

S:\331\49084-Zebulon_South DWG Sheet Master Plan 49084-331-C1.0-EXISTING SHEET.dwg | Plotted by Elizabeth Ange



LEGEND

	PROPERTY LINE
	ADJACENT PROPERTY LINES
	PERENNIAL STREAM
	INTERMITTENT STREAM
	NEUSE RIPARIAN BUFFER
	EXISTING WETLANDS
	EXISTING PONDS

NOTES:

- BOUNDARY TAKEN FROM SURVEY BY TIMMONS GROUP DATED MAY 19, 2022.
- TOPOGRAPHIC INFORMATION TAKEN FROM WAKE COUNTY GIS.
- WETLAND AND STREAM DELINEATION BY TIMMONS GROUP DATED MAY 02, 2022.
- THE SUBJECT PROPERTY IS LOCATED IN ZONE X IN ACCORDANCE WITH FIRM MAP #3720270500K & 3720270400L, WITH AN EFFECTIVE DATE OF AUGUST 19, 2022.

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"	898.66'	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°42'59"	4451.25'	133.35'	66.68'	N0°07'54"E	133.35'

TIMMONS GROUP

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

EXISTING CONDITIONS

NORTH CAROLINA LICENSE NO. C-1652

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JOB NO.
49084
SHEET NO.
C1.0

SCALE
1" = 150'

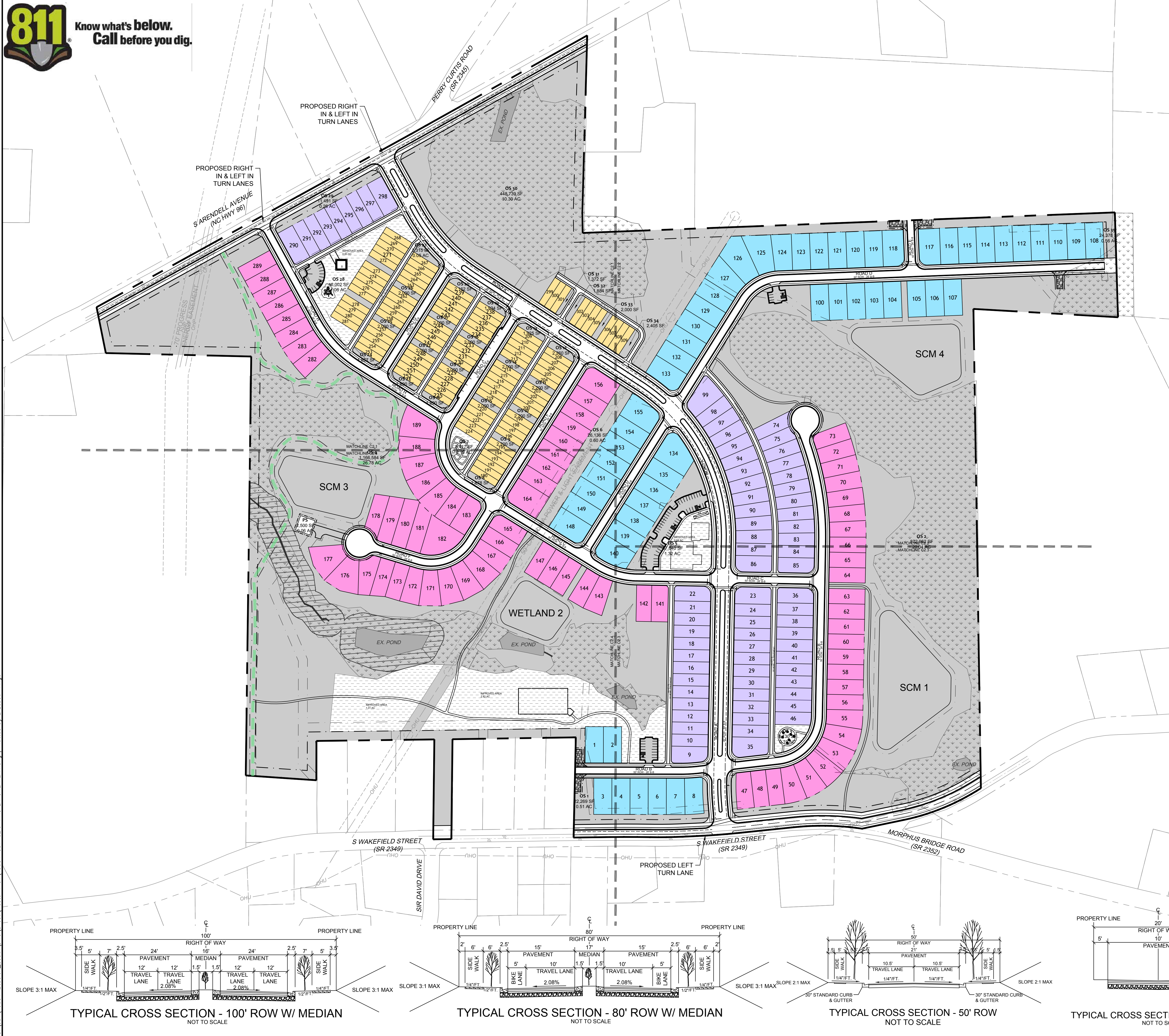
CHECKED BY
B. BLACKMON

DESIGNED BY
E. ANGE

DRAWN BY
331

DATE
08/22/2023

REVISION DESCRIPTION



SITE DATA

PIN #s = 2705-41-3075, 2704-49-2511, & 2705-51-2202
TOTAL EXISTING TRACT ACREAGE = 118.55 AC
EXISTING ZONING = R2 & R4
PROPOSED ZONING = PD
PROPOSED NUMBER OF LOTS = 309
PROPOSED DENSITY = 2.61 DU/A

103 - REAR LOAD SINGLE FAMILY ATTACHED
MINIMUM LOT SIZE PROVIDED: 2,000'
AVERAGE LOT SIZE PROVIDED: 2,200'
MINIMUM LOT WIDTH: 20'
DRIVEWAY LENGTH: 20'
MINIMUM DRIVEWAY WIDTH: 10'

76 - FRONT LOAD SINGLE FAMILY LOTS
MINIMUM LOT SIZE PROVIDED: 6,000'
AVERAGE LOT SIZE PROVIDED: 6,752'
MINIMUM LOT WIDTH: 50'
DRIVEWAY LENGTH: 20'
MINIMUM DRIVEWAY WIDTH: 10'

57 - FRONT LOAD SINGLE FAMILY LOTS
MINIMUM LOT SIZE PROVIDED: 7,100'
AVERAGE LOT SIZE PROVIDED: 7,572'
MINIMUM LOT WIDTH: 60'
DRIVEWAY LENGTH: 20'
MINIMUM DRIVEWAY WIDTH: 16'

73 - REAR LOAD SINGLE FAMILY
MINIMUM LOT SIZE PROVIDED: 4,800'
AVERAGE LOT SIZE PROVIDED: 5,177'
MINIMUM LOT WIDTH: 40'
DRIVEWAY LENGTH: 20'
MINIMUM DRIVEWAY WIDTH: 10'

10% OPEN SPACE REQUIRED = 11.85 acres
OPEN SPACE PROVIDED = 62.94 acres (53%)
50% ACTIVE OPEN SPACE REQUIRED = 5.93 acres
ACTIVE OPEN SPACE PROVIDED = 5.98 acres

GUEST PARKING REQUIRED 0.25 UNITS = 78 spaces
GUEST PARKING PROVIDED = 102 spaces
MINIMUM OF 2 PARKING SPACES PROVIDED ON EACH LOT,
AT LEAST 1 IN GARAGE AND 1 IN DRIVEWAY

MAXIMUM BUILDING HEIGHT = 50'
TOTAL LINEAR FEET OF 10' PUBLIC GREENWAY = 2,600'
TOTAL LINEAR FEET OF 6' PRIVATE GREENWAY = 3,230'

STREET TABLE

STREET NAME	ROW	LENGTH (LF)
ROAD A	80	2,762
ROAD B	50	1,895
ROAD C	50	1,950
ROAD D	50	2,260
ROAD E	50	175
ROAD F	50	1,143
ROAD G	50	462
ROAD H	50	944
ALLEY A	20	1,375
ALLEY B	20	636
ALLEY C	20	487
ALLEY D	20	744
ALLEY E	20	453
ALLEY F	20	492
ALLEY G	20	457
TOTAL W/ ALLEYS		16,235
TOTAL W/O ALLEYS		11,591

OPEN SPACE TABLE

OS 1	22,269 SF	0.51 AC
OS 2	873,478 SF	20.05 AC
OS 3	8,130 SF	0.19 AC
OS 4	1,166,885 SF	26.79 AC
OS 5	57,640 SF	1.32 AC
OS 6	26,136 SF	0.60 AC
OS 7	8,417 SF	0.19 AC
OS 8	1,878 SF	0.04 AC
OS 9	2,200 SF	0.05 AC
OS 10	2,200 SF	0.05 AC
OS 11	2,200 SF	0.05 AC
OS 12	2,260 SF	0.05 AC
OS 13	1,925 SF	0.04 AC
OS 14	2,000 SF	0.05 AC
OS 15	2,200 SF	0.05 AC
OS 16	1,690 SF	0.04 AC
OS 17	2,000 SF	0.05 AC
OS 18	2,000 SF	0.05 AC
OS 19	1,934 SF	0.04 AC
OS 20	2,162 SF	0.05 AC
OS 21	2,000 SF	0.05 AC
OS 22	2,000 SF	0.05 AC
OS 23	1,690 SF	0.04 AC
OS 24	1,657 SF	0.04 AC
OS 25	2,000 SF	0.05 AC
OS 26	2,000 SF	0.05 AC
OS 27	2,315 SF	0.05 AC
OS 28	46,002 SF	1.06 AC
OS 29	11,491 SF	0.26 AC
OS 30	448,739 SF	10.30 AC
OS 31	1,372 SF	0.03 AC
OS 32	1,884 SF	0.04 AC
OS 33	2,000 SF	0.05 AC
OS 34	2,405 SF	0.06 AC
OS 35	24,378 SF	0.56 AC
TOTAL	2,741,537 SF	62.94 AC

SETBACK TABLE

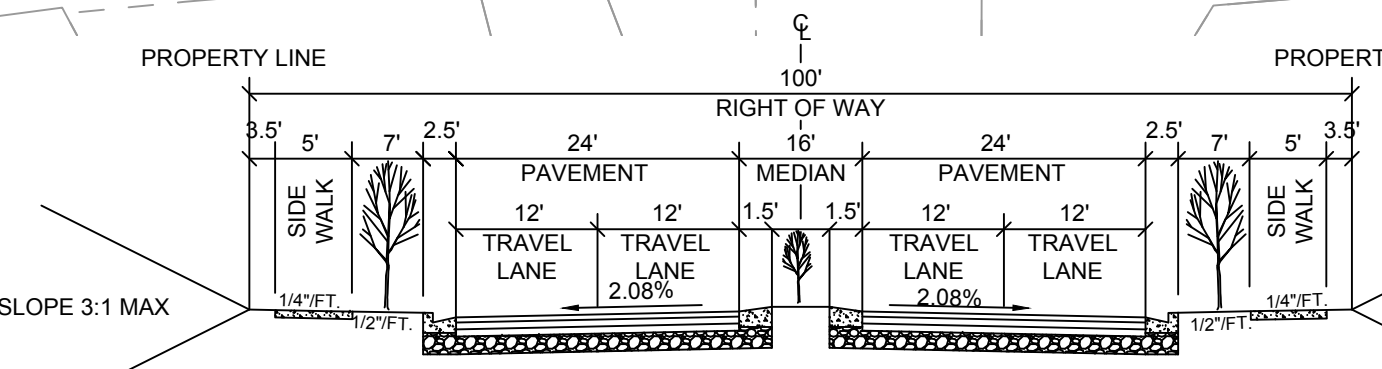
FRONT LOADED SINGLE FAMILY
FRONT: 20'
REAR: 15'
SIDE: 5'
CORNER: 10'

REAR LOADED SINGLE FAMILY
FRONT: 10' MAX
REAR: 20'
SIDE: 3'
CORNER: 10'

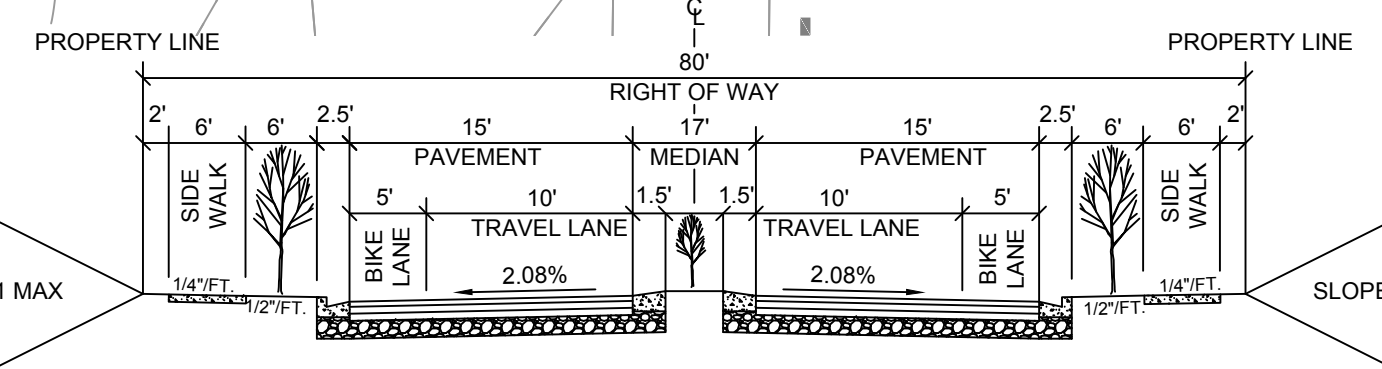
SINGLE FAMILY ATTACHED:
FRONT: 10' MAX
BUILDING SEPARATION: 10'
REAR: 20'

