

ZEBULON SOUTH

PRELIMINARY PLAN

TOWN OF ZEBULON, WAKE COUNTY, NORTH CAROLINA

SITE DATA

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 700 S ARENDELL AVE 0 S WAKEFIELD STREET 0 S ARENDELL AVE
PIN:	2705-41-3075, 2704-49-2511, & 2705-51-2202, 2705-51-3114
EXISTING ZONING:	R4 & R2
PROPOSED ZONING:	PD
EXISTING USE:	AGRICULTURAL
TOTAL TRACT AREA:	118.62 ACRES



VICINITY MAP - 1" = 500'

OWNERS OF RECORD

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	PIN: 2705-51-3114 TEMPLE, J M 1424 S HOLLYBROOK RD WENDELL, NC 27591-9584

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5410 Trinity Road, Suite 102 | Raleigh, NC 27607
TEL 919.866.4951 FAX 919.833.8124 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

DATE _____

DATE
1/15/2024

DRAWN BY

331

DESIGNED BY

CHECKED BY
BLACKMON

SCALE
 $1'' = 500'$

TIMMONS GROUP

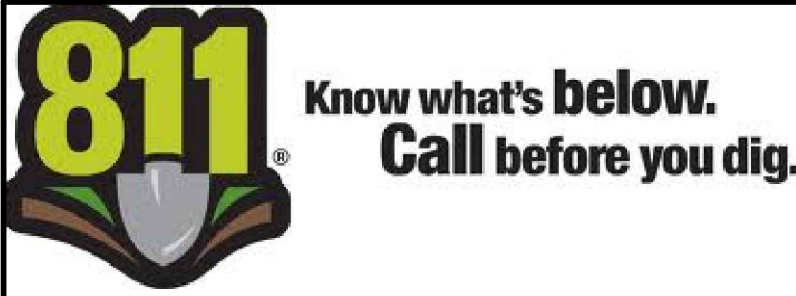
ZEBULON SOUTH
1751 S WAKEFIELD STREET, ZEBULON, WAKE COUNTY, NORTH CAROLINA
COVER

JOB NO.
49084

SHEET NO.
CVR

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



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'

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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.

49084

SHEET NO.

C1.0

REVISION DESCRIPTION

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MAXIMUM BUILDING HEIGHT = 50'
TOTAL LINEAR FEET OF 10' PUBLIC GREENWAY = 3,415'
TOTAL LINEAR FEET OF 6' PRIVATE GREENWAY = 2,040'

134 - REAR LOAD SINGLE FAMILY ATTACHED
MINIMUM LOT SIZE PROVIDED: 1,523'
AVERAGE LOT SIZE PROVIDED: 1,880'
MINIMUM LOT WIDTH: 18'
DRIVEWAY LENGTH: 20'
MINIMUM DRIVEWAY WIDTH: 10'

64 - REAR LOAD SINGLE FAMILY
MINIMUM LOT SIZE PROVIDED: 4,920'
AVERAGE LOT SIZE PROVIDED: 5,410'
MINIMUM LOT WIDTH: 40'
DRIVEWAY LENGTH: 20'
MINIMUM DRIVEWAY WIDTH: 10'

72 - FRONT LOAD SINGLE FAMILY LOTS
MINIMUM LOT SIZE PROVIDED: 8,114'
AVERAGE LOT SIZE PROVIDED: 6,963'
MINIMUM LOT WIDTH: 50'
DRIVEWAY LENGTH: 20'
MINIMUM DRIVEWAY WIDTH: 10'

36 - FRONT LOAD SINGLE FAMILY LOTS
MINIMUM LOT SIZE PROVIDED: 7,046'
AVERAGE LOT SIZE PROVIDED: 7,192'
MINIMUM LOT WIDTH: 60'
DRIVEWAY LENGTH: 20'
MINIMUM DRIVEWAY WIDTH: 16'

14 - REAR LOAD SINGLE FAMILY
MINIMUM LOT SIZE PROVIDED: 8,343'
AVERAGE LOT SIZE PROVIDED: 8,978'
MINIMUM LOT WIDTH: 70'
DRIVEWAY LENGTH: 20'
MINIMUM DRIVEWAY WIDTH: 10'

OS 1	20,245 5F	0.47 AC
OS 2	866,263 5F	19.89 AC
OS 3	12,359 5F	0.28 AC
OS 4	1,137,133 5F	26.10 AC
OS 5	17,843 5F	0.41 AC
OS 6	20,187 5F	0.46 AC
OS 7	25,580 5F	0.59 AC
OS 8	19,375 5F	0.44 AC
OS 9	440,438 5F	10.11 AC
OS 10	30,626 5F	0.70 AC
OS 11	30,006 5F	0.69 AC
OS 12	1,019 5F	0.02 AC
OS 13	1,250 5F	0.03 AC
OS 14	1,631 5F	0.04 AC
OS 15	1,245 5F	0.03 AC
OS 16	902 5F	0.02 AC
OS 17	948 5F	0.02 AC
OS 18	1,859 5F	0.04 AC
OS 19	2,221 5F	0.05 AC
OS 20	1,258 5F	0.03 AC
OS 21	1,233 5F	0.03 AC
OS 22	2,551 5F	0.06 AC
OS 23	1,400 5F	0.03 AC
OS 24	1,400 5F	0.03 AC
OS 25	901 5F	0.02 AC
OS 26	901 5F	0.02 AC
OS 27	1,400 5F	0.03 AC
OS 28	1,400 5F	0.03 AC
OS 29	1,519 5F	0.03 AC
OS 30	1,351 5F	0.03 AC
OS 31	1,574 5F	0.04 AC

STREET NAME	ROW	LENGTH (LF)
ROAD A	70	2,775
ROAD B	50	2,023
ROAD C	50	320
ROAD D	50	2,112
ROAD E	50	175
ROAD F	50	1,060
ROAD G	50	464
ROAD H	50	464
ROAD I	50	537
ROAD J	50	439
ROAD K	50	134
ROAD L	50	1,314
ROAD M	50	698
ALLEY A	20	1,125
ALLEY B	20	967
ALLEY C	20	464
ALLEY D	20	464
ALLEY E	20	464
ALLEY F	20	563
ALLEY G	20	248
ALLEY H	20	533
ALLEY I	20	123
ALLEY J	20	116
ALLEY K	20	165
ALLEY L	20	165
TOTAL W/ ALLEYS		17,912
TOTAL W/O ALLEYS		12,515

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'

IMPERVIOUS IN TOWNHOME LOTS (134 LOTS W/ 1,300 SF/LOT)	4.00 A
IMPERVIOUS IN 40' LOTS (64 LOTS W/ 3,000 SF/LOT)	4.14 A
IMPERVIOUS IN 50' LOTS (72 LOTS W/ 3,750 SF/LOT)	6.20 A
IMPERVIOUS IN 60' LOTS (36 LOTS W/ 4,600 SF/LOT)	3.80 A
IMPERVIOUS IN 70' LOTS (14 LOTS W/ 5,000 SF/LOT)	1.61 A
IMPERVIOUS IN ROADWAY	13.05 A
CLUBHOUSE AREA	2.00 A
AMENITY AREAS, GREENWAY, & PUMP STATION	3.00 A

TOTAL IMPERVIOUS
PERCENT IMPERVIOUS

	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
	PHASE LINE
	PAVED PUBLIC GREENWAY
	PAVED PRIVATE TRAIL

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).

[illegible][illegible]

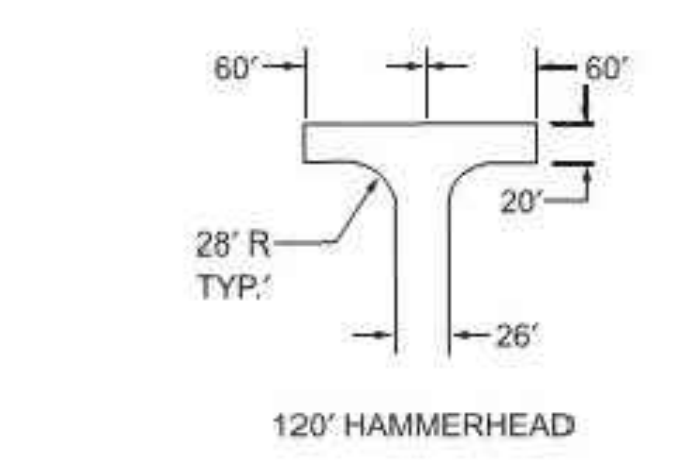
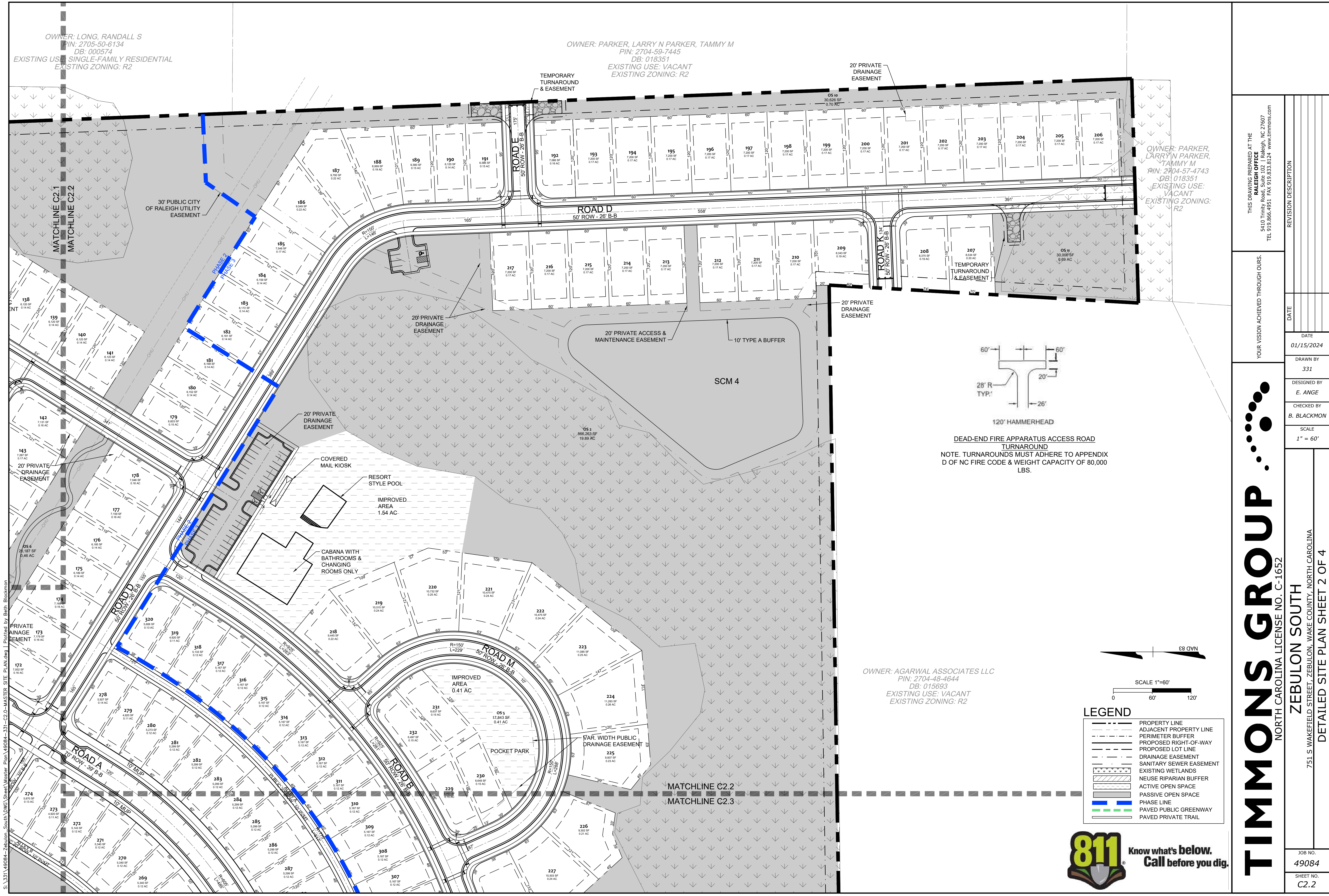
DESIGNED BY <i>E. ANGE</i>
CHECKED BY <i>B. BLACKMON</i>
SCALE <i>1" = 150'</i>

OVERALL SITE PLAN

JOB NO.
49084

SHEET NO.
C2.0

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DEAD-END FIRE APPARATUS ACCESS ROAD
TURNAROUND
NOTE: TURNAROUNDS MUST ADHERE TO APPENDIX
D OF NC FIRE CODE & WEIGHT CAPACITY OF 80,000
LBS.

