

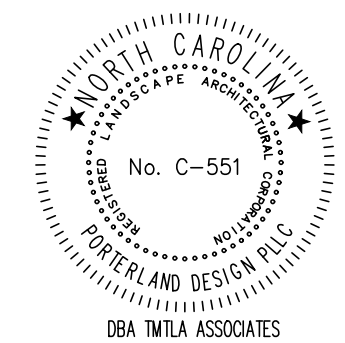
FOWLER ROAD REZONING

6520 FOWLER ROAD & 6521 MITCHELL MILL ROAD
ROLESVILLE, NC

PIN# 1768-60-2816 & 1767-69-6199



Know what's below.
Call before you dig.
Dial 811 or 1-800-632-4949



owner:
Richards, Barbara Ann Jones
6721 mitchell mill rd,
zebulon nc 27597-8416

landscape architect/design professional:
TMTLA Associates
5011 Southpark Drive, Ste. 200
Durham, North Carolina 27713
(919) 484-8880
Contact: Pam Porter, PLA

developer/applicant:
Hopper Communities
1616 Cleveland Avenue
Charlotte, NC 28203
(919) 805-4801
contact: Bill Harrell

legal:
Parker Poe Adams & Bernstein
301 Fayetteville St #1400
Raleigh, NC 27601
(919) 828-0564
contact: Collier Marsh



SUBMITTAL DATES

FIRST SUBMITTAL ————— 11/1/2024

SHEET INDEX

- L-0 — COVER SHEET
- L-1 — EXISTING CONDITIONS
- L-2 — CONCEPTUAL PLAN

REVISIONS:

COVER SHEET
FOWLER ROAD REZONING
6520 FOWLER ROAD & 6521 MITCHELL MILL ROAD
ROLESVILLE, NC

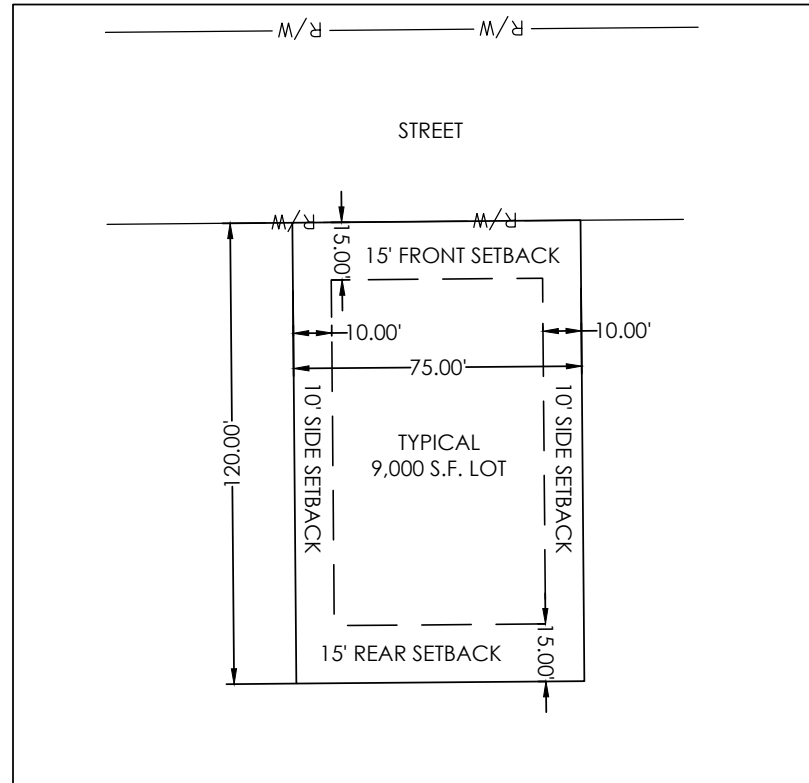
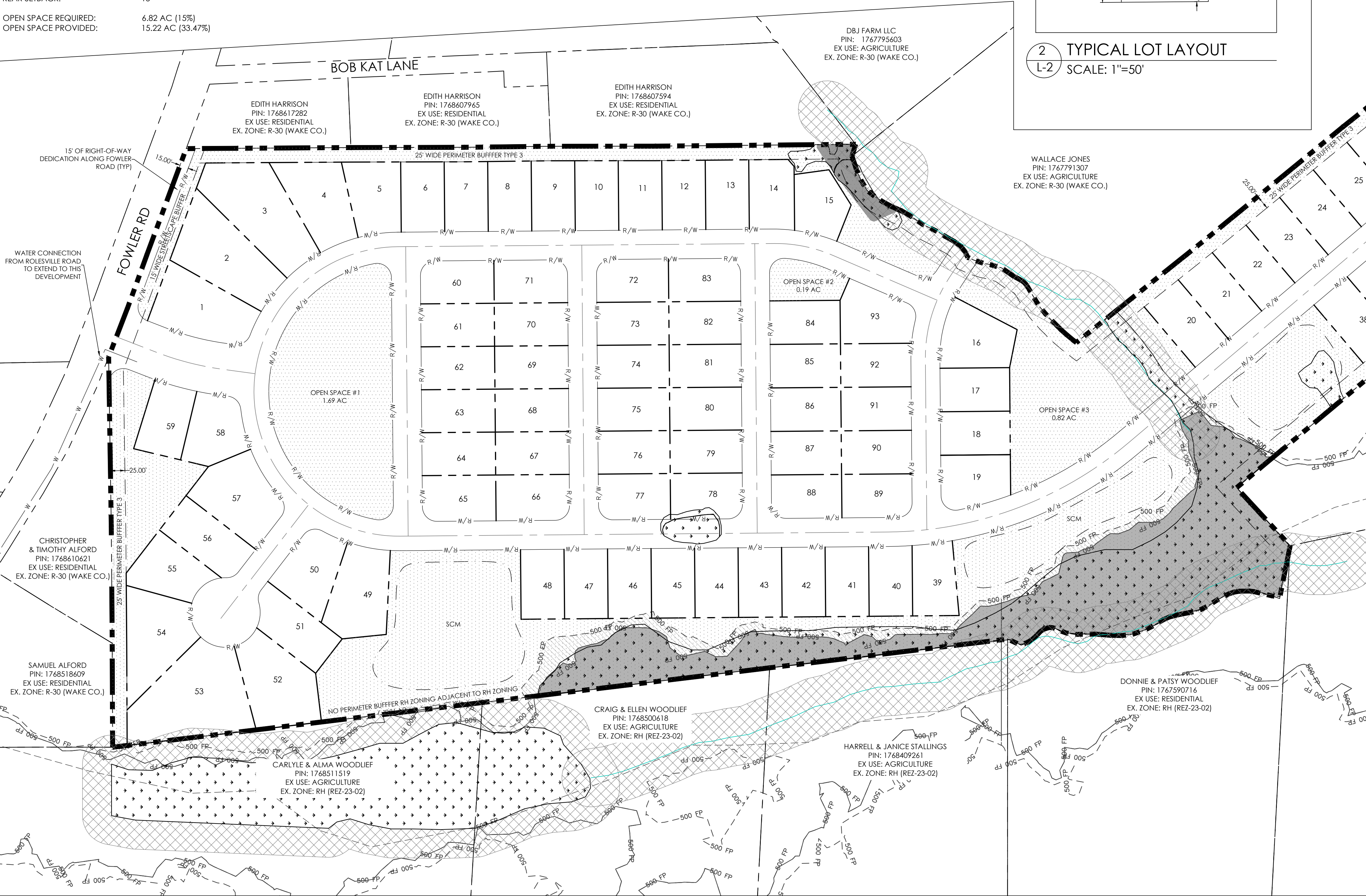
SCALE:
AS NOTED
DRAWN BY:
PMP
PROJECT #
24076
DATE:
11/1/2024
SHEET
L-0
OF XX

