

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.

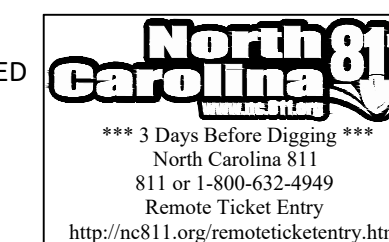
Sheet List Table	
Sheet Number	Sheet Title
CVR	COVER
1.0	EXISTING CONDITIONS
2.1	LOT AREAS, OPEN SPACE AND LAND USE PLAN
2.2	PROJECT DETAILS
3.0	SITE PLAN OVERALL
3.1	SITE PLAN 50 SCALE
3.2	SITE PLAN 50 SCALE
3.3	SITE PLAN 50 SCALE
3.4	CURVE & LINE TABLES
4.0	DRAINAGE AND GRADING OVERALL
4.1	DRAINAGE 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 ASSOCIATES 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

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STIPULATION FOR REUSE

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Tucker Wilkins
Tract
COVER
Rolesville, Wake County
North Carolina 27587

JOB NUMBER: R210017

CHECKED BY:

DRAWN BY: AE

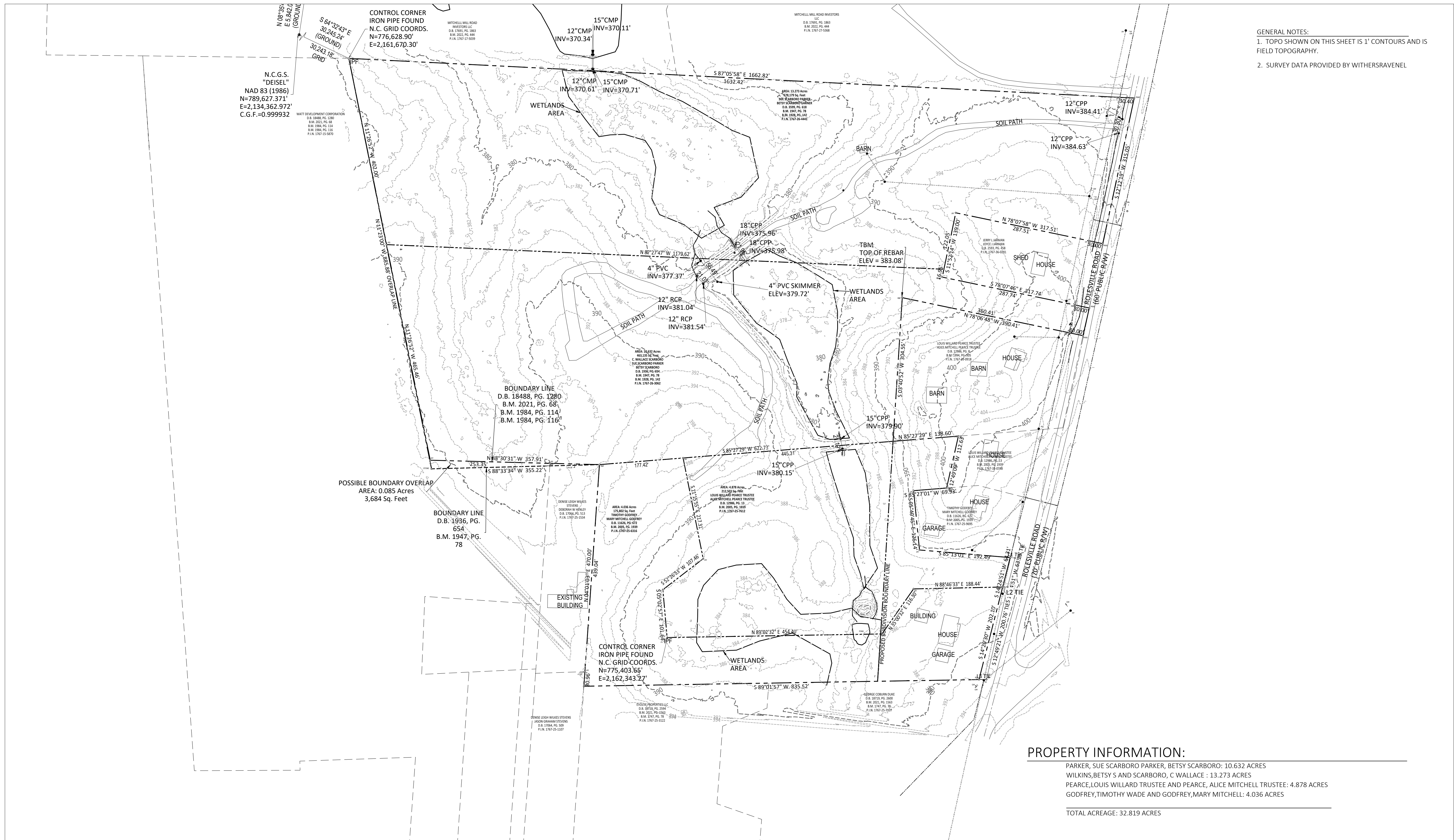
DATE: 12-1-2022

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



PRELIMINARY FOR CONSTRUCTION

FOR INFORMATION ONLY

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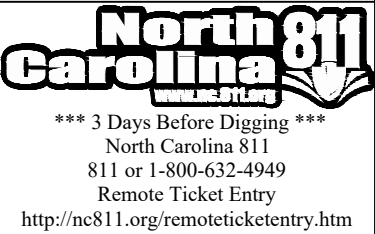
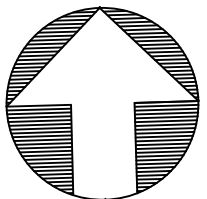
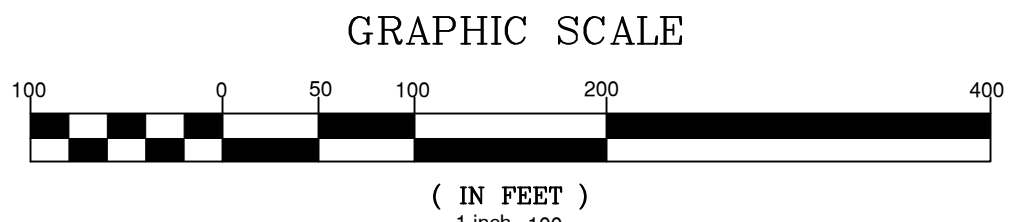
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Tucker Wilkins Tract
EXISTING CONDITIONS
 Rolesville, Wake County
 North Carolina 27587

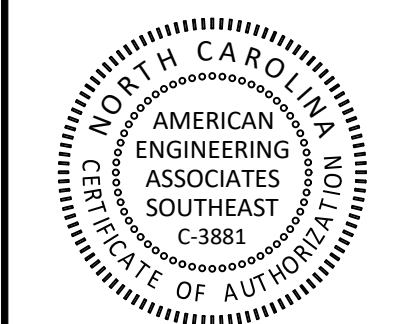
JOB NUMBER: R210017
 CHECKED BY:
 DRAWN BY: AE
 DATE: 12-1-2022

SHEET TITLE:
EXISTING CONDITIONS
 SHEET NO.: **1.0**

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



\\P0121021017 - Tucker Wilkins Tract\GIS\DWG\Sheet\1.0 Existing Conditions.dwg



PRELIMINARY FOR CONSTRUCTION

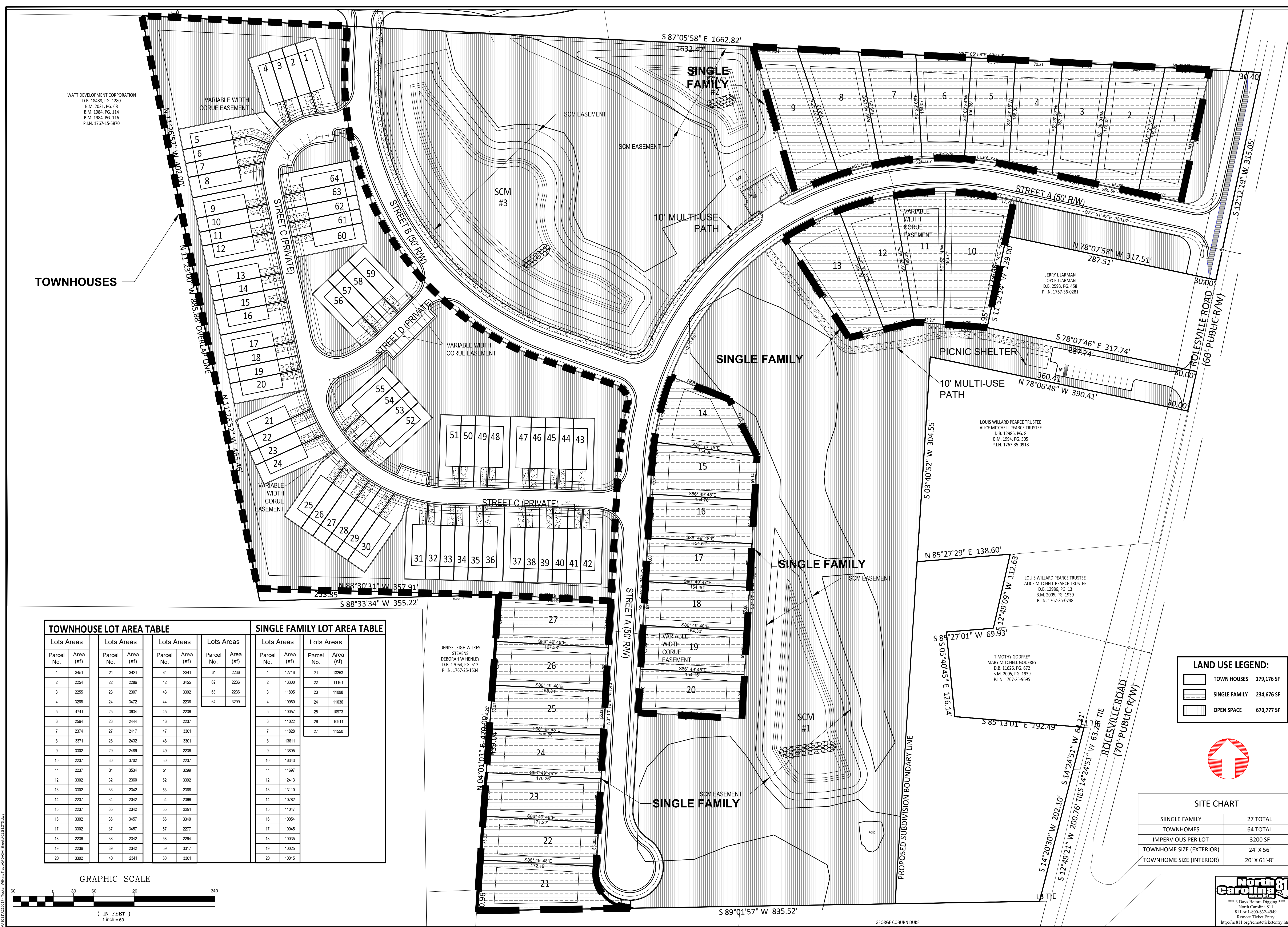
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Tucker Wilkins Tract
LOT AREAS, OPEN SPACE AND LAND USE PLAN
 Rolesville, Wake County
 North Carolina 27587

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

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	2255	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		

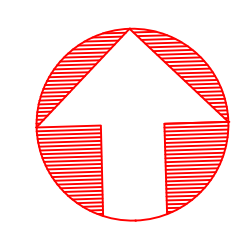
SINGLE FAMILY LOT AREA TABLE

Parcel No.	Area (sf)	Parcel No.	Area (sf)	Parcel No.	Area (sf)
1	12716	21	13253	41	11098
2	13300	22	11161	42	11036
3	11805	23	11098	43	11036
4	10960	24	11036	44	11036
5	10057	25	10973	45	11036
6	11022	26	10911	46	11036
7	11828	27	11550	47	11036
8	13611			48	11036
9	13805			49	11036
10	16343			50	11036
11	11697			51	11036
12	12413			52	11036
13	13110			53	11036
14	10782			54	11036
15	11047			55	11036
16	10054			56	11036
17	10045			57	11036
18	10035			58	11036
19	10025			59	11036
20	10015			60	11036

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

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"



