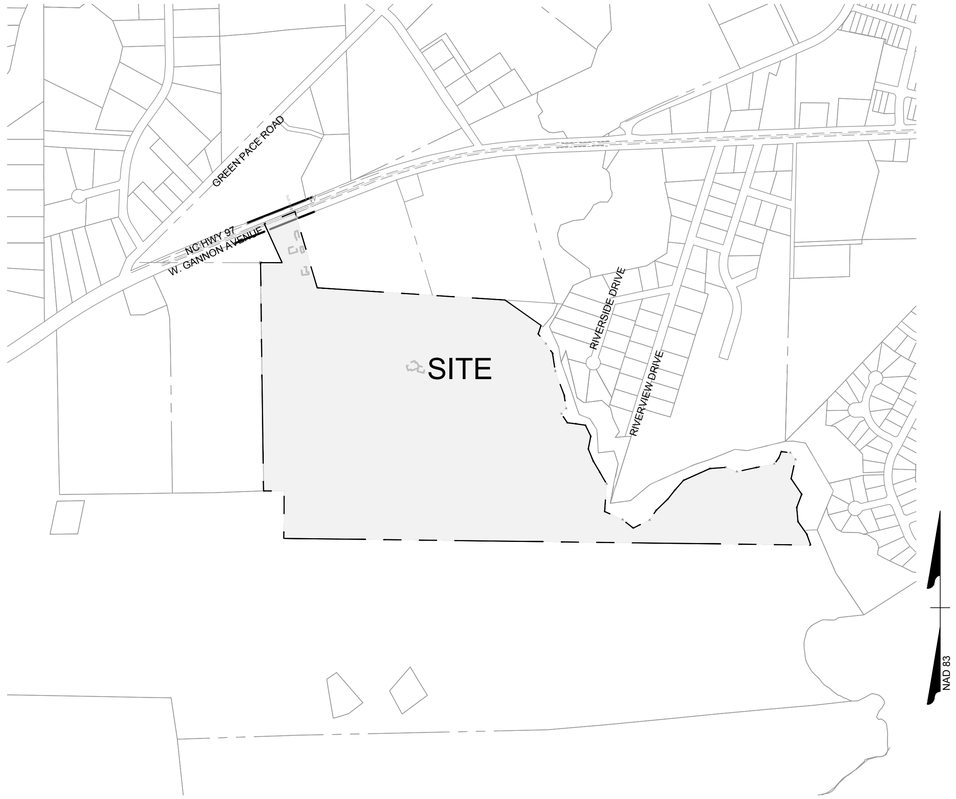
FAISON TRACT

CONSTRUCTION DRAWINGS

TOWN OF ZEBULON, WAKE COUNTY, NORTH CAROLINA

SITE DATA

PROJECT:	FAISON TRACT
ENGINEER:	TIMMONS GROUP 5410 TRINITY ROAD, SUITE 102 RALEIGH, NC 27607 PHONE: 919-532-3271 FAX: 919-859-5663 TYLER CROSS, PE EMAIL: TYLER.CROSS@TIMMONS.COM
DEVELOPER:	KB HOME RALEIGH DURHAM INC. 2626 GLENWOOD AVENUE, SUITE 550 RALEIGH, NC 27608 ROMAN ACOSTA PHONE: 919-768-7976 EMAIL: RACOSTA@KBHOME.COM
PROPERTY LOCATION:	WEST GANNON AVENUE
PIN:	1795038323, 1795123608
PROPERTY OWNER:	ANDREW THOMAS FAISON P.O. BOX 927 MIDDLESEX, NC 27557
EXISTING ZONING:	R2
LAND USE CLASSIFICATION:	
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL
TOTAL DEVELOPED TRACT AREA:	100.41



VICINITY MAP

1"=500'

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C10.2	NOTES AND DETAILS

GENERAL NOTES:

1. FIELD TOPOGRAPHIC SURVEY PERFORMED BY TIMMONS GROUP DATED JANUARY 20, 2025.
2. THE CONTRACTOR SHALL CONTACT NC ONE CALL CENTER PRIOR TO ANY DIGGING.
3. ALL PUBLIC WATER IMPROVEMENTS SHALL CONFORM TO ALL CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT AND NCDEQ PWS STANDARDS AND SPECIFICATIONS. ALL SANITARY SEWER IMPROVEMENTS SHALL CONFORM TO ALL CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT AND NCDEQ DWR STANDARDS AND SPECIFICATIONS.
4. THE CONTRACTOR SHALL CHECK PLANS AND FIELD CONDITIONS FOR CONFLICTS AND DISCREPANCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY CONFLICT BEFORE PERFORMING WORK IN THE AFFECTED AREA.
5. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES, ABOVE AND BELOW GROUND THAT MAY OCCUR AS A RESULT OF THE WORK PERFORMED BY THE CONTRACTOR.
6. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY WITH AND ENFORCE ALL APPLICABLE SAFETY REGULATIONS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATION AGAINST COLLAPSE AND SHALL PROVIDE BRACING, SHEETING, OR SHORING AS NECESSARY. TRENCHES SHALL BE KEPT DRY WHILE PIPE ARE BEING PLACED, DEWATERING SHALL BE USED AS REQUIRED., AND PERMITTED THROUGH LOCAL GOVERNMENT AGENCIES AND WATER MANAGEMENT DISTRICT PER CURRENT REGULATIONS AT THE SOLE COST OF THE CONTRACTOR.
8. WORK BEING PERFORMED UNDER THIS CONTRACT SHALL INTERFACE SMOOTHLY WITH OTHER WORK BEING PERFORMED IN THE AREA BY OTHER CONTRACTORS AND UTILITY COMPANIES. IT WILL BE NECESSARY FOR THE CONTRACTOR TO COORDINATE AND SCHEDULE HIS ACTIVITIES, WHERE NECESSARY, WITH OTHER CONTRACTORS AND UTILITY COMPANIES.
9. PIPE SPECIFICATIONS SHALL CONFORM TO CITY OF RALEIGH PUBLIC UTILITY STANDARDS.
   - 9.1. WATER MAIN:
     8" DUCTILE IRON PIPE, AWWA STND. C-150
   - 9.2. WATER SERVICE:
     SOFT COPPER TYPE 'K' ¾" TO 2" IN PUBLIC RIGHT-OF-WAY
   - 9.3. SANITARY SEWER MAIN:
     DEPTHS 3' - 5' IN TRAFFIC AREAS: DUCTILE IRON PIPE, AWWA STND. C-150
     DEPTHS >5' IN TRAFFIC AREAS: SDR 26 PVC
     DEPTHS 3' - 12' IN NON-TRAFFIC AREAS: SDR 35 PVC
     DEPTHS 12' - 20' IN NON-TRAFFIC AREAS: SDR 26 PVC
   - 9.4. SANITARY SEWER SERVICE:
     SCHEDULE 40 PVC
   - 9.5. SANITARY SEWER MANHOLES:
     DEPTHS 0' - 12': 4' DIAMETER
     DEPTHS 12' - 20' : 5' DIAMETER
     DEPTHS 20' OR GREATER: 6' DIAMETER

Public
Water Distribution / Extension System
The City of Raleigh consents to the connection and extension of the City's public water system as shown on this plan. The material and Construction methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook.

City of Raleigh
Public Utilities Department Permit # _____

Public
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REVISION DESCRIPTION

DATE

DATE 08/08/2025
DRAWN BY 331
DESIGNED BY 331
CHECKED BY T. CROSS
SCALE 1" = 500'

TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652

FAISON TRACT
ZEBULON, WAKE COUNTY, NORTH CAROLINA
COVER SHEET

JOB NO. 49473
SHEET NO. C0.0

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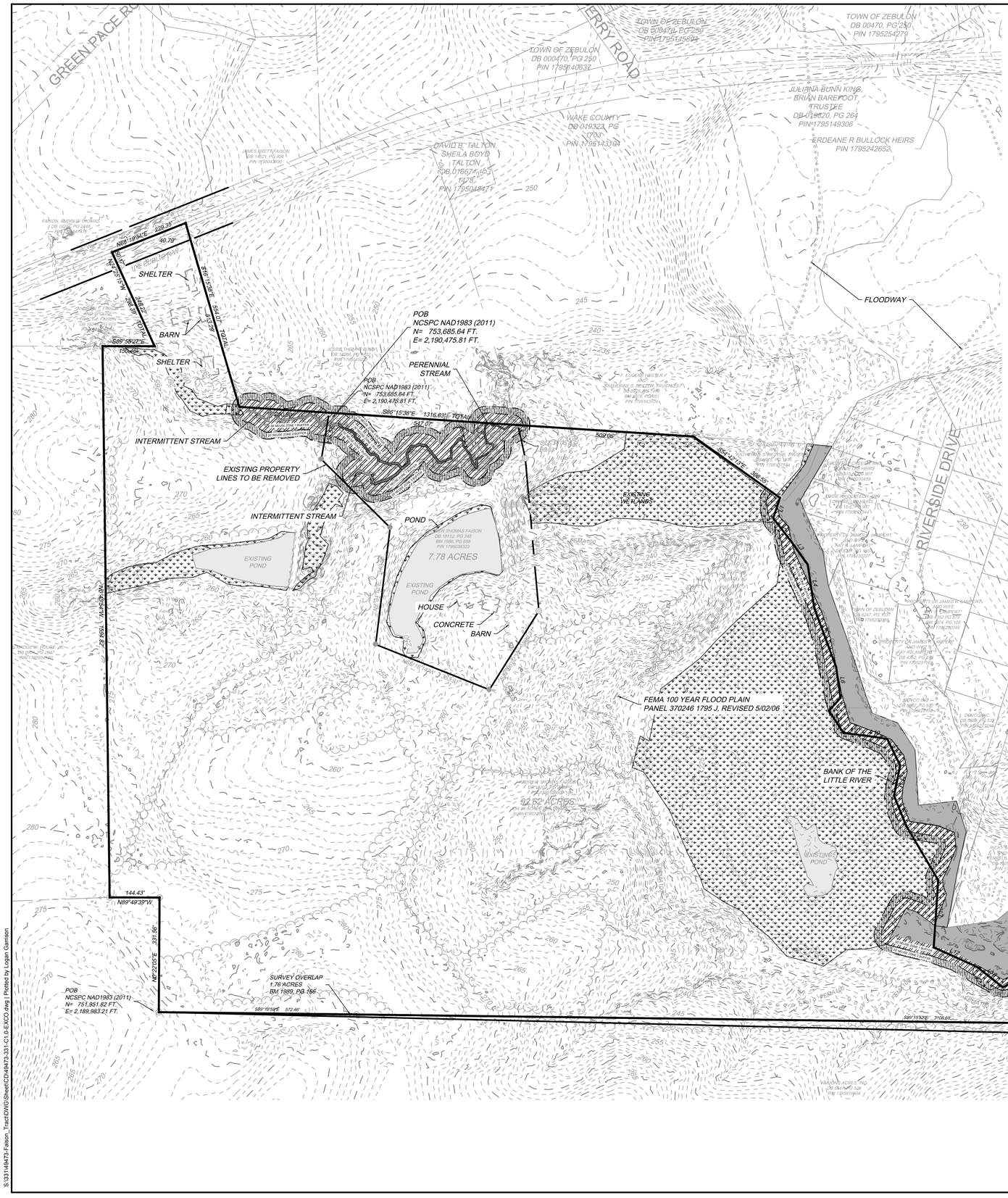

LEGEND

- IPF - IRON PIPE FOUND
- IRF - IRON RCD FOUND
- IPS - IRON PIPE SET
- CP - COMPUTED EASEMENT POINT
- CMF - CONCRETE MONUMENT
- MNF - MAG NAIL FOUND
- CP - COMPUTED POINT
- CSF - COTTON SPINDLE FOUND
- BFP - BACKFLOW PREVENTER
- VW - WATER VAULT
- TV - TELEPHONE VAULT
- TC - TRAFFIC CONTROL BOX
- VP - POWER VAULT
- VU - UTILITY VAULT
- WF - WETLAND FLAG
- RCP - REINFORCED CONCRETE PIPE
- CMP - CORRUGATED METAL PIPE
- VCP - VITRIFIED CLAY PIPE
- DIP - DUCTILE IRON PIPE
- HDPE - HIGH DENSITY POLYETHYLENE PIPE
- FES - FLARED END SECTION
- MKF - FIBER OPTIC MARKER
- MKG - GAS MARKER
- TVP - TELEVISION PEDESTAL
- SIGP - SIGNAL POLE
- HVAC - HEATING, VENTILATION AND AIR CONDITIONING
- LSA - LANDSCAPED AREA
- R / W - RIGHT-OF-WAY
- P / L - PROPERTY LINE
- C / L - CENTERLINE
- NTS - NOT TO SCALE
- DI - DROP INLET
- CB - CATCH BASIN
- GI - GRATE INLET
- YI - YARD INLET
- CI - CURB INLET
- EP - EDGE OF PAVING
- TBC - TOP BACK OF CURB
- CCR - CHATHAM COUNTY RECORD
- WCR - WAKE COUNTY RECORDS
- DB - DEED BOOK
- PG - PLAT BOOK
- PP - PAGE
- SF - SQUARE FEET
- XXXX - SITE ADDRESS

- MH DRAINAGE
- MH SANITARY
- MH ELECTRIC
- MH TELEPHONE
- MH WATER / STORM INLET
- ELECTRIC BOX
- TELEPHONE PEDESTAL
- CABLE TV PEDESTAL
- SIGN
- ELECTRIC METER
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- POWER POLE
- LIGHT POLE
- YARD LIGHT
- GROUND LAMP

- SPRINKLER BOX
- SPRINKLER HEAD
- SPRINKLER VALVE
- GAS TEST LOCATION
- GAS METER
- GAS VALVE
- FLAG POLE
- TREE
- BOLLARD
- BOREHOLE
- AC UNIT
- MAILBOX
- CLEAN OUT
- GUY
- HC HANDICAP PARKING
- WELL
- MONITORING WELL
- ROOF DRAIN
- WATER SPIGOT

- DEED LINE
- LINE NOT SURVEYED
- STORM LINE
- SANITARY LINE
- PAINTED WATER LINE
- WETLAND BUFFER ZONE
- PAINTED STORM LINE
- CREEK TOP OF BANK
- 50' CREEK BUFFER (ZONE 1)
- 50' CREEK BUFFER (ZONE 2)
- FLOODWAY
- FEMA100 FEMA 100-YEAR FLOODPLAIN
- FEMA500 FEMA 500-YEAR FLOODPLAIN

ENVIRONMENTAL LEGEND

- NEUSE RIPARIAN BUFFER ZONE 1
- NEUSE RIPARIAN BUFFER ZONE 2
- WETLANDS

NOTES:
1. BOUNDARY TAKEN FROM SURVEY BY TIMMONS GROUP, DATED JANUARY 20, 2025.
2. TOPOGRAPHIC INFORMATION BASED ON USGS LIDAR AND FROM SURVEY BY TIMMONS GROUP DATED OCTOBER 25,2022.
3. WETLAND AND STREAM DELINEATION BY TIMMONS GROUP DATED FEBRUARY 4, 2025.
4. THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X, IN ACCORDANCE WITH FIRM MAP #3720179500K & #3720178500K EFFECTIVE 07/19/2022.
5. THE SUBJECT PROPERTY PARTIALLY LIES WITHIN A SPECIAL FLOOD ZONE, PER FIRM 370246 1795 J, REVISED 05/02/06.

LINE TABLE

LINE	BEARING	LENGTH
L1	S18°29'35"W	62.22'
L2	S37°47'53"E	86.18'
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	48.74'
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'

SURVEY NOTES:
1. PROPERTY CORNER MONUMENTS AS SHOWN HEREON.
2. PIN 1795038323, 1795123608.
3. THIS PROPERTY PARTIALLY LIES WITHIN A SPECIAL FLOOD HAZARD ZONE, PER FIRM 370246 1795 J, REVISED 5/02/06.
4. LOT AREA AS SHOWN HEREON.
5. ZONING REPORT/LETTER HAS NOT BEEN PROVIDED.
6. BUILDING DIMENSIONS SHOWN HEREON.
7. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK ARE SHOWN HEREON.
8. NAMES OF ADJOINING OWNERS SHOWN HEREON, BASED ON CURRENT PUBLIC RECORD, TAX RECORDS AND/OR DEEDS.
9. THERE WAS APPARENT EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED AT THE TIME OF SURVEY FIELDWORK.
10. INFORMATION FOR PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, IF ANY, WAS NOT PROVIDED AND ARE NOT SHOWN. OR THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED AT THE TIME OF SURVEY FIELDWORK.

