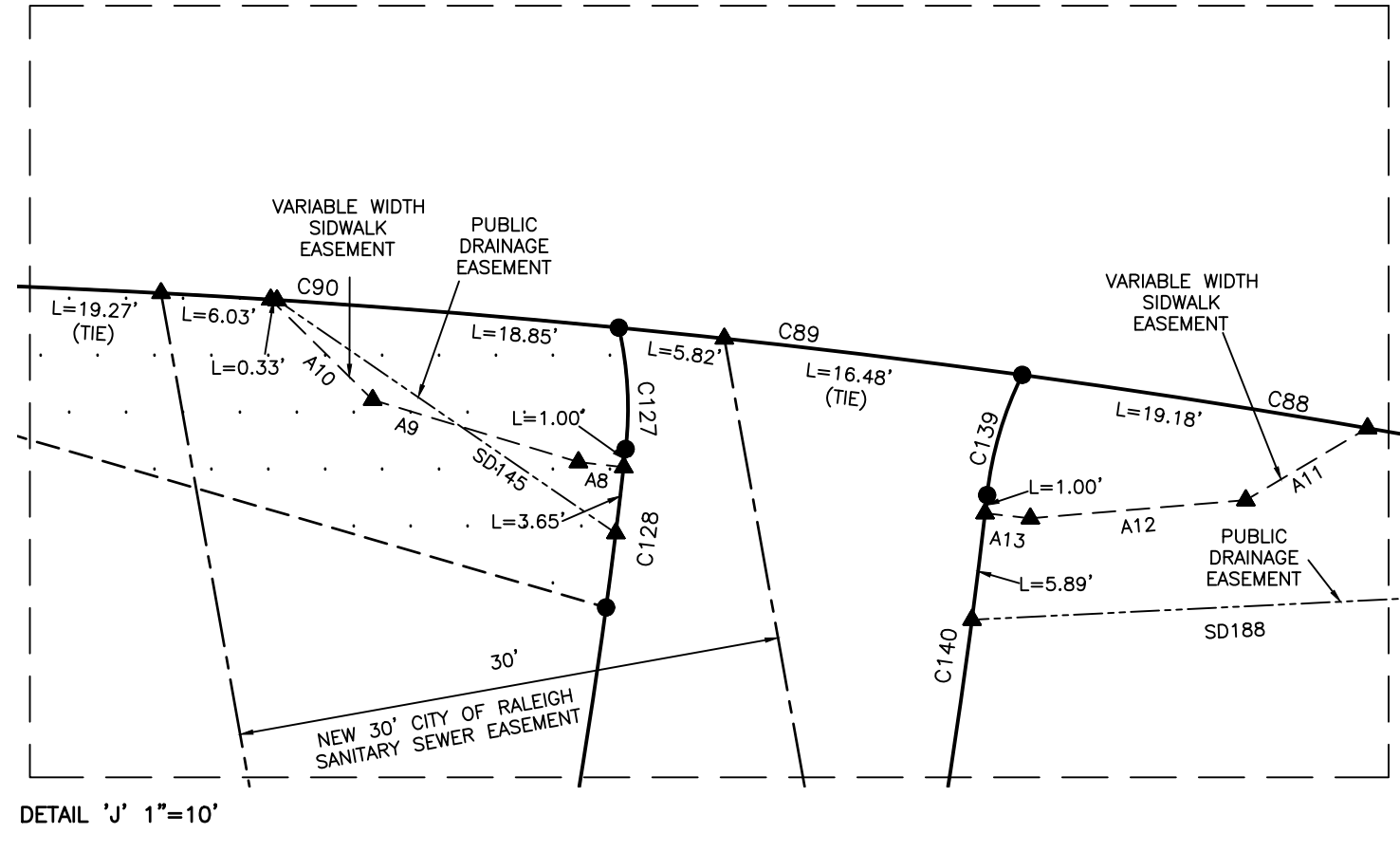


LEGEND

- 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
- XXXXX 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

REVISIONS

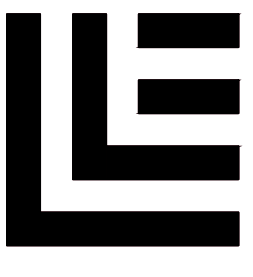
NO.	DATE	REVISIONS
1	10/09/2024	TOWN COMMENTS
2	11/27/2024	TOWN COMMENTS



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

MCADAMS
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 621 Hillborough Street
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 fax 919.361.2269
 license number: C-0293, C-187
 www.mcadamsco.com



PLAN INFORMATION

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

CURVE TABLE with columns: CURVE, RADIUS, ARC LENGTH, CHORD BEARING, CHORD LENGTH. Rows C1 to C16.

