

UTILITY NOTES

- 1. ALL UTILITY DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CITY OF RALEIGH DEPARTMENT OF PUBLIC UTILITIES (CORPUD) STANDARDS AND SPECIFICATIONS. UTILITY DESIGN SHALL ALSO MEET FIRE FLOW REQUIREMENTS OF NCFC.
2. UTILITY SIZES AND LOCATIONS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE BASED ON FINAL DESIGN AND CONSTRUCTION DRAWING APPROVAL. THIS SHALL INCLUDE BUT NOT LIMITED TO FIRE HYDRANT LOCATIONS.
3. ANY EXISTING WATER AND SEWER LINES TO BE USED AS PART OF THE FINAL DESIGN OF THE PROJECT, SHALL BE LOCATED BY SURVEY, TESTED BY A LICENSED CONTRACTOR AND APPROVED BY THE CITY OF RALEIGH INSPECTOR PRIOR TO SUBMITTAL OF CONSTRUCTION DRAWINGS.
4. AS PART OF CONSTRUCTION DRAWING SUBMITTAL, FIRE FLOW CALCULATIONS SHALL BE PROVIDED SHOWING COMPLIANCE WITH NCFC. PROJECT MAY BE DEVELOPED IN PHASES AND ALL PHASES SHALL BE REQUIRED TO MEET THE MINIMUM REQUIRED FIRE FLOWS PER OCCUPANCY PROPOSED IN EACH PHASE.
5. AN APPROVED WATER SUPPLY FOR FIRE SUPPRESSION (TEMPORARY OR PERMANENT) SHALL BE PROVIDED AS SOON AS COMBUSTIBLE MATERIALS ARRIVE ON SITE.
6. UTILITY CONSTRUCTION APPROVAL IS REQUIRED FOR THIS PROJECT, PLANS TO BE PREPARED BY NC PROFESSIONAL ENGINEER.
7. RIGHT OF WAY AND/OR EASEMENT DEDICATION PLAT IS REQUIRED FOR THIS PROJECT (PRIOR TO CITY ACCEPTANCE OF UTILITIES).
8. ALL NECESSARY WETLAND, RIPARIAN BUFFER AND FLOODPLAIN PERMITS FROM USACE, NCDWQ & FEMA SHALL BE OBTAINED PRIOR TO CONSTRUCTION.
9. PROJECT SHALL EXTEND PUBLIC WATER MAINS ALONG ALL INTERIOR AND ABUTTING RIGHT OF WAYS OF DEVELOPMENT.
10. FIRE HYDRANT ASSEMBLIES SHALL BE INSTALLED AT EVERY INTERSECTION AND AT 500' (RESIDENTIAL) MAX INTERVALS ALONG SITE FRONTAGE.
11. ALL MAINS UP TO 12 INCHES IN SIZE SHALL BE DESIGNED WITH A BLOW-OFF ASSEMBLY THE SAME SIZE AS THE DIAMETER OF THE PIPE.
12. ALL WATER MAINS SHALL BE PRESSURE CLASS OR THICKNESS CLASS DUCTILE IRON PIPE DESIGNED IN ACCORDANCE WITH AWWA STANDARD C-150.
13. PROJECT SHALL EXTEND PUBLIC GRAVITY SEWER TO PERIPHERY OF DEVELOPMENT BASED ON NATURAL TOPOGRAPHY.
14. ALL CITY OF RALEIGH SANITARY SEWER EASEMENTS SHALL BE A MINIMUM OF 30 FEET.
15. THE SANITARY SEWER DESIGN SHALL BE EVALUATED DURING THE CONSTRUCTION DRAWING REVIEW TO ENSURE ADJACENT PROPERTIES HAVE ACCESS TO SANITARY SEWER WHERE FEASIBLE AND IN COMPLIANCE WITH THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT STANDARDS AND SPECIFICATIONS.
16. ALL OFF-SITE EASEMENTS SHALL BE ACQUIRED BY THE DEVELOPER. THESE OFF-SITE EASEMENTS SHALL BE RECORDED BY MAP AND BY DEED OF EASEMENT PRIOR TO CONSTRUCTION APPROVAL. THE EASEMENTS SHALL BE DEDICATED TO THE CITY OF RALEIGH AND ENTITLED "CITY OF RALEIGH SANITARY SEWER EASEMENT".
17. MAINTAIN APPROPRIATE COVER AND SEPARATION ON UTILITIES AND LABEL IN PROFILES; ANY UTILITY CROSSINGS ARE SUBJECT TO MINIMUM REQUIREMENTS.
18. CONSTRUCTION APPROVAL WILL BE REQUIRED FOR ANY EXTENSIONS OF PUBLIC WATER OR SEWER MAINS.
19. PLAT RECORDATION REQUIRED AFTER CONSTRUCTION APPROVAL PRIOR TO BUILDING PERMIT.
20. DOT ENCROACHMENT AGREEMENT REQUIRED.
21. PRIVATE WATER SERVICES SIZED 3/4" - 2" SHOULD BE TYPE "K" SOFT COPPER AND IN ACCORDANCE WITH PU HANDBOOK, APP. B. STANDARD WATER DETAIL W-23 AND W-25. IF WATER METERS CANNOT BE LOCATED WITHIN THE RIGHT-OF-WAY THEY MUST BE WITHIN RECORDED "CITY OF RALEIGH WATERLINE EASEMENTS".

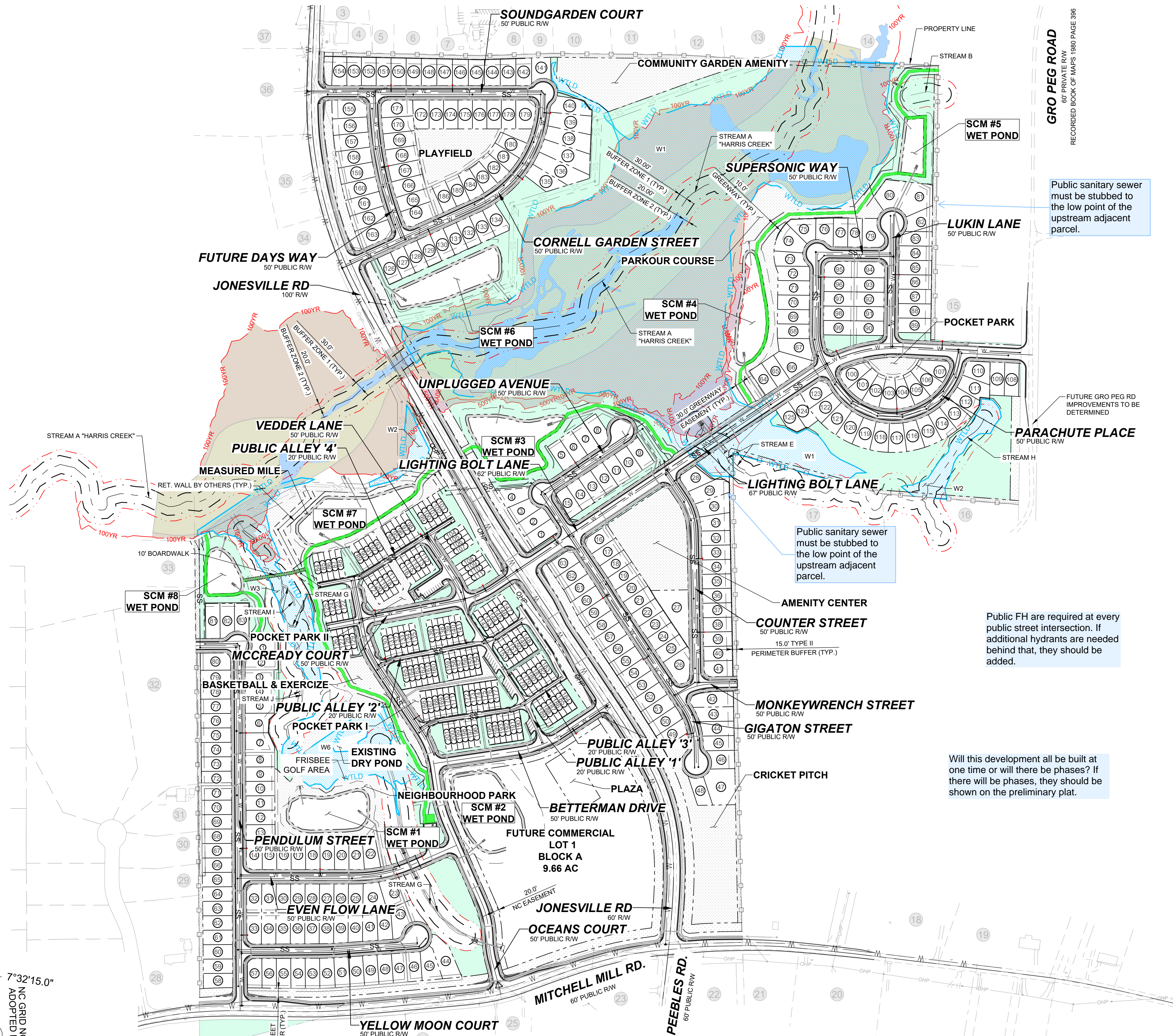
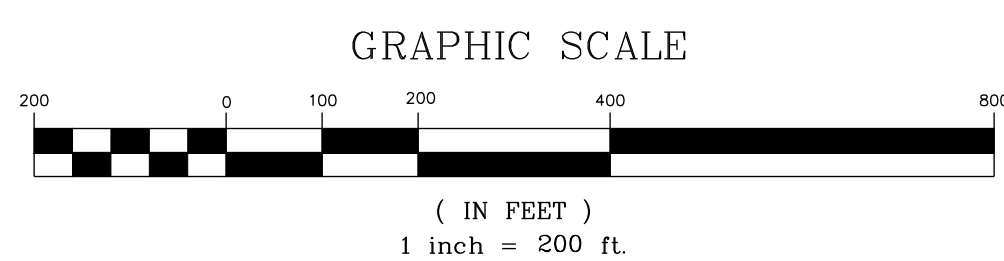
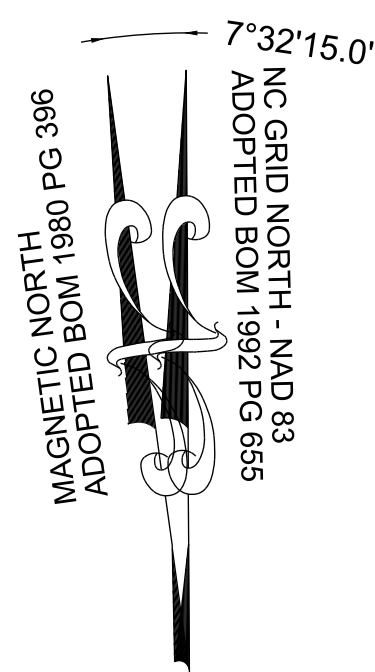
CORPUD STANDARD UTILITY NOTES:

STANDARD UTILITY NOTES (AS APPLICABLE):

- 1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION).
2. UTILITY SEPARATION REQUIREMENTS:
a) A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPROVED 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.
b) 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.
c) WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, PVC MATERIALS OR STEEL ENCASUREMENT 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 PVC MATERIAL IS SPECIFIED FOR SANITARY SEWER.
e) MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS. MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY PVC 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.
3. 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.
4. 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.
5. 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
6. 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.
7. INSTALL 3/4" 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.
8. INSTALL 4" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM.
9. 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 UPSTREAM MANHOLE.
10. 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.
11. NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
12. GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUD FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT TIM BEASLEY AT (919) 996-2334 OR TIMOTHY.BEASLEY@RALEIGHNC.GOV FOR MORE INFORMATION.
13. 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. CONTACT JOANIE HARTLEY AT (919) 996-5923 OR JOANIE.HARTLEY@RALEIGHNC.GOV FOR MORE INFORMATION.

