RESERVE @ MITCHELL MILL COMMERCIAL

CONSTRUCTION PLANS

CID-YR-XX
TOWN OF ROLESVILLE, WAKE COUNTY, NORTH CAROLINA

Please also include the Raleigh Water plan # MRCP-0031-2025

SHEET INDEX

03 C-3.0 SITE PLAN

04 C-4.0 UTILITY PLAN

05 | C-5.0 | GRADING PLAN

11 D-2.0 SITE DETAILS12 D-2.1 SITE DETAILS

16 D-4.0 WATER DETAILS

17 D-4.1 WATER DETAILS

09 D-1.0 LANDSCAPE DETAILS10 D-1.1 LANDSCAPE DETAILS

14 D-3.0 SANITARY SEWER DETAILS

15 D-3.1 SANITARY SEWER DETAILS

ARCHITECTURAL SET (BUILDINGS A-E)

ADDENDUM STORMWATER INFILTRATION REPORT

01 C-1.0 COVER SHEET

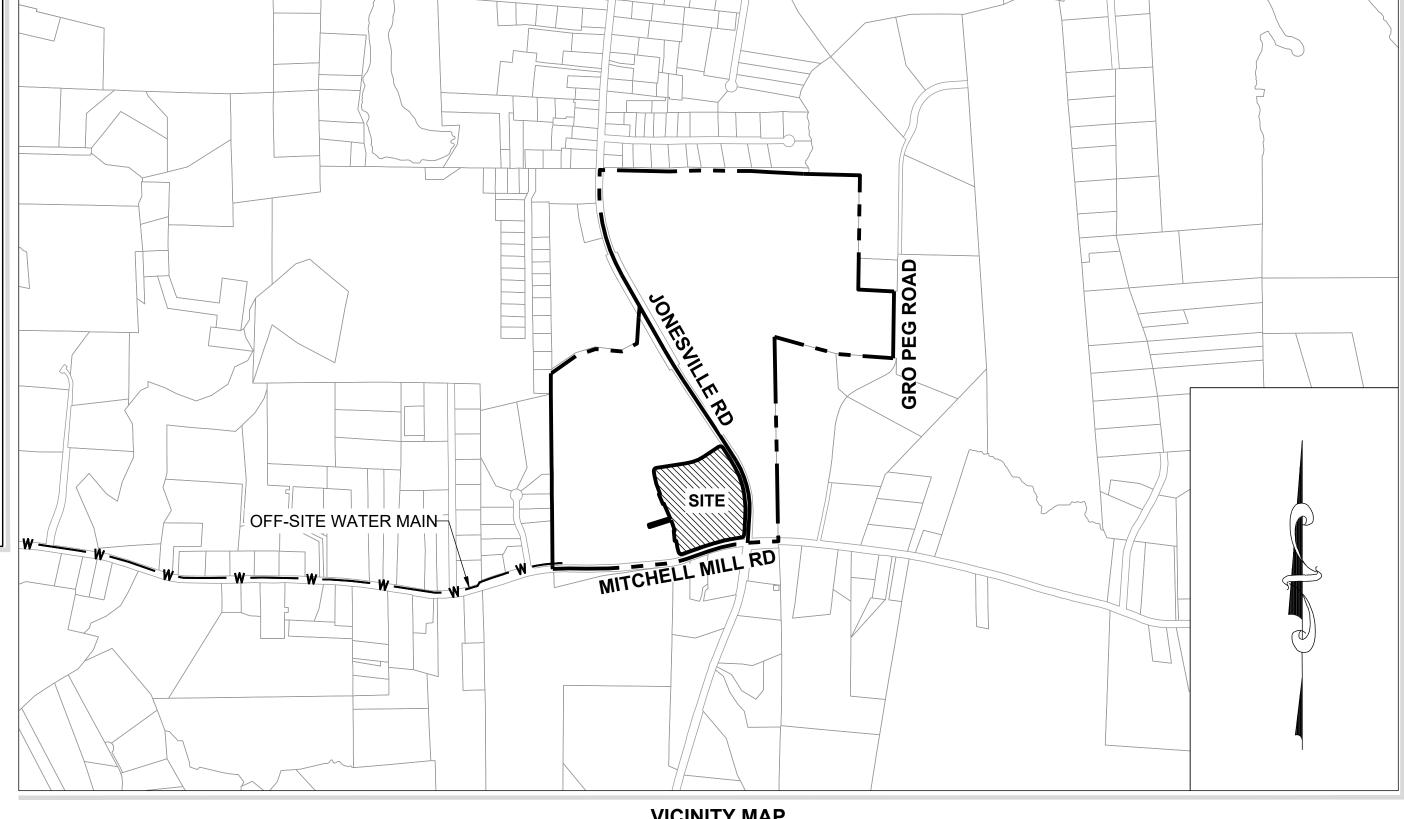
02 C-2.0 EXISTING CONDITIONS & DEMOLITION PLAN