ESMT. LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows SD1 to SD18.

ESMT. CURVE TABLE with columns: CURVE, RADIUS, ARC LENGTH, CHORD BEARING, CHORD LENGTH. Rows AC1 to AC3.

ESMT. LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows W1 to W25.

ESMT. CURVE TABLE with columns: CURVE, RADIUS, ARC LENGTH, CHORD BEARING, CHORD LENGTH. Rows WC1 to WC4.

ESMT. LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows U1 to U25.

CURVE TABLE with columns: CURVE, RADIUS, ARC LENGTH, CHORD BEARING, CHORD LENGTH. Rows C19 to C50.

ESMT. LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows SD19 to SD32.

ESMT. CURVE TABLE with columns: CURVE, RADIUS, ARC LENGTH, CHORD BEARING, CHORD LENGTH. Rows AC1 to AC3.

ESMT. LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows SS1 to SS25.

ESMT. CURVE TABLE with columns: CURVE, RADIUS, ARC LENGTH, CHORD BEARING, CHORD LENGTH. Rows WC1 to WC4.

ESMT. LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows U1 to U25.

CURVE TABLE with columns: CURVE, RADIUS, ARC LENGTH, CHORD BEARING, CHORD LENGTH. Rows C51 to C82.

ESMT. LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows SD33 to SD46.

ESMT. CURVE TABLE with columns: CURVE, RADIUS, ARC LENGTH, CHORD BEARING, CHORD LENGTH. Rows AC1 to AC3.

ESMT. LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows SS1 to SS25.

ESMT. CURVE TABLE with columns: CURVE, RADIUS, ARC LENGTH, CHORD BEARING, CHORD LENGTH. Rows WC1 to WC4.

ESMT. LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows U1 to U25.

CURVE TABLE with columns: CURVE, RADIUS, ARC LENGTH, CHORD BEARING, CHORD LENGTH. Rows C83 to C114.

ESMT. LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows SD47 to SD60.

ESMT. CURVE TABLE with columns: CURVE, RADIUS, ARC LENGTH, CHORD BEARING, CHORD LENGTH. Rows AC1 to AC3.

ESMT. LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows SS1 to SS25.

ESMT. CURVE TABLE with columns: CURVE, RADIUS, ARC LENGTH, CHORD BEARING, CHORD LENGTH. Rows WC1 to WC4.

ESMT. LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows U1 to U25.

CURVE TABLE with columns: CURVE, RADIUS, ARC LENGTH, CHORD BEARING, CHORD LENGTH. Rows C115 to C146.

ESMT. LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows SD61 to SD74.

ESMT. CURVE TABLE with columns: CURVE, RADIUS, ARC LENGTH, CHORD BEARING, CHORD LENGTH. Rows AC1 to AC3.

ESMT. LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows SS1 to SS25.

ESMT. CURVE TABLE with columns: CURVE, RADIUS, ARC LENGTH, CHORD BEARING, CHORD LENGTH. Rows WC1 to WC4.

ESMT. LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows U1 to U25.

CURVE TABLE with columns: CURVE, RADIUS, ARC LENGTH, CHORD BEARING, CHORD LENGTH. Rows C147 to C178.

ESMT. LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows SD75 to SD88.

ESMT. CURVE TABLE with columns: CURVE, RADIUS, ARC LENGTH, CHORD BEARING, CHORD LENGTH. Rows AC1 to AC3.

ESMT. LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows SS1 to SS25.

ESMT. CURVE TABLE with columns: CURVE, RADIUS, ARC LENGTH, CHORD BEARING, CHORD LENGTH. Rows WC1 to WC4.

ESMT. LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows U1 to U25.

CURVE TABLE with columns: CURVE, RADIUS, ARC LENGTH, CHORD BEARING, CHORD LENGTH. Rows C179 to C210.

