

LOT #	ADDRESS	AREA (SF / AC)	MAIS (SF)
61	337 PALE MORNING DRIVE	10,995 / 0.23	3,600
62	337 PALE MORNING DRIVE	10,150 / 0.23	3,600
63	328 PALE MORNING DRIVE	10,150 / 0.23	3,600
64	328 PALE MORNING DRIVE	10,336 / 0.24	3,600
65	321 PALE MORNING DRIVE	10,032 / 0.23	3,600
66	315 PALE MORNING DRIVE	10,000 / 0.23	3,600
67	305 PALE MORNING DRIVE	10,000 / 0.23	3,600
68	301 PALE MORNING DRIVE	10,372 / 0.24	3,600
69	289 PALE MORNING DRIVE	10,875 / 0.25	3,600
70	281 PALE MORNING DRIVE	10,560 / 0.24	3,600
71	253 PALE MORNING DRIVE	10,389 / 0.24	3,600
72	1404 ZEBRA MIDGE COURT	11,256 / 0.26	3,600
73	1408 ZEBRA MIDGE COURT	19,028 / 0.44	3,600
74	1412 ZEBRA MIDGE COURT	11,219 / 0.26	3,600
75	1409 ZEBRA MIDGE COURT	13,383 / 0.31	3,600
76	1409 ZEBRA MIDGE COURT	14,792 / 0.34	3,600
77	245 PALE MORNING DRIVE	10,002 / 0.23	3,600
78	241 PALE MORNING DRIVE	10,150 / 0.23	3,600
79	237 PALE MORNING DRIVE	10,150 / 0.23	3,600
80	233 PALE MORNING DRIVE	10,150 / 0.23	3,600
81	227 PALE MORNING DRIVE	10,150 / 0.23	3,600
82	223 PALE MORNING DRIVE	10,150 / 0.23	3,600
83	221 PALE MORNING DRIVE	10,150 / 0.23	3,600
84	217 PALE MORNING DRIVE	10,150 / 0.23	3,600
85	213 PALE MORNING DRIVE	10,150 / 0.23	3,600
86	209 PALE MORNING DRIVE	10,150 / 0.23	3,600
87	205 PALE MORNING DRIVE	10,411 / 0.24	3,600
88	201 PALE MORNING DRIVE	10,378 / 0.24	3,600
89	1305 COPPER JOHN ROAD	11,892 / 0.27	3,600
90	121 PALE MORNING DRIVE	11,188 / 0.26	3,600
91	117 PALE MORNING DRIVE	12,201 / 0.28	3,600
92	109 PALE MORNING DRIVE	10,429 / 0.24	3,600
93	104 PALE MORNING DRIVE	11,181 / 0.26	3,600
94	108 PALE MORNING DRIVE	10,040 / 0.23	3,600
95	112 PALE MORNING DRIVE	10,191 / 0.23	3,600

SITE DATA TABLE

OWNERSHIP INFORMATION	LOT #'s
SBHS LOT OPTION POOL 02, L.P. DB 19676, PG 2496 BM 2026, PG 986-989 BM 2026, PG 1012-1015 ZONING: RH-CZ	61-169, 186-193, 223-279
LENNAR CAROLINAS LLC DB 20262, PG 1678 BM 2026, PG 986-989 BM 2026, PG 1012-1015 ZONING: RH-CZ	217-222

I, ERNEST JULIAN SMITH, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION FROM DEED DESCRIPTIONS RECORDED IN DEED BOOK 18857, PG 2126, THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS SUCH AND WERE PLOTTED FROM INFORMATION AS REFERENCED HEREON, THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, THAT THE GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) WAS USED TO PERFORM A PORTION OF THIS SURVEY AND THE FOLLOWING INFORMATION WAS USED:

CLASS OF SURVEY:	CLASS A
POSITIONAL ACCURACY:	0.03"
DATE OF GPS FIELD PROCEDURE:	RTK
DATES OF SURVEY:	OCTOBER 19, 2023
DATE/PERIOD:	NAD83/2011
PUBLISHED/FIXED-CONTROL USE:	RALEIGH DOT CORS ARP
GEOID MODEL:	2018
COMBINED GRID FACTOR(S):	0.99991528
UNITS:	US SURVEY FEET

I HEREBY CERTIFY THAT THIS PLAT IS OF THE FOLLOWING TYPE:
G.S. 47-30 (b)(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 AND SEAL THIS THE 29th DAY OF July, 2026.

