

FOWLER ROAD REZONING

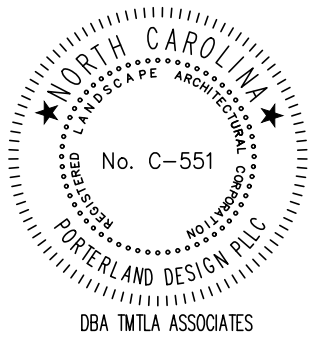
REZ-24-04

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



SUBMITTAL DATES

FIRST SUBMITTAL 11/1/2024
SECOND SUBMITTAL 1/02/2025
THIRD SUBMITTAL 4/01/2025

SHEET INDEX

L-0 COVER SHEET
L-2 CONCEPTUAL PLAN

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

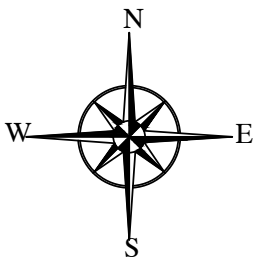
landscape architect/design professional:
TMTLA Associates
5011 Southpark Drive, Ste. 200
Durham, North Carolina 27713
(919) 484-8880
Contact: Pam Porter, PLA

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



VICINITY MAP
1" = 500'



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

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-CZ (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%)

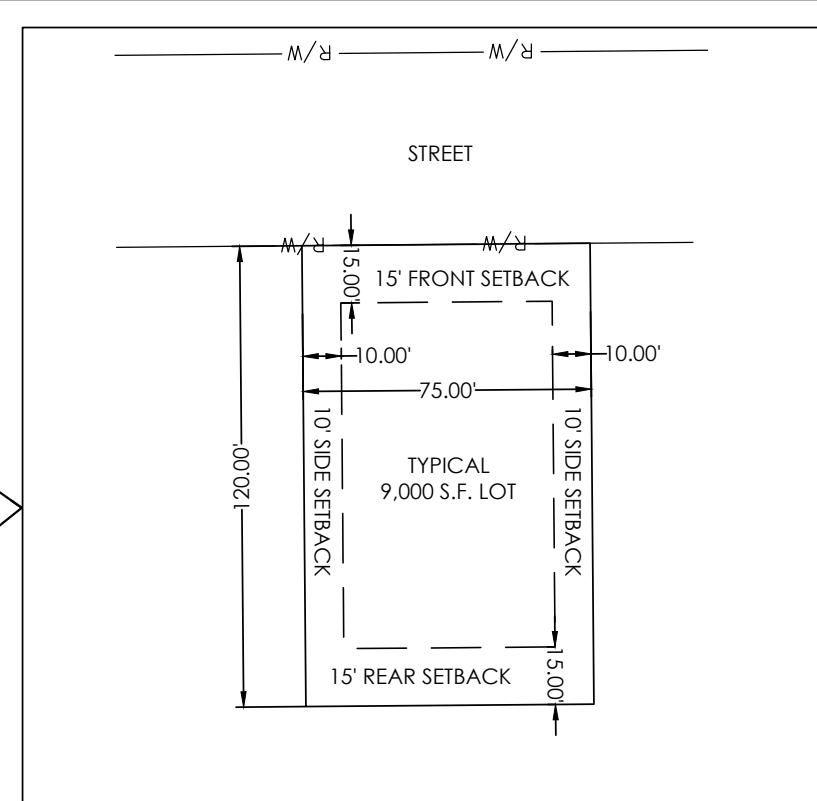
OPEN SPACE PROVIDED: 15.22 AC (33.47%)

