



Planning, Development & Inspections

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A Division of Community Services
P.O. Box 550 - Raleigh, NC 27602
www.wakegov.com

PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

Name of Subdivision Mansfield

() cluster subdivision (X) lot-by-lot subdivision () open space
Has a preliminary plan previously been approved for subdivision of this site? () Yes (X) No
If yes, when and under what name?

Property

Parcel Identification Number: 1767-88-7057
Address: Mitchell Mill Road
Location: South side of Mitchell Mill Road, at/between
Fowler Road and Nether Ridge Road

Total site area in square feet and acres: 3,280,993 square feet 75.32 acres
Zoning District(s) and Overlay Districts (if any) and land area within each: R-30

Conditions of any Conditional Use Zoning Districts:

Present land use(s): Agriculture & Wooded, Vacant

Property Owner (Contact information is needed for reviews to proceed- Please provide fax or email)

Name: Scarboro Oaks LLC, Julia Strikeleather Trustee
Address: 695 Scotts Creek Road
City: Statesville State: NC Zip Code: 28625
E-mail Address: jstrikeleather@ymail.com FAX:
Telephone Number: 704-929-3756

Consultant (i.e. surveyor or engineer; person to whom all correspondence will be sent)

Name: Keith Roberts, PE
Address: 5410 Trinity Rd. Suite 102
City: Raleigh State: NC Zip Code: 27607
E-mail Address: Keith.Roberts@timmons.com FAX: (919) 859-5333
Telephone Number: (919) 866-4940 Relationship to Owner: Consultant

Proposal

Max. allowable lot density standard* (see Article 5, Unified Development Ordinance, and the Wake County Land Use Plan): 1.45 DU/AC
Max. # of lots allowable*: 109 Proposed # of lots*: 49
Min. allowable lot area*: 30,000 sf Proposed min. lot area*: 30,000 sf
Average lot area*: 344,311 sf
Min. allowable lot width*: 95 ft Proposed min. lot width*: 95 ft

* If applicable, show for each zoning district

Min. open space standard (see Sec. 3.4.3(E)(1)): () 10 % () 25 % () 30% () 40% of site area
Min. open space area: _____ acres
 Proposed open space area [by parcel]: _____ acres
 Proposed open space use(s) [by parcel]: _____
 Proposed future development site area [by site]: _____ acres
 Proposed impervious surfaces area: 415,027 _____ sf
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): 12.64 _____ %
 Site area w/in area of special flood hazard (see Article 14, Unified Development Ordinance): 7.7 acres
 within floodway: _____ acres

Vehicular Access

Names of access street(s) and number of access points along each:

Name of access or adjacent street	Right-of-way width (ft)	Pavement width (ft)	No. of lanes	Paved? (Y or N)	Roadway design capacity ¹	Traffic volume (ADT) ²	Est. traffic generated (ADT) ³
Mitchell Mill Rd	60'	20'	2	Y			

¹ See NCDOT Highway Capacity Manual or Wake County Thoroughfare Plan Appendix

² See CAMPO web site (www.raleigh-nc.org/campo) or contact NCDOT Traffic Survey Unit

³ Base on Institute of Transportation Engineers ratios - ratio used for estimate (e.g., x trips per y sf) _____

Estimated traffic generated by heavy vehicles (vehicles other than automobiles and light trucks):

Type of vehicle: _____ ADT: _____

Type of vehicle: _____ ADT: _____

Utilities and Services

Water supply provided by: () municipal system (_____)

() community system (_____) () individual well(s)

Estimated total water demand: _____ gpd

Wastewater collection/treatment provided by: () municipal system (_____)

() community system - specify type(_____) () individual on-site system

Estimated total wastewater discharge: _____ gpd

Electrical service provided by: _____ Underground () yes () no

Natural gas service provided by: _____

Telephone service provided by: _____ Underground () yes () no

Cable television service provided by: _____ Underground () yes () no

Fire protection provided by: _____

Miscellaneous

Generalized slope of site: 5-20%

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: stream & wetlands onsite

Valuable historic resources (homestead, mill, archeological site) on or adjoining site: _____

Land Use Plan Classifications

General Classification (note associated municipality and/or watershed):

() Short-Range Urban Services Area/Water Supply Watershed _____

() Short-Range Urban Services Area _____

() Long-Range Urban Services Area/Water Supply Watershed _____

(X) Long-Range Urban Services Area Rolesville _____

() Non-Urban Area/Water Supply Watershed _____

() Non-Urban Area _____

Land Use Classification(s) (Note Area Land Use Plan, if applicable):

Northeast Wake Land Use Plan

Other Information (additional relevant information about the site or proposal you wish to note or cite)

All property owners must sign this application unless one or more individuals are specifically authorized to act as an agent on behalf of the collective interest of some or all of the owners (provide a copy of such authorization).

The undersigned property owner(s) hereby authorize the filing of this application (and any subsequent revisions thereto). The filing of this application authorizes the Wake County staff to enter upon the site to conduct relevant site inspections as deemed necessary to process the application.

Signature: _____ Date: _____

DocuSigned by:
Signature: Julia Stikeleather Julia Stikeleather Date: 10/28/2016
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Signature: _____ Date: _____

The undersigned applicant hereby certifies that, to the best of his or her knowledge and belief, all information supplied with this application is true and accurate.

Signature: Matthew K. Brubaker Matthew K. Brubaker Date: 10/28/16
Cornerstone Realty Ventures

Notes: All documents and maps submitted as required become the property of Wake County.
The Wake County Unified Development Ordinance is on the web at <http://www.wakegov.com/>
All application fees are non-refundable.