ESMT. LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows SD89 to SD102.

ESMT. CURVE TABLE with columns: CURVE, RADIUS, ARC LENGTH, CHORD BEARING, CHORD LENGTH. Rows AC1 to AC3.

ESMT. LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows SS1 to SS25.

ESMT. CURVE TABLE with columns: CURVE, RADIUS, ARC LENGTH, CHORD BEARING, CHORD LENGTH. Rows WC1 to WC4.

ESMT. LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows U1 to U25.

CURVE TABLE with columns: CURVE, RADIUS, ARC LENGTH, CHORD BEARING, CHORD LENGTH. Rows C211 to C242.

ESMT. LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows SD103 to SD116.

ESMT. CURVE TABLE with columns: CURVE, RADIUS, ARC LENGTH, CHORD BEARING, CHORD LENGTH. Rows AC1 to AC3.

ESMT. LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows SS1 to SS25.

ESMT. CURVE TABLE with columns: CURVE, RADIUS, ARC LENGTH, CHORD BEARING, CHORD LENGTH. Rows WC1 to WC4.

ESMT. LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows U1 to U25.

CURVE TABLE with columns: CURVE, RADIUS, ARC LENGTH, CHORD BEARING, CHORD LENGTH. Rows C243 to C274.

ESMT. LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows SD117 to SD130.

ESMT. CURVE TABLE with columns: CURVE, RADIUS, ARC LENGTH, CHORD BEARING, CHORD LENGTH. Rows AC1 to AC3.

ESMT. LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows SS1 to SS25.

ESMT. CURVE TABLE with columns: CURVE, RADIUS, ARC LENGTH, CHORD BEARING, CHORD LENGTH. Rows WC1 to WC4.

ESMT. LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows U1 to U25.

CURVE TABLE with columns: CURVE, RADIUS, ARC LENGTH, CHORD BEARING, CHORD LENGTH. Rows C275 to C306.

ESMT. LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows SD131 to SD144.

ESMT. CURVE TABLE with columns: CURVE, RADIUS, ARC LENGTH, CHORD BEARING, CHORD LENGTH. Rows AC1 to AC3.

ESMT. LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows SS1 to SS25.

ESMT. CURVE TABLE with columns: CURVE, RADIUS, ARC LENGTH, CHORD BEARING, CHORD LENGTH. Rows WC1 to WC4.

ESMT. LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows U1 to U25.

CURVE TABLE with columns: CURVE, RADIUS, ARC LENGTH, CHORD BEARING, CHORD LENGTH. Rows C307 to C338.

ESMT. LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows SD145 to SD158.

ESMT. CURVE TABLE with columns: CURVE, RADIUS, ARC LENGTH, CHORD BEARING, CHORD LENGTH. Rows AC1 to AC3.