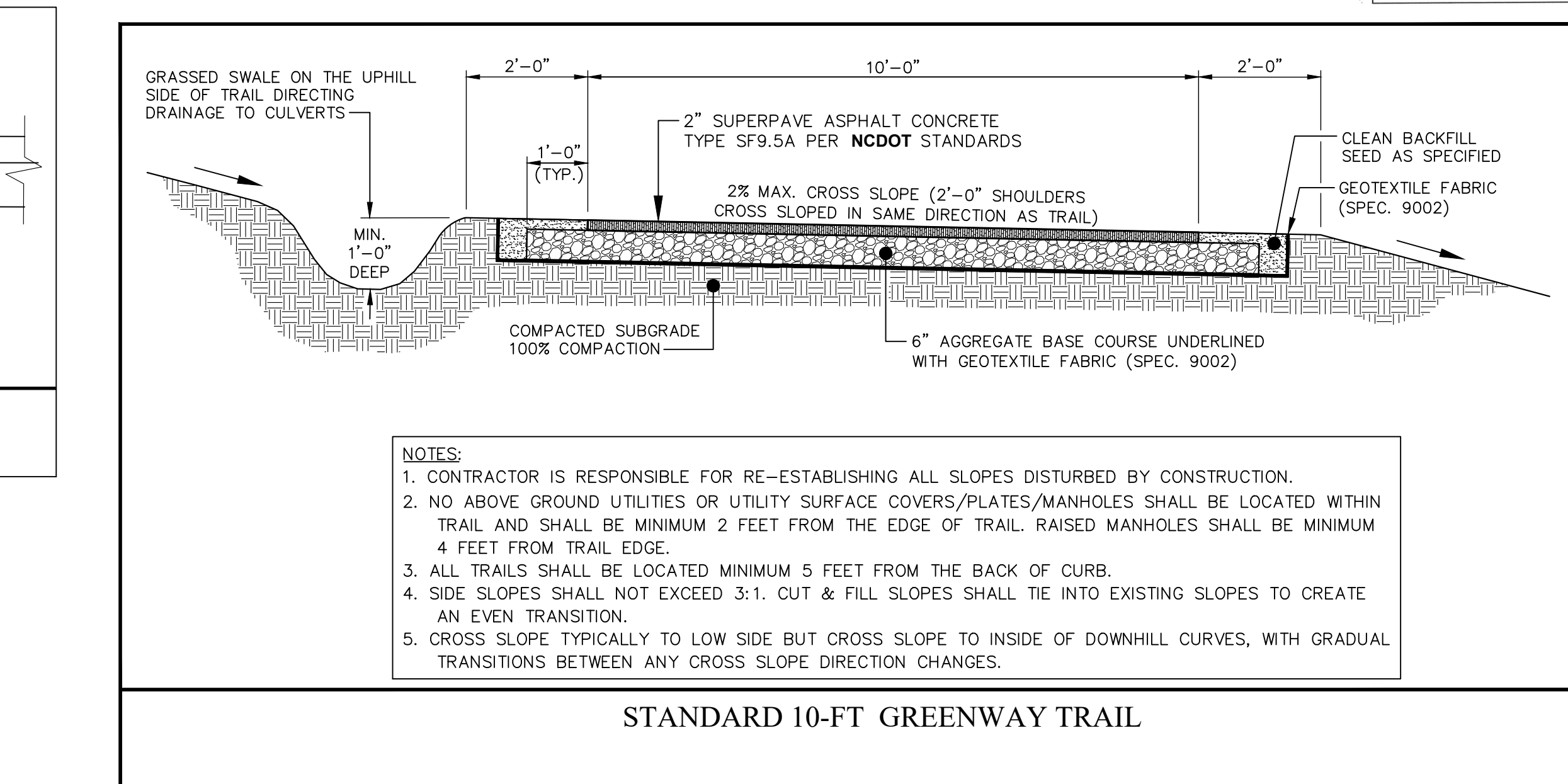
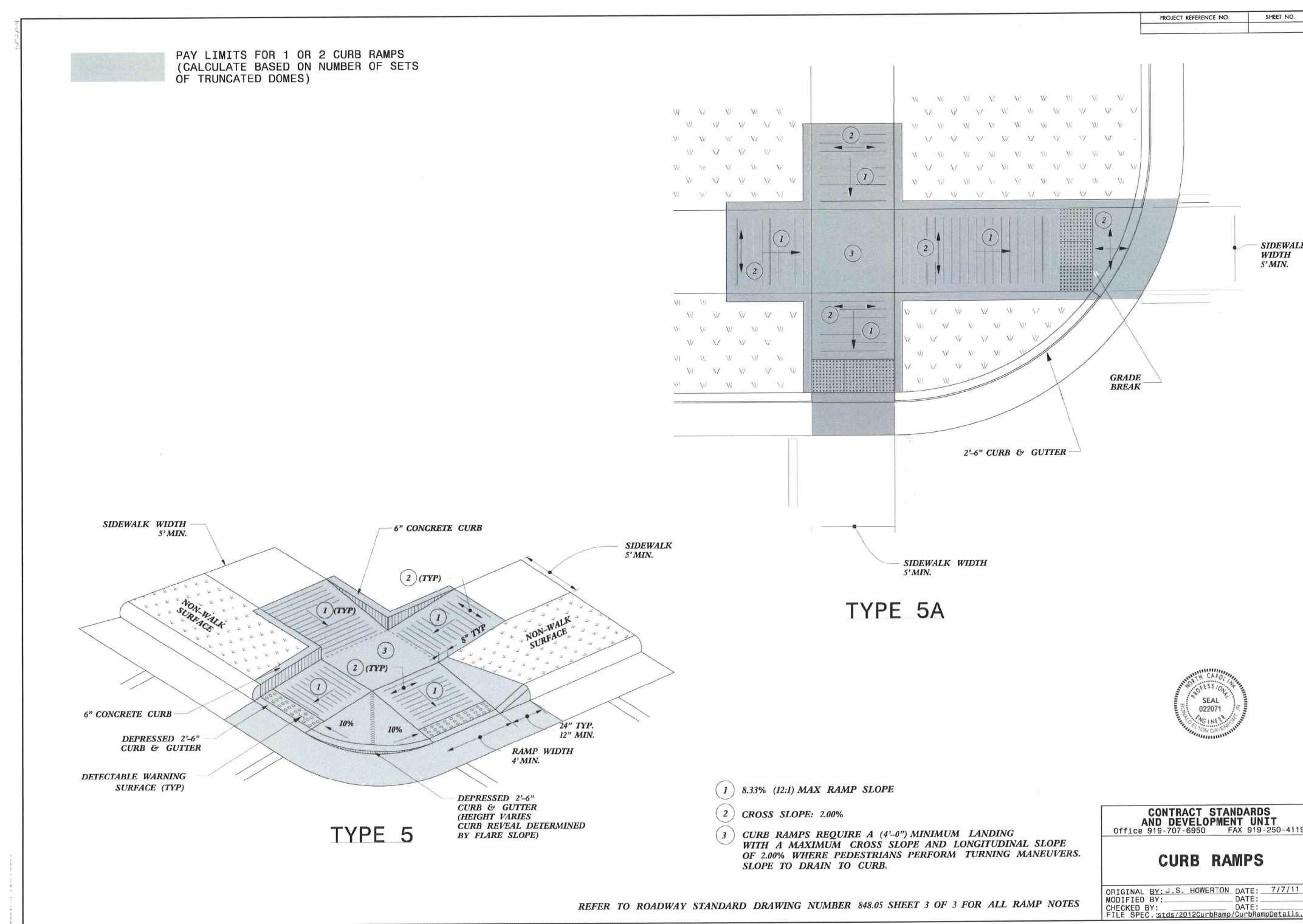
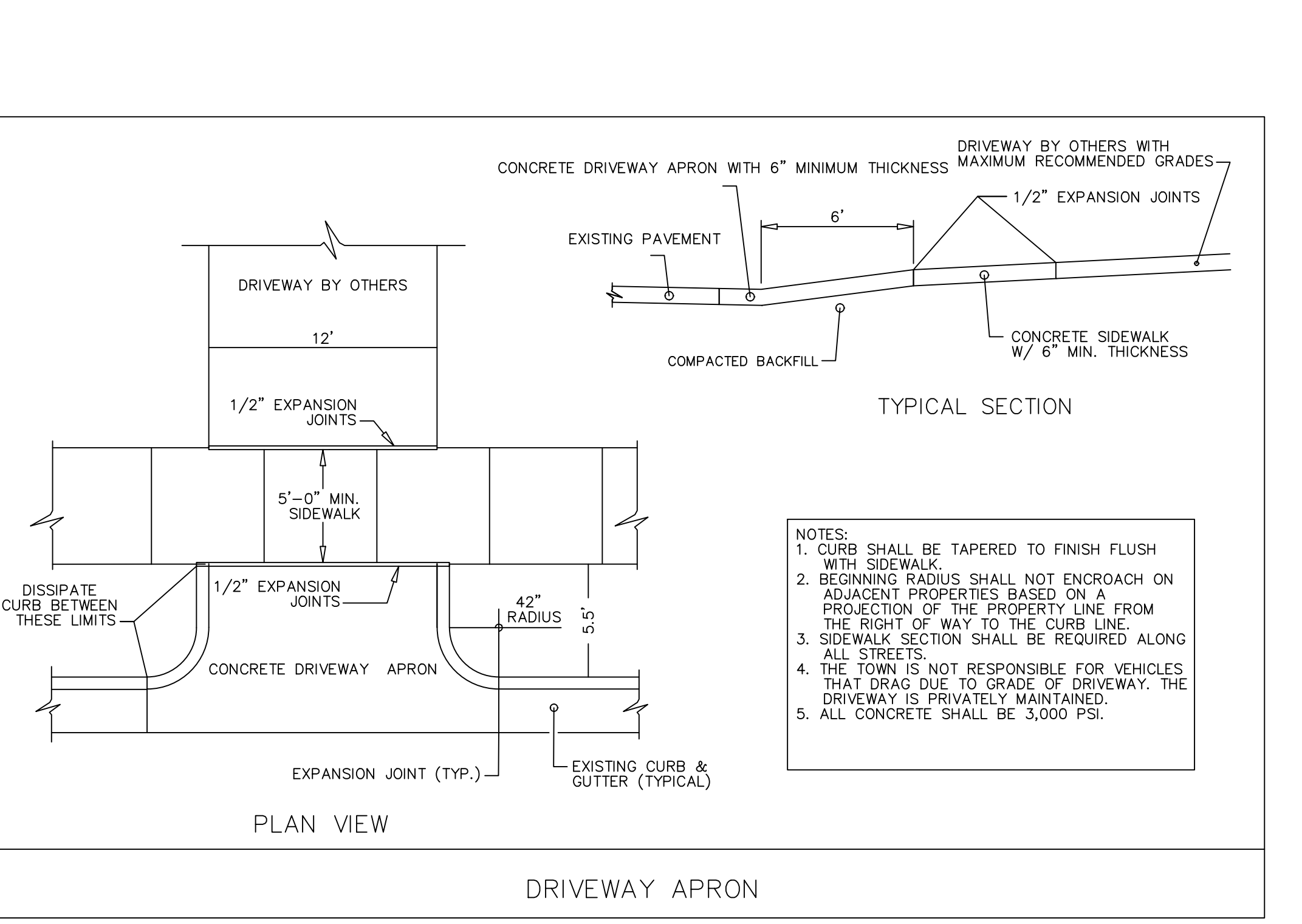
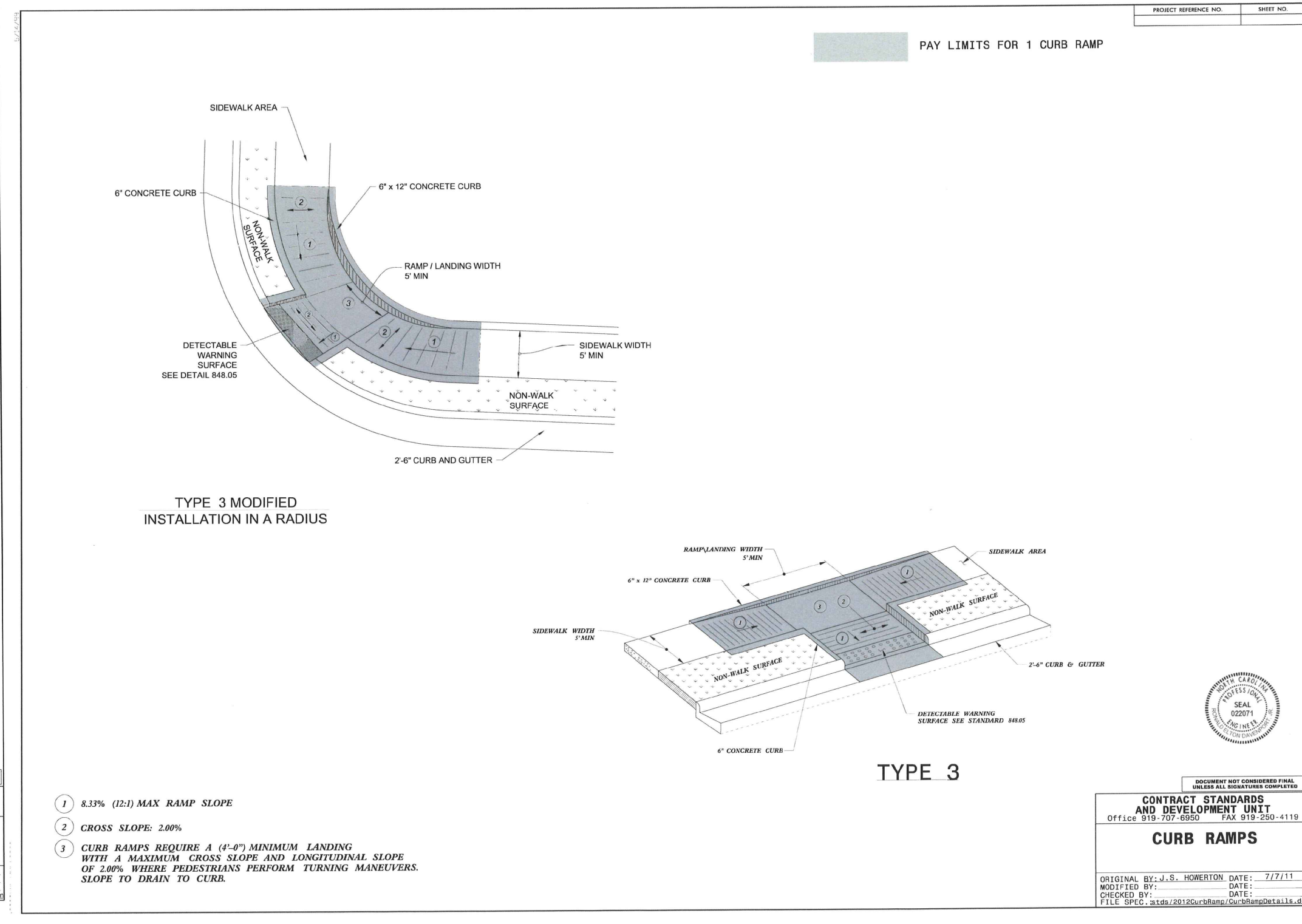
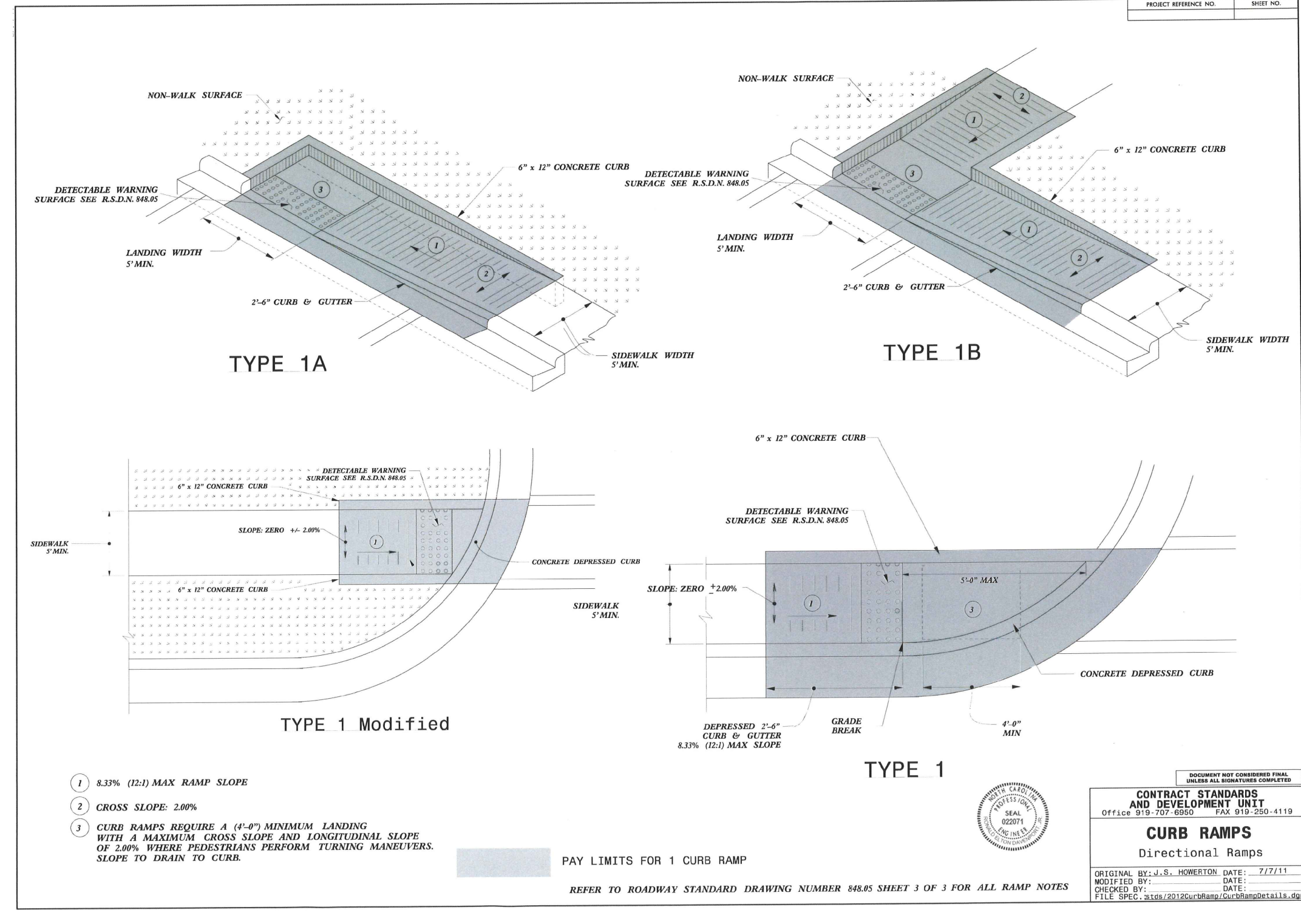
