

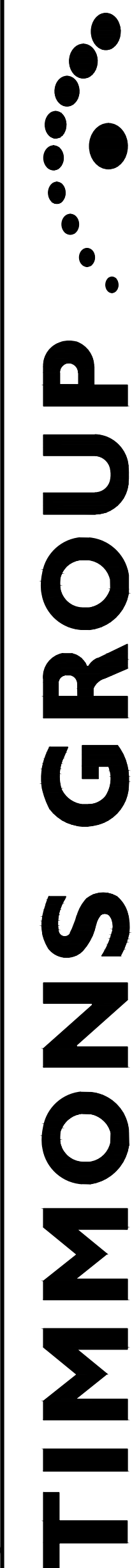
TOWN OF ZEBULON, WAKE COUNTY, NORTH CAROLINA

PROJECT:	ZEBULON SOUTH
ENGINEER:	TIMMONS GROUP 5410 TRINITY ROAD, SUITE 102 RALEIGH, NC 27607 PHONE: 919-866-4509 FAX: 919-859-5663 BETH BLACKMON, PE EMAIL: BETH.BLACKMON@TIMMONS.COM
DEVELOPER:	DEACON DEVELOPMENT GROUP PO BOX 1080 WAKE FOREST, NC 27588 PHONE: 919 608-3542 ANDREW SURIANO ANDREW@DEACONCOMPANIES.COM
PROPERTY LOCATION:	751 S WAKEFIELD ROAD
PIN:	2705-41-3075, 2704-49-2511, & 2705-51-2202
EXISTING ZONING:	R4 & R2
PROPOSED ZONING:	PD
EXISTING USE:	AGRICULTURAL
TOTAL TRACT AREA:	118.6 ACRES



PIN: 2704-49-2511 NARRON, HAROLD CORBETT, C FRED 3941 ZEBULON RD ZEBULON, NC 27597	PIN: 2705-51-2202 TEMPLE, JOSEPH WOOD SR HUGHES, HARRISON ALEXANDER PO BOX 548 ZEBULON, NC 27597
PIN: 2705-41-3075 WATSON FAMILY LLC, 6220 FORESTVILLE RD RALEIGH, NC 27604	

Sheet Number	Sheet Title
CVR	COVER
1.0	EXISTING CONDITIONS
2.0	MASTER SUBDIVISION PLAN
3.0	CONCEPTUAL UTILITY PLAN
4.0	CONCEPTUAL ELEVATIONS



