

# PRELIMINARY SUBDIVISION PLAT FOR TUCKER WILKINS TRACT

December 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.

### 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'
- 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.

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

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)	4
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: 178 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.



PSP-23-01 / Preliminary Subdivision Plat /  
Tucker Wilkins  
**APPROVED – December 03, 2025**

Town of Rolesville Planning Department

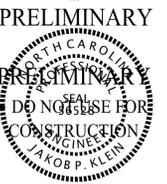
REQUIRED APPROVALS	
PERMIT	PERMIT NUMBER:
TOWN OF ROLESVILLE ANNEXATION	ANX 21-04
TOWN OF ROLESVILLE MAP AMENDMENT	MA 21-06
TOWN OF ROLESVILLE PRELIMINARY PLAT	PSP-23-01
TOWN OF ROLESVILLE CONSTRUCTION INFRASTRUCTURE DOCUMENTS	TBD
WAKE COUNTY EROSION CONTROL	SEC- TBD
WAKE COUNTY STORMWATER	SWF-TBD
CITY 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:	BETSY WILKINS 7312 FEATHERSTONE CT WILMINGTON NC 28411-7113
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



NO.	DATE	REVISION:
1	12/01/2025	PSP SUBMITTAL #1
2	12/02/2025	PSP SUBMITTAL #2
3	12/22/2025	PSP SUBMITTAL #3
4	12/22/2025	PSP SUBMITTAL #4
5	12/22/2025	PSP SUBMITTAL #5
6	12/01/2025	PSP SUBMITTAL #6

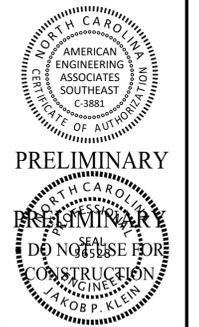
STIPULATION FOR REUSE  
THIS DRAWING WAS PREPARED FOR USE ON THE SPECIFIC SITE, NAMED HEREON, CONTEMPORANEOUSLY WITH ITS ISSUE DATE AS LISTED, HEREON, AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT PROJECT SITE OR AT A LATER TIME. USE OF THIS DRAWING FOR REFERENCE OR EXAMPLE ON ANOTHER PROJECT REQUIRES 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:	12/01/2025
SHEET TITLE:	
<b>COVER</b>	
SHEET NO.:	<b>CVR</b>





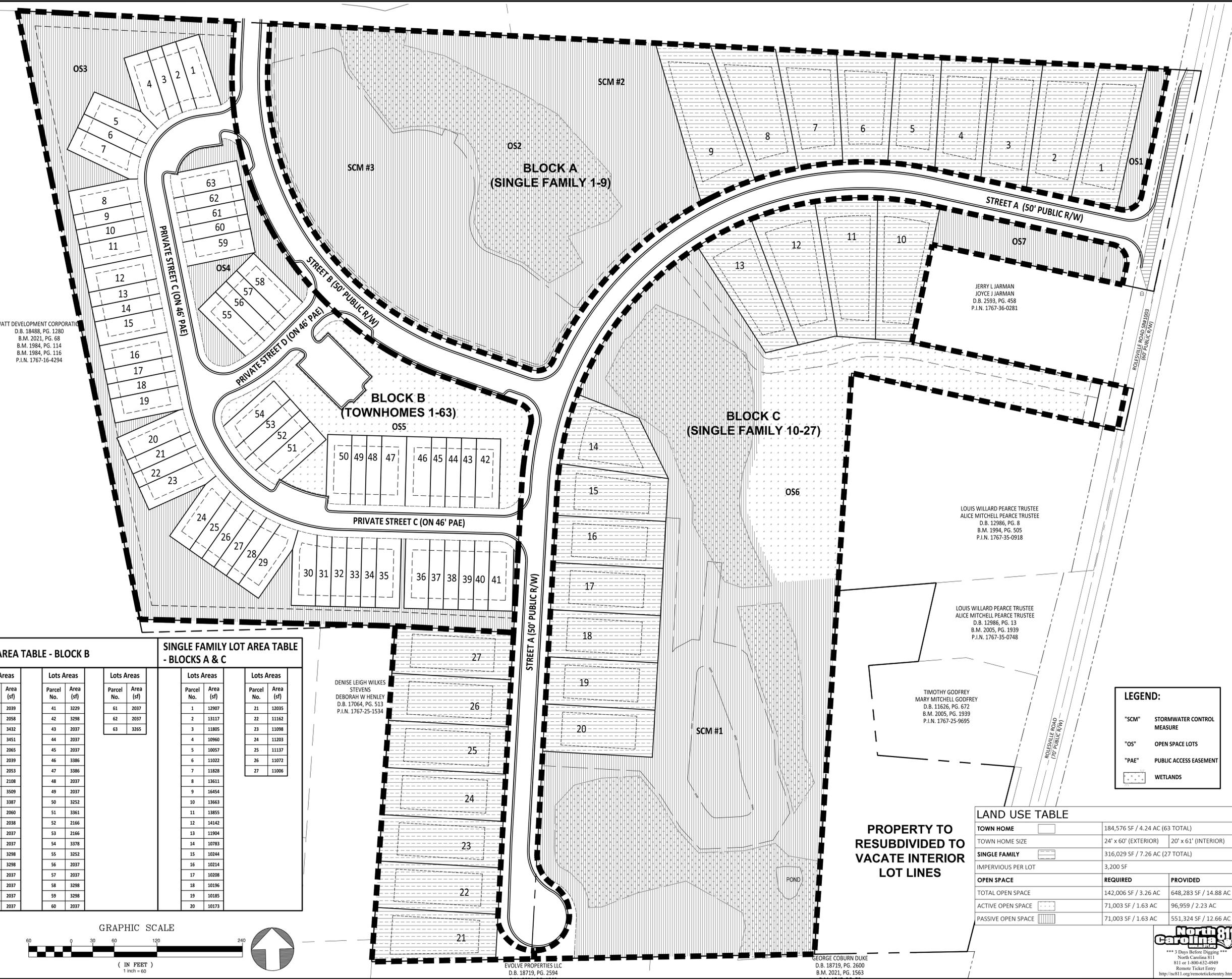


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Preliminary Plat (PSP-23-01)  
for Tucker Wilkins Tract  
**LOT AREA, OPEN SPACE, & LAND USE PLAN**  
Rolesville, Wake County  
North Carolina 27587

JOB NUMBER: R210017  
CHECKED BY: JK  
DRAWN BY: GE & RC  
DATE: 12/01/2025  
SHEET TITLE:  
**LOT AREA, OPEN SPACE, & LAND USE PLAN**  
SHEET NO.:  
**2.1**



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

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. 9  
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

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

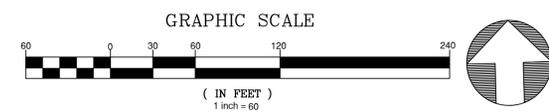
GEORGE COBURN DUKE  
D.B. 18719, PG. 2600  
B.M. 2021, PG. 1563

**TOWNHOUSE LOT AREA TABLE - BLOCK B**

Parcel No.	Area (sf)	Parcel No.	Area (sf)	Parcel No.	Area (sf)
1	3435	21	2039	41	3229
2	2044	22	2058	42	3298
3	2071	23	3432	43	2037
4	3385	24	3451	44	2037
5	3414	25	2065	45	2037
6	2042	26	2039	46	3386
7	3458	27	2053	47	3386
8	3299	28	2108	48	2037
9	2037	29	3509	49	2037
10	2037	30	3387	50	3252
11	3298	31	2060	51	3361
12	3298	32	2038	52	2166
13	2037	33	2037	53	2166
14	2037	34	2037	54	3378
15	3298	35	3298	55	3252
16	3298	36	3298	56	2037
17	2037	37	2037	57	2037
18	2037	38	2037	58	3298
19	3298	39	2037	59	3298
20	3358	40	2037	60	2037

**SINGLE FAMILY LOT AREA TABLE - BLOCKS A & C**

Parcel No.	Area (sf)	Parcel No.	Area (sf)	Parcel No.	Area (sf)
61	2037	1	12907	21	12095
62	2037	2	13117	22	11162
63	3265	3	11805	23	11098
		4	10960	24	11203
		5	10057	25	11137
		6	11022	26	11072
		7	11828	27	11006
		8	13611		
		9	16454		
		10	13663		
		11	13855		
		12	14142		
		13	11904		
		14	10783		
		15	10244		
		16	10214		
		17	10208		
		18	10196		
		19	10185		
		20	10173		



