

NEW STREET DEDICATION TABLE		
ROAD NAME	LENGTH	R/W WIDTH
COPPER JOHN ROAD	1,295.98 LF	50'
COPPER JOHN ROAD	780.64 LF	50'
PALE MORNING DRIVE	2,342.33 LF	50'
HARE EAR COURT	368.73 LF	50'
GRIFFITH WAY	302.07 LF	50'
ROYAL COACHMAN COURT	188.83 LF	50'
WOOLEY AVENUE	670.74 LF	50'
MARCH BROWN WAY	556.74 LF	50'
TOTAL	6,506.06 LF	

TOTAL SITE AREA:	55.88 ACRES (2,433,972 SF)
INTERNAL ROAD DEDICATIONS:	7.79 ACRES (339,517 SF)
ACTIVE OPEN SPACE DEDICATION:	2.15 ACRES (93,460 SF)
CONS. OPEN SPACE DEDICATION:	8.64 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:	176 LOTS
AVERAGE RESIDENTIAL LOT SIZE:	0.19 ACRES (8,232 SF)

CLASS OF SURVEY:	CLASS A
POSITIONAL ACCURACY:	0.01'
TYPE OF GPS FIELD PROCEDURE:	RTK
DATES OF SURVEY:	OCTOBER 19, 2023
DATUM/EPOCH:	NAD83/2011
PUBLISHED/FIXED-CONTROL USE:	VRS
GEOID MODEL:	2018
COMBINED GRID FACTOR(S):	1.00007979
UNITS:	US SURVEY FEET

WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS THE _____ DAY OF _____, 2025

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.

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 LDA OF THE TOWN OF ROLESVILLE FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF WAKE COUNTY.

DATE _____

DATE _____

The map illustrates the site's location within a network of roads. The site is a shaded polygon situated between Mitchell Mill Rd and Fowler Rd. To the west of the site, several roads branch off, including Amazon Tr, Catlett Farm Rd, Emily Ln, Upchurch Ln, Mary Park Rd, Phillips Landing Dr, and Dealous Dr. To the east, the site is bordered by Mitchell Mill Rd, which continues past the site to the east. Other roads shown include Arbor Rose Ln, Nether Ridge Rd, Hartland Manor Ct, Traviswood Way, Travison Ct, and Jones Pond Tr. A north arrow is positioned in the upper right corner of the map.

**TYPICAL
DEEP LOT
DIMENSIONS
"SINGLE FAMILY"
3,500 SF IMPERVIOUS**

1. A THREE FEET WIDE (3') UTILITY EASEMENT IS DEDICATED TO THE FRONTAGE OF ALL RESIDENTIAL LOTS TO PROVIDE COVERAGE FOR ANY UTILITIES BURIED OUTSIDE OF THE RIGHT OF WAY.
2. THE FRONTAGE LOTS ARE TO BE DEDICATED TO HOMEOWNERS ASSOCIATION.
3. PERMANENT DRAINAGE EASEMENTS ARE CENTERED ON STORM WATER CONVEYANCE STRUCTURES, INCLUDING PIPES, STRUCTURES, AND DITCHES.
4. A TWENTY FEET WIDE (20') TYPE A LANDSCAPE BUFFER SHALL BE INSTALLED ALONG THE SUBJECT PROPERTY'S FRONTAGE ON ROULEVILLER ROAD AND ALONG MITCHELL MILL ROAD. THIS BUFFER SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION, AND IS LOCATED IN OPEN SPACE LOTS.
5. A BLANKET EASEMENT IS DEDICATED TO THE HOMEOWNERS ASSOCIATION FOR THE INSPECTION, MAINTENANCE, AND REPAIR OF RETAINING WALLS SHOWN ON THIS PLAT.
6. 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 1,200 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, DEPECTED AS LOT 6 ON BOOK OF MAPS 2011, PAGE 84, WAKE COUNTY REGISTRY.
 - d. THE BUFFER OF THIS SUBDIVISION, AS SHOWN AND SET, SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 - e. A TWENTY-FIVE FOOT (20') WIDE TYPE A LANDSCAPE BUFFER SHALL BE INSTALLED ADJACENT TO THE PROPERTY TO THE EAST AND SOUTHWEST OF THIS SUBDIVISION. THIS BUFFER IS LOCATED WITHIN AN EASEMENT AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
7. TOWNHOME CONDITIONS:
 - a. NO TOWNHOME BUILDING SHALL EXCEED SIX (6) UNITS.
 - b. THE MINIMUM SQUARE FOOTAGE FOR TOWNHOMES SHALL BE 1,200 SQUARE FEET.