LEGEND:

- W WATER LINE
SS SANITARY SEWER LINE
WATER METER / SERVICE
SANITARY CLEANOUT / SERVICE
FIRE HYDRANT ASSEMBLY
GATE VALVE
TEE
CROSS
BLOW OFF VALVE
SANITARY MANHOLE

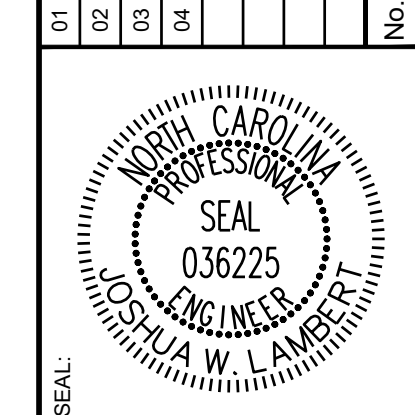


NOTES: SEE SHEET C-3.0 FOR ADJACENT PROPERTY DETAILS

TOWNHOME NOTES: STATES INTERNAL TOWNHOME DRIVEWAYS ARE PRIVATE EASEMENTS AS PER CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT

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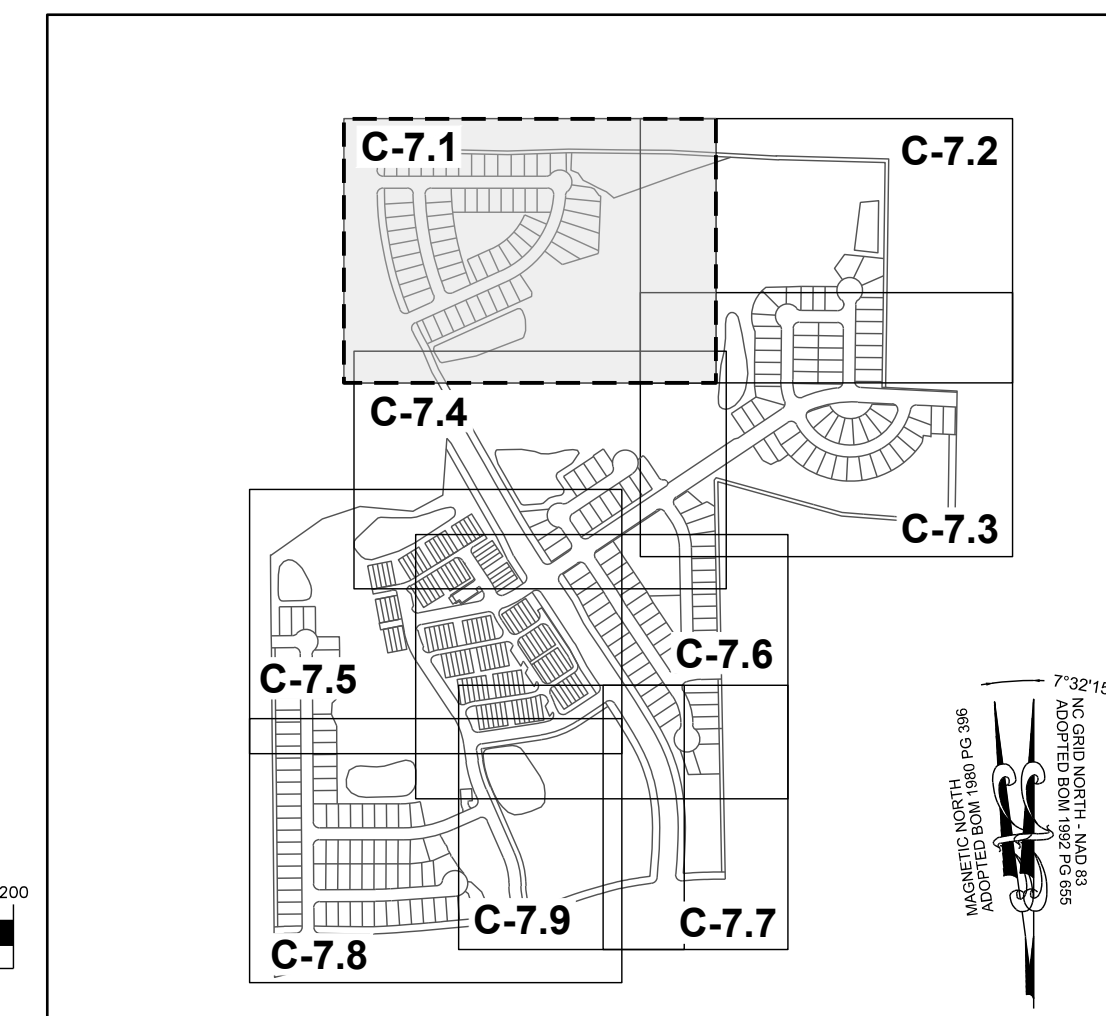
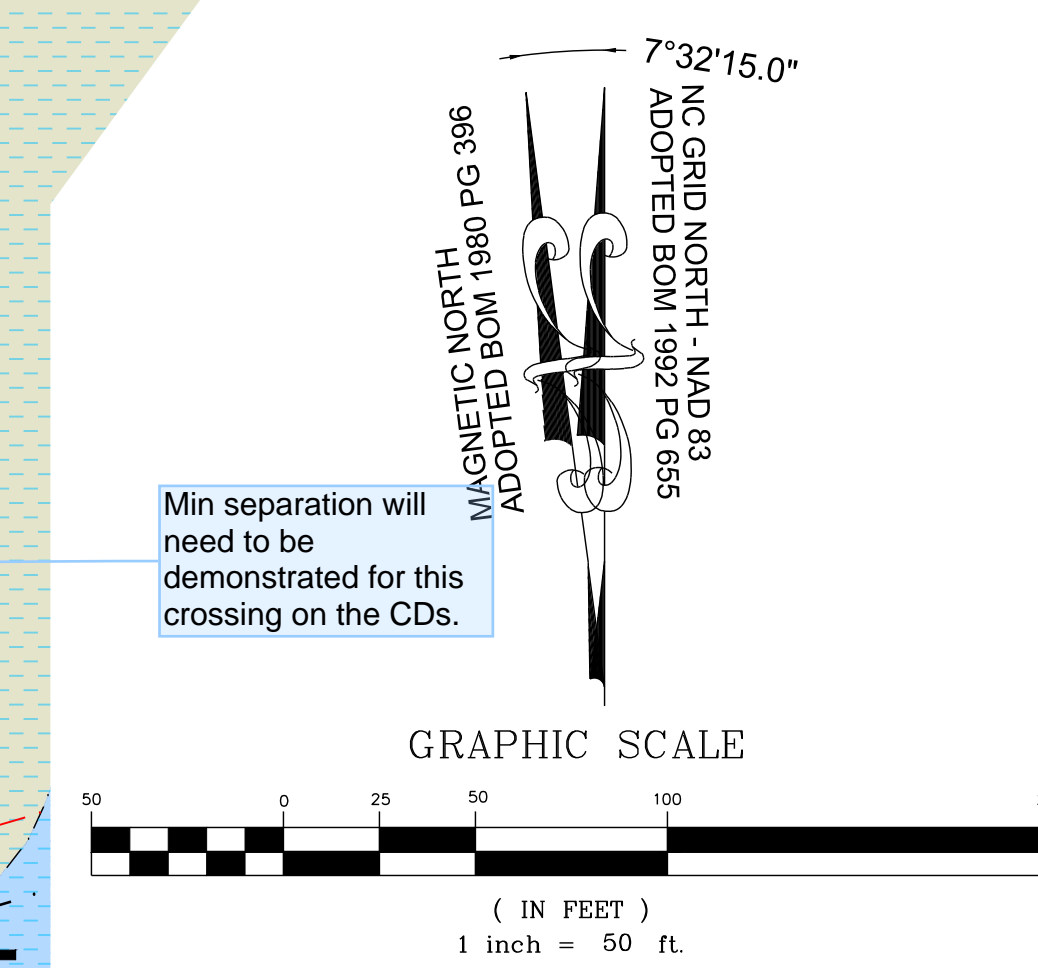
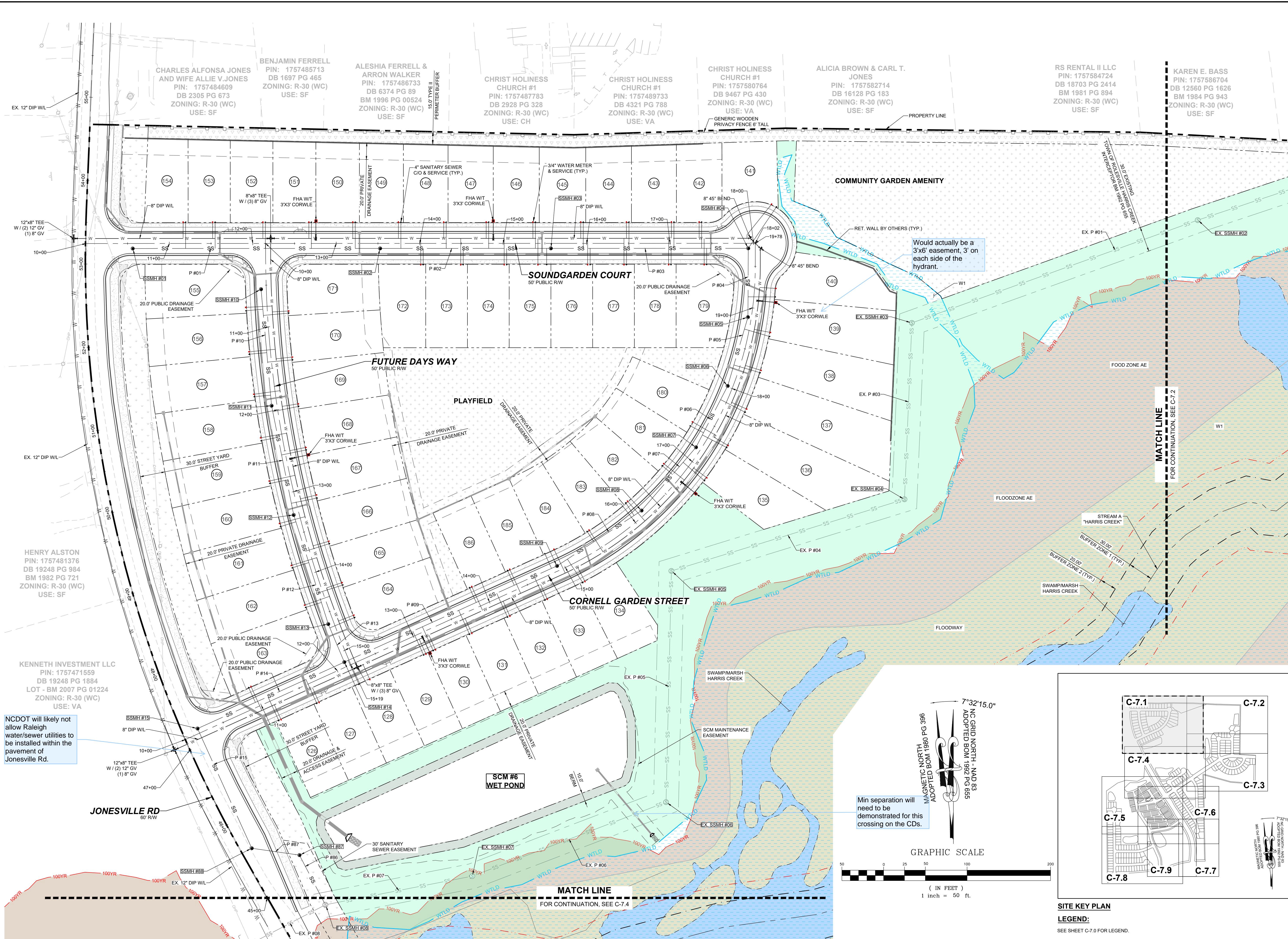
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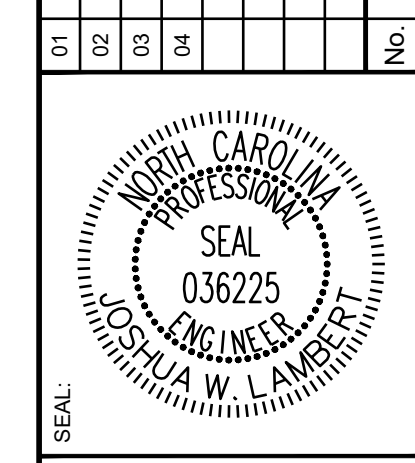
STRONGROCK ENGINEERING GROUP logo and contact information: STRONG ROCK ENGINEERING GROUP, PLLC | COMPANY LICENSE # P-2166 | 305 CHURCH AT NORTH HILLS STREET, SUITE 1110 RALEIGH, NC 27609 | INFORMATION@STRONGROCKGROUP.COM

