

901 Mack Todd Road Planned Development

PLANNED DEVELOPMENT REZONING CONCEPT PLAN

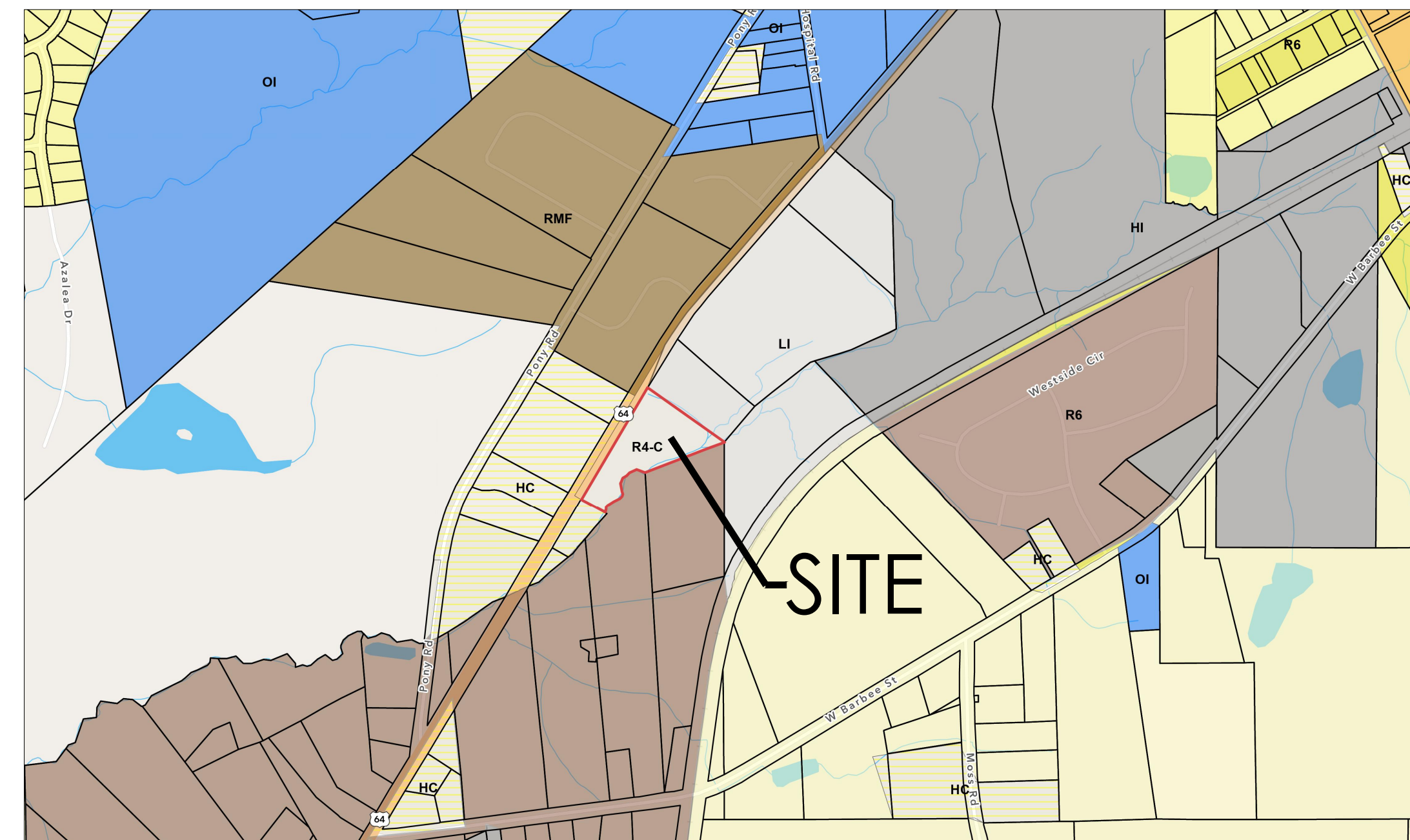
901 Mack Todd Road
Zebulon, North Carolina

OWNER/DEVELOPER:
Capital Properties of North Carolina LLC
1540 Grand Willow Way
Raleigh, NC 27614
(919) 779-9664
Contact: Michael Nedriga

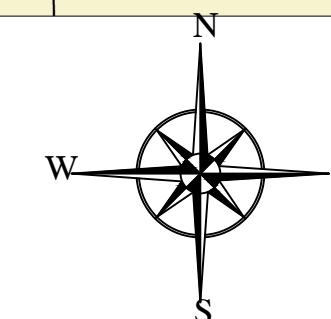
LAND PLANNING/LANDSCAPE ARCHITECTURE:
TMTLA Associates
5011 Southpark Drive, Suite 200
Durham, NC 27713
(919) 484-8880
Contact: Pam Porter

SITE DATA

AREA:	2.30 AC
PINS:	1795-82-7060
EXISTING USE:	VACANT
PROPOSED USE:	TOWNHOMES
EXISTING ZONING:	R-4
PROPOSED ZONING:	PD
CURRENT FUTURE LAND USE DESIGNATION:	IL
PROPOSED FUTURE LAND USE DESIGNATION:	SR
REQUIRED SETBACKS:	SEE SHEET L-2
OPEN SPACE REQUIRED:	10% MIN.
OPEN SPACE PROVIDED:	40% MIN.
FLOODPLAIN:	NONE
STREAM BUFFERS:	YES
WETLANDS:	NONE
REZONING CONDITIONS:	SEE NARRATIVE



VICINITY MAP
SCALE 1"=500'



SHEET INDEX

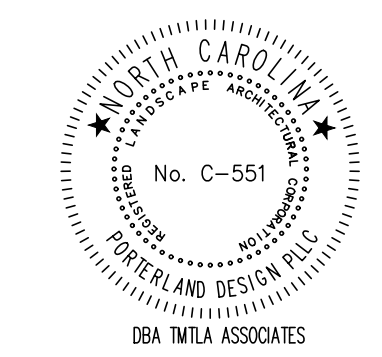
COVER	_____	
EXISTING CONDITIONS	_____	L-1
CONCEPT PLAN	_____	L-2
PRELIM. UTILITIES AND PONDS	_____	L-3
CONCEPTUAL PHASING PLAN	_____	L-4

SUBMITTALS

FIRST SUBMITTAL _____ 2/1/2024



LANDSCAPE ARCHITECTURE & LAND PLANNING
5011 SOUTHPARK DRIVE, STE. 200-DURHAM, NC 27713
p: (919) 484-8880 e: info@tmtla.com



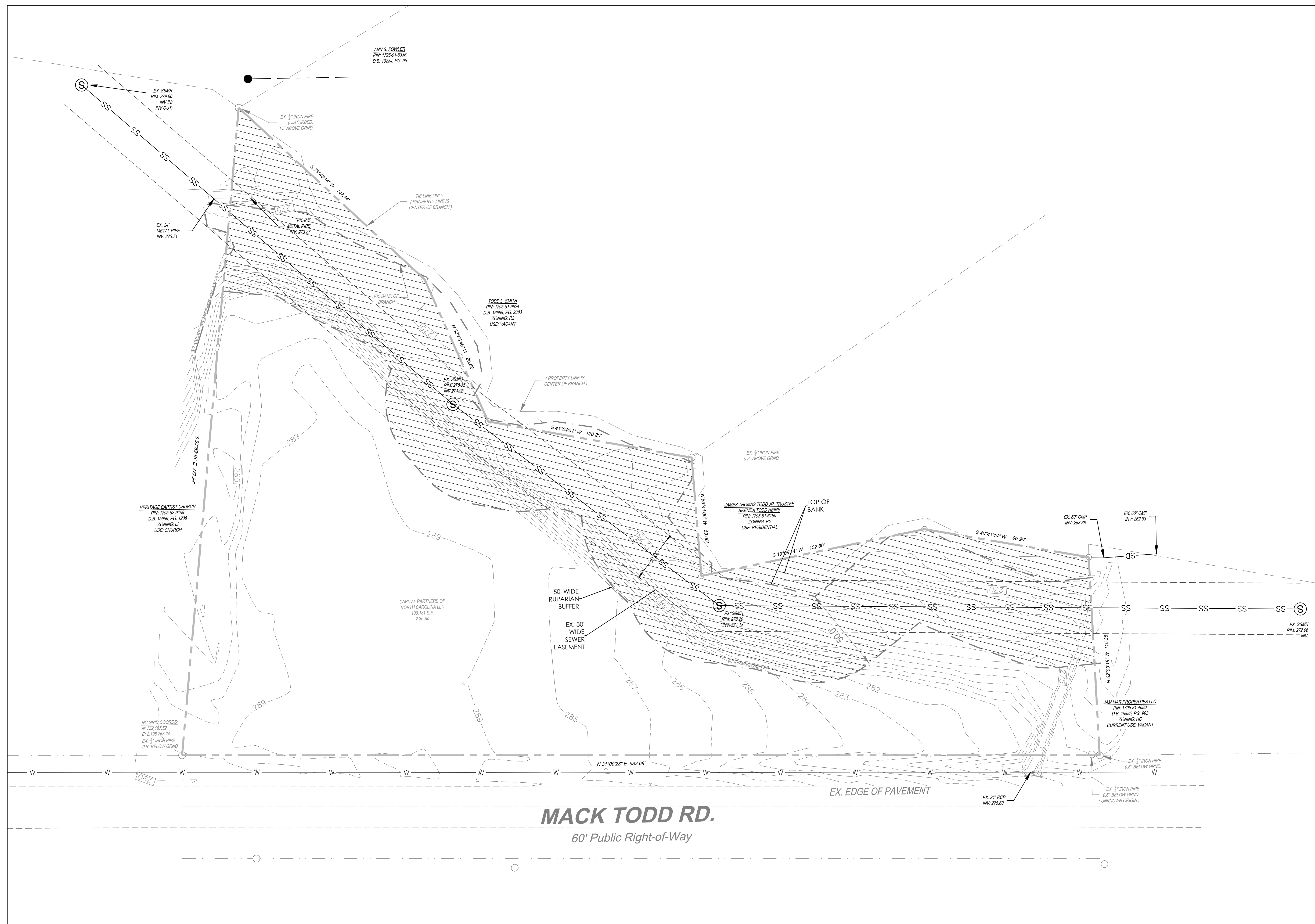
PRELIMINARY
NOT FOR
CONSTRUCTION

REVISIONS:

COVER
901 MACK TODD ROAD
901 MACK TODD ROAD
ZEBULON, NC

SCALE:
AS NOTED
DRAWN BY:
PMP
PROJECT #
23166
DATE:
2/1/2024

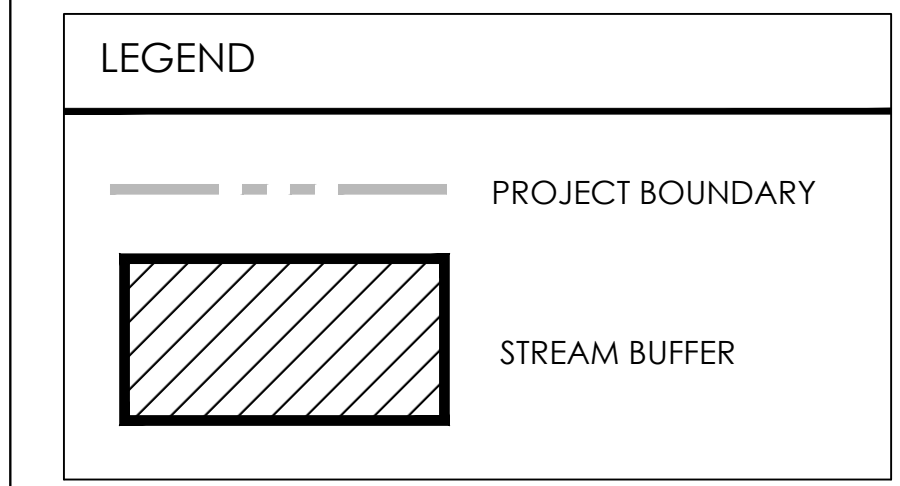
SHEET
COVER
OF 5



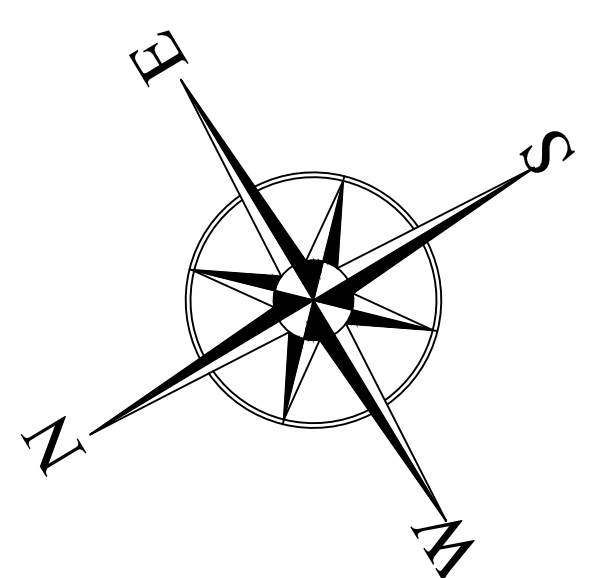
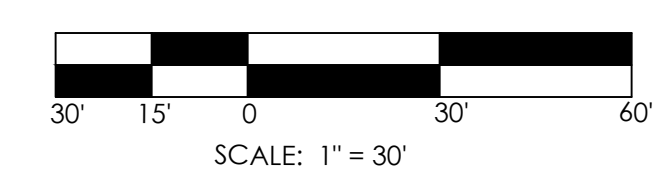
- ### EXISTING CONDITIONS NOTES
- BOUNDARY AND FIELD TOPOGRAPHIC SURVEY PROVIDED BY TAYLOR LAND CONSULTING, FEBRUARY 2021.
 - PROJECT SITE IS NOT LOCATED WITHIN ANY SPECIAL FLOOD HAZARD AREAS OR FUTURE CONDITIONS FLOOD HAZARD AREAS, AS SHOWN ON FIRM PANEL # 3720179500K (ZONE X) DATED JULY 19, 2022.
 - THERE ARE NO PROTECTED WETLANDS WITHIN THE PROJECT SITE.
 - THERE ARE BUFFERED STREAMS WITHIN THE PROJECT SITE.
 - 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.

SITE DATA

AREA:	2.30 AC
PIN:	1795-82-7060
EX. USE:	VACANT
EX. ZONING:	R4-C
STREAM BUFFERS:	YES
WETLANDS:	NO
FLOODPLAIN:	NO



1 EXISTING CONDITIONS PLAN
L-1 SCALE: 1"=30'



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REVISIONS:



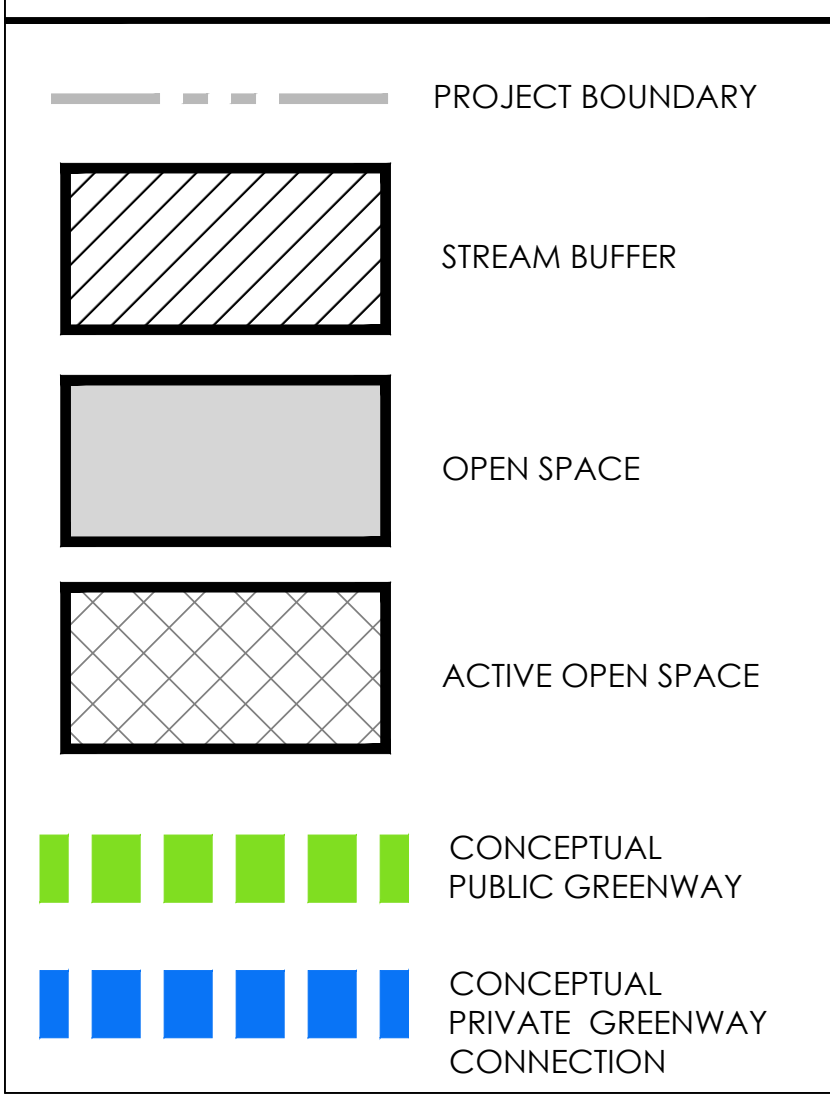
CONCEPT PLAN NOTES

- BOUNDARY AND FIELD TOPOGRAPHIC SURVEY PROVIDED BY TAYLOR LAND CONSULTING, FEBRUARY 2021.
- 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.
- ALL AREA CALCULATIONS ARE PRELIMINARY AND WILL BE ADJUSTED DURING SITE PLAN WHEN FULLY ENGINEERED.

SITE DATA

AREA:	2.30 AC
PIN:	1795-82-7060
EX. USE:	VACANT
PROPOSED USE:	RESIDENTIAL - TOWNHOMES
EX. ZONING:	R4-C
PROPOSED ZONING:	PD
DENSITY:	5.65 DU/AC
OPEN SPACE REQUIRED:	10% (0.23 AC)
OPEN SPACE PROVIDED:	59% (1.37 AC)
ACTIVE O.S. REQUIRED:	5% (1/4 OF REQUIRED O.S.) - 0.12 AC
ACTIVE O.S. PROVIDED:	8,552 S.F. / 0.19 AC
SINGLE FAMILY ATTACHED:	13 UNITS MAX. REAR LOADED UNITS
PERIMETER SETBACKS:	10' AND 25' PERIMETER SETBACK AS NOTED
LOT SETBACKS:	5' FRONT SETBACK 5' SIDE SETBACK 10' REAR SETBACK
PARKING REQUIRED:	2 SPACES PER UNIT - 26 TOTAL 0.25 GUEST SPACE PER UNIT - 4 TOTAL 2 SPACES FOR MAIL KIOSK (1 OF THESE ADA)
PARKING PROVIDED:	2 SPACES PER UNIT (ON LOT) - 26 TOTAL 6 GUEST SPACES 1 REGULAR AND 1 HC SPACE FOR THE MAIL KIOSK
LANDSCAPE BUFFERS:	15' STREET TREE BUFFER ALONG MACK TODD RD.
STREAM BUFFERS:	YES
WETLANDS:	NO
FLOODPLAIN:	NO

LEGEND

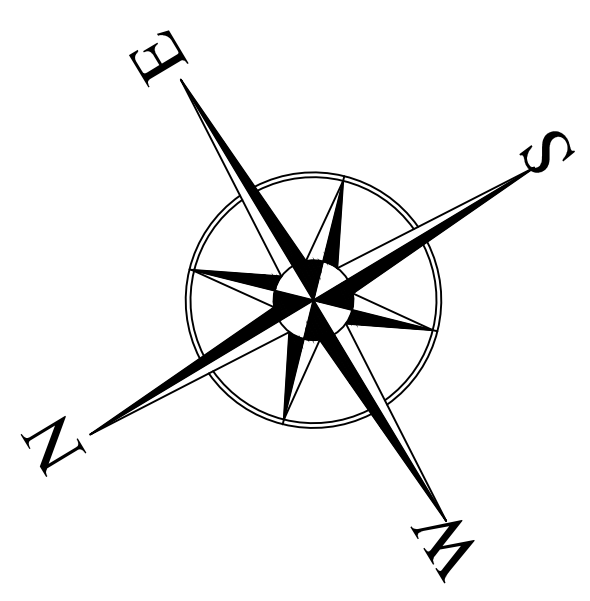
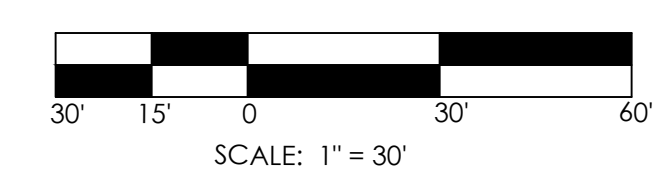


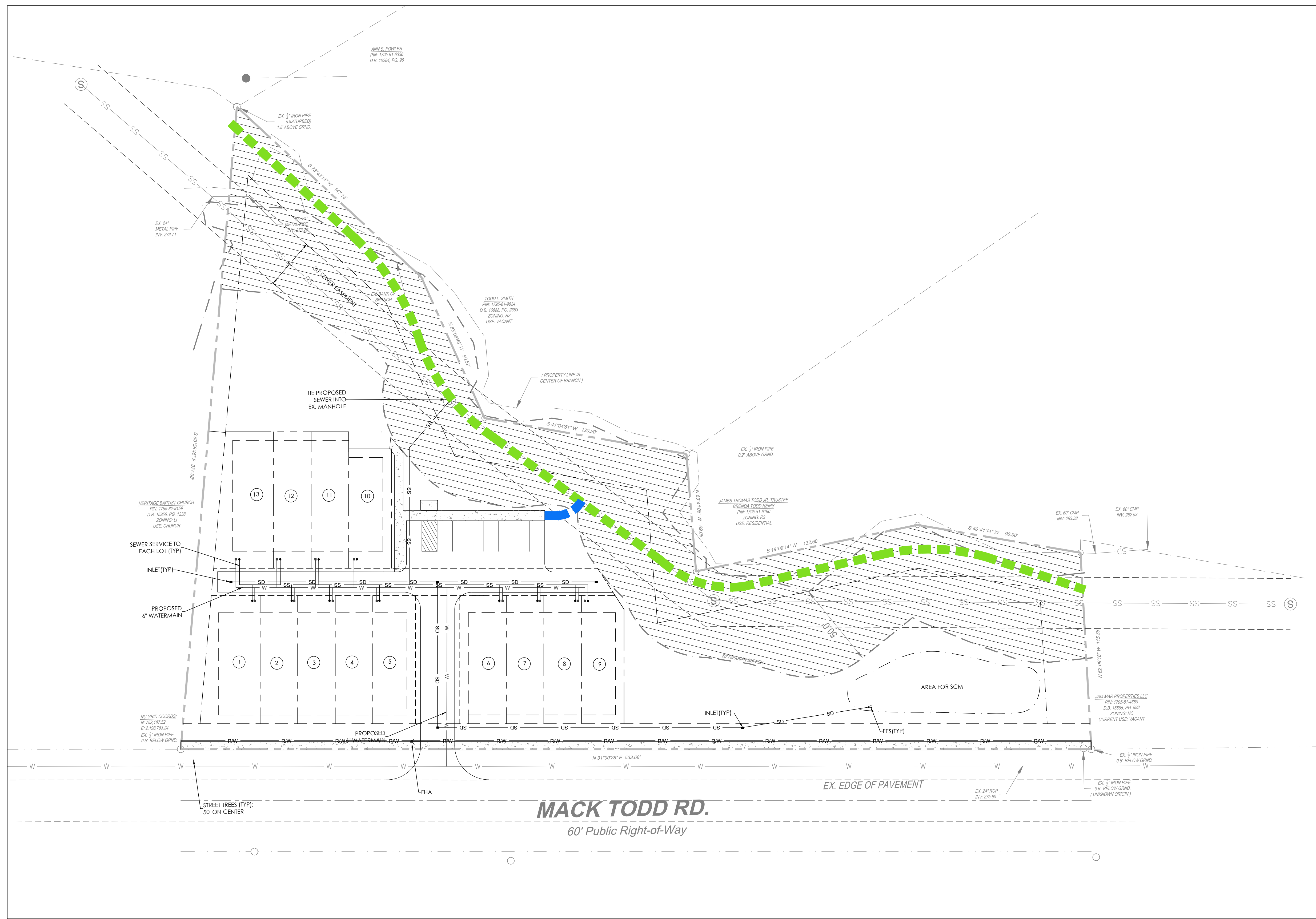
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REVISIONS:

SCALE:
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2 CONCEPT PLAN
 L-1 SCALE: 1"=30'

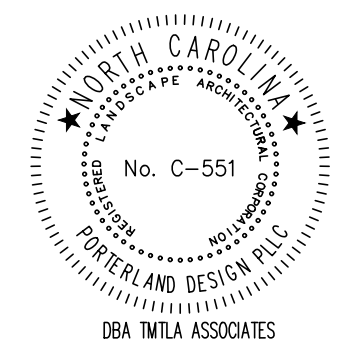




CONCEPTUAL UTILITY NOTES

1. CONCEPTUAL UTILITY DESIGN SHOWN ON THIS PLAN ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE DURING SITE PLAN WHEN FULLY ENGINEERED. THIS CONCEPTUAL UTILITY PLANT SERVES AS AN ACKNOWLEDGEMENT EXISTING UTILITIES ARE PRESENT AND AVAILABLE TO CONNECT TO FOR NEW DEVELOPMENT.

LEGEND	
	PROJECT BOUNDARY
	STREAM BUFFER
	CONCEPTUAL GREENWAY
	CONCEPTUAL STORM PIPE
	CONCEPTUAL SEWER
	CONCEPTUAL WATER



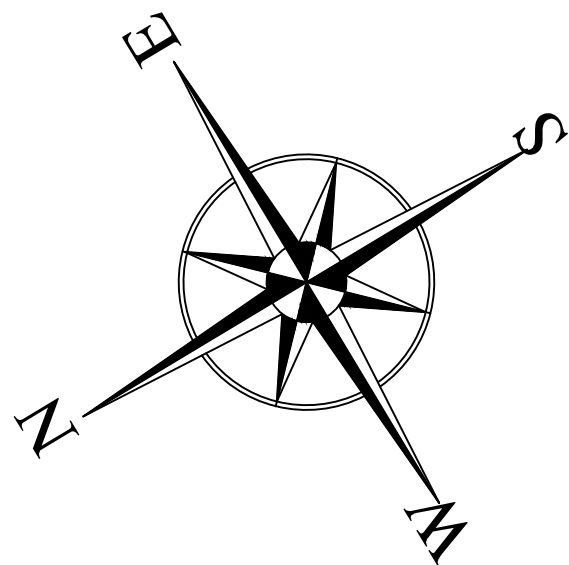
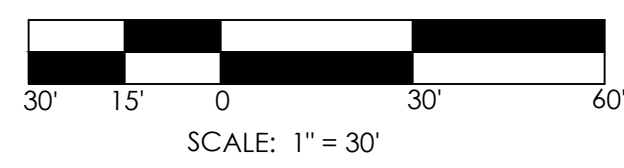
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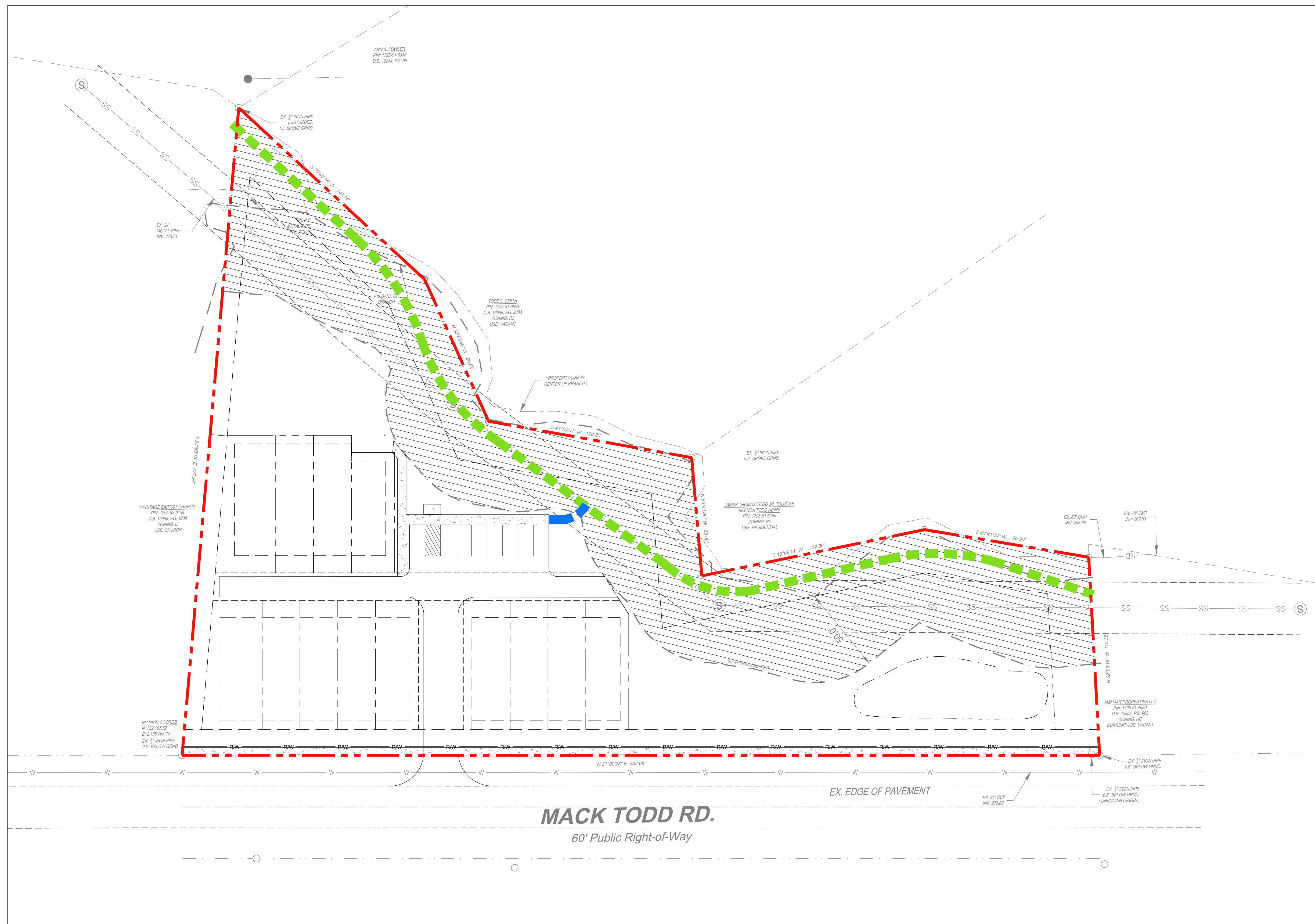
REVISIONS:

CONCEPTUAL UTILITIES AND SCM
 901 MACK TODD ROAD
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L-3
 OF 5

1 CONCEPTUAL UTILITIES AND SCM
 L-3 SCALE: 1"=30'





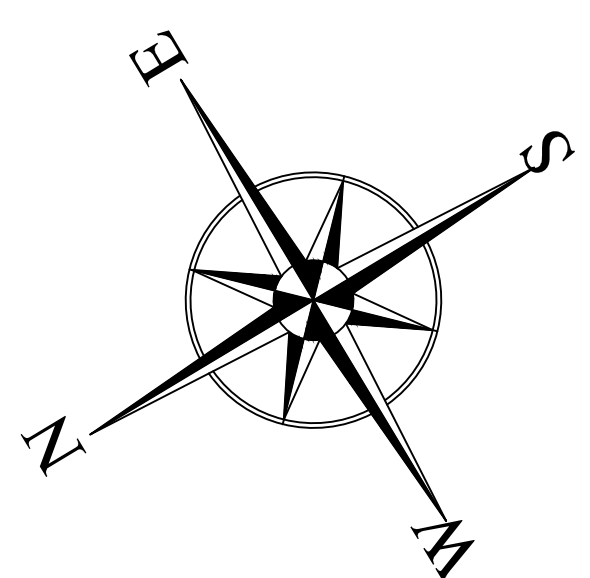
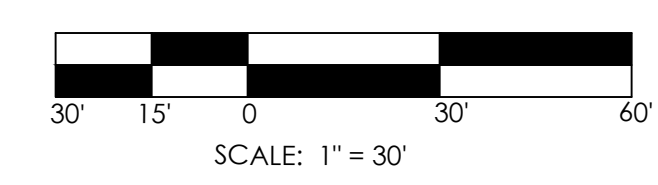
PHASING NOTES

THIS WILL BE CONSTRUCTED IN ONE PHASE.

LEGEND

- PROJECT BOUNDARY/ PHASE LINE
- STREAM BUFFER
- CONCEPTUAL GREENWAY

2 CONCEPT PLAN
L-1 SCALE: 1"=30'



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CONCEPTUAL PHASING PLAN
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