

FAISON TRACT MASTER PLAN

TOWN OF ZEBULON, WAKE COUNTY, NORTH CAROLINA

SITE DATA

PROJECT:	FAISON TRACT
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:	0 W GANNON AVENUE & 100 COOLWOOD TRAIL
PIN:	1795-12-3608, 1795-03-8323
EXISTING ZONING:	R2
PROPOSED ZONING:	PD
EXISTING USE:	RESIDENTIAL
TOTAL TRACT AREA:	102.16 ACRES



VICINITY MAP - 1" = 500'

OWNERS OF RECORD

PIN: 1795-12-3608 FAISON, ANDREW THOMAS 2101 HWY 97 W ZEBULON, NC 27597	PIN: 1795-03-8323 FAISON, ANDREW THOMAS 2101 HWY 97 W ZEBULON, NC 27597
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Sheet List Table

Sheet Number	Sheet Title
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2.1	PHASING PLAN
3.0	CONCEPTUAL UTILITY PLAN
3.1	OFFSITE UTILITY PLAN
4.0	CONCEPTUAL LIGHTING PLAN

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TEL 919.866-4951 FAX 919.853-8124 www.timmons.com

REVISION DESCRIPTION

DATE

01/31/2023

DRAWN BY

C. CLARK

DESIGNED BY

E. ANGE

CHECKED BY

B. BLACKMON

SCALE

N/A

TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

FAISON TRACT

0 W GANNON AVENUE, ZEBULON, WAKE COUNTY, NORTH CAROLINA

COVER

JOB NO.

49473

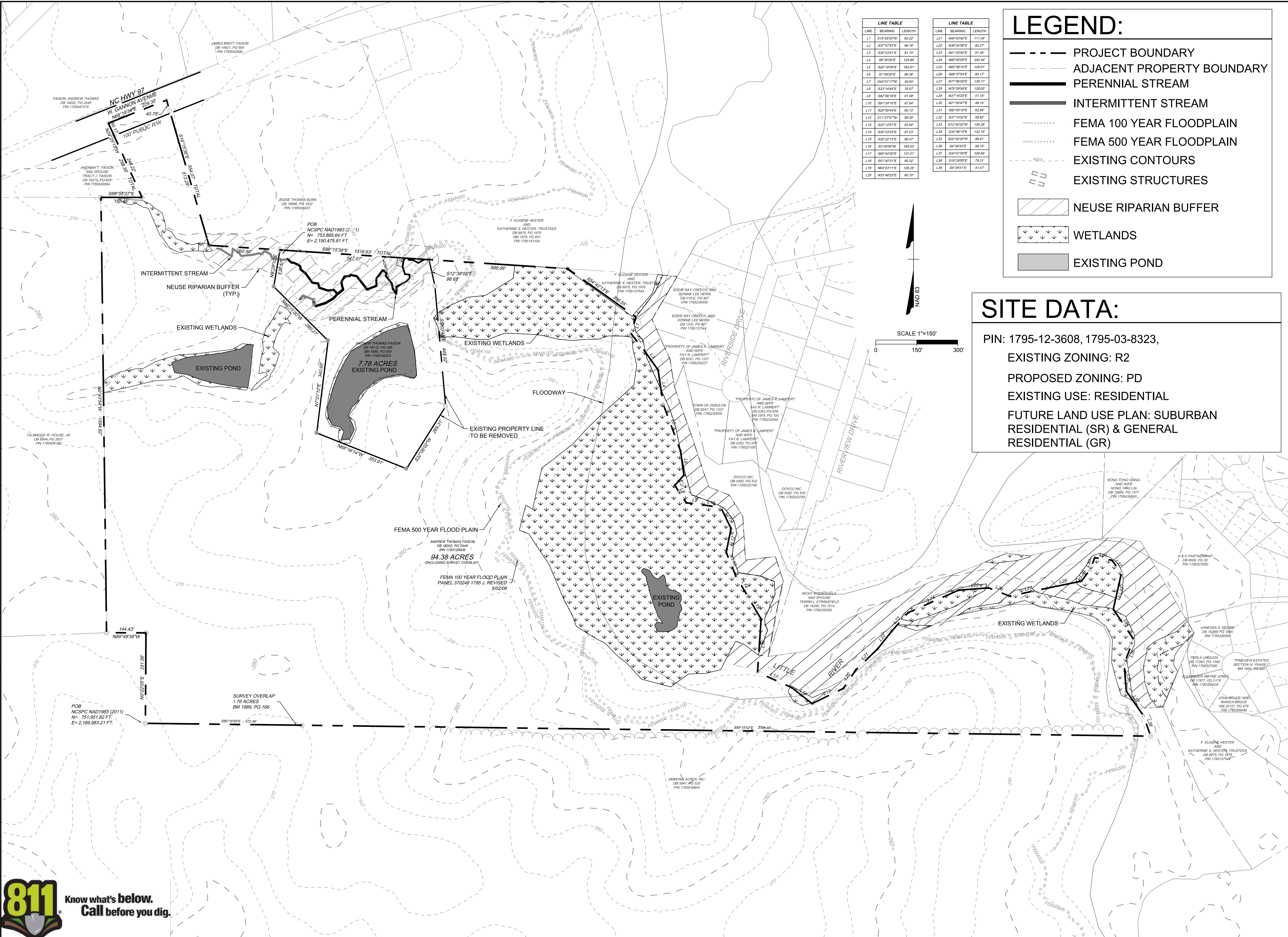
SHEET NO.

