

NO. DATE REVISION:

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

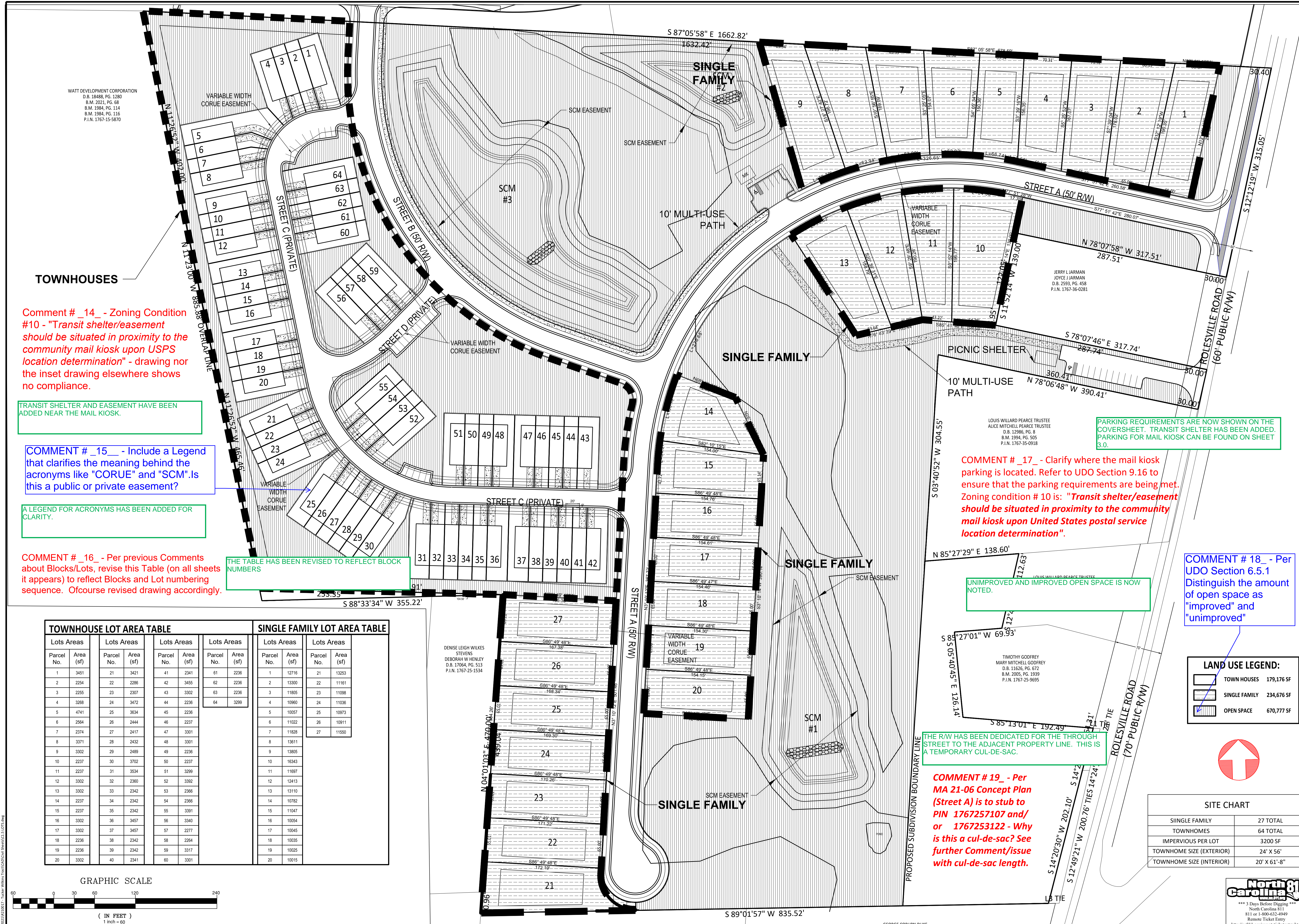
Tucker Wilkins Tract
LOT AREAS, OPEN SPACE AND LAND USE PLAN
 Rolesville, Wake County
 North Carolina 27587

JOB NUMBER: R210017

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

LOT AREAS, OPEN SPACE AND LAND USE PLAN

SHEET NO.: **2.1**



Comment # 14 - Zoning Condition #10 - "Transit shelter/easement should be situated in proximity to the community mail kiosk upon USPS location determination" - drawing nor the inset drawing elsewhere shows no compliance.

TRANSIT SHELTER AND EASEMENT HAVE BEEN ADDED NEAR THE MAIL KIOSK.

COMMENT # 15 - Include a Legend that clarifies the meaning behind the acronyms like "CORUE" and "SCM". Is this a public or private easement?

A LEGEND FOR ACRONYMS HAS BEEN ADDED FOR CLARITY.

COMMENT # 16 - Per previous Comments about Blocks/Lots, revise this Table (on all sheets it appears) to reflect Blocks and Lot numbering sequence. Ofcourse revised drawing accordingly.

THE TABLE HAS BEEN REVISED TO REFLECT BLOCK NUMBERS

COMMENT # 17 - Clarify where the mail kiosk parking is located. Refer to UDO Section 9.16 to ensure that the parking requirements are being met. Zoning condition # 10 is: "Transit shelter/easement mail kiosk upon United States postal service location determination".

PARKING REQUIREMENTS ARE NOW SHOWN ON THE COVERSHEET. TRANSIT SHELTER HAS BEEN ADDED. PARKING FOR MAIL KIOSK CAN BE FOUND ON SHEET 3.0.

COMMENT # 18 - Per UDO Section 6.5.1 Distinguish the amount of open space as "improved" and "unimproved"

UNIMPROVED AND IMPROVED OPEN SPACE IS NOW NOTED.

THE R/W HAS BEEN DEDICATED FOR THE THROUGH STREET TO THE ADJACENT PROPERTY LINE. THIS IS A TEMPORARY CUL-DE-SAC.

COMMENT # 19 - Per MA 21-06 Concept Plan (Street A) is to stub to PIN 176257107 and/or 176253122 - Why is this a cul-de-sac? See further Comment/issue with cul-de-sac length.

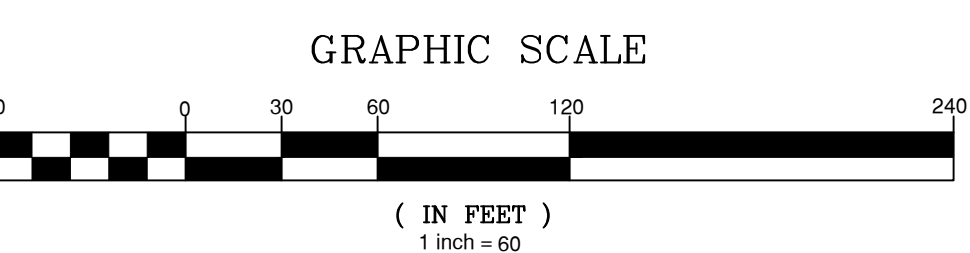
TOWNHOUSE LOT AREA TABLE				SINGLE FAMILY LOT AREA TABLE			
Parcel No.	Area (sf)	Parcel No.	Area (sf)	Parcel No.	Area (sf)	Parcel No.	Area (sf)
1	3451	21	3421	41	2341	61	2236
2	2254	22	2286	42	3455	62	2236
3	2255	23	2307	43	3302	63	2236
4	3268	24	3472	44	2236	64	3299
5	4741	25	3834	45	2236		
6	2564	26	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		

LAND USE LEGEND:

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

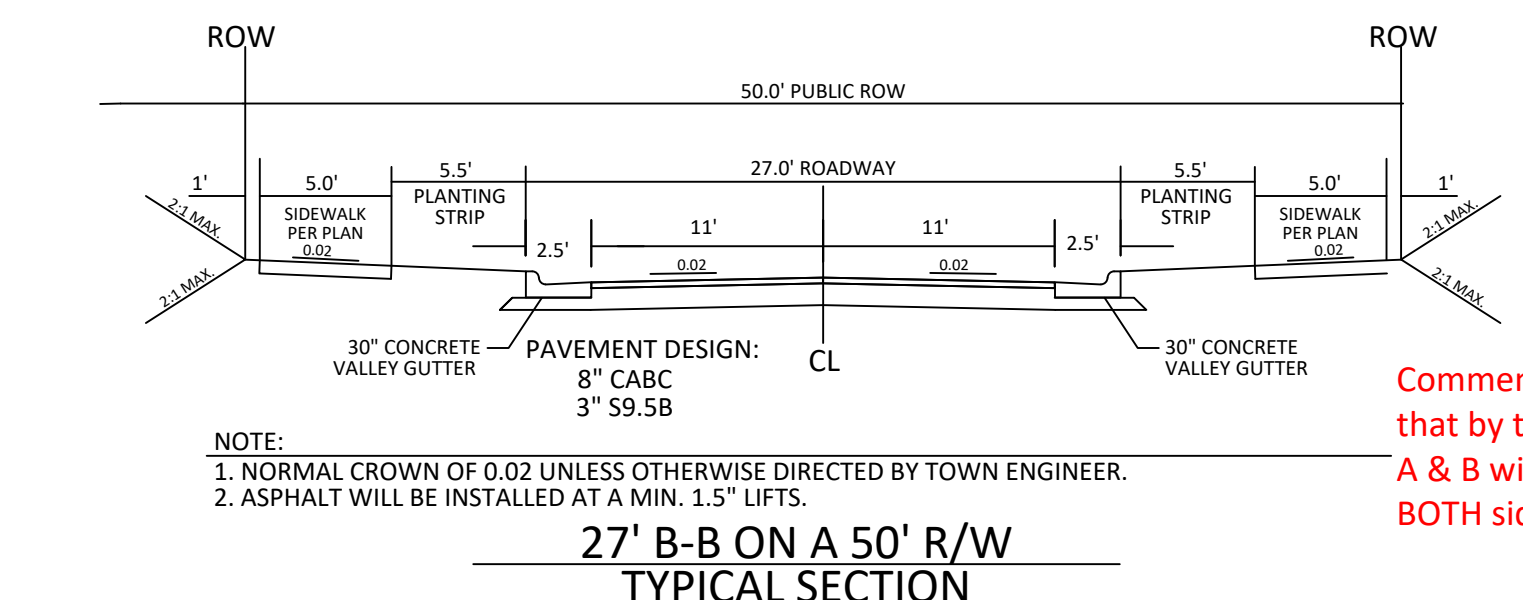
SITE CHART

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"