JOB NO.
49084

SHEET NO.
CVR

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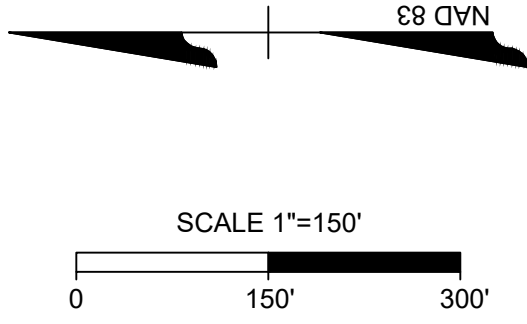
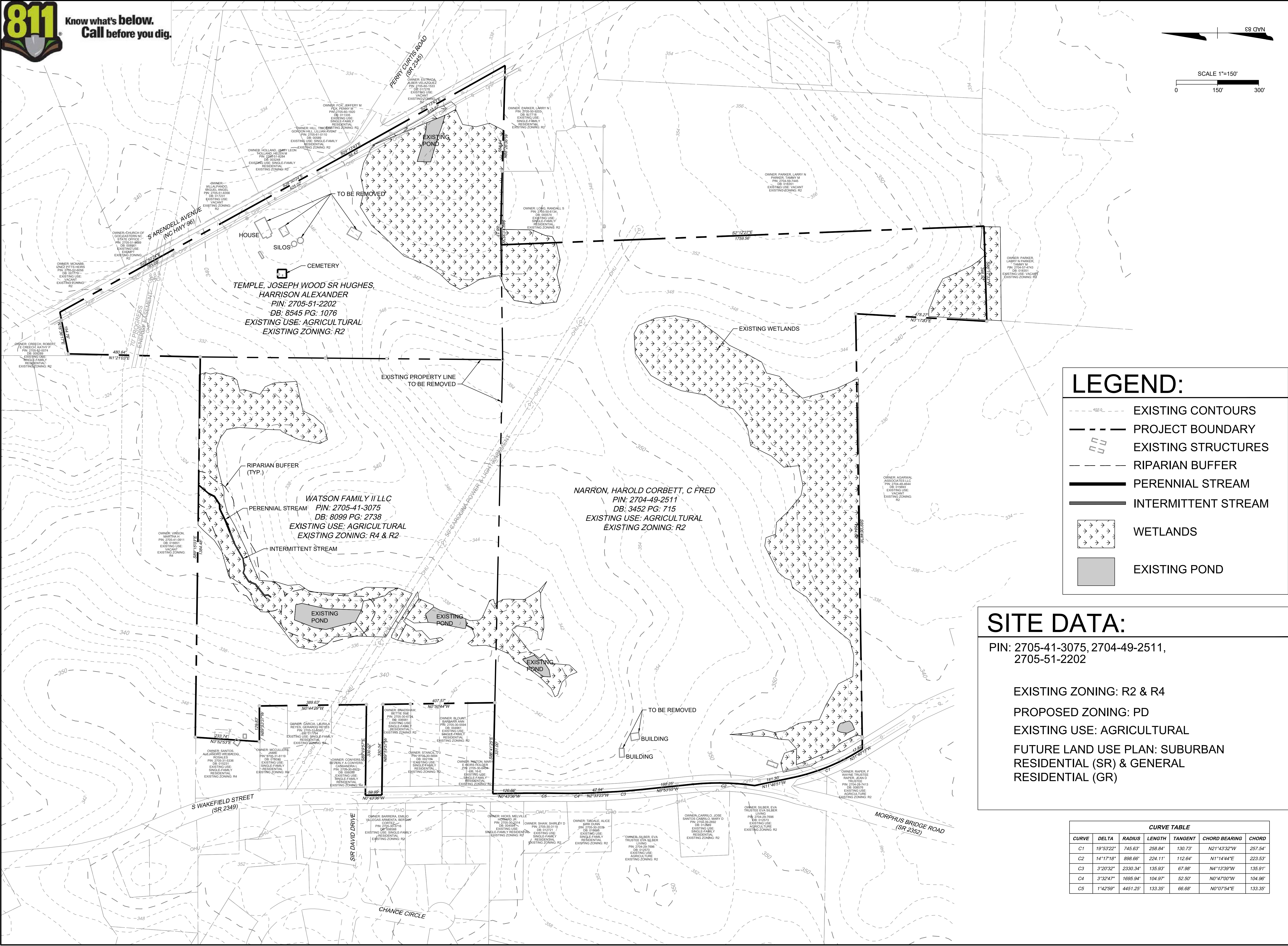
DRAWN BY
C. CLARK

DESIGNED BY
E. ANGE

CHECKED BY
B. BLACKMON

SCALE
N/A

[illegible]



LEGEND:

- EXISTING CONTOURS
- PROJECT BOUNDARY
- EXISTING STRUCTURES
- RIPARIAN BUFFER
- PERENNIAL STREAM
- INTERMITTENT STREAM
- WETLANDS
- EXISTING POND

SITE DATA:

PIN: 2705-41-3075, 2704-49-2511, 2705-51-2202

EXISTING ZONING: R2 & R4
PROPOSED ZONING: PD
EXISTING USE: AGRICULTURAL
FUTURE LAND USE PLAN: SUBURBAN RESIDENTIAL (SR) & GENERAL RESIDENTIAL (GR)

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	19°53'22"	745.63'	258.84'	130.73'	N21°43'32"W	257.54'
C2	14°17'18"	898.96'	224.11'	112.64'	N1°14'44"E	223.53'
C3	3°20'32"	2330.34'	135.93'	67.98'	N4°13'39"W	135.91'
C4	3°32'47"	1695.94'	104.97'	52.50'	N0°47'00"W	104.96'
C5	1°42'58"	4451.25'	133.35'	66.68'	N0°07'54"E	133.35'

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E. ANGE

CHECKED BY

B. BLACKMON

SCALE

1" = 150'

TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

ZEBULON SOUTH

751 S WAKEFIELD STREET, ZEBULON, WAKE COUNTY, NORTH CAROLINA

EXISTING CONDITIONS

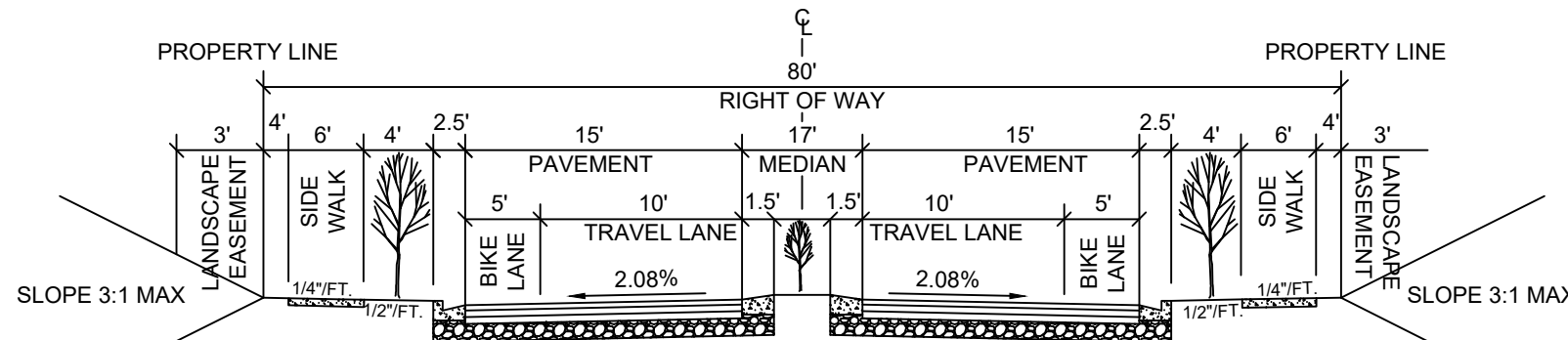
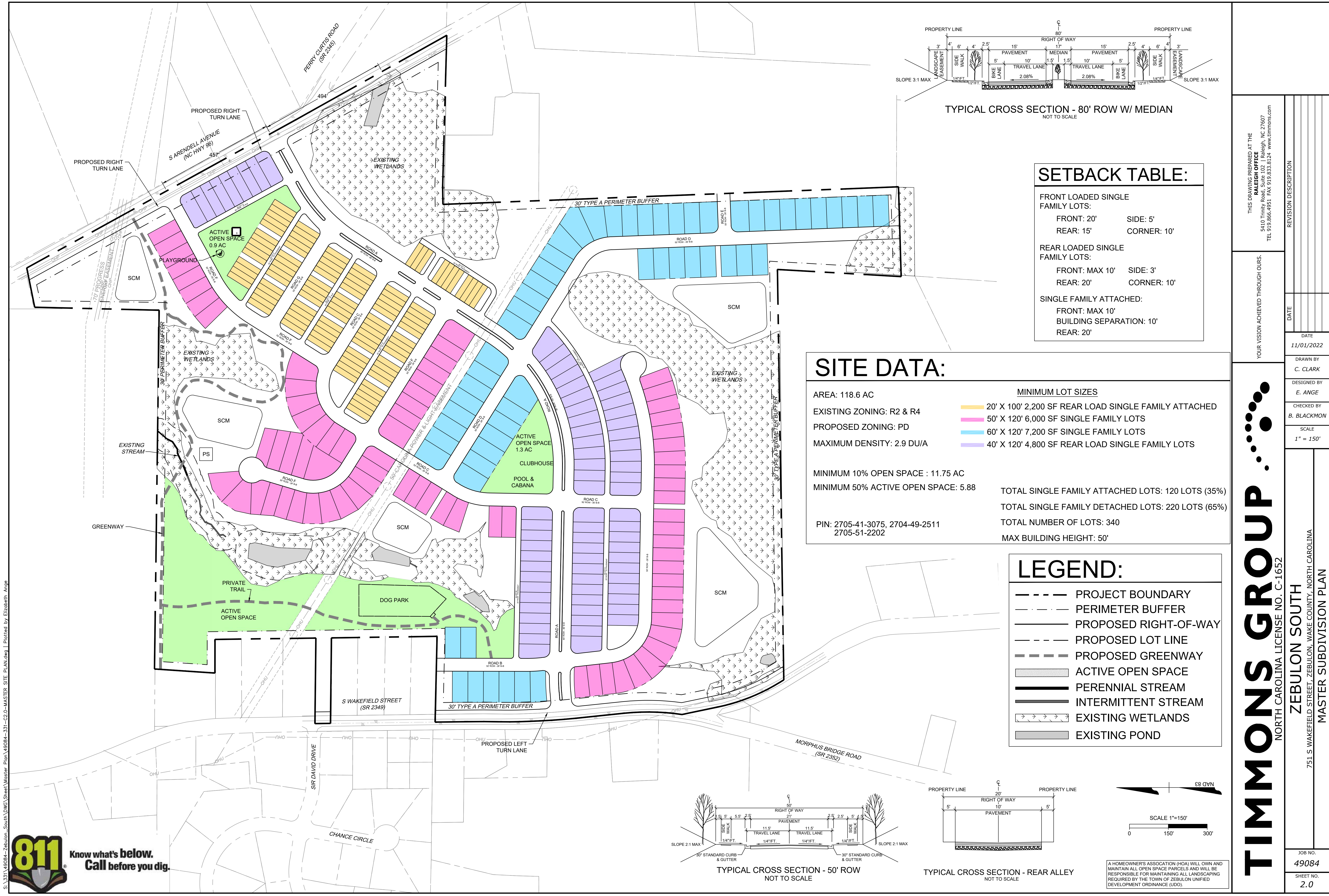
JOB NO.

