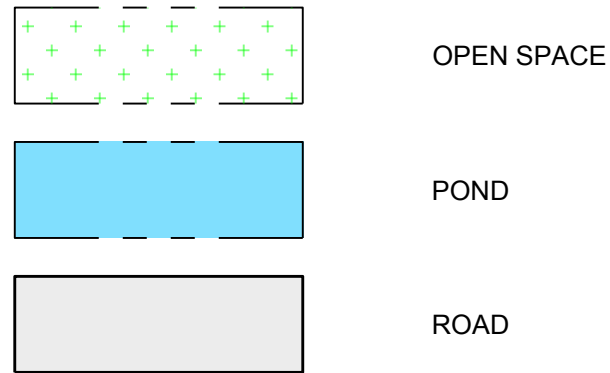


LEGEND:



SITE INFORMATION:

LOCATION: 0 - 5326 MITCHELL MILL RD
COUNTY: WAKE
ACREAGE: 115.94 AC
PINS: 1757761273, 1757750520, 1757778982, 1757738648.
CURRENT ZONING: R-30 (WAKE COUNTY)
PROPOSED ZONING: NC (ROLESVILLE)
OPEN SPACE PROVIDED: 50.61 AC
TOTAL NUMBER PROPOSED LOTS: 320 UNITS
MINIMUM PROPOSED LOT SIZE: 2,000 SF
MAXIMUM PROPOSED LOT SIZE: 15,120 SF (LOT 3)
MINIMUM ALLOWABLE LOT WIDTH: 20'
MINIMUM PROPOSED LOT WIDTH: 20'

Parking calculations should be noted in the site data table.

Please see the comment review letter for the full list of review comments.

A NC zoned development shall feature a minimum fifteen (15) percent allocation of gross area for nonresidential uses. Provide percentage to ensure compliance LDO Section 3.4.3D.

A minimum 30' streetscape buffer is required along Mitchell Mill Road

A maximum seventy-five (75) percent of gross acreage can be dedicated to residential uses per LDO 3.4.C. Provide calculations to ensure compliance.

Is this parking to serve only the amenity or serve as Townhome guest parking?

Site Data Table should be revised to show requirements vs What dimensions are provided in order to determine compliance with the ordinance requirements.

Side yard setbacks should be in compliance with Table Section 3.4.3. Further their is no provision of a corner setback. A front setback of 15' shall apply to all frontages on a corner lot.

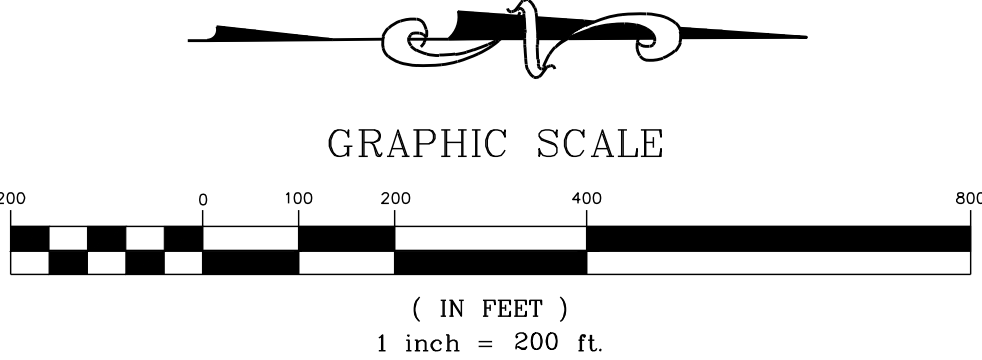
There should be at least three (3) small open space types and two (2) medium open space types according to the LDO 6.2.1E.

PRELIMINARY SKETCH "D"

TOWNHOMES	20' x 100' LOTS	109 UNITS (34%)
SINGLE FAMILY	50' x 120' LOTS	211 UNITS (66%)
		320 UNITS

SITE DATA TABLE

LOT TYPES:	
SINGLE FAMILY LOT SIZE	6,000 SF
SINGLE FAMILY LOT WIDTH	50' x 120'
TOWNHOME LOT DIMS	20' x 100'
SETBACKS:	
FRONT	15'
SIDE YARD	5'
SIDE CORNER LOT	15'
REAR YARD	15'
BUFFER REQUIREMENTS:	
ROAD WIDENING	25'
OPEN SPACE AREA REQUIRED.	ADDITIONAL 25' OF ROW DEDICATION 15% TOTAL AREA
OWNER INFORMATION:	
ALAN AND RANDY WATKINS, 3609 ROCK FARM RD, WAKE FOREST, NC 27587, 981-481-3000 LAURA AND RANDALL WATKINS, 3544 DONLIN DR., WAKE FOREST, NC 27587, 981-481-3000 MITCHELL MILL ROAD INVESTORS, LLC, 105 WESTON ESTATES WAY, CARY, NC 27513, 919-389-2372	



BY

DATE

REVISIONS

No.

SEAL

NORTH CAROLINA

PROFESSIONAL

SEAL

045688

JOSEPH L. BREWINGTON

STRONGROCK

ENGINEERING GROUP

STRONG ROCK ENGINEERING GROUP - PLLC | COMPANY LICENSE # P-2166
6801 FALLS OF NEUSE RD. SUITE 108 RALEIGH, NC 27615 | JOSH@STRONGROCKENGINEERING.COM

STRONG ROCK PROJECT

DATE

SCALE

AS SHOWN

DESIGNED BY

JWL

DRAWN BY

JWL

CHECKED BY

JWL

ROLESVILLE - MITCHELL MILL - ELLIS

WAKE FOREST, WAKE COUNTY, NORTH CAROLINA

PRELIMINARY LAYOUT

DRAWING SHEET

PROJECT NUMBER