

FOWLER ROAD REZONING

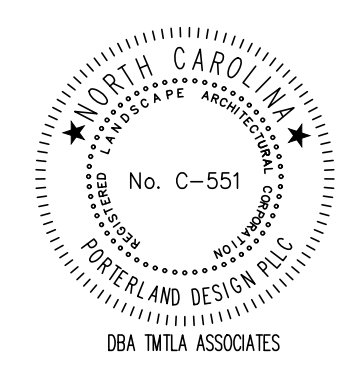
REZ-24-04

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
SECOND SUBMITTAL _____ 1/02/2025

SHEET INDEX

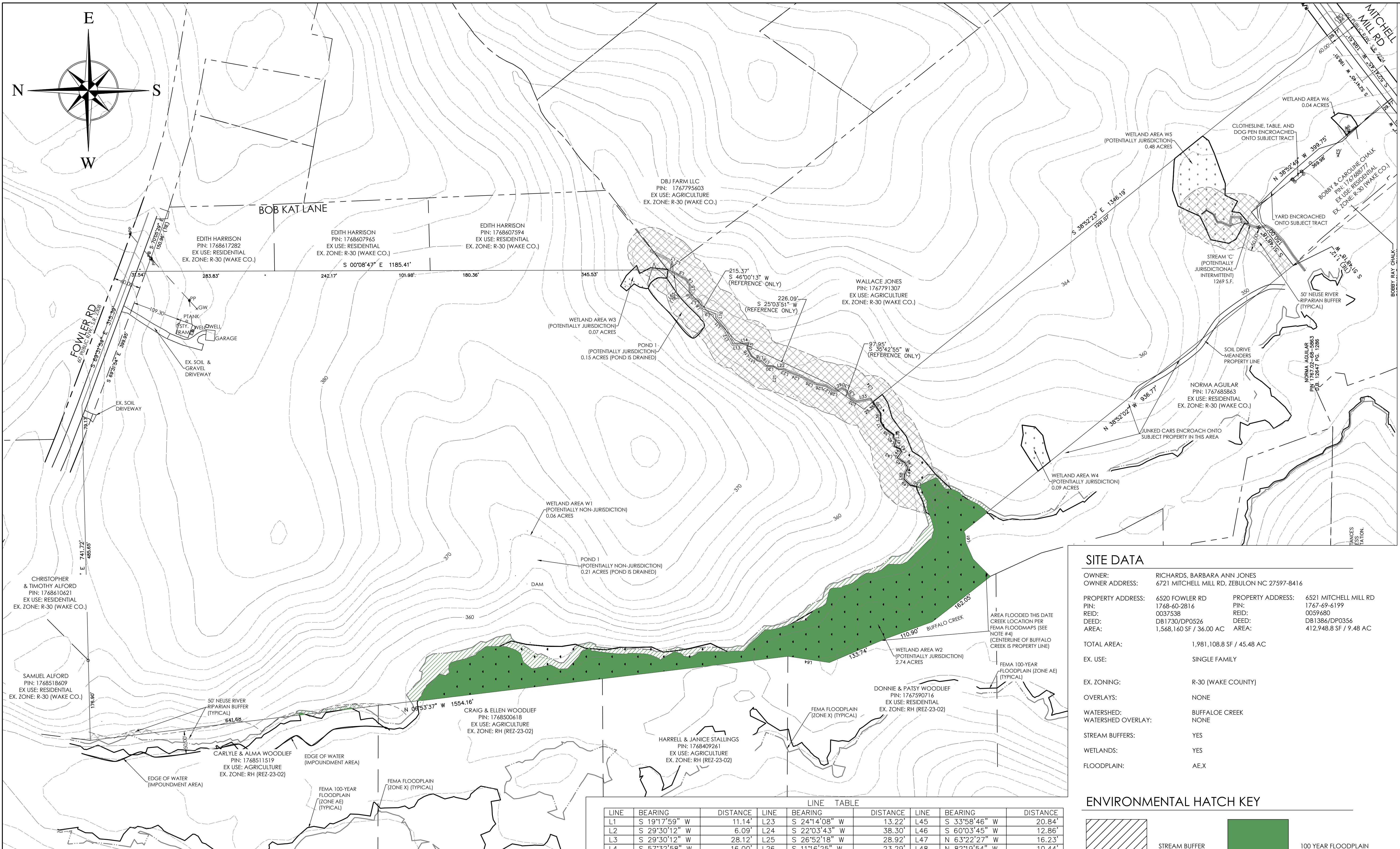
- L-0 — COVER SHEET
- L-1 — EXISTING CONDITIONS
- L-2 — CONCEPTUAL PLAN

REVISIONS:

1/2/2025	

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



1 EXISTING CONDITIONS PLAN
L-1 SCALE: 1"=100'

EXISTING CONDITIONS NOTES

- BASE INFORMATION PER WAKE COUNTY GIS. STREAM BUFFER AND WETLAND INFORMATION PROVIDED BY S&EC, INC.
- PROJECT SITE IS NOT LOCATED WITHIN ANY SPECIAL FLOOD HAZARD AREAS OR FUTURE CONDITIONS FLOOD HAZARD AREAS, AS SHOWN ON FIRM PANEL # 3720176800K (ZONE AE) DATED 7/19/2022 & #3720176600K (ZONE AE) DATED 7/19/2022.
- THERE ARE WETLANDS WITHIN THE PROJECT SITE AS DETERMINED BY S&EC, INC. ON 7/29/2024.
- THERE ARE BUFFERED STREAMS WITHIN THE PROJECT SITE AS DETERMINED BY S&EC, INC. ON 7/29/2024.
- EXISTING CONDITIONS AS SHOWN ON THESE PLANS ARE GENERAL AND ILLUSTRATIVE IN NATURE AND DO NOT INCLUDE MECHANICAL, ELECTRICAL AND MISCELLANEOUS STRUCTURES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW THE PROJECT SITE AND FAMILIARIZE WITH ACTUAL FIELD CONDITIONS PRIOR TO BIDDING AND COMMENCING WORK. IF FIELD CONDITIONS ARE FOUND TO BE SIGNIFICANTLY DIFFERENT THE CONTRACTOR SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT OR ENGINEER IMMEDIATELY.

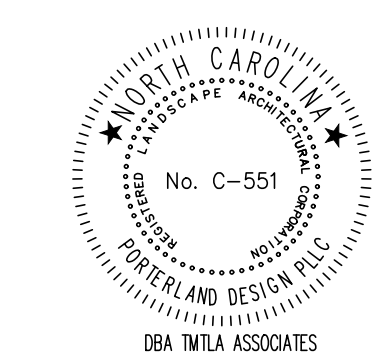
LINE TABLE				LINE TABLE			
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING
L1	S 19°17'59" W	11.14'	L23	S 24°14'08" W	13.22'	L45	S 33°58'46" W
L2	S 29°30'12" W	6.09'	L24	S 22°03'43" W	38.30'	L46	S 60°03'45" W
L3	S 29°30'12" W	28.12'	L25	S 26°52'18" W	28.92'	L47	N 63°22'27" W
L4	S 57°32'58" W	16.00'	L26	S 11°16'25" W	23.29'	L48	N 82°19'54" W
L5	N 89°13'54" W	12.49'	L27	S 35°17'58" W	13.69'	L49	S 42°08'15" W
L6	S 70°03'16" W	17.55'	L28	S 17°57'36" W	10.92'	L50	S 14°24'38" W
L7	S 18°59'17" W	14.48'	L29	S 27°09'59" E	13.64'	L51	S 31°29'02" W
L8	S 63°45'33" W	20.62'	L30	S 23°59'33" W	9.37'	L52	S 12°33'35" W
L9	S 20°24'01" W	31.53'	L31	S 57°36'24" W	21.84'	L53	S 06°59'41" E
L10	N 79°39'40" W	7.41'	L32	S 29°24'20" W	14.25'	L54	S 32°41'03" W
L11	S 49°45'27" W	33.39'	L33	S 10°34'18" E	31.31'	L55	S 82°57'50" W
L12	S 62°35'00" W	37.78'	L34	S 55°27'59" W	8.34'	L56	S 15°31'40" W
L13	S 00°36'33" E	16.93'	L35	S 55°27'59" W	30.56'	L57	S 59°58'03" W
L14	S 04°43'29" E	16.97'	L36	S 89°09'03" W	18.09'	L58	S 86°55'58" W
L15	N 75°00'08" W	11.31'	L37	S 59°15'28" W	16.51'	L59	S 69°55'53" W
L16	S 60°42'13" W	19.87'	L38	S 36°29'09" W	25.05'	L60	S 69°55'53" W
L17	S 36°36'47" W	16.83'	L39	N 84°25'20" W	6.05'	L61	S 87°33'25" W
L18	S 10°54'28" W	8.67'	L40	S 50°11'26" W	8.99'	L62	S 66°02'25" W
L19	S 44°52'04" W	14.47'	L41	N 73°56'11" W	13.18'	L63	S 45°16'52" W
L20	S 02°32'51" W	16.09'	L42	S 23°22'54" W	14.12'	L64	N 08°29'35" E
L21	S 29°28'40" W	13.33'	L43	S 69°49'59" W	7.29'	L65	N 38°52'51" W
L22	S 01°17'28" E	10.33'	L44	N 53°27'07" W	15.53'	L66	S 38°52'23" E

