

LEGEND

● = FOUND MONUMENT AS NOTED
○ = SET 5/8" IRON REBAR (UNLESS OTHERWISE NOTED)
⊗ = 5/8" IRON REBAR TO BE SET
◦ = DIMENSION POINT (NOTHING SET)
B.M. = BOOK OF MAPS
D.B. = DEED BOOK
R/W = RIGHT OF WAY

① = KEYNOTE - SEE STORM DRAIN TABLE

C&G = CURB & GUTTER

CONC = CONCRETE

CPP = CORRUGATED PLASTIC PIPE

RCP = REINFORCED CONCRETE PIPE

⊕ = FIBER OPTIC HAND HOLE

⊕ = CABLE TELEVISION HAND HOLE

⊕ = TELEPHONE PEDESTAL

* = FIBER OPTIC MARKER (FOM) / GAS MARKER (GMP)

★ = LIGHT POLE

■ = POWER POLE

○ = GUY WIRE ANCHOR

⊕ = TRANSFORMER

⊕ = TRAFFIC SIGNAL POLE

⊕ = TRAFFIC CONTROL HAND HOLE

⊕ = GAS VALVE

⊕ = STORM DRAIN MANHOLE

⊕ = SANITARY SEWER MANOLE

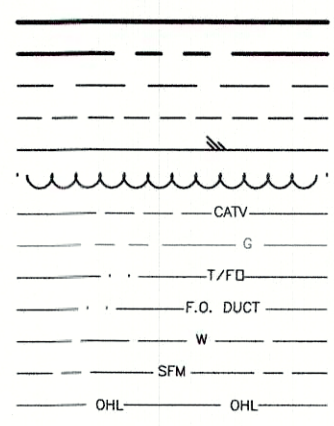
⊕ = SEWER FORCE MAIN VALVE

⊕ = FIRE HYDRANT

⊕ = WATER VALVE

⊕ = WELL

⊕ = UNKNOWN HAND HOLE



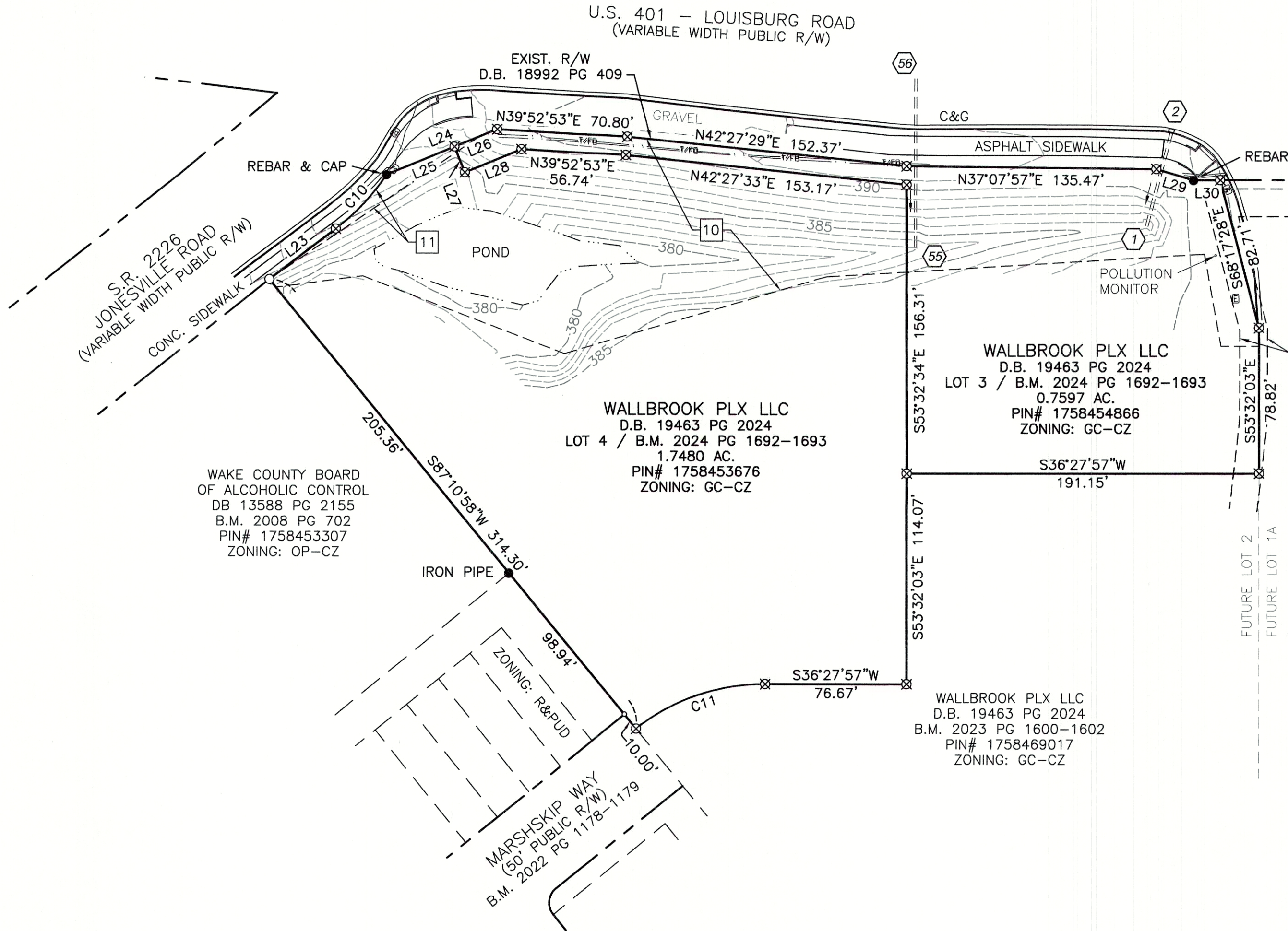
= BOUNDARY LINE
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STORM DRAIN

- ① 18" RCP
385.00 INV. FROM #2
- ② CURB INLET
389.45 GRATE
385.65 INV. TO #1
- ③ CURB INLET
(UNDER CONSTRUCTION)
389.66 GRATE
- ④ SDMH
(UNDER CONSTRUCTION)
392.27 RIM
388.23 BOTTOM OF OPENING FROM #5
381.76 INV. 36" RCP FROM #16
381.62 INV. 36" RCP FROM #6
- ⑤ CURB INLET
391.64 GRATE
388.57 BOTTOM OF OPENING TO #4
- ⑥ CURB INLET
391.67 GRATE
387.98 INV. 18" RCP FROM #13
385.64 INV. 15" RCP FROM #8
382.58 INV. 24" RCP FROM #7
382.58 INV. 36" RCP TO #5
- ⑦ 24" RCP
383.05 INV. TO #6
- ⑧ CURB INLET
391.27 GRATE
387.01 INV. 15" RCP FROM #9
386.95 INV. 15" RCP TO #6
- ⑨ CURB INLET
390.72 GRATE
387.22 INV. 15" RCP FROM #10
387.17 INV. 15" RCP TO #8
- ⑩ CURB INLET
390.83 GRATE
387.62 INV. 15" RCP FROM #12
387.57 INV. 15" RCP FROM #11
387.48 INV. 15" RCP TO #9
- ⑪ CURB INLET
390.89 GRATE
387.76 INV. 15" RCP TO #10
- ⑫ DROP INLET
390.87 GRATE (LOW POINT IN V)
387.80 INV. 15" RCP TO #10
- ⑬ S.D. MANHOLE
392.64 RIM
388.52 BOTTOM OF OPENING FROM #14
388.45 INV. 15" RCP FROM #15
388.33 INV. 18" RCP TO #6
- ⑭ CURB INLET
392.08 GRATE
388.52 BOTTOM OF OPENING TO #13
- ⑮ CURB INLET
391.87 GRATE
388.75 INV. 15" RCP FROM N.E.
388.71 INV. 15" RCP TO #13
- ⑯ S.D. MANHOLE
392.65 RIM
388.86 BOTTOM OF OPENING FROM #17
382.19 INV. 30" RCP FROM #18
382.17 INV. 36" RCP TO #4
- ⑰ CURB INLET
391.97 GRATE
388.86 BOTTOM OF OPENING TO #16
- ⑱ CURB INLET
392.16 GRATE
384.71 INV. 30" RCP FROM #19
384.70 INV. 30" RCP TO #16
- ⑲ CURB INLET
392.48 GRATE
385.27 INV. 30" RCP FROM #20
385.16 INV. 30" RCP TO #18
- ⑳ CURB INLET
392.38 GRATE
386.20 INV. 15" RCP FROM #21
386.09 INV. 24" RCP FROM #22
386.03 INV. 30" RCP TO #19
- ㉑ CURB INLET
392.99 GRATE
386.31 INV. 15" RCP TO #20
- ㉒ CURB INLET
392.64 GRATE
388.12 INV. 15" RCP FROM #23
387.96 INV. 24" RCP FROM #24
387.81 INV. 24" RCP TO #20
- ㉓ CURB INLET
393.60 GRATE
389.17 INV. 15" RCP TO #22
- ㉔ CURB INLET
392.25 GRATE
387.93 INV. 24" RCP FROM #25
387.79 INV. 24" RCP TO #22
- ㉕ CURB INLET
394.23 GRATE
388.44 INV. 15" RCP FROM #26
388.46 INV. 18" RCP FROM #27
388.37 INV. 24" RCP TO #24
- ㉖ CURB INLET
396.33 GRATE
388.60 INV. 15" RCP TO #25
- ㉗ CURB INLET
395.57 GRATE
389.75 INV. 18" RCP FROM #28
389.61 INV. 18" RCP TO #25
- ㉘ CURB INLET
396.13 GRATE
390.27 INV. 15" RCP FROM N.W.
(UNABLE TO LOCATE N.W. END)
390.14 INV. 18" RCP TO #27
- ㉙ 18" RCP
393.60 INV. FROM #30
- ㉚ CURB INLET
403.77 GRATE
(INVERTS NOT MEASURED)
- ㉛ CURB INLET
396.93 GRATE
(INVERTS NOT MEASURED)
- ㉜ CURB INLET
397.17 GRATE
(INVERTS NOT MEASURED)
- ㉝ CURB INLET
395.97 GRATE
(INVERTS NOT MEASURED)
- ㉞ CURB INLET
392.68 GRATE
(INVERTS NOT MEASURED)
- ㉟ CURB INLET
392.68 GRATE
(INVERTS NOT MEASURED)
- ㊱ CURB INLET
393.00 GRATE
(INVERTS NOT MEASURED)
- ㊲ CURB INLET
392.68 GRATE
(INVERTS NOT MEASURED)
- ㊳ CURB INLET
391.02 GRATE
(INVERTS NOT MEASURED)

EXISTING EASEMENTS

- ① 30' ELECTRIC LINE EASEMENT
D.B. 3868 PG 917
- ② INGRESS/EGRESS EASEMENT
D.B. 10105 PG 778
D.B. 10123 PG 2779
- ③ 15' UTILITY EASEMENT
B.M. 2003 PG 614
- ④ 20' UTILITY EASEMENT
B.M. 2003 PG 614
- ⑤ TEMPORARY CONSTRUCTION EASEMENT
TO DEPARTMENT OF TRANSPORTATION
D.B. 18992 PG 406
- ⑥ APPROX. LOCATION OF
CROSS ACCESS EASEMENT
D.B. 18988 PG 1102
- ⑦ PERMANENT UTILITY EASEMENT
D.B. 18992 PG 412
- ⑧ TEMPORARY CONSTRUCTION EASEMENT
D.B. 18992 PG 412
- ⑨ CITY OF RALEIGH
30' SANITARY SEWER EASEMENT
D.B. 19691 PG 2034
- ⑩ TEMPORARY
CONSTRUCTION EASEMENT
D.B. 18992 PG 409
- ⑪ PERMANENT
WATERLINE EASEMENT
D.B. 16679 PG 132
- ⑫ ELECTRIC EASEMENT
D.B. 19701 PG 2770
(DESIGN LOCATION, NOT AS-BUILT)
- ⑬ PERMANENT SLOPE EASEMENT
D.B. 14395 PG 2087
B.M. 2011 PG 383
- ⑭ PERMANENT DRAINAGE EASEMENT
D.B. 18992 PG 412
- ⑮ PRIVATE DRAINAGE EASEMENT
B.M. 2025 PG 198-204
- ⑬ 5' x 5' BOX CULVERT
373.95 INV. FROM #40
- ⑭ 5' x 5' BOX CULVERT
379.48 INV. TO #39
- ⑮ CURB INLET
390.59 GRATE
(INVERTS NOT MEASURED)
- ⑯ CURB INLET
387.36 GRATE
(INVERTS NOT MEASURED)
- ⑰ CURB INLET
386.64 GRATE
(INVERTS NOT MEASURED)
- ⑱ CURB INLET
389.98 GRATE
(INVERTS NOT MEASURED)
- ㉑ CURB INLET
390.19 GRATE
(INVERTS NOT MEASURED)
- ㉒ CURB INLET
390.80 GRATE
(INVERTS NOT MEASURED)
- ㉓ CURB INLET
390.47 GRATE
(INVERTS NOT MEASURED)
- ㉔ CURB INLET
389.91 GRATE
(INVERTS NOT MEASURED)
- ㉕ CURB INLET
388.65 GRATE
(INVERTS NOT MEASURED)
- ㉖ CURB INLET
383.56 GRATE
(INVERTS NOT MEASURED)
- ㉗ DROP INLET
382.68 GRATE
(INVERTS NOT MEASURED)
- ㉘ CURB INLET
380.21 GRATE
(INVERTS NOT MEASURED)
- ㉙ CURB INLET
376.19 GRATE
(INVERTS NOT MEASURED)
- ㉚ CURB INLET
378.41 GRATE
(INVERTS NOT MEASURED)
- ㉛ 15" RCP
382.95 INV. FROM #56
- ㉜ 15" RCP
386.47 INV. TO #55
- ㉝ 18" CPP
377.81 INV.
(PIPE DIRECTION NOT NOTED)
- ㉞ CURB INLET
400.40 GRATE
(INVERTS NOT MEASURED)
- ㉟ CURB INLET
402.29 GRATE
(INVERTS NOT MEASURED)

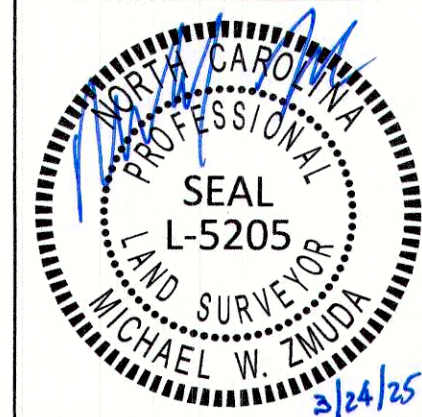


CERTIFICATE OF SURVEY

I, MICHAEL W. ZMUDA, CERTIFY THAT THIS PROJECT WAS COMPLETED UNDER MY DIRECT AND RESPONSIBLE CHARGE FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THIS GROUND SURVEY WAS PERFORMED AT THE 95% CONFIDENCE LEVEL TO MEET FEDERAL GEOGRAPHIC DATA COMMITTEE STANDARDS; THAT THIS SURVEY WAS PERFORMED TO MEET THE REQUIREMENTS FOR A TOPOGRAPHIC/PLANIMETRIC SURVEY TO THE ACCURACY OF CLASS "A", AND THAT THE ORIGINAL DATA WAS OBTAINED ON JANUARY 28, 2025; THAT THE SURVEY WAS COMPLETED ON MARCH 6, 2025; AND ALL COORDINATES ARE BASED ON NORTH CAROLINA STATE GRID, 'NAD 83' AND REALIZATION 2001 AND ALL ELEVATIONS ARE BASED ON NAVD 88.

THIS 24th DAY OF March, 2025.

MICHAEL W. ZMUDA, PLS# L-5205



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

REVISION #	DATE	REASON FOR REVISION
WALLBROOK EXISTING CONDITIONS LOTS 3, 4, 5, 7, 8 & 11 WAKE FOREST TOWNSHIP TOWN OF ROLESVILLE, WAKE COUNTY, NORTH CAROLINA		
DRAWN BY: JSZ	PROJECT#:	JMT#: 25-00159-001 SHEET 1 OF 3
CHECKED BY: MWZ	CONTRACT#:	
DATE: 03/24/2025	SCALE: 1"=50'	

MATCH LINE - SEE SHEET 1

MATCH LINE - SEE SHEET 3

CHARTER DEVELOPMENT
COMPANY, LLC
D.B. 16960 PG 2285
B.M. 2017 PG 2265-2267
PIN# 1758-36-9359
ZONING: GC

HAMPTON POINTE
ASSOCIATES, LLC
D.B. 10051 PG 530
B.M. 2022 PG 1722
PIN# 1758461044
ZONING: GC

TRI-ARC FOOD SYSTEMS, INC.
D.B. 13702 PG 1125
B.M. 2009 PG 1043
PIN# 1758-46-5402
ZONING: GC

WALLBROOK LANDCO LLC
D.B. 18104 PG 0920
B.M. 2023 PG 1603-1604
PIN# 1758465891
ZONING: GI-CZ

GRAND PARK PROPERTIES LLC
D.B. 8438 PG 1116
B.M. 2024 PG 2423
PIN# 1758478333
ZONING: GI-CZ

WALLBROOK CSTORE LLC
D.B. 19463 PG 2429
LOT 11 / B.M. 2024 PG 1691-1692
1.6180 AC.
PIN# 1758468940
ZONING: GI-CZ

GRAND PARK PROPERTIES LLC
D.B. 8438 PG 1116
B.M. 2024 PG 2423
PIN# 1758570146
ZONING: GI-CZ

WALLBROOK LANDCO LLC
D.B. 18104 PG 0920
B.M. 2023 PG 1603-1604
PIN# 1758-46-5891
ZONING: GI-CZ

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

WALLBROOK LANDCO LLC
D.B. 18103 PG 1563
LOT 5 / B.M. 2023 PG 1600-1602
8.4819 AC.
PIN# 1758563963
ZONING: GC-CZ

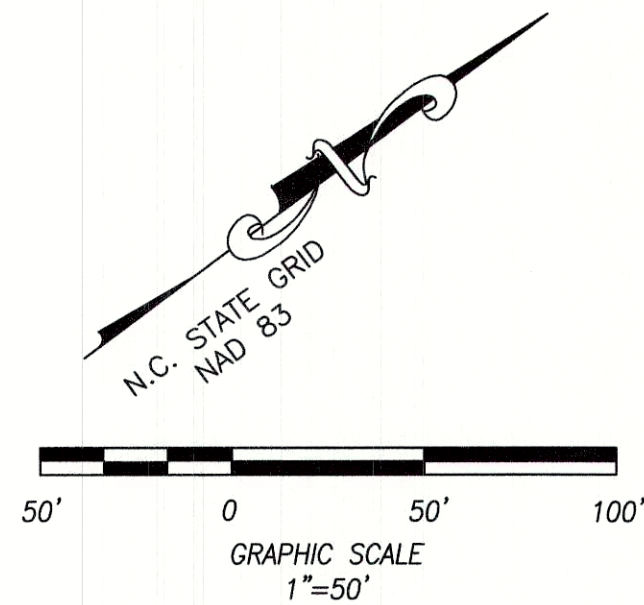
CRP/C4 WALLBROOK VILLAGE OWNER LLC
D.B. 19533 PG 2500
B.M. 2025 PG 198-204
PIN# 1758569725
ZONING: GC-CZ

CRP/C4 WALLBROOK VILLAGE OWNER LLC
D.B. 19533 PG 2500
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ZONING: GC-CZ

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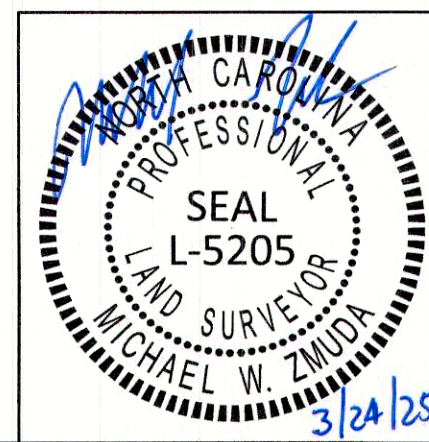
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- R/W = RIGHT OF WAY
- ① = KEYNOTE - SEE STORM DRAIN TABLE
- C&G = CURB & GUTTER
- CONC = CONCRETE
- CPP = CORRUGATED PLASTIC PIPE
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- = FIBER OPTIC HAND HOLE
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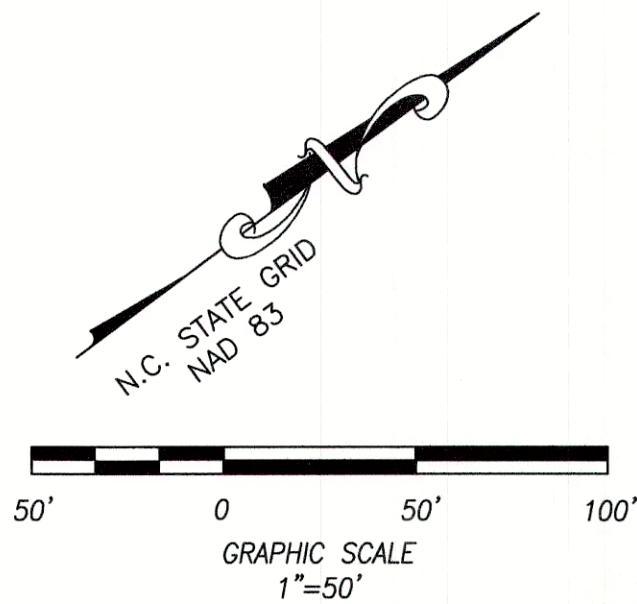
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REVISION #	DATE	REASON FOR REVISION
WALLBROOK EXISTING CONDITIONS LOTS 3, 4, 5, 7, 8 & 11 WAKE FOREST TOWNSHIP TOWN OF ROLESVILLE, WAKE COUNTY, NORTH CAROLINA		
DRAWN BY: JSZ	PROJECT#:	JMT#: 25-00159-001
CHECKED BY: MWZ	CONTRACT#:	SHEET 2 OF 3
DATE: 03/24/2025	SCALE: 1"=50'	





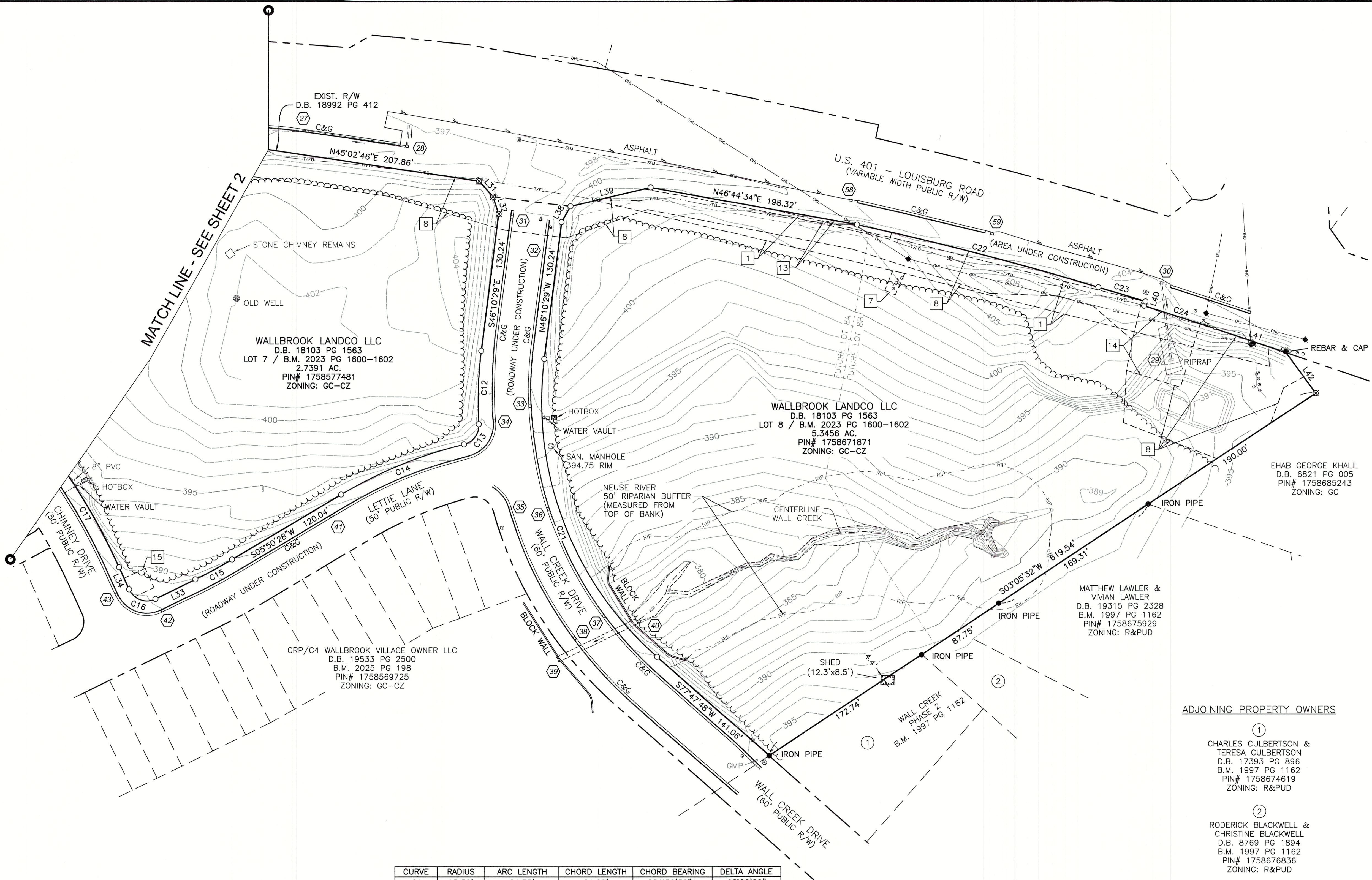
LINE	BEARING	DISTANCE
L1	S42°44'43"W	23.10'
L2	S75°45'31"W	28.94'
L3	S37°49'21"W	63.91'
L4	S27°10'50"E	36.31'
L5	S36°06'10"W	75.75'
L6	S74°59'26"W	96.87'
L7	S36°20'17"W	90.00'
L8	N03°55'42"W	25.12'
L9	N53°29'10"W	38.50'
L10	N53°29'10"W	38.50'
L11	S74°59'26"W	13.90'
L12	S36°20'17"W	80.00'
L13	S36°41'55"W	59.58'
L14	S42°28'55"W	60.39'
L15	N80°02'05"E	17.70'
L16	S17°58'15"W	5.00'
L17	N82°01'45"W	4.21'
L18	N17°22'09"W	2.86'
L19	S39°45'15"E	47.63'
L20	S07°36'24"E	42.14'
L21	N72°01'45"W	60.00'
L22	N36°56'35"E	42.60'
L23	N00°52'23"W	45.18'
L24	N14°14'29"E	64.65'
L25	N14°14'29"E	39.65'
L26	N14°14'29"E	25.00'
L27	S75°45'31"E	15.00'
L28	N14°14'29"E	33.14'
L29	N53°08'21"E	20.88'
L30	N36°26'23"E	14.62'
L31	N84°24'49"E	19.69'
L32	S71°32'55"E	17.19'
L33	S10°35'58"W	41.96'
L34	N77°54'14"W	22.90'
L35	N88°51'30"W	24.22'
L36	N07°36'24"W	42.14'
L37	N39°45'15"W	47.63'
L38	N23°56'19"W	17.05'
L39	N23°25'13"E	77.77'
L40	S36°12'58"E	4.33'
L41	N55°13'38"E	70.99'
L42	S89°44'38"E	47.23'