CVR



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LEGEND:

- PROJECT BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- PERENNIAL STREAM
- INTERMITTENT STREAM
- FEMA 100 YEAR FLOODPLAIN
- FEMA 500 YEAR FLOODPLAIN
- EXISTING CONTOURS
- EXISTING STRUCTURES
- NEUSE RIPARIAN BUFFER
- WETLANDS
- EXISTING POND

SITE DATA:

PIN: 1795-12-3608, 1795-03-8323,
EXISTING ZONING: R2
PROPOSED ZONING: PD
EXISTING USE: RESIDENTIAL
FUTURE LAND USE PLAN: SUBURBAN
RESIDENTIAL (SR) & GENERAL
RESIDENTIAL (GR)

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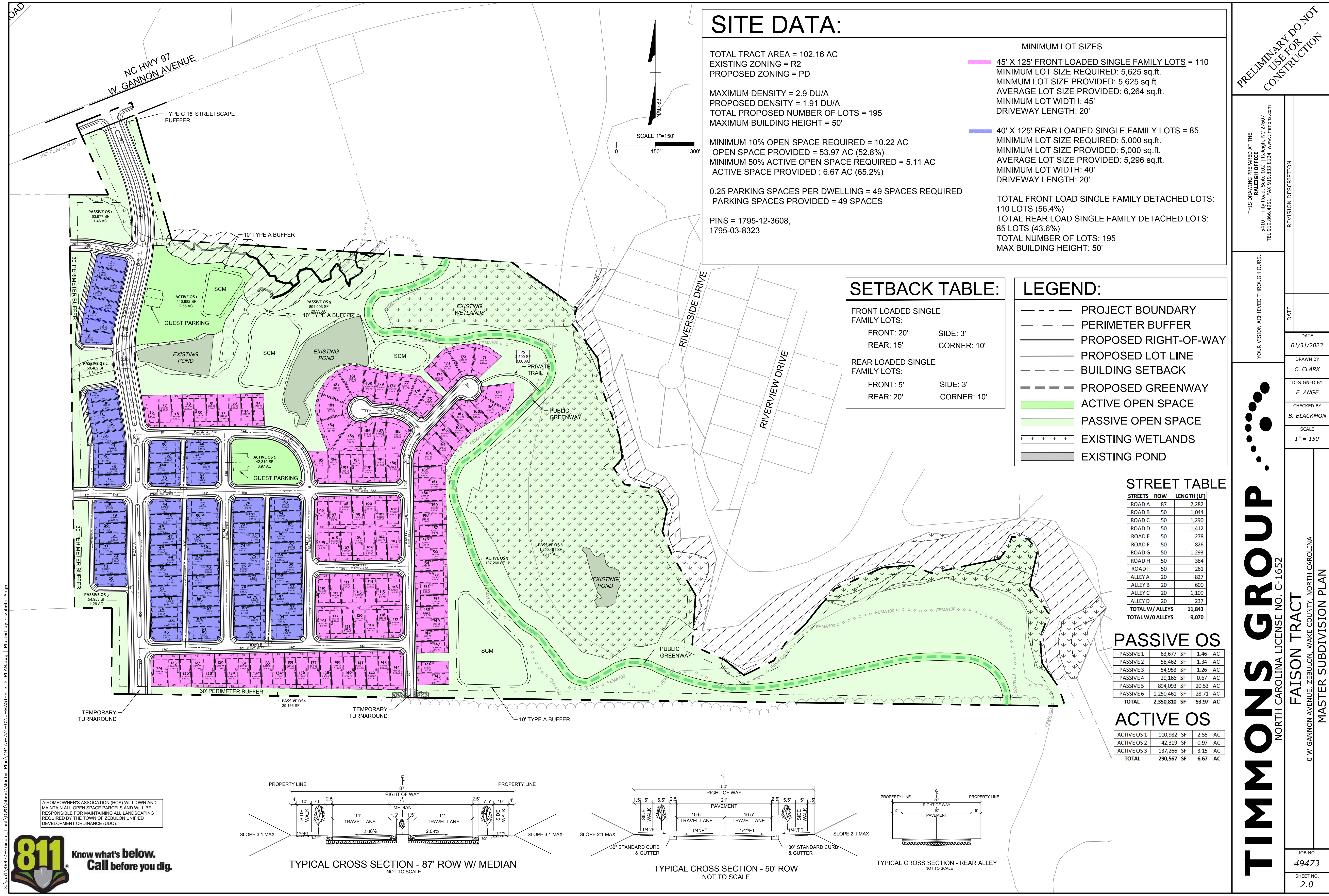
SCALE
1" = 150'

TIMMONS GROUP

FAISON TRACT
NORTH CAROLINA LICENSE NO. C-1652

EXISTING CONDITIONS

JOB NO.
49473
SHEET NO.
1.0



SITE DATA:

TOTAL TRACT AREA = 102.16 AC
EXISTING ZONING = R2
PROPOSED ZONING = PD

MAXIMUM DENSITY = 2.9 DU/A