Signed by:
Ernest Julian Smith
ERNEST JULIAN SMITH PLS L-5656

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.

Signed by: Steven C. Perotti
OWNER/RECORD DATE: 7/29/2026

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.

Signed by: Michelle Raby
OWNER/RECORD DATE: 7/30/2026

CERTIFICATE OF APPROVAL FOR RECORDING

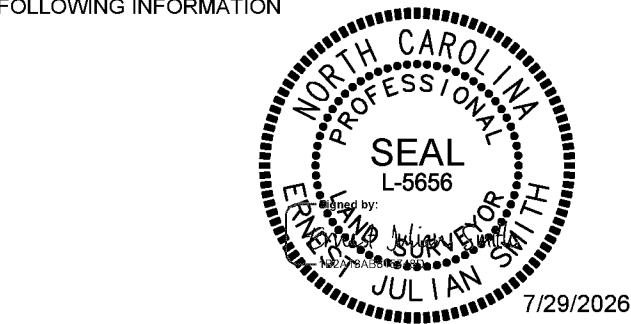
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE TOWN OF ROLESVILLE, NORTH CAROLINA AND THAT THIS PLAT HAS BEEN APPROVED BY THE LDA OF THE TOWN OF ROLESVILLE FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF WAKE COUNTY.

Signed by: Michelle Raby
LDA OF TOWN OF ROLESVILLE DATE: 7/30/2026
ROLESVILLE, NORTH CAROLINA

REVIEW OFFICER CERTIFICATE

I, Michele Raby, REVIEW OFFICER OF THE TOWN OF ROLESVILLE, WAKE COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
Signed by: Michele Raby
REVIEW OFFICER DATE: 7/30/2026

PROJECT CASE NUMBERS:
VOLUNTARY ANNEXATION: ANX 20-03
REZONING MAP AMENDMENT: MA 20-03
PRELIMINARY SUBDIVISION PLAT: PP 21-02
CONSTRUCTION DRAWING: CD 21-08
SUBDIVISION PLAT PHASE 1: FSP-25-05
SUBDIVISION PLAT PHASE 2: FSP-25-22
SUBDIVISION PLAT PHASE 1 POC: FSP-26-0005



2026086579 B: BM2026 P: 01326

Page 1 of 1
OFFICIAL RECORDS OF WAKE COUNTY
Tammy L. Brunner, Register of Deeds
07/30/2026 03:54 PM Recording Fee: \$21.00

ZONING

R3-CZ

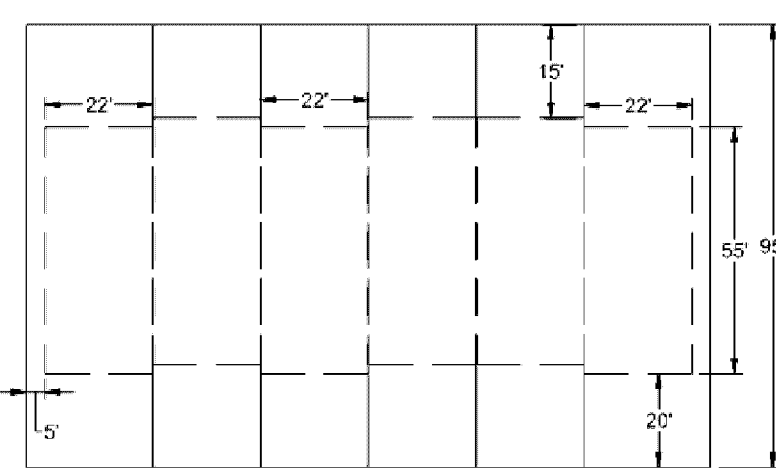
INDEX

SHEET 1 TITLE PAGE
SHEETS 2-4 REFER TO BOOK OF MAPS 2026, PAGES 986-989

LOT WIDTH & SETBACK TABLE (TOWNHOMES)