RESERVE @ MITCHELL MILL TOWN OF ROLESVILLE, WAKE COUNTY, NORTH CAROLINA PRELIMINARY SUBDIVISION PLAT OVERALL UTILITY PLAN

DRAWING SHEET C-7.0



NO.	REVISIONS	DATE	BY
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ENGINEERING GROUP

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STRONG ROCK PROJECT PSP-24-03	DESIGNED BY JWL	CHECKED BY JWL
NOT FOR CONSTRUCTION	DRAWN BY SRG	
SCALE AS SHOWN		

RESERVE @ MITCHELL MILL
TOWN OF ROLESVILLE, WAKE COUNTY, NORTH CAROLINA
PRELIMINARY SUBDIVISION PLAT
PARTIAL UTILITY PLAN I

DRAWING SHEET
C-7.1

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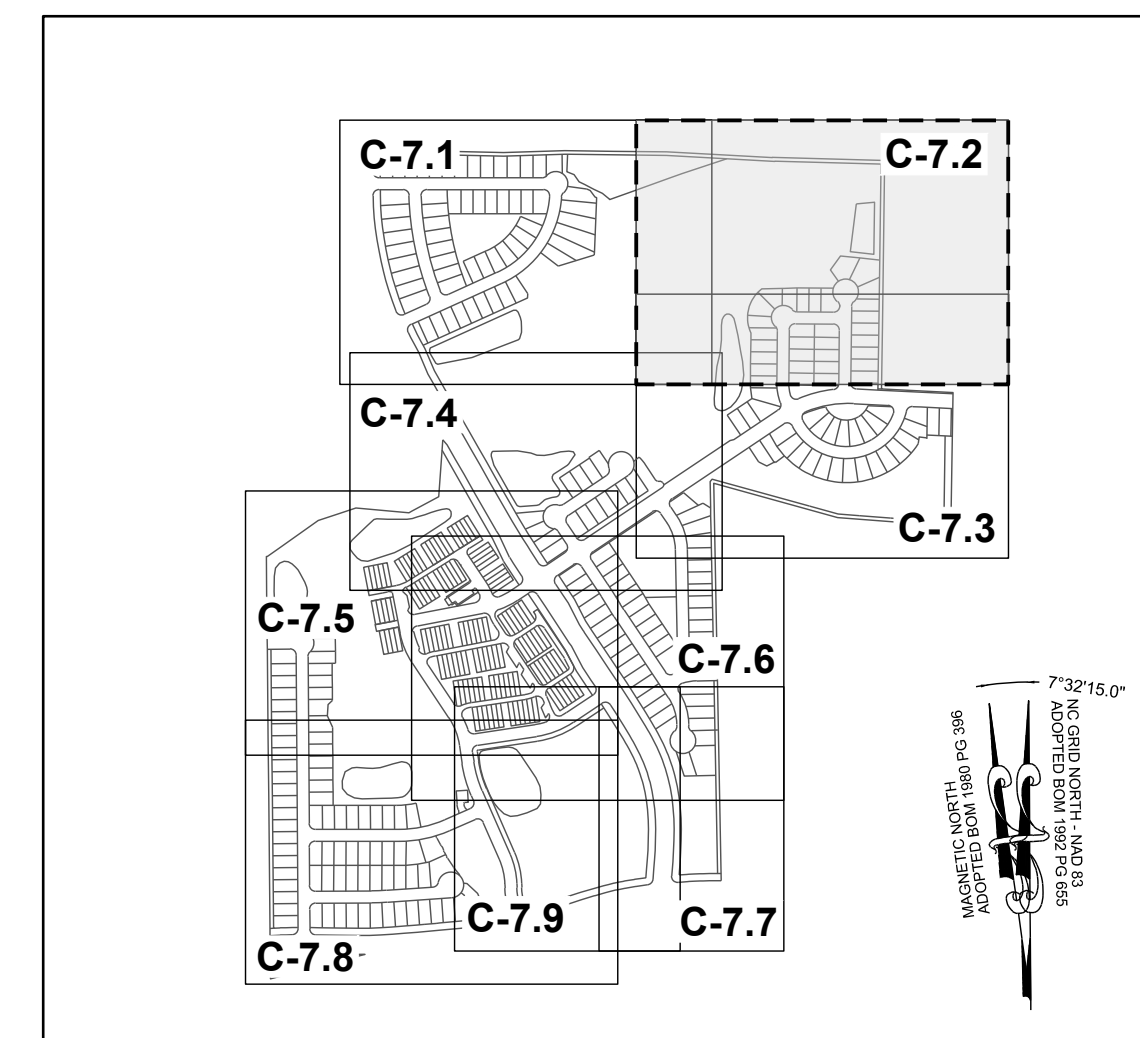
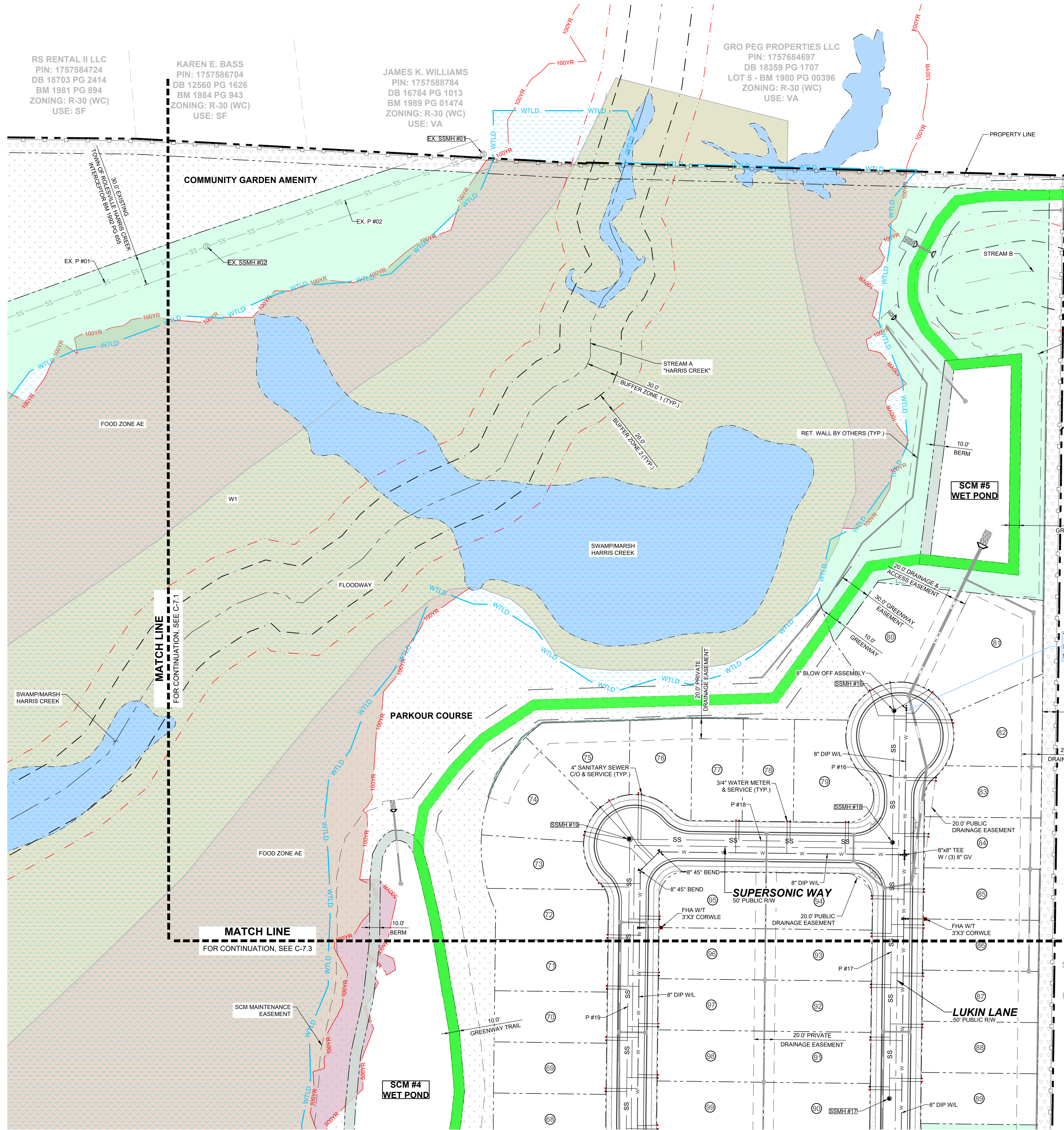
RS RENTAL II LLC
PIN: 1757584724
DB 18703 PG 2414
BM 1981 PG 894
ZONING: R-30 (WC)
USE: SF

KAREN E. BASS
PIN: 1757586704
DB 12560 PG 1626
BM 1984 PG 943
ZONING: R-30 (WC)
USE: SF

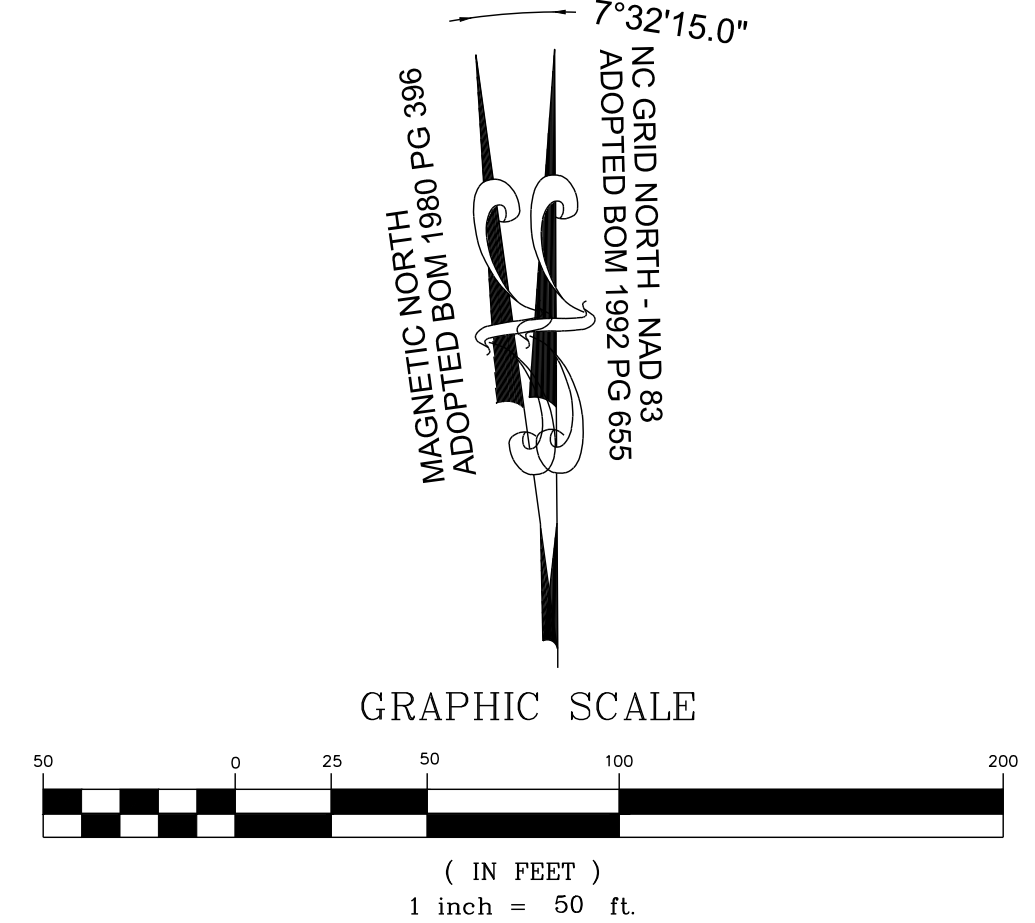
JAMES K. WILLIAMS
PIN: 1757588784
DB 16784 PG 1013
BM 1989 PG 01474
ZONING: R-30 (WC)
USE: VA

GRO PEG PROPERTIES LLC
PIN: 1757684697
DB 18359 PG 1707
LOT 5 - BM 1980 PG 00396
ZONING: R-30 (WC)
USE: VA

SCOTT & THERESA CARLE
PIN: 1757675786
DB 14863 PG 2493
LOT 4A - BM 1980 PG 00396
ZONING: R-30 (WC)
USE: VA



SITE KEY PLAN
LEGEND:
SEE SHEET C-7.0 FOR LEGEND.



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STRONG ROCK PROJECT	STRONG ROCK PROJECT
PSP-24-03	PSP-24-03
NOT FOR CONSTRUCTION	NOT FOR CONSTRUCTION
SCALE AS SHOWN	SCALE AS SHOWN
DESIGNED BY JWL	DESIGNED BY JWL
DRAWN BY SRG	DRAWN BY SRG
CHECKED BY JWL	CHECKED BY JWL

RESERVE @ MITCHELL MILL
TOWN OF ROLESVILLE, WAKE COUNTY, NORTH CAROLINA
PRELIMINARY SUBDIVISION PLAT
PARTIAL UTILITY PLAN II

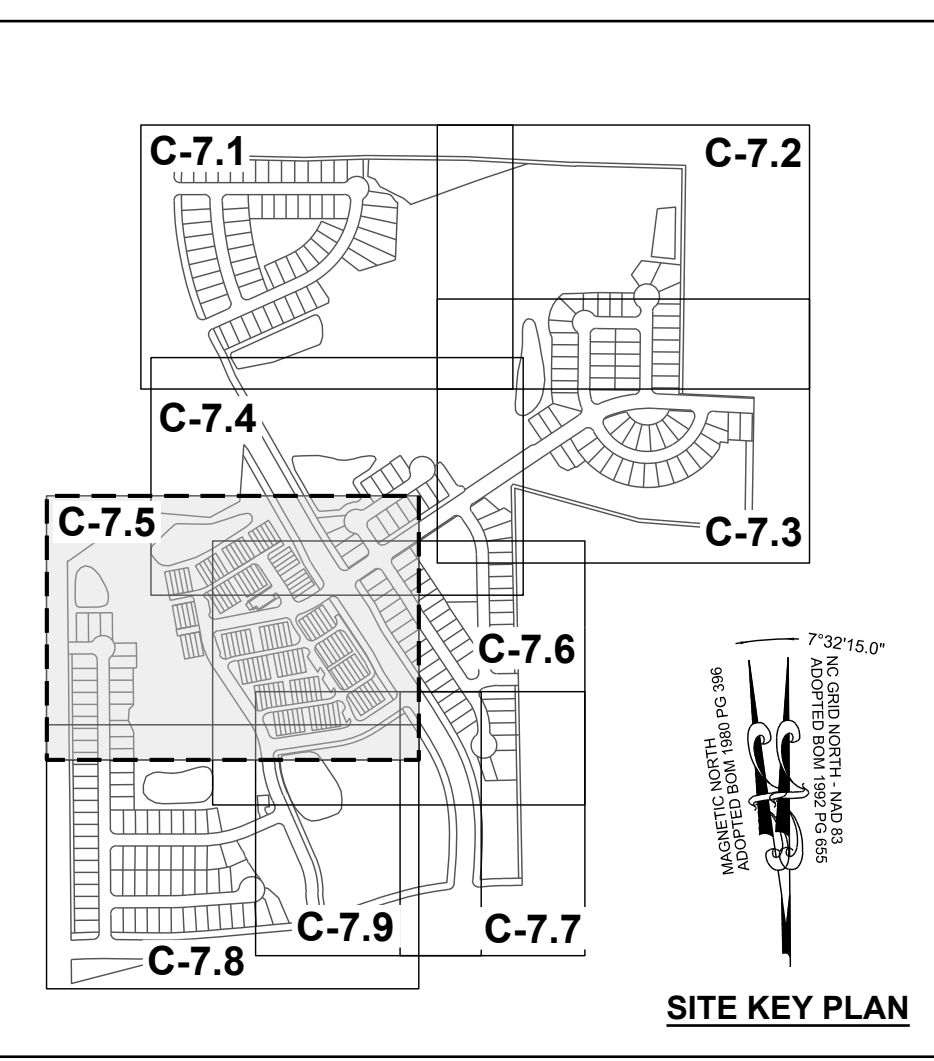
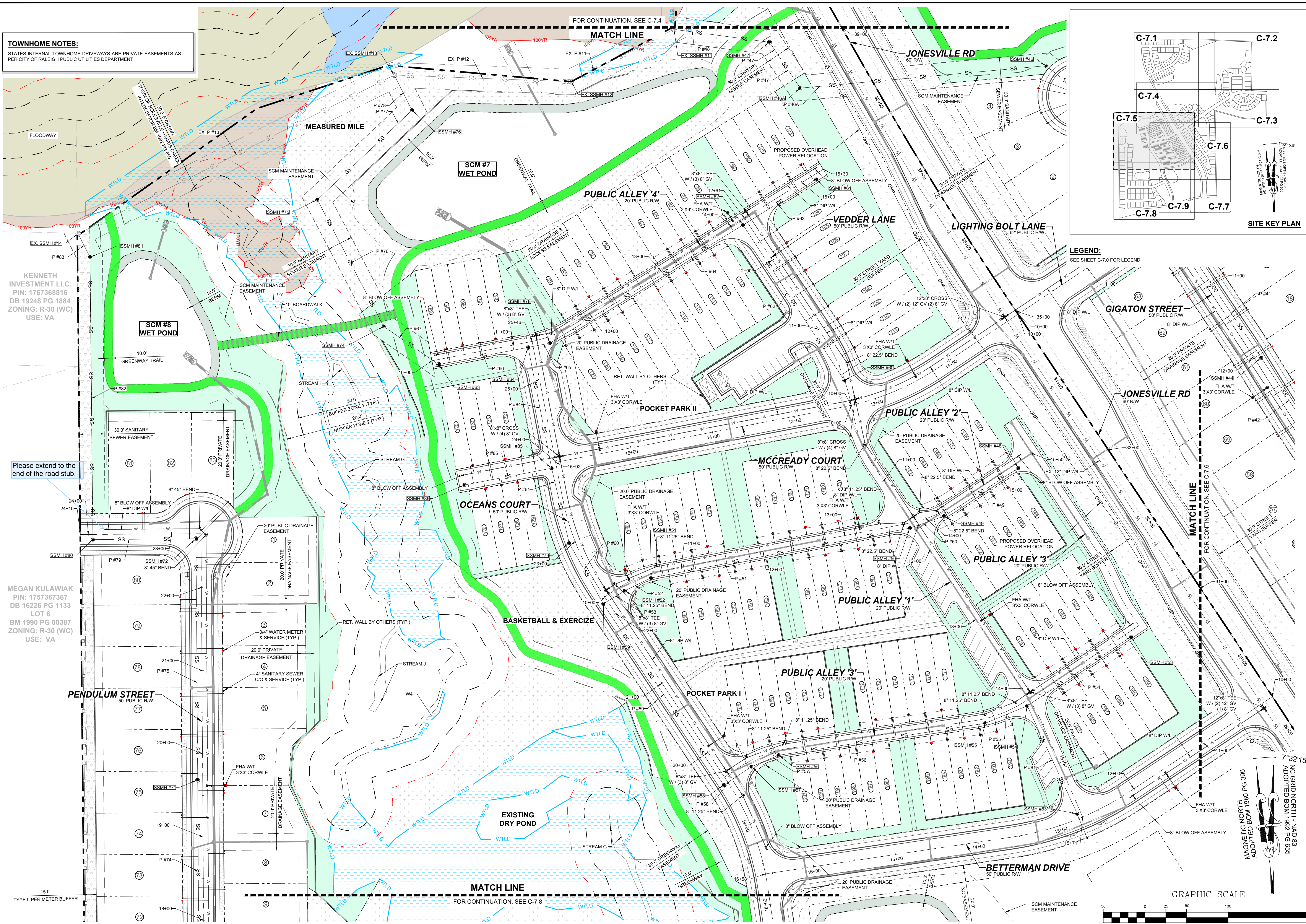
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C-7.2