LEGEND

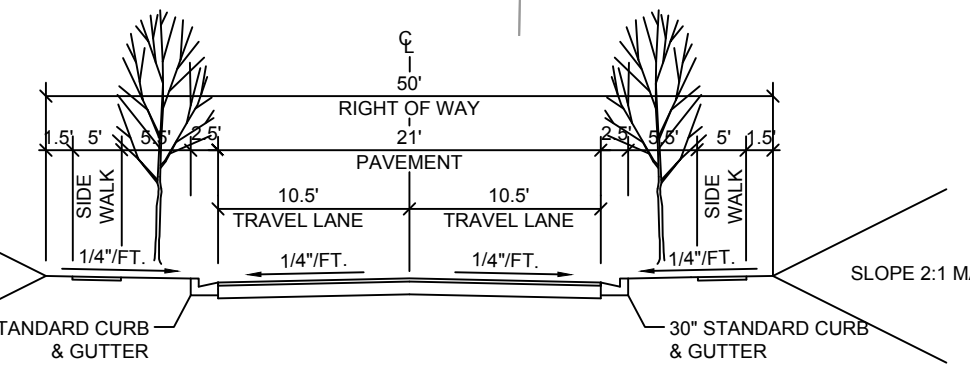
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- PERIMETER BUFFER
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- DRAINAGE EASEMENT
- SANITARY SEWER EASEMENT
- EXISTING WETLANDS
- NEUSE RIPARIAN BUFFER
- ACTIVE OPEN SPACE
- PASSIVE OPEN SPACE
- PUBLIC GREEN WAY
- PAVED PRIVATE TRAIL



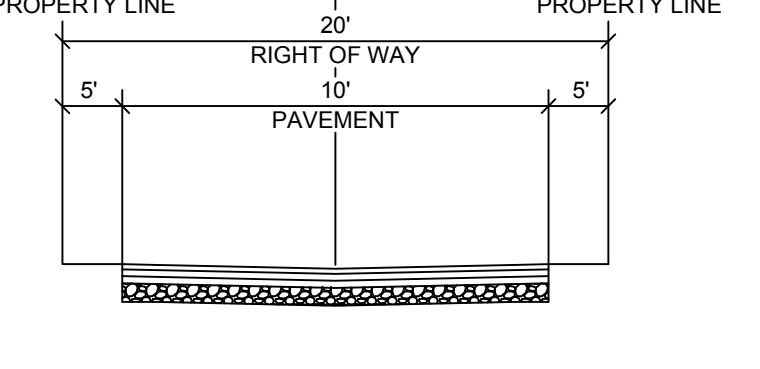
TYPICAL CROSS SECTION - 100' ROW W/ MEDIAN
NOT TO SCALE



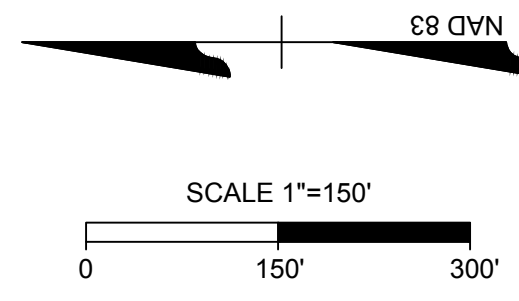
TYPICAL CROSS SECTION - 80' ROW W/ MEDIAN
NOT TO SCALE



TYPICAL CROSS SECTION - 50' ROW
NOT TO SCALE



TYPICAL CROSS SECTION - REAR ALLEY
NOT TO SCALE



A HOMEOWNER'S 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).

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DATE
08/22/2023

DRAWN BY
331

DESIGNED BY
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

OVERALL SITE PLAN

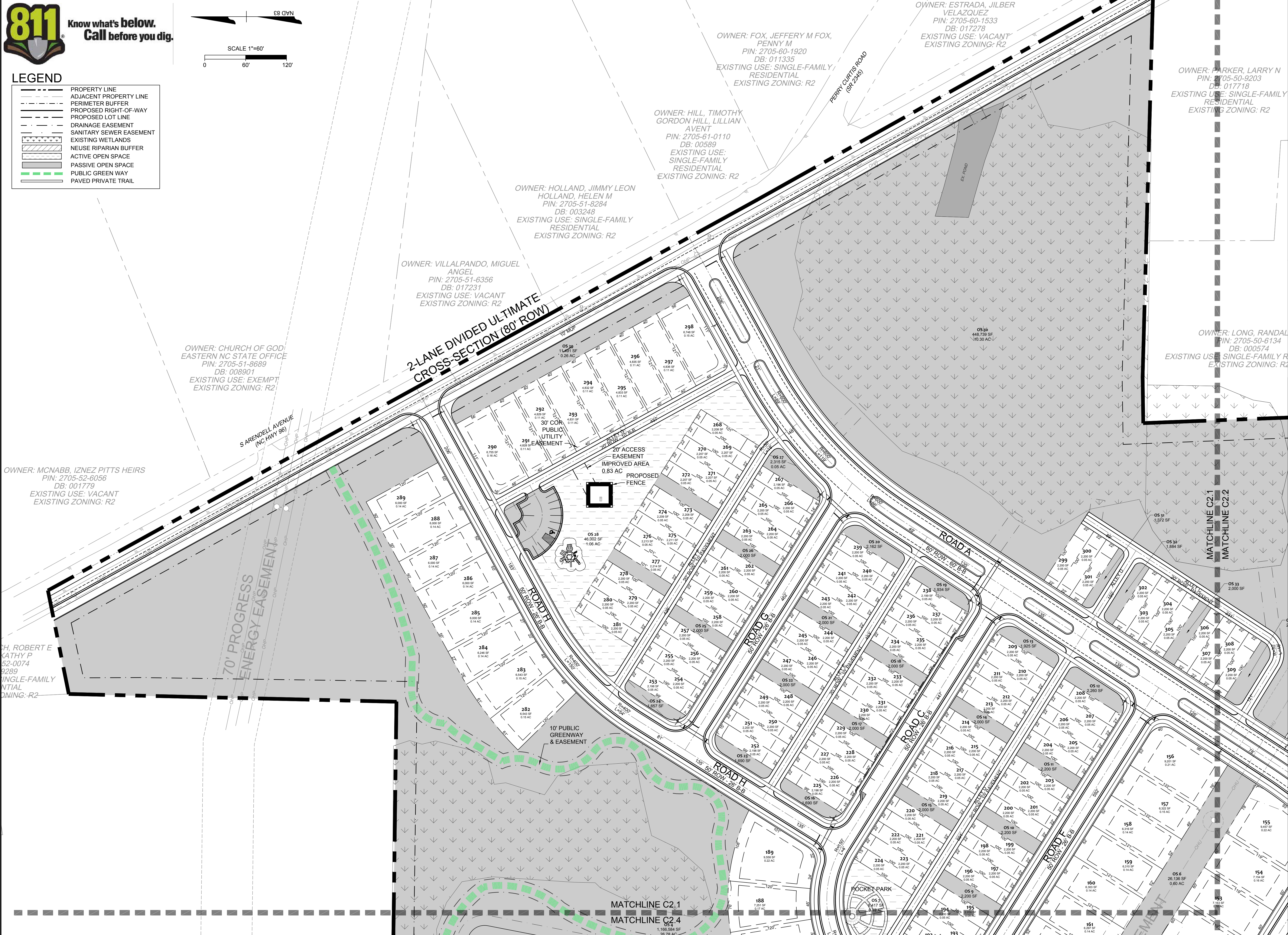
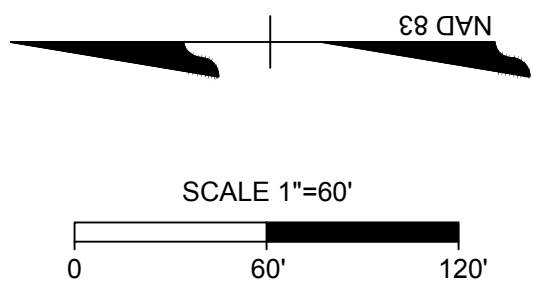
JOB NO.
49084

SHEET NO.
C2.0



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- PERIMETER BUFFER
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- DRAINAGE EASEMENT
- SANITARY SEWER EASEMENT
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- PUBLIC GREEN WAY
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CHECKED BY
B. BLACKMON

SCALE
1" = 60'

REVISION DESCRIPTION

TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

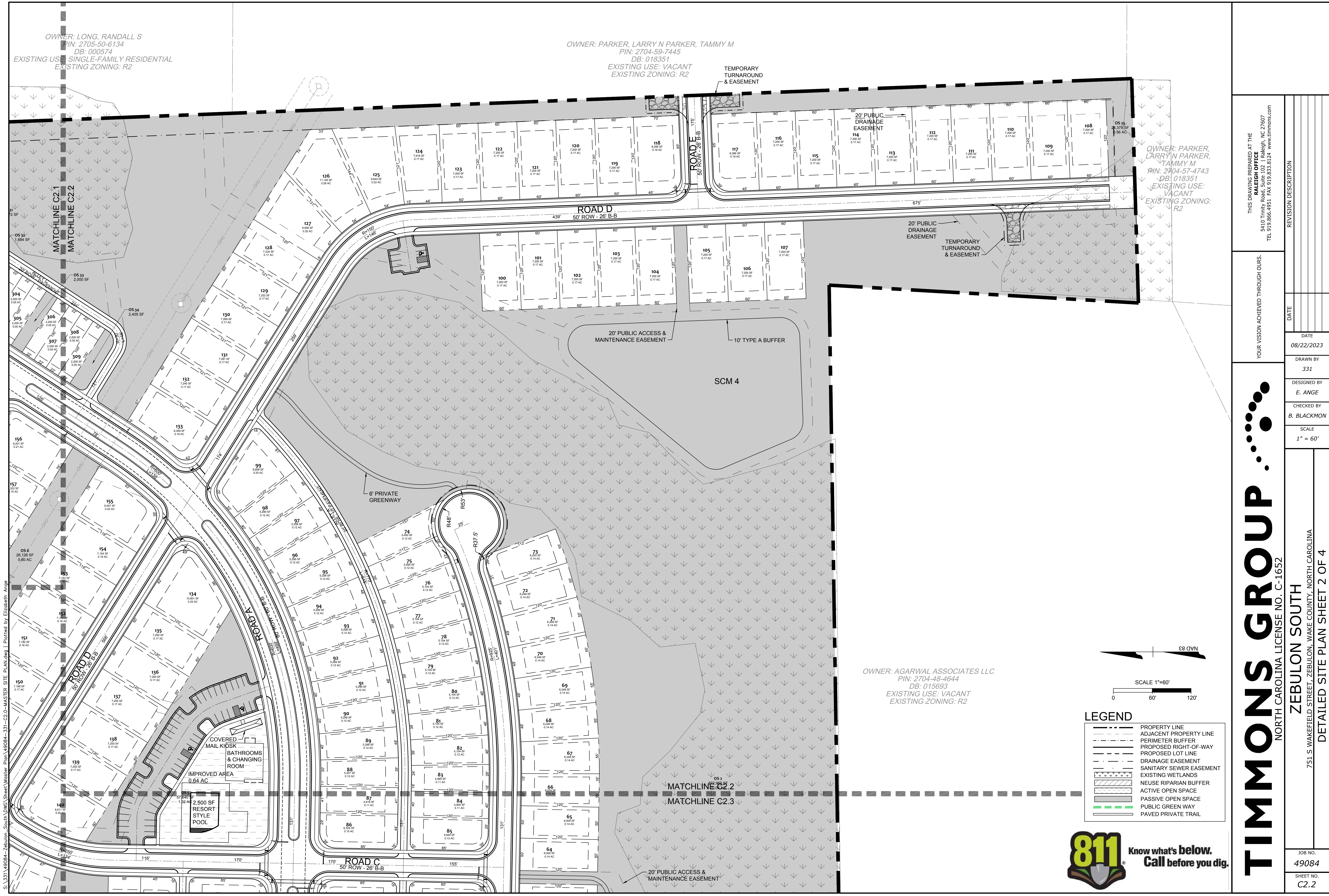
ZEBULON SOUTH
751 S WAKEFIELD STREET, ZEBULON, WAKE COUNTY, NORTH CAROLINA

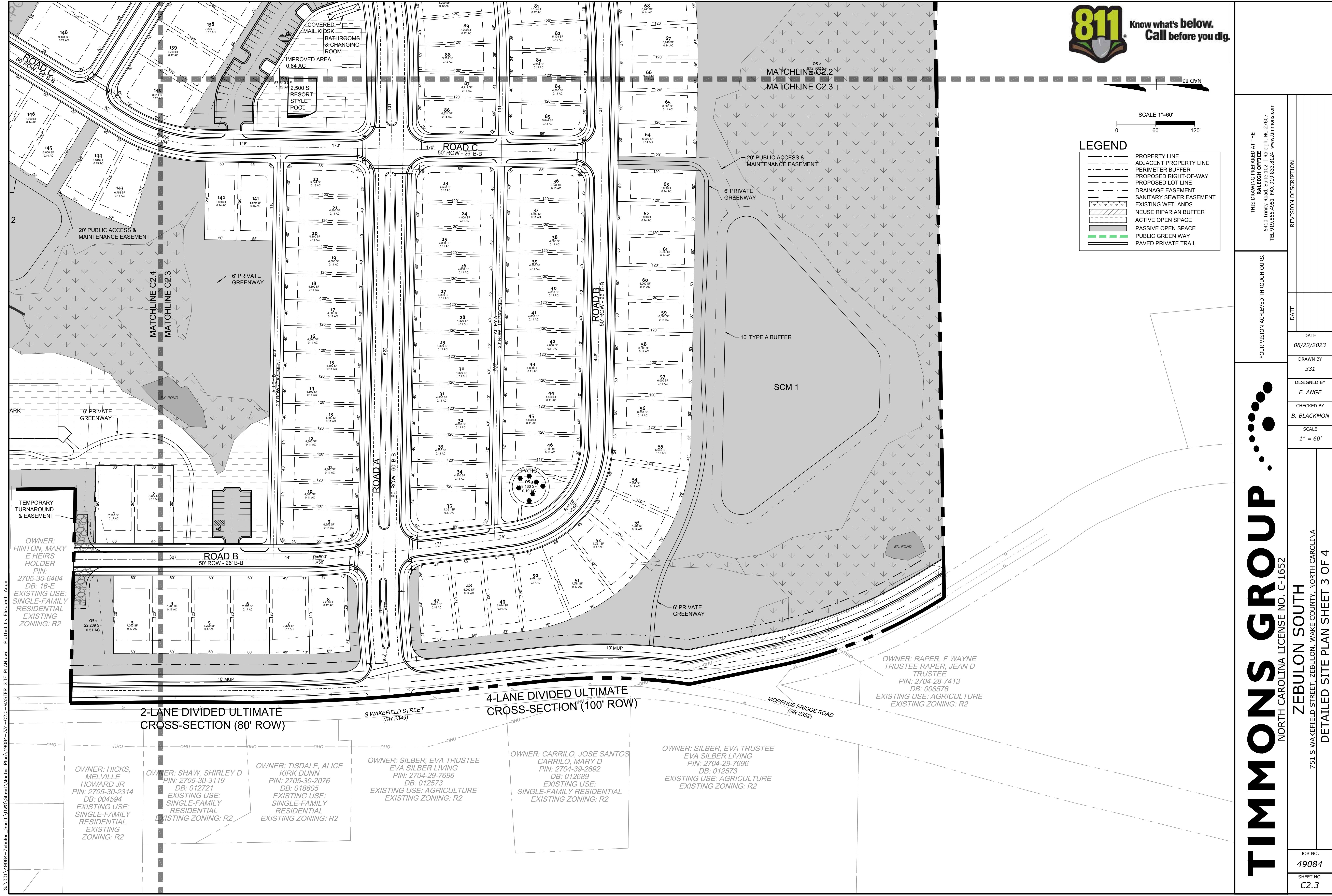
DETAILED SITE PLAN SHEET 1 OF 4

JOB NO.
49084

SHEET NO.
C2.1

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Know what's below.
Call before you dig.