**LEGEND:**

- "SCM" STORMWATER CONTROL MEASURE
- "OS" OPEN SPACE LOTS
- "PAE" PUBLIC ACCESS EASEMENT
- WETLANDS

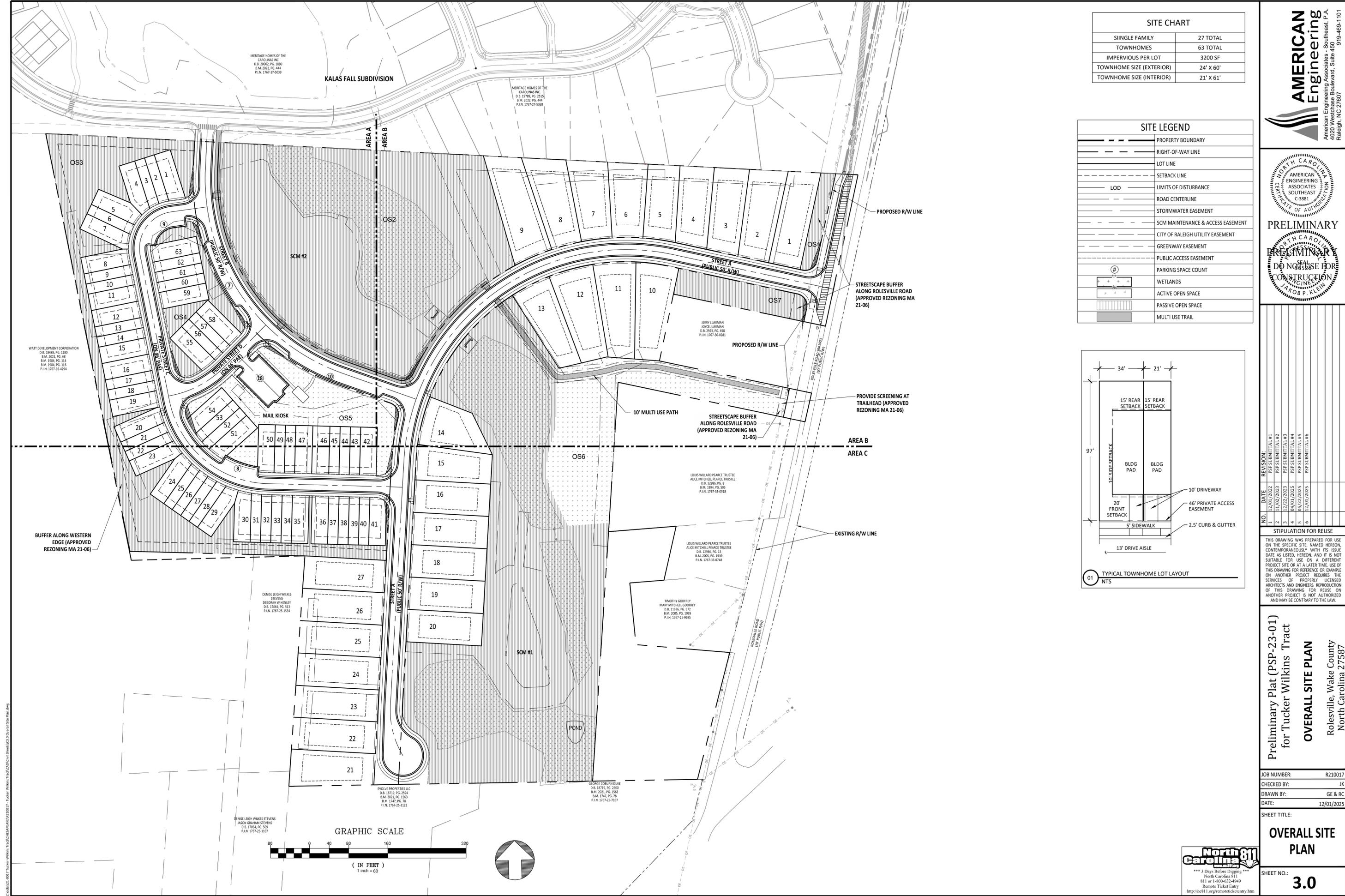
**LAND USE TABLE**

LAND USE	REQUIRED	PROVIDED
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		
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

**PROPERTY TO RESUBDIVIDED TO VACATE INTERIOR LOT LINES**

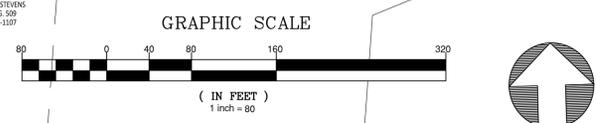
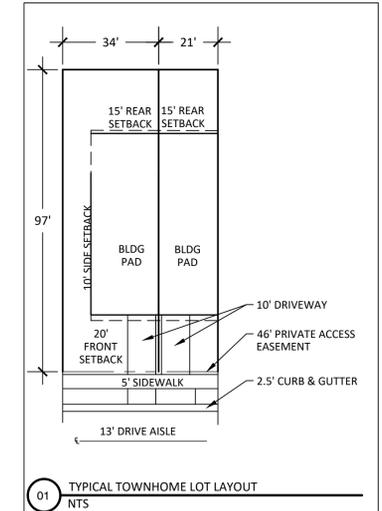






SITE CHART	
SINGLE FAMILY	27 TOTAL
TOWNHOMES	63 TOTAL
IMPERVIOUS PER LOT	3200 SF
TOWNHOME SIZE (EXTERIOR)	24' X 60'
TOWNHOME SIZE (INTERIOR)	21' X 61'

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



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

PROFESSIONAL SEAL  
 NORTH CAROLINA  
 ENGINEERING ASSOCIATES  
 SOUTHEAST  
 C-388  
 JACOB KLEIN  
 PRELIMINARY  
 DO NOT USE FOR CONSTRUCTION

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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:	12/01/2025

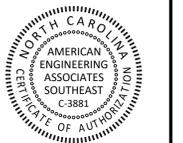
**OVERALL SITE PLAN**

SHEET NO.: **3.0**



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**PRELIMINARY**



**DO NOT REUSE FOR CONSTRUCTION**

JAKOB P. KLEIN

REVISION:

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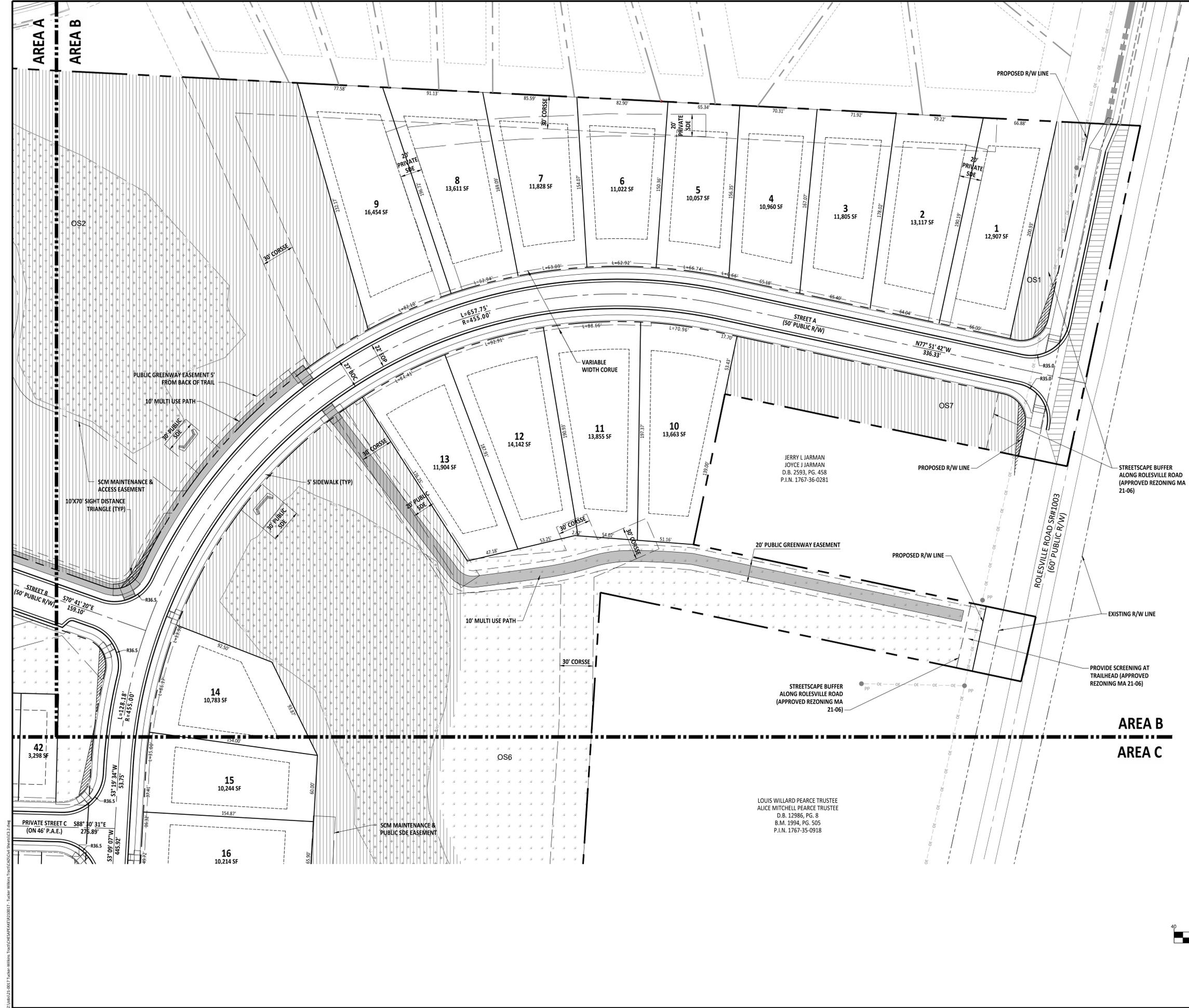
Preliminary Plat (PSP-23-01)  
for Tucker Wilkins Tract  
**SITE PLAN AREA B**  
Rolesville, Wake County  
North Carolina 27587