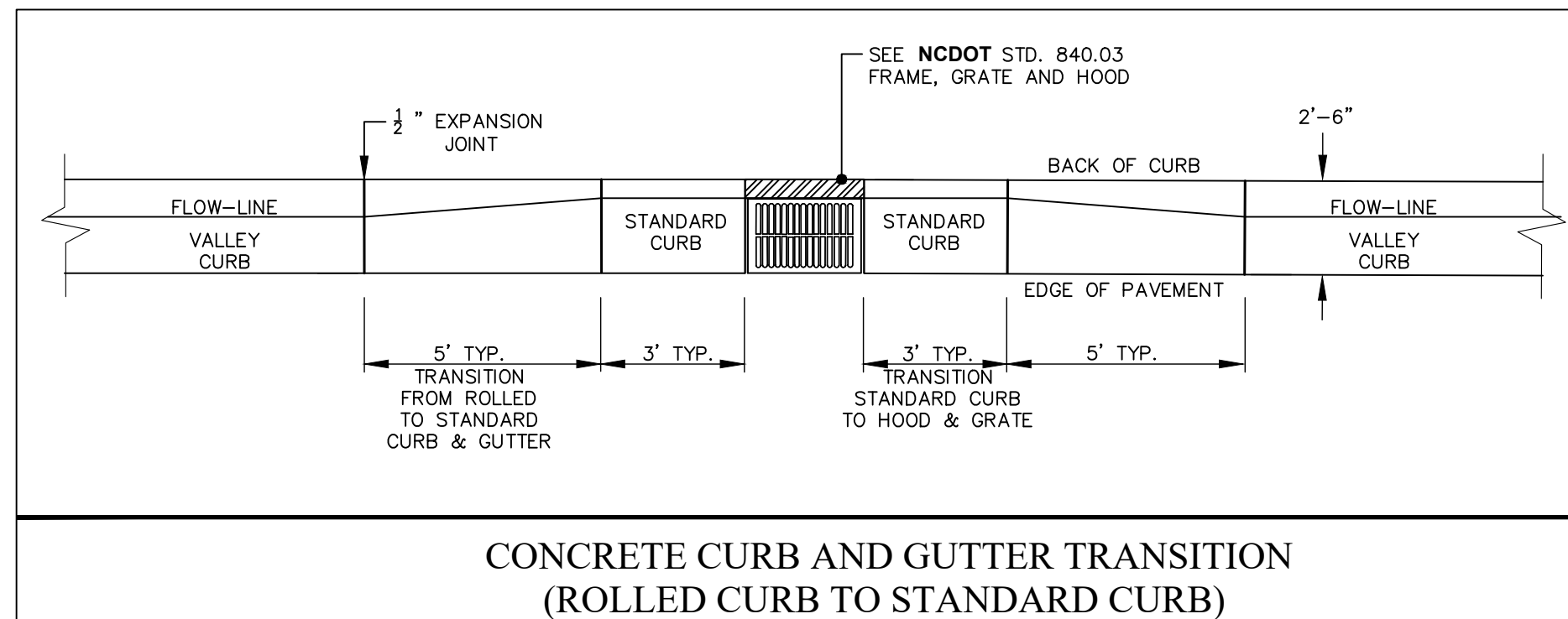
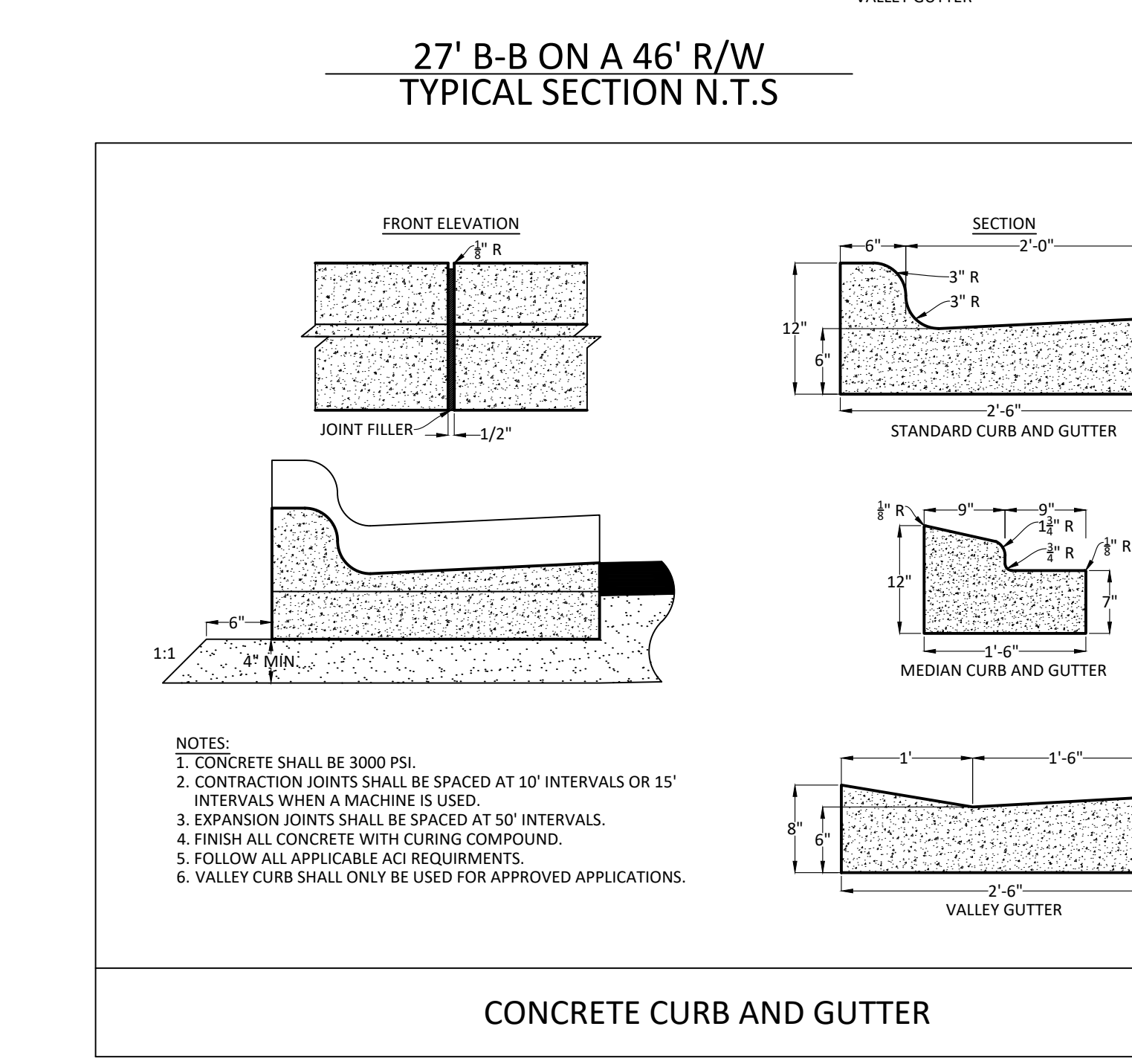
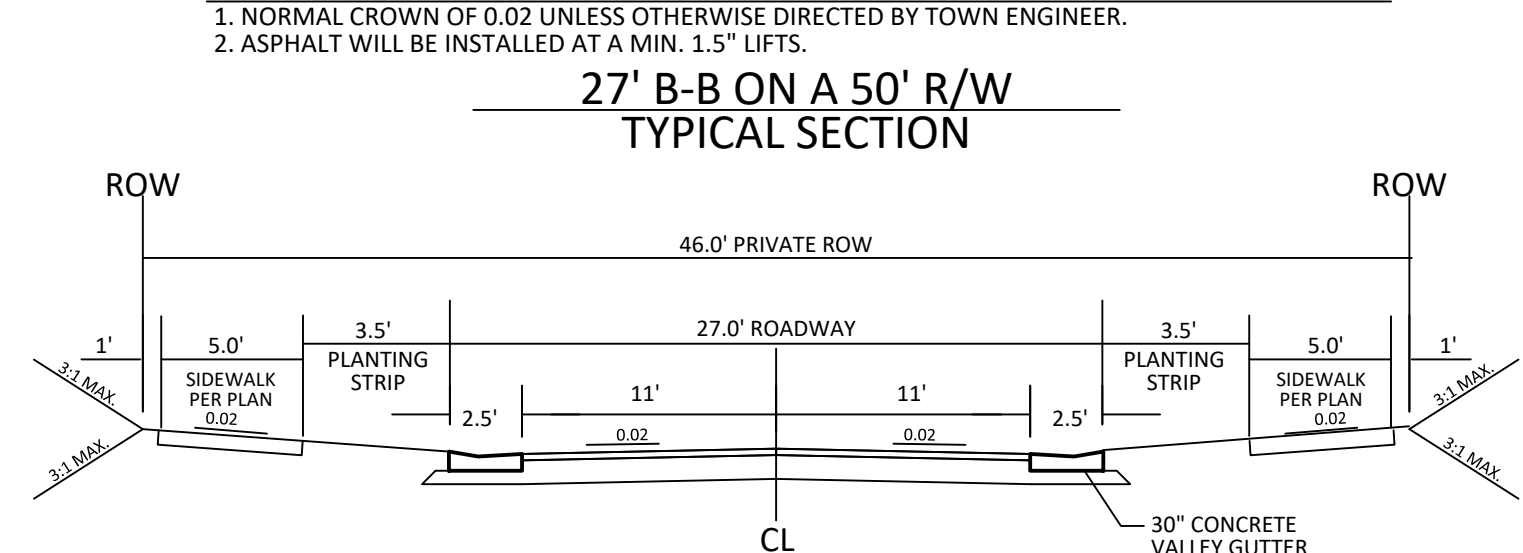
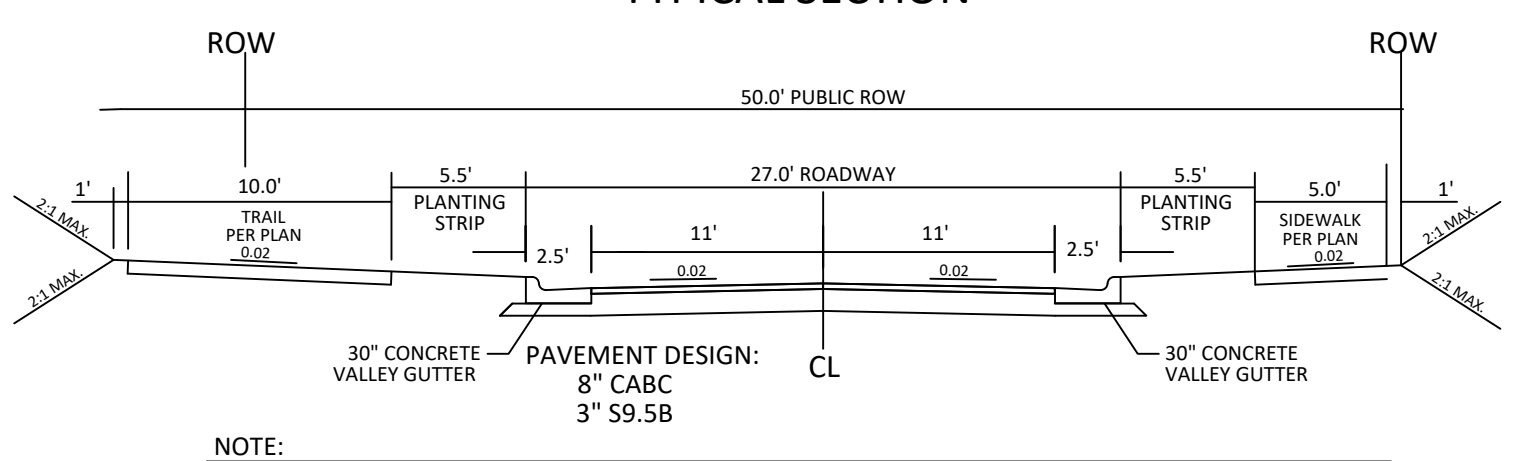
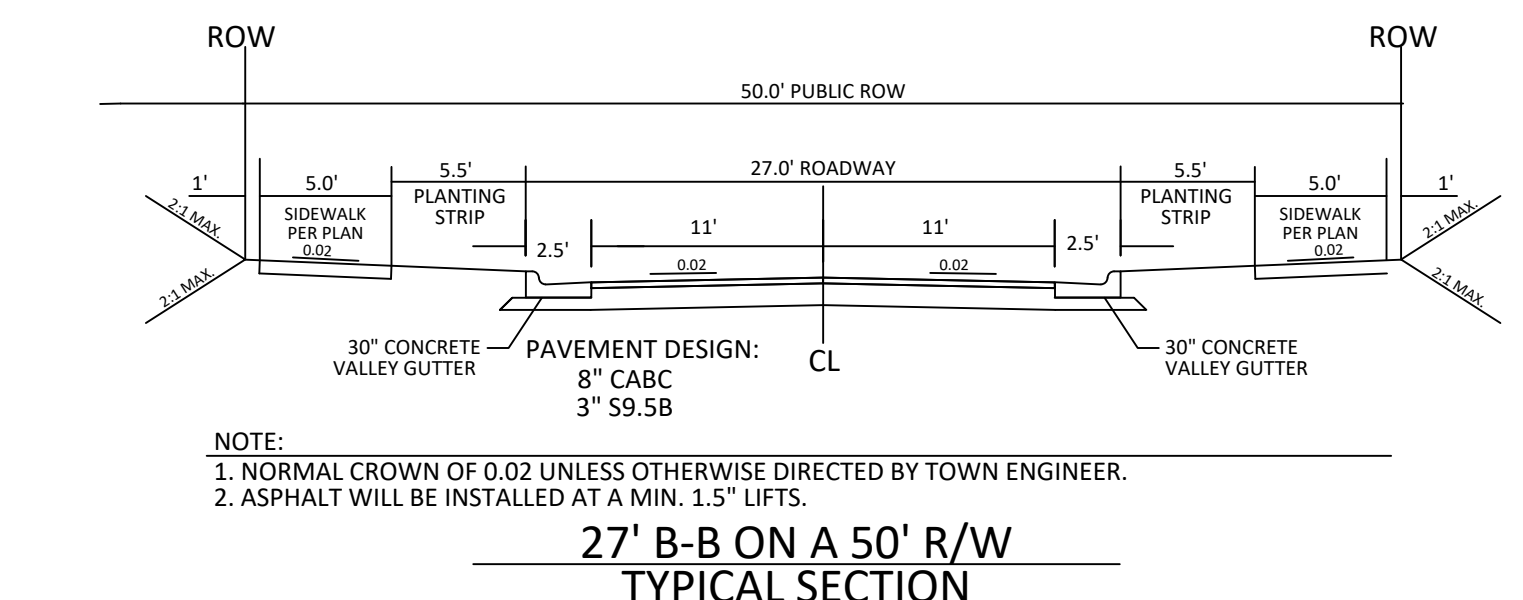
GRAPHIC SCALE



