

#1 - Show Site Data Table including:
PIN, Zoning, Watershed, River Basin, Current Use, Proposed Uses, Current Impervious, Proposed Impervious, Parking Data, Tree Coverage Data, Building Height and sq. ft., Residential Density and unit data per housing type.

#2 - Engineers Professional Seal Required

PRELIMINARY SUBDIVISION PLAT FOR TUCKER WILKINS TRACT

SITUATED AT
0,1918,2012 AND 2016 ROLESVILLE
ROAD

WAKE COUNTY, NORTH CAROLINA



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.

Sheet List Table	
Sheet Number	Sheet Title
CVR	COVER
1.0	EXISTING CONDITIONS
2.1	LOT AREAS, OPEN SPACE AND LAND USE PLAN
2.2	PROJECT DETAILS
3.0	SITE PLAN OVERALL
3.1	SITE PLAN 50 SCALE
3.2	SITE PLAN 50 SCALE
3.3	SITE PLAN 50 SCALE
3.4	CURVE & LINE TABLES
4.0	DRAINAGE AND GRADING OVERALL
4.1	DRAINAGE AND GRADING 50 SCALE
4.2	DRAINAGE AND GRADING 50 SCALE
4.3	DRAINAGE AND GRADING 50 SCALE
5.0	UTILITY SHEETS OVERALL
5.1	UTILITY SHEETS 30 SCALE
5.2	UTILITY SHEETS 30 SCALE
5.3	UTILITY SHEETS 30 SCALE
6.0	ROLESVILLE RD IMPROVEMENTS
6.1	STRIPING PLAN
7.0	PRE DRAINAGE AREA MAP

ENGINEER:	AMERICAN ENGINEERING CONTACT: BRAD HAERTLING 4020 WESTCHASE BLVD, STE. 450 RALEIGH, NC 27607 PHONE: 919-469-1101 EMAIL: bhaertling@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: 1767263062 PEARCE LOUIS WILLARD TRUSTEE AND PEARCE, ALICE MITCHELL TRUSTEE 2004 ROLESVILLE RD WAKE FOREST NC 27587-6970 PIN: 1767257612 GODFREY, TIMOTHY WADE AND GODFREY, MARY MITCHELL 2016 ROLESVILLE RD WAKE FOREST NC 27587-6970 PIN: 1767256316
DEVELOPER:	DREES HOMES CONTACT: SHAWN GADDIS 8521 FORKS ROAD, SUITE 500 RALEIGH, NC 27615 PHONE: (979) 844-9288
SURVEYOR:	WITHERS RAVENEL CONTACT: MATT TIMLIN 115 MACKEKIAN DRIVE CARY, NC 27511 919-469-3340
BUFFER/WETLAND:	WITHERS RAVENEL CONTACT: TROY BEASLEY 115 MACKEKIAN DRIVE CARY, NC 27511 919-469-3340

- 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.
 - ALL BOUNDARY AND FIELD TOPOGRAPHY PROVIDED BY WITHERS & RAVENEL.
 - THE ZONING ENTITLEMENTS ACHIEVED/FACILITATING THIS PRELIM PLAT IS MA 21-05, APPROVED 12-7-2021 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 21-05 BY TOWN BOARD OF COMMISSIONERS" IS NUMBER 7.0.

ZONING CONDITIONS (CASE # MA210504)

- PERMITTED USE LIMITED TO "DWELLING - SINGLE FAMILY."
- ALL DWELLINGS TO BE CONSTRUCTED ON RAISED FOUNDATIONS WITH CRAWLSPACES. NO ON-SLAB CONSTRUCTION.
- DEVELOPMENT TO INCORPORATE A PUBLIC GREENWAY AS SHOWN ON THE SKETCH PLAN INCORPORATING OPTION 2 TOGETHER WITH WAYFINDING SIGNAGE AND CONSTRUCTION OF A 10' OFF-SITE MULTI-USE PATH ALONG WOODYLYN PARK DRIVE, CONNECTING THIS GREENWAY TO THE PROPOSED KALAS FALLS GREENWAY.
- PRIOR TO COMPLETION OF THE ON-SITE GREENWAY, A 6' SOLID BOARD FENCE SHALL BE ERRECTED ALONG THE PROPERTY BOUNDARY LINE FRONTING THE EASTERN TERMINUS OF THE GREENWAY AND BORDERING THE SHORE PROPERTY (PIN: 1767-38-1953).
- ON-SITE CONSTRUCTION SHALL NOT COMMENCE UNTIL THE KALAS FALLS ROLESVILLE ROAD WIDENING PROJECT IS COMPLETE.



PRELIMINARY
FOR CONSTRUCTION

FOR INFORMATION, ONLY

NO.	DATE	REVISION

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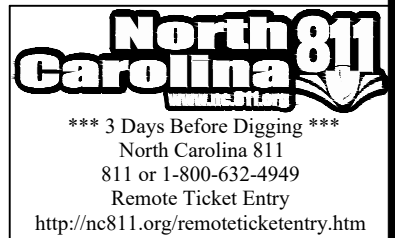
Tucker Wilkins
Tract
COVER
Rolesville, Wake County
North Carolina 27587

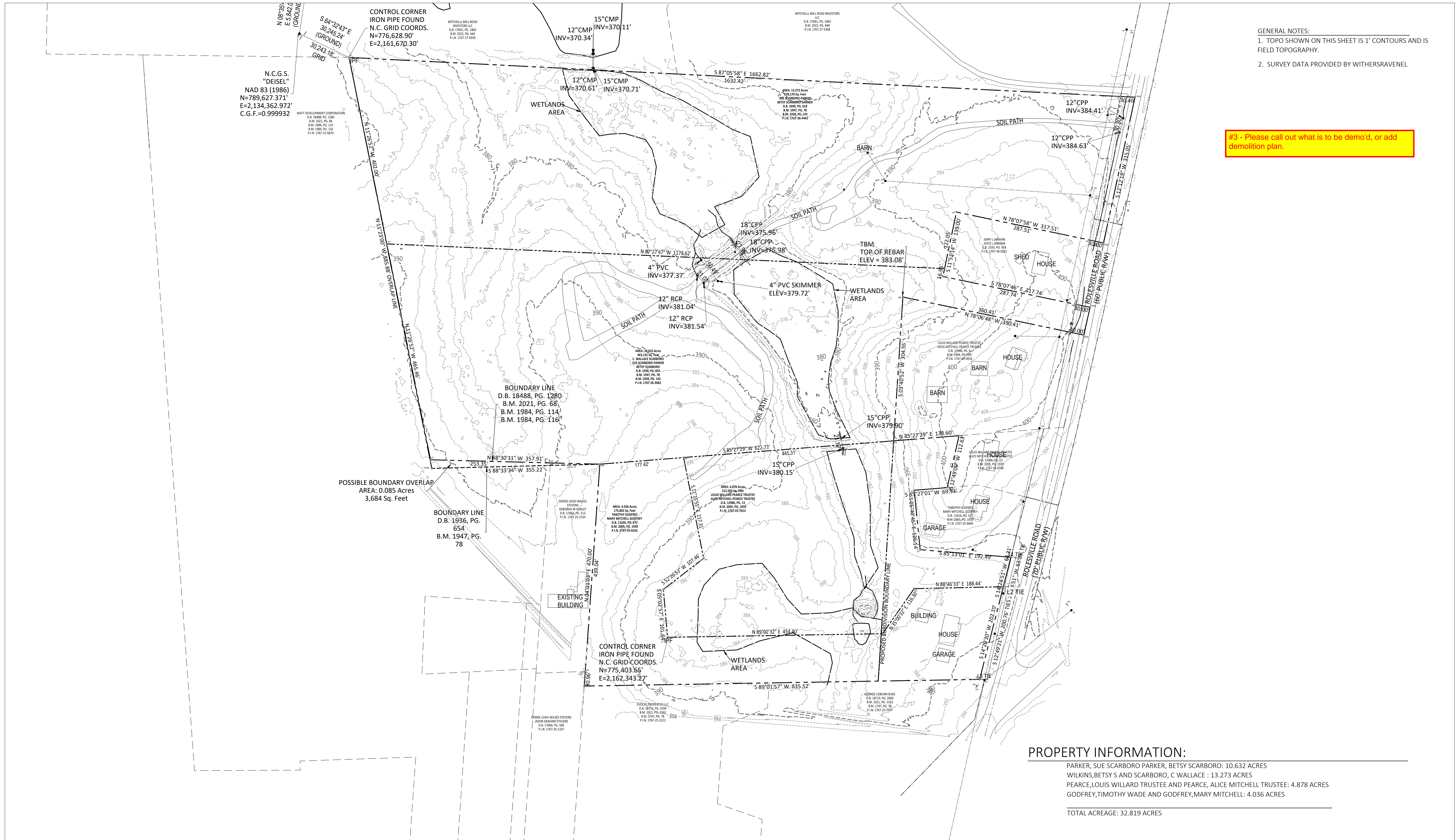
JOB NUMBER: R210017
CHECKED BY:
DRAWN BY: AE
DATE: 12-1-2022

SHEET TITLE:

COVER

SHEET NO.:
CVR

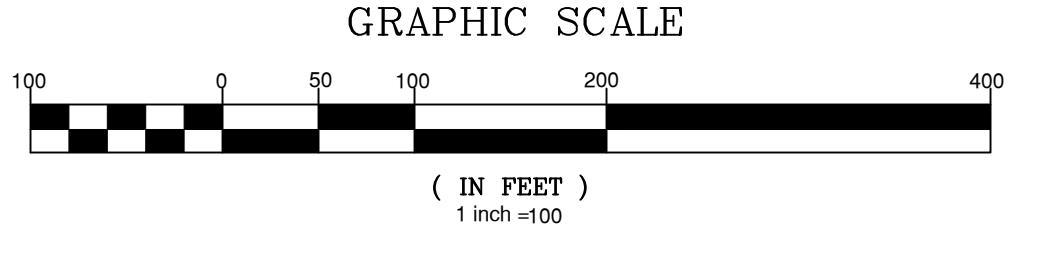




GENERAL NOTES:
 1. TOPO SHOWN ON THIS SHEET IS 1' CONTOURS AND IS FIELD TOPOGRAPHY.
 2. SURVEY DATA PROVIDED BY WITHERSRAVENEL

#3 - Please call out what is to be demo'd, or add demolition plan.

PROPERTY INFORMATION:
 PARKER, SUE SCARBORO PARKER, BETSY SCARBORO: 10.632 ACRES
 WILKINS,BETSY S AND SCARBORO, C WALLACE : 13.273 ACRES
 PEARCE,LOUIS WILLARD TRUSTEE AND PEARCE, ALICE MITCHELL TRUSTEE: 4.878 ACRES
 GODFREY,TIMOTHY WADE AND GODFREY,MARY MITCHELL: 4.036 ACRES
 TOTAL ACREAGE: 32.819 ACRES



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Tucker Wilkins Tract
EXISTING CONDITIONS
 Rolesville, Wake County
 North Carolina 27587

JOB NUMBER: R210017
 CHECKED BY:
 DRAWN BY: AE
 DATE: 12-1-2022
 SHEET TITLE:
EXISTING CONDITIONS
 SHEET NO.: **1.0**





PRELIMINARY FOR CONSTRUCTION

FOR INFORMATION ONLY

NO.	DATE	REVISION:

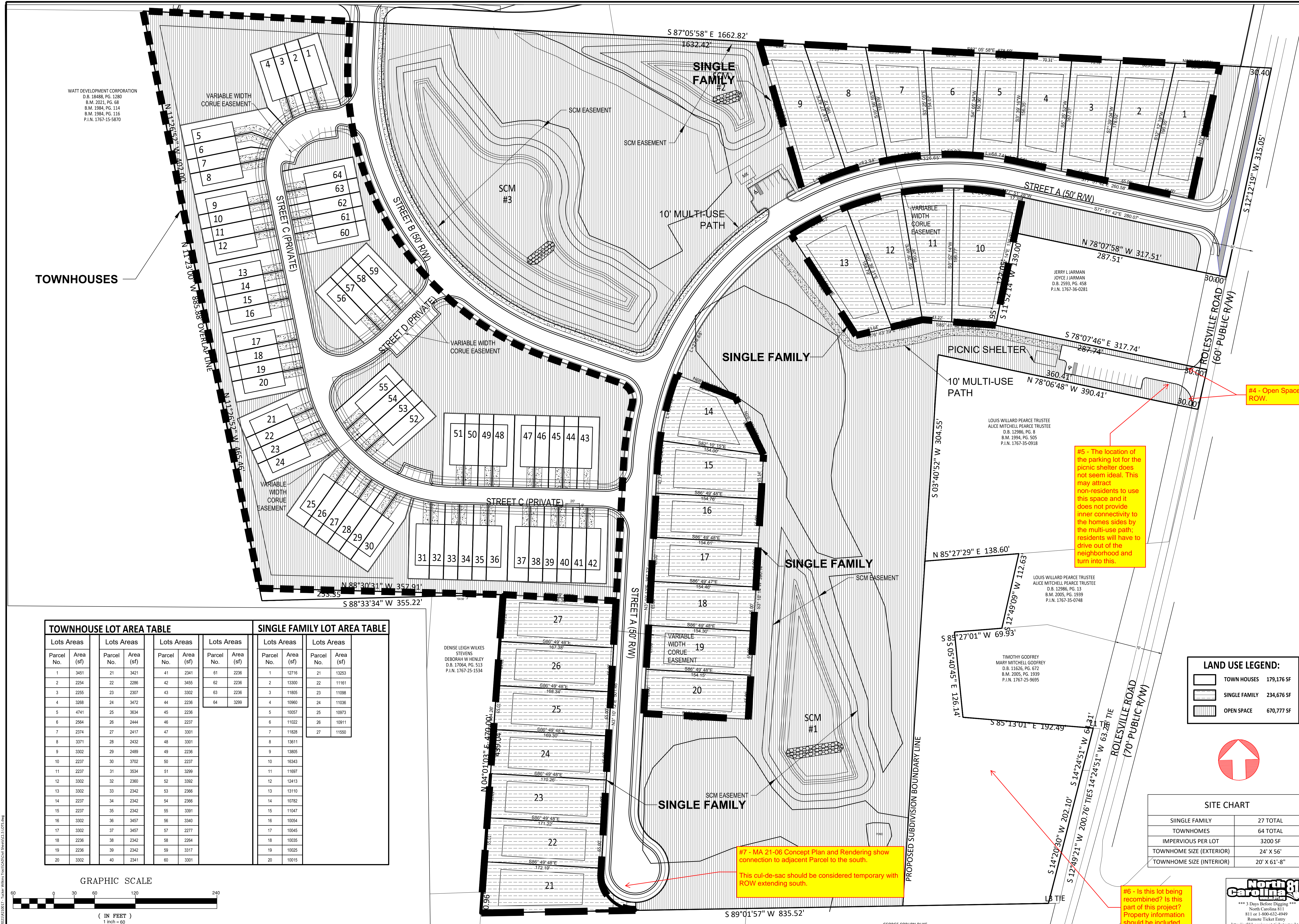
STIPULATION FOR REUSE
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Tucker Wilkins Tract
LOT AREAS, OPEN SPACE AND LAND USE PLAN
 Rolesville, Wake County
 North Carolina 27587

JOB NUMBER: R210017
 CHECKED BY: AE
 DRAWN BY: AE
 DATE: 12-1-2022

LOT AREAS, OPEN SPACE AND LAND USE PLAN

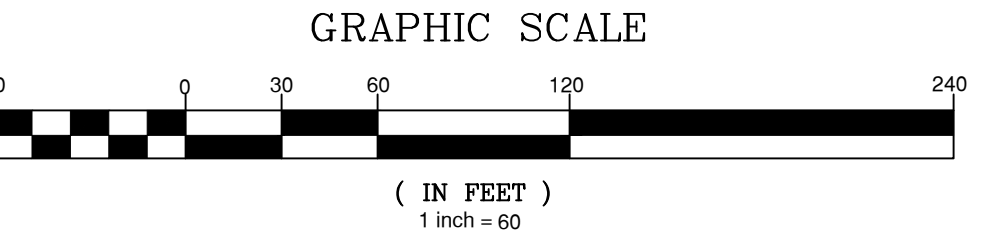
SHEET NO.: **2.1**



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. 1767-15-5870

TOWNHOUSES

TOWNHOUSE LOT AREA TABLE				SINGLE FAMILY LOT AREA TABLE			
Parcel No.	Area (sf)	Parcel No.	Area (sf)	Parcel No.	Area (sf)	Parcel No.	Area (sf)
1	3451	21	3421	41	2341	61	2236
2	2254	22	2286	42	3455	62	2236
3	2295	23	2307	43	3302	63	2236
4	3268	24	3472	44	2236	64	3299
5	4741	25	3834	45	2236		
6	2564	26	2444	46	2237		
7	2374	27	2417	47	3301		
8	3371	28	2432	48	3301		
9	3302	29	2489	49	2236		
10	2237	30	3702	50	2237		
11	2237	31	3534	51	3299		
12	3302	32	2360	52	3392		
13	3302	33	2342	53	2366		
14	2237	34	2342	54	2366		
15	2237	35	2342	55	3391		
16	3302	36	3457	56	3340		
17	3302	37	3457	57	2277		
18	2236	38	2342	58	2284		
19	2236	39	2342	59	3317		
20	3302	40	2341	60	3301		

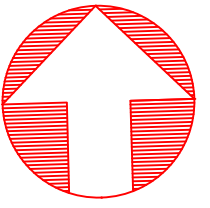


LAND USE LEGEND:

	TOWN HOUSES	179,176 SF
	SINGLE FAMILY	234,676 SF
	OPEN SPACE	670,777 SF

SITE CHART

SINGLE FAMILY	27 TOTAL
TOWNHOMES	64 TOTAL
IMPERVIOUS PER LOT	3200 SF
TOWNHOME SIZE (EXTERIOR)	24' X 56'
TOWNHOME SIZE (INTERIOR)	20' X 61'-8"



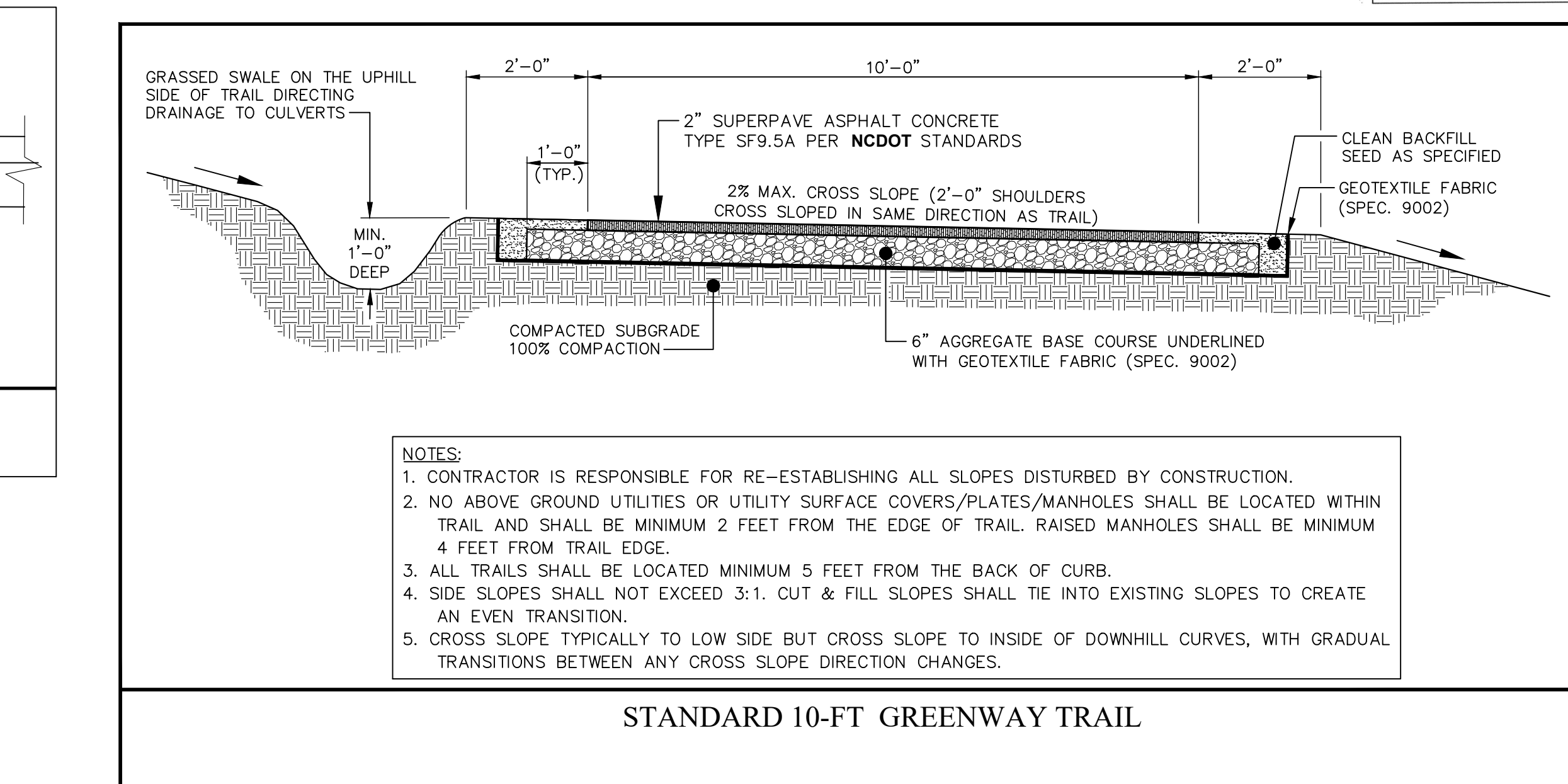
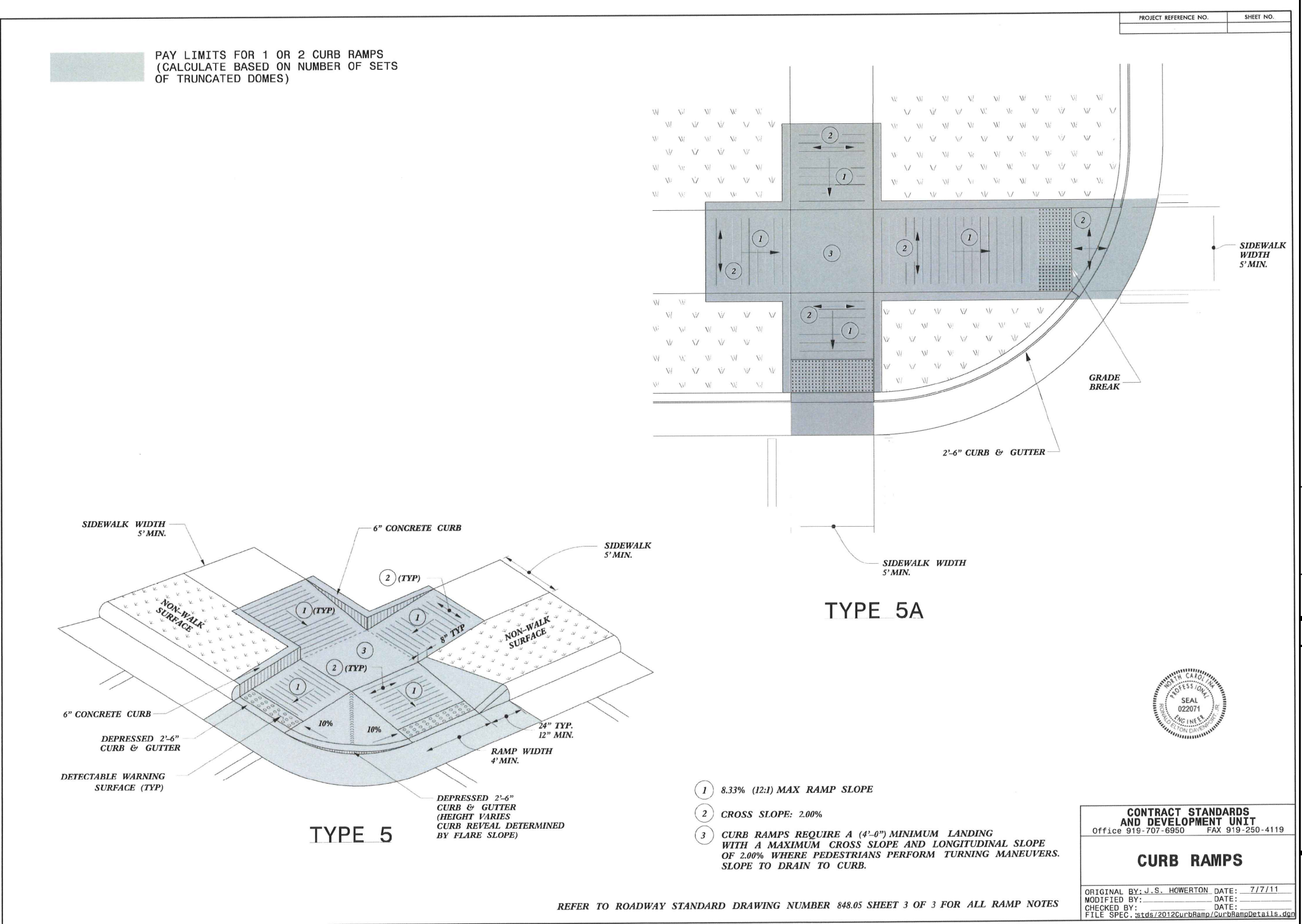
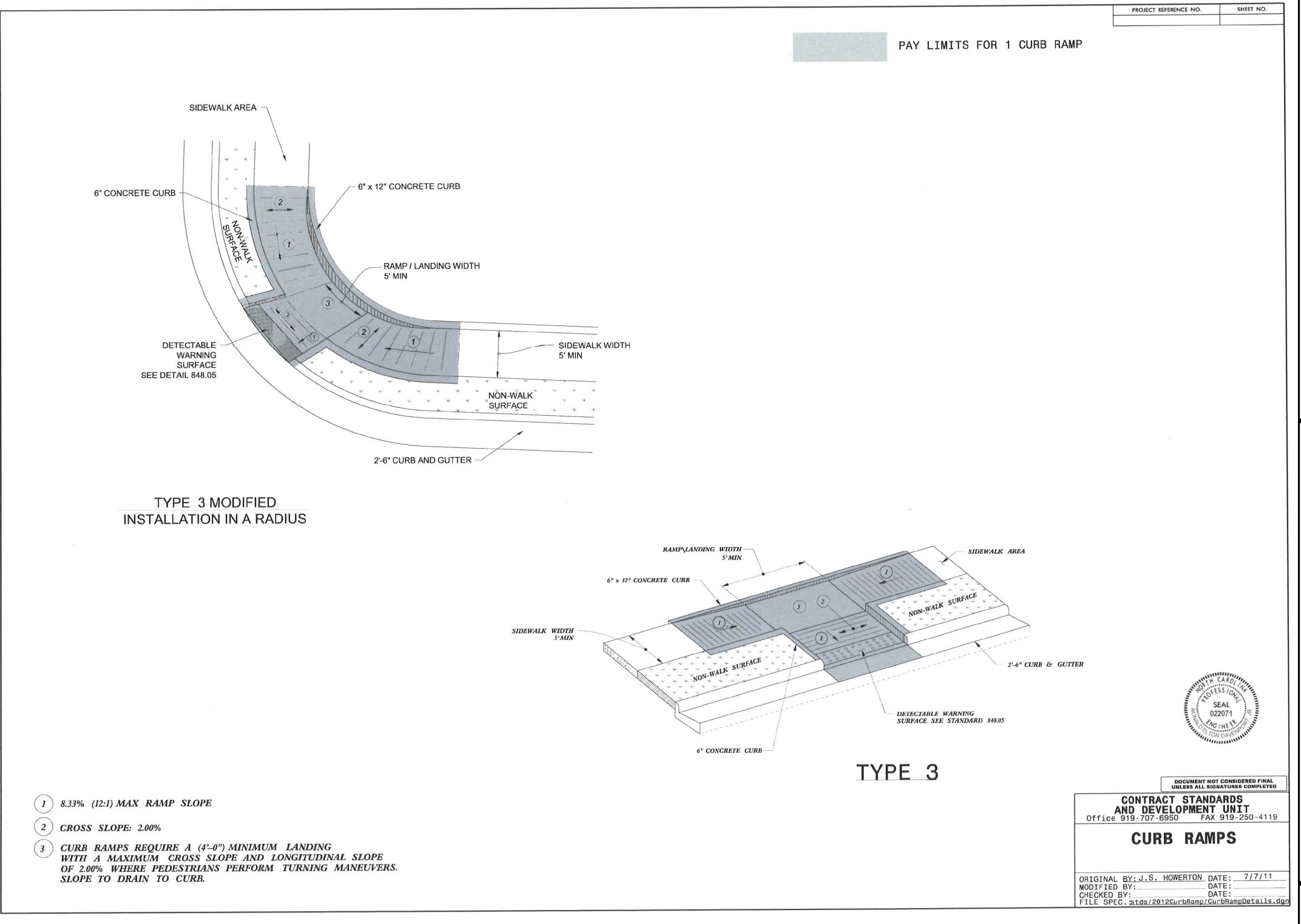
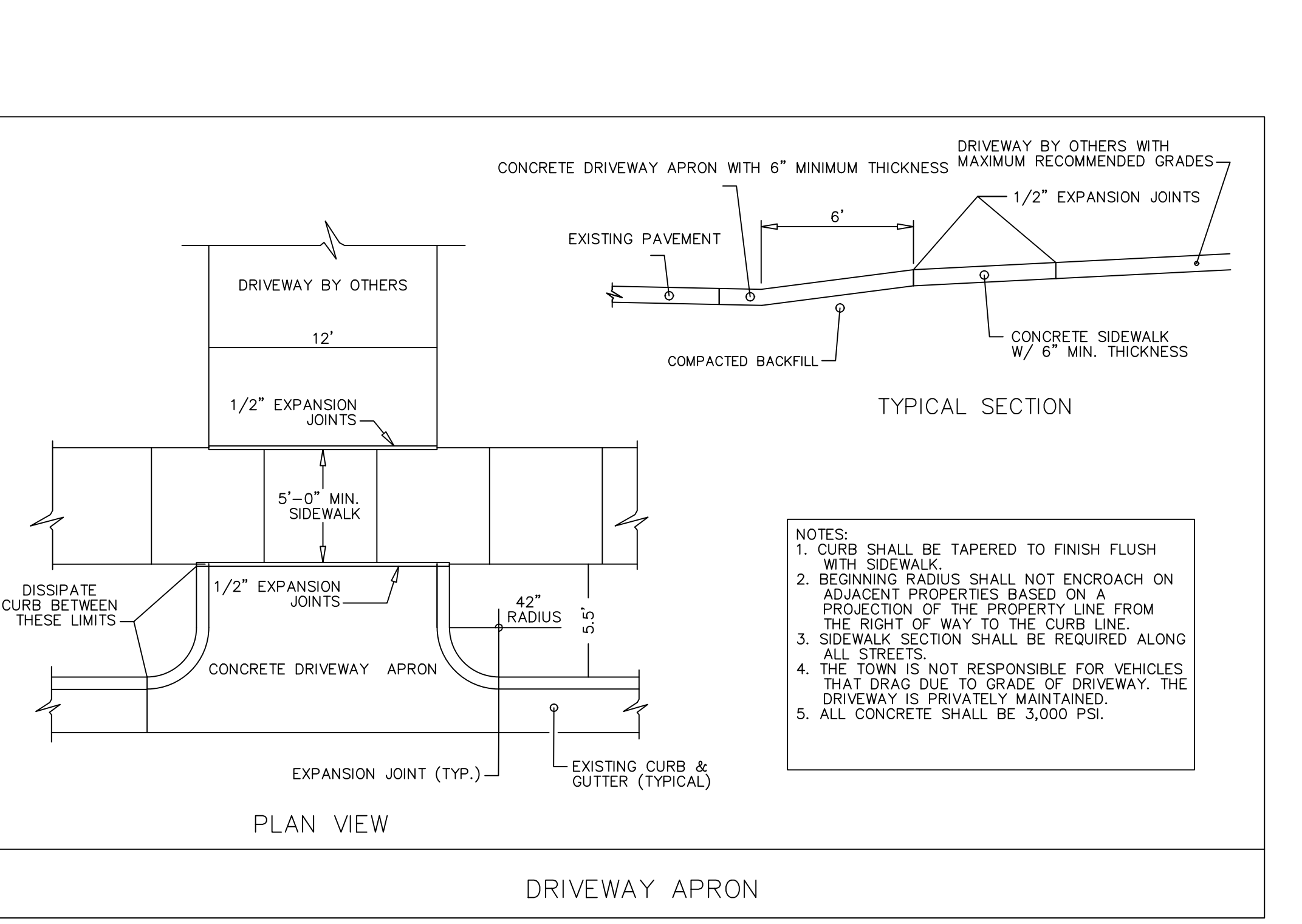
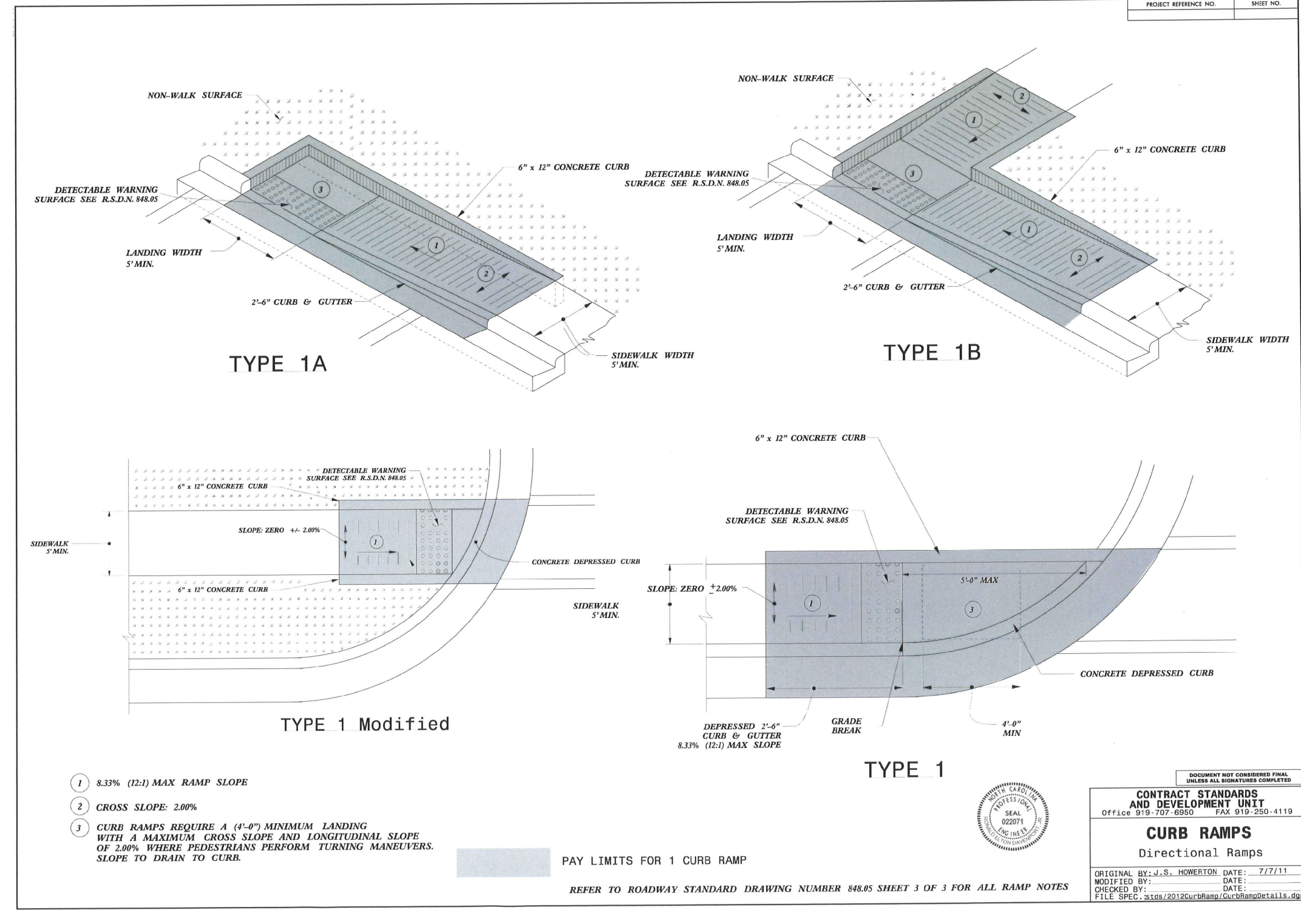
