

PRELIMINARY SUBDIVISION PLAT FOR TUCKER WILKINS TRACT

APRIL 1st, 2025

SITUATED AT

0, 1918, 2012 AND 2016 ROLESVILLE ROAD

WAKE COUNTY, NORTH CAROLINA

PSP-23-01 ORIGINAL SUBMITTAL DATE: DECEMBER 1ST, 2022



VICINITY MAP
SCALE: 1"=1000'

THESE IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE FOLLOWING DRAWINGS AND THE STANDARD SPECIFICATIONS OF THE CITY OF RALEIGH, WAKE COUNTY, TOWN OF ROLESVILLE AND NCDOT.

OVERALL SITE DATA	
DATA TYPE	NUMBER
PIN	1767264441; 1767263062; 1767255599; 1767254375
DEED BOOK AND PAGE #	BK. 3599 PG. 618 BK. 1936 PG. 654 BK. 12986 PG. 13 BK. 11626 PG. 672
TOTAL ACREAGE	32.59 AC
ZONING	R-3-CZ
TOTAL NUMBER OF LOTS	
TOWNHOMES	64
SINGLE FAMILY	27
TOTAL	91
WATERSHED	LOWER NEUSE RIVER
RIVER BASIN	NEUSE
TOWNSHIP	ROLESVILLE
RECEIVING WATER	HARRIS CREEK
STREAM INDEX	27-26
CLASSIFICATION	C;NSW
EXISTING USAGE	VACANT
PROPOSED USAGE	RESIDENTIAL
PROPOSED DENSITY	2.79
TOWNHOME MINIMUM BUILDING SETBACKS:	
FRONT SETBACK	15'
REAR SETBACK	15'
CORNER SIDE	10'
SINGLE FAMILY MINIMUM BUILDING SETBACKS:	
FRONT SETBACK	20'
REAR SETBACK	20'
CORNER SIDE	10'
EXISTING IMPERVIOUS	TBD
PROPOSED IMPERVIOUS	TBD
EXISTING TREE COVERAGE	TBD
TOTAL AREA OF LOTS	11.3 AC
AVERAGE LOT SIZE	5,352 SF
MINIMUM TOWNHOME LOT SIZE	2,236 SF
MAXIMUM IMPERVIOUS PER LOT	3,200 SF
LIMITS OF DISTURBANCE	TBD
AREA IN PUBLIC R/W	2.84 AC
ROAD DETAILS	
STREET A: 50' PUBLIC R/W 27' B-B 1,725 LF	
STREET B: 50' PUBLIC R/W 27' B-B 757 LF	
STREET C: 46' PRIVATE, 27' B-B 1057 LF	
STREET D: 46' PRIVATE, 27' B-B 251 LF	
PARKING COUNT	
REQUIRED	PROVIDED
MAIL KIOSK: 4 (91 MAILBOXES)	5
RESIDENT: 160 (64 UNITS @ 3 BEDROOMS PER UNIT; 64 X 2= 128, 64 X .5 = 32; 160 TOTAL)	64 DRIVEWAY 64 GARAGE 32 PARKING
GUEST: 16 (1 SPOT FOR EVERY 4 TOWNHOUSES)	16
TOTAL: 180 SPACES (2 ADA + 1 VAN ADA)	TOTAL: 181 SPACES (2 ADA + 1 VAN ADA)

REQUIRED APPROVALS	
PERMIT	PERMIT NUMBER:
TOWN OF ROLESVILLE ANNEXATION	ANX 21-04
TOWN OF ROLESVILLE MAP AMENDMENT	MA 21-06
TOWN OF ROLESVILLE PRELIMINARY PLAT	PSP-23-01
TOWN OF ROLESVILLE CONSTRUCTION INFRASTRUCTURE DOCUMENTS	TBD
WAKE COUNTY EROSION CONTROL	SEC- TBD
WAKE COUNTY STORMWATER	SWF-TBD
CITY OF RALEIGH WATER	TBD
CITY OF RALEIGH SEWER	TBD

ZONING CONDITIONS (CASE # MA 21-06, APPROVED APRIL 19, 2022)

- FOUNDATIONS WILL BE RAISED. SLAB-ON-GRADE WILL NOT BE PERMITTED. *
- EXTERIORS WILL BE BRICK, STONE, OR FIBER CEMENT SIDING; VINYL WILL NOT BE PERMITTED EXCEPT FOR WINDOWS AND SOFFITS.
- GARAGES WILL HAVE DECORATIVE DOORS, WITH GLASS INSERTS AND REMOTES. TWO-CAR GARAGES WILL HAVE TWO DOORS.
- GARAGES WILL HAVE FULLY FINISHED INTERIORS, WITH DRYWALL, PAINT AND TRIM.
- ROOFS WILL CONSIST OF 30-YEAR ARCHITECTURAL SHINGLES.
- BUILDINGS WILL INCLUDE A PROFESSIONAL LANDSCAPE PACKAGE, WITH SOD AT THE FRONT OF THE BUILDINGS.
- PRIVACY FENCES WILL BE VINYL. DUE TO WARPING AND HIGH MAINTENANCE, WOOD WILL NOT BE USED.
- ENTRYWAYS WILL BE COVERED.
- LANDSCAPING WILL EXCEED TOWN STANDARDS, WITH EXTRA CANOPY AND UNDERSTORY TREES AS FOLLOWS:
STREETSCAPE ALONG ROLESVILLE ROAD:
REQUIRED PER UDO: ONE CANOPY TREE PER 40'
PROPOSED:
ADDITIONAL TWO UNDERSTORY TREES PER 40'
- TRANSIT SHELTER/EASEMENT SHOULD BE SITUATED IN PROXIMITY TO THE COMMUNITY MAIL KIOSK UPON UNITED STATES POSTAL SERVICE LOCATION DETERMINATION.
- BMPS CONSTRUCTION SHALL BE SUPPLEMENTED WITH LANDSCAPING OF NATIVE PLANTINGS.
- PARKING AND PICNIC SHELTER SHALL BE CONSTRUCTED AT THE ROLESVILLE ROAD TRAILHEAD SHOWN ON THE SKETCH PLAN.

- ADDITIONAL EIGHT FLOWERING SHRUBS (DECIDUOUS, EVERGREEN OR A COMBINATION) PER 40'
- SCREENING AT TRAILHEAD PARKING:
PROPOSE ONE EVERGREEN SHRUB PER 3', WITH MINIMUM HEIGHT AT MATURITY OF 4' TOWN OF ROLESVILLE
PO BOX 250 / ROLESVILLE, NORTH CAROLINA 27571 / ROLESVILLENC.GOV / 919 554 6517
B BUFFER ALONG WESTERN EDGE:
REQUIRED PER UDO: MAXIMUM SPACE BETWEEN TREE CANOPIES: 20'
MINIMUM HEIGHT AT MATURITY: 20'
SHRUBS TO BE 50% EVERGREEN
PROPOSED: MAXIMUM SPACE BETWEEN TREE CANOPIES: 10'
MINIMUM HEIGHT AT MATURITY: 25'
SHRUBS TO BE 70% EVERGREEN
STREETFRONT BUFFER TYPE D:
REQUIRED PER UDO: ONE CANOPY TREE PER 40'
PROPOSED: ADDITIONAL ONE UNDERSTORY TREE PER 40'
*THIS CONDITION APPLIES TO ALL SINGLE-FAMILY HOMES AS WELL AS TOWNHOMES.
CONDITIONS ADDED AT JANUARY 4, 2022 TOWN BOARD OF COMMISSIONERS MEETING

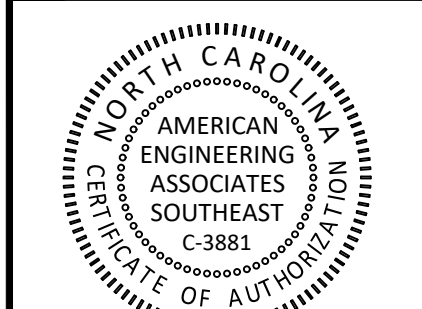
GENERAL NOTES:

- CONTRACTOR SHALL CONTACT NORTH CAROLINA ONE CALL (1-800-632-4949) TO LOCATE ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION.
- CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF THE EXISTING UTILITIES AND NOTIFY THE PROJECT ENGINEER (919-469-1101) OF ANY CONFLICTS.
- THE ZONING ENTITLEMENTS ACHIEVED/FACILITATING THIS PRELIM PLAT IS MA 21-06, APPROVED APRIL 19, 2022 AS TOWN BOARD AGENDA ITEM B.2 ON THE CONSENT AGENDA; IT INCLUDES 5 CONDITIONS AND A CONCEPT PLAN DRAWING. PLEASE SEE "APPROVED WITH MA 21-06 BY TOWN BOARD OF COMMISSIONERS"
- TA 20-01 WAS ADOPTED 9-15-20, PERMITTING THE 'DWELLING SINGLE FAMILY DETACHED' USE IN THE R-3 DISTRICT AND ESTABLISHED: MINIMUM LOT AREA OF 10,000 SF; MINIMUM LOT WIDTH OF 65'; FRONT YARD SETBACK OF 25'; SIDE YARD SETBACK OF 10'; CORNER YARD SETBACK OF 15'; REAR YARD SETBACK OF 25'
- HOA TO HAVE OWNERSHIP OF OPEN SPACE LOTS.

Sheet List Table	
Sheet Number	Sheet Title
CVR	Cover
1.0	Existing Conditions & Demolition Plan
2.1	Lot Area, Open Space, & Land Use Plan
2.2	Site Details
3.0	Overall Site Plan
3.1	Site Plan Area A
3.2	Site Plan Area B
3.3	Site Plan Area C
4.0	Overall Drainage & Grading Plan
4.1	Drainage & Grading Plan Area A
4.2	Drainage & Grading Plan Area B
4.3	Drainage & Grading Plan Area C
5.0	Overall Utility Plan
5.1	Utility Plan Area A
5.2	Utility Plan Area B
5.3	Utility Plan Area C
6.0	Rolesville Rd Improvements
6.1	Striping Plan

ENGINEER:	AMERICAN ENGINEERING CONTACT: JAKOB KLEIN, PE 4020 WESTCHASE BLVD, STE. 450 RALEIGH, NC 27607 PHONE: 919-469-1101 EMAIL: jklein@american-ea.com
PROPERTY OWNER:	PARKER, SUE SCARBORO PARKER, BETSY SCARBORO 7312 FEATHERSTONE CT WILMINGTON NC 28411-7113 PIN: 1767264441 WILKINS, BETSY S AND SCARBORO, C WALLACE 7312 FEATHERSTONE CT WILMINGTON NC 28411-7113 PIN: 1767255599 PEARCE, LOUIS WILLARD TRUSTEE AND PEARCE, ALICE MITCHELL TRUSTEE 2004 ROLESVILLE RD WAKE FOREST NC 27587-6970 PIN: 1767254375 GODFREY, TIMOTHY WADE AND GODFREY, MARY MITCHELL 2016 ROLESVILLE RD WAKE FOREST NC 27587-6970 PIN: 1767256316
DEVELOPER:	DREES HOMES CONTACT: SHAWN GADDIS 8521 FISH ROAD, SUITE 500 RALEIGH, NC 27615 PHONE: (979) 844-9288
SURVEYOR:	WITHERS RAVENEL CONTACT: MATT TIMLIN 115 MACKENAN DRIVE CARY, NC 27511 919-469-3340
BUFFER/WETLAND:	WITHERS RAVENEL CONTACT: TROY BEASLEY 115 MACKENAN DRIVE CARY, NC 27511 919-469-3340

NOTE: A FEE-IN-LIEU OF CONSTRUCTION FOR THE APPROXIMATELY 60-FOOT WIDE "FINGER" BETWEEN PIN 1767360281 AND 1767350918. THE COST ESTIMATE WILL BE PROVIDED DURING THE CONSTRUCTION PHASE.



PRELIMINARY



NO.	DATE	REVISION:

STIPULATION FOR REUSE

THIS DRAWING WAS PREPARED FOR USE ON THE SPECIFIC SITE, NAMED HEREON, CONTEMPORANEOUSLY WITH ITS ISSUE DATE AS LISTED, HEREON, AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT PROJECT SITE OR AT A LATER TIME. USE OF THIS DRAWING FOR REFERENCE OR EXAMPLE ON ANOTHER PROJECT REQUIRES THE SERVICES OF PROPERLY LICENSED ARCHITECTS AND ENGINEERS. REPRODUCTION OF THIS DRAWING FOR REUSE ON ANOTHER PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.

Preliminary Plat for
Tucker Wilkins Tract
COVER
Rolesville, Wake County
North Carolina 27587

JOB NUMBER:	R210017
CHECKED BY:	JK
DRAWN BY:	GE & SM
DATE:	04/01/2025
SHEET TITLE:	

COVER

SHEET NO.:
CVR

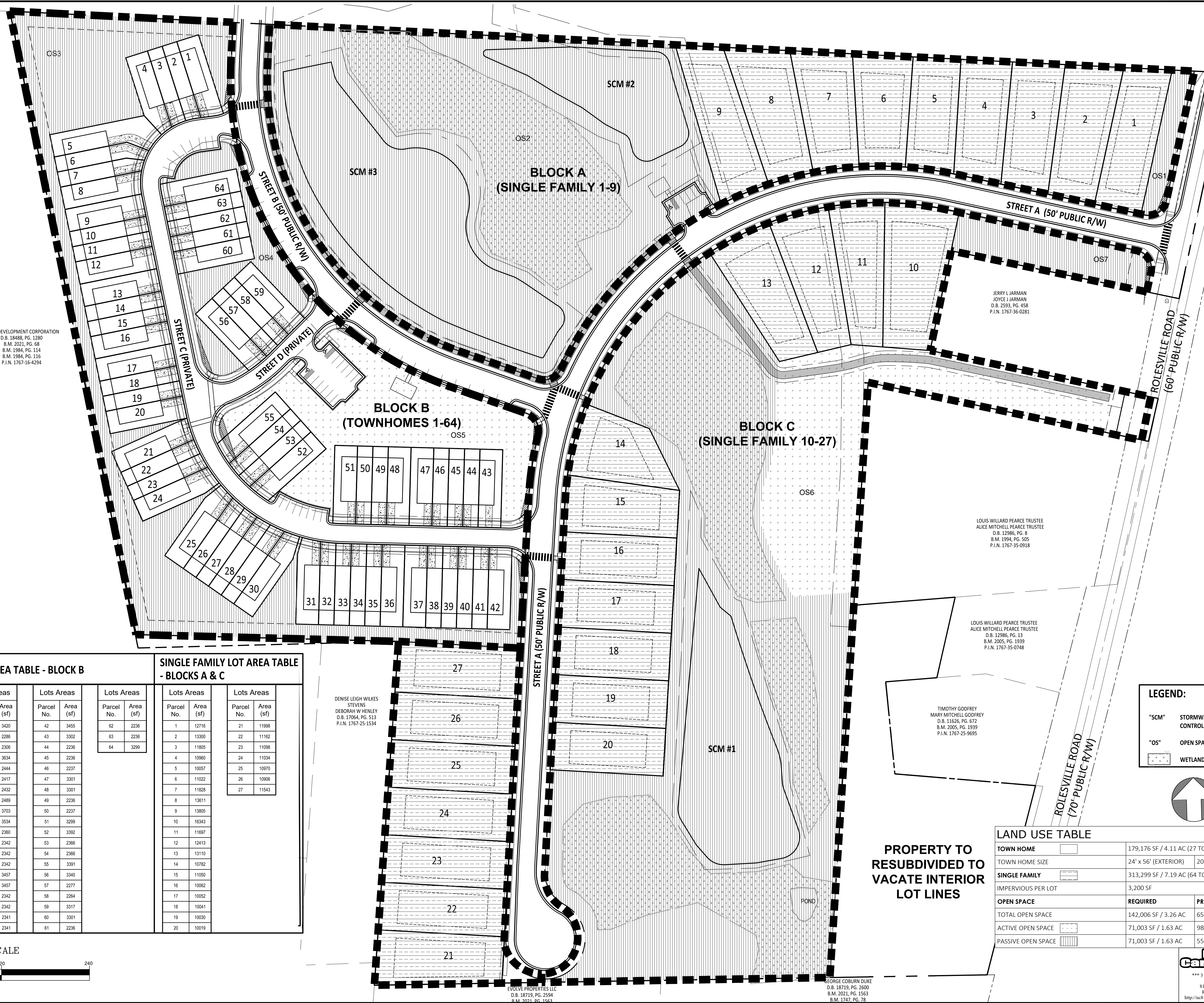


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Preliminary Plat for Tucker Wilkins Tract
LOT AREA, OPEN SPACE, & LAND USE PLAN
Rolesville, Wake County
North Carolina 27587

JOB NUMBER: R210017
CHECKED BY: JK
DRAWN BY: GE & SM
DATE: 04/01/2025
SHEET TITLE: **LOT AREA, OPEN SPACE, & LAND USE PLAN**
SHEET NO.: **2.1**



WATT DEVELOPMENT CORPORATION
D.B. 18488, PG. 1280
B.M. 2001, PG. 68
B.M. 1984, PG. 114
B.M. 1984, PG. 116
P.I.N. 1767-16-4294

