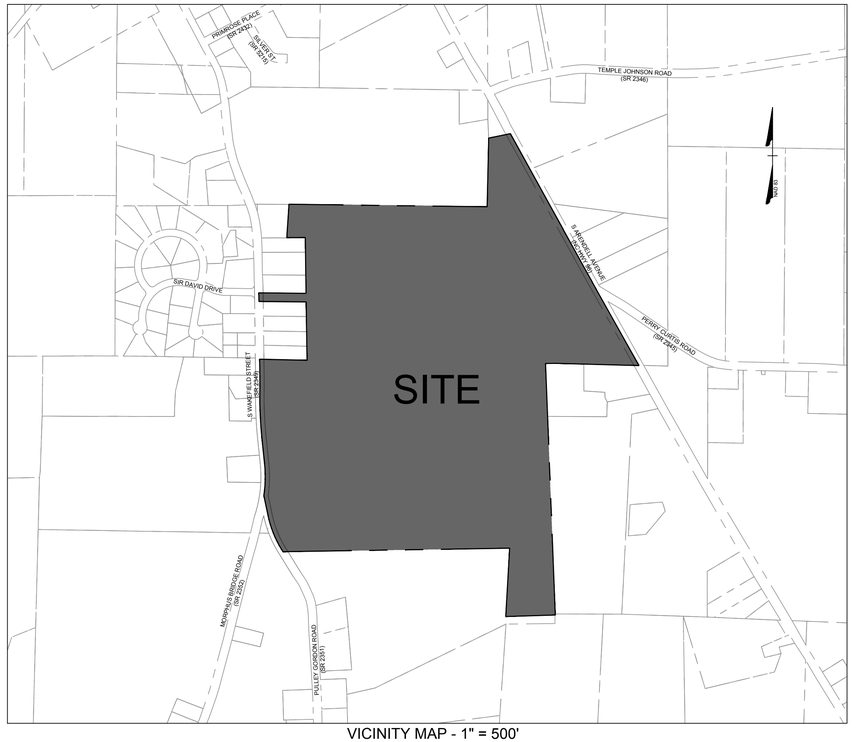
ZEBULON SOUTH

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'

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C9.2	TOWNHOME CONCEPTUAL ELEVATIONS
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OWNERS OF RECORD

PIN: 2704-49-2511
NARRON, HAROLD CORBETT, C FRED
3941 ZEBULON RD
ZEBULON, NC 27597

PIN: 2705-41-3075
WATSON FAMILY LLC.
6220 FORESTVILLE RD
RALEIGH, NC 27604

PIN: 2705-51-2202
TEMPLE, JOSEPH WOOD SR HUGHES, HARRISON ALEXANDER
PO BOX 548
ZEBULON, NC 27597

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

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THIS DRAWING PREPARED AT THE
RALEIGH OFFICE
5410 Trinity Road, Suite 102 | Raleigh, NC 27607
TEL 919.866.4951 FAX 919.833.8124 www.timmons.com

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REVISION DESCRIPTION

DATE

DATE 02/22/2024
DRAWN BY 331
DESIGNED BY E. ANGE
CHECKED BY B. BLACKMON
SCALE 1" = 500'

TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652

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

JOB NO. 49084
SHEET NO. CVR

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NAD 83

SCALE 1"=150'
0 150' 300'

PERRY CURTIS ROAD (SR 2345)

S ARENDELL AVENUE (NC HWY 96)

TEMPLE JOHNSON ROAD

S WAKEFIELD STREET (SR 2349)

MORPHUS BRIDGE ROAD (SR 2352)

SIR DAVID DRIVE

CHANCE CIRCLE

TO BE REMOVED

HOUSE

SILOS

CEMETERY TO BE RELOCATED

TEMPLE, J M
PIN: 2705-51-3114
DB:547 PG: 497
EXISTING USE: CEMETERY
EXISTING ZONING: R2

TEMPLE, JOSEPH WOOD SR HUGHES, HARRISON ALEXANDER
PIN: 2705-51-2202.
DB: 8545 PG: 1078
EXISTING USE: AGRICULTURAL
EXISTING ZONING: R2

EXISTING PROPERTY LINE TO BE REMOVED

EXISTING WETLANDS

50' NEUSE RIPARIAN BUFFER

PERENNIAL STREAM

INTERMITTENT STREAM

70' PROGRESS ENERGY EASEMENT

50' CAROLINA POWER & LIGHT EASEMENT

WATSON FAMILY II LLC
PIN: 2705-41-3075
DB: 8099 PG: 2738
EXISTING USE: AGRICULTURAL
EXISTING ZONING: R4 & R2

NARRON, HAROLD CORBETT, C.FRED
PIN: 2704-49-2511
DB: 3452 PG: 715
EXISTING USE: AGRICULTURAL
EXISTING ZONING: R2

EX. POND

TO BE REMOVED
BUILDING
BUILDING

LEGEND

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

NOTES:
1. BOUNDARY TAKEN FROM SURVEY BY TIMMONS GROUP DATED MAY 19, 2022.
2. TOPOGRAPHIC INFORMATION TAKEN FROM WAKE COUNTY GIS.
3. WETLAND AND STREAM DELINEATION BY TIMMONS GROUP DATED MAY 02, 2022.
4. 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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REVISION DESCRIPTION	DATE

DATE: 02/22/2024
DRAWN BY: 331
DESIGNED BY: E. ANGE
CHECKED BY: B. BLACKMON
SCALE: 1" = 150'

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

EXISTING CONDITIONS

JOB NO. 49084
SHEET NO. C1.0

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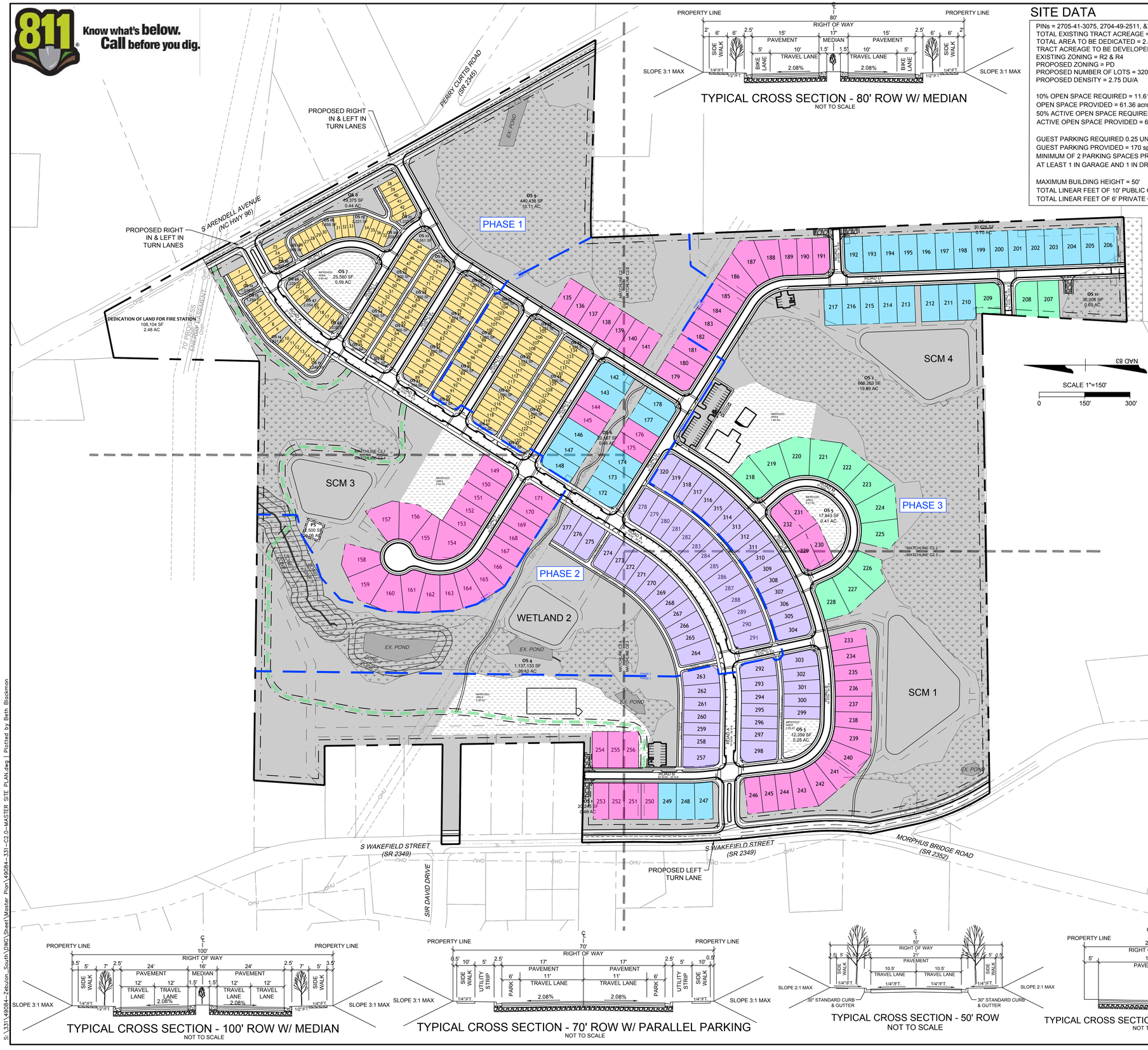


TYPICAL CROSS SECTION - 80' ROW W/ MEDIAN
NOT TO SCALE

SITE DATA

PINs = 2705-41-3075, 2704-49-2511, &705-51-2202 & 2705-51-3114
TOTAL EXISTING TRACT ACREAGE = 118.62 AC
TOTAL AREA TO BE DEDICATED = 2.48 AC
TRACT ACREAGE TO BE DEVELOPED = 116.14 AC
EXISTING ZONING = R2 & R4
PROPOSED ZONING = PD
PROPOSED NUMBER OF LOTS = 320
PROPOSED DENSITY = 2.75 DU/A

10% OPEN SPACE REQUIRED = 11.61 acres
OPEN SPACE PROVIDED = 61.36 acres (52.83%)
50% ACTIVE OPEN SPACE REQUIRED = 5.81 acres
ACTIVE OPEN SPACE PROVIDED = 6.27 acres

GUEST PARKING REQUIRED 0.25 UNITS = 80 spaces
GUEST PARKING PROVIDED = 170 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 = 3,415'
TOTAL LINEAR FEET OF 6' PRIVATE GREENWAY = 2,040'

LOT DATA

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: 6,114'
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: 9,878'
MINIMUM LOT WIDTH: 70'
DRIVEWAY LENGTH: 20'
MINIMUM DRIVEWAY WIDTH: 10'

OPEN SPACE TABLE

OS 1	20,245 SF	0.47 AC
OS 2	866,263 SF	19.89 AC
OS 3	12,359 SF	0.28 AC
OS 4	1,137,133 SF	26.10 AC
OS 5	17,843 SF	0.41 AC
OS 6	20,187 SF	0.46 AC
OS 7	25,580 SF	0.59 AC
OS 8	19,375 SF	0.44 AC
OS 9	440,438 SF	10.11 AC
OS 10	30,626 SF	0.70 AC
OS 11	30,006 SF	0.69 AC
OS 12	1,019 SF	0.02 AC
OS 13	1,250 SF	0.03 AC
OS 14	1,631 SF	0.04 AC
OS 15	1,245 SF	0.03 AC
OS 16	902 SF	0.02 AC
OS 17	948 SF	0.02 AC
OS 18	1,859 SF	0.04 AC
OS 19	2,221 SF	0.05 AC
OS 20	1,258 SF	0.03 AC
OS 21	1,233 SF	0.03 AC
OS 22	2,551 SF	0.06 AC
OS 23	1,400 SF	0.03 AC
OS 24	1,400 SF	0.03 AC
OS 25	901 SF	0.02 AC
OS 26	901 SF	0.02 AC
OS 27	1,400 SF	0.03 AC
OS 28	1,400 SF	0.03 AC
OS 29	1,519 SF	0.03 AC
OS 30	1,351 SF	0.03 AC
OS 31	1,574 SF	0.04 AC
OS 32	1,600 SF	0.04 AC
OS 33	1,351 SF	0.03 AC
OS 34	1,351 SF	0.03 AC
OS 35	1,600 SF	0.04 AC
OS 36	1,600 SF	0.04 AC
OS 37	1,326 SF	0.03 AC
OS 38	1,351 SF	0.03 AC
OS 39	1,574 SF	0.04 AC
OS 40	1,600 SF	0.04 AC
OS 41	1,351 SF	0.03 AC
OS 42	1,351 SF	0.03 AC
OS 43	1,600 SF	0.04 AC
OS 44	1,600 SF	0.04 AC
OS 45	1,326 SF	0.03 AC
OS 46	1,235 SF	0.03 AC
OS 47	2,054 SF	0.05 AC
OS 48	1,035 SF	0.02 AC
TOTAL	2,672,929 SF	61.36 AC

STREET TABLE

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

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'

IMPERVIOUS AREA DATA

IMPERVIOUS IN TOWNHOME LOTS (134 LOTS W/ 1,300 SF/LOT)	4.00 AC
IMPERVIOUS IN 40' LOTS (64 LOTS W/ 3,000 SF/LOT)	4.41 AC
IMPERVIOUS IN 50' LOTS (72 LOTS W/ 3,750 SF/LOT	6.20 AC
IMPERVIOUS IN 60' LOTS (36 LOTS W/ 4,600 SF/LOT)	3.80 AC
IMPERVIOUS IN 70' LOTS (14 LOTS W/ 5,000 SF/LOT)	1.61 AC
IMPERVIOUS IN ROADWAY	13.05 AC
CLUBHOUSE AREA	2.00 AC
AMENITY AREAS, GREENWAY, & PUMP STATION	3.00 AC
TOTAL IMPERVIOUS	38.06 AC
PERCENT IMPERVIOUS	32.7%

LEGEND

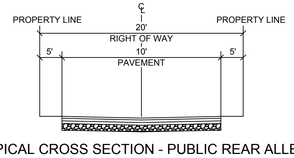
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- PERIMETER BUFFER
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- DRAINAGE EASEMENT
- SANITARY SEWER EASEMENT
- EXISTING WETLANDS
- NEUSE RIPARIAN BUFFER
- ACTIVE OPEN SPACE
- PASSIVE OPEN SPACE
- PHASE LINE
- PAVED PUBLIC GREENWAY
- PAVED PRIVATE TRAIL

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).