SITE INFORMATION: 5109 MITCHELL MILL ROAD COUNTY: WAKE COUNTY PARENT PIN 1757571035 DB/PG: DB 8659. PG 954 ZONING: MA 22-06 &ANX22-03 ZONING AND ANNEXATION: PRELIMINARY SITE PLAN: PSP 23-03 APPROVED 12-09-2024 THOROUGHFARE BUFFER (JONESVILLE & MITCHELL MILL) 30' SITE ACREAGE (FROM APPROVED PSP 23-03) = 369,542 SF (8.48 AC) NET DEVELOPABLE AREA (INCLUDES OLD SCM FROM PSP 23-03) = 426,432.25 SF (9.79 AC) SCOPE OF WORK AREA = 467,899 SF (10.74 AC) MINIMUM COMMERCIAL AREA: 50,000 SF IMPERVIOUS AREAS: NC ZONING DISTRICT 88,776 SF (2.04 AC) **ROADWAYS & SIDEWALKS** 229,646 SF (5.27 AC) PATIO: 330 SF (0.01 AC) CONCRETE SLAB: 650 SF (0.01 AC) 319,401 SF (7.33 AC) TOTAL ON-SITE IMPERVIOUS AREA:

RALEIGH WATER INSPECTIONS QUANTITIES (SUBDIVISIONS AND SITE PLANS)	PHASE 1	
PHASE NUMBER(S)	N/A	
NUMBER OF LOT(S)	1	
NUMBER OF UNITS	23	
PUBLIC WATER (LF)	1377	
PUBLIC SEWER (LF)	0	
PUBLIC FORCE MAIN (LF)	0	
PRIVATE SEWER* (LF)	1943	
WATER SERVICE STUBS (QUANTITY)	23	
SEWER SERVICE STUBS (QUANTITY)	23	
AVERAGE DAILY FLOW PER PHASE (GPD)	51,040	

This chart will need to be updated. Once design is completed, I can provide better guidance on the # of stubs. If private sewer, there would actually be 0 sewer stubs.

BUILDING AND PARKING	_	
REQUIRED SF AS PER PSP 23-03		50,000
PROPOSED SF		58,000
PARKING REQUIRED	(TABLE 6.4.3.G)	(2.5/1000 SF) MIN = 145 SPACES
		(7.5/1000 SF) MAX = 436 SPACES
PARKING PROPOSED		289 SPACES
		(INCLUDING 13 ADA COMPLIANT SPACES)
BICYCLE PARKING	(6.4.8)	(1.0/5000 SF)
PROPOSED SF		58,000 (11.6 SPACES)
PROPOSED PARKING		12 BIKE RACK SPACES



VICINITY MAP

1" = 800'

FRIS MAP # 3720175700K PANEL # 1757 EFFECTIVE DATE: 07/19/2022

OWNER:

HOPPER COMMUNITIES CONTACT: BILL HARRELL BHARRELL@HOPPERCOMMUNITIES.COM

SURVEYOR:

THE TIMMONS GROUP 5410 TRINITY ROAD, Suite 102 | RALEIGH, NC 27607 TEL 919.866.4951

ENVIRONMENTAL CONSULTANT:

SOIL & ENVIRONMENTAL CONSULTANTS 8412 FALLS OF NEUSE RD. SUITE 104 RALEIGH, NC 27615

CIVIL ENGINEERING:

STRONGROCK ENGINEERING GROUP 305 CHURCH AT NORTH HILLS ST, SUITE 1110 RALEIGH, NC 27609 INFORMATION@STRONGROCKGROUP.COM

ARCHITECT:

LISLE ARCHITECTURE & DESIGN INC. RALEIGH, NC 27613 ASHLEYH@LISLEARCHITECTURE.COM

STORMWATER CONSULTANT DESIGNER:

BARRETT L. KAYS, PH.D., NC LICENSED SOIL SCIENTIST NCLSS #1005 SENIOR SOIL, HYDROLOGIC, GROUNDWATER AND ENVIRONMENTAL SCIENTIST BARRETTKAYS@GMAIL.COM 1200 CARLOS DRIVE, APT. 541 RALEIGH, NC 27609 PHONE: 919-696-6930

ATTENTION CONTRACTORS

THE CONTRACTOR RESPONSIBLE FOR THE EXTENSION OF WATER, SEWER, AND/OR REUSE, AS APPROVED IN THESE PLANS, IS RESPONSIBLE FOR CONTACTING THE INFRASTRUCTURE INSPECTIONS DIVISION AND SCHEDULE A PRE-CONSTRUCTION MEETING ON THE DEVELOPMENT PORTAL PRIOR TO BEGINNING ANY CONSTRUCTION. RALEIGH WATER MUST BE CONTACTED AT (919) 996-4540 AT LEAST TWENTY-FOUR HOURS PRIOR TO BEGINNING ANY WORK ACTIVITY AROUND CRITICAL WATER AND SEWER INFRASTRUCTURE.

FAILURE TO NOTIFY CITY DEPARTMENTS IN ADVANCE OF BEGINNING CONSTRUCTION, WILL RESULT IN THE ISSUANCE OF MONETARY FINES, AND REQUIRE REINSTALLATION OF ANY WATER OR SEWER FACILITIES NOT INSPECTED AS A RESULT OF THIS NOTIFICATION

FAILURE TO CALL FOR INSPECTION, INSTALL A DOWNSTREAM PLUG, HAVE PERMITTED PLANS ON THE JOBSITE, OR ANY OTHER VIOLATION OF CITY OF RALEIGH STANDARDS WILL RESULT IN A FINE AND POSSIBLE EXCLUSION FROM FUTURE WORK IN THE CITY OF RALEIGH.

PUBLIC PUBLIC VIEW

These can actually be removed. Raleigh is no

longer assigning permit numbers. The quantities table will serve as the record for public / private main

extensions.

WATER DISTRIBUTION / EXTENSION SYSTEM
THE CITY OF RALEIGH CONSENTS TO THE CONNECTION AND EXTENSION OF THE
CITY'S PUBLIC WATER SYSTEM AS SHOWN ON THIS PLAN. THE MATERIAL AND
CONSTRUCTION METHODS USED FOR THIS PROJECT SHALL CONFORM TO THE
STANDARDS AND SPECIFICATIONS OF THE CITY'S PUBLIC UTILITIES HANDBOOK.

CITY OF RALEIGH
PUBLIC UTILITIES DEPARTMENT PERMIT #

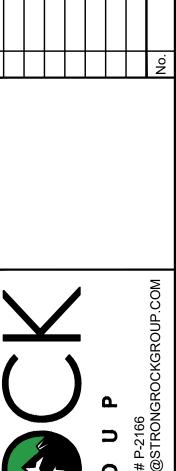
PRIVATE SEWER COLLECTION / EXTENSION SYSTEM

THE CITY OF RALEIGH CONSENTS TO THE CONNECTION TO ITS PUBLIC SEWER SYSTEM AND EXTENSION OF THE PRIVATE SEWER COLLECTION SYSTEM AS SHOWN ON THIS PLAN. THE MATERIAL AND CONSTRUCTIONS METHODS USED FOR THIS PROJECT SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS

CITY OF RALEIGH
PUBLIC UTILITIES DEPARTMENT PERMIT #

OF THE CITY'S PUBLIC UTILITIES HANDBOOK.

O CD SUBMITTAL #1 08/01/2025 SRE



NOT FOR
CONSTRUCTION
SCALE AS SHOWN
DESIGNED BY SRG
DRAWN BY SRG

RESERVE @ MITCHELL MII
COMMERCIAL

ON OF ROLESVILLE, WAKE COUNTY, NORTH CAI
CONSTRUCTION PLANS

DRAWING SHEET

C-1.0

01 OF 17

THIS PLANSET AND ANY ASSOCIATED DOCUMENTS ARE PRELIMINARY AND NOT AUTHORIZED FOR CONSTRUCTION UNTIL SIGNED, DATED, AND OFFICIALLY RELEASED FOR CONSTRUCTION BY THE ENGINEER OF RECORD.