SITE DATA

OWNER:	RICHARDS, BARBARA ANN JONES		
OWNER ADDRESS:	6721 MITCHELL MILL RD, ZEBULON NC 27597-8416		
PROPERTY ADDRESS:	6520 FOWLER RD	PROPERTY ADDRESS:	6521 MITCHELL MILL RD
PIN:	1768-60-2816	PIN:	1767-69-6199
REID:	0037538	REID:	0059680
DEED:	DB1730/DP0526	DEED:	DB1386/DP0356
AREA:	1,568,160 SF / 36.00 AC	AREA:	412,948.8 SF / 9.48 AC
TOTAL AREA:	1,981,108.8 SF / 45.48 AC		
EX. USE:	SINGLE FAMILY		
EX. ZONING:	R-30 (WAKE COUNTY)		
OVERLAYS:	NONE		
WATERSHED:	BUFFALO CREEK		
WATERSHED OVERLAY:	NONE		
STREAM BUFFERS:	YES		
WETLANDS:	YES		
FLOODPLAIN:	AE,X		

ENVIRONMENTAL HATCH KEY

	STREAM BUFFER		100 YEAR FLOODPLAIN
	WETLANDS		500 YEAR FLOODPLAIN



REVISIONS:
1/2/2025

EXISTING CONDITIONS
PROJECT TITLE
5011 SOUTH PARK DRIVE
DURHAM, NC 27713

SCALE:
AS NOTED
DRAWN BY:
XXX
PROJECT #
22XXX
DATE:
XX-XX-2022
SHEET
L-1
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 WIDTH: 75'
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 MAXIMUM DENSITY: 2.20 DU/AC.
MAXIMUM NUMBER OF LOTS: 100

FRONT BUILDING SETBACK: 15'
SIDE BUILDING SETBACK: 10'
REAR BUILDING SETBACK: 15'
OPEN SPACE REQUIRED: 6.82 AC (15%)
OPEN SPACE PROVIDED: 15.22 AC (33.47%)

ROW DEDICATION (FOWLER RD): 6,320 S.F. / 399.95 L.F.
ROW DEDICATION (MITCHELL MILL RD): 4962 S.F. / 198.51 L.F.