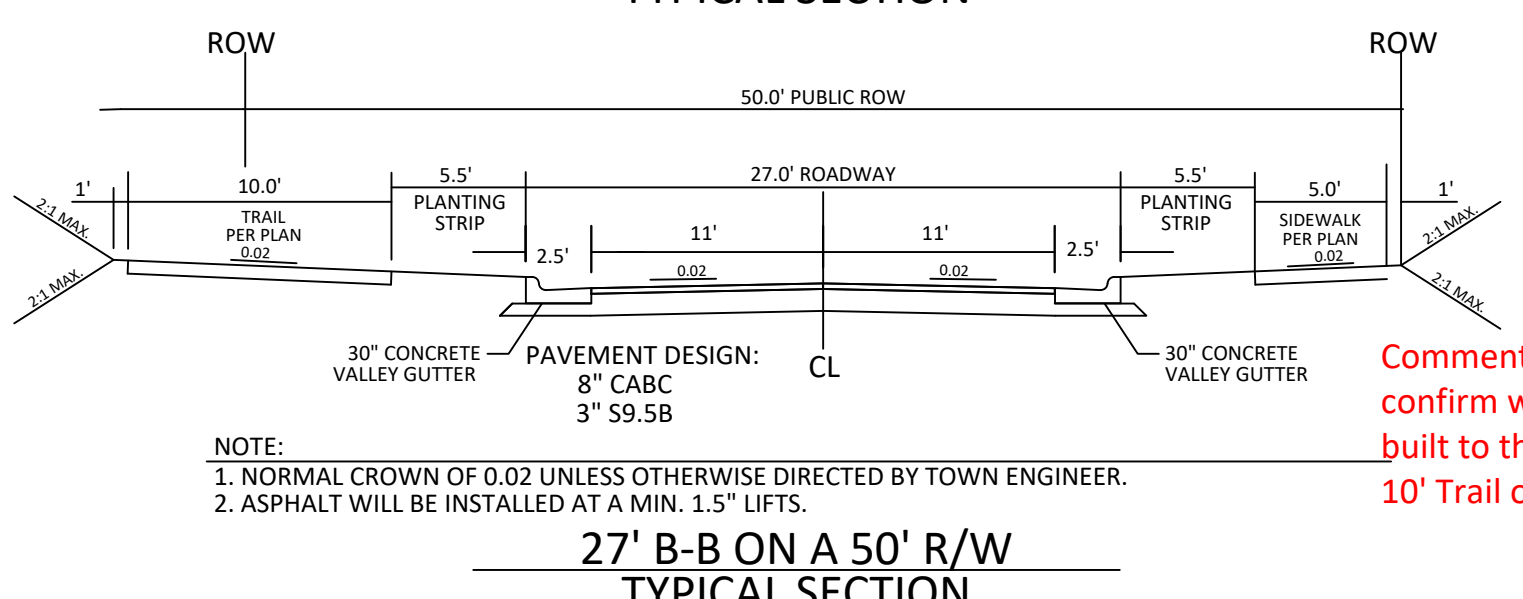


W:\2023\10\10\17 - Tucker Wilkins Tract\CAD\DWG\Rev\DWG_210017.dwg
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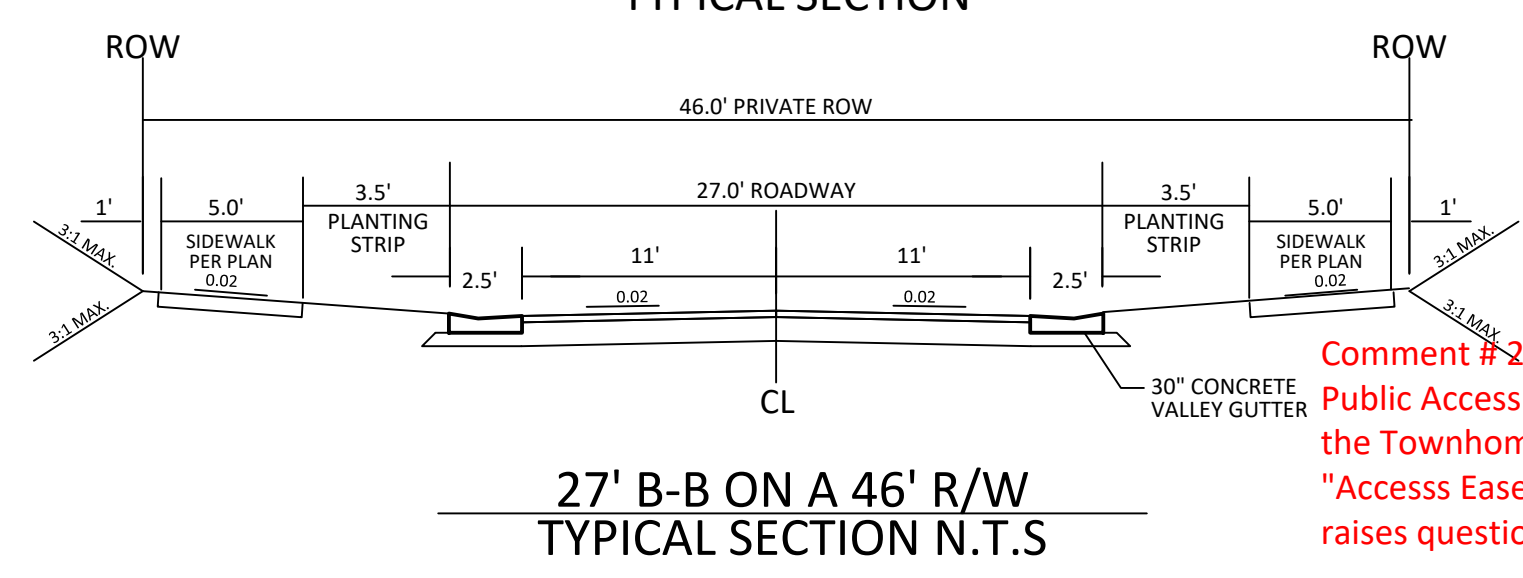
GEORGE COBURN DUKE



