ROLESVILLE - MITCHELL MILL - ELLIS

MAJOR SUBDIVISION - SKETCH PLAN

PROJECT NUMBER: MA 22-01

SITE INFORMATION:

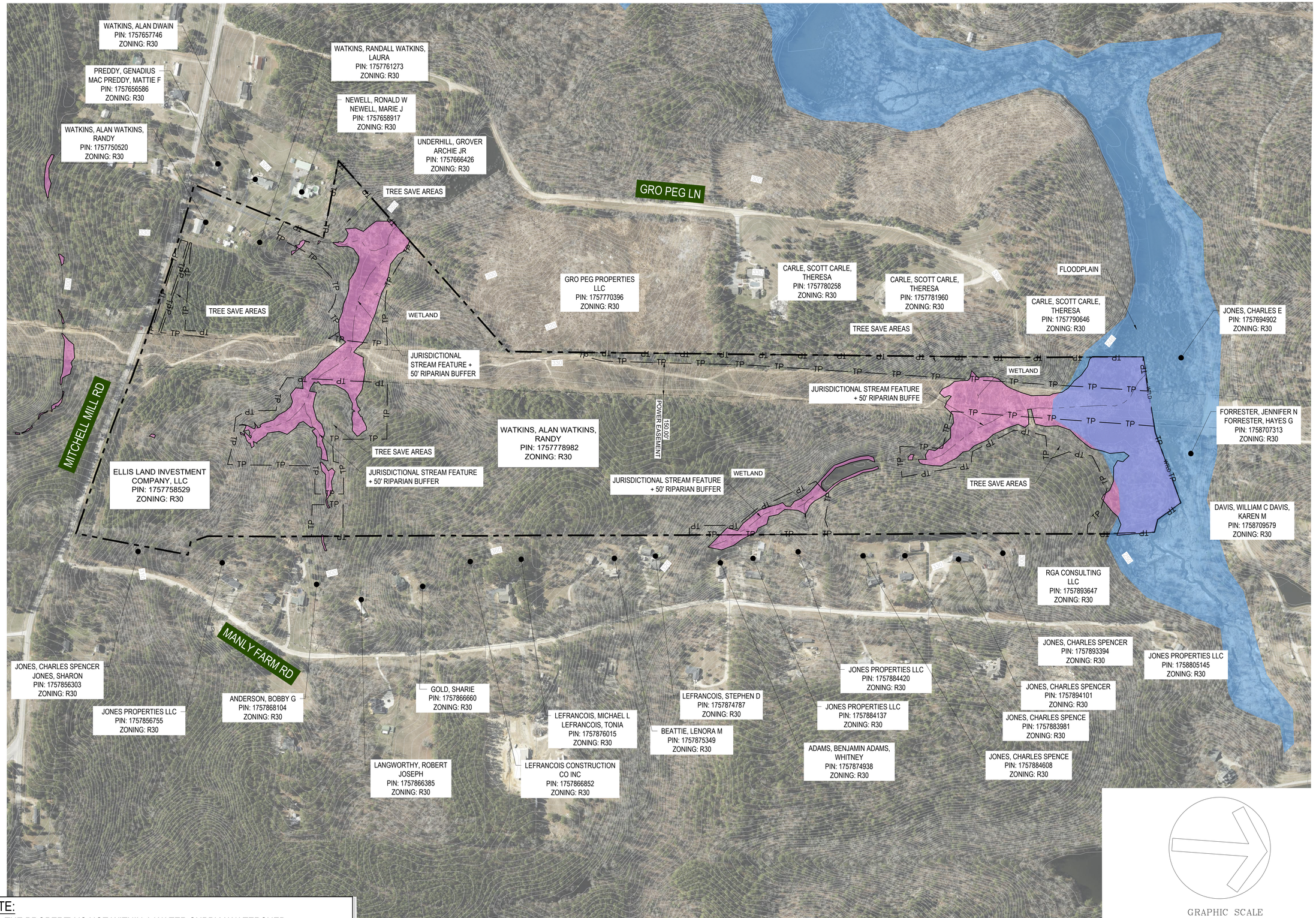
LOCATION:	0 - 5326 MITCHELL MILL RD
COUNTY:	WAKE
PARENT PIN:	1757758529, 1757761273, 1757778982, 1757750520
DB/PG:	001318 / 000333
CURRENT ZONING:	R-30 (WAKE COUNTY)
PROPOSED ZONING:	NEIGHBORHOOD CENTER MIXED USE (NC)
ACREAGE:	115.94 AC
LAND CLASS:	RESIDENTIAL
RESIDENTIAL AREA:	2,466,559 SF (56.62 AC = 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