	SSMH TABLE					
SSMH NO	SIZE	TOP	INV. IN	INV. OUT	DEPTH	
SSMH #1	4'	278.86	272.28 N	272.08 SW	6.78	
SSMH #2	4'	282.15	272.93 E	272.73 S	9.43	
SSMH #3	4'	283.94	273.85 E 274.05 N	273.65 W	10.28	
SSMH #4	5'	288.92	274.99 S	274.79 W	14.13	
SSMH #5	5'	288.06	276.09 E	275.89 N	12.17	
SSMH #6	4'	288.13	276.58 S	276.38 W	11.75	
SSMH #7	4'	287.52	276.92 S 276.92 E	276.72 N	10.80	
SSMH #8	4'	287.00	278.28 W	278.08 N	8.93	
SSMH #9	4'	286.85	278.69 S 278.69 W	278.49 E	8.36	
SSMH #10	4'	285.03	279.08 S	278.88 E	6.15	
SSMH #239	4'	276.99	267.50 E	265.00 N	11.99	

	PIPE TABLE						
PIPE NO	TYPE	SIZE	LF	INV. IN	INV. OUT	GRADE	
PIPE #01 BEGIN: SSMH #2 END: SSMH #1	PVC - SDR 26	8"	89	272.73	272.28	0.50%	
PIPE #02 BEGIN: SSMH #3 END: SSMH #2	PVC - SDR 26	8"	146	273.65	272.93	0.50%	
PIPE #03 BEGIN: SSCO #04 END: SSMH #3	PVC - SDR 26	8"	87	274.49	274.05	0.50%	
PIPE #04 BEGIN: END: SSCO #04	PVC - SDR 26	8"	95	274.96	274.49	0.50%	
PIPE #05 BEGIN: SSMH #4 END: SSMH #3	PVC - SDR 26	8"	187	274.79	273.85	0.50%	
PIPE #06 BEGIN: SSMH #5 END: SSMH #4	PVC - SDR 26	8"	180	275.89	274.99	0.50%	
PIPE #07 BEGIN: SSMH #6 END: SSMH #5	PVC - SDR 26	8"	58	276.38	276.09	0.50%	
PIPE #08 BEGIN: SSMH #7 END: SSMH #6	PVC - SDR 26	8"	28	276.72	276.58	0.50%	
PIPE #09 BEGIN: SSCO #03 END: SSMH #7	PVC - SDR 26	8"	89	277.37	276.92	0.50%	
PIPE #10 BEGIN: END: SSCO #03	PVC - SDR 26	8"	160	278.17	277.37	0.50%	
PIPE #11 BEGIN: SSMH #8 END: SSMH #7	PVC - SDR 26	8"	231	278.08	276.92	0.50%	
PIPE #12 BEGIN: SSMH #9 END: SSMH #8	PVC - SDR 26	8"	43	278.49	278.28	0.50%	
PIPE #13 BEGIN: SSCO #02 END: SSMH #9	PVC - SDR 26	8"	89	279.13	278.69	0.50%	
PIPE #14 BEGIN: END: SSCO #02	PVC - SDR 26	8"	95	279.61	279.13	0.50%	
PIPE #15 BEGIN: SSMH #10 END: SSMH #9	PVC - SDR 26	8"	37	278.88	278.69	0.50%	
PIPE #16 BEGIN: SSCO #01 END: SSMH #10	PVC - SDR 26	8"	88	279.52	279.08	0.50%	
PIPE #17 BEGIN: END: SSCO #01	PVC - SDR 26	8"	218	280.61	279.52	0.50%	
PIPE #18 BEGIN: SSMH #1 END:	PVC - SDR 26	8"	76	272.08	267.50	6.05%	
PIPE#19 BEGIN: SSCO #04 END: SSCO #04	PVC - SDR 26	8"	97	262.91	262.43	0.50%	

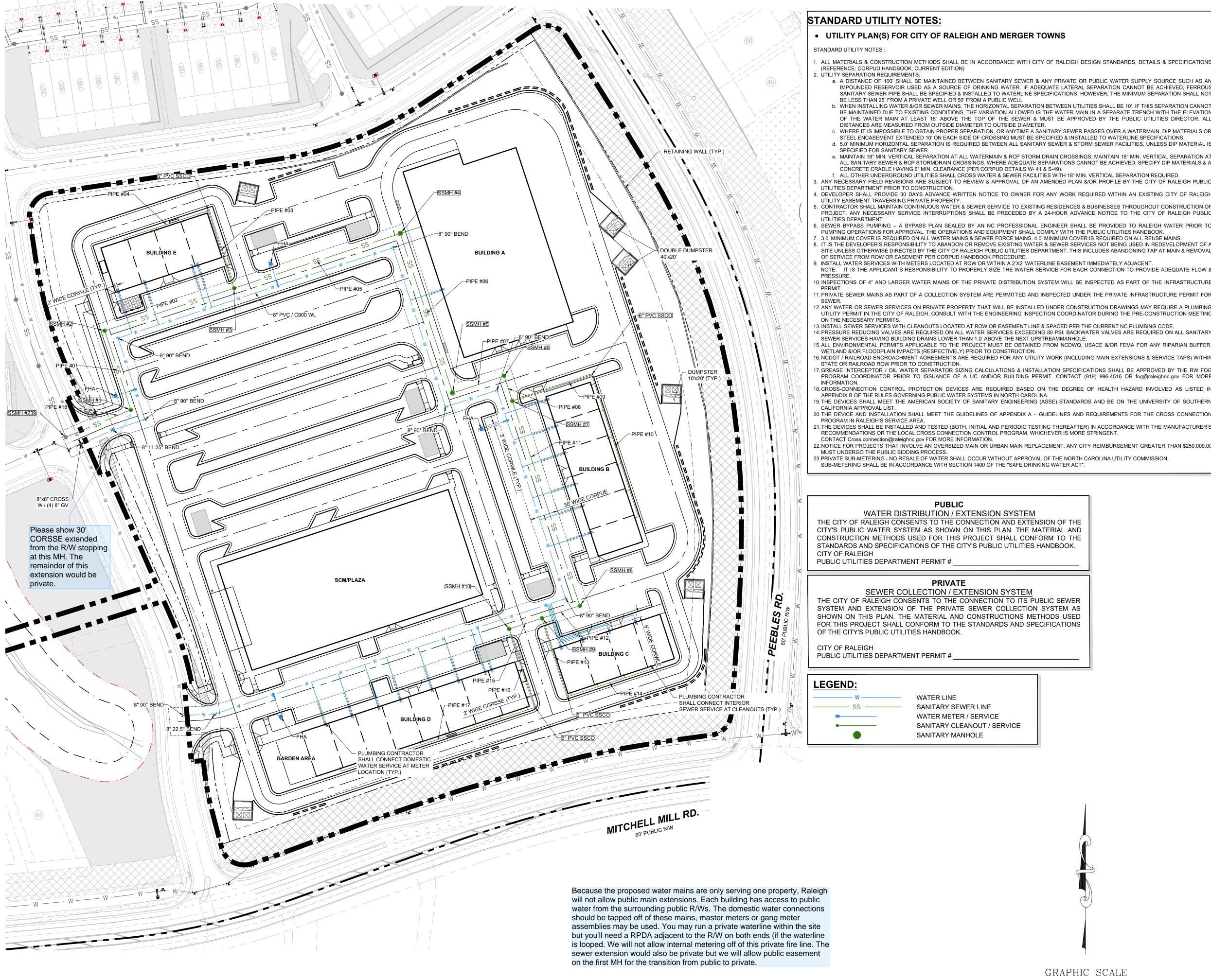
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FAILURE TO NOTIFY CITY DEPARTMENTS IN ADVANCE OF BEGINNING CONSTRUCTION, WILL RESULT IN THE ISSUANCE OF MONETARY FINES, AND REQUIRE REINSTALLATION OF ANY WATER OR SEWER FACILITIES NOT INSPECTED AS A RESULT OF THIS NOTIFICATION FAILURE.

FAILURE TO CALL FOR INSPECTION. INSTALL A DOWNSTREAM PLUG, HAVE PERMITTED PLANS ON THE JOBSITE, OR ANY OTHER VIOLATION OF CITY OF RALEIGH STANDARDS WILL RESULT IN A FINE AND POSSIBLE EXCLUSION FROM FUTURE WORK IN THE CITY OF

RALEIGH.



