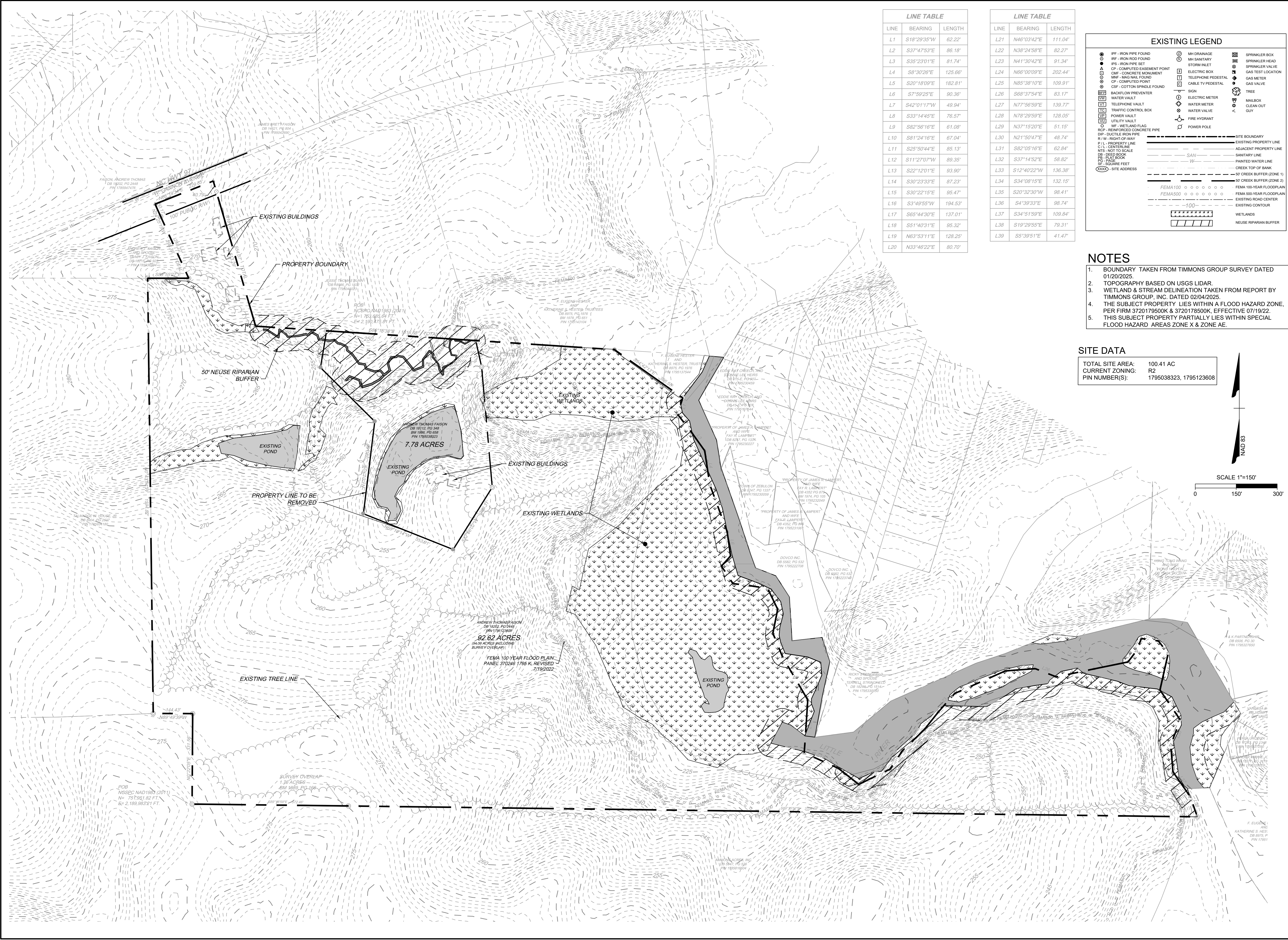




LINE TABLE		
LINE	BEARING	LENGTH
L1	S18°29'35"W	62.22'
L2	S37°47'53"E	66.16'
L3	S35°23'01"E	81.74'
L4	S8°30'26"E	125.66'
L5	S20°18'09"E	182.81'
L6	S7°59'25"E	90.36'
L7	S42°01'17"W	49.94'
L8	S33°14'45"E	76.57'
L9	S82°56'16"E	61.08'
L10	S81°24'16"E	67.04'
L11	S25°50'44"E	85.13'
L12	S11°27'07"W	89.35'
L13	S22°12'01"E	93.90'
L14	S30°23'33"E	87.23'
L15	S30°22'15"E	95.47'
L16	S3°49'55"W	194.53'
L17	S65°44'30"E	137.01'
L18	S51°40'31"E	95.32'
L19	N63°53'11"E	128.25'
L20	N33°46'22"E	80.70'

LINE TABLE		
LINE	BEARING	LENGTH
L21	N46°03'42"E	111.04'
L22	N38°24'58"E	82.27'
L23	N41°30'42"E	91.34'
L24	N66°00'09"E	202.44'
L25	N85°38'10"E	109.91'
L26	S68°37'54"E	83.17'
L27	N77°56'59"E	139.77'
L28	N78°29'59"E	128.05'
L29	N37°15'20"E	51.15'
L30	N21°50'47"E	46.74'
L31	S82°05'16"E	62.84'
L32	S37°14'52"E	58.82'
L33	S12°40'22"W	136.38'
L34	S34°08'15"E	132.15'
L35	S20°32'30"W	98.41'
L36	S4°39'33"E	98.74'
L37	S34°51'59"E	109.84'
L38	S19°29'55"E	79.31'
L39	S5°39'51"E	41.47'

EXISTING LEGEND

●

IPF - IRON PIPE FOUND

●

IRF - IRON ROD FOUND

●

IPS - IRON PIPE SET

●

CP - COMPUTED EASEMENT POINT

●

CMP - CONCRETE MONUMENT

●

BMF - MAGN NAIL FOUND

●

CP - COMPUTED POINT

●

CSF - COTTON SPINDLE FOUND

●

BACKFLOW PREVENTER

●

WATER VAULT

●

TELEPHONE VAULT

●

TRAFFIC CONTROL BOX

●

POWER VAULT

●

UTILITY VAULT

●

WLF - WETLAND FLAG

●

RCP - REINFORCED CONCRETE PIPE

●

DIP - DUCTILE IRON PIPE

●

R/W - RIGHT-OF-WAY

●

P/L - PROPERTY LINE

●

C/L - CENTERLINE

●

NTS - NOT TO SCALE

●

DEED BOOK

●

SP - SQUARE FEET

●

SITE ADDRESS

●

MH DRAINAGE

●

MH SANITARY

●

STORM INLET

●

ELECTRIC BOX

●

ELECTRIC PEDESTAL

●

CABLE TV PEDESTAL

●

SIGN

●

ELECTRIC METER

●

WATER METER

●

WATER VALVE

●

FIRE HYDRANT

●

POWER POLE

●

SPRINKLER BOX

●

SPRINKLER VALVE

●

GAS TEST LOCATION

●

GAS METER

●

GAS VALVE

●

TREE

●

MAILBOX

●

CLEAN OUT

●

GUY

SITE BOUNDARY

EXISTING PROPERTY LINE

ADJACENT PROPERTY LINE

SAN

W

PAINTED WATER LINE

CREEK TOP OF BANK

50' CREEK BUFFER (ZONE 1)

50' CREEK BUFFER (ZONE 2)

FEMA 100-YEAR FLOODPLAIN

FEMA 500-YEAR FLOODPLAIN

EXISTING ROAD CENTER

EXISTING CONTOUR

WETLANDS

NEUSE RIPARIAN BUFFER

- NOTES
1. BOUNDARY TAKEN FROM TIMMONS GROUP SURVEY DATED 01/20/2025.

2. TOPOGRAPHY BASED ON USGS LIDAR.

3. WETLAND & STREAM DELINEATION TAKEN FROM REPORT BY TIMMONS GROUP, INC. DATED 02/04/2025.

4. THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD ZONE, PER FIRM 3720179500K & 3720178500K, EFFECTIVE 07/19/22.

5. THIS SUBJECT PROPERTY PARTIALLY LIES WITHIN SPECIAL FLOOD HAZARD AREAS ZONE X & ZONE AE.

SITE DATA

TOTAL SITE AREA:

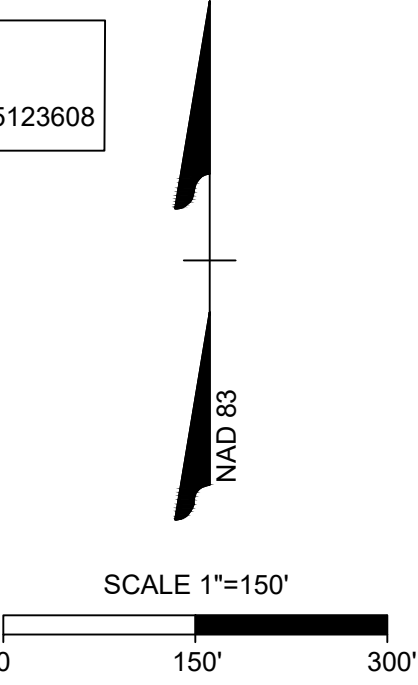
100.41 AC

CURRENT ZONING:

R2

PIN NUMBER(S):

1795038323, 1795123608



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TEL 919.866.4951 FAX 919.833.8124 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

DATE

05/19/2025

REVISION DESCRIPTION

DRAWN BY

331

DESIGNED BY

331

CHECKED BY

T. CROOKS

SCALE

1" = 150'

TIMMONS GROUP

FAISON TRACT
ZEBULON, WAKE COUNTY, NORTH CAROLINA
NORTH CAROLINA LICENSE NO. C-1652
EXISTING CONDITIONS

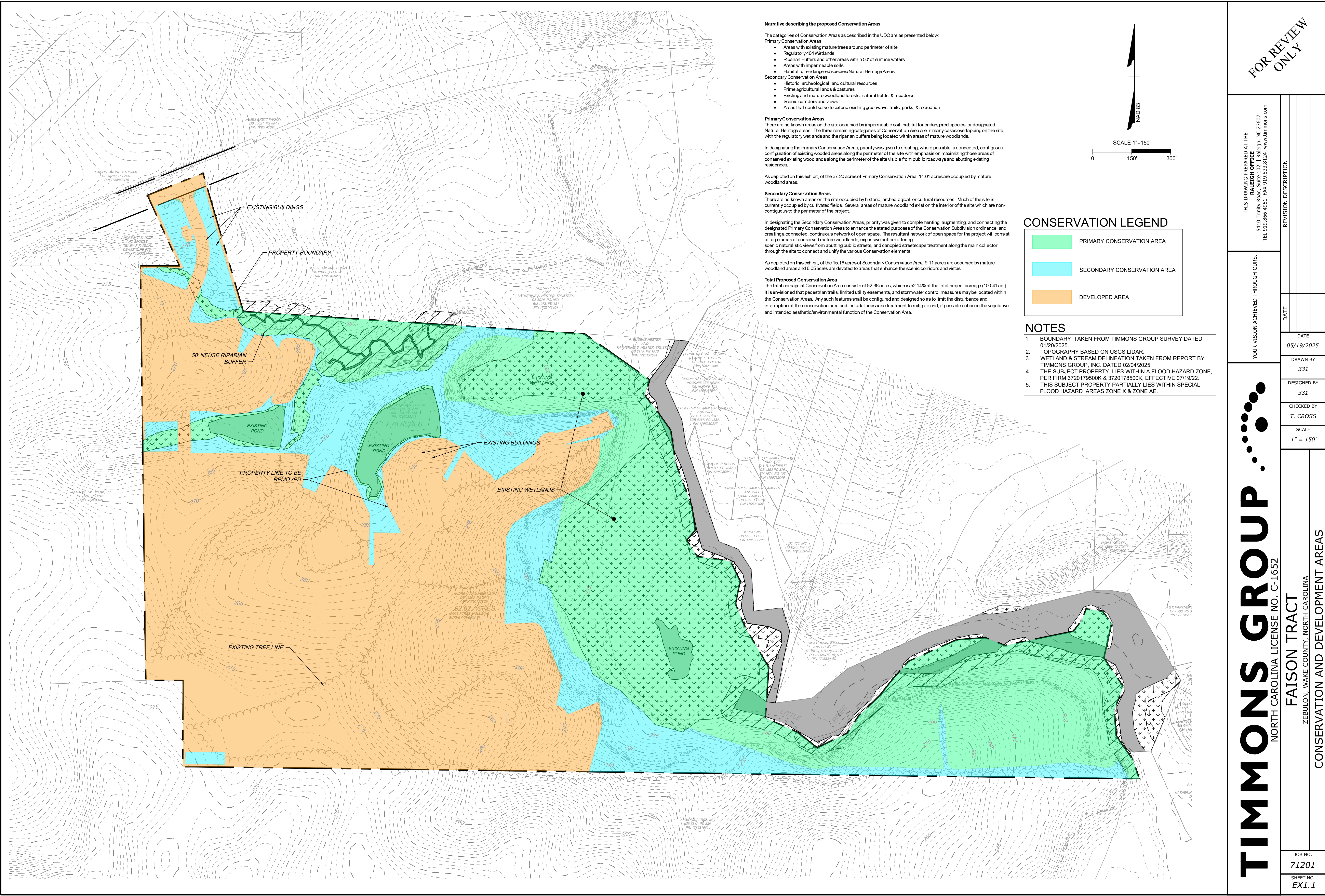
JOB NO.

71201

SHEET NO.

EX1.0

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Narrative describing the proposed Conservation Areas

The categories of Conservation Areas as described in the UDO are as presented below:

Primary Conservation Areas

- Areas with existing mature trees around perimeter of site
- Regulatory 404 Wetlands
- Riparian Buffers and other areas within 50' of surface waters
- Areas with impermeable soils
- Habitat for endangered species/Natural Heritage Areas

Secondary Conservation Areas

- Historic, archeological, and cultural resources
- Prime agricultural lands & pastures
- Existing and mature woodland forests, natural fields, & meadows
- Scenic corridors and views
- Areas that could serve to extend existing greenways, trails, parks, & recreation

Primary Conservation Areas

There are no known areas on the site occupied by impermeable soil, habitat for endangered species, or designated Natural Heritage areas. The three remaining categories of Conservation Area are in many cases overlapping on the site, with the regulatory wetlands and the riparian buffers being located within areas of mature woodlands.

In designating the Primary Conservation Areas, priority was given to creating, where possible, a connected, contiguous configuration of existing wooded areas along the perimeter of the site with emphasis on maximizing those areas of conserved existing woodlands along the perimeter of the site visible from public roadways and abutting existing residences.

As depicted on this exhibit, of the 37.20 acres of Primary Conservation Area, 14.01 acres are occupied by mature woodland areas.

Secondary Conservation Areas

There are no known areas on the site occupied by historic, archeological, or cultural resources. Much of the site is currently occupied by cultivated fields. Several areas of mature woodland exist on the interior of the site which are non-contiguous to the perimeter of the project.

In designating the Secondary Conservation Areas, priority was given to complementing, augmenting, and connecting the designated Primary Conservation Areas to enhance the stated purposes of the Conservation Subdivision ordinance, and creating a connected, continuous network of open space. The resultant network of open space for the project will consist of large areas of conserved mature woodlands, expansive buffers offering scenic naturalistic views from abutting public streets, and canopied streetscape treatment along the main collector through the site to connect and unify the various Conservation elements.

As depicted on this exhibit, of the 15.16 acres of Secondary Conservation Area, 9.11 acres are occupied by mature woodland areas and 6.05 acres are devoted to areas that enhance the scenic corridors and vistas.

Total Proposed Conservation Area

The total acreage of Conservation Area consists of 52.36 acres, which is 52.14% of the total project acreage (100.41 ac.). It is envisioned that pedestrian trails, limited utility easements, and stormwater control measures may be located within the Conservation Areas. Any such features shall be configured and designed so as to limit the disturbance and interruption of the conservation area and include landscape treatment to mitigate and, if possible enhance the vegetative and intended aesthetic/environmental function of the Conservation Area.

CONSERVATION LEGEND

- PRIMARY CONSERVATION AREA
- SECONDARY CONSERVATION AREA
- DEVELOPED AREA

NOTES

1. BOUNDARY TAKEN FROM TIMMONS GROUP SURVEY DATED 01/20/2025.
2. TOPOGRAPHY BASED ON USGS LIDAR.
3. WETLAND & STREAM DELINEATION TAKEN FROM REPORT BY TIMMONS GROUP, INC. DATED 02/04/2025.
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05/19/2025

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05/19/2025

FAISON TRACT
ZEBULON, WAKE COUNTY, NORTH CAROLINA
CONSERVATION AND DEVELOPMENT AREAS

DATE
05/19/2025

JOB NO.
71201

SHEET NO.
EX1.1

TIMMONS GROUP

FAISON TRACT
ZEBULON, WAKE COUNTY, NORTH CAROLINA
CONSERVATION AND DEVELOPMENT AREAS

DATE
05/19/2025

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REVISION DESCRIPTION

DATE

05/19/2025

FAISON TRACT
ZEBULON, WAKE COUNTY, NORTH CAROLINA
CONSERVATION AND DEVELOPMENT AREAS

DATE
05/19/2025

JOB NO.
71201

SHEET NO.
EX1.1

TIMMONS GROUP

FAISON TRACT
ZEBULON, WAKE COUNTY, NORTH CAROLINA
CONSERVATION AND DEVELOPMENT AREAS

DATE
05/19/2025

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REVISION DESCRIPTION

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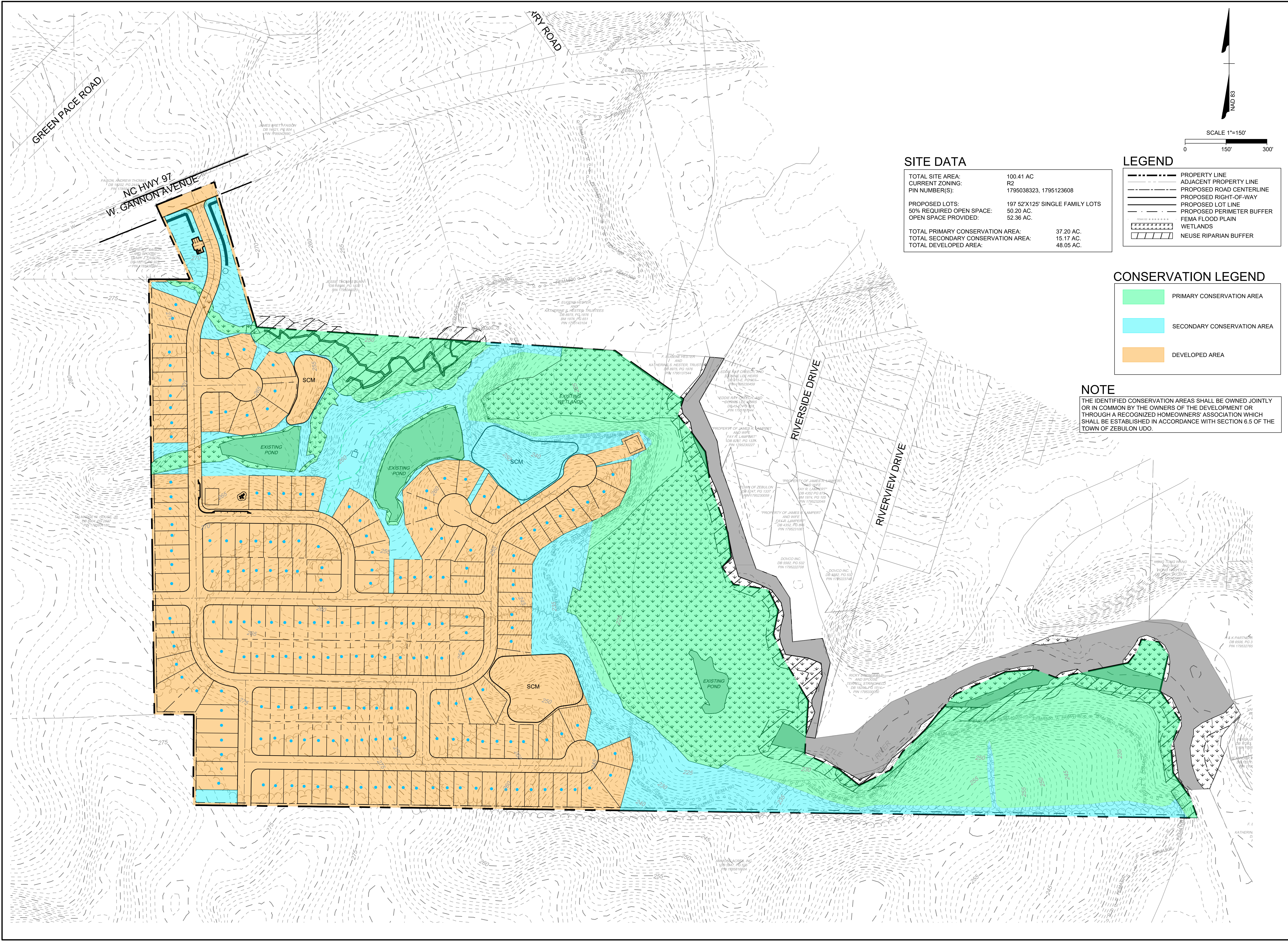
FAISON TRACT
ZEBULON, WAKE COUNTY, NORTH CAROLINA
CONSERVATION AND DEVELOPMENT AREAS

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SITE DATA

TOTAL SITE AREA:	100.41 AC
CURRENT ZONING:	R2
PIN NUMBER(S):	1795038323, 1795123608
PROPOSED LOTS:	197 52'X125' SINGLE FAMILY LOTS
50% REQUIRED OPEN SPACE:	50.20 AC.
OPEN SPACE PROVIDED:	52.36 AC.
TOTAL PRIMARY CONSERVATION AREA:	37.20 AC.
TOTAL SECONDARY CONSERVATION AREA:	15.17 AC.
TOTAL DEVELOPED AREA:	48.05 AC.

LEGEND

---	PROPERTY LINE
---	ADJACENT PROPERTY LINE
---	PROPOSED ROAD CENTERLINE
---	PROPOSED RIGHT-OF-WAY
---	PROPOSED LOT LINE
---	PROPOSED PERIMETER BUFFER
---	FEMA FLOOD PLAIN
---	WETLANDS
---	NEUSE RIPARIAN BUFFER

CONSERVATION LEGEND

Green	PRIMARY CONSERVATION AREA
Light Blue	SECONDARY CONSERVATION AREA
Orange	DEVELOPED AREA

NOTE

THE IDENTIFIED CONSERVATION AREAS SHALL BE OWNED JOINTLY OR IN COMMON BY THE OWNERS OF THE DEVELOPMENT OR THROUGH A RECOGNIZED HOMEOWNERS' ASSOCIATION WHICH SHALL BE ESTABLISHED IN ACCORDANCE WITH SECTION 6.5 OF THE TOWN OF ZEBULON UDO.

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DATE
05/19/2025

DRAWN BY
331

DESIGNED BY
331

CHECKED BY
T. CROSS

SCALE
1" = 150'

TIMMONS GROUP

FAISON TRACT
ZEBULON, WAKE COUNTY, NORTH CAROLINA
CONSERVATION AND DEVELOPMENT PLAN

JOB NO.
71201

SHEET NO.
EX2.0

REVISION DESCRIPTION

DATE

05/19/2025

331

T. CROSS

1" = 150'

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