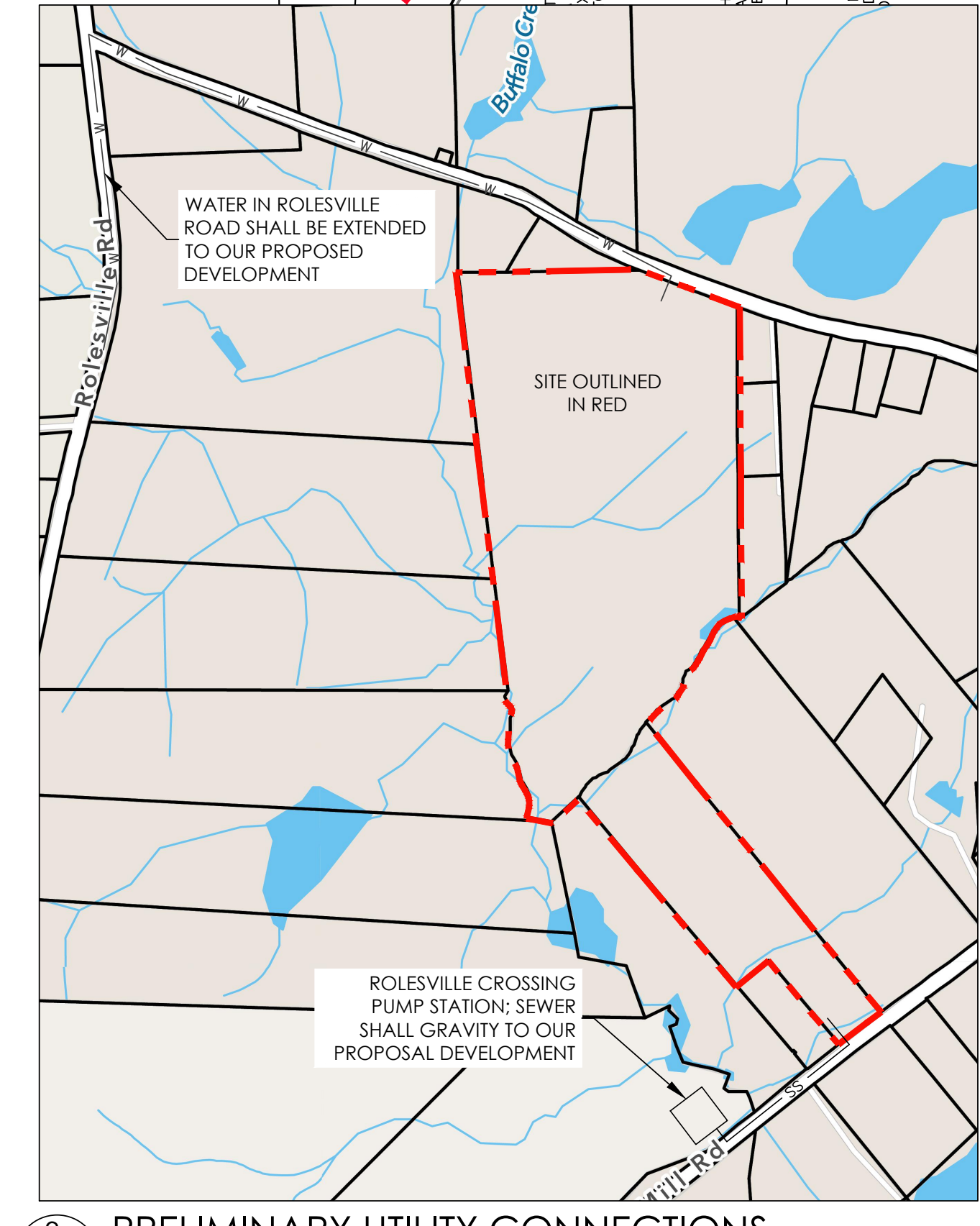
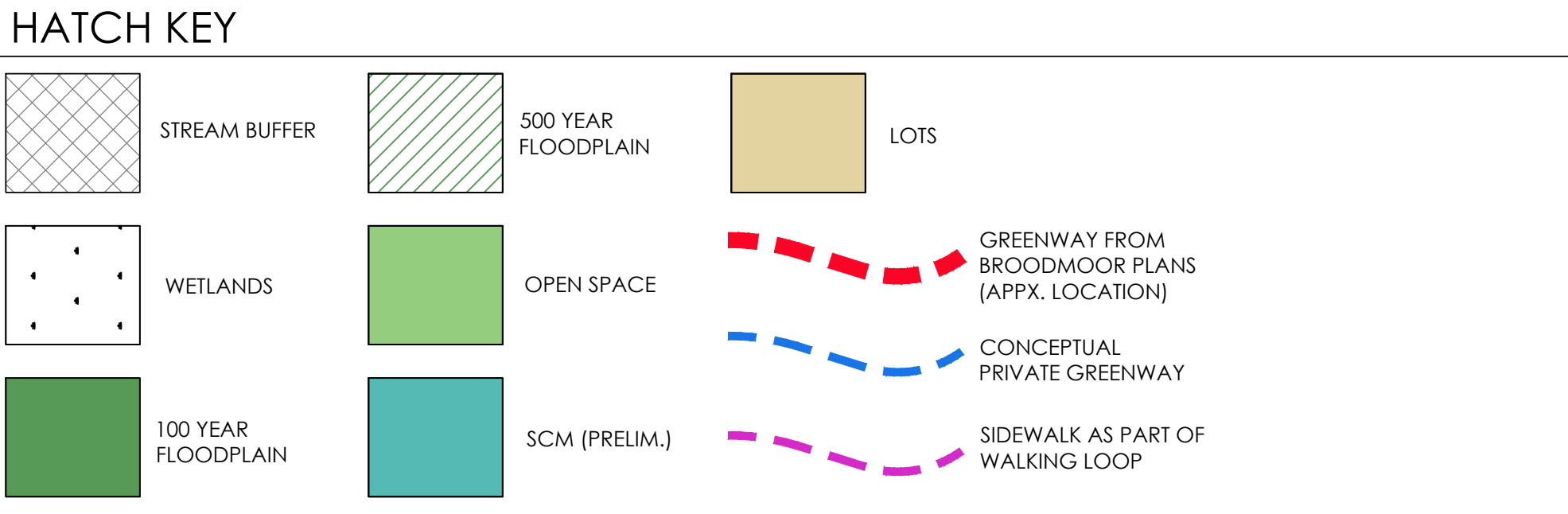
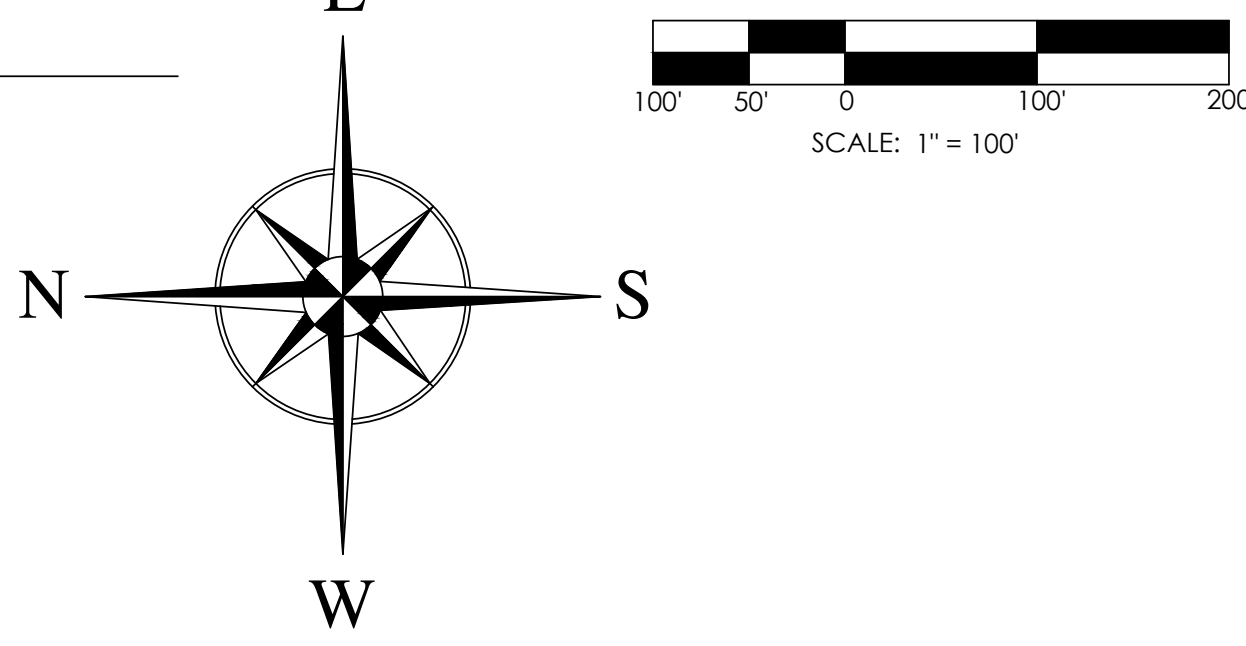
CONCEPT / SKETCH PLAN NOTES

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.
4. ON-SITE PRIVATE GREENWAY CONNECTIONS, TRAILS, AND WIDER SIDEWALK ARE SHOWN IN APPROXIMATE LOCATIONS AND MAY CHANGE DURING SITE PLAN.

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



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



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



REVISIONS:

1/2/2025	