SCALE 1"=60'

0 60' 120'

LEGEND	
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	PERIMETER BUFFER
	PROPOSED RIGHT-OF-WAY
	PROPOSED LOT LINE
	DRAINAGE EASEMENT
	SANITARY SEWER EASEMENT
	EXISTING WETLANDS
	NEUSE RIPARIAN BUFFER
	ACTIVE OPEN SPACE
	PASSIVE OPEN SPACE
	PUBLIC GREEN WAY
	PAVED PRIVATE TRAIL

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ZEBULON SOUTH

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

DETAILED SITE PLAN SHEET 3 OF 4

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REVISION DESCRIPTION	
DATE	
08/22/2023	
DRAWN BY	331
DESIGNED BY	E. ANGE
CHECKED BY	B. BLACKMON
SCALE	1" = 60'

JOB NO.
49084

SHEET NO.
C2.3

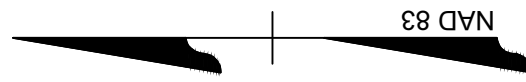
S:\331\49084-Zebulon_South DWG Sheet Master Plan 49084-331-C2-C-Master Site Plan.dwg | Plotted by Elizabeth Ange



Know what's below.
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- ADJACENT PROPERTY LINE
- PERIMETER BUFFER
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- PASSIVE OPEN SPACE
- PUBLIC GREENWAY
- PAVED PRIVATE TRAIL



SCALE 1"=60'

0 60' 120'

OWNER: VINSON, MARTHA H
PIN: 2705-41-0911
DB: 016651
EXISTING USE: VACANT
EXISTING ZONING: R4

OWNER: SANTOS,
ALEJANDRO
WILIBALDO ROSALES
PIN: 2705-31-5336
DB: 015231
EXISTING USE:
SINGLE-FAMILY
RESIDENTIAL
EXISTING ZONING: R4

OWNER:
MCCULLERS,
JAMIE
PIN: 2705-31-6119
DB: 018030
EXISTING USE:
SINGLE-FAMILY
RESIDENTIAL
EXISTING ZONING: R4

OWNER: GARCIA,
LAURA A REYES,
GERARDO REYES
PIN: 2705-31-6027
DB: 017794
EXISTING USE:
SINGLE-FAMILY
RESIDENTIAL
EXISTING ZONING: R4

OWNER:
CONYERS,
BEVERLY A
CONYERS,
CASSANDRA L
PIN: 2705-30-6922
DB: 006099
EXISTING USE:
SINGLE-FAMILY
RESIDENTIAL
EXISTING ZONING: R4

OWNER:
BRADSHAW,
BETTIE SUE
PIN:
2705-30-6724
DB: 006981
EXISTING USE:
SINGLE-FAMILY
RESIDENTIAL
EXISTING ZONING: R2

OWNER:
STANCIL, L J
PIN:
2705-30-5694
DB: 002104
EXISTING USE:
SINGLE-FAMILY
RESIDENTIAL
EXISTING ZONING: R2

OWNER:
BLOUNT,
BARBARA ANN
PIN:
2705-30-5594
DB: 004961
EXISTING USE:
SINGLE-FAMILY
RESIDENTIAL
EXISTING ZONING: R2

OWNER:
HINTON, MARY
E HEIRS
HOLDER
PIN:
2705-30-6404
DB: 16-E
EXISTING USE:
SINGLE-FAMILY
RESIDENTIAL
EXISTING ZONING: R2

2-LANE DIVIDED ULTIMATE
CROSS-SECTION (80' ROW)

TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

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

DETAILED SITE PLAN SHEET 4 OF 4

JOB NO.
49084
SHEET NO.
C2.4

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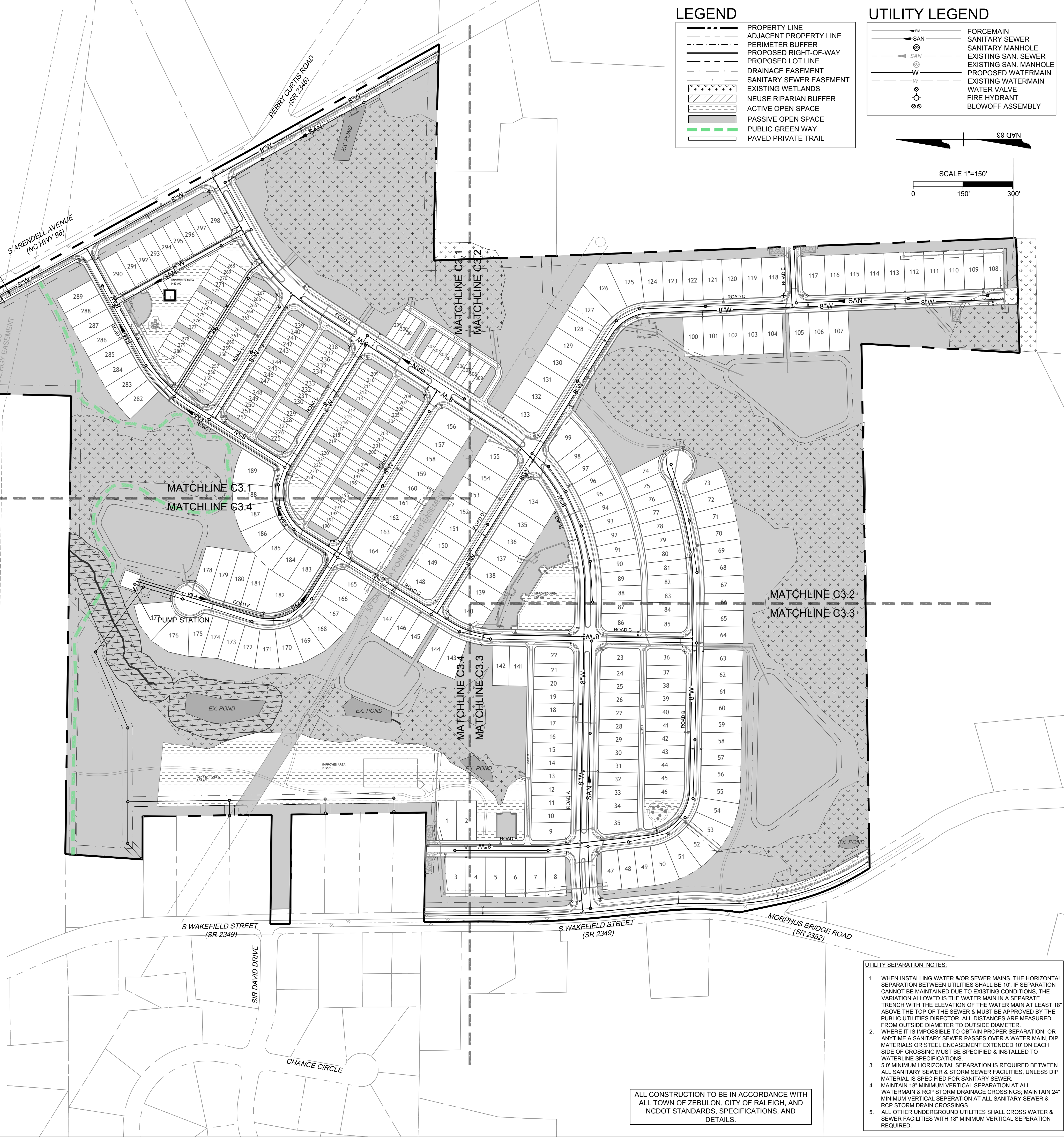
CHECKED BY
B. BLACKMON

SCALE
1" = 60'



CORPUD STANDARD UTILITY NOTES

- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION)
- UTILITY SEPARATION REQUIREMENTS:
 - A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
 - WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER
 - WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASUREMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS
 - 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER
 - MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W-41 & S-49)
 - ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED
- ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION
- CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT
- 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS
- IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE
- INSTALL 3/4" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE
- INSTALL 4" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM
- PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI; BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE
- ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWQ, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
- NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION
- GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUD FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT TIM BEASLEY AT (919) 996-2334 OR TIMOTHY.BEASLEY@RALEIGHNC.GOV FOR MORE INFORMATION
- CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT JOANIE HARTLEY AT (919) 996-5923 OR JOANIE.HARTLEY@RALEIGHNC.GOV FOR MORE INFORMATION



ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL TOWN OF ZEBULON, CITY OF RALEIGH, AND NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS.

- UTILITY SEPARATION NOTES:
- WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
 - WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATER MAIN, DIP MATERIALS OR STEEL ENCASUREMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
 - 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER
 - MAINTAIN 18" MINIMUM VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAINAGE CROSSINGS; MAINTAIN 24" MINIMUM VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS.
 - ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MINIMUM VERTICAL SEPARATION REQUIRED

S:\331\49084-Zebulon-South DWS Street Master Plan 49084-331-C3.0-UTILITY PLAN.dwg | Plotted by Elizabeth Ange

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B. BLACKMON

SCALE

1" = 150'

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NORTH CAROLINA LICENSE NO. C-1652

ZEBULON SOUTH

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

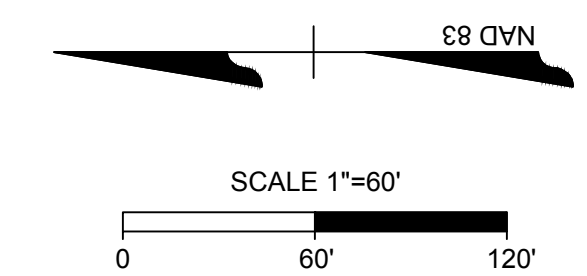
OVERALL UTILITY PLAN

JOB NO.
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SHEET NO.
C3.0

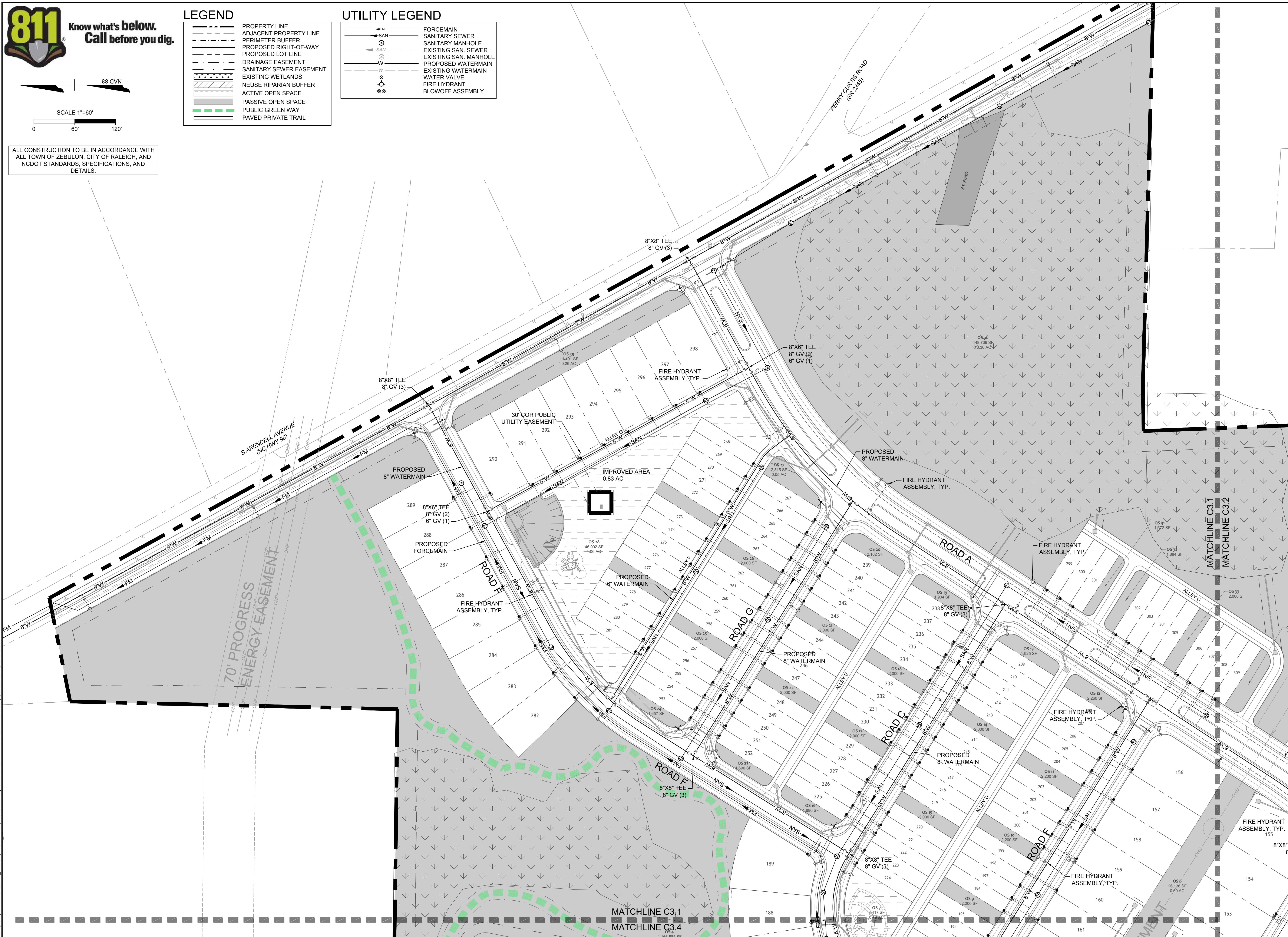
REVISION DESCRIPTION	
DATE	

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- | | | |
|---|-----|-----------------------|
|  | FM | FORCEMAIN |
|  | SAN | SANITARY SEWER |
|  | | SANITARY MANHOLE |
|  | SAN | EXISTING SAN. SEWER |
|  | | EXISTING SAN. MANHOLE |
|  | W | PROPOSED WATERMAIN |
| | W | EXISTING WATERMAIN |
|  | | WATER VALVE |
|  | | FIRE HYDRANT |
|  | | BLOWOFF ASSEMBLY |

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH
ALL TOWN OF ZEBULON, CITY OF RALEIGH, AND
NCDOT STANDARDS, SPECIFICATIONS, AND
DETAILS.