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

TYPICAL CROSS SECTION - 70' ROW W/ PARALLEL PARKING
NOT TO SCALE

TYPICAL CROSS SECTION - 50' ROW
NOT TO SCALE



TYPICAL CROSS SECTION - PUBLIC REAR ALLEY
NOT TO SCALE

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

DATE 02/22/2024
DRAWN BY 331
DESIGNED BY E. ANGE
CHECKED BY B. BLACKMON
SCALE 1" = 150'

REVISION DESCRIPTION
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811 Know what's below. Call before you dig.

NAD 83

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
- PHASE LINE
- PAVED PUBLIC GREENWAY
- PAVED PRIVATE TRAIL

OWNER: ESTRADA, JILBER VELAZQUEZ
PIN: 2705-60-1533
DB: 017278
EXISTING USE: VACANT
EXISTING ZONING: R2

OWNER: FOX, JEFFERY M FOX, PENNY M
PIN: 2705-60-1920
DB: 011335
EXISTING USE: SINGLE-FAMILY RESIDENTIAL
EXISTING ZONING: R2

PERRY CURTIS ROAD (SR 2345)

OWNER: PARKER, LARRY N
PIN: 2705-50-9203
DB: 017718
EXISTING USE: SINGLE-FAMILY RESIDENTIAL
EXISTING ZONING: R2

OWNER: HILL, TIMOTHY GORDON HILL, LILLIAN AVENT
PIN: 2705-61-0110
DB: 00589
EXISTING USE: SINGLE-FAMILY RESIDENTIAL
EXISTING ZONING: R2

OWNER: HOLLAND, JIMMY LEON HOLLAND, HELEN M
PIN: 2705-51-8284
DB: 003248
EXISTING USE: SINGLE-FAMILY RESIDENTIAL
EXISTING ZONING: R2

OWNER: VILLALPANDO, MIGUEL ANGEL
PIN: 2705-51-6356
DB: 017231
EXISTING USE: VACANT
EXISTING ZONING: R2

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

OWNER: CHURCH OF GOD EASTERN NC STATE OFFICE
PIN: 2705-51-8689
DB: 008901
EXISTING USE: EXEMPT
EXISTING ZONING: R2

S ARENDELL AVENUE (NC HWY 96)

OWNER: MCNABB, IZNEZ PITTS HEIRS
PIN: 2705-52-6056
DB: 001779
EXISTING USE: VACANT
EXISTING ZONING: R2

DEDICATION OF LAND FOR FIRE STATION
108,104 SF
2.48 AC

70' PROGRESS ENERGY EASEMENT

VAR. WIDTH PUBLIC DRAINAGE EASEMENT

20' PRIVATE DRAINAGE EASEMENT

VAR. WIDTH PUBLIC DRAINAGE EASEMENT

IMPROVED AREA 0.59 AC

OS 7 25,580 SF 0.59 AC TOT LOT

ROAD A 70' ROW - 39' B-B

ROAD J 50' ROW - 26' B-B

ROAD L 50' ROW - 26' B-B

ROAD G 50' ROW - 26' B-B

ROAD H 50' ROW - 26' B-B

ROAD F 70' ROW - 39' B-B

PUBLIC ACCESS - 30' ROW

10' MUP

OS 8 19,375 SF 0.44 AC

OS 9 440,438 SF 10.11 AC

OS 19 2,221 SF

OS 33 2,551 SF

OS 7 25,580 SF 0.59 AC TOT LOT

VAR. WIDTH PUBLIC DRAINAGE EASEMENT

VAR. WIDTH PUBLIC DRAINAGE EASEMENT

10' PUBLIC GREENWAY & EASEMENT

20' PRIVATE DRAINAGE EASEMENT

30' PUBLIC CITY OF RALEIGH UTILITY EASEMENT

10' PUBLIC GREENWAY & EASEMENT

POCKET PARK

PHASE 1
PHASE 2

MATCHLINE C2,1
MATCHLINE C2.4

MATCHLINE C2.1
MATCHLINE C2.2

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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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S:\331\49084-Zebulon_South\DWG\Street\Master Plan\49084-331-C2.0-MASTER SITE PLAN.dwg | Plotted by: Beth Blackmon

OWNER: LONG, RANDALL S
PIN: 2705-50-6134
DB: 000574
EXISTING USE: SINGLE-FAMILY RESIDENTIAL
EXISTING ZONING: R2

OWNER: PARKER, LARRY N PARKER, TAMMY M
PIN: 2704-59-7445
DB: 018351
EXISTING USE: VACANT
EXISTING ZONING: R2

OWNER: PARKER, LARRY N PARKER, TAMMY M
PIN: 2704-57-4743
DB: 018351
EXISTING USE: VACANT
EXISTING ZONING: R2

OWNER: AGARWAL ASSOCIATES LLC
PIN: 2704-48-4644
DB: 015693
EXISTING USE: VACANT
EXISTING ZONING: R2

MATCHLINE C2.1
MATCHLINE C2.2

MATCHLINE C2.2
MATCHLINE C2.3

TEMPORARY TURNAROUND & EASEMENT

20' PRIVATE DRAINAGE EASEMENT

30' PUBLIC CITY OF RALEIGH UTILITY EASEMENT

ROAD E
50' ROW - 26' B-B

ROAD D
50' ROW - 26' B-B

ROAD K
50' ROW - 26' B-B

ROAD A
70' ROW - 36' B-B

ROAD B
50' ROW - 26' B-B

ROAD M
50' ROW - 26' B-B

PRIVATE DRAINAGE EASEMENT

20' PRIVATE ACCESS & MAINTENANCE EASEMENT

10' TYPE A BUFFER

SCM 4

COVERED MAIL KIOSK

RESORT STYLE POOL

IMPROVED AREA 1.54 AC

CABANA WITH BATHROOMS & CHANGING ROOMS ONLY

IMPROVED AREA 0.41 AC

POCKET PARK

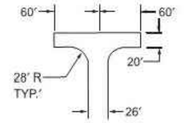
VAR. WIDTH PUBLIC DRAINAGE EASEMENT

TEMPORARY TURNAROUND & EASEMENT

10' MUP

PHASE 2
PHASE 3

OHU



120' HAMMERHEAD

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

NAD 83

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
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- PAVED PUBLIC GREENWAY
- PAVED PRIVATE TRAIL

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REVISION DESCRIPTION

DATE

DATE 02/22/2024
DRAWN BY 331
DESIGNED BY E. ANGE
CHECKED BY B. BLACKMON
SCALE 1" = 60'

ZEBULON SOUTH
751 S WAKEFIELD STREET, ZEBULON, WAKE COUNTY, NORTH CAROLINA
DETAILED SITE PLAN SHEET 2 OF 4

JOB NO. 49084
SHEET NO. C2.2

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NAD 83

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
- PHASE LINE
- PAVED PUBLIC GREENWAY
- PAVED PRIVATE TRAIL

MATCHLINE C2.2
MATCHLINE C2.3
MATCHLINE C2.4
MATCHLINE C2.3

PHASE 2
PHASE 3

ROAD A
70' ROW - 39' B-B

ROAD B
50' ROW - 26' B-B

ROAD C
165' 50' ROW - 26' B-B

POCKET PARK

VAR. WIDTH PUBLIC DRAINAGE EASEMENT

20' PRIVATE ACCESS & MAINTENANCE EASEMENT

10' TYPE A BUFFER

SCM 1

IMPROVED AREA 0.28 AC
PATIO 01
12,359 SF
0.28 AC

10' PUBLIC GREENWAY & EASEMENT

TEMPORARY TURNAROUND & EASEMENT

20' PRIVATE DRAINAGE EASEMENT

EX. POND

10' MUP

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

4-LANE DIVIDED ULTIMATE CROSS-SECTION (100' ROW)

S WAKEFIELD STREET (SR 2349)

MORPHUS BRIDGE ROAD (SR 2352)

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

OWNER: HICKS, MELVILLE HOWARD JR
PIN: 2705-30-2314
DB: 004594
EXISTING USE: SINGLE-FAMILY RESIDENTIAL
EXISTING ZONING: R2

OWNER: SHAW, SHIRLEY D
PIN: 2705-30-3119
DB: 012721
EXISTING USE: SINGLE-FAMILY RESIDENTIAL
EXISTING ZONING: R2

OWNER: TISDALE, ALICE KIRK DUNN
PIN: 2705-30-2076
DB: 018605
EXISTING USE: SINGLE-FAMILY RESIDENTIAL
EXISTING ZONING: R2

OWNER: SILBER, EVA TRUSTEE
EVA SILBER LIVING
PIN: 2704-29-7696
DB: 012573
EXISTING USE: AGRICULTURE
EXISTING ZONING: R2

OWNER: CARRILO, JOSE SANTOS
CARRILO, MARY D
PIN: 2704-39-2692
DB: 012689
EXISTING USE: SINGLE-FAMILY RESIDENTIAL
EXISTING ZONING: R2

OWNER: SILBER, EVA TRUSTEE
EVA SILBER LIVING
PIN: 2704-29-7696
DB: 012573
EXISTING USE: AGRICULTURE
EXISTING ZONING: R2

OWNER: RAPER, F WAYNE
TRUSTEE RAPER, JEAN D
TRUSTEE
PIN: 2704-28-7413
DB: 008576
EXISTING USE: AGRICULTURE
EXISTING ZONING: R2

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TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

ZEBULON SOUTH

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

DETAILED SITE PLAN SHEET 3 OF 4

JOB NO. 49084
SHEET NO. C2.3

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MATCHLINE C2.1
MATCHLINE C2.4

POCKET PARK

SCM 3

10' TYPE A BUFFER

IMPROVED AREA 0.94 AC

20' PRIVATE ACCESS & MAINTENANCE EASEMENT

PS 2,500 SF 0.06 AC

ZONE 1
ZONE 2
ZONE 2
ZONE 1

R48'
R60.5'

ROAD F
60' ROW - 26' B-B

20' PRIVATE DRAINAGE EASEMENT

ROAD D
50' ROW - 26' B-B

ROAD A
50' ROW - 39' B-B

10' MUP

50' CAROLINA POWER & LIGHT EASEMENT

PUBLIC 26' ROW - 10' MUP

PHASE 1
PHASE 2

10' TYPE A BUFFER

WETLAND 2

20' PRIVATE ACCESS & MAINTENANCE EASEMENT

EX. POND

EX. POND

OS4
1,137,133 SF
26.10 AC

MATCHLINE C2.4
MATCHLINE C2.3

VAR. WIDTH PUBLIC DRAINAGE EASEMENT

ALLEY A
PUBLIC 24' ROW - 10' PVMT

10' PUBLIC GREENWAY & EASEMENT

PHASE 2
PHASE 3

IMPROVED AREA 2.50 AC

DOG PARK

EX. POND

10' PUBLIC GREENWAY & EASEMENT

TEMPORARY TURNAROUND & EASEMENT

ROAD B
50' ROW - 26' B-B

OS5
20,245 SF
0.46 AC

20' PRIVATE DRAINAGE EASEMENT

10' MUP

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

S WAKEFIELD STREET
(SR 2349)

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

NAD 83

SCALE 1"=60'
0 60' 120'

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NORTH CAROLINA LICENSE NO. C-1652