811 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
- ACTIVE OPEN SPACE
- PASSIVE OPEN SPACE
- PHASE LINE
- PAVED PUBLIC GREENWAY
- PAVED PRIVATE TRAIL

SCALE 1"=60'

0 60' 120'

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SCALE
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NORTH CAROLINA LICENSE NO. C-1652

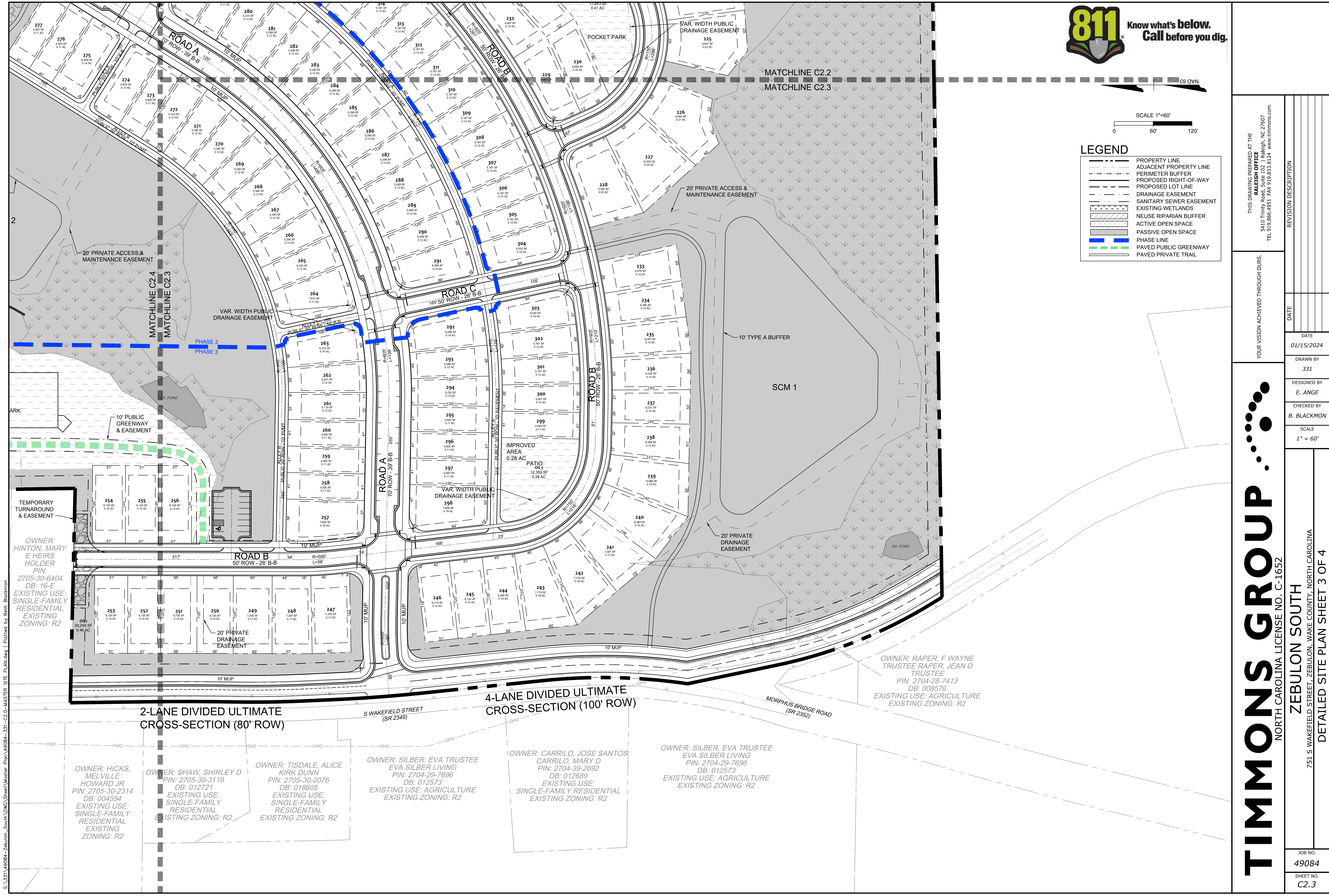
ZEBULON SOUTH
751 S WAKEFIELD STREET, ZEBULON, WAKE COUNTY, NORTH CAROLINA

DETAILED SITE PLAN SHEET 2 OF 4

JOB NO.
49084

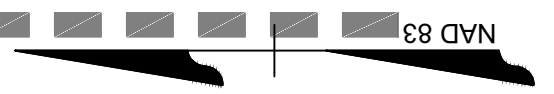
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Know what's below.
Call before you dig.



NAD 83

SCALE 1"=60'

060'120'

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

PHASE LINE

PAVED PUBLIC GREENWAY

PAVED PRIVATE TRAIL

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

DETAILED SITE PLAN SHEET 3 OF 4

JOB NO.
49084

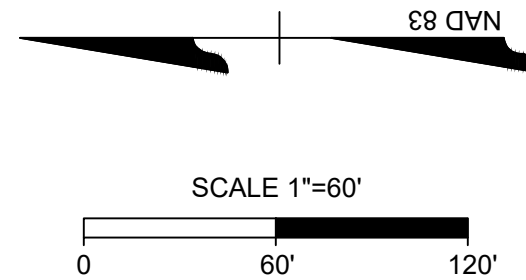
SHEET NO.
C2.3

S:\331\49084-Zebulon_South DWG Sheet Master Plan 49084-331-C2.3-MASTER SITE PLAN.dwg | Plotted by Beth Blackmon

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



- 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
 - PHASE LINE
 - PAVED PUBLIC GREENWAY
 - PAVED PRIVATE TRAIL



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: 004981
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.
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SHEET NO.
C2.4

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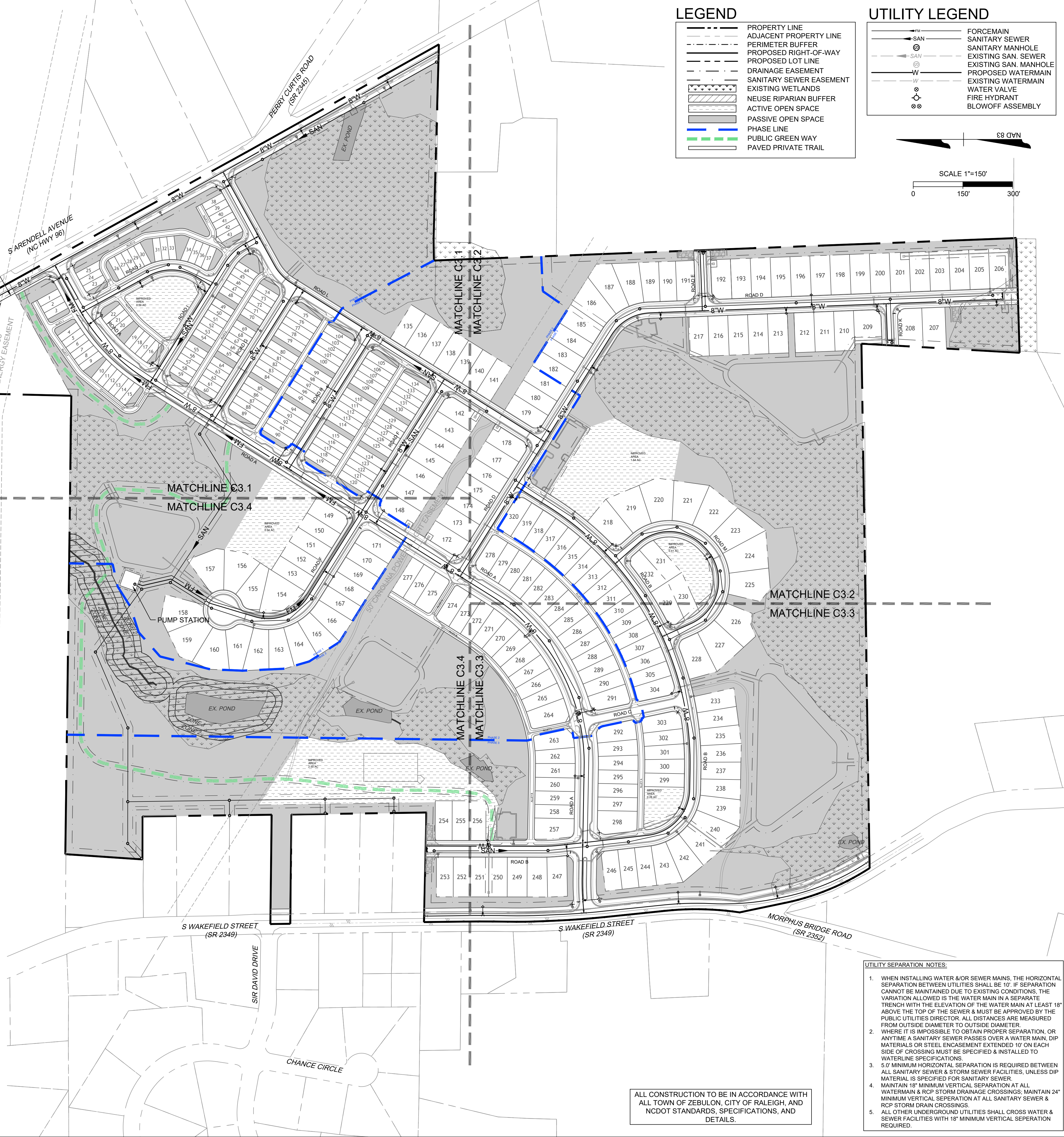
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CORPUD STANDARD UTILITY NOTES

1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION)
2. UTILITY SEPARATION REQUIREMENTS:
 - a) 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.
 - b) 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
 - c) 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
 - d) 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER
 - e) 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)
 - f) ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED
3. 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
4. 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
5. 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS
6. 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
7. 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
8. INSTALL 4" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM
9. 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
10. 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.
11. NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION
12. 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
13. 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

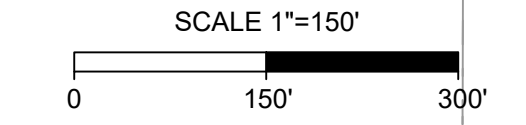


LEGEND

- 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
- PHASE LINE
- PUBLIC GREEN WAY
- PAVED PRIVATE TRAIL

UTILITY LEGEND

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



- UTILITY SEPARATION NOTES:**
1. 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.
 2. 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.
 3. 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
 4. 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.
 5. ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MINIMUM VERTICAL SEPARATION REQUIRED

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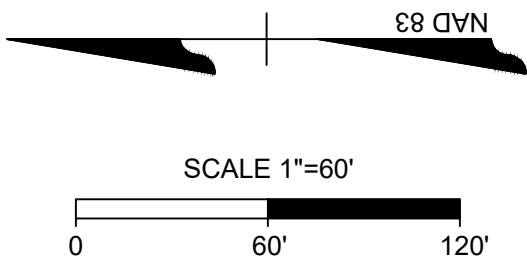
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NORTH CAROLINA LICENSE NO. C-1652
ZEBULON SOUTH
751 S WAKEFIELD STREET, ZEBULON, WAKE COUNTY, NORTH CAROLINA
OVERALL UTILITY PLAN

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	REVISION DESCRIPTION	
DATE	01/15/2024	
DRAWN BY	331	
DESIGNED BY	E. ANGE	
CHECKED BY	B. BLACKMON	
SCALE	1" = 150'	

JOB NO.
49084
SHEET NO.
C3.0

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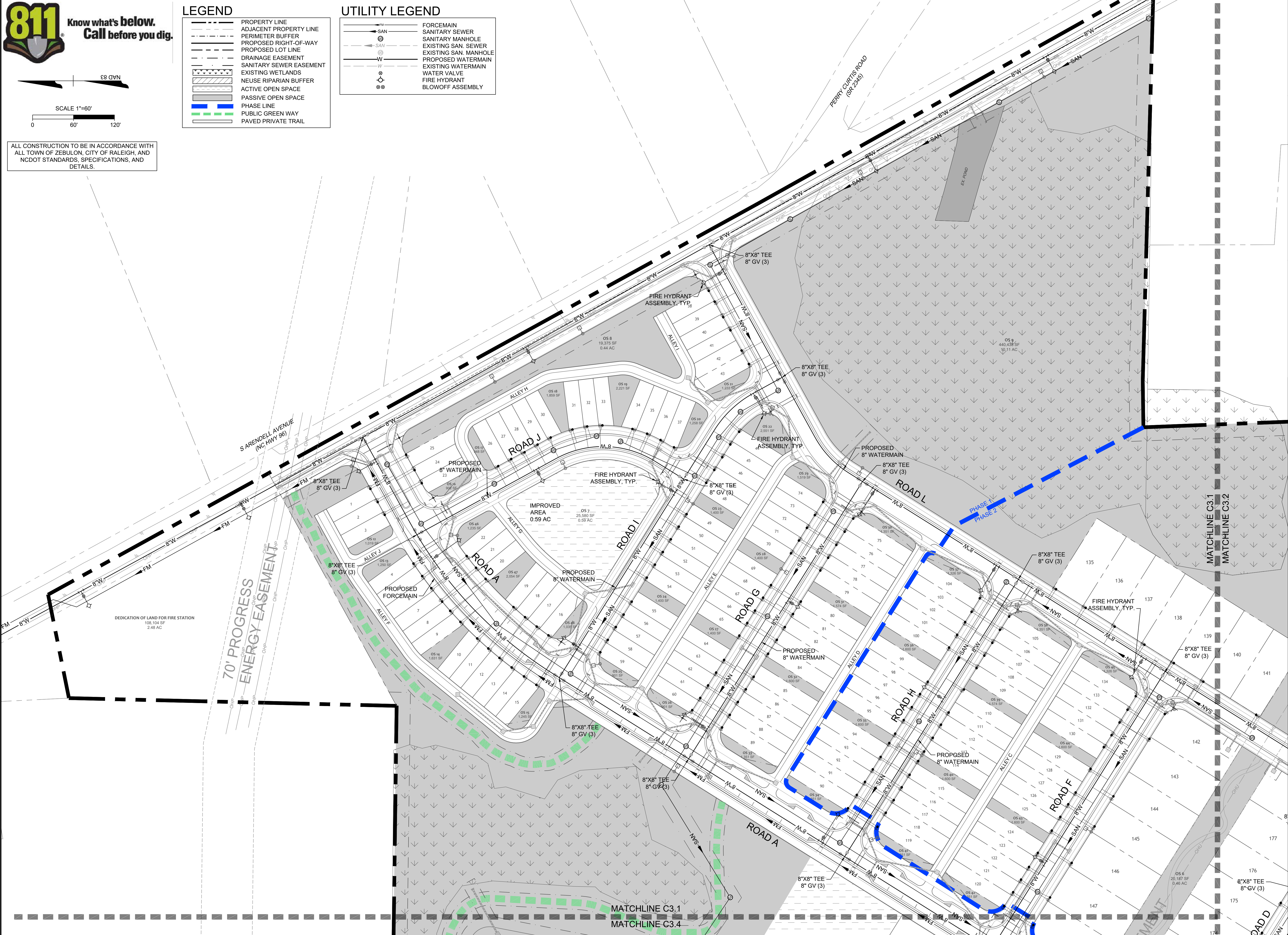
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LEGEND

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UTILITY LEGEND

- FORCEMAIN
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- SANITARY MANHOLE
- EXISTING SAN. SEWER
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- PROPOSED WATERMAIN
- EXISTING WATERMAIN
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- BLOWOFF ASSEMBLY



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CHECKED BY
B. BLACKMON

SCALE
1" = 60'

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ZEBULON SOUTH
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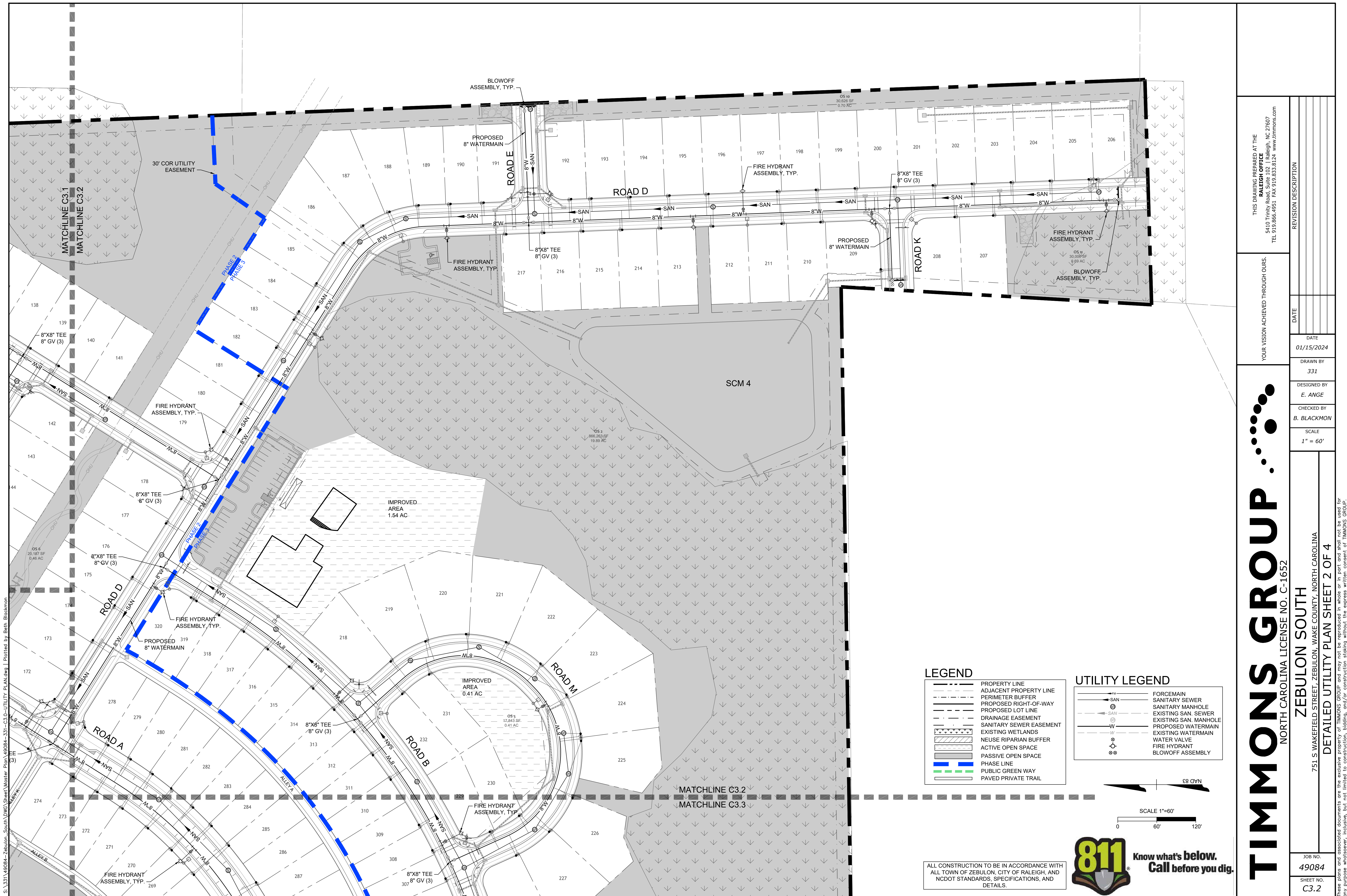
DETAILED UTILITY PLAN SHEET 1 OF 4

JOB NO.
49084

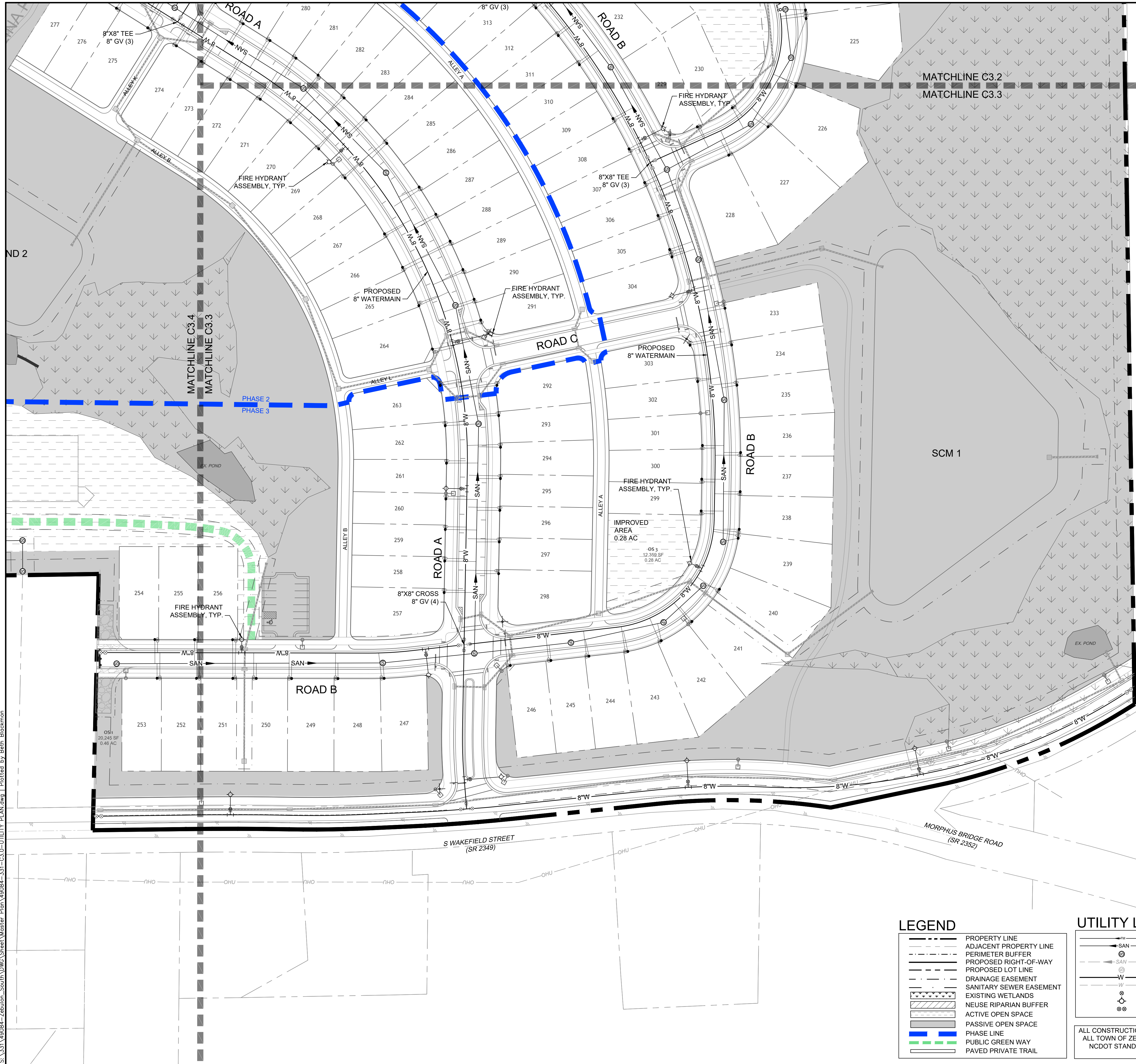
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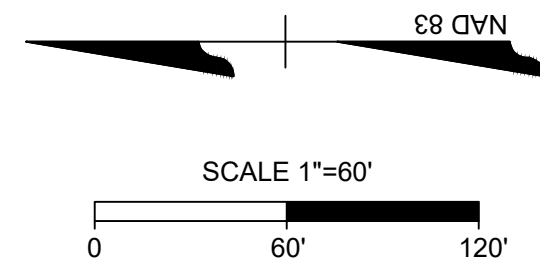
LEGEND

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- PROPOSED LOT LINE
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- PASSIVE OPEN SPACE
- PHASE LINE
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- PAVED PRIVATE TRAIL

UTILITY LEGEND

- SAN
- FORCEMAIN
- SANITARY SEWER
- SANITARY MANHOLE
- EXISTING SAN. SEWER
- EXISTING SAN. MANHOLE
- PROPOSED WATERMAIN
- EXISTING WATERMAIN
- WATER VALVE
- FIRE HYDRANT
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ZEBULON SOUTH

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

DETAILED UTILITY PLAN SHEET 3 OF 4

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B. BLACKMON

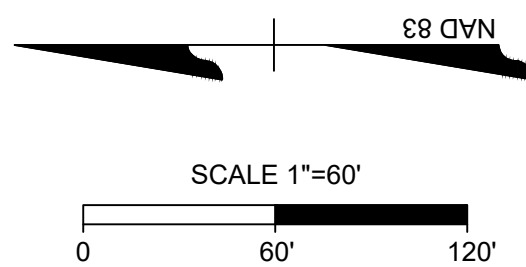
SCALE

1" = 60'

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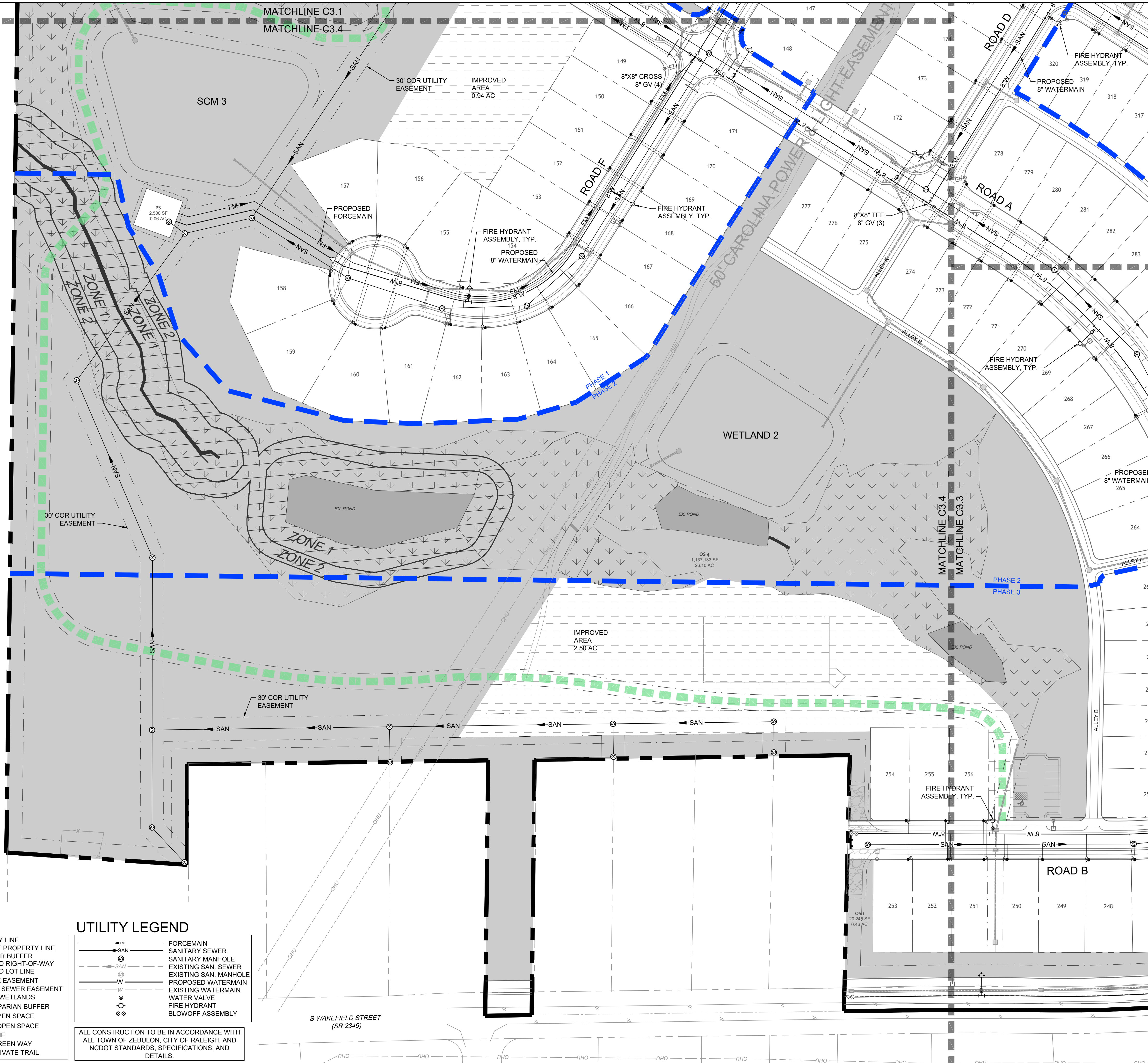
LEGEND

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- PERIMETER BUFFER
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
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- PASSIVE OPEN SPACE
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- PAVED PRIVATE TRAIL

UTILITY LEGEND

- FM FORCEMAIN
- SAN SANITARY SEWER
- SM SANITARY MANHOLE
- EX-SAN EXISTING SAN. SEWER
- EX-SM EXISTING SAN. MANHOLE
- W PROPOSED WATERMAIN
- EX-W EXISTING WATERMAIN
- WV WATER VALVE
- FH FIRE HYDRANT
- BA BLOWOFF ASSEMBLY

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NORTH CAROLINA LICENSE NO. C-1652

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

DETAILED UTILITY PLAN SHEET 4 OF 4

JOB NO.
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SHEET NO.
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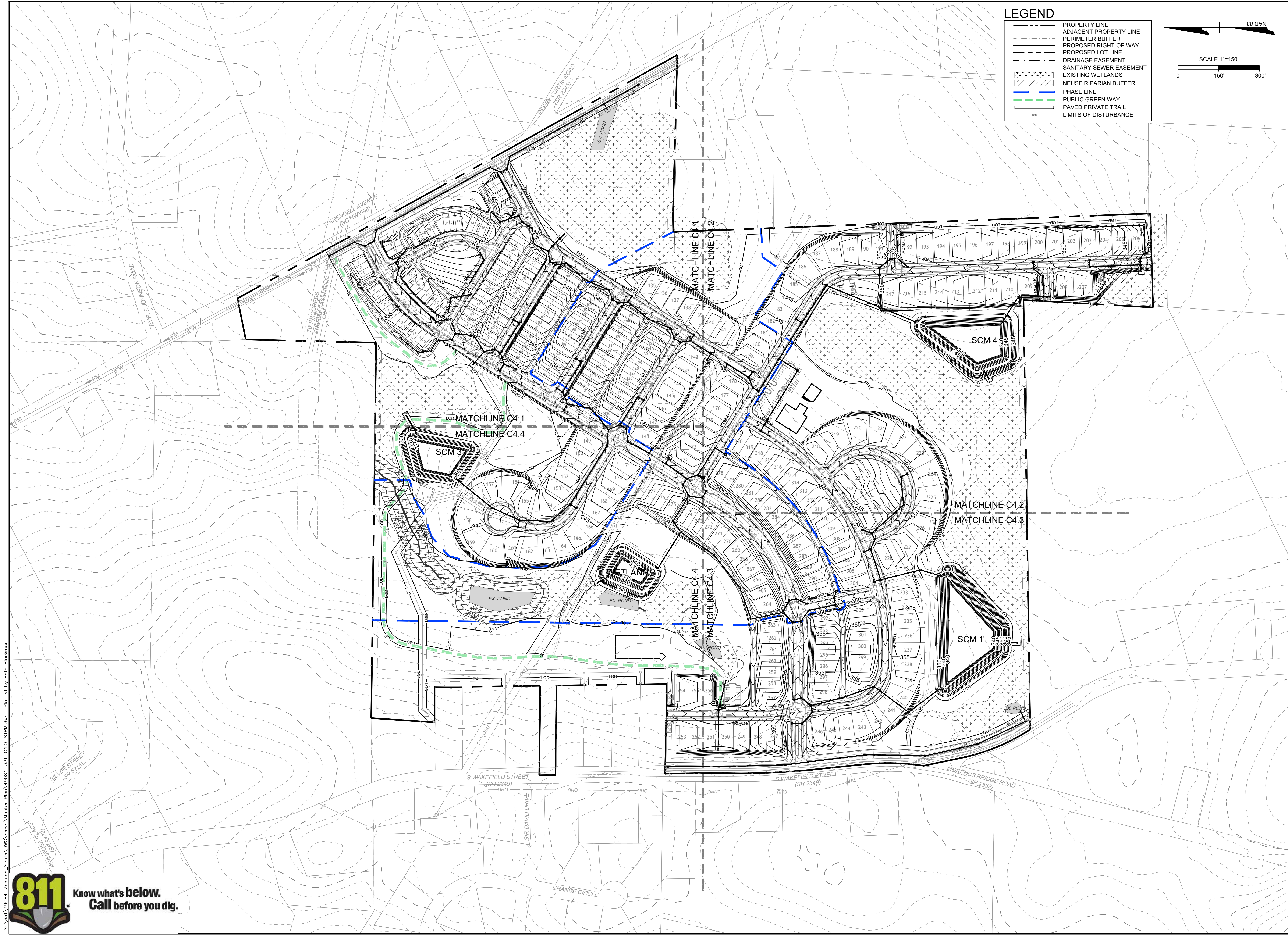
DATE
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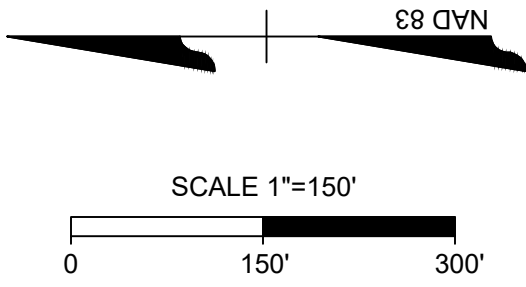
DESIGNED BY
E. ANGE

CHECKED BY
B. BLACKMON

SCALE
1" = 60'



- LEGEND**
- PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - PERIMETER BUFFER
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 - PROPOSED LOT LINE
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 - NEUSE RIPARIAN BUFFER
 - PHASE LINE
 - PUBLIC GREEN WAY
 - PAVED PRIVATE TRAIL
 - LIMITS OF DISTURBANCE



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OVERAL GRADING & DRAINAGE PLAN

JOB NO.
49084

SHEET NO.
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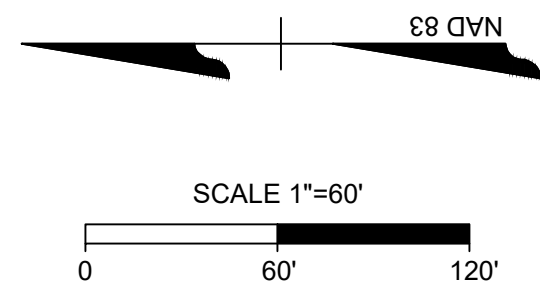
B. BLACKMON

SCALE

1" = 150'

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	LIMITS OF DISTURBANCE



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B. BLACKMON

SCALE
1" = 60'

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NORTH CAROLINA LICENSE NO. C-1652

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

DETAILED GRADING & DRAINAGE PLAN SHEET 1 OF 4

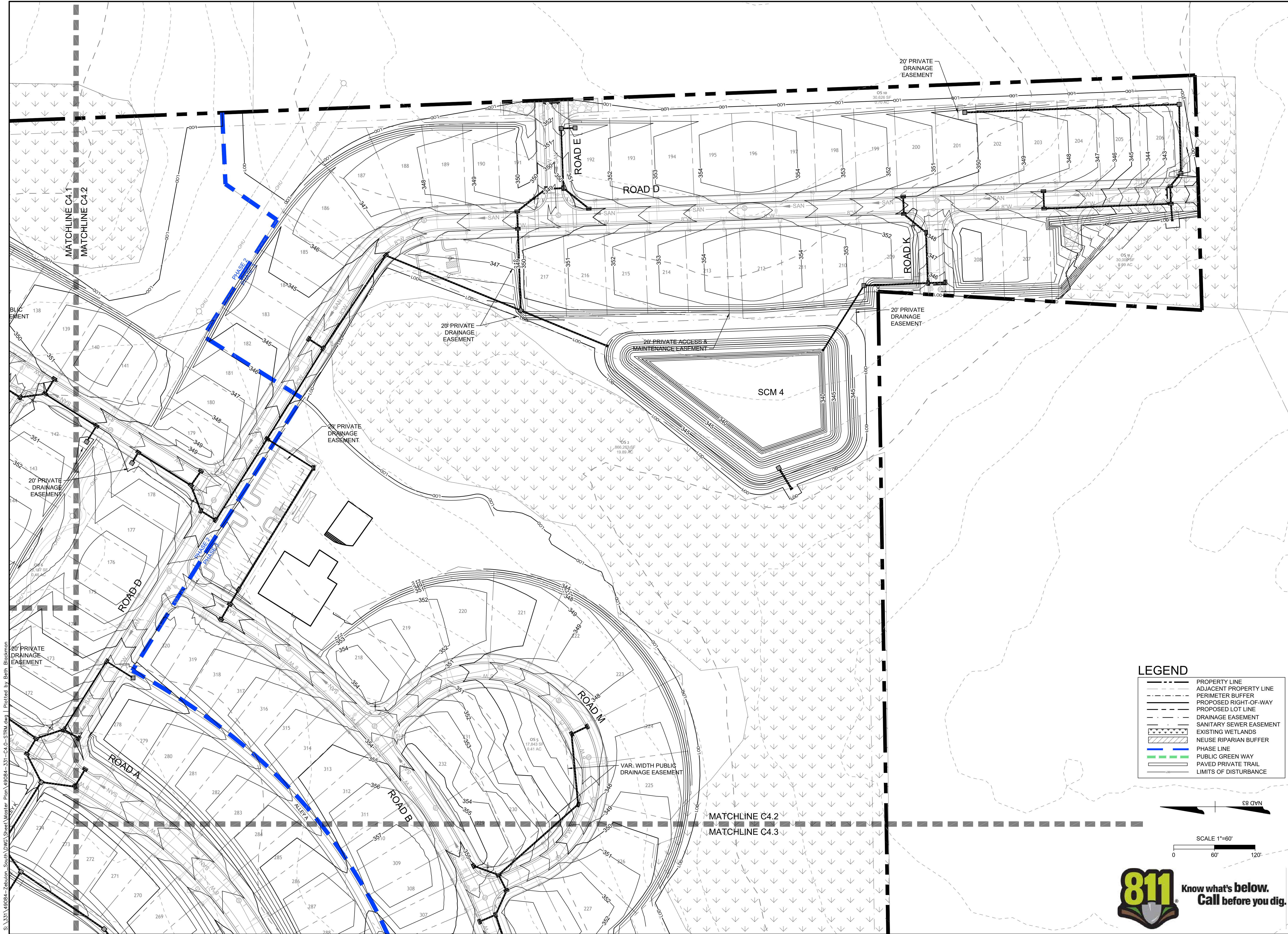
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SHEET NO.
C4.1

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CHECKED BY

B. BLACKMON

SCALE

1" = 60'

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

DETAILED GRADING & DRAINAGE PLAN SHEET 2 OF 4

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SHEET NO.
C4.2

REVISION DESCRIPTION

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

DETAILED GRADING & DRAINAGE PLAN SHEET 2 OF 4

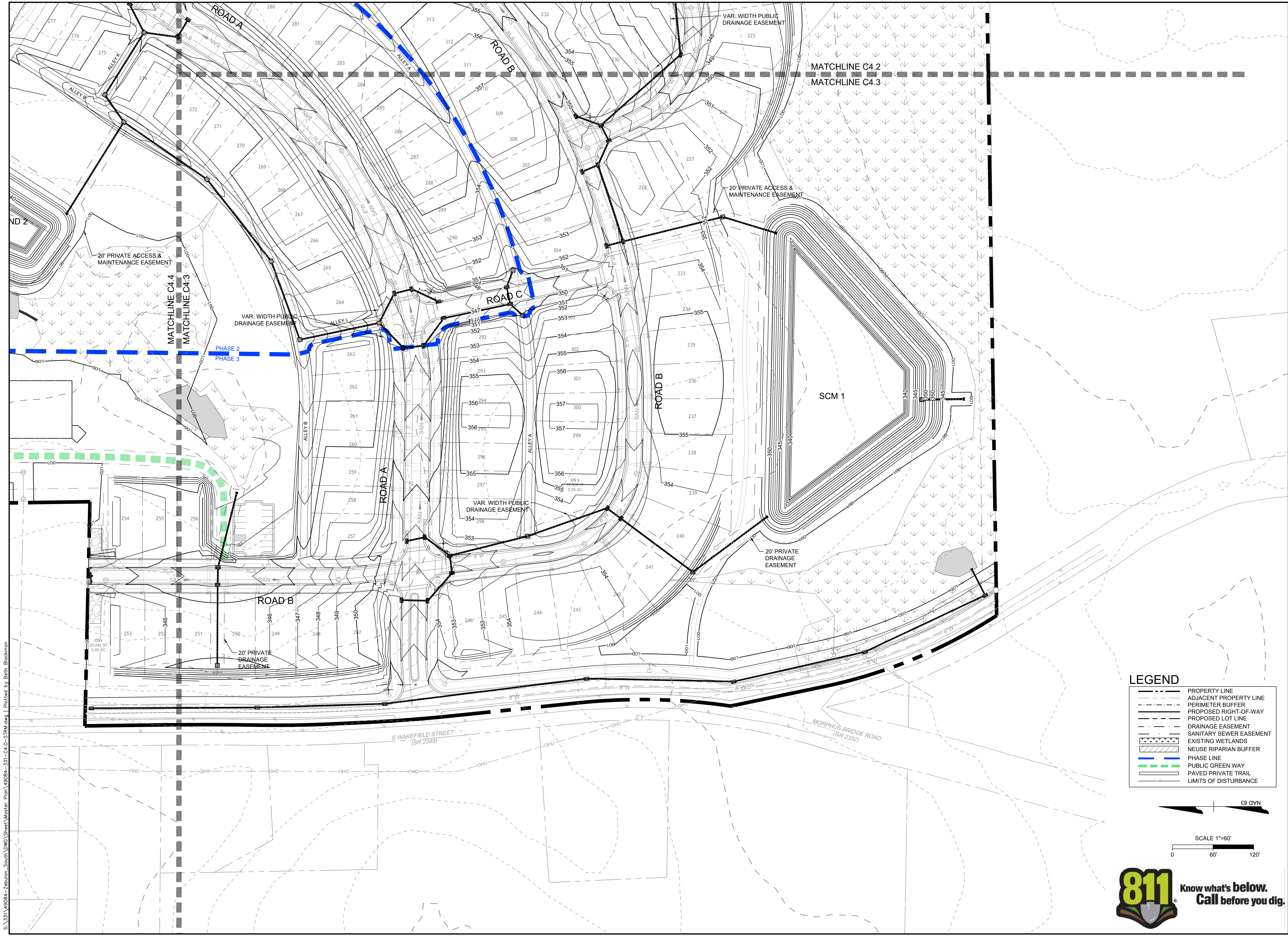
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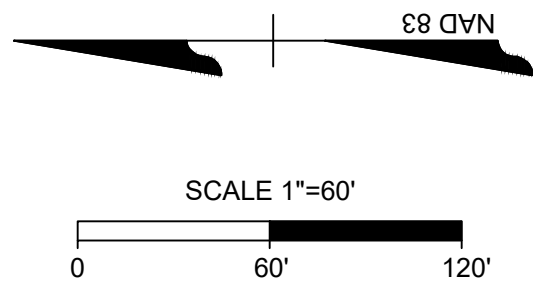
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	PAVED PRIVATE TRAIL
	LIMITS OF DISTURBANCE



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SCALE

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E. ANGE

B. BLACKMON

1" = 60'

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

ZEBULON SOUTH

DETAILED GRADING & DRAINAGE PLAN SHEET 3 OF 4

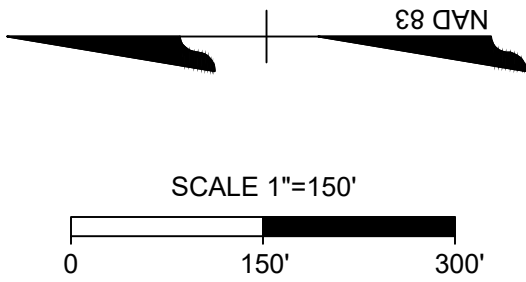
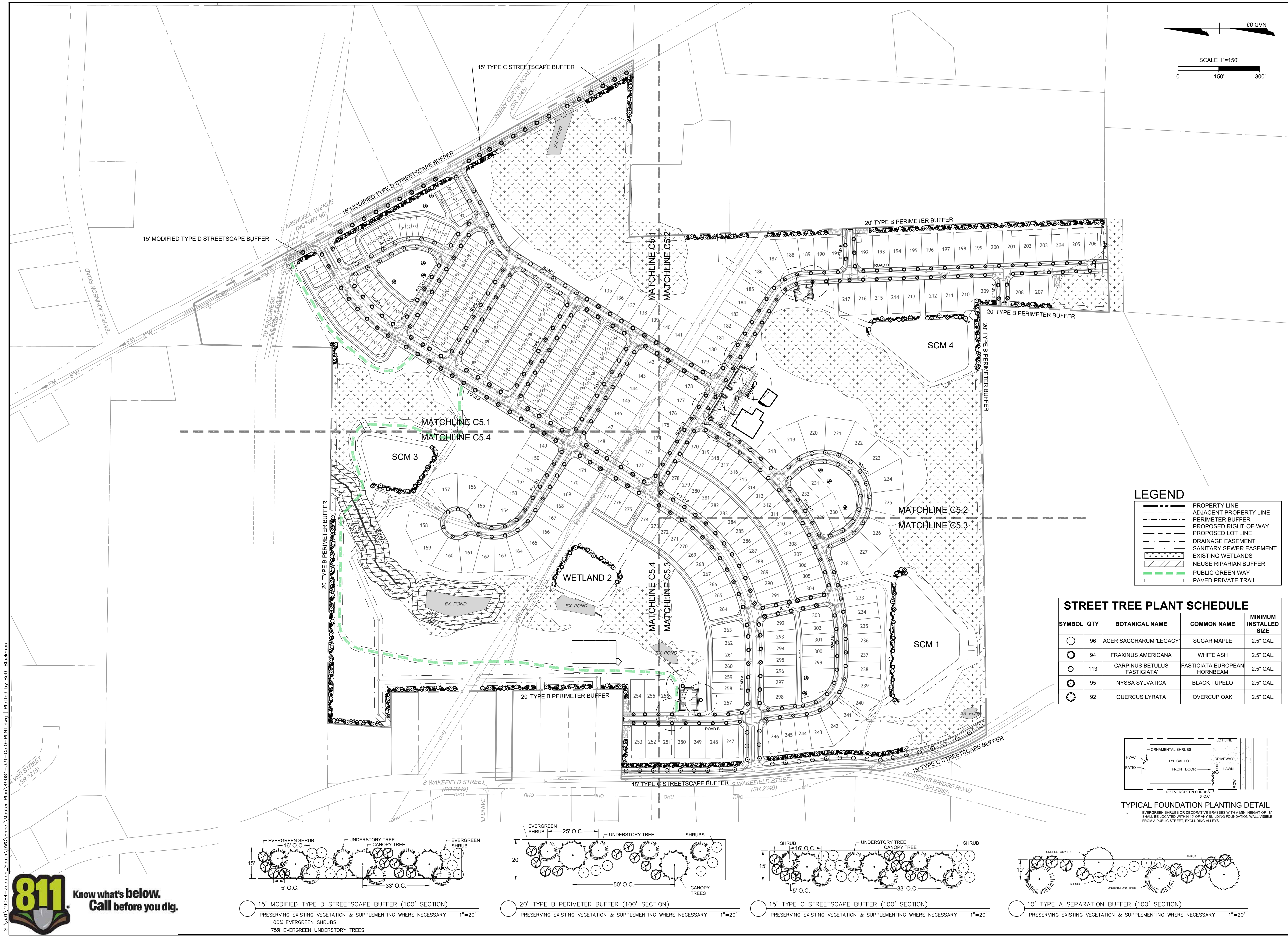
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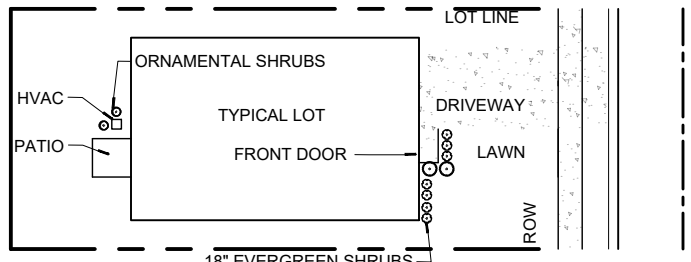


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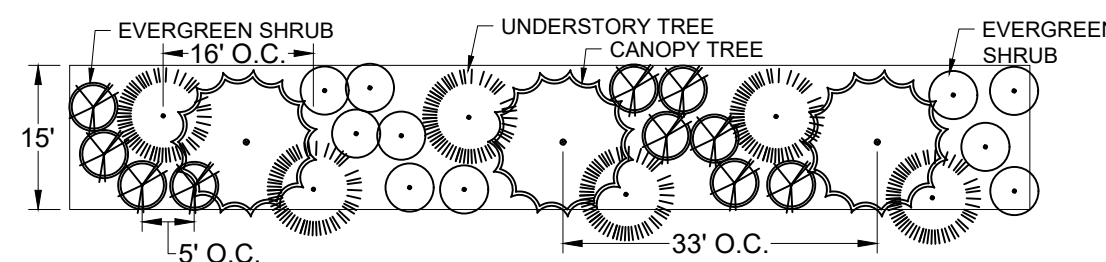
- PROPERTY LINE
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- PAVED PRIVATE TRAIL

STREET TREE PLANT SCHEDULE

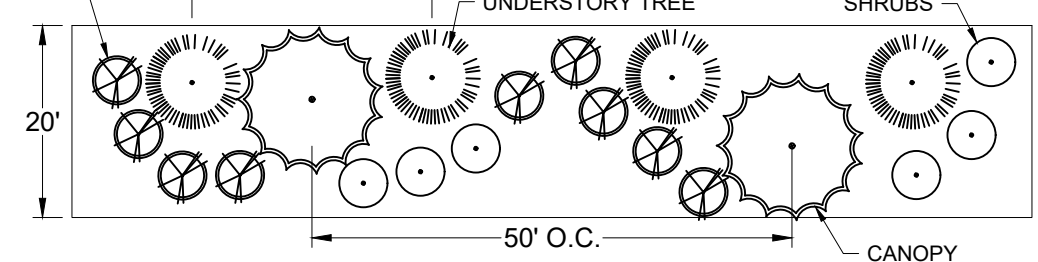
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	MINIMUM INSTALLED SIZE
	96	ACER SACCHARUM 'LEGACY'	SUGAR MAPLE	2.5" CAL.
	94	FRAXINUS AMERICANA	WHITE ASH	2.5" CAL.
	113	CARPINUS BETULUS 'FASTIGIATA'	FASTIGIATA EUROPEAN HORNBEAM	2.5" CAL.
	95	NYSSA SYLVATICA	BLACK TUPELO	2.5" CAL.
	92	QUERCUS LYRATA	OVERCUP OAK	2.5" CAL.



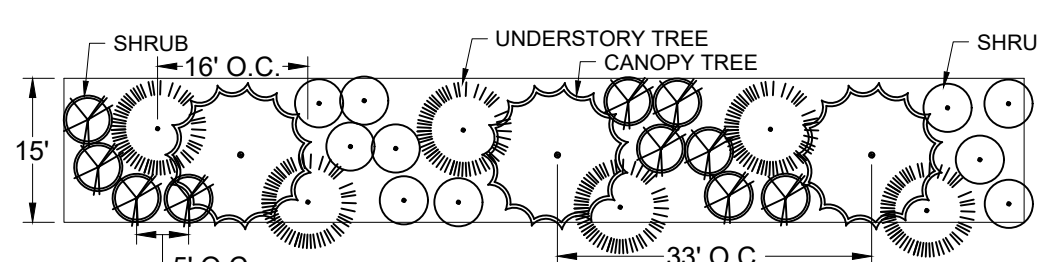
TYPICAL FOUNDATION PLANTING DETAIL
EVERGREEN SHRUBS OR DECORATIVE GRASSES WITH A MIN. HEIGHT OF 18" SHALL BE LOCATED WITHIN 10' OF ANY BUILDING FOUNDATION WALL VISIBLE FROM A PUBLIC STREET, EXCLUDING ALLEYS.



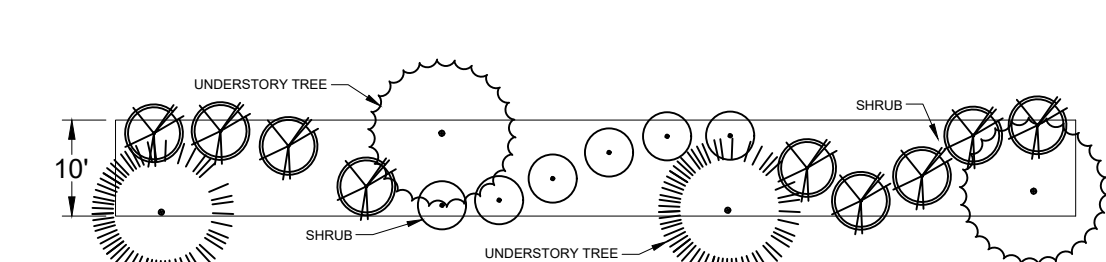
15' MODIFIED TYPE D STREETSCAPE BUFFER (100' SECTION)
PRESERVING EXISTING VEGETATION & SUPPLEMENTING WHERE NECESSARY 1"=20'
100% EVERGREEN SHRUBS
75% EVERGREEN UNDERSTORY TREES



20' TYPE B PERIMETER BUFFER (100' SECTION)
PRESERVING EXISTING VEGETATION & SUPPLEMENTING WHERE NECESSARY 1"=20'



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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DATE
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DRAWN BY
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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 LANDSCAPE PLAN

JOB NO.
49084

SHEET NO.
C5.0

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 PROPOSED LOT LINE
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 SANITARY SEWER EASEMENT
 EXISTING WETLANDS
 NEUSE RIPARIAN BUFFER
 PUBLIC GREEN WAY
 PAVED PRIVATE TRAIL



MODIFIED TYPE D STREETSCAPE BUFFER
FOR S ARENDELL AVE:
100% EVERGREEN SHRUBS
75% EVERGREEN UNDERSTORY TREES

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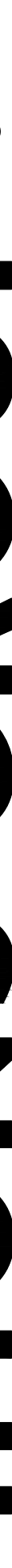
DATE
01/15/2024

DRAWN BY
331

DESIGNED BY
E. ANGE

CHECKED BY
B. BLACKMON

SCALE
 $1'' = 60'$

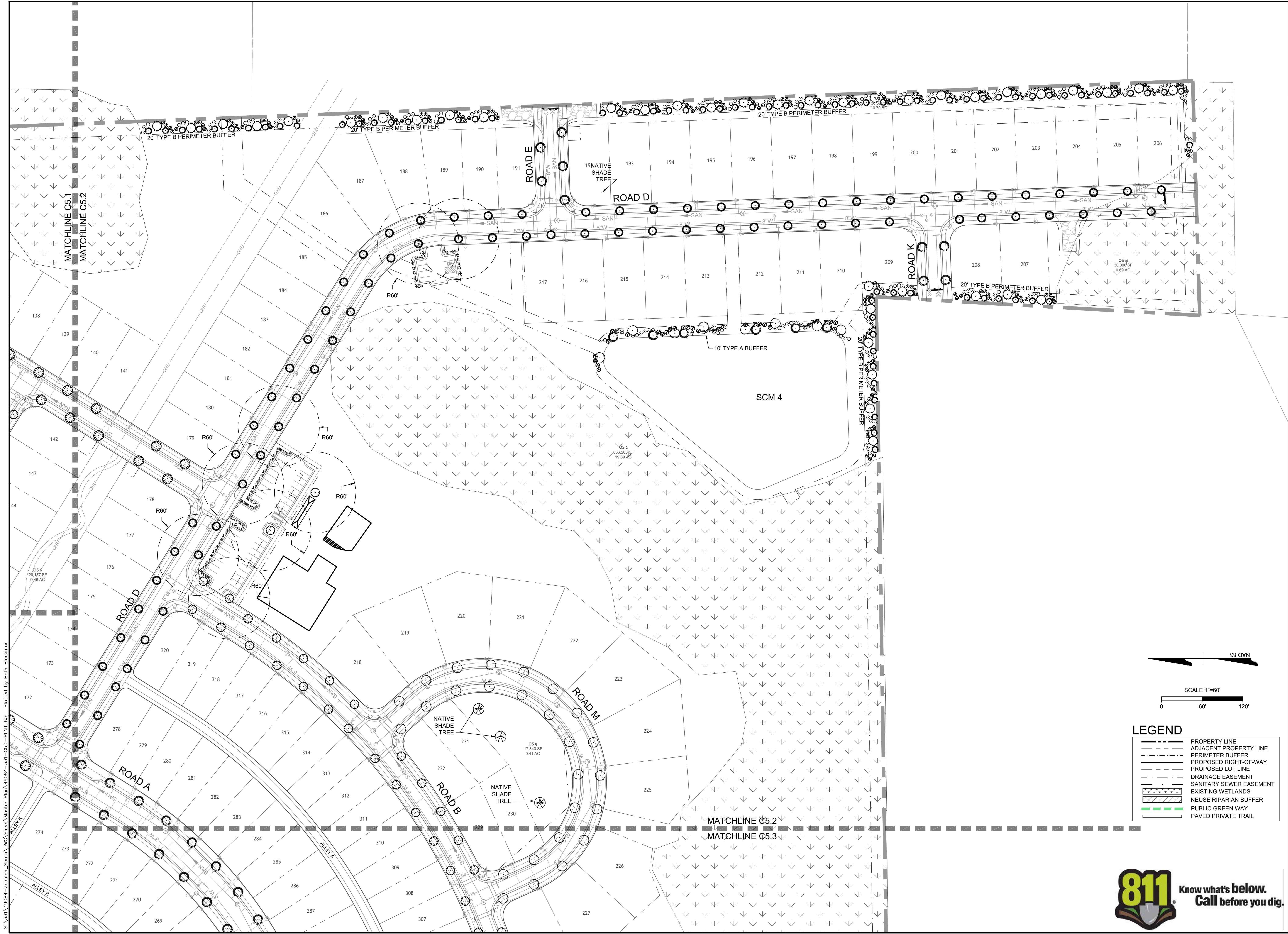
The logo for the Timmons Group, featuring the company name in a bold, sans-serif font, followed by a graphic of several black dots of varying sizes arranged in a curved, upward-pointing arc.