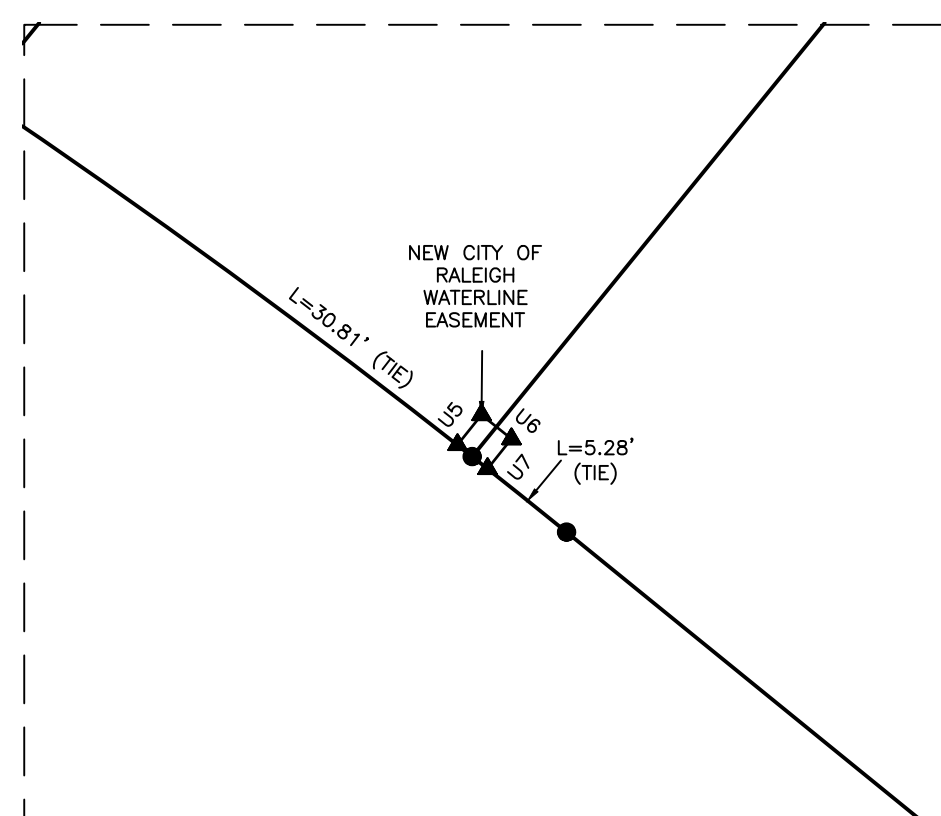
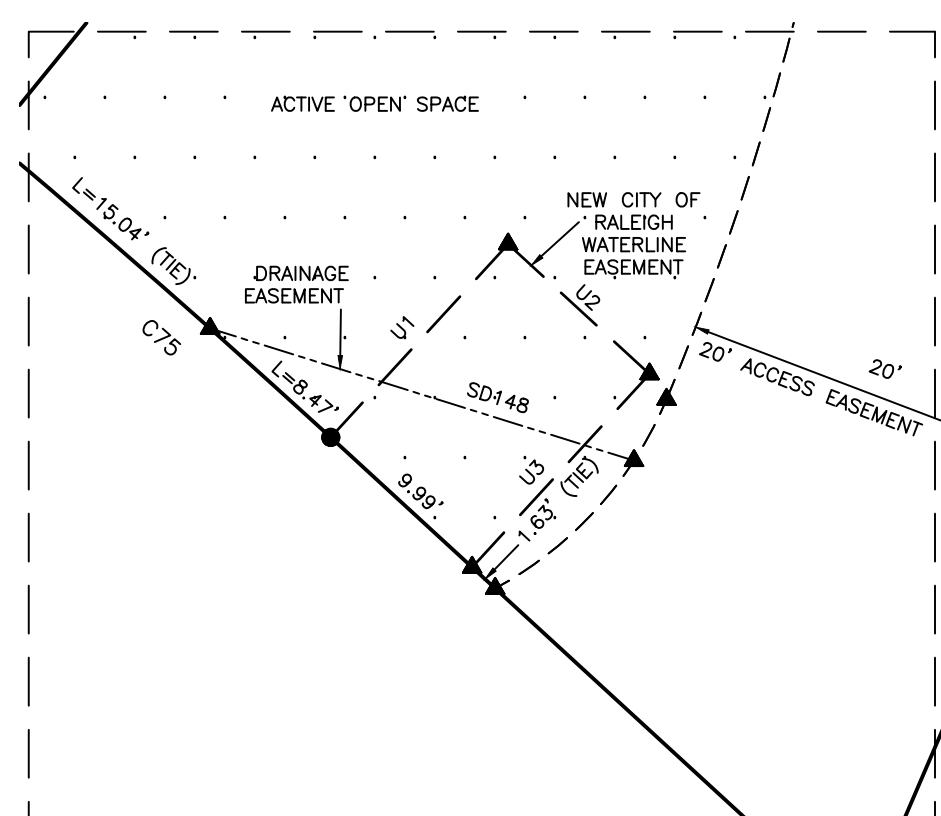