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

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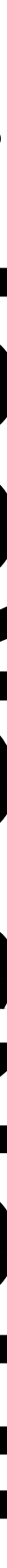
DATE			
DATE 08/22/2023			

DRAWN BY
331

DESIGNED BY
E. ANGE

CHECKED BY
B. BLACKMO

SCALE
1" = 60'

The logo for the Timmons Group, featuring the company name in a bold, sans-serif font, followed by a graphic of several black dots of varying sizes arranged in a curved, upward-pointing arc.

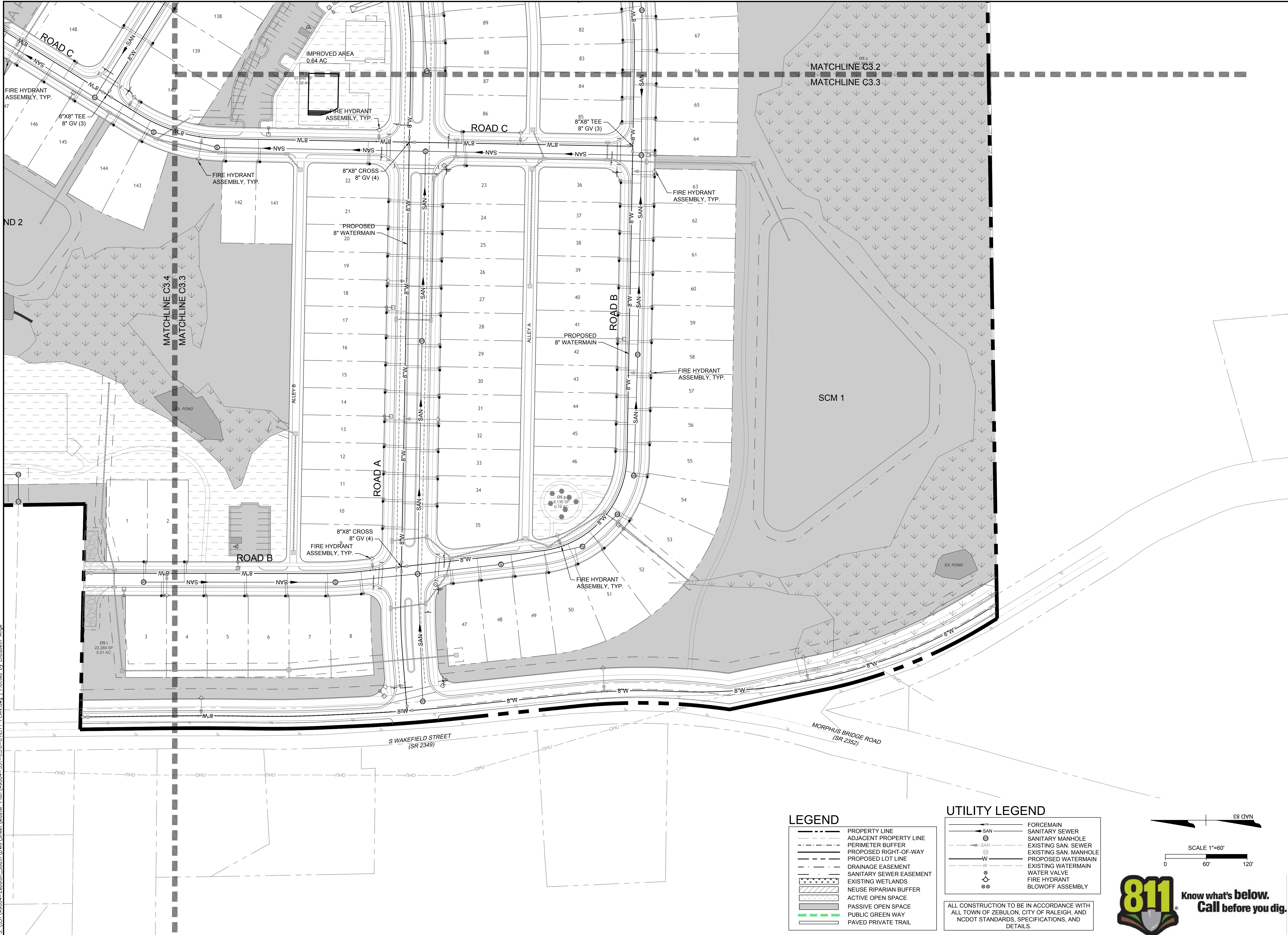
ZEBULON SOUTH
751 S WAKEFIELD STREET, ZEBULON, WAKE COUNTY, NORTH CAROLINA
DETAILED UTILITY PLAN SHEET 10E 4

JOB NO.
49084

SHEET NO.
C3.1

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E. ANGE

CHECKED BY

B. BLACKMON

SCALE

1" = 60'

TIMMONS GROUP

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

DETAILED UTILITY PLAN SHEET 3 OF 4

JOB NO.

49084

SHEET NO.

C3.3

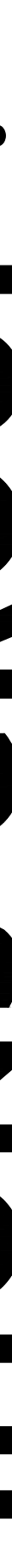
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	PROPERTY LINE
	ADJACENT PROPERTY LINE
	PERIMETER BUFFER
	PROPOSED RIGHT-OF-WAY
	PROPOSED LOT LINE
	DRAINAGE EASEMENT
	SANITARY SEWER EASEMENT
	EXISTING WETLANDS
	NEUSE RIPARIAN BUFFER
	ACTIVE OPEN SPACE
	PASSIVE OPEN SPACE
	PUBLIC GREEN WAY
	PAVED PRIVATE TRAIL

	FORCEMAIN
	SANITARY SEWER
	SANITARY MANHOLE
	EXISTING SAN. SEWER
	EXISTING SAN. MANHOLE
	PROPOSED WATERMAIN
	EXISTING WATERMAIN
	WATER VALVE
	FIRE HYDRANT
	BLOWOFF ASSEMBLY

The site plan illustrates the proposed watermain layout for a residential development. Key features include:

- Proposed Watermain:** An 8-inch watermain running along Road F, with a 2-inch watermain branch. The main line is labeled "PROPOSED 8\" WATERMAIN" and the branch is labeled "PROPOSED 2\" WATERMAIN".
- Wetlands:** Two wetland areas are identified: "WETLAND 1" (shaded with diagonal lines) and "WETLAND 2" (shaded with cross-hatching). Wetland 1 is located to the west of Road F, and Wetland 2 is to the east.
- Easements:** A "30' COR UTILITY EASEMENT" is shown along the western boundary. A "50' CAROLINA POWER & LIGHT EASEMENT" runs diagonally across the site.
- Utility Infrastructure:** The plan shows various utility lines including "FORCEMAIN", "SANITARY SEWER", "SANITARY MANHOLE", "EXISTING SAN. SEWER", "EXISTING SAN. MANHOLE", "PROPOSED WATERMAIN", "EXISTING WATERMAIN", "WATER VALVE", "FIRE HYDRANT", and "BLOWOFF ASSEMBLY".
- Other Features:** The plan includes "IMPROVED AREA" (2.82 AC), "EX. POND" (existing pond), "ROAD B", "ROAD C", "ROAD D", and "ROAD F". It also shows "FIRE HYDRANT ASSEMBLY, TYP." and "PROPOSED FORCEMAIN".
- Matchlines:** The plan is divided into sections by matchlines: "MATCHLINE C3.1" and "MATCHLINE C3.4" on the left, and "MATCHLINE C3.3" and "MATCHLINE C3.4" on the right.
- Utility Legend:** A legend in the bottom left corner defines the symbols used for various utility features.
- Notes:** A note at the bottom states: "ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL TOWN OF ZEBULON, CITY OF RALEIGH, AND NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS."



TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

ZEBULON SOUTH

DETAILED UTILITY PLAN SHEET 4 OF 4

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DRAWN BY

331

DESIGNED BY
F. ANGELO

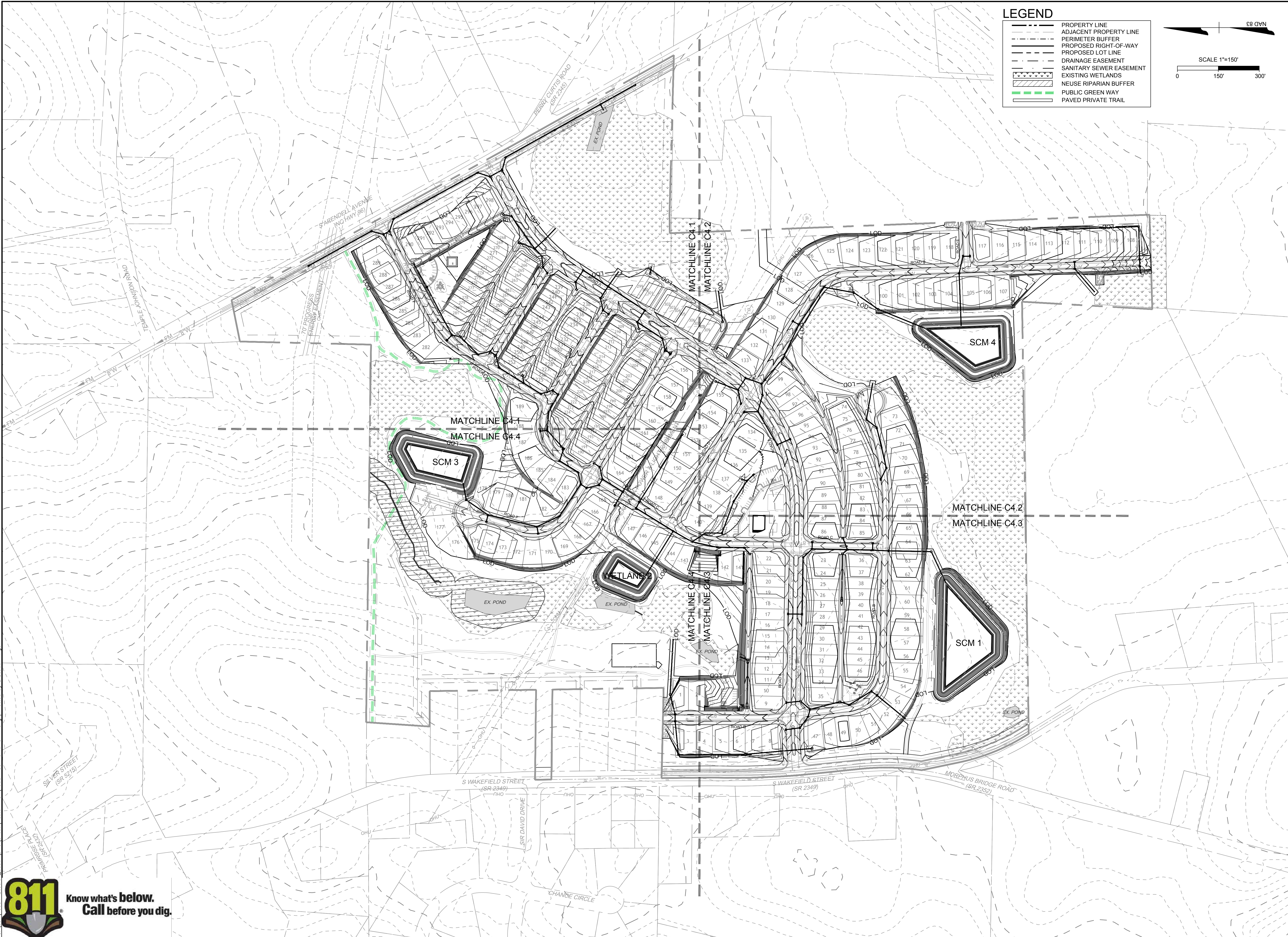
CHECKED BY
B. BLACKMON

SCALE
 $1'' = 60'$

S:\31149084-Zebulon_South DWG Sheet Master Plan 49084-331-C4.C-STRM.dwg | Plotted by Elizabeth Ange

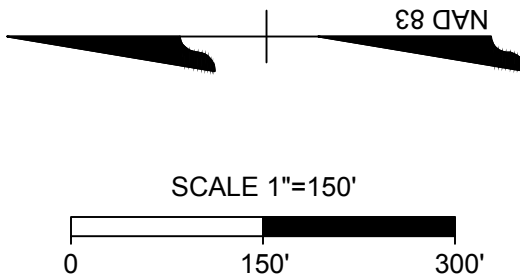


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LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- PERIMETER BUFFER
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- DRAINAGE EASEMENT
- SANITARY SEWER EASEMENT
- EXISTING WETLANDS
- NEUSE RIPARIAN BUFFER
- PUBLIC GREEN WAY
- PAVED PRIVATE TRAIL



TIMMONS GROUP

ZEBULON SOUTH
751 S WAKEFIELD STREET, ZEBULON, WAKE COUNTY, NORTH CAROLINA
OVERAL GRADING & DRAINAGE PLAN

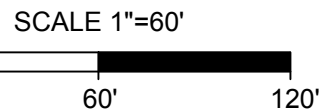
JOB NO.
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SHEET NO.
C4.0

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	08/22/2023
DRAWN BY	331
DESIGNED BY	E. ANGE
CHECKED BY	B. BLACKMON
SCALE	1" = 150'

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LEGEND

- | | |
|--|-------------------------|
| | PROPERTY LINE |
| | ADJACENT PROPERTY LINE |
| | PERIMETER BUFFER |
| | PROPOSED RIGHT-OF-WAY |
| | PROPOSED LOT LINE |
| | DRAINAGE EASEMENT |
| | SANITARY SEWER EASEMENT |
| | EXISTING WETLANDS |
| | NEUSE RIPARIAN BUFFER |
| | PUBLIC GREEN WAY |
| | PAVED PRIVATE TRAIL |



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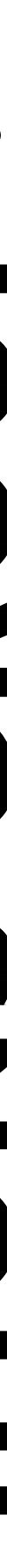
DRAWN B

331

DESIGNED BY
E. ANGE

CHECKED BY
B. BLACKMON

SCALE
 $1'' = 60'$

The logo for the Timmons Group. It features the company name "TIMMONS GROUP" in a bold, black, sans-serif font. To the right of the text is a graphic element consisting of a series of black dots of varying sizes, arranged in a curved, upward-sloping pattern that suggests a rising trajectory or a cluster of data points.