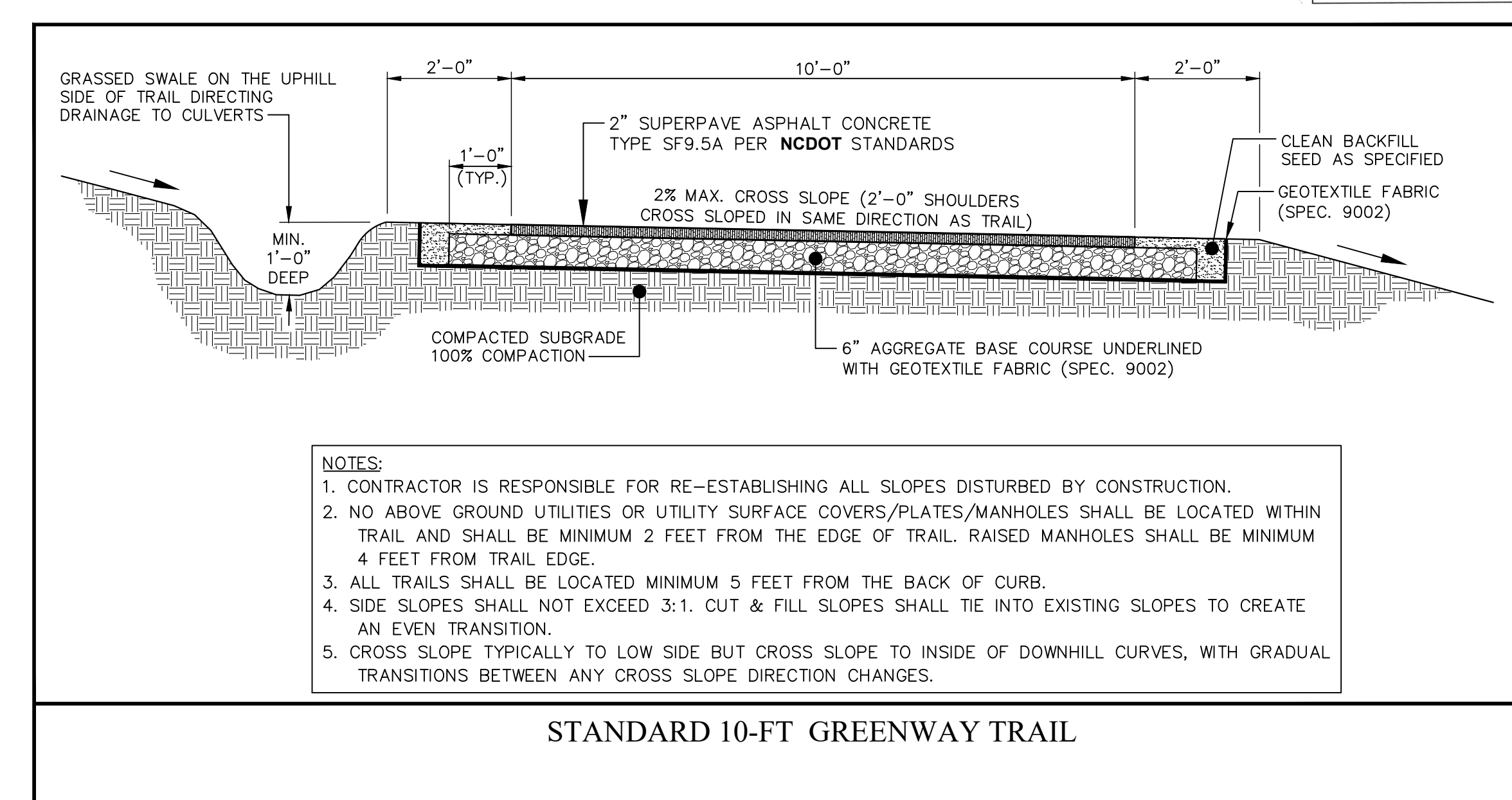
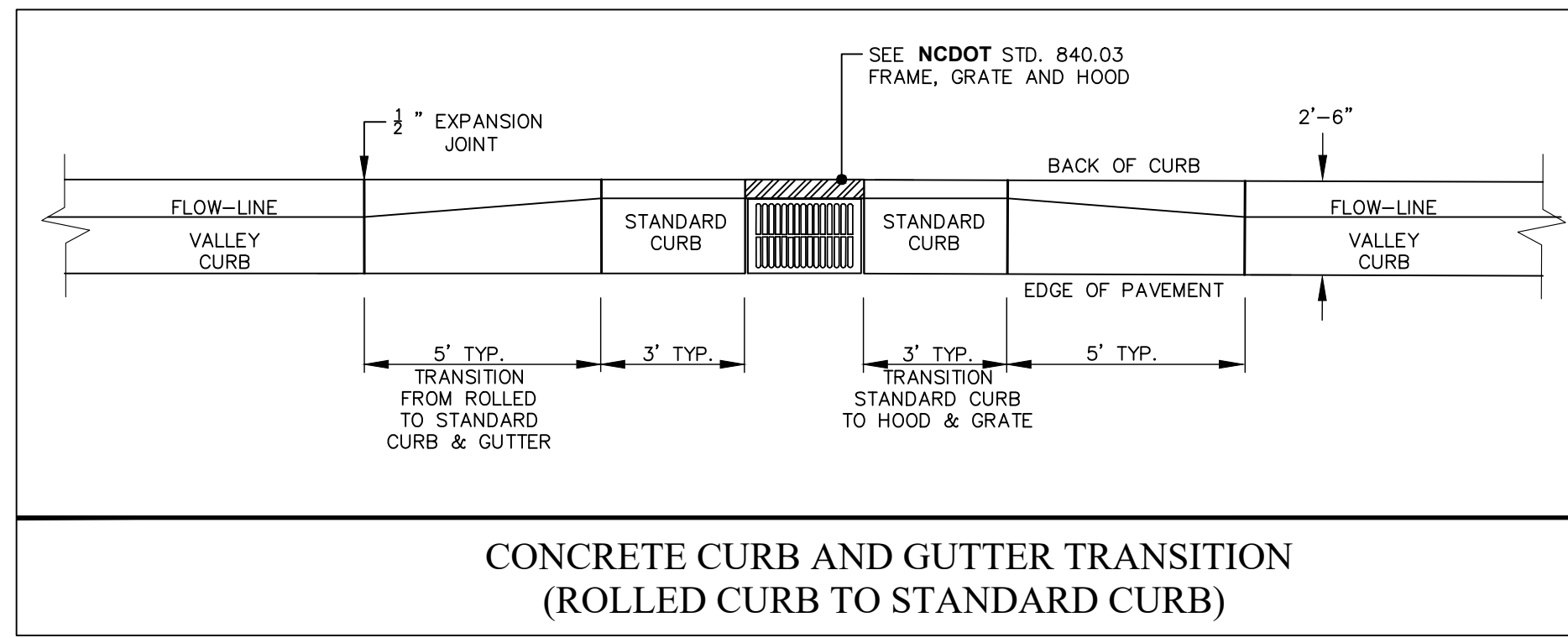
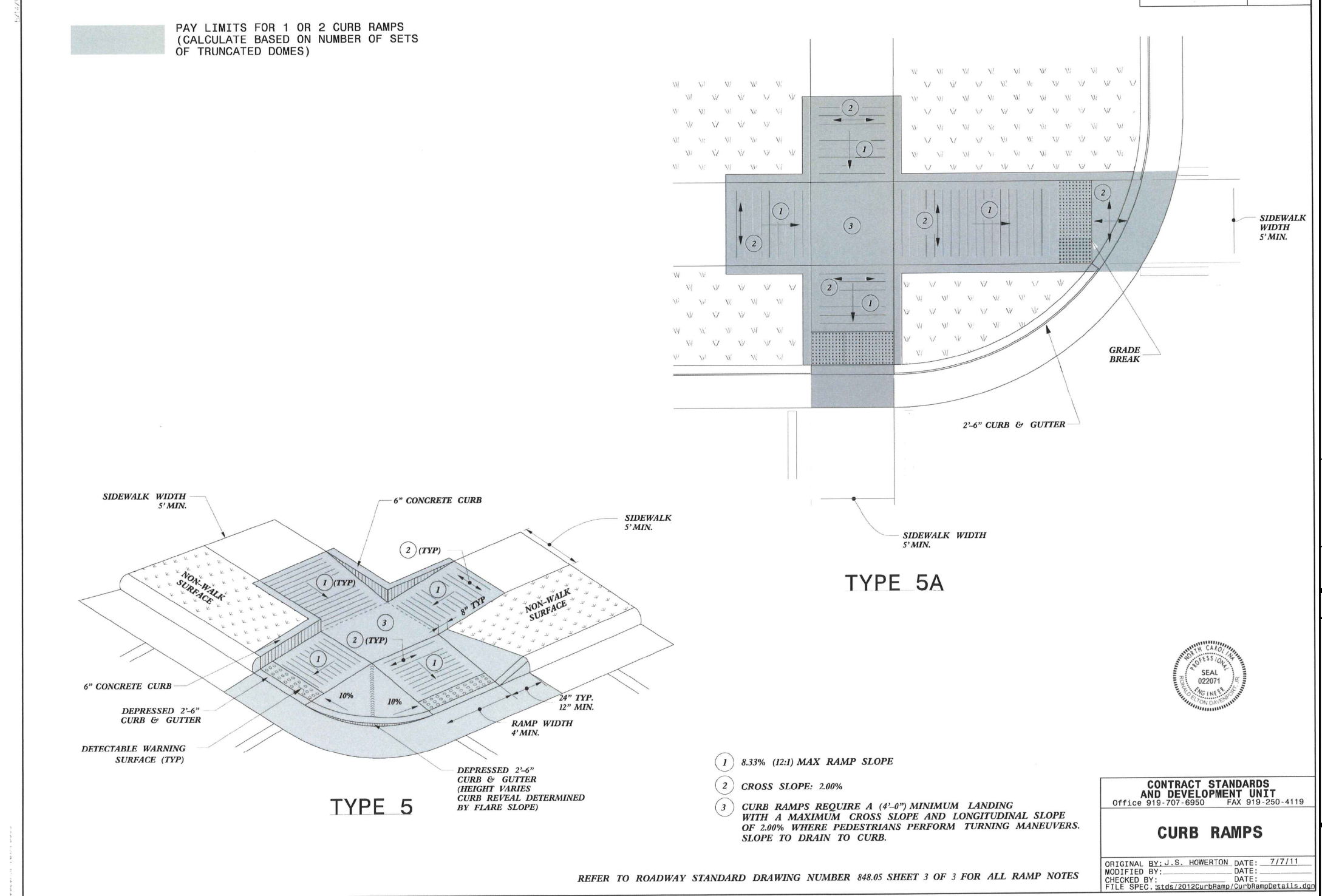
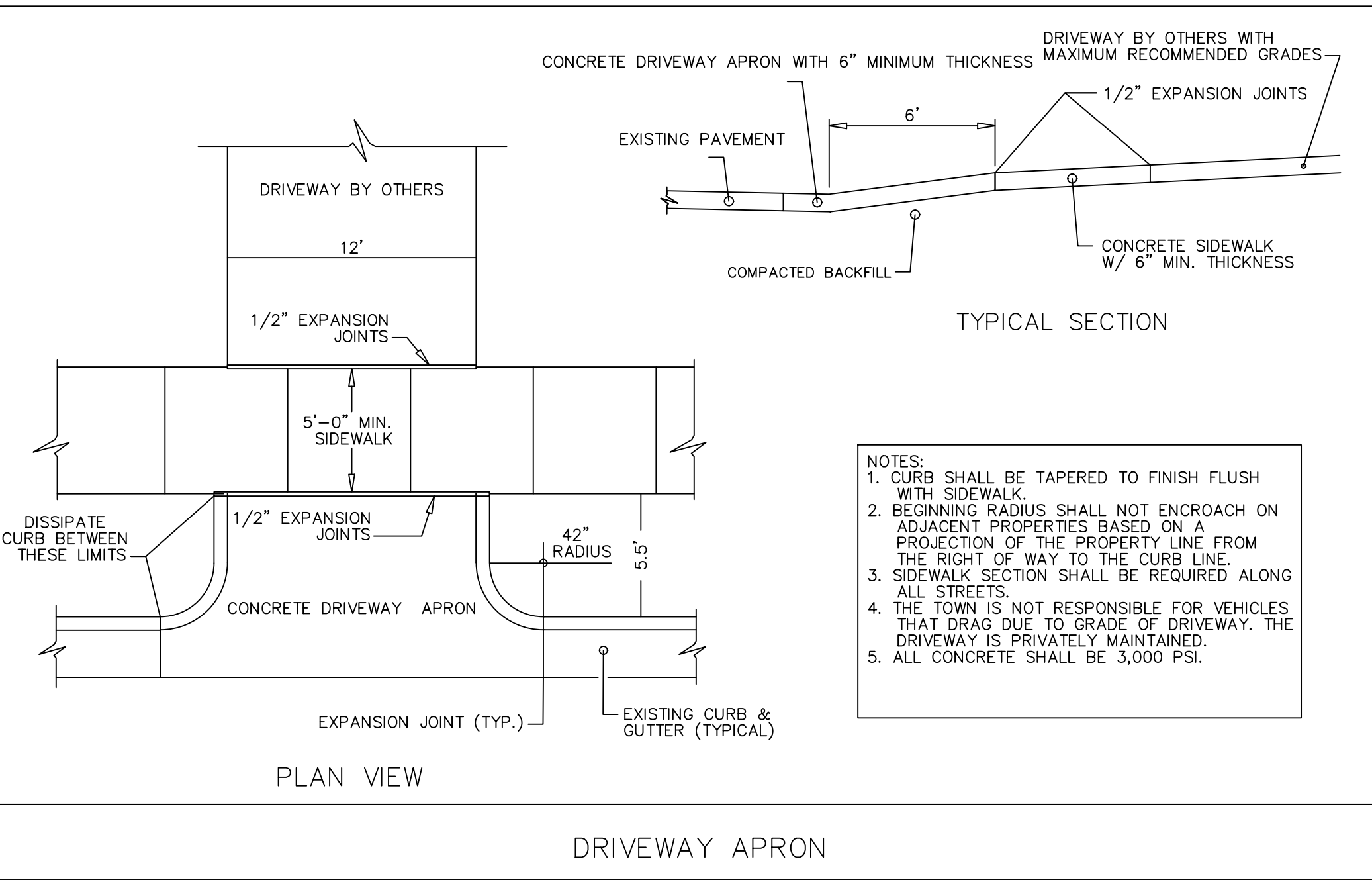
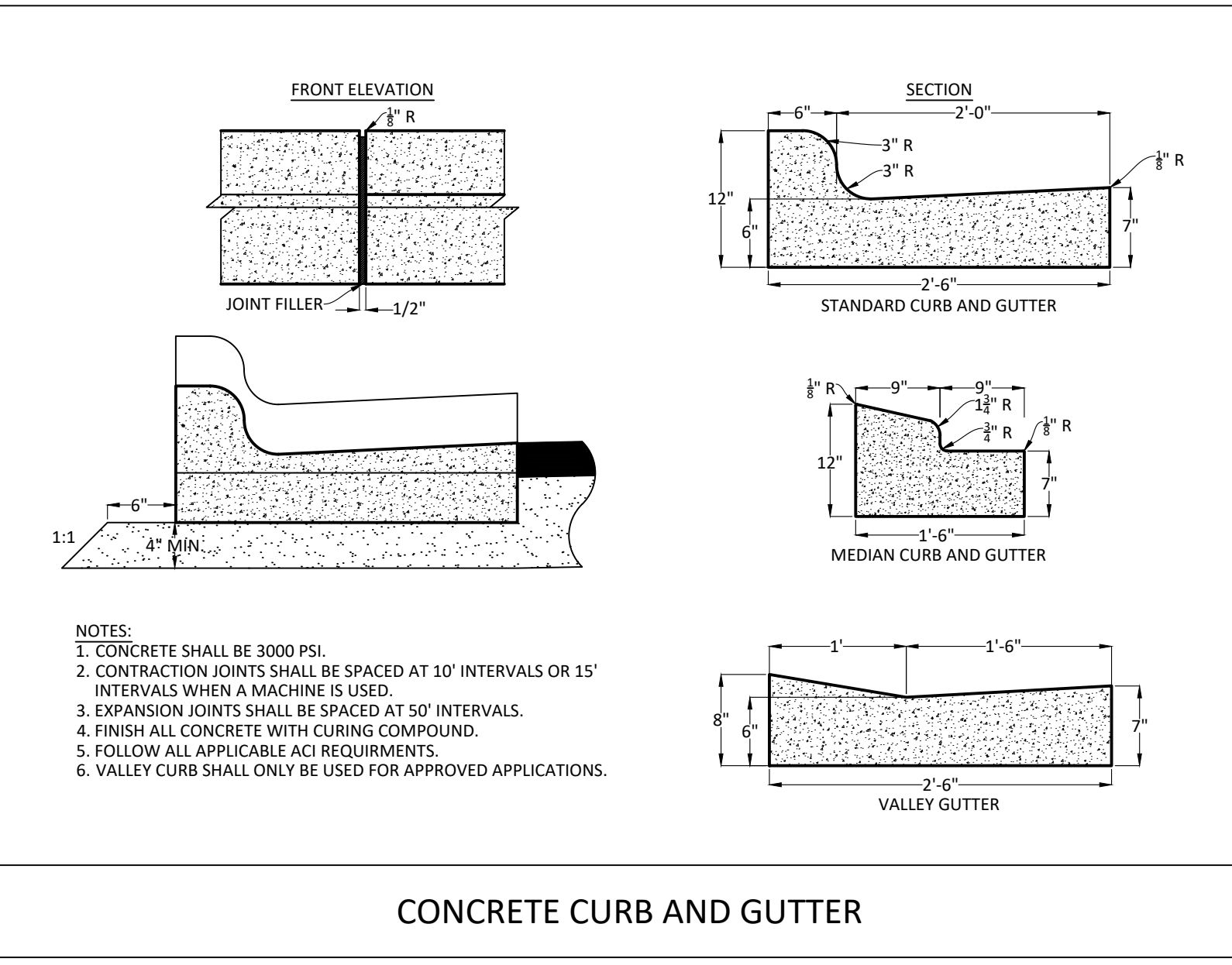
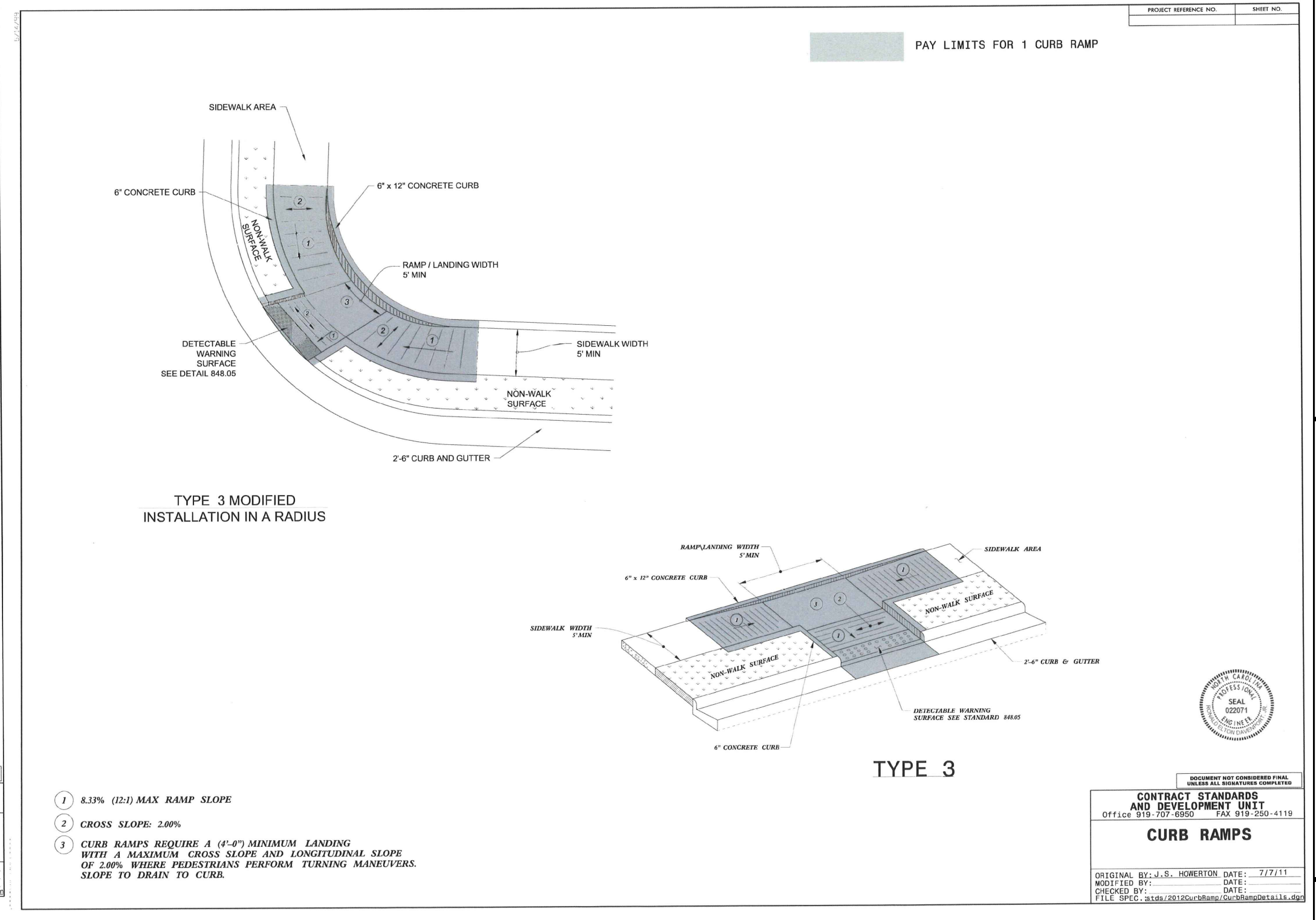
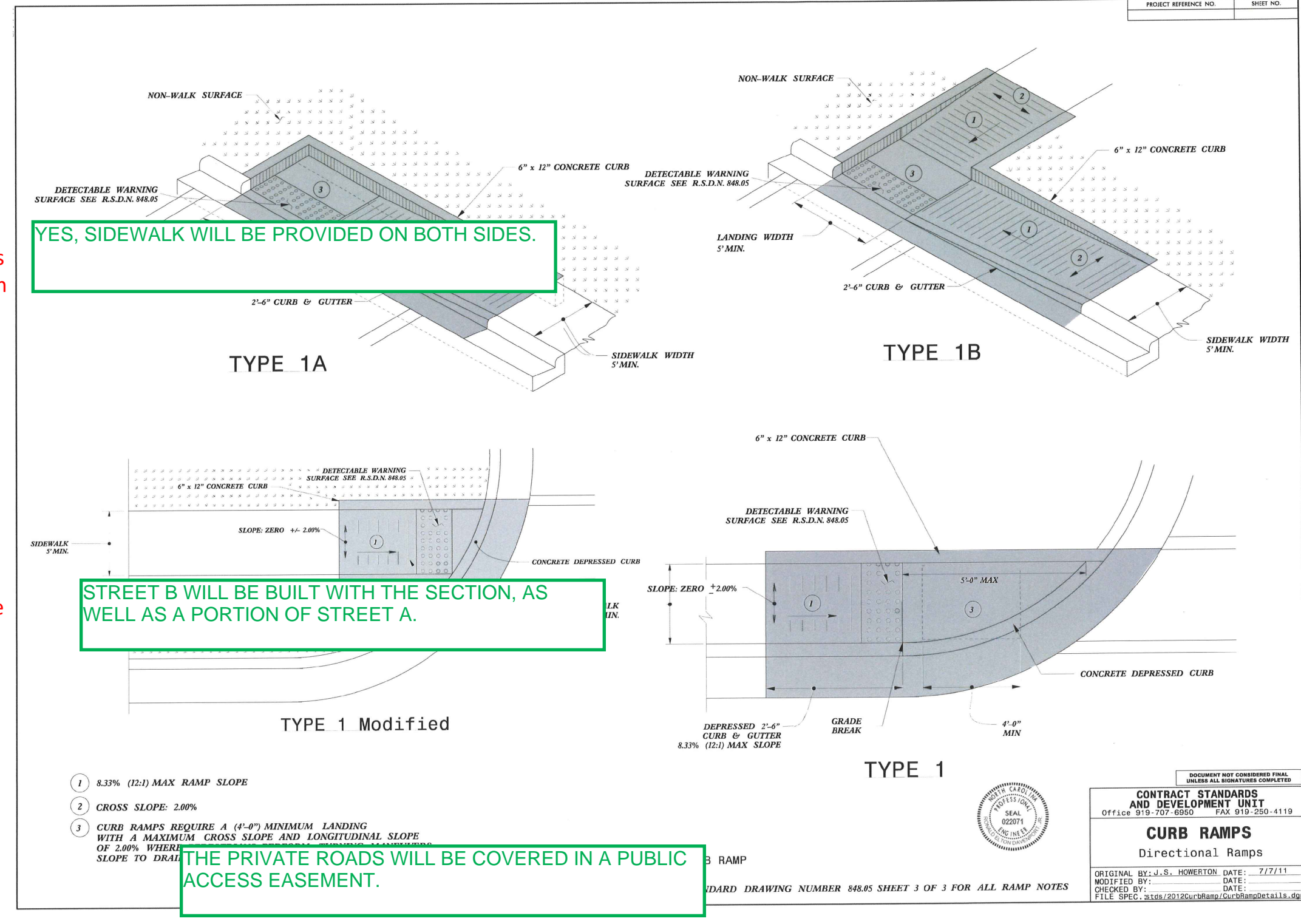
Comment # 20 - Confirm that by this Typical Streets A & B will have sidewalk on BOTH sides.



Comment # 21 - Clarify/confirm which Street will be built to this Section, with a 10' Trail on one side.