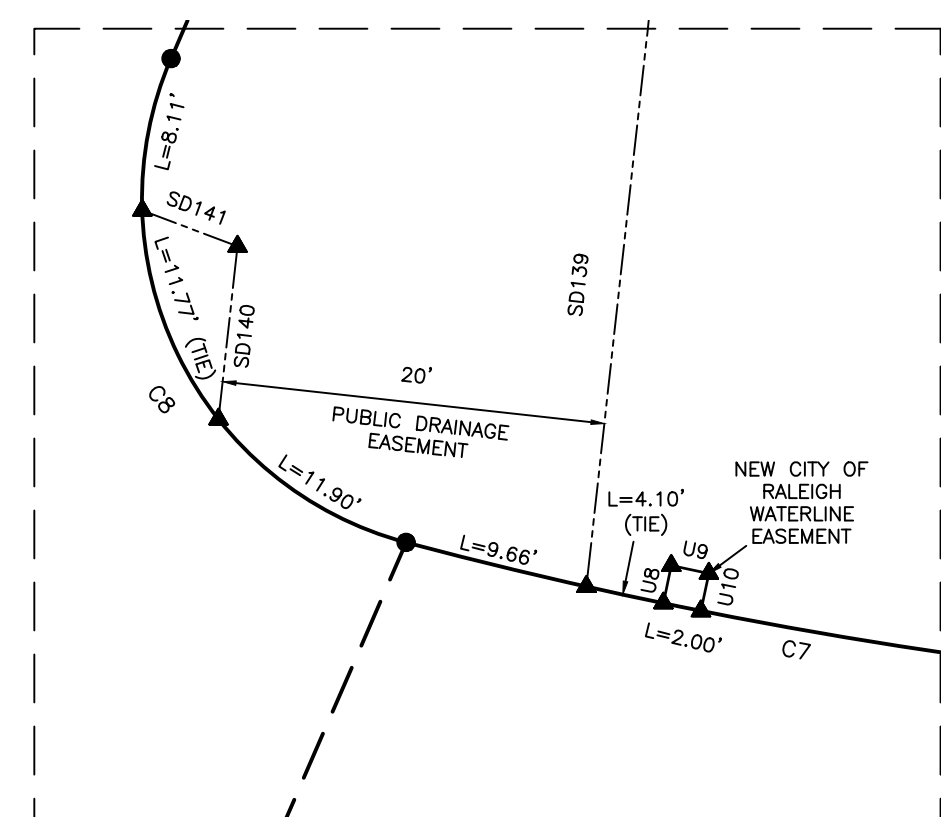
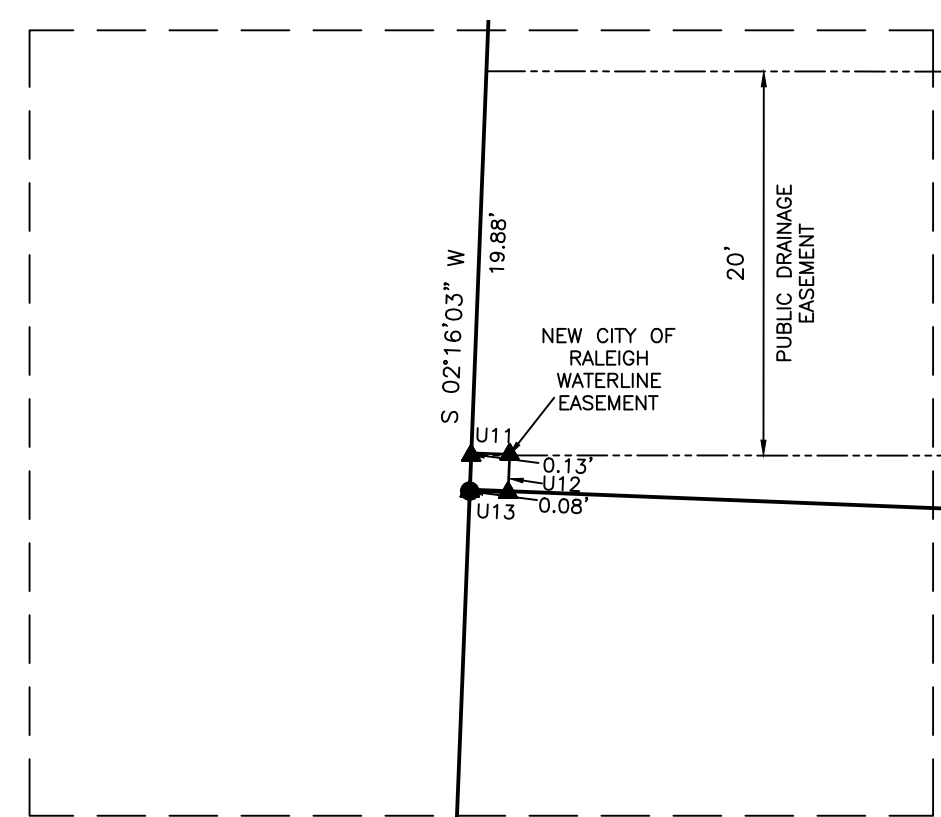
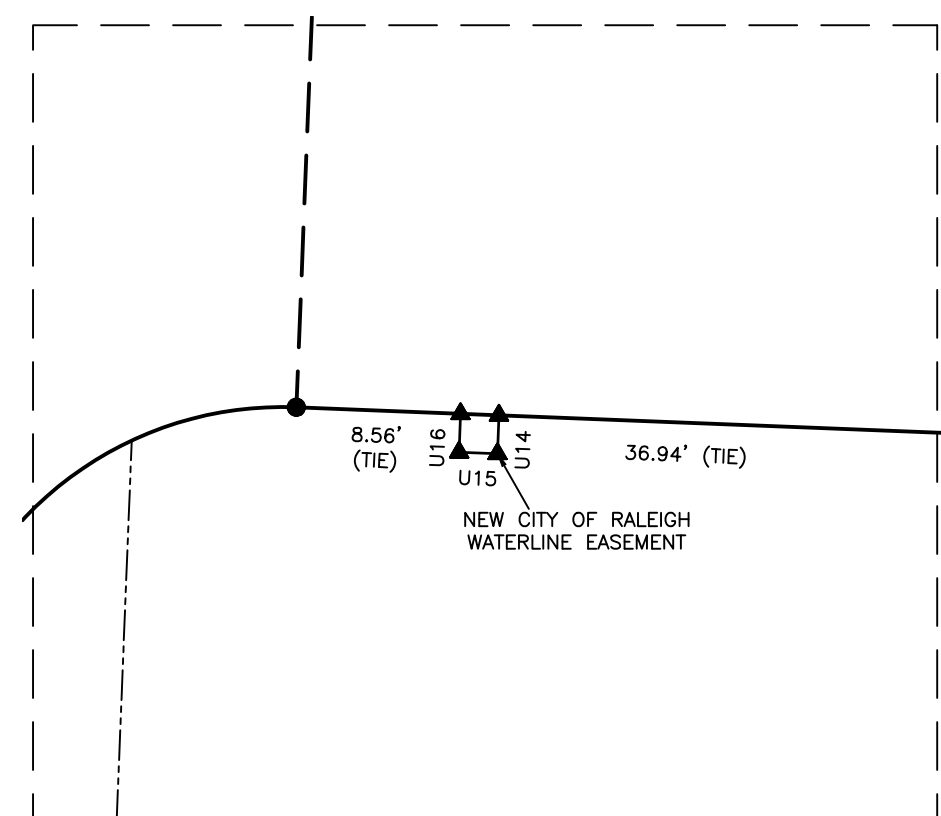