Public
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DESIGNED BY 331
CHECKED BY T. CROSS
SCALE 1" = 150'

TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

FAISON TRACT

ZEBULON, WAKE COUNTY, NORTH CAROLINA

OVERALL EXISTING CONDITIONS

JOB NO. 49473
SHEET NO. C1.0

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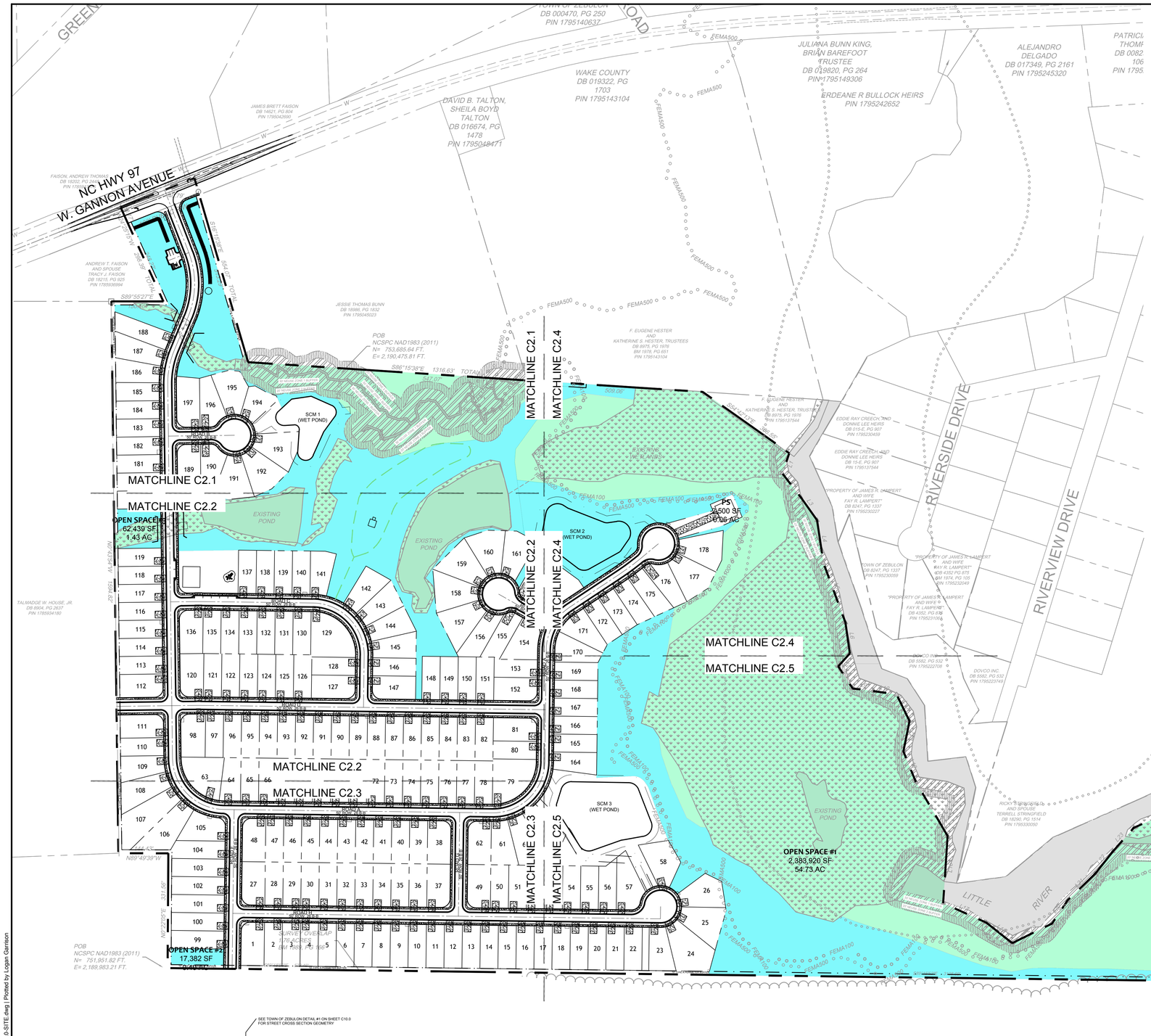
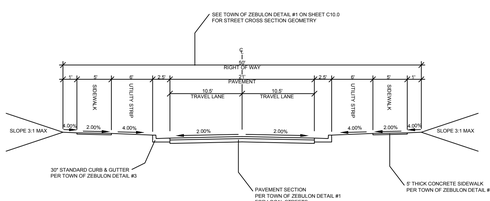
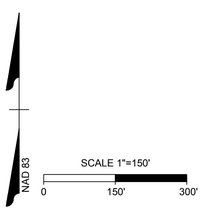




TYPICAL CROSS SECTION - 50' ROW



CONSERVATION PLAN LEGEND

- PRIMARY CONSERVATION AREA
- SECONDARY CONSERVATION AREA

SITE PLAN LEGEND

- PROPERTY LINE
- EXISTING ROAD CENTER
- PROPOSED PERIMETER BUFFER
- PROPOSED EASEMENT
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- PROPOSED ROAD CENTER
- PROPOSED EOP
- EXISTING FLOODPLAIN
- EXISTING WETLANDS

SITE DATA

DEVELOPER:
KB HOME RALEIGH DURHAM INC.
2626 GLENWOOD AVENUE, STE 550
RALEIGH, NC 27608

ENGINEER:
TIMMONS GROUP
TYLER CROSS, PE
5410 TRINITY ROAD, STE. 102
RALEIGH, NC 27607
PHONE: (919) 532-3271

PINS = 1795038323, 1795123608

EXISTING TRACT ACREAGE = 102.16 acres
ZONING = R2
TYPE OF SUBDIVISION = SINGLE FAMILY RESIDENTIAL CONSERVATION

PROPOSED NUMBER OF LOTS = 197
PROPOSED DENSITY = 1.93 du/a

50% REQUIRED OPEN SPACE = 51.08 acres
PROVIDED OPEN SPACE AREA= 56.56 acres (55.36%)

TOTAL PRIMARY CONSERVATION AREA = 37.20 acres
TOTAL SECONDARY CONSERVATION AREA = 15.17 acres
TOTAL DEVELOPED AREA = 48.05 acres

OPEN SPACE

OPEN SPACE#1	2,383,920 SF	54.73 AC
OPEN SPACE#2	17,382 SF	0.40 AC
OPEN SPACE#3	62,439 SF	1.43 AC
TOTAL	2,463,741 SF	56.56 AC

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STREET TABLE

ROAD A	3699 LF	50' R/W	26' B-B
ROAD B	191 LF	50' R/W	26' B-B
ROAD C	797 LF	50' R/W	26' B-B
ROAD D	1240 LF	50' R/W	26' B-B
ROAD E	180 LF	50' R/W	26' B-B
ROAD F	460 LF	50' R/W	26' B-B
ROAD G	300 LF	50' R/W	26' B-B
ROAD H	1272 LF	50' R/W	26' B-B
TOTAL	8139 LF		

SETBACKS TABLE

FRONT YARD = 20'
SIDE YARD = 5'
REAR YARD = 5'
CORNER YARD = 20'

NO MORE THAN 75% OF THE PROPOSED LOT SHALL BE THE DWELLING UNIT.

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SCALE 1" = 150'

TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

FAISON TRACT
ZEBULON, WAKE COUNTY, NORTH CAROLINA
OVERALL SITE PLAN

JOB NO. 49473
SHEET NO. C2.0

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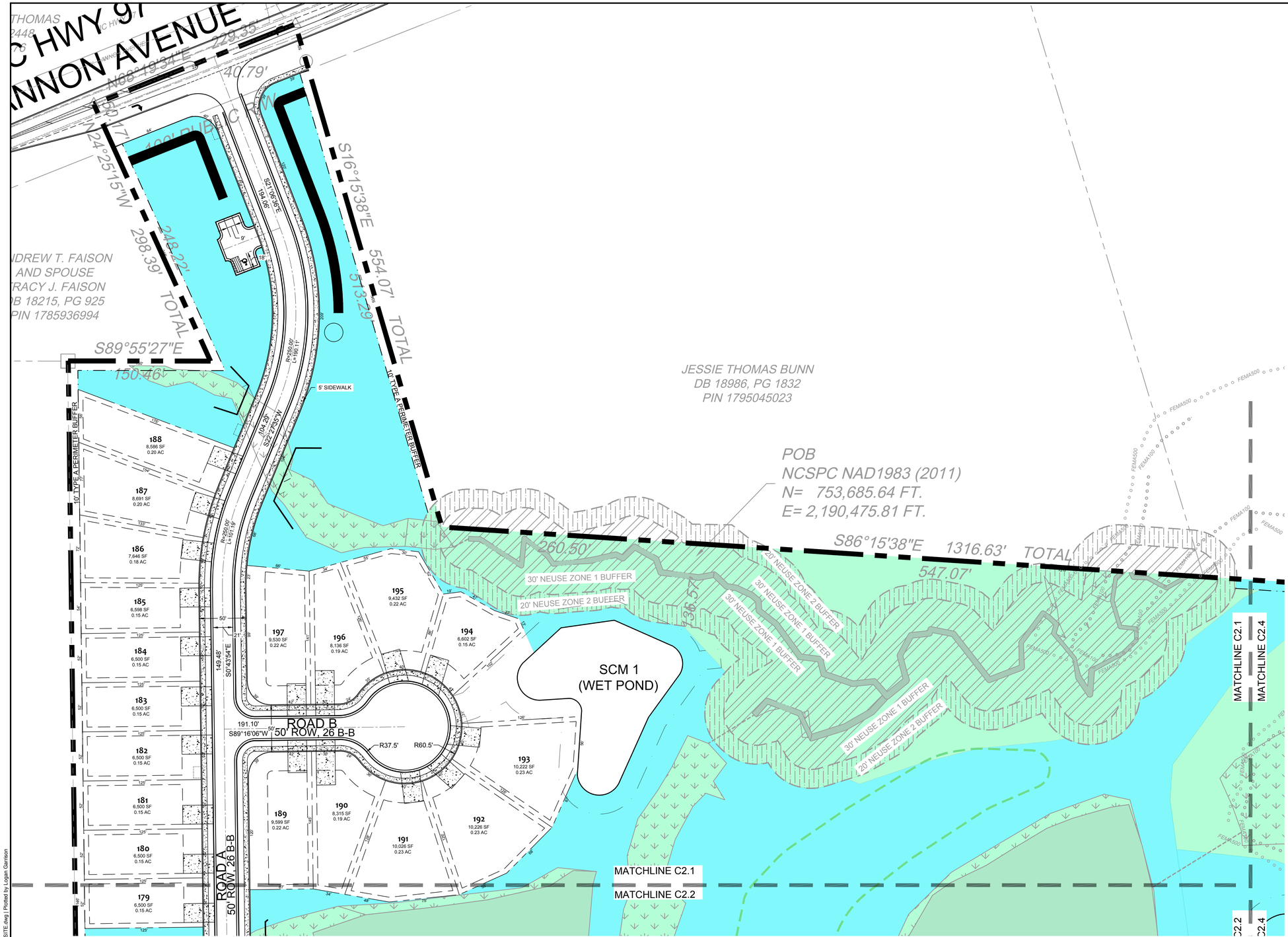

NAD 83

SCALE 1"=50'
0 50' 100'

CONSERVATION PLAN LEGEND

- PRIMARY CONSERVATION AREA
- SECONDARY CONSERVATION AREA

SITE PLAN LEGEND

- PROPERTY LINE
- EXISTING ROAD CENTER
- PROPOSED PERIMETER BUFFER
- PROPOSED EASEMENT
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- PROPOSED ROAD CENTER
- PROPOSED EOP
- EXISTING FLOODPLAIN
- EXISTING WETLANDS

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FAISON TRACT

ZEBULON, WAKE COUNTY, NORTH CAROLINA

DETAILED SITE PLAN (SHEET 1 OF 5)

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SHEET NO. C2.1

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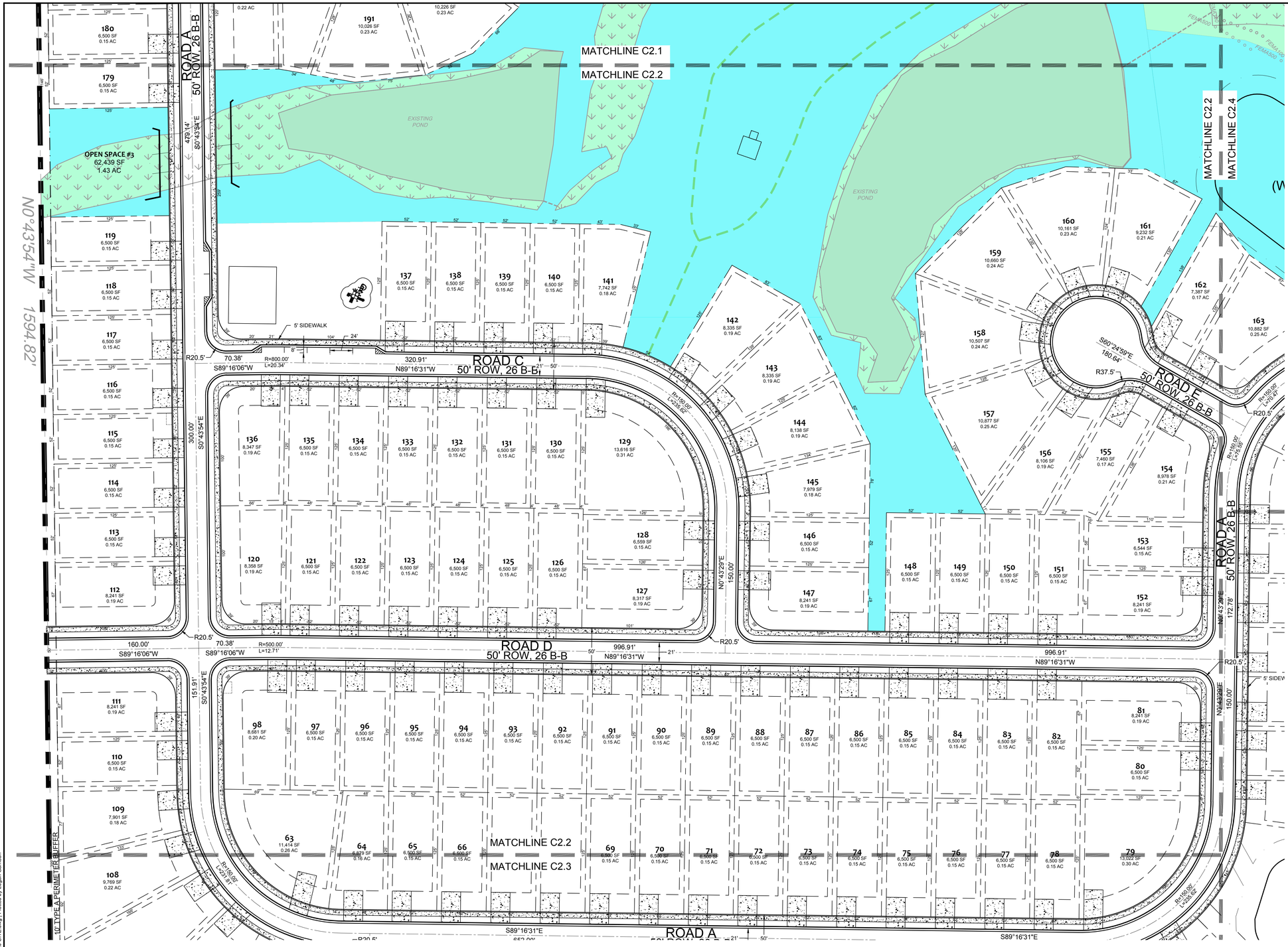
S:\331\49473-Faison_Tract\DWG\Sheet\C2\49473-331-C2.0-SITE.dwg | Plotted by Logan Garrison



NAD 83

SCALE 1"=50'

0 50' 100'

CONSERVATION PLAN LEGEND

- PRIMARY CONSERVATION AREA
- SECONDARY CONSERVATION AREA

SITE PLAN LEGEND

- PROPERTY LINE
- EXISTING ROAD CENTER
- PROPOSED PERIMETER BUFFER
- PROPOSED EASEMENT
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- PROPOSED ROAD CENTER
- PROPOSED EOP
- EXISTING FLOODPLAIN (FEMA100 / FEMA500)
- EXISTING WETLANDS

Public
Water Distribution / Extension System
The City of Raleigh consents to the connection and extension of the City's public water system as shown on this plan. The material and Construction methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook.