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ZEBULON SOUTH

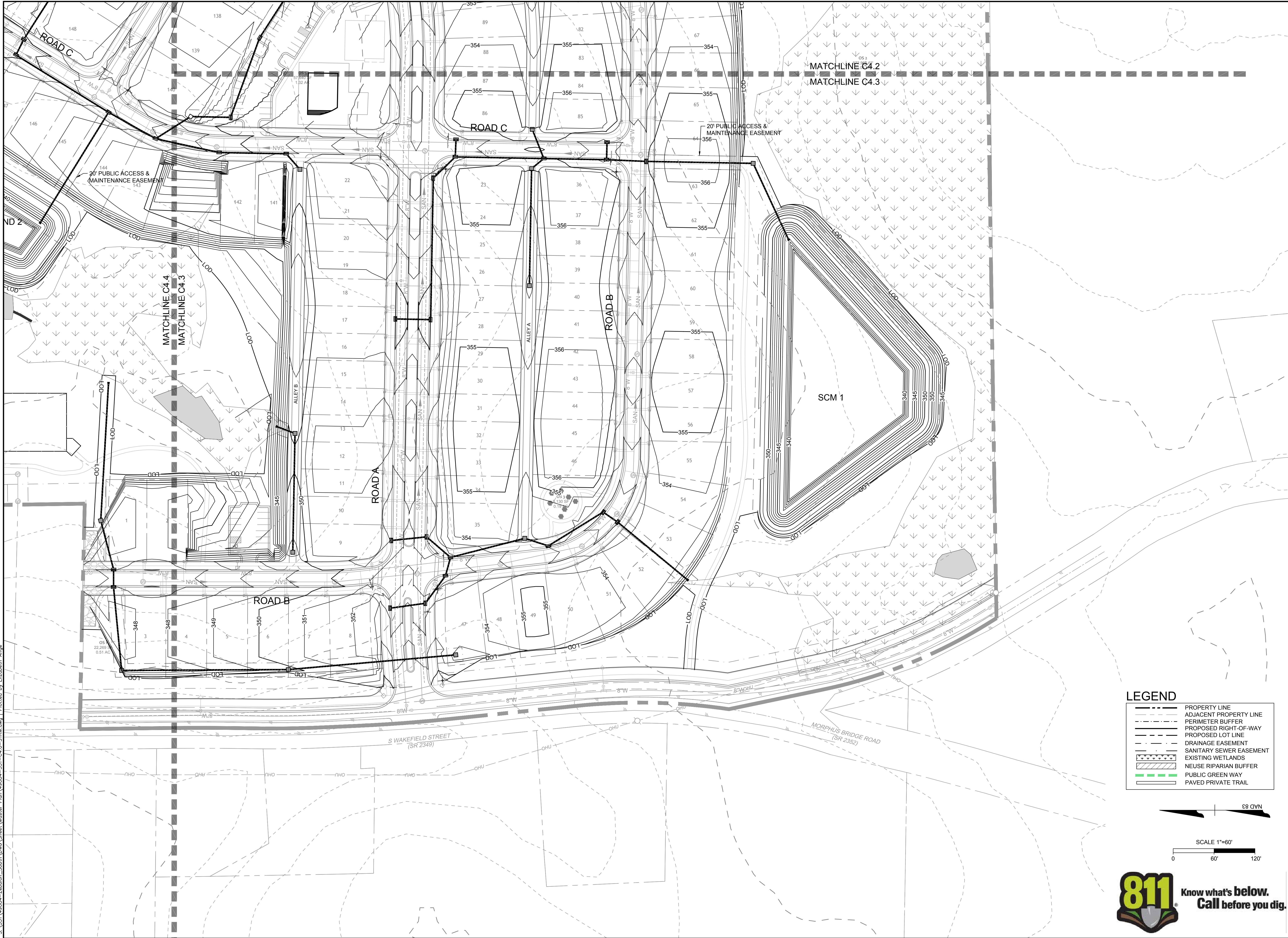
DETAILED GRADING & DRAINAGE PLAN SHEET 1 OF 4

JOB NO.
49084

SHEET NO
C4.1

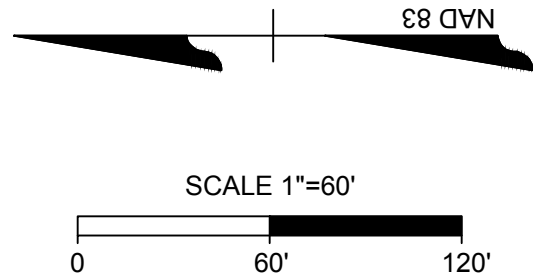
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LEGEND

	PROPERTY LINE
	ADJACENT PROPERTY LINE
	PERIMETER BUFFER
	PROPOSED RIGHT-OF-WAY
	PROPOSED LOT LINE
	DRAINAGE EASEMENT
	SANITARY SEWER EASEMENT
	EXISTING WETLANDS
	NEUSE RIPARIAN BUFFER
	PUBLIC GREEN WAY
	PAVED PRIVATE TRAIL



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		REVISION DESCRIPTION			
ZEBULON SOUTH 751 S WAKEFIELD STREET, ZEBULON, WAKE COUNTY, NORTH CAROLINA DETAILED GRADING & DRAINAGE PLAN SHEET 3 OF 4		DATE	08/22/2023		
		DRAWN BY	331		
		DESIGNED BY	E. ANGE		
		CHECKED BY	B. BLACKMON		
		SCALE	1" = 60'		
JOB NO. 49084		SHEET NO. C4.3			

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SCALE 1"=60'
0 60' 120'

LEGEND	
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	PERIMETER BUFFER
	PROPOSED RIGHT-OF-WAY
	PROPOSED LOT LINE
	DRAINAGE EASEMENT
	SANITARY SEWER EASEMENT
	EXISTING WETLANDS
	NEUSE RIPARIAN BUFFER
	PUBLIC GREEN WAY
	PAVED PRIVATE TRAIL

MATCHLINE C4.1
MATCHLINE C4.4

SCM 3

20' PUBLIC ACCESS & MAINTENANCE EASEMENT

ROAD F

WETLAND 2

ROAD C

ROAD B

MATCHLINE C4.4
MATCHLINE C4.3

TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

ZEBULON SOUTH
751 S WAKEFIELD STREET, ZEBULON, WAKE COUNTY, NORTH CAROLINA
DETAILED GRADING & DRAINAGE PLAN SHEET 4 OF 4

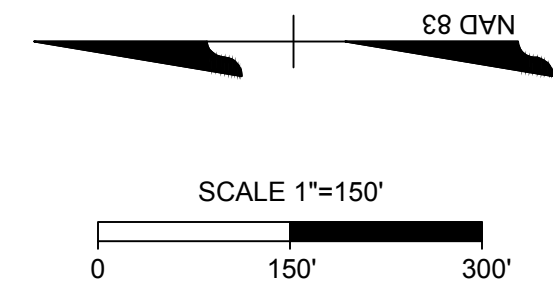
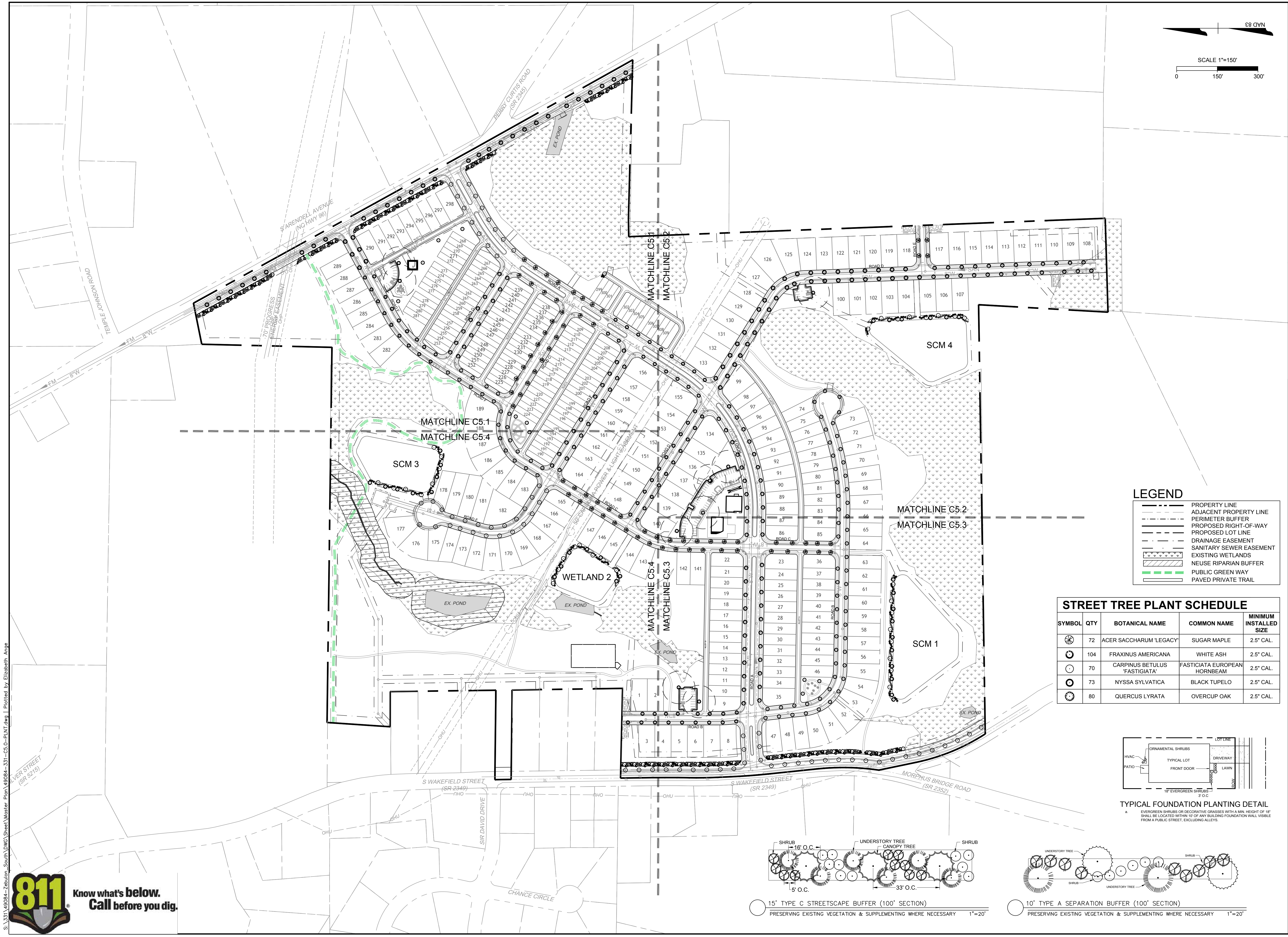
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49084
SHEET NO.
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CHECKED BY	B. BLACKMON
SCALE	1" = 60'

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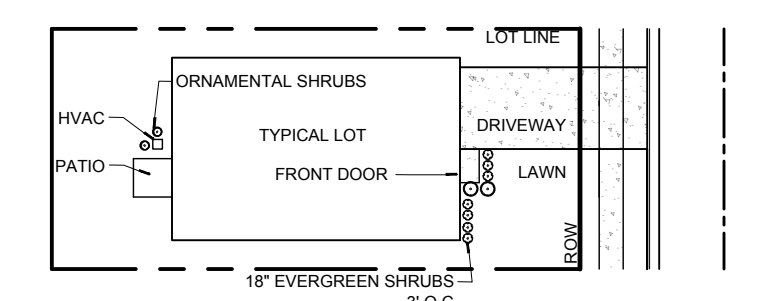


LEGEND

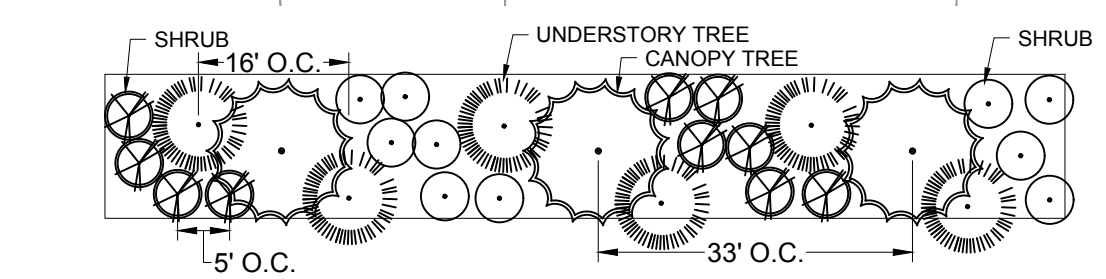
---	PROPERTY LINE
---	ADJACENT PROPERTY LINE
---	PERIMETER BUFFER
---	PROPOSED RIGHT-OF-WAY
---	PROPOSED LOT LINE
---	DRAINAGE EASEMENT
---	SANITARY SEWER EASEMENT
---	EXISTING WETLANDS
---	NEUSE RIPARIAN BUFFER
---	PUBLIC GREEN WAY
---	PAVED PRIVATE TRAIL

STREET TREE PLANT SCHEDULE

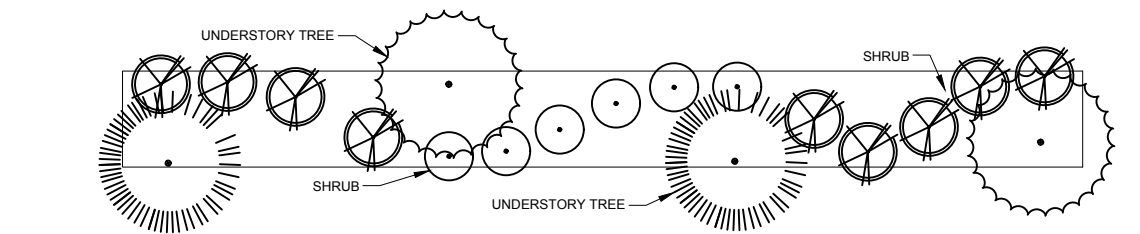
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	MINIMUM INSTALLED SIZE
⊗	72	ACER SACCHARUM 'LEGACY'	SUGAR MAPLE	2.5" CAL.
⊙	104	FRAXINUS AMERICANA	WHITE ASH	2.5" CAL.
⊖	70	CARPINUS BETULUS 'FASTIGIATA'	FASTIGIATA EUROPEAN HORNBEAM	2.5" CAL.
⊗	73	NYSSA SYLVATICA	BLACK TUPELO	2.5" CAL.
⊗	80	QUERCUS LYRATA	OVERCUP OAK	2.5" CAL.