Comment # 22 - Clarify/confirm if Streets C and D are actually going to dedicate "ROW" or "R/W" to the HOA, or if these two streets will simply be built within Public Access Easements within the common lot(s) surrounding the Townhome building lots. This also plays into the Lot # topic (ie are Streets C and D bisecting the Townhomes area into 3 Blocks, or are they simply easements? Staff asks that "ROW" or "R/W" be terms reserved for actual dedicated Right of Way, and "Access Easements" be used for the alternative. Further comment that 46' is not a Town standard ROW width, as the minimum is 50' so that in and of itself raises questions.



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

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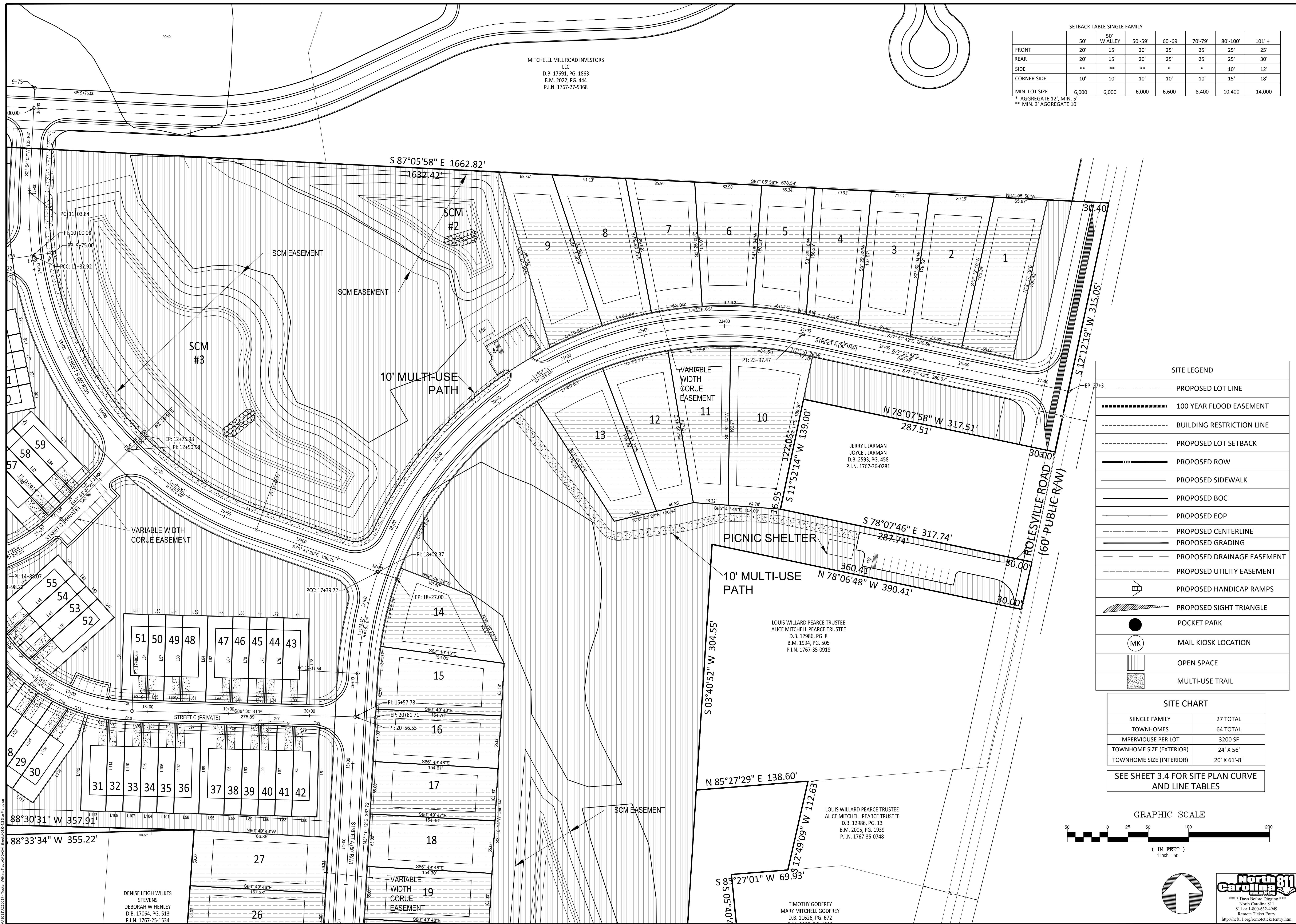
Tucker Wilkins Tract
PROJECT DETAILS
 Rolesville, Wake County
 North Carolina 27587

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

PROJECT DETAILS

SHEET NO.: **2.2**



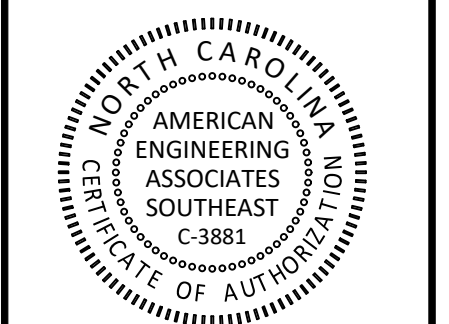


MITCHELL MILL ROAD INVESTORS
 LLC
 D.B. 17691, PG. 1863
 B.M. 2022, PG. 444
 P.I.N. 1767-27-5368

SETBACK TABLE SINGLE FAMILY

	50'	50'	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

FOR INFORMATION ONLY

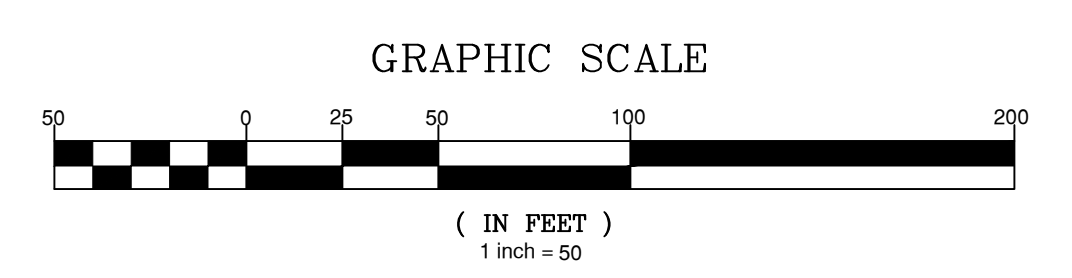
SITE LEGEND

---	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



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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**



V:\2023\12\01\17 - Tucker Wilkins Tract\50 Scale\Site Plan\50 Scale.dwg
 12/1/2022 10:17:00 AM
 DENISE LEIGH WILKES STEVENS
 DEBORAH W HENLEY
 D.B. 17064, PG. 513
 P.I.N. 1767-25-1534

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

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

SETBACK TABLE SINGLE FAMILY

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

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

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

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

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

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

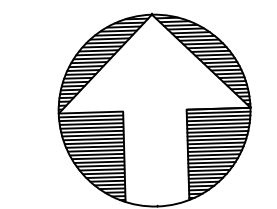
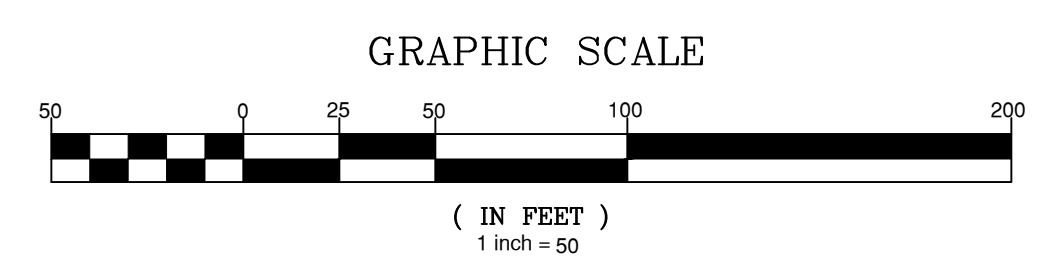
TIMOTHY GODFREY
MARY MITCHELL GODFREY
D.B. 11626, PG. 672
B.M. 2005, PG. 1939
P.I.N. 1767-25-9695

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

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



TOWNHOME LINE LABEL TABLES

Line #	Length	Direction
L1	31.00'	N72° 22' 53"E
L2	82.68'	N17° 37' 07"W
L3	35.29'	N42° 27' 14"W
L4	21.00'	N72° 22' 53"E
L5	109.05'	N17° 37' 07"W
L6	21.00'	N72° 22' 53"E
L7	106.52'	N17° 37' 07"W
L8	6.14'	S82° 06' 47"W
L9	31.00'	N72° 22' 53"E
L10	108.83'	N17° 37' 07"W
L11	20.75'	S82° 06' 47"W
L12	112.60'	S17° 37' 07"E
L13	105.68'	N78° 33' 08"E
L14	20.96'	N11° 26' 52"W
L15	31.00'	S11° 26' 52"E
L16	106.50'	N78° 33' 08"E
L17	21.00'	N11° 26' 52"W
L18	21.00'	S11° 26' 52"E
L19	106.50'	N78° 33' 08"E
L20	21.00'	N11° 26' 52"W

Line #	Length	Direction
L21	21.00'	S11° 26' 52"E
L22	106.50'	N78° 33' 08"E
L23	21.00'	N11° 26' 52"W
L24	21.00'	S11° 26' 52"E
L25	106.50'	N78° 33' 08"E
L26	31.00'	N11° 26' 52"W
L27	106.50'	S78° 33' 08"W
L28	31.00'	S11° 26' 52"E
L29	31.00'	N46° 35' 53"E
L30	31.02'	S44° 48' 37"W
L31	106.51'	S43° 24' 07"E
L32	21.00'	N46° 35' 53"E
L33	21.01'	S44° 48' 37"W
L34	107.48'	S43° 24' 07"E
L35	21.00'	N46° 35' 53"E
L36	13.66'	S44° 48' 37"W
L37	108.13'	S43° 24' 07"E
L38	31.00'	N46° 35' 53"E
L39	105.99'	N43° 24' 07"W
L40	108.65'	S43° 24' 07"E

Line #	Length	Direction
L41	31.00'	S41° 46' 45"E
L42	106.01'	N48° 13' 15"E
L43	21.00'	S41° 46' 45"E
L44	111.91'	N48° 13' 15"E
L45	21.00'	S41° 46' 45"E
L46	113.04'	N48° 13' 15"E
L47	31.00'	S41° 46' 45"E
L48	111.93'	N48° 13' 15"E
L49	106.06'	S48° 13' 15"W
L50	31.00'	S88° 30' 31"E
L51	106.04'	N1° 29' 29"E
L52	17.61'	N88° 30' 31"W
L53	21.00'	S88° 30' 31"E
L54	106.50'	N1° 29' 29"E
L55	21.00'	N88° 30' 31"W
L56	21.00'	S88° 30' 31"E
L57	106.50'	N1° 29' 29"E
L58	21.00'	N88° 30' 31"W
L59	106.50'	S88° 30' 31"E
L60	106.50'	N1° 29' 29"E

Line #	Length	Direction
L61	31.00'	N88° 30' 31"W
L62	106.50'	S1° 29' 29"W
L63	31.00'	S88° 30' 31"E
L64	106.50'	N1° 29' 29"E
L65	31.00'	N88° 30' 31"W
L66	21.00'	S88° 30' 31"E
L67	106.50'	N1° 29' 29"E
L68	21.00'	N88° 30' 31"W
L69	21.00'	S88° 30' 31"E
L70	106.50'	N1° 29' 29"E
L71	21.00'	N88° 30' 31"W
L72	21.00'	S88° 30' 31"E
L73	106.50'	N1° 29' 29"E
L74	21.00'	N88° 30' 31"W
L75	31.00'	S88° 30' 31"E
L76	106.50'	N1° 29' 29"E
L77	31.00'	N88° 30' 31"W
L78	106.50'	S1° 29' 29"W
L79	23.87'	S88° 30' 31"E
L80	31.00'	N88° 30' 31"W

Line #	Length	Direction
L81	110.80'	S1° 29' 29"W
L82	21.00'	S88° 30' 31"E
L83	21.00'	N88° 30' 31"W
L84	111.50'	S1° 29' 29"W
L85	21.00'	S88° 30' 31"E
L86	21.00'	N88° 30' 31"W
L87	111.50'	S1° 29' 29"W
L88	21.00'	S88° 30' 31"E
L89	21.00'	N88° 30' 31"W
L90	111.50'	S1° 29' 29"W
L91	21.00'	S88° 30' 31"E
L92	21.00'	N88° 30' 31"W
L93	111.50'	S1° 29' 29"W
L94	31.00'	S88° 30' 31"E
L95	31.00'	N88° 30' 31"W
L96	111.50'	S1° 29' 29"W
L97	31.00'	S88° 30' 31"E
L98	31.00'	N88° 30' 31"W
L99	111.50'	S1° 29' 29"W
L100	21.00'	S88° 30' 31"E

Line #	Length	Direction
L101	21.00'	N88° 30' 31"W
L102	111.50'	S1° 29' 29"W
L103	21.00'	S88° 30' 31"E
L104	21.00'	N88° 30' 31"W
L105	111.50'	S1° 29' 29"W
L106	12.68'	S88° 30' 31"E
L107	21.00'	N88° 30' 31"W
L108	111.50'	S1° 29' 29"W
L109	21.00'	N88° 30' 31"W
L110	111.66'	S1° 29' 29"W
L111	23.00'	N16° 12' 39"E
L112	96.00'	N1° 29' 29"E
L113	31.00'	N88° 30' 31"W
L114	113.43'	S1° 29' 29"W
L115	31.00'	N55° 01' 21"W
L116	96.00'	S34° 58' 39"W
L117	32.03'	S16° 51' 30"W
L118	21.00'	N55° 01' 21"W
L119	120.57'	S34° 58' 39"W
L120	21.00'	N55° 01' 21"W

Line #	Length	Direction
L121	116.84'	S34° 58' 39"W
L122	21.00'	N55° 01' 21"W
L123	115.13'	S34° 58' 39"W
L124	21.00'	N55° 01' 21"W
L125	115.41'	S34° 58' 39"W
L126	27.70'	N51° 23' 52"E
L127	96.00'	N34° 58' 39"E
L128	31.00'	N55° 01' 21"W
L129	117.68'	S34° 58' 39"W
L130	31.00'	N24° 11' 08"W
L131	92.99'	S65° 48' 52"W
L132	23.83'	S54° 01' 02"W
L133	21.00'	N24° 11' 08"W
L134	111.00'	S65° 48' 52"W
L135	21.00'	N24° 11' 08"W
L136	109.04'	S65° 48' 52"W
L137	16.49'	N67° 45' 21"E
L138	96.00'	N65° 48' 52"E
L139	31.00'	N24° 11' 08"W
L140	109.05'	S65° 48' 52"W

Line #	Length	Direction
L141	31.00'	N11° 26' 52"W
L142	106.52'	S78° 33' 08"W
L143	0.13'	S78° 33' 08"W
L144	22.63'	S11° 26' 52"E
L145	21.00'	N11° 26' 52"W
L146	106.50'	S78° 33' 08"W
L147	21.00'	S11° 26' 52"E
L148	21.00'	N11° 26' 52"W
L149	106.50'	S78° 33' 08"W
L150	21.00'	S11° 26' 52"E
L151	31.00'	S11° 26' 52"E
L152	31.00'	N11° 26' 52"W
L153	106.50'	S78° 33' 08"W
L154	31.00'	S11° 26' 52"E
L155	31.00'	N11° 26' 52"W
L156	106.50'	S78° 33' 08"W
L157	21.00'	S11° 26' 52"E
L158	106.50'	N78° 33' 08"E
L159	21.00'	N11° 26' 52"W
L160	106.50'	S78° 33' 08"W

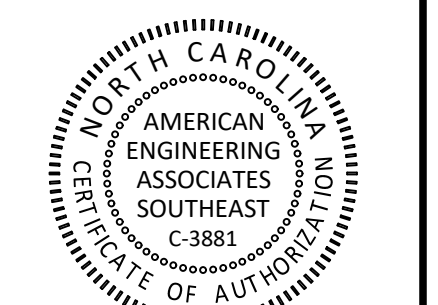
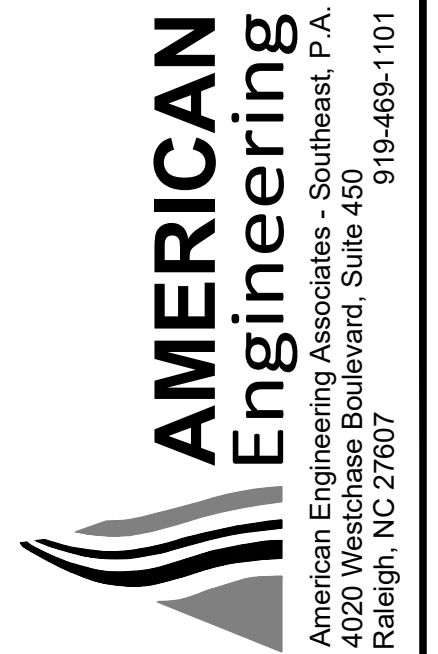
Line #	Length	Direction
L161	31.00'	N11° 26' 52"W
L162	106.50'	S78° 33' 08"W
L163	31.00'	S11° 26' 52"E
L164	31.00'	N11° 26' 52"W
L165	106.50'	S78° 33' 08"W
L166	31.00'	S11° 26' 52"E
L167	21.00'	N11° 26' 52"W
L168	106.50'	S78° 33' 08"W
L169	21.00'	S11° 26' 52"E
L170	21.00'	N11° 26' 52"W
L171	106.50'	S78° 33' 08"W
L172	21.00'	S11° 26' 52"E
L173	31.00'	N11° 26' 52"W
L174	106.50'	S78° 33' 08"W
L175	28.90'	S11° 26' 52"E
L176	31.00'	N11° 26' 52"W
L177	106.52'	S78° 33' 08"W
L178	24.86'	S83° 24' 43"E
L179	96.00'	N78° 33' 08"E
L180	21.00'	N11° 26' 52"W

Line #	Length	Direction
L181	112.92'	S78° 33' 08"W
L182	131.23'	N78° 33' 08"E
L183	31.00'	N11° 26' 52"W
L184	101.14'	S78° 33' 08"W
L185	31.97'	N69° 05' 42"W

TOWNHOME CURVE LABEL TABLES

Curve #	Length	Radius	Delta	Tangent	Chord Brg.
C1	10.08'	61.50'	9°23'38"	5.06'	N6°45'03"W
C2	7.35'	196.50'	2°08'36"	3.68'	S45°52'55"W
C3	31.15'	196.50'	9°04'54"	15.61'	S51°29'39"W
C4	31.59'	196.50'	9°12'40"	15.83'	N31°00'43"W
C5	21.04'	196.50'	6°08'07"	10.54'	N38°41'06"W
C6	21.04'	196.50'	6°08'06"	10.53'	N44°49'11"W
C7	31.58'	196.50'	9°12'34"	15.83'	N52°29'31"W
C8	13.40'	196.50'	3°54'28"	6.71'	N86°33'17"W
C10	8.33'	223.50'	2°08'04"	4.17'	S87°26'29"E
C11	21.08'	223.50'	5°24'18"	10.55'	S83°40'19"E
C12	25.63'	223.50'	6°34'11"	12.83'	S77°37'42"E
C13	21.85'	223.50'	5°36'08"	10.94'	S70°37'42"E
C14	21.34'	223.50'	5°28'12"	10.68'	S65°05'33"E
C15	21.08'	223.50'	5°24'12"	10.55'	S59°39'22"E
C16	21.01'	223.50'	5°23'10"	10.52'	S54°15'41"E
C17	21.13'	223.50'	5°25'01"	10.58'	S48°51'36"E
C18	23.69'	223.50'	6°04'25"	11.86'	S43°06'54"E
C19	26.68'	223.50'	6°50'21"	13.36'	S35°39'48"E
C20	21.10'	223.50'	5°24'33"	10.56'	S29°32'21"E
C21	21.01'	223.50'	5°23'08"	10.52'	S24°08'31"E

Curve #	Length	Radius	Delta	Tangent	Chord Brg.
C22	30.64'	223.50'	7°51'21"	15.35'	S17°31'17"E
C23	8.37'	223.50'	2°08'45"	4.19'	S12°31'14"E
C24	2.10'	88.50'	1°21'39"	1.06'	S10°46'03"E
C25	31.82'	88.50'	20°36'13"	16.09'	S0°12'53"W
C26	14.92'	88.50'	9°39'34"	7.48'	S15°20'47"W
C27	27.89'	88.50'	18°03'15"	14.06'	S38°31'09"W
C28	17.17'	88.50'	11°06'49"	8.62'	S53°06'11"W
C29	21.20'	88.50'	13°43'36"	10.66'	S65°31'23"W
C30	15.02'	88.50'	9°43'38"	7.54'	S77°14'59"W
C31	10.59'	36.50'	16°37'22"	5.34'	S73°48'07"W
C33	7.18'	36.50'	11°15'52"	3.60'	S82°52'35"E



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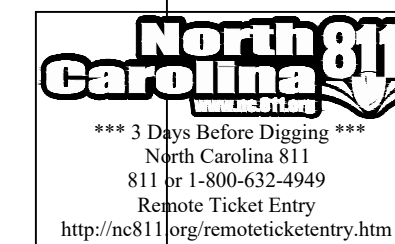
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Tucker Wilkins
Tract
CURVE & LINE TABLES
Rolesville, Wake County
North Carolina 27587

JOB NUMBER:	R210017
CHECKED BY:	
DRAWN BY:	AE
DATE:	12-1-2022
SHEET TITLE:	CURVE & LINE TABLES
SHEET NO.:	3.4

SEE SHEETS 3.1 - 3.3 FOR SITE PLAN DATA CORRESPONDING WITH CURVE AND LINE TABLES

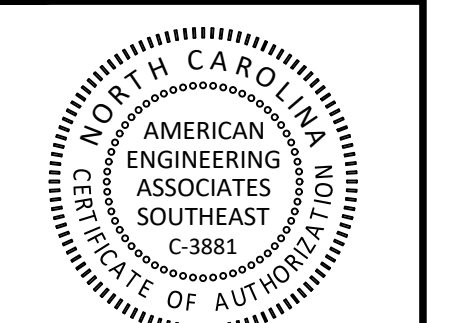
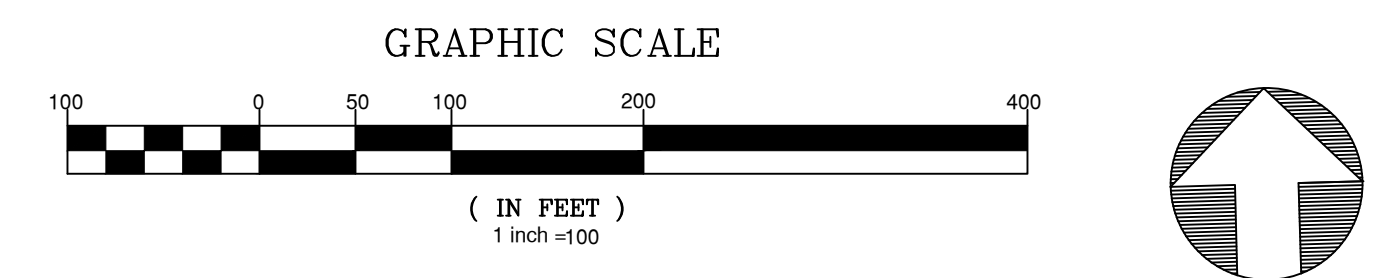




UTILITIES LEGEND	
	EXISTING BOUNDARY
	EXISTING 50' NEUSE RIPERIAN BUFFER
	EXISTING BUFFER ZONES
	PROPOSED LOT LINE
	PROPOSED ROW
	PROPOSED SIDEWALK
	PROPOSED BOC
	PROPOSED EOP
	PROPOSED CENTERLINE
	PROPOSED EASEMENT
	PHASELINE
	RIP RAP
	BASIN WEIR
	JUNCTION BOX
	PROPOSED CATCH BASIN
	PROPOSED YARD INLET
	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

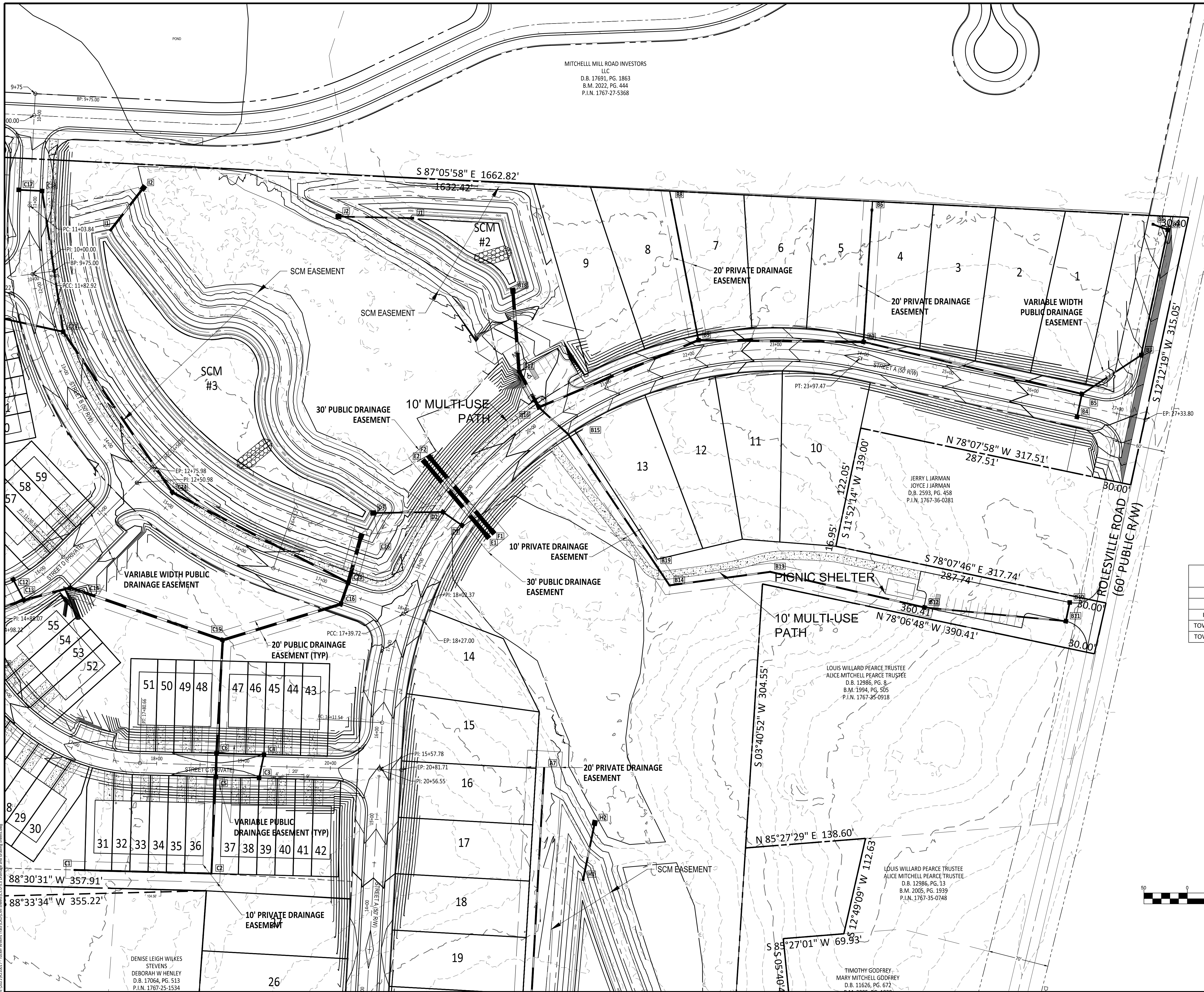
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CHECKED BY:	AE
DRAWN BY:	AE
DATE:	12-1-2022

SHEET TITLE:
DRAINAGE AND GRADING OVERALL

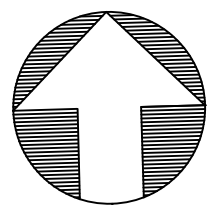
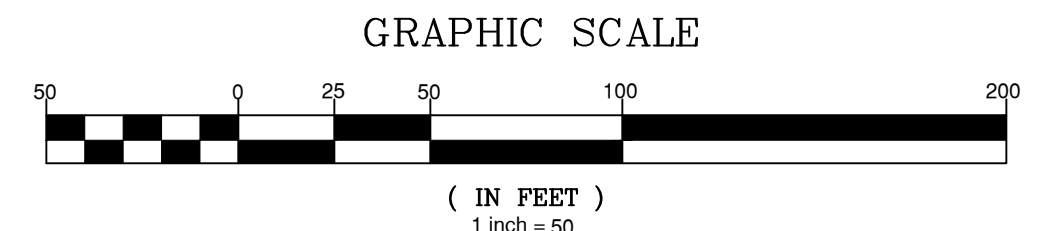
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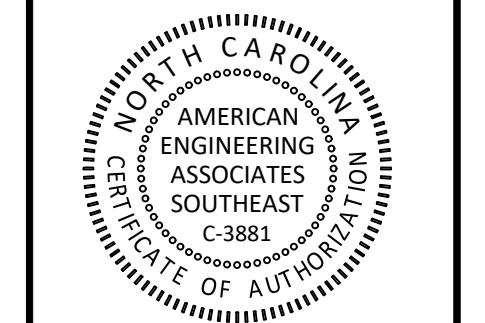
MITCHELL MILL ROAD INVESTORS
LLC
D.B. 17691, PG. 1863
B.M. 2022, PG. 444
P.I.N. 1767-27-5368



TYPE	QUANTITY
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"



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



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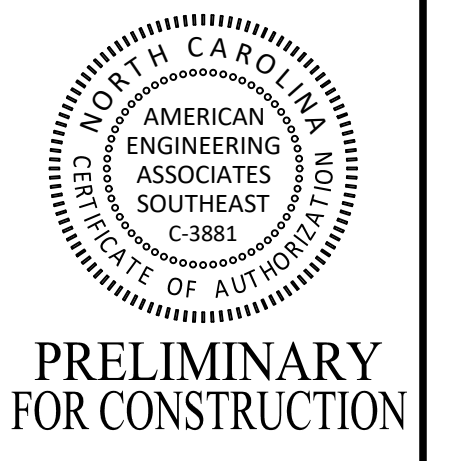
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Tucker Wilkins Tract
DRAINAGE AND GRADING
50 SCALE
Rolesville, Wake County
North Carolina 27587

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

DRAINAGE AND GRADING
50 SCALE
SHEET NO.: **4.1**

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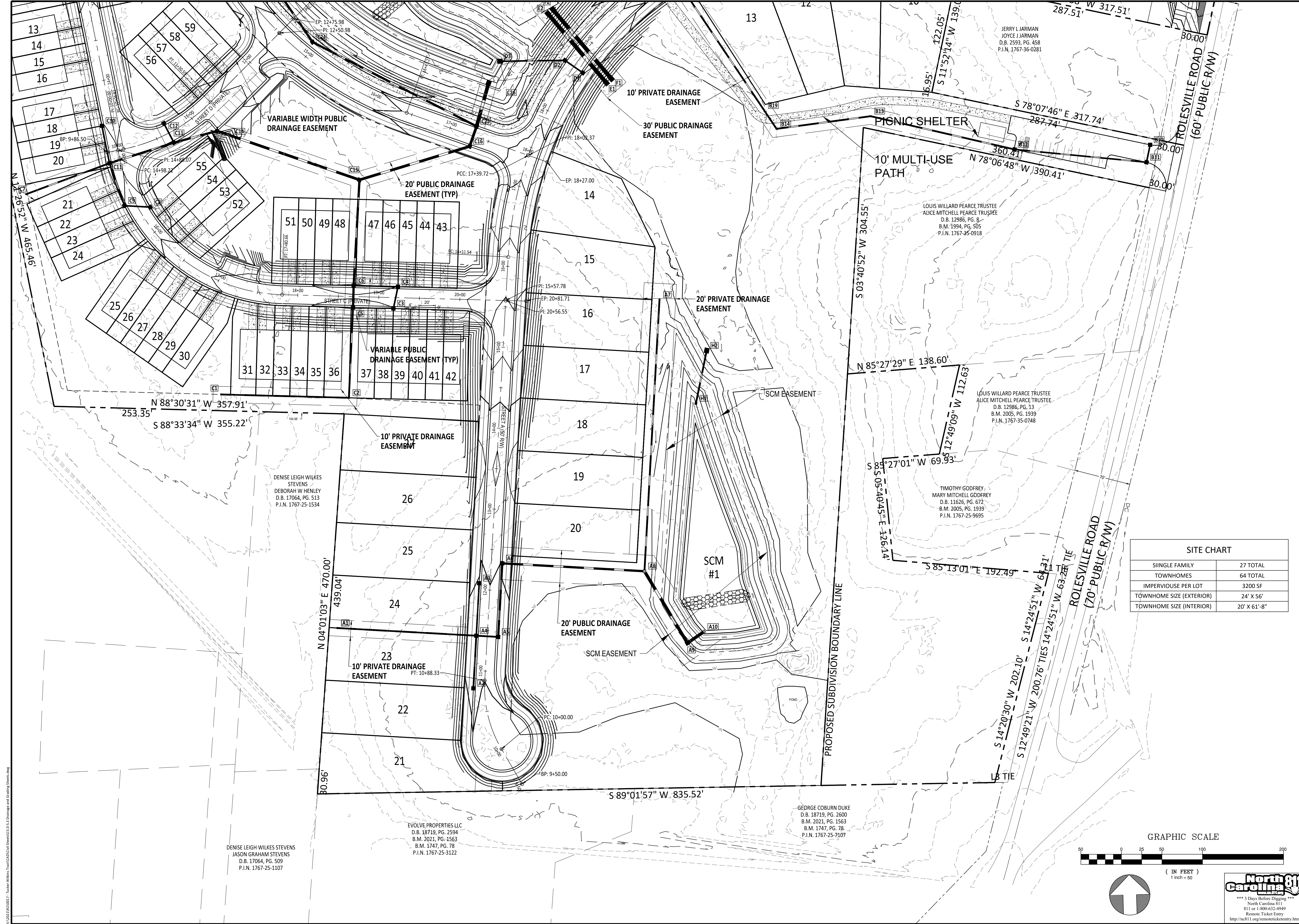
NO.	DATE	REVISION

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

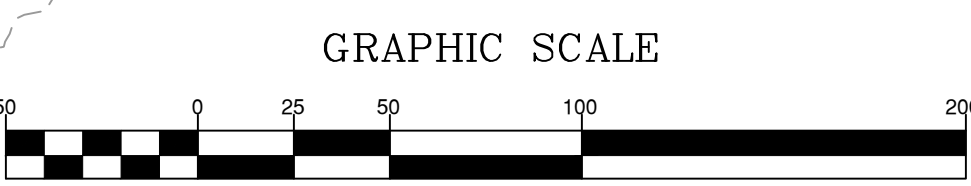
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DRAWN BY:	AE
DATE:	12-1-2022

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DRAINAGE AND GRADING 50 SCALE
 SHEET NO.: **4.2**

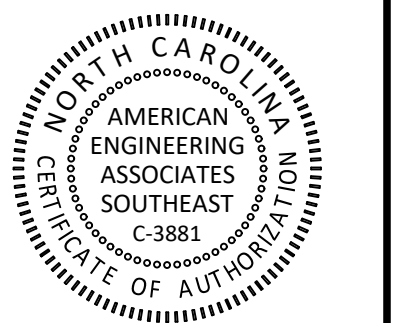


SITE CHART

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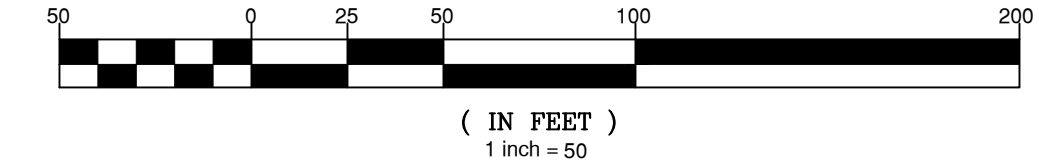
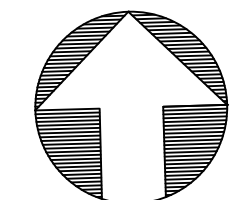
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**Tucker Wilkins Tract
 DRAINAGE AND GRADING
 50 SCALE**
 Rolesville, Wake County
 North Carolina 27587

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

**DRAINAGE AND GRADING
 50 SCALE**
 SHEET NO.: **4.3**



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

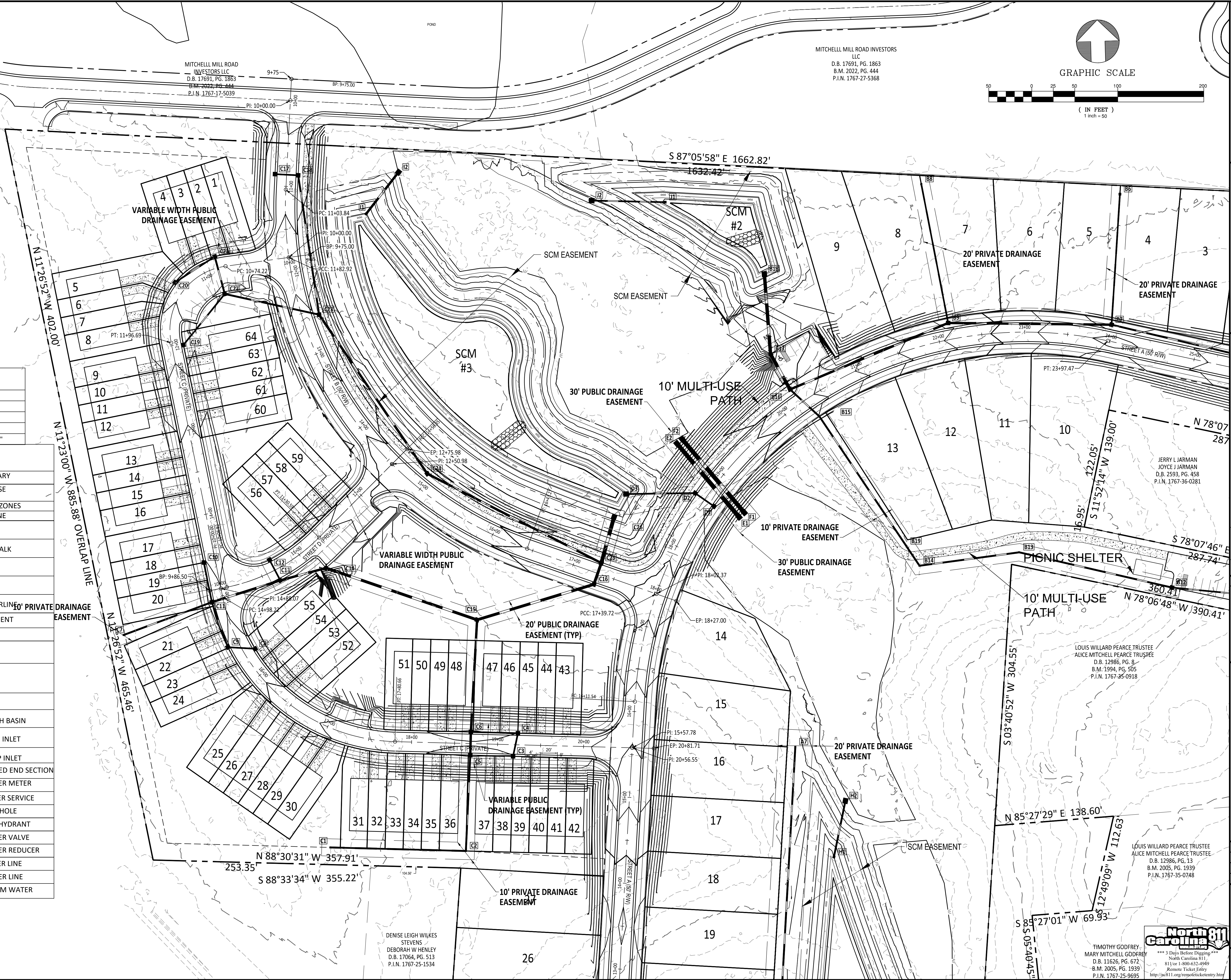
MITCHELL MILL ROAD INVESTORS LLC
 D.B. 17691, PG. 1863
 B.M. 2022, PG. 444
 P.I.N. 1767-17-5039

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

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"

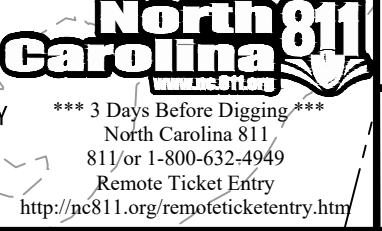
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	EXISTING 50' NEUSE RIPARIAN BUFFER
	EXISTING BUFFER ZONES
	PROPOSED LOT LINE
	PROPOSED ROW
	PROPOSED SIDEWALK
	PROPOSED BOC
	PROPOSED EOP
	PROPOSED CENTERLINE
	PROPOSED EASEMENT
	PHASILINE
	RIP RAP
	BASIN WEIR
	JUNCTION BOX
	PROPOSED CATCH BASIN
	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

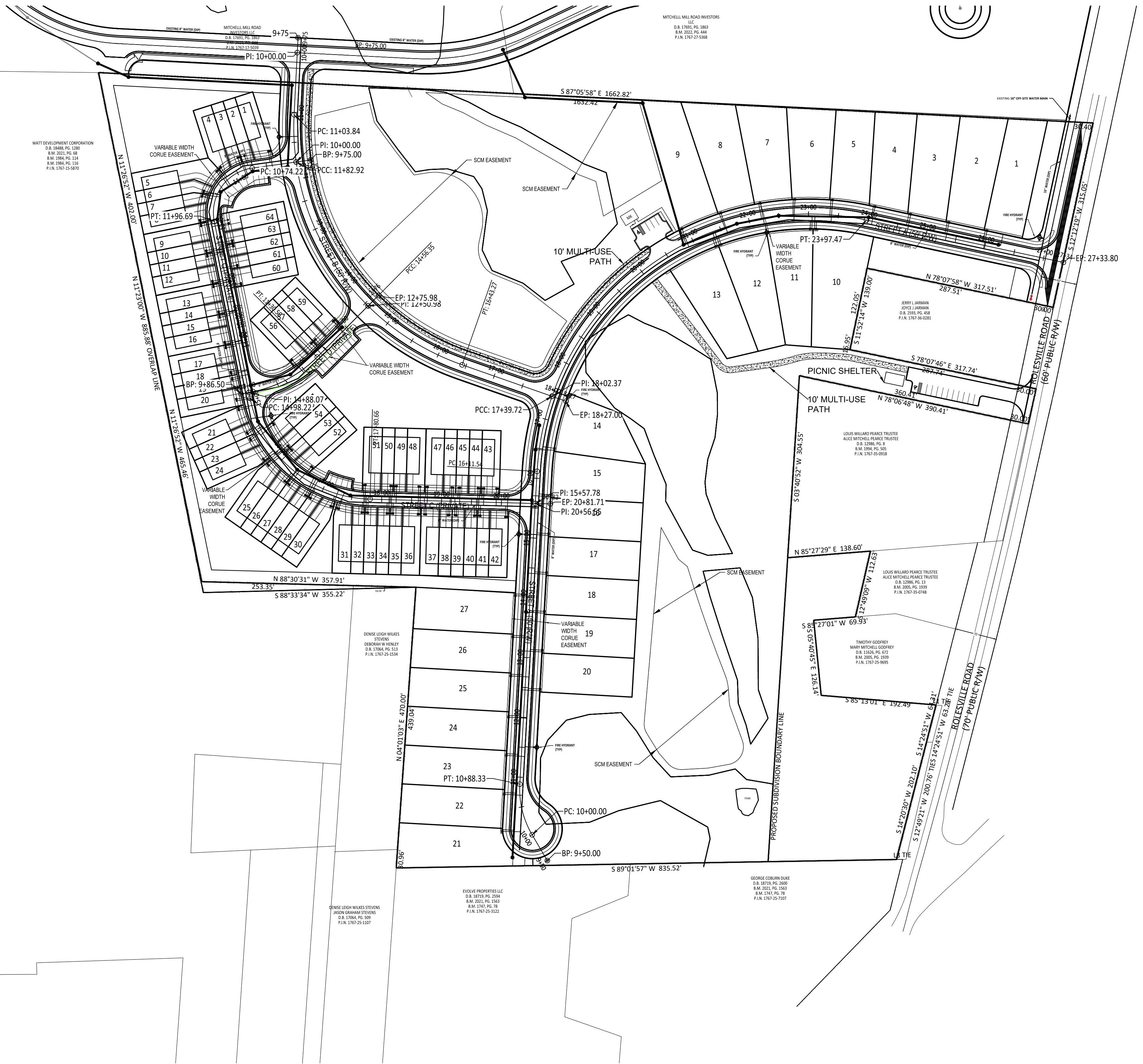
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DENISE LEIGH WILKES
 STEVENS
 DEBORAH W. HENLEY
 D.B. 17064, PG. 513
 P.I.N. 1767-25-1534

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





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"



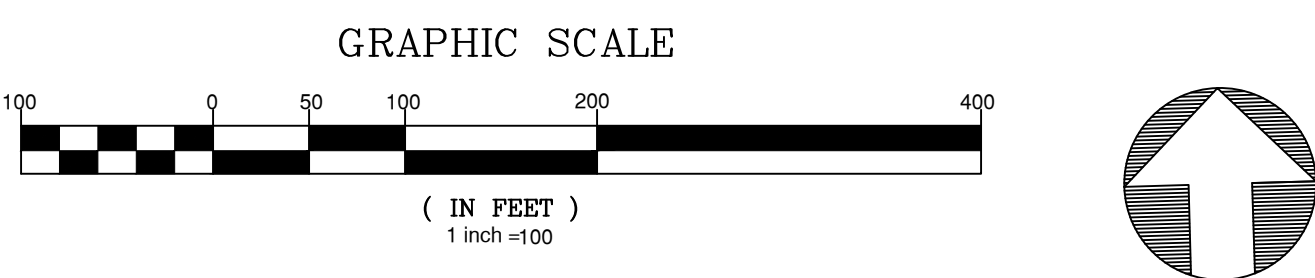
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FOR INFORMATION, ONLY

UTILITIES LEGEND	
	EXISTING BOUNDARY
	EXISTING 50' NEUSE RIPERIAN BUFFER
	EXISTING BUFFER ZONES
	PROPOSED LOT LINE
	PROPOSED ROW
	PROPOSED SIDEWALK
	PROPOSED BOC
	PROPOSED EOP
	PROPOSED CENTERLINE
	PROPOSED EASEMENT
	PHASELINE
	RIP RAP
	BASIN WEIR
	JUNCTION BOX
	PROPOSED CATCH BASIN
	PROPOSED YARD INLET
	PROPOSED DROP INLET
	PROPOSED FLARED END SECTION
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	PROPOSED 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



NO.	DATE	REVISION:

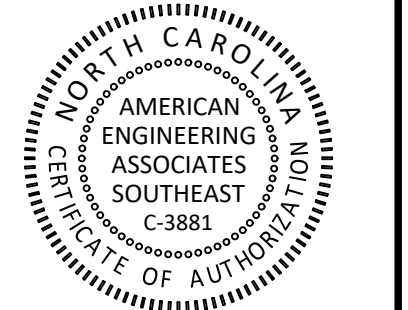
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Tucker Wilkins Tract
UTILITY SHEETS OVERALL
 Rolesville, Wake County
 North Carolina 27587

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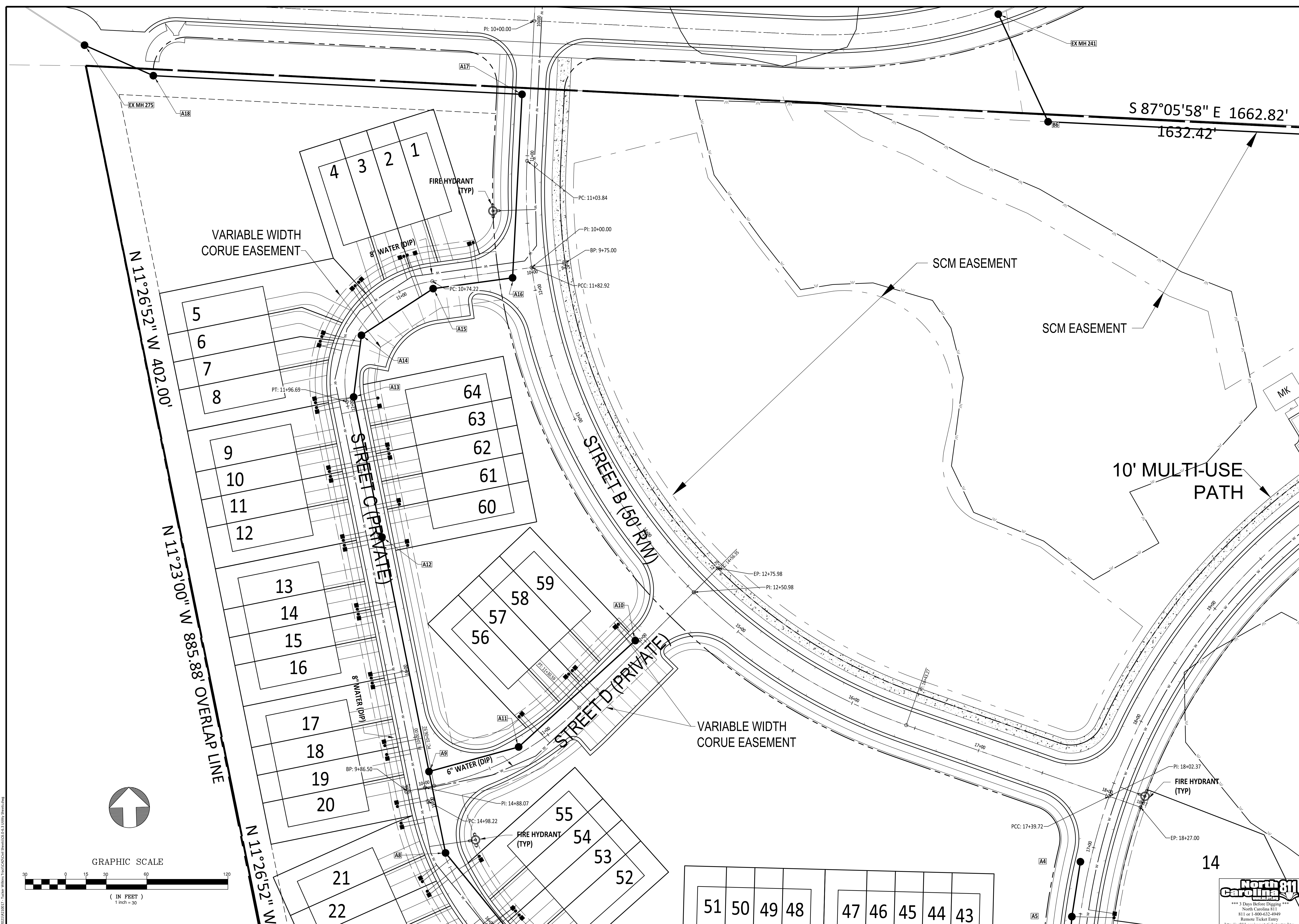
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Tucker Wilkins
Tract
UTILITY SHEETS 30 SCALE
Rolesville, Wake County
North Carolina 27587

JOB NUMBER: R210017
CHECKED BY:
DRAWN BY: AE
DATE: 12-1-2022
SHEET TITLE:
UTILITY SHEETS 30 SCALE
SHEET NO.: 5.1



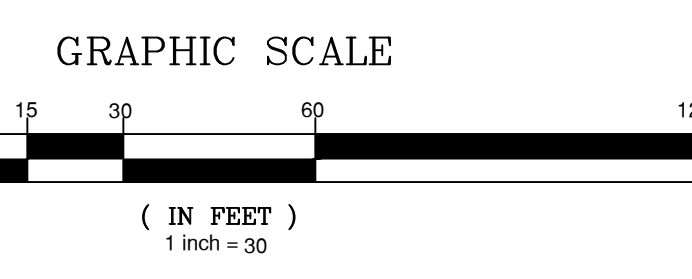
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SCM EASEMENT

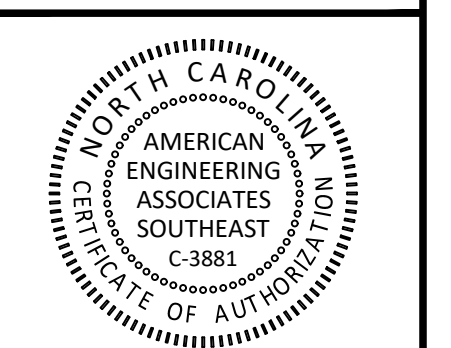
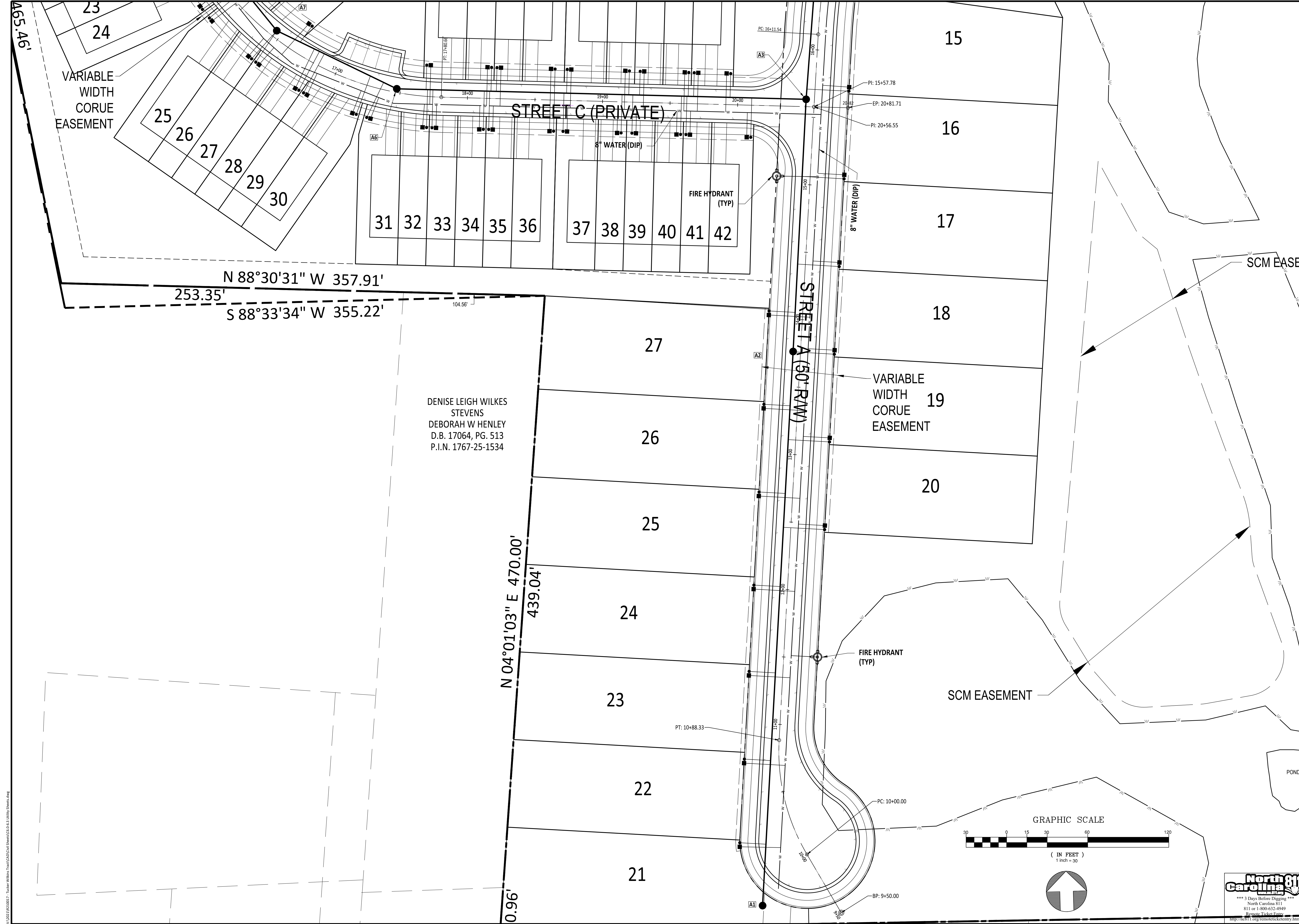
SCM EASEMENT

10' MULTI-USE
PATH

VARIABLE WIDTH
CORUE EASEMENT



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PRELIMINARY FOR CONSTRUCTION

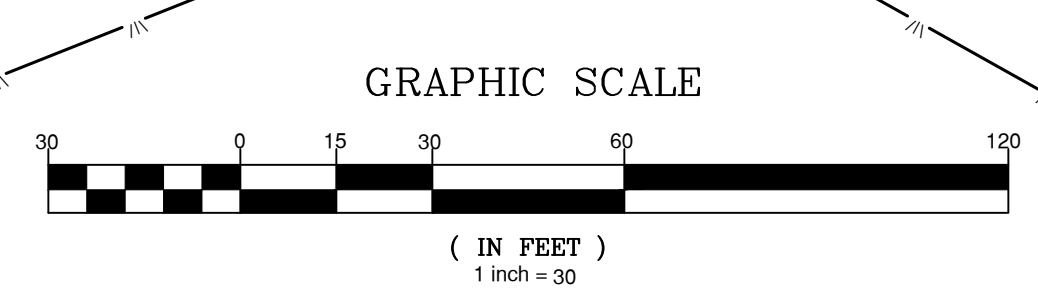
FOR INFORMATION, ONLY

NO.	DATE	REVISION

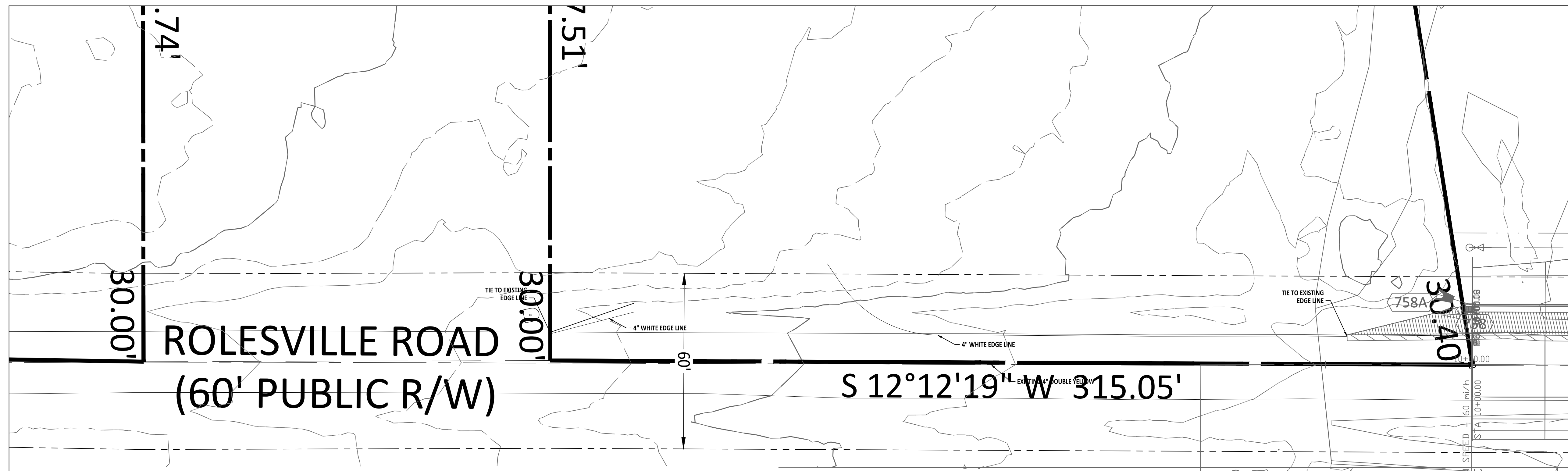
STIPULATION FOR REUSE
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Tucker Wilkins Tract
UTILITY SHEETS 30 SCALE
 Rolesville, Wake County
 North Carolina 27587

JOB NUMBER:	R210017
CHECKED BY:	
DRAWN BY:	AE
DATE:	12-1-2022
SHEET TITLE:	UTILITY SHEETS 30 SCALE
SHEET NO.:	5.2

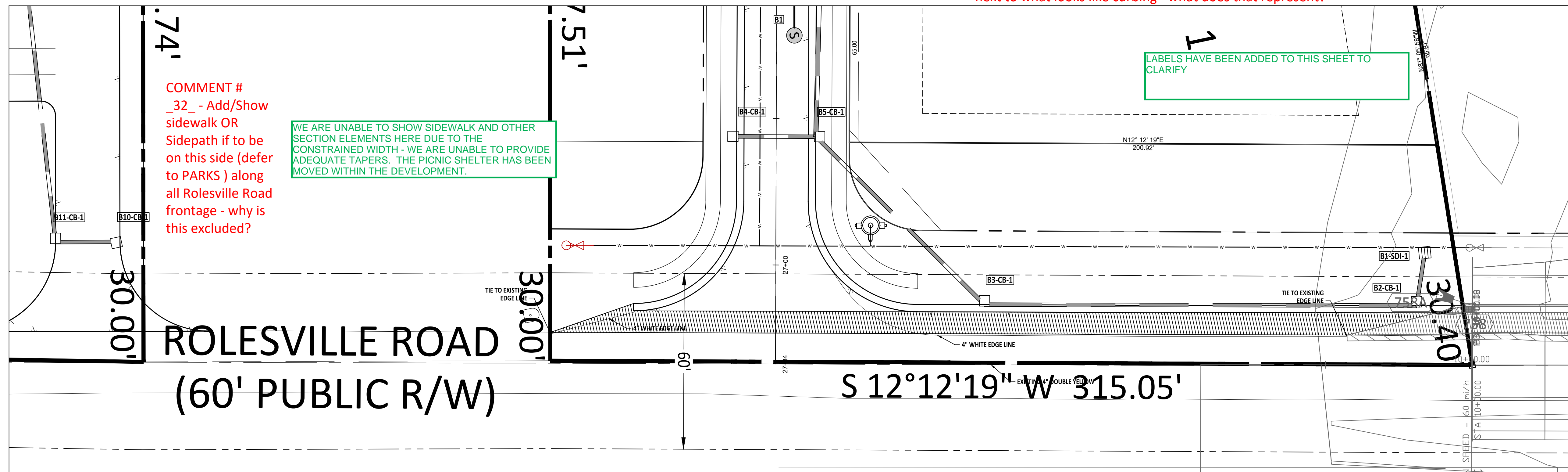


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EXISTING CONDITIONS

COMMENT # _34_ - Defer to Engineering first, but please add call-outs or Legend abbreviations for all of these lines, shapes, icons, etc.. it is wholly unclear what any of these means. The heavy dark (long dash) line looks to show the property going to some point in the existing paved roadway, basically the middle of the 60' (ROW) measurements, and staying there. Then there is a thin, solid black line with coordinates and measurement (200.92') for which it is unclear what that line represents. Then there is the black line (one long/ two short dashes), what does that represent? There is an icon with 3 protrusions - what does that represent? There is a hatched area next to what looks like curbing - what does that represent?



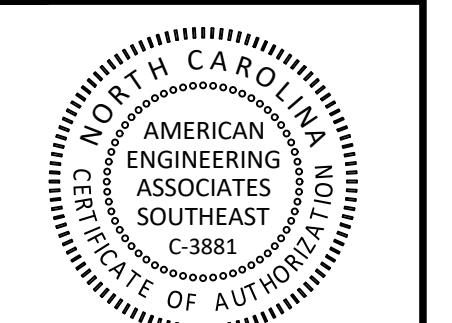
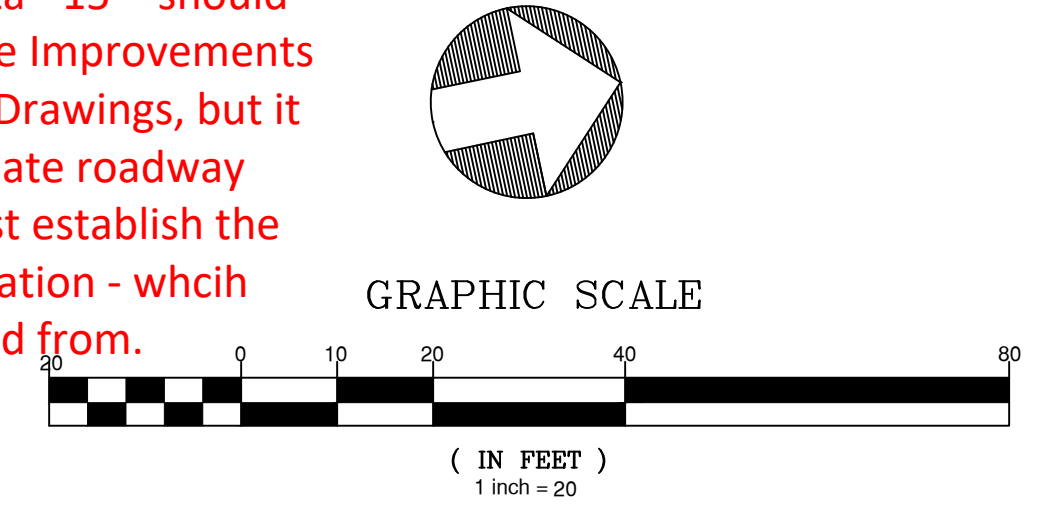
IMPROVEMENTS

Comment # _33_ - Per 2021 CTP, Rolesville Road is described as a "Two-lane with two-way left turn lane, curb & gutter, sidewalk, and Sidepath". On Page 130 of 131, it identifies this Segment of Rolesville Road as a 90 Foot Right of Way. IF existing ROW is 60', then 1/2 the delta - 15' - should be being dedicated. Complete details of the Road Frontage Improvements are appropriate/required with Construction Infrastructure Drawings, but it is unclear if this Drawing is indicating building 1/2 the ultimate roadway including tapers to existing conditions or not. This PSP must establish the front property edge with Rolesville Road - after ROW dedication - which predicates everything else in the subdivision being measured from.

COMMENT # _35_ - Add/Show sidewalk OR Sidepath if to be on this side (defer to PARKS) along all Rolesville Road frontage - why is this excluded?

SIDEWALK HAS BEEN ADDED BASED ON THE ROLESVILLE STANDARD SECTION.

THE LAYOUT HAS BEEN REVISED TO MEET THESE SECTION REQUIREMENTS.



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

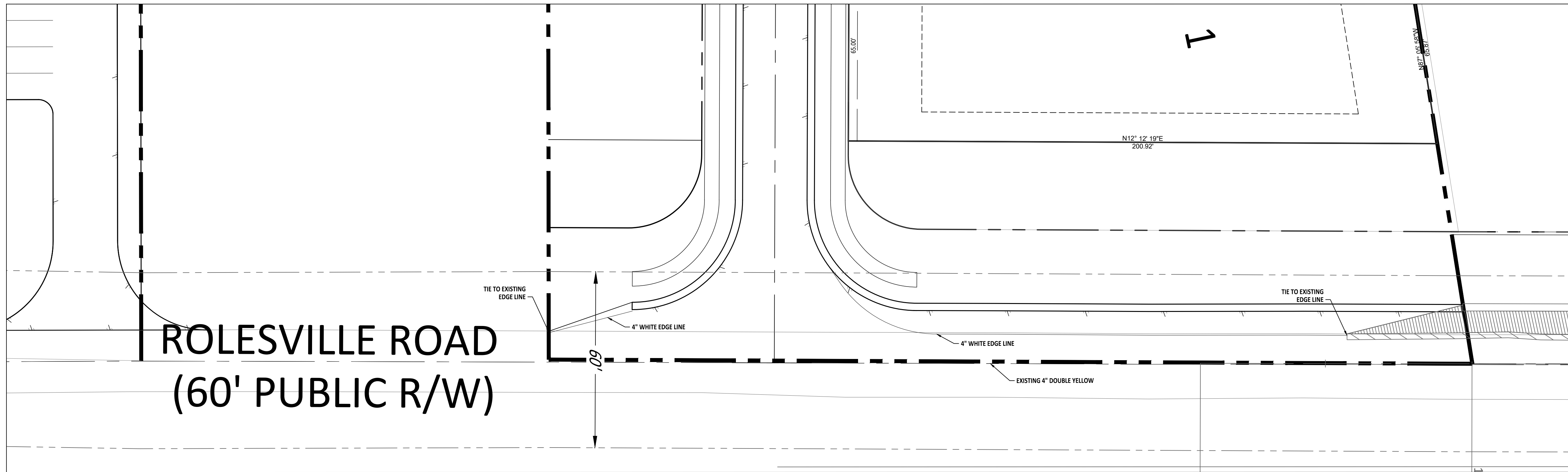
JOB NUMBER: R210017
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 DATE: 12-1-2022

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ROLESVILLE RD IMPROVEMENTS

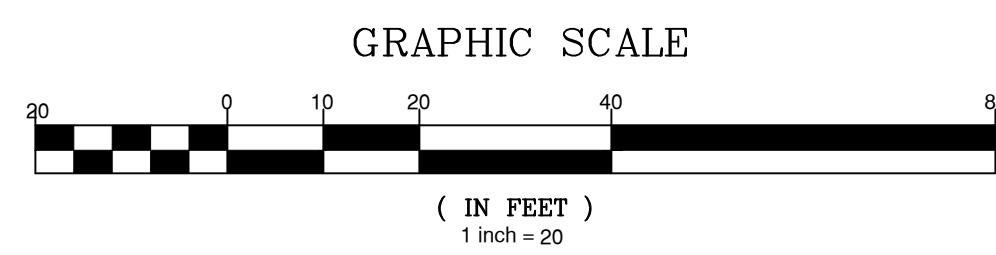
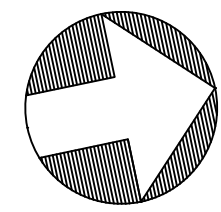
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ROAD IMPROVEMENTS AT ROLESVILLE RD ENTRANCE



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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