City of Raleigh
Public Utilities Department Permit # _____

Public
Sewer Collection / Extension System
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City of Raleigh
Public Utilities Department Permit # _____

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REVISION DESCRIPTION

DATE

DATE 08/08/2025
DRAWN BY 331
DESIGNED BY 331
CHECKED BY T. CROSS
SCALE 1" = 50'

TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652

FAISON TRACT
ZEBULON, WAKE COUNTY, NORTH CAROLINA

DETAILED SITE PLAN (SHEET 2 OF 5)

JOB NO. 49473
SHEET NO. C2.2

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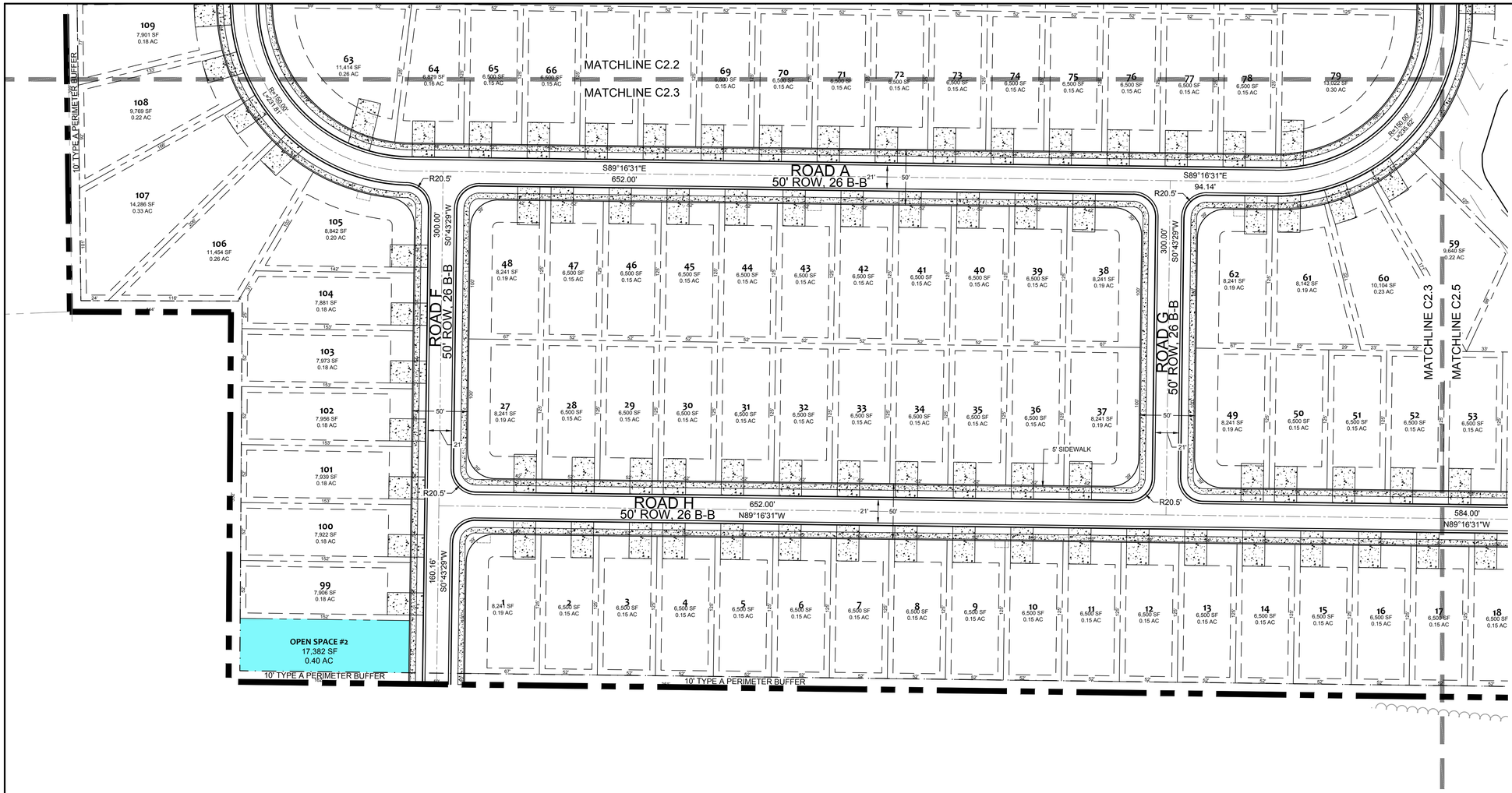

CONSERVATION PLAN LEGEND

- PRIMARY CONSERVATION AREA
- SECONDARY CONSERVATION AREA

SITE PLAN LEGEND

- PROPERTY LINE
- EXISTING ROAD CENTER
- PROPOSED PERIMETER BUFFER
- PROPOSED EASEMENT
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- PROPOSED ROAD CENTER
- PROPOSED EOP
- EXISTING FLOODPLAIN
- EXISTING WETLANDS

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DATE
08/08/2025

DRAWN BY
331

DESIGNED BY
331

CHECKED BY
T. CROSS

SCALE
1" = 50'

FAISON TRACT
ZEBULON, WAKE COUNTY, NORTH CAROLINA
DETAILED SITE PLAN (SHEET 3 OF 5)

JOB NO.
49473

SHEET NO.
C2.3

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F. EUGENE HESTER
AND
KATHERINE S. HESTER, TRUSTEES
DB 8975, PG 1976
BM 1978, PG 651
PIN 1795143104

509.06'

S54°42'13"E 306.55'

F. EUGENE HESTER
AND
KATHERINE S. HESTER, TRUSTEES
DB 8975, PG 1976
PIN 1795137544

EDDIE RAY CREECH, AND
DONNIE LEE HEIRS
DB 015-E, PG 907
PIN 1795230459

EDDIE RAY CREECH, AND
DONNIE LEE HEIRS
DB 15-E, PG 907
PIN 1795137544

"PROPERTY OF JAMES R. LAMPERT
AND WIFE
FAY R. LAMPERT"
DB 8247, PG 1337
PIN 1795230227

RIVERSIDE DRIVE

MATCHLINE C2.1
MATCHLINE C2.4

MATCHLINE C2.2
MATCHLINE C2.4

SCM 2
(WET POND)

PS
2,500 SF
0.06 AC

N50°21'33"E
66.07'
R37.5'

R=150.00'
L=80.41'

N55°30'06"E
169.41'

R=150.00'
L=76.47'

R20.5'

R=150.00'
L=76.58'

EXISTING WETLANDS

5' SIDEWALK

178 10,304 SF 0.24 AC
177 10,374 SF 0.24 AC
176 7,741 SF 0.18 AC
175 7,703 SF 0.18 AC
174 6,847 SF 0.16 AC
173 6,500 SF 0.15 AC
172 6,500 SF 0.15 AC
171 8,283 SF 0.19 AC
170 8,046 SF 0.18 AC
169
163 10,882 SF 0.25 AC
162 7,387 SF 0.17 AC

L1 L2 L3 L4 L5 L6 L7

30' NEUSE ZONE 1 BUFFER
20' NEUSE ZONE 2 BUFFER

TOWN OF ZEBULON
DB 8247, PG 1337
PIN 1795230059

"PROPERTY OF JAMES R. LAMPERT
AND WIFE
FAY R. LAMPERT"
DB 4352 PG 875
BM 1974, PG 105
PIN 1795232049

"PROPERTY OF JAMES R. LAMPERT
AND WIFE
FAY R. LAMPERT".
DB 4352, PG 875
PIN 1795231061

DOVCO INC
DB 5582, PG 532
PIN 1795222708

MATCHLINE C2.4
MATCHLINE C2.5

NAD 83

SCALE 1"=50'
0 50' 100'

Public
Water Distribution / Extension System
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City of Raleigh
Public Utilities Department Permit # _____

CONSERVATION PLAN LEGEND

- PRIMARY CONSERVATION AREA
- SECONDARY CONSERVATION AREA

SITE PLAN LEGEND

- PROPERTY LINE
- EXISTING ROAD CENTER
- PROPOSED PERIMETER BUFFER
- PROPOSED EASEMENT
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- PROPOSED ROAD CENTER
- PROPOSED EOP
- EXISTING FLOODPLAIN
- EXISTING WETLANDS

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TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652

REVISION DESCRIPTION

DATE

DATE 08/08/2025
DRAWN BY 331
DESIGNED BY 331
CHECKED BY T. CROSS
SCALE 1" = 50'

FAISON TRACT
ZEBULON, WAKE COUNTY, NORTH CAROLINA
DETAILED SITE PLAN (SHEET 4 OF 5)

JOB NO. 49473
SHEET NO. C2.4

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MATCHLINE C2.4

MATCHLINE C2.5

MATCHLINE C2.3

MATCHLINE C2.5

ROAD A
50' ROW, 26 B-B

N0°43'29"E 172.78'

N0°43'29"E 150.00'

R20.5'

5' SIDEWALK

170 8,046 SF 0.18 AC

169 6,500 SF 0.15 AC

168 6,500 SF 0.15 AC

167 6,500 SF 0.15 AC

166 6,500 SF 0.15 AC

165 6,500 SF 0.15 AC

164 7,184 SF 0.16 AC

59 9,640 SF 0.22 AC

58 9,996 SF 0.23 AC

53 6,500 SF 0.15 AC

54 6,500 SF 0.15 AC

55 6,500 SF 0.15 AC

56 6,916 SF 0.16 AC

57 9,686 SF 0.23 AC

26 9,711 SF 0.22 AC

25 10,608 SF 0.24 AC

17 6,500 SF 0.15 AC

18 6,500 SF 0.15 AC

19 6,500 SF 0.15 AC

20 6,500 SF 0.15 AC

21 6,500 SF 0.15 AC

22 6,500 SF 0.15 AC

23 7,941 SF 0.18 AC

24 13,554 SF 0.31 AC

SCM 3
(WET POND)

FEMA 100 YEAR FLOOD PLAIN
PANEL 370246 1795 K, REVISED
7/19/2022

EXISTING POND

OPEN SPACE #1
2,383,920 SF
54.73 AC

DOVCO INC.
DB 5582, PG 532
PIN 1795222708

DOVCO INC.
DB 5582, PG 53
PIN 179522374

L10 L11 L12 L13 L14 L15 L16 L17

LITTLE

30' NEUSE ZONE 1 BUFFER

20' NEUSE ZONE 2 BUFFER

584.00'
N89°16'31"W

R38'

35.50'
S0°43'29"W

10' TYPE A PERIMETER BUFFER

S89°15'52"E — 3108.69'

FEMA100 FEMA500

SCALE 1"=50'
0 50' 100'
NAD 83

CONSERVATION PLAN LEGEND

- PRIMARY CONSERVATION AREA
- SECONDARY CONSERVATION AREA

SITE PLAN LEGEND

- PROPERTY LINE
- EXISTING ROAD CENTER
- PROPOSED PERIMETER BUFFER
- PROPOSED EASEMENT
- PROPOSED RIGHT-OF-WAY
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- PROPOSED ROAD CENTER
- PROPOSED EOP
- EXISTING FLOODPLAIN
- EXISTING WETLANDS

Public
Water Distribution / Extension System
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City of Raleigh
Public Utilities Department Permit # _____

Public
Sewer Collection / Extension System
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NORTH CAROLINA LICENSE NO. C-1652

FAISON TRACT
ZEBULON, WAKE COUNTY, NORTH CAROLINA
DETAILED SITE PLAN (SHEET 5 OF 5)

JOB NO. 49473
SHEET NO. C2.5

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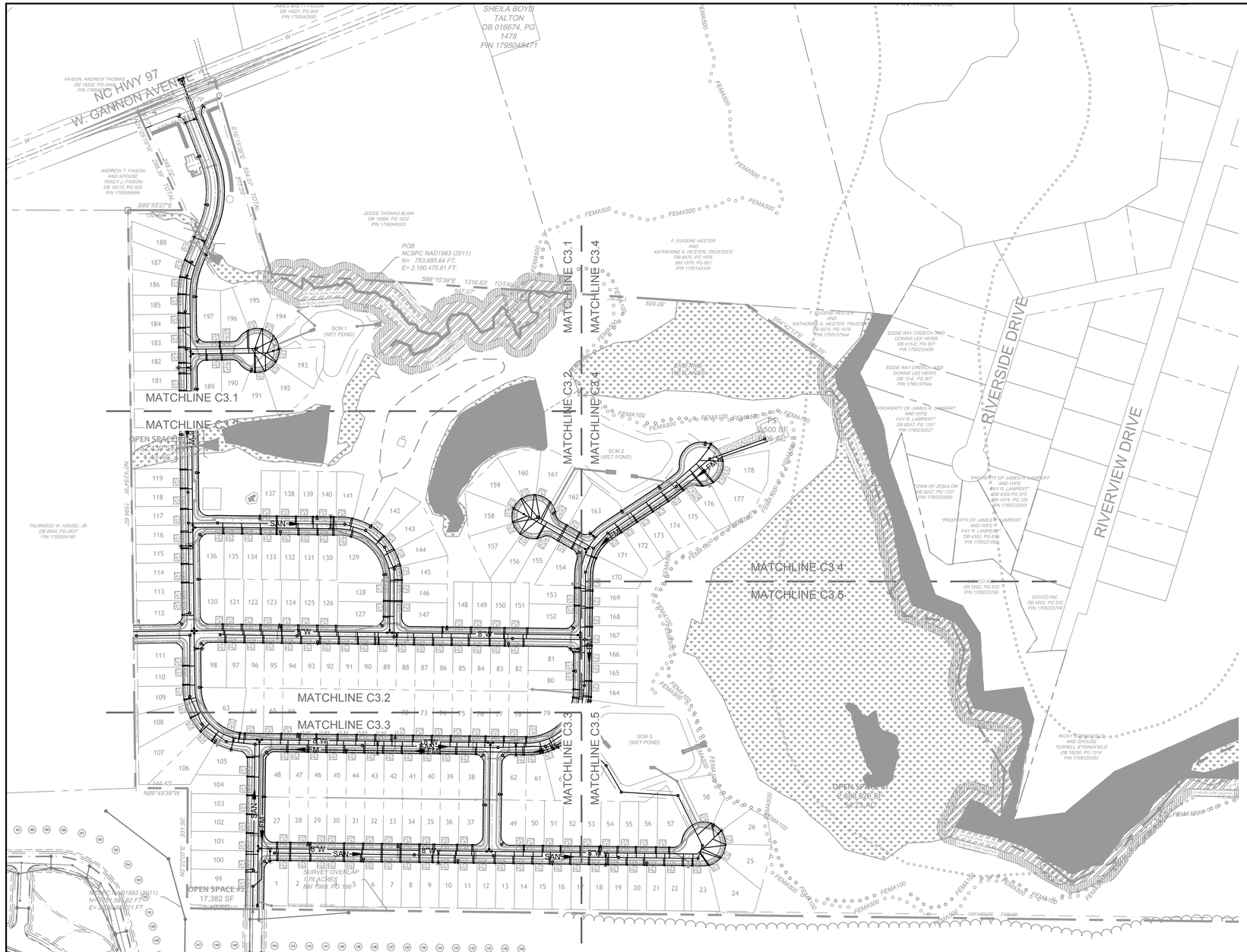
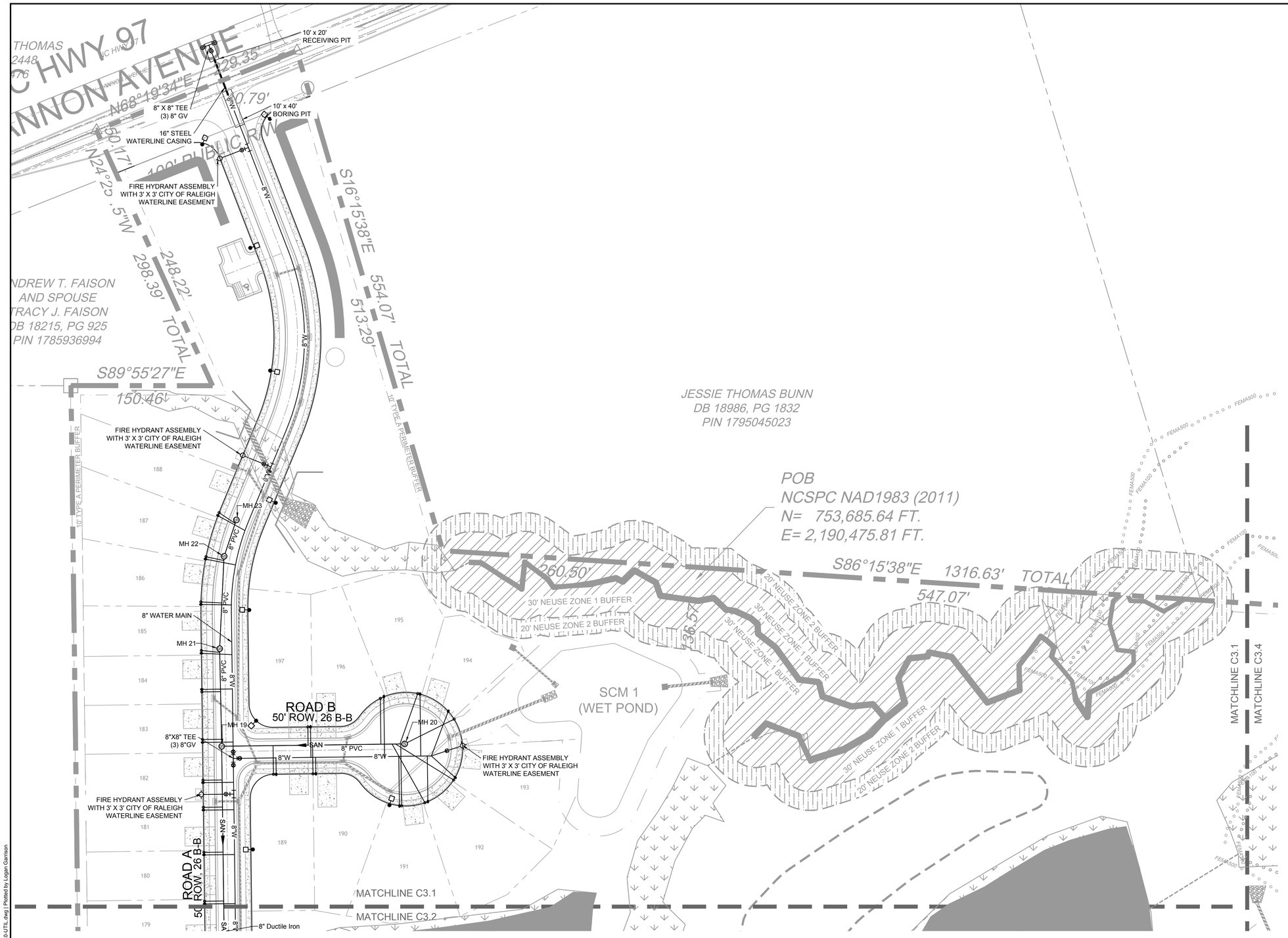