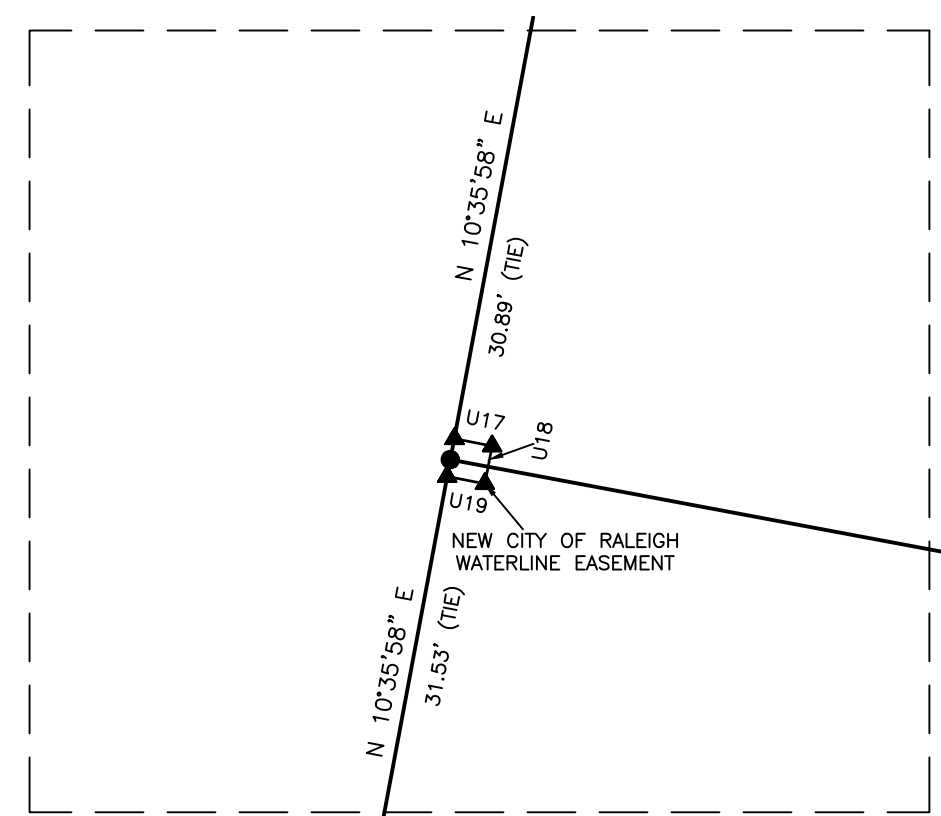
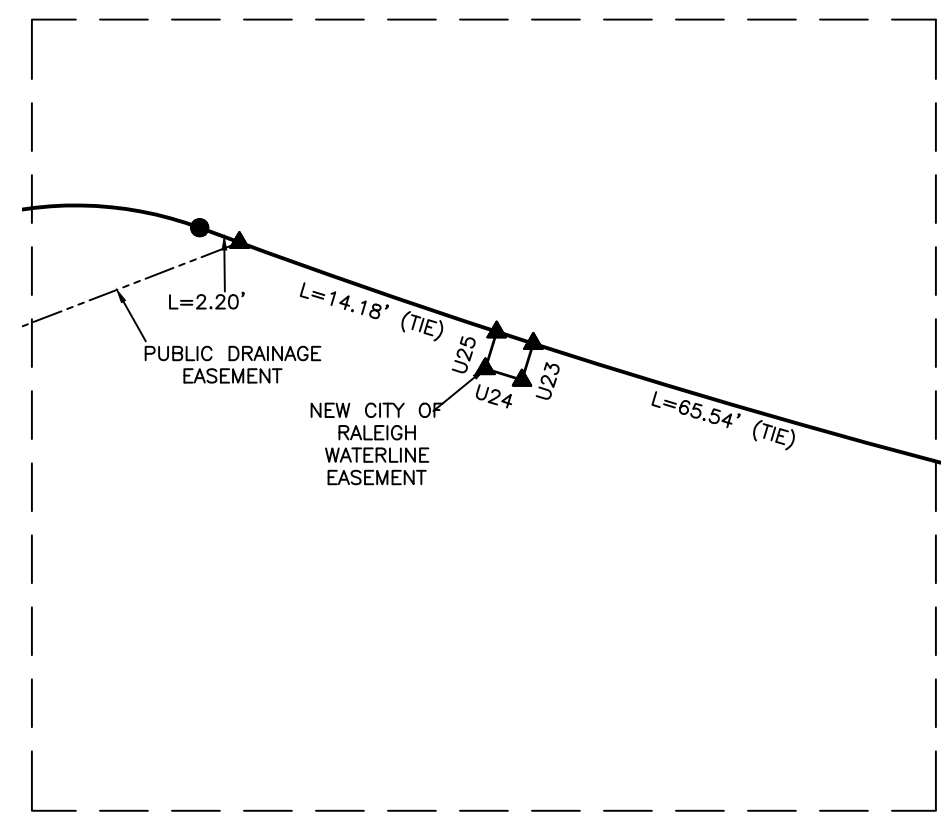