SITE DATA

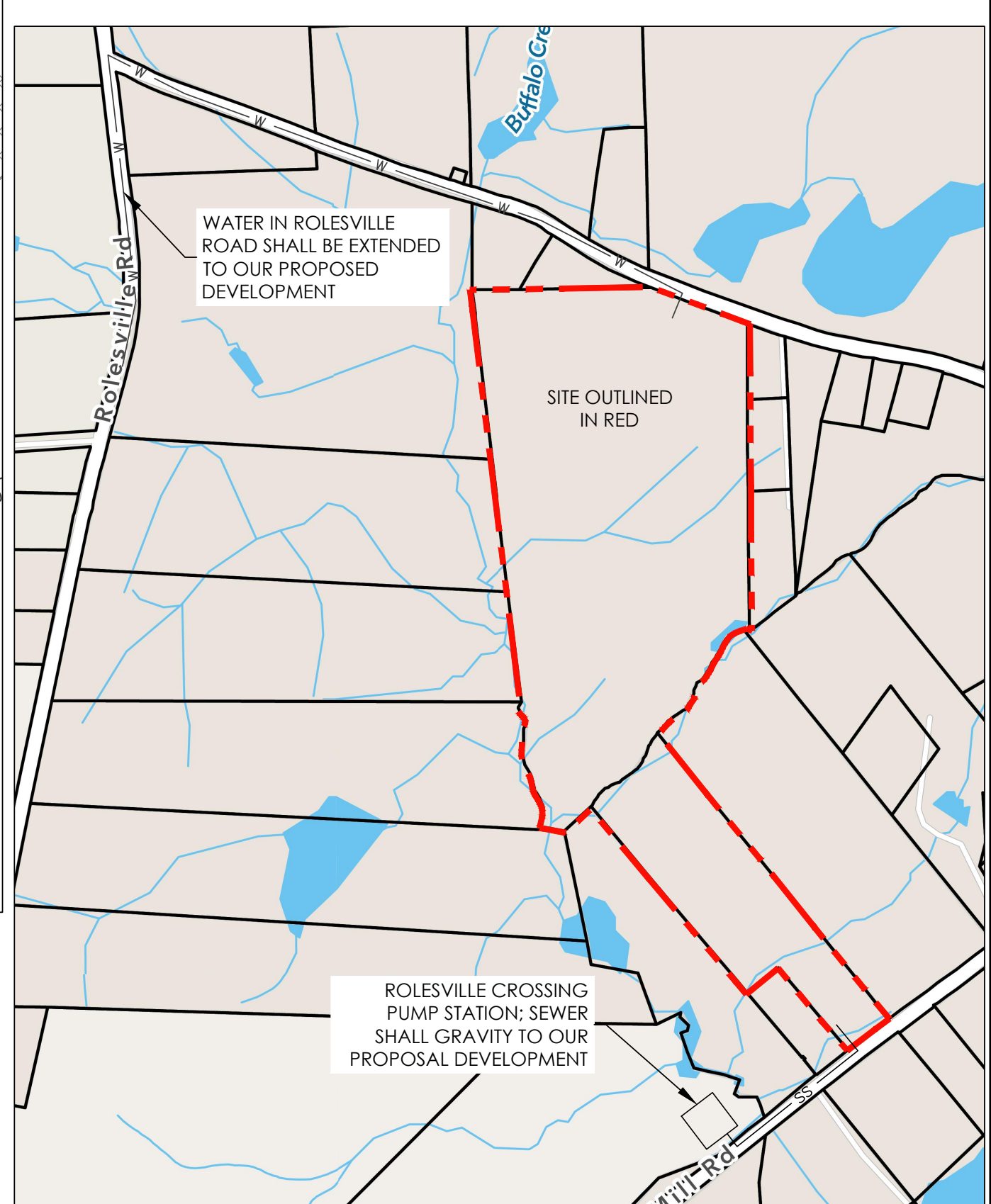
TOTAL AREA: 1,981,108.8 SF / 45.48 AC
EX. ZONING: R-30 (WAKE COUNTY)
EX. USE: SINGLE FAMILY & VACANT
OVERLAYS: NONE
PROPOSED ZONING: RH (RESIDENTIAL HIGH DENSITY)(ROLESVILLE)
PROPOSED USE: SINGLE FAMILY DETACHED
MINIMUM LOT SIZE PERMITTED: 7,500 S.F.
MINIMUM LOT SIZE PROPOSED: 9,000 S.F.
MAXIMUM DENSITY ALLOWED: 6 DU/AC (SINGLE FAMILY DETACHED)
PROPOSED DENSITY: 2.04 DU/AC.
PROPOSED NUMBER OF LOTS: 93
FRONT SETBACK: 15'
SIDE SETBACK: 10'
REAR SETBACK: 15'
OPEN SPACE REQUIRED: 6.82 AC (15%)
OPEN SPACE PROVIDED: 15.22 AC (33.47%)

CONCEPT / SKETCH PLAN NOTES

1. BASE FILE ASSEMBLED WITH WAKE COUNTY GIS PARCEL LINES, TOPOGRAPHIC INFORMATION, AND OTHER AVAILABLE RECORD PLANS.
2. ALL PRELIMINARY AND CONCEPTUAL DESIGN SKETCHES ARE SUBJECT TO FIELD VERIFICATION OF ITEMS INCLUDING BUT NOT LIMITED TO BOUNDARY SURVEY, TOPOGRAPHIC SURVEY, EXISTING UTILITIES, REGULATED STREAM BUFFERS, WETLANDS, FLOODPLAIN DELINEATIONS, SOIL CONDITIONS (SEPTIC SOILS), SPECIMEN TREE LOCATIONS AND RIGHT-OF-WAY DEDICATION. THESE ITEMS ARE VERIFIED DURING FUTURE DESIGN DEVELOPMENT PHASE OF THE PROJECT.
3. ALL AREA CALCULATIONS ARE PRELIMINARY AND WILL BE ADJUSTED WITH ACTUAL BOUNDARY SURVEY.