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

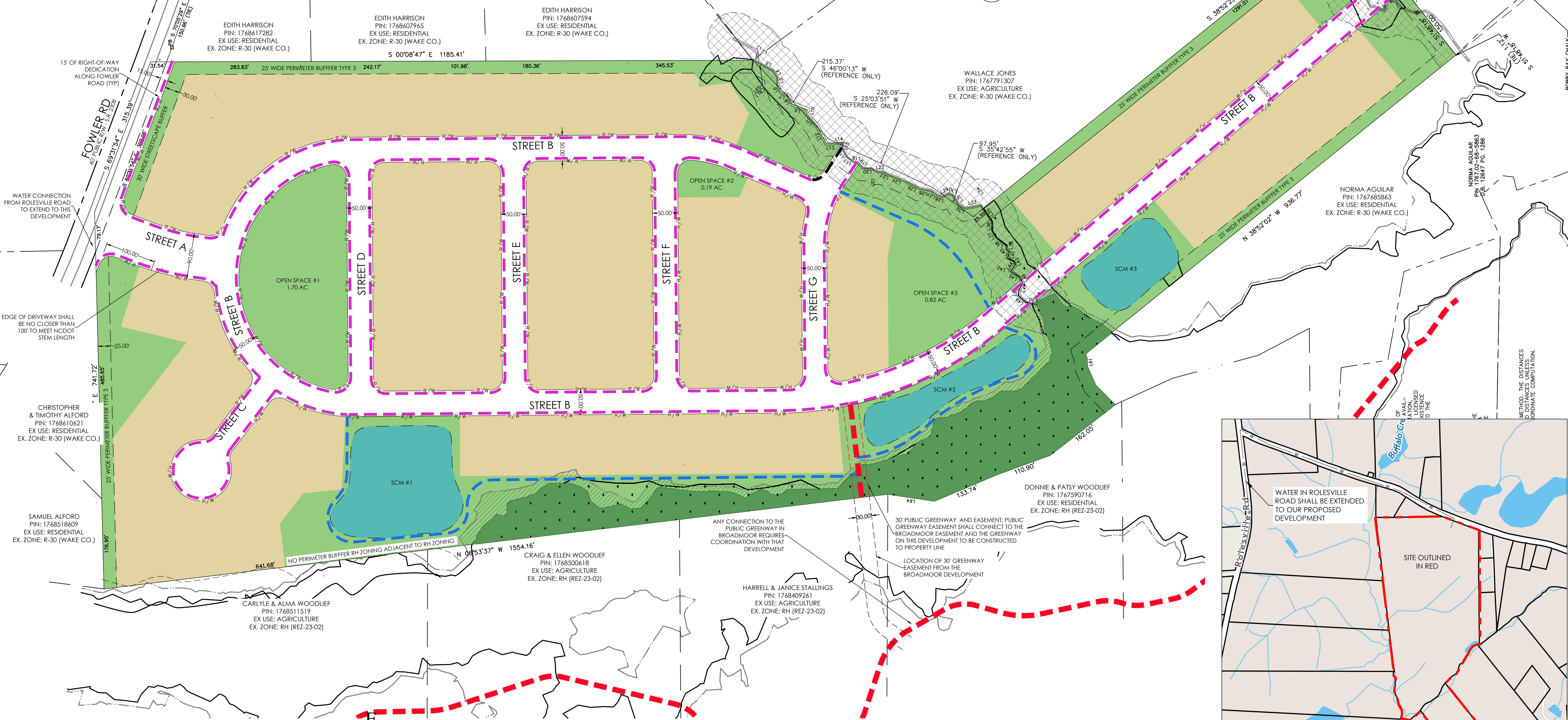
ROW DEDICATION (MITCHELL MILL RD): 4962 S.F. / 198.51 L.F.

CONCEPT / SKETCH PLAN NOTES

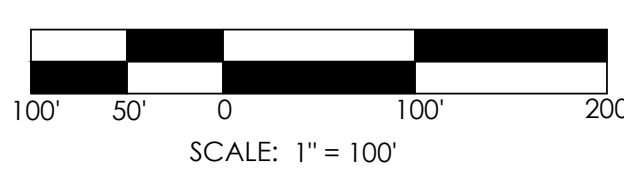
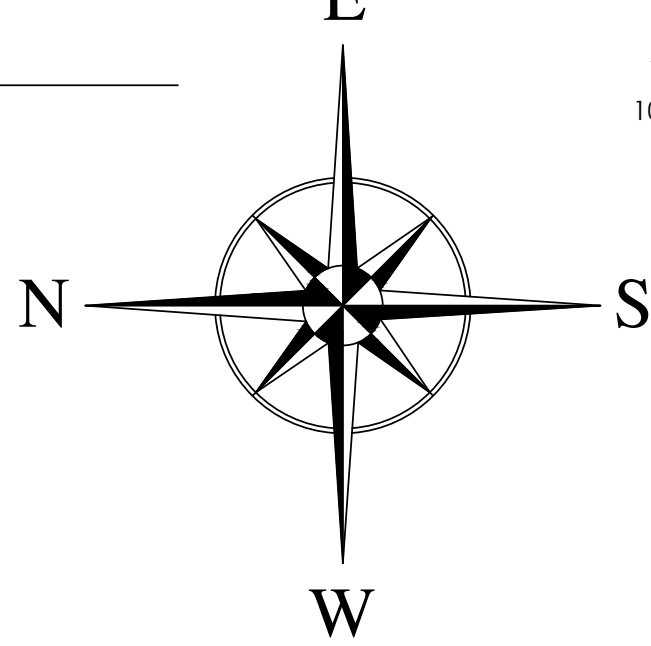
1. BASE FILE ASSEMBLED WITH WAKE COUNTY GIS PARCEL LINES, TOPOGRAPHIC INFORMATION, AND OTHER AVAILABLE RECORD PLANS.
2. ALL PRELIMINARY AND CONCEPTUAL DESIGN SKETCHES ARE SUBJECT TO FIELD VERIFICATION OF ITEMS INCLUDING BUT NOT LIMITED TO BOUNDARY SURVEY, TOPOGRAPHIC SURVEY, EXISTING UTILITIES, REGULATED 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 PRELIMINARY SUBDIVISION PLAT AND/OR CONSTRUCTION INFRASTRUCTURE DRAWING REVIEW/APPROVAL.