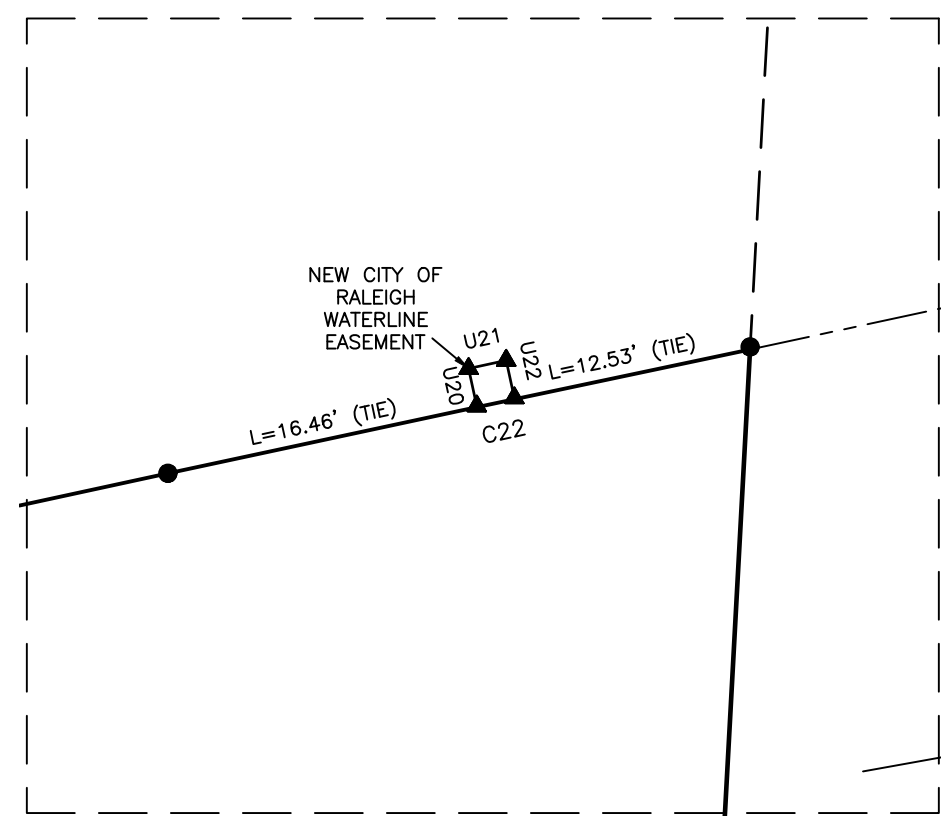
ESMT. LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows SS1 to SS25.