DETAILED SITE PLAN SHEET 4 OF 4

JOB NO. 49084
SHEET NO. C2.4

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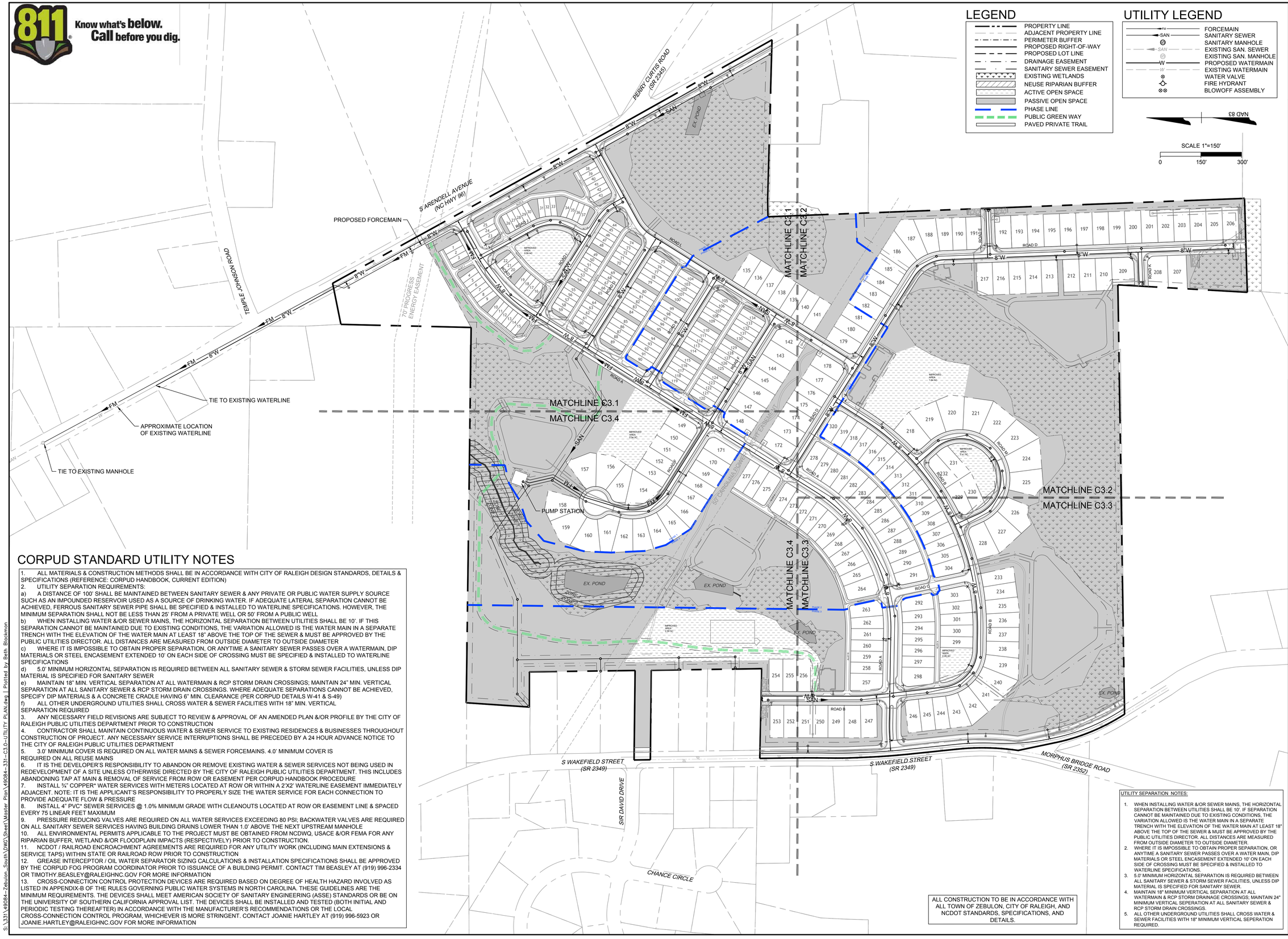

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- NEUSE RIPARIAN BUFFER
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- PASSIVE OPEN SPACE
- PHASE LINE
- PUBLIC GREEN WAY
- PAVED PRIVATE TRAIL

UTILITY LEGEND

- 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

NAD 83

SCALE 1"=150'

0 150' 300'

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 ENCASEMENT 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 ¾" 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

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

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 ENCASEMENT 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 SEPERATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS.
5. ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MINIMUM VERTICAL SEPERATION REQUIRED.

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ZEBULON SOUTH

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

OVERALL UTILITY PLAN

JOB NO. 49084
SHEET NO. C3.0

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NAD 83

SCALE 1"=60'
0 60' 120'

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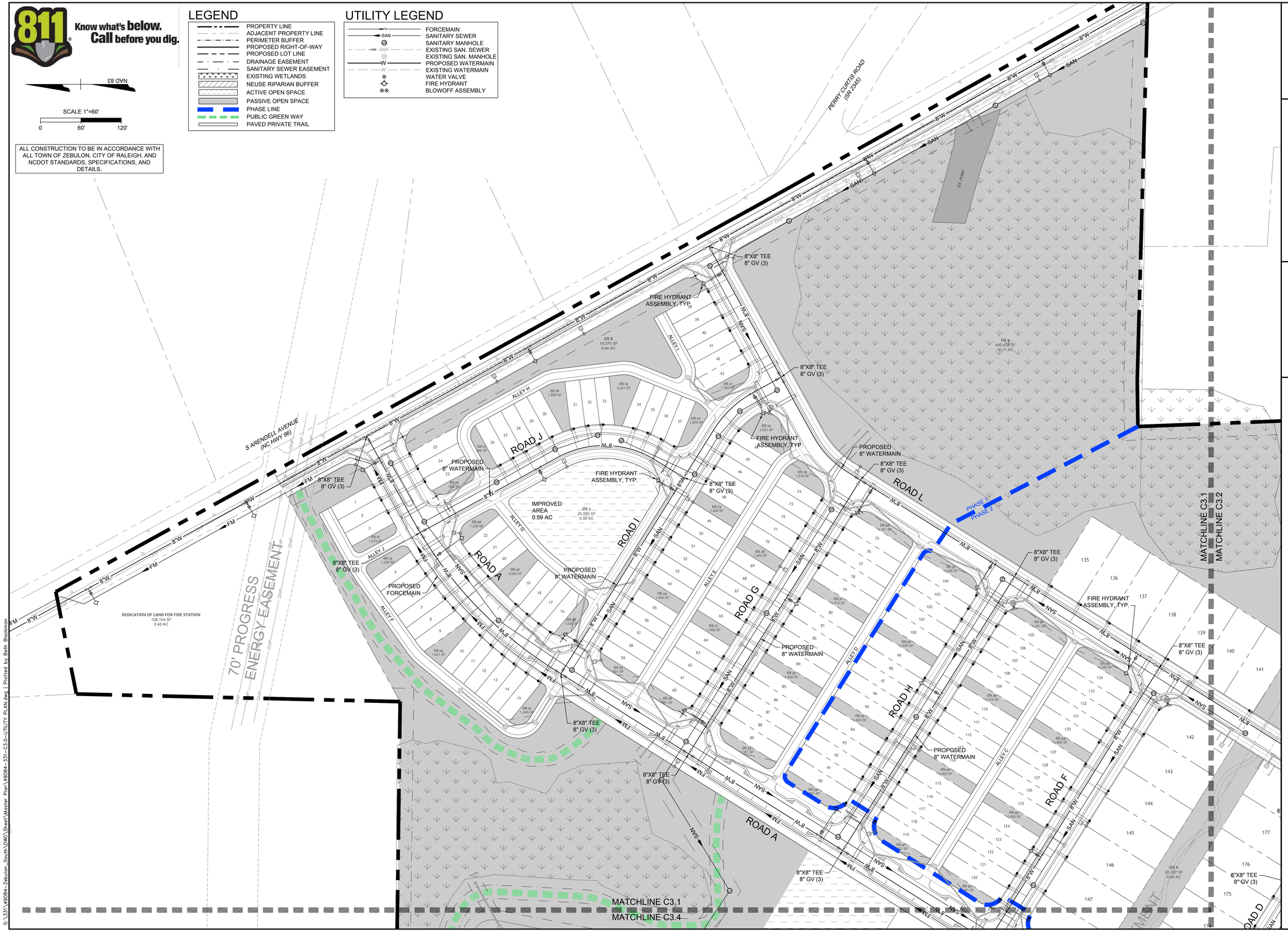
- PAVED PRIVATE TRAIL

UTILITY LEGEND

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



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

DETAILED UTILITY PLAN SHEET 1 OF 4

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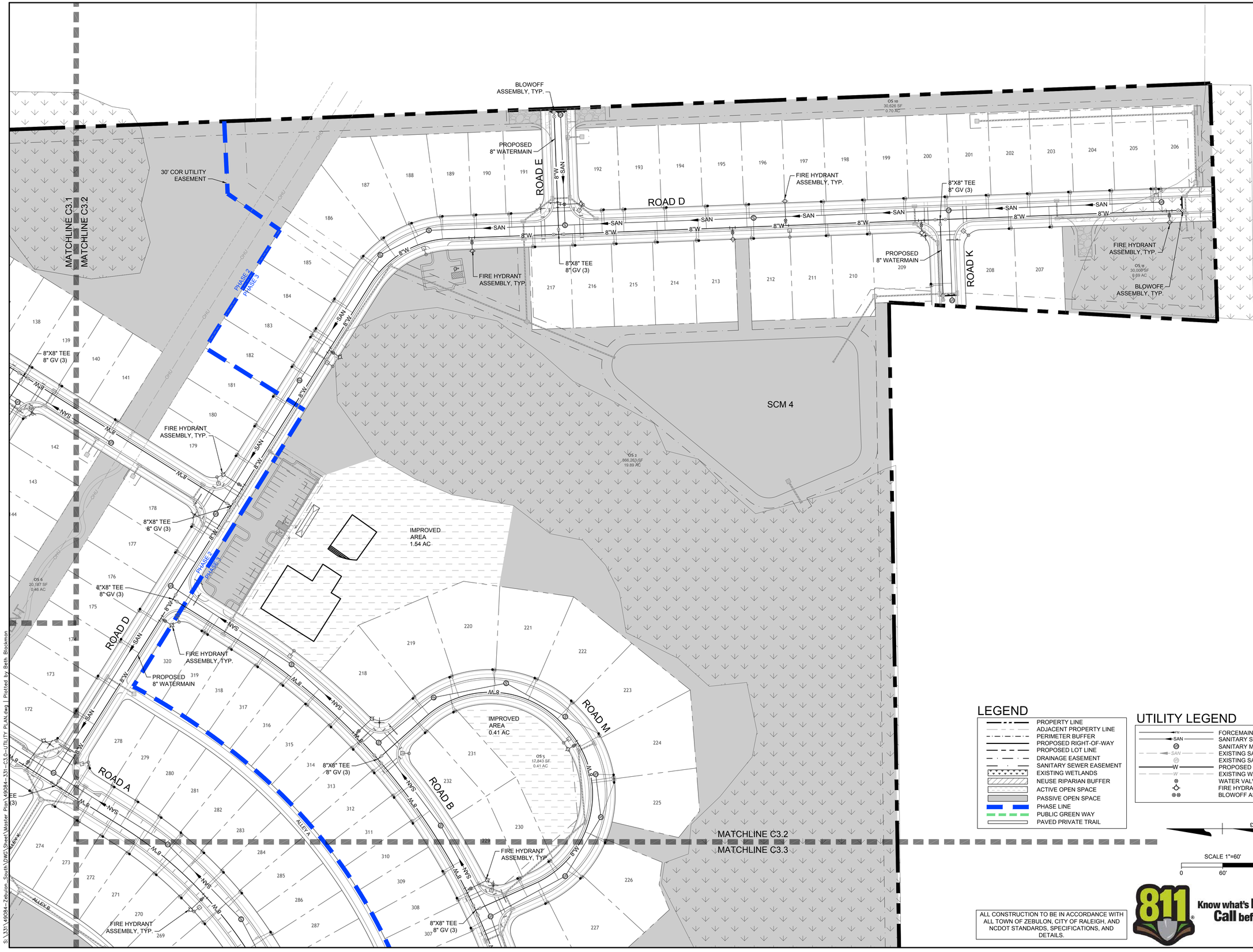

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UTILITY LEGEND

- FM — FORCEMAIN
- SAN — SANITARY SEWER
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- SAN — EXISTING SAN. SEWER
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- W — PROPOSED WATERMAIN
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DETAILED UTILITY PLAN SHEET 2 OF 4