[illegible]

OWNER INFORMATION
SB-HS LOT OPTION POOL 02, L.P.
c/o HEARTHSTONE, INC
23975 PARK SORRENTO, SUITE 220
CALABASAS, CA 91302

OWNER REPRESENTATIVE
LENNAR CORPORATION
JOHN NABERS, MPA
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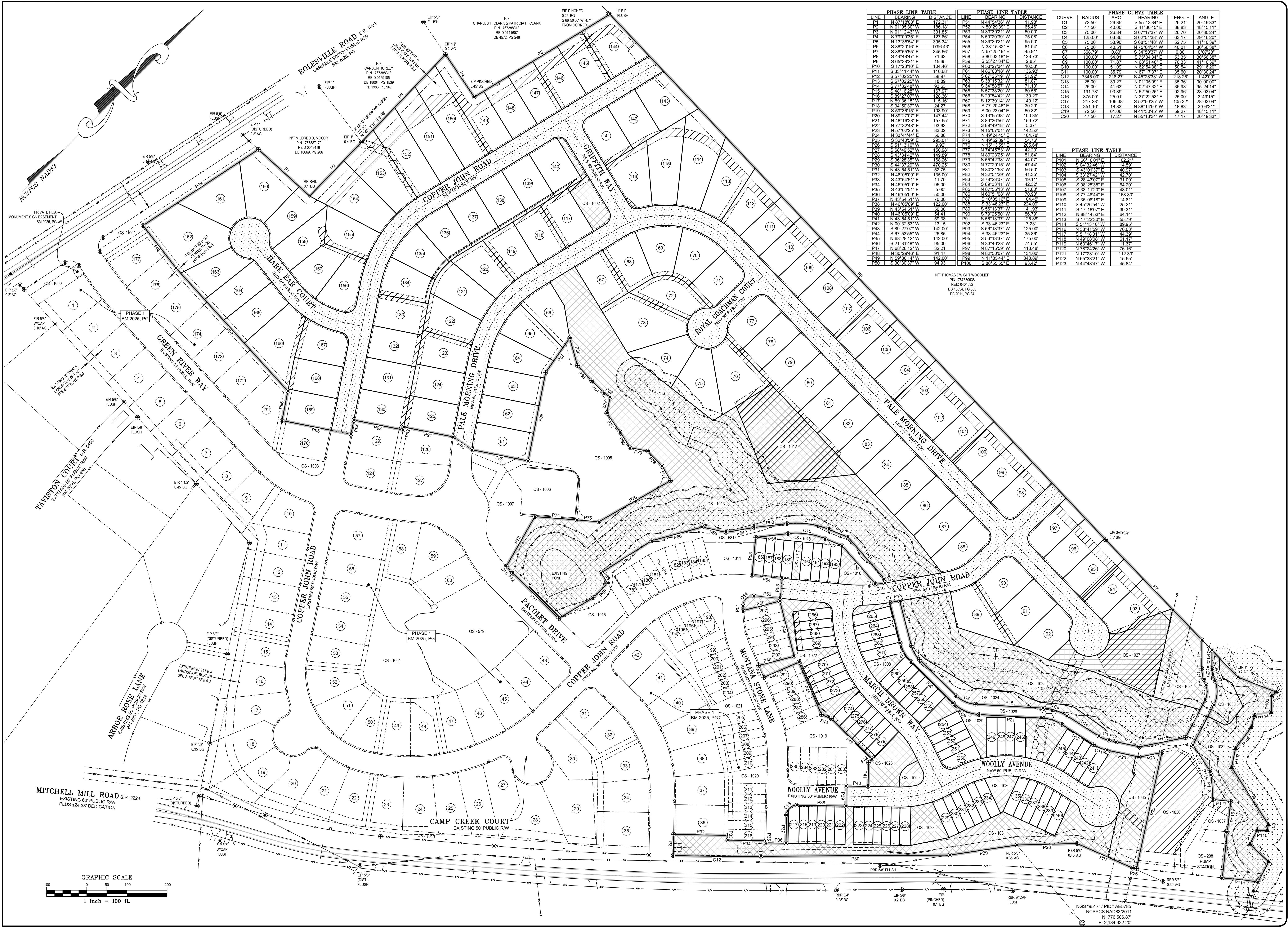
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ROLESVILLE CROSSING - PHASE 2
1801 ROLESVILLE ROAD &
6301 MITCHELL MILL ROAD
ROLESVILLE, NC 27587
WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA
SUBDIVISION PLAT