ESMT. CURVE TABLE with columns: CURVE, RADIUS, ARC LENGTH, CHORD BEARING, CHORD LENGTH. Rows WC1 to WC4.

ESMT. LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows U1 to U25.

GENERAL NOTES

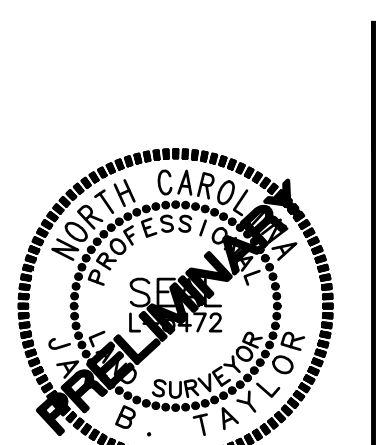
1. FOR GENERAL NOTES, SEE SHEET 1.



FSP-24-16

PLAN INFORMATION: PROJECT NO. CPR19100, FILENAME: CPR19100-F1, CHECKED BY: JBT, DRAWN BY: KMM, SCALE: NTS, DATE: 08.16.2024

REVISIONS

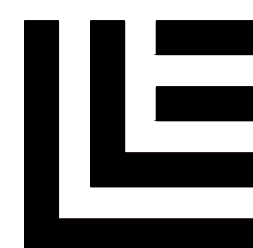


WALLBROOK PHASE 1 LOT 6 TOWNHOME SUBDIVISION PLAT 0 S. MAIN STREET ROLESVILLE, WAKE COUNTY, NORTH CAROLINA

CLIENT: WALLBROOK LAND CO. LLC, 3 KEELE STREET, SUITE 2 WRIGHTSVILLE BEACH, NC 28480

CLIENT: WALLBROOK LAND CO. LLC, 3 KEELE STREET, SUITE 2 WRIGHTSVILLE BEACH, NC 28480

MCADAMS: The John R. McAdams Company, Inc., 621 Hillsborough Street, Suite 500, Raleigh, NC 27603



7-7 FINAL PLAT SHEET