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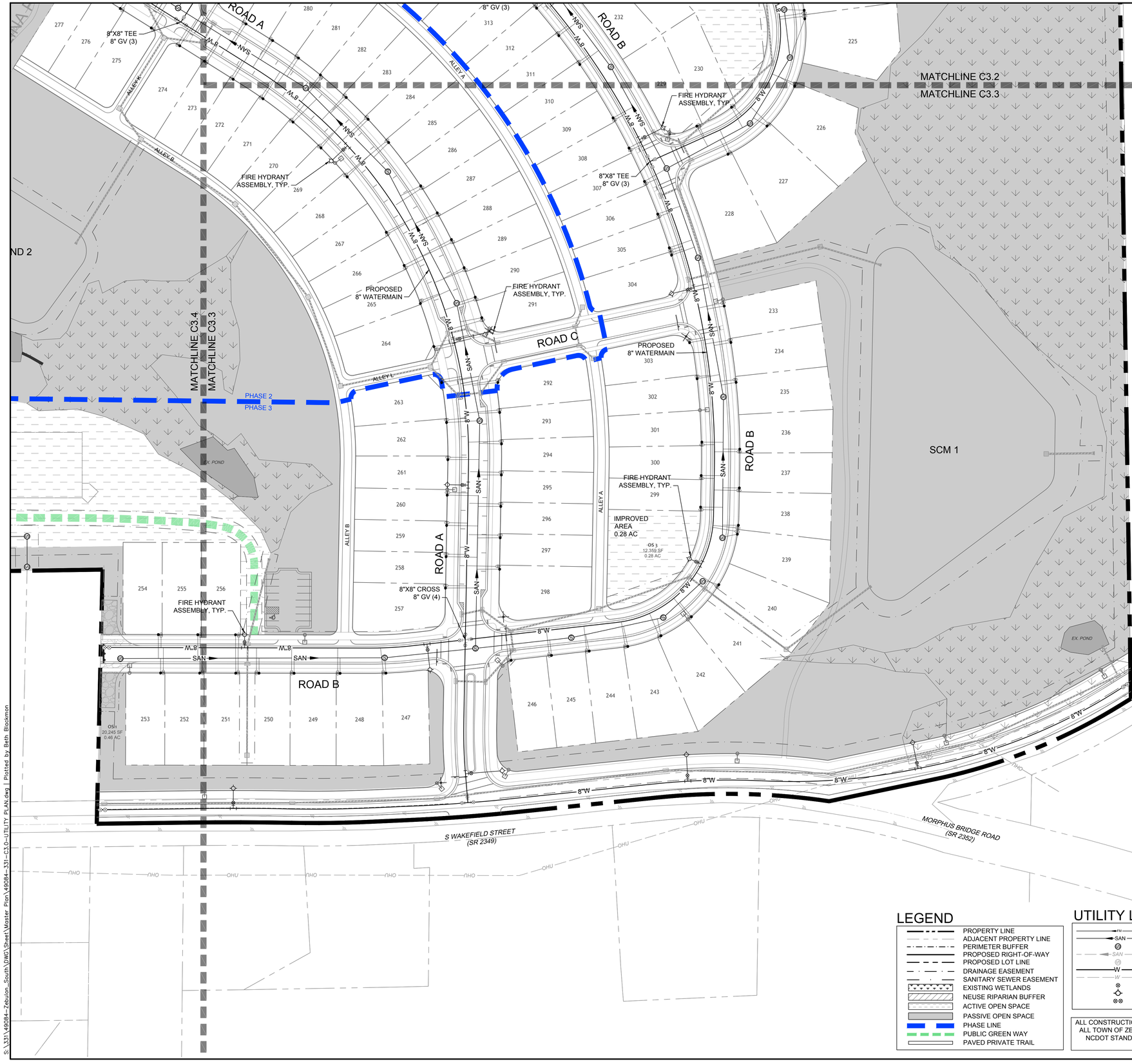

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- FORCEMAIN
- SANITARY SEWER
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0 60' 120'

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TEL 919.866.4951 FAX 919.833.8124 www.timmons.com

REVISION DESCRIPTION

DATE

DATE 02/22/2024
DRAWN BY 331
DESIGNED BY E. ANGE
CHECKED BY B. BLACKMON
SCALE 1" = 60'

ZEBULON SOUTH

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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MATCHLINE C3.1
MATCHLINE C3.4

SCM 3

30' COR UTILITY EASEMENT

IMPROVED AREA 0.94 AC

PS 2,500 SF 0.06 AC

PROPOSED FORCEMAIN

FIRE HYDRANT ASSEMBLY, TYP.

PROPOSED 8" WATERMAIN

8"X8" CROSS 8" GV (4)

9"X8" TEE 8" GV (3)

ROAD A

ROAD D

ROAD F

50' CAROLINA POWER & LIGHT EASEMENT

ZONE 1

ZONE 2

EX. POND

WETLAND 2

OS 4 1,137,133 SF 26.10 AC

OS 3 20,245 SF 0.46 AC

IMPROVED AREA 2.50 AC

ALLEY A

ALLEY B

ALLEY L

PHASE 1
PHASE 2
PHASE 3

MATCHLINE C3.4
MATCHLINE C3.3

PROPOSED 8" WATERMAIN

FIRE HYDRANT ASSEMBLY, TYP.

ROAD B

30' COR UTILITY EASEMENT

S WAKEFIELD STREET (SR 2349)

NAD 83

SCALE 1"=60'

0 60' 120'

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
- PUBLIC GREEN WAY
- PAVED PRIVATE TRAIL

UTILITY LEGEND

- 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.

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SCALE 1" = 60'

ZEBULON SOUTH

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

DETAILED UTILITY PLAN SHEET 4 OF 4

JOB NO. 49084
SHEET NO. C3.4

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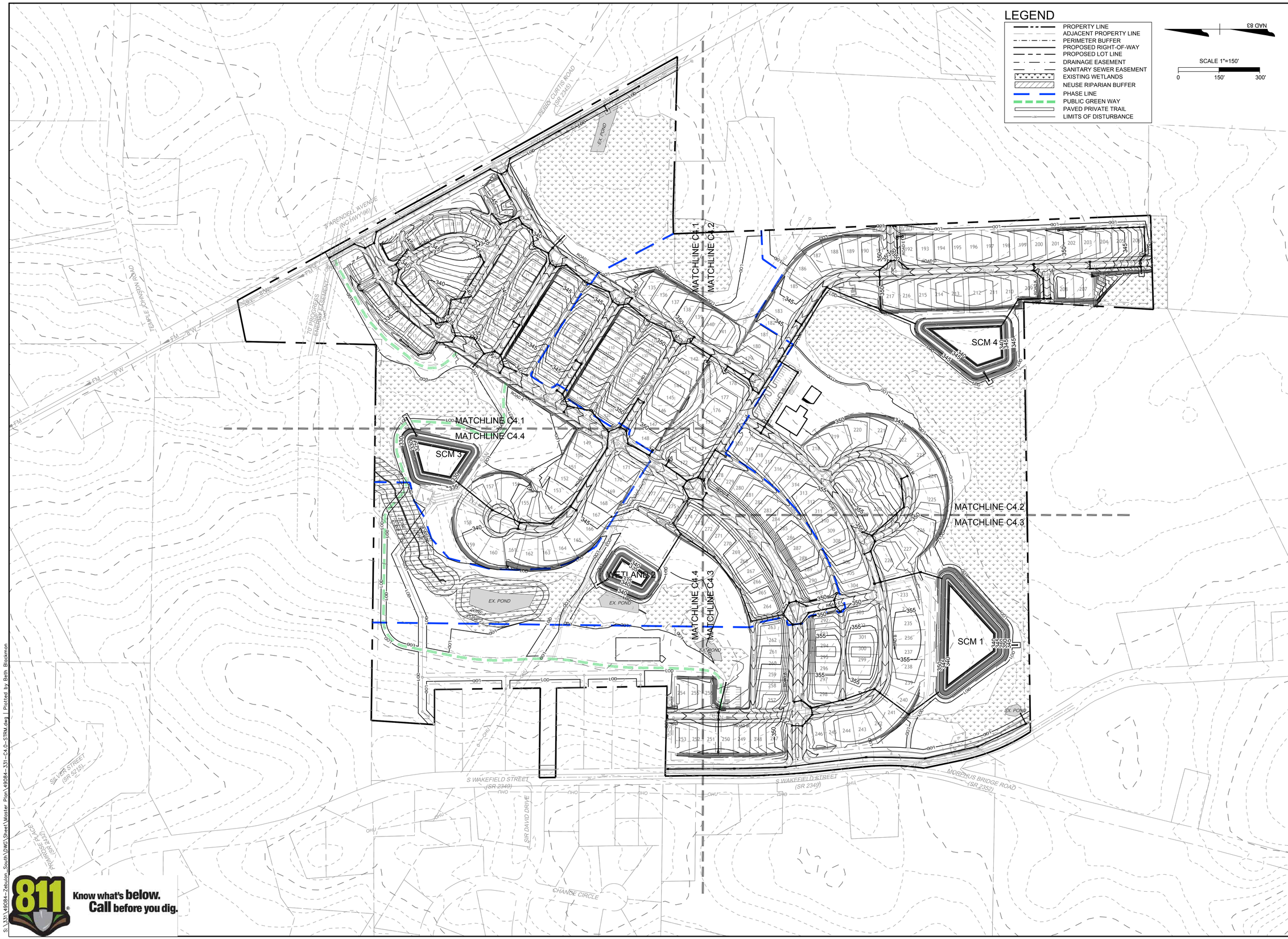

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ZEBULON SOUTH

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

OVERAL GRADING & DRAINAGE PLAN

REVISION DESCRIPTION	DATE

DATE: 02/22/2024
DRAWN BY: 331
DESIGNED BY: E. ANGE
CHECKED BY: B. BLACKMON
SCALE: 1" = 150'

JOB NO. 49084
SHEET NO. C4.0

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NAD 83

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
- PHASE LINE
- PUBLIC GREEN WAY
- PAVED PRIVATE TRAIL
- LIMITS OF DISTURBANCE

TERRY CURTIS ROAD (SR 2345)

S ARENDELL AVENUE (NC HWY 96)

ROAD A

ROAD D

ROAD F

ROAD G

ROAD H

ROAD I

ROAD J

ROAD L

ALLEY E

ALLEY F

ALLEY G

ALLEY H

ALLEY I

ALLEY J

ALLEY C

ALLEY D

VAR. WIDTH PUBLIC DRAINAGE EASEMENT

20' PRIVATE DRAINAGE EASEMENT

DEDICATION OF LAND FOR FIRE STATION
108,104 SF
2.48 AC

PHASE 1
PHASE 2

MATCHLINE C4.1
MATCHLINE C4.4

MATCHLINE C4.1
MATCHLINE C4.2

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ZEBULON SOUTH

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

DETAILED GRADING & DRAINAGE PLAN SHEET 1 OF 4

JOB NO. 49084

SHEET NO. C4.1

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MATCHLINE C4.1
MATCHLINE C4.2

ROAD E
ROAD D
ROAD K
ROAD M
ROAD B
ROAD A
ALLEY A

20' PRIVATE DRAINAGE EASEMENT
20' PRIVATE ACCESS & MAINTENANCE EASEMENT
VAR. WIDTH PUBLIC DRAINAGE EASEMENT

SCM 4

PHASE 2 PHASE 3

MATCHLINE C4.2
MATCHLINE C4.3

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
- PHASE LINE
- PUBLIC GREEN WAY
- PAVED PRIVATE TRAIL
- LIMITS OF DISTURBANCE

NAD 83

SCALE 1"=60'
0 60' 120'

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

DETAILED GRADING & DRAINAGE PLAN SHEET 2 OF 4

JOB NO. 49084
SHEET NO. C4.2

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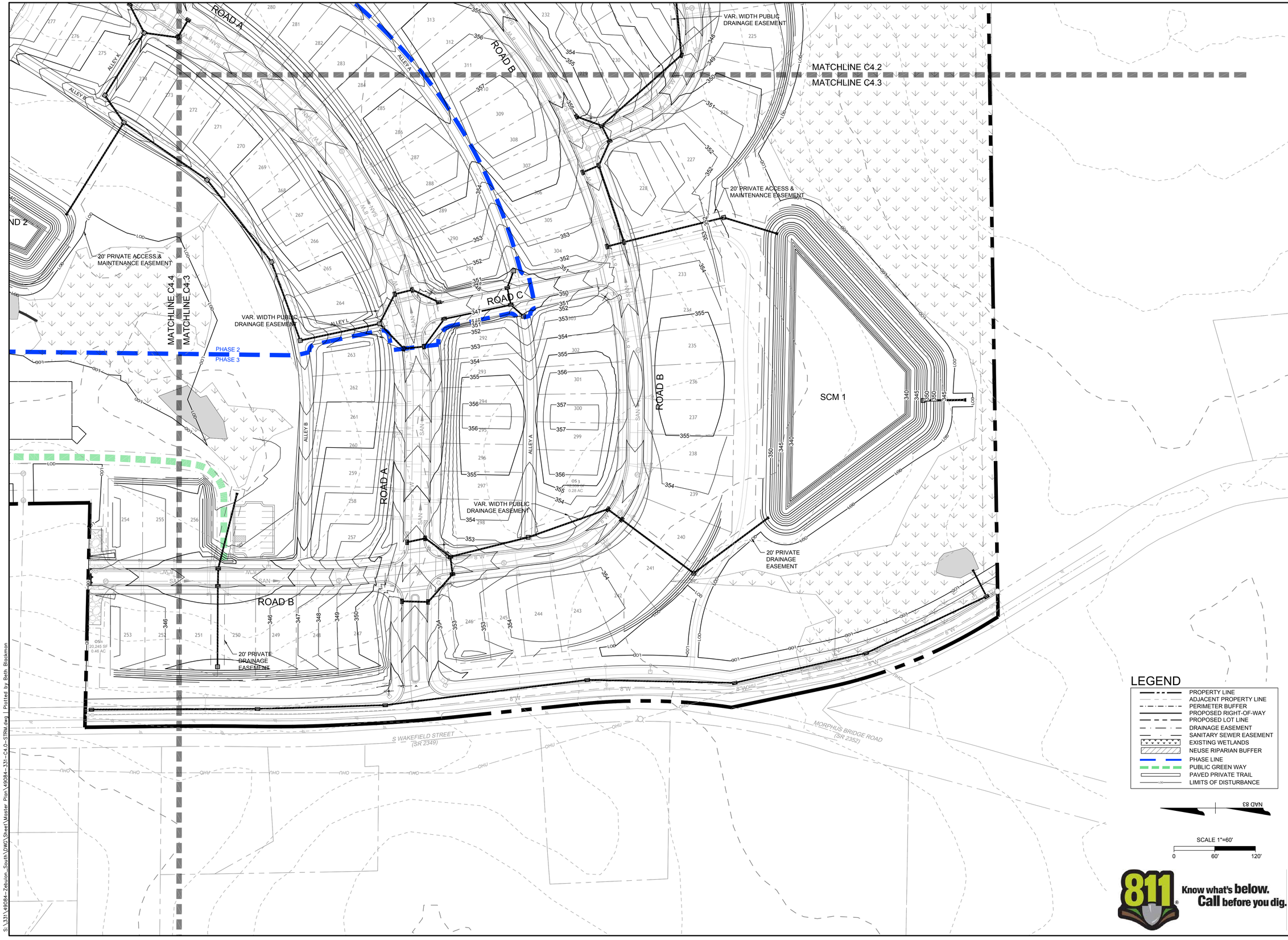

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CHECKED BY: B. BLACKMON
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ZEBULON SOUTH

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

NORTH CAROLINA LICENSE NO. C-1652

DETAILED GRADING & DRAINAGE PLAN SHEET 3 OF 4

JOB NO. 49084

SHEET NO. C4.3

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MATCHLINE C4.1
MATCHLINE C4.4

SCM 3

20' PRIVATE ACCESS & MAINTENANCE EASEMENT

PS
2,500 SF
0.06 AC

ROAD F

20' PRIVATE DRAINAGE EASEMENT

ROAD D

ROAD A

ALLEY K

ALLEY B

WETLAND 2

20' PRIVATE ACCESS & MAINTENANCE EASEMENT

OS 4
1,137,133 SF
26.10 AC

10' PUBLIC GREENWAY & EASEMENT

MATCHLINE C4.4
MATCHLINE C4.3

VAR. WIDTH PUBLIC DRAINAGE EASEMENT

ALLEY L

PHASE 2
PHASE 3

ROAD B

OS1
20,245 SF
0.46 AC

20' PRIVATE DRAINAGE EASEMENT

S WAKEFIELD STREET
(SR 2349)

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
- PHASE LINE
- PUBLIC GREEN WAY
- PAVED PRIVATE TRAIL
- LIMITS OF DISTURBANCE

NAD 83

SCALE 1"=60'
0 60' 120'

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

DETAILED GRADING & DRAINAGE PLAN SHEET 4 OF 4

JOB NO. 49084
SHEET NO. C4.4

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NAD 83

SCALE 1"=150'
0 150' 300'

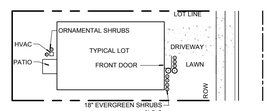
15' TYPE C STREETSCAPE BUFFER
15' MODIFIED TYPE D STREETSCAPE BUFFER
PERRY CURTIS ROAD (SR 2345)
S ARENDELL AVENUE (NC HWY 96)
TEMPLE JOHNSON ROAD
FM 8'W
70' PROGRESS ENERGY EASEMENT
EX. POND
20' TYPE B PERIMETER BUFFER
MATCHLINE C5.1
MATCHLINE C5.2
MATCHLINE C5.3
MATCHLINE C5.4
SCM 1
SCM 3
SCM 4
WETLAND 2
ROAD A
ROAD B
ROAD C
ROAD D
ROAD E
ROAD F
ROAD G
ROAD H
ROAD I
ROAD J
SE CAROLINA POWER
OHU
S WAKEFIELD STREET (SR 2349)
MORPHUS BRIDGE ROAD (SR 2352)
D DRIVE
VER STREET (SR 5216)

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

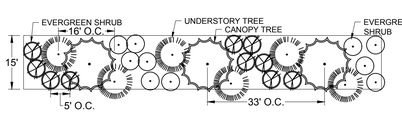
STREET TREE PLANT SCHEDULE

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

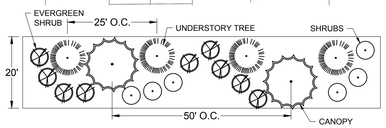


TYPICAL FOUNDATION PLANTING DETAIL

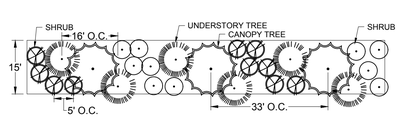
a. EVERGREEN SHRUBS OR DECORATIVE GRASSES WITH A MIN. HEIGHT OF 18" SHALL BE LOCATED WITHIN 10' OF ANY BUILDING FOUNDATION WALL VISIBLE FROM A PUBLIC STREET, EXCLUDING ALLEYS.



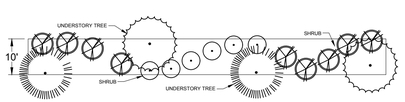
15' MODIFIED TYPE D STREETSCAPE BUFFER (100' SECTION)
PRESERVING EXISTING VEGETATION & SUPPLEMENTING WHERE NECESSARY 1"=20'
100% EVERGREEN SHRUBS
75% EVERGREEN UNDERSTORY TREES



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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SCALE 1" = 150'

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

15' TYPE C STREETSCAPE BUFFER

20' TYPE B PERIMETER BUFFER

15' MODIFIED TYPE D STREETSCAPE BUFFER

NATIVE SHADE TREE

PERRY CURTIS ROAD (SR 2345)

S ARENDELL AVENUE (NC HWY 98)

DEDICATION OF LAND FOR FIRE STATION
108,104 SF
2.48 AC

OS 7
25,580 SF
0.59 AC

OS 8
19,375 SF
0.44 AC

OS 9
440,438 SF
10.11 AC

OS 6
20,187 SF
0.46 AC

ROAD A
ROAD D
ROAD F
ROAD G
ROAD H
ROAD I
ROAD J
ROAD L

ALLEY C
ALLEY D
ALLEY E
ALLEY F
ALLEY G
ALLEY J

MATCHLINE C5.1
MATCHLINE C5.2
MATCHLINE C5.1
MATCHLINE C5.4

NAD 83

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

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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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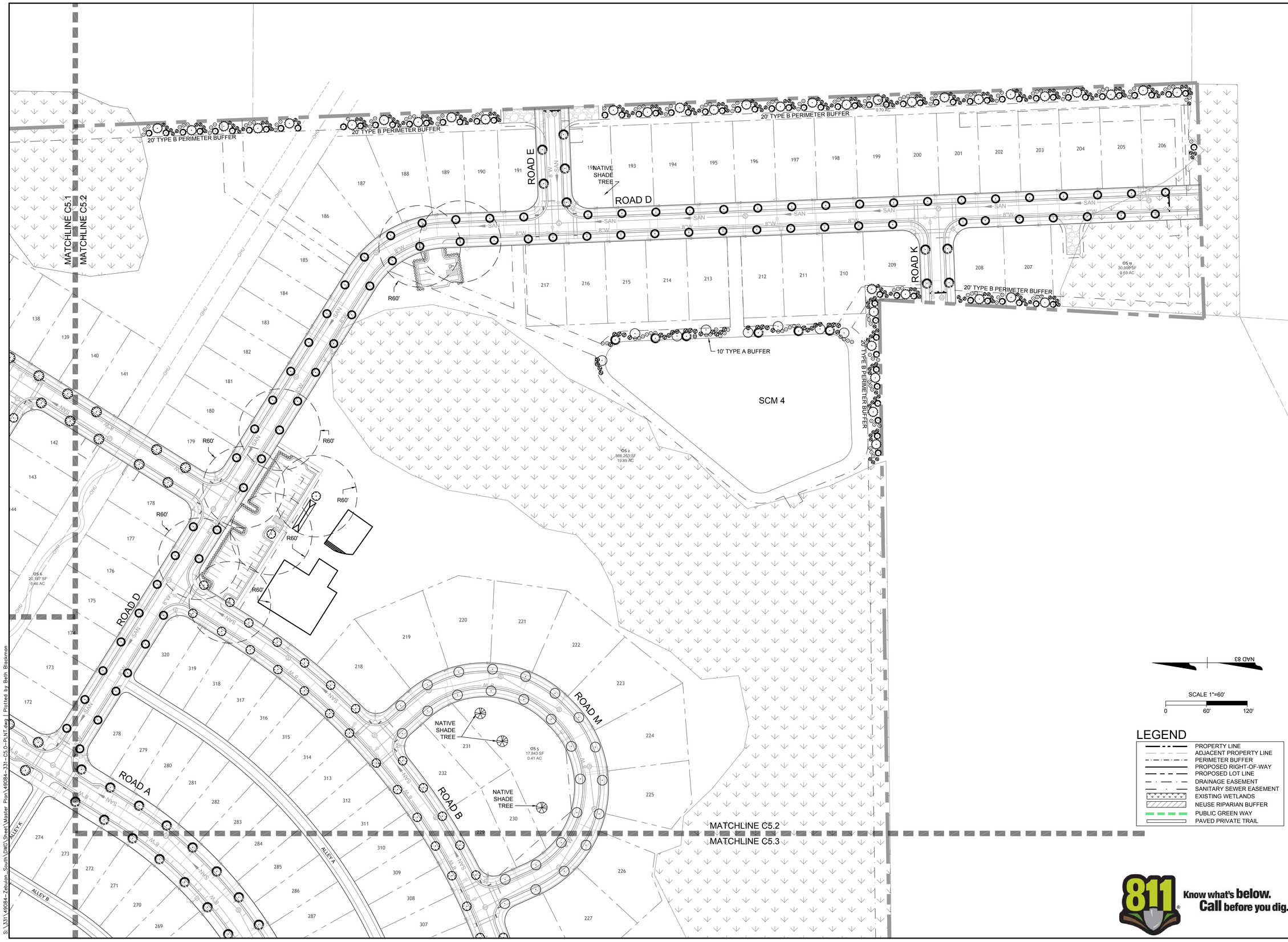

SCALE 1"=60'

0 60' 120'

NAD 83

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- PERIMETER BUFFER
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
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DETAILED LANDSCAPE PLAN SHEET 2 OF 4

JOB NO. 49084

SHEET NO. C5.2

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ROAD A
ROAD B
ROAD C
ALLEY A
ALLEY B
ALLEY K
ALLEY L
MATCHLINE C5.2
MATCHLINE C5.3
MATCHLINE C5.4
MATCHLINE C5.3
NATIVE SHADE TREE
SCM 1
10' TYPE A BUFFER
15' TYPE C STREETSCAPE BUFFER
R60'
OS 3
12,359 SF
0.28 AC
S WAKEFIELD STREET
(SR 2349)
MORPHUS BRIDGE ROAD
(SR 2352)
NAD 83
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
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ZEBULON SOUTH

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DETAILED LANDSCAPE PLAN SHEET 3 OF 4

JOB NO. 49084
SHEET NO. C5.3

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MATCHLINE C5.1
MATCHLINE C5.4

SCM 3

PS
2,500 SF
0.06 AC

ROAD F

ROAD A

ROAD L

ALLEY K

ALLEY B

ALLEY L

WETLAND 2

10' TYPE A BUFFER

OS 4
1,137,133 SF
26.10 AC

DOG
PARK

20' TYPE B PERIMETER BUFFER

15' TYPE C STREETSCAPE BUFFER

ROAD B

R60'

MATCHLINE C5.4
MATCHLINE C5.3

S WAKEFIELD STREET
(SR 2349)

NAD 83

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

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REVISION DESCRIPTION	DATE

DATE: 02/22/2024
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 4 OF 4

JOB NO. 49084
SHEET NO. C5.4

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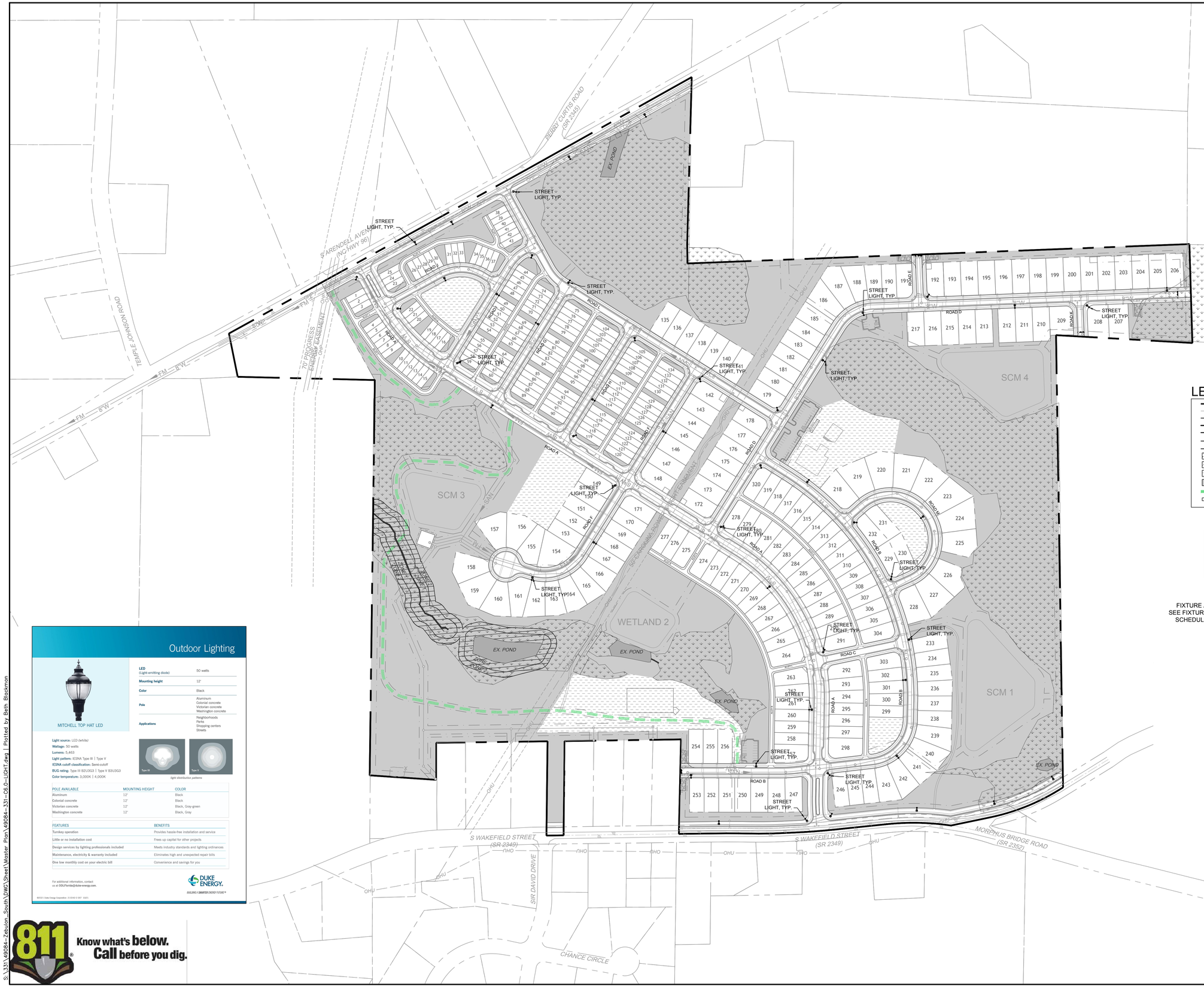
NAD 83

SCALE 1"=150'

0 150' 300'

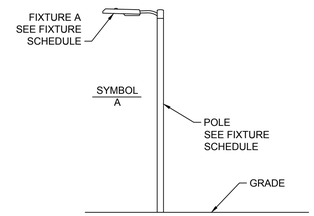


LEGEND

- 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

LIGHTING LEGEND

LED STREET LIGHTS
(7,000 LUMENS LED 75 ROADWAY LIGHT)
ALUMINUM POLE - HEIGHT 30'



1 FIXTURE 'A' DETAIL
SCALE: N.T.S.

Outdoor Lighting

MITCHELL TOP HAT LED

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

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 B2U3G3 | Type V B3U3G3
Color temperature: 3,000K | 4,000K

light distribution patterns

POLE AVAILABLE	MOUNTING HEIGHT	COLOR
Aluminum	12'	Black
Colonial concrete	12'	Black
Victorian concrete	12'	Black, Grey-green
Washington concrete	12'	Black, Grey

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 DSKFlorida@duke-energy.com.

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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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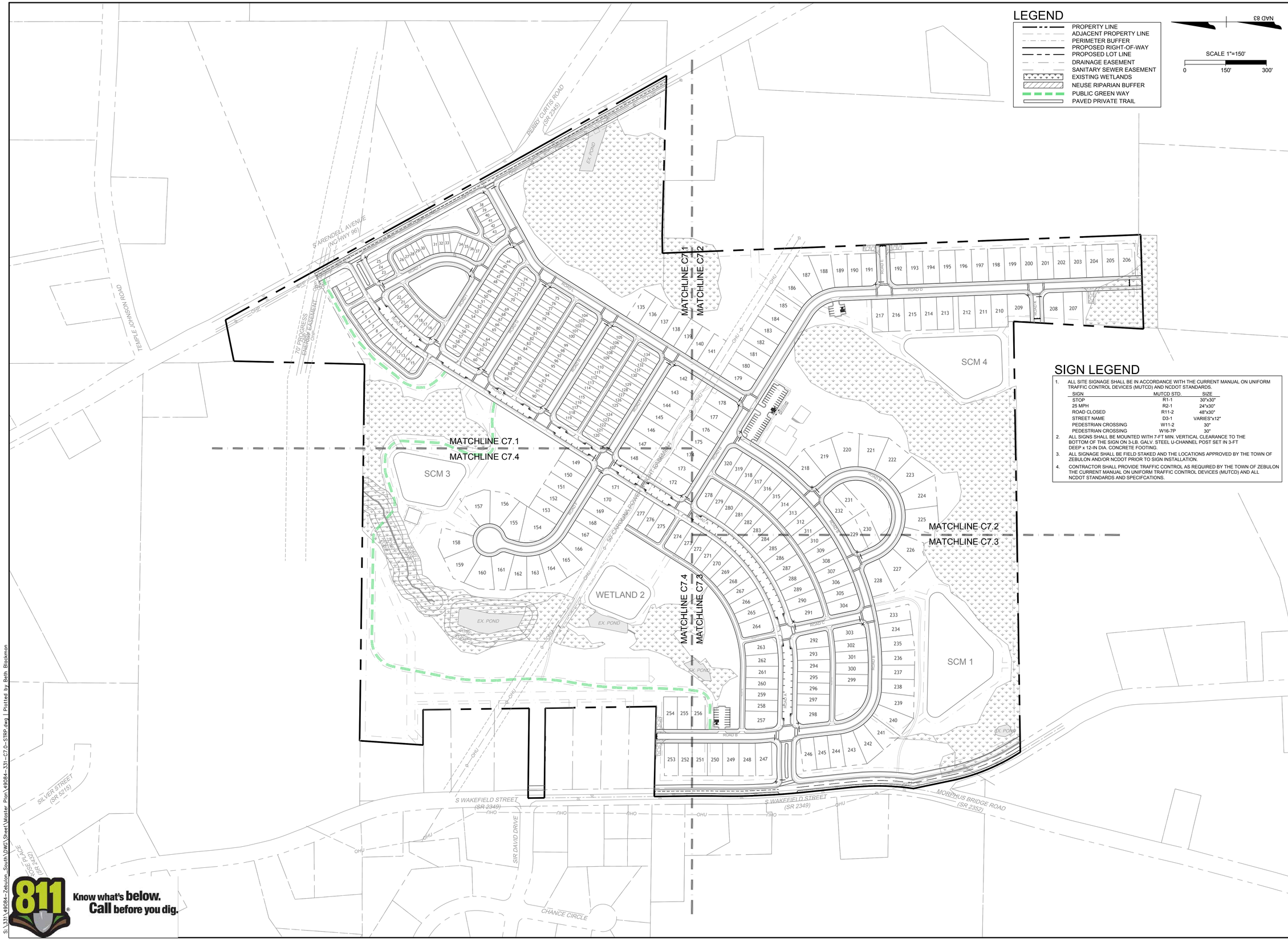

SIGN LEGEND

1. 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"

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 NCDOT 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 NCDOT STANDARDS AND SPECIFCATIONS.

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DRAWN BY: 331
DESIGNED BY: E. ANGE
CHECKED BY: B. BLACKMON
SCALE: 1" = 150'

ZEBULON SOUTH

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

OVERALL SIGNS & MARKINGS PLAN

JOB NO. 49084
SHEET NO. C7.0

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NAD 83

SCALE 1"=60'

0 60' 120'

SIGN LEGEND

1. 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"
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PEDESTRIAN CROSSING	W11-2	30"
PEDESTRIAN CROSSING	W16-7P	30"

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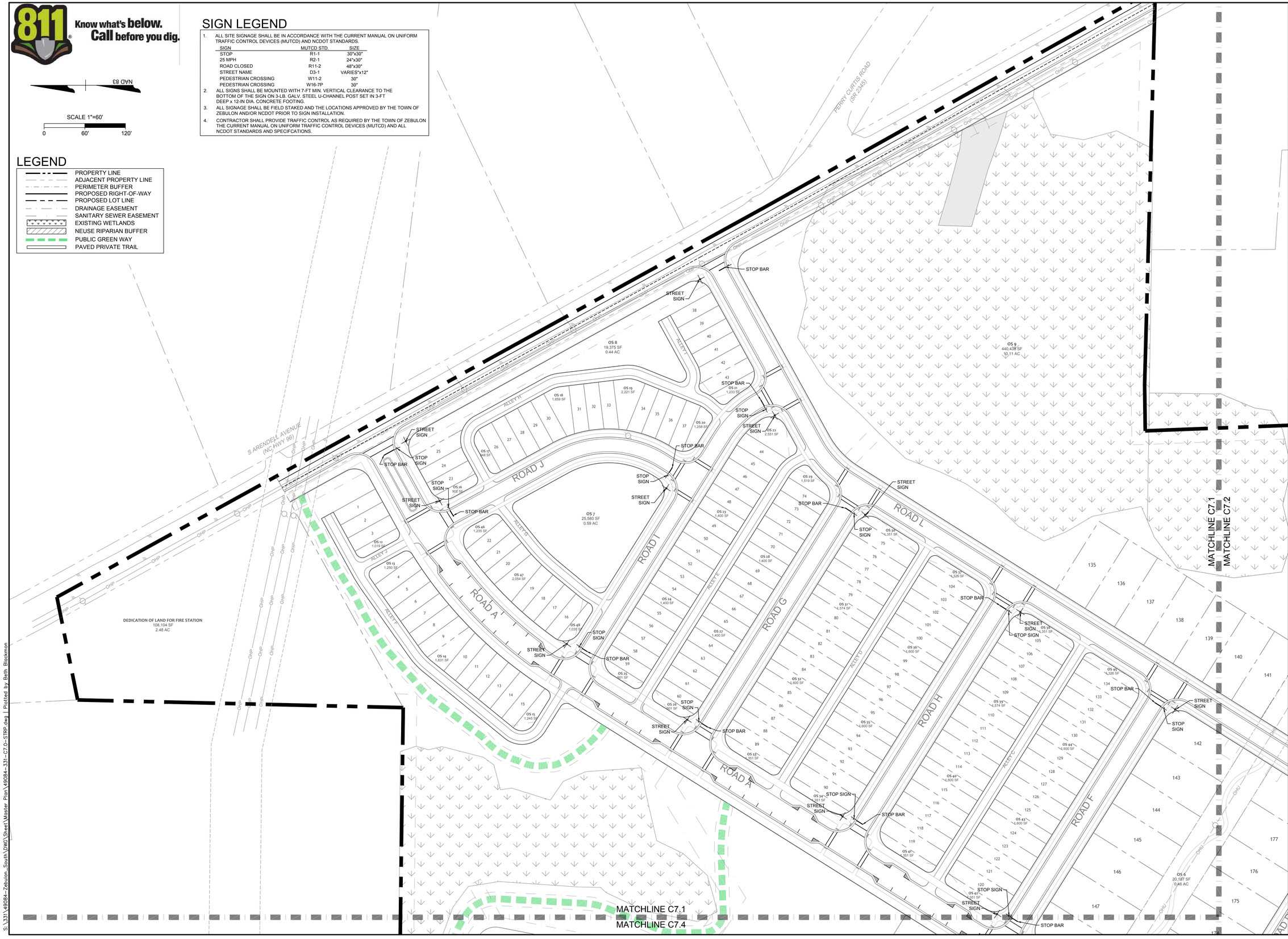
LEGEND

- 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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SCALE: 1" = 60'

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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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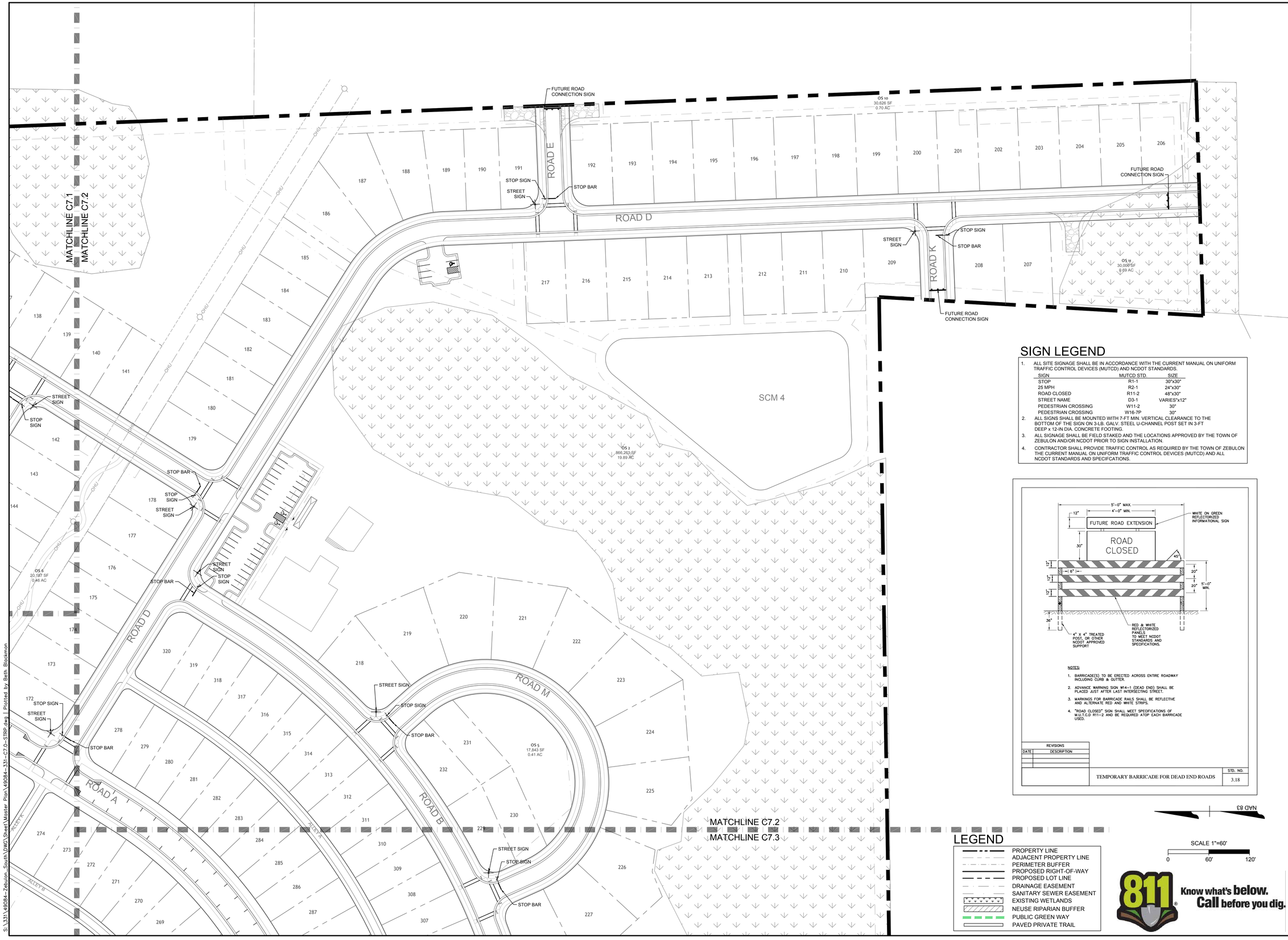

SIGN LEGEND

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

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4. 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 SPECIFCATIONS.

NOTES:

1. BARRICADE(S) TO BE ERECTED ACROSS ENTIRE ROADWAY INCLUDING CURB & GUTTER.
2. ADVANCE WARNING SIGN W14-1 (DEAD END) SHALL BE PLACED JUST AFTER LAST INTERSECTING STREET.
3. MARKINGS FOR BARRICADE RAILS SHALL BE REFLECTIVE AND ALTERNATE RED AND WHITE STRIPS.
4. "ROAD CLOSED" SIGN SHALL MEET SPECIFICATIONS OF M.U.T.C.D R11-2 AND BE REQUIRED ATOP EACH BARRICADE USED.

REVISIONS	
DATE	DESCRIPTION

TEMPORARY BARRICADE FOR DEAD END ROADS — STD. NO. 3.18

NAD 83

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

SCALE 1"=60'
0 60' 120'

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ZEBULON SOUTH

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

DETAILED SIGNS & MARKINGS PLAN SHEET 2 OF 4

REVISION DESCRIPTION	DATE

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JOB NO.: 49084
SHEET NO.: C7.2

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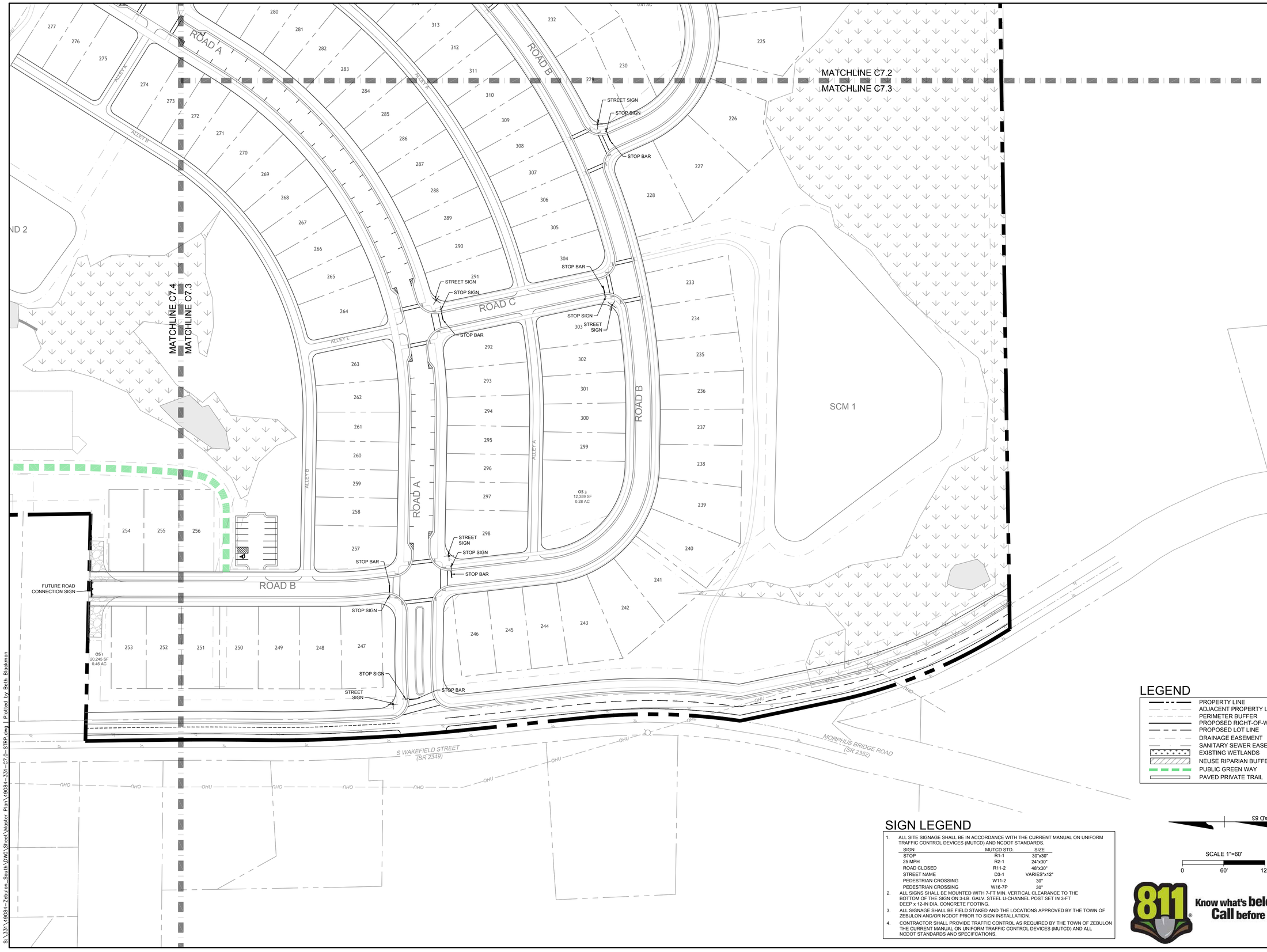

LEGEND

- 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

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

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STOP	R1-1	30"x30"
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STREET NAME	D3-1	VARIES"x12"
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NAD 83

SCALE 1"=60'
0 60' 120'

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ZEBULON SOUTH

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

DETAILED SIGNS & MARKINGS PLAN SHEET 3 OF 4

JOB NO. 49084
SHEET NO. C7.3

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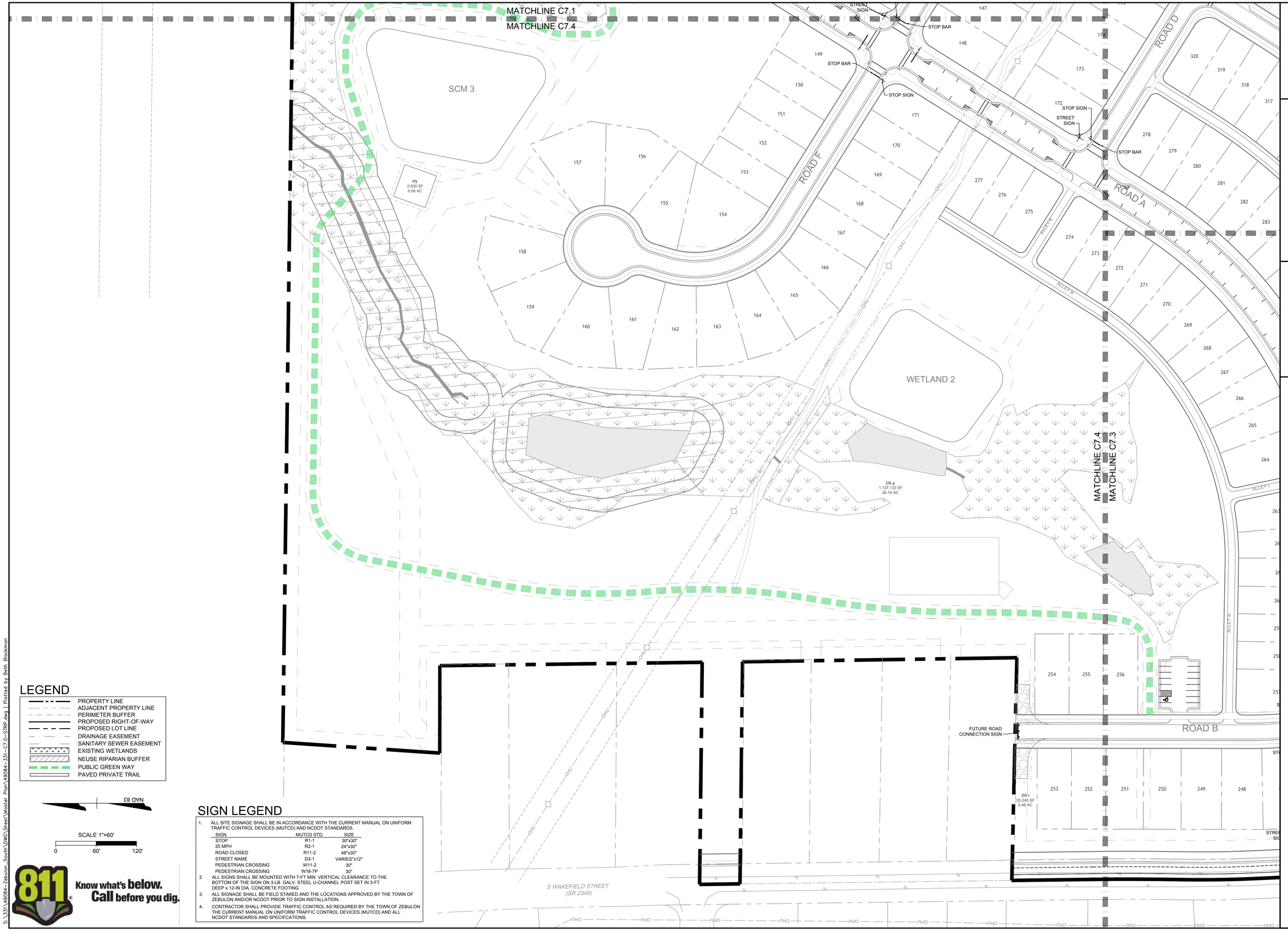

LEGEND

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

NAD 83

SCALE 1"=60'

0 60' 120'

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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 NCDOT STANDARDS.

SIGN	MUTCD STD.	SIZE
STOP	R1-1	30"x30"
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ROAD CLOSED	R11-2	48"x30"
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02/22/2024

DRAWN BY
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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 SIGNS & MARKINGS PLAN SHEET 4 OF 4

JOB NO.
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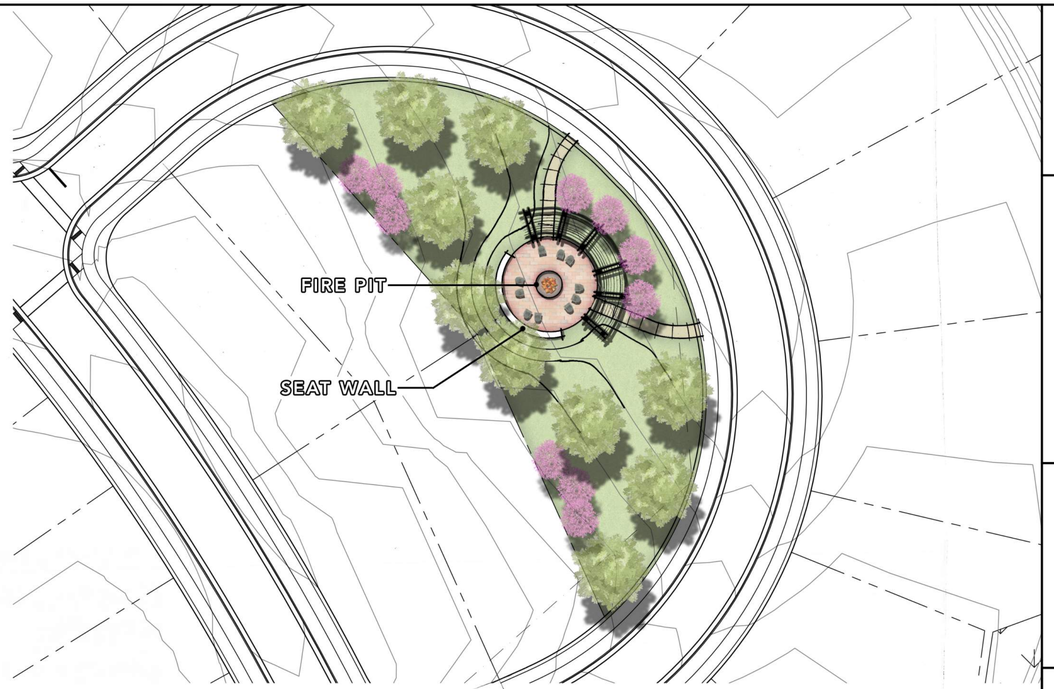
POLLINATOR GARDEN AREA SCALE: 1"=30'



FIRE PIT AREA SCALE: 1"=30'

TOT-LOT AREA SCALE: 1"=30'

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.

FOOD TRUCK AREA SCALE: 1"=30'

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CHECKED BY: B. BLACKMON
SCALE: AS SHOWN

TIMMONS GROUP

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ZEBULON SOUTH

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

DETAILED AMENITY PLAN

JOB NO. 49084

SHEET NO. C8.0

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CLUBHOUSE AREA SCALE: 1"=30'

DOG PARK AREA SCALE: 1"=40'

NOTE:
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SCALE: AS SHOWN

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

DETAILED AMENITY PLAN

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SHEET NO. C8.1

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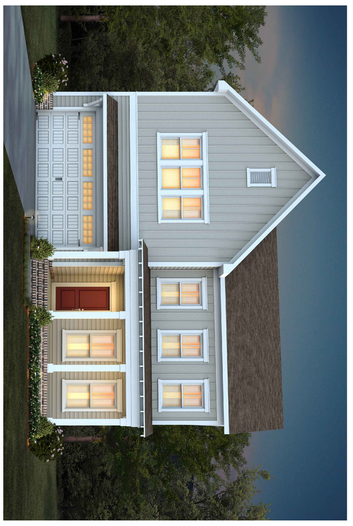

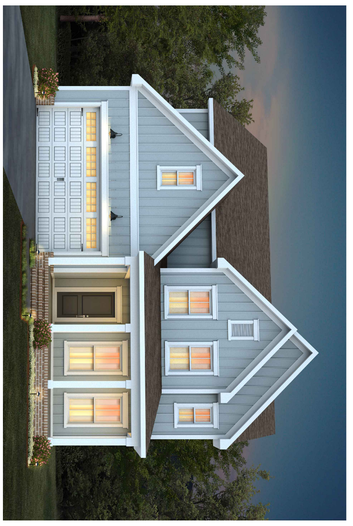

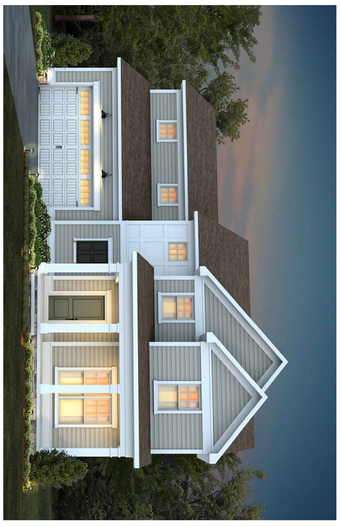

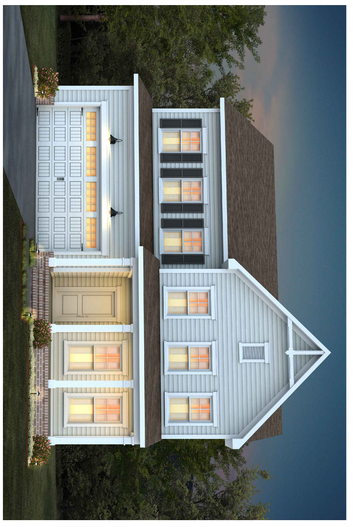
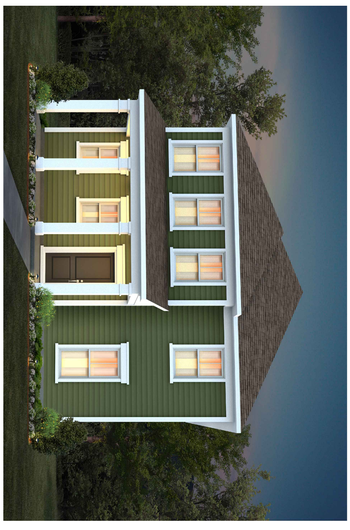
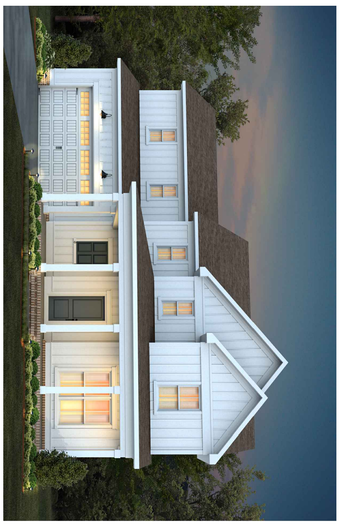
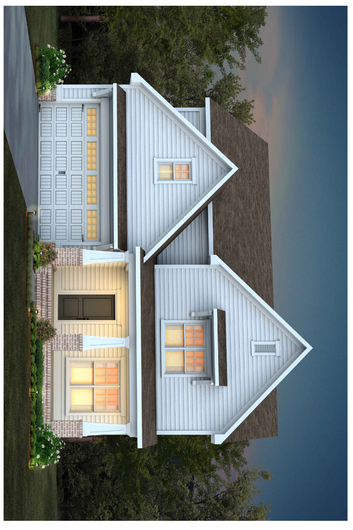

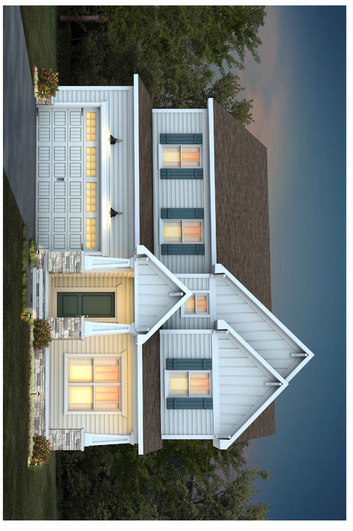

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SINGLE FAMILY CONCEPTUAL ELEVATIONS

SHEET NO.	JOB NO.	SCALE	CHECKED BY	DESIGNED BY	DRAWN BY	DATE
C9.1	49084	N/A	B. BLACKMON	E. ANGE	331	02/22/2024

DATE	REVISION DESCRIPTION

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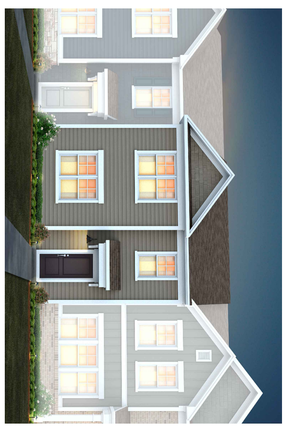

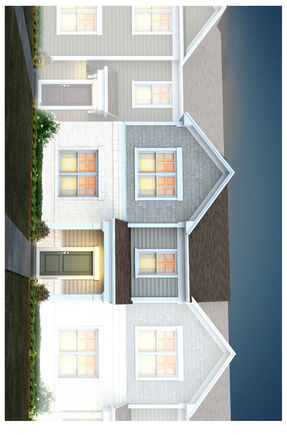

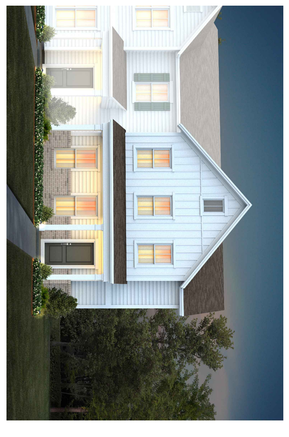

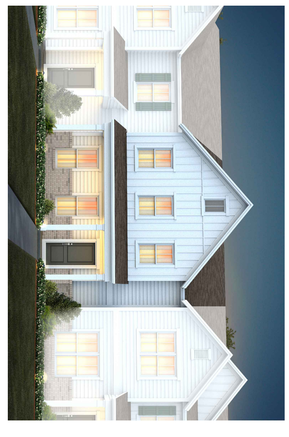

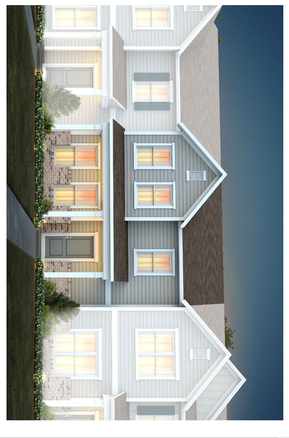

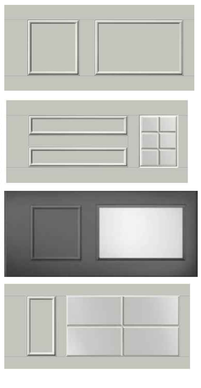

FRONT DOOR EXAMPLES

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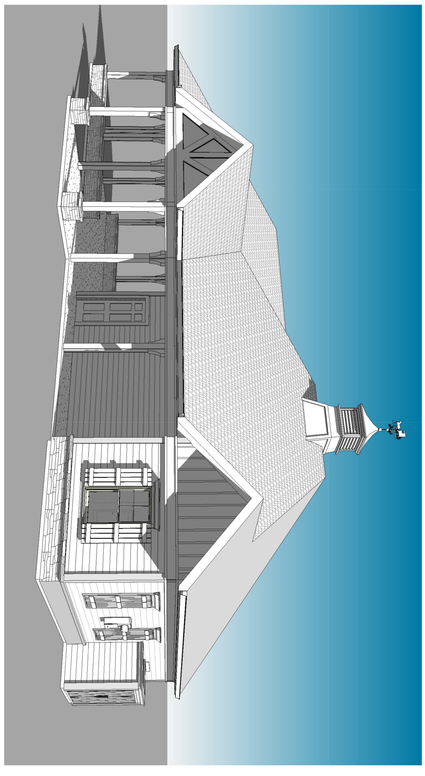

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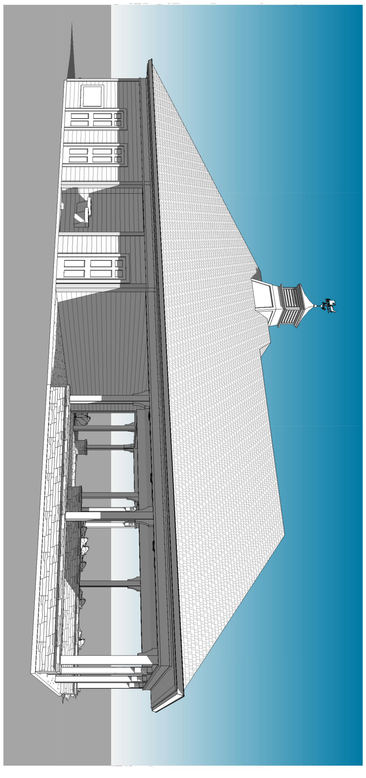

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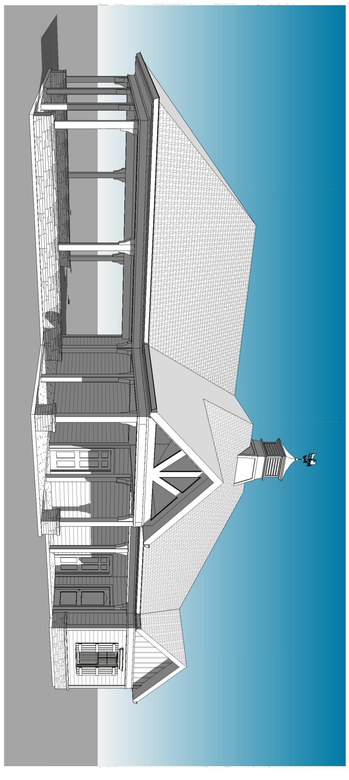

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CONCEPTUAL AMENITY

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