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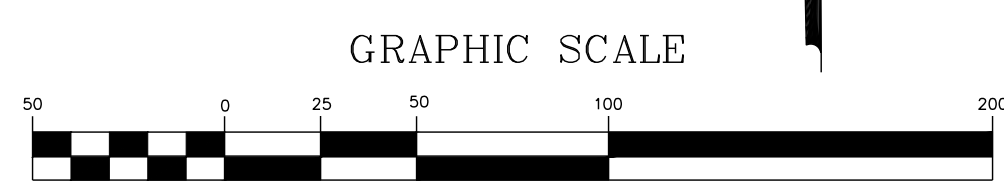
TOWNHOME NOTES:
STATES INTERNAL TOWNHOME DRIVEWAYS ARE PRIVATE EASEMENTS AS PER CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT

KENNETH INVESTMENT LLC
PIN: 1757368816
DB 19248 PG 1884
ZONING: R-30 (WC)
USE: VA

MEGAN KULAWIAK
PIN: 1757367367
DB 16226 PG 1133
LOT 6
BM 1990 PG 00387
ZONING: R-30 (WC)
USE: VA



LEGEND:
SEE SHEET C-7.0 FOR LEGEND.



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01	PRELIMINARY SUBDIVISION PLAN PSP-23-03	08/01/2023	ISREG	BY
02	TOWN OF ROLESVILLE PSP-23-03	12/05/2023	ISREG	DATE
03	TOWN OF ROLESVILLE PSP-23-03	03/01/2024	ISREG	REVISIONS
04	TOWN OF ROLESVILLE PSP-23-03	06/04/2024	ISREG	No.

SEAL: NORTH CAROLINA PROFESSIONAL ENGINEER
036225
JUSTIN W. LAMBERT

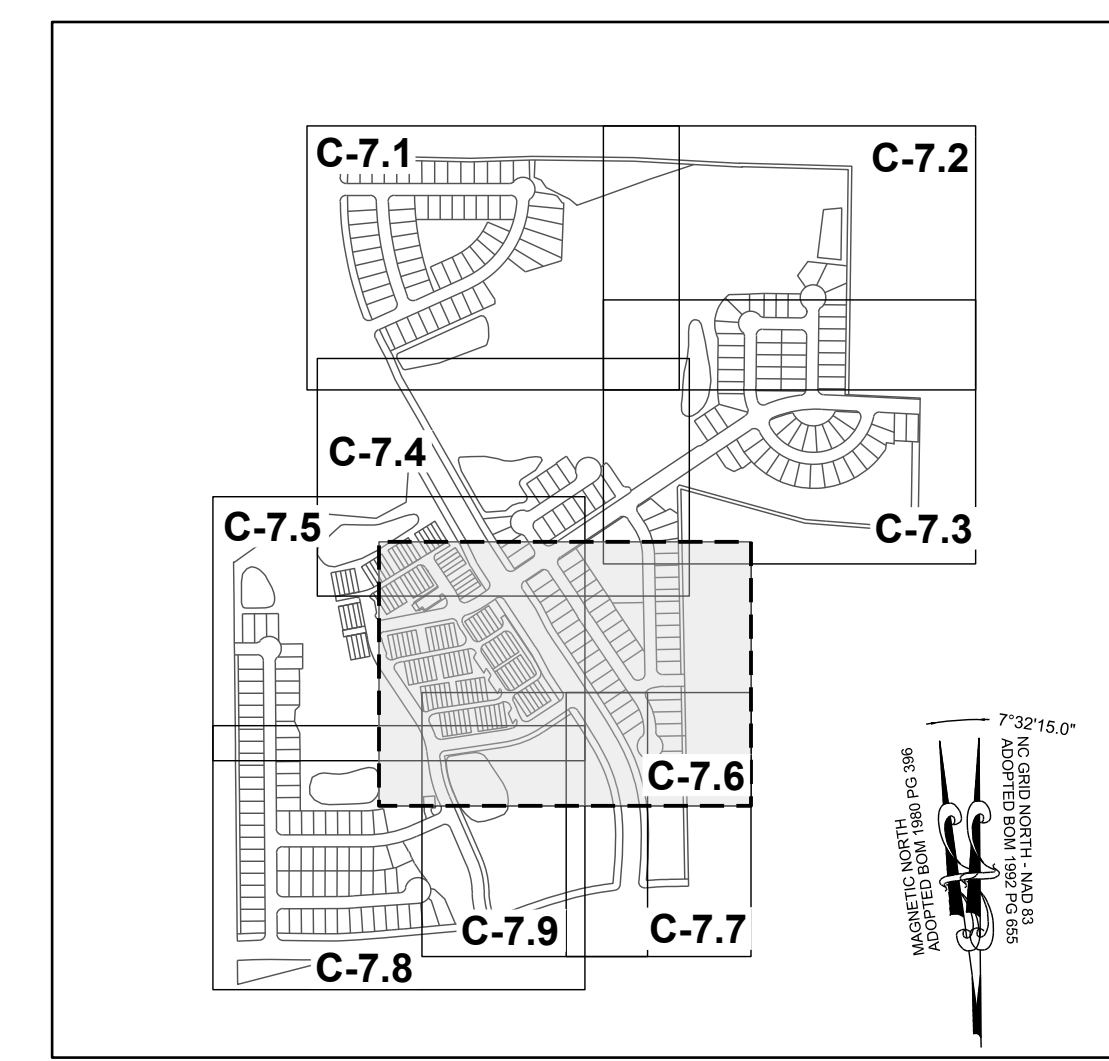
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STRONG ROCK PROJECT PSP-23-03	NOT FOR CONSTRUCTION	SCALE AS SHOWN	DESIGNED BY JWL	SRG	DRAWN BY	CHECKED BY
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RESERVE @ MITCHELL MILL
TOWN OF ROLESVILLE, WAKE COUNTY, NORTH CAROLINA
PRELIMINARY SUBDIVISION PLAN
PARTIAL UTILITY PLAN V

DRAWING SHEET
C-7.5



TOWNHOME NOTES:
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SITE KEY PLAN LEGEND:
 SEE SHEET C-7.0 FOR LEGEND.