ZEBULON SOUTH
51 S WAKEFIELD STREET, ZEBULON, WAKE COUNTY, NORTH CAROLINA
DETAILED LANDSCAPE PLAN SHEET 1 OF 4

JOB NO.
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REVISION DESCRIPTION

DATE	
DATE	01/15/2024
DRAWN BY	331
DESIGNED BY	E. ANGE
CHECKED BY	B. BLACKMON
SCALE	1" = 60'

TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

ZEBULON SOUTH

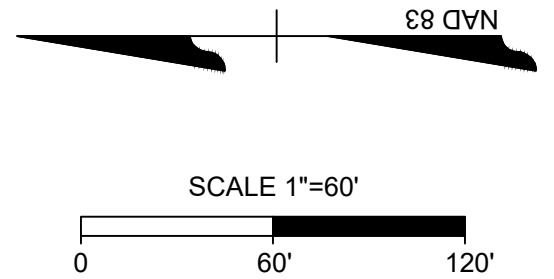
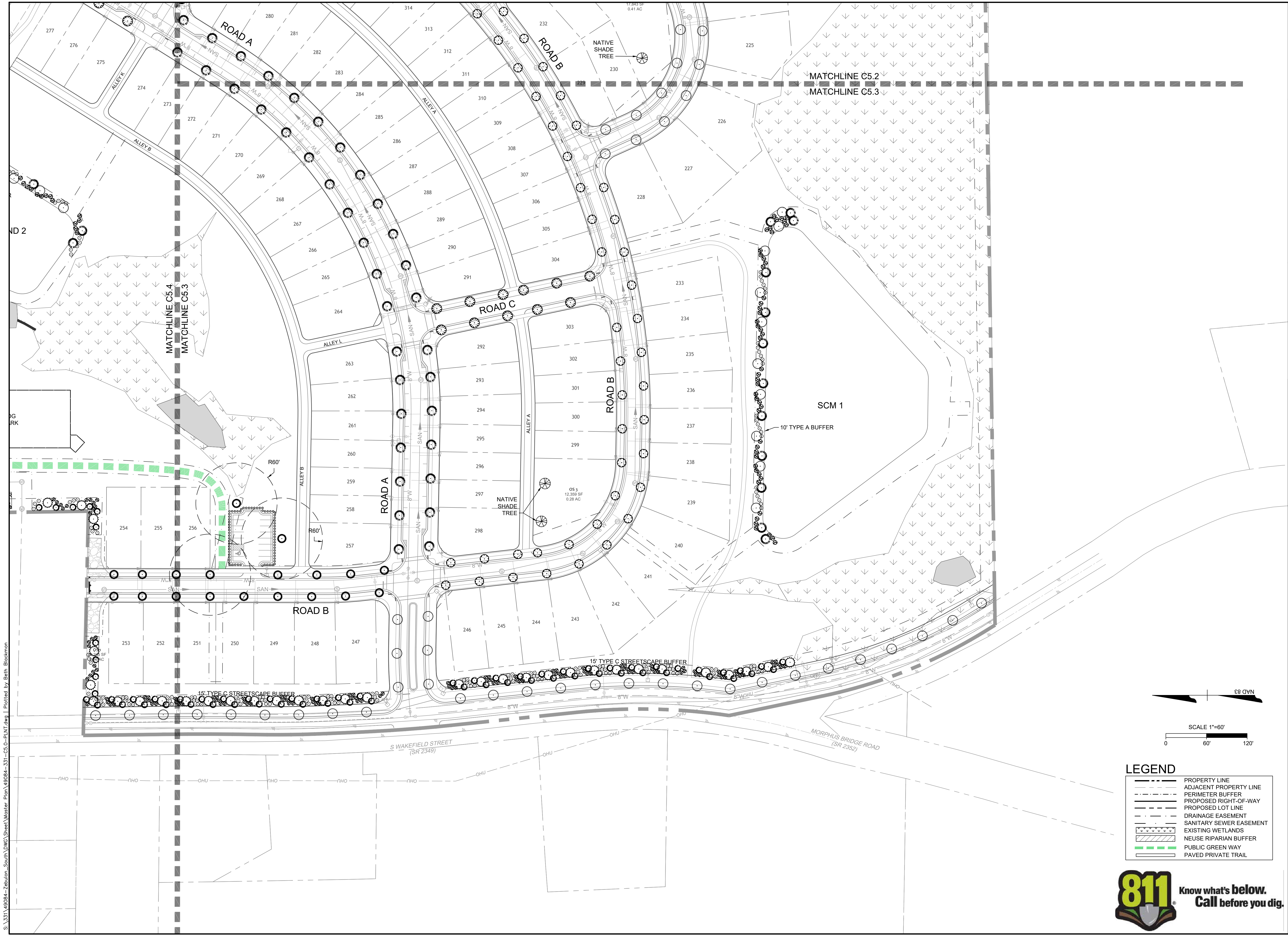
751 S WAKEFIELD STREET, ZEBULON, WAKE COUNTY, NORTH CAROLINA

DETAILED LANDSCAPE PLAN SHEET 2 OF 4

JOB NO.
49084

SHEET NO.
C5.2

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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



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B. BLACKMON

SCALE

1" = 60'

TIMMONS GROUP

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

DETAILED LANDSCAPE PLAN SHEET 3 OF 4

JOB NO.

49084

SHEET NO.

C5.3

ND 2

PG RK

ROAD A

ROAD B

ROAD C

ALLEY A

ALLEY B

ALLEY L

ALLEY K

ALLEY M

SCM 1

10' TYPE A BUFFER

15' TYPE C STREETSCAPE BUFFER

NATIVE SHADE TREE

NATIVE SHADE TREE

MORPHUS BRIDGE ROAD (SR 2352)

S WAKEFIELD STREET (SR 2349)

MATCHLINE C5.2

MATCHLINE C5.3

MATCHLINE C5.4

MATCHLINE C5.5

S:\331\49084-Zebulon_South\DWG\Sheet\Master Plan\49084-331-C5.C-PLN1.dwg | Plotted by Beth Blackmon

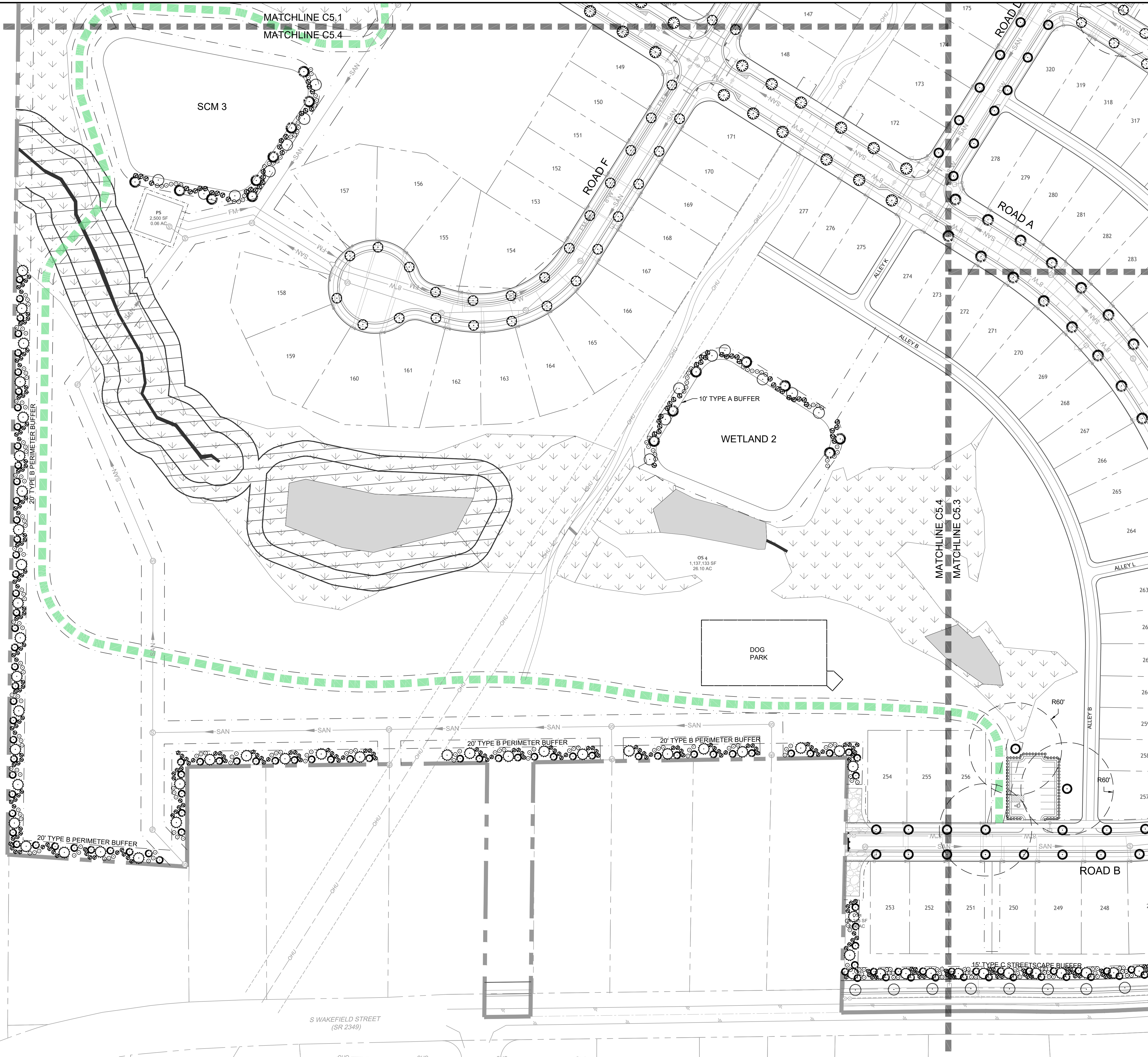
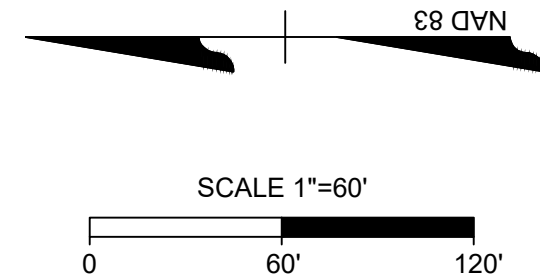
S:\331 49084-Zebulon_South DWG Sheet Master Plan 49084-331-C5.C-PLNT.dwg | Plotted by Beth Blackmon



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



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NORTH CAROLINA LICENSE NO. C-1652

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

DETAILED LANDSCAPE PLAN SHEET 4 OF 4

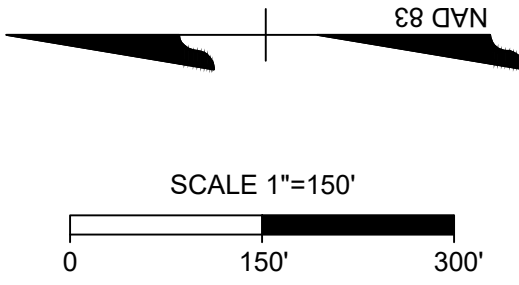
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DESIGNED BY	E. ANGE
CHECKED BY	B. BLACKMON
SCALE	1" = 60'

JOB NO.
49084
SHEET NO.
C5.4

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331

DESIGNED BY
E. ANGE

CHECKED BY
L. BLACKMO

SCALE
 $1'' = 150'$

--	--



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

LIGHTING PLAN

JOB NO.
49084

SHEET NO.
C6.0

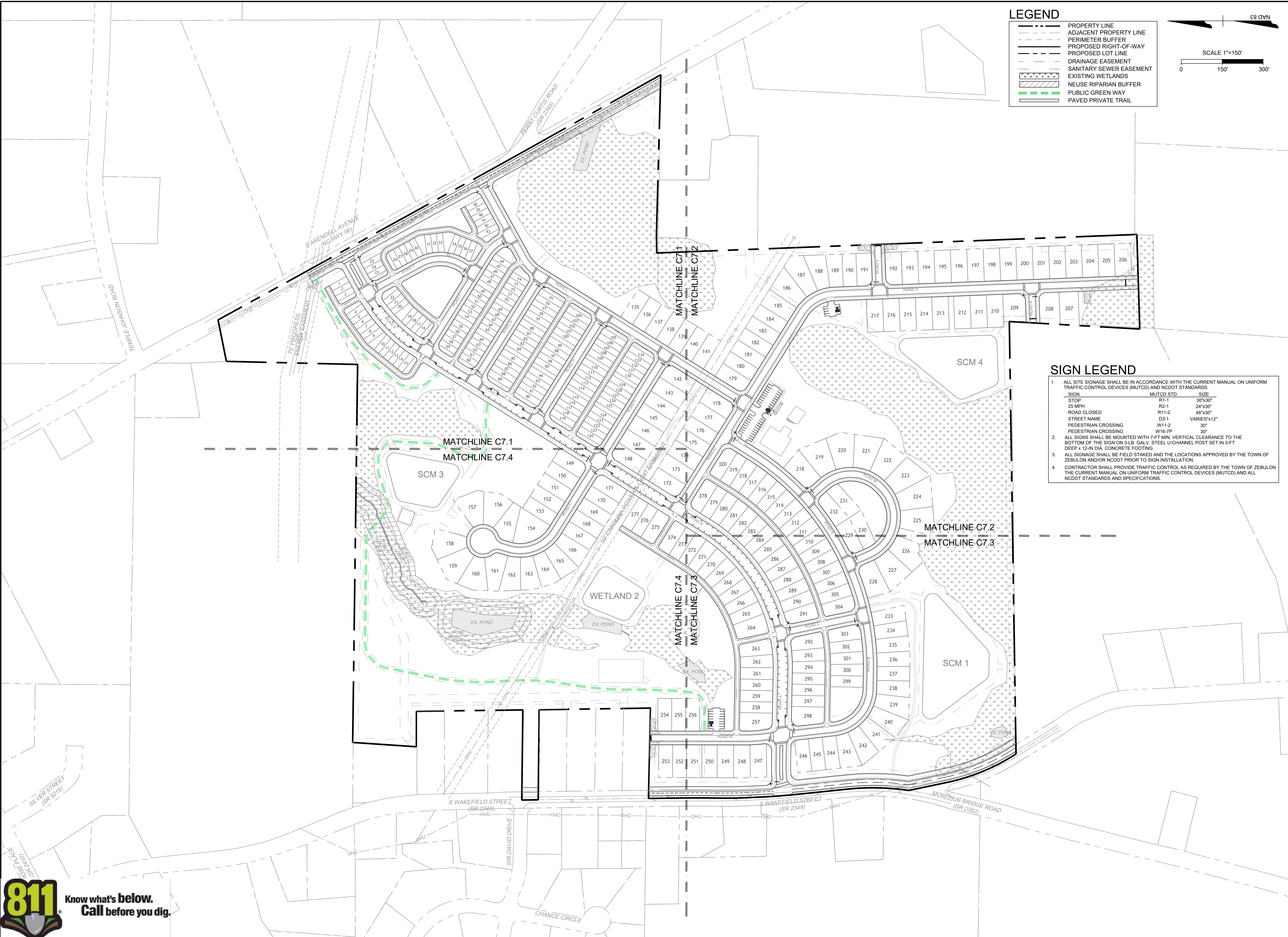
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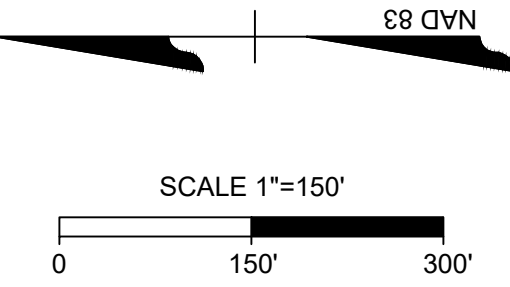


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LEGEND

- 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

- 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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NORTH CAROLINA LICENSE NO. C-1652
ZEBULON SOUTH
OVERALL SIGNS & MARKINGS PLAN