JOB NUMBER:	R210017
CHECKED BY:	JK
DRAWN BY:	GE & RC
DATE:	12/01/2025

SHEET TITLE:

**SITE PLAN AREA B**

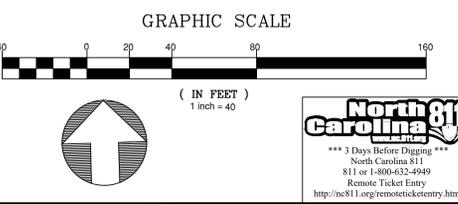
SHEET NO.:  
**3.2**



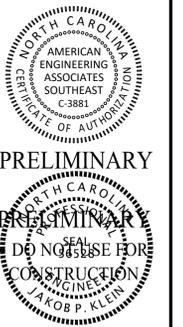
**SITE LEGEND**

	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

- NOTES:**
- "SCM" IS STORMWATER CONTROL MEASURE
  - "OS" IS OPEN SPACE LOTS
  - "CORSE" IS CITY OF RALEIGH UTILITY EASEMENT
  - "CORSE" IS CITY OF RALEIGH SANITARY SEWER EASEMENT
  - "SDE" IS STORM DRAINAGE EASEMENT
  - "PAE" IS PUBLIC ACCESS EASEMENT



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**PRELIMINARY**  
PRELIMINARY  
DO NOT USE FOR  
CONSTRUCTION

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

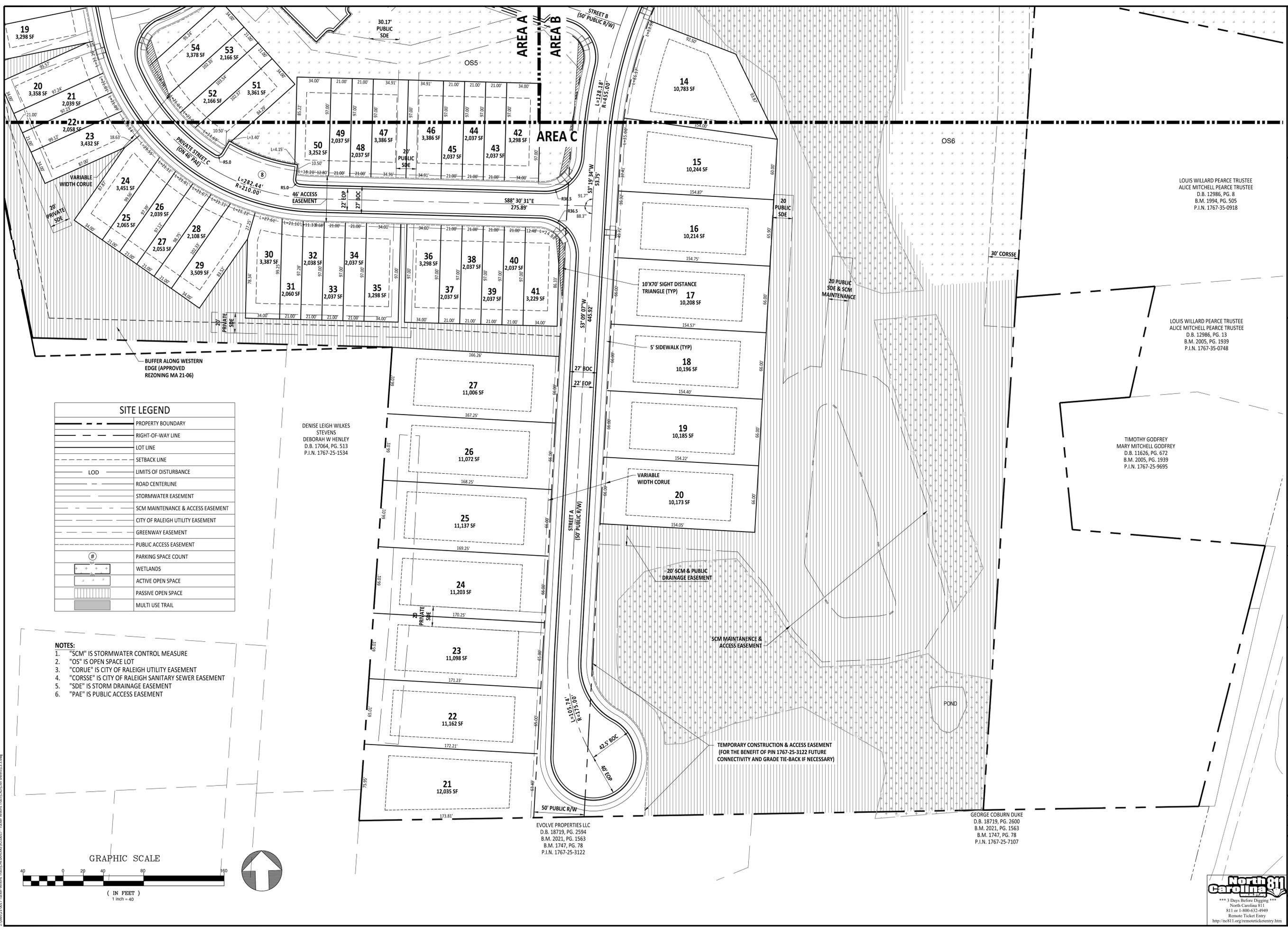
JOB NUMBER:	R210017
CHECKED BY:	JK
DRAWN BY:	GE & RC
DATE:	12/01/2025

SHEET TITLE:  
**SITE PLAN AREA C**  
SHEET NO.:  
**3.3**

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

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



**SITE LEGEND**

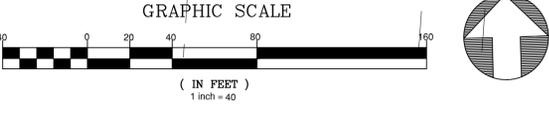
	PROPERTY BOUNDARY
	RIGHT-OF-WAY LINE
	LOT LINE
	SETBACK LINE
	LIMITS OF DISTURBANCE
	ROAD CENTERLINE
	STORMWATER EASEMENT
	SCM MAINTENANCE & ACCESS EASEMENT
	CITY OF RALEIGH UTILITY EASEMENT
	GREENWAY EASEMENT
	PUBLIC ACCESS EASEMENT
	PARKING SPACE COUNT
	WETLANDS
	ACTIVE OPEN SPACE
	PASSIVE OPEN SPACE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