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

COVER SHEET

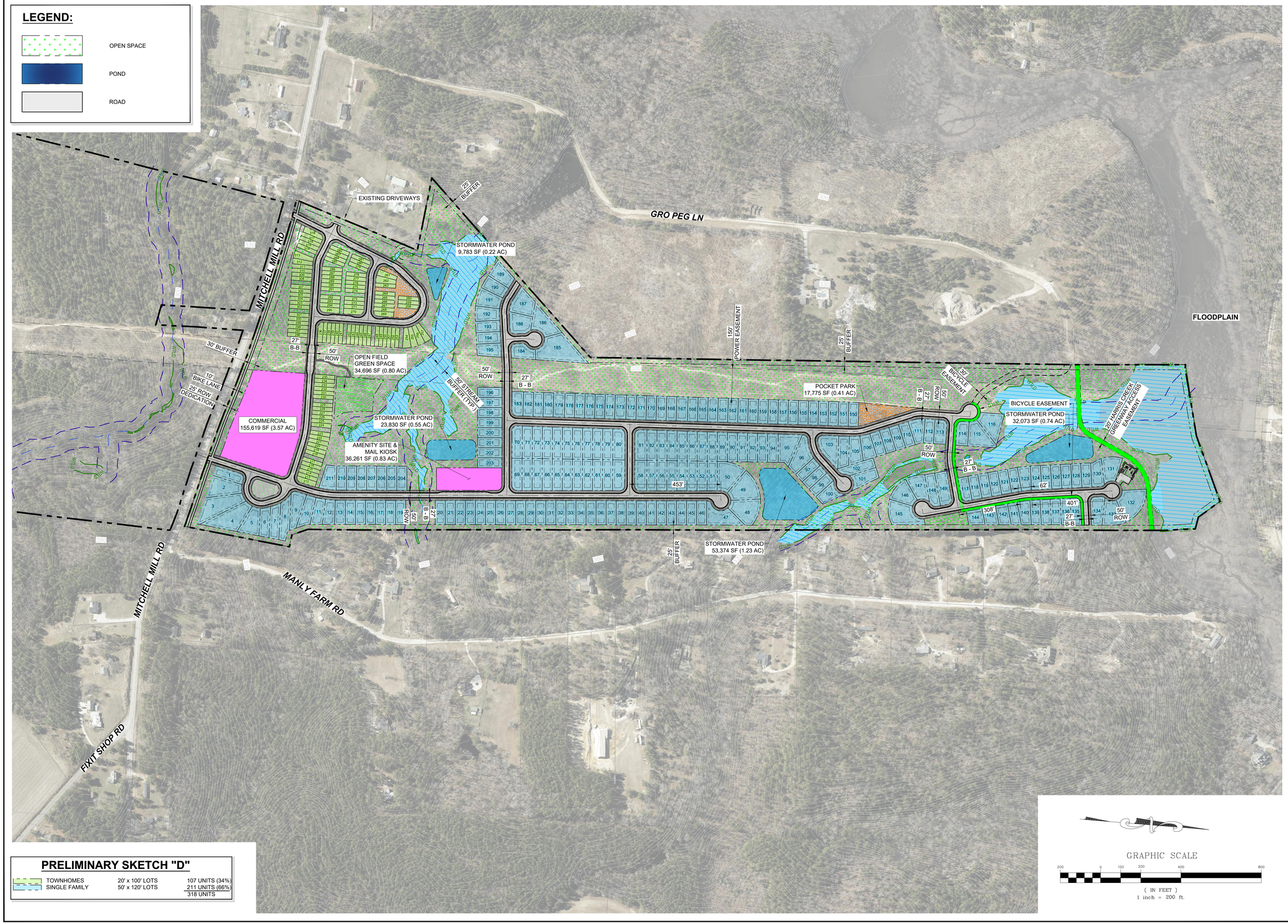
EXISTING CONDITIONS SHEET



NOTE:

1. THE PROPERTY IS NOT WITHIN A WATER SUPPLY WATERSHED.
2. WETLANDS HAVE BEEN FIELD LOCATED.

PROGRESS PLOT DATE: 10/4/2022



PRELIMINARY SKETCH "D"