TYPICAL FOUNDATION PLANTING DETAIL
EVERGREEN SHRUBS OR DECORATIVE GRASSES WITH A MIN. HEIGHT OF 18" SHALL BE LOCATED WITHIN 10' OF ANY BUILDING FOUNDATION WALL VISIBLE FROM A PUBLIC STREET, EXCLUDING ALLEYS.

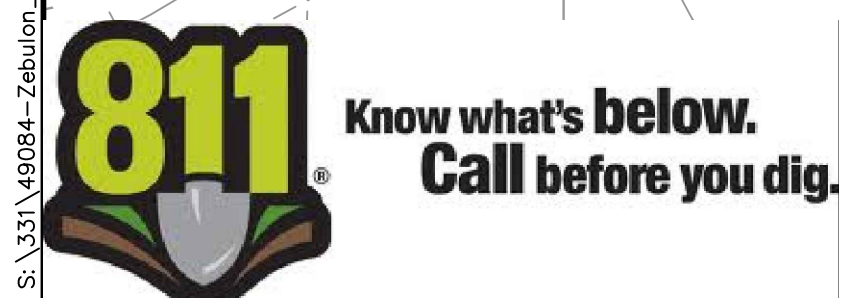


15' TYPE C STREETSCAPE BUFFER (100' SECTION)
PRESERVING EXISTING VEGETATION & SUPPLEMENTING WHERE NECESSARY 1"=20'



10' TYPE A SEPARATION BUFFER (100' SECTION)
PRESERVING EXISTING VEGETATION & SUPPLEMENTING WHERE NECESSARY 1"=20'

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DESIGNED BY
E. ANGE

CHECKED BY
B. BLACKMON

SCALE
1" = 150'

REVISION DESCRIPTION

TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

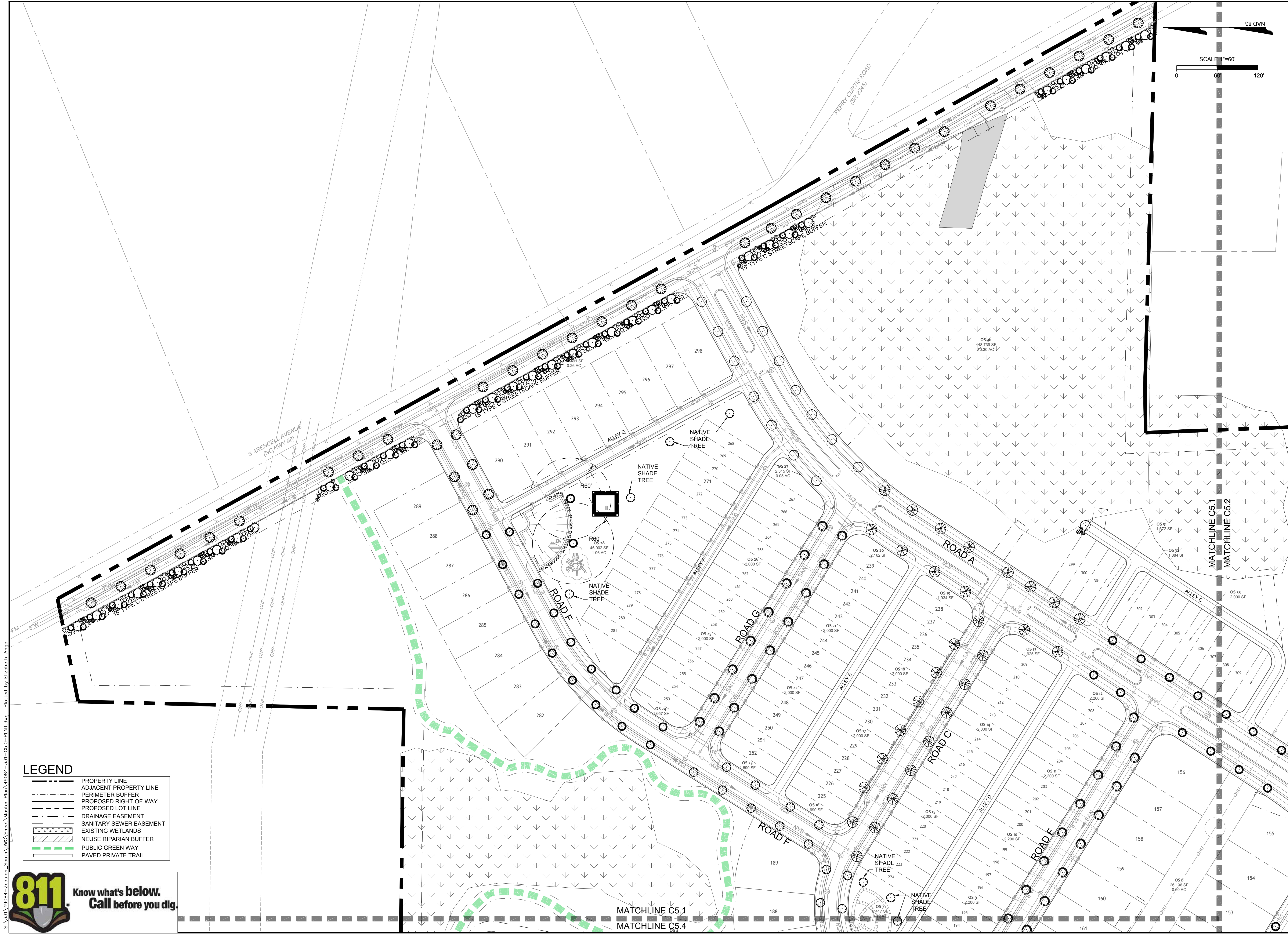
ZEBULON SOUTH
751 S WAKEFIELD STREET, ZEBULON, WAKE COUNTY, NORTH CAROLINA

OVERALL LANDSCAPE PLAN

JOB NO.
49084

SHEET NO.
C5.0

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LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- PERIMETER BUFFER
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- DRAINAGE EASEMENT
- SANITARY SEWER EASEMENT
- EXISTING WETLANDS
- NEUSE RIPARIAN BUFFER
- PUBLIC GREEN WAY
- PAVED PRIVATE TRAIL

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DESIGNED BY

E. ANGE

CHECKED BY

B. BLACKMON

SCALE

1" = 60'

TIMMONS GROUP

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ZEBULON SOUTH

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

DETAILED LANDSCAPE PLAN SHEET 1 OF 4

JOB NO.

49084

SHEET NO.

C5.1

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DATE

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DRAWN BY

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DESIGNED BY

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CHECKED BY

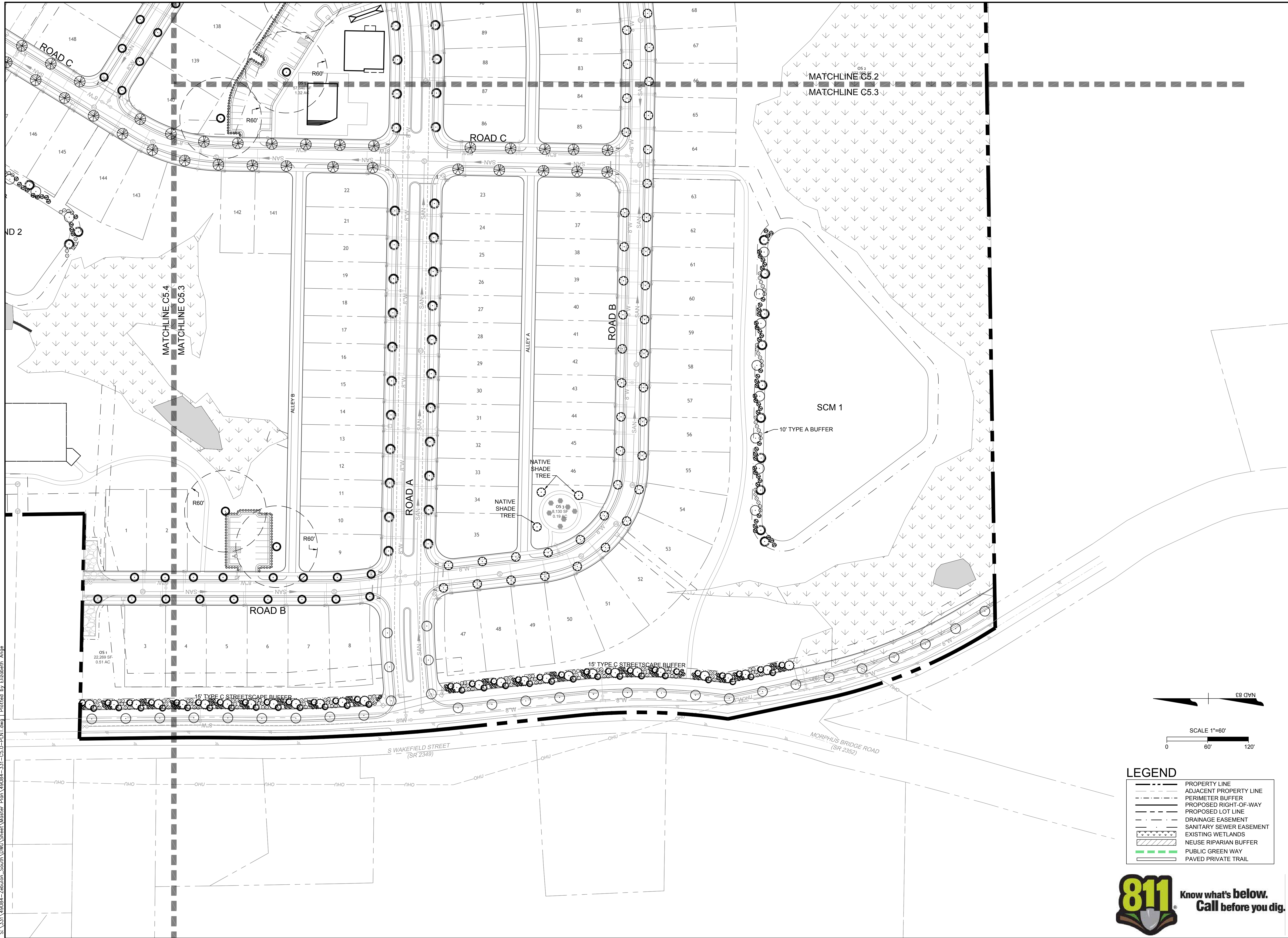
B. BLACKMON

SCALE

1" = 60'

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LEGEND	
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	PERIMETER BUFFER
	PROPOSED RIGHT-OF-WAY
	PROPOSED LOT LINE
	DRAINAGE EASEMENT
	SANITARY SEWER EASEMENT
	EXISTING WETLANDS
	NEUSE RIPARIAN BUFFER
	PUBLIC GREEN WAY
	PAVED PRIVATE TRAIL



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ZEBULON SOUTH

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

DETAILED LANDSCAPE PLAN SHEET 3 OF 4

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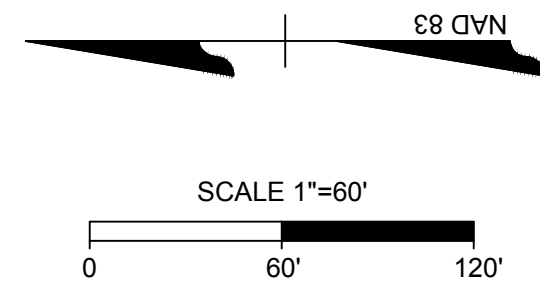
DATE	DRAWN BY	DESIGNED BY	CHECKED BY	SCALE
08/22/2023	331	E. ANGE	B. BLACKMON	1" = 60'

JOB NO.
49084

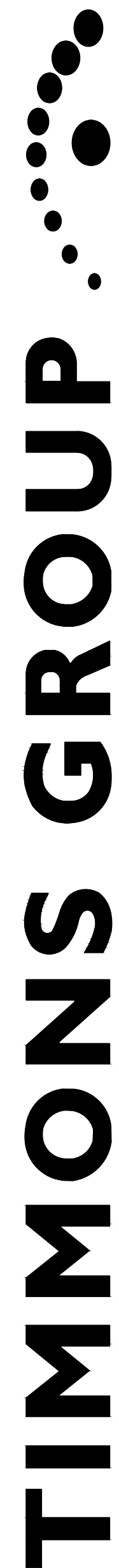
SHEET NO.
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	PERIMETER BUFFER
	PROPOSED RIGHT-OF-WAY
	PROPOSED LOT LINE
	DRAINAGE EASEMENT
	SANITARY SEWER EASEMENT
	EXISTING WETLANDS
	NEUSE RIPARIAN BUFFER
	PUBLIC GREEN WAY
	PAVED PRIVATE TRAIL



ZEBULON SOUTH
751 S WAKEFIELD STREET, ZEBULON, WAKE COUNTY, NORTH CAROLINA
DETAILED LANDSCAPE PLAN SHEET 4 OF 4

JOB NO.
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08/22/2023		

CHECKED BY
B. BLACKMON

SCALE
1" = 60'

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Know what's below.
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MITCHELL TOP HAT LED

Light source: LED (white)
Wattage: 50 watts
Lumens: 5,463
Light pattern:IESNA Type III | Type V
IESNA cutoff classification: Semi-cutoff
BUG rating: Type III B2USG3 | Type V B3USG3
Color temperature: 3,000K | 4,000K

POLE AVAILABLE

MOUNTING HEIGHT	COLOR
12'	Black
12'	Aluminum
12'	Colonial concrete
12'	Victorian concrete
12'	Black, Gray-green
12'	Black, Gray

FEATURES

FEATURES	BENEFITS
Turnkey operation	Provides hassle-free installation and service
Little or no installation cost	Frees up capital for other projects
Design services by lighting professionals included	Meets industry standards and lighting ordinances
Maintenance, electricity & warranty included	Eliminates high and unexpected repair bills
One low monthly cost on your electric bill	Convenience and savings for you