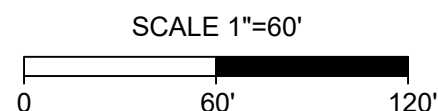
JOB NO.
49084
SHEET NO.
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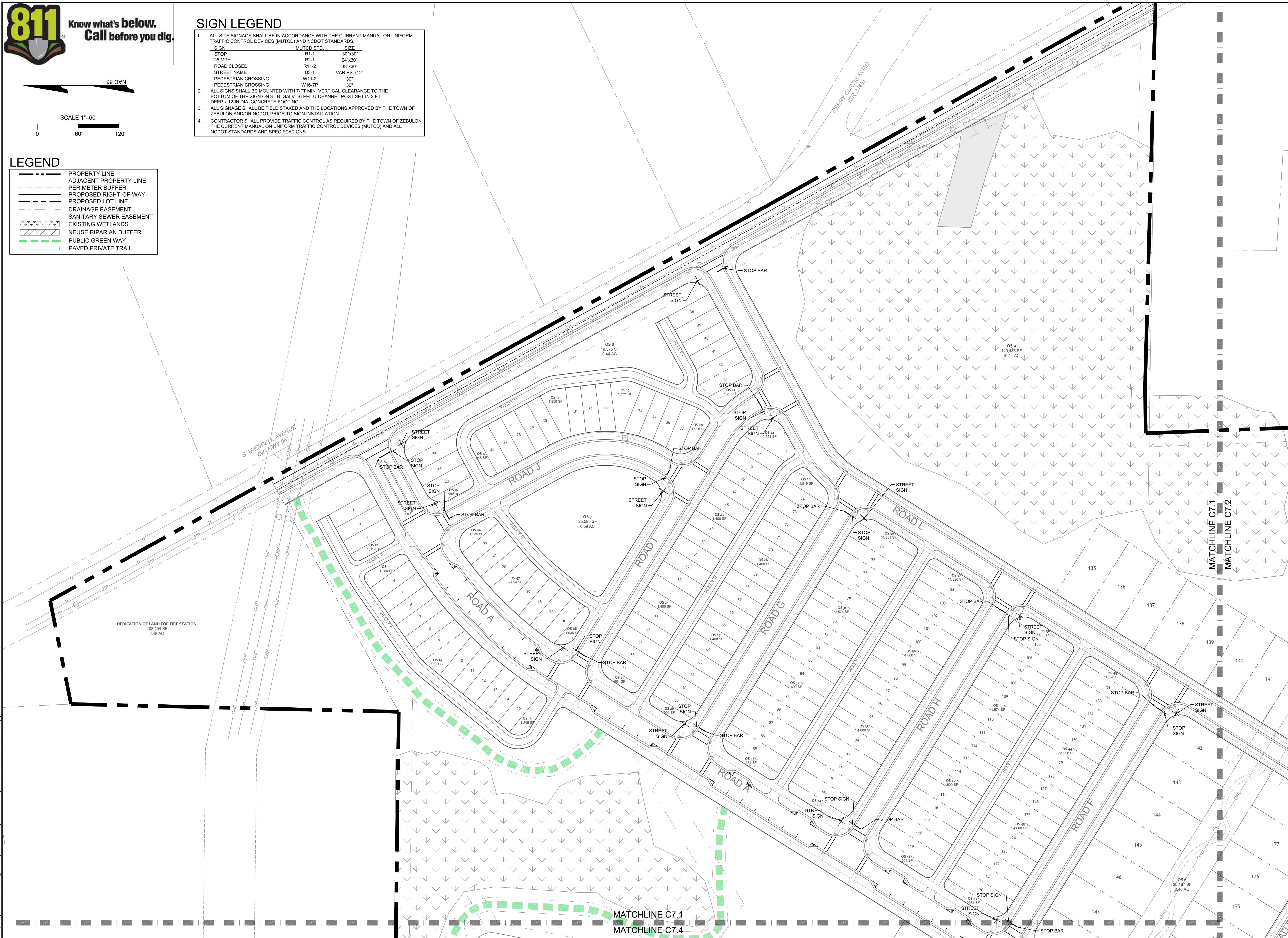
REVISION DESCRIPTION

DATE	DRAWN BY	CHECKED BY	SCALE
01/15/2024	331	E. ANGE	1" = 150'



- | 1. | ALL SITE SIGNAGE SHALL BE IN ACCORDANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND NCODT STANDARDS. | | | | | | | | | | | | | | | | | | | | | |
|---------------------|--|-------------|------------|------|------|------|---------|--------|------|---------|-------------|-------|---------|-------------|------|-------------|---------------------|-------|-----|---------------------|--------|-----|
| | <table border="1"> <thead> <tr> <th>SIGN</th> <th>MUTCD STD.</th> <th>SIZE</th> </tr> </thead> <tbody> <tr> <td>STOP</td> <td>R1-1</td> <td>30"x30"</td> </tr> <tr> <td>25 MPH</td> <td>R2-1</td> <td>24"x30"</td> </tr> <tr> <td>ROAD CLOSED</td> <td>R11-2</td> <td>48"x30"</td> </tr> <tr> <td>STREET NAME</td> <td>D3-1</td> <td>VARIES"x12"</td> </tr> <tr> <td>PEDESTRIAN CROSSING</td> <td>W11-2</td> <td>30"</td> </tr> <tr> <td>PEDESTRIAN CROSSING</td> <td>W16-7P</td> <td>30"</td> </tr> </tbody> </table> | 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" |
| 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" | | | | | | | | | | | | | | | | | | | | |
| 2. | ALL SIGNAGE SHALL BE MOUNTED WITH 7 FT MIN. VERTICAL CLEARANCE TO THE BOTTOM OF THE SIGN ON 5-LB. GALV. STEEL U-CHANNEL POST SET IN 3-FT DEEP x 12-IN DIA. CONCRETE FOOTING. | | | | | | | | | | | | | | | | | | | | | |
| 3. | ALL SIGNAGE SHALL BE FIELD STAKED AND THE LOCATIONS APPROVED BY THE TOWN OF ZEBULON AND/OR NCODT PRIOR TO SIGN INSTALLATION. | | | | | | | | | | | | | | | | | | | | | |
| | CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL, AS REQUIRED BY THE TOWN OF ZEBULON AND CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND ALL NCODT STANDARDS AND SPECIFICATIONS. | | | | | | | | | | | | | | | | | | | | | |

	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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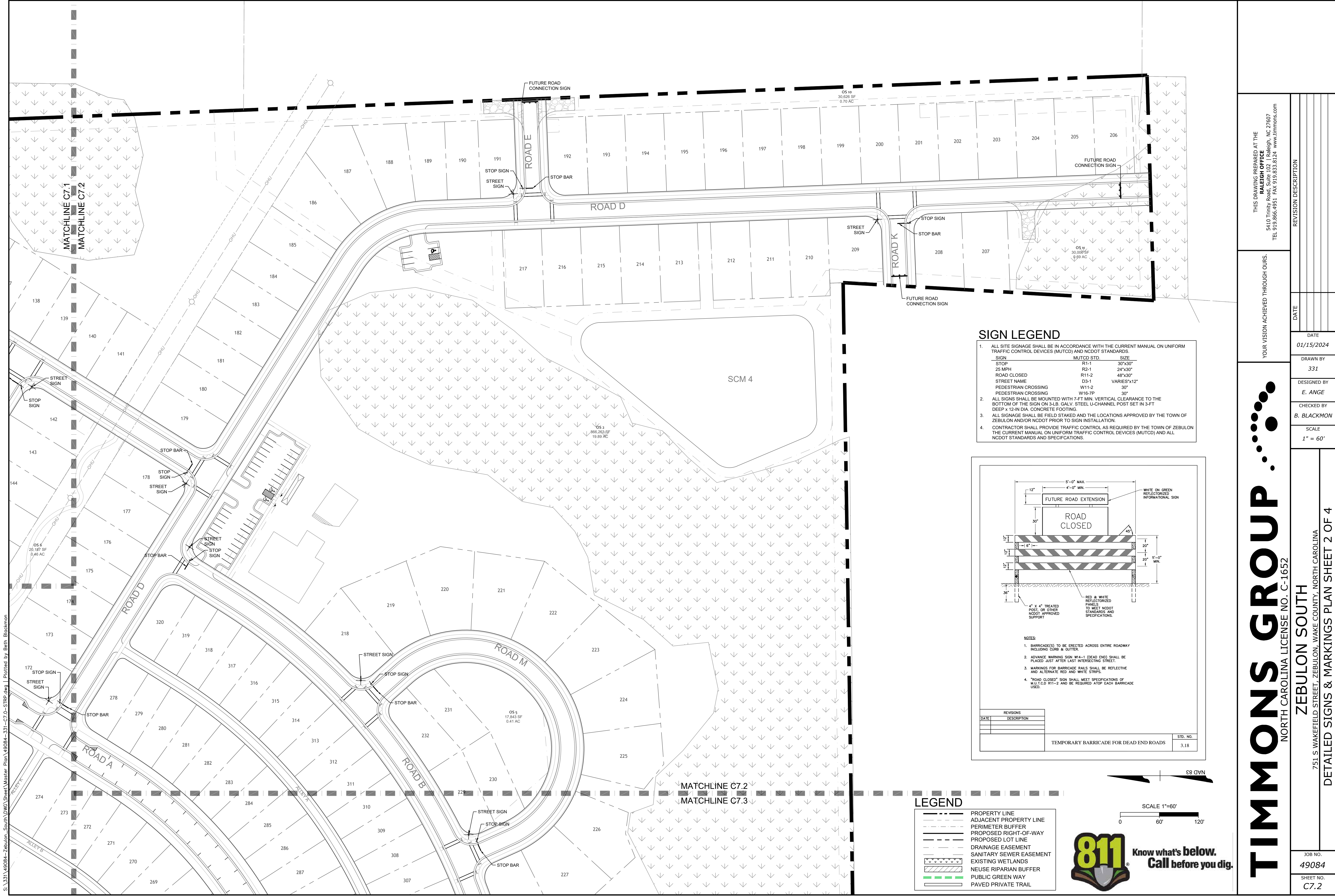
SCALE
 $1'' = 60'$

ZEBULON SOUTH
751 S WAKEFIELD STREET, ZEBULON, WAKE COUNTY, NORTH CAROLINA
DETAILED SIGNS & MARKINGS PLAN SHEET 1 OF 4

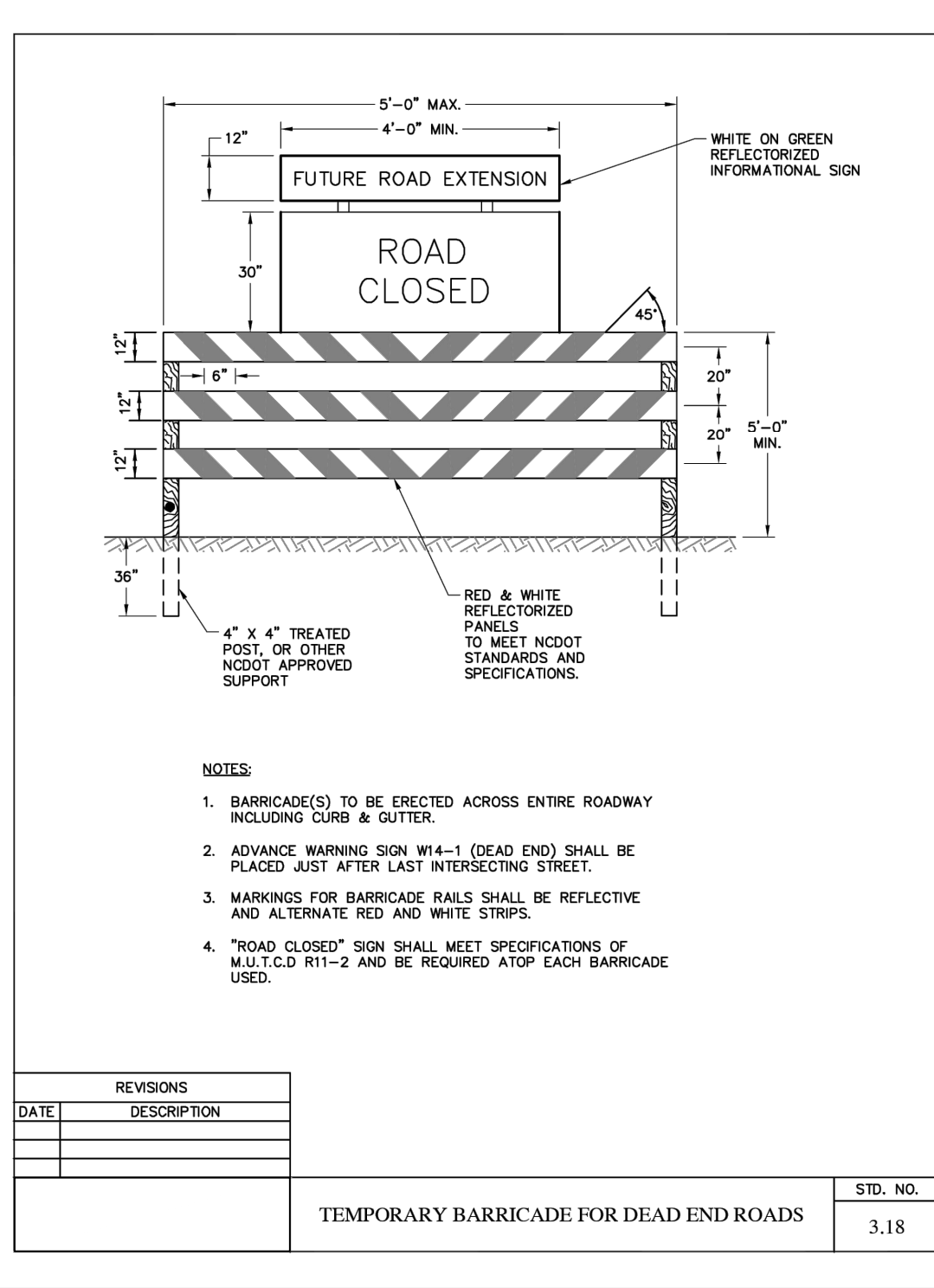
JOB NO.
49084

SHEET NO
C7.1

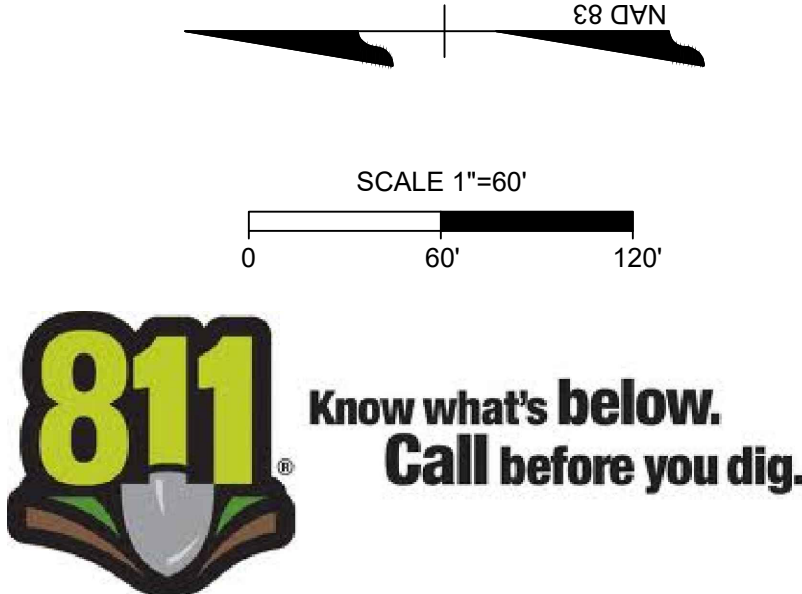
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SIGN LEGEND		
1. ALL SITE SIGNAGE SHALL BE IN ACCORDANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND NC DOT STANDARDS.		
SIGN	MUTCD STD.	SIZE
STOP	R1-1	30"x30"
25 MPH	R2-1	24"x30"
ROAD CLOSED	R11-2	48"x30"
STREET NAME	D3-1	VARIES"x12"
PEDESTRIAN CROSSING	W11-2	30"
PEDESTRIAN CROSSING	W16-7P	30"
2. 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.		
3. ALL SIGNAGE SHALL BE FIELD STAKED AND THE LOCATIONS APPROVED BY THE TOWN OF ZEBULON AND/OR NC DOT PRIOR TO SIGN INSTALLATION.		
4. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AS REQUIRED BY THE TOWN OF ZEBULON THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND ALL NC DOT STANDARDS AND SPECIFICATIONS.		



