

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 = 50% OF TOTAL SITE)
NON-RESIDENTIAL OPEN SPACE:	2,464,828 SF (56.58 AC = 50% OF TOTAL SITE)
LOT ACREAGE:	
TOTAL NUMBER PROPOSED LOTS:	318
NUMBER OF TOWNHOMES:	107
NUMBER OF SINGLE FAMILY:	211
PROPOSED DENSITY:	2.74 DU/AC
MINIMUM ALLOWED LOT SIZE:	2,000 SF
MINIMUM PROPOSED LOT SIZE:	2,000 SF
MAXIMUM PROPOSED LOT SIZE:	17,926 SF (LOT 3)
AVERAGE PROPOSED LOT SIZE:	5,647 SF
MINIMUM ALLOWABLE LOT WIDTH:	20'
MINIMUM PROPOSED LOT WIDTH:	20'

SITE DATA TABLE		Required and proposed Lot lengths should be added to the 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'	
RESIDENTIAL 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	

Is this in reference to guest parking? If so, please label guest parking locations on the plan.

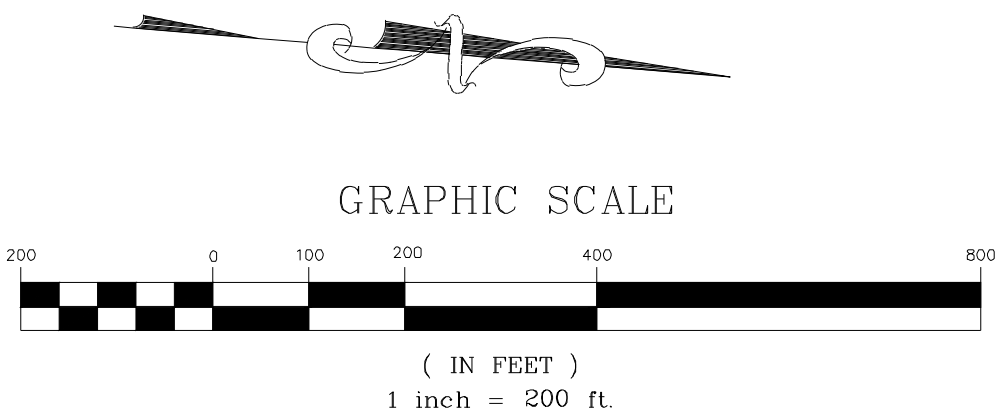
These numbers appear to be reversed. A 15' front setback is required, although a 20' setback is requested to accommodate a parking space within the driveway. Please update.

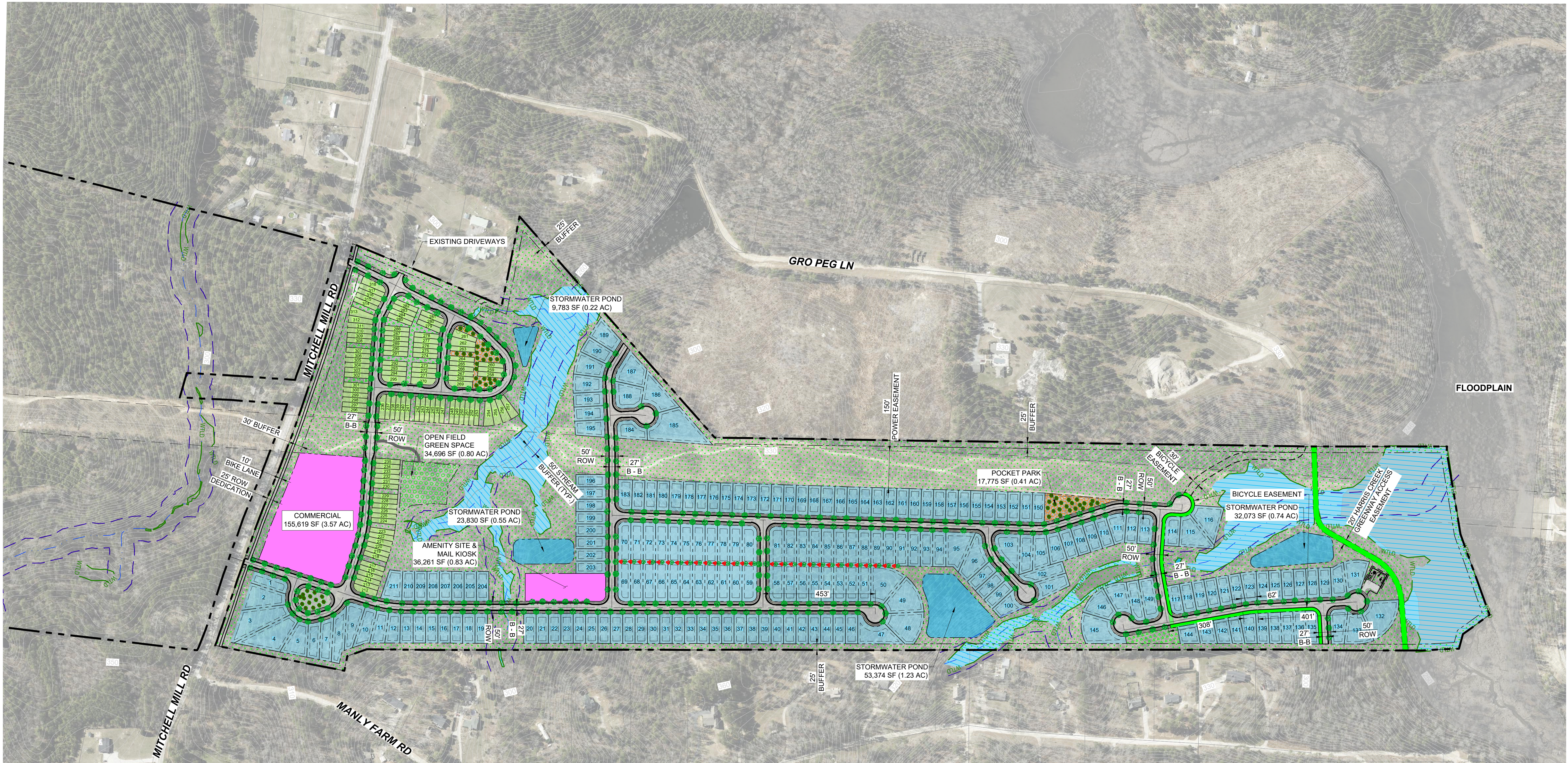
This should read "Ellis Land Development Company, LLC" according to iMaps.



SKETCH PLAN
SITE PLAN SHEET

03 OF 06



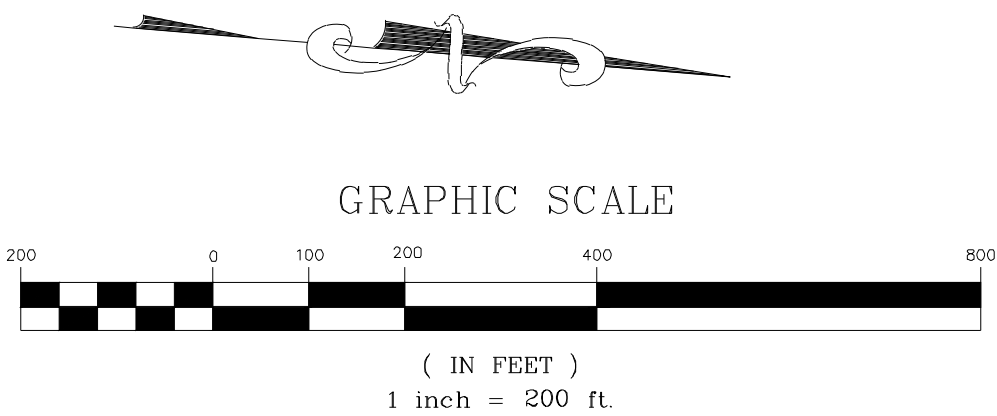


LEGEND:

- ULMUS PARVIFOLIA (UP)
- ACER SACCHARUM (AS)
- ILEX GLABRA (IG)
- ILEX X 'NELLIE R STEVENS (IN)
- QUERCUS NUTTALLII

STREET TREE TABLE:

KEY	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT	TYPE	REMARKS
UP	200	ULMUS PARVIFOLIA	LACEBARK ELM	2.5" CAL., 12' MIN.	B&B	STREET TREES	SINGLE STRAIGHT LEADER. FULL & HEAVY.
AS	203	ACER SACCHARUM	SUGAR MAPLE	2.5" CAL., 12' MIN.	B&B	STREET TREES	SINGLE STRAIGHT LEADER. FULL & HEAVY.
UNDERSTORY TREES							
	63	QUERCUS NUTTALLII	NUTTALL OAK	2.5" CAL., 10' HT MIN.	B&B	STREET TREES	
SHURBS							
IG	87	ILEX GLABRA	INKBERRY HOLLY	24" HT	5 GAL.	PERIMETER BUFFER	FULL & HEAVY. HEIGHT: 4' AFTER 2 YEARS.
IN	29	ILEX X 'NELLIE R STEVENS	NELLIE STEVENS HOLLY	24" HT	5 GAL.	PERIMETER BUFFER	FULL & HEAVY. HEIGHT: 4' AFTER 2 YEARS.



STRONG ROCK

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

ELLIS - ROLESVILLE - MITCHELL - MILL
TOWN OF ROLESVILLE, WAKE COUNTY, NORTH CAROLINA

SKETCH PLAN
LANDSCAPE PLAN

DRAWING SHEET
C-4.0

04 OF 06

SEAL: JOSHUA W. LAMBERT
NORTH CAROLINA
PROFESSIONAL
ENGINEER
036225

REVISIONS

DATE

BY

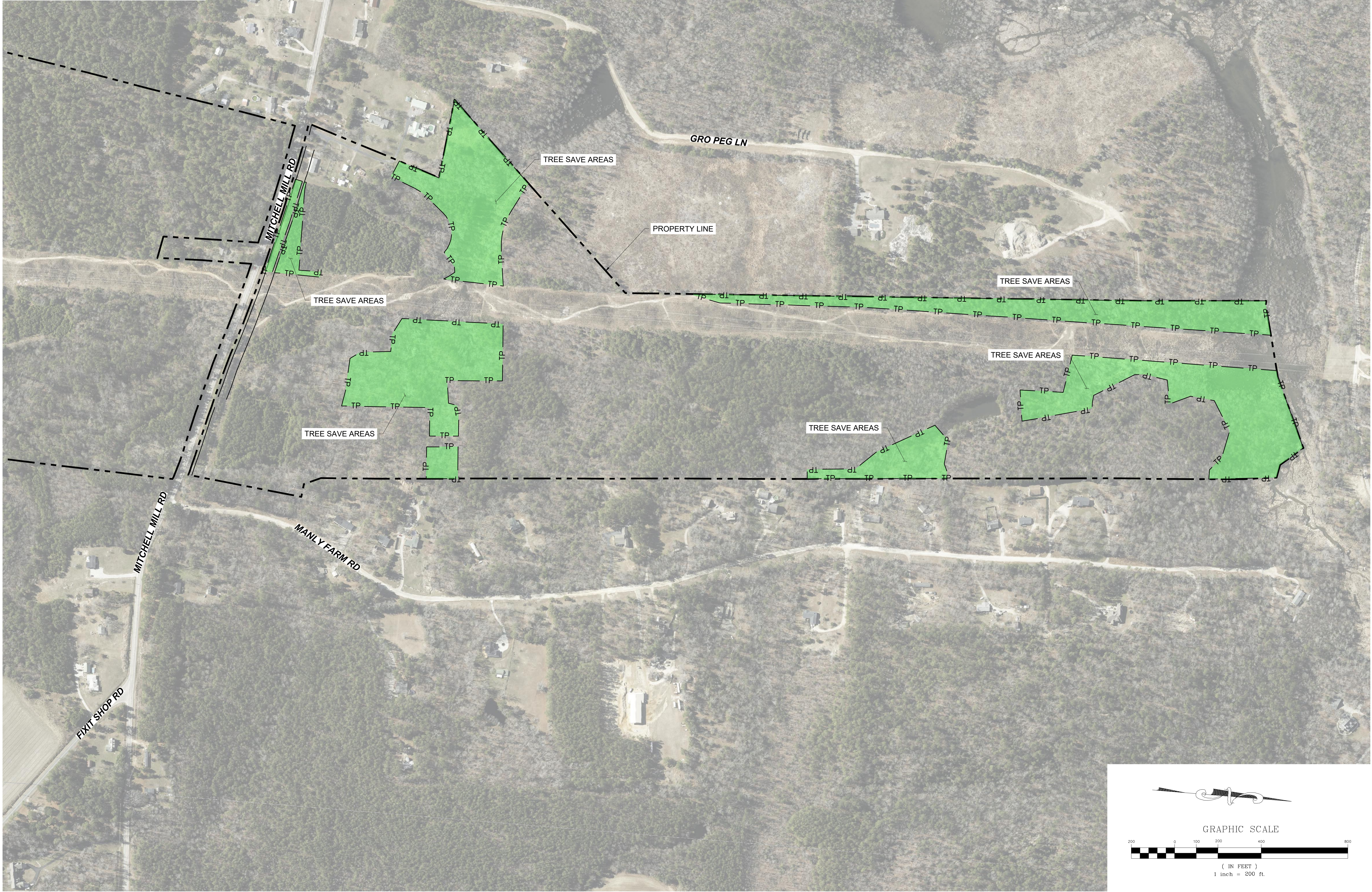
LEGEND:

TP

TP

TP

TREE SAVE AREAS



ELLIS - ROLESVILLE - MITCHELL - MILL
TOWN OF ROLESVILLE, WAKE COUNTY, NORTH CAROLINA
**SKETCH PLAN
PRESERVATION PLAN**

DRAWING
SHEET

C-5.0

05 OF 06

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6801 FALLS OF NEUSE RD, SUITE 108 RALEIGH, NC 27615 | JOSH@STRONGROCKENGINEERING.COM

STRONG ROCK PROJECT

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SCALE AS SHOWN

DESIGNED BY JWL

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SEAL:
NORTH CAROLINA
PROFESSIONAL
ENGINEER
036225
JOSHUA W. LAMBERT

REVISIONS

No.

DATE

BY



SINGLE FAMILY #1



SINGLE FAMILY #2



SINGLE FAMILY #3



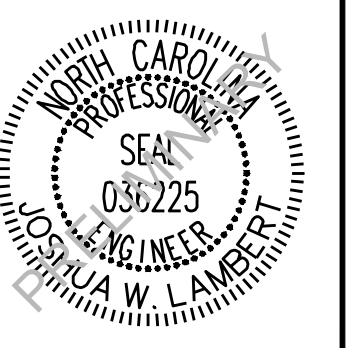
TOWNHOMES #1



TOWNHOMES #2

NOTE:

ELEVATIONS SHOWN ARE FOR ILLUSTRATIVE PURPOSES TO SHOW AN EXAMPLE OF PRODUCT TYPE AT TIME OF BUILDING PERMIT. EACH BLOCK WILL CONTAIN AN ARRAY OF DIFFERENT ELEVATIONS TO MEET THE TOWN OF ROLESVILLE'S ARCHITECTURAL VARIABILITY STANDARD.



STRONG  **ROCK**
ENGINEERING GROUP
STRONG ROCK ENGINEERING GROUP, PLLC (COMPANY LICENSE # P-2168)
6801 FALLS OF NEUSE RD. SUITE 108 WAKEFIEld, NC 27151 | JOSH@STRONGROCKENGINEERING.COM

DATE	
SCALE	AS SHOWN
DESIGNED BY	JWL
DRAWN BY	JWL
CHECKED BY	JWL

SKETCH PLAN

ARCHITECTURAL DESIGNS

DRAWING
SHEET

C-6.0

06 OF 06