JERRY LIARMAN
JOYCE J JARMAN
D.B. 2593, PG. 458
P.I.N. 1767-36-0281

LOUIS WILLARD PEARCE TRUSTEE
ALICE MITCHELL PEARCE TRUSTEE
D.B. 12986, PG. 8
B.M. 1994, PG. 505
P.I.N. 1767-35-0918

LOUIS WILLARD PEARCE TRUSTEE
ALICE MITCHELL PEARCE TRUSTEE
D.B. 12986, PG. 33
B.M. 2005, PG. 1939
P.I.N. 1767-35-0748

TIMOTHY GODFREY
MARY MITCHELL GODFREY
D.B. 11626, PG. 672
B.M. 2005, PG. 1939
P.I.N. 1767-25-9695

DENISE LEIGH WILKES
STEVENS
DEBORAH W HENLEY
D.B. 17064, PG. 513
P.I.N. 1767-25-1534

EVOLVE PROPERTIES LLC
D.B. 18719, PG. 2594
B.M. 2021, PG. 1563
B.M. 1747, PG. 78

GEORGE COBURN DUKE
D.B. 18719, PG. 2600
B.M. 2021, PG. 1563
B.M. 1747, PG. 78

TOWNHOUSE LOT AREA TABLE - BLOCK B

Parcel No.	Area (sf)	Parcel No.	Area (sf)	Parcel No.	Area (sf)	Parcel No.	Area (sf)
1	3451	21	3420	42	3455	62	2236
2	2254	22	2286	43	3302	63	2236
3	2255	23	2306	44	2236	64	3299
4	3268	24	3634	45	2236		
5	4741	25	2444	46	2237		
6	2564	26	2417	47	3301		
7	2374	27	2432	48	3301		
8	3371	28	2489	49	2236		
9	3302	29	3703	50	2237		
10	2237	30	3534	51	3299		
11	2237	31	3534	52	3392		
12	3302	32	2280	53	2366		
13	3302	33	2342	54	2366		
14	2237	34	2342	55	3391		
15	2237	35	2342	56	3340		
16	3302	36	3457	57	2277		
17	3302	37	3457	58	2284		
18	2236	38	2342	59	3317		
19	2236	39	2342	60	3301		
20	3302	40	2341	61	2236		
		41	2341				

SINGLE FAMILY LOT AREA TABLE - BLOCKS A & C

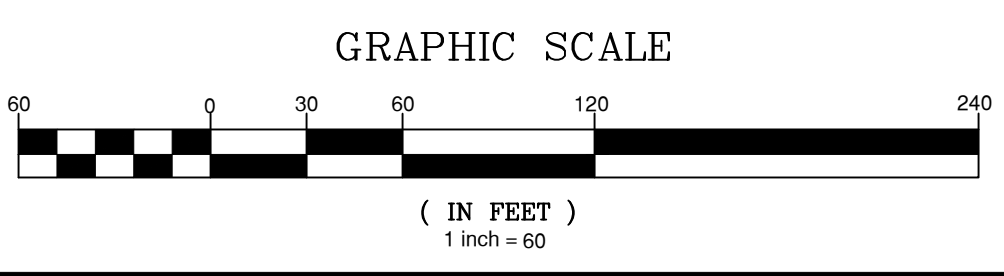
Parcel No.	Area (sf)	Parcel No.	Area (sf)	Parcel No.	Area (sf)	Parcel No.	Area (sf)
1	12716	21	11998	41	10019		
2	13300	22	11162				
3	11805	23	11098				
4	10980	24	11034				
5	10057	25	10970				
6	11022	26	10906				
7	11828	27	11543				
8	13611						
9	13805						
10	16343						
11	11687						
12	12413						
13	13110						
14	10782						
15	11050						
16	10062						
17	10052						
18	10041						
19	10030						
20	10019						

LAND USE TABLE

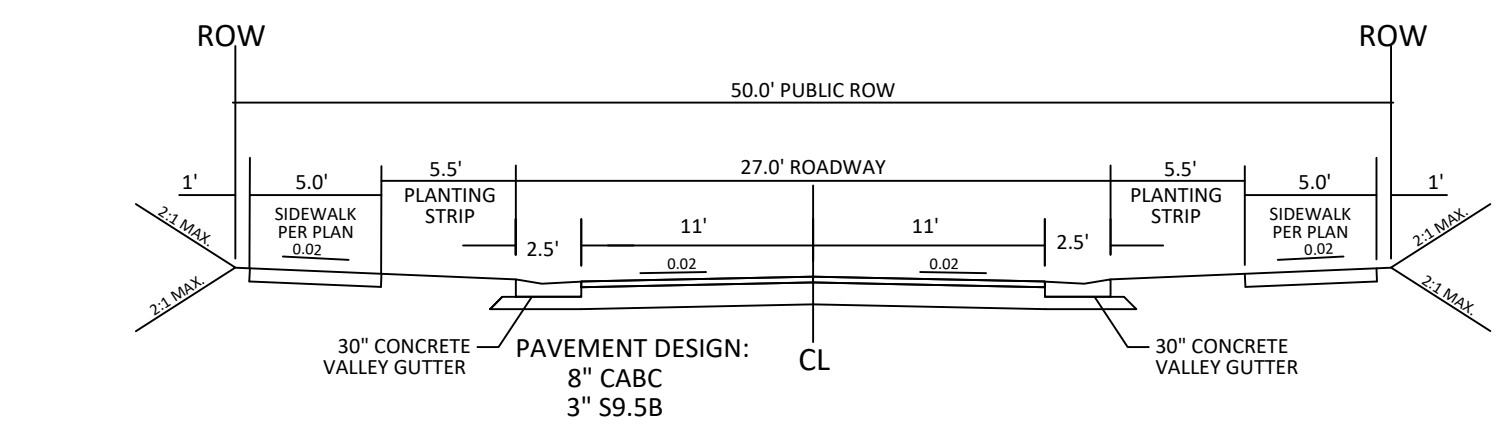
Category	Required	Provided
TOWN HOME	179,176 SF / 4.11 AC (27 TOTAL)	
TOWN HOME SIZE	24' x 56' (EXTERIOR) 20' x 61'-8" (INTERIOR)	
SINGLE FAMILY	313,299 SF / 7.19 AC (64 TOTAL)	
IMPERVIOUS PER LOT	3,200 SF	
OPEN SPACE	REQUIRED	PROVIDED
TOTAL OPEN SPACE	142,006 SF / 3.26 AC	656,062 SF / 15.06 AC
ACTIVE OPEN SPACE	71,003 SF / 1.63 AC	98,150 / 2.25 AC
PASSIVE OPEN SPACE	71,003 SF / 1.63 AC	557,912 SF / 12.81 AC

LEGEND:
"SCM" STORMWATER CONTROL MEASURE
"OS" OPEN SPACE LOTS
WETLANDS

PROPERTY TO RESUBDIVIDED TO VACATE INTERIOR LOT LINES

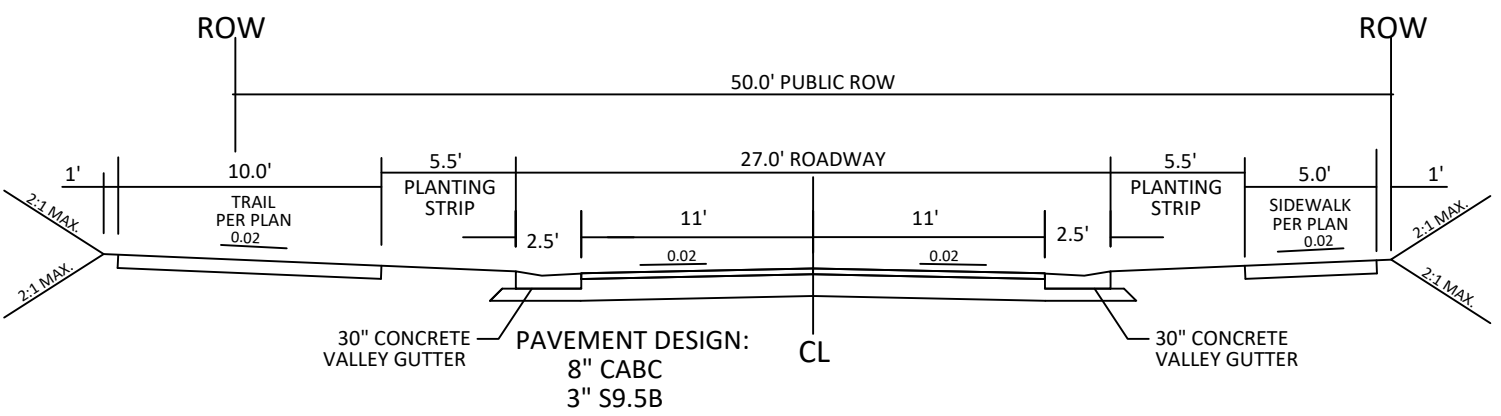


North 811
*** 3 Days Before Digging ***
North Carolina 811
811 or 1-800-432-4949
Remote Ticket Entry
http://nc811.org/remoteticketentry.htm



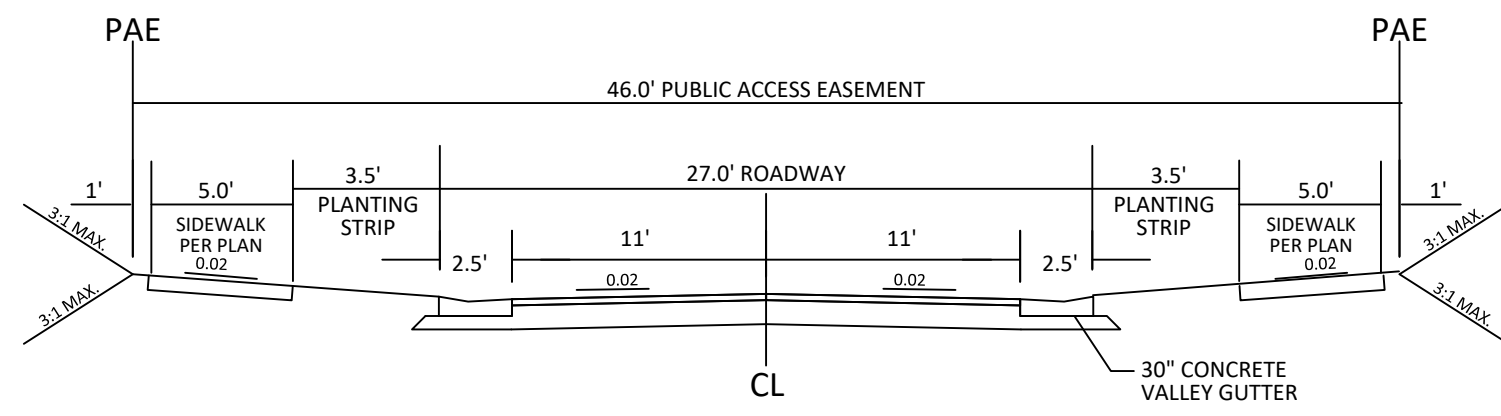
NOTE:
 1. NORMAL CROWN OF 0.02 UNLESS OTHERWISE DIRECTED BY TOWN ENGINEER.
 2. ASPHALT WILL BE INSTALLED AT A MIN. 1.5" LIFTS.

27' ROADWAY ON A 50' R/W
 TYPICAL SECTION

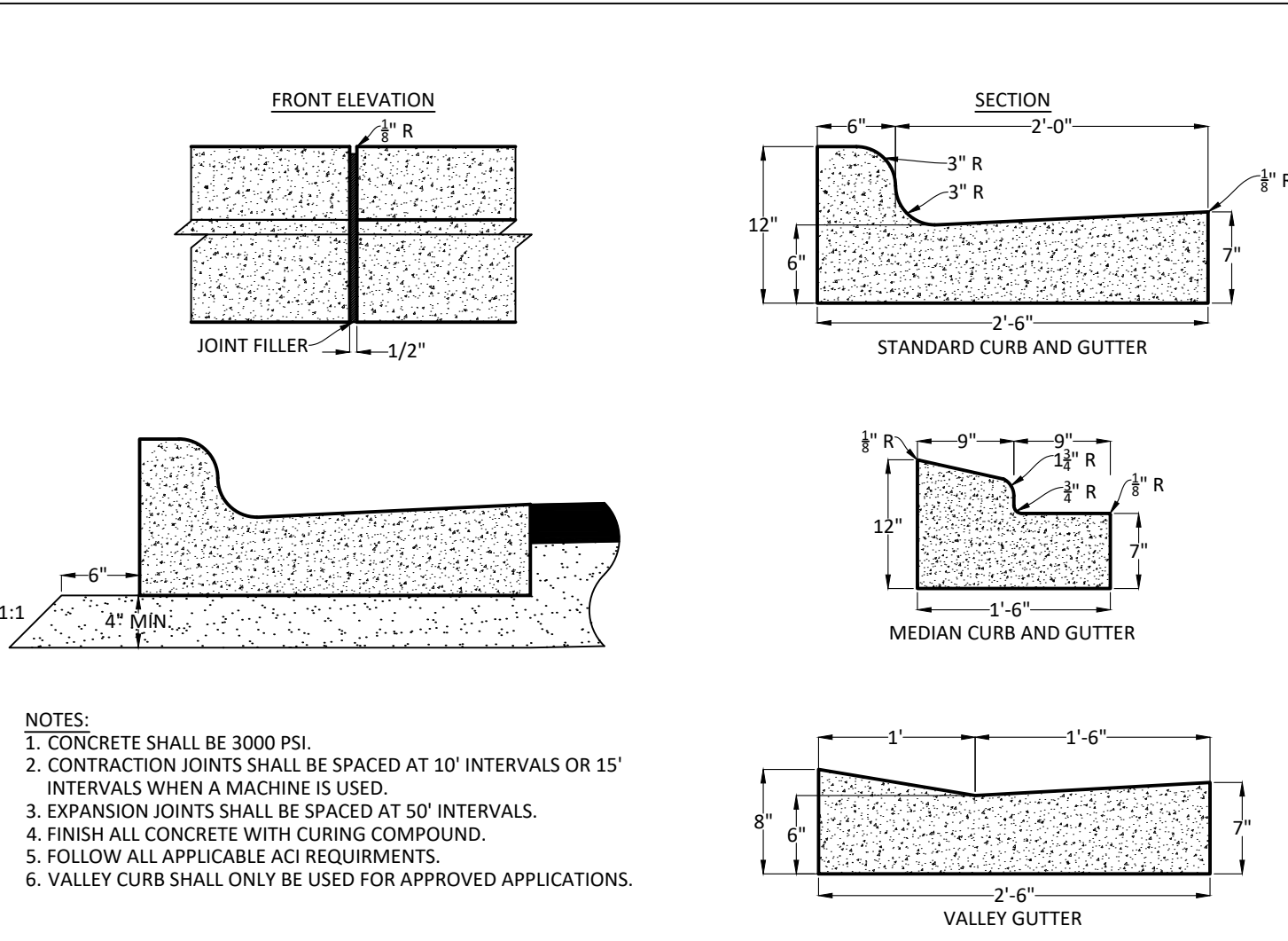


NOTE:
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27' ROADWAY ON A 50' R/W
 TYPICAL SECTION

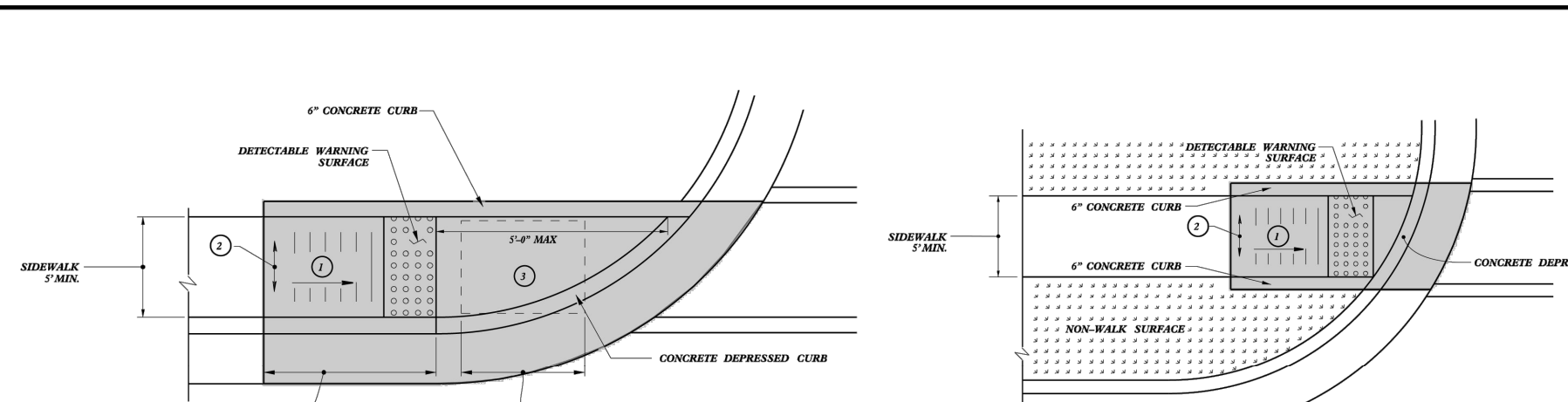


27' ROADWAY ON A 46' PUBLIC ACCESS EASEMENT
 TYPICAL SECTION N.T.S.

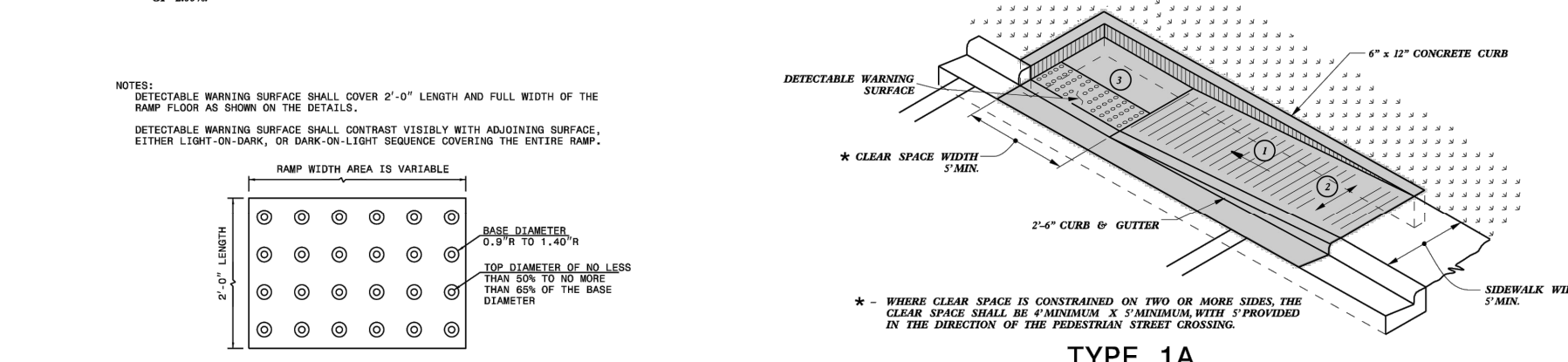


NOTES:
 1. CONCRETE SHALL BE 3000 PSI.
 2. CONTRACTION JOINTS SHALL BE SPACED AT 10' INTERVALS OR 15' INTERVALS WHEN A MACHINE IS USED.
 3. EXPANSION JOINTS SHALL BE SPACED AT 50' INTERVALS.
 4. FINISH ALL CONCRETE WITH CURING COMPOUND.
 5. FOLLOW ALL APPLICABLE ACI REQUIREMENTS.
 6. VALLEY CURB SHALL ONLY BE USED FOR APPROVED APPLICATIONS.

