

PRELIMINARY SUBDIVISION PLAT
FOR
TUCKER WILKINS TRACT

MAY 22nd, 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.

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'
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
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.

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	63
SINGLE FAMILY	27
TOTAL	90
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	2.76
TOWNHOME MINIMUM BUILDING SETBACKS:	
FRONT SETBACK	15'
REAR SETBACK	15'
CORNER SIDE	10'
SINGLE FAMILY MINIMUM BUILDING SETBACKS:	
FRONT SETBACK	25'
REAR SETBACK	25'
CORNER SIDE	10'
EXISTING IMPERVIOUS	TBD
PROPOSED IMPERVIOUS	TBD
EXISTING TREE COVERAGE	TBD
TOTAL AREA OF LOTS	11.49 AC
AVERAGE LOT SIZE	5,562 SF
MINIMUM TOWNHOME LOT SIZE	2,236 SF
MAXIMUM IMPERVIOUS PER LOT	3,200 SF
LIMITS OF DISTURBANCE	TBD
AREA IN PUBLIC R/W	2.85 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 (PAE), 27' B-B 1057 LF
	STREET D: 46' PRIVATE (PAE), 27' B-B 251 LF
PARKING COUNT	
REQUIRED	PROVIDED
MAIL KIOSK: 4 (91 MAILBOXES)	5
RESIDENT: 160 (63 UNITS @ 3 BEDROOMS PER UNIT; 63 X 2= 126, 63 X .5 = 32; 158 TOTAL)	63 DRIVEWAY 63 GARAGE 32 PARKING
GUEST: 16 (1 SPOT FOR EVERY 4 TOWNHOUSES)	16
TOTAL: 178 SPACES (2 ADA + 1 VAN ADA)	TOTAL: 179 SPACES (2 ADA + 1 VAN ADA)

NOTE: A FEE-IN-LIEU OF CONSTRUCTION FOR THE APPROXIMATELY 60-FOOT-WIDE "FINGER" BETWEEN PIN 1767360281 & 1767350918 WILL BE VETTED DURING THE TOWN OF ROLESVILLE CONSTRUCTION INFRASTRUCTURE DRAWING REVIEW. AT THAT TIME, A COST ESTIMATE WILL BE PROVIDED FOR THE SUBJECT AREA.

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

CITY OF RALEIGH UTILITIES CONDITIONS FOR APPROVAL:

- A DOWNSTREAM SEWER CAPACITY STUDY IN COMPLIANCE WITH PUBLIC UTILITY DESIGN MANUAL SHALL BE SUBMITTED BY THE PROJECT ENGINEER FOR REVIEW AND APPROVAL;
- A WATER MODEL IN COMPLIANCE WITH PUBLIC UTILITY DESIGN MANUAL SHALL BE SUBMITTED BY THE PROJECT ENGINEER FOR REVIEW AND APPROVAL;
- ALL DOWNSTREAM SEWER EXTENSIONS BY OTHERS BRINGING SEWER TO THIS DEVELOPMENT MUST BE ACCEPTED BY RALEIGH PRIOR TO RECORDATION OF LOTS FOR TUCKER WILKINS.

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

PROJECT TEAM	
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 FORKS 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

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 AND PRIVATE STREETS.
- THIS PROJECT IS GOVERNED BY THE ROLESVILLE UNIFIED DEVELOPMENT ORDINANCE (UDO).



NO.	DATE	REVISION:
1	12/01/2022	PS SUBMITTAL #1
2	12/02/2023	PS SUBMITTAL #2
3	12/22/2023	PS SUBMITTAL #3
4	09/01/2025	PS SUBMITTAL #4
5	09/22/2025	PS SUBMITTAL #5

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 (PSP-23-01)
for Tucker Wilkins Tract

COVER
Rolesville, Wake County
North Carolina 27587

JOB NUMBER:	R210017
CHECKED BY:	JK
DRAWN BY:	GE & RC
DATE:	05/22/2025

SHEET TITLE:

COVER
CVR

SHEET NO.:

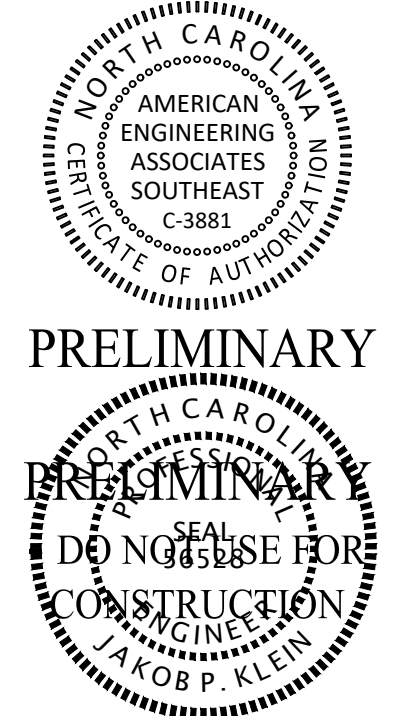
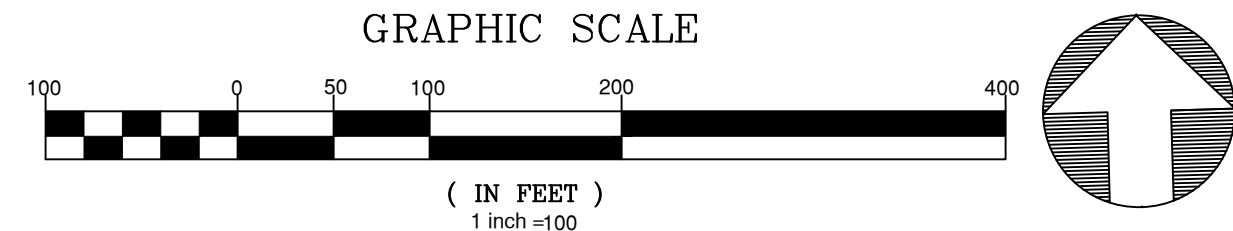


Z:\08\01-017 Tucker-Wilkins Tract\CH&P\DWG\2102017 - Tucker Wilkins Tract\CA&P\Sheet\CLD Existing Conditions.dwg



- EXISTING CONDITIONS NOTES:
1. THIS MAP IS NOT INTENDED TO BE A BOUNDARY SURVEY.
 2. EXISTING UTILITY, TOPOGRAPHIC, AND OFF SITE SURVEY INFORMATION TAKEN FROM SURVEY PREPARED BY WITHERSRAVENEL ON 08/19/2022. THESE PLANS DO NOT ASSUME ANY LIABILITY FOR ANY EXISTING INFORMATION BOTH SHOWN AND NOT SHOWN ON THE SURVEY AND ANY CHANGES TO THE EXISTING CONDITIONS THAT MAY HAVE OCCURRED AFTER THE SURVEY WAS ISSUED. CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS PRIOR TO CONSTRUCTION.
 2. EXISTING BOUNDARY INFORMATION TAKEN FROM SURVEY PREPARED BY WITHERSRAVENEL ON 07/28/2021. THESE PLANS DO NOT ASSUME ANY LIABILITY FOR ANY EXISTING INFORMATION BOTH SHOWN AND NOT SHOWN ON THE SURVEY AND ANY CHANGES TO THE EXISTING CONDITIONS THAT MAY HAVE OCCURRED AFTER THE SURVEY WAS ISSUED. CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS PRIOR TO CONSTRUCTION.
 3. THIS PROPERTY IS NOT LOCATED WITHIN A THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD ZONE

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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3	12/22/2023	PS-SUBMITTAL #3
4	01/07/2025	PS-SUBMITTAL #4
5	05/22/2025	PS-SUBMITTAL #5

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Preliminary Plat (PSP-23-01)
for Tucker Wilkins Tract
EXISTING CONDITIONS &
DEMOLITION PLAN
Rolesville, Wake County
North Carolina 27587

JOB NUMBER:	R210017
CHECKED BY:	JK
DRAWN BY:	GE & RC
DATE:	05/22/2025

EXISTING CONDITIONS
& DEMOLITION PLAN

SHEET NO.:
1.0

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Preliminary Plat (PSP-23-01)
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 & RC
DATE: 05/22/2025
SHEET TITLE:
**LOT AREA, OPEN
SPACE, & 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. 1767-16-4294

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

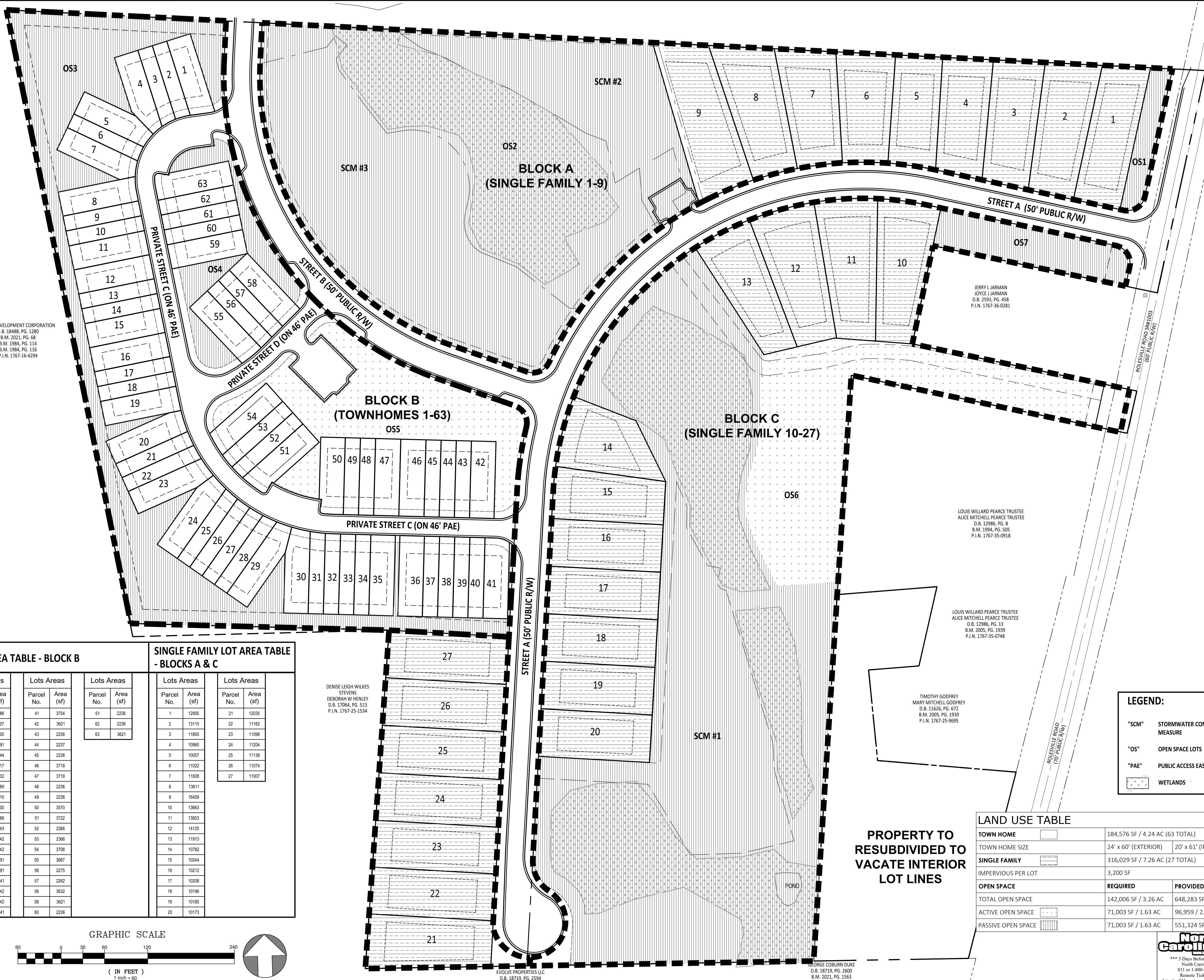
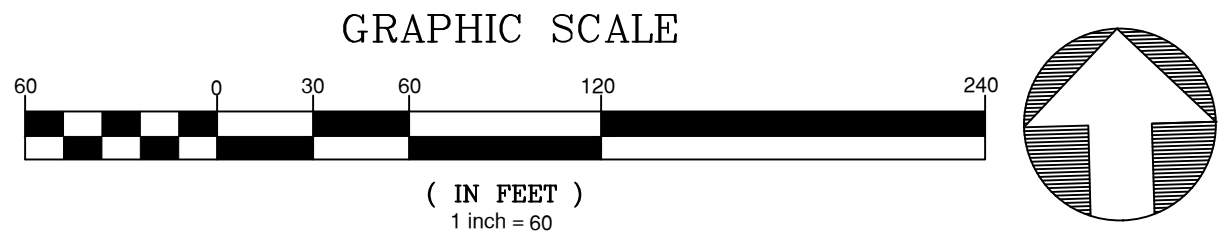
EVOLVE PROPERTIES LLC
D.B. 18719, PG. 2594
B.M. 2021, PG. 1563

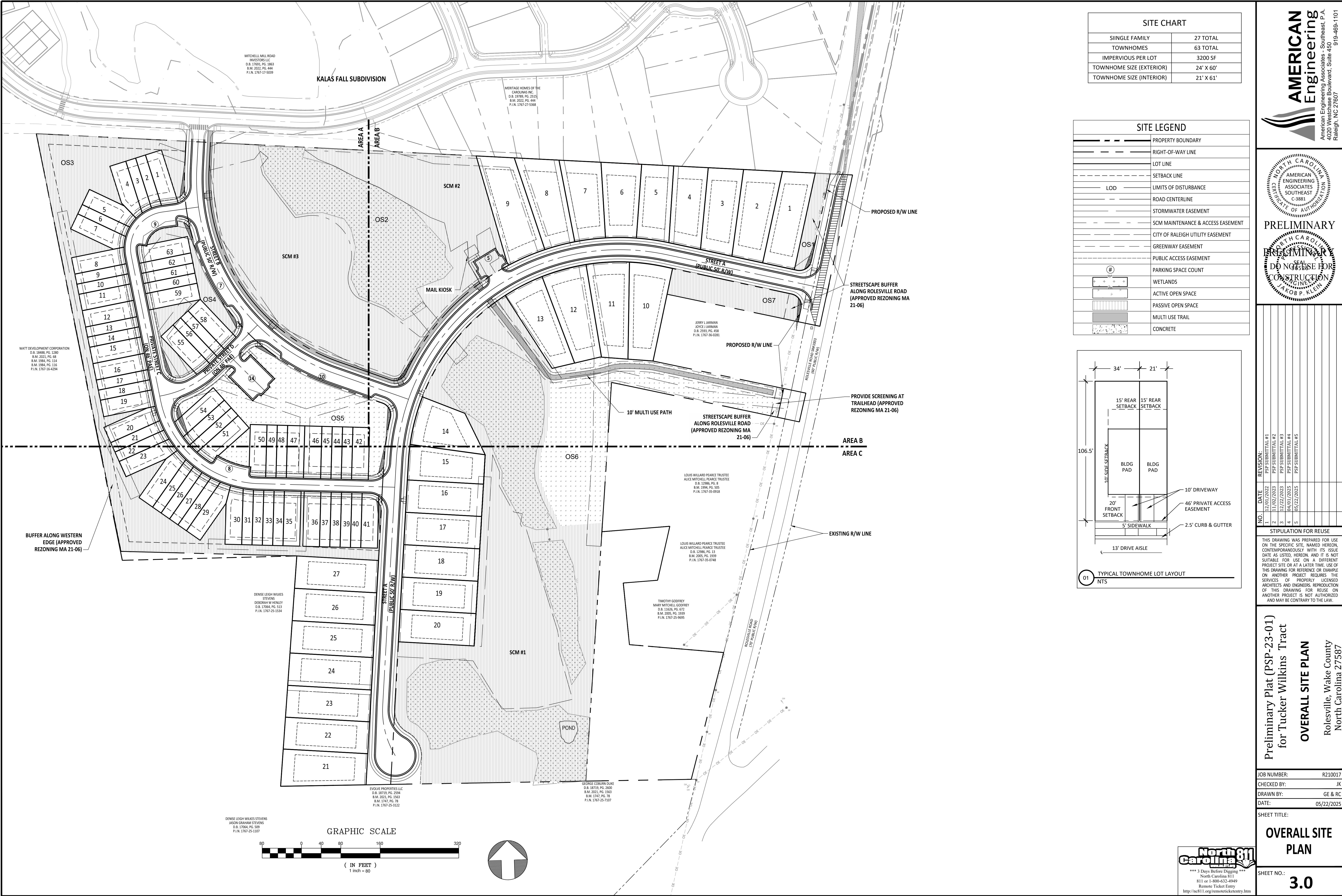
GEORGE COBURN DUKE
D.B. 18719, PG. 1600
B.M. 2021, PG. 1563
Remote Ticket Entry
B.M. 1747, PG. 78

LAND USE TABLE		
TOWN HOME	184,576 SF / 4.24 AC (63 TOTAL)	
TOWN HOME SIZE	24' x 60' (EXTERIOR)	20' x 61' (INTERIOR)
SINGLE FAMILY	316,029 SF / 7.26 AC (27 TOTAL)	
IMPERVIOUS PER LOT	3,200 SF	
OPEN SPACE	REQUIRED	PROVIDED
TOTAL OPEN SPACE	142,006 SF / 3.26 AC	648,283 SF / 14.88 AC
ACTIVE OPEN SPACE	71,003 SF / 1.63 AC	96,959 / 2.23 AC
PASSIVE OPEN SPACE	71,003 SF / 1.63 AC	551,324 SF / 12.66 AC

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

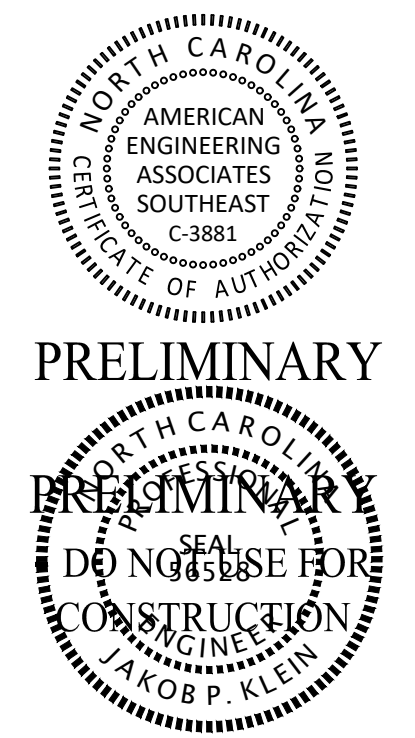
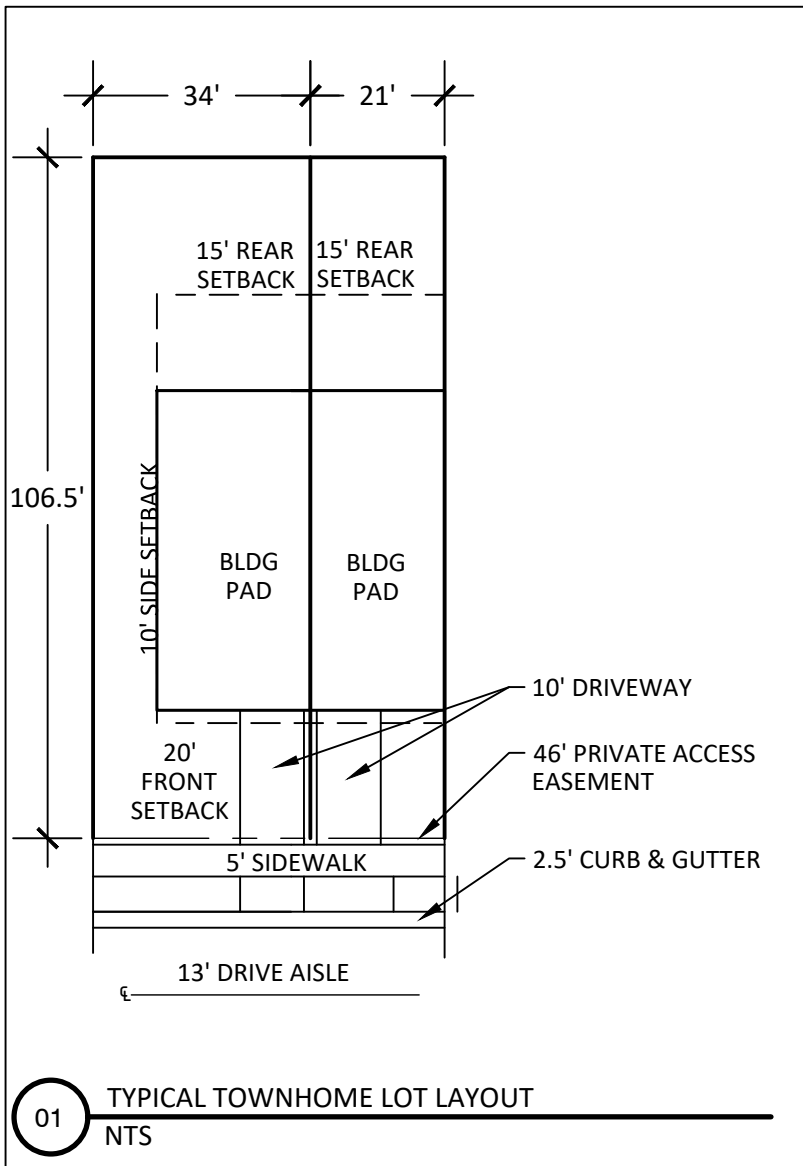
TOWNHOUSE LOT AREA TABLE - BLOCK B				SINGLE FAMILY LOT AREA TABLE - BLOCKS A & C			
Parcel No.	Area (sf)	Parcel No.	Area (sf)	Parcel No.	Area (sf)	Parcel No.	Area (sf)
1	3782	21	2286	41	3794	61	2236
2	2244	22	2307	42	3821	62	2236
3	2274	23	3800	43	2236	63	3821
4	3560	24	3891	44	2237		
5	3524	25	2444	45	2236		
6	2242	26	2417	46	3718		
7	3683	27	2432	47	3718		
8	3637	28	2489	48	2236		
9	2237	29	4010	49	2236		
10	2237	30	3830	50	3570		
11	3821	31	2366	51	3722		
12	3821	32	2343	52	2366		
13	2237	33	2342	53	2366		
14	2237	34	2342	54	3708		
15	3821	35	3791	55	3667		
16	3821	36	3791	56	2275		
17	2236	37	2341	57	2262		
18	2237	38	2342	58	3632		
19	3648	39	2342	59	3821		
20	3735	40	2341	60	2236		





SITE CHART	
SINGLE FAMILY	27 TOTAL
TOWNHOMES	63 TOTAL
IMPERVIOUS PER LOT	3200 SF
TOWNHOME SIZE (EXTERIOR)	24' X 60'
TOWNHOME SIZE (INTERIOR)	21' X 61'

SITE LEGEND	
	PROPERTY BOUNDARY
	RIGHT-OF-WAY LINE
	LOT LINE
	SETBACK LINE
	LIMITS OF DISTURBANCE
	ROAD CENTERLINE
	STORMWATER EASEMENT
	SCM MAINTENANCE & ACCESS EASEMENT
	CITY OF RALEIGH UTILITY EASEMENT
	GREENWAY EASEMENT
	PUBLIC ACCESS EASEMENT
	PARKING SPACE COUNT
	WETLANDS
	ACTIVE OPEN SPACE
	PASSIVE OPEN SPACE
	MULTI USE TRAIL
	CONCRETE

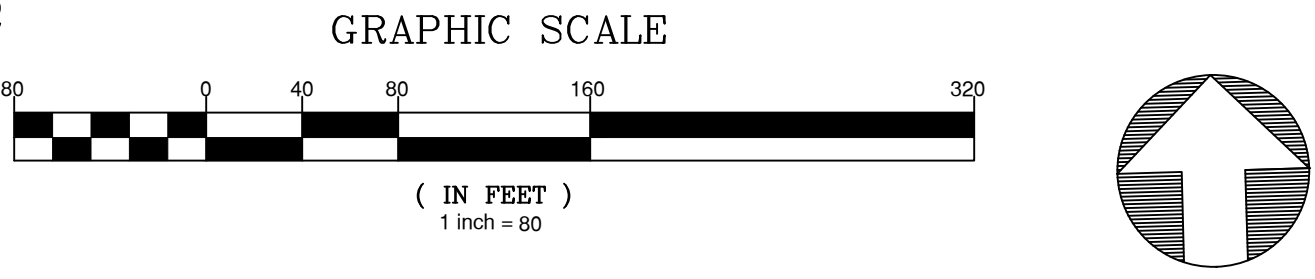


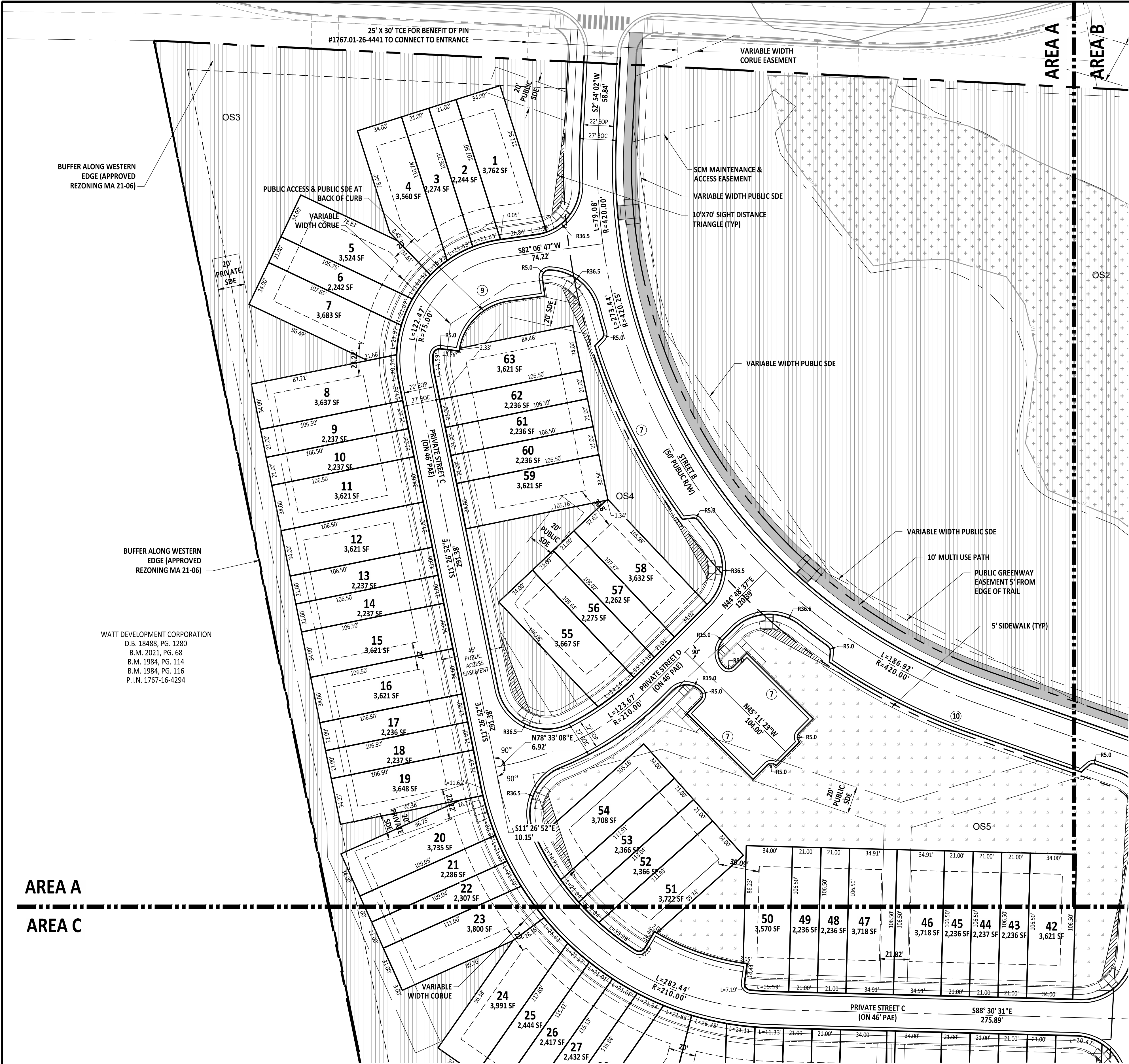
NO.	DATE	REVISION:
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STIPULATION FOR REUSE
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Preliminary Plat (PSP-23-01)
for Tucker Wilkins Tract
OVERALL SITE PLAN
Rolesville, Wake County
North Carolina 27587

JOB NUMBER:	R210017
CHECKED BY:	JK
DRAWN BY:	GE & RC
DATE:	05/22/2025
SHEET TITLE:	OVERALL SITE PLAN
SHEET NO.:	3.0

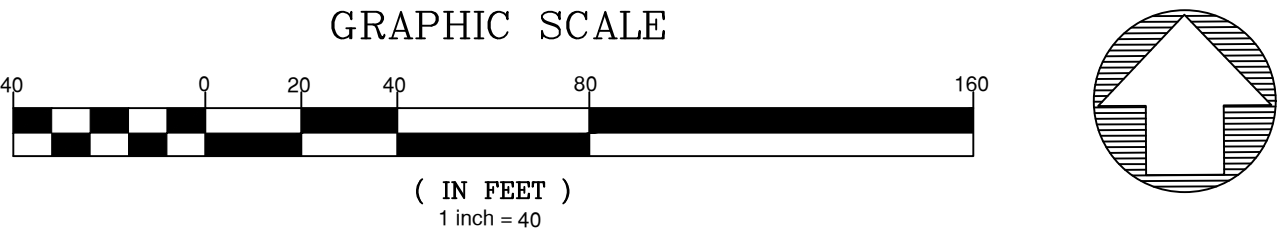




SITE LEGEND	
	PROPERTY BOUNDARY
	RIGHT-OF-WAY LINE
	LOT LINE
	SETBACK LINE
	LIMITS OF DISTURBANCE
	ROAD CENTERLINE
	STORMWATER EASEMENT
	SCM MAINTENANCE & ACCESS EASEMENT
	CITY OF RALEIGH UTILITY EASEMENT
	GREENWAY EASEMENT
	PUBLIC ACCESS EASEMENT
	PARKING SPACE COUNT
	WETLANDS
	ACTIVE OPEN SPACE
	PASSIVE 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
 - "PAE" IS PUBLIC ACCESS EASEMENT
 - "TCE" IS TEMPORARY CONSTRUCTION EASEMENT

1. Linework is missing that was included in the previous submittal. Please add back into the plan set:
- Cross walk striping
- parking lot striping and dimensioning
- Building footprints
- Driveways



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

PRELIMINARY
DO NOT USE FOR CONSTRUCTION

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STIPULATION FOR REUSE

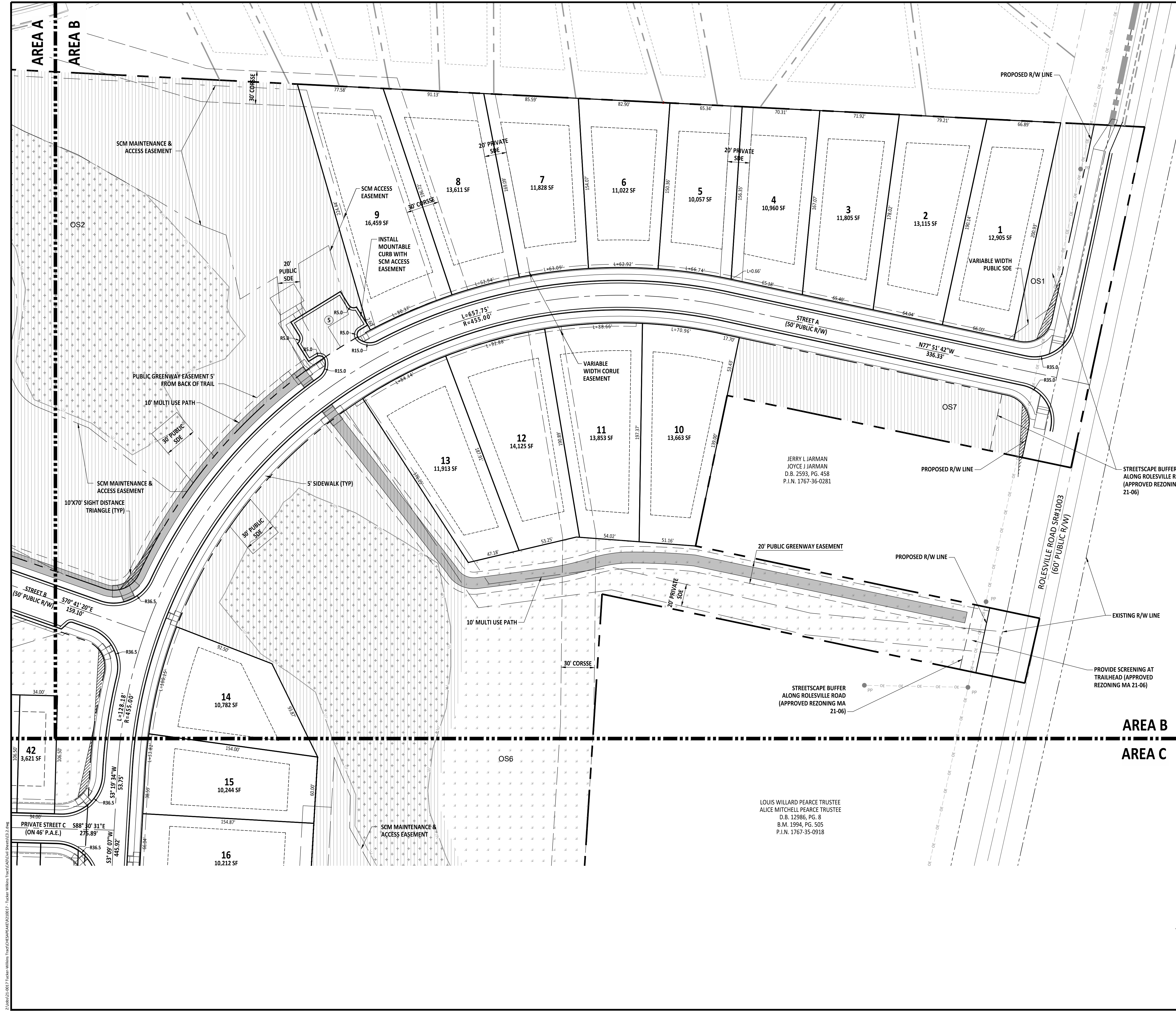
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Preliminary Plat (PSP-23-01)
for Tucker Wilkins Tract

SITE PLAN AREA A

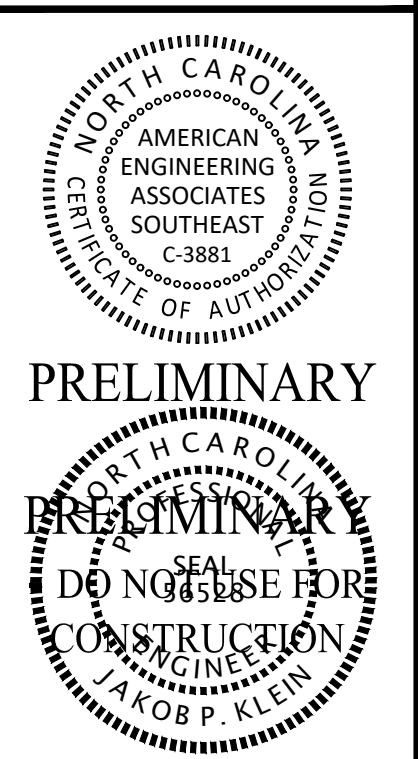
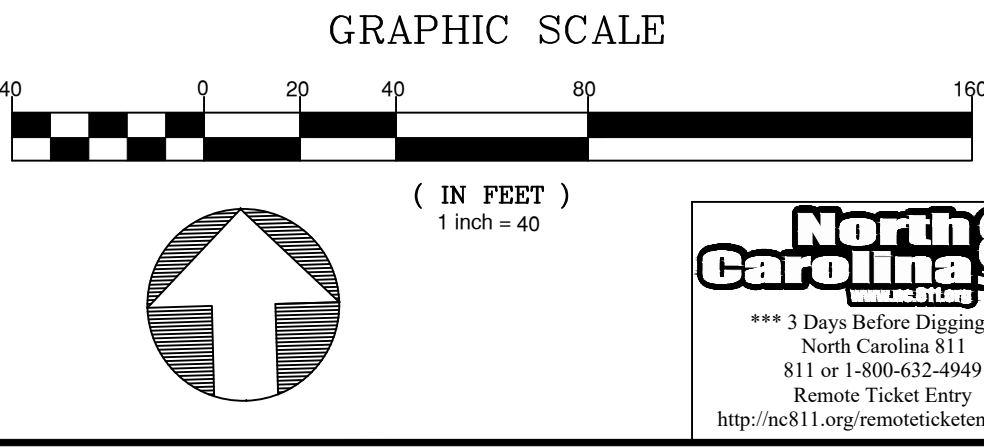
Rolesville, Wake County
North Carolina 27587

JOB NUMBER:	R210017
CHECKED BY:	JK
DRAWN BY:	GE & RC
DATE:	05/22/2025
SHEET TITLE:	
SITE PLAN AREA A	
SHEET NO.:	3.1



SITE LEGEND	
	PROPERTY BOUNDARY
	RIGHT-OF-WAY LINE
	LOT LINE
	SETBACK LINE
	LIMITS OF DISTURBANCE
	ROAD CENTERLINE
	STORMWATER EASEMENT
	SCM MAINTENANCE & ACCESS EASEMENT
	CITY OF RALEIGH UTILITY EASEMENT
	GREENWAY EASEMENT
	PUBLIC ACCESS EASEMENT
	PARKING SPACE COUNT
	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
 - "CORSE" IS CITY OF RALEIGH SANITARY SEWER EASEMENT
 - "SDE" IS STORM DRAINAGE EASEMENT
 - "PAE" IS PUBLIC ACCESS EASEMENT



PRELIMINARY	
NO.	REVISION:
1	PS SUBMITTAL #1
2	PS SUBMITTAL #2
3	PS SUBMITTAL #3
4	PS SUBMITTAL #4
5	PS SUBMITTAL #5

STIPULATION FOR REUSE

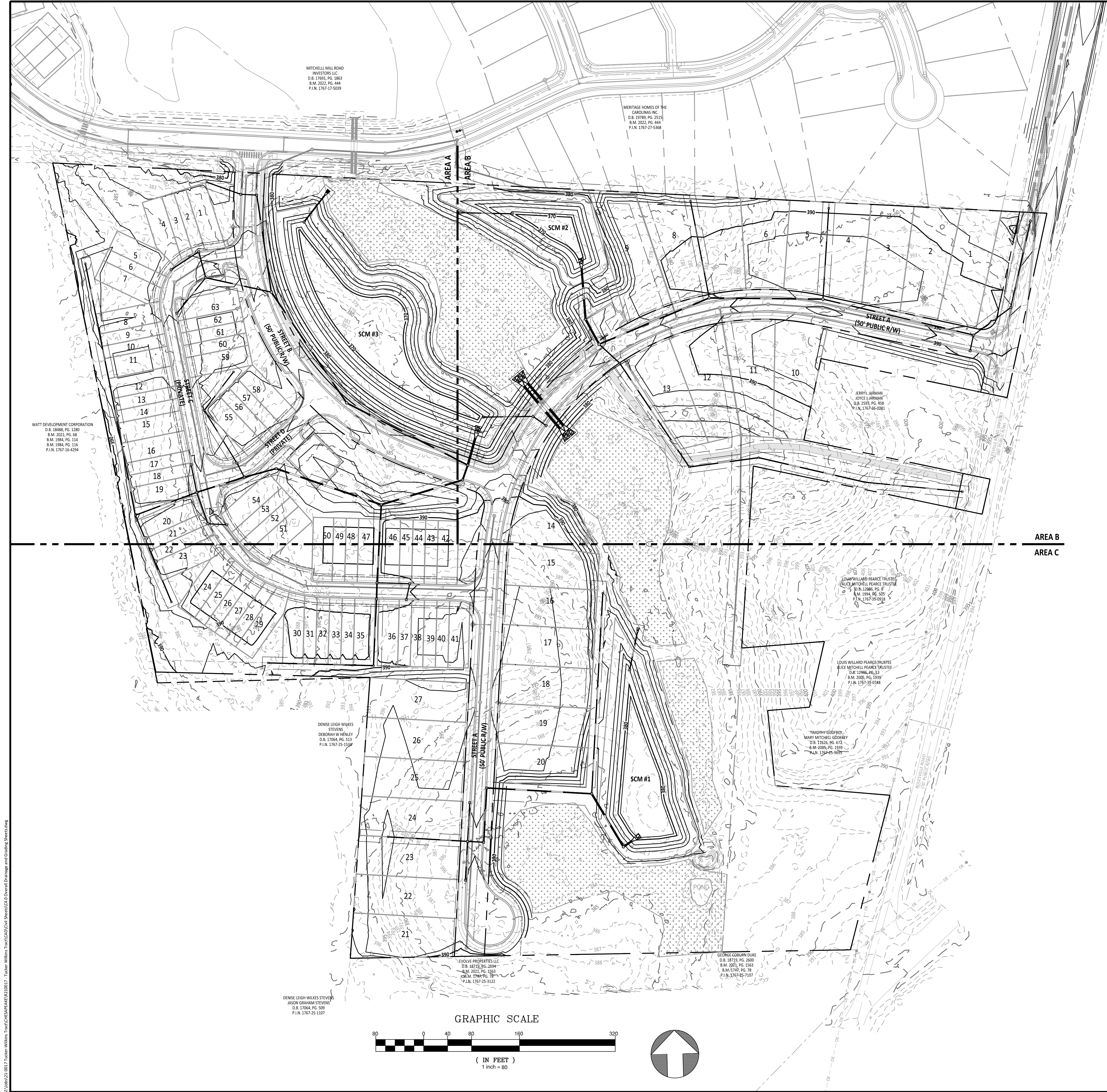
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Preliminary Plat (PSP-23-01)
for Tucker Wilkins Tract

SITE PLAN AREA B

Rolesville, Wake County
North Carolina 27587

JOB NUMBER:	R210017
CHECKED BY:	JK
DRAWN BY:	GE & RC
DATE:	05/22/2025
SHEET TITLE:	SITE PLAN AREA B
SHEET NO.:	3.2



SITE LEGEND	
	PROPERTY BOUNDARY
	RIGHT-OF-WAY LINE
	LOT LINE
	SETBACK LINE
	LIMITS OF DISTURBANCE
	ROAD CENTERLINE
	STORMWATER EASEMENT
	SCM MAINTENANCE & ACCESS EASEMENT
	CITY OF RALEIGH UTILITY EASEMENT
	GREENWAY EASEMENT
	PUBLIC ACCESS EASEMENT
	PARKING SPACE COUNT
	WETLANDS
	ACTIVE OPEN SPACE
	PASSIVE OPEN SPACE
	MULTI USE TRAIL
	CONCRETE

SITE GRADING TO BE FURTHER DETAILED AND DEVELOPED IN TOWN CID SUBMITTAL.

2. Now that mass site grading is being proposed, please ensure that all grading complies with 3:1 of flatter grades, building pads are being reflected, positive drainage is being accounted for and all storm structure/pipe or swales are being included in easements.

While the grading will be reviewed in greater detail during CIDs, the grading in the PSP should reflect the minimum grading requirements to ensure the lots/layout/grades can work within the site, as well as ensuring that any easements that will be required are being accounted for and can fit within the site.

NO.	DATE	REVISION:
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2	12/07/2023	PSP SUBMITTAL #2
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4	05/07/2025	PSP SUBMITTAL #4
5	05/22/2025	PSP SUBMITTAL #5

STIPULATION FOR REUSE

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Preliminary Plat (PSP-23-01)
for Tucker Wilkins Tract
OVERALL DRAINAGE & GRADING PLAN
Rolesville, Wake County
North Carolina 27587

JOB NUMBER:	R210017
CHECKED BY:	JK
DRAWN BY:	GE & RC
DATE:	05/22/2025

OVERALL DRAINAGE & GRADING PLAN

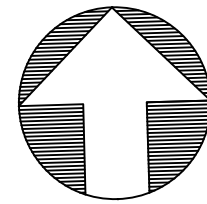
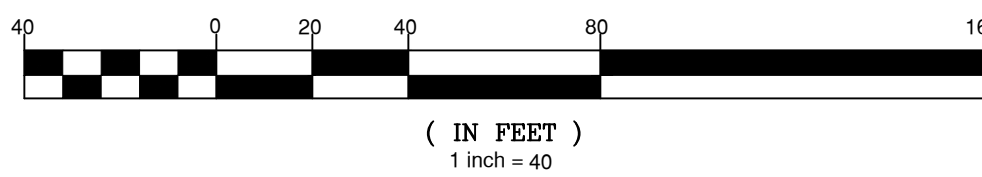
SHEET NO.:
4.0

Z:\08\11-0017 Tucker Wilkins Tract\CADD\DWG\11-0017 - Tucker Wilkins Tract\CID\CID Sheets\CID 1.dwg

2. Adjust grading, 3:1 or flatter

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

GRAPHIC SCALE



SITE LEGEND

	PROPERTY BOUNDARY
	RIGHT-OF-WAY LINE
	LOT LINE
	SETBACK LINE
	LOD
	LIMITS OF DISTURBANCE
	ROAD CENTERLINE
	STORMWATER EASEMENT
	SCM MAINTENANCE & ACCESS EASEMENT
	CITY OF RALEIGH UTILITY EASEMENT
	GREENWAY EASEMENT
	PUBLIC ACCESS EASEMENT
	PARKING SPACE COUNT
	WETLANDS
	ACTIVE OPEN SPACE
	PASSIVE OPEN SPACE
	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
- "SDE" IS STORM DRAINAGE EASEMENT

**SITE GRADING TO BE FURTHER DETAILED
AND DEVELOPED IN TOWN CID SUBMITTAL.**

NO.	DATE	REVISION:
1	12/07/2022	PSP SUBMITTAL #1
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3	12/22/2023	PSP SUBMITTAL #3
4	05/07/2025	PSP SUBMITTAL #4
5	05/22/2025	PSP SUBMITTAL #5

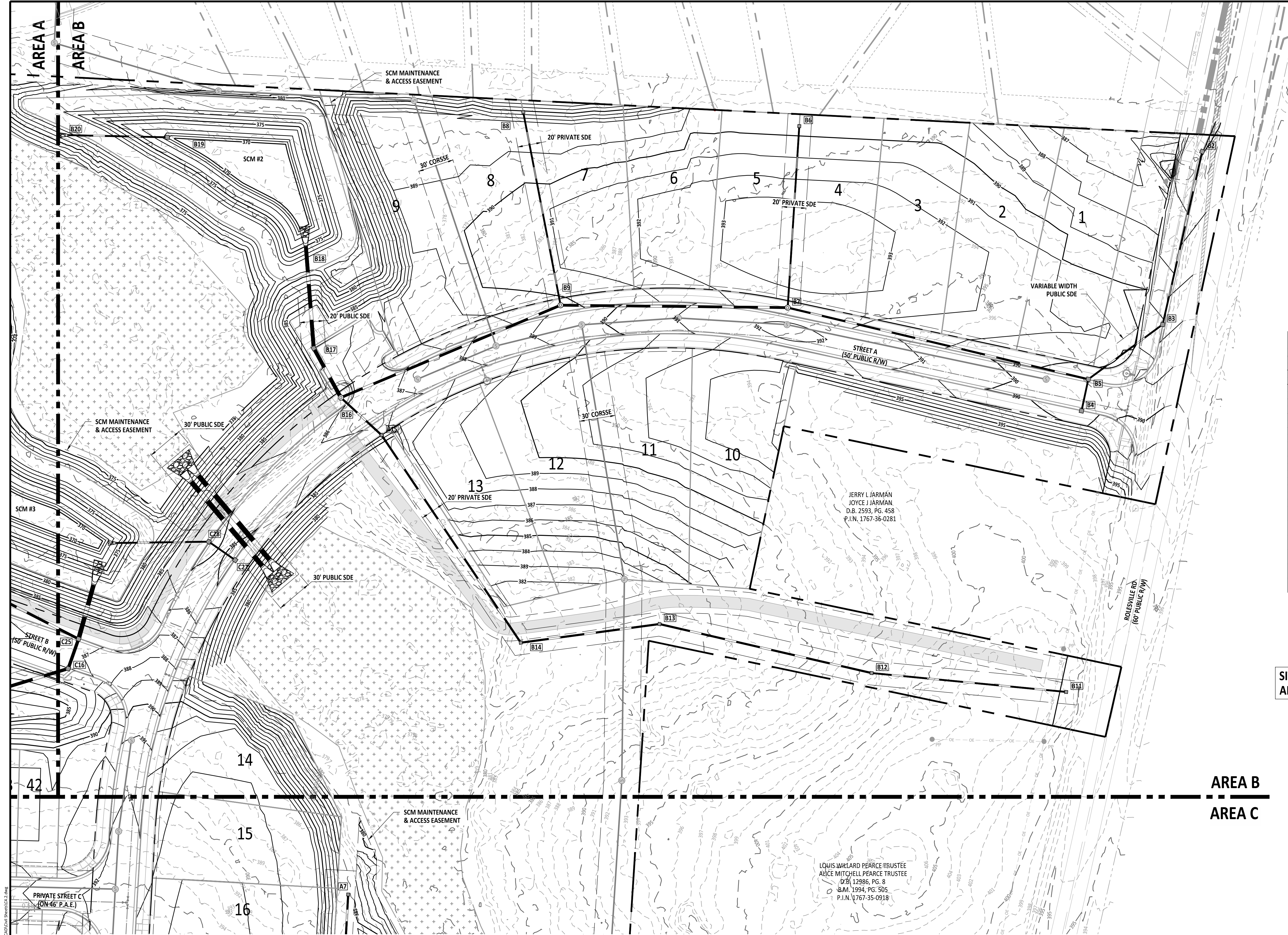
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Preliminary Plat (PSP-23-01)
for Tucker Wilkins Tract
**DRAINAGE & GRADING
PLAN AREA A**
Rolesville, Wake County
North Carolina 27587

JOB NUMBER: R210017
CHECKED BY: JK
DRAWN BY: GE & RC
DATE: 05/22/2025

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

SHEET NO.:
4.1



SITE LEGEND	
	PROPERTY BOUNDARY
	RIGHT-OF-WAY LINE
	LOT LINE
	SETBACK LINE
	LOD
	LIMITS OF DISTURBANCE
	ROAD CENTERLINE
	STORMWATER EASEMENT
	SCM MAINTENANCE & ACCESS EASEMENT
	CITY OF RALEIGH UTILITY EASEMENT
	GREENWAY EASEMENT
	PUBLIC ACCESS EASEMENT
	PARKING SPACE COUNT
	WETLANDS
	ACTIVE OPEN SPACE
	PASSIVE OPEN SPACE
	MULTI USE TRAIL
	CONCRETE

- NOTES:
- "SCM" IS STORMWATER CONTROL MEASURE
 - "CORSE" IS CITY OF RALEIGH UTILITY EASEMENT
 - "CORSE" IS CITY OF RALEIGH SANITARY SEWER EASEMENT
 - "SDE" IS STORM DRAINAGE EASEMENT

SITE GRADING TO BE FURTHER DETAILED
AND DEVELOPED IN TOWN CID SUBMITTAL.

NO.	DATE	REVISION:
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2	12/07/2023	PSP SUBMITTAL #2
3	12/22/2023	PSP SUBMITTAL #3
4	05/07/2025	PSP SUBMITTAL #4
5	05/22/2025	PSP SUBMITTAL #5

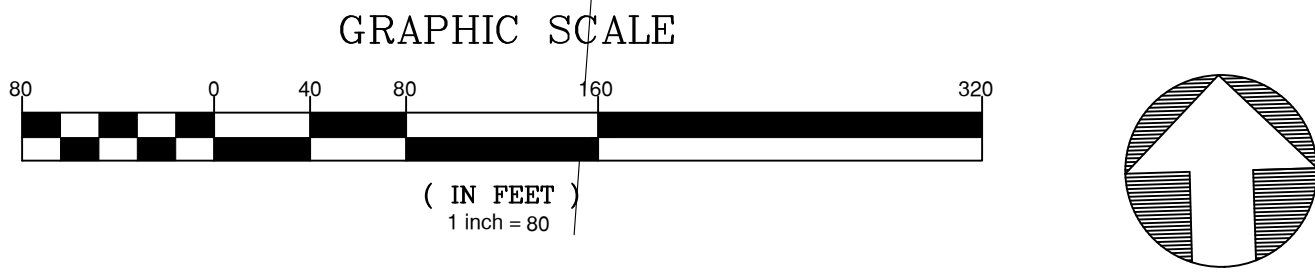
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Preliminary Plat (PSP-23-01)
for Tucker Wilkins Tract
**DRAINAGE & GRADING
PLAN AREA B**
Rolesville, Wake County
North Carolina 27587

JOB NUMBER:	R210017
CHECKED BY:	JK
DRAWN BY:	GE & RC
DATE:	05/22/2025

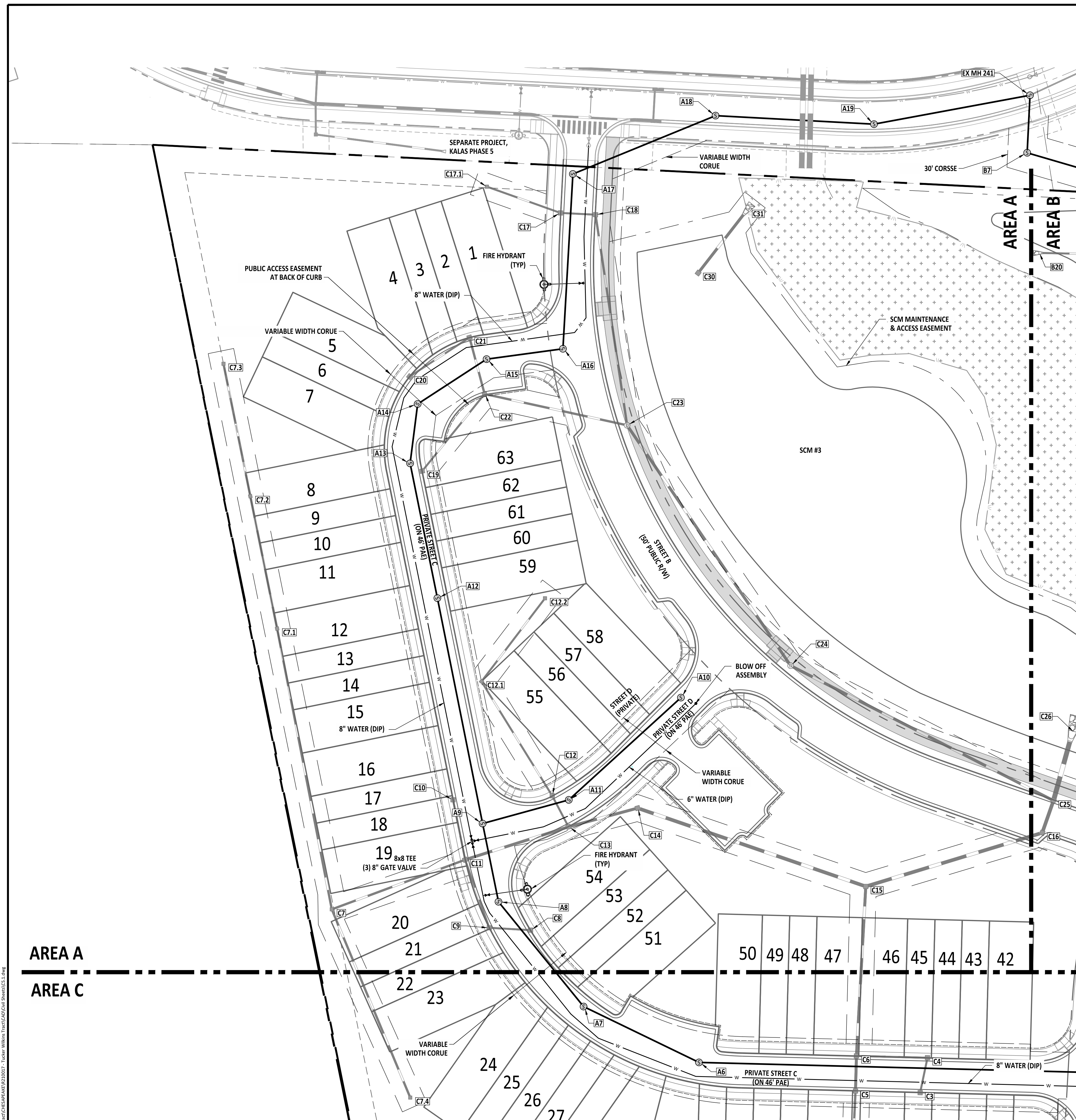
**DRAINAGE &
GRADING PLAN
AREA B**

SHEET NO.:
4.2



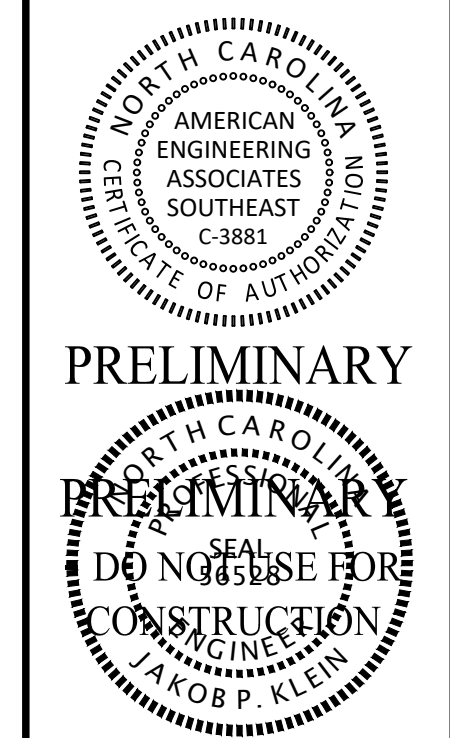
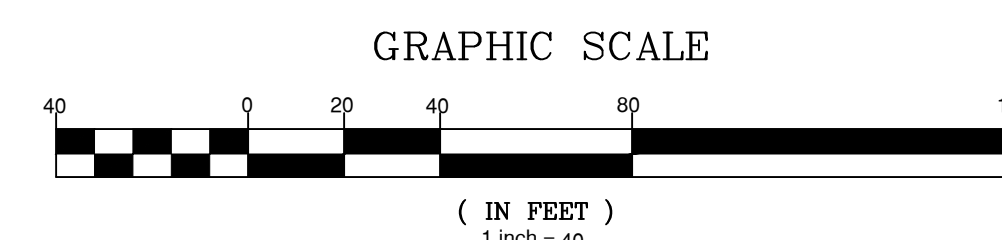
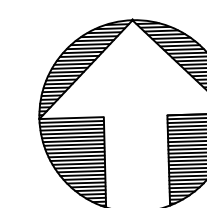
SITE LEGEND	
	PROPERTY BOUNDARY
	RIGHT-OF-WAY LINE
	LOT LINE
	SETBACK LINE
	LOD
	LIMITS OF DISTURBANCE
	ROAD CENTERLINE
	STORMWATER EASEMENT
	SCM MAINTENANCE & ACCESS EASEMENT
	CITY OF DALLAS UTILITY EASEMENT
	GREENWAY EASEMENT
	PUBLIC ACCESS EASEMENT
	PARKING SPACE COUNT
	WETLANDS
	ACTIVE OPEN SPACE
	PASSIVE OPEN SPACE
	MULTI USE TRAIL
	CONCRETE

5. Show water and sanitary services to all Utility Plan Sheets.



SITE LEGEND	
	PROPERTY BOUNDARY
	RIGHT-OF-WAY LINE
	LOT LINE
	SETBACK LINE
	LIMITS OF DISTURBANCE
	ROAD CENTERLINE
	STORMWATER EASEMENT
	SCM MAINTENANCE & ACCESS EASEMENT
	CITY OF RALEIGH UTILITY EASEMENT
	GREENWAY EASEMENT
	PUBLIC ACCESS EASEMENT
	PARKING SPACE COUNT
	WETLANDS
	ACTIVE OPEN SPACE
	PASSIVE OPEN SPACE
	MULTI USE TRAIL
	CONCRETE

**SEWER & WATER SERVICES TO BE ADDED
WITH THE PROJECT TOWN CID SUBMITTAL.**

[illegible]

STIPULATION FOR REUSE

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Preliminary Plat (PSP-23-01)
for Tucker Wilkins Tract

UTILITY PLAN AREA A

Rolesville, Wake County
North Carolina 27587

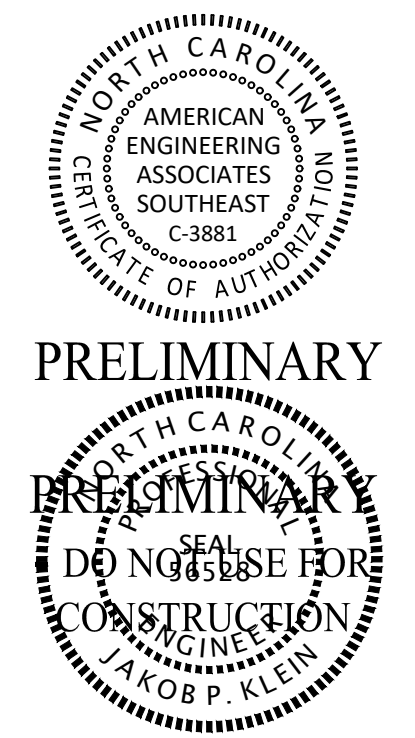
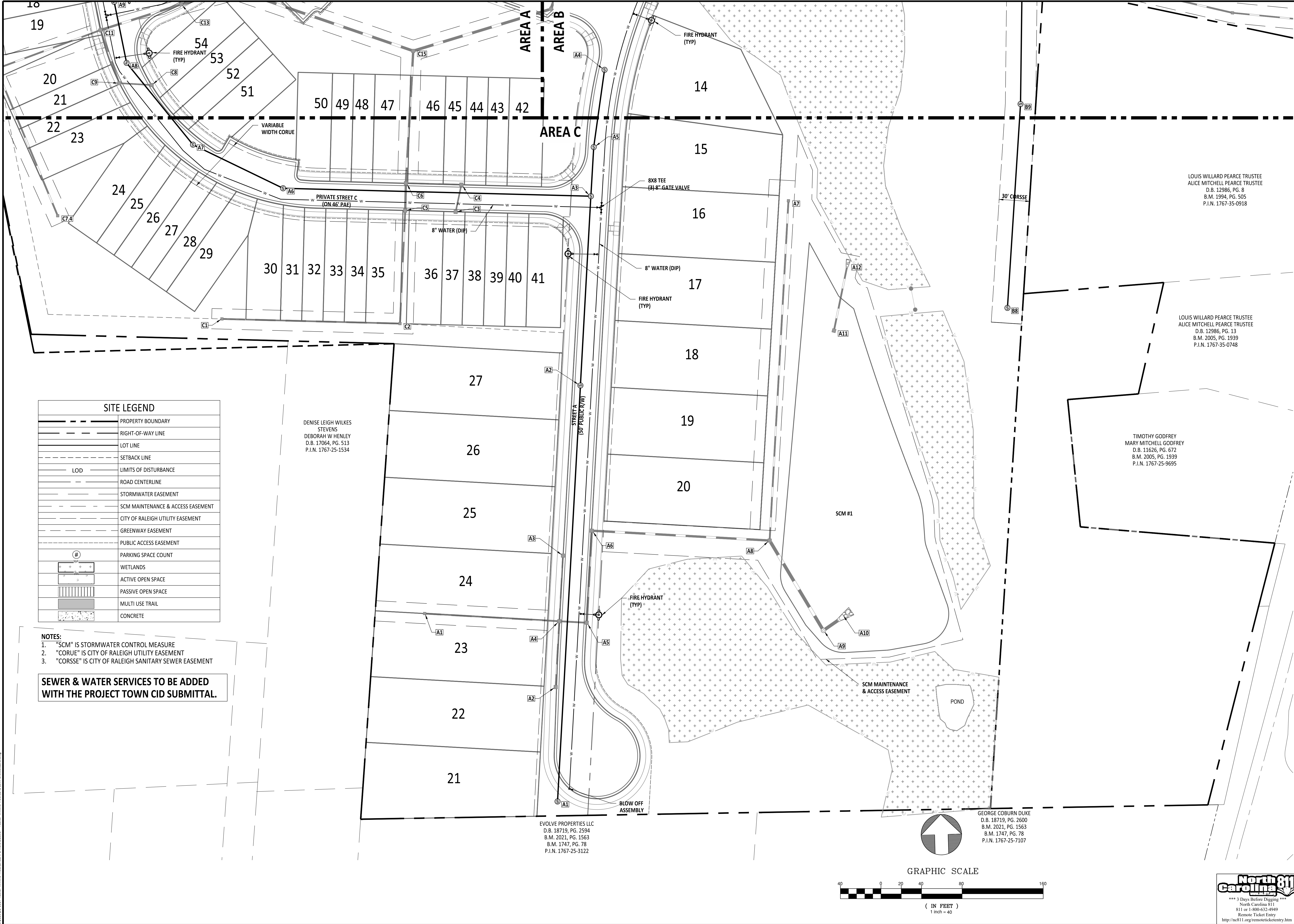
JOB NUMBER:	R210017
CHECKED BY:	JK
DRAWN BY:	GE & RC
DATE:	05/22/2025

SHEET TITLE:

**UTILITY PLAN
AREA A**

SHEET NO.: **5.1**

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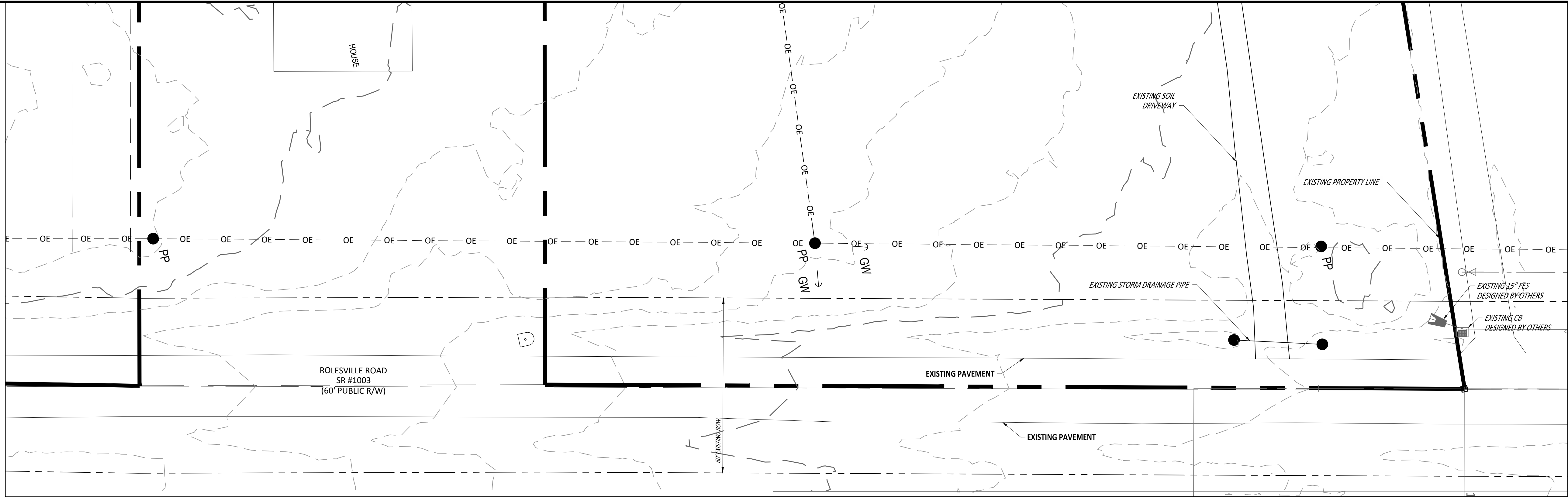
NO.	DATE	REVISION:
1	12/07/2022	PS-SUBMITTAL #1
2	12/07/2023	PS-SUBMITTAL #2
3	12/22/2023	PS-SUBMITTAL #3
4	01/07/2025	PS-SUBMITTAL #4
5	05/22/2025	PS-SUBMITTAL #5

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Preliminary Plat (PSP-23-01) for Tucker Wilkins Tract
UTILITY PLAN AREA C
Rolesville, Wake County
North Carolina 27587

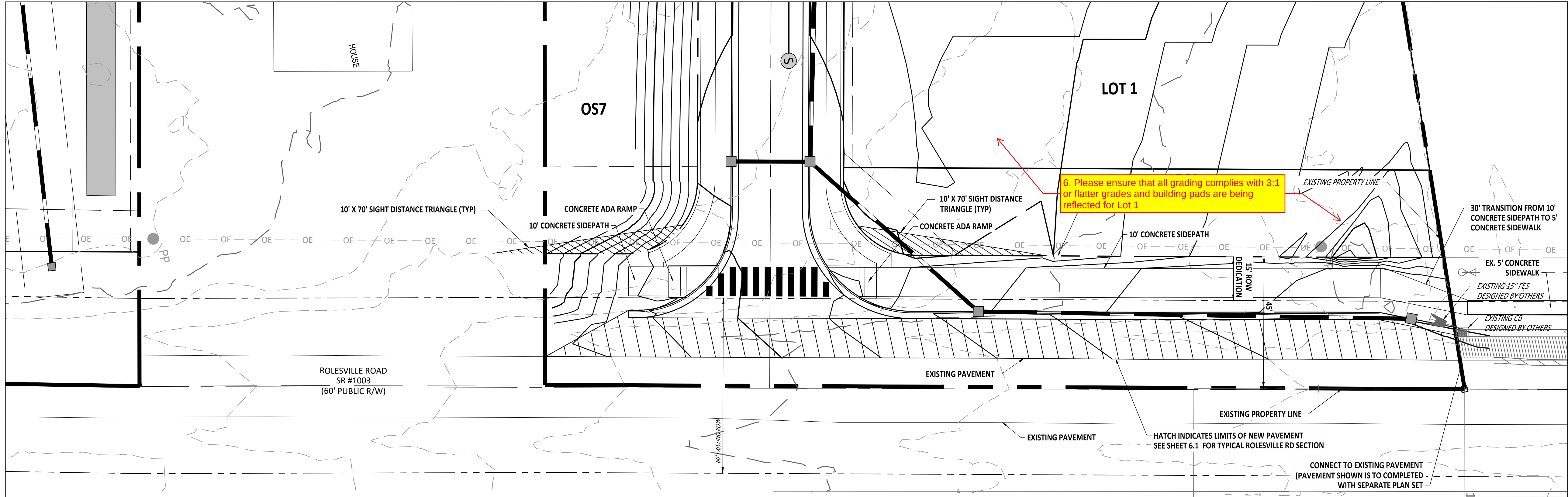
JOB NUMBER:	R210017
CHECKED BY:	JK
DRAWN BY:	GE & RC
DATE:	05/22/2025
SHEET TITLE:	UTILITY PLAN AREA C
SHEET NO.:	5.3

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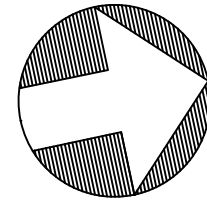
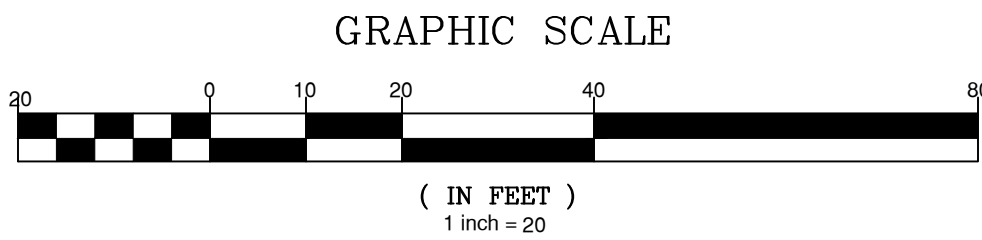


EXISTING CONDITIONS

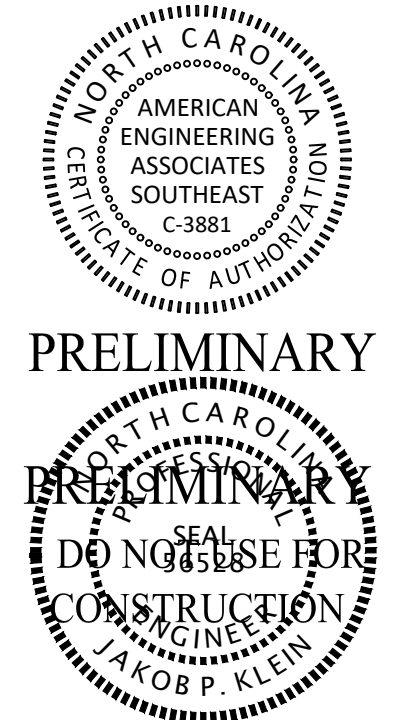
SEE SHEET 3.0 FOR EXISTING AND SITE
LEGEND



IMPROVEMENTS



SEWER & WATER SERVICES TO BE ADDED
WITH THE PROJECT TOWN CID SUBMITTAL.



NO.	DATE	REVISION:
1	12/07/2022	PS SUBMITTAL #1
2	12/09/2023	PS SUBMITTAL #2
3	12/22/2023	PS SUBMITTAL #3
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STIPULATION FOR REUSE

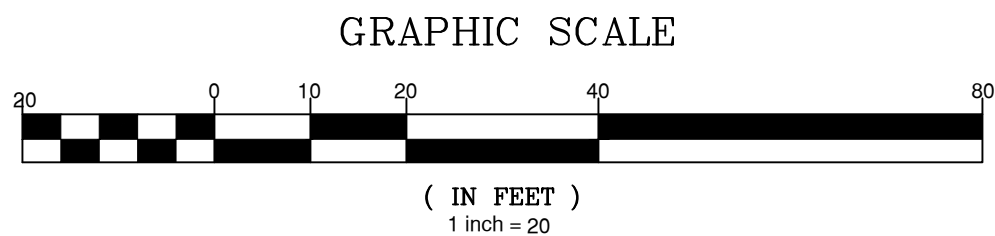
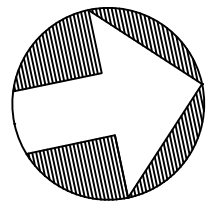
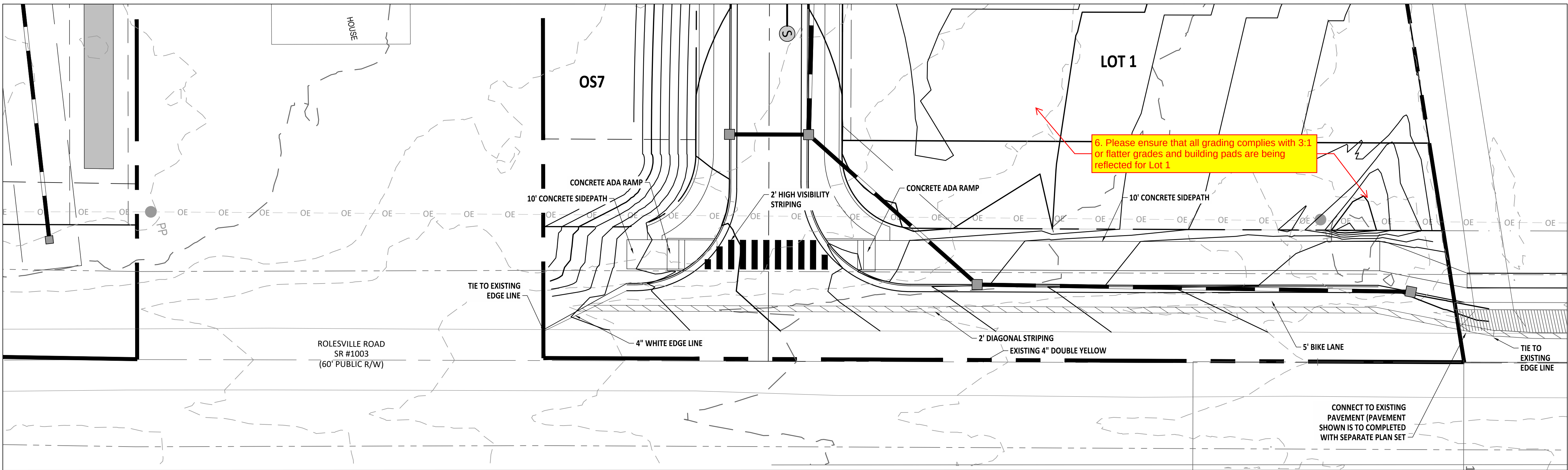
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Preliminary Plat (PSP-23-01)
for Tucker Wilkins Tract
**ROLESVILLE RD
IMPROVEMENTS**
Rolesville, Wake County
North Carolina 27587

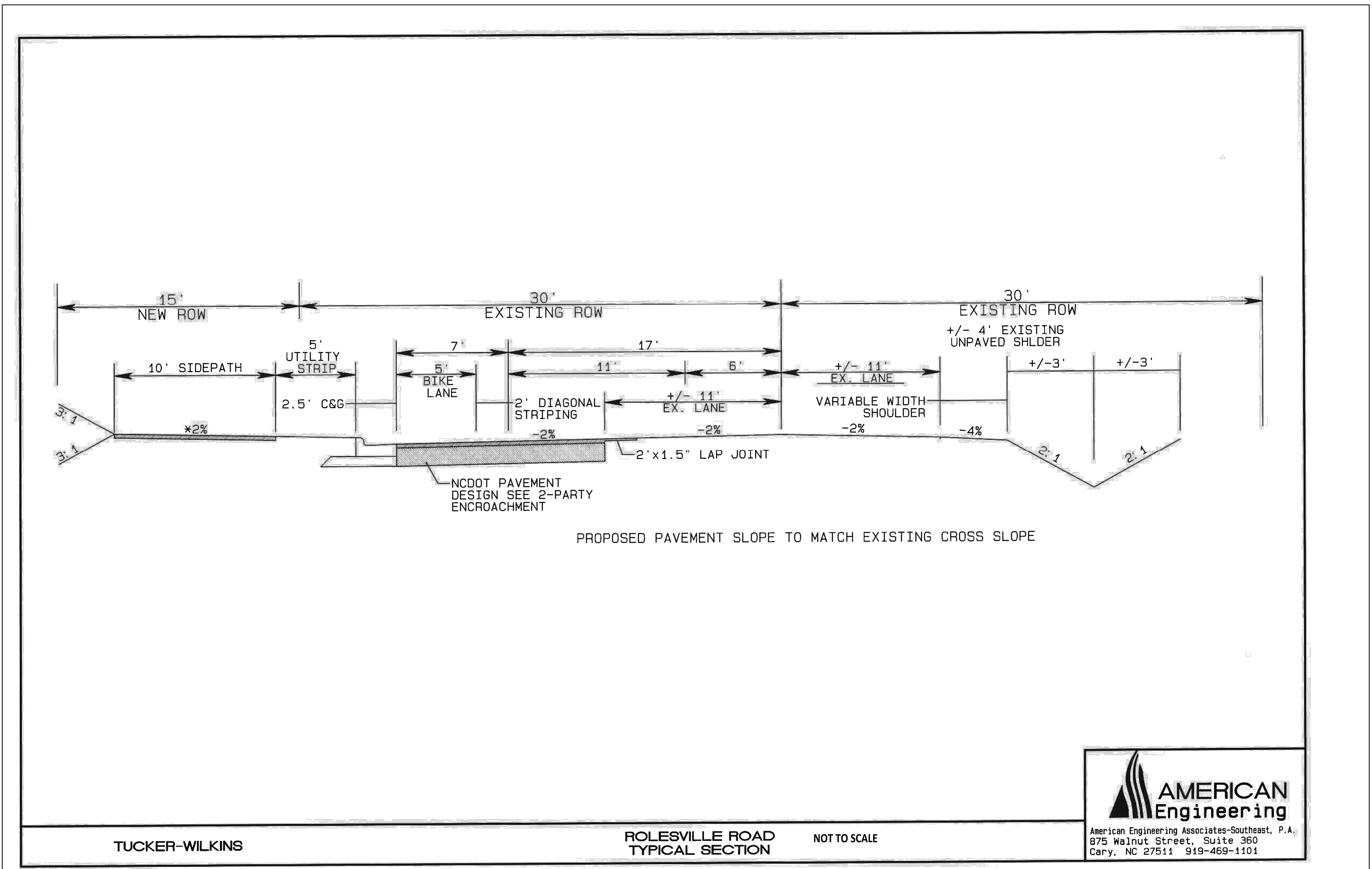
JOB NUMBER: R210017
CHECKED BY: JK
DRAWN BY: GE & RC
DATE: 05/22/2025

SHEET TITLE:
**ROLESVILLE RD
IMPROVEMENTS**
SHEET NO.:
6.0





ROAD IMPROVEMENTS AT ROLESVILLE RD ENTRANCE



NO.	DATE	REVISION:
1	12/07/2022	PSP-SUBMITTAL #1
2	12/09/2023	PSP-SUBMITTAL #2
3	12/22/2023	PSP-SUBMITTAL #3
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Preliminary Plat (PSP-23-01)
for Tucker Wilkins Tract

STRIPING PLAN

Rolesville, Wake County
North Carolina 27587

JOB NUMBER:	R210017
CHECKED BY:	JK
DRAWN BY:	GE & RC
DATE:	05/22/2025

SHEET TITLE:

STRIPING PLAN

SHEET NO.:
6.1