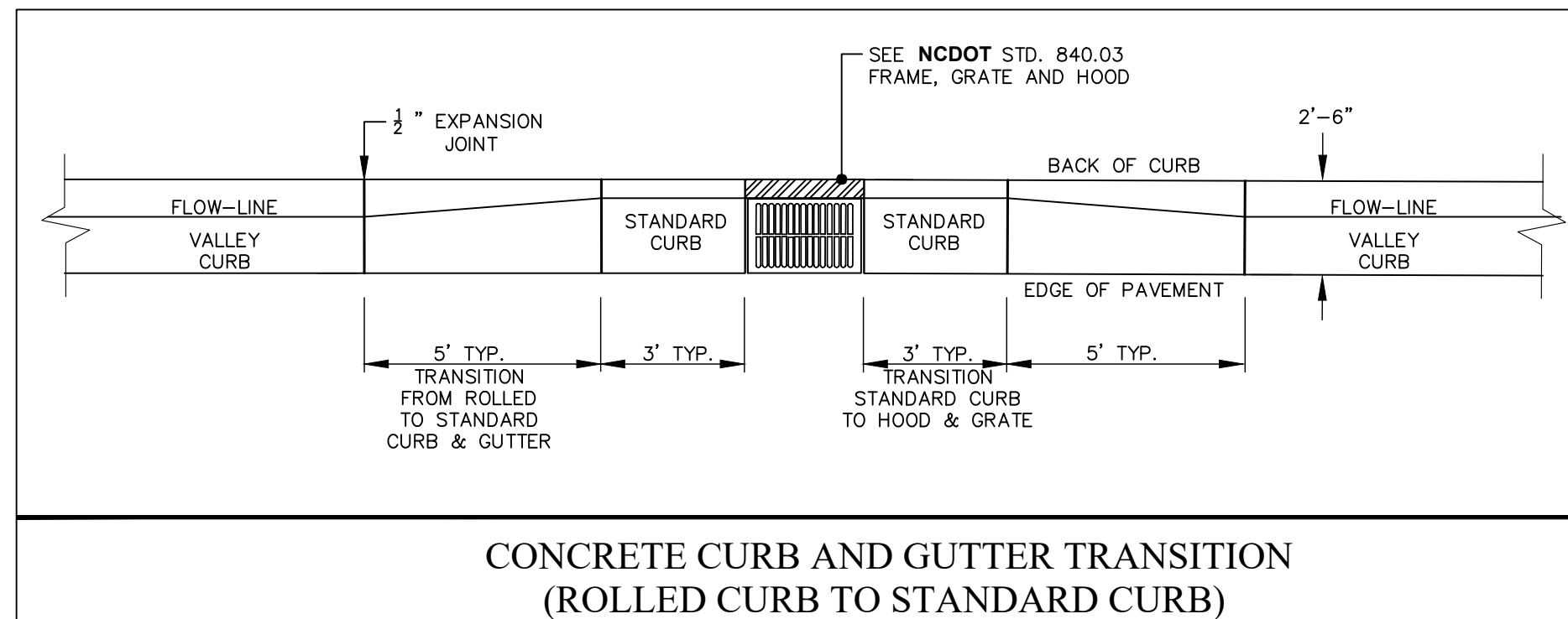
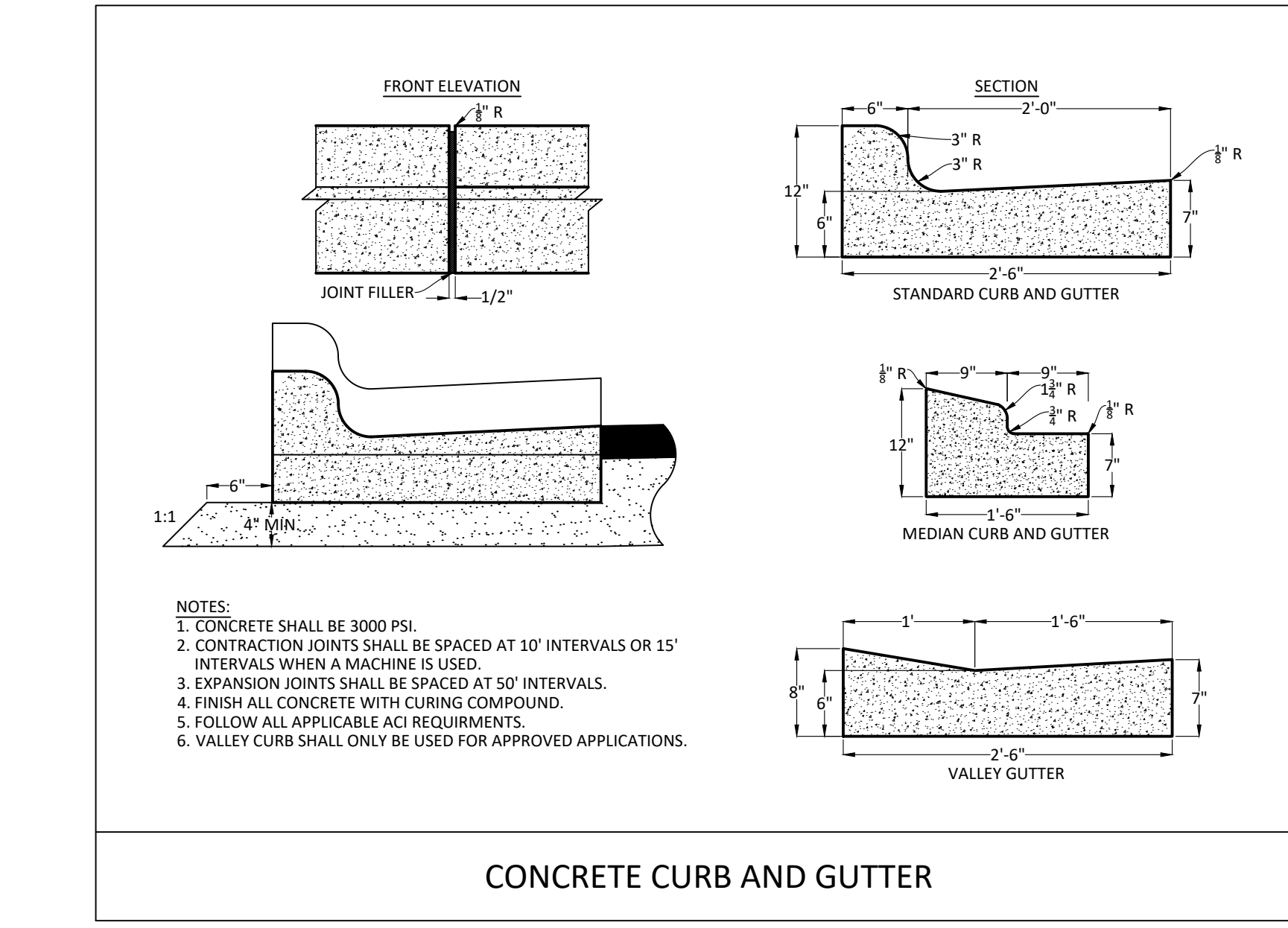
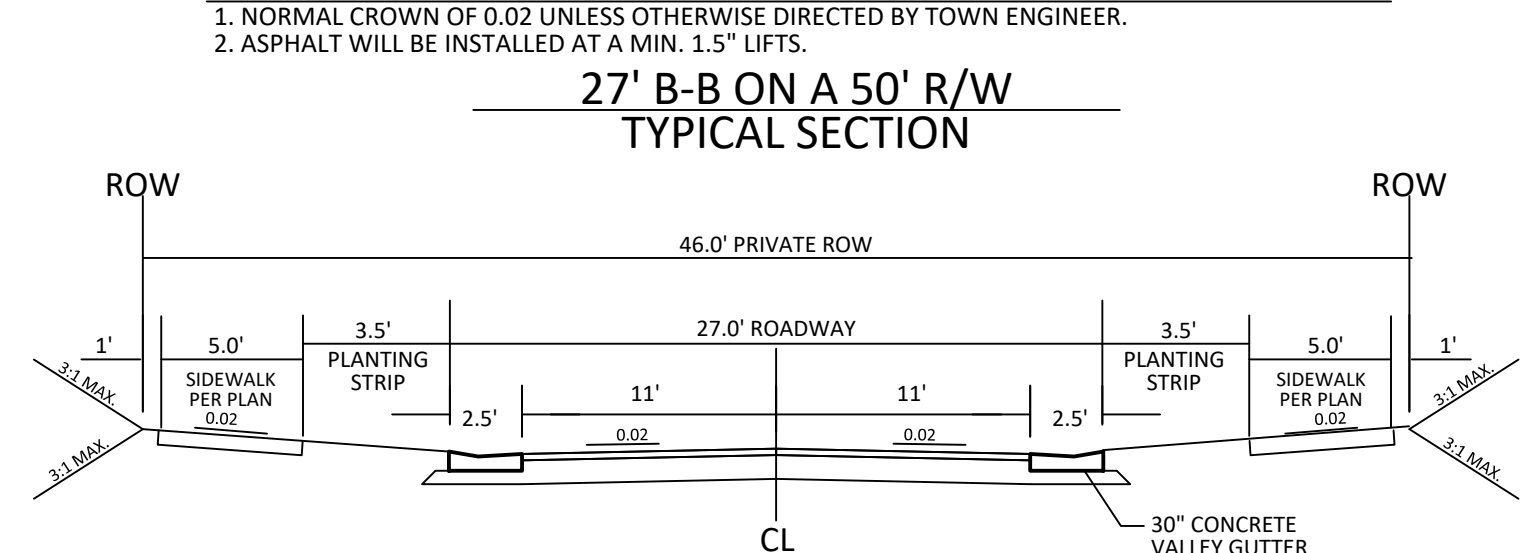
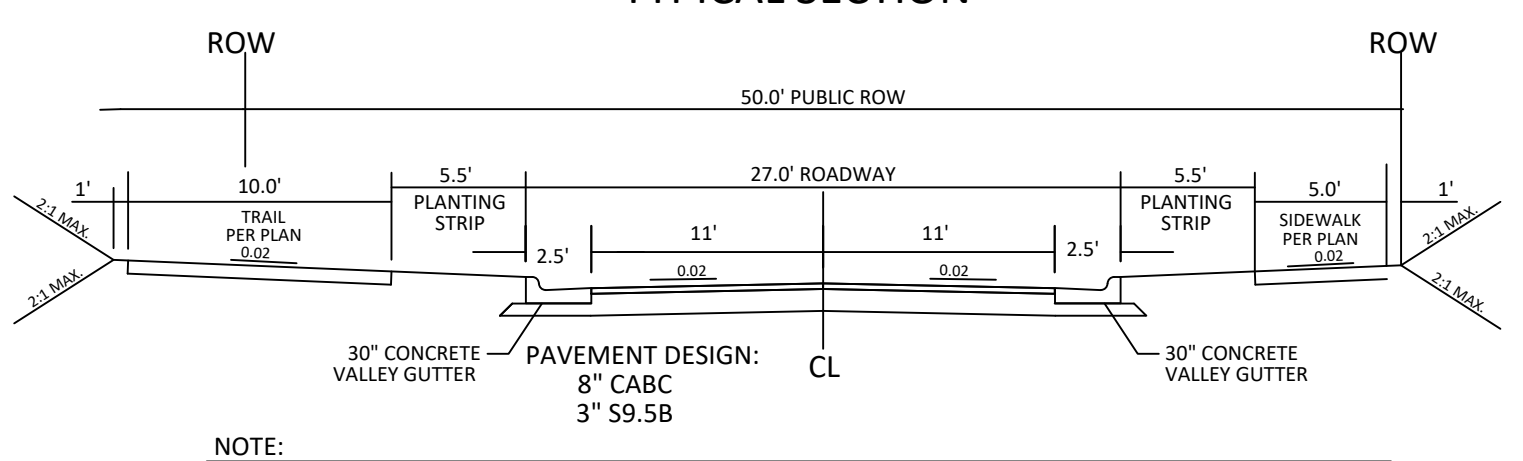
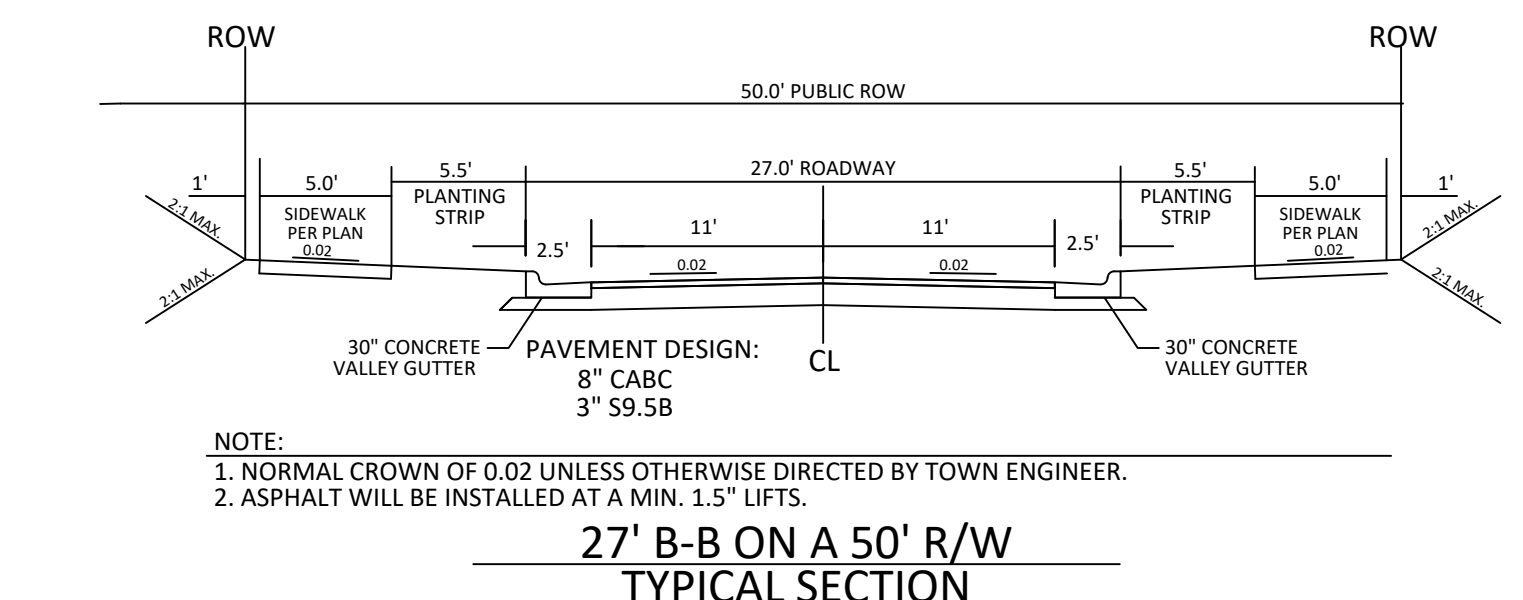
#5 - The location of the picnic shelter does not seem ideal. This may attract non-residents to use this space and it does not provide inner connectivity to the homes sides by the multi-use path; residents will have to drive out of the neighborhood and turn into this.