TOWNHOMES	20' x 100' LOTS	107 UNITS (34%)
SINGLE FAMILY	50' x 120' LOTS	211 UNITS (66%)
		318 UNITS

No.	REVISIONS	DATE	BY

NORTH CAROLINA PROFESSIONAL SEAL 036225 ENGINEER JOSHUA W. LAMBERT

SEAL

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

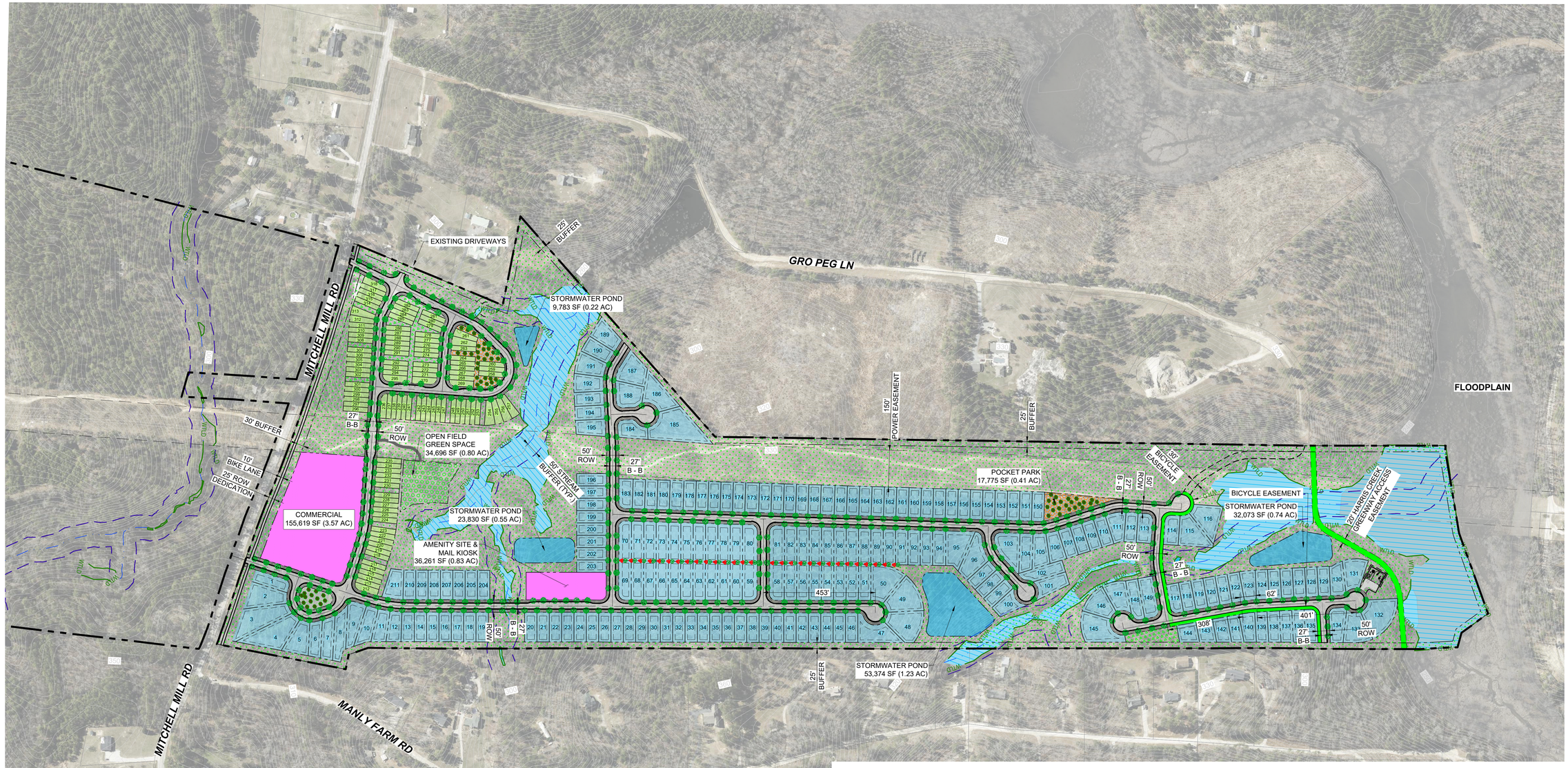
ELLIS - ROLESVILLE - MITCHELL - MILL
TOWN OF ROLESVILLE, WAKE COUNTY, NORTH CAROLINA

SKETCH PLAN
SITE PLAN SHEET

DRAWING SHEET

C-3.0

PROGRESS PLOT DATE: 10/4/2022



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.

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

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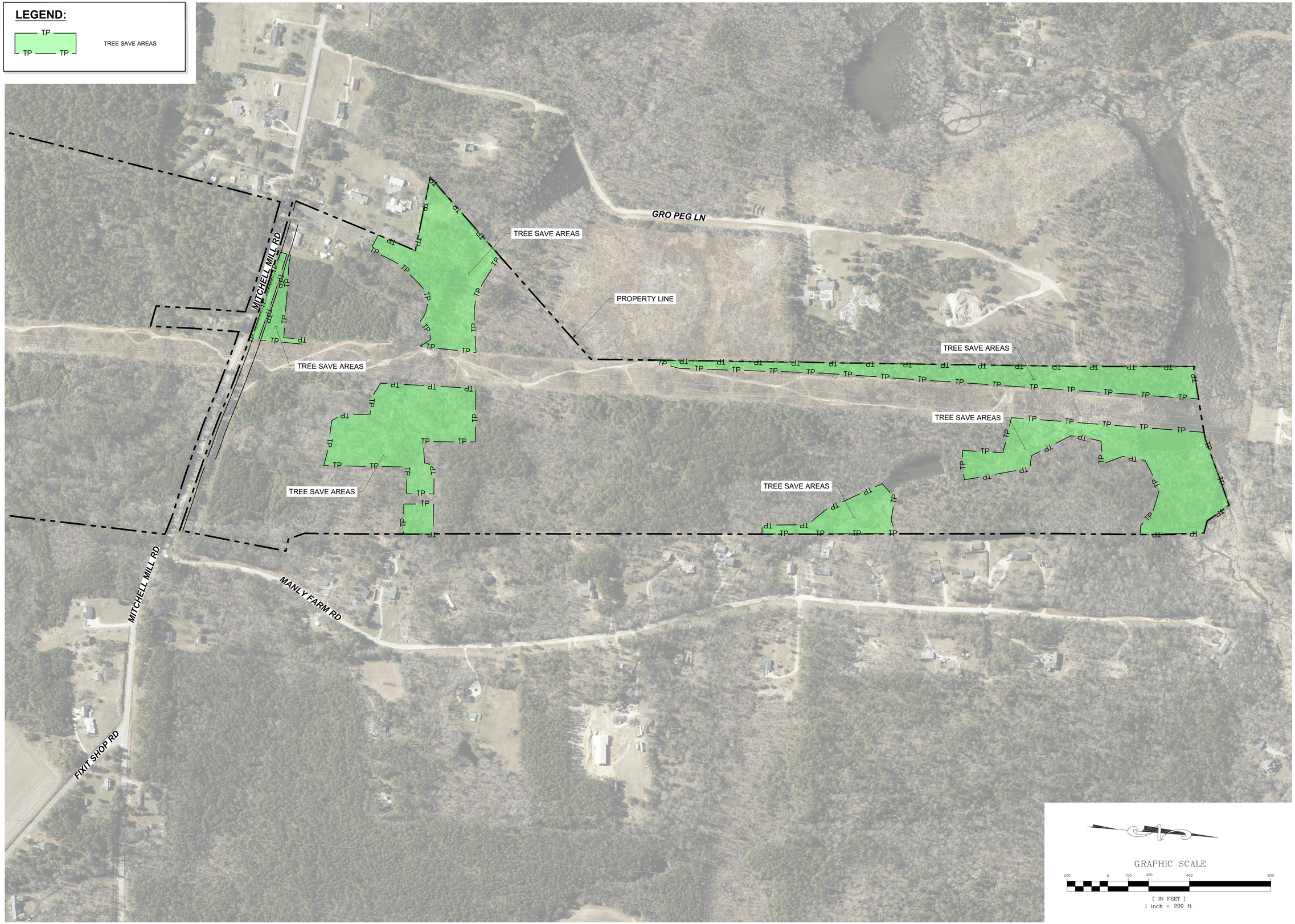
ELLIS - ROLESVILLE - MITCHELL - MILL
TOWN OF ROLESVILLE, WAKE COUNTY, NORTH CAROLINA

SKETCH PLAN
LANDSCAPE PLAN

DRAWING SHEET

C-4.0

PROGRESS PLOT DATE: 10/4/2022



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

SKETCH PLAN

PRESERVATION PLAN

DRAWING
SHEET

C-5.0

05 OF 06

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.

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

SKETCH PLAN

ARCHITECTURAL DESIGNS

DRAWING
SHEET

C-6.0