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

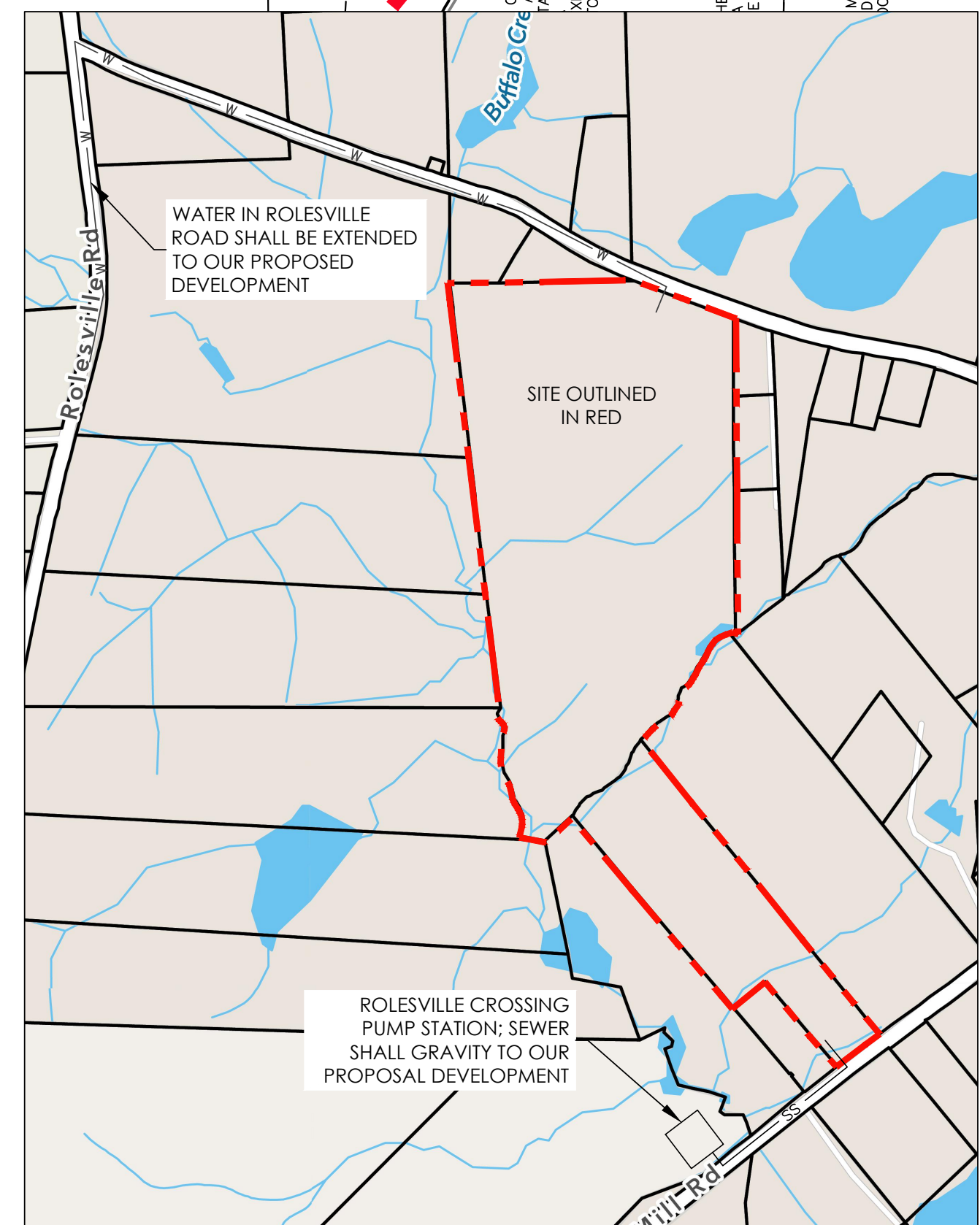


1 CONCEPT PLAN
L-2 SCALE: 1"=100'



HATCH KEY

	STREAM BUFFER		500 YEAR FLOODPLAIN		LOTS
	WETLANDS		OPEN SPACE		PUBLIC GREENWAY EASEMENT
	100 YEAR FLOODPLAIN		SCM (PRELIM.)		CONCEPTUAL PRIVATE GREENWAY
			5' SIDEWALK ALONG BOTH SIDES OF PROPOSED INTERNAL STREETS		



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



REVISIONS:

1/2/2025	

CONCEPT PLAN
HOPPER COMMUNITIES
FOWLER RD
ZEBULON, NC 27597

SCALE: AS NOTED
DRAWN BY: XXX
PROJECT # 24076
DATE: 05-16-2024
SHEET C-1
OF XX