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CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	15.50'	24.35'	21.92'	S81°30'50"W	90°00'00"
C2	15.50'	24.35'	21.92'	N08°29'10"W	90°00'00"
C3	220.00'	333.74'	302.64'	S02°53'33"E	86°55'01"
C4	430.00'	169.57'	168.48'	S29°16'06"W	22°35'42"
C5	20.50'	28.62'	26.35'	S57°58'15"W	80°00'00"
C6	140.50'	70.10'	69.37'	N67°44'11"W	28°35'07"
C7	212.00'	118.95'	117.39'	S23°40'50"E	32°08'50"
C8	280.00'	235.42'	228.54'	S16°28'47"W	48°10'22"
C9	370.00'	145.91'	144.97'	S29°16'06"W	22°35'42"
C10	123.92'	40.68'	40.50'	N10°16'40"W	18°48'34"
C11	114.00'	75.45'	74.08'	S17°30'15"W	37°55'23"
C12	380.00'	69.35'	69.25'	S51°24'10"E	10°27'22"
C13	18.50'	25.65'	23.64'	S16°54'37"E	79°26'28"
C14	425.00'	125.87'	125.41'	S14°19'32"W	16°58'09"
C15	475.00'	39.45'	39.44'	S08°13'13"W	4°45'31"
C16	18.50'	29.54'	26.50'	S56°20'52"W	91°29'47"
C17	625.00'	119.49'	119.31'	N83°22'52"W	10°57'16"
C18	18.50'	26.35'	24.18'	N48°02'53"W	81°37'14"
C19	280.00'	1.80'	1.80'	N07°25'20"W	0°22'08"
C20	212.00'	118.95'	117.39'	N23°40'50"W	32°08'50"
C21	320.00'	312.92'	300.60'	N74°11'20"W	56°01'43"
C22	2953.50'	235.70'	235.64'	N51°05'51"E	4°34'21"
C23	11465.50'	46.62'	46.62'	N53°30'00"E	0°13'59"
C24	3700.00'	70.31'	70.31'	N54°18'48"E	1°05'20"



ADJOINING PROPERTY OWNERS

①
CHARLES CULBERTSON &
TERESA CULBERTSON
D.B. 17393 PG 896
B.M. 1997 PG 1162
PIN# 1758674619
ZONING: R&PUD

②
RODERICK BLACKWELL &
CHRISTINE BLACKWELL
D.B. 8769 PG 1894
B.M. 1997 PG 1162
PIN# 1758676836
ZONING: R&PUD



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REVISION #	DATE	REASON FOR REVISION
WALLBROOK EXISTING CONDITIONS LOTS 3, 4, 5, 7, 8 & 11 WAKE FOREST TOWNSHIP TOWN OF ROLESVILLE, WAKE COUNTY, NORTH CAROLINA		
DRAWN BY: JSZ	PROJECT#:	JMT#: 25-00159-001
CHECKED BY: MWZ	CONTRACT#:	SHEET 3 OF 3
DATE: 03/24/2025	SCALE: 1"=50'	