(IN FEET)
 1 inch = 60'

V:\2023\10\10\17 - Tucker Wilkins Tract\CAD\DWG\REVIEWS\LOT AREAS.dwg

GEORGE COBURN DUKE



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

AMERICAN ENGINEERING ASSOCIATES SOUTHEAST
CREATED BY THE NORTH CAROLINA SOCIETY OF PROFESSIONAL ENGINEERS
C-3881

PRELIMINARY FOR CONSTRUCTION

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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

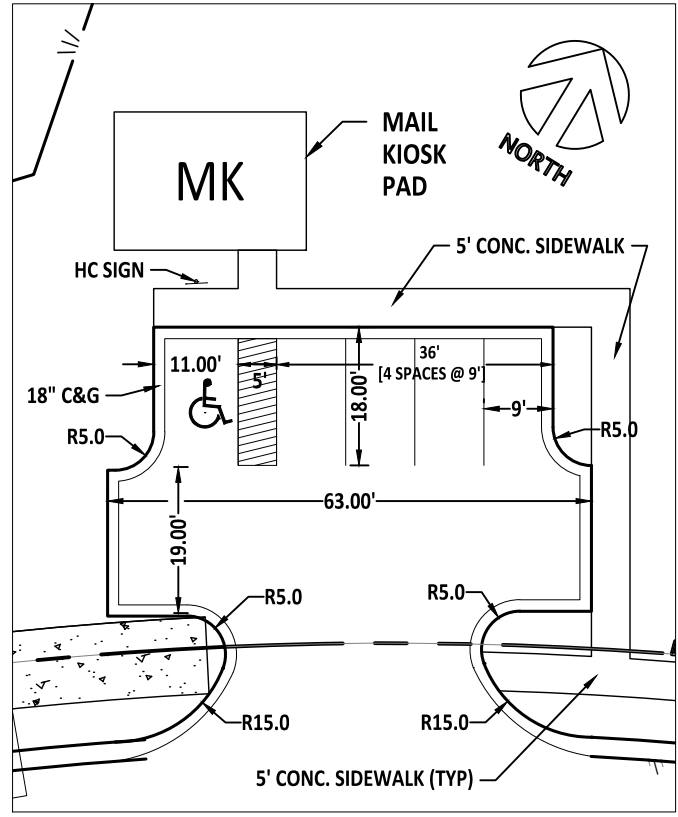
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SITE CHART	
SINGLE FAMILY	27 TOTAL
TOWNHOMES	64 TOTAL
IMPERVIOUS PER LOT	3200 SF
TOWNHOME SIZE (EXTERIOR)	24' X 56'
TOWNHOME SIZE (INTERIOR)	20' X 61'-8"

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'



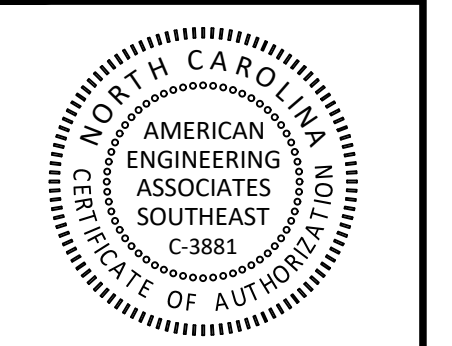
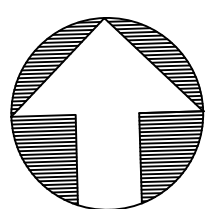
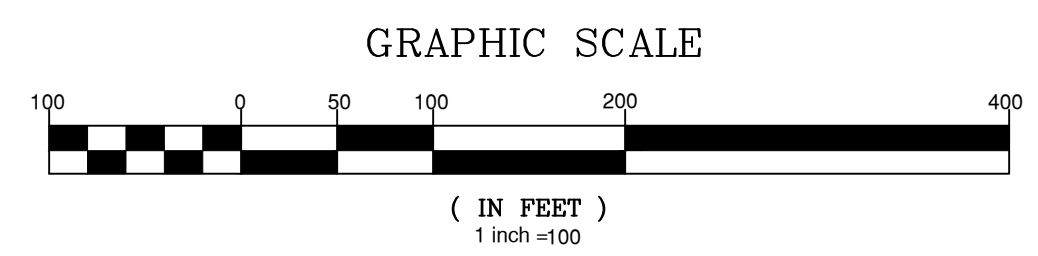
MAIL KIOSK EXHIBIT
SCALE: 1" = 25'

NOTE: HANDICAP RAMPS TO BE INSTALLED AT EVERY INTERSECTION

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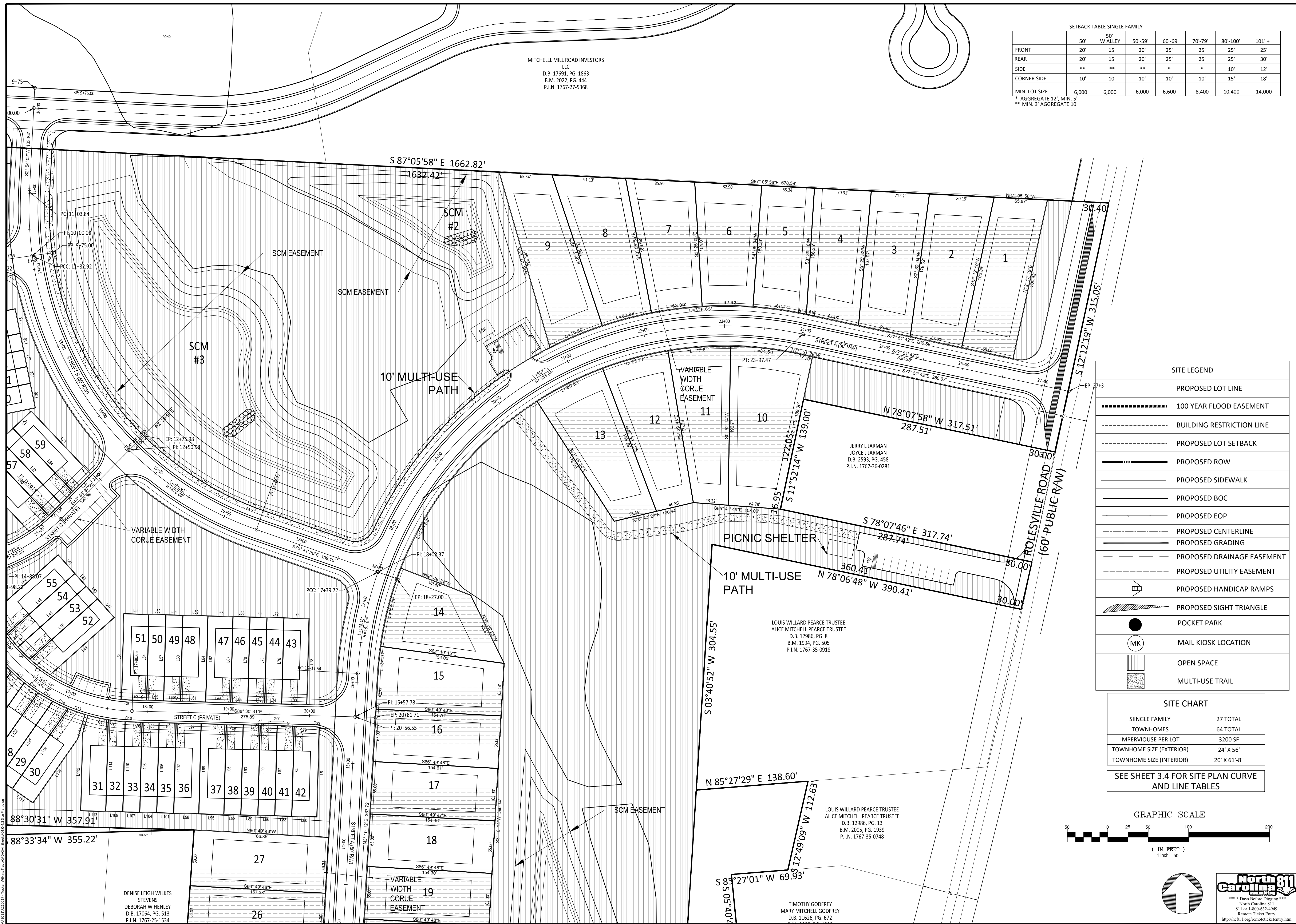
Tucker Wilkins Tract
SITE PLAN OVERALL
Rolesville, Wake County
North Carolina 27587

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

SHEET TITLE:
SITE PLAN OVERALL

SHEET NO.:
3.0



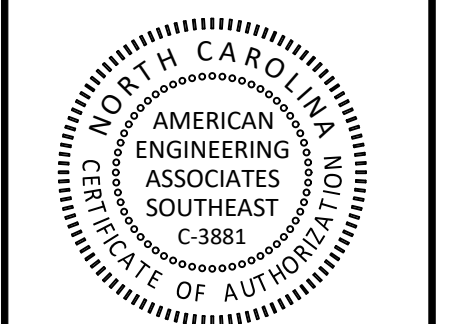


MITCHELL MILL ROAD INVESTORS
 LLC
 D.B. 17691, PG. 1863
 B.M. 2022, PG. 444
 P.I.N. 1767-27-5368

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'



PRELIMINARY
 FOR CONSTRUCTION

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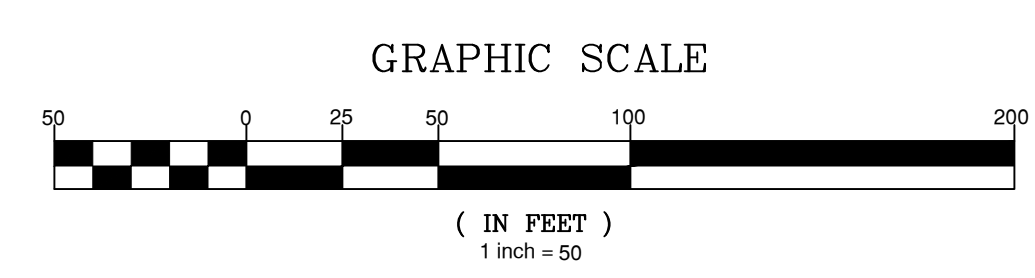
SITE LEGEND

---	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

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



NO.	DATE	REVISION

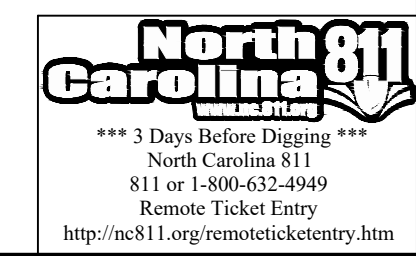
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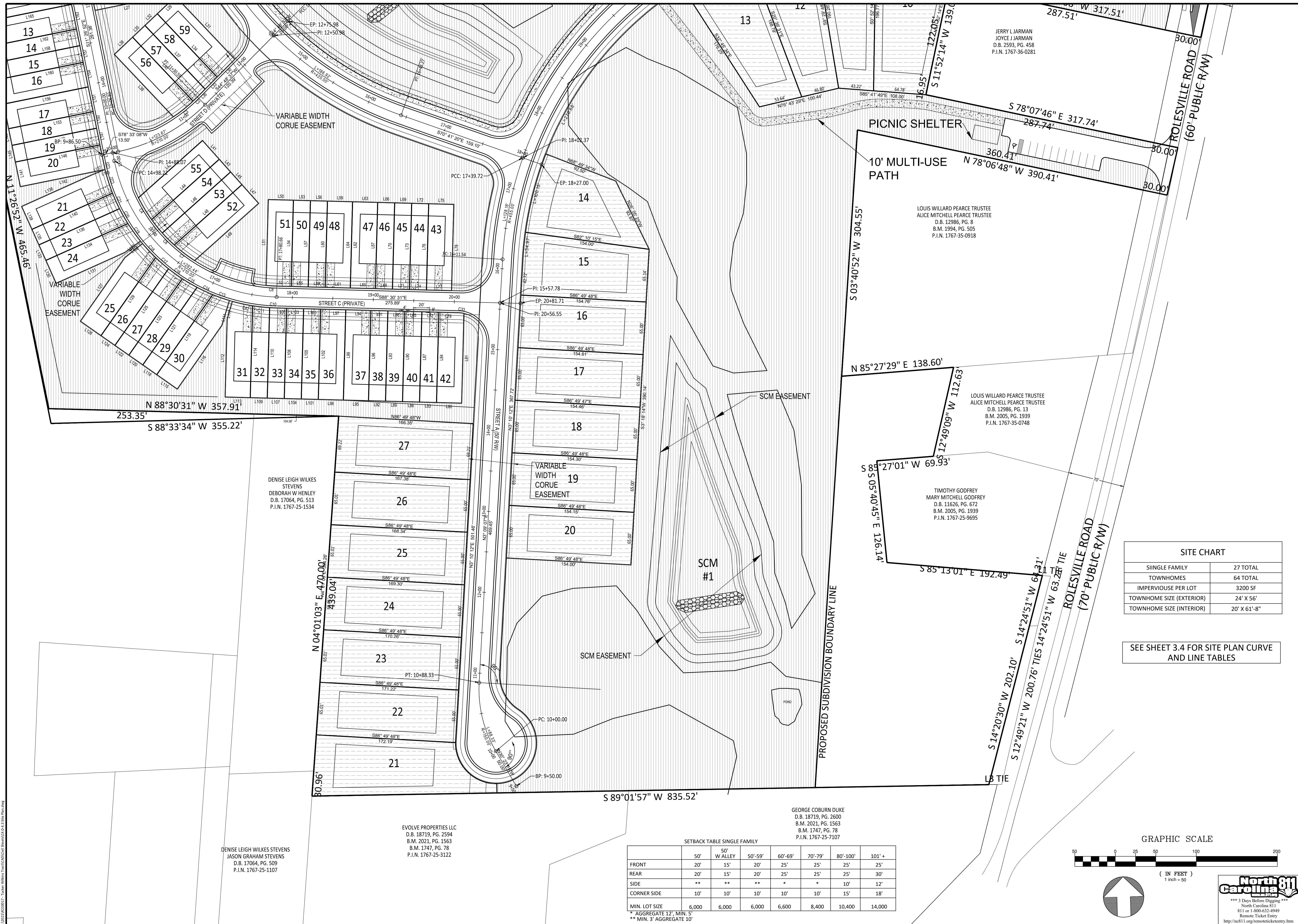
Tucker Wilkins
 Tract
SITE PLAN 50 SCALE
 Rolesville, Wake County
 North Carolina 27587

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

SITE PLAN 50 SCALE

SHEET NO.: **3.1**





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

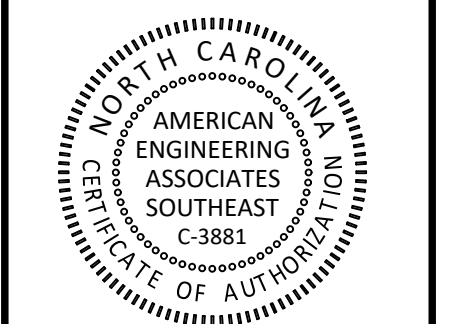
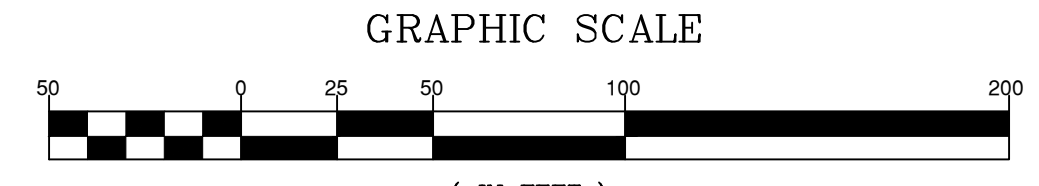
	50'	50' W ALLEY	50'-59'	60'-69'	70'-79'	80'-100'	101'+
FRONT	20'	15'	20'	25'	25'	25'	25'
REAR	20'	15'	20'	25'	25'	25'	30'
SIDE	**	**	**	*	*	10'	12'
CORNER SIDE	10'	10'	10'	10'	10'	15'	18'
MIN. LOT SIZE	6,000	6,000	6,000	6,000	8,400	10,400	14,000

* 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



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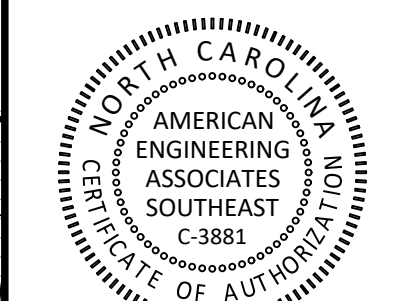
Tucker Wilkins Tract
SITE PLAN 50 SCALE
Rolesville, Wake County
North Carolina 27587

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

SHEET TITLE:
SITE PLAN 50 SCALE

SHEET NO.: **3.2**





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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**

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

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

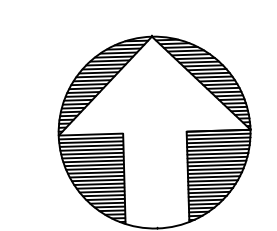
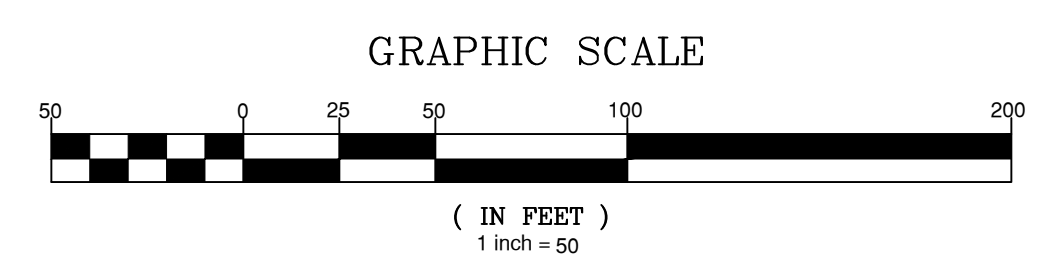
* AGGREGATE 12', MIN. 5'
** MIN. 3' AGGREGATE 10'

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

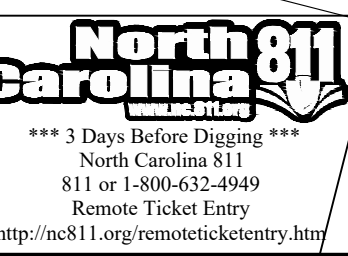
SINGLE FAMILY	27 TOTAL
TOWNHOMES	64 TOTAL
IMPERVIOUS PER LOT	3200 SF
TOWNHOME SIZE (EXTERIOR)	24' X 56'
TOWNHOME SIZE (INTERIOR)	20' X 61'-8"

SEE SHEET 3.4 FOR SITE PLAN CURVE AND LINE TABLES

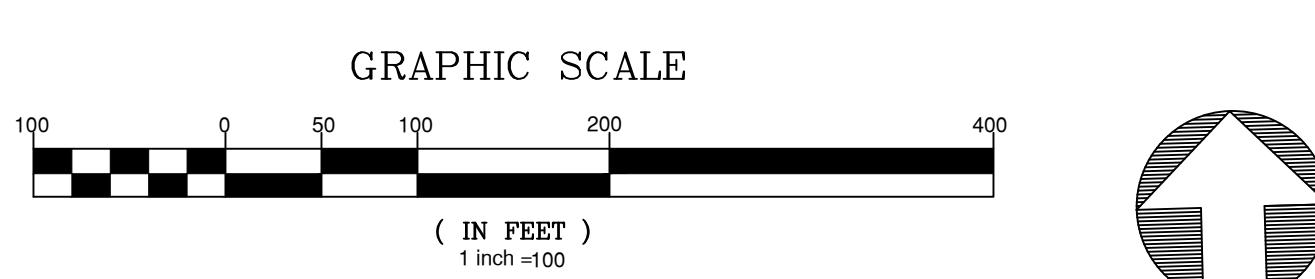
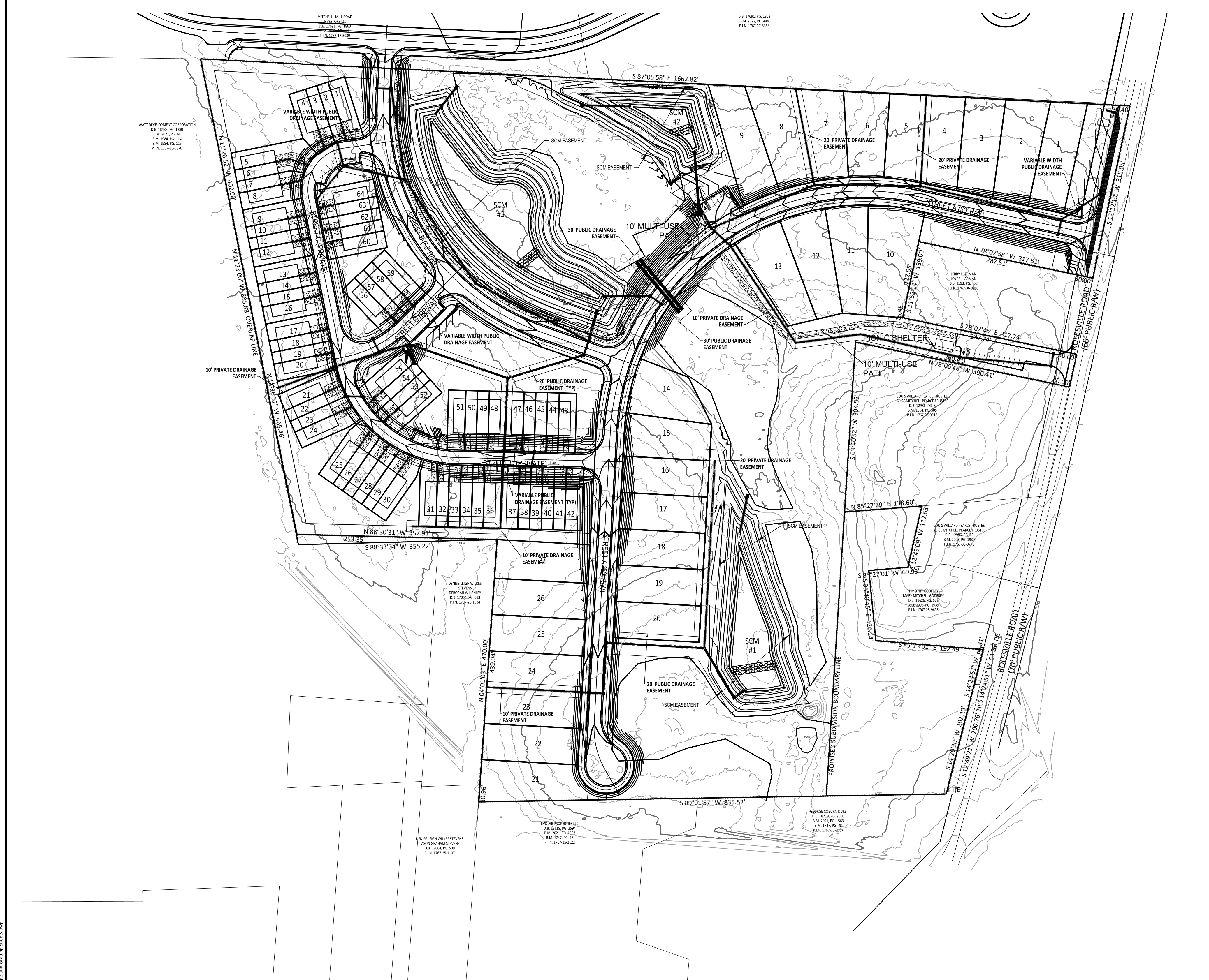


DENISE LEIGH WILKES
STEVENS
DEBORAH W HENLEY
D.B. 17064, PG. 513
P.I.N. 1767-25-1534

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



WATT DEVELOPMENT CORPORATION
 1315 W. 10TH ST. SUITE 100
 RALEIGH, NC 27601
 P. 919.977.4500



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
	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 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

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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**



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

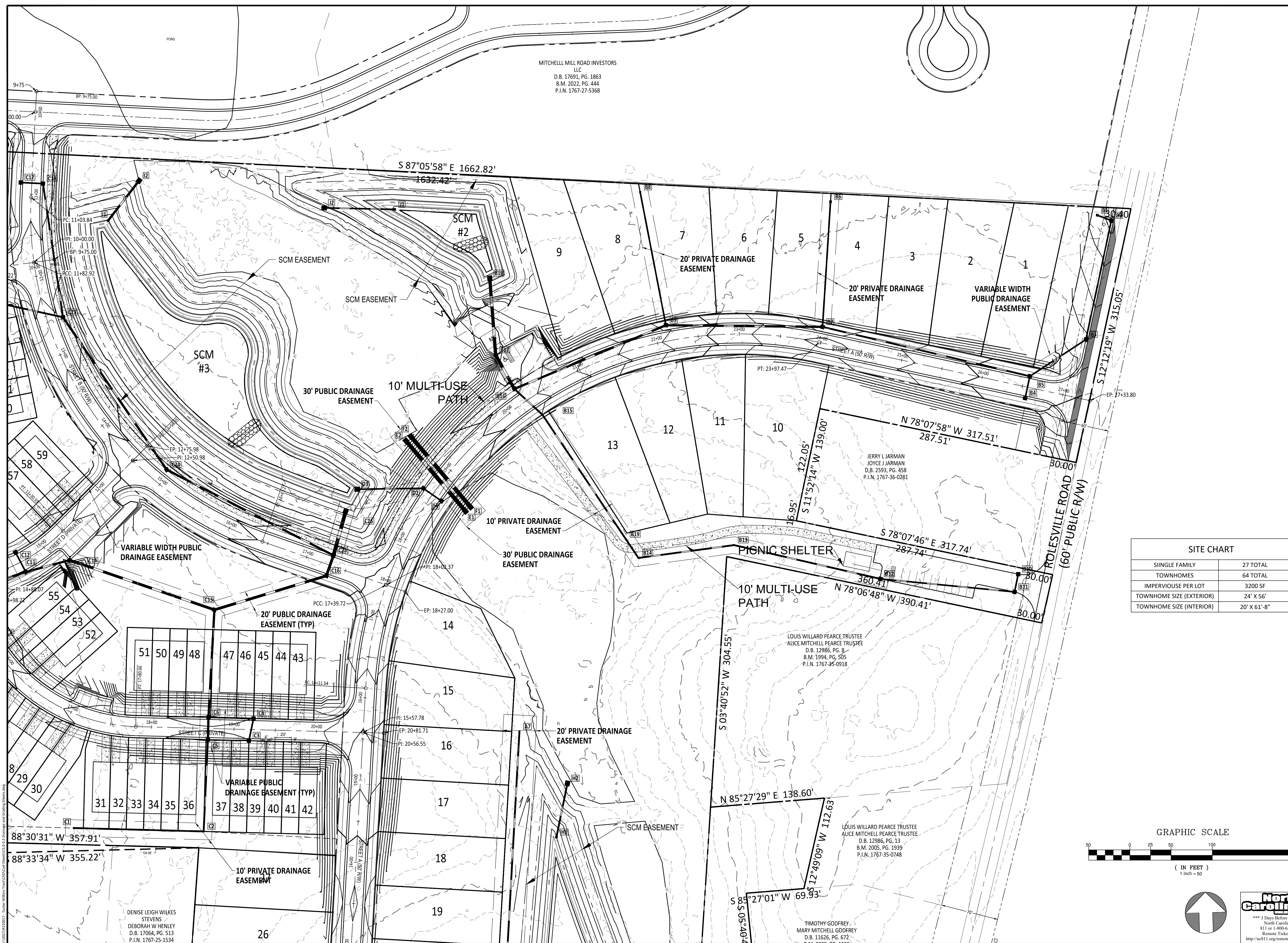
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CHECKED BY:
DRAWN BY: AE
DATE: 12-1-2022

SHEET TITLE:

**DRAINAGE
AND GRADING
50 SCALE**

SHEET NO.:

4.1



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

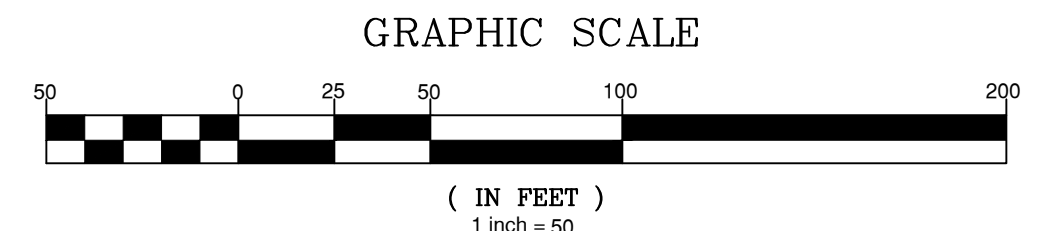
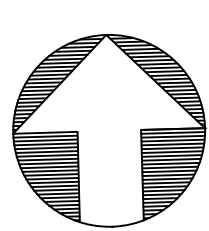
JERRY L JARMAN
JOYCE J JARMAN
D.B. 2593, PG. 458
P.I.N. 1767-36-0281

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

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

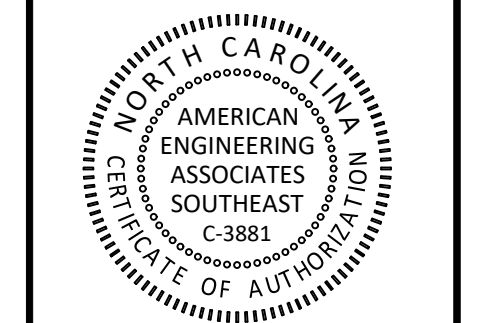
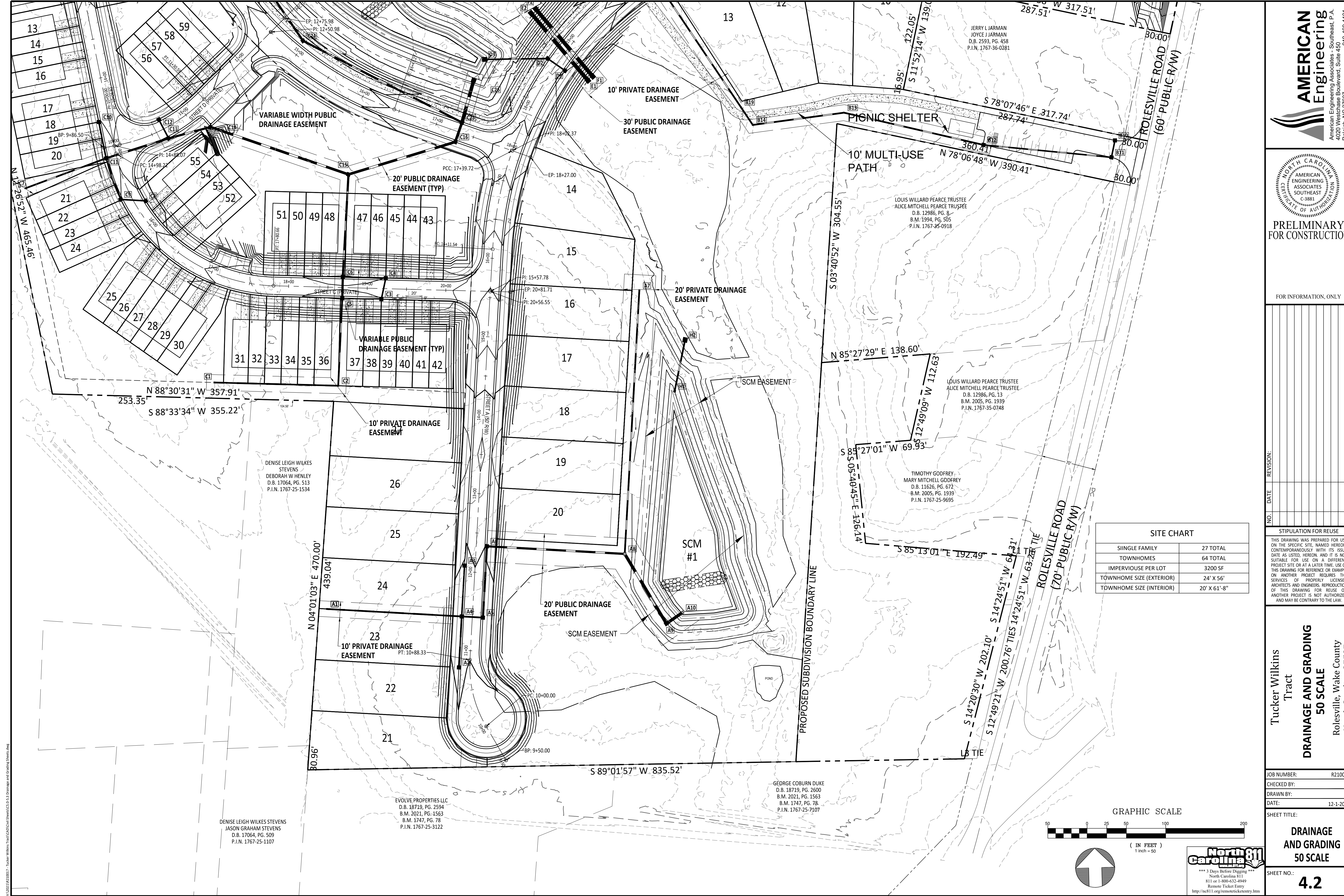


GRAPHIC SCALE
(IN FEET)
1 inch = 50'



V:\2022\1210017 - Tucker Wilkins Tract\CD\Civil\Sheet\C4.1 Drainage and Grading Sheets.dwg

9+75
00.00
BP: 9+75.00
PI: 10+00.00
BP: 9+75.00
PCC: 11+82.92
EP: 12+75.98
PI: 12+50.98
PI: 14+98.07
PCC: 17+39.72
EP: 18+27.00
PI: 15+57.78
EP: 20+81.71
PI: 20+56.55
PI: 11+54
PI: 17+80.06
PCC: 17+39.72
EP: 18+27.00
PI: 15+57.78
PI: 20+81.71
PI: 20+56.55
STREET A (60' R/W)
STREET B (60' R/W)
STREET C (PRIVATE)
STREET D (PRIVATE)
STREET E (PRIVATE)
STREET F (PRIVATE)
STREET G (PRIVATE)
STREET H (PRIVATE)
STREET I (PRIVATE)
STREET J (PRIVATE)
STREET K (PRIVATE)
STREET L (PRIVATE)
STREET M (PRIVATE)
STREET N (PRIVATE)
STREET O (PRIVATE)
STREET P (PRIVATE)
STREET Q (PRIVATE)
STREET R (PRIVATE)
STREET S (PRIVATE)
STREET T (PRIVATE)
STREET U (PRIVATE)
STREET V (PRIVATE)
STREET W (PRIVATE)
STREET X (PRIVATE)
STREET Y (PRIVATE)
STREET Z (PRIVATE)



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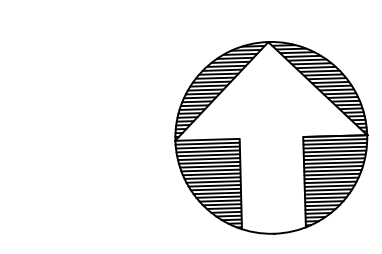
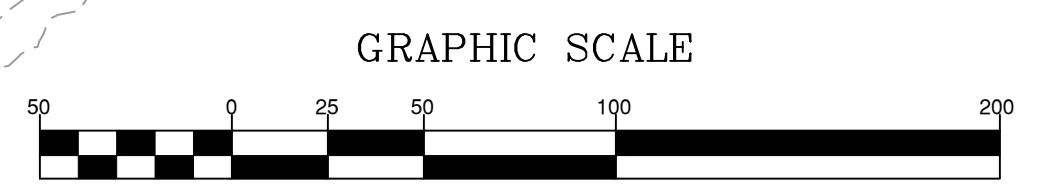
NO.	DATE	REVISION

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"

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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
SHEET NO.:	4.2



V:\2021\1210017 - Tucker Wilkins Tract\CAD\DWG\Sheet\50.DWG

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

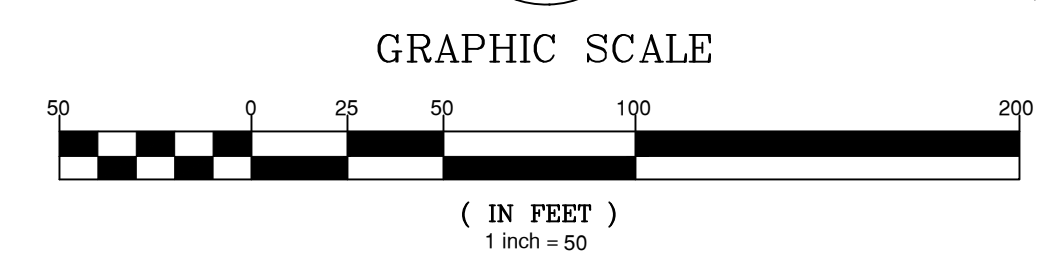
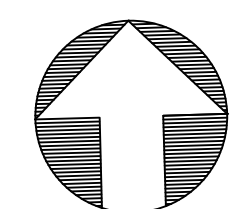
GEORGE COBURN DUKE
 D.B. 18719, PG. 2600
 B.M. 2021, PG. 1563
 B.M. 1747, PG. 78
 P.I.N. 1767-25-7107

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

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



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

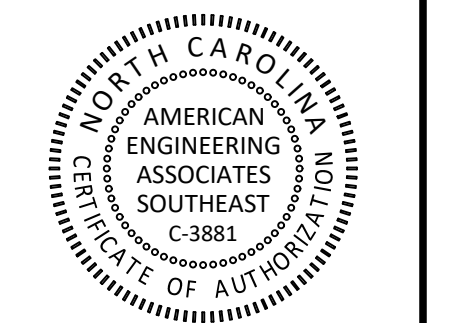
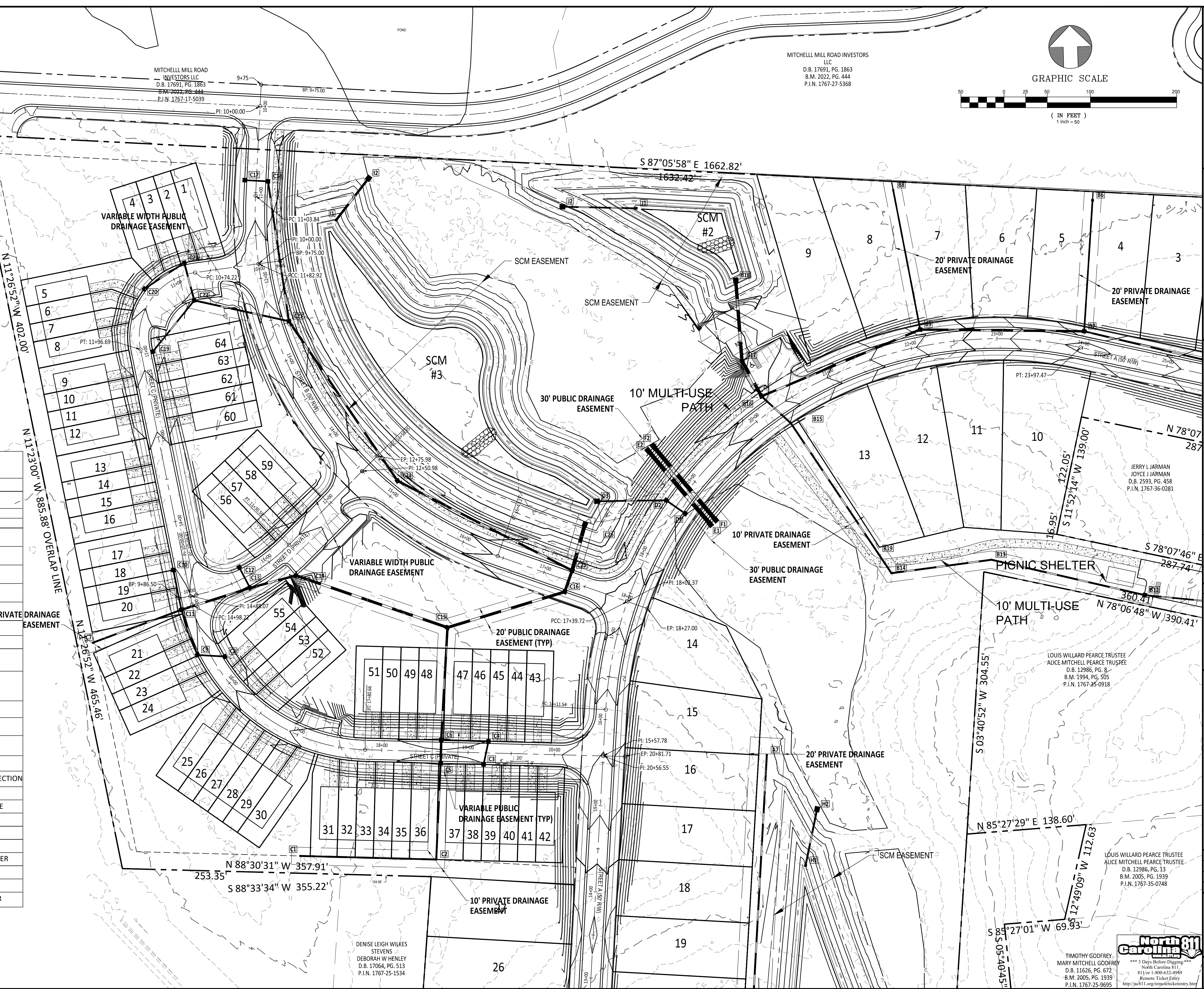
WATT DEVELOPMENT CORPORATION
D.B. 18488, PG. 1280
B.M. 2021, PG. 68
B.M. 1984, PG. 114
B.M. 1984, PG. 116
P.I.N. 1767-15-5870

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"

UTILITIES LEGEND

	EXISTING BOUNDARY
	EXISTING 50' NEUSE RIVERIAN 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



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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
SHEET NO.: 4.3

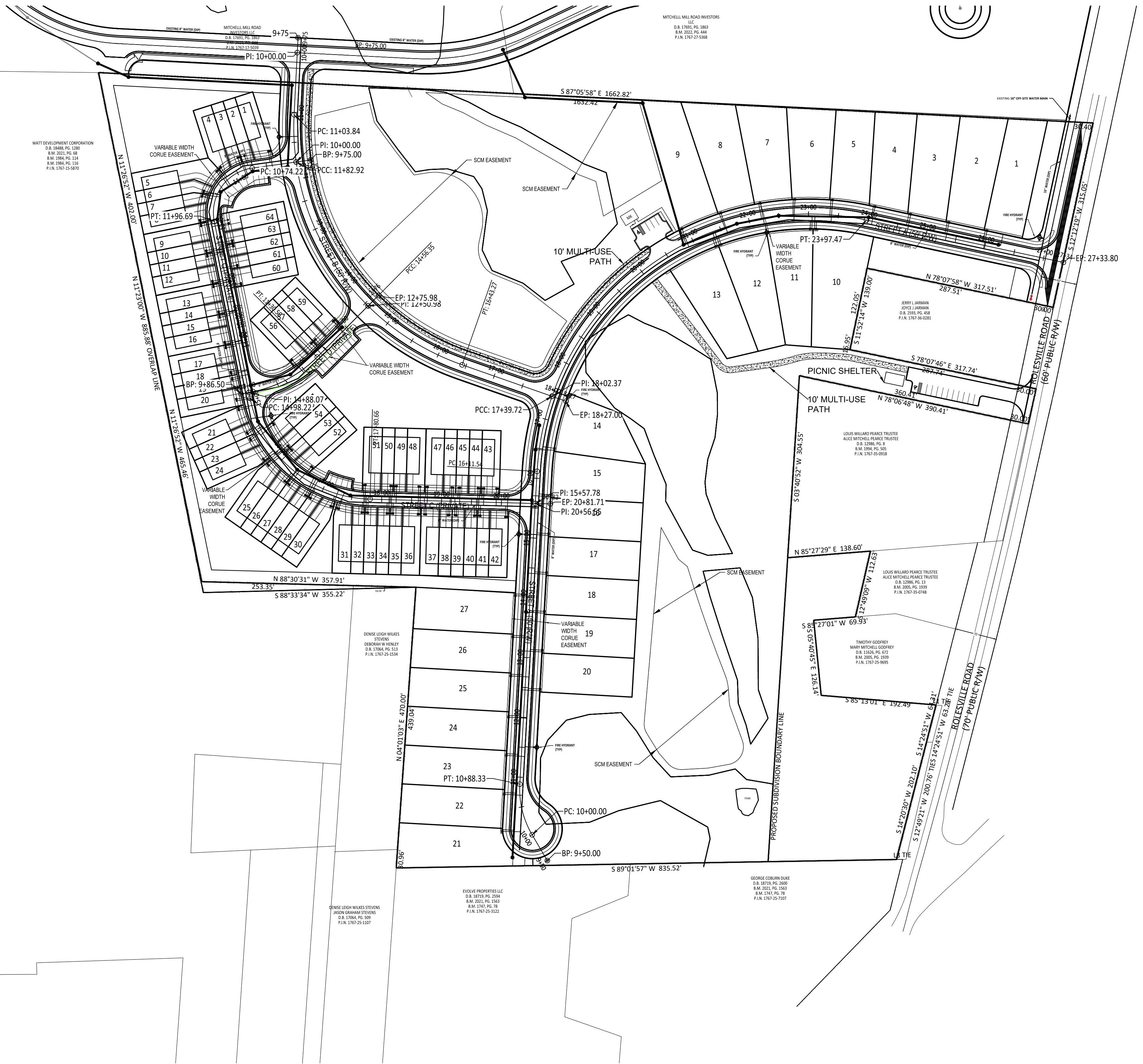


TIMOTHY GODFREY
MARY MITCHELL GODFREY
D.B. 11626, PG. 672
B.M. 2005, PG. 1939
P.I.N. 1767-25-9695

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. 8
B.M. 1994, PG. 505
P.I.N. 1767-35-0918

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

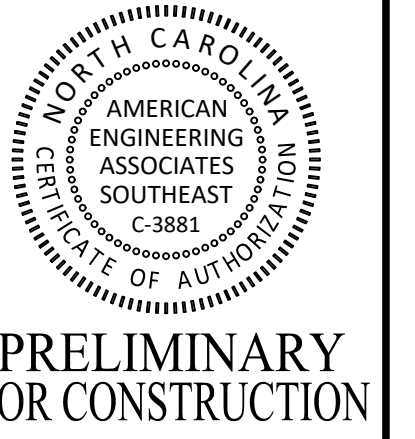
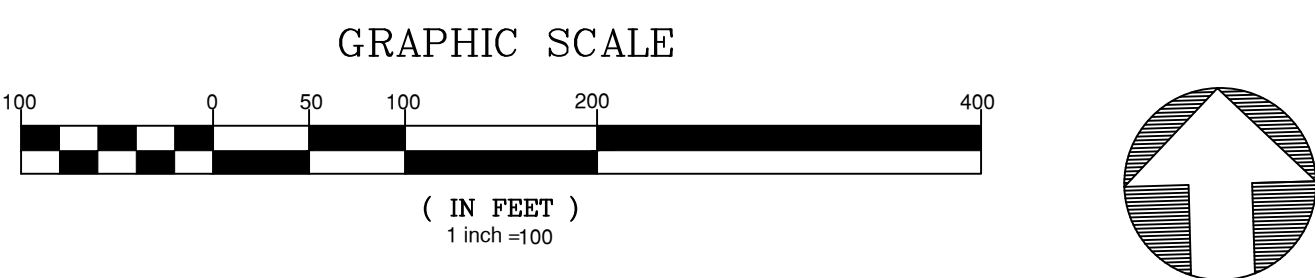


SITE CHART	
SINGLE FAMILY	27 TOTAL
TOWNHOMES	64 TOTAL
IMPERVIOUS PER LOT	3200 SF
TOWNHOME SIZE (EXTERIOR)	24' X 56'
TOWNHOME SIZE (INTERIOR)	20' X 61'-8"

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
	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
	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



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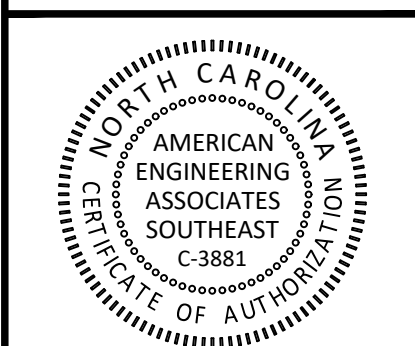
Tucker Wilkins Tract
UTILITY SHEETS OVERALL
Rolesville, Wake County North Carolina 27587

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

UTILITY SHEETS OVERALL

SHEET NO.: **5.0**





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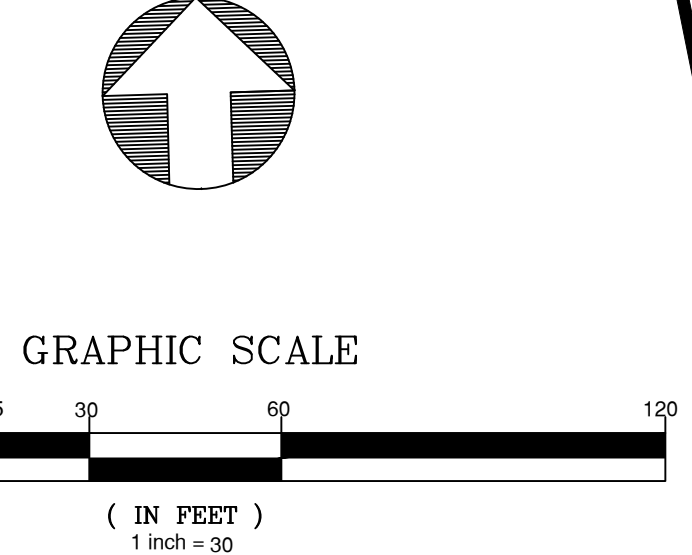
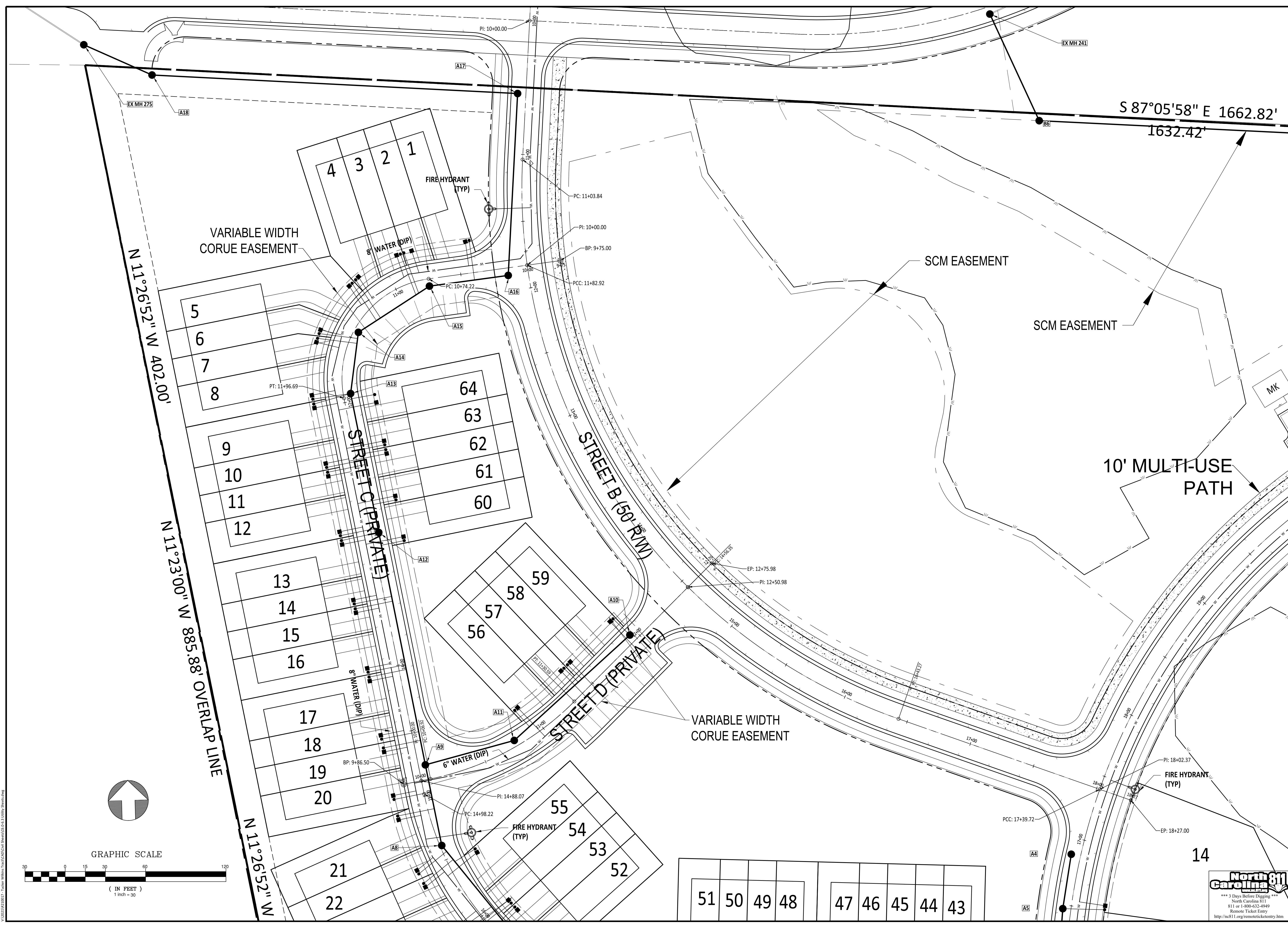
NO.	DATE	REVISION

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

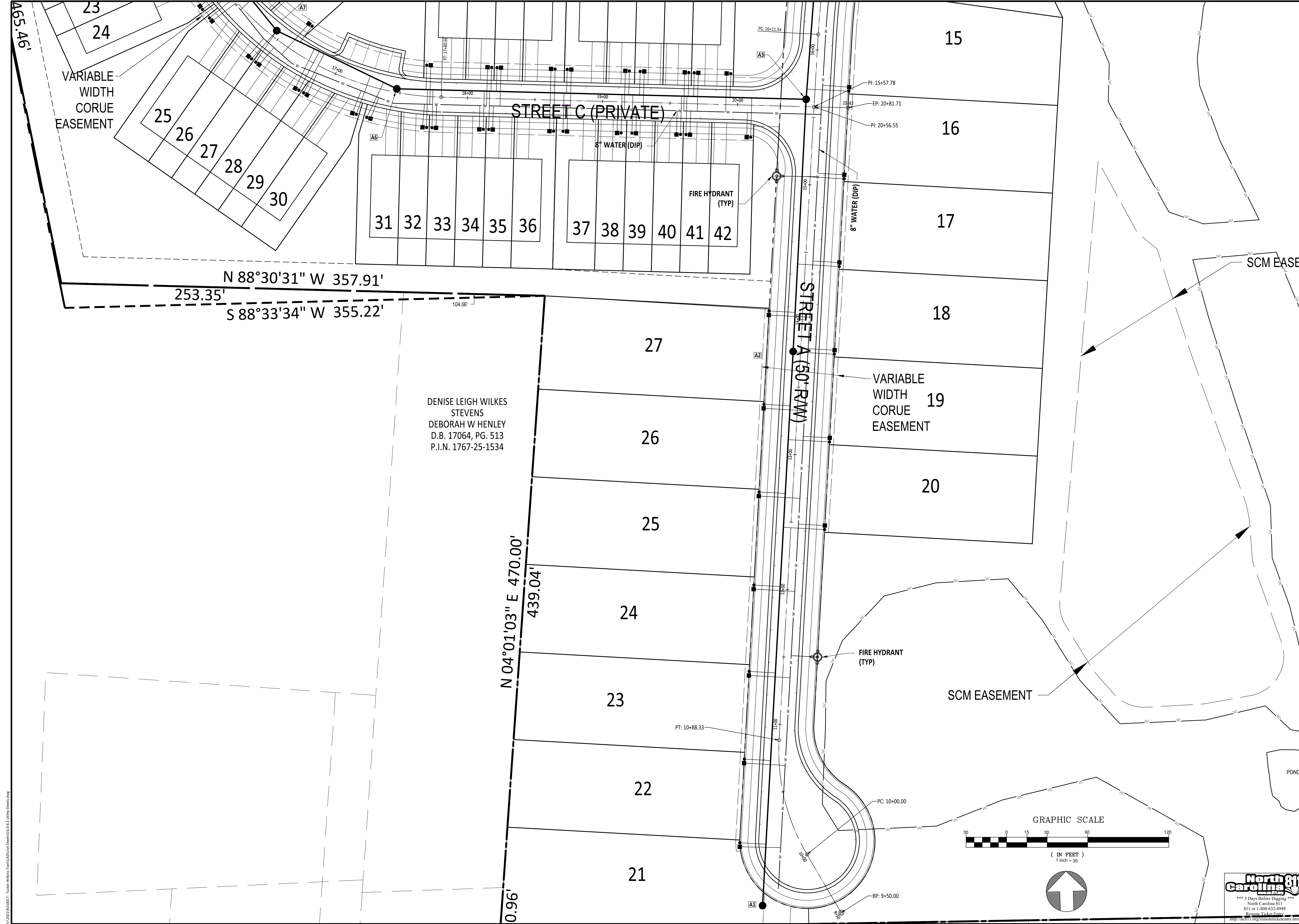
JOB NUMBER: R210017
 CHECKED BY: AE
 DRAWN BY: AE
 DATE: 12-1-2022
 SHEET TITLE:

UTILITY SHEETS 30 SCALE
 SHEET NO.: **5.1**

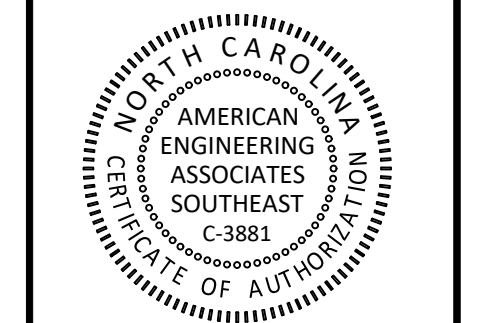


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North Carolina
 *** 3 Days Before Digging ***
 North Carolina 811
 811 or 1-800-632-4949
 Remote Ticket Entry
<http://nc811.org/remoteticketentry.htm>



V:\2021\1210017 - Tucker Wilkins Tract\CD\Sheet\06.8.3 Utility Sheet.dwg
 465.46'



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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

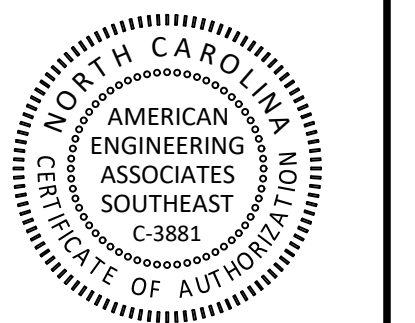


MH 241

S 87°05'58" E 1662.82'

1632.42'

EXISTING 16" OFF-SITE WATER MAIN



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EASEMENT

10' MULTI-USE PATH

MK

VARIABLE WIDTH CORUE EASEMENT

STREET A (50' R/W)

FIRE HYDRANT (TYP)

16" WATER (DIP)

8" WATER (DIP)

S 12°12'19" W 315.05'

13

12

11

10

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

S 11°52'14" W 139.00'

N 78°07'58" W 317.51'
287.51'

ROLESVILLE ROAD
(60' PUBLIC R/W)

PICNIC SHELTER

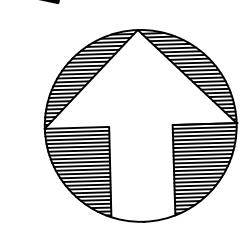
10' MULTI-USE PATH

S 78°07'46" E 317.74'
287.74'

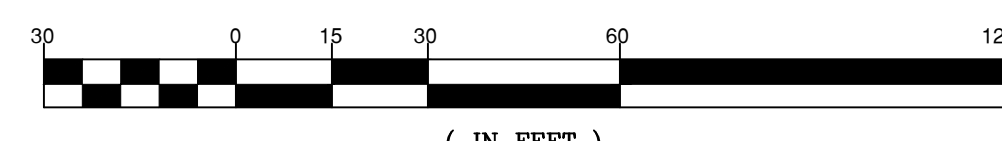
N 78°06'48" W 390.41'
360.41'

W 304.55'

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



GRAPHIC SCALE



(IN FEET)
1 inch = 30



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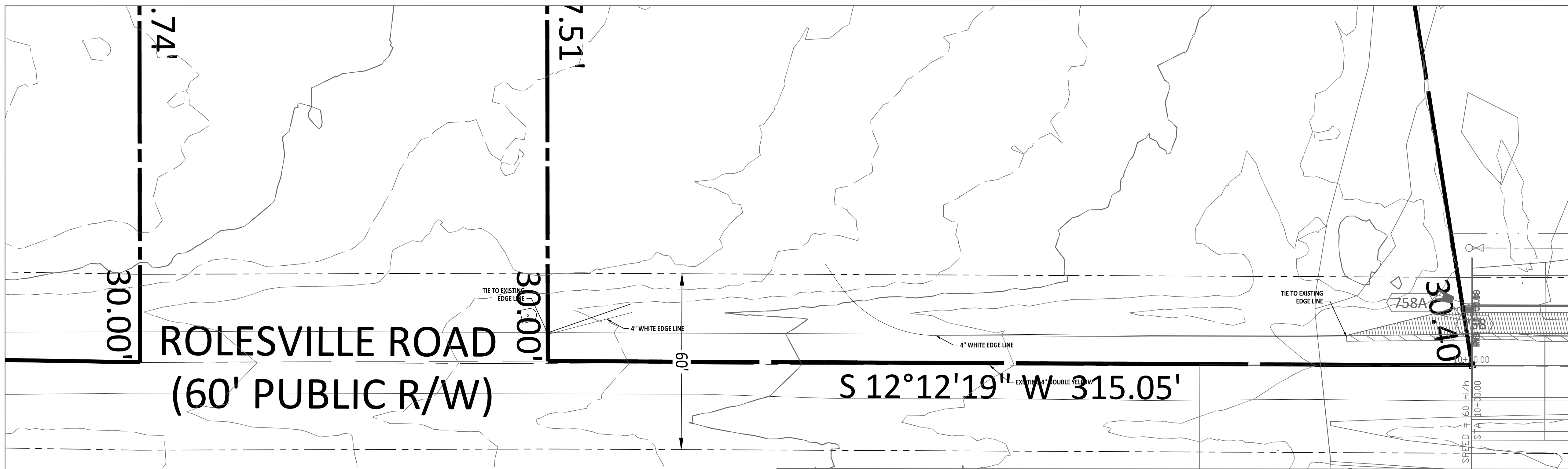
Tucker Wilkins Tract
UTILITY SHEETS 30 SCALE
Rolesville, Wake County
North Carolina 27587

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

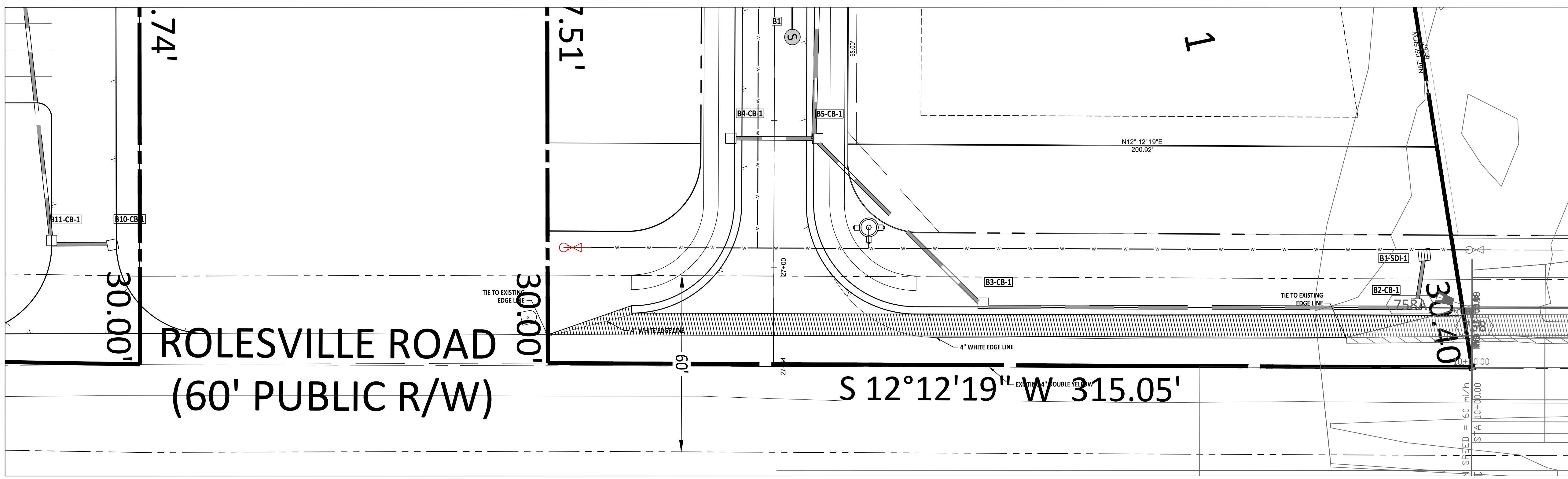
UTILITY SHEETS 30 SCALE

SHEET NO.: **5.3**

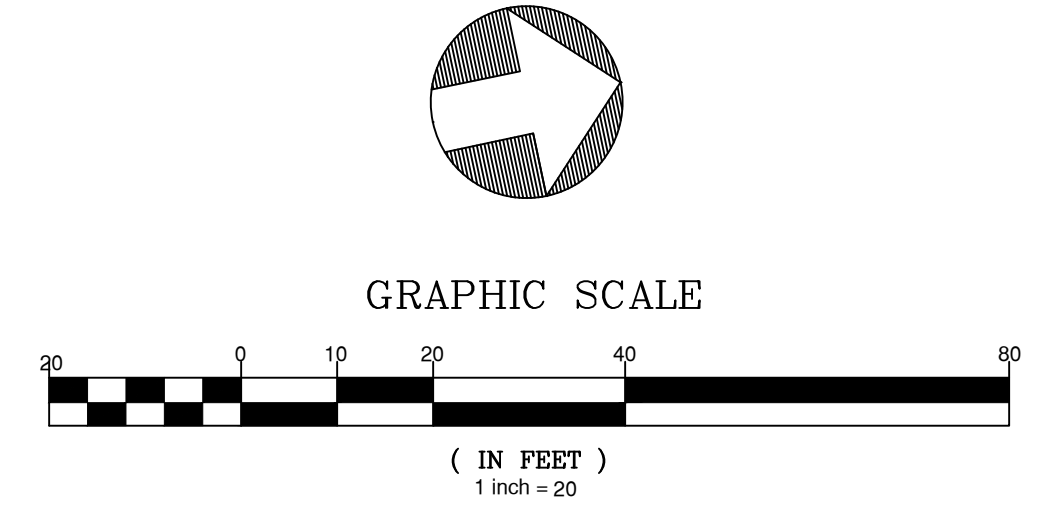
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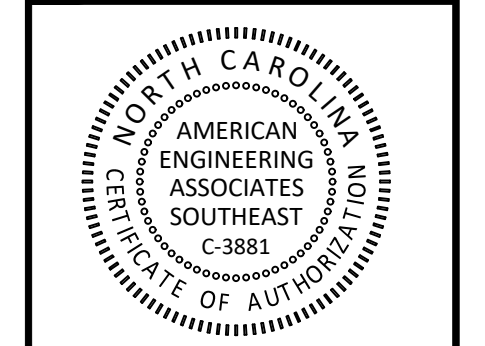
EXISTING CONDITIONS



IMPROVEMENTS



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



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

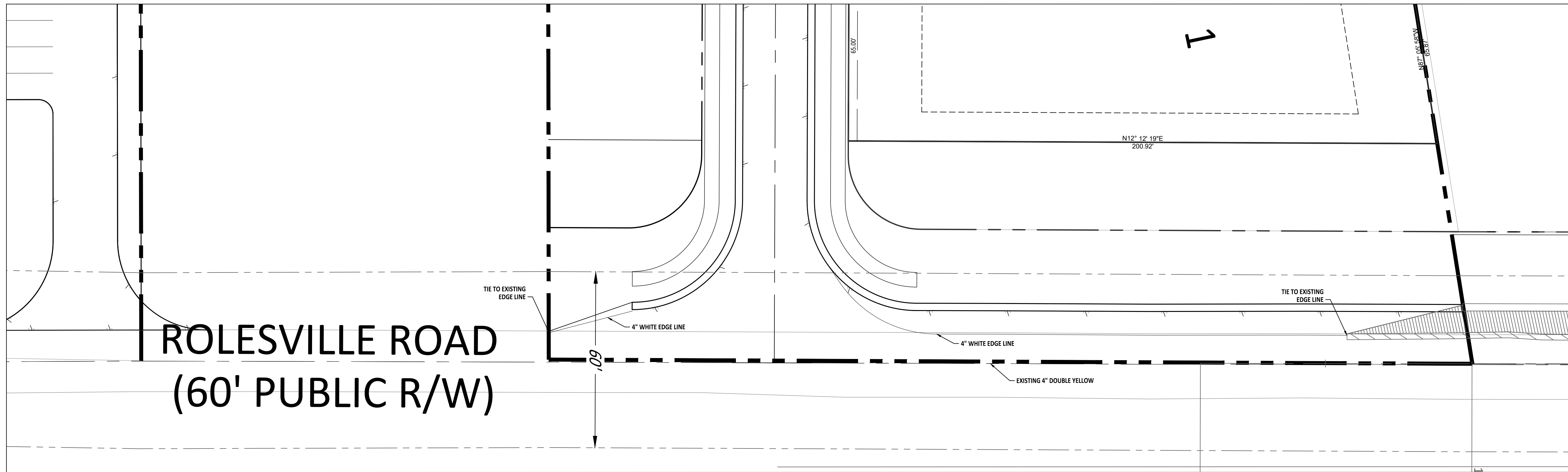
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CHECKED BY: AE
DRAWN BY: AE
DATE: 12-1-2022

SHEET TITLE:
**ROLESVILLE RD
IMPROVEMENTS**

SHEET NO.:
6.0

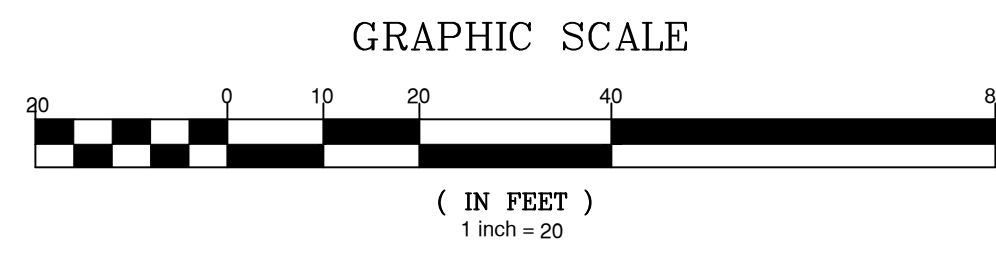
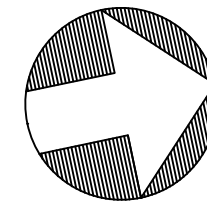


V:\2022\12-01-2022 - Tucker Wilkins Tract\811\811-ROLESVILLE RD IMPROVEMENTS.dwg



**ROLESVILLE ROAD
(60' PUBLIC R/W)**

ROAD IMPROVEMENTS AT ROLESVILLE RD ENTRANCE



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

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

SHEET TITLE:
STRIPING PLAN

SHEET NO.: **6.1**



V:\2021\12\2022\Tucker Wilkins Tract\450\Drawings\27587\27587-06-ROLESVILLE RD IMPROVEMENTS.dwg

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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**

