

ROLESVILLE - MITCHELL MILL - ELLIS

MAJOR SUBDIVISION - SKETCH PLAN

PROJECT NUMBER: MA 22-01



SITE INFORMATION:	
LOCATION:	0 - 5326 MITCHELL MILL RD
COUNTY:	WAKE
PARENT PIN:	1757758529, 1757761273, 1757778982, 1757750520
DB/PG:	001318 / 000333
CURRENT ZONING:	R-30 (WAKE COUNTY)
PROPOSED ZONING:	NEIGHBORHOOD CENTER MIXED USE (NC)
ACREAGE:	115.94 AC
LAND CLASS:	RESIDENTIAL
RESIDENTIAL AREA:	2,466,559 SF (56.62 AC = 49% OF TOTAL SITE)
NON-RESIDENTIAL OPEN SPACE:	2,464,828 SF (56.58 AC = 49% OF TOTAL SITE)
LOT ACREAGE:	
TOTAL NUMBER PROPOSED LOTS:	319
PROPOSED DENSITY:	2.75 DU/AC
MINIMUM ALLOWED LOT SIZE:	2,000 SF
MINIMUM PROPOSED LOT SIZE:	2,000 SF
MAXIMUM PROPOSED LOT SIZE:	18,100 SF (LOT 3)
AVERAGE PROPOSED LOT SIZE:	7,447 SF
MINIMUM ALLOWABLE LOT WIDTH:	20'
MINIMUM PROPOSED LOT WIDTH:	20'

Update to include the breakdown between SF and townhomes.

SITE DATA TABLE	
	LOT TYPES:
SINGLE FAMILY LOT SIZE	6,000 SF
REQUIRED SINGLE FAMILY LOT WIDTH:	50'
PROPOSED SINGLE FAMILY LOT WIDTH:	50'
REQUIRED TOWNHOME LOT WIDTH:	20'
PROPOSED TOWNHOME LOT WIDTH:	20'
PARKING TOTALS	102 SPACES
REQUIRED SETBACKS:	PROPOSED SETBACKS:
FRONT: 20'	FRONT: 15'
SIDE: 10'	SIDE: 10'
CORNER: 15'	CORNER: 15'
REAR: 10'	REAR: 10'
BUFFER REQUIREMENTS:	25'
ROAD WIDENING	ADDITIONAL 25' OF ROW DEDICATION
OPEN SPACE AREA REQUIRED	15% TOTAL AREA
CIVIL ENGINEERING:	STRONG ROCK ENGINEERING GROUP, PLLC PO BOX 55992 RALEIGH, NC 27624 COMPANY LICENSE #: P-2166 CONTACT: JOSH LAMBERT, PE 984.200.1932 (O) JOSH@STRONGROCKGROUP.COM
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 STEPHEN ELLIS
UTILITY PROVIDERS	CITY OF RALEIGH WILL PROVIDE

Update to include the breakdown of spaces noted for each use (commercial, guest spaces, mailbox kiosks, etc.)