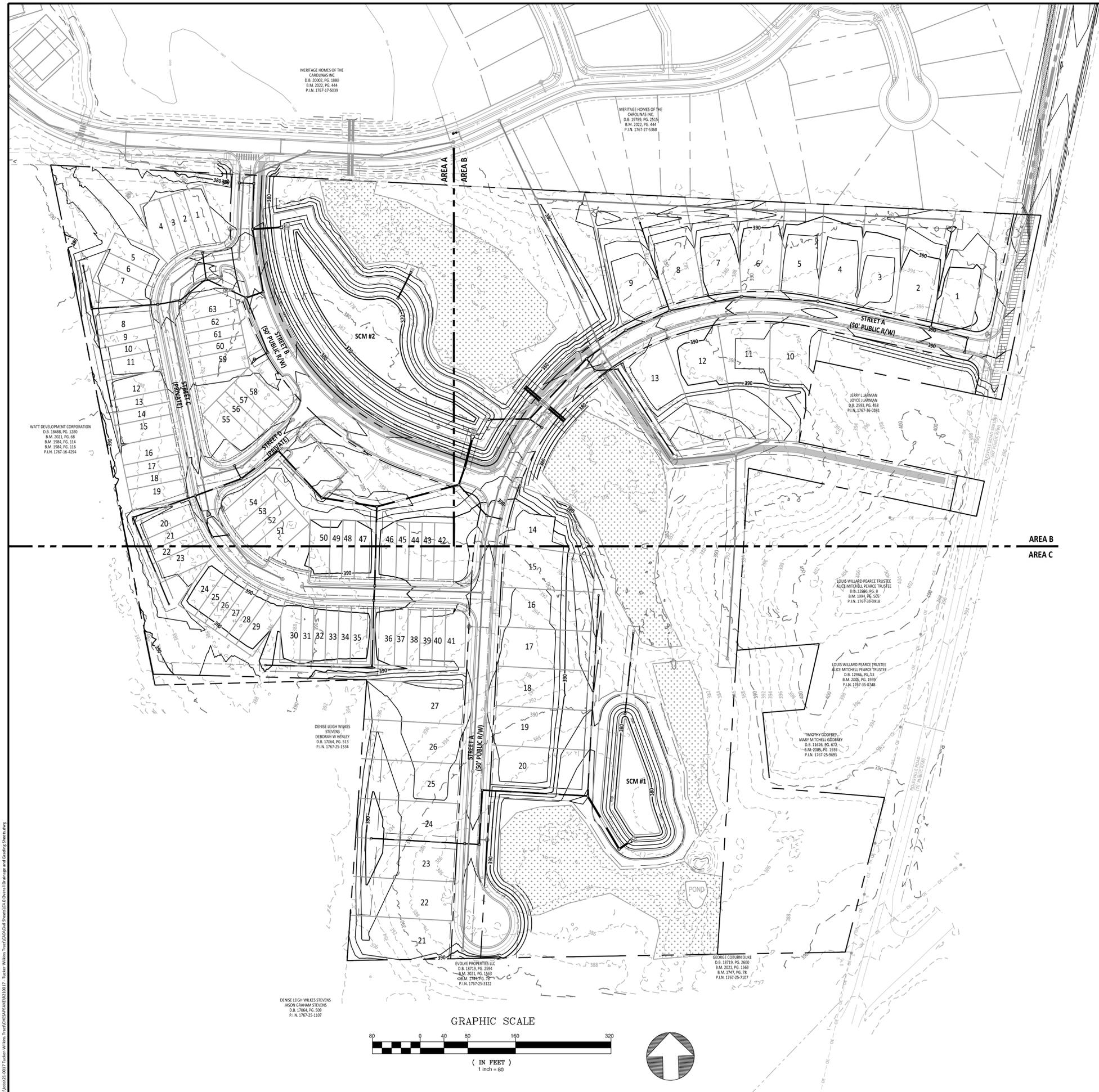
- NOTES:**
- "SCM" IS STORMWATER CONTROL MEASURE
  - "OS" IS OPEN SPACE LOT
  - "CORUE" IS CITY OF RALEIGH UTILITY EASEMENT
  - "CORSSE" IS CITY OF RALEIGH SANITARY SEWER EASEMENT
  - "SDE" IS STORM DRAINAGE EASEMENT
  - "PAE" IS PUBLIC ACCESS EASEMENT

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. 1767-25-3122

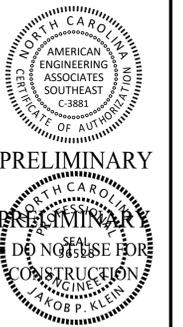
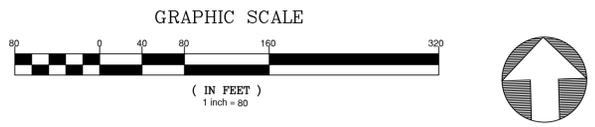
GEORGE COBURN DUKE  
D.B. 18719, PG. 2600  
B.M. 2021, PG. 1563  
B.M. 1747, PG. 78  
P.I.N. 1767-25-7107





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
	MULTI USE TRAIL

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



NO.	DATE	REVISION:
1	12/01/2025	PSP SUBMITTAL #1
2	12/02/2025	PSP SUBMITTAL #2
3	12/22/2025	PSP SUBMITTAL #3
4	12/22/2025	PSP SUBMITTAL #4
5	12/22/2025	PSP SUBMITTAL #5
6	12/01/2025	PSP SUBMITTAL #6

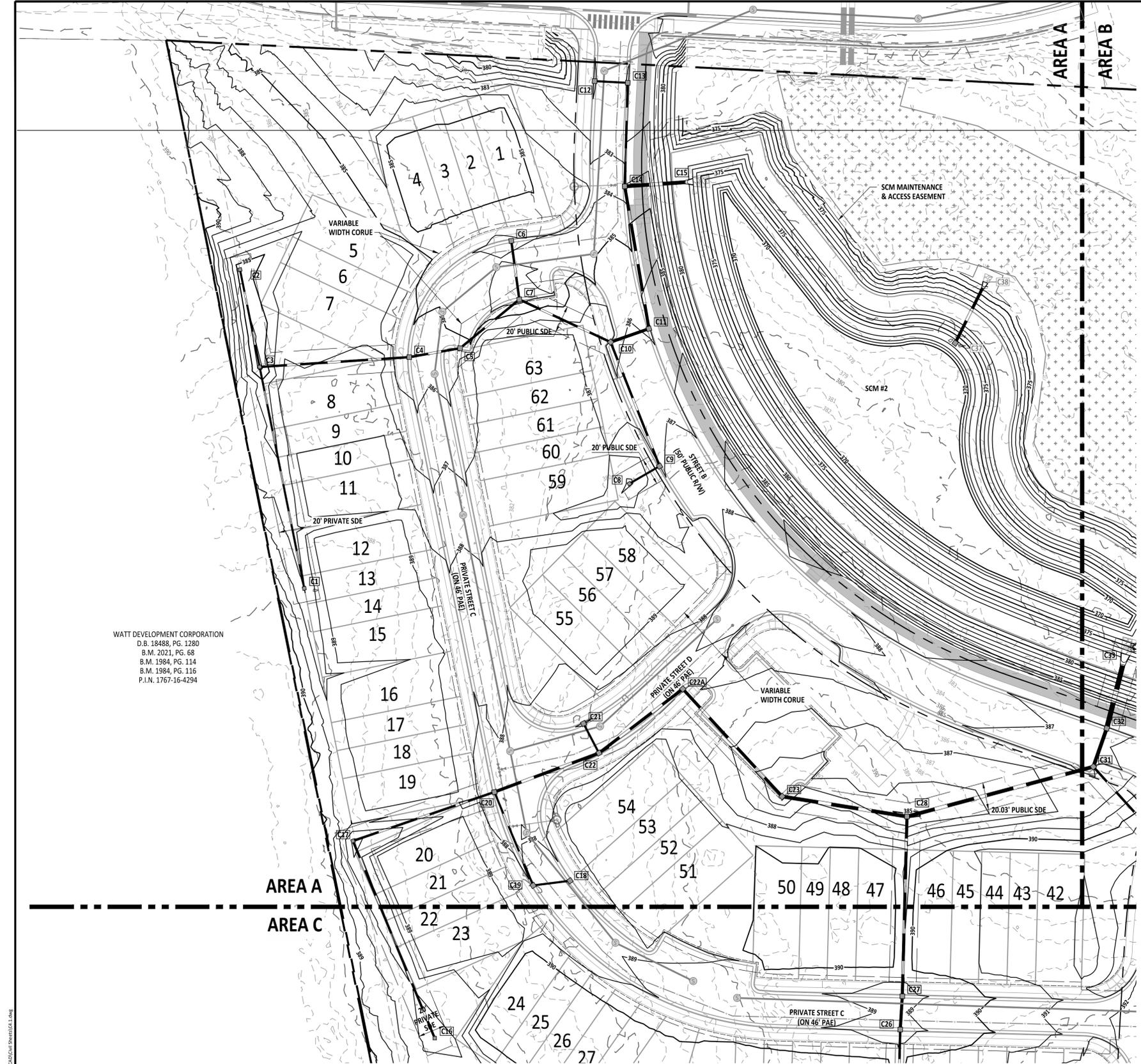
**STIPULATION FOR REUSE**  
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**Preliminary Plat (PSP-23-01) for Tucker Wilkins Tract OVERALL DRAINAGE & GRADING PLAN**  
 Rolesville, Wake County  
 North Carolina 27587