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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01/15/2024

DRAWN BY

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DESIGNED BY

E. ANGE

CHECKED BY

B. BLACKMON

SCALE

1" = 60'

TIMMONS GROUP

751 S WAKEFIELD STREET, ZEBULON, WAKE COUNTY, NORTH CAROLINA
NORTH CAROLINA LICENSE NO. C-1652

ZEBULON SOUTH
DETAILED SIGNS & MARKINGS PLAN SHEET 2 OF 4

JOB NO.

49084

SHEET NO.

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MATCHLINE C7.4
MATCHLINE C7.3

SCM 1

FUTURE ROAD
CONNECTION SIGN —

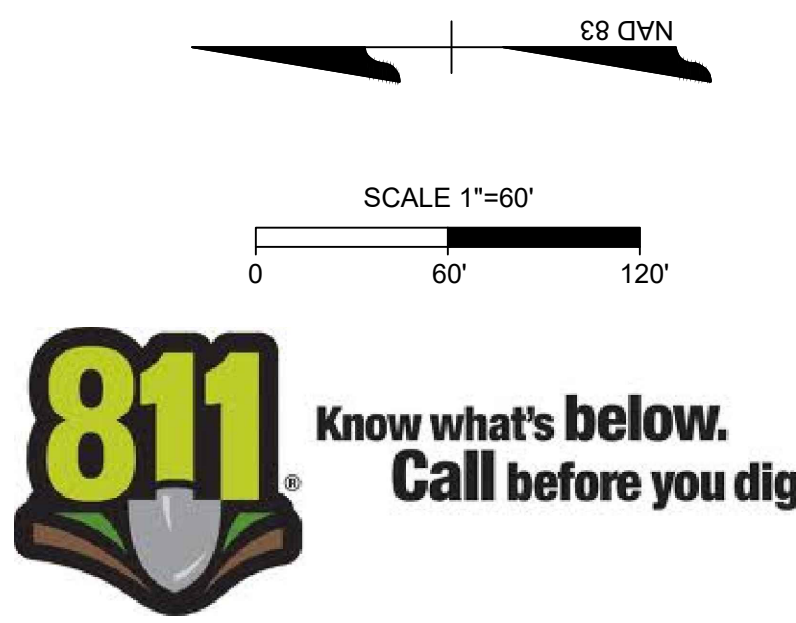
OS1
20,245 SF
0.46 AC

S WAKEFIELD STREET
(SR 2349)

MORPHUS BRIDGE ROAD
(SR 2352)

	PROPERTY LINE
	ADJACENT PROPERTY LINE
	PERIMETER BUFFER
	PROPOSED RIGHT-OF-WAY
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	PEDESTRIAN CROSSING	W16-7P	30"
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ZEBULON SOUTH
751 S WAKEFIELD STREET, ZEBULON, WAKE COUNTY, NORTH CAROLINA
DETAILED SIGNS & MARKINGS PLAN SHEET 3 OF 4

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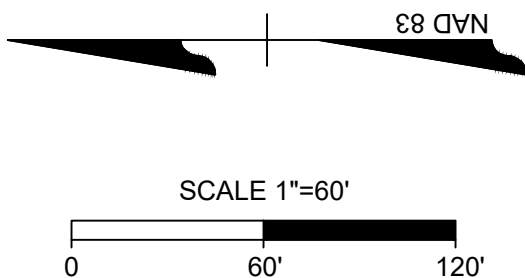
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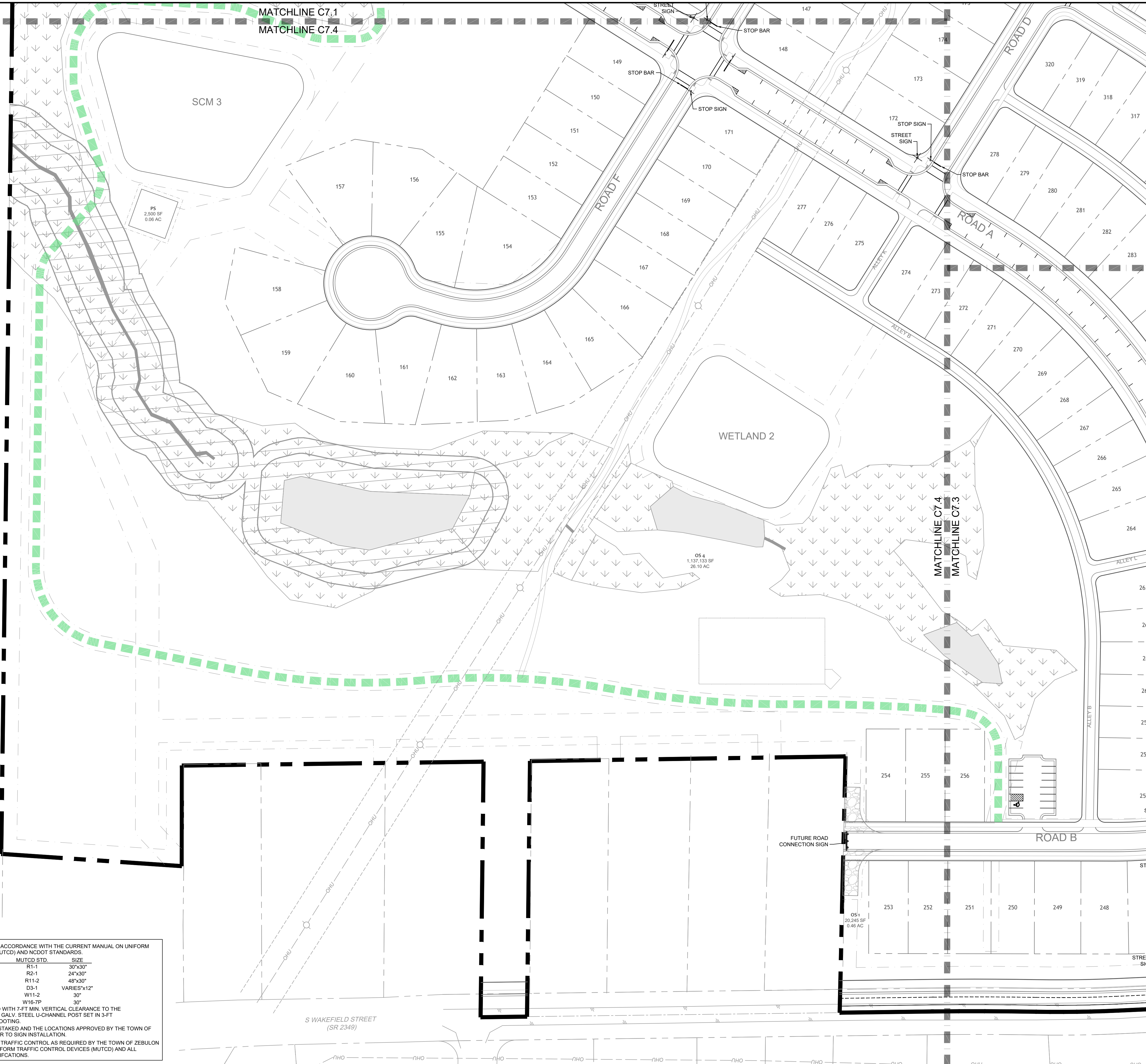
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SCALE

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 4 OF 4

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JOB NO.

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SHEET NO.

C7.4

S:\331\49084-Zebulon_South\DWG\Sheet\Master Plan\49084-331-C8.0-AMENITY.dwg | Plotted by Justin Smith



CLUBHOUSE AREA SCALE: 1"=30'



DOG PARK AREA SCALE: 1"=40'

NOTE:
AMENITY CENTER AND POCKET PARK DESIGNS
ARE CONCEPTUAL IN NATURE AND SUBJECT TO
CHANGE BASED UPON FINAL DESIGN AND REVIEW.
ELEMENTS SHOWN ARE INTENDED TO DEPICT
POSSIBLE OPEN SPACE CONFIGURATIONS AND
ARRANGEMENT OF SITE ELEMENTS.

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SHEET NO.
C8.1

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

DETAILED AMENITY PLAN

DATE
01/15/2024

DRAWN BY
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DESIGNED BY
E. ANGE

CHECKED BY
B. BLACKMON

SCALE
AS SHOWN

REVISION DESCRIPTION

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ZEBULON SOUTH

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

SINGLE FAMILY CONCEPTUAL ELEVATIONS

JOB NO.
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SHEET NO.
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FRONT DOOR EXAMPLES

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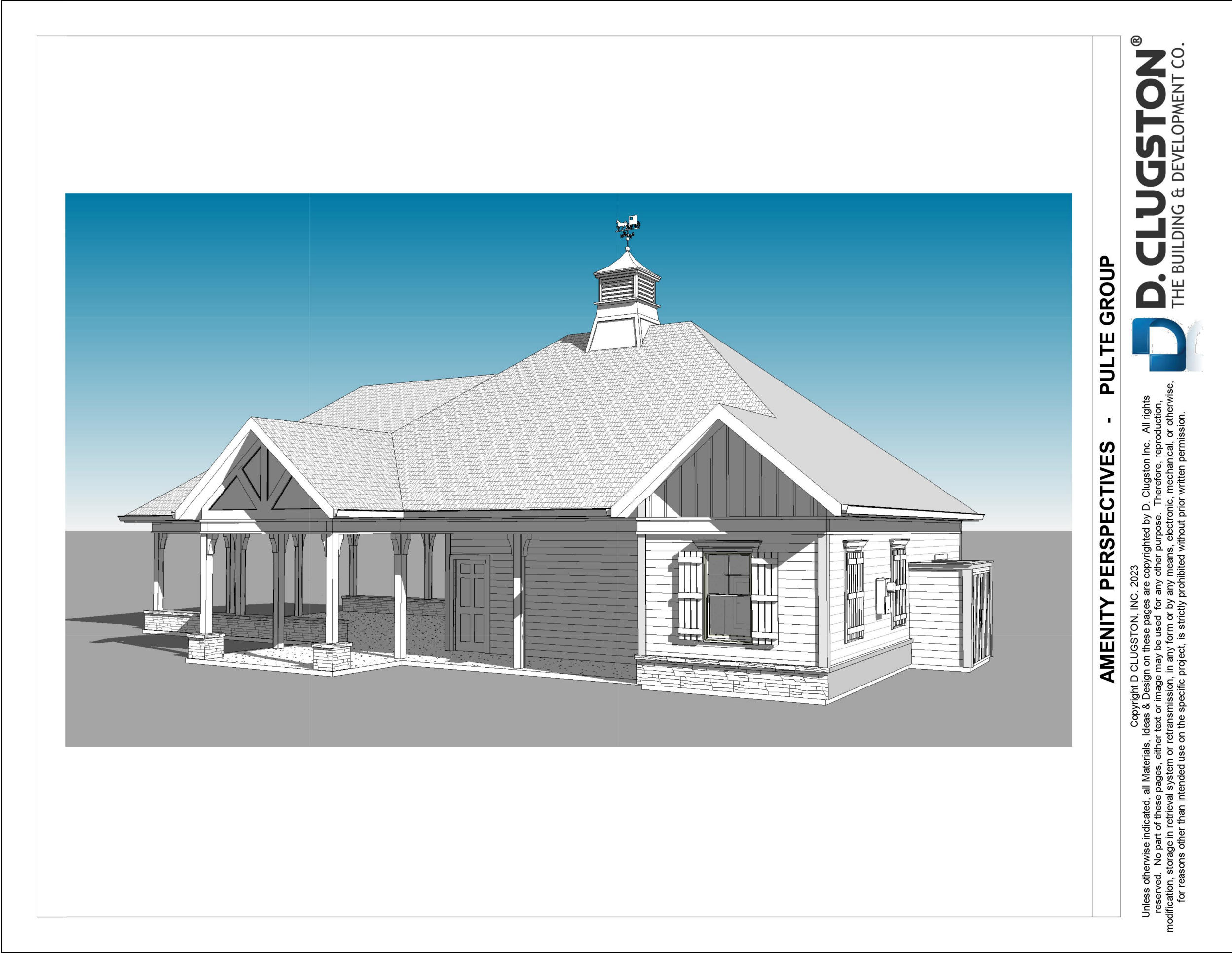
ZEBULON SOUTH
751 S WAKEFIELD STREET, ZEBULON, WAKE COUNTY, NORTH CAROLINA

TOWNHOME CONCEPTUAL ELEVATIONS

JOB NO.
49084

SHEET NO.
C9.2

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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.
C9.3

YOUR VISION ACHIEVED THROUGH OURS.

THIS DRAWING PREPARED AT THE
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REVISION DESCRIPTION

DATE		
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DRAWN BY	331	
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SCALE	N/A	

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