CONCRETE CURB AND GUTTER



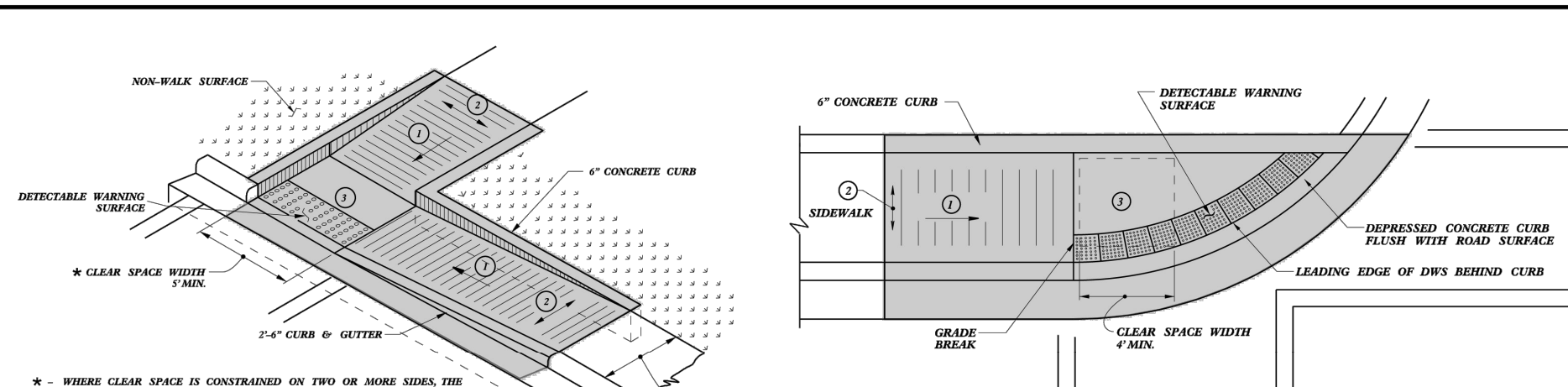
NOTES:
 1. 0.3% (2:1) MAX RAMP SLOPE
 2. CROSS SLOPE: 2.0%
 3. MAXIMUM CROSS SLOPE AND LONGITUDINAL SLOPE OF 2.0%.



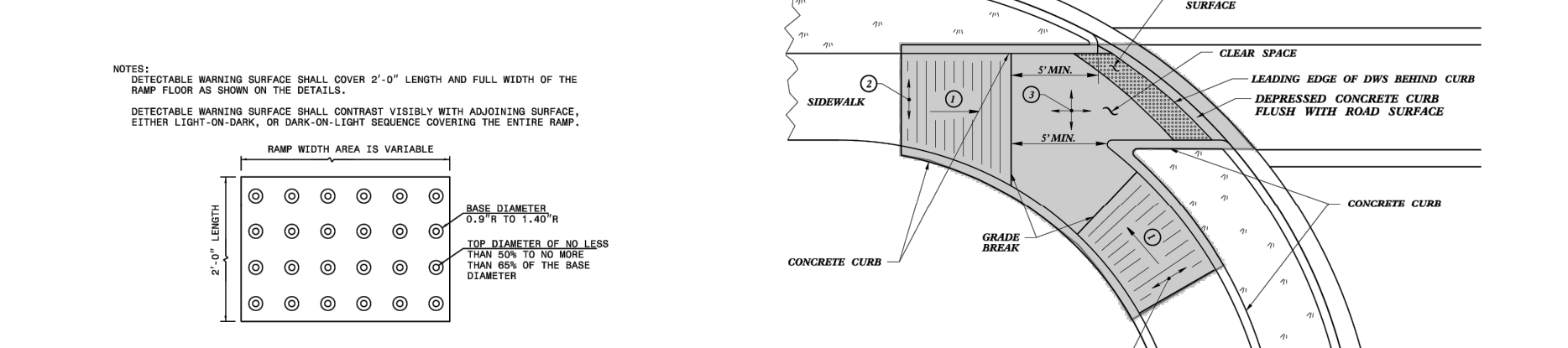
NOTES:
 1. DETECTABLE WARNING SURFACE SHALL COVER 2'-0" LENGTH AND FULL WIDTH OF THE RAMP FLOOR AS SHOWN ON THE DETAILS.
 2. DETECTABLE WARNING SURFACE SHALL CONTRAST VISIBLY WITH ADJACENT SURFACE, EITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT SURFACE COVERING THE ENTIRE RAMP.
 3. RAMP WIDTH AREA IS VARIABLE.
 4. DETECTABLE WARNING SURFACE SHALL BE 1/2" THICK AND SHALL BE 1/2" BELOW THE FINISH SURFACE OF THE RAMP.
 5. DETECTABLE WARNING SURFACE SHALL BE 1/2" BELOW THE FINISH SURFACE OF THE RAMP.
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DETECTABLE WARNING SURFACE

STATE OF NORTH CAROLINA
 DEPT. OF TRANSPORTATION
 DIVISION OF HIGHWAYS
 RALEIGH, N. C.
 ROADWAY STANDARD DRAWING FOR
 CURB RAMP
 DIRECTIONAL RAMP
 SHEET 6 OF 13
 848.06



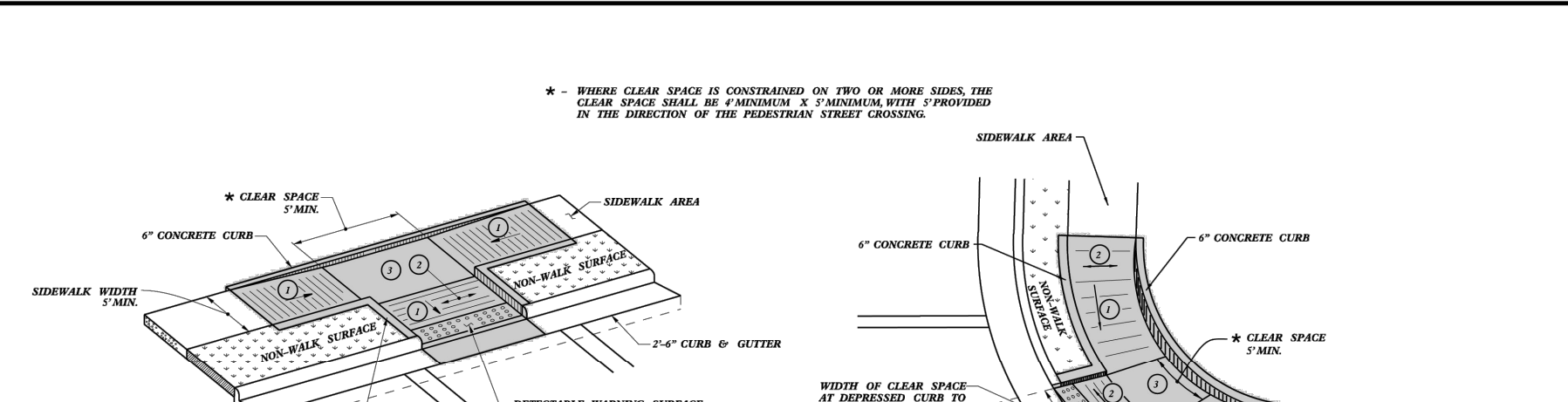
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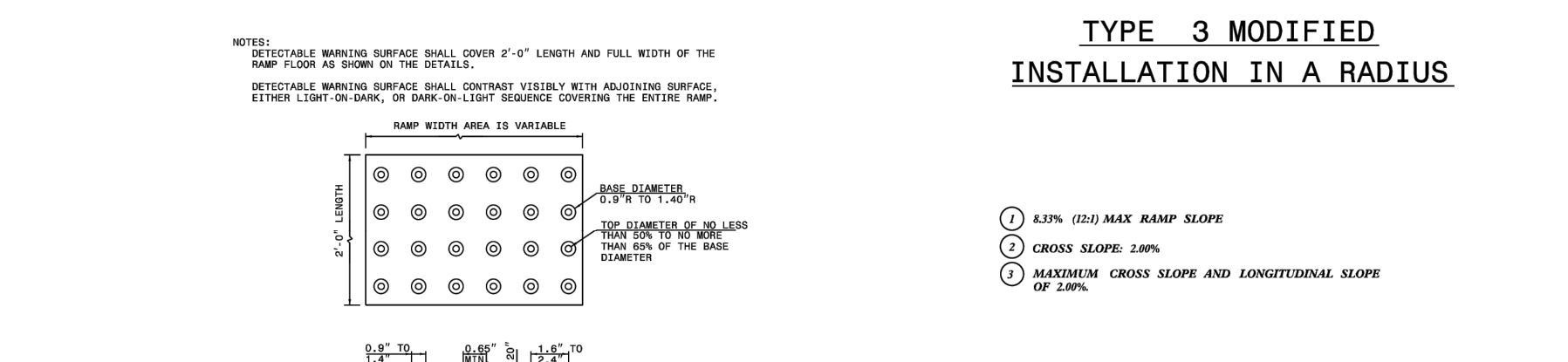
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DETECTABLE WARNING SURFACE

STATE OF NORTH CAROLINA
 DEPT. OF TRANSPORTATION
 DIVISION OF HIGHWAYS
 RALEIGH, N. C.
 ROADWAY STANDARD DRAWING FOR
 CURB RAMP
 DIRECTIONAL RAMP
 SHEET 7 OF 13
 848.06



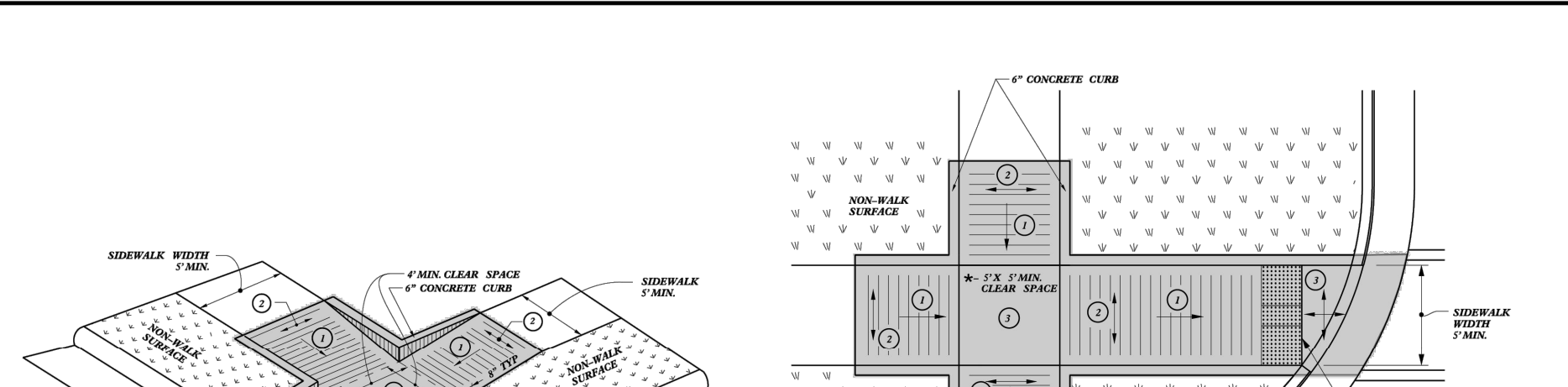
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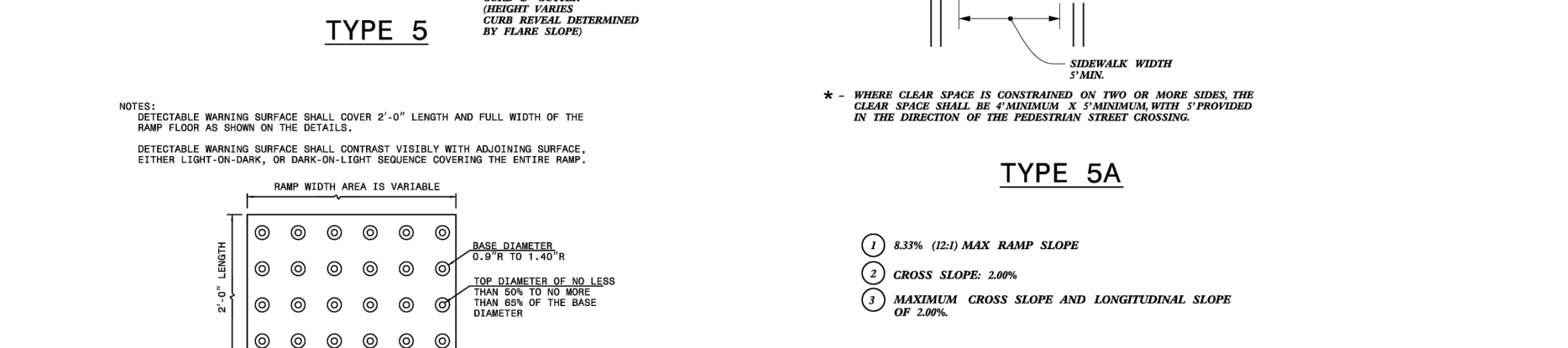
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DETECTABLE WARNING SURFACE

STATE OF NORTH CAROLINA
 DEPT. OF TRANSPORTATION
 DIVISION OF HIGHWAYS
 RALEIGH, N. C.
 ROADWAY STANDARD DRAWING FOR
 CURB RAMP
 PARALLEL RAMP
 SHEET 9 OF 13
 848.06



NOTES:
 1. 0.3% (2:1) MAX RAMP SLOPE
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 3. MAXIMUM CROSS SLOPE AND LONGITUDINAL SLOPE OF 2.0%.



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DETECTABLE WARNING SURFACE

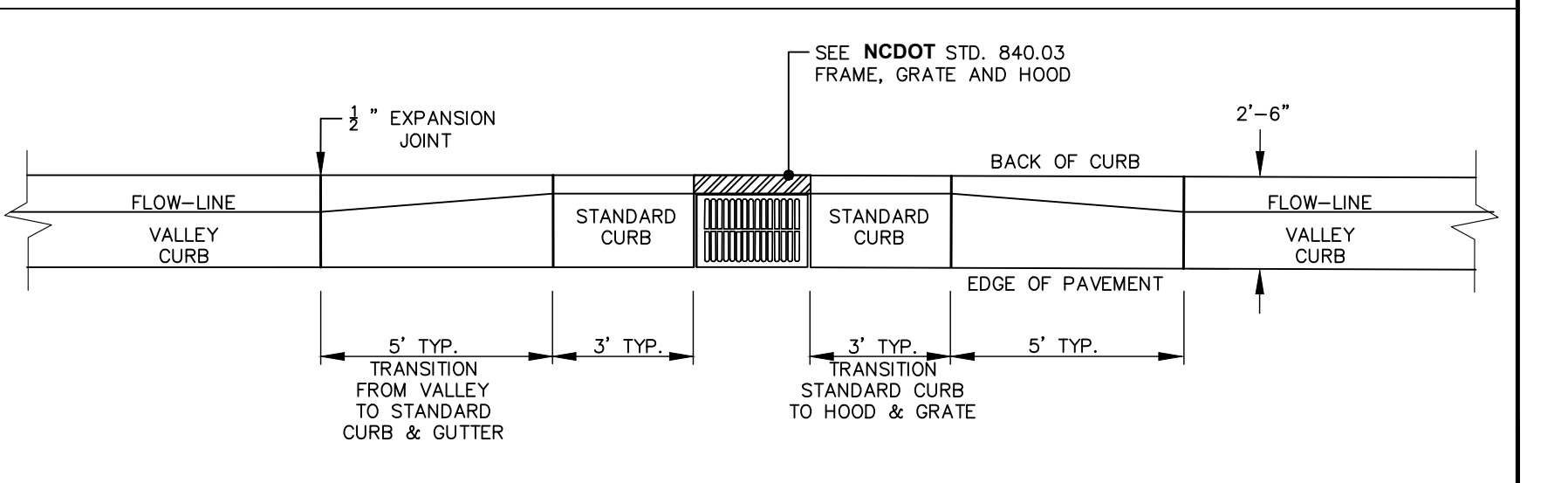
STATE OF NORTH CAROLINA
 DEPT. OF TRANSPORTATION
 DIVISION OF HIGHWAYS
 RALEIGH, N. C.
 ROADWAY STANDARD DRAWING FOR
 CURB RAMP
 SHARED LANDING
 SHEET 11 OF 13
 848.06

STIPULATION FOR REUSE
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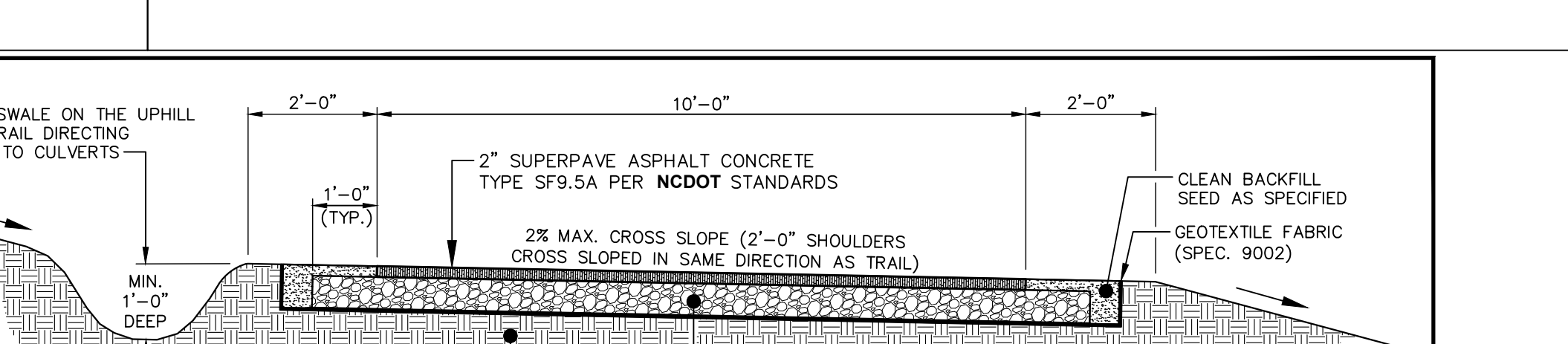
Preliminary Plan for
 Tucker Wilkins Tract
 SITE DETAILS
 Rolesville, Wake County
 North Carolina 27587

JOB NUMBER: R210017
 CHECKED BY: JK
 DRAWN BY: GE & SM
 DATE: 04/01/2025
 SHEET TITLE: SITE DETAILS

North Carolina 811
 *** 3 Days Before Digging ***
 North Carolina 811
 811 or 1-800-632-4949
 Remote Ticket Entry
 http://nc811.org/remoteticketentry.htm
 SHEET NO.: 2.2



CONCRETE CURB AND GUTTER TRANSITION
 (VALLEY CURB TO STANDARD CURB)



NOTES:
 1. CONTRACTOR IS RESPONSIBLE FOR RE-ESTABLISHING ALL SLOPES DISTURBED BY CONSTRUCTION.
 2. NO ABOVE GROUND UTILITIES OR UTILITY SURFACE COVERS/PLATES/MANHOLES SHALL BE LOCATED WITHIN TRAIL AND SHALL BE MINIMUM 2 FEET FROM THE EDGE OF TRAIL. RAISED MANHOLES SHALL BE MINIMUM 4 FEET FROM TRAIL EDGE.
 3. ALL TRAILS SHALL BE LOCATED MINIMUM 5 FEET FROM THE BACK OF CURB.
 4. SIDE SLOPES SHALL NOT EXCEED 3:1. CUT & FILL SLOPES SHALL TIE INTO EXISTING SLOPES TO CREATE AN EVEN TRANSITION.
 5. CROSS SLOPE TYPICALLY TO LOW SIDE BUT CROSS SLOPE TO INSIDE OF DOWNHILL CURVES, WITH GRADUAL TRANSITIONS BETWEEN ANY CROSS SLOPE DIRECTION CHANGES.