JOB NUMBER:	R210017
CHECKED BY:	JK
DRAWN BY:	GE & RC
DATE:	12/01/2025
SHEET TITLE:	<b>OVERALL DRAINAGE &amp; GRADING PLAN</b>
SHEET NO.:	<b>4.0</b>



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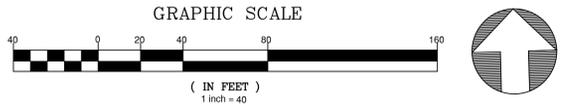


WATT DEVELOPMENT CORPORATION  
 D.B. 18488, PG. 1280  
 B.M. 2021, PG. 68  
 B.M. 1984, PG. 114  
 B.M. 1984, PG. 116  
 P.I.N. 1767-16-4294

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
	MULTI USE TRAIL

- 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	12/07/2025	PSP SUBMITTAL #1
2	12/07/2025	PSP SUBMITTAL #2
3	12/22/2025	PSP SUBMITTAL #3
4	12/22/2025	PSP SUBMITTAL #4
5	12/22/2025	PSP SUBMITTAL #5
6	12/07/2025	PSP SUBMITTAL #6

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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: 12/01/2025

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

SHEET NO.:  
**4.1**



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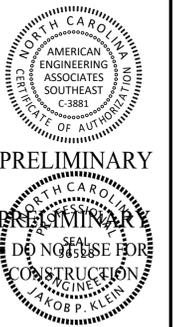
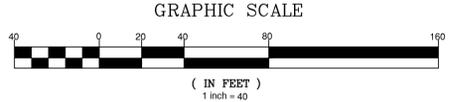


SITE LEGEND	
	PROPERTY BOUNDARY
	RIGHT-OF-WAY LINE
	LOT LINE
	SETBACK LINE
	LOD
	LIMITS OF DISTURBANCE
	ROAD CENTERLINE
	STORMWATER EASEMENT
	SCM MAINTENANCE & ACCESS EASEMENT
	CITY OF RALEIGH UTILITY EASEMENT
	GREENWAY EASEMENT
	PUBLIC ACCESS EASEMENT
	PARKING SPACE COUNT
	WETLANDS
	MULTI USE TRAIL

- NOTES:**
- "SCM" IS STORMWATER CONTROL MEASURE
  - "CORUE" IS CITY OF RALEIGH UTILITY EASEMENT
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**SITE GRADING TO BE FURTHER DETAILED AND DEVELOPED IN TOWN CID SUBMITTAL.**

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



**PRELIMINARY**

DO NOT USE FOR CONSTRUCTION

NO.	DATE	REVISION:
1	12/07/2025	PSP SUBMITTAL #1
2	12/07/2025	PSP SUBMITTAL #2
3	12/22/2025	PSP SUBMITTAL #3
4	12/22/2025	PSP SUBMITTAL #4
5	12/22/2025	PSP SUBMITTAL #5
6	12/01/2025	PSP SUBMITTAL #6

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

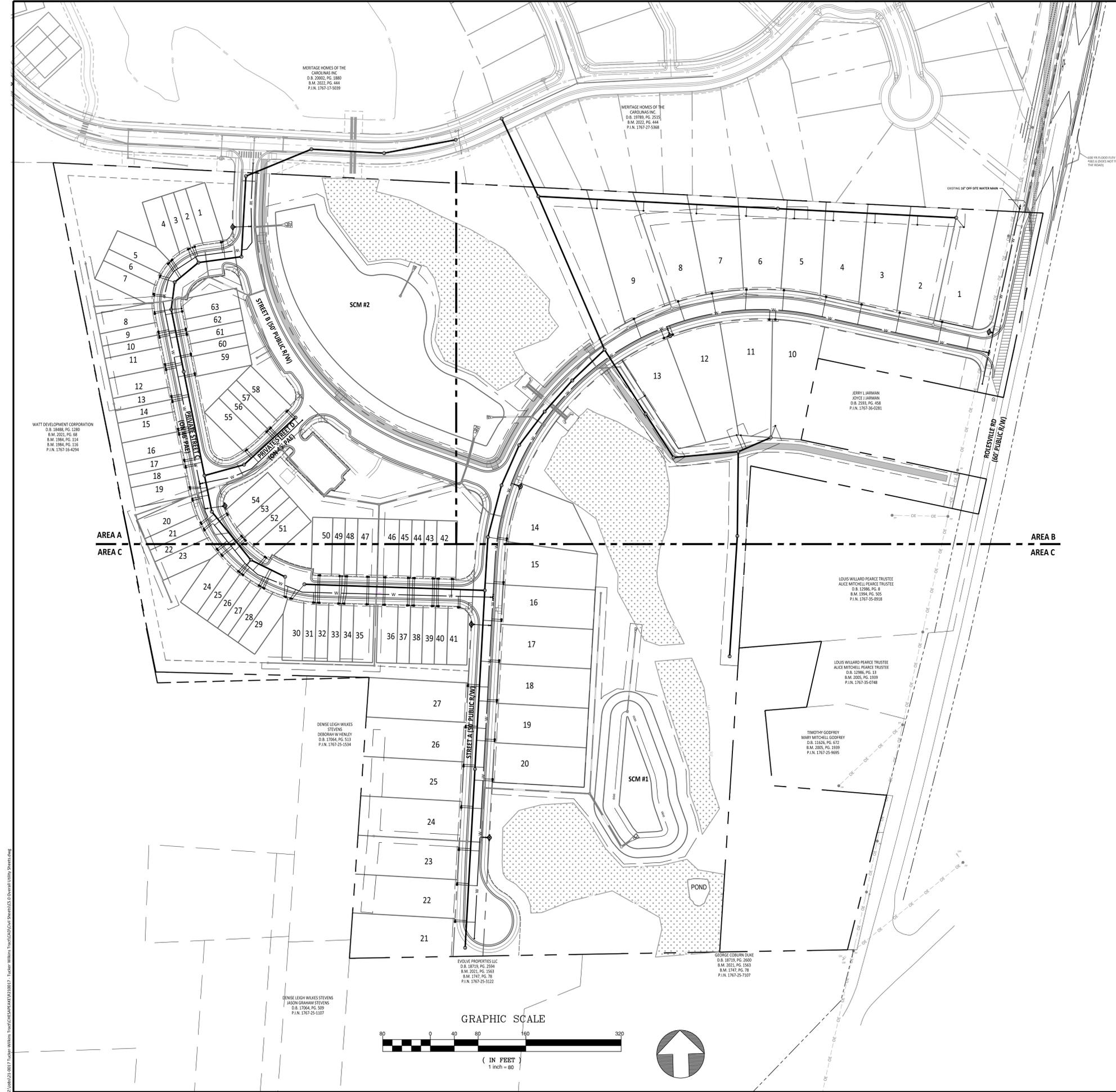
JOB NUMBER:	R210017
CHECKED BY:	JK
DRAWN BY:	GE & RC
DATE:	12/01/2025

**DRAINAGE & GRADING PLAN AREA B**

SHEET NO.: **4.2**

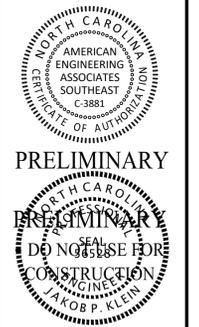
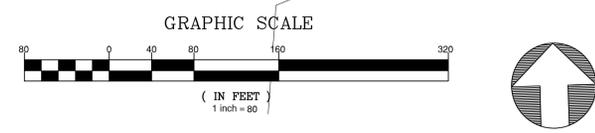