Please provide plan/profile sheets for the short public

extension and private sewer mains.

UTILITY PLAN(S) FOR CITY OF RALEIGH AND MERGER TOWNS

ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION)

a. 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 MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER. c. WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OF STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.

d. 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS e. MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 18" MIN. VERTICAL SEPARATION AT

ALL SANITARY SEWER & RCP STORMDRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W- 41 & S-49). f. 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

. 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

SEWER BYPASS PUMPING - A BYPASS PLAN SEALED BY AN NC PROFESSIONAL ENGINEER SHALL BE PROVIDED TO RALEIGH WATER PRIOR TO PUMPING OPERATIONS FOR APPROVAL. THE OPERATIONS AND EQUIPMENT SHALL COMPLY WITH THE PUBLIC UTILITIES HANDBOOK. 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCE MAINS 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS

3. 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 SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE.

. INSTALL WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT.

0. INSPECTIONS OF 4" AND LARGER WATER MAINS OF THE PRIVATE DISTRIBUTION SYSTEM WILL BE INSPECTED AS PART OF THE INFRASTRUCTURE

I2.ANY WATER OR SEWER SERVICES ON PRIVATE PROPERTY THAT WILL BE INSTALLED UNDER CONSTRUCTION DRAWINGS MAY REQUIRE A PLUMBING UTILITY PERMIT IN THE CITY OF RALEIGH. CONSULT WITH THE ENGINEERING INSPECTION COORDINATOR DURING THE PRE-CONSTRUCTION MEETING

13. INSTALL SEWER SERVICES WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED PER THE CURRENT NC PLUMBING CODE. I4.PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI; BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAMMANHOLE

I5.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 6. NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHII

7. GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE RW FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A UC AND/OR BUILDING PERMIT. CONTACT (919) 996-4516 OR fog@raleighnc.gov FOR MORE

18.CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON THE DEGREE OF HEALTH HAZARD INVOLVED AS LISTED II APPENDIX B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA.

19.THE DEVICES SHALL MEET THE AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS AND BE ON THE UNIVERSITY OF SOUTHERN

1.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.

CONTACT Cross.connection@raleighnc.gov FOR MORE INFORMATION. 22.NOTICE FOR PROJECTS THAT INVOLVE AN OVERSIZED MAIN OR URBAN MAIN REPLACEMENT. ANY CITY REIMBURSEMENT GREATER THAN \$250,000.00

23.PRIVATE SUB-METERING - NO RESALE OF WATER SHALL OCCUR WITHOUT APPROVAL OF THE NORTH CAROLINA UTILITY COMMISSION. SUB-METERING SHALL BE IN ACCORDANCE WITH SECTION 1400 OF THE "SAFE DRINKING WATER ACT".

WATER DISTRIBUTION / EXTENSION SYSTEM THE CITY OF RALEIGH CONSENTS TO THE CONNECTION AND EXTENSION OF THE CITY'S PUBLIC WATER SYSTEM AS SHOWN ON THIS PLAN. THE MATERIAL AND CONSTRUCTION METHODS USED FOR THIS PROJECT SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY'S PUBLIC UTILITIES HANDBOOK.

PUBLIC UTILITIES DEPARTMENT PERMIT #

PRIVATE

SEWER COLLECTION / EXTENSION SYSTEM THE CITY OF RALEIGH CONSENTS TO THE CONNECTION TO ITS PUBLIC SEWER SYSTEM AND EXTENSION OF THE PRIVATE SEWER COLLECTION SYSTEM AS SHOWN ON THIS PLAN. THE MATERIAL AND CONSTRUCTIONS METHODS USED

WATER LINE SANITARY SEWER LINE WATER METER / SERVICE SANITARY CLEANOUT / SERVICE SANITARY MANHOLE

(IN FEET)

1 inch = 50 ft.

THIS PLANSET AND ANY ASSOCIATED DOCUMENTS ARE PRELIMINARY AND NOT AUTHORIZED FOR CONSTRUCTION UNTIL SIGNED, DATED, AND OFFICIALLY RELEASED FOR CONSTRUCTION BY THE ENGINEER OF RECORD.

DRAWING SHEET C-4.0

04 OF 17