LOT WIDTH	22'
FRONT	15'
REAR	20'
SIDE	5'
CORNER	10'
LOT DEPTH	95'
BUILDING DEPTH	55'

TYPICAL LOT DIMENSIONS "TOWNHOMES"

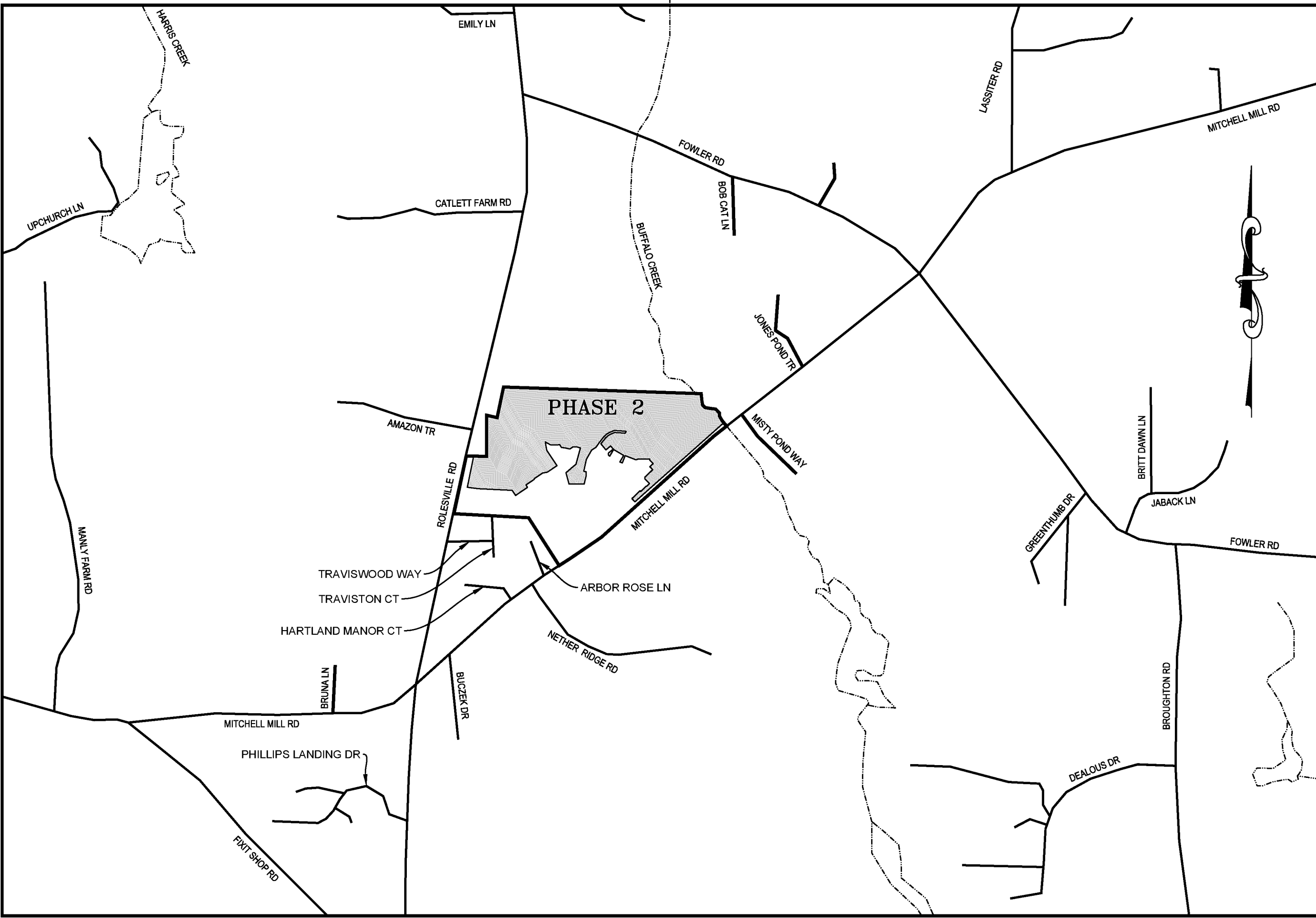


TYPICAL LOT DIMENSIONS "TOWNHOMES"

*TYPICAL LOT DIMENSIONS EXHIBIT TAKEN FROM DRAWING BY TIMMONS GROUP ENTITLED "ROLESVILLE CROSSING - PHASE 1 & 2; ROLESVILLE PROJECT # CD 21-08; 1801 ROLESVILLE RD, ROLESVILLE, NORTH CAROLINA 27587; WAKE COUNTY" DATED SEPTEMBER 17, 2021, AND LAST REVISED SEPTEMBER 6, 2023.

**TOWNHOME BUILDINGS REQUIRE THIRTY FOOT (30') SEPARATION.

ROLESVILLE CROSSING - PHASE 2
FSP-26-0010



VICINITY MAP
NOT TO SCALE

LOT WIDTH & SETBACK TABLE (SINGLE FAMILY, SHALLOW LOT)

LOT WIDTH	80'
FRONT	25'
REAR	25'
SIDE	10'
CORNER	10'
MIN. LOT SIZE	10,000 SF
LOT DEPTH	125'
BUILDING DEPTH	75'
BUILDING WIDTH	60'

LOT WIDTH & SETBACK TABLE (SINGLE FAMILY, DEEP LOT)

LOT WIDTH	70'
FRONT	25'
REAR	25'
SIDE	10'
CORNER	10'
MIN. LOT SIZE	10,000 SF
LOT DEPTH	145' +
BUILDING DEPTH	75'
BUILDING WIDTH	50'

OPEN SPACE SITE DATA TABLE

LOT #	ADDRESS	TYPE	AREA (SF / AC)