PROPOSED DENSITY = 1.91 DU/A
TOTAL PROPOSED NUMBER OF LOTS = 195
MAXIMUM BUILDING HEIGHT = 50'

MINIMUM 10% OPEN SPACE REQUIRED = 10.22 AC
OPEN SPACE PROVIDED = 53.97 AC (52.8%)
MINIMUM 50% ACTIVE OPEN SPACE REQUIRED = 5.11 AC
ACTIVE SPACE PROVIDED : 6.67 AC (65.2%)

0.25 PARKING SPACES PER DWELLING = 49 SPACES REQUIRED
PARKING SPACES PROVIDED = 49 SPACES

PINS = 1795-12-3608,
1795-03-8323

MINIMUM LOT SIZES

45' X 125' FRONT LOADED SINGLE FAMILY LOTS = 110
MINIMUM LOT SIZE REQUIRED: 5,625 sq.ft.
MINIMUM LOT SIZE PROVIDED: 5,625 sq.ft.
AVERAGE LOT SIZE PROVIDED: 6,264 sq.ft.
MINIMUM LOT WIDTH: 45'
DRIVEWAY LENGTH: 20'

40' X 125' REAR LOADED SINGLE FAMILY LOTS = 85
MINIMUM LOT SIZE REQUIRED: 5,000 sq.ft.
MINIMUM LOT SIZE PROVIDED: 5,000 sq.ft.
AVERAGE LOT SIZE PROVIDED: 5,296 sq.ft.
MINIMUM LOT WIDTH: 40'
DRIVEWAY LENGTH: 20'