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SHEET NO.

1.0

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TYPICAL CROSS SECTION - 80' ROW W/ MEDIAN
NOT TO SCALE

SETBACK TABLE:

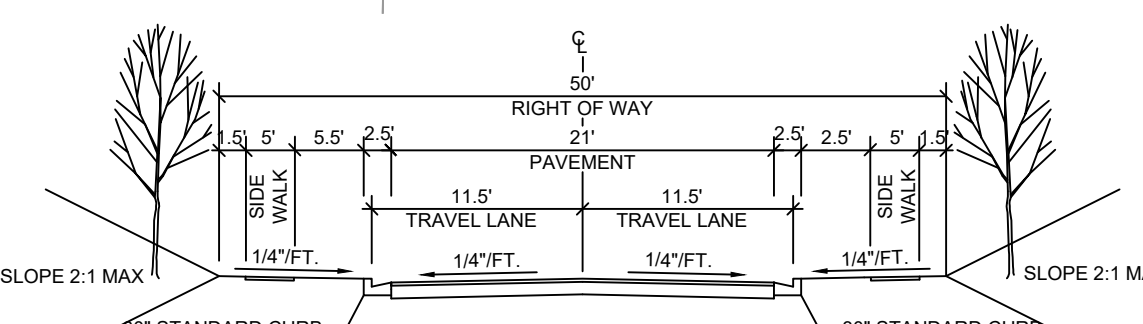
FRONT LOADED SINGLE FAMILY LOTS:	
FRONT: 20'	SIDE: 5'
REAR: 15'	CORNER: 10'
REAR LOADED SINGLE FAMILY LOTS:	
FRONT: MAX 10'	SIDE: 3'
REAR: 20'	CORNER: 10'
SINGLE FAMILY ATTACHED:	
FRONT: MAX 10'	
BUILDING SEPARATION: 10'	
REAR: 20'	

SITE DATA:

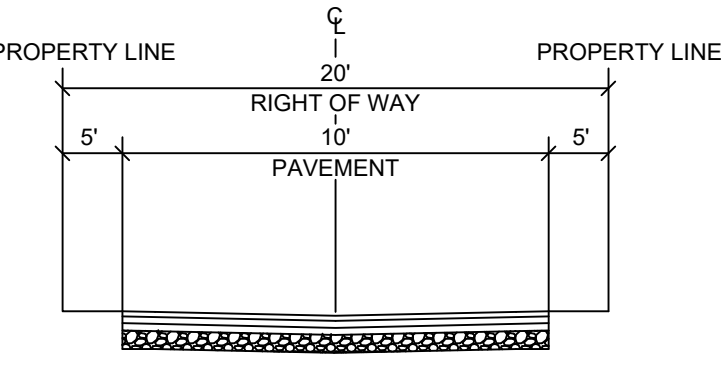
AREA: 118.6 AC	MINIMUM LOT SIZES	
EXISTING ZONING: R2 & R4	20' X 100' 2,200 SF REAR LOAD SINGLE FAMILY ATTACHED	
PROPOSED ZONING: PD	50' X 120' 6,000 SF SINGLE FAMILY LOTS	
MAXIMUM DENSITY: 2.9 DU/A	60' X 120' 7,200 SF SINGLE FAMILY LOTS	
	40' X 120' 4,800 SF REAR LOAD SINGLE FAMILY LOTS	
MINIMUM 10% OPEN SPACE : 11.75 AC		
MINIMUM 50% ACTIVE OPEN SPACE: 5.88		
PIN: 2705-41-3075, 2704-49-2511	TOTAL SINGLE FAMILY ATTACHED LOTS: 120 LOTS (35%)	
2705-51-2202	TOTAL SINGLE FAMILY DETACHED LOTS: 220 LOTS (65%)	
	TOTAL NUMBER OF LOTS: 340	
	MAX BUILDING HEIGHT: 50'	

LEGEND:

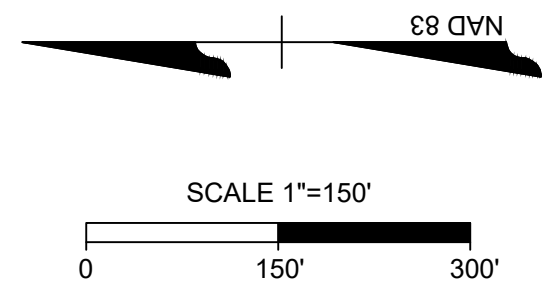
- PROJECT BOUNDARY
- PERIMETER BUFFER
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- PROPOSED GREENWAY
- ACTIVE OPEN SPACE
- PERENNIAL STREAM
- INTERMITTENT STREAM
- EXISTING WETLANDS
- EXISTING POND



TYPICAL CROSS SECTION - 50' ROW
NOT TO SCALE



TYPICAL CROSS SECTION - REAR ALLEY
NOT TO SCALE



A HOMEOWNERS ASSOCIATION (HOA) WILL OWN AND MAINTAIN ALL OPEN SPACE PARCELS AND WILL BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING REQUIRED BY THE TOWN OF ZEBULON UNIFIED DEVELOPMENT ORDINANCE (UDO).

S:\331\49084-Zebulon_South DWG Sheet Master Plan 49084-331-C2-C-Master Site Plan.dwg | Plotted by Elizabeth Ange



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NORTH CAROLINA LICENSE NO. C-1652

ZEBULON SOUTH

751 S WAKEFIELD STREET, ZEBULON, WAKE COUNTY, NORTH CAROLINA

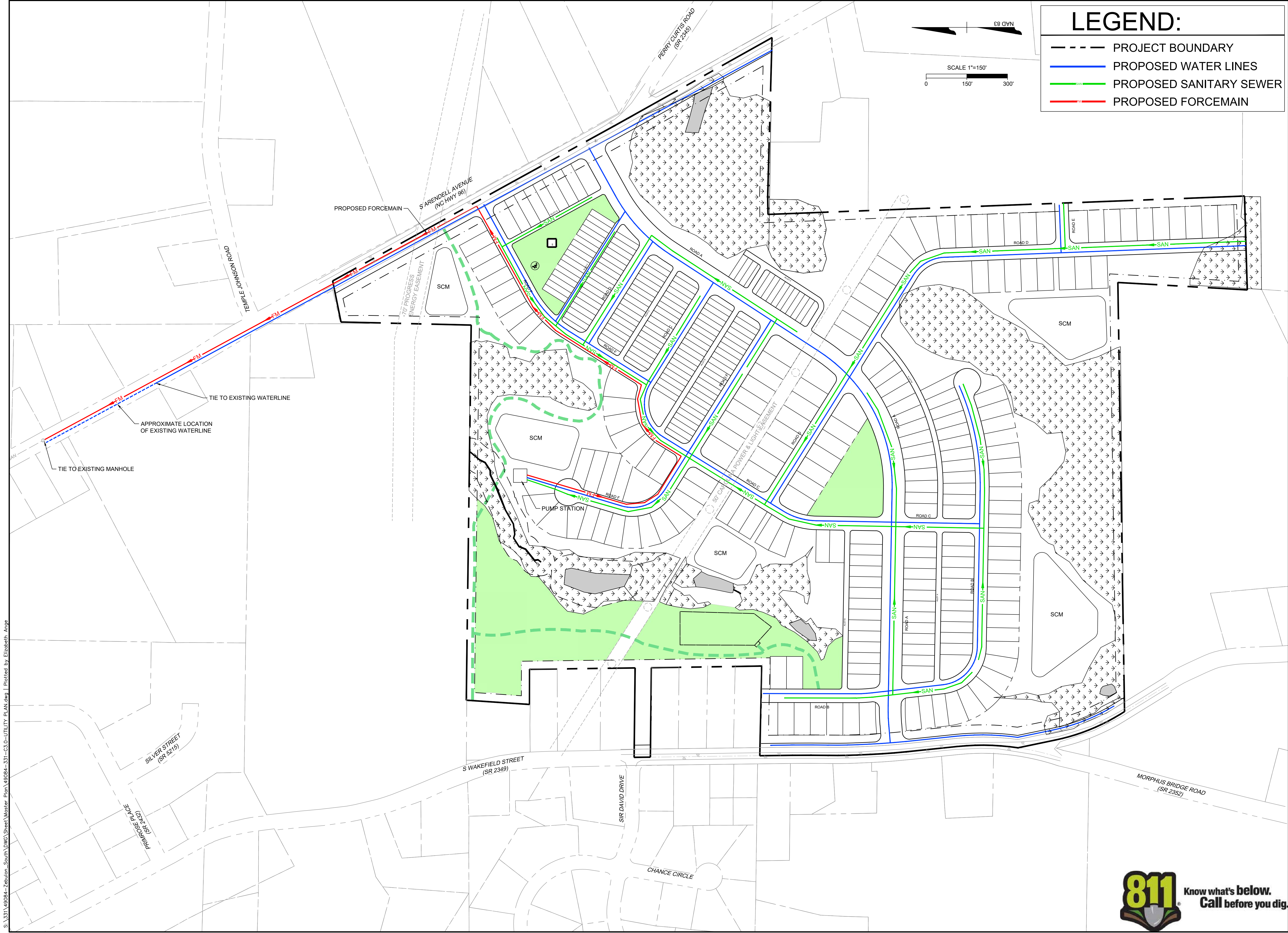
MASTER SUBDIVISION PLAN

JOB NO. 49084

SHEET NO. 2.0

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TEL 919.866.4951 FAX 919.833.8124 www.timmons.com		C. CLARK	
REVISION DESCRIPTION		DESIGNED BY	
		E. ANGE	
		CHECKED BY	
		B. BLACKMON	
		SCALE	
		1" = 150'	



LEGEND:

PROJECT BOUNDARY

PROPOSED WATER LINES

PROPOSED SANITARY SEWER

PROPOSED FORCEMAIN

811

Know what's below.
Call before you dig.

S:\331\49084-Zebulon_South DWG Sheet Master Plan 49084-331-C3.0-UTILITY PLAN.dwg | Plotted by Elizabeth Ange

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NORTH CAROLINA LICENSE NO. C-1652

ZEBULON SOUTH

751 S WAKEFIELD STREET, ZEBULON, WAKE COUNTY, NORTH CAROLINA

CONCEPTUAL UTILITY PLAN

JOB NO.
49084

SHEET NO.
3.0

DATE
11/01/2022

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C. CLARK

DESIGNED BY
E. ANGE

CHECKED BY
B. BLACKMON

SCALE
1" = 150'

REVISION DESCRIPTION

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REVISION DESCRIPTION

DATE

DATE
11/01/2022
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DESIGNED BY
E. ANGE
CHECKED BY
B. BLACKMON
SCALE
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JOB NO.
49084
SHEET NO.
4.0

751 S WAKEFIELD STREET, ZEBULON, WAKE COUNTY, NORTH CAROLINA
CONCEPTUAL ELEVATIONS
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