OS-1002	330 PALE MORNING DRIVE	ACTIVE	3,198 / 0.21
OS-1008	412 PACOLET DRIVE	ACTIVE	3,033 / 0.07
OS-1009	-	ACTIVE	2,882 / 0.07
OS-1010	-	CONSERVATION	2,397 / 0.06
OS-1013	309 PALE MORNING DRIVE	CONSERVATION	242,684 / 5.57
OS-1016	1316 COPPER JOHN ROAD	ACTIVE	4,287 / 0.10
OS-1017	-	PARCEL	1,955 / 0.04
OS-1018	1328 COPPER JOHN ROAD	ACTIVE	2,747 / 0.06
OS-1022	2512 MARCH BROWN WAY	PARCEL	15,232 / 0.35
OS-1023	-	ACTIVE	6,883 / 0.16
OS-1024	-	ACTIVE	14,488 / 0.33
OS-1025	1308 COPPER JOHN ROAD	CONSERVATION	30,158 / 0.67
OS-1026	-	PARCEL	10,244 / 0.24
OS-1027	105 PALE MORNING DRIVE	PARCEL	26,331 / 0.65
OS-1029	2039 MARCH BROWN WAY & 2304 WOOLLY AVENUE	PARCEL	25,491 / 0.59
OS-1030	2325 WOOLLY AVENUE	ACTIVE	3,737 / 0.09
OS-1031	2363 & 2305 WOOLLY AVE.	CONSERVATION	52,692 / 1.21
OS-1032	-	ACTIVE	43,432 / 1.00
OS-1033	-	ACTIVE	7,207 / 0.17
OS-1034	-	ACTIVE	20,903 / 0.48
OS-1035	-	ACTIVE	19,332 / 0.44
OPEN SPACE TOTAL	-	-	642,381 / 14.75
ACTIVE OPEN SPACE	-	-	94,695 / 2.17
CONSERVATION OPEN SPACE	-	-	376,254 / 8.64

SUBDIVISION SITE DATA

TOTAL SITE AREA:	55.88 ACRES (2,433,972 SF)
INTERNAL ROAD DEDICATIONS:	7.78 ACRES (339,517 SF)
AREA FOR THE TOWNHOME LOTS IN THIS PHASE OF THE DEVELOPMENT:	2.16 ACRES (93,460 SF)
CONSENS. OPEN SPACE DEDICATION:	8.84 ACRES (376,254 SF)
PARCEL OPEN SPACE DEDICATION:	4.04 ACRES (175,870 SF)
NET SITE AREA:	33.26 ACRES (1,448,871 SF)
TOTAL RESIDENTIAL LOTS:	178 LOT'S
AVERAGE RESIDENTIAL LOT SIZE:	0.19 ACRES (8,232 SF)

REFERENCES

WAKE COUNTY REGISTRY:

BM 1986, PG 967; BM 1998, PG 1776 BM 2001, PG 1814
BM 2006, PG 466; BM 2011, PG 84; DB 19676, PG 2496
BM 2026, PG 191; BM 2026, PG 986 (FSP-25-22)

GENERAL NOTES

- THIS IS A PLAT OF CORRECTION. THE INTENTION OF THIS PLAT IS TO UPDATE THE MAXIMUM ALLOWABLE IMPERVIOUS COVERAGE FOR THE TOWNHOME LOTS IN THIS PHASE OF THE DEVELOPMENT. THE AFFECTED LOTS ARE: 186-193, 217-222. UNAFFECTED LOTS HAVE BEEN GRAYED OUT IN THE SITE DATA TABLE. NO CHANGES HAVE BEEN MADE TO THE LOT CONFIGURATIONS - PLEASE REFERENCE PLAT RECORDED IN BOOK OF MAPS 2026, PAGES 986-989 FOR LOT MAP.
- BEARINGS FOR THIS SURVEY ARE BASED ON NORTH CAROLINA STATE PLANE COORDINATE SYSTEM (NCSPPS) NAD83/2011 BASED ON VRS REAL TIME KINEMATIC OBSERVATIONS. SEE SURVEYORS CERTIFICATE FOR NOTES.
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES, UNLESS OTHERWISE NOTED.
- NO NCOS MONUMENTS FOUND WITHIN 2,000 FEET OF THE SUBJECT PROPERTY.
- AREA BY COORDINATE GEOMETRY.
- SITE ADDRESS: 1801 ROLESVILLE ROAD & 6301 MITCHELL MILL ROAD, ROLESVILLE, NORTH CAROLINA 27587
- FLOOD NOTE: THIS SITE IS LOCATED IN ZONE 'X', MINIMAL FLOOD RISK. FLOOD HAZARD AREA OR FUTURE CONDITIONS FLOOD HAZARD AREAS, AS SHOWN ON FIRM PANEL 372017600K
- EFFECTIVE DATE: JULY 19, 2022
- UTILITY STATEMENT
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM DATA PROVIDED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES SPECIFIC GOVERNMENT AGENCY REQUIREMENTS WERE REQUESTED FOR THIS SURVEY.
- ADJOINER INFORMATION SHOWN PER WAKE COUNTY GIS AS OF JANUARY 29, 2025.
- STREAMS AND WETLANDS
WETLANDS, JURISDICTIONAL WATERS OR OTHER CONDITIONS WHICH MAY BE REGULATED BY FEDERAL, STATE, OR LOCAL AGENCIES WERE NOT INVESTIGATED AS PART OF THIS SURVEY. WETLAND OR RIPARIAN BUFFERS MAY AFFECT THE SUBJECT PROPERTY.

SITE NOTES

- A THREE FEET WIDE (3') UTILITY EASEMENT IS DEDICATED TO THE FRONTAGE OF ALL RESIDENTIAL LOTS TO PROVIDE COVERAGE FOR ANY UTILITIES BUILT OUTSIDE OF THE RIGHT OF WAY.
- OPEN SPACE LOTS ARE TO BE DEDICATED TO HOMEOWNERS ASSOCIATION.
- PERMANENT DRAINAGE EASEMENTS ARE CENTERED ON STORM WATER CONVEYANCE STRUCTURES, INCLUDING PIPES, STRUCTURES, AND DITCHES.
- A TWENTY FEET WIDE (20') TYPE A LANDSCAPE BUFFER SHALL BE INSTALLED ALONG THE SUBJECT PROPERTY'S FRONTAGE ON ROLESVILLE ROAD AND ALONG MITCHELL MILL ROAD. THIS BUFFER SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND IS LOCATED IN OPEN SPACE LOTS.
- A BLANKET EASEMENT IS DEDICATED TO THE HOMEOWNERS ASSOCIATION FOR THE INSPECTION, MAINTENANCE, AND REPAIR OF RETAINING WALLS SHOWN ON THIS PLAT.
- SINGLE FAMILY HOME CONDITIONS
a. ALL HOMES SHALL INCLUDE EITHER CRAWL SPACE FOUNDATIONS OR STEM WALL FOUNDATIONS. ANY STEM WALL FOUNDATIONS SHALL HAVE A BRICK OR STONE VENEER ON ALL SIDES FACING A PUBLIC STREET.
b. THE MINIMUM SQUARE FOOTAGE FOR TWO-STORY HOMES SHALL BE 2,200 SQUARE FEET. THE MINIMUM SQUARE FOOTAGE FOR ONE-STORY HOMES SHALL BE 1,600 SQUARE FEET.
c. A TWENTY-FIVE FOOT (25') WIDE TYPE A LANDSCAPE BUFFER SHALL BE INSTALLED ADJACENT TO THE PROPERTY TO THE NORTH OF THIS SUBDIVISION. DEPICTED AS LOT 6 ON BOOK OF MAPS 2011, PAGE 84. WAKE COUNTY REGISTRY. THIS BUFFER IS LOCATED WITHIN AN EASEMENT AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
d. A TWENTY FOOT (20') WIDE TYPE A LANDSCAPE BUFFER SHALL BE INSTALLED ADJACENT TO THE PROPERTIES WEST AND SOUTHWEST OF THIS SUBDIVISION. THIS BUFFER IS LOCATED WITHIN AN EASEMENT AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- TOWNHOME CONDITIONS
e. NO TOWNHOME BUILDING SHALL EXCEED SIX (6) UNITS.
f. THE MINIMUM SQUARE FOOTAGE FOR TOWNHOMES SHALL BE 1,200 SQUARE FEET.

THIS SHEET FOR NOTES AND CERTIFICATES ONLY

ROLESVILLE CROSSING - PHASE 2
PLAT OF CORRECTION
1801 ROLESVILLE ROAD &
6301 MITCHELL MILL ROAD
ROLESVILLE, NC 27587
WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA
SUBDIVISION PLAT

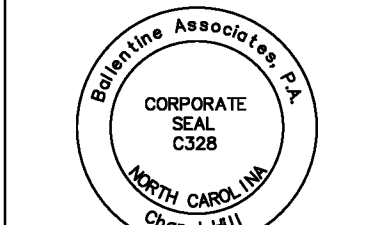
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DATE: 01 AUG 25
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DRAWN BY: EASE/JS
REVIEWED BY: EJS

SHEET

1 OF 1

FSP-26-0010

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