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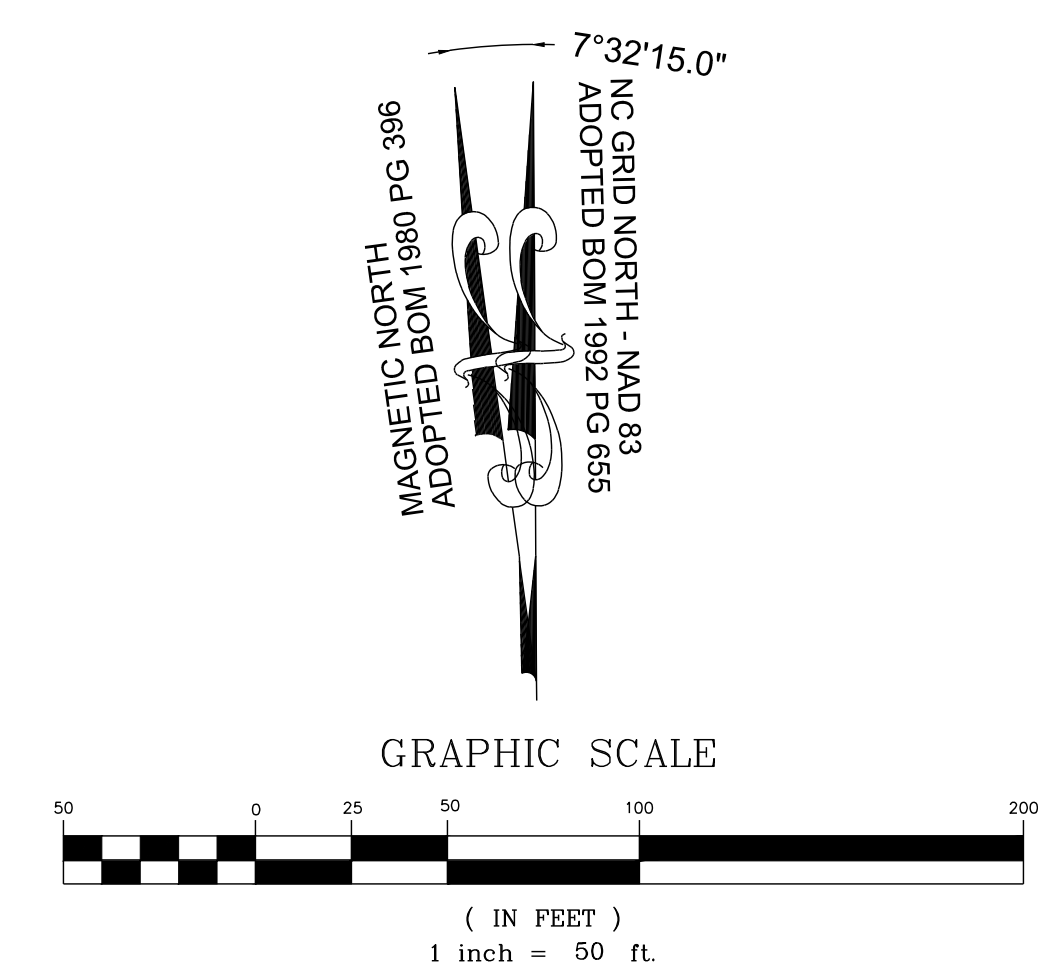
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 TOWN OF ROLESVILLE, WAKE COUNTY, NORTH CAROLINA
 PRELIMINARY SUBDIVISION PLAN
 PARTIAL UTILITY PLAN VI

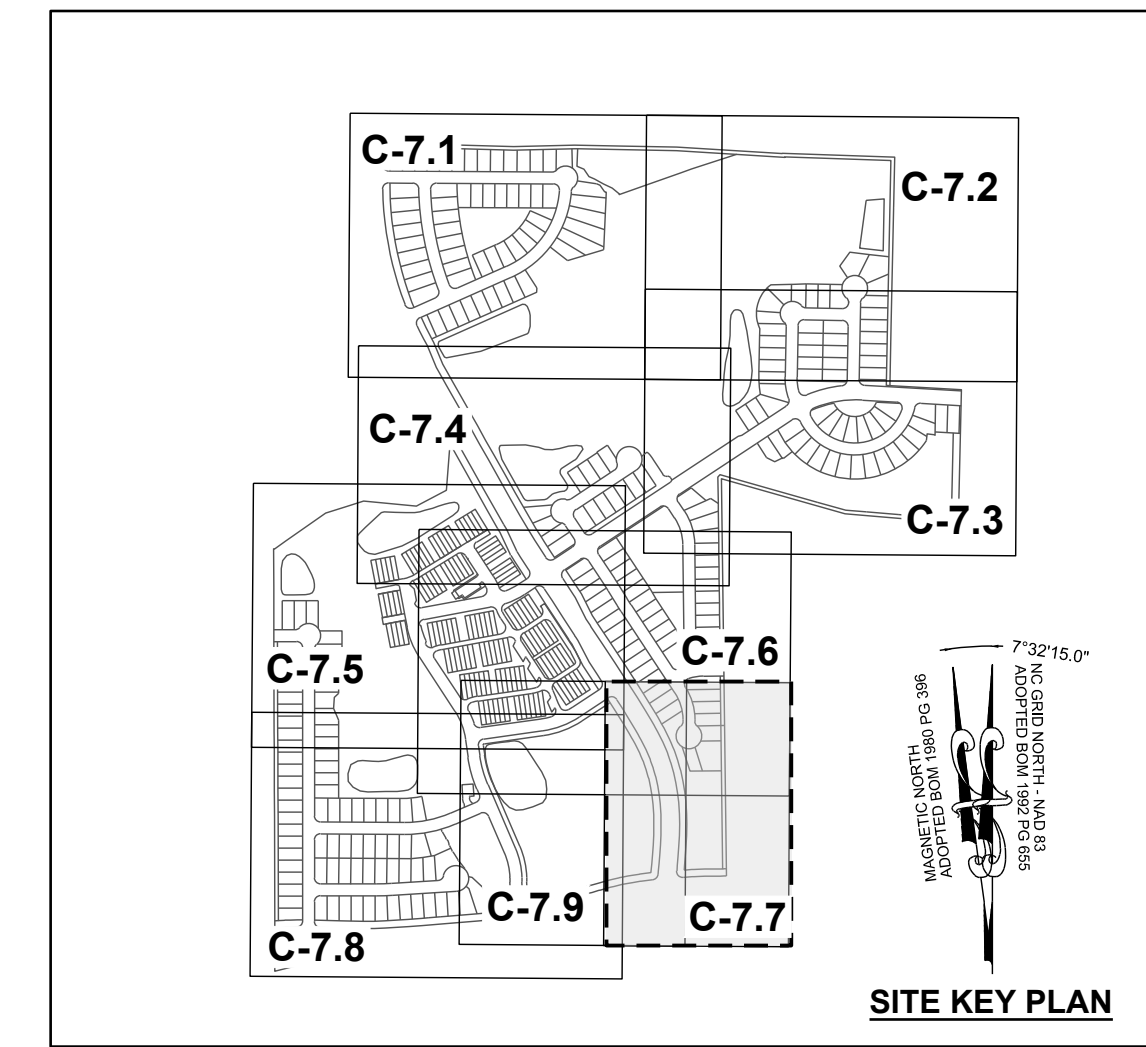
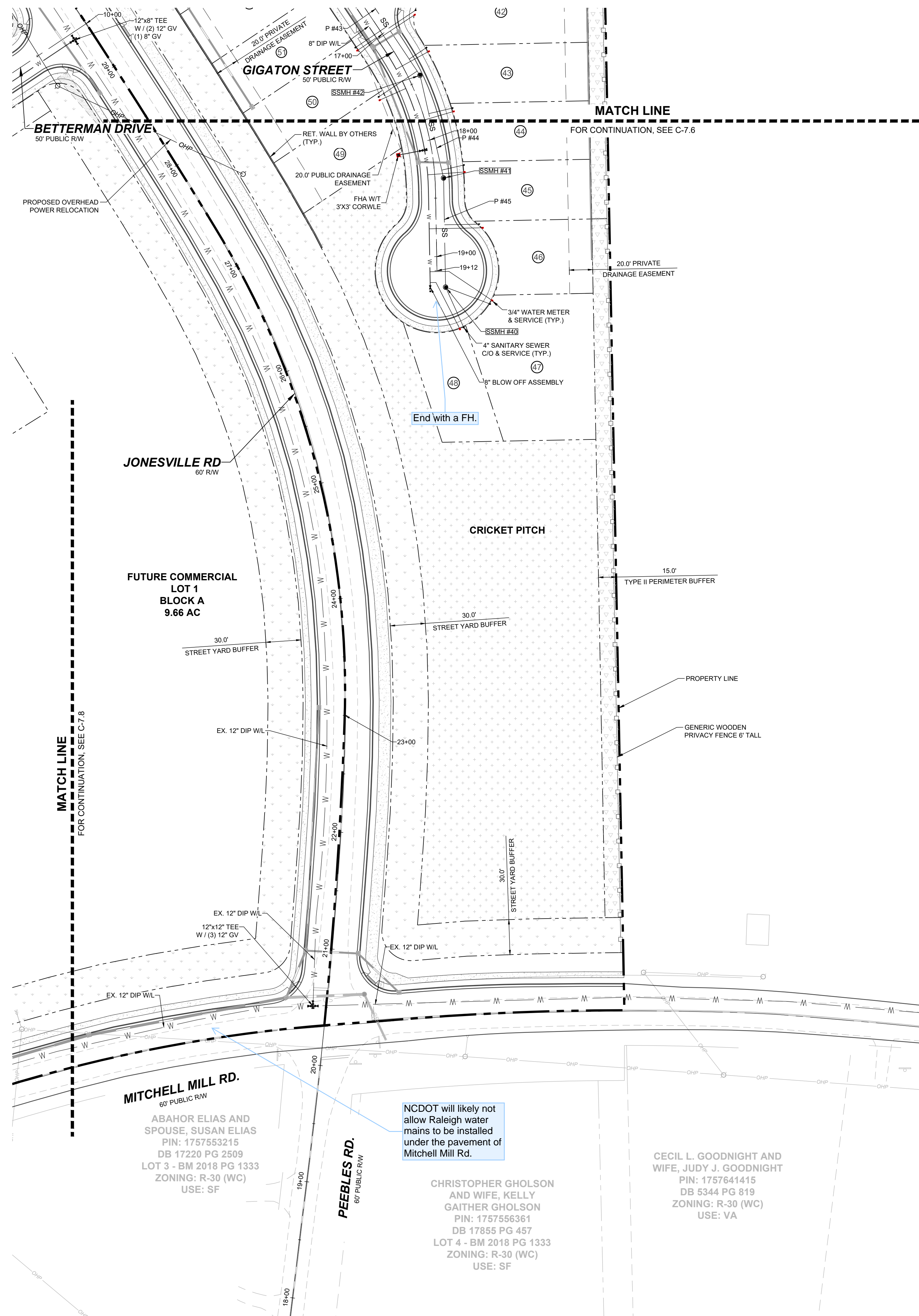
STRONG ROCK PROJECT P-2166	NOT FOR CONSTRUCTION	SCALE AS SHOWN	DESIGNED BY JWL	SRG	DRAWN BY JWL	CHECKED BY JWL
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C-7.6

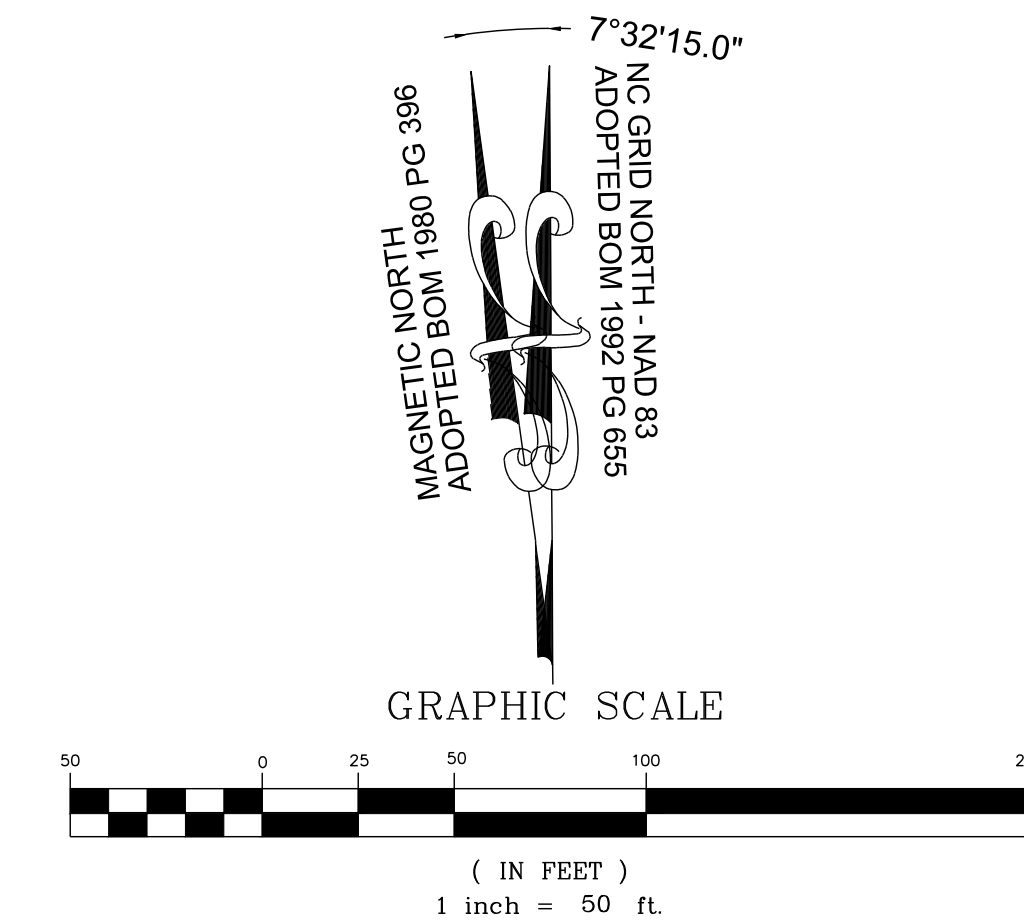
I'm fairly certain that I have given this comment previously but public watelines should be extended in all public R/Ws.



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LEGEND:
SEE SHEET C-7.0 FOR LEGEND.



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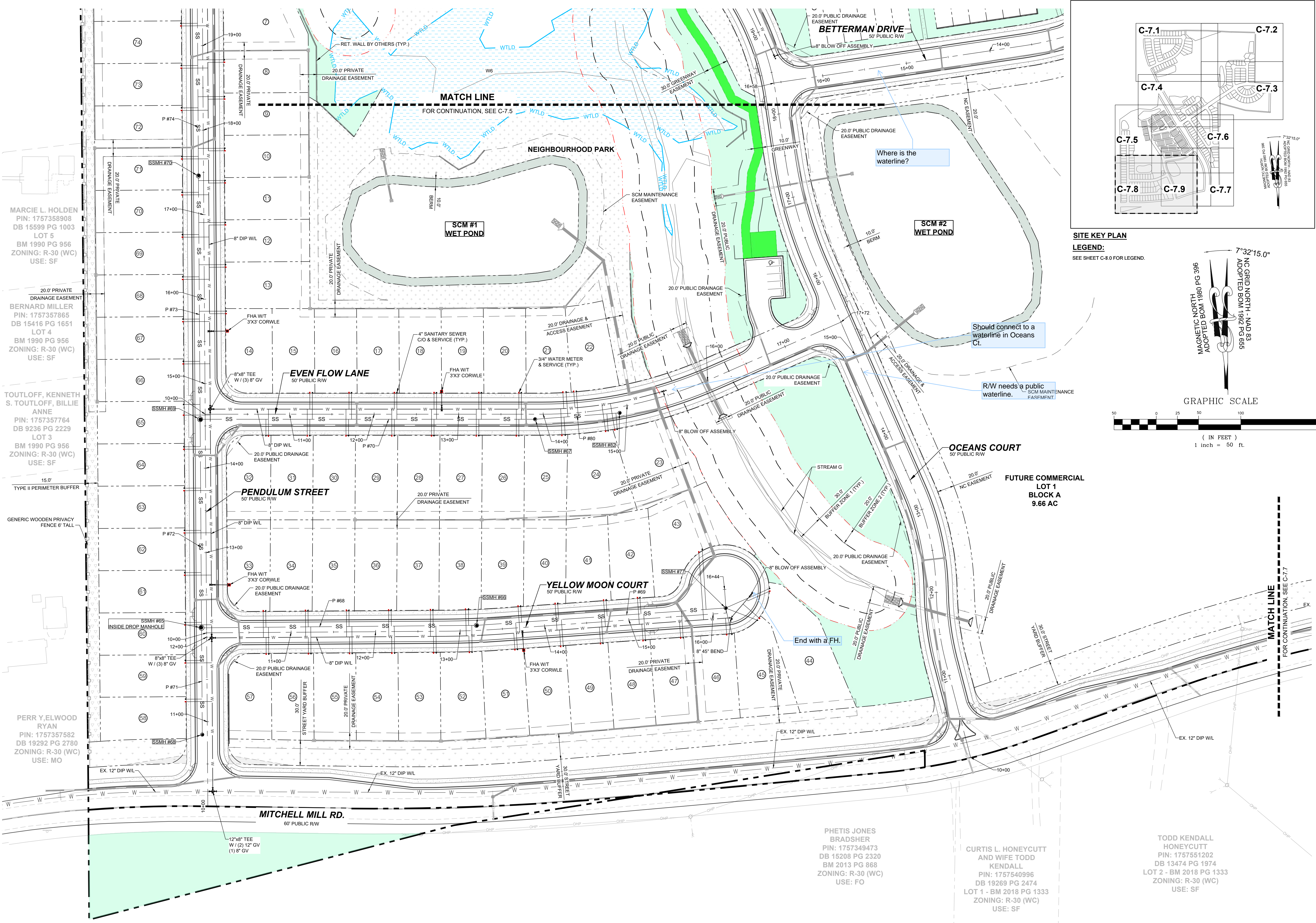
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STRONG ROCK PROJECT	STRONG ROCK PROJECT PSP-24-03
NOT FOR CONSTRUCTION	NOT FOR CONSTRUCTION
SCALE	AS SHOWN
DESIGNED BY	JWL
DRAWN BY	SRG
CHECKED BY	JWL

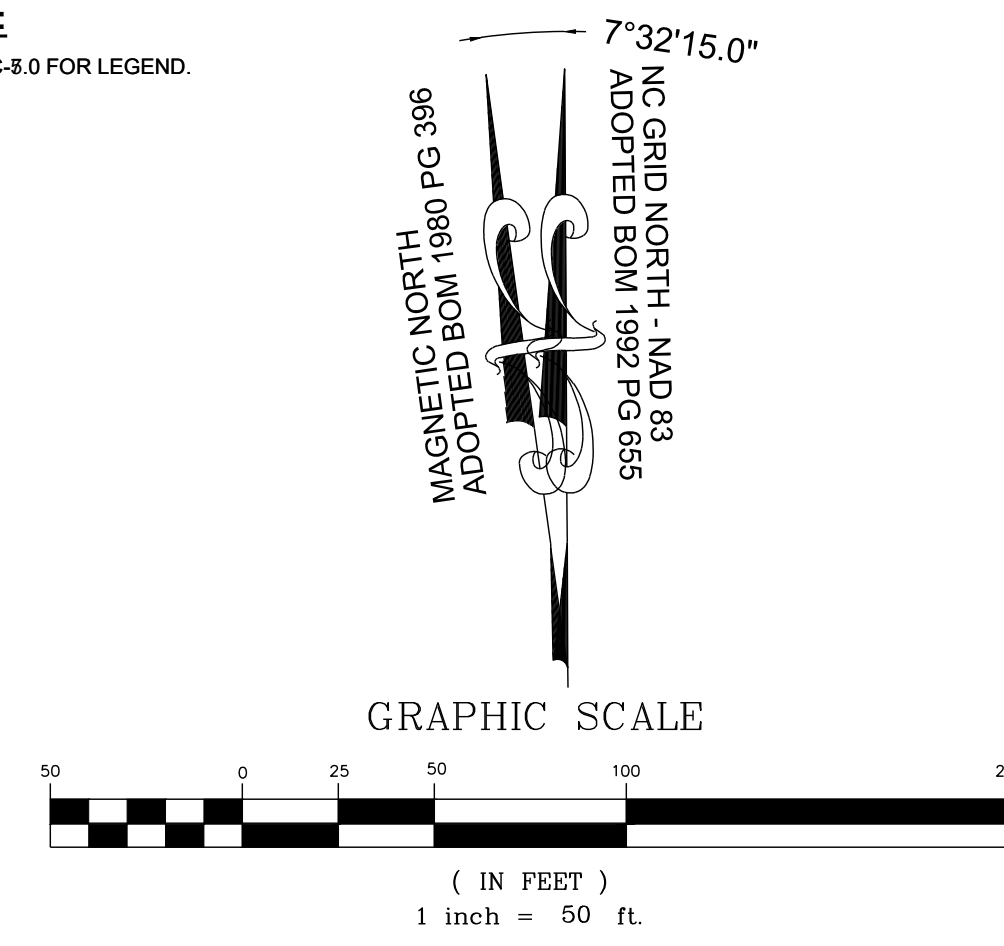
RESERVE @ MITCHELL MILL
 TOWN OF ROLESVILLE, WAKE COUNTY, NORTH CAROLINA
PRELIMINARY SUBDIVISION PLAT
PARTIAL UTILITY PLAN VII

DRAWING SHEET
C-7.7

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SITE KEY PLAN
LEGEND:
 SEE SHEET C-8.0 FOR LEGEND.