STANDARD 10-FT GREENWAY TRAIL

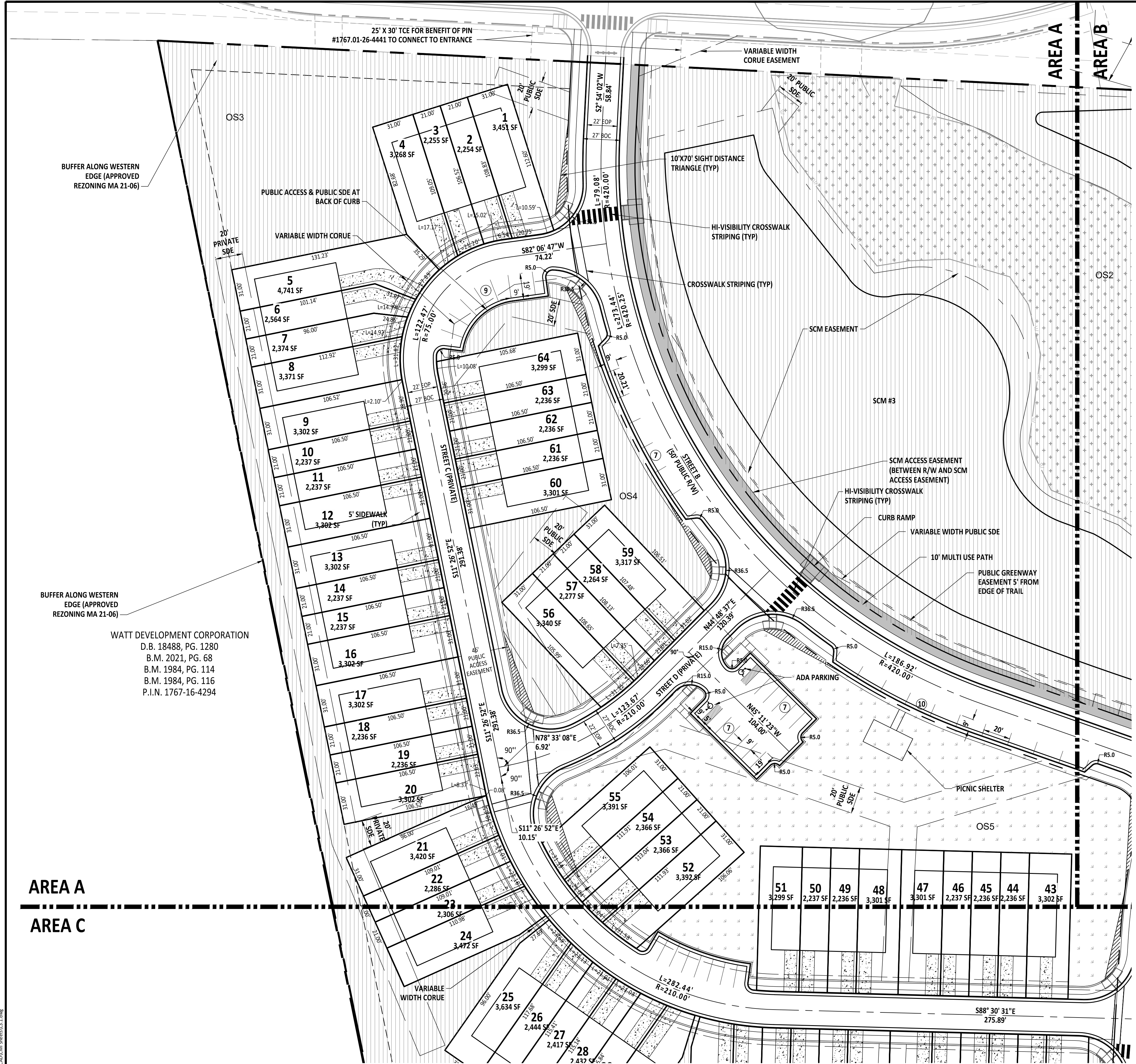
2/16/2017 10:17 Tucker Wilkins Tract\CD\848.06\848.06.dwg

AMERICAN Engineering
 American Engineering Associates - Southeast, P.A.
 4020 Westchase Boulevard, Suite 450
 Raleigh, NC 27607
 919-469-1101

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 NORTH CAROLINA
 AMERICAN ENGINEERING ASSOCIATES
 SOUTHEAST
 C-3881
 STATE OF NORTH CAROLINA
 BOARD OF PROFESSIONAL ENGINEERS
 SEAL
 DO NOT USE FOR CONSTRUCTION
 ENGINEER
 JAKOB P. KLEIN

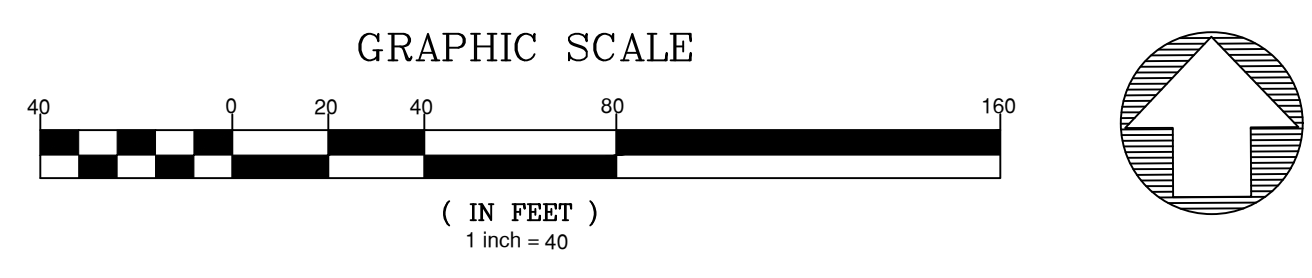
SITE LEGEND	
	PROPERTY BOUNDARY
	RIGHT-OF-WAY
	LOT LINE
	WETLANDS
	ACTIVE OPEN SPACE
	PASSIVE OPEN SPACE
	MULTI USE TRAIL
	CONCRETE

- NOTES:
- "SCM" IS STORMWATER CONTROL MEASURE
 - "OS" IS OPEN SPACE LOTS
 - "CORUE" IS CITY OF RALEIGH UTILITY EASEMENT
 - "SDE" IS STORM DRAINAGE EASEMENT



WATT DEVELOPMENT CORPORATION
D.B. 18488, PG. 1280
B.M. 2021, PG. 68
B.M. 1984, PG. 114
B.M. 1984, PG. 116
P.I.N. 1767-16-4294

AREA A
AREA C



NO.	DATE	REVISION:

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Preliminary Plat for
Tucker Wilkins Tract
SITE PLAN AREA A
Rolesville, Wake County
North Carolina 27587

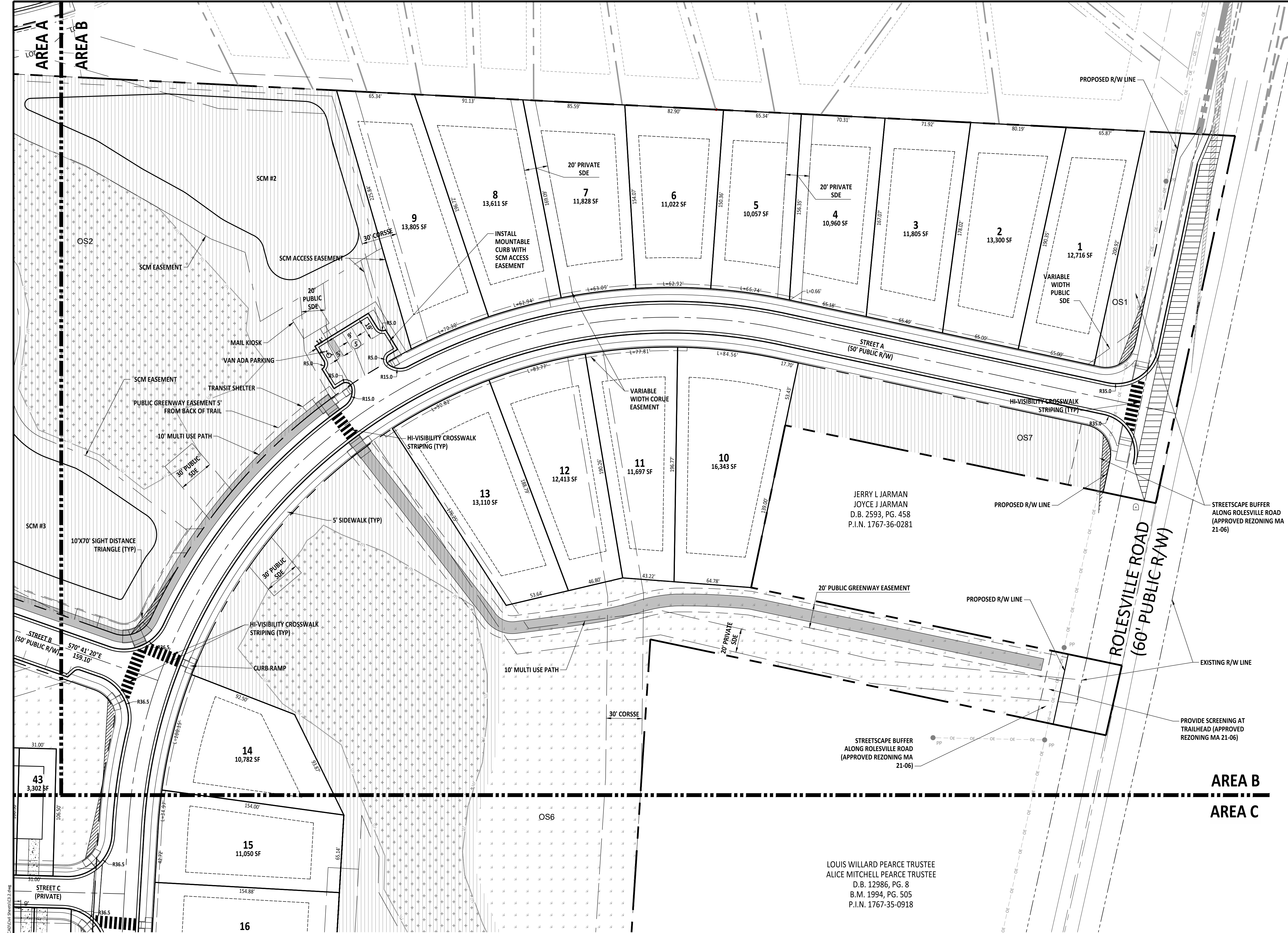
JOB NUMBER:	R210017
CHECKED BY:	JK
DRAWN BY:	GE & SM
DATE:	04/01/2025

SHEET TITLE:
SITE PLAN AREA A

SHEET NO.:
3.1



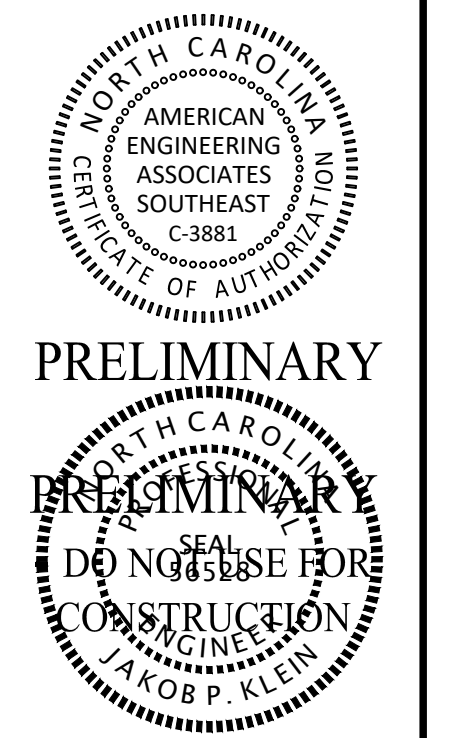
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SITE LEGEND

	PROPERTY BOUNDARY
	RIGHT-OF-WAY
	LOT LINE
	WETLANDS
	ACTIVE OPEN SPACE
	PASSIVE OPEN SPACE
	MULTI USE TRAIL
	CONCRETE

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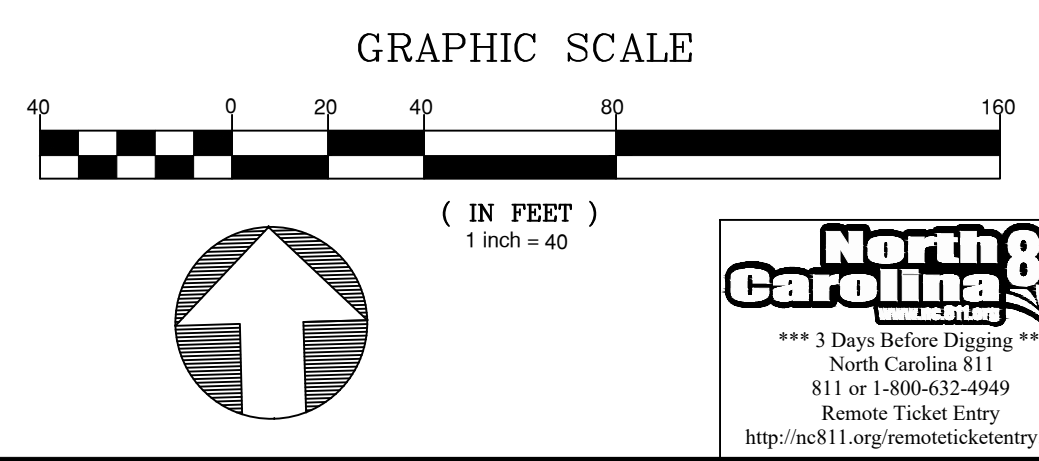
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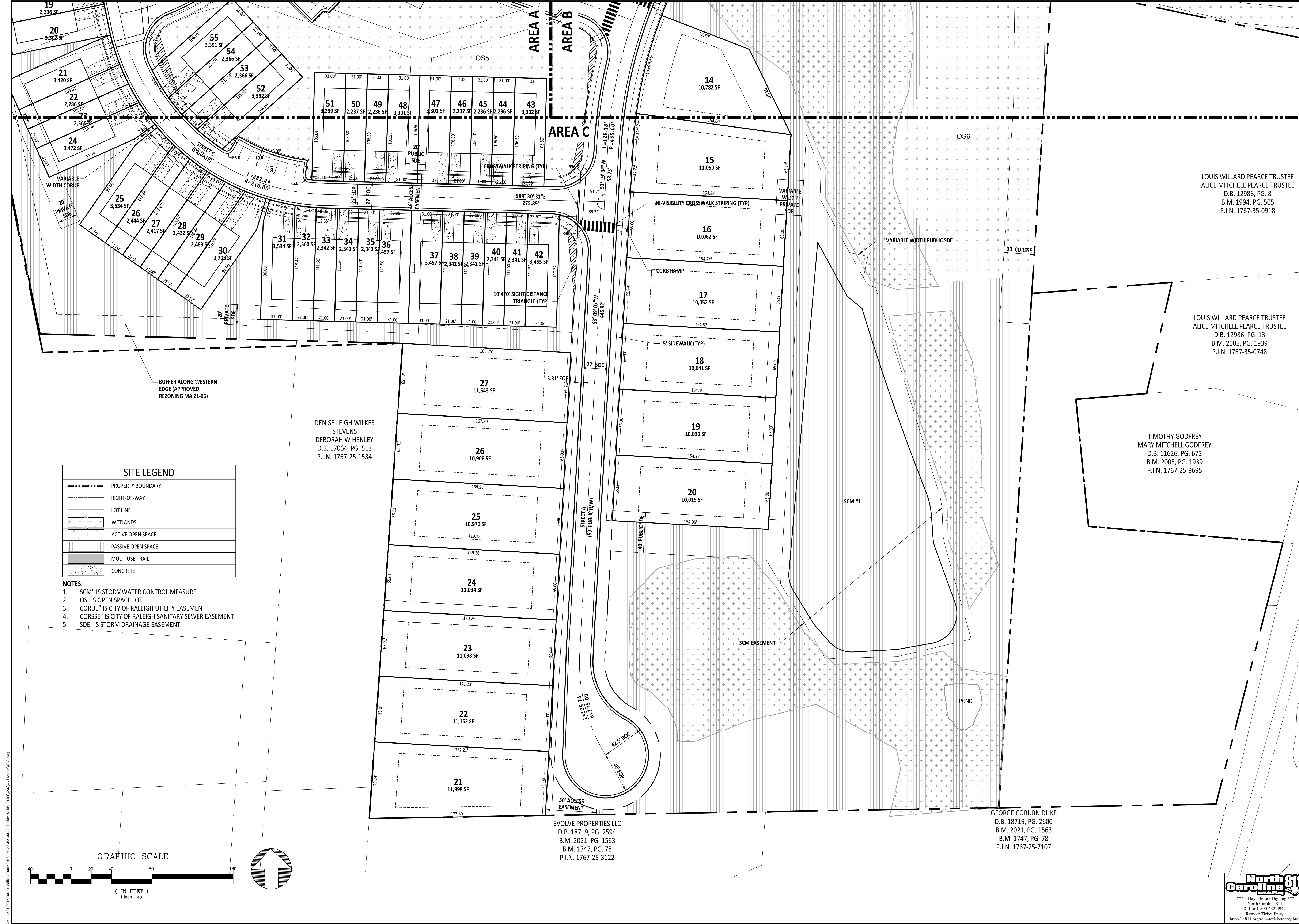
Preliminary Plat for Tucker Wilkins Tract
SITE PLAN AREA B
Rolesville, Wake County
North Carolina 27587

JOB NUMBER:	R210017
CHECKED BY:	JK
DRAWN BY:	GE & SM
DATE:	04/01/2025

SITE PLAN AREA B
SHEET NO.: **3.2**



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SITE LEGEND

	PROPERTY BOUNDARY
	RIGHT-OF-WAY
	LOT LINE
	WETLANDS
	ACTIVE OPEN SPACE
	PASSIVE OPEN SPACE
	MULTI USE TRAIL
	CONCRETE

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DENISE LEIGH WILKES
STEVENS
DEBORAH W HENLEY
D.B. 17064, PG. 513
P.I.N. 1767-25-1534

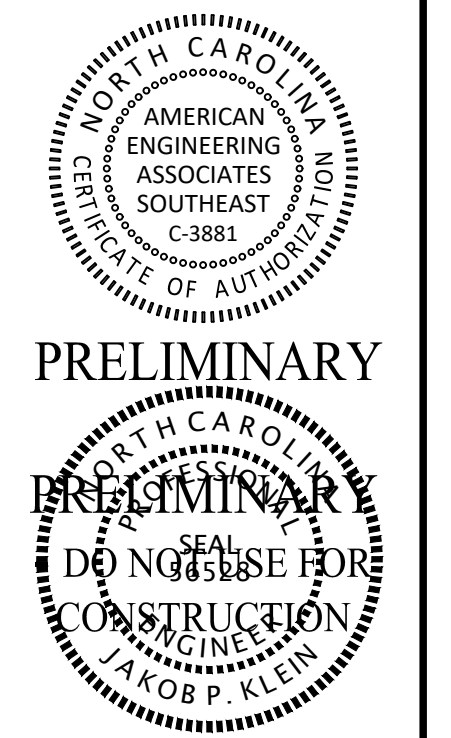
EVOLVE PROPERTIES LLC
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B.M. 2021, PG. 1563
B.M. 1747, PG. 78
P.I.N. 1767-25-3122

GEORGE COBURN DUKE
D.B. 18719, PG. 2600
B.M. 2021, PG. 1563
B.M. 1747, PG. 78
P.I.N. 1767-25-7107

LOUIS WILLARD PEARCE TRUSTEE
ALICE MITCHELL PEARCE TRUSTEE
D.B. 12986, PG. 8
B.M. 1994, PG. 505
P.I.N. 1767-35-0918

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ALICE MITCHELL PEARCE TRUSTEE
D.B. 12986, PG. 13
B.M. 2005, PG. 1939
P.I.N. 1767-35-0748

TIMOTHY GODFREY
MARY MITCHELL GODFREY
D.B. 11626, PG. 672
B.M. 2005, PG. 1939
P.I.N. 1767-25-9695



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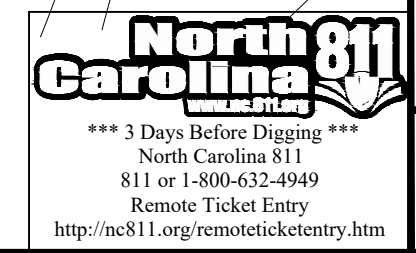
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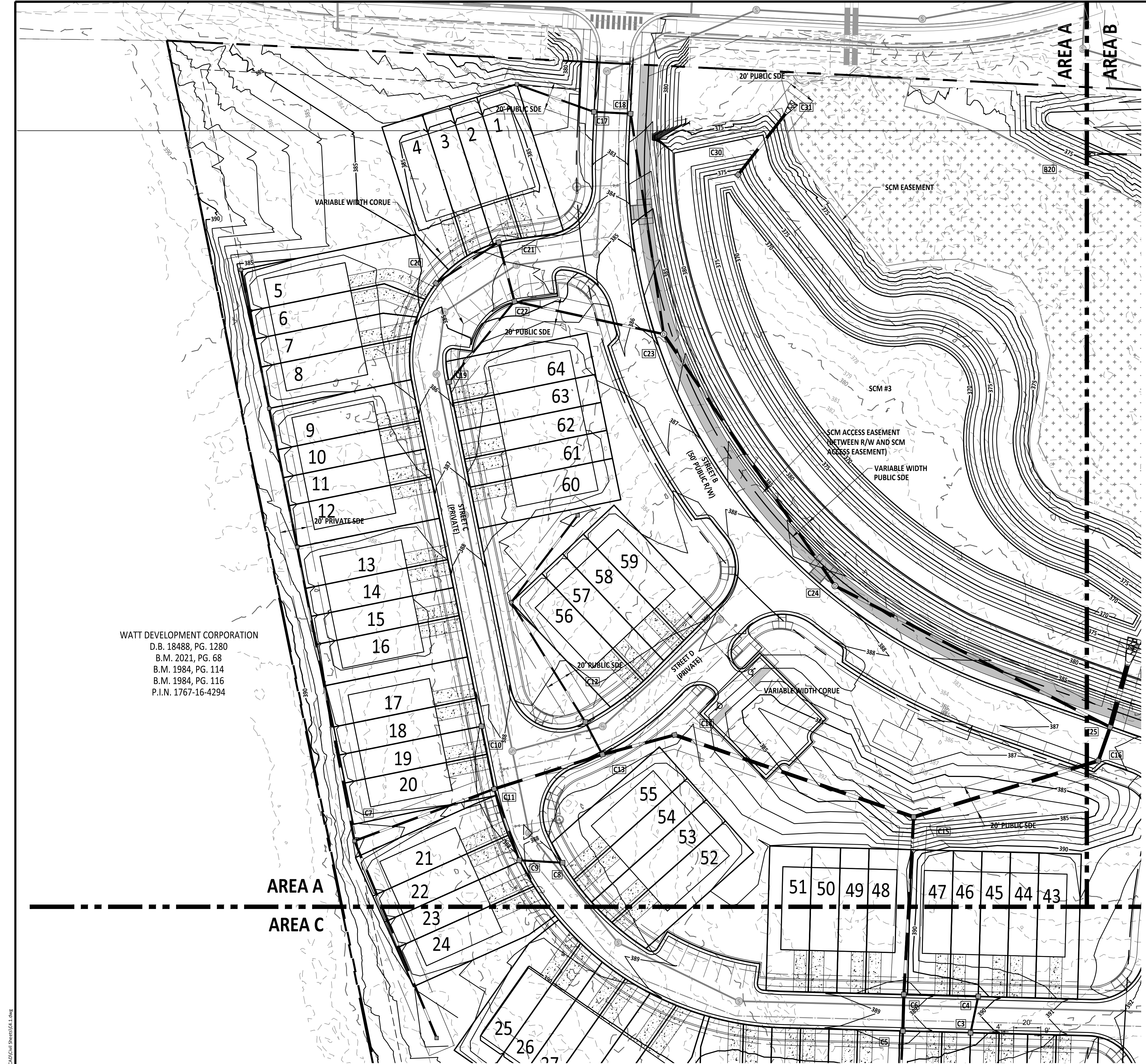
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Preliminary Plat for
Tucker Wilkins Tract
SITE PLAN AREA C
Rolesville, Wake County
North Carolina 27587

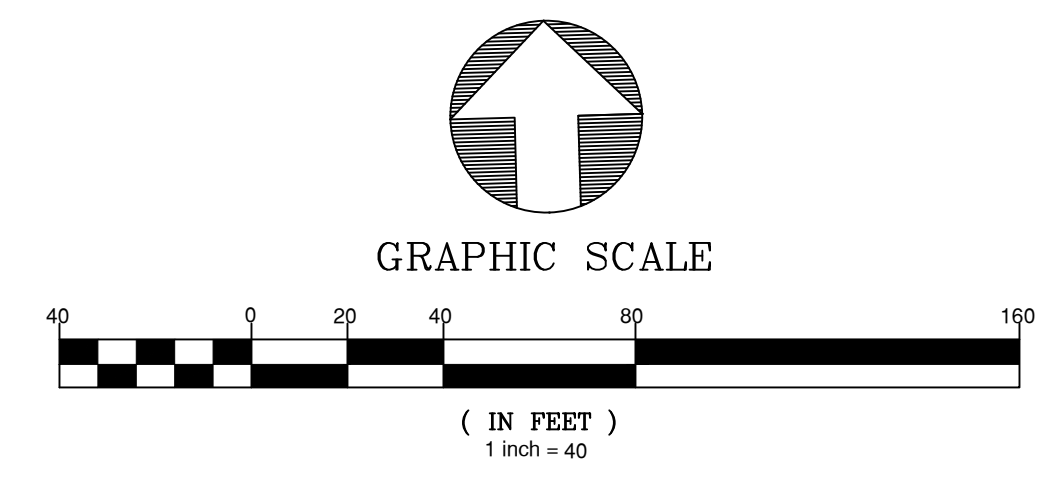
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DATE:	04/01/2025
SHEET TITLE:	SITE PLAN AREA C
SHEET NO.:	3.3





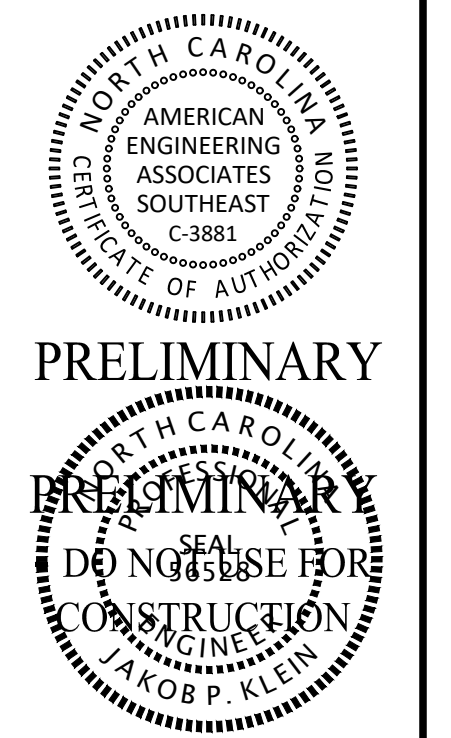
WATT DEVELOPMENT CORPORATION
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SITE GRADING TO BE FURTHER DETAILED
 IN CD SUBMITTAL



SITE LEGEND	
	PROPERTY BOUNDARY
	RIGHT-OF-WAY
	LOT LINE
	WETLANDS
	MULTI USE TRAIL
	CONCRETE

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Preliminary Plat for
 Tucker Wilkins Tract
**DRAINAGE & GRADING
 PLAN AREA A**
 Rolesville, Wake County
 North Carolina 27587

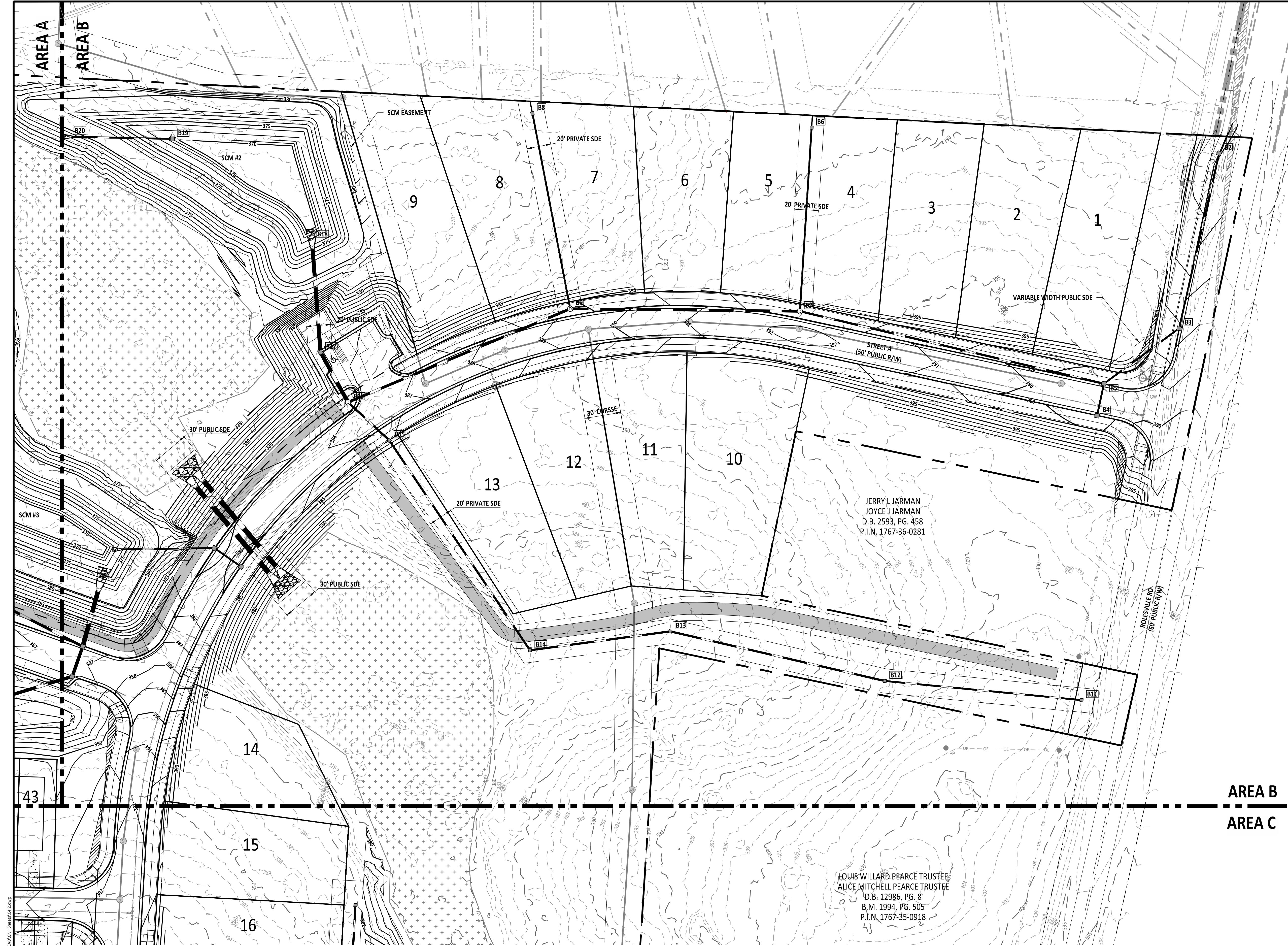
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DRAWN BY:	GE & SM
DATE:	04/01/2025

SHEET TITLE:
**DRAINAGE &
 GRADING PLAN
 AREA A**

SHEET NO.:
4.1



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SITE LEGEND

	PROPERTY BOUNDARY
	RIGHT-OF-WAY
	LOT LINE
	WETLANDS
	MULTI USE TRAIL
	CONCRETE

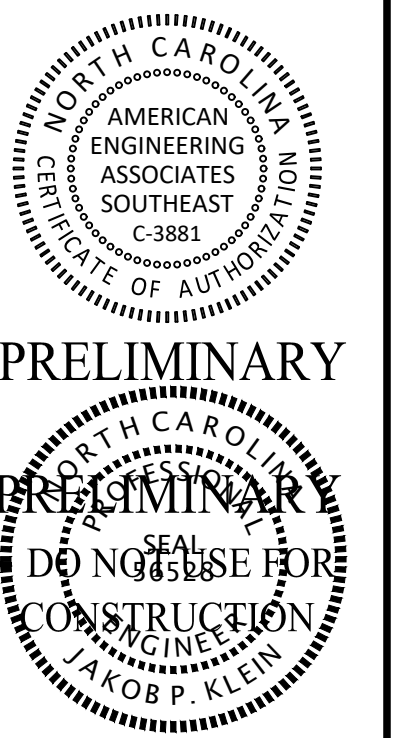
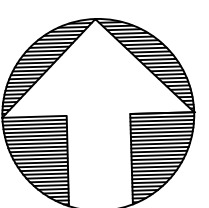
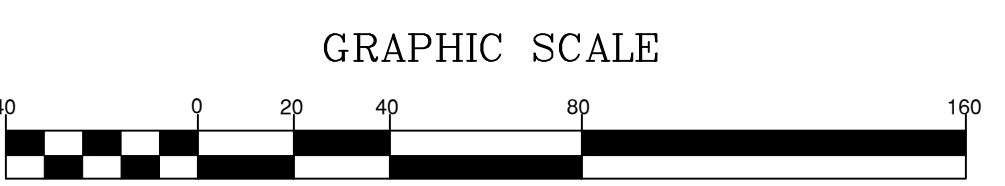
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JERRY L JARMAN
JOYCE J JARMAN
D.B. 2593, PG. 458
P.I.N. 1767-36-0281