JOB NUMBER:	223070.00
DATE:	01 AUG 25
SCALE:	AS SHOWN
DRAWN BY:	EJS
REVIEWED BY:	DEB

SHEET

1 OF 4

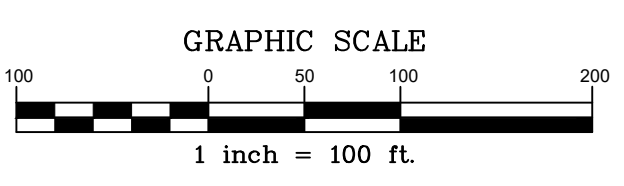


PHASE LINE TABLE			PHASE LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
P1	N 87°18'08\"	172.31	P51	N 44°54'36\"	11.88
P2	N 01°05'30\"	186.16	P52	N 50°29'39\"	85.46
P3	N 01°12'43\"	301.85	P53	N 39°50'21\"	50.00
P4	S 79°00'35\"	127.86	P54	S 50°29'39\"	75.08
P5	N 13°35'54\"	985.34	P55	N 39°50'21\"	50.00
P6	S 88°20'10\"	1798.43	P56	N 38°15'32\"	81.94
P7	S 88°55'55\"	345.56	P57	N 67°25'19\"	45.91
P8	S 44°49'07\"	71.02	P58	S 80°33'18\"	123.73
P9	S 65°38'21\"	15.65	P59	S 53°27'34\"	2.85
P10	S 17°29'10\"	104.46	P60	N 53°27'34\"	10.53
P11	S 33°41'44\"	116.86	P61	N 80°03'19\"	136.93
P12	S 57°02'25\"	58.97	P62	S 67°25'19\"	51.92
P13	S 57°02'25\"	18.89	P63	S 38°15'32\"	81.87
P14	S 77°32'48\"	93.63	P64	S 34°05'51\"	71.10
P15	S 48°16'28\"	167.97	P65	S 57°36'20\"	60.55
P16	S 89°27'07\"	128.36	P66	S 29°54'42\"	130.29
P17	N 59°36'15\"	115.19	P67	S 12°04'14\"	149.12
P18	S 34°50'37\"	24.27	P68	S 77°20'46\"	30.29
P19	S 59°36'15\"	103.90	P69	S 00°23'04\"	50.82
P20	N 89°27'07\"	147.44	P70	S 15°35'38\"	100.35
P21	N 48°16'28\"	157.65	P71	S 89°36'56\"	159.72
P22	N 77°32'48\"	83.63	P72	S 89°49'18\"	5.37
P23	N 57°02'25\"	83.02	P73	N 15°07'01\"	142.52
P24	N 33°41'44\"	56.88	P74	N 49°24'55\"	104.78
P25	S 32°40'58\"	295.01	P75	N 49°24'55\"	54.78
P26	S 51°13'10\"	9.92	P76	N 15°13'55\"	205.64
P27	S 68°49'52\"	150.98	P77	N 74°45'53\"	42.20
P28	S 43°34'45\"	149.89	P78	N 82°23'25\"	51.84
P29	S 38°28'55\"	168.26	P79	N 85°42'58\"	44.07
P30	S 44°37'29\"	470.25	P80	N 77°29'15\"	47.44