#4 - Open Space cannot be within ROW.

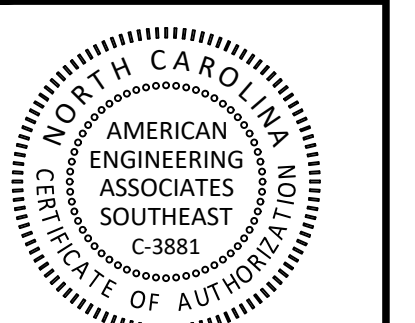
#7 - MA 21-06 Concept Plan and Rendering show connection to adjacent Parcel to the south. This cul-de-sac should be considered temporary with ROW extending south.

#6 - Is this lot being recombined? Is this part of this project? Property information should be included.

GEORGE COBURN DUKE



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



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Tucker Wilkins Tract
PROJECT DETAILS
Rolesville, Wake County
North Carolina 27587

JOB NUMBER: R210017
CHECKED BY: AE
DRAWN BY: AE
DATE: 12-1-2022
SHEET TITLE:

PROJECT DETAILS

SHEET NO.: **2.2**



#8 - What is planned for this stub? Future intersection?

#9 - Who is responsible for building the stub to the road?

#10 - Road improvements require sidewalk along entire frontage.

#11 - Please label existing and proposed property lines.

#10a - Road improvements are required for frontage on all property so it will be required here as well

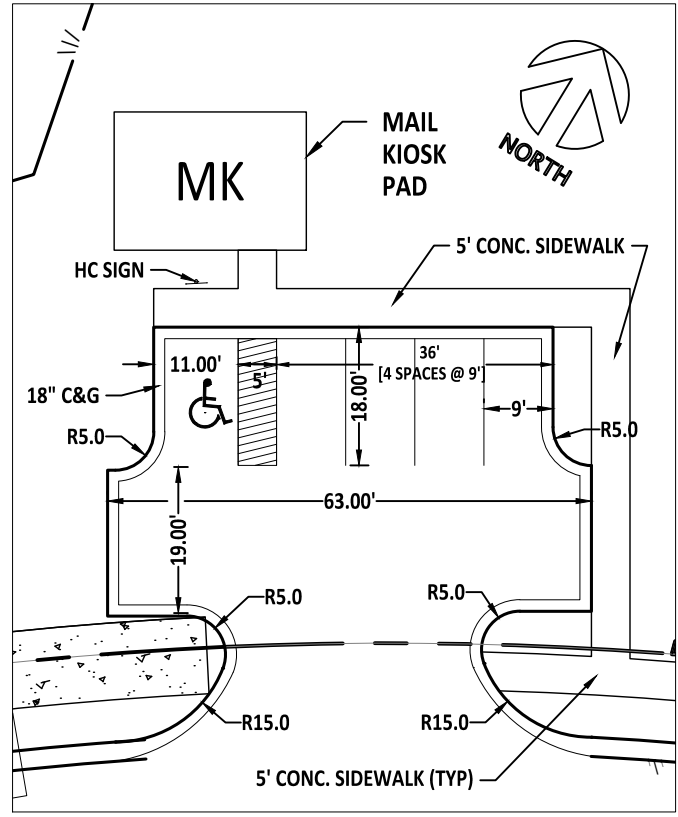
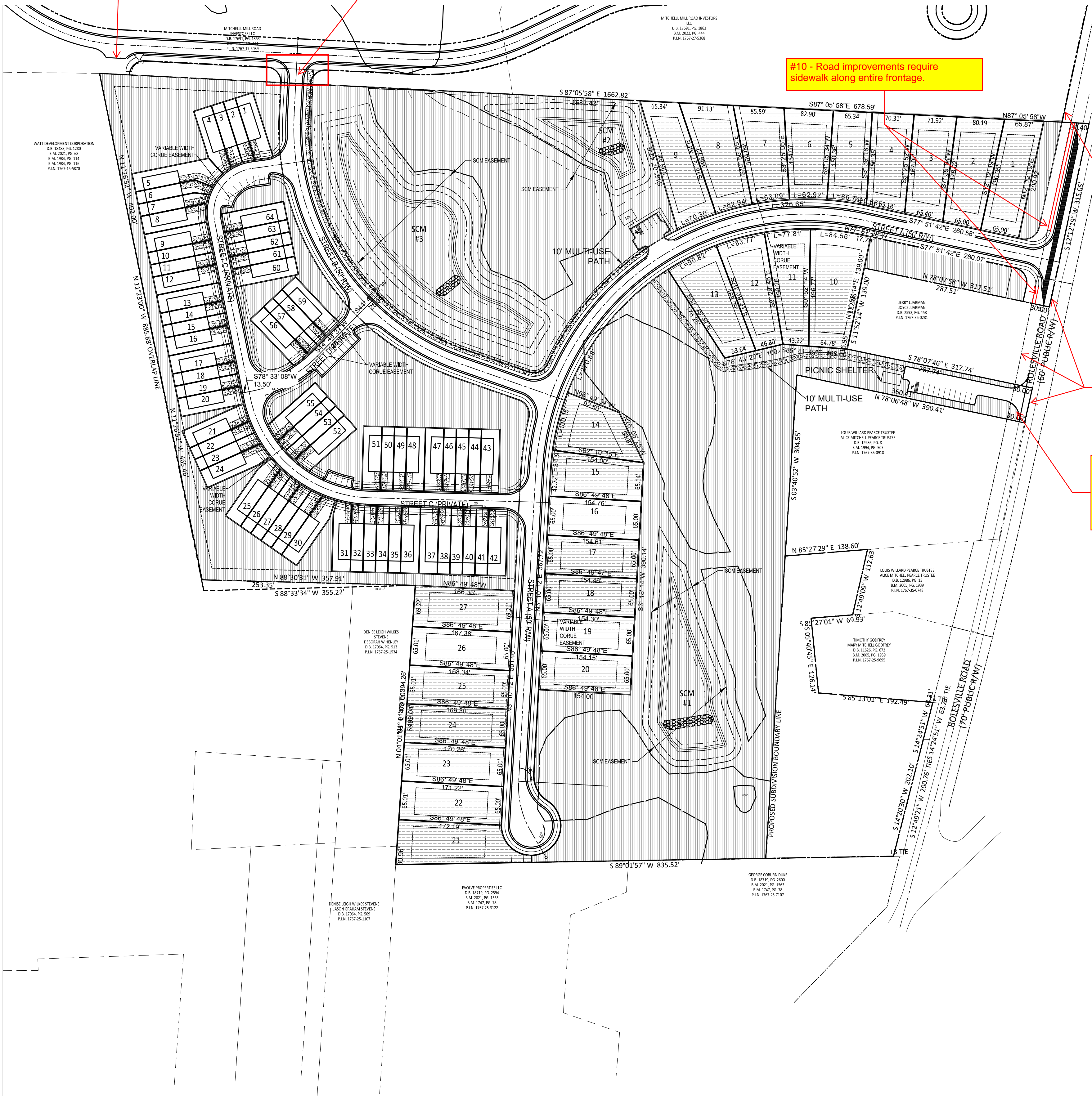
NOTE: HANDICAP RAMPS TO BE INSTALLED AT EVERY INTERSECTION

#12 - Please show Curb Ramps at all intersections - This can be addressed at CDs.

SITE CHART	
SINGLE FAMILY	27 TOTAL
TOWNHOMES	64 TOTAL
IMPERVIOUS PER LOT	3200 SF
TOWNHOME SIZE (EXTERIOR)	24' X 56'
TOWNHOME SIZE (INTERIOR)	20' X 61'-8"

SETBACK TABLE SINGLE FAMILY							
	50'	50' W ALLEY	50'-59'	60'-69'	70'-79'	80'-100'	101'+
FRONT	20'	15'	20'	25'	25'	25'	25'
REAR	20'	15'	20'	25'	25'	25'	30'
SIDE	**	**	**	*	*	10'	12'
CORNER SIDE	10'	10'	10'	10'	10'	15'	18'
MIN. LOT SIZE	6,000	6,000	6,000	6,600	8,400	10,400	14,000

* AGGREGATE 12' MIN. S'
** MIN. 3' AGGREGATE 10'

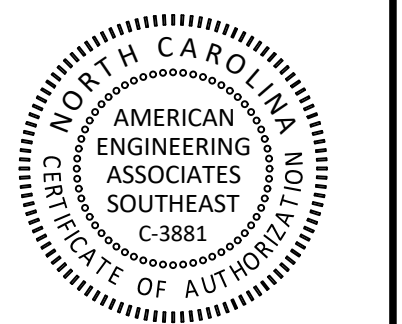
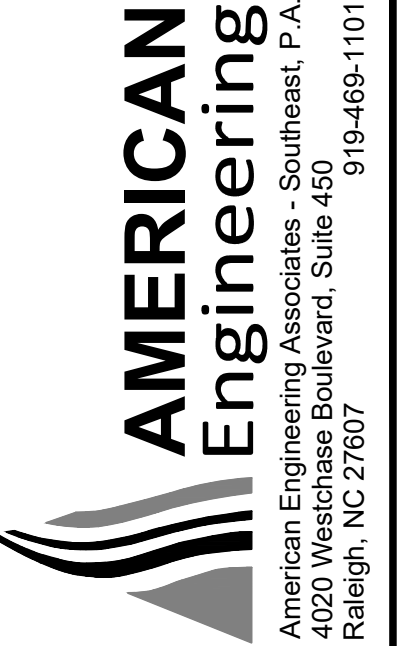
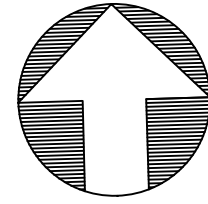
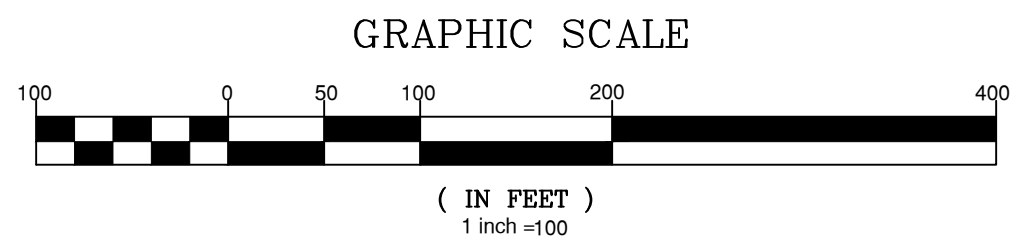


MAIL KIOSK EXHIBIT
SCALE: 1" = 25'

SITE LEGEND	
	PROPOSED LOT LINE
	100 YEAR FLOOD EASEMENT
	BUILDING RESTRICTION LINE
	PROPOSED LOT SETBACK
	PROPOSED ROW
	PROPOSED SIDEWALK
	PROPOSED BOC
	PROPOSED EOP
	PROPOSED CENTERLINE
	PROPOSED GRADING
	PROPOSED DRAINAGE EASEMENT
	PROPOSED UTILITY EASEMENT
	PROPOSED HANDICAP RAMPS
	PROPOSED SIGHT TRIANGLE
	POCKET PARK
	MAIL KIOSK LOCATION
	OPEN SPACE
	MULTI-USE TRAIL

EXISTING LEGEND	
	EXISTING ADJACENT PROPERTY
	EXISTING TREE LINE
	EXISTING TOPOGRAPHY
	EXISTING BOUNDARY
	EXISTING WETLANDS
	EXISTING WETLANDS AREA
	EXISTING 50' NEUSE RIPARIAN BUFFER
	EXISTING BUFFER ZONES
	EXISTING TOP OF BANK
	EXISTING OVERHEAD ELECTRIC
	EXISTING FENCE TO BE REMOVED
	EXISTING CENTERLINE
	EXISTING EOP TO BE REMOVED
	EXISTING ROW TO BE REMOVED
	EXISTING CHANNEL TO BE REMOVED
	EXISTING GRAVEL DRIVE TO BE REMOVED
	EXISTING STREAM CENTERLINE
	EXISTING GRAVEL PATHWAY
	EXISTING WATERLINE
	PHASE LINE

SEE SHEET 3.4 FOR SITE PLAN CURVE AND LINE TABLES



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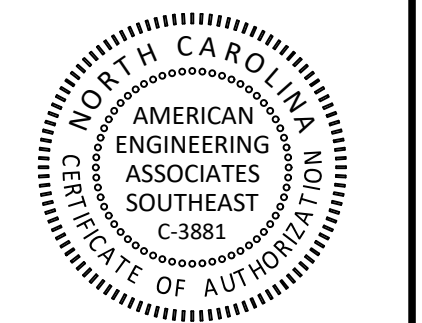
Tucker Wilkins Tract
SITE PLAN OVERALL
Rolesville, Wake County
North Carolina 27587

JOB NUMBER:	R210017
CHECKED BY:	
DRAWN BY:	AE
DATE:	12-1-2022

SHEET TITLE:
SITE PLAN OVERALL

SHEET NO.:
3.0





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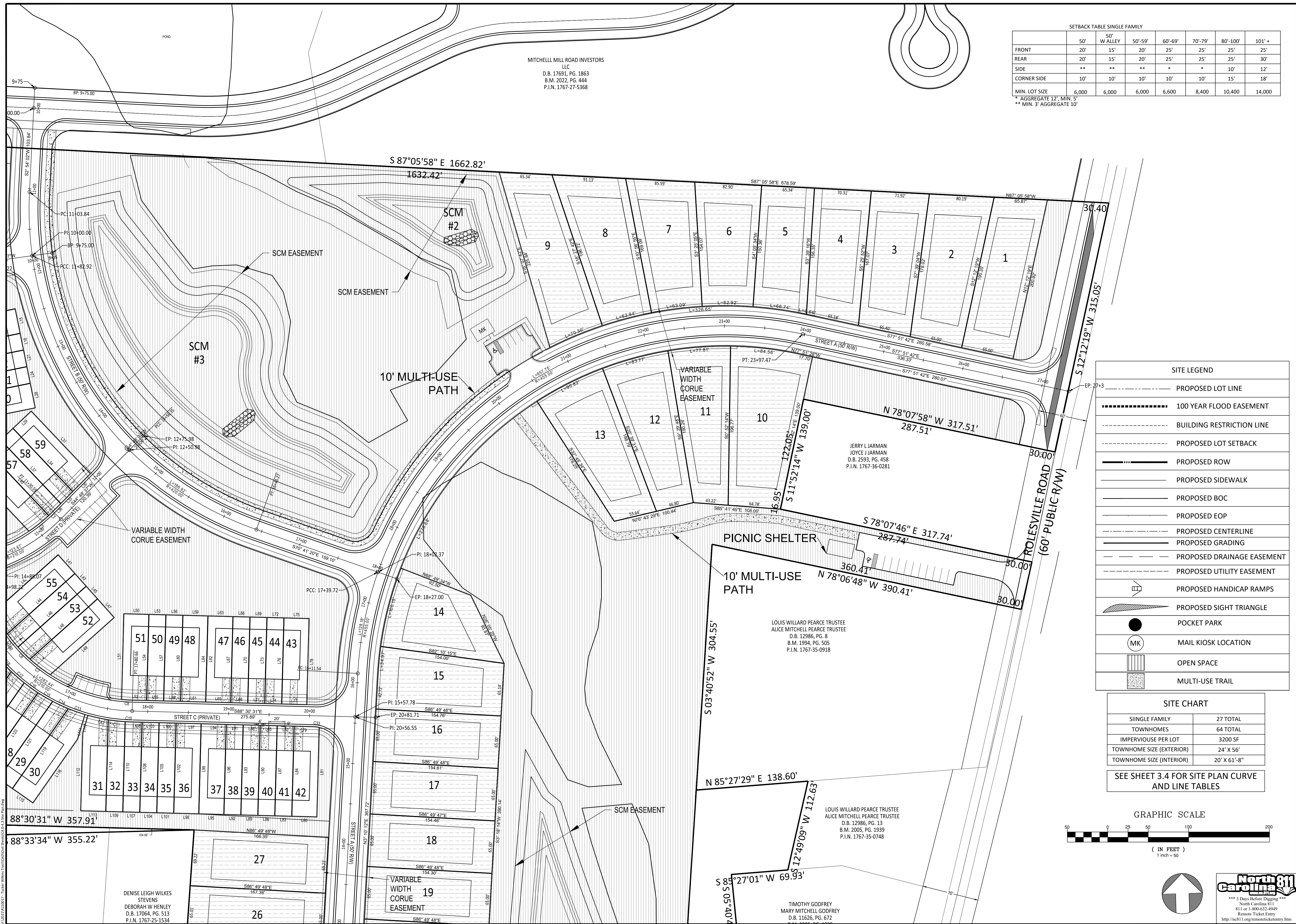
Tucker Wilkins
Tract
SITE PLAN 50 SCALE
Rolesville, Wake County
North Carolina 27587

JOB NUMBER: R210017
CHECKED BY:
DRAWN BY: AE
DATE: 12-1-2022
SHEET TITLE:
SITE PLAN 50 SCALE
SHEET NO.: **3.1**

SETBACK TABLE SINGLE FAMILY

	50'	50' W ALLEY	50'-59'	60'-69'	70'-79'	80'-100'	101' +
FRONT	20'	15'	20'	25'	25'	25'	25'
REAR	20'	15'	20'	25'	25'	25'	30'
SIDE	**	**	**	*	*	10'	12'
CORNER SIDE	10'	10'	10'	10'	10'	15'	18'
MIN. LOT SIZE	6,000	6,000	6,000	6,600	8,400	10,400	14,000

* AGGREGATE 12', MIN. 5'
** MIN. 3' AGGREGATE 10'



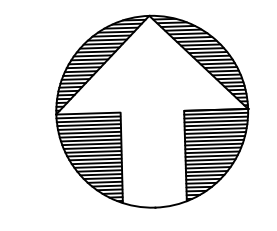
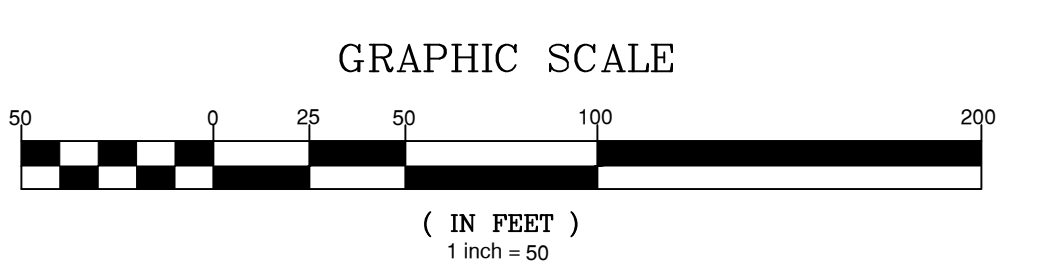
SITE LEGEND

	PROPOSED LOT LINE
	100 YEAR FLOOD EASEMENT
	BUILDING RESTRICTION LINE
	PROPOSED LOT SETBACK
	PROPOSED ROW
	PROPOSED SIDEWALK
	PROPOSED BOC
	PROPOSED EOP
	PROPOSED CENTERLINE
	PROPOSED GRADING
	PROPOSED DRAINAGE EASEMENT
	PROPOSED UTILITY EASEMENT
	PROPOSED HANDICAP RAMPS
	PROPOSED SIGHT TRIANGLE
	POCKET PARK
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	OPEN SPACE
	MULTI-USE TRAIL

SITE CHART

SINGLE FAMILY	27 TOTAL
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SEE SHEET 3.4 FOR SITE PLAN CURVE AND LINE TABLES



*** 3 Days Before Digging ***
North Carolina 811
811 or 1-800-632-4949
Remote Ticket Entry
http://nc811.org/remoteticketentry.htm

V:\2022\12\01\17 - Tucker Wilkins Tract\CAD\Site Plan\50 Scale\Site Plan.dwg



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

DENISE LEIGH WILKES STEVENS
JASON GRAHAM STEVENS
D.B. 17064, PG. 509
P.I.N. 1767-25-1107

EVOLVE PROPERTIES LLC
D.B. 18719, PG. 2594
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

SETBACK TABLE SINGLE FAMILY

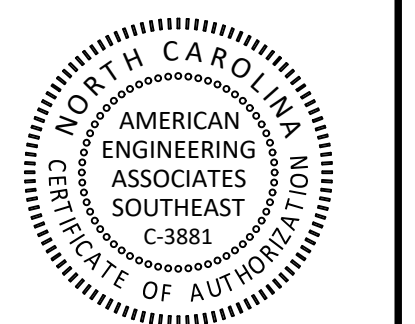
	50'	50' W ALLEY	50'-59'	60'-69'	70'-79'	80'-100'	101'+
FRONT	20'	15'	20'	25'	25'	25'	25'
REAR	20'	15'	20'	25'	25'	25'	30'
SIDE	**	**	**	*	*	10'	12'
CORNER SIDE	10'	10'	10'	10'	10'	15'	18'
MIN. LOT SIZE	6,000	6,000	6,000	6,000	8,400	10,400	14,000

* AGGREGATE 12', MIN. 5'
** MIN. 3' AGGREGATE 10'

SITE CHART

SINGLE FAMILY	27 TOTAL
TOWNHOMES	64 TOTAL
IMPERVIOUS PER LOT	3200 SF
TOWNHOME SIZE (EXTERIOR)	24' X 56'
TOWNHOME SIZE (INTERIOR)	20' X 61'-8"

SEE SHEET 3.4 FOR SITE PLAN CURVE AND LINE TABLES



PRELIMINARY FOR CONSTRUCTION

FOR INFORMATION ONLY

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.

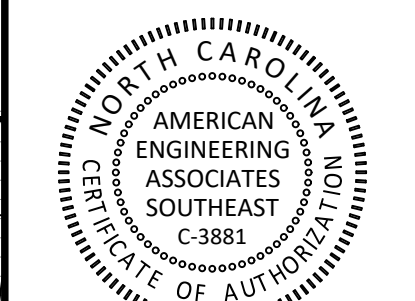
Tucker Wilkins Tract
SITE PLAN 50 SCALE
Rolesville, Wake County
North Carolina 27587

JOB NUMBER: R210017
CHECKED BY:
DRAWN BY: AE
DATE: 12-1-2022
SHEET TITLE:

SITE PLAN 50 SCALE

SHEET NO.: **3.2**





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Tucker Wilkins
Tract
SITE PLAN 50 SCALE
Rolesville, Wake County
North Carolina 27587

JOB NUMBER: R210017
CHECKED BY:
DRAWN BY: AE
DATE: 12-1-2022
SHEET TITLE:
SITE PLAN 50 SCALE
SHEET NO.: **3.3**

SETBACK TABLE SINGLE FAMILY

	50'	50' W ALLEY	50'-59'	60'-69'	70'-79'	80'-100'	101'+
FRONT	20'	15'	20'	25'	25'	25'	25'
REAR	20'	15'	20'	25'	25'	25'	30'
SIDE	**	**	**	*	*	10'	12'
CORNER SIDE	10'	10'	10'	10'	10'	15'	18'
MIN. LOT SIZE	6,000	6,000	6,000	6,000	8,400	10,400	14,000

* AGGREGATE 12', MIN. 5'
** MIN. 3' AGGREGATE 10'

MITCHELL MILL ROAD INVESTORS
LLC
D.B. 17691, PG. 1863
B.M. 2022, PG. 444
P.I.N. 1767-27-5368

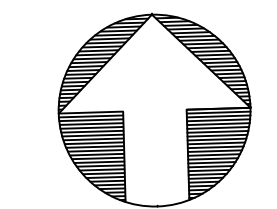
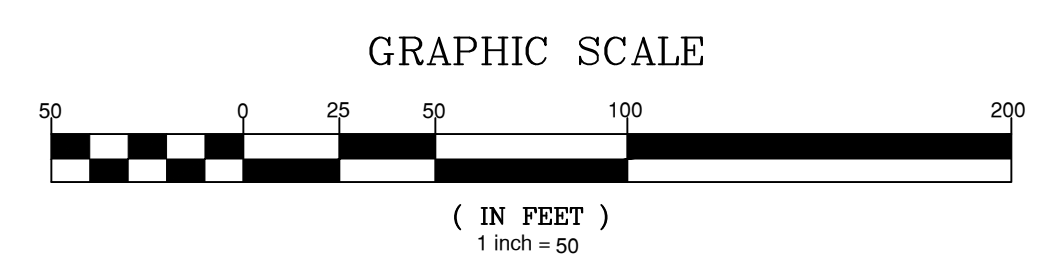
MITCHELL MILL ROAD
INVESTORS LLC
D.B. 17691, PG. 1863
B.M. 2022, PG. 444
P.I.N. 1767-17-5039

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. 1767-15-5870

SITE CHART

SINGLE FAMILY	27 TOTAL
TOWNHOMES	64 TOTAL
IMPERVIOUS PER LOT	3200 SF
TOWNHOME SIZE (EXTERIOR)	24' X 56'
TOWNHOME SIZE (INTERIOR)	20' X 61'-8"

SEE SHEET 3.4 FOR SITE PLAN CURVE
AND LINE TABLES



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

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



*** 3 Days Before Digging ***
North Carolina 811
811 or 1-800-632-4949
Remote Ticket Entry
http://nc811.org/remoteticketentry.html

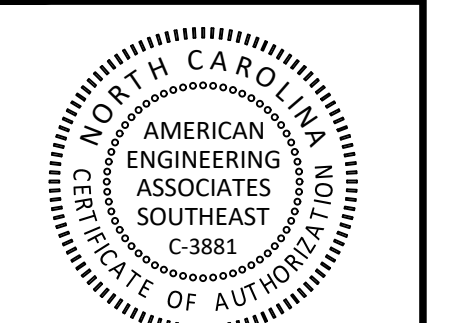
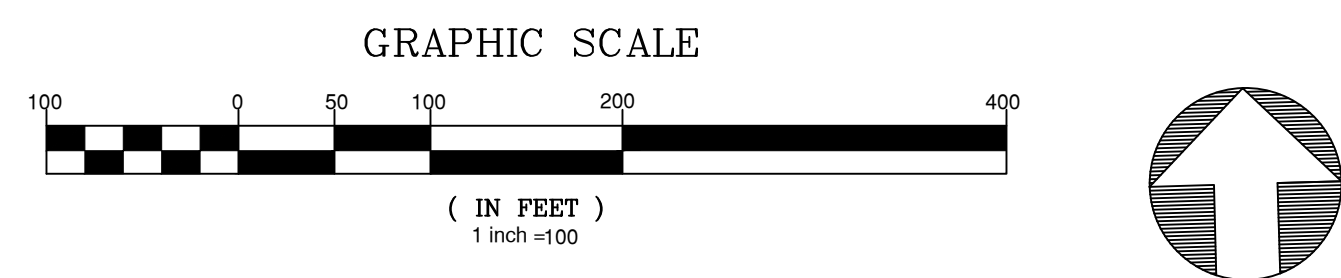


#13 - Label Proposed and Existing Contours.

UTILITIES LEGEND	
	EXISTING BOUNDARY
	EXISTING 50' NEUSE RIPARIAN BUFFER
	EXISTING BUFFER ZONES
	PROPOSED LOT LINE
	PROPOSED ROW
	PROPOSED SIDEWALK
	PROPOSED BOC
	PROPOSED EOP
	PROPOSED CENTERLINE
	PROPOSED EASEMENT
	PHASELINE
	RIP RAP
	BASIN WEIR
	JUNCTION BOX
	PROPOSED CATCH BASIN
	PROPOSED YARD INLET
	PROPOSED DROP INLET
	PROPOSED FLARED END SECTION
	PROPOSED WATER METER
	PROPOSED SEWER SERVICE
	PROPOSED MANHOLE
	PROPOSED FIRE HYDRANT
	PROPOSED WATER VALVE
	PROPOSED WATER REDUCER
	PROPOSED SEWER LINE
	PROPOSED WATER LINE
	PROPOSED STORM WATER

SITE LEGEND	
	PROPOSED LOT LINE
	100 YEAR FLOOD EASEMENT
	BUILDING RESTRICTION LINE
	PROPOSED LOT SETBACK
	PROPOSED ROW
	PROPOSED SIDEWALK
	PROPOSED BOC
	PROPOSED EOP
	PROPOSED CENTERLINE
	PROPOSED GRADING
	PROPOSED DRAINAGE EASEMENT
	PROPOSED UTILITY EASEMENT
	PROPOSED HANDICAP RAMPS
	PROPOSED SIGHT TRIANGLE
	POCKET PARK
	MAIL KIOSK LOCATION
	OPEN SPACE
	MULTI-USE TRAIL

EXISTING LEGEND	
	EXISTING ADJACENT PROPERTY
	EXISTING TREE LINE
	EXISTING TOPOGRAPHY
	EXISTING BOUNDARY
	EXISTING WETLANDS
	EXISTING WETLANDS AREA
	EXISTING 50' NEUSE RIPARIAN BUFFER
	EXISTING BUFFER ZONES
	EXISTING TOP OF BANK
	EXISTING OVERHEAD ELECTRIC
	EXISTING FENCE TO BE REMOVED
	EXISTING CENTERLINE
	EXISTING EOP TO BE REMOVED
	EXISTING ROW TO BE REMOVED
	EXISTING CHANNEL TO BE REMOVED
	EXISTING GRAVEL DRIVE TO BE REMOVED
	EXISTING STREAM CENTERLINE
	EXISTING GRAVEL PATHWAY
	EXISTING WATERLINE
	PHASELINE



PRELIMINARY FOR CONSTRUCTION

FOR INFORMATION, ONLY

NO.	DATE	REVISION:

STIPULATION FOR REUSE
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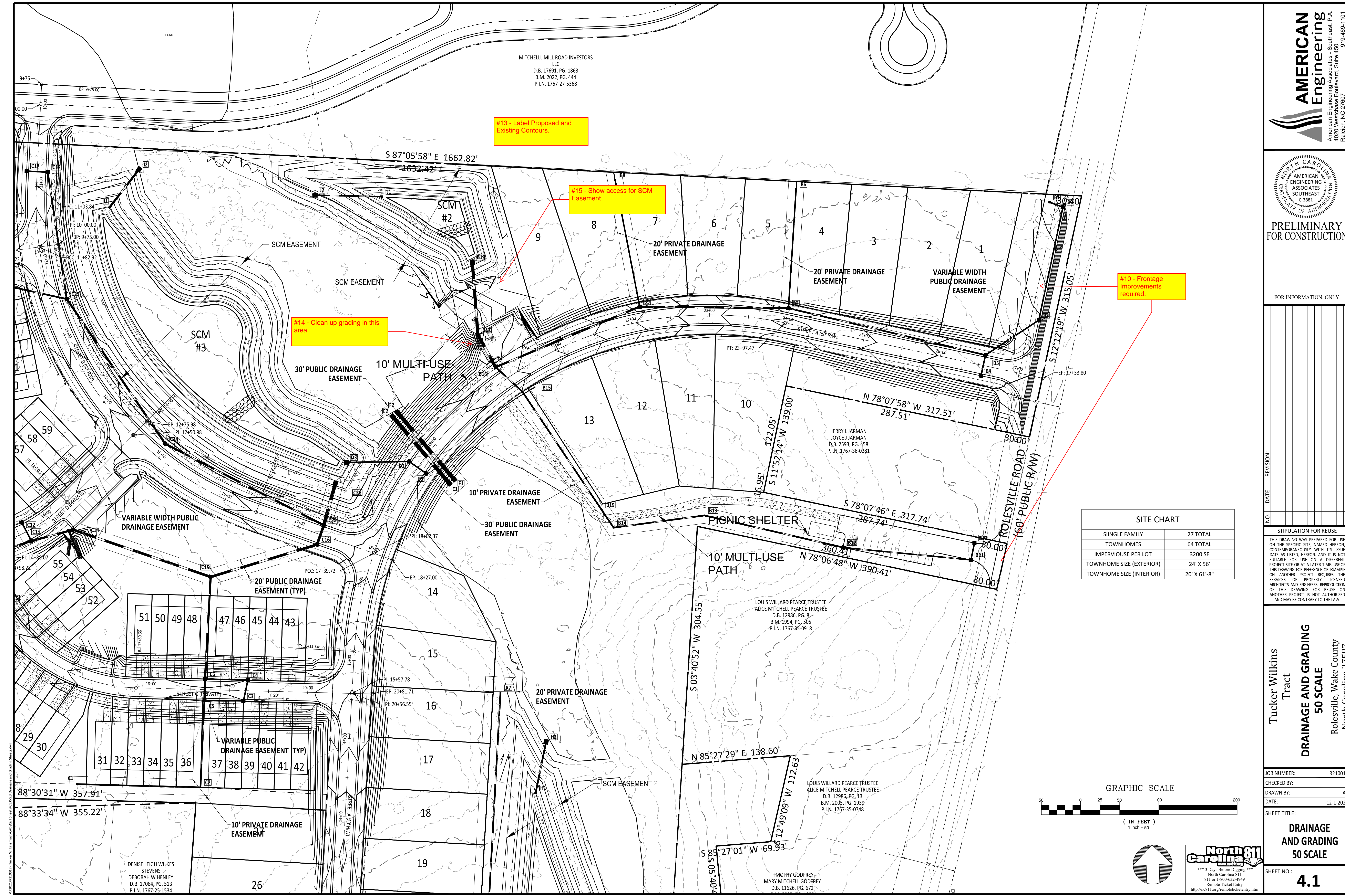
Tucker Wilkins Tract
DRAINAGE AND GRADING OVERALL
 Rolesville, Wake County
 North Carolina 27587

JOB NUMBER:	R210017
CHECKED BY:	AE
DRAWN BY:	AE
DATE:	12-1-2022

DRAINAGE AND GRADING OVERALL

SHEET NO.: **4.0**





#13 - Label Proposed and Existing Contours.

#15 - Show access for SCM Easement

#14 - Clean up grading in this area.

#10 - Frontage Improvements required.

MITCHELL MILL ROAD INVESTORS LLC
D.B. 17691, PG. 1863
B.M. 2022, PG. 444
P.I.N. 1767-27-5368

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

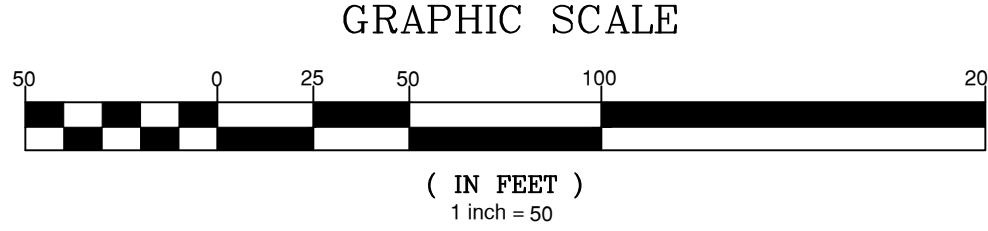
LOUIS WILLARD PEARCE TRUSTEE
ALICE MITCHELL PEARCE TRUSTEE
D.B. 12986, PG. 8
B.M. 1994, PG. 505
P.I.N. 1767-35-0918

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
P.I.N. 1767-35-0000

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

SITE CHART	
SINGLE FAMILY	27 TOTAL
TOWNHOMES	64 TOTAL
IMPERVIOUS PER LOT	3200 SF
TOWNHOME SIZE (EXTERIOR)	24' X 56'
TOWNHOME SIZE (INTERIOR)	20' X 61'-8"



PRELIMINARY FOR CONSTRUCTION

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Tucker Wilkins Tract
**DRAINAGE AND GRADING
50 SCALE**
Rolesville, Wake County
North Carolina 27587

JOB NUMBER: R210017

CHECKED BY: AE

DRAWN BY: AE

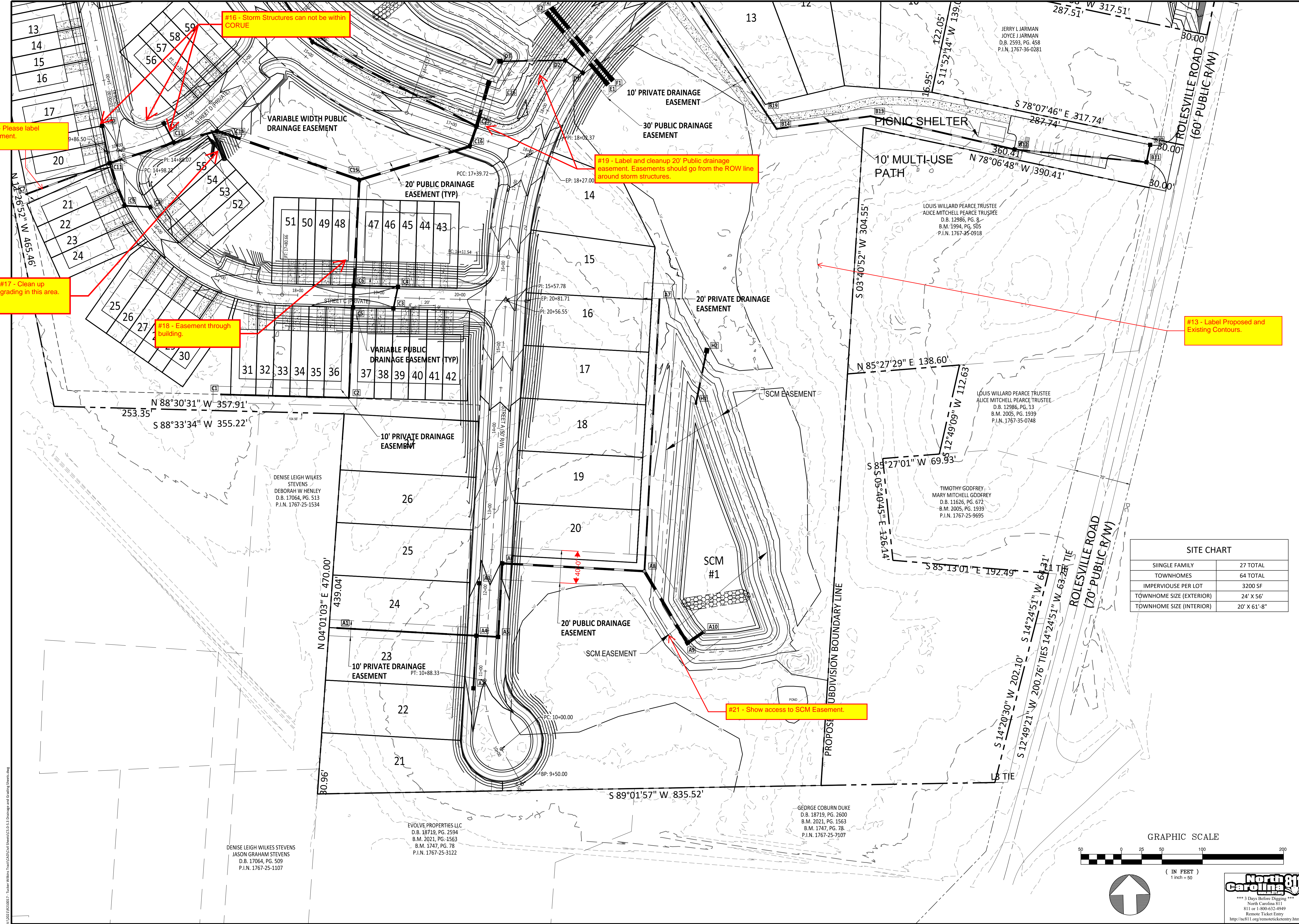
DATE: 12-1-2022

SHEET TITLE: DRAINAGE AND GRADING 50 SCALE

4.1

SHEET NO.: 4.1





#20 - Please label easement.

#16 - Storm Structures can not be within CORUE

#17 - Clean up grading in this area.

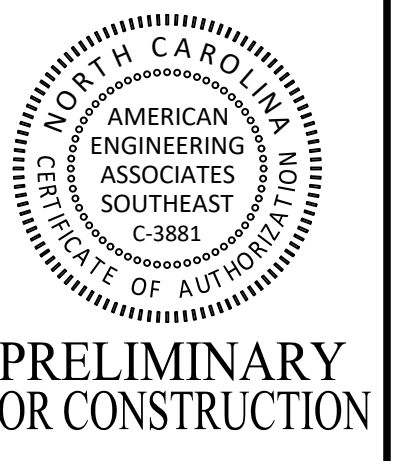
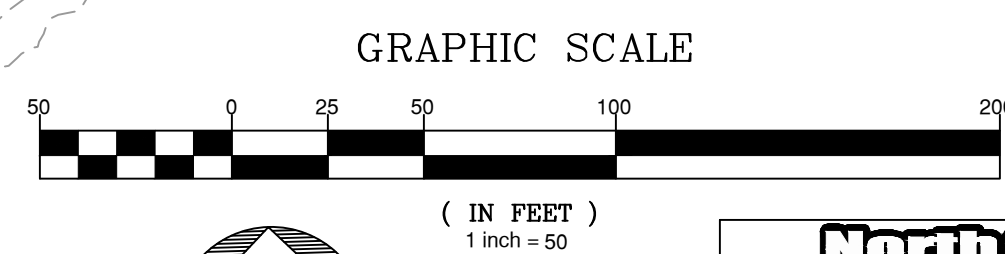
#18 - Easement through building.

#19 - Label and cleanup 20' Public drainage easement. Easements should go from the ROW line around storm structures.

#13 - Label Proposed and Existing Contours.

#21 - Show access to SCM Easement.

SITE CHART	
SINGLE FAMILY	27 TOTAL
TOWNHOMES	64 TOTAL
IMPERVIOUS PER LOT	3200 SF
TOWNHOME SIZE (EXTERIOR)	24' X 56'
TOWNHOME SIZE (INTERIOR)	20' X 61'-8"



PRELIMINARY FOR CONSTRUCTION

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Tucker Wilkins Tract
DRAINAGE AND GRADING
50 SCALE
 Rolesville, Wake County
 North Carolina 27587

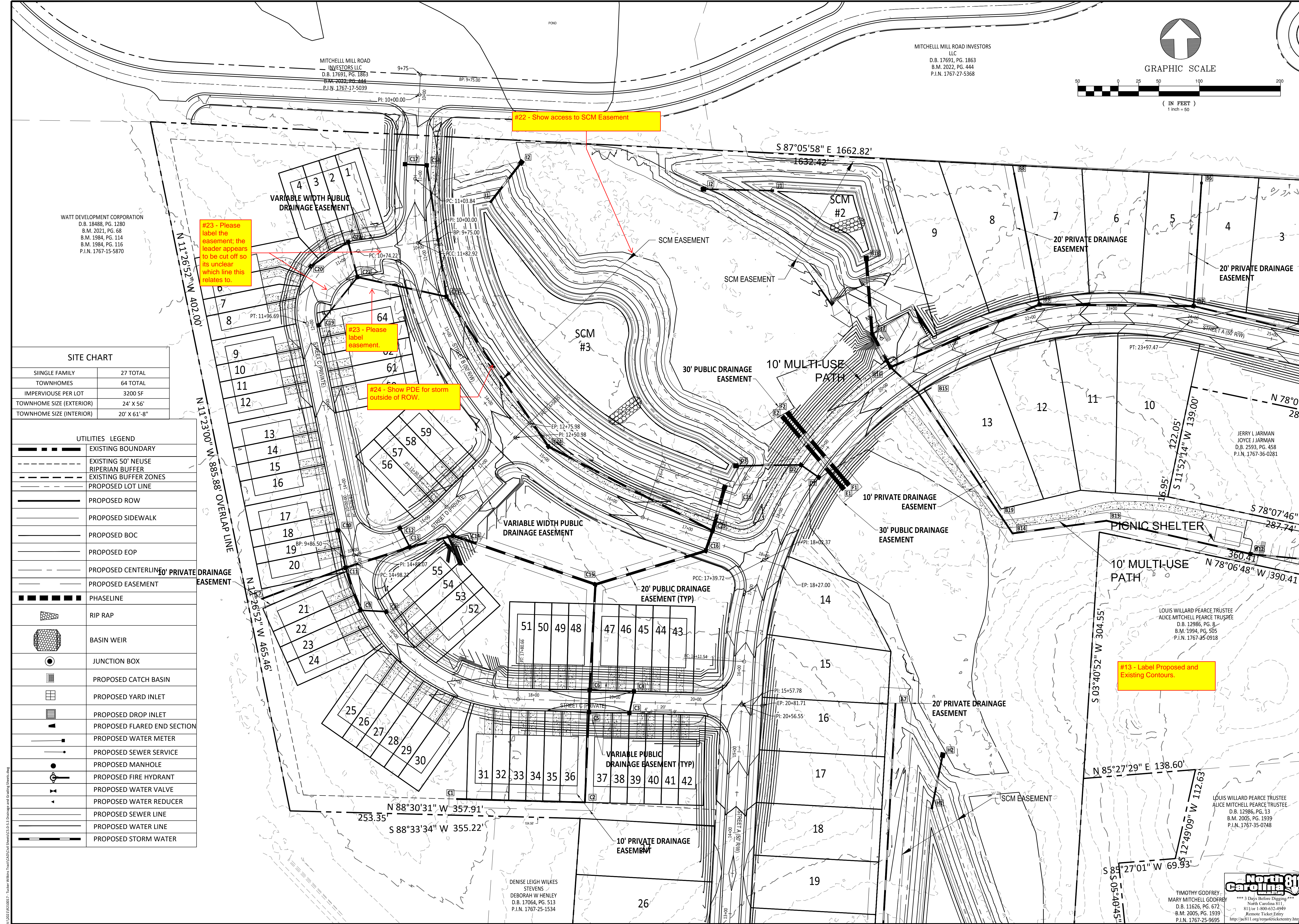
JOB NUMBER: R210017
 CHECKED BY:
 DRAWN BY: AE
 DATE: 12-1-2022

SHEET TITLE:
DRAINAGE AND GRADING
50 SCALE

SHEET NO.:
4.2

V:\2022\1210017 - Tucker Wilkins Tract\CAD\Civil\Sheet\CS.5 Drainage and Grading Sheets.dwg

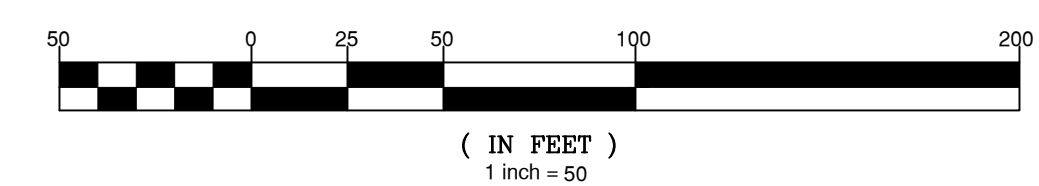
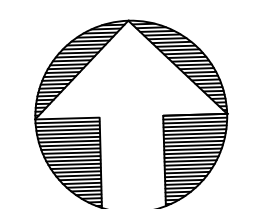




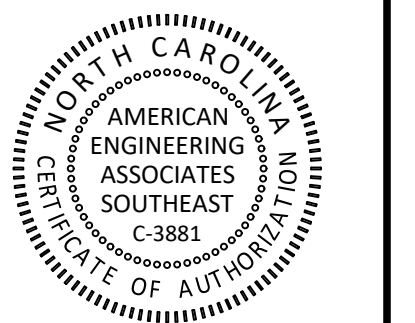
WATT DEVELOPMENT CORPORATION
 D.B. 18488, PG. 1280
 B.M. 2021, PG. 68
 B.M. 1984, PG. 114
 B.M. 1984, PG. 116
 P.I.N. 1767-15-5870

SITE CHART	
SINGLE FAMILY	27 TOTAL
TOWNHOMES	64 TOTAL
IMPERVIOUS PER LOT	3200 SF
TOWNHOME SIZE (EXTERIOR)	24' X 56'
TOWNHOME SIZE (INTERIOR)	20' X 61'-8"

UTILITIES LEGEND	
	EXISTING BOUNDARY
	EXISTING 50' NEUSE RIPARIAN BUFFER
	EXISTING BUFFER ZONES
	PROPOSED LOT LINE
	PROPOSED ROW
	PROPOSED SIDEWALK
	PROPOSED BOC
	PROPOSED EOP
	PROPOSED CENTERLINE
	PROPOSED EASEMENT
	PHASELINE
	RIP RAP
	BASIN WEIR
	JUNCTION BOX
	PROPOSED CATCH BASIN
	PROPOSED YARD INLET
	PROPOSED DROP INLET
	PROPOSED FLARED END SECTION
	PROPOSED WATER METER
	PROPOSED SEWER SERVICE
	PROPOSED MANHOLE
	PROPOSED FIRE HYDRANT
	PROPOSED WATER VALVE
	PROPOSED WATER REDUCER
	PROPOSED SEWER LINE
	PROPOSED WATER LINE
	PROPOSED STORM WATER



MITCHELL MILL ROAD INVESTORS LLC
 D.B. 17691, PG. 1863
 B.M. 2022, PG. 444
 P.I.N. 1767-27-5368



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Tucker Wilkins Tract
DRAINAGE AND GRADING
50 SCALE
 Rolesville, Wake County
 North Carolina 27587

JOB NUMBER: R210017
 CHECKED BY: [Signature]
 DRAWN BY: AE
 DATE: 12-1-2022

SHEET TITLE:
DRAINAGE AND GRADING
50 SCALE

SHEET NO.:
4.3

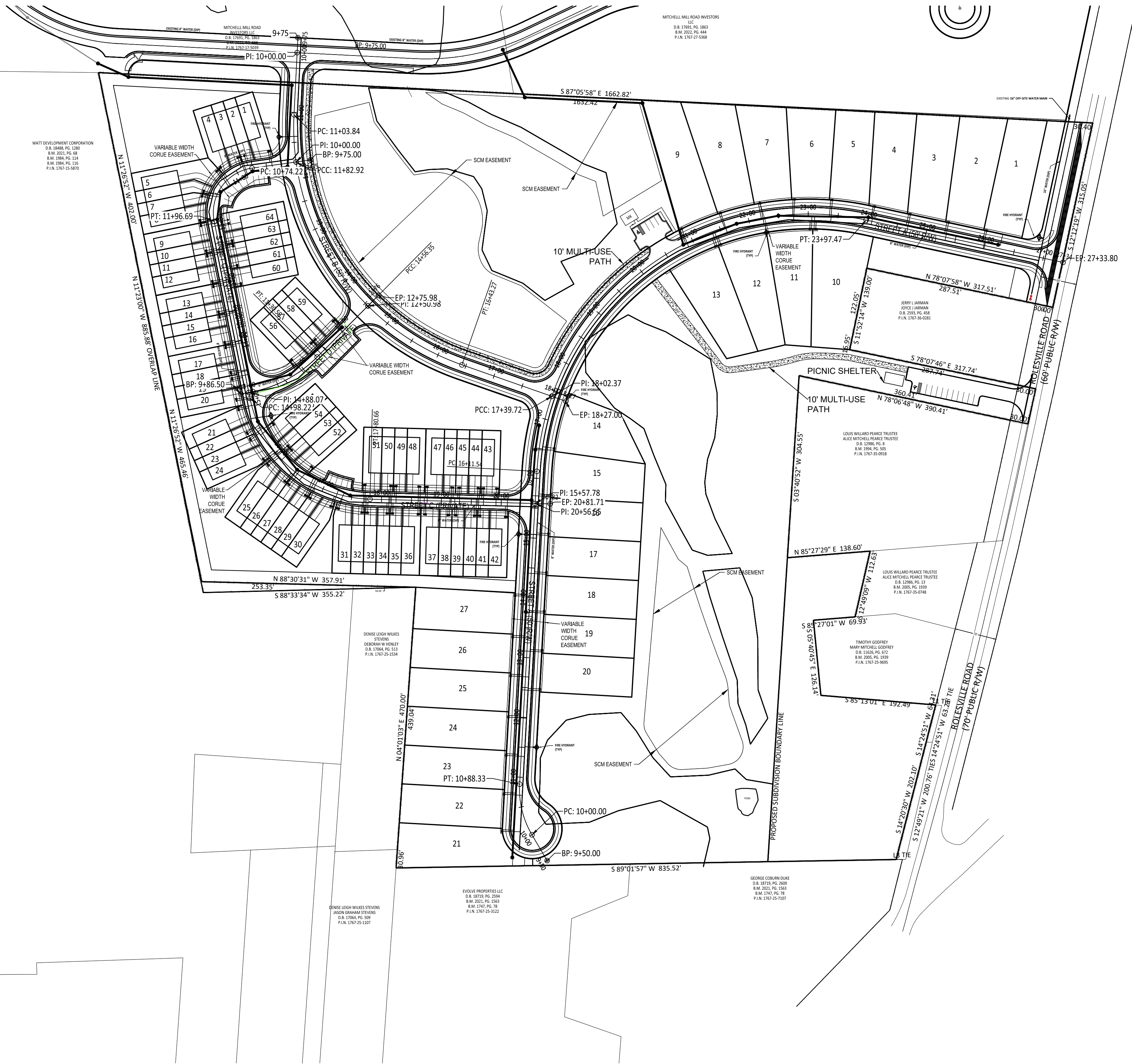


LOUIS WILLARD PEARCE TRUSTEE
 ALICE MITCHELL PEARCE TRUSTEE
 D.B. 12986, PG. 8
 B.M. 1994, PG. 505
 P.I.N. 1767-35-0918

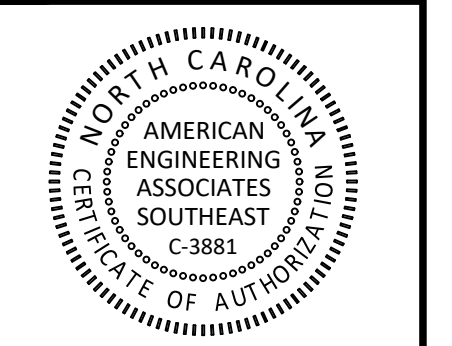
TIMOTHY GODFREY
 MARY MITCHELL GODFREY
 D.B. 11626, PG. 672
 B.M. 2005, PG. 1939
 P.I.N. 1767-25-9695

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

V:\2022\12\21\2022-12-21\Tucker Wilkins Tract\CD\CD\Sheet\CS-5.3 Drainage and Grading Sheets.dwg



SITE CHART	
SINGLE FAMILY	27 TOTAL
TOWNHOMES	64 TOTAL
IMPERVIOUS PER LOT	3200 SF
TOWNHOME SIZE (EXTERIOR)	24' X 56'
TOWNHOME SIZE (INTERIOR)	20' X 61'-8"



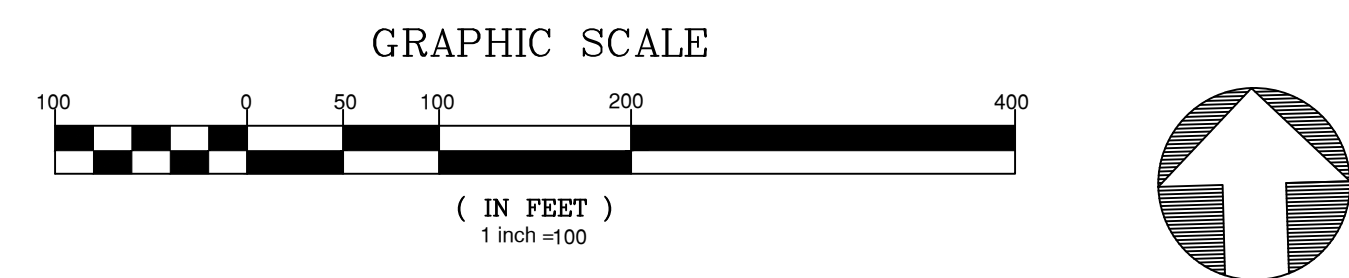
PRELIMINARY FOR CONSTRUCTION

FOR INFORMATION, ONLY

UTILITIES LEGEND	
	EXISTING BOUNDARY
	EXISTING 50' NEUSE RIPERIAN BUFFER
	EXISTING BUFFER ZONES
	PROPOSED LOT LINE
	PROPOSED ROW
	PROPOSED SIDEWALK
	PROPOSED BOC
	PROPOSED EOP
	PROPOSED CENTERLINE
	PROPOSED EASEMENT
	PHASELINE
	RIP RAP
	BASIN WEIR
	JUNCTION BOX
	PROPOSED CATCH BASIN
	PROPOSED YARD INLET
	PROPOSED DROP INLET
	PROPOSED FLARED END SECTION
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	PROPOSED SEWER SERVICE
	PROPOSED MANHOLE
	PROPOSED FIRE HYDRANT
	PROPOSED WATER VALVE
	PROPOSED WATER REDUCER
	PROPOSED SEWER LINE
	PROPOSED WATER LINE
	PROPOSED STORM WATER

SITE LEGEND	
	PROPOSED LOT LINE
	100 YEAR FLOOD EASEMENT
	BUILDING RESTRICTION LINE
	PROPOSED LOT SETBACK
	PROPOSED ROW
	PROPOSED SIDEWALK
	PROPOSED BOC
	PROPOSED EOP
	PROPOSED CENTERLINE
	PROPOSED GRADING
	PROPOSED DRAINAGE EASEMENT
	PROPOSED UTILITY EASEMENT
	PROPOSED HANDICAP RAMPS
	POCKET PARK
	MAIL KIOSK LOCATION
	OPEN SPACE
	PROPOSED SWALE (AT TIME OF LOT GRADING)
	PROPOSED PHASELINE

EXISTING LEGEND	
	EXISTING ADJACENT PROPERTY
	EXISTING TREE LINE
	EXISTING TOPOGRAPHY
	EXISTING BOUNDARY
	EXISTING WETLANDS
	EXISTING WETLANDS AREA
	EXISTING 50' NEUSE RIPERIAN BUFFER
	EXISTING BUFFER ZONES
	EXISTING TOP OF BANK
	EXISTING OVERHEAD ELECTRIC
	EXISTING FENCE TO BE REMOVED
	EXISTING CENTERLINE
	EXISTING EOP TO BE REMOVED
	EXISTING ROW TO BE REMOVED
	EXISTING CHANNEL TO BE REMOVED
	EXISTING GRAVEL DRIVE TO BE REMOVED
	EXISTING STREAM CENTERLINE
	EXISTING GRAVEL PATHWAY
	EXISTING WATERLINE
	PHASE LINE



STIPULATION FOR REUSE
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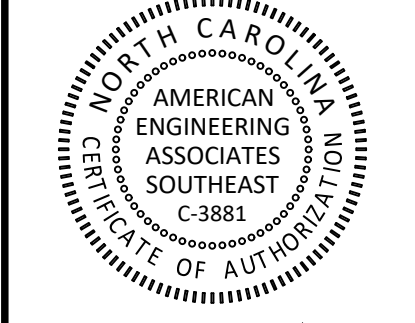
Tucker Wilkins Tract
UTILITY SHEETS OVERALL
Rolesville, Wake County North Carolina 27587

JOB NUMBER: R210017
CHECKED BY: AE
DRAWN BY: AE
DATE: 12-1-2022
SHEET TITLE:

UTILITY SHEETS OVERALL

SHEET NO.: **5.0**





PRELIMINARY FOR CONSTRUCTION

FOR INFORMATION ONLY

NO.	DATE	REVISION

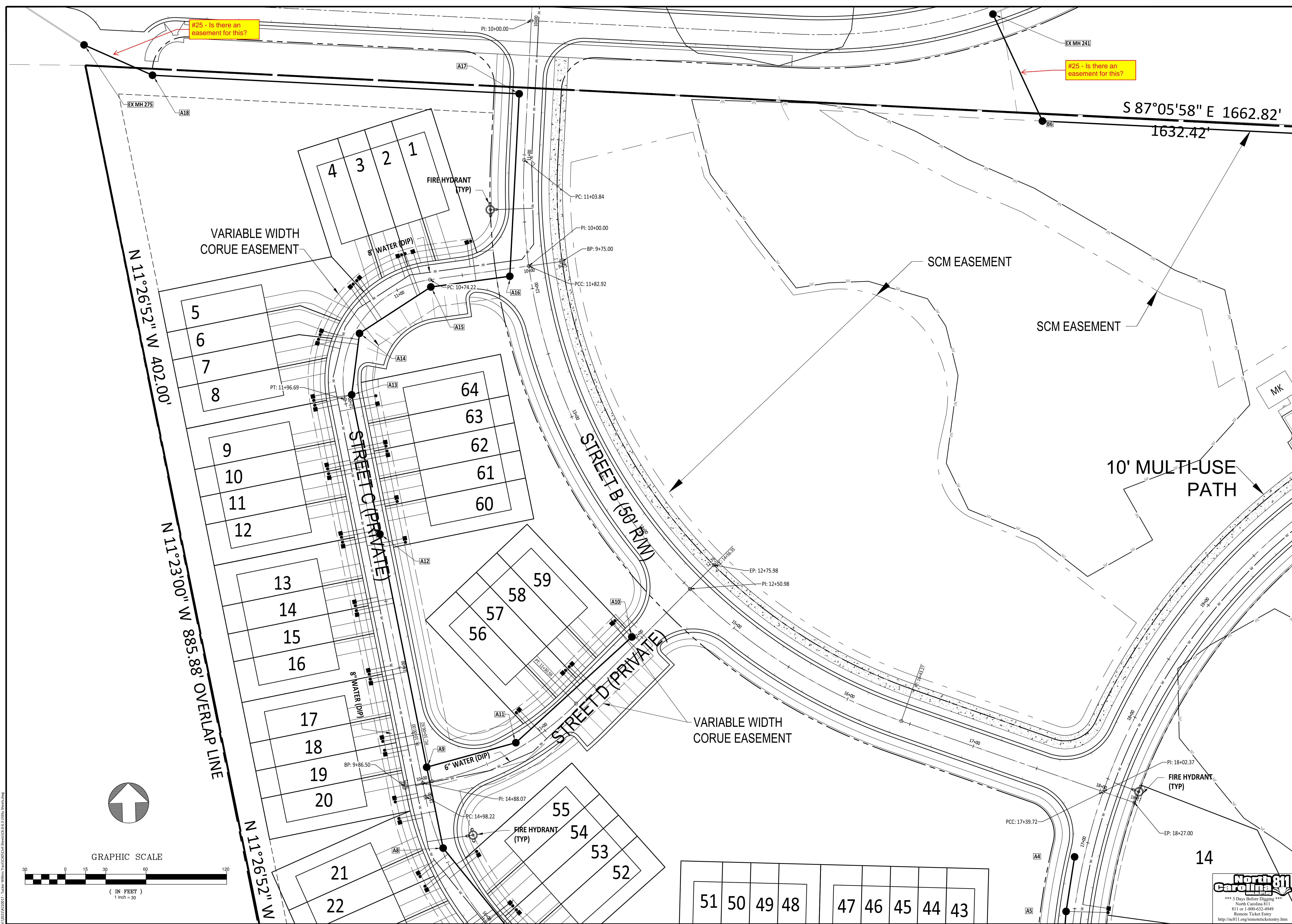
STIPULATION FOR REUSE
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Tucker Wilkins Tract
UTILITY SHEETS 30 SCALE
 Rolesville, Wake County
 North Carolina 27587

JOB NUMBER: R210017
 CHECKED BY: _____
 DRAWN BY: AE
 DATE: 12-1-2022
 SHEET TITLE:

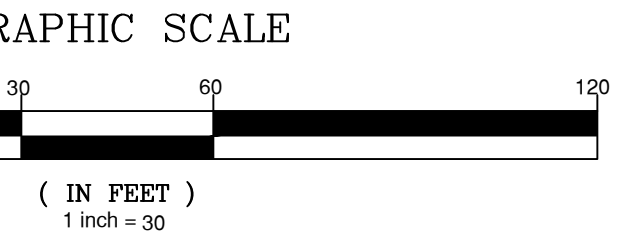
UTILITY SHEETS 30 SCALE

SHEET NO.: **5.1**

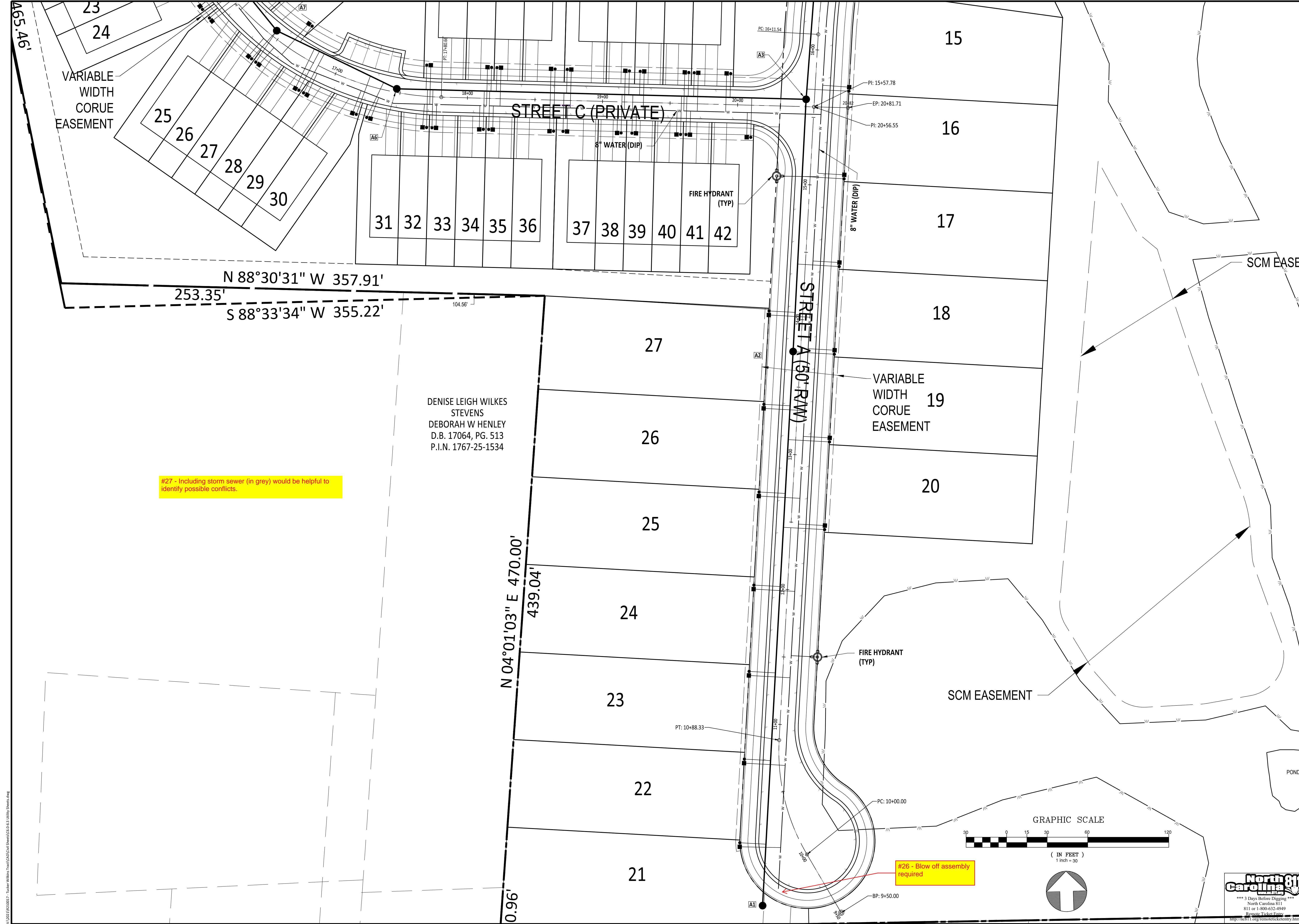


#25 - Is there an easement for this?

#25 - Is there an easement for this?



V:\2023\10\10\17 - Tucker Wilkins Tract\CAD\DWG\Sheet\5.1.dwg



#27 - Including storm sewer (in grey) would be helpful to identify possible conflicts.