SHEILA BOYD TALTON
DB 0116674, PG 1478
PIN 1795048471
NC HWY 97
W. GANNON AVENUE
FAISON, ANDREW THOMAS
DB 18202, PG 2445
PIN 1795049790
ANDREW T. FAISON AND SPOUSE TRACY J. FAISON
DB 18215, PG 605
PIN 1795058894
JAMES BRETT FAISON
DB 14621, PG 804
PIN 1795042690
JESSIE THOMAS BUNN
DB 18986, PG 1832
PIN 1795045023
F. EUGENE HESTER AND KATHERINE S. HESTER, TRUSTEES
DB 8975, PG 1978
BM 1978, PG 651
PIN 1795143104
EUGENE HESTER AND KATHERINE S. HESTER, TRUSTEE
DB 8975, PG 1978
PIN 1795137544
EDDIE RAY CREECH, AND DONNIE LEE HERS
DB 015-E, PG 907
PIN 1795233459
EDDIE RAY CREECH, AND DONNIE LEE HERS
DB 15-E, PG 907
PIN 1795137544
"PROPERTY OF JAMES R. LAMBERT AND WIFE FAY R. LAMPERT"
DB 6247, PG 1337
PIN 1795230227
"TOWN OF ZEBULON
DB 6247, PG 1337
PIN 1795230059
"PROPERTY OF JAMES R. LAMBERT AND WIFE FAY R. LAMPERT"
DB 6247, PG 1337
BM 1974, PG 105
PIN 1795232049
"PROPERTY OF JAMES R. LAMBERT AND WIFE FAY R. LAMPERT"
DB 4352, PG 875
PIN 1795231956
DOVCO INC.
DB 5582, PG 532
PIN 1795222708
DOVCO INC.
DB 5582, PG 532
PIN 1795223749
RICKY S. STRINGFIELD AND SPOUSE TERRELL STRINGFIELD
DB 18290, PG 1514
PIN 1795330050
TALMADGE W. HOUSE, JR.
DB 8904, PG 2637
PIN 1795934180
AMMONS ACRES, INC.
DB 5947, PG 525
PIN 1795816664
RIVERSIDE DRIVE
RIVERVIEW DRIVE
POB
NCSPC NAD1983 (2011)
N= 753,685.64 FT.
E= 2,190,475.81 FT.
S86°15'38"E 1316.63' TOTAL
547.07'
S89°55'27"W 704.62'
S16°15'35"E 554.07' TOTAL
S89°49'39"W 144.43'
N89°49'39"W 144.43'
N0°22'05"E 331.56'
S89°55'27"W 331.56'
SCM 1 (WET POND)
SCM 2 (WET POND)
SCM 3 (WET POND)
OPEN SPACE #1
2,500 SF
0.06 AC.
OPEN SPACE #2
17,382 SF
0.40 AC.
OPEN SPACE #3
2,886,926 SF
66.27 AC.
SURVEY OVERLAP
1.76 ACRES
BM 1988, PG 766
MATCHLINE C3.1
MATCHLINE C3.2
MATCHLINE C3.3
MATCHLINE C3.4
MATCHLINE C3.5
MATCHLINE C3.6
SAN
S
W
FEMA500
FEMA100
309.06'
S54°17'12"E 1316.63'
S54°17'12"E 547.07'
S89°18'53"E 1198.66'
S89°18'53"E 1198.66'
S89°55'27"W 704.62'
S89°55'27"W 331.56'
S89°55'27"W 331.56'
S89°55'27"W 331.56



SCALE 1"=50'
0 50' 100'
NAD 83

UTILITY LEGEND

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

Public
Water Distribution / Extension System
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City of Raleigh
Public Utilities Department Permit # _____

Public
Sewer Collection / Extension System
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City of Raleigh
Public Utilities Department Permit # _____

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TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652

REVISION DESCRIPTION	DATE

DATE 08/08/2025
DRAWN BY 331
DESIGNED BY 331
CHECKED BY T. CROSS
SCALE 1" = 50'

FAISON TRACT
ZEBULON, WAKE COUNTY, NORTH CAROLINA
DETAILED UTILITY PLAN (SHEET 1 OF 5)

JOB NO. 49473
SHEET NO. C3.1

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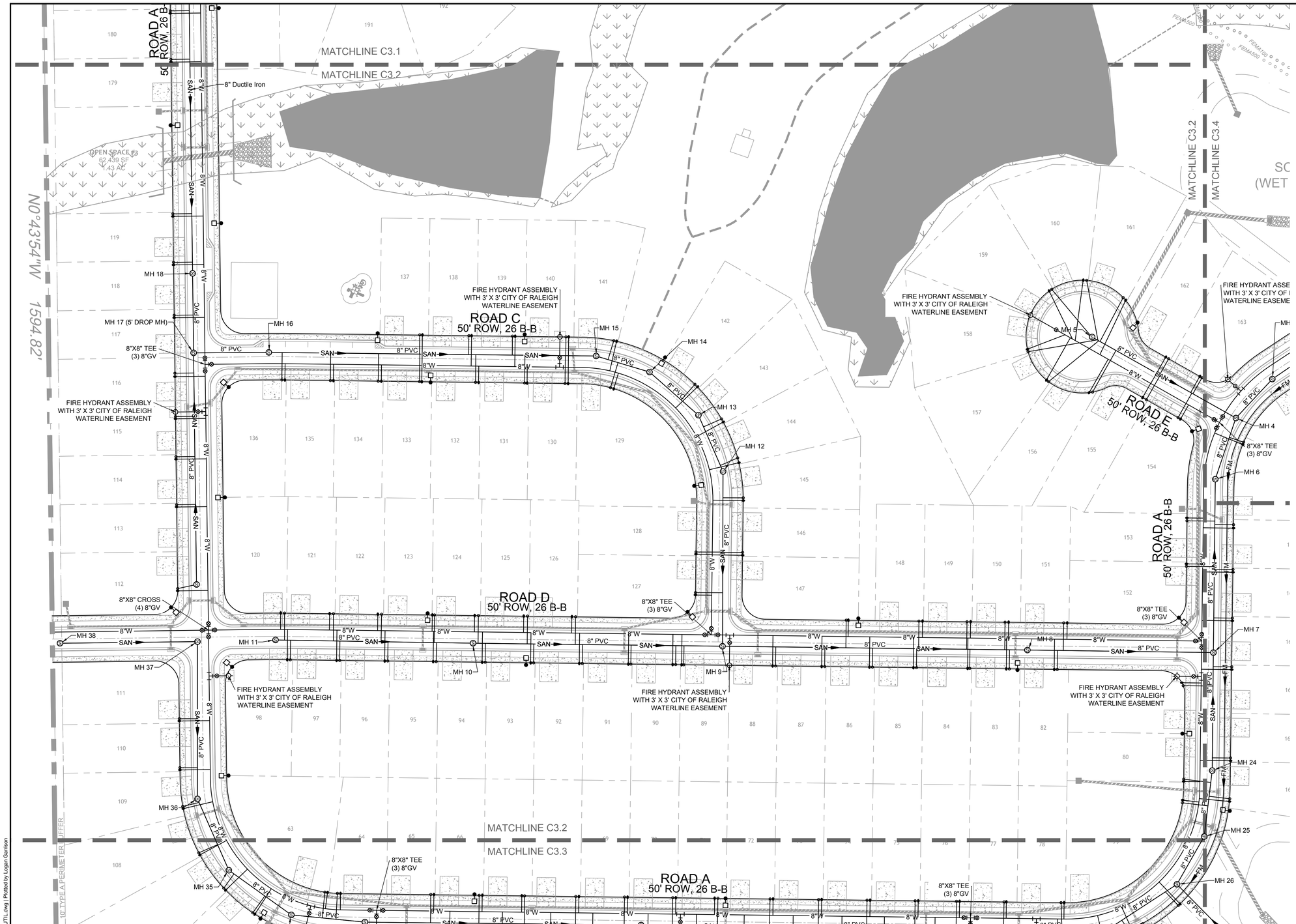

SCALE 1"=50'
0 50' 100'
NAD 83

UTILITY LEGEND

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

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City of Raleigh
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DATE

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CHECKED BY
T. CROSS
SCALE
1" = 50'

FAISON TRACT
ZEBULON, WAKE COUNTY, NORTH CAROLINA
DETAILED UTILITY PLAN (SHEET 2 OF 5)

JOB NO.
49473
SHEET NO.
C3.2

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MATCHLINE C3.2

MATCHLINE C3.3

MATCHLINE C3.3

MATCHLINE C3.5

ROAD A
50' ROW, 26 B-B

ROAD F
50' ROW, 26 B-B

ROAD G
50' ROW, 26 B-B

ROAD H
50' ROW, 26 B-B

MH 25
MH 26
MH 27
MH 28
MH 29
MH 30
MH 31
MH 34
MH 35
MH 36
MH 45
MH 46
MH 48
MH 50

8"X8" TEE
(3) 8"GV

FIRE HYDRANT ASSEMBLY
WITH 3' X 3' CITY OF RALEIGH
WATERLINE EASEMENT

8" BLOWOFF VALVE
ASSEMBLY (TYP.)

OPEN SPACE #2
17,382 SF
0.40 AC

10' TYPE A PERIMETER BUFFER

8" PVC
8"W
SAN
FM
SS
CV

SCALE 1"=50'
0 50' 100'

NAD 83

UTILITY LEGEND

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

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FAISON TRACT
ZEBULON, WAKE COUNTY, NORTH CAROLINA
DETAILED UTILITY PLAN (SHEET 3 OF 5)

JOB NO. 49473
SHEET NO. C3.3

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F. EUGENE HESTER
AND
KATHERINE S. HESTER, TRUSTEES
DB 8975, PG 1976
BM 1978, PG 651
PIN 1795143104

509.06'

S54°42'13"E

306.55'

F. EUGENE HESTER
AND
KATHERINE S. HESTER, TRUSTEES
DB 8975, PG 1976
PIN 1795137544

EDDIE RAY CREECH, AND
DONNIE LEE HEIRS
DB 015-E, PG 907
PIN 1795230459

EDDIE RAY CREECH, AND
DONNIE LEE HEIRS
DB 15-E, PG 907
PIN 1795137544

"PROPERTY OF JAMES R. LAMPERT
AND WIFE
FAY R. LAMPERT"
DB 8247, PG 1337
PIN 1795230227

RIVERSIDE DRIVE

TOWN OF ZEBULON
DB 8247, PG 1337
PIN 1795230059

"PROPERTY OF JAMES R. LAMPERT
AND WIFE
FAY R. LAMPERT"
DB 4352 PG 875
BM 1974, PG 105
PIN 1795232049

"PROPERTY OF JAMES R. LAMPERT
AND WIFE
FAY R. LAMPERT".
DB 4352, PG 875
PIN 1795231061

DB/PG N/A
DB 5582, PG 532
PIN 1795222708

MATCHLINE C3.1
MATCHLINE C3.4
MATCHLINE C3.2
MATCHLINE C3.4
MATCHLINE C3.4
MATCHLINE C3.5

SCM 2
(WET POND)

EXISTING WETLANDS

PS
2,500 SF
0.06 AC

FIRE HYDRANT
ASSEMBLY (TYP.)

MH 1
MH 2
MH 3
MH 4
MH 6

8" PVC
8" DIP
8"X8" TEE
(3) 8"GV

FIRE HYDRANT ASSEMBLY
WITH 3' X 3' CITY OF RALEIGH
WATERLINE EASEMENT

20' NEUSE ZONE 1 BUFFER
30' NEUSE ZONE 2 BUFFER

FEMA100
FEMA500

SCALE 1"=50'
0 50' 100'
NAD 83

UTILITY LEGEND

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

Public
Water Distribution / Extension System
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Public
Sewer Collection / Extension System
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REVISION DESCRIPTION

DATE

DATE 08/08/2025
DRAWN BY 331
DESIGNED BY 331
CHECKED BY T. CROSS
SCALE 1" = 50'

TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652

FAISON TRACT
ZEBULON, WAKE COUNTY, NORTH CAROLINA

DETAILED UTILITY PLAN (SHEET 4 OF 5)

JOB NO. 49473
SHEET NO. C3.4

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MATCHLINE C3.4

MATCHLINE C3.5

MATCHLINE C3.3

MATCHLINE C3.5

DOVCO INC.
DB 5582, PG 532
PIN 1795222708

DOVCO INC.
DB 5582, PG 53
PIN 179522374

MH 6
MH 7
MH 24
MH 25
MH 26
MH 40
MH 40A
MH 41
MH 42
MH 43
MH 44

8" PVC SAN
8" PVC FM
8"W

FEMA 100 YEAR FLOOD PLAIN
PANEL 3702461795 K, REVISED
7/19/2022

SCM 3
(WET POND)

OPEN SPACE #1
2,383,220 SF
54.73 AC

FIRE HYDRANT ASSEMBLY
WITH 3' X 3' CITY OF RALEIGH
WATERLINE EASEMENT

FIRE HYDRANT ASSEMBLY
WITH 3' X 3' CITY OF RALEIGH
WATERLINE EASEMENT

30' NEUSE ZONE 1 BUFFER
20' NEUSE ZONE 2 BUFFER

10' TYPE A PERIMETER BUFFER

S89°15'52"E 3108.69'

FEMA100 FEMA500

SCALE 1"=50'
0 50' 100'
NAD 83

UTILITY LEGEND

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

Public
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DATE 08/08/2025
DRAWN BY 331
DESIGNED BY 331
CHECKED BY T. CROSS
SCALE 1" = 50'

TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652

FAISON TRACT
ZEBULON, WAKE COUNTY, NORTH CAROLINA
DETAILED UTILITY PLAN (SHEET 5 OF 5)

JOB NO. 49473
SHEET NO. C3.5

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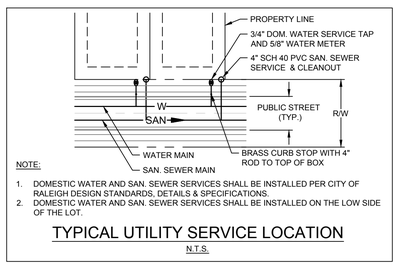
SANITARY SEWER SCHEDULE						
STRUCTURE	HEIGHT	TOP	INV IN	INLET PIPE	INV OUT	OUTLET PIPE
EX MH	14.35'	278.45	265.09'	71 LF 8" PVC @ 4.23% (MH 50)	264.10'	3 LF 8" PVC @ 0.55% ()
EX MH 327	12.10'	247.69	235.59' 239.80'	99 LF 8" PVC @ 0.84% () 146 LF 8" PVC @ 0.00% ()		
MH 1	13.59'	244.77	231.39'	119 LF 8" PVC @ 0.55% (MH 2)	231.19'	161 LF 8" PVC @ 0.60% (MH 1A)
MH 1A	9.78'	239.98	230.22'	161 LF 8" PVC @ 0.60% (MH 1)		
MH 2	14.43'	246.48	232.24'	230 LF 8" PVC @ 0.55% (MH 3)	232.04'	119 LF 8" PVC @ 0.55% (MH 1)
MH 3	16.51'	250.01	233.71'	57 LF 8" PVC @ 0.55% (MH 4)	233.51'	230 LF 8" PVC @ 0.55% (MH 2)
MH 4	16.92'	250.94	234.22' 236.20'	69 LF 8" PVC @ 0.55% (MH 6) 177 LF 8" PVC @ 6.67% (MH 5)	234.02'	57 LF 8" PVC @ 0.55% (MH 3)
MH 5	6.92'	254.92			248.00'	177 LF 8" PVC @ 6.67% (MH 4)
MH 6	17.48'	252.08	234.80'	186 LF 8" PVC @ 0.55% (MH 7)	234.60'	69 LF 8" PVC @ 0.55% (MH 4)
MH 7	18.08'	253.90	236.03' 241.81'	127 LF 8" PVC @ 0.55% (MH 24) 199 LF 8" PVC @ 0.55% (MH 8)	235.83'	186 LF 8" PVC @ 0.55% (MH 6)
MH 8	13.78'	256.68	243.11'	327 LF 8" PVC @ 0.55% (MH 9)	242.91'	199 LF 8" PVC @ 0.55% (MH 7)
MH 9	18.70'	263.61	247.44' 245.11'	268 LF 8" PVC @ 4.28% (MH 10) 187 LF 8" PVC @ 0.55% (MH 12)	244.91'	327 LF 8" PVC @ 0.55% (MH 8)
MH 10	10.37'	269.27	259.10'	212 LF 8" PVC @ 2.35% (MH 11)	258.90'	268 LF 8" PVC @ 4.28% (MH 9)
MH 11	9.70'	273.78			264.08'	212 LF 8" PVC @ 2.35% (MH 10)
MH 12	15.54'	261.68	246.34'	66 LF 8" PVC @ 0.55% (MH 13)	246.14'	187 LF 8" PVC @ 0.55% (MH 9)
MH 13	15.88'	262.58	246.90'	70 LF 8" PVC @ 0.55% (MH 14)	246.70'	66 LF 8" PVC @ 0.55% (MH 12)
MH 14	16.26'	263.55	247.49'	60 LF 8" PVC @ 0.55% (MH 15)	247.29'	70 LF 8" PVC @ 0.55% (MH 13)
MH 15	16.59'	264.40	248.02'	351 LF 8" PVC @ 0.55% (MH 16)	247.82'	60 LF 8" PVC @ 0.55% (MH 14)
MH 16	19.52'	269.47	250.15'	81 LF 8" PVC @ 0.55% (MH 17 (5' DROP MH))	249.95'	351 LF 8" PVC @ 0.55% (MH 15)
MH 17 (5' DROP MH)	19.98'	270.57	250.79' 261.64'	85 LF 8" PVC @ 0.55% (MH 18) 248 LF 8" PVC @ 1.54% (MH 17A)	250.59'	81 LF 8" PVC @ 0.55% (MH 16)

SANITARY SEWER SCHEDULE						
STRUCTURE	HEIGHT	TOP	INV IN	INLET PIPE	INV OUT	OUTLET PIPE
MH 17A	10.37'	275.85			265.47'	248 LF 8" PVC @ 1.54% (MH 17 (5' DROP MH))
MH 18	16.56'	267.82	251.46'	394 LF 8" Ductile Iron @ 0.55% (MH 19)	251.26'	85 LF 8" PVC @ 0.55% (MH 17 (5' DROP MH))
MH 19	15.32'	268.94	256.16' 254.03'	104 LF 8" PVC @ 4.04% (MH 21) 195 LF 8" PVC @ 0.55% (MH 20)	253.63'	394 LF 8" Ductile Iron @ 0.55% (MH 18)
MH 20	8.03'	263.13			255.10'	195 LF 8" PVC @ 0.55% (MH 19)
MH 21	10.07'	270.43	262.09'	98 LF 8" PVC @ 0.60% (MH 22)	260.36'	104 LF 8" PVC @ 4.04% (MH 19)
MH 22	9.15'	271.81	262.88'	41 LF 8" PVC @ 0.60% (MH 23)	262.68'	98 LF 8" PVC @ 0.60% (MH 21)
MH 23	9.28'	272.41			263.12'	41 LF 8" PVC @ 0.60% (MH 22)
MH 24	15.33'	252.05	236.92'	71 LF 8" PVC @ 0.55% (MH 25)	236.72'	127 LF 8" PVC @ 0.55% (MH 7)
MH 25	14.24'	251.56	237.51'	59 LF 8" PVC @ 0.56% (MH 26)	237.31'	71 LF 8" PVC @ 0.55% (MH 24)
MH 26	14.35'	252.19	240.33' 238.04'	84 LF 8" PVC @ 5.30% (MH 27) 140 LF 8" PVC @ 0.55% (MH 40)	237.84'	59 LF 8" PVC @ 0.56% (MH 25)
MH 27	9.87'	254.64	245.46'	130 LF 8" PVC @ 2.33% (MH 28)	244.76'	84 LF 8" PVC @ 5.30% (MH 26)
MH 28	10.84'	259.34	248.70'	374 LF 8" PVC @ 2.21% (MH 29)	248.50'	130 LF 8" PVC @ 2.33% (MH 27)
MH 29	10.69'	267.66	257.17'	296 LF 8" PVC @ 0.55% (MH 30)	256.97'	374 LF 8" PVC @ 2.21% (MH 28)
MH 30	12.09'	270.89	261.26' 259.00'	79 LF 8" PVC @ 0.55% (MH 34) 348 LF 8" PVC @ 2.90% (MH 31)	258.80'	296 LF 8" PVC @ 0.55% (MH 29)
MH 31	9.88'	278.98			269.10'	348 LF 8" PVC @ 2.90% (MH 30)
MH 34	10.00'	271.69	261.89'	82 LF 8" PVC @ 0.55% (MH 35)	261.69'	79 LF 8" PVC @ 0.55% (MH 30)
MH 35	10.21'	272.55	262.55'	84 LF 8" PVC @ 0.55% (MH 36)	262.35'	82 LF 8" PVC @ 0.55% (MH 34)
MH 36	10.42'	273.43	263.21'	169 LF 8" PVC @ 0.55% (MH 37)	263.01'	84 LF 8" PVC @ 0.55% (MH 35)
MH 37	11.22'	275.35	264.33'	147 LF 8" PVC @ 0.65% (MH 38)	264.13'	169 LF 8" PVC @ 0.55% (MH 36)
MH 38	11.04'	276.34			265.30'	147 LF 8" PVC @ 0.65% (MH 37)

SANITARY SEWER SCHEDULE						
STRUCTURE	HEIGHT	TOP	INV IN	INLET PIPE	INV OUT	OUTLET PIPE
MH 40	5.58'	244.39	239.11'	84 LF 8" PVC @ 0.61% (MH 40A)	238.81'	140 LF 8" PVC @ 0.55% (MH 26)
MH 40A	7.58'	247.20	239.82'	156 LF 8" PVC @ 0.55% (MH 41)	239.62'	84 LF 8" PVC @ 0.61% (MH 40)
MH 41	8.11'	248.79	240.88'	154 LF 8" PVC @ 0.55% (MH 42)	240.68'	156 LF 8" PVC @ 0.55% (MH 40A)
MH 42	9.20'	250.92	242.38'	37 LF 8" PVC @ 0.55% (MH 43)	241.72'	154 LF 8" PVC @ 0.55% (MH 41)
MH 43	9.72'	252.31	242.78'	219 LF 8" PVC @ 0.66% (MH 44)	242.58'	37 LF 8" PVC @ 0.55% (MH 42)
MH 44	13.88'	258.11	247.51'	346 LF 8" PVC @ 3.04% (MH 45)	244.23'	219 LF 8" PVC @ 0.66% (MH 43)
MH 45	9.69'	267.71	258.22'	218 LF 8" PVC @ 1.87% (MH 46)	258.02'	345 LF 8" PVC @ 3.04% (MH 44)
MH 46	11.48'	273.77	264.18'	386 LF 8" PVC @ 1.74% (MH 48)	262.29'	218 LF 8" PVC @ 1.87% (MH 45)
MH 48	6.44'	277.33			270.89'	386 LF 8" PVC @ 1.74% (MH 46)
MH 50	11.09'	279.17			268.08'	71 LF 8" PVC @ 4.23% (EX MH)



NOTE:
1. DOMESTIC WATER AND SAN. SEWER SERVICES SHALL BE INSTALLED PER CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS.
2. DOMESTIC WATER AND SAN. SEWER SERVICES SHALL BE INSTALLED ON THE LOW SIDE OF THE LOT.

TYPICAL UTILITY SERVICE LOCATION

N.T.S.

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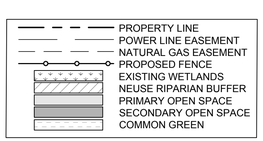


NOTE:
FOR MANHOLES WITH DEPTHS 0'-12' = 4' DIAMETER
FOR MANHOLES WITH DEPTHS 12'-20' = 4' DIAMETER
FOR MANHOLES WITH DEPTHS >20' = 6' DIAMETER

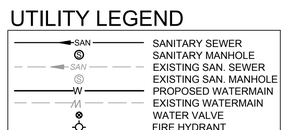
UTILITY NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
2. MINIMUM UTILITY HORIZONTAL SEPARATION DISTANCES:
   WATER AND SANITARY SEWER MAINS - 10 FT.
   WATER AND STORM SEWER MAINS - 5 FT.
   SANITARY SEWER AND STORM SEWER MAINS - 5 FT.
   GRAVITY SANITARY SEWER AND FORCE MAINS - 5 FT.
3. MINIMUM UTILITY VERTICAL SEPARATION DISTANCES:
   WATER AND SANITARY SEWER MAINS - 18 IN.
   WATER AND STORM SEWER MAINS - 18 IN.
   SANITARY SEWER AND STORM SEWER MAINS - 24 IN.

NAD 83

SCALE 1"=50'
0 50' 100'

UTILITY LEGEND



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TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652

FAISON TRACT
ZEBULON, WAKE COUNTY, NORTH CAROLINA
SANITARY SEWER SCHEDULE

JOB NO. 49473
SHEET NO. C3.10

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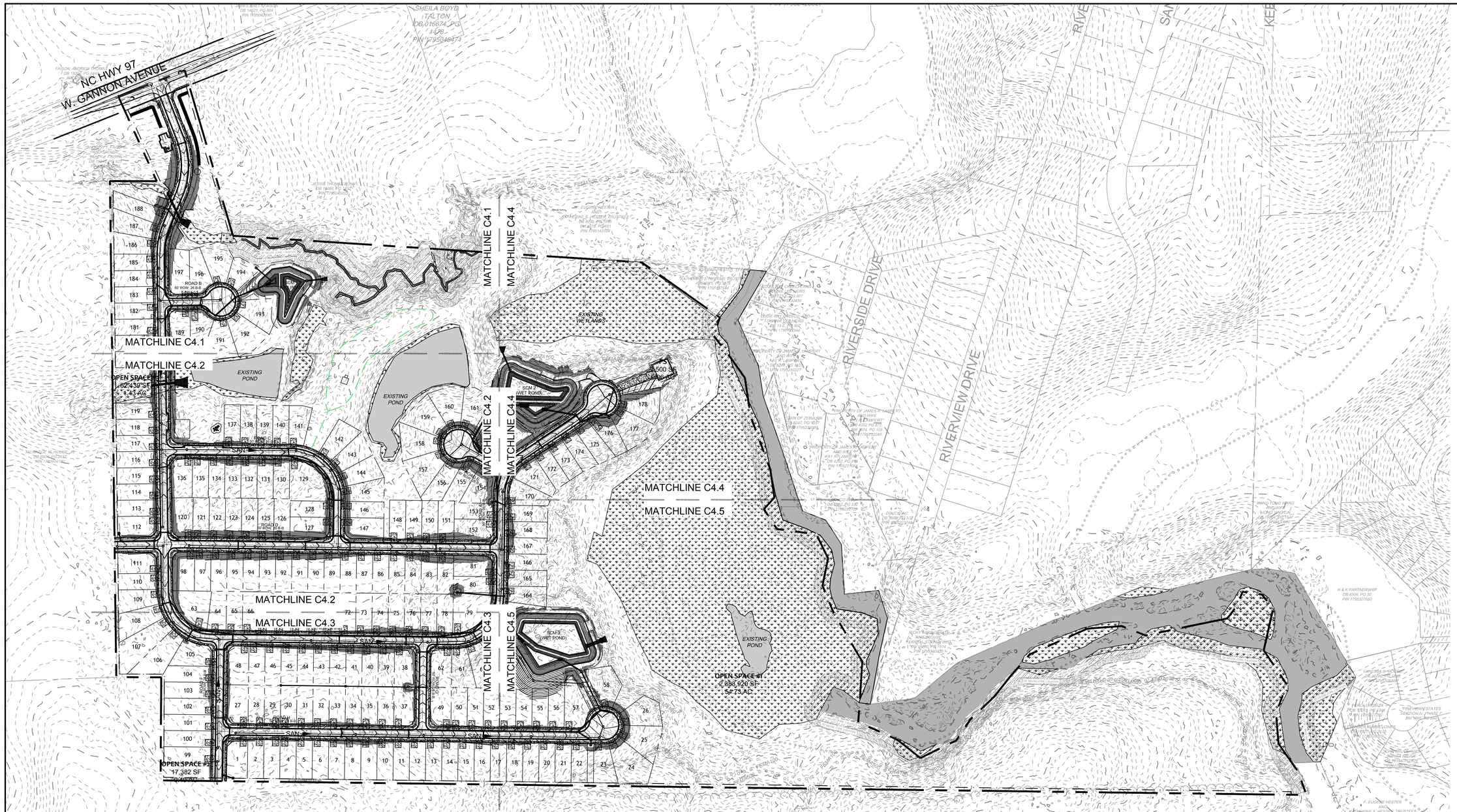

GRADING AND STORMWATER PLAN NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF KNIGHTDALE STANDARDS AND SPECIFICATIONS.
2. ALL PERMITS SHALL BE OBTAINED FROM THE TOWN OF KNIGHTDALE, WAKE COUNTY, NCDOT, NCDEQ-DWR, AND USACE AS APPLICABLE PRIOR TO BEGINNING CONSTRUCTION. A COPY OF ALL PERMITS SHALL BE SUBMITTED TO THE TOWN OF KNIGHTDALE FOR THEIR RECORDS.
3. SCMS SHALL BE DESIGNED TO CONTROL AND TREAT THE DIFFERENCE IN STORMWATER RUNOFF VOLUME LEAVING THE PROJECT SITE BETWEEN THE PRE- AND POST- DEVELOPMENT CONDITIONS FOR, AT A MINIMUM, THE 1-YEAR, 24-HOUR STORM.
4. SCMS SHALL BE DESIGNED TO HAVE A MINIMUM OF 85% AVERAGE ANNUAL REMOVAL FOR TOTAL SUSPENDED SOLIDS.
5. ALL SCMS ASSOCIATED WITH THIS PROJECT WILL REQUIRE MAINTENANCE EASEMENTS AND AN OPERATION AND MAINTENANCE AGREEMENT TO BE NOTED ON THE FINAL PLAT. ALL OF THESE ITEMS WILL NEED TO BE RECORDED WITH THE COUNTY REGISTER OF DEEDS.
6. ALL PUBLIC SANITARY SEWER EASEMENTS SHALL HAVE MAX. FINISHED GRADE SLOPE OF 3:1 TO ASSURE SAFE ACCESS FOR MAINTENANCE VEHICLES AND MOWERS.
7. ANY FILL PLACED WITHIN AN HRW EASEMENT SHALL BE FIELD TESTED/APPROVED BY THE OWNERS GEOTECHNICAL ENGINEER.
8. BUILDING PADS SHALL BE A MIN OF 18" ABOVE THE TOP OF CURB. DRIVEWAY SLOPE SHALL NOT EXCEED 8%
9. PAD GRADE DENOTES FINISHED SUBGRADE.
10. SWALES SHALL HAVE A MIN SLOPE OF 2% BUT NO LESS THAN 1% IF MIN CANNOT BE MET. ALL SWALES BETWEEN HOUSES TO BE MORE THAN 1% SLOPE. SWALE HIGH POINTS TO BE 6" BELOW BUILDING PAD. REAR YARD SWALES TO BE MIN. 2% SLOPE.
11. HIGH POINT WITHIN SWALE AS NOTED TO BE 6 IN BELOW FINISHED SUBGRADE.
12. HOUSE SIDE SLOPES TO BE 3:1 FROM PAD TO SIDE SWALE. PAD TO BE .5' (6") HIGHER THAN GRADE AND SWALE TO BE LOCATED 1.5' LENGTH FROM PAD.
13. ALL SCM'S WILL PROVIDE A MINIMUM 20' VEHICULAR ACCESSIBLE ACCESS EASEMENT FOR FUTURE MAINTENANCE AND INSPECTIONS. ACCESS EASEMENTS SHALL PROVIDE DIRECT ACCESS TO THE PRIMARY OUTFALL/BERM AND EASEMENT SLOPE SHALL NOT EXCEED 33.33% MAXIMUM LONGITUDINAL SLOPE.
14. ALL ROOF DRAINS SHALL BE DIRECTED TO THE STORM DRAIN SYSTEM.
15. ALL SEWER ACCESS EASEMENTS WILL NOT EXCEED A 33.33% SLOPE
16. ALL HANDICAP PARKING SPACES AND STRIPED ACCESSIBILTY AISLES ARE TO HAVE NO MORE THAN A 1:50 SLOPE IN ALL DIRECTIONS.
17. ALL SIDEWALKS ARE TO HAVE NO MORE THAN A 1:20 SLOPE FOR THE LENGTH OF THE SIDEWALK AND NO MORE THAN A 1:50 SLOPE FOR THE WIDTH OF THE SIDEWALK.
18. **IF CONTRACTOR NOTICES ANY DISCREPANCIES IN ANY OF THESE SLOPE REQUIREMENTS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE OWNER PRIOR TO POURING ANY CONCRETE SO THAT A SOLUTION CAN BE FOUND.**
19. RETAINING WALL AND ASSOCIATED DRAINAGE TO BE DESIGNED BY OTHERS. CONTRACTOR SHALL COORDINATE DESIGN AND SUBMIT SEALED PLAN FOR REVIEW AND APPROVAL BY THE TOWN INSPECTIONS DEPARTMENT.

VELOCITY DISSIPATION PAD (VDP) DESIGN

OUTLET NAME	PIPE DIA.	PIPE SLOPE	Q10	V10	ZONE	PAD DIMENSIONS			STONE SIZING		
						LENGTH	WIDTH	DEPTH	D50	Dmax	CLASS
	(in)	(ft/ft)	(cfs)	(fps)		(ft)	(ft)	(in)	(in)	(in)	(NCDOT)
FES 100	30	0.02	21.23	10.79	2	15	8	18	8	12	B
FES 130	18	0.02	2.63	6.33	1	6	5	12	4	6	A
FES 200	42	0.02	33.17	11.95	3	28	11	26	10	17	1
FES 260	36	0.02	9.44	8.97	2	18	9	18	8	12	B
FES 300	36	0.02	46.73	13.19	3	24	9	26	10	17	1
FES 350	30	0.02	20.87	10.79	2	15	8	18	8	12	B
SCM 1 FES	36	0.0094	18.37	7.82	2	18	9	18	8	12	B
SCM 2 FES	36	0.008	46.28	9.28	2	18	9	18	8	12	B
SCM 3 FES	30	0.071	57.28	22.30	6	25	8	36	14	23	2
CULVERT 100 (BOX)	60	0.0065	97.41	10.43	3	40	15	26	10	17	1
CULVERT 200	60	0.00185	58.93	5.78	2	30	15	18	8	12	B

STORM DRAINAGE LEGEND

CB = NCDOT RSD STD 840.02
RIM = TOP OF CURB / BACK OF CURB
DI (12" -30") = NCDOT RSD STD 840.14
RIM = TOP OF GRATE
DI (30" +) = NCDOT RSD STD 840.17, SINGLE
RIM = TOP OF GRATE
FES = FLARED END SECTION PER NCDOT SPECIFICATIONS
MH = NCDOT RSD STD 840.52

SCALE 1"=150'

0 150' 300'

NAD 83

LEGEND

- PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- PROPOSED ROAD CENTER
- BUILDING PAD
- 100 EXISTING CONTOUR
- 100 PROPOSED CONTOUR
- PROPOSED PERIMETER BUFFER
- PROPOSED EASEMENT

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REVISION DESCRIPTION	DATE

DATE: 08/08/2025
DRAWN BY: 331
DESIGNED BY: 331
CHECKED BY: T. CROSS
SCALE: 1" = 150'

TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652

FAISON TRACT
ZEBULON, WAKE COUNTY, NORTH CAROLINA
OVERALL GRADING PLAN

JOB NO. 49473
SHEET NO. C4.0

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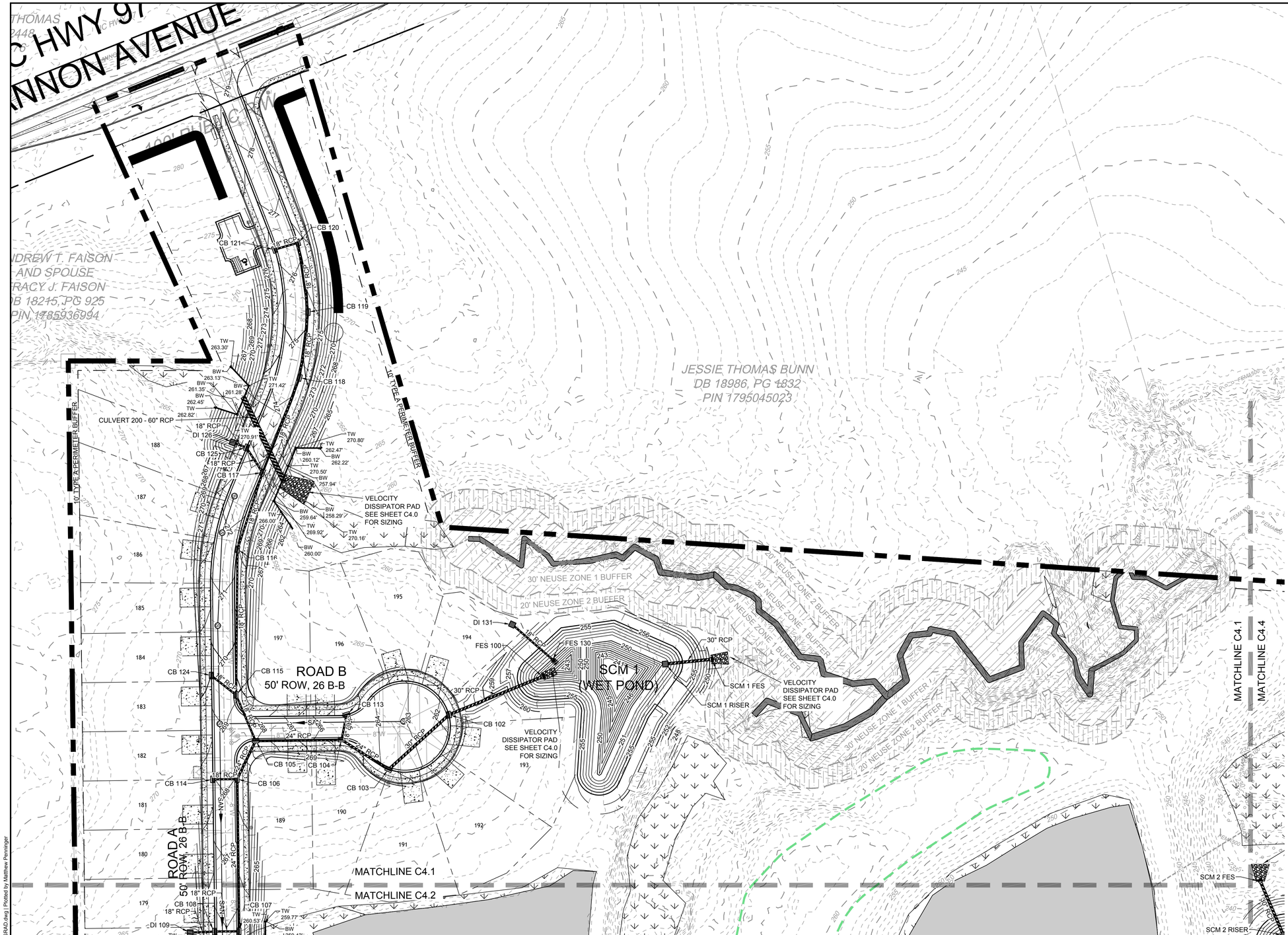

LEGEND

- PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- PROPOSED ROAD CENTER
- BUILDING PAD
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED PERIMETER BUFFER
- PROPOSED EASEMENT

Public
Water Distribution / Extension System
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City of Raleigh
Public Utilities Department Permit # _____

Public
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JOB NO.	49473
SHEET NO.	C4.1

FAISON TRACT

ZEBULON, WAKE COUNTY, NORTH CAROLINA

DETAILED GRADING PLAN (SHEET 1 OF 5)

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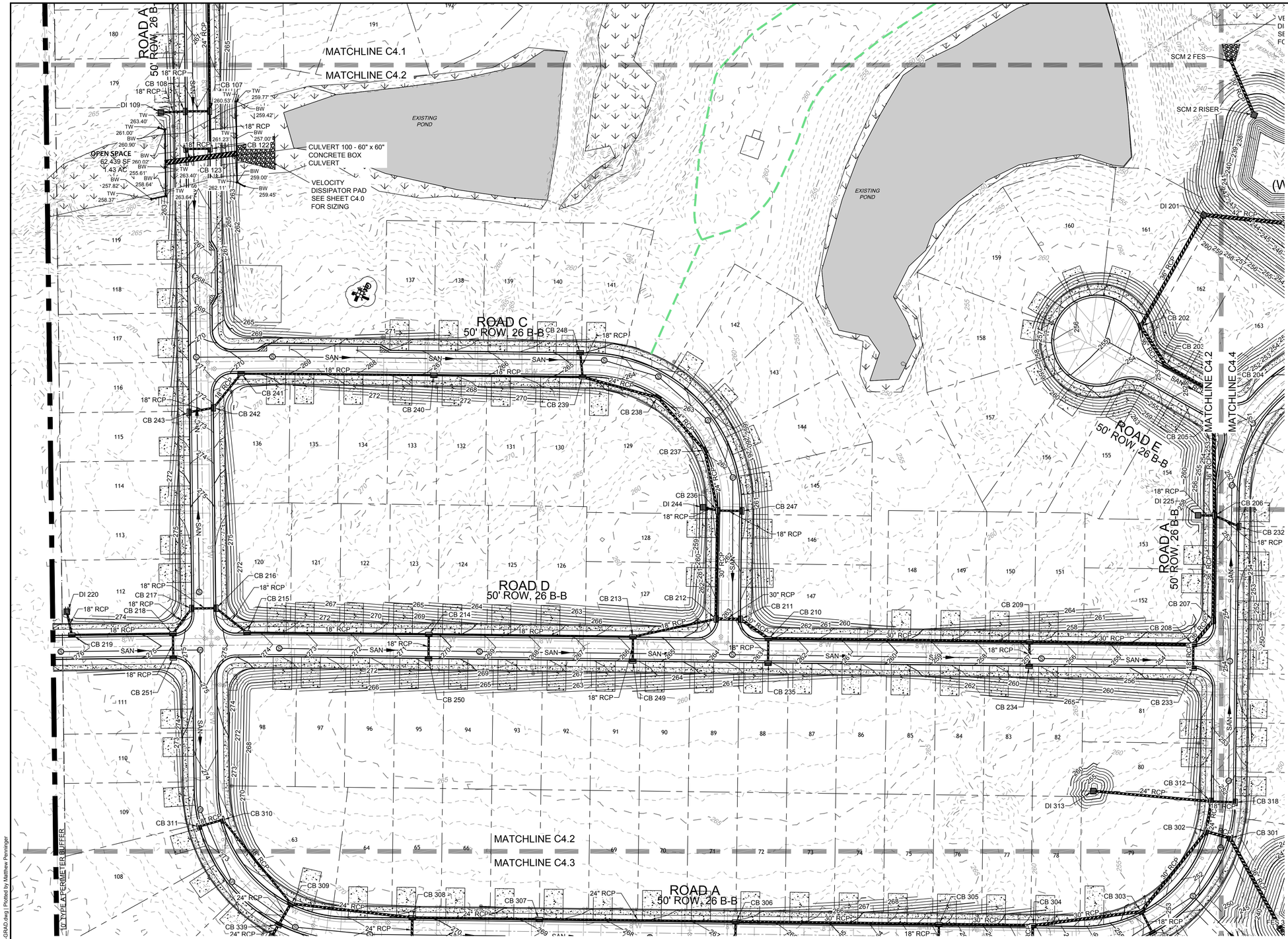

LEGEND

- PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- PROPOSED ROAD CENTER
- BUILDING PAD
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED PERIMETER BUFFER
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FAISON TRACT

ZEBULON, WAKE COUNTY, NORTH CAROLINA

DETAILED GRADING PLAN (SHEET 2 OF 5)

JOB NO. 49473
SHEET NO. C4.2

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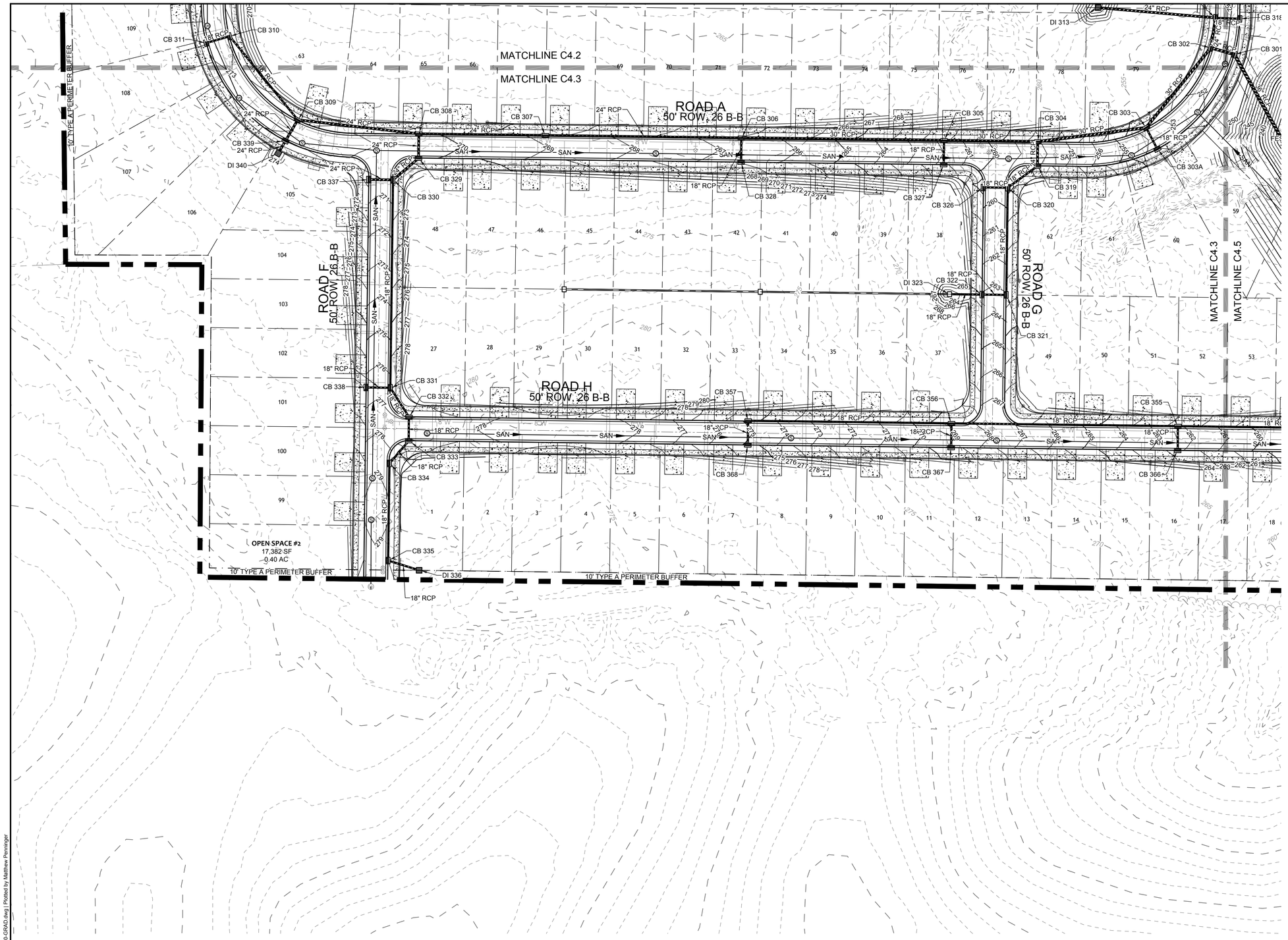

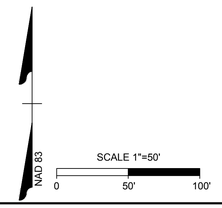

LEGEND

- PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- PROPOSED ROAD CENTER
- BUILDING PAD
- 100 EXISTING CONTOUR
- 100 PROPOSED CONTOUR
- PROPOSED PERIMETER BUFFER
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NORTH CAROLINA LICENSE NO. C-1652

FAISON TRACT
ZEBULON, WAKE COUNTY, NORTH CAROLINA

DETAILED GRADING PLAN (SHEET 3 OF 5)

JOB NO. 49473
SHEET NO. C4.3

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F. EUGENE HESTER
AND
KATHERINE S. HESTER, TRUSTEES
DB 8975, PG 1976
BM 1978, PG 651
PIN 1795143104

F. EUGENE HESTER
AND
KATHERINE S. HESTER, TRUSTEES
DB 8975, PG 1976
PIN 1795137544

EDDIE RAY CREECH, AND
DONNIE LEE HEIRS
DB 015-E, PG 907
PIN 1795230459

EDDIE RAY CREECH, AND
DONNIE LEE HEIRS
DB 15-E, PG 907
PIN 1795137544

"PROPERTY OF JAMES R. LAMPERT
AND WIFE
FAY R. LAMPERT"
DB 8247, PG 1337
PIN 1795230227

RIVERSIDE DRIVE

TOWN OF ZEBULON
DB 8247, PG 1337
PIN 1795230059

"PROPERTY OF JAMES R. LAMPERT
AND WIFE
FAY R. LAMPERT"
DB 4352 PG 875
BM 1974, PG 105
PIN 1795232049

"PROPERTY OF JAMES R. LAMPERT
AND WIFE
FAY R. LAMPERT".
DB 4352, PG 875
PIN 1795231061

DO/GO INC.
DB 5582, PG 532
PIN 1795222708

MATCHLINE C4.1
MATCHLINE C4.4
MATCHLINE C4.2
MATCHLINE C4.4
MATCHLINE C4.4
MATCHLINE C4.5

EXISTING WETLANDS

VELOCITY DISSIPATOR PAD
SEE SHEET C4.0 FOR SIZING

SCM 2 FES
SCM 2 RISER
SCM 2
(WET POND)

VELOCITY DISSIPATOR PAD
SEE SHEET C4.0 FOR SIZING

PAD
241.00

PS
2,500 SF
0.06 AC

30' NEUSE ZONE 1 BUFFER
20' NEUSE ZONE 2 BUFFER

FES 260
FES 200
CB 261
CB 263
DI 264
CB 262
CB 269
CB 270
CB 271
CB 202
CB 203
CB 204
CB 205
CB 206
CB 232
CB 26 B-B

18" RCP
24" RCP
30" RCP
36" RCP
42" RCP
SAN
SCP

NAD 83

SCALE 1"=50'
0 50' 100'

LEGEND

- PROPERTY LINE
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REVISION DESCRIPTION	DATE

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DESIGNED BY: 331
CHECKED BY: T. CROSS
SCALE: 1" = 50'

FAISON TRACT

ZEBULON, WAKE COUNTY, NORTH CAROLINA

DETAILED GRADING PLAN (SHEET 4 OF 5)

JOB NO. 49473
SHEET NO. C4.4

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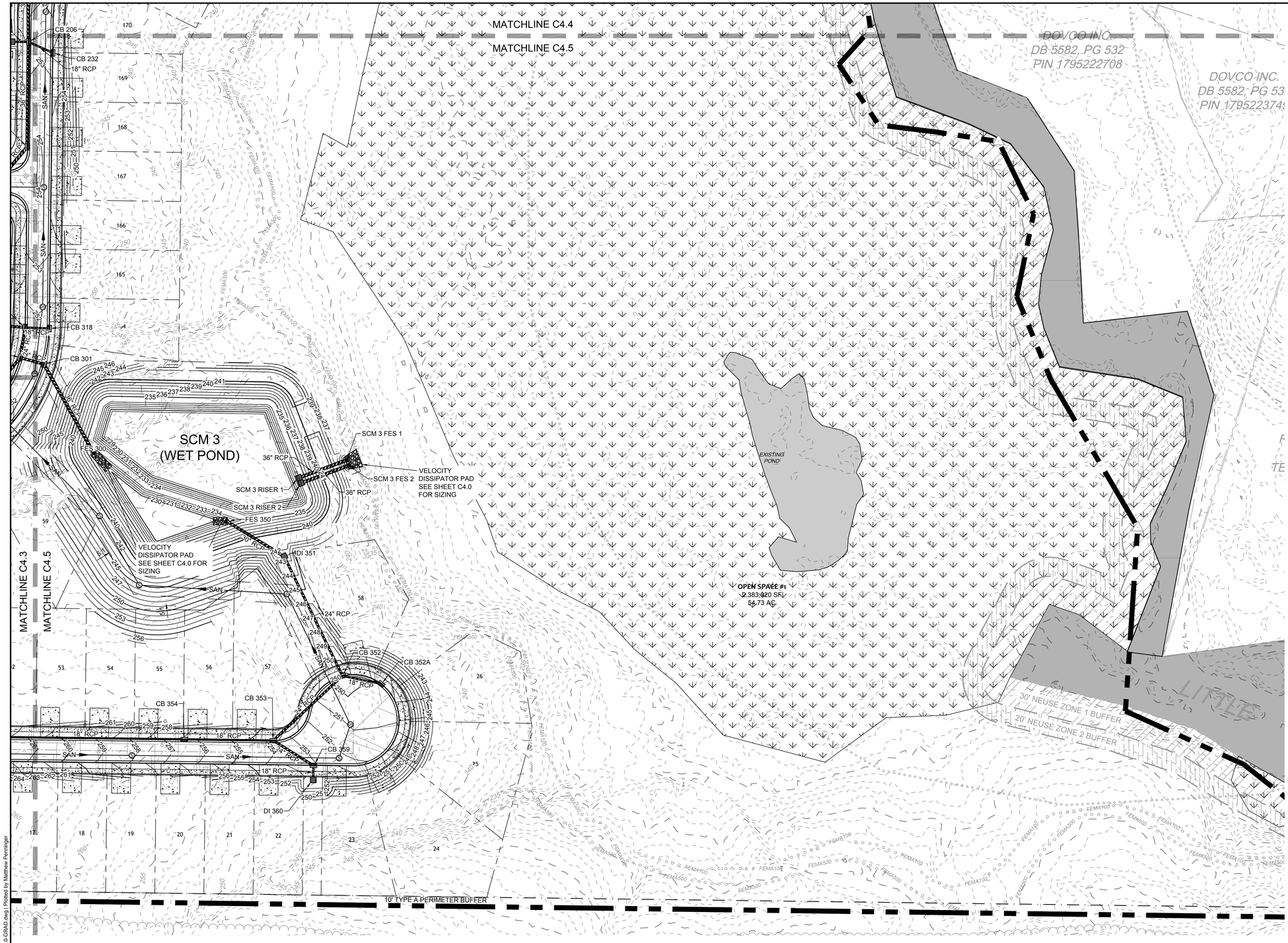

LEGEND

- PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- PROPOSED ROAD CENTER
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DESIGNED BY 331
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FAISON TRACT
ZEBULON, WAKE COUNTY, NORTH CAROLINA
DETAILED GRADING PLAN (SHEET 5 OF 5)

JOB NO. 49473
SHEET NO. C4.5

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STORM DRAINAGE SCHEDULE						
STRUCTURE	HEIGHT	TOP	INV IN	INLET PIPE	INV OUT	OUTLET PIPE
CB 102	13.07'	262.02'	254.94'	86 LF 30" RCP @ 0.55% (CB 103)	248.95'	107 LF 30" RCP @ 2.00% (FES 100)
CB 103	8.78'	264.20'	255.92'	59 LF 24" RCP @ 0.69% (CB 104)	255.42'	86 LF 30" RCP @ 0.55% (CB 102)
CB 104	9.19'	265.52'	256.32' 258.09'	91 LF 24" RCP @ 0.55% (CB 105) 27 LF 18" RCP @ 1.35% (CB 113)	256.32'	59 LF 24" RCP @ 0.69% (CB 103)
CB 105	11.66'	268.49'	261.09' 256.82'	53 LF 18" RCP @ 0.55% (CB 115) 45 LF 24" RCP @ 0.55% (CB 106)	256.82'	91 LF 24" RCP @ 0.55% (CB 104)
CB 106	11.35'	268.42'	257.07' 261.11'	161 LF 24" RCP @ 0.55% (CB 107) 26 LF 18" RCP @ 0.58% (CB 114)	257.07'	45 LF 24" RCP @ 0.55% (CB 105)
CB 107	8.22'	266.18'	258.80' 258.46'	26 LF 18" RCP @ 0.55% (CB 108) 40 LF 18" RCP @ 0.55% (CB 122)	257.96'	161 LF 24" RCP @ 0.55% (CB 106)
CB 108	7.24'	266.18'	261.45'	26 LF 18" RCP @ 0.55% (DI 109)	258.94'	26 LF 18" RCP @ 0.55% (CB 107)
CB 113	6.90'	265.36'			258.46'	27 LF 18" RCP @ 1.35% (CB 104)
CB 114	7.16'	268.42'			261.26'	26 LF 18" RCP @ 0.58% (CB 106)
CB 115	8.32'	269.70'	263.88' 261.38'	154 LF 18" RCP @ 0.55% (CB 116) 33 LF 18" RCP @ 0.55% (CB 124)	261.38'	53 LF 18" RCP @ 0.55% (CB 105)
CB 116	7.34'	272.07'	264.73'	86 LF 18" RCP @ 0.55% (CB 117)	264.73'	154 LF 18" RCP @ 0.55% (CB 115)
CB 117	8.01'	273.21'	268.09' 265.20'	108 LF 18" RCP @ 0.55% (CB 118) 32 LF 18" RCP @ 0.55% (CB 125)	265.20'	86 LF 18" RCP @ 0.55% (CB 116)
CB 118	6.05'	274.74'	268.68'	70 LF 18" RCP @ 0.55% (CB 119)	268.68'	108 LF 18" RCP @ 0.55% (CB 117)
CB 119	6.62'	275.69'	269.07'	74 LF 18" RCP @ 0.55% (CB 120)	269.07'	70 LF 18" RCP @ 0.55% (CB 118)
CB 120	7.23'	276.71'	269.48'	26 LF 18" RCP @ 0.55% (CB 121)	269.48'	74 LF 18" RCP @ 0.55% (CB 119)
CB 121	7.07'	276.70'			269.62'	26 LF 18" RCP @ 0.55% (CB 120)
CB 122	7.31'	265.99'	258.68'	26 LF 18" RCP @ 0.55% (CB 123)	258.68'	40 LF 18" RCP @ 0.55% (CB 107)
CB 123	7.17'	265.99'			258.82'	26 LF 18" RCP @ 0.55% (CB 122)
CB 124	8.43'	270.00'			261.56'	33 LF 18" RCP @ 0.55% (CB 115)
CB 125	8.09'	273.47'	265.37'	16 LF 18" RCP @ 0.55% (DI 126)	265.37'	32 LF 18" RCP @ 0.55% (CB 117)
DI 109	3.81'	265.40'			261.59'	26 LF 18" RCP @ 0.55% (CB 108)
DI 126	7.91'	273.36'			265.46'	16 LF 18" RCP @ 0.55% (CB 125)
DI 131	9.76'	260.39'			250.63'	57 LF 18" RCP @ 2.01% (FES 130)
FES 100	N/A	249.60'	246.81'	107 LF 30" RCP @ 2.00% (CB 102)		
FES 130	N/A	251.20'	249.49'	57 LF 18" RCP @ 2.01% (DI 131)		

STORM DRAINAGE SCHEDULE						
STRUCTURE	HEIGHT	TOP	INV IN	INLET PIPE	INV OUT	OUTLET PIPE
SCM 1 FES	N/A	251.83'	249.04'	49 LF 30" RCP @ 0.94% (SCM 1 RISER)		
SCM 1 RISER	12.50'	254.00'			249.50'	49 LF 30" RCP @ 0.94% (SCM 1 FES)
SCM 2 FES	N/A	238.79'	236.00'	62 LF 30" RCP @ 0.80% (SCM 2 RISER)		
SCM 2 RISER	12.50'	242.00'			236.50'	62 LF 30" RCP @ 0.80% (SCM 2 FES)
SCM 3 FES 1	N/A	236.95'	233.62'	53 LF 36" RCP @ 0.71% (SCM 3 RISER 1)		
SCM 3 FES 2	N/A	236.95'	233.62'	53 LF 36" RCP @ 0.71% (SCM 3 RISER 2)		
SCM 3 RISER 1	10.51'	239.00'			234.00'	53 LF 36" RCP @ 0.71% (SCM 3 FES 1)
SCM 3 RISER 2	10.50'	239.00'			234.00'	53 LF 36" RCP @ 0.71% (SCM 3 FES 2)

STORM DRAINAGE SCHEDULE						
STRUCTURE	HEIGHT	TOP	INV IN	INLET PIPE	INV OUT	OUTLET PIPE
CB 202	13.10'	254.50'	241.40'	50 LF 36" RCP @ 0.54% (CB 203)	241.40'	135 LF 36" RCP @ 0.55% (DI 201)
CB 203	11.47'	253.14'	241.67'	73 LF 36" RCP @ 0.55% (CB 204)	241.67'	50 LF 36" RCP @ 0.54% (CB 202)
CB 204	8.89'	250.96'	242.07'	26 LF 36" RCP @ 0.58% (CB 205)	242.07'	73 LF 36" RCP @ 0.55% (CB 203)
CB 205	8.74'	250.96'	242.22'	100 LF 36" RCP @ 1.70% (CB 206)	242.22'	26 LF 36" RCP @ 0.58% (CB 204)
CB 206	8.96'	252.88'	243.92' 245.45' 245.50'	111 LF 36" RCP @ 0.55% (CB 207) 17 LF 18" RCP @ 0.57% (DI 225) 28 LF 18" RCP @ 0.53% (CB 232)	243.92'	100 LF 36" RCP @ 1.70% (CB 205)
CB 207	9.71'	254.24'	244.53'	33 LF 36" RCP @ 0.55% (CB 208)	244.53'	111 LF 36" RCP @ 0.55% (CB 206)
CB 208	8.37'	253.08'	246.71' 246.21'	173 LF 30" RCP @ 1.16% (CB 209) 26 LF 18" RCP @ 0.55% (CB 233)	244.71'	33 LF 36" RCP @ 0.55% (CB 207)
CB 209	8.54'	257.26'	248.72' 249.72'	276 LF 30" RCP @ 1.32% (CB 210) 26 LF 18" RCP @ 0.58% (CB 234)	248.72'	173 LF 30" RCP @ 1.16% (CB 208)
CB 210	10.73'	263.11'	252.38' 255.56'	36 LF 30" RCP @ 0.56% (CB 211) 26 LF 18" RCP @ 0.54% (CB 235)	252.38'	276 LF 30" RCP @ 1.32% (CB 209)
CB 211	10.77'	263.35'	252.58'	26 LF 30" RCP @ 0.54% (CB 212)	252.58'	36 LF 30" RCP @ 0.56% (CB 210)
CB 212	10.63'	263.35'	256.85' 252.72'	90 LF 18" RCP @ 2.00% (CB 213) 115 LF 30" RCP @ 0.69% (CB 236)	252.72'	26 LF 30" RCP @ 0.54% (CB 211)
CB 213	7.49'	266.14'	258.65' 258.65'	216 LF 18" RCP @ 2.10% (CB 214) 26 LF 18" RCP @ 0.54% (CB 249)	258.65'	90 LF 18" RCP @ 2.00% (CB 212)
CB 214	7.53'	270.72'	263.19' 263.19'	192 LF 18" RCP @ 1.90% (CB 215) 26 LF 18" RCP @ 0.54% (CB 250)	263.19'	216 LF 18" RCP @ 2.10% (CB 213)
CB 215	7.95'	274.79'	266.84'	42 LF 18" RCP @ 0.55% (CB 216)	266.84'	192 LF 18" RCP @ 1.90% (CB 214)
CB 216	9.01'	276.08'	267.07'	26 LF 18" RCP @ 0.54% (CB 217)	267.07'	42 LF 18" RCP @ 0.55% (CB 215)
CB 217	8.87'	276.08'	267.21'	33 LF 18" RCP @ 0.54% (CB 218)	267.21'	26 LF 18" RCP @ 0.54% (CB 216)
CB 218	7.74'	275.05'	267.39' 267.30'	107 LF 18" RCP @ 0.55% (CB 219) 26 LF 18" RCP @ 0.58% (CB 251)	267.39'	33 LF 18" RCP @ 0.54% (CB 217)
CB 219	8.50'	276.48'	267.98'	25 LF 18" RCP @ 0.56% (DI 220)	267.98'	107 LF 18" RCP @ 0.55% (CB 218)
CB 232	7.41'	253.06'			245.65'	28 LF 18" RCP @ 0.53% (CB 206)
CB 233	7.23'	253.58'			246.35'	26 LF 18" RCP @ 0.55% (CB 208)
CB 234	7.39'	257.26'			249.87'	26 LF 18" RCP @ 0.58% (CB 209)
CB 235	7.41'	263.11'			255.70'	26 LF 18" RCP @ 0.54% (CB 210)
CB 236	8.29'	261.80'	254.01' 255.46' 254.35'	65 LF 24" RCP @ 1.74% (CB 237) 16 LF 18" RCP @ 0.58% (DI 244) 26 LF 18" RCP @ 0.54% (CB 247)	253.51'	115 LF 30" RCP @ 0.69% (CB 212)
CB 237	7.41'	262.55'	255.14'	75 LF 24" RCP @ 1.73% (CB 238)	255.14'	65 LF 24" RCP @ 1.74% (CB 236)
CB 238	7.31'	263.74'	256.43'	82 LF 24" RCP @ 1.13% (CB 239)	256.43'	75 LF 24" RCP @ 1.73% (CB 237)
CB 239	7.69'	265.05'	257.86' 257.86'	157 LF 18" RCP @ 1.10% (CB 240) 26 LF 18" RCP @ 0.54% (CB 248)	257.36'	82 LF 24" RCP @ 1.13% (CB 238)
CB 240	7.72'	267.31'	259.62'	204 LF 18" RCP @ 1.63% (CB 241)	259.59'	157 LF 18" RCP @ 1.10% (CB 239)
CB 241	7.31'	270.25'	265.05'	46 LF 18" RCP @ 0.56% (CB 242)	262.94'	204 LF 18" RCP @ 1.63% (CB 240)
CB 242	7.33'	272.64'	265.31'	26 LF 18" RCP @ 0.53% (CB 243)	265.31'	46 LF 18" RCP @ 0.56% (CB 241)
CB 243	7.33'	272.78'			265.45'	26 LF 18" RCP @ 0.53% (CB 242)
CB 247	7.32'	261.81'			254.49'	26 LF 18" RCP @ 0.54% (CB 236)
CB 248	7.09'	265.09'			258.00'	26 LF 18" RCP @ 0.54% (CB 239)
CB 249	7.35'	266.14'			258.79'	26 LF 18" RCP @ 0.54% (CB 213)
CB 250	7.39'	270.72'			263.33'	26 LF 18" RCP @ 0.54% (CB 214)
CB 251	7.59'	275.05'			267.45'	26 LF 18" RCP @ 0.58% (CB 218)
CB 261	9.02'	246.88'	239.14' 240.78'	26 LF 30" RCP @ 0.54% (CB 262) 148 LF 18" RCP @ 0.70% (CB 269)	237.86'	93 LF 36" RCP @ 2.00% (FES 260)
CB 262	7.60'	246.88'	239.28'	86 LF 30" RCP @ 0.55% (CB 263)	239.28'	26 LF 30" RCP @ 0.54% (CB 261)
CB 263	6.09'	245.84'	240.25' 240.75'	17 LF 24" RCP @ 0.53% (DI 264) 81 LF 18" RCP @ 0.55% (CB 271)	239.75'	86 LF 30" RCP @ 0.55% (CB 262)
CB 269	7.37'	249.19'	241.82'	26 LF 18" RCP @ 0.58% (CB 270)	241.82'	148 LF 18" RCP @ 0.70% (CB 261)
CB 270	7.22'	249.19'			241.97'	26 LF 18" RCP @ 0.58% (CB 269)
CB 271	3.69'	244.89'			241.20'	81 LF 18" RCP @ 0.55% (CB 263)
DI 201	13.98'	252.69'	240.65'	135 LF 36" RCP @ 0.55% (CB 202)	238.71'	86 LF 42" RCP @ 1.99% (FES 200)
DI 220	7.15'	275.27'			268.12'	25 LF 18" RCP @ 0.56% (CB 219)
DI 225	7.84'	253.39'			245.55'	17 LF 18" RCP @ 0.57% (CB 206)
DI 244	6.69'	262.24'			255.55'	16 LF 18" RCP @ 0.58% (CB 236)
DI 264	6.28'	246.62'			240.34'	17 LF 24" RCP @ 0.53% (CB 263)
FES 200	N/A	240.88'	237.00'	86 LF 42" RCP @ 1.99% (DI 201)		
FES 260	N/A	239.33'	236.00'	93 LF 36" RCP @ 2.00% (CB 261)		

STORM DRAINAGE SCHEDULE						
STRUCTURE	HEIGHT	TOP	INV IN	INLET PIPE	INV OUT	OUTLET PIPE
CB 301	17.69'	251.87'	243.24'	26 LF 30" RCP @ 1.42% (CB 302)	234.18'	107 LF 36" RCP @ 2.04% (FES 300)
CB 302	8.26'	251.87'	244.70' 244.11'	109 LF 30" RCP @ 1.10% (CB 303) 32 LF 24" RCP @ 0.84% (CB 312)	243.61'	26 LF 30" RCP @ 1.42% (CB 301)
CB 303	8.17'	254.07'	245.90' 246.79'	116 LF 30" RCP @ 3.56% (CB 304) 26 LF 18" RCP @ 0.54% (CB 303A)	245.90'	109 LF 30" RCP @ 1.10% (CB 302)
CB 303A	7.15'	254.08'			246.93'	26 LF 18" RCP @ 0.54% (CB 303)
CB 304	8.55'	258.58'	250.03' 250.91'	99 LF 30" RCP @ 3.65% (CB 305) 26 LF 24" RCP @ 0.54% (CB 319)	250.03'	116 LF 30" RCP @ 3.56% (CB 303)
CB 305	8.54'	262.20'	254.08' 254.66'	215 LF 30" RCP @ 2.02% (CB 306) 26 LF 18" RCP @ 0.77% (CB 327)	253.66'	99 LF 30" RCP @ 3.65% (CB 304)
CB 306	8.54'	266.97'	259.18' 259.43'	208 LF 24" RCP @ 0.97% (CB 307) 26 LF 18" RCP @ 0.58% (CB 328)	258.43'	215 LF 30" RCP @ 2.02% (CB 305)
CB 307	8.05'	269.25'	261.20'	134 LF 24" RCP @ 1.09% (CB 308)	261.20'	208 LF 24" RCP @ 0.97% (CB 306)
CB 308	8.07'	270.73'	262.66' 263.06'	26 LF 24" RCP @ 0.58% (CB 329) 129 LF 24" RCP @ 1.38% (CB 309)	262.66'	134 LF 24" RCP @ 1.09% (CB 307)
CB 309	7.30'	272.14'	264.84' 265.51'	26 LF 24" RCP @ 0.58% (CB 339) 114 LF 18" RCP @ 0.55% (CB 310)	264.84'	129 LF 24" RCP @ 1.38% (CB 308)
CB 310	7.50'	273.64'	266.14'	26 LF 18" RCP @ 0.58% (CB 311)	266.14'	114 LF 18" RCP @ 0.55% (CB 309)
CB 311	7.36'	273.65'			266.29'	26 LF 18" RCP @ 0.58% (CB 310)
CB 312	7.68'	252.06'	245.90' 245.43'	125 LF 24" RCP @ 0.60% (DI 313) 26 LF 18" RCP @ 0.58% (CB 318)	244.38'	32 LF 24" RCP @ 0.84% (CB 302)
CB 318	6.48'	252.06'			245.58'	26 LF 18" RCP @ 0.58% (CB 312)
CB 319	7.53'	258.58'	251.55'	39 LF 18" RCP @ 1.72% (CB 320)	251.05'	26 LF 24" RCP @ 0.54% (CB 304)
CB 320	7.54'	259.76'	254.42' 252.22'	114 LF 18" RCP @ 1.37% (CB 321) 26 LF 18" RCP @ 0.69% (CB 326)	252.22'	39 LF 18" RCP @ 1.72% (CB 319)
CB 321	7.57'	263.55'	255.98'	26 LF 18" RCP @ 0.62% (CB 322)	255.98'	114 LF 18" RCP @ 1.37% (CB 320)
CB 322	7.41'	263.55'	256.66'	34 LF 18" RCP @ 0.64% (DI 323)	256.14'	26 LF 18" RCP @ 0.62% (CB 321)
CB 326	7.36'	259.76'			252.40'	26 LF 18" RCP @ 0.69% (CB 320)
CB 327	7.34'	262.20'			254.86'	26 LF 18" RCP @ 0.77% (CB 305)
CB 328	7.39'	266.97'			259.58'	26 LF 18" RCP @ 0.58% (CB 306)
CB 329	7.92'	270.73'	262.81'	35 LF 24" RCP @ 0.54% (CB 330)	262.81'	26 LF 24" RCP @ 0.58% (CB 308)
CB 330	7.78'	270.78'	264.12' 263.00'	221 LF 18" RCP @ 2.39% (CB 331) 26 LF 24" RCP @ 0.54% (CB 337)	263.00'	35 LF 24" RCP @ 0.54% (CB 329)
CB 331	7.49'	276.88'	269.52' 269.39'	37 LF 18" RCP @ 1.03% (CB 332) 26 LF 18" RCP @ 0.62% (CB 338)	269.39'	221 LF 18" RCP @ 2.39% (CB 330)
CB 332	7.02'	276.92'	269.90'	26 LF 18" RCP @ 0.63% (CB 333)	269.90'	37 LF 18" RCP @ 1.03% (CB 331)
CB 333	7.36'	277.42'	270.06'	31 LF 18" RCP @ 0.61% (CB 334)	270.06'	25 LF 18" RCP @ 0.63% (CB 332)
CB 334	8.79'	279.04'	270.25'	103 LF 18" RCP @ 0.59% (CB 335)	270.25'	31 LF 18" RCP @ 0.61% (CB 333)
CB 335	8.14'	279.00'	270.86'	34 LF 18" RCP @ 0.26% (DI 336)	270.86'	103 LF 18" RCP @ 0.59% (CB 334)
CB 337	7.64'	270.78'			263.14'	26 LF 24" RCP @ 0.54% (CB 330)
CB 338	7.33'	276.88'			269.55'	26 LF 18" RCP @ 0.62% (CB 331)
CB 339	7.27'	272.26'	264.99'	15 LF 24" RCP @ 0.53% (DI 340)	264.99'	26 LF 24" RCP @ 0.58% (CB 309)
CB 352	5.70'	249.87'	244.17' 244.70'	100 LF 24" RCP @ 1.66% (CB 353) 42 LF 18" RCP @ 0.78% (CB 352A)	244.20'	141 LF 24" RCP @ 3.86% (DI 351)
CB 352A	5.57'	250.60'			245.03'	42 LF 18" RCP @ 0.78% (CB 352)
CB 353	8.43'	254.26'	246.33' 245.83'	94 LF 18" RCP @ 3.18% (CB 354) 50 LF 24" RCP @ 0.56% (CB 359)	245.83'	100 LF 24" RCP @ 1.66% (CB 352)
CB 354	7.55'	256.88'	249.33'	208 LF 18" RCP @ 2.75% (CB 355)	249.33'	94 LF 18" RCP @ 3.18% (CB 353)
CB 355	7.61'	262.67'	255.06' 255.06'	240 LF 18" RCP @ 2.85% (CB 356) 26 LF 18" RCP @ 1.15% (CB 366)	255.06'	208 LF 18" RCP @ 2.75% (CB 354)
CB 356	7.44'	269.35'	262.66' 261.91'	216 LF 18" RCP @ 2.37% (CB 357) 26 LF 18" RCP @ 0.54% (CB 367)	261.91'	240 LF 18" RCP @ 2.85% (CB 355)
CB 357	7.56'	275.34'	267.78'	26 LF 18" RCP @ 0.85% (CB 368)	267.78'	216 LF 18" RCP @ 2.37% (CB 356)
CB 359	7.37'	253.48'	246.61'	15 LF 18" RCP @ 0.53% (DI 360)	246.11'	50 LF 24" RCP @ 0.56% (CB 353)
CB 366	7.31'	262.67'			255.36'	26 LF 18" RCP @ 1.15% (CB 355)
CB 367	7.30'	269.35'			262.05'	26 LF 18" RCP @ 0.54% (CB 356)
CB 368	7.34'	275.34'			268.00'	26 LF 18" RCP @ 0.85% (CB 357)
DI 313	5.72'	252.37'			246.65'	125 LF 24" RCP @ 0.60% (CB 312)
DI 323	5.15'	262.03'	257.10'	201 LF 18" RCP @ 1.84% (DI 324)	256.88'	34 LF 18" RCP @ 0.64% (CB 322)
DI 324	4.82'	265.62'	260.80'	208 LF 18" RCP @ 1.53% (DI 325)	260.80'	201 LF 18" RCP @ 1.84% (DI 323)
DI 325	4.80'	268.78'			263.98'	208 LF 18" RCP @ 1.53% (DI 324)
DI 336	5.01'	275.96'			270.95'	34 LF 18" RCP @ 0.26% (CB 335)
DI 340	7.56'	272.63'			265.07'	15 LF 24" RCP @ 0.53% (CB 339)
DI 351	9.26'	242.65'	238.77'	141 LF 24" RCP @ 3.86% (CB 352)	233.39'	71 LF 30" RCP @ 1.99% (FES 350)
DI 360	7.12'	253.81'			246.69'	15 LF 18" RCP @ 0.53% (CB 359)
FES 300	N/A	235.33'	232.00'	107 LF 36" RCP @ 2.04% (CB 301)		
FES 350	N/A	234.77'	231.98'	71 LF 30" RCP @ 1.99% (DI 351)		

STORM DRAINAGE LEGEND

CB = NCDOT RSD STD 840.02
RIM = TOP OF CURB / BACK OF CURB
DI (12" -30") = NCDOT RSD STD 840.14
RIM = TOP OF GRATE
DI (30" +) = NCDOT RSD STD 840.17, SINGLE
RIM = TOP OF GRATE
FES = FLARED END SECTION PER NCDOT SPECIFICATIONS
MH = NCDOT RSD STD 840.52

Public
Water Distribution / Extension System
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City of Raleigh
Public Utilities Department Permit # _____

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TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

FAISON TRACT
ZEBULON, WAKE COUNTY, NORTH CAROLINA
STORM DRAINAGE TABLE

REVISION DESCRIPTION	DATE

DATE: 08/08/2025
DRAWN BY: 331
DESIGNED BY: 331
CHECKED BY: T. CROSS
SCALE: NTS

JOB NO. 49473
SHEET NO. C4.10

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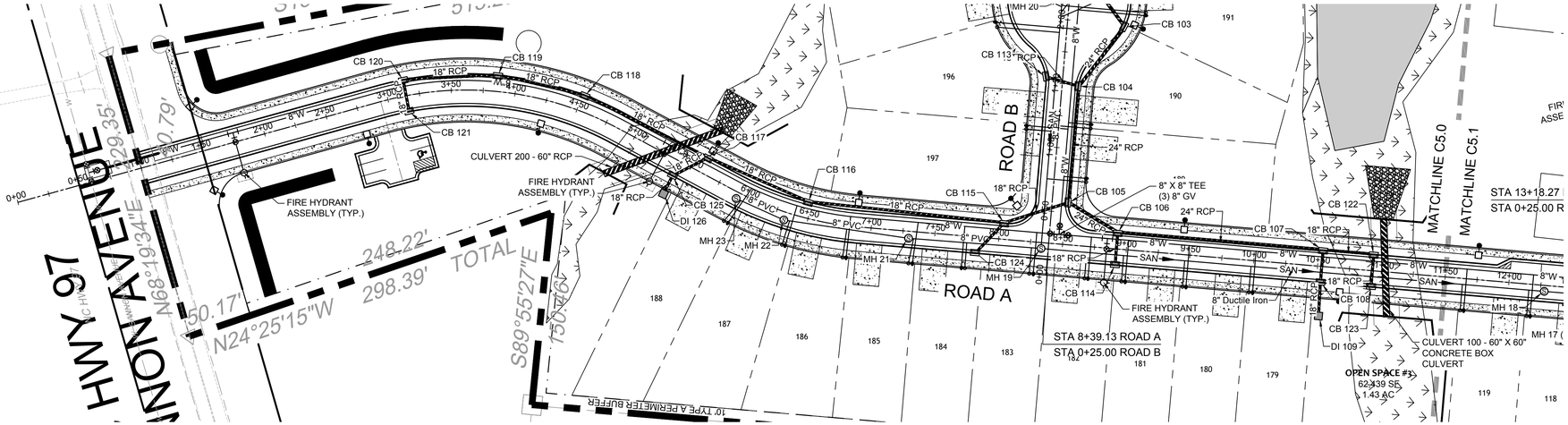