For additional information, contact us at 800.746.0446 or dukeenergy.com

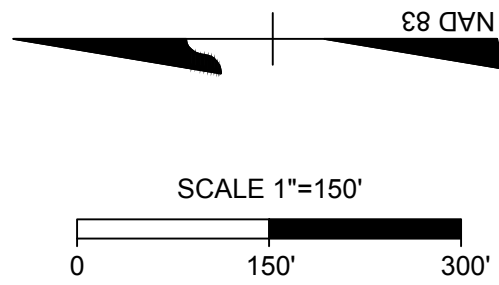
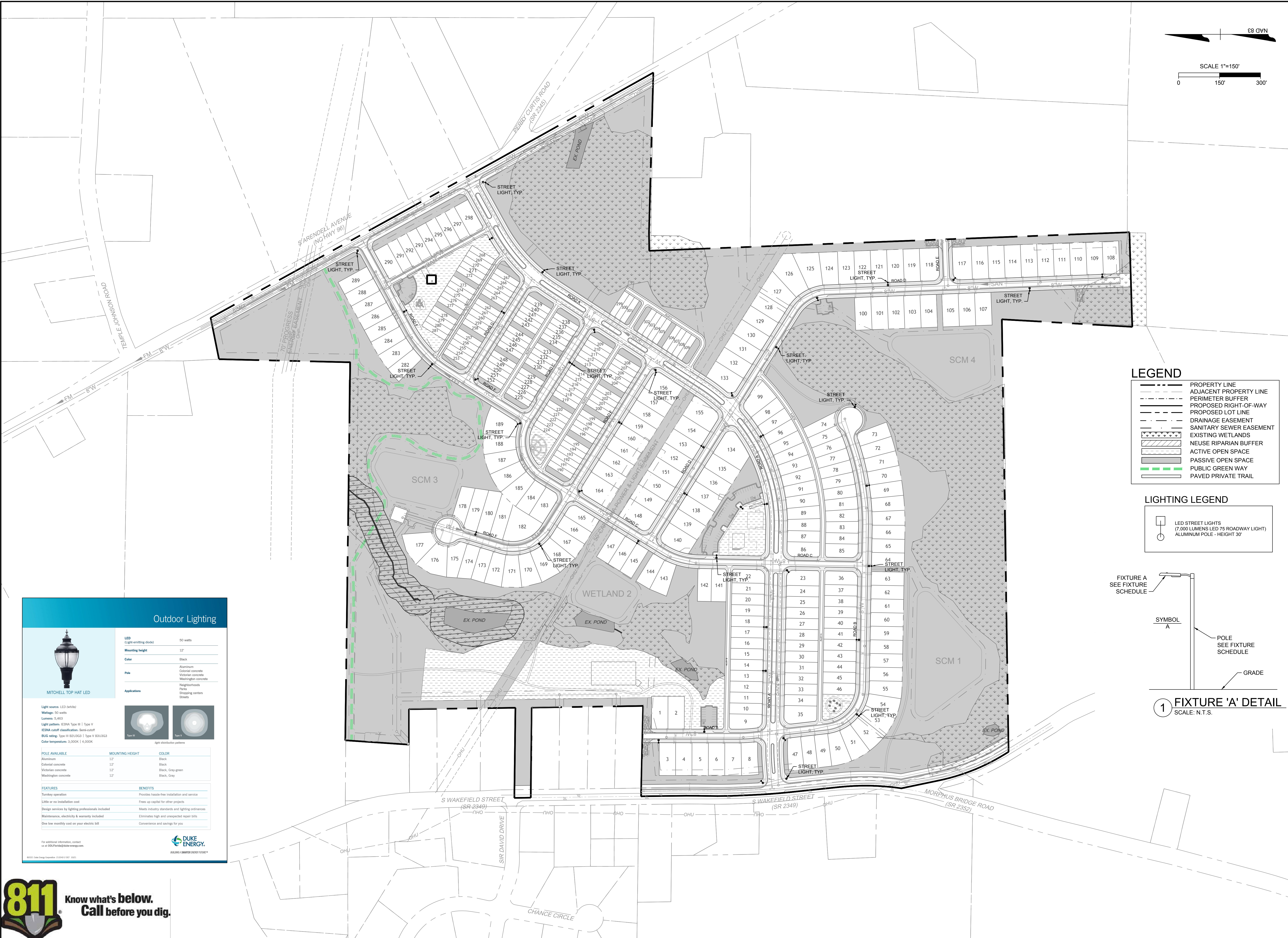
ILLUSTRATION BY DUKE ENERGY

Outdoor Lighting

LED (light emitting diode) 50 watts
Mounting height 12'
Color Black
Pole Aluminum, Colonial concrete, Victorian concrete, Washington concrete
Applications Parks, Shopping centers, Streets

Type III Type V

light distribution patterns



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YOUR VISION ACHIEVED THROUGH OURS.

DATE
08/22/2023

DRAWN BY
331

DESIGNED BY
E. ANGE

CHECKED BY
B. BLACKMON

SCALE
1" = 150'

REVISION DESCRIPTION

DATE	DESCRIPTION

TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

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

LIGHTING PLAN

JOB NO.
49084

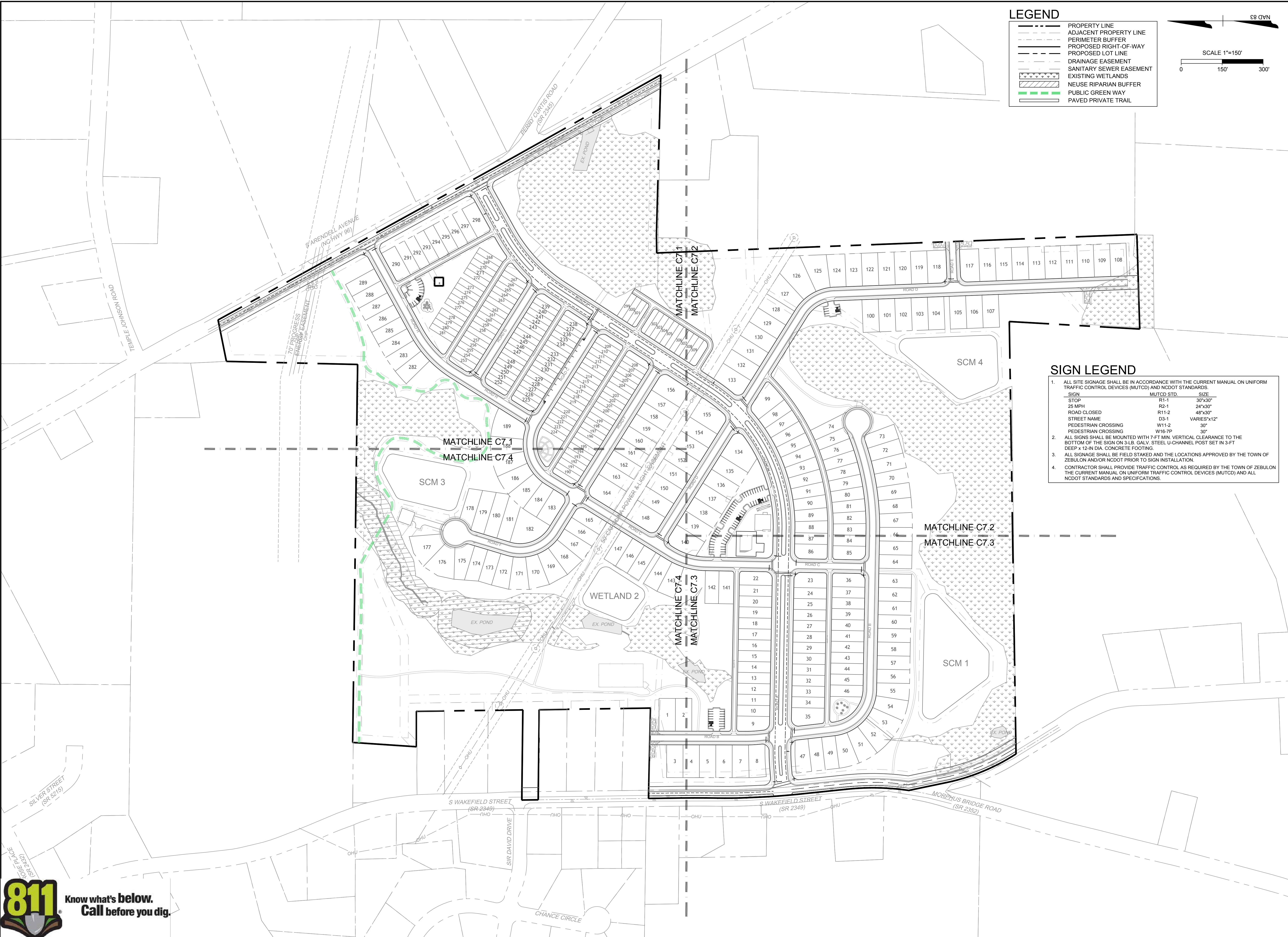
SHEET NO.
C6.0

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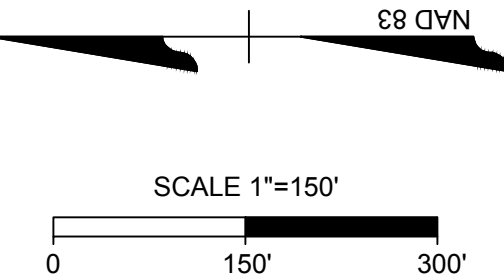


Know what's below.
Call before you dig.



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- PERIMETER BUFFER
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- DRAINAGE EASEMENT
- SANITARY SEWER EASEMENT
- EXISTING WETLANDS
- NEUSE RIPARIAN BUFFER
- PUBLIC GREEN WAY
- PAVED PRIVATE TRAIL



SIGN LEGEND

- ALL SITE SIGNAGE SHALL BE IN ACCORDANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND NCDOT STANDARDS.

SIGN	MUTCD STD.	SIZE
STOP	R1-1	30"x30"
25 MPH	R2-1	24"x30"
ROAD CLOSED	R11-2	48"x30"
STREET NAME	D3-1	VARIES"x12"
PEDESTRIAN CROSSING	W11-2	30"
PEDESTRIAN CROSSING	W16-7P	30"
- ALL SIGNS SHALL BE MOUNTED WITH 7-FT MIN. VERTICAL CLEARANCE TO THE BOTTOM OF THE SIGN ON 3-LB. GALV. STEEL U-CHANNEL POST SET IN 3-FT DEEP x 12-IN DIA. CONCRETE FOOTING.
- ALL SIGNAGE SHALL BE FIELD STAKED AND THE LOCATIONS APPROVED BY THE TOWN OF ZEBULON AND/OR NCDOT PRIOR TO SIGN INSTALLATION.
- CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AS REQUIRED BY THE TOWN OF ZEBULON THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND ALL NCDOT STANDARDS AND SPECIFICATIONS.

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ZEBULON SOUTH
751 S WAKEFIELD STREET, ZEBULON, WAKE COUNTY, NORTH CAROLINA
OVERALL SIGNS & MARKINGS PLAN

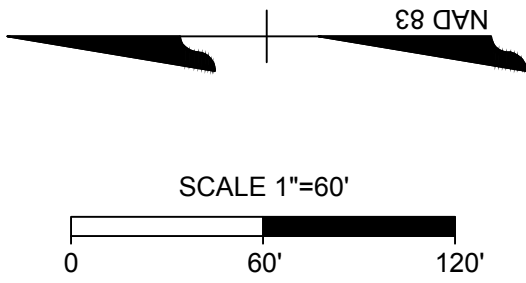
JOB NO.
49084
SHEET NO.
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DATE	DRAWN BY
08/22/2023	331
DESIGNED BY	E. ANGE
CHECKED BY	B. BLACKMON
SCALE	1" = 150'



LEGEND

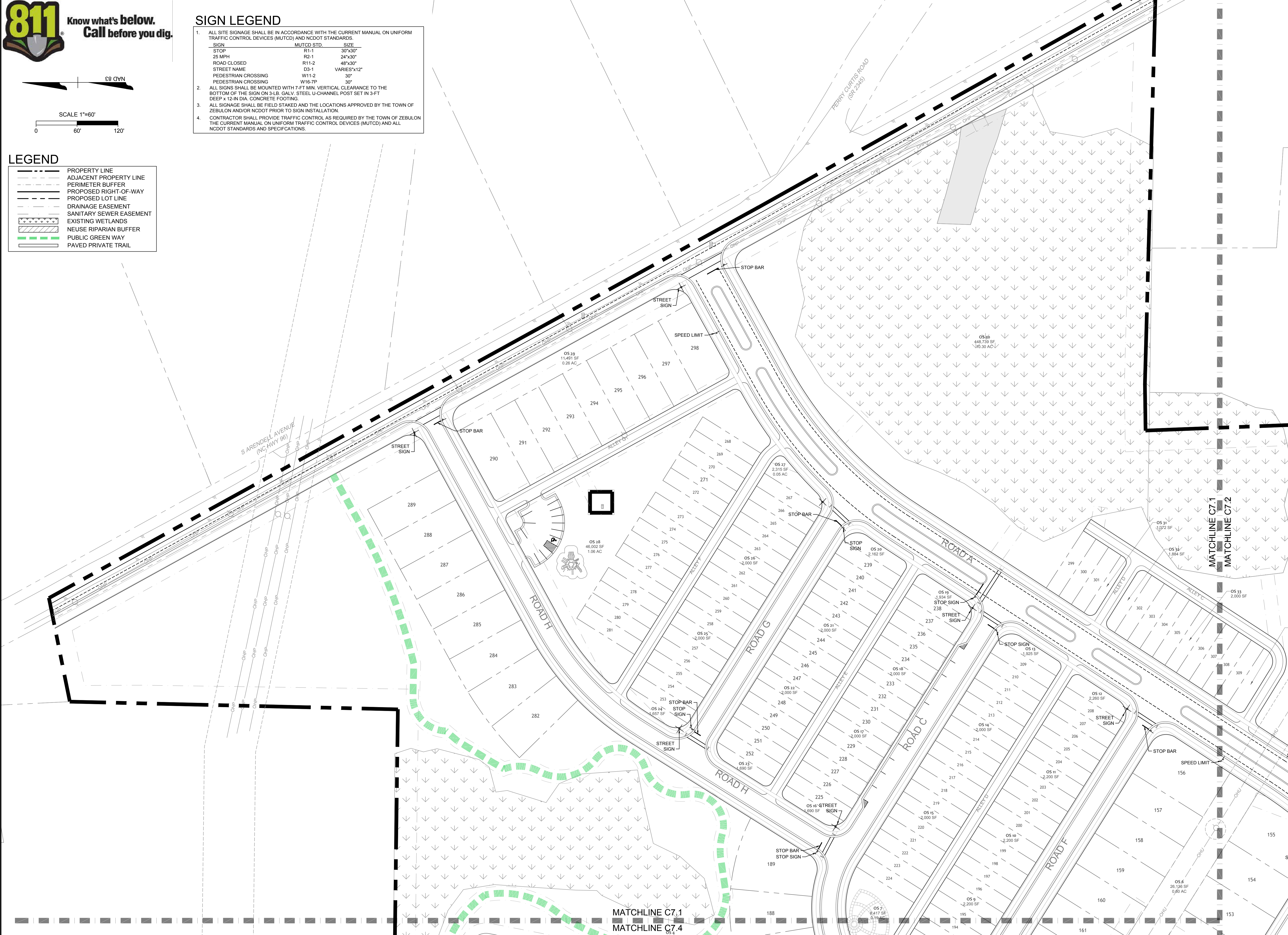
---	PROPERTY LINE
---	ADJACENT PROPERTY LINE
---	PERIMETER BUFFER
---	PROPOSED RIGHT-OF-WAY
---	PROPOSED LOT LINE
---	DRAINAGE EASEMENT
---	SANITARY SEWER EASEMENT
---	EXISTING WETLANDS
---	NEUSE RIPARIAN BUFFER
---	PUBLIC GREEN WAY
---	PAVED PRIVATE TRAIL