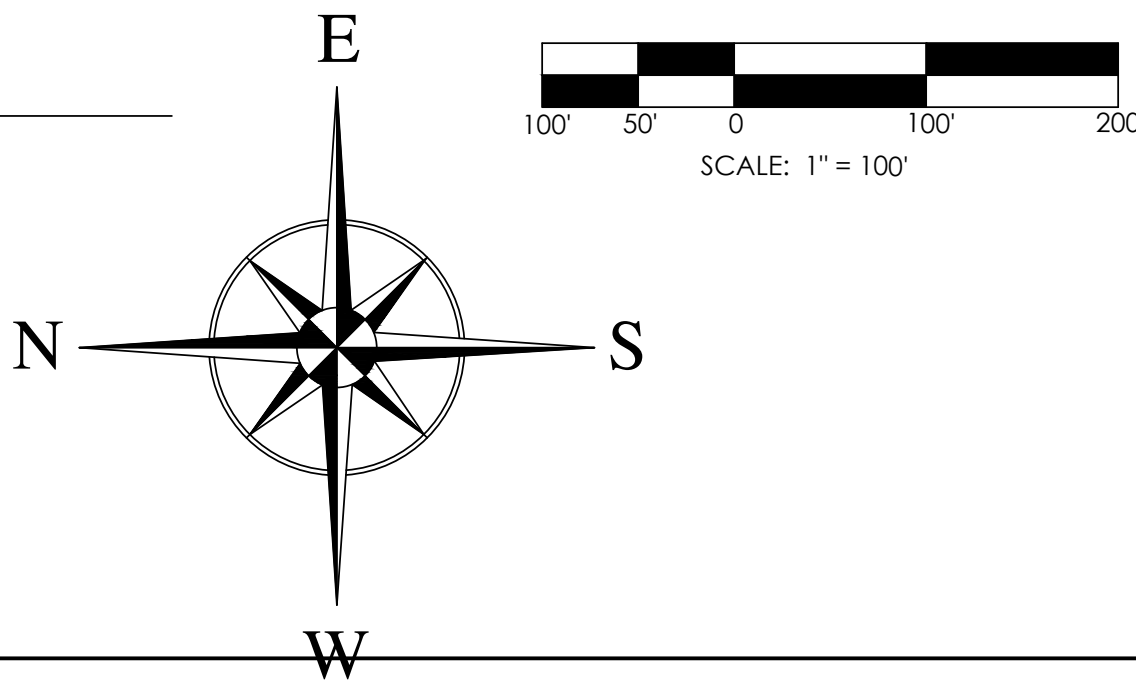


2 TYPICAL LOT LAYOUT L-2 SCALE: 1"=50'

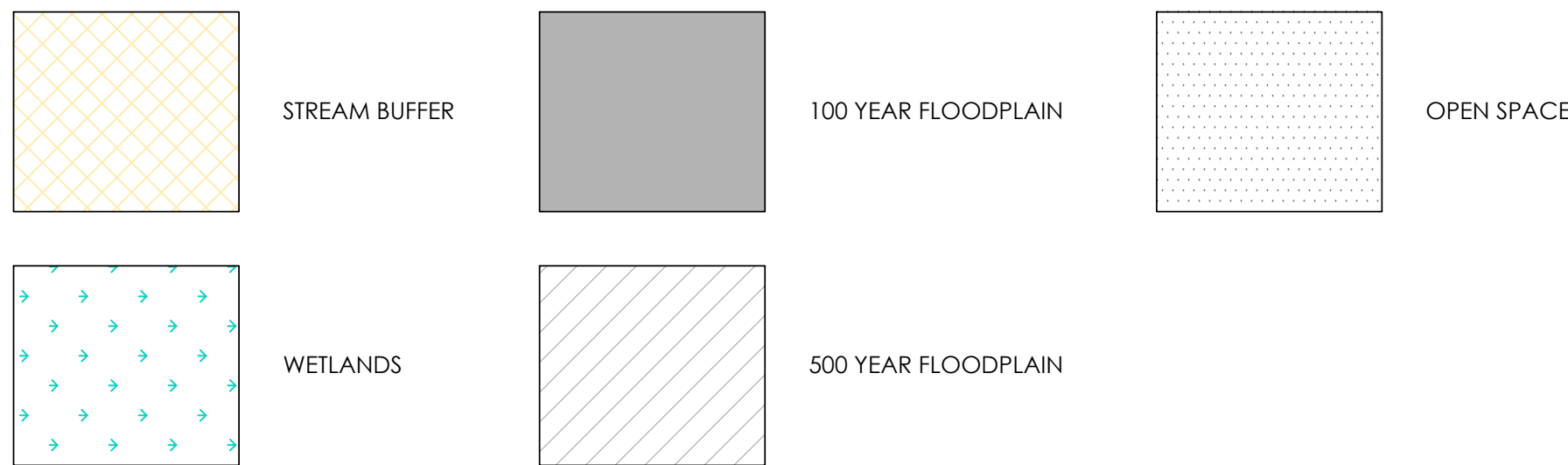


3 PRELIMINARY UTILITY CONNECTIONS L-2 SCALE: 1"=500'

1 CONCEPT PLAN L-2 SCALE: 1"=100'



HATCH KEY



REVISIONS: