

# 901 Mack Todd Road Planned Development

## PLANNED DEVELOPMENT REZONING CONCEPT PLAN

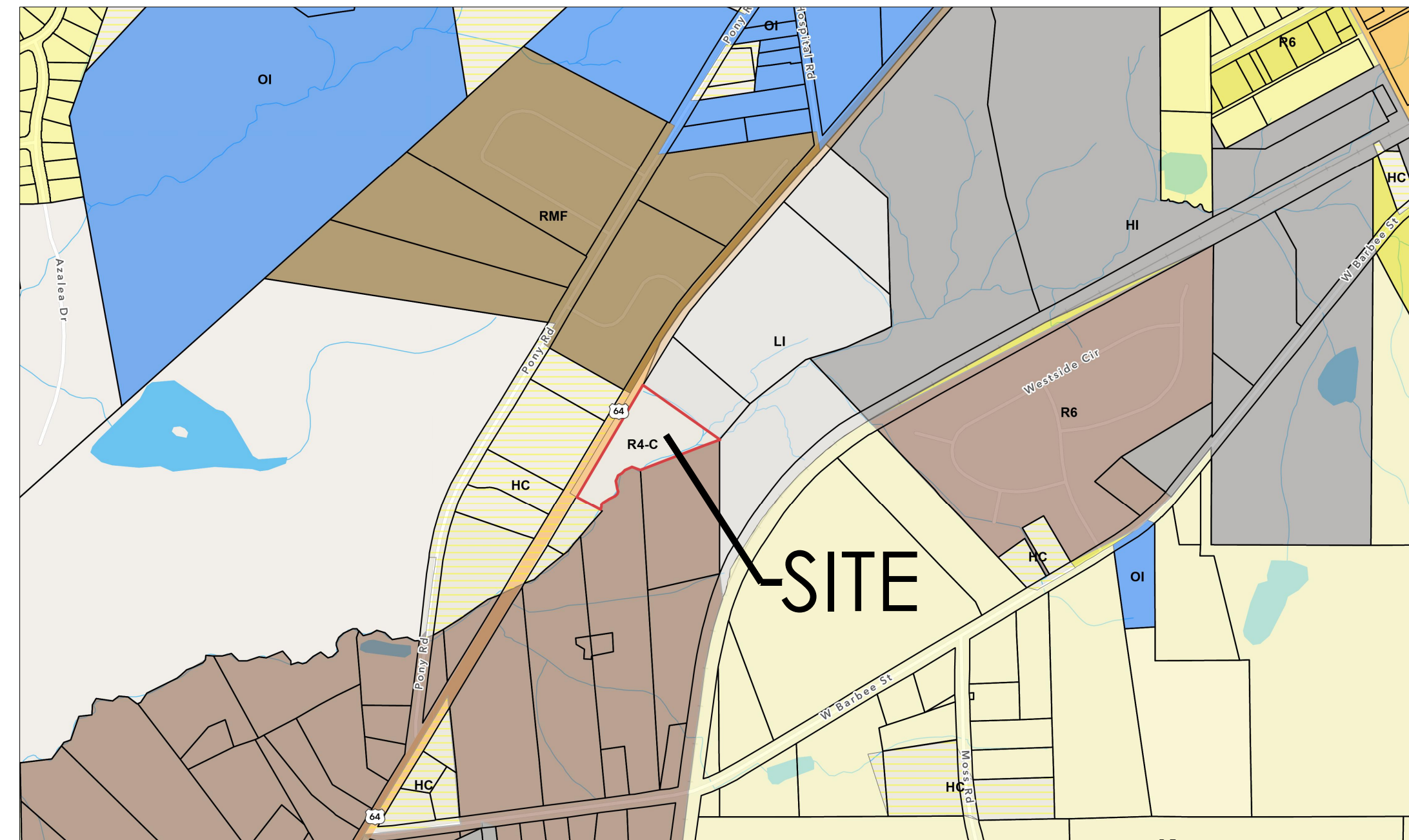
901 Mack Todd Road  
Zebulon, North Carolina

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

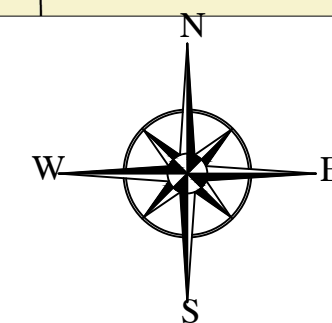
LAND PLANNING/LANDSCAPE ARCHITECTURE:  
TMTLA Associates  
5011 Southpark Drive, Suite 200  
Durham, NC 27713  
(919) 484-8880  
Contact: Pam Porter

### 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
PROPOSED IMPERVIOUS:	40% MAX
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'

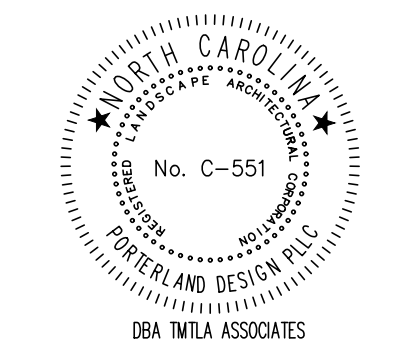


### SHEET INDEX

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
SECOND SUBMITTAL	4/12/2024
THIRD SUBMITTAL	5/6/2024



PRELIMINARY  
NOT FOR  
CONSTRUCTION

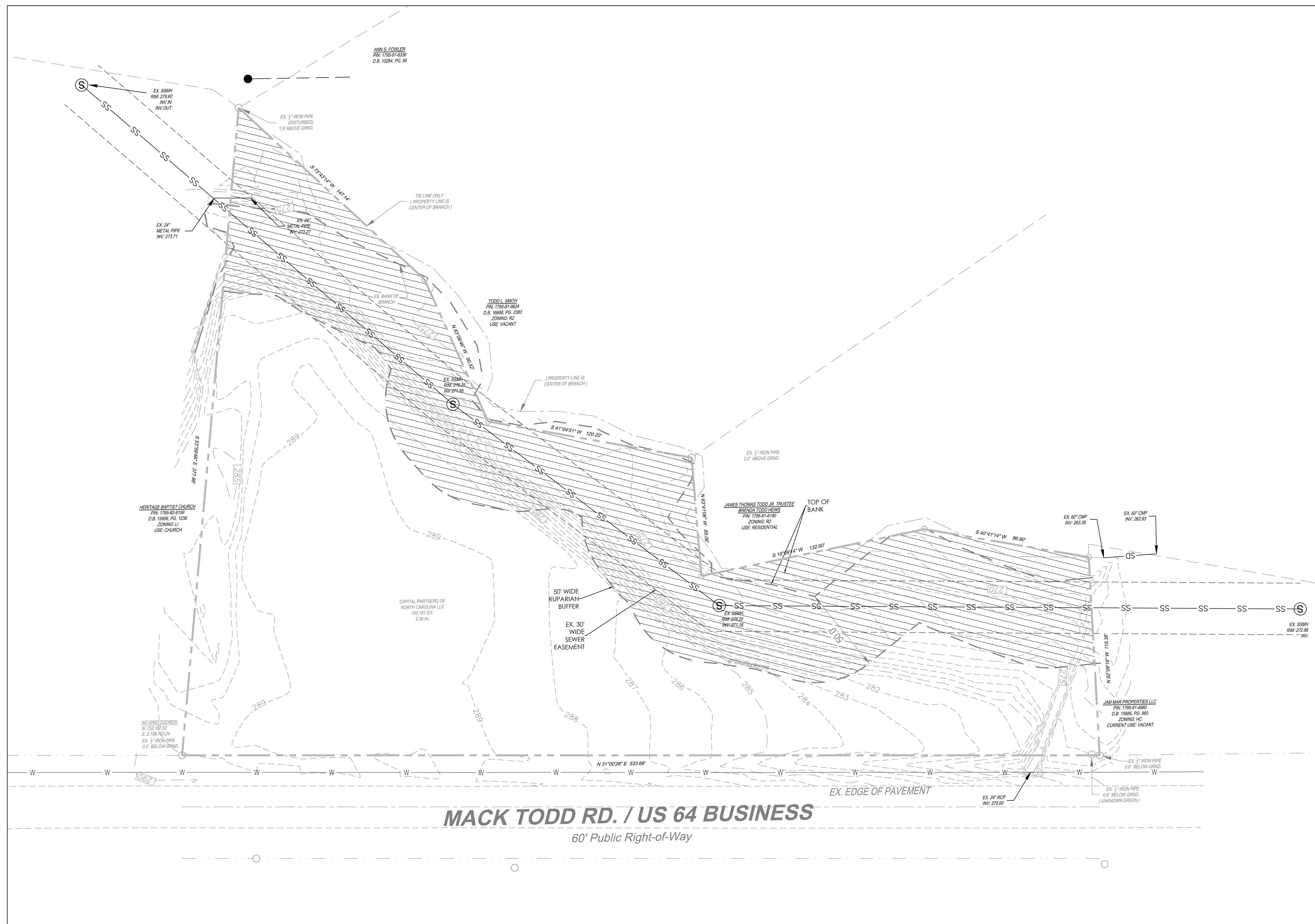
### REVISIONS:

4-12-2024	
5-06-2024	

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.

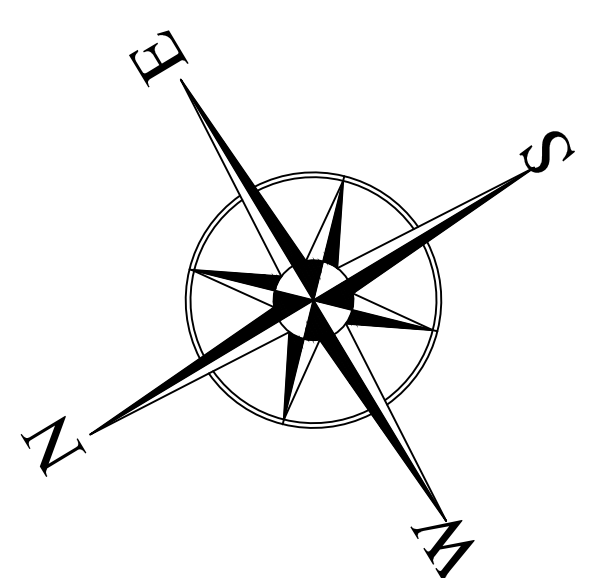
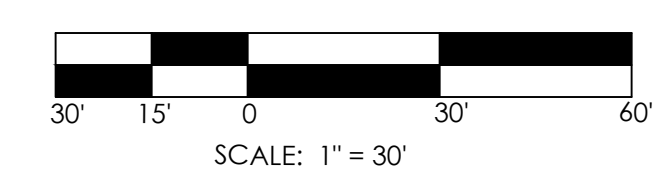
**SITE DATA**

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

**LEGEND**

	PROJECT BOUNDARY
	STREAM BUFFER

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



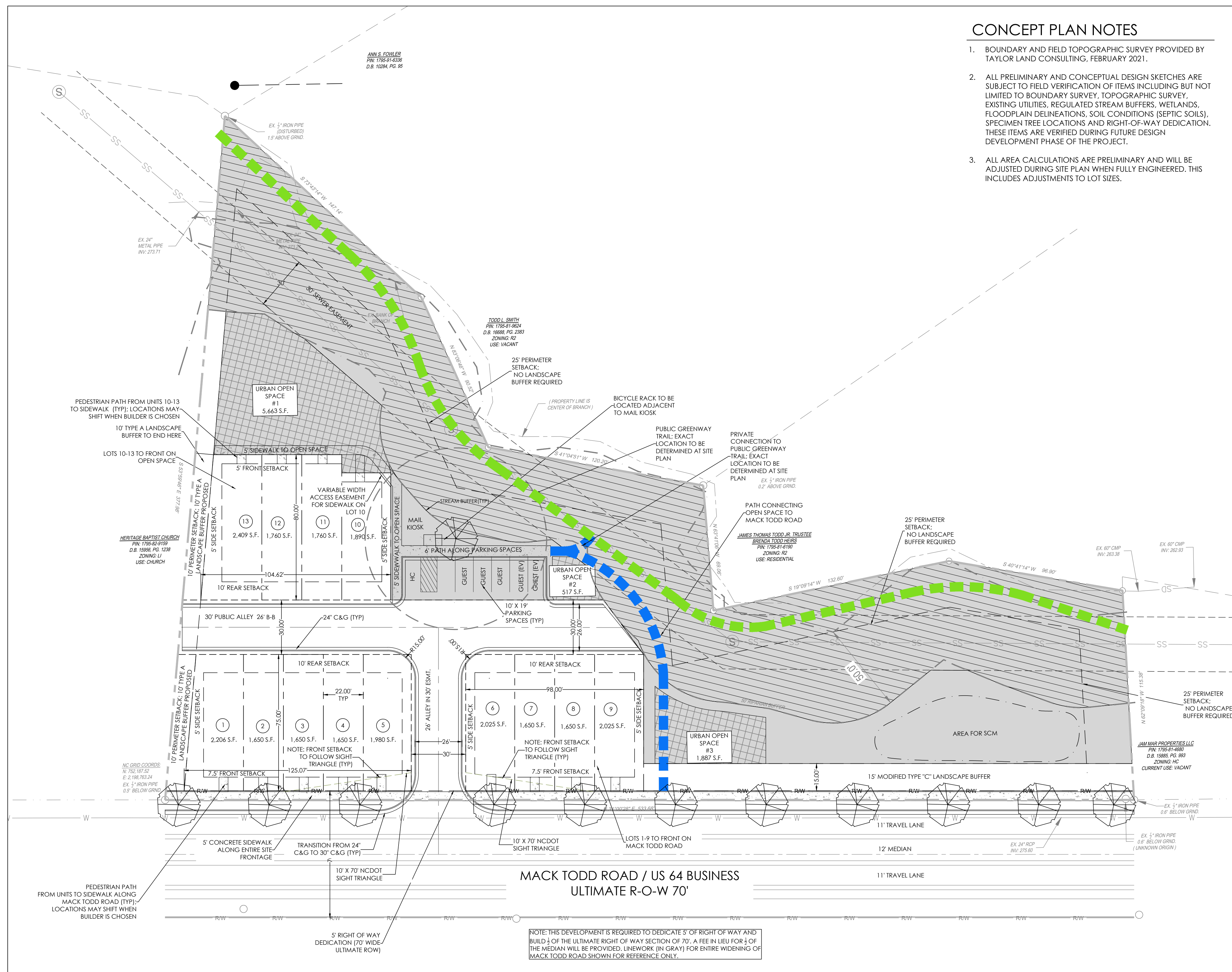
PRELIMINARY  
NOT FOR  
CONSTRUCTION

**REVISIONS:**

4-12-2024	
5-06-2024	

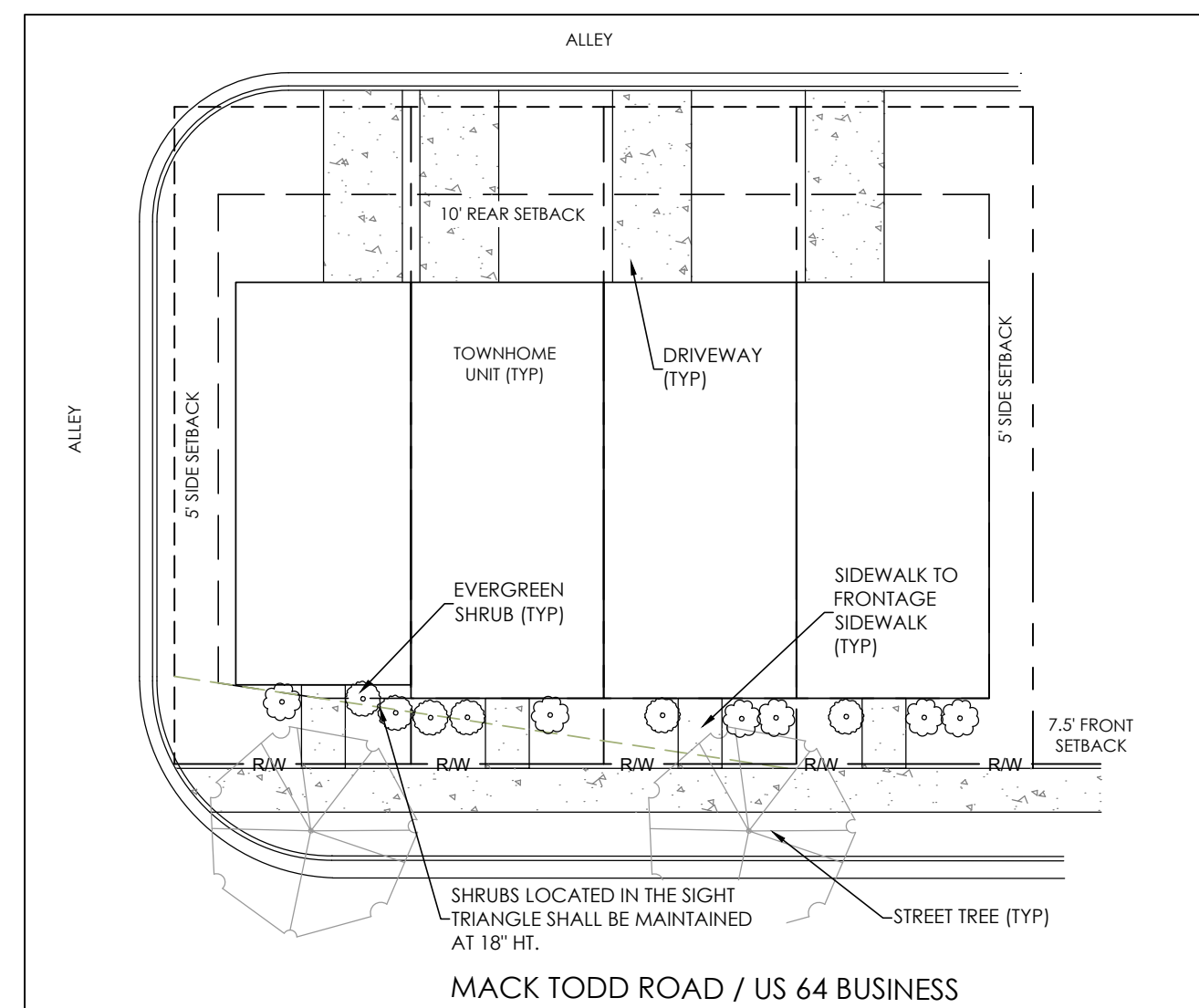
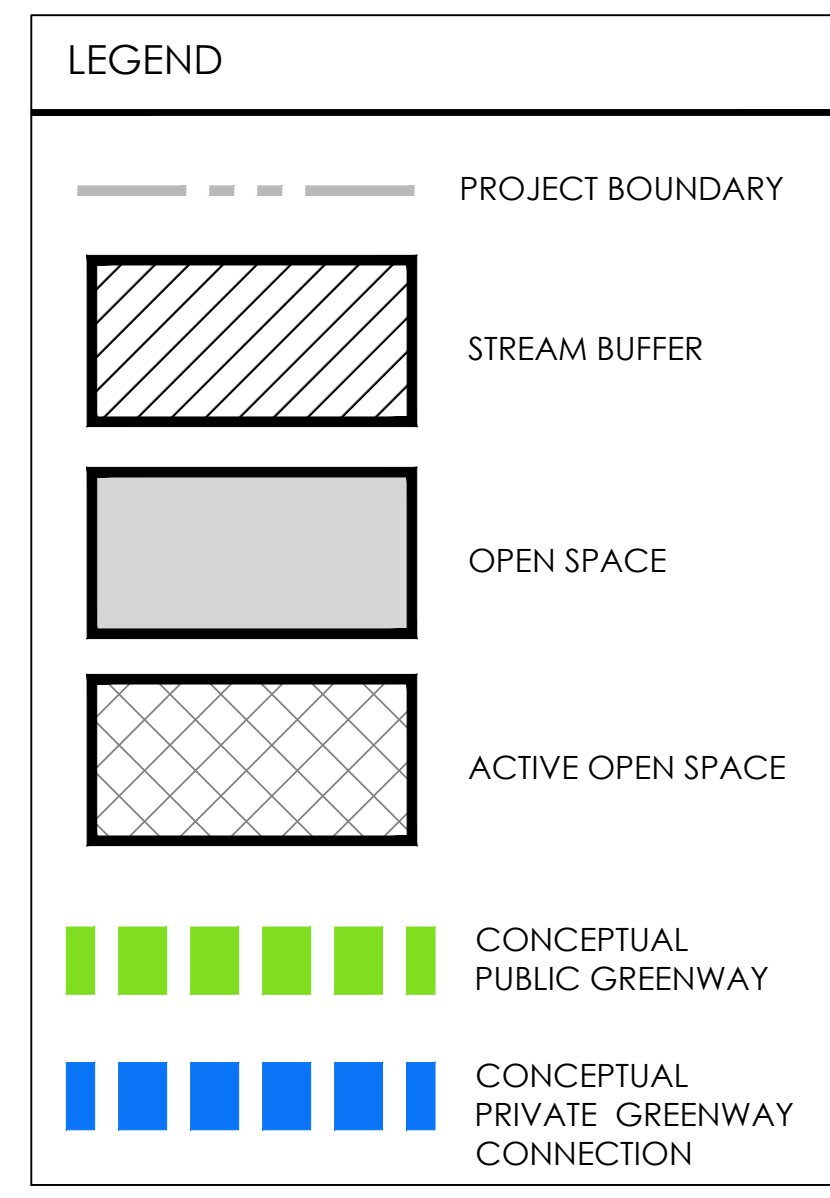
EXISTING CONDITIONS  
**901 MACK TODD ROAD**  
901 MACK TODD ROAD  
ZEBULON, NC

SCALE:  
AS NOTED  
DRAWN BY:  
PMP  
PROJECT #  
23166  
DATE:  
2/1/2024  
SHEET  
L-1  
OF 5



**SITE DATA**

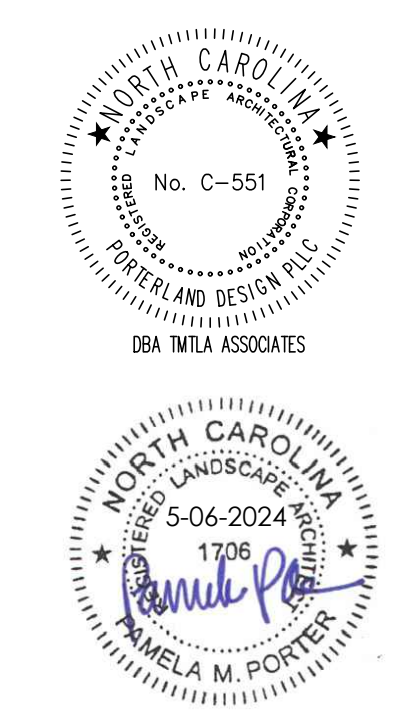
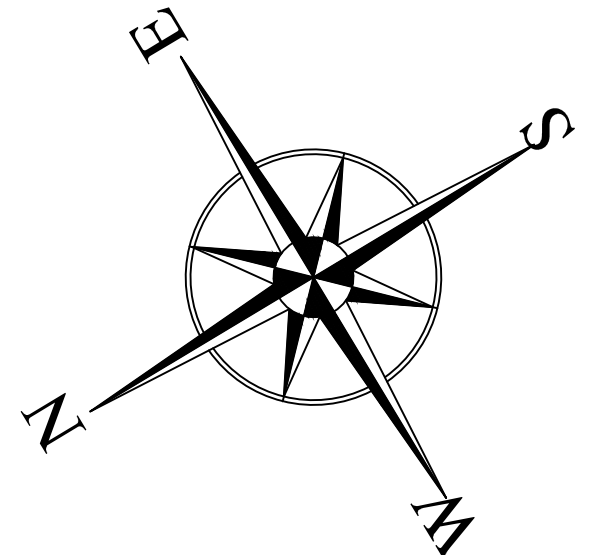
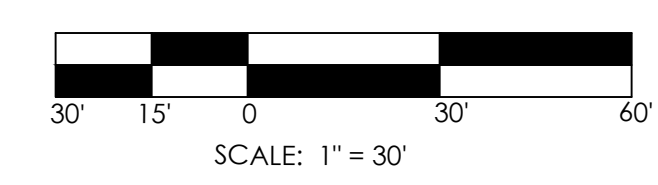
AREA:	2.30 AC
PIN:	1795-82-7060
EX. USE:	VACANT
PROPOSED USE:	RESIDENTIAL - TOWNHOMES
EX. ZONING:	R4-C
PROPOSED ZONING:	PD
DENSITY:	5.65 DU/AC
OPEN SPACE REQUIRED:	10% (0.23 AC)
OPEN SPACE PROVIDED:	53% (1.22 AC)
URBAN O.S. REQUIRED:	5% (1/4 OF REQUIRED O.S.) - 0.12 AC
URBAN O.S. PROVIDED:	8.067 S.F. / 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 FOR LOTS 10-13/7.5' FRONT SETBACK FOR LOTS 1-9 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 4 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



**FOUNDATION LANDSCAPING NOTES:**

- THE FOUNDATION LANDSCAPING SHALL INCLUDE THE FOLLOWING:
  - 3 SMALL EVERGREEN SHRUBS INSTALLED AT 12" HT. PER UNIT
- PLANT SELECTION DETERMINED AT SITE PLAN.
- SHRUBS LOCATED IN THE SIGHT TRIANGLE SHALL BE MAINTAINED AT 18" HT.
- FOUNDATION PLANTINGS ARE IN LIEU OF A STREETSCAPE BUFFER.
- BUILDINGS SHOWN IN THIS DETAIL ARE ILLUSTRATIVE; ACTUAL BUILDING SHAPE/SIZE MAY VARY.

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



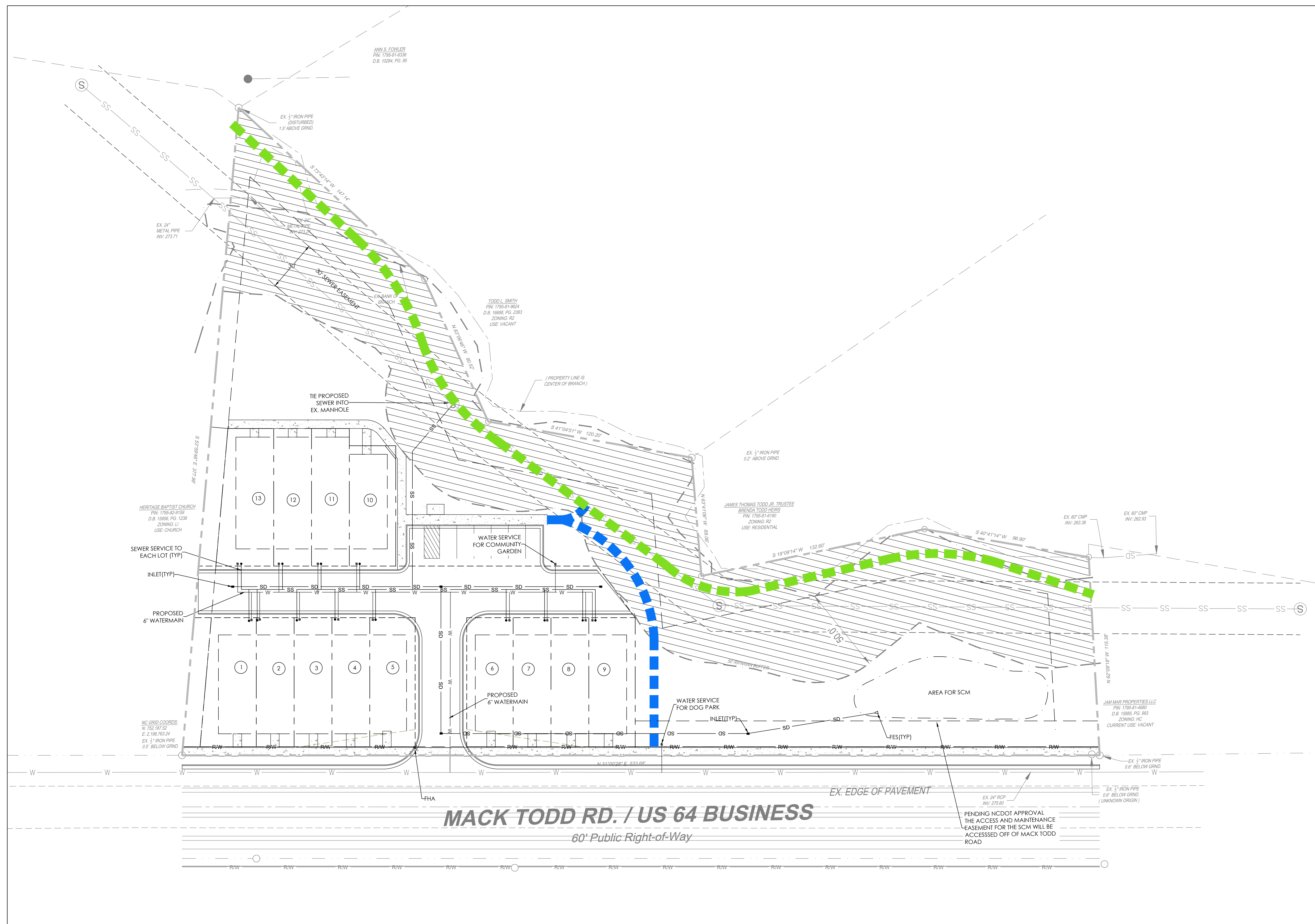
PRELIMINARY  
NOT FOR  
CONSTRUCTION

**REVISIONS:**

4-12-2024	
5-06-2024	

**CONCEPT PLAN**  
901 MACK TODD ROAD  
901 MACK TODD ROAD  
ZEBULON, NC

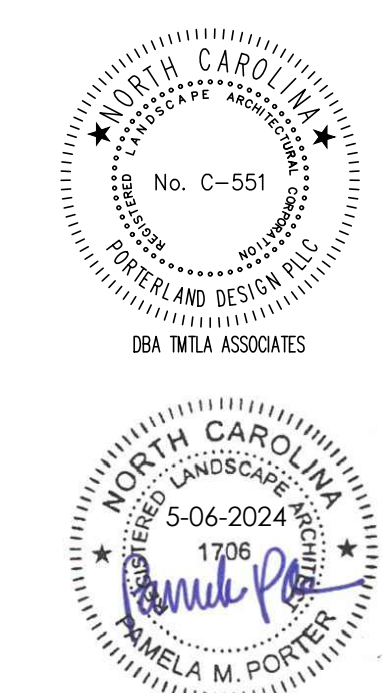
SCALE:  
AS NOTED  
DRAWN BY:  
PMP  
PROJECT #  
23166  
DATE:  
2/11/2024  
SHEET  
L-2  
OF 5



**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 PLAN 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



PRELIMINARY  
 NOT FOR  
 CONSTRUCTION

**REVISIONS:**

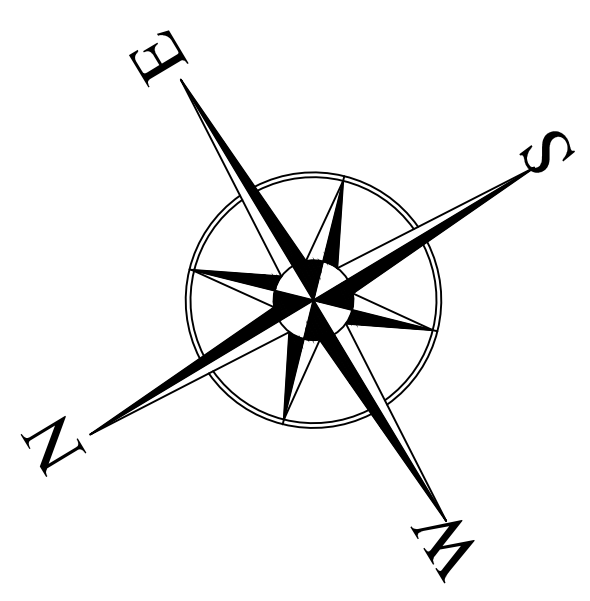
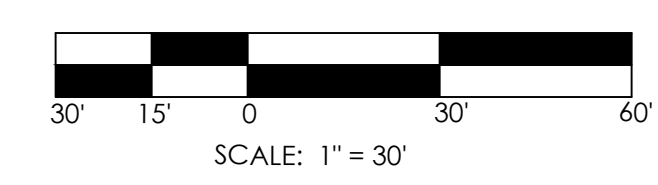
4-12-2024	
5-06-2024	

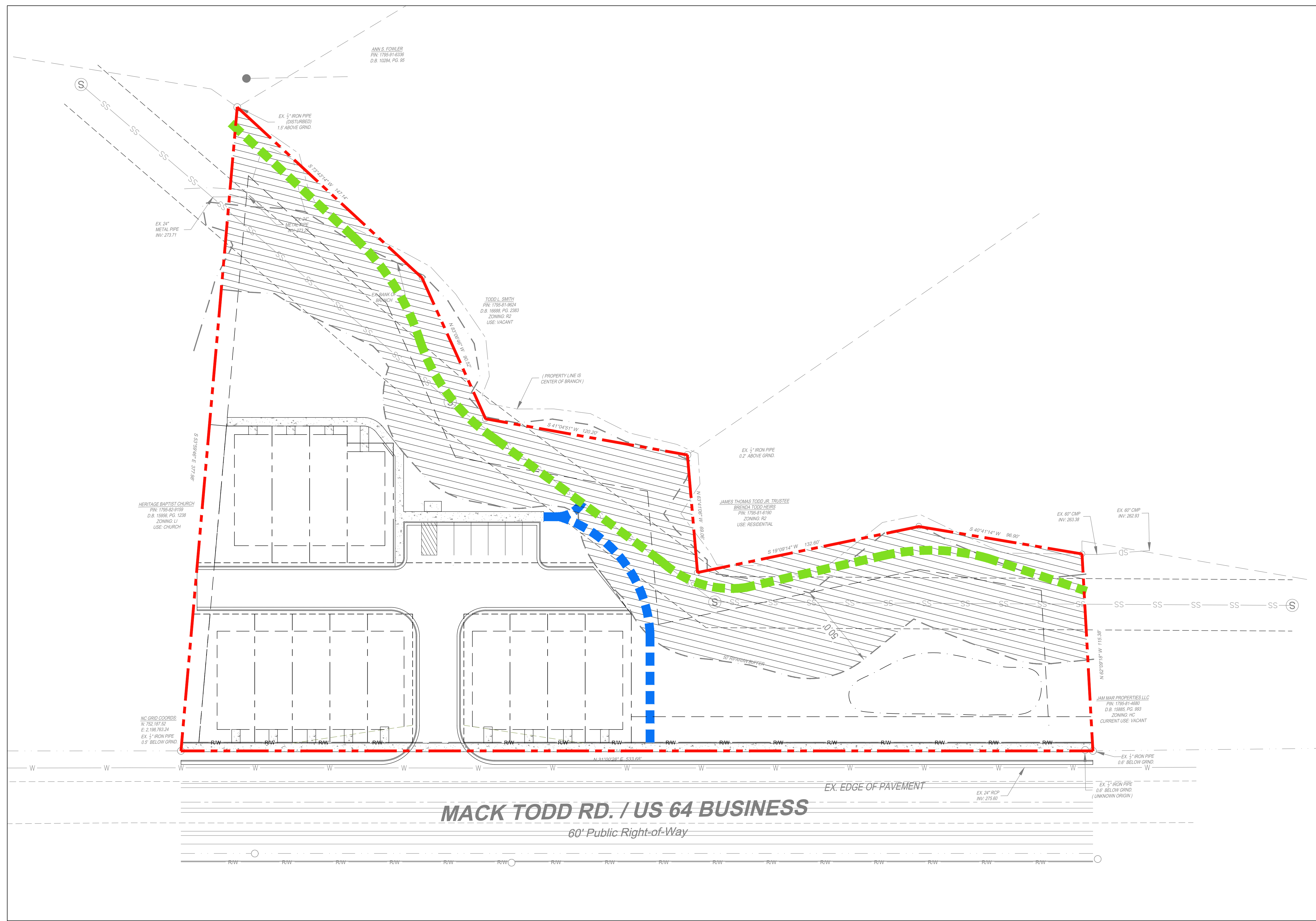
CONCEPTUAL UTILITIES AND SCM  
 901 MACK TODD ROAD  
 901 MACK TODD ROAD  
 ZEBULON, NC

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

SHEET  
**L-3**  
 OF 5

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


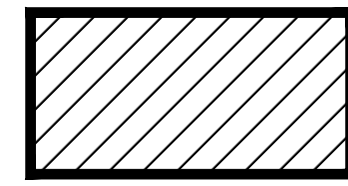





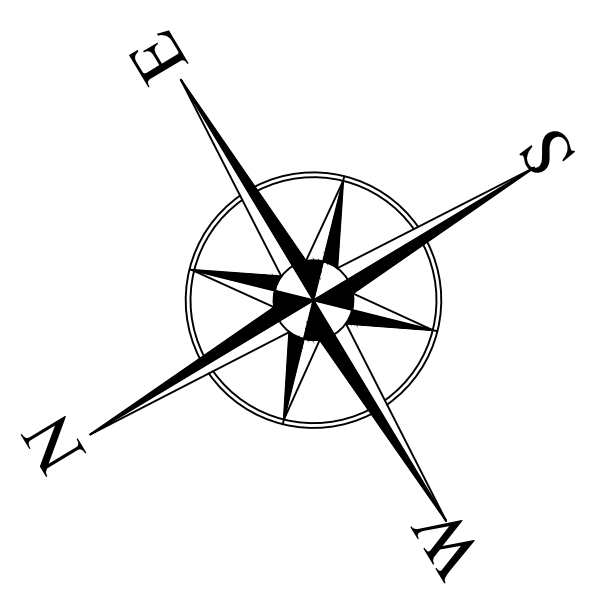
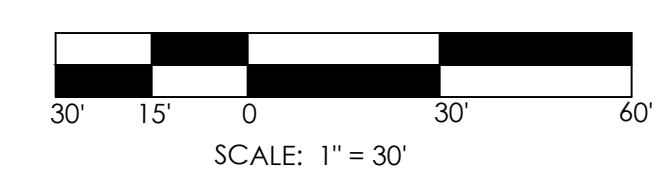
**PHASING NOTES**

THIS WILL BE CONSTRUCTED IN ONE PHASE.

**LEGEND**

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

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



PRELIMINARY  
NOT FOR  
CONSTRUCTION

**REVISIONS:**

4-12-2024	
5-06-2024	

CONCEPTUAL PHASING PLAN  
**901 MACK TODD ROAD**  
 901 MACK TODD ROAD  
 ZEBULON, NC

SCALE:  
AS NOTED  
 DRAWN BY:  
PMP  
 PROJECT #  
23166  
 DATE:  
2/1/2024  
 SHEET  
**L-4**  
 OF 5