- STANDARD UTILITY NOTES:**
- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION)
  - UTILITY SEPARATION REQUIREMENTS:
    - A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & 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.
    - 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.
    - 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.
    - 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
    - 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).
    - ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
  - 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.
  - DEVELOPER SHALL PROVIDE 30 DAYS ADVANCE WRITTEN NOTICE TO OWNER FOR ANY WORK REQUIRED WITHIN AN EXISTING CITY OF RALEIGH UTILITY EASEMENT TRAVELING PRIVATE PROPERTY.
  - 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.
  - 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCE MAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
  - 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 SERVICES FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE.
  - INSTALL 1/2" 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.
  - INSTALL 4" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM.
  - PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI; BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINING LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE.
  - 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.
  - NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
  - GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE RW FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A U / C / BLDG PERMIT. CONTACT (919) 996-4516 OR FOG@RALEIGHNC.GOV FOR MORE INFORMATION.
  - 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 U / C / BLDG PERMIT. CONTACT (919) 996-5923 OR CROSS.CONNECTION@RALEIGHNC.GOV FOR MORE INFORMATION.
  - 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 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
	MULTI USE TRAIL



**PRELIMINARY**

NO.	DATE	REVISION:
1	12/01/2025	PSP SUBMITTAL #1
2	12/02/2025	PSP SUBMITTAL #2
3	12/22/2025	PSP SUBMITTAL #3
4	02/27/2026	PSP SUBMITTAL #4
5	02/27/2026	PSP SUBMITTAL #5
6	12/01/2025	PSP SUBMITTAL #6

**STIPULATION FOR REUSE**

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

JOB NUMBER:	R210017
CHECKED BY:	JK
DRAWN BY:	GE & RC
DATE:	12/01/2025
SHEET TITLE:	

**OVERALL UTILITY PLAN**

SHEET NO.: **5.0**



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NO.	DATE	REVISION:
1	12/01/2022	PSP SUBMITTAL #1
2	11/02/2023	PSP SUBMITTAL #2
3	12/22/2023	PSP SUBMITTAL #3
4	04/01/2025	PSP SUBMITTAL #4
5	05/22/2025	PSP SUBMITTAL #5
6	12/01/2025	PSP SUBMITTAL #6

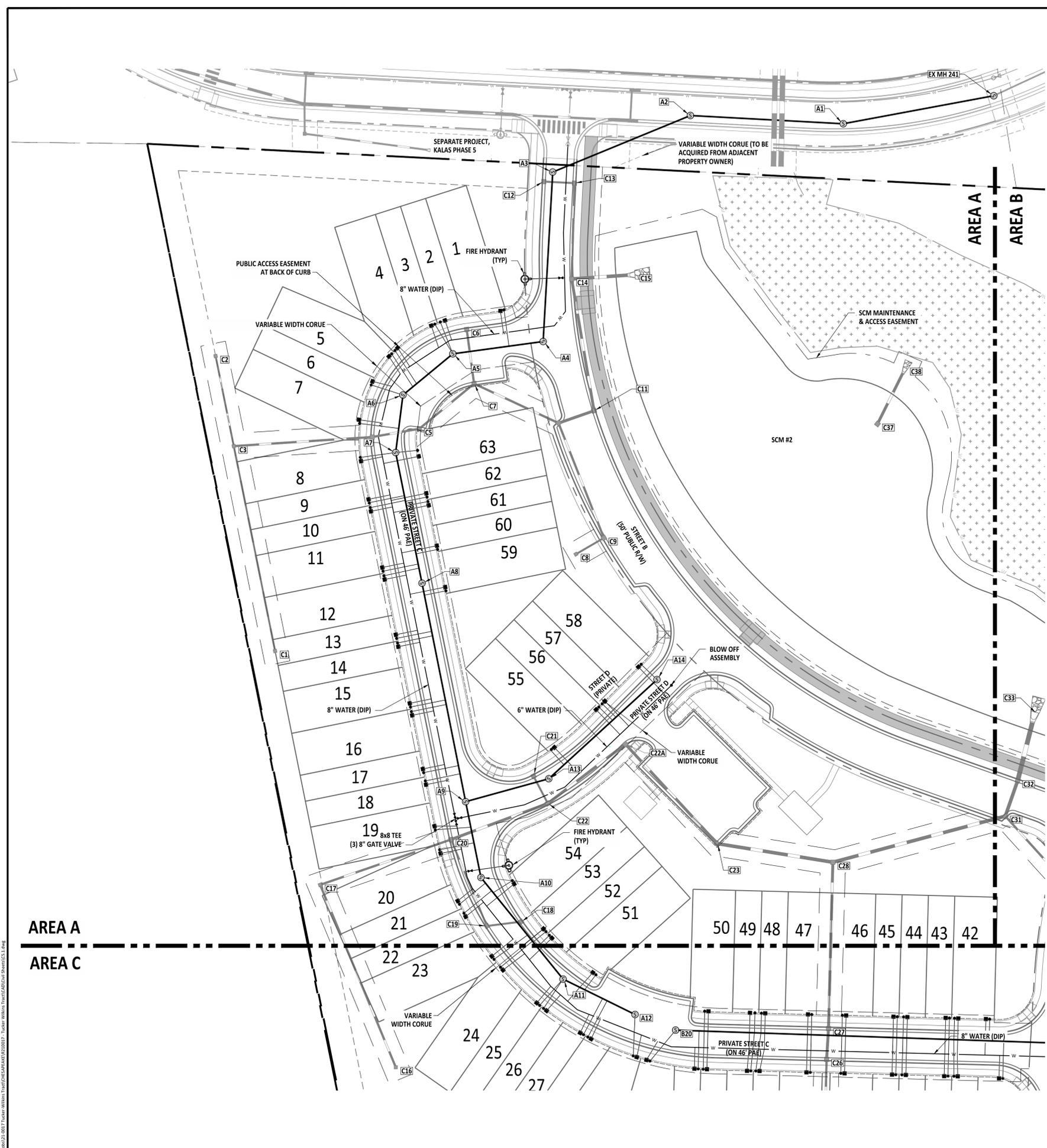
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**Preliminary Plat (PSP-23-01)**  
**for Tucker Wilkins Tract**  
**UTILITY PLAN AREA A**  
 Rolesville, Wake County  
 North Carolina 27587

JOB NUMBER: R210017  
 CHECKED BY: JK  
 DRAWN BY: GE & RC  
 DATE: 12/01/2025

SHEET TITLE:  
**UTILITY PLAN AREA A**

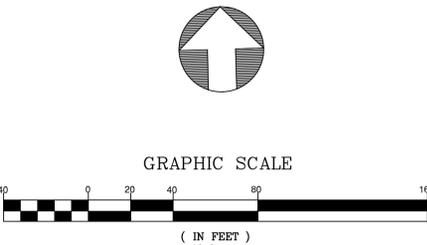
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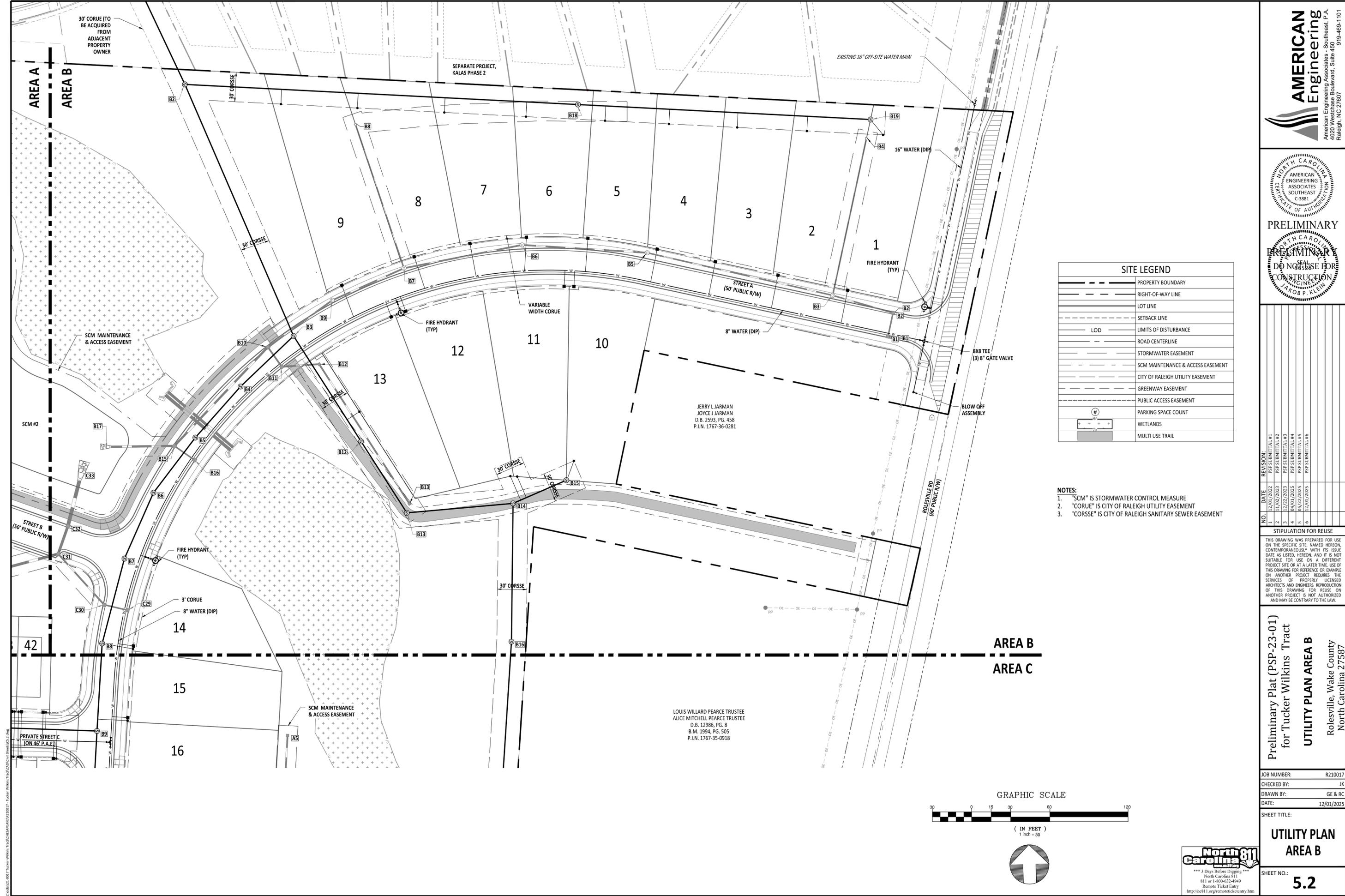


**SITE LEGEND**

	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
	MULTI USE TRAIL

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

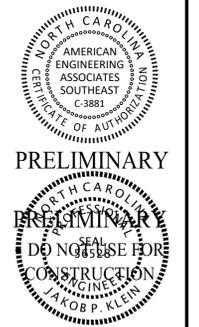




**SITE LEGEND**

---	PROPERTY BOUNDARY
---	RIGHT-OF-WAY LINE
---	LOT LINE
---	SETBACK LINE
---	LIMITS OF DISTURBANCE
---	ROAD CENTERLINE
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---	PUBLIC ACCESS EASEMENT
---	PARKING SPACE COUNT
---	WETLANDS
---	MULTI USE TRAIL

- NOTES:**
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  - "CORSE" IS CITY OF RALEIGH UTILITY EASEMENT
  - "CORSE" IS CITY OF RALEIGH SANITARY SEWER EASEMENT



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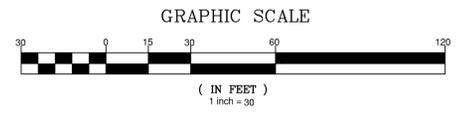
**STIPULATION FOR REUSE**

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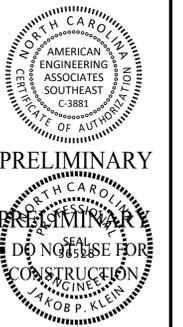
Preliminary Plat (PSP-23-01) for Tucker Wilkins Tract  
**UTILITY PLAN AREA B**  
Rolesville, Wake County  
North Carolina 27587

JOB NUMBER:	R210017
CHECKED BY:	JK
DRAWN BY:	GE & RC
DATE:	12/01/2025

**UTILITY PLAN AREA B**  
SHEET NO.: **5.2**



Z:\Projects\2025\12\01\Tucker Wilkins Tract\CD\Drawings\2025-12-01\Utility Plan Area B.dwg



PRELIMINARY  
DO NOT USE FOR CONSTRUCTION

NO.	DATE	REVISION
1	12/01/2025	PSP SUBMITTAL #1
2	12/02/2025	PSP SUBMITTAL #2
3	12/22/2025	PSP SUBMITTAL #3
4	12/22/2025	PSP SUBMITTAL #4
5	12/22/2025	PSP SUBMITTAL #5
6	12/01/2025	PSP SUBMITTAL #6

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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: 12/01/2025  
SHEET TITLE:  
**UTILITY PLAN AREA C**  
SHEET NO.:  
**5.3**

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

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

EVOLVE PROPERTIES LLC  
D.B. 18719, PG. 2594  
B.M. 2021, PG. 1563  
B.M. 1747, PG. 78  
P.I.N. 1767-25-3122

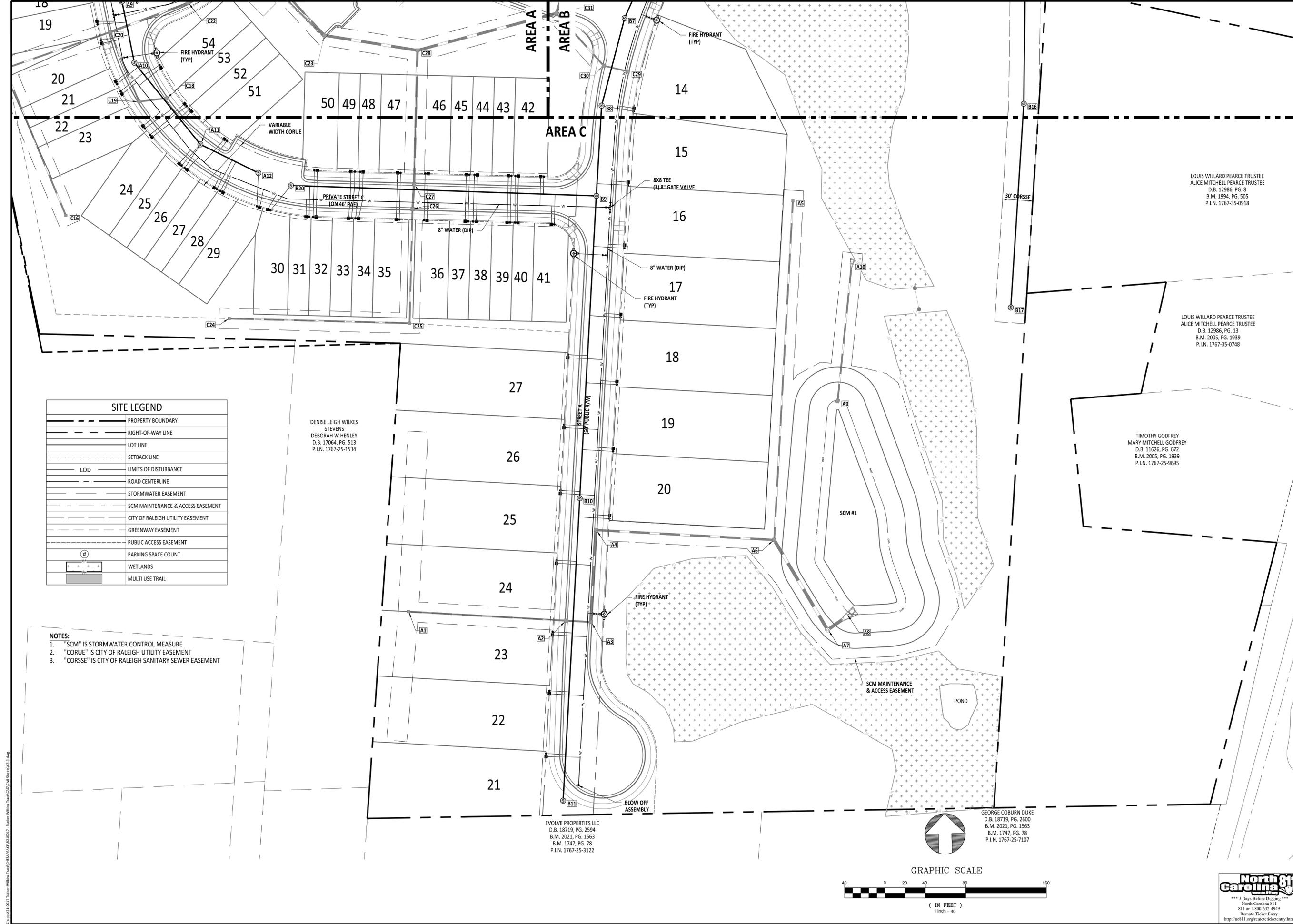
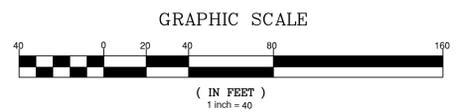
GEORGE COBURN DUKE  
D.B. 18719, PG. 2600  
B.M. 2021, PG. 1563  
B.M. 1747, PG. 78  
P.I.N. 1767-25-7107

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

**SITE LEGEND**

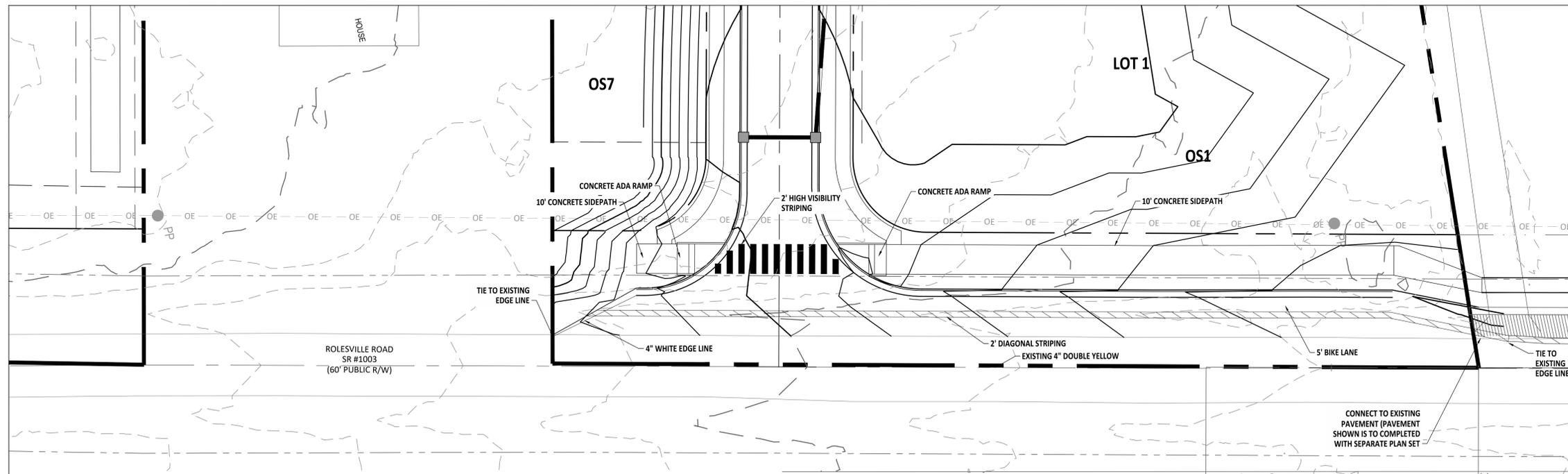
	PROPERTY BOUNDARY
	RIGHT-OF-WAY LINE
	LOT LINE
	SETBACK LINE
	LIMITS OF DISTURBANCE
	ROAD CENTERLINE
	STORMWATER EASEMENT
	SCM MAINTENANCE & ACCESS EASEMENT
	CITY OF RALEIGH UTILITY EASEMENT
	GREENWAY EASEMENT
	PUBLIC ACCESS EASEMENT
	PARKING SPACE COUNT
	WETLANDS
	MULTI USE TRAIL

**NOTES:**  
1. "SCM" IS STORMWATER CONTROL MEASURE  
2. "CORUE" IS CITY OF RALEIGH UTILITY EASEMENT  
3. "CORSSSE" IS CITY OF RALEIGH SANITARY SEWER EASEMENT

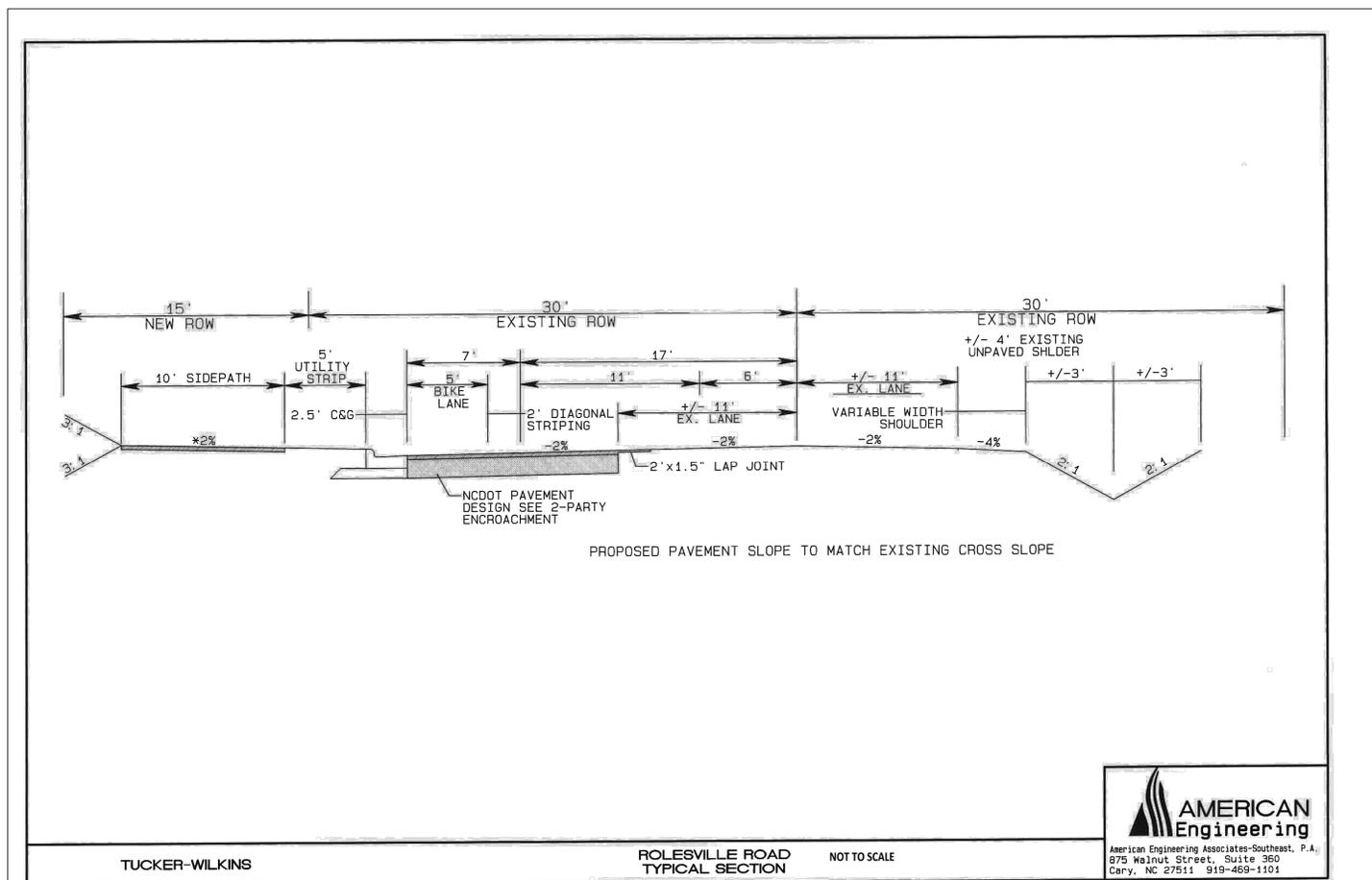
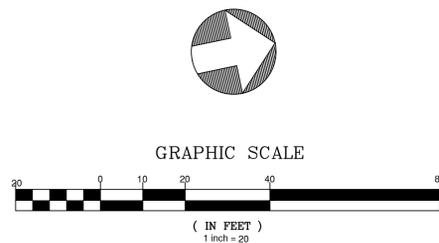


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**ROAD IMPROVEMENTS AT ROLESVILLE RD ENTRANCE**



NO.	DATE	REVISION:
1	12/01/2025	PSP SUBMITTAL #1
2	12/02/2025	PSP SUBMITTAL #2
3	12/22/2025	PSP SUBMITTAL #3
4	02/27/2026	PSP SUBMITTAL #4
5	12/01/2025	PSP SUBMITTAL #5
6	12/01/2025	PSP SUBMITTAL #6

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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:	12/01/2025

**STRIPING PLAN**  
 SHEET NO.: **6.1**