LOUIS WILLARD PEARCE TRUSTEE
ALICE MITCHELL PEARCE TRUSTEE
D.B. 12986, PG. 8
B.M. 1994, PG. 505
P.I.N. 1767-35-0918

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**AREA B
AREA C**



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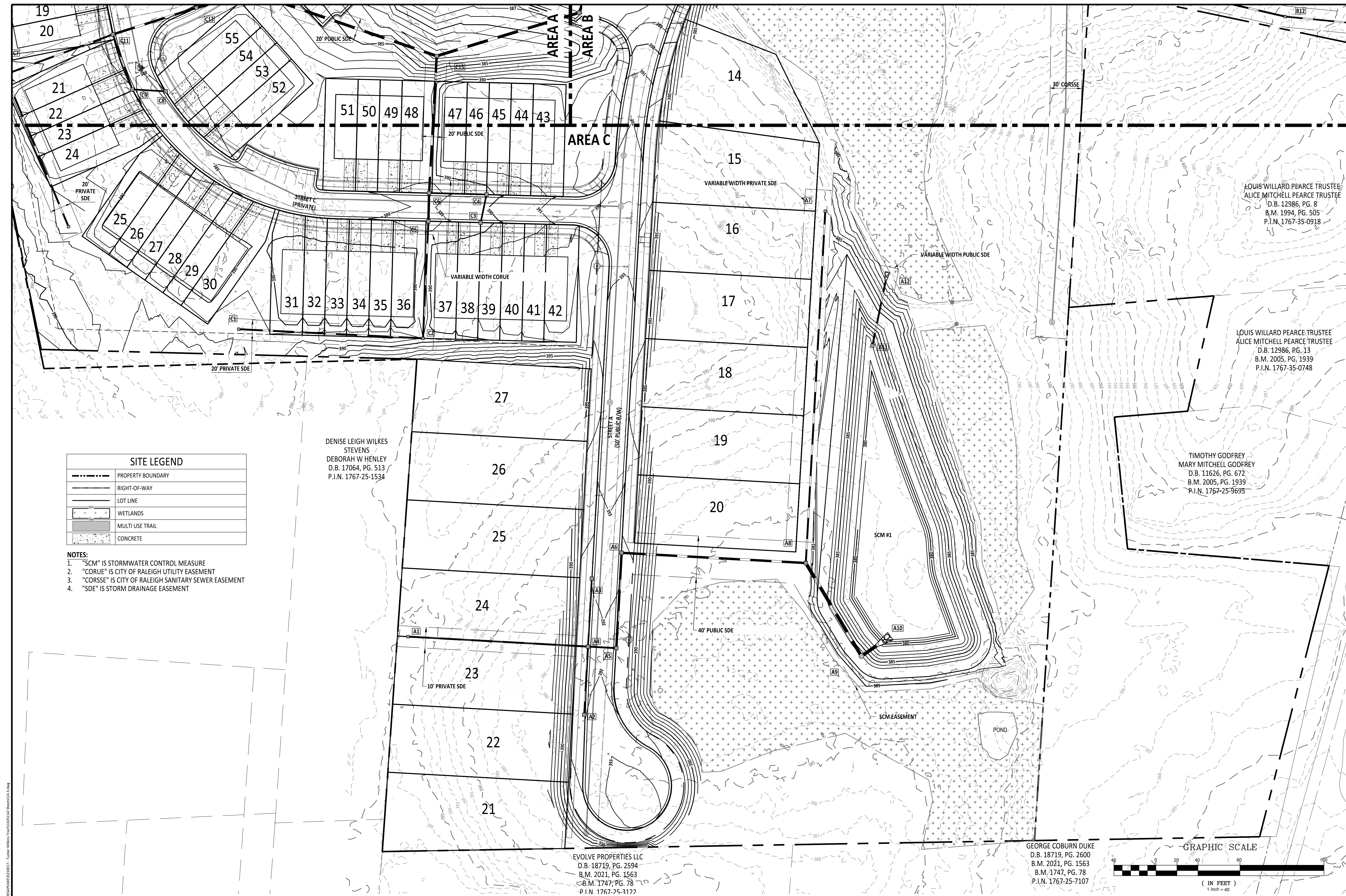
Preliminary Plat for
Tucker Wilkins Tract
**DRAINAGE & GRADING
PLAN AREA B**
Rolesville, Wake County
North Carolina 27587

JOB NUMBER: R210017
CHECKED BY: JK
DRAWN BY: GE & SM
DATE: 04/01/2025

SHEET TITLE:
**DRAINAGE & GRADING PLAN
AREA B**

SHEET NO.:
4.2

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SITE LEGEND

	PROPERTY BOUNDARY
	RIGHT-OF-WAY
	LOT LINE
	WETLANDS
	MULTI USE TRAIL
	CONCRETE

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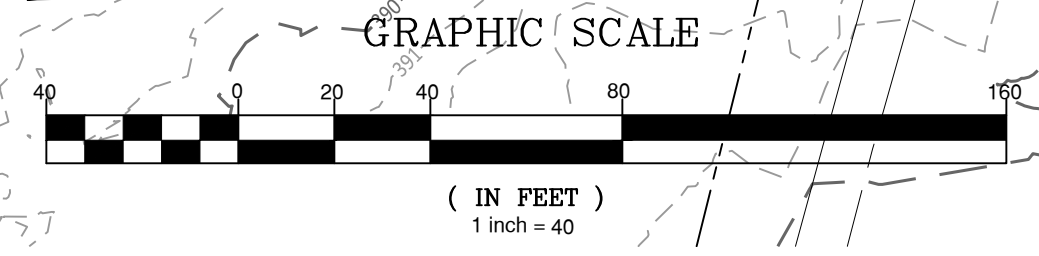
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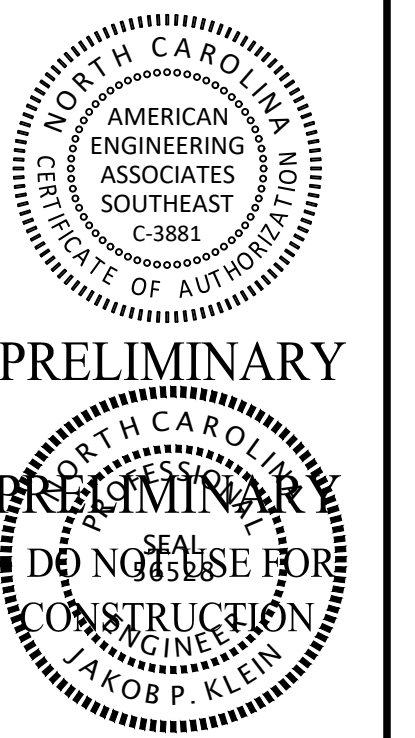
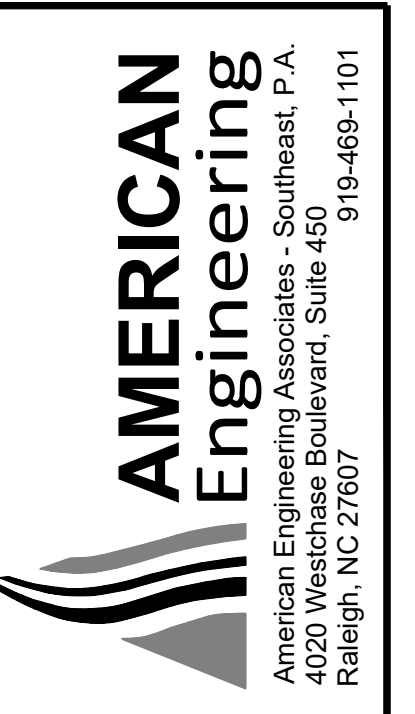
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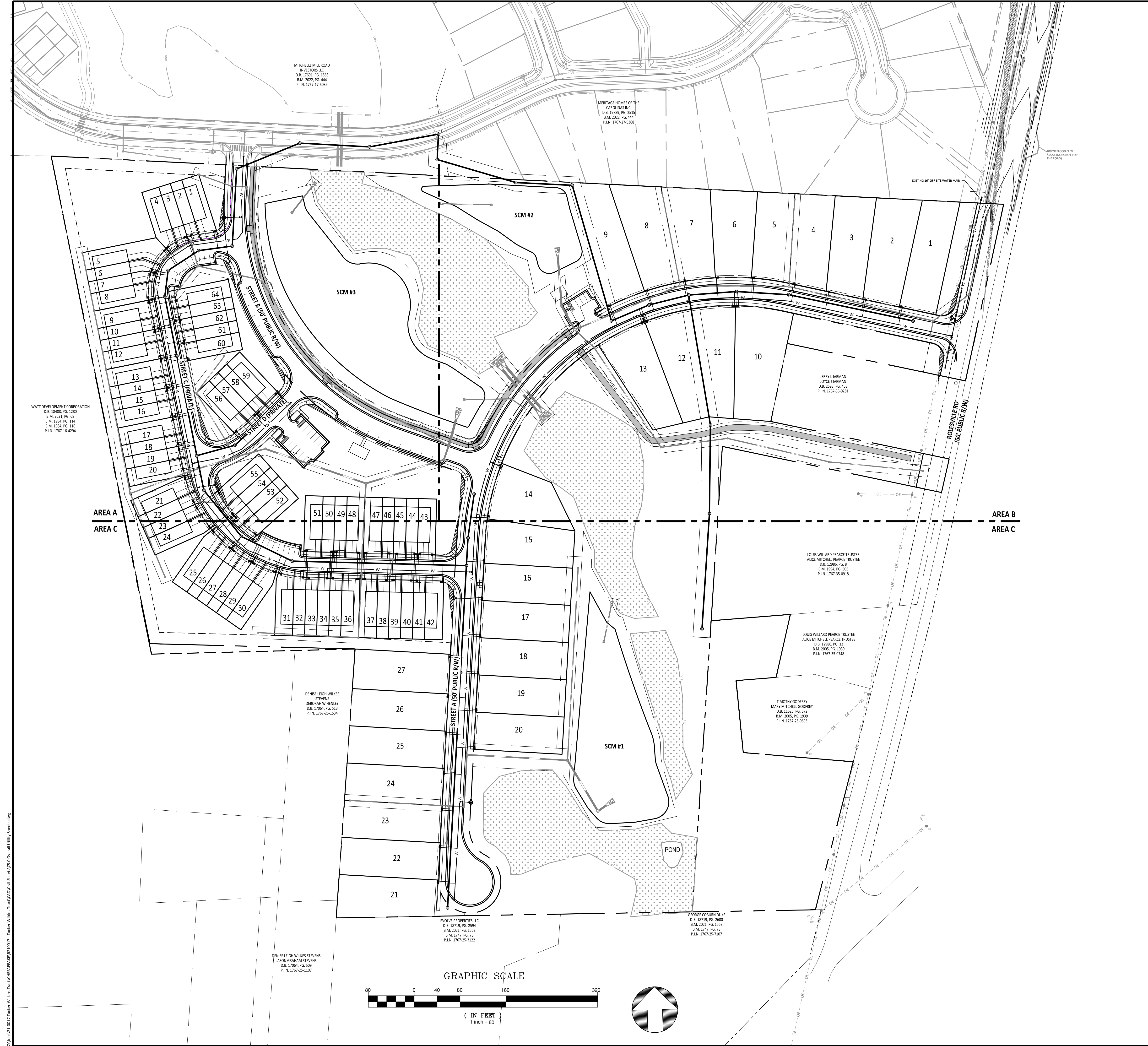
Preliminary Plat for
Tucker Wilkins Tract
**DRAINAGE & GRADING
PLAN AREA C**
Rolesville, Wake County
North Carolina 27587

JOB NUMBER: R210017
CHECKED BY: JK
DRAWN BY: GE & SM
DATE: 04/01/2025
SHEET TITLE:
**DRAINAGE & GRADING
PLAN AREA C**

SHEET NO.:
4.3

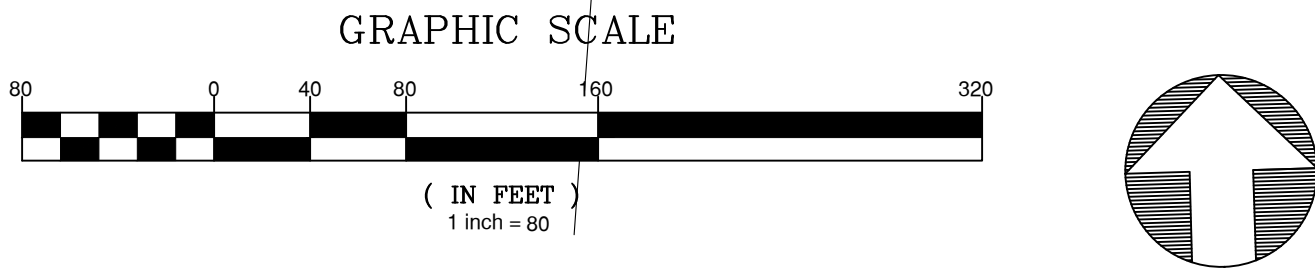


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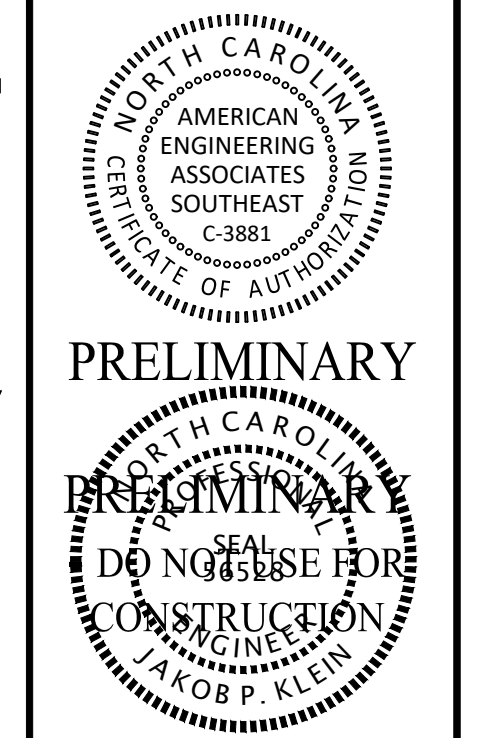


- STANDARD UTILITY NOTES:
1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION)
 2. UTILITY SEPARATION REQUIREMENTS:
 - A) A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL
 - B) WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER
 - C) WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASUREMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS
 - D) 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER
 - E) MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W41 & S-49)
 - F) ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED
 3. ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION
 4. DEVELOPER SHALL PROVIDE 30 DAYS ADVANCE WRITTEN NOTICE TO OWNER FOR ANY WORK REQUIRED WITHIN AN EXISTING CITY OF RALEIGH UTILITY EASEMENT TRAVERSING PRIVATE PROPERTY
 5. CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT
 6. 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS
 7. IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE
 8. INSTALL 2" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE
 9. INSTALL 4" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75' LINEAR FEET MAXIMUM
 10. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI; BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE
 11. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWQ, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION
 12. NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION
 13. GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE RW FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A UIC / BLDG PERMIT. CONTACT (919) 996-4516 OR FOG@RALEIGHNC.GOV FOR MORE INFORMATION
 14. CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. A CERTIFICATE OF COMPLIANCE SHALL ALSO BE OBTAINED FROM THE RW CROSS-CONNECTION COORDINATOR FOR EACH DEVICE PRIOR TO ISSUANCE OF A UIC / BLDG PERMIT. CONTACT (919) 996-5923 OR CROSS.CONNECTION@RALEIGHNC.GOV FOR MORE INFORMATION
 15. NOTICE FOR PROJECTS WITH REPLACED OR OVERSIZED MAINS: IF THE CITY'S REIMBURSEMENT FOR AN OVERSIZED MAIN OR URBAN MAIN REPLACEMENT PROJECT IS \$250,000 OR GREATER - THE PROJECT MUST BE PUBLICLY BID

SITE LEGEND	
	PROPERTY BOUNDARY
	RIGHT-OF-WAY
	LOT LINE
	WETLANDS
	MULTI USE TRAIL



AMERICAN Engineering
 American Engineering Associates - Southeast, P.A.
 4020 Westchase Boulevard, Suite 450
 Raleigh, NC 27607
 919-469-1101



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Preliminary Plat for
 Tucker Wilkins Tract
OVERALL UTILITY PLAN
 Rolesville, Wake County
 North Carolina 27587

JOB NUMBER: R210017
 CHECKED BY: JK
 DRAWN BY: GE & SM
 DATE: 04/01/2025
 SHEET TITLE:
OVERALL UTILITY PLAN
 SHEET NO.:
5.0



Z:\Projects\2025\Tucker Wilkins Tract\CD\CD\Overall Utility\Overall Utility.dwg

NO.	DATE	REVISION

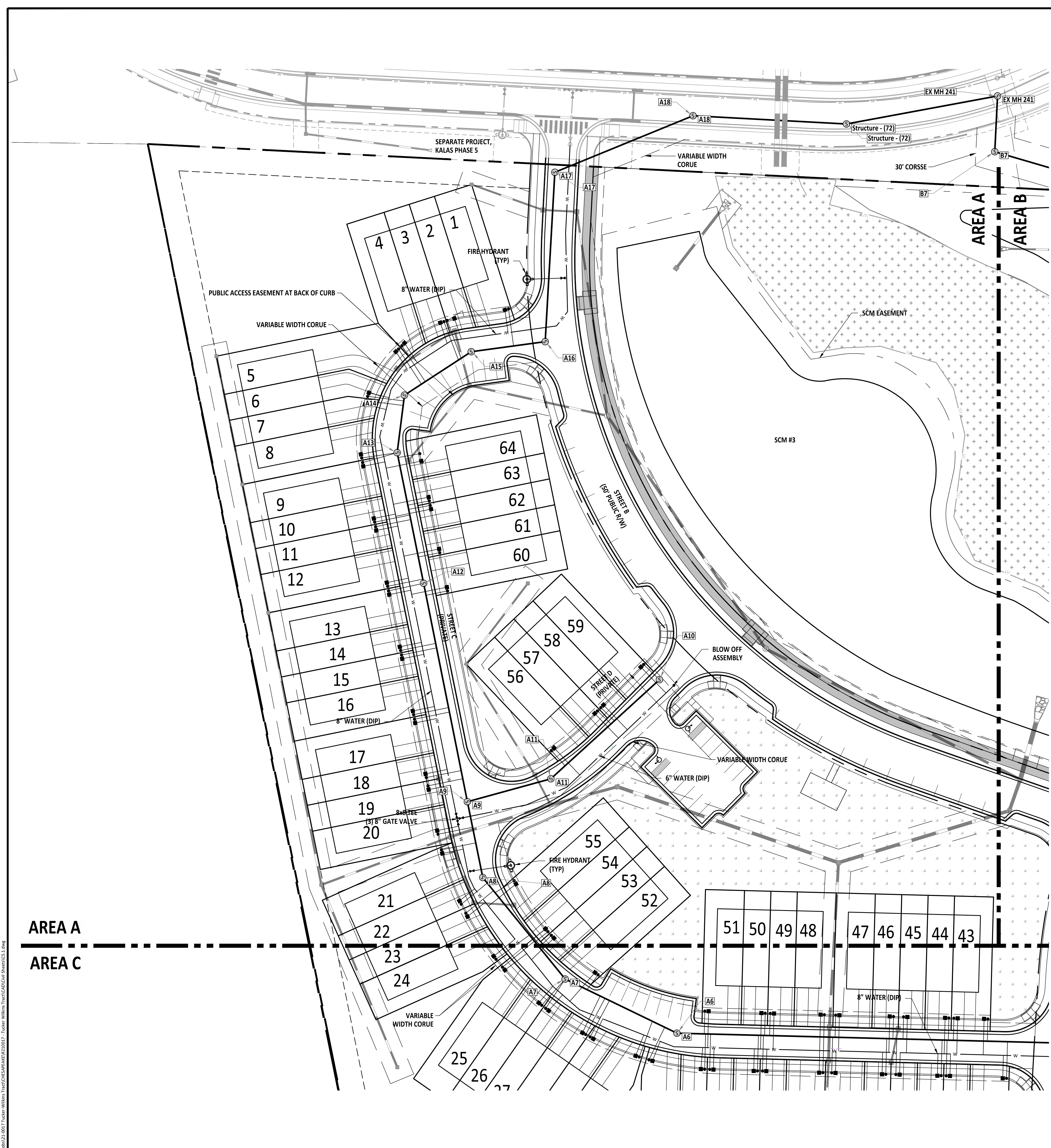
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Preliminary Plat for
 Tucker Wilkins Tract
UTILITY PLAN AREA A
 Rolesville, Wake County
 North Carolina 27587

JOB NUMBER: R210017
 CHECKED BY: JK
 DRAWN BY: GE & SM
 DATE: 04/01/2025

SHEET TITLE:
UTILITY PLAN AREA A

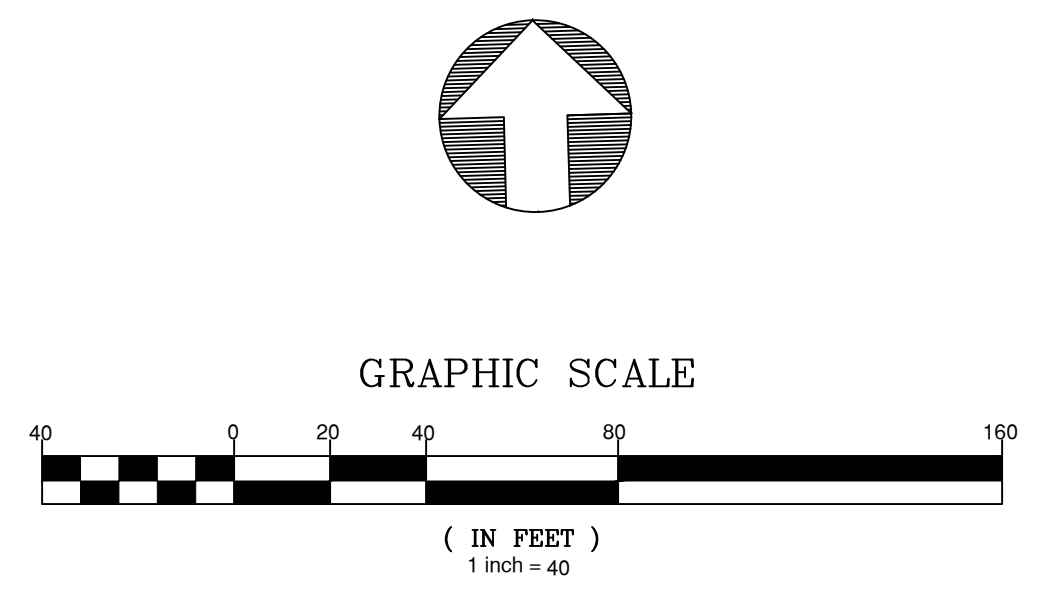
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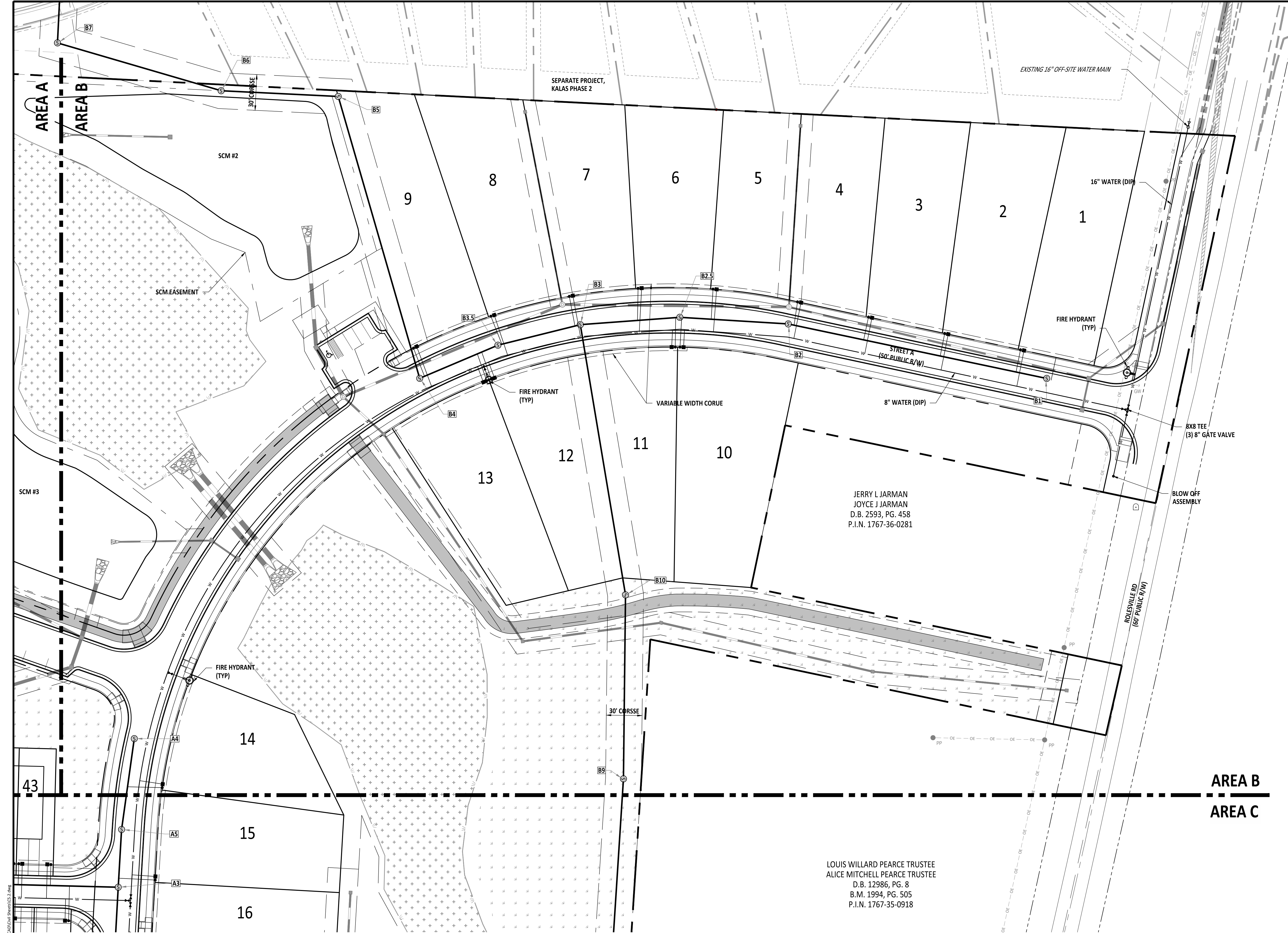
SITE LEGEND

	PROPERTY BOUNDARY
	RIGHT-OF-WAY
	LOT LINE
	WETLANDS
	MULTI USE TRAIL
	CONCRETE

- NOTES:**
- "SCM" IS STORMWATER CONTROL MEASURE
 - "CORUE" IS CITY OF RALEIGH UTILITY EASEMENT
 - "CORSE" IS CITY OF RALEIGH SANITARY SEWER EASEMENT



2/28/2025 09:27 Tucker Wilkins Tract UTILITY PLAN AREA A 04/01/2025 - Rolesville, Wake County, North Carolina 27587



SITE LEGEND

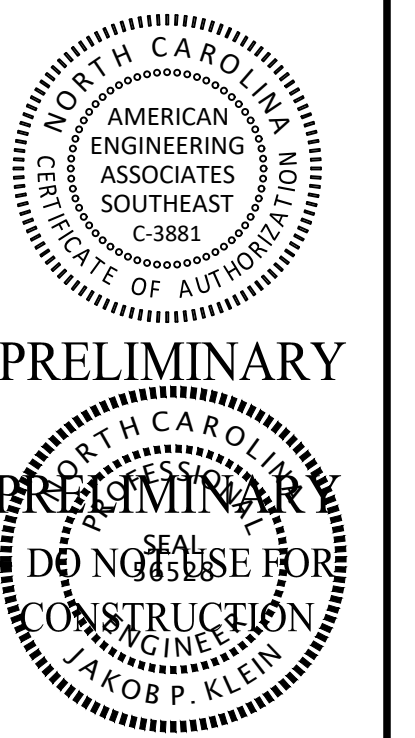
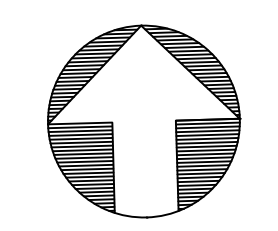
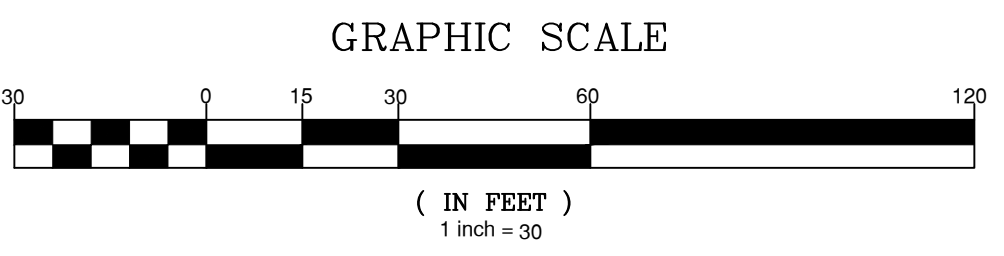
	PROPERTY BOUNDARY
	RIGHT-OF-WAY
	LOT LINE
	WETLANDS
	MULTI USE TRAIL
	CONCRETE

- NOTES:**
- "SCM" IS STORMWATER CONTROL MEASURE
 - "CORUE" IS CITY OF RALEIGH UTILITY EASEMENT
 - "CORSE" IS CITY OF RALEIGH SANITARY SEWER EASEMENT

JERRY L JARMAN
 JOYCE J JARMAN
 D.B. 2593, PG. 458
 P.I.N. 1767-36-0281

LOUIS WILLARD PEARCE TRUSTEE
 ALICE MITCHELL PEARCE TRUSTEE
 D.B. 12986, PG. 8
 B.M. 1994, PG. 505
 P.I.N. 1767-35-0918

AREA B
AREA C



PRELIMINARY
 DO NOT REUSE FOR CONSTRUCTION

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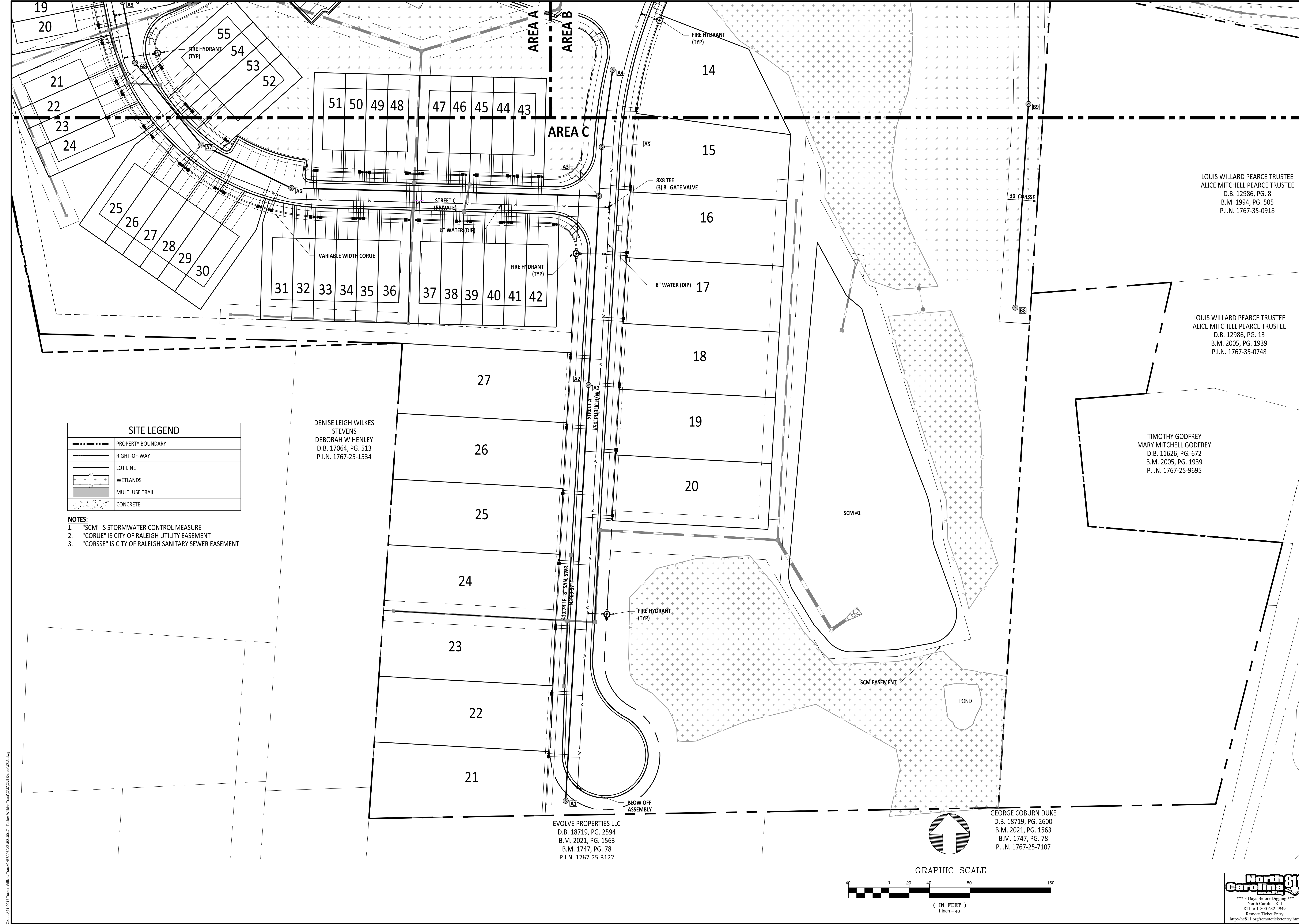
Preliminary Plat for
 Tucker Wilkins Tract
UTILITY PLAN AREA B
 Rolesville, Wake County
 North Carolina 27587

JOB NUMBER:	R210017
CHECKED BY:	JK
DRAWN BY:	GE & SM
DATE:	04/01/2025

UTILITY PLAN AREA B

SHEET NO.:
5.2

Z:\Projects\2025\Tucker Wilkins Tract\CD\DWG\Utility\02.2.dwg



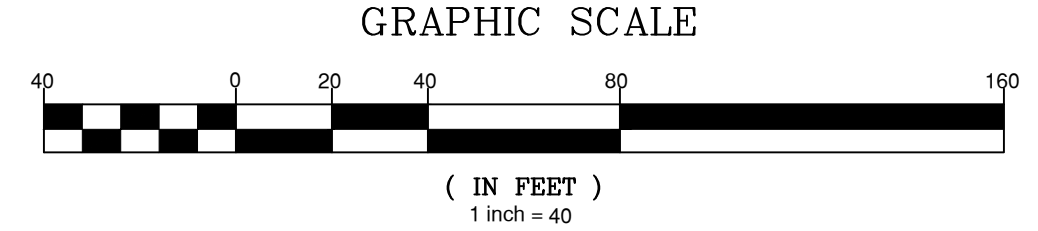
SITE LEGEND	
	PROPERTY BOUNDARY
	RIGHT-OF-WAY
	LOT LINE
	WETLANDS
	MULTI USE TRAIL
	CONCRETE