P31	N 43°54'51\"	52.75	P81	N 80°11'53\"	56.50
P32	N 46°05'09\"	135.00	P82	N 32°54'29\"	41.35
P33	S 43°54'51\"	11.70	P83	S 78°23'07\"	19.11
P34	N 46°05'09\"	50.00	P84	N 60°55'41\"	42.32
P35	S 43°54'51\"	5.00	P85	N 87°55'13\"	51.80
P36	N 46°05'09\"	50.00	P86	N 60°55'41\"	70.80
P37	N 46°05'09\"	104.00	P87	N 43°54'51\"	104.45
P38	N 46°05'09\"	122.00	P88	S 33°46'23\"	224.09
P39	N 43°54'51\"	50.00	P89	S 56°13'37\"	141.93
P40	N 46°05'09\"	54.00	P90	N 88°14'33\"	58.72
P41	N 43°54'51\"	59.38	P91	S 66°13'37\"	125.88
P42	N 00°32'53\"	13.15	P92	S 33°46'23\"	7.23
P43	S 89°27'07\"	142.00	P93	S 66°13'37\"	125.00
P44	S 67°53'55\"	26.85	P94	S 33°46'23\"	35.86
P45	N 68°28'12\"	142.00	P95	S 56°13'37\"	175.00
P46	N 51°14'48\"	56.00	P96	N 33°46'23\"	74.55
P47	N 68°28'12\"	32.21	P97	N 87°15'59\"	413.48
P48	N 30°29'46\"	81.47	P98	N 82°20'07\"	134.00
P49	N 59°30'14\"	142.00	P99	N 11°55'44\"	243.89
P50	S 30°30'37\"	94.93	P100	S 88°55'55\"	93.42

PHASE CURVE TABLE			PHASE CURVE TABLE		
CURVE	RADIUS	ANGLE	CURVE	RADIUS	ANGLE
C1	72.50'	26.35'	C11	55°13'34\"	26.21'
C2	47.50'	40.00'	C12	S 41°30'45\"	38.83'
C3	76.00'	26.84'	C13	S 67°17'37\"	36.70'
C4	125.00'	63.86'	C14	S 62°54'38\"	63.17'
C5	75.00'	53.90'	C15	S 68°51'48\"	52.75'
C6	75.00'	40.51'	C16	N 75°04'54\"	40.01'
C7	368.79'	0.80'	C17	S 34°50'37\"	0.80'
C8	100.00'	54.01'	C18	S 75°04'54\"	53.35'
C9	100.00'	71.87'	C19	N 68°51'48\"	70.33'
C10	100.00'	51.09'	C20	N 62°54'38\"	50.54'
C11	100.00'	35.79'			
C12	7345.00'	218.27'			
C13	25.00'	39.27'			
C14	25.00'	41.83'			
C15	191.78'	93.89'			
C16	375.00'	25.01'			
C17	317.26'	106.38'			
C18	351.16'	18.83'			
C19	72.50'	61.06'			
C20	47.50'	17.27'			

PHASE LINE TABLE		
LINE	BEARING	DISTANCE
P101	N 66°10'01\"	102.21
P102	S 04°32'46\"	14.59
P103	S 43°01'37\"	40.97
P104	S 37°27'42\"	42.70
P105	S 28°43'07\"	31.09
P106	S 08°25'38\"	64.20
P107	S 33°11'20\"	48.01
P108	S 77°48'44\"	168.80
P109	S 35°08'18\"	14.81
P110	S 45°26'54\"	25.21
P111	S 17°18'07\"	39.31
P112	N 68°14'33\"	64.14
P113	S 17°22'30\"	55.79
P114	S 51°13'10\"	89.95
P115	N 36°41'59\"	75.03
P116	S 11°18'01\"	44.39
P117	N 49°08'08\"	61.17
P118	N 63°46'17\"	11.37
P119	N 78°24'26\"	76.16
P120	N 17°23'10\"	112.39
P121	N 65°39'21\"	15.65
P122	N 44°48'47\"	45.84

NF THOMAS DWIGHT WOODLEEF
PIN 176756038
REC 04/04/02
DB 18054, PG 863
PB 2011, PG 84



Ballentine Associates, PA
CORPORATE
SEAL
C328
NORTH CAROLINA
CHapel Hill

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

OWNER INFORMATION
SEBHS LOT OPTION POOL 02 L.P.
60 HEATHSTONE, INC.
23975 PARK SORRENTO, SUITE 220
CALABASAS, CA 91302
OWNER REPRESENTATIVE
LENNAR CORPORATION
JOHN NABERS, MPA
P: 919.820.9707
E: John.Nabers@lennar.com

DATE
01 AUG 25

ISSUED FOR REVIEW

DATE
01 AUG 25

REVISIONS

NUM	DATE	DESCRIPTION
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JOB NUMBER: 223070.00
DATE: 01 AUG 25
SCALE: 1" = 100'
DRAWN BY: EJS
REVIEWED BY: DEB

SHEET
2 OF 4

PLAT MAP

LEGEND

- EXISTING IRON PIPE (EIP)
- SET IRON PIPE
- CALCULATED PROPERTY CORNER
- CALCULATED EASEMENT CORNER
- RBR REBAR (SHOWN AS EIP)
- AG ABOVE GRADE
- BG BELOW GRADE
- R/W RIGHT OF WAY
- NGS NATIONAL GEODETIC SURVEY
- OS OPEN SPACE
- CONS. CONSERVATION (OPEN SPACE)
- NCSPCS NORTH CAROLINA STATE PLANE COORDINATE SYSTEM
- SUBJECT PROPERTY LINE
- UNSURVEYED PROPERTY LINE
- RIGHT OF WAY
- FENCE LINE
- STREAM BUFFER
- OVERHEAD ELECTRIC LINE
- EXISTING EASEMENT (AS SHOWN)
- NEW EASEMENT (AS SHOWN)
- SETBACKS (SEE SHEET 1)
- PROPERTY LINE REMOVED
- PHASE LINE
- STREAM BUFFER / RIGHT OF WAY DEDICATION (AS SHOWN)
- NEW OPEN SPACE LOT
- PRIVATE STORM DRAINAGE EASEMENT (PDE)
- CITY OF RALEIGH SANITARY SEWER EASEMENT

GRAPHIC SCALE

1 inch = 60 ft.

ROLESVILLE CROSSING – PHASE 2

1801 ROLESVILLE ROAD &
6301 MITCHELL MILL ROAD
ROLESVILLE, NC 27587

WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

SUBDIVISION PLAT

Ballentine Associates, PA

221 Providence Road
Chapel Hill, NC 27514

919.929.0481
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THIS DOCUMENT IS THE PROPERTY OF BALLENTINE ASSOCIATES, P.A. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFIC ASSOCIATES P.A. WILL BE SUBJECT TO LEGAL ACTION.





DATE	ISSUED FOR REVIEW	REVISIONS	NUM	DATE
01 AUG 25		..	1	
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DATE: 01 AUG 25

ISSUED FOR REVIEW:

REVIEWED BY:

SCALE: 1" = 60'

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JOB NUMBER: 223070.00

SHEET

4 OF 4