TOTAL FRONT LOAD SINGLE FAMILY DETACHED LOTS:
110 LOTS (56.4%)
TOTAL REAR LOAD SINGLE FAMILY DETACHED LOTS:
85 LOTS (43.6%)
TOTAL NUMBER OF LOTS: 195
MAX BUILDING HEIGHT: 50'

SETBACK TABLE:

FRONT LOADED SINGLE	
FAMILY LOTS:	
FRONT: 20'	SIDE: 3'
REAR: 15'	CORNER: 10'
REAR LOADED SINGLE	
FAMILY LOTS:	
FRONT: 5'	SIDE: 3'
REAR: 20'	CORNER: 10'

LEGEND:

- PROJECT BOUNDARY
- PERIMETER BUFFER
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- BUILDING SETBACK
- PROPOSED GREENWAY
- ACTIVE OPEN SPACE
- PASSIVE OPEN SPACE
- EXISTING WETLANDS
- EXISTING POND

STREET TABLE

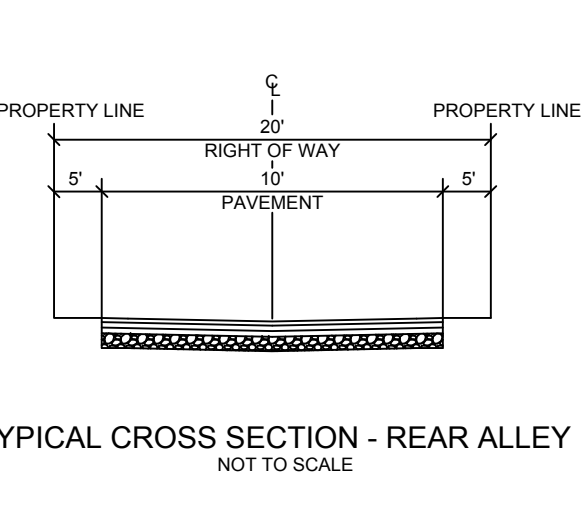
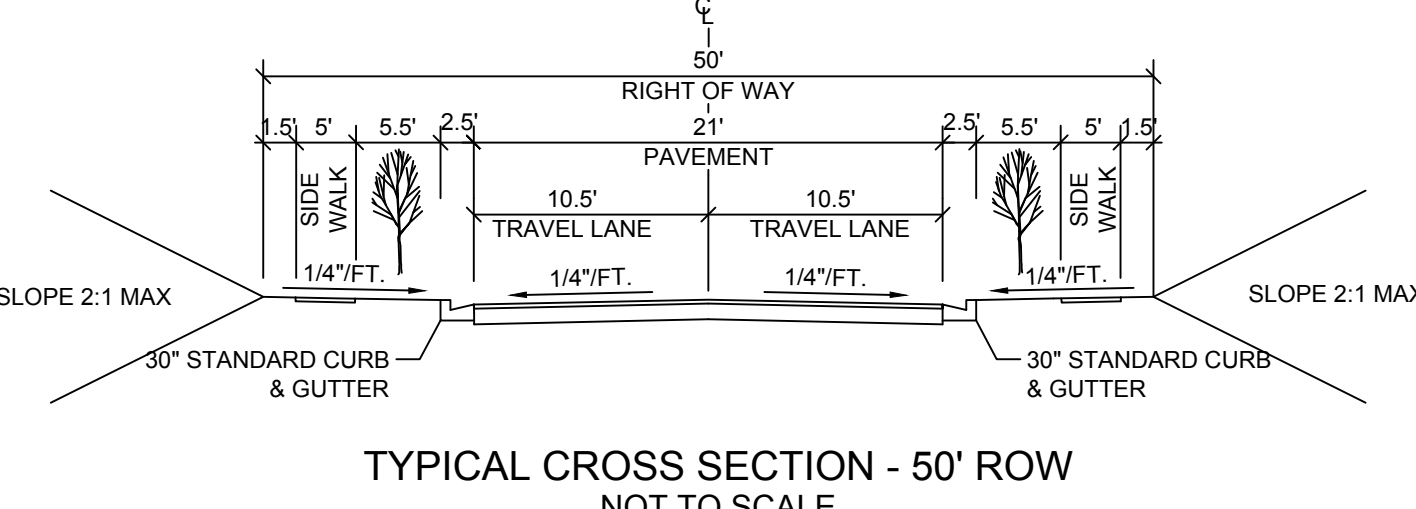
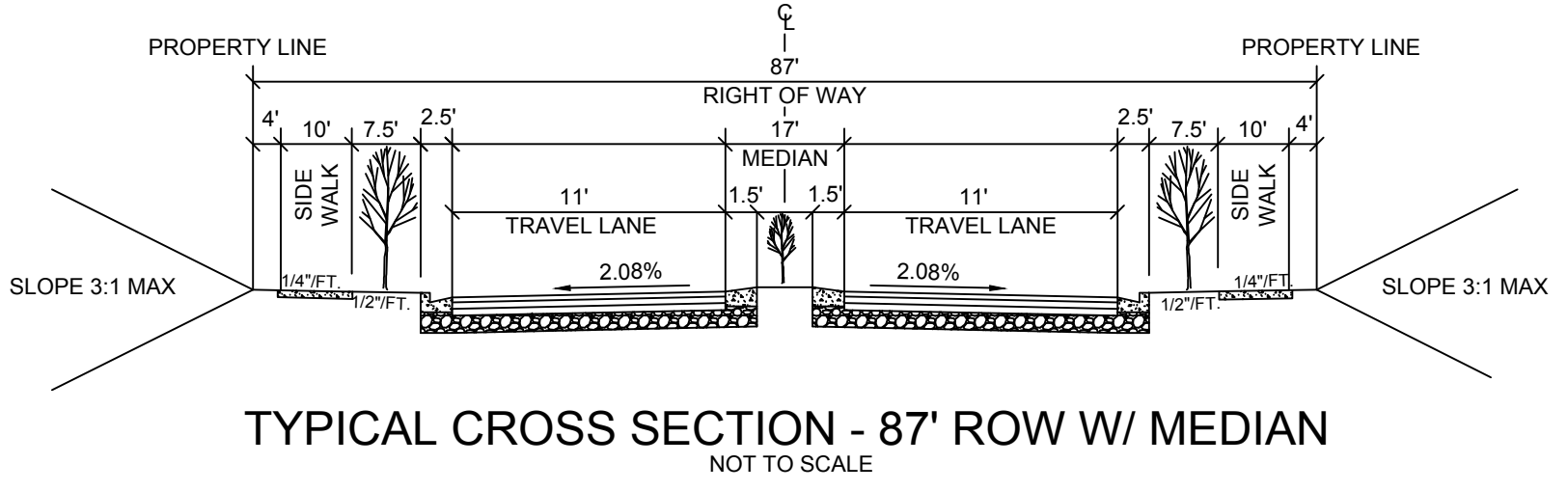
STREETS	ROW	LENGTH (LF)
ROAD A	87	2,282
ROAD B	50	1,044
ROAD C	50	1,290
ROAD D	50	1,412
ROAD E	50	278
ROAD F	50	826
ROAD G	50	1,293
ROAD H	50	384
ROAD I	50	261
ALLEY A	20	827
ALLEY B	20	600
ALLEY C	20	1,109
ALLEY D	20	237
TOTAL W/ ALLEYS		11,843
TOTAL W/O ALLEYS		9,070

PASSIVE OS

PASSIVE 1	63,677 SF	1.46 AC
PASSIVE 2	58,462 SF	1.34 AC
PASSIVE 3	54,953 SF	1.26 AC
PASSIVE 4	29,166 SF	0.67 AC
PASSIVE 5	894,093 SF	20.53 AC
PASSIVE 6	1,250,461 SF	28.71 AC
TOTAL	2,350,810 SF	53.97 AC