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STRONG ROCK PROJECT	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
STRONG ROCK PROJECT PSP-24-03	AS SHOWN	JWL	SRG	JWL

RESERVE @ MITCHELL MILL
 TOWN OF ROLESVILLE, WAKE COUNTY, NORTH CAROLINA
 PRELIMINARY SUBDIVISION PLAT
 PARTIAL UTILITY PLAN VIII

DRAWING SHEET
C-7.8

MARCI L. HOLDEN
 PIN: 1757358908
 DB 15599 PG 1003
 LOT 5
 BM 1990 PG 956
 ZONING: R-30 (WC)
 USE: SF

BERNARD MILLER
 PIN: 1757357865
 DB 15416 PG 1651
 LOT 4
 BM 1990 PG 956
 ZONING: R-30 (WC)
 USE: SF

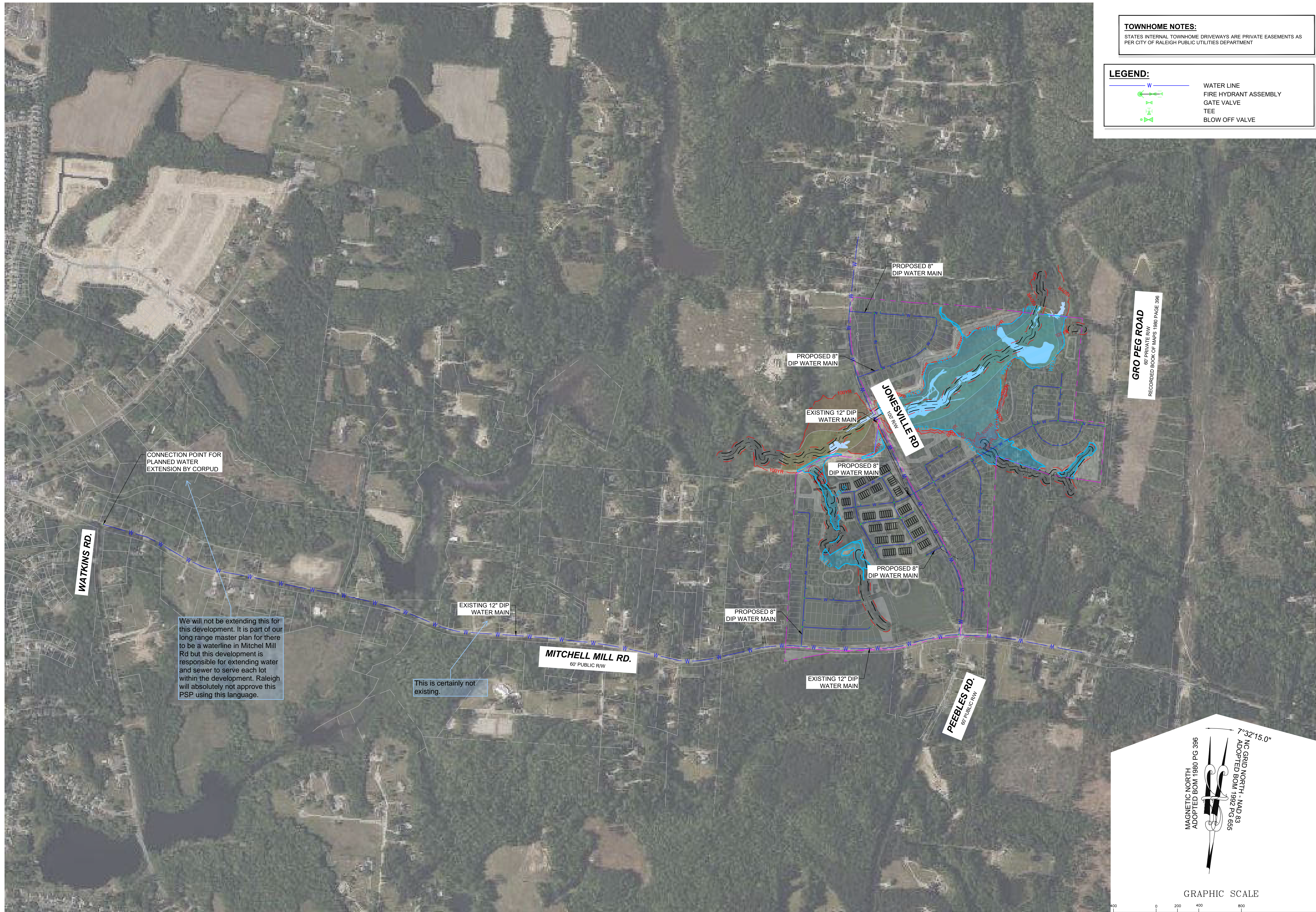
S. TOUTLOFF, KENNETH ANNE
 PIN: 1757357764
 DB 9236 PG 2229
 LOT 3
 BM 1990 PG 956
 ZONING: R-30 (WC)
 USE: SF

PERR Y. ELWOOD RYAN
 PIN: 1757357582
 DB 19292 PG 2780
 ZONING: R-30 (WC)
 USE: MO

PHETIS JONES BRADSHER
 PIN: 1757349473
 DB 15208 PG 2320
 BM 2013 PG 868
 ZONING: R-30 (WC)
 USE: FO

CURTIS L. HONEYCUTT AND WIFE TODD KENDALL
 PIN: 1757540996
 DB 19269 PG 2474
 LOT 1 - BM 2018 PG 1333
 ZONING: R-30 (WC)
 USE: SF

TODD KENDALL HONEYCUTT
 PIN: 1757551202
 DB 13474 PG 1974
 LOT 2 - BM 2018 PG 1333
 ZONING: R-30 (WC)
 USE: SF



TOWNHOME NOTES:
STATES INTERNAL TOWNHOME DRIVEWAYS ARE PRIVATE EASEMENTS AS PER CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT

LEGEND:

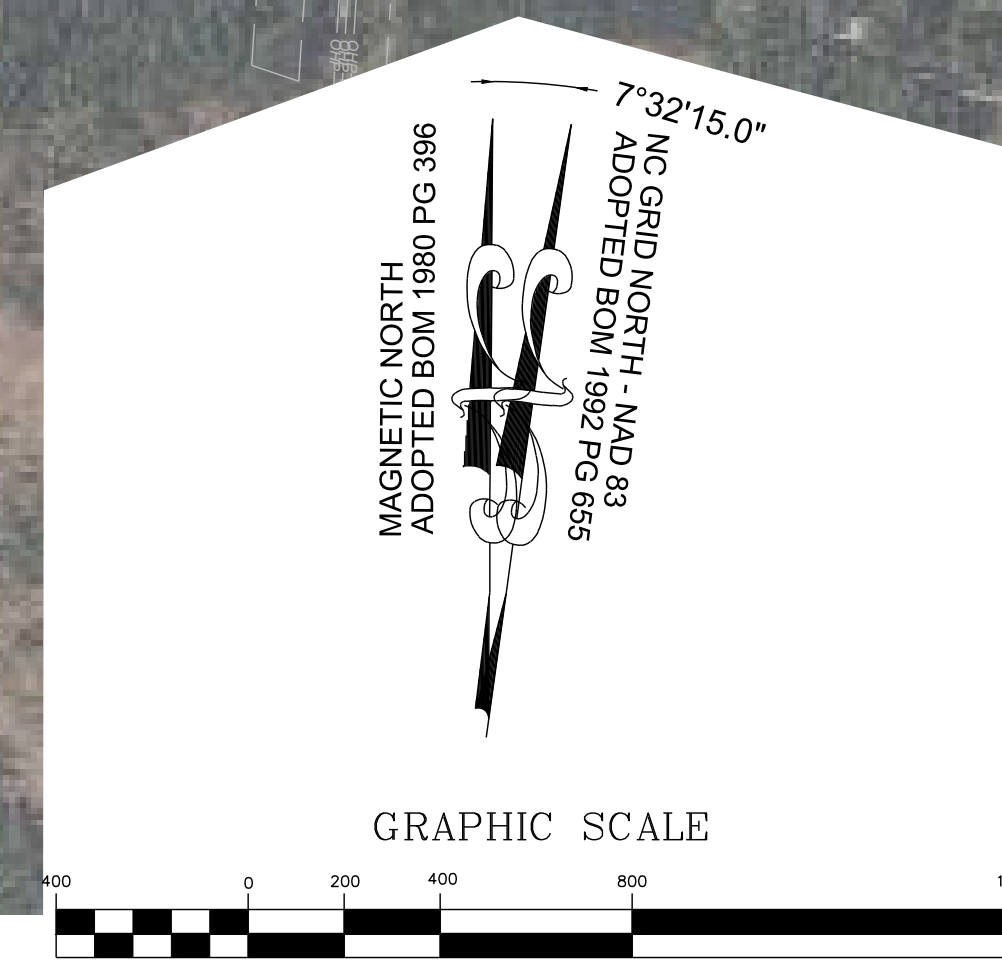
- WATER LINE
- FIRE HYDRANT ASSEMBLY
- + GATE VALVE
- + TEE
- + BLOW OFF VALVE

CONNECTION POINT FOR PLANNED WATER EXTENSION BY CORPUD

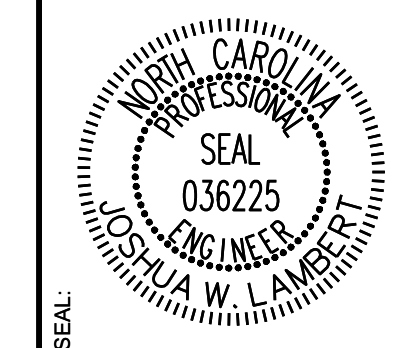
We will not be extending this for this development. It is part of our long range master plan for there to be a waterline in Mitchel Mill Rd but this development is responsible for extending water and sewer to serve each lot within the development. Raleigh will absolutely not approve this PSP using this language.

This is certainly not existing.

GRO PEG ROAD
60' PRIVATE R/W
RECORDED BOOK OF MAPS 1800 PAGE 396



NO.	REVISIONS	DATE	BY
01			
02			
03			
04			



STRONGROCK
ENGINEERING GROUP

STRONG ROCK ENGINEERING GROUP, PLLC | COMPANY LICENSE # P-2166
305 CHURCH AT NORTH HILLS STREET, SUITE 1110 RALEIGH, NC 27609 | INFORMATION@STRONGROCKGROUP.COM

STRONG ROCK PROJECT P-24-08	DESIGNED BY: JWL	CHECKED BY: JWL
NOT FOR CONSTRUCTION	DRAWN BY: SRG	
SCALE: AS SHOWN		

RESERVE @ MITCHELL MILL
TOWN OF ROLESVILLE, WAKE COUNTY, NORTH CAROLINA
PRELIMINARY SUBDIVISION PLAT
OFF-SITE UTILITY PLAN

DRAWING SHEET
C-7.11

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