#26 - Blow off assembly required

PRELIMINARY FOR CONSTRUCTION

FOR INFORMATION, ONLY

NO.	DATE	REVISION:

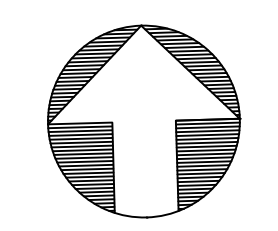
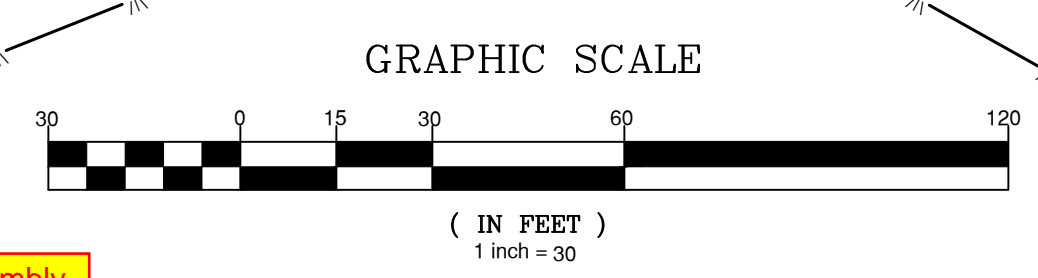
STIPULATION FOR REUSE
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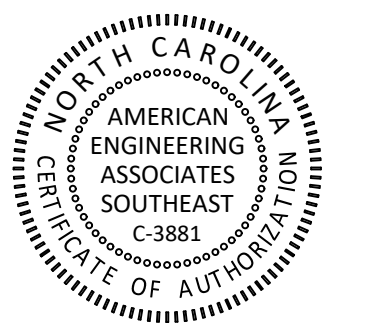
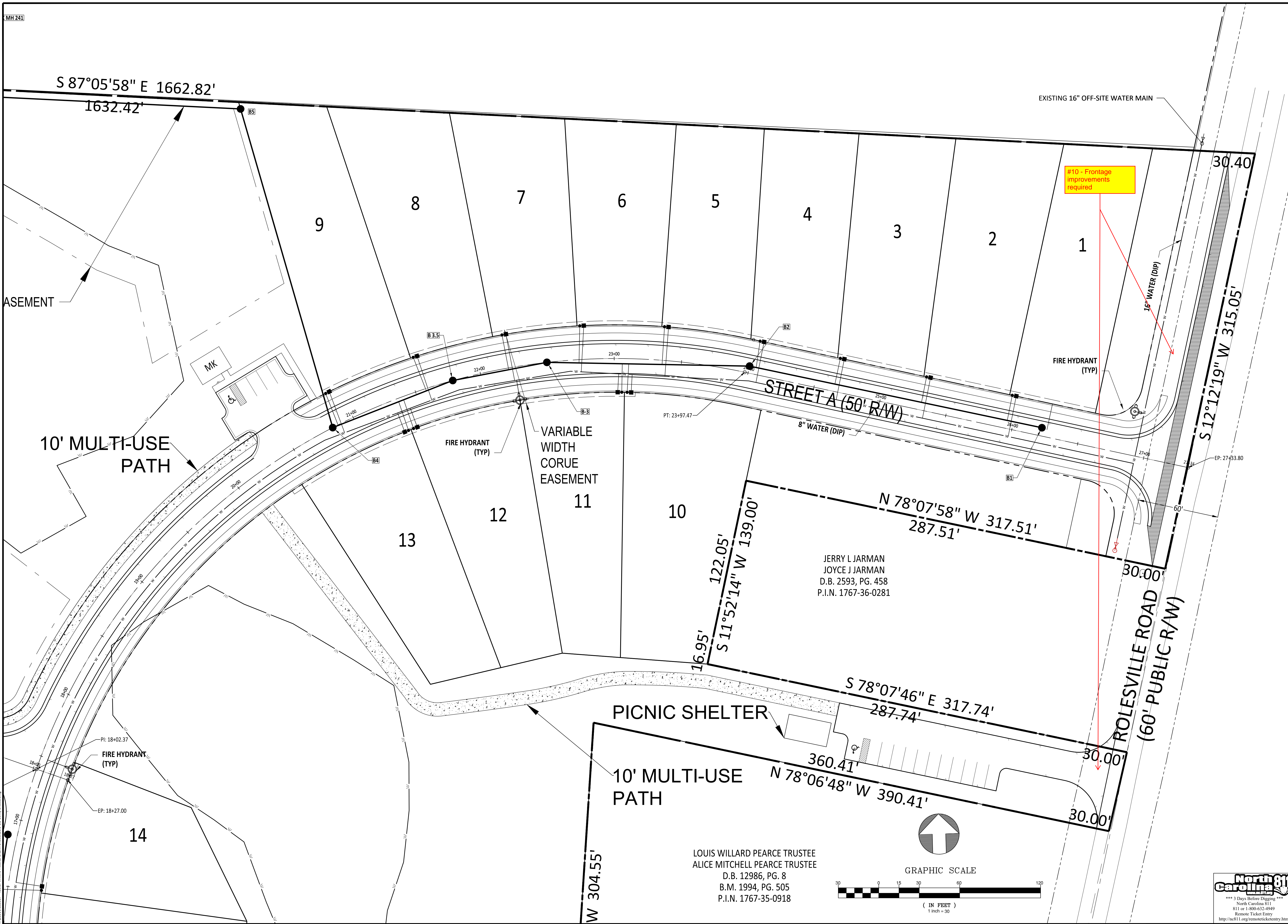
Tucker Wilkins Tract
UTILITY SHEETS 30 SCALE
 Rolesville, Wake County
 North Carolina 27587

JOB NUMBER: R210017
 CHECKED BY:
 DRAWN BY: AE
 DATE: 12-1-2022

SHEET TITLE:
UTILITY SHEETS 30 SCALE

SHEET NO.: **5.2**





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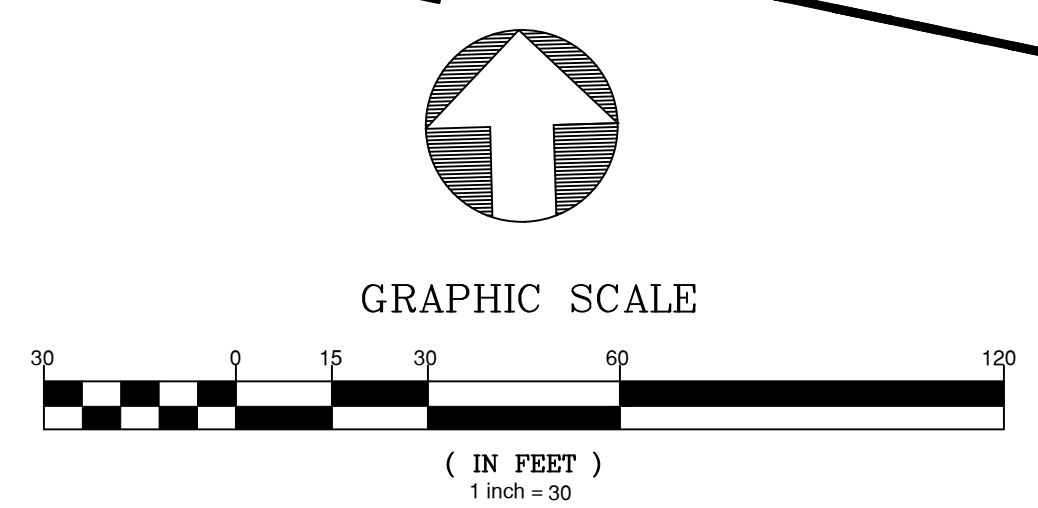
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UTILITY SHEETS 30 SCALE
Rolesville, Wake County
North Carolina 27587

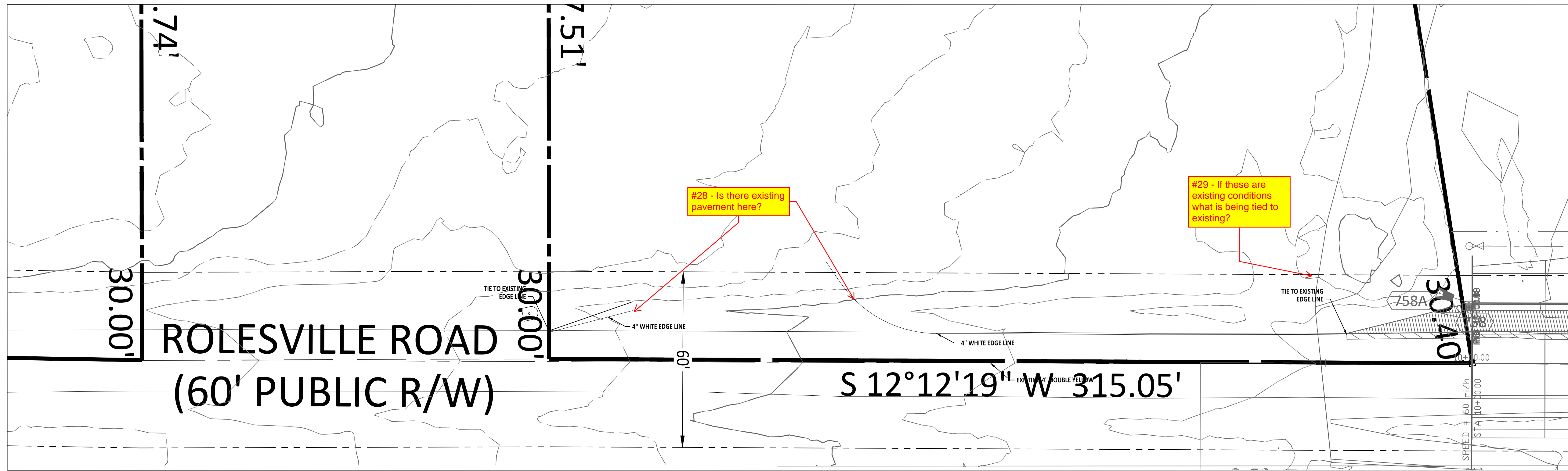
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CHECKED BY: AE
DRAWN BY: AE
DATE: 12-1-2022
SHEET TITLE:
UTILITY SHEETS 30 SCALE
SHEET NO.: **5.3**

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

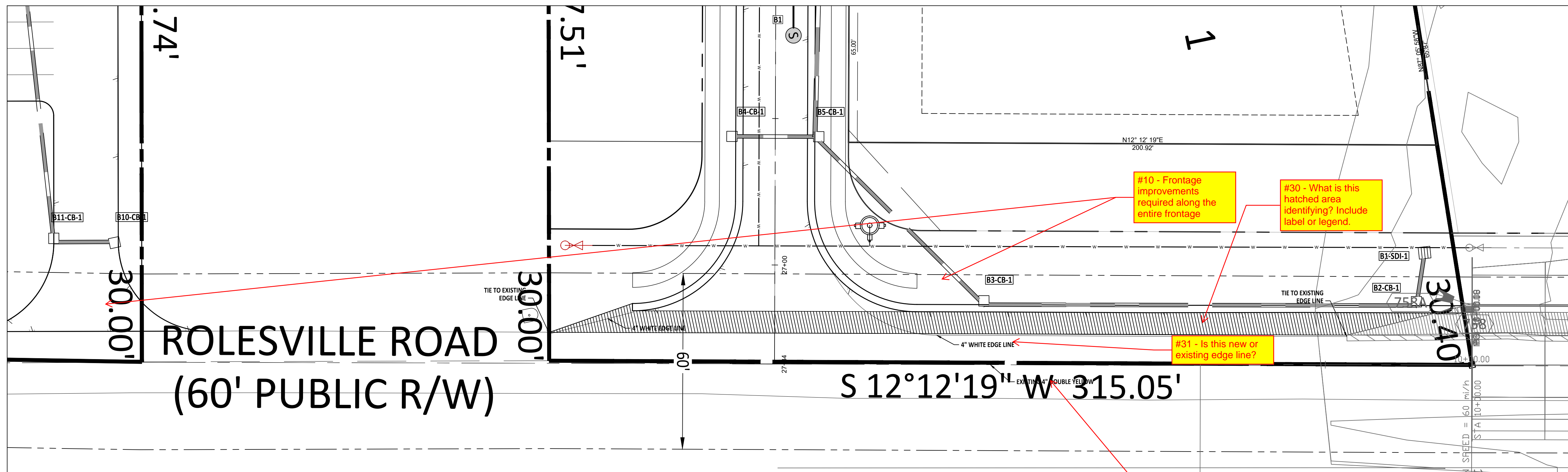
LOUIS WILLARD PEARCE TRUSTEE
ALICE MITCHELL PEARCE TRUSTEE
D.B. 12986, PG. 8
B.M. 1994, PG. 505
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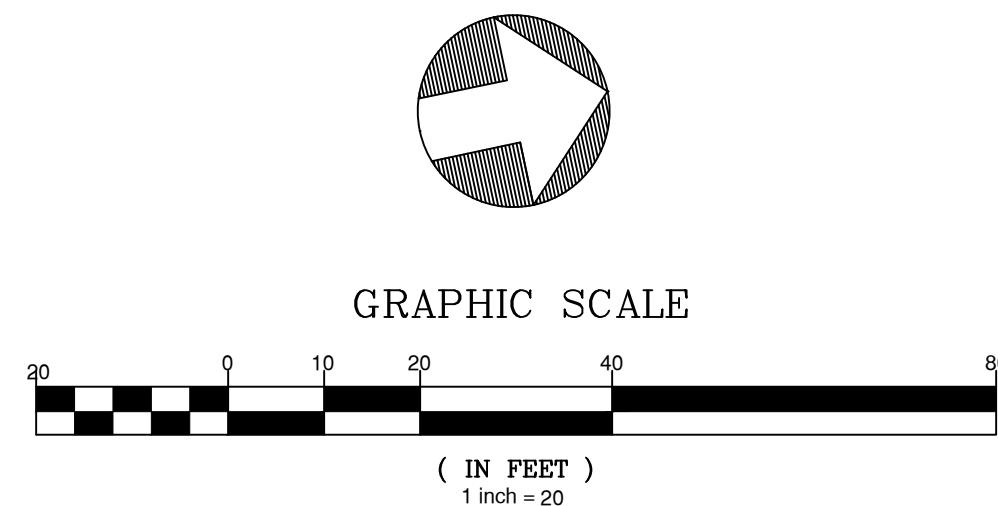
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EXISTING CONDITIONS



IMPROVEMENTS



NO.	DATE	REVISION:

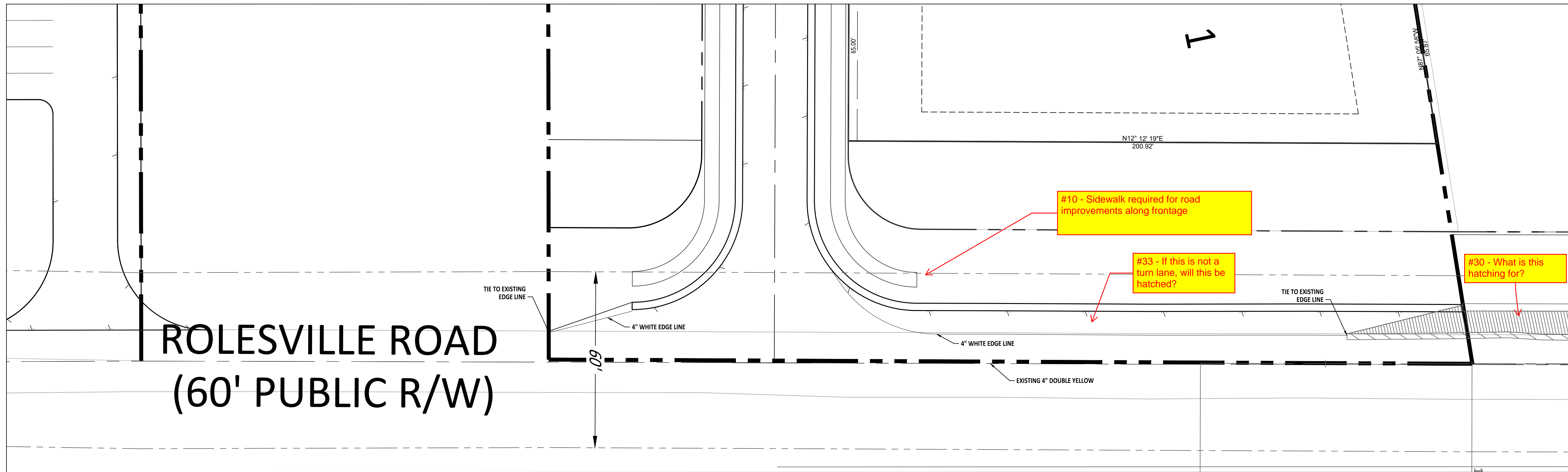
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Tucker Wilkins
Tract
**ROLESVILLE RD
IMPROVEMENTS**
Rolesville, Wake County
North Carolina 27587

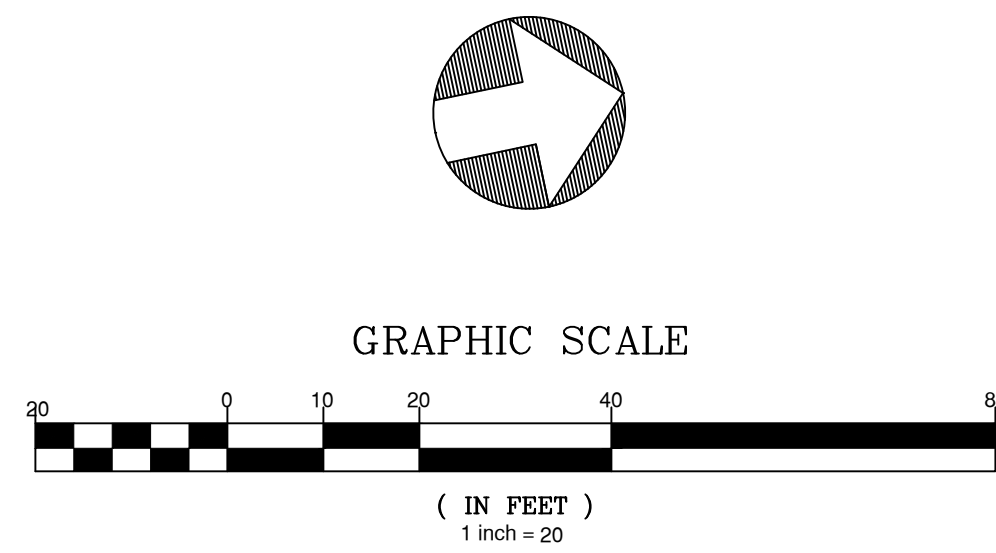
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CHECKED BY: AE
DRAWN BY: AE
DATE: 12-1-2022

SHEET TITLE:
**ROLESVILLE RD
IMPROVEMENTS**

SHEET NO.:
6.0



ROAD IMPROVEMENTS AT ROLESVILLE RD ENTRANCE



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

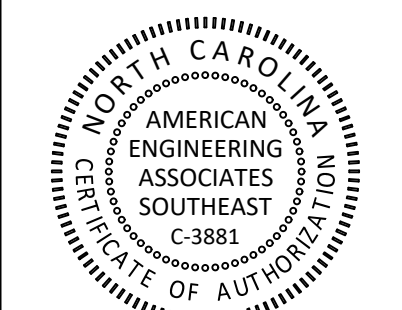
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SHEET TITLE:
STRIPING PLAN

SHEET NO.:
6.1



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Tucker Wilkins Tract
PRE DRAINAGE AREA MAP
 Rolesville, Wake County
 North Carolina 27587

JOB NUMBER: R210017
 CHECKED BY:
 DRAWN BY: AE
 DATE: 12-1-2022

SHEET TITLE:
PRE DRAINAGE AREA MAP

SHEET NO.: **7.0**