- NOTES:**
- "SCM" IS STORMWATER CONTROL MEASURE
 - "CORUE" IS CITY OF RALEIGH UTILITY EASEMENT
 - "CORSSE" IS CITY OF RALEIGH SANITARY SEWER EASEMENT

DENISE LEIGH WILKES STEVENS
 DEBORAH W HENLEY
 D.B. 17064, PG. 513
 P.I.N. 1767-25-1534

EVOLVE PROPERTIES LLC
 D.B. 18719, PG. 2594
 B.M. 2021, PG. 1563
 B.M. 1747, PG. 78
 P.I.N. 1767-25-3177

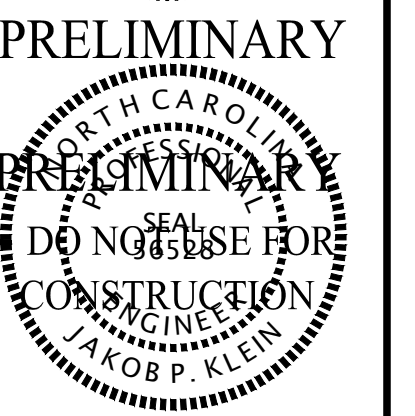
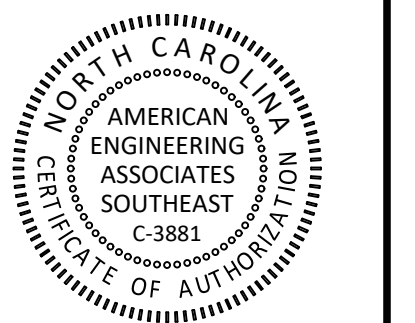
GEORGE COBURN DUKE
 D.B. 18719, PG. 2600
 B.M. 2021, PG. 1563
 B.M. 1747, PG. 78
 P.I.N. 1767-25-7107



LOUIS WILLARD PEARCE TRUSTEE
 ALICE MITCHELL PEARCE TRUSTEE
 D.B. 12986, PG. 8
 B.M. 1994, PG. 505
 P.I.N. 1767-35-0918

LOUIS WILLARD PEARCE TRUSTEE
 ALICE MITCHELL PEARCE TRUSTEE
 D.B. 12986, PG. 13
 B.M. 2005, PG. 1939
 P.I.N. 1767-35-0748

TIMOTHY GODFREY
 MARY MITCHELL GODFREY
 D.B. 11626, PG. 672
 B.M. 2005, PG. 1939
 P.I.N. 1767-25-9695



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Preliminary Plat for
 Tucker Wilkins Tract
UTILITY PLAN AREA C
 Rolesville, Wake County
 North Carolina 27587

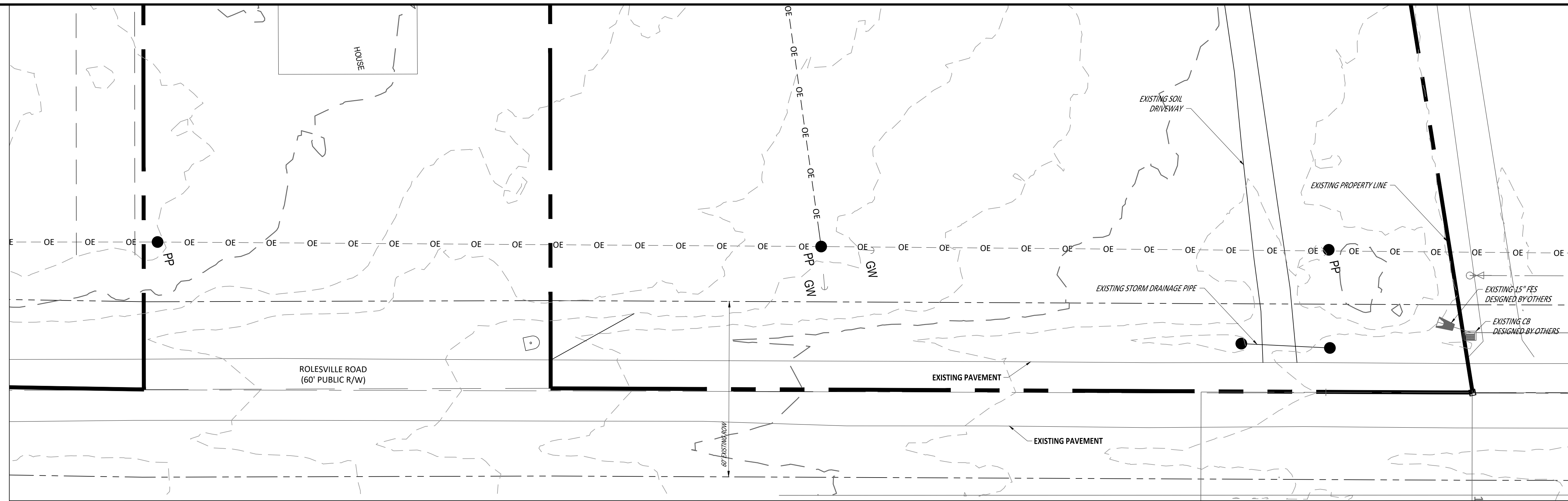
JOB NUMBER: R210017
 CHECKED BY: JK
 DRAWN BY: GE & SM
 DATE: 04/01/2025

SHEET TITLE:
UTILITY PLAN AREA C

SHEET NO.:
5.3

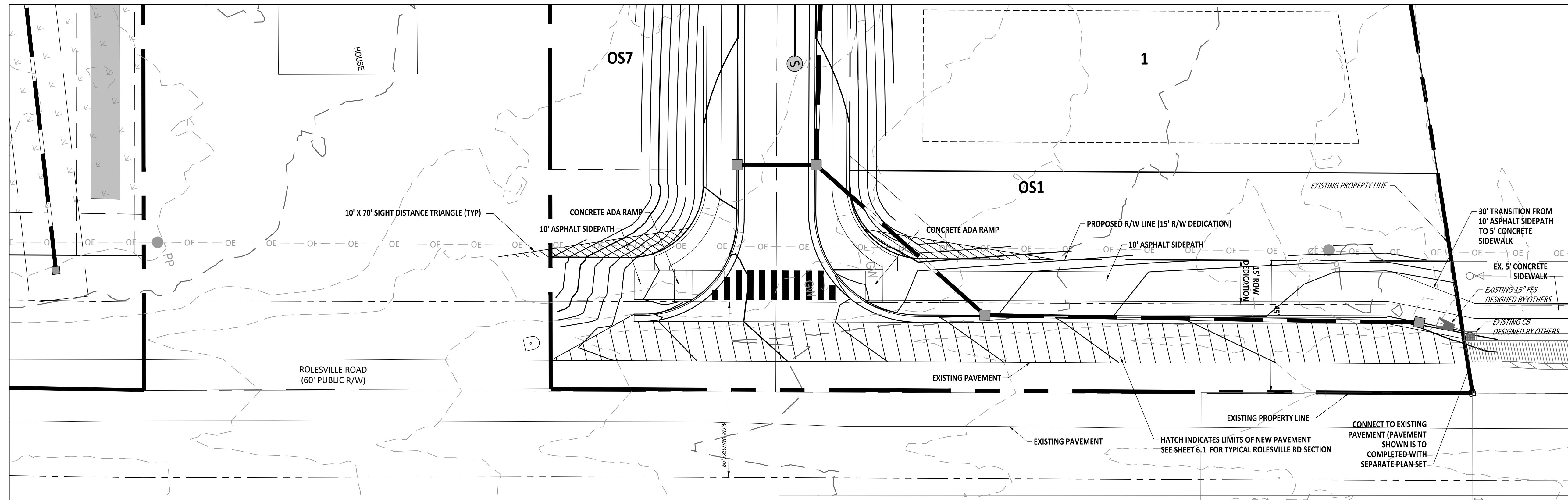


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EXISTING CONDITIONS

SEE SHEET 3.0 FOR EXISTING AND SITE LEGEND



IMPROVEMENTS

NO.	DATE	REVISION:

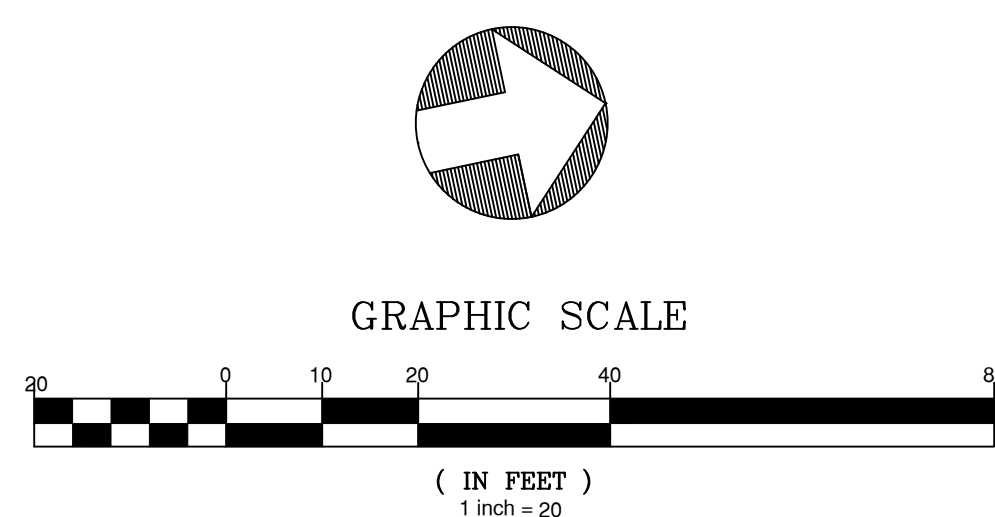
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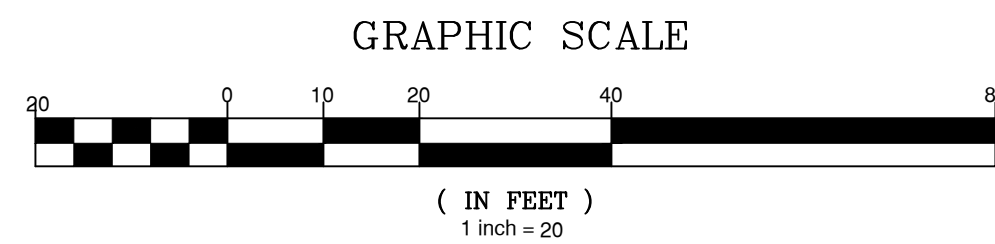
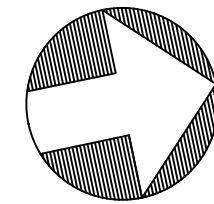
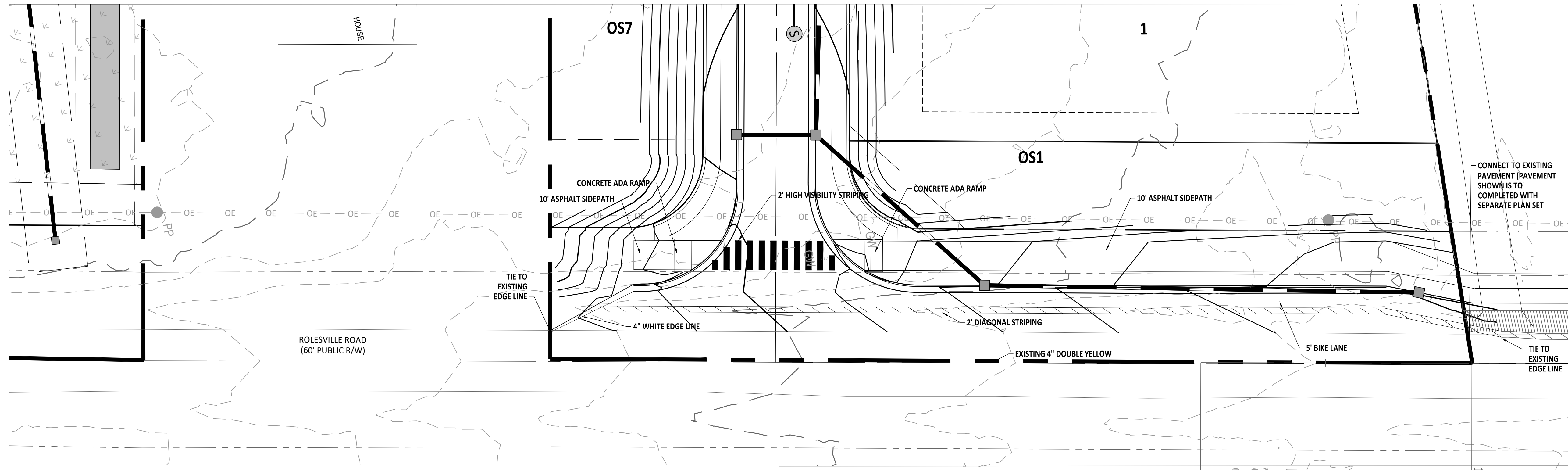
Preliminary Plat for
Tucker Wilkins Tract
**ROLESVILLE RD
IMPROVEMENTS**
Rolesville, Wake County
North Carolina 27587

JOB NUMBER:	R210017
CHECKED BY:	JK
DRAWN BY:	GE & SM
DATE:	04/01/2025

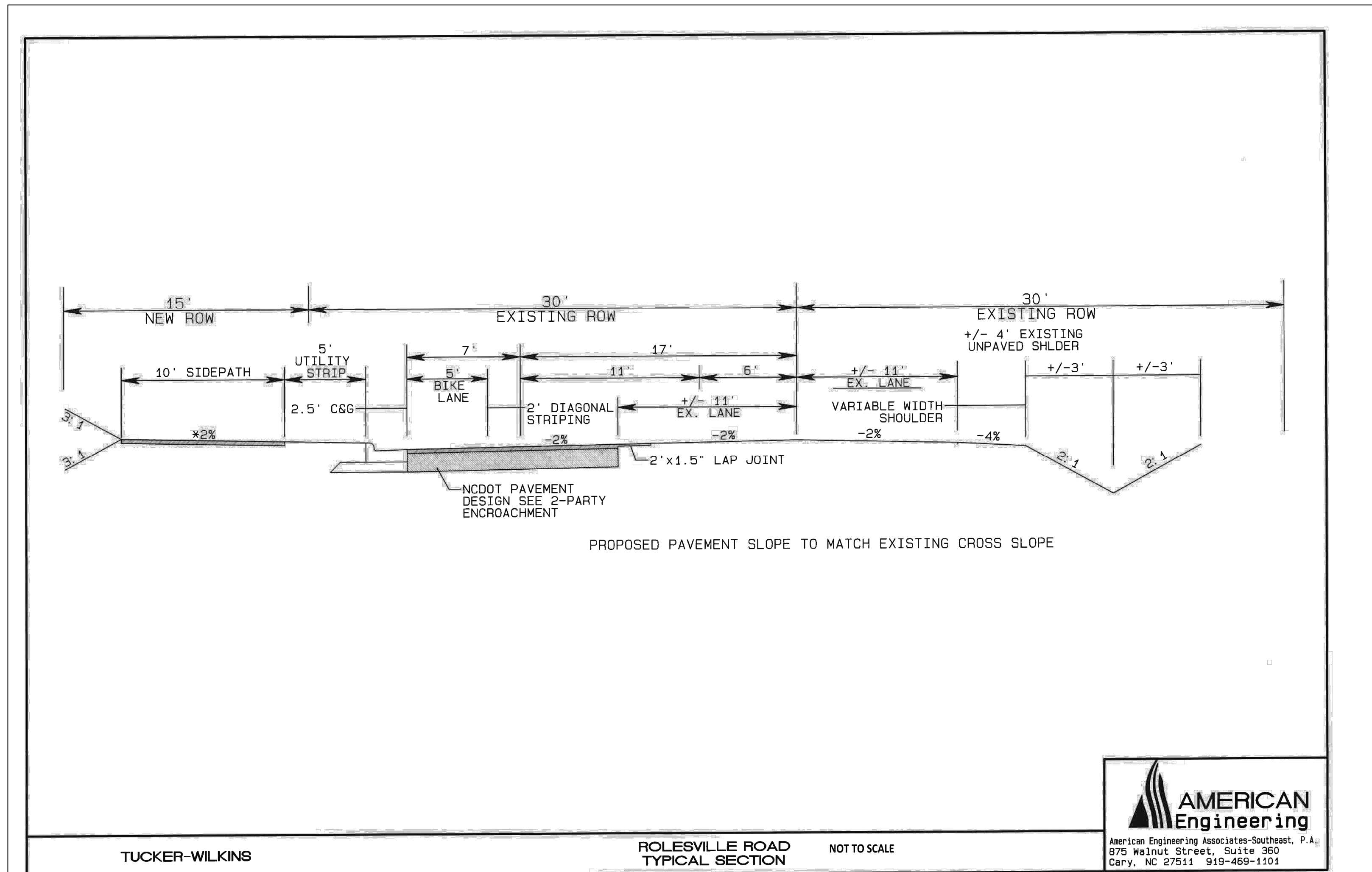
SHEET TITLE:
**ROLESVILLE RD
IMPROVEMENTS**

SHEET NO.:
6.0





ROAD IMPROVEMENTS AT ROLESVILLE RD ENTRANCE



PRELIMINARY



NO.	DATE	REVISION:

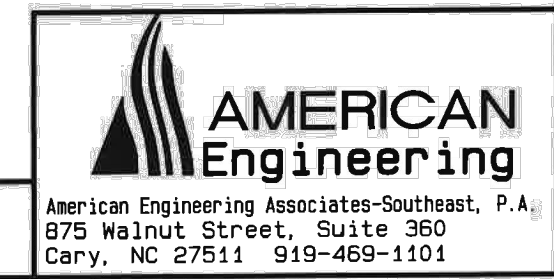
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Preliminary Plat for
 Tucker Wilkins Tract
STRIPING PLAN
 Rolesville, Wake County
 North Carolina 27587

JOB NUMBER:	R210017
CHECKED BY:	JK
DRAWN BY:	GE & SM
DATE:	04/01/2025

STRIPING PLAN

SHEET NO.: **6.1**



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