ACTIVE OS

ACTIVE OS 1	110,982 SF	2.55 AC
ACTIVE OS 2	42,319 SF	0.97 AC
ACTIVE OS 3	137,266 SF	3.15 AC
TOTAL	290,567 SF	6.67 AC



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DATE 01/31/2023
DRAWN BY C. CLARK
DESIGNED BY E. ANGE
CHECKED BY B. BLACKMON
SCALE 1" = 150'

FAISON TRACT
0 W GANNON AVENUE, ZEBULON, WAKE COUNTY, NORTH CAROLINA
NORTH CAROLINA LICENSE NO. C-1652
MASTER SUBDIVISION PLAN

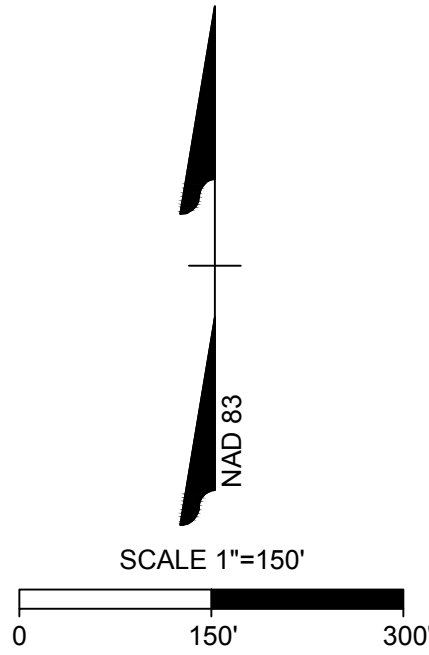
JOB NO. 49473
SHEET NO. 2.0

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S:\33149473-Faison_Trac\DWG\Sheet\Master Plan\49473-331-C2-0-MASTER SITE PLAN.dwg | Plotted by Elizabeth Ange



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LEGEND:

- PROJECT BOUNDARY
- PHASE LINE
- PERIMETER BUFFER
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- BUILDING SETBACK
- PROPOSED GREENWAY
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FAISON TRACT

0 W GANNON AVENUE, ZEBULON, WAKE COUNTY, NORTH CAROLINA

PHASING PLAN

NORTH CAROLINA LICENSE NO. C-1652

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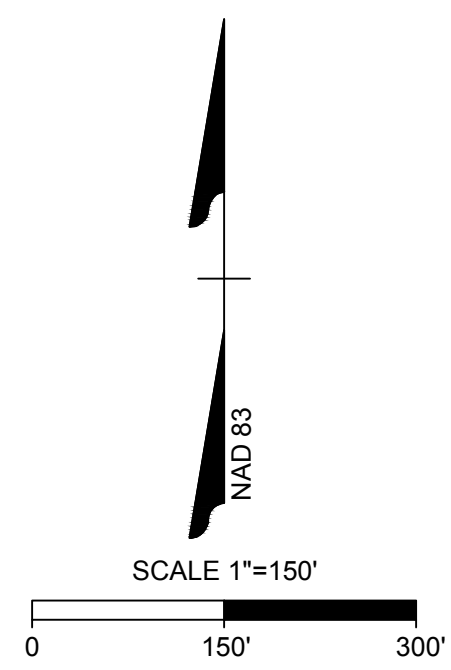
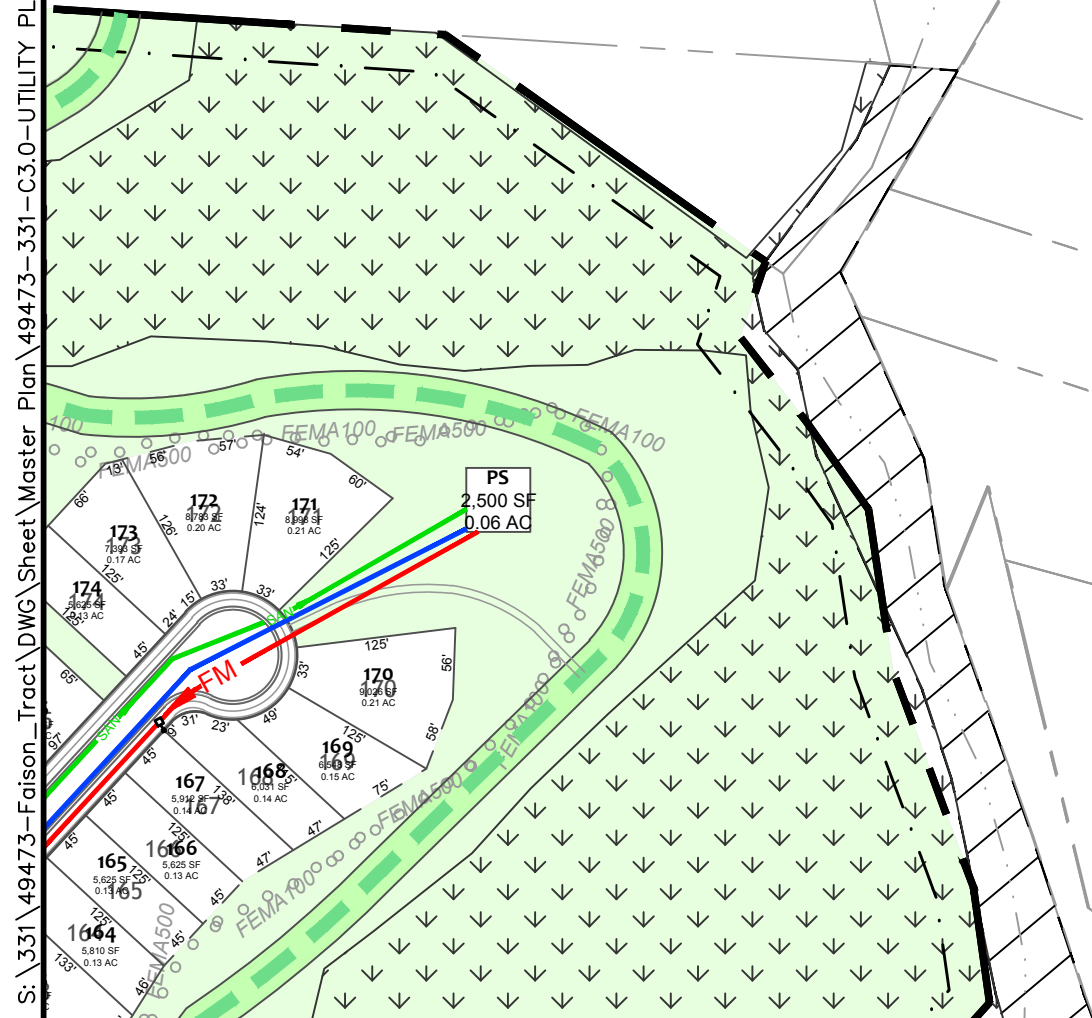
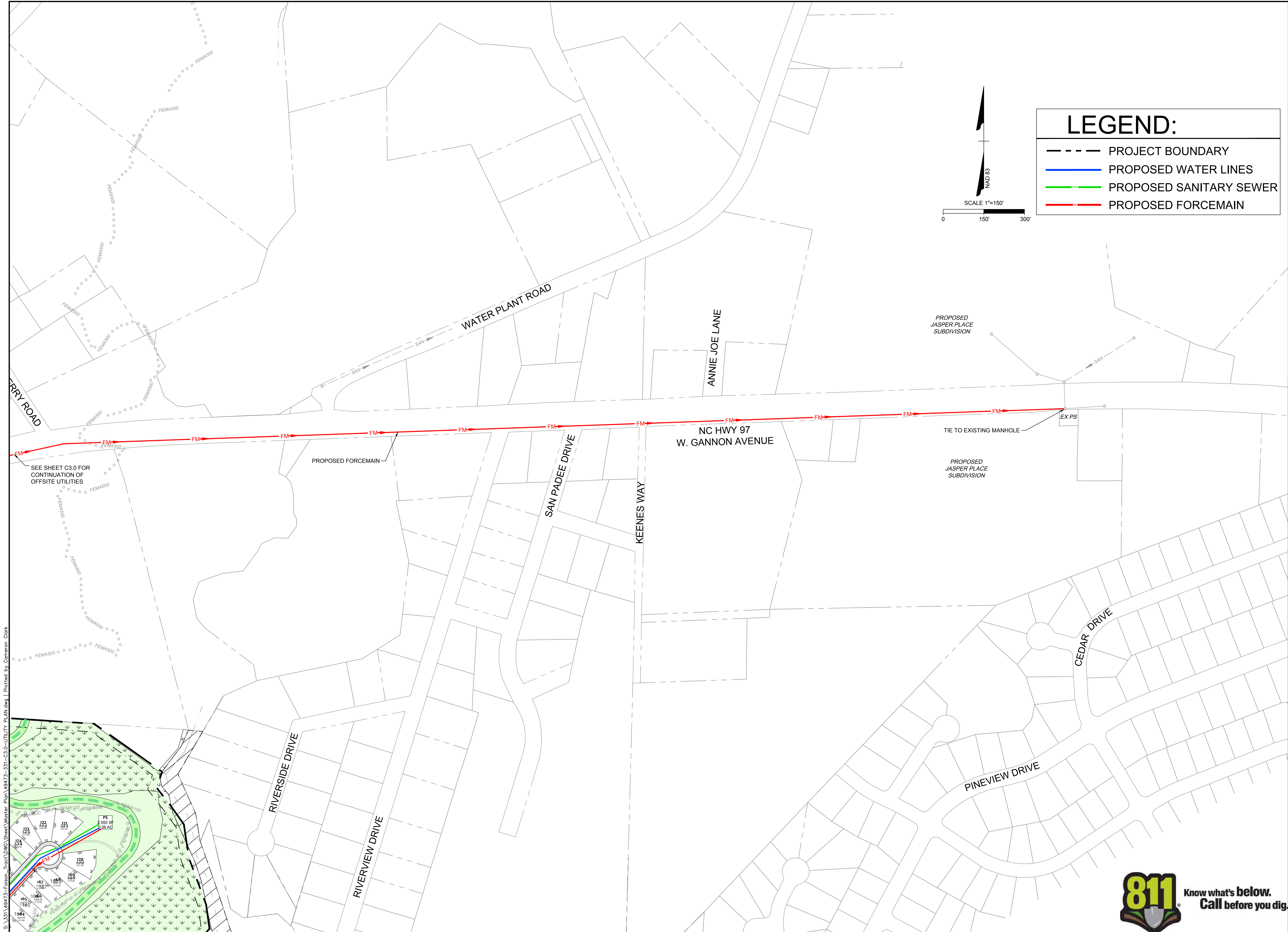
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S:\331-49473-Faison-Tract\DWG-Sheet\Master Plan\49473-331-C3.0-UTILITY PLAN.dwg | Plotted by Cameron Clark



LEGEND:

PROJECT BOUNDARY

PROPOSED WATER LINES

PROPOSED SANITARY SEWER

PROPOSED FORCEMAIN

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FAISON TRACT
NORTH CAROLINA LICENSE NO. C-1652
0 W GANNON AVENUE, ZEBULON, WAKE COUNTY, NORTH CAROLINA
OFFSITE UTILITY PLAN

JOB NO.

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SHEET NO.

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LIGHTING LEGEND



LEGEND:

- PROJECT BOUNDARY
- - - PERIMETER BUFFER
- PROPOSED RIGHT-OF-WAY
- - - PROPOSED LOT LINE
- PROPOSED GREENWAY
- ACTIVE OPEN SPACE
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NORTH CAROLINA LICENSE NO. C-1652
CONCEPTUAL LIGHTING PLAN

JOB NO.	49473
SHEET NO.	4.0