SIGN LEGEND

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ROAD CLOSED	R11-2	48"x30"
STREET NAME	O3-1	VARIES*12"
PEDESTRIAN CROSSING	W11-2	30"
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DESIGNED BY
E. ANGE

CHECKED BY
B. BLACKMON

SCALE
1" = 60'

TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652

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

DETAILED SIGNS & MARKINGS PLAN SHEET 1 OF 4

JOB NO.
49084

SHEET NO.
C7.1

REVISION DESCRIPTION

DATE

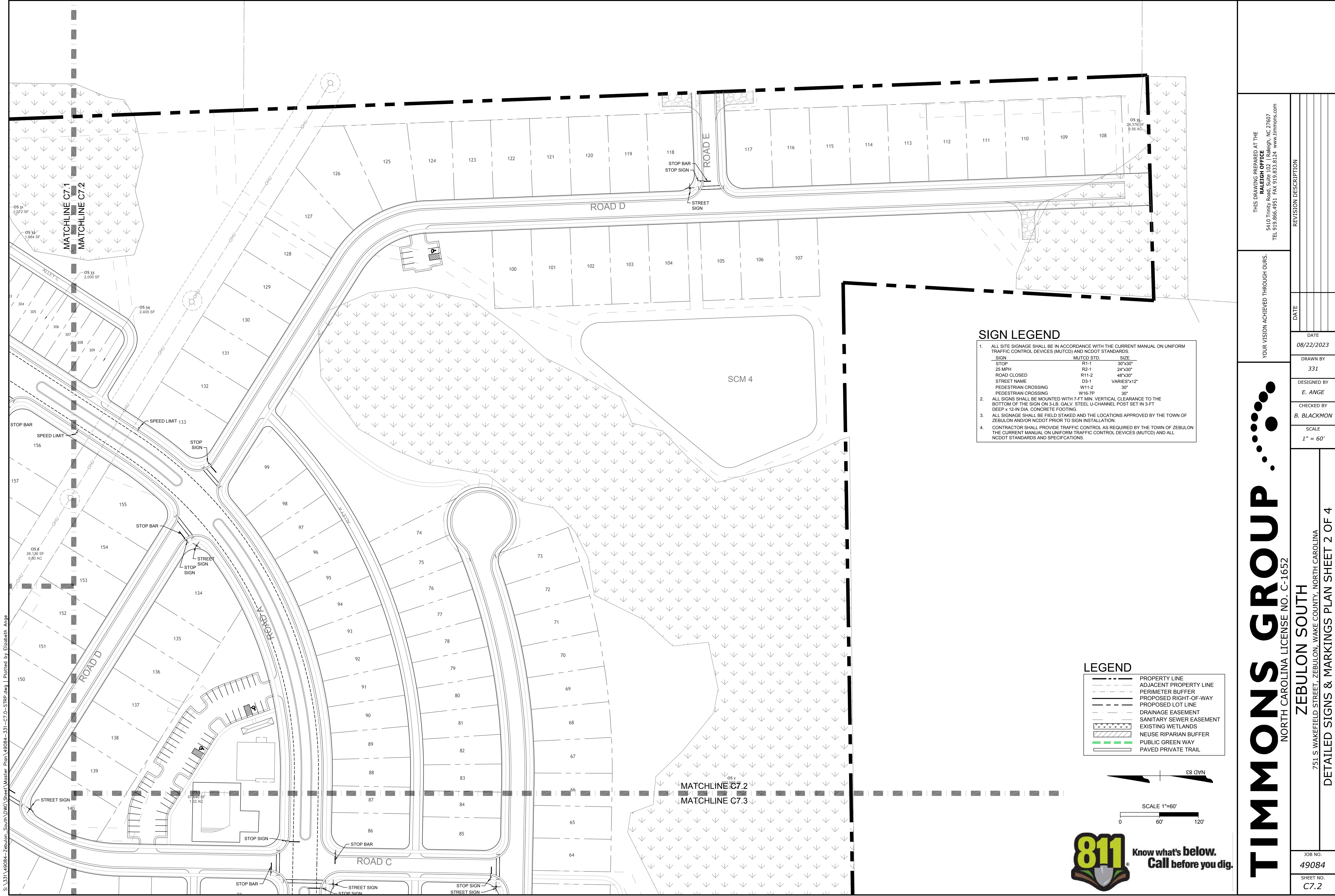
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SCALE

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E. ANGE

B. BLACKMON

1" = 60'

TIMMONS GROUP

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

NORTH CAROLINA LICENSE NO. C-1652

TIMMONS GROUP

ZEBULON SOUTH

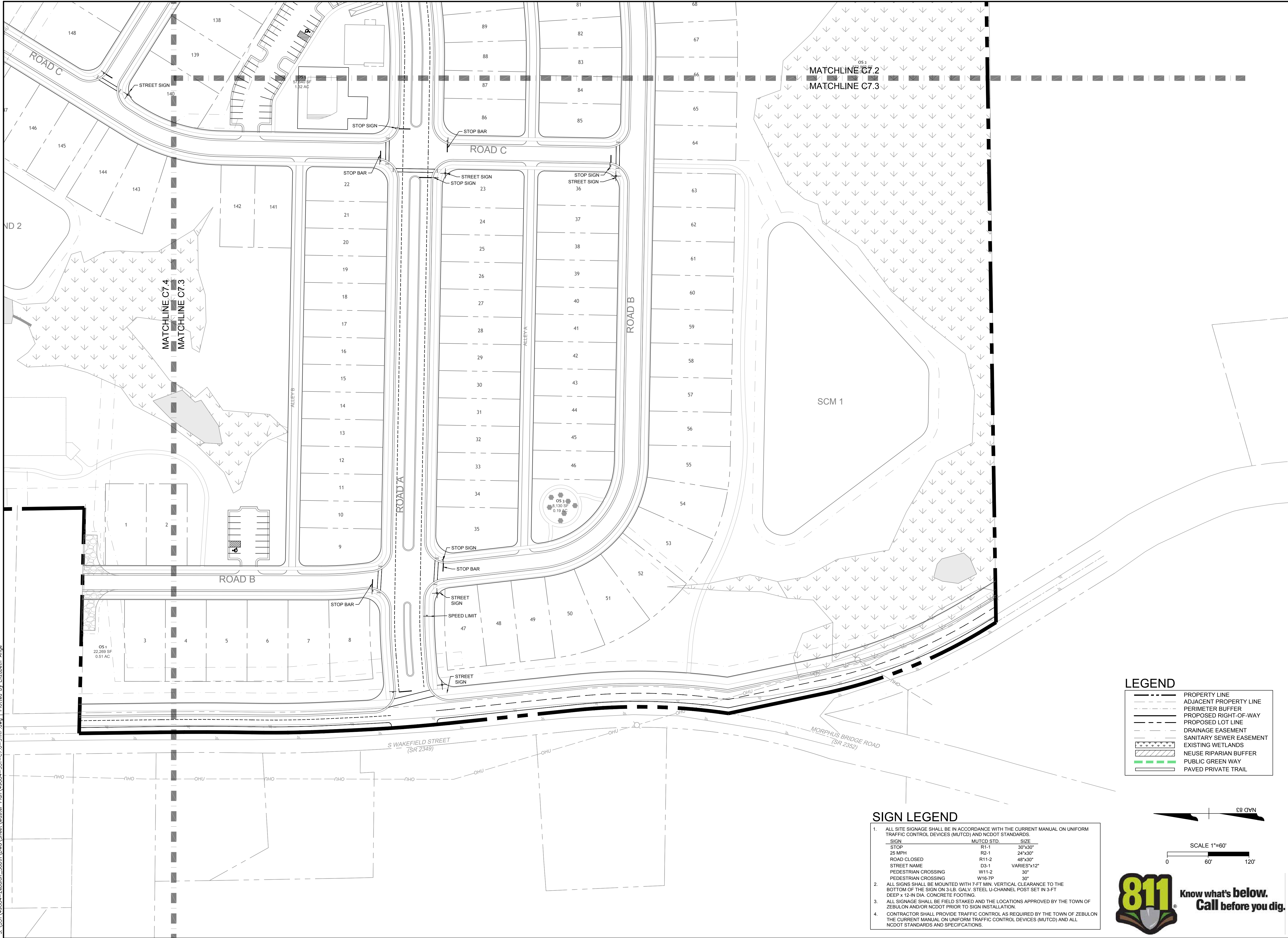
DETAILED SIGNS & MARKINGS PLAN SHEET 2 OF 4

JOB NO.
49084

SHEET NO.
C7.2

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LEGEND

	PROPERTY LINE
	ADJACENT PROPERTY LINE
	PERIMETER BUFFER
	PROPOSED RIGHT-OF-WAY
	PROPOSED LOT LINE
	DRAINAGE EASEMENT
	SANITARY SEWER EASEMENT
	EXISTING WETLANDS
	NEUSE RIPARIAN BUFFER
	PUBLIC GREEN WAY
	PAVED PRIVATE TRAIL

SIGN LEGEND

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SCALE 1"=60'

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DESIGNED BY
E. ANGE

CHECKED BY
B. BLACKMON

SCALE
1" = 60'

REVISION DESCRIPTION

TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

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

DETAILED SIGNS & MARKINGS PLAN SHEET 3 OF 4

JOB NO.
49084

SHEET NO.
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DATE

DATE

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DESIGNED BY

E. ANGE

CHECKED BY

B. BLACKMON

SCALE

N/A

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NORTH CAROLINA LICENSE NO. C-1652

ZEBULON SOUTH

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

SINGLE FAMILY CONCEPTUAL ELEVATIONS

JOB NO.

49084

SHEET NO.

C8.1

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DESIGNED BY
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CHECKED BY
B. BLACKMON

SCALE
N/A

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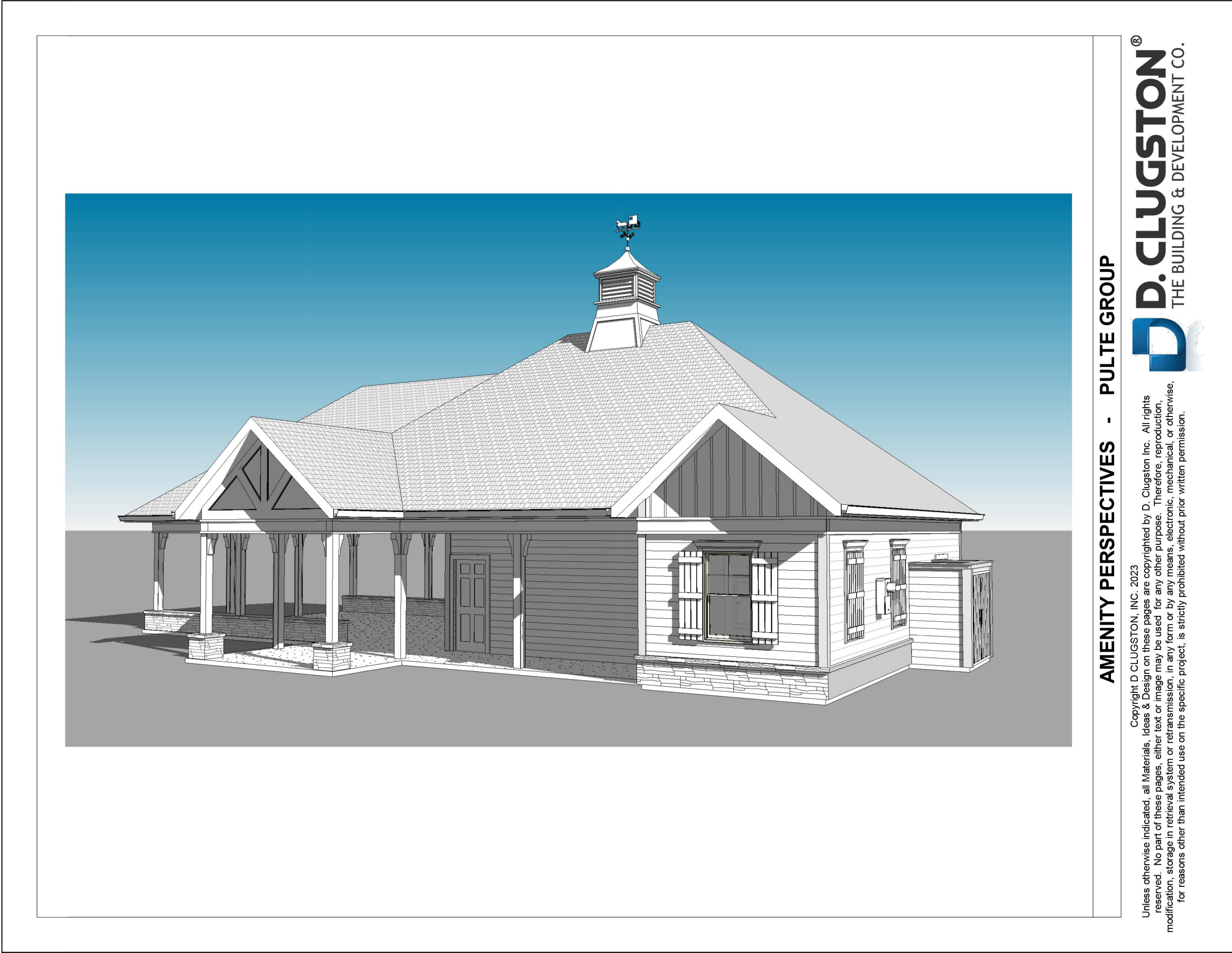
•••••

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

JOB NO.
49084

SHEET NO.
C8.2

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TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

ZEBULON SOUTH

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

CONCEPTUAL AMENITY

JOB NO.
49084

SHEET NO.
C8.3

YOUR VISION ACHIEVED THROUGH OURS.

DATE	08/22/2023
DRAWN BY	331
DESIGNED BY	E. ANGE
CHECKED BY	B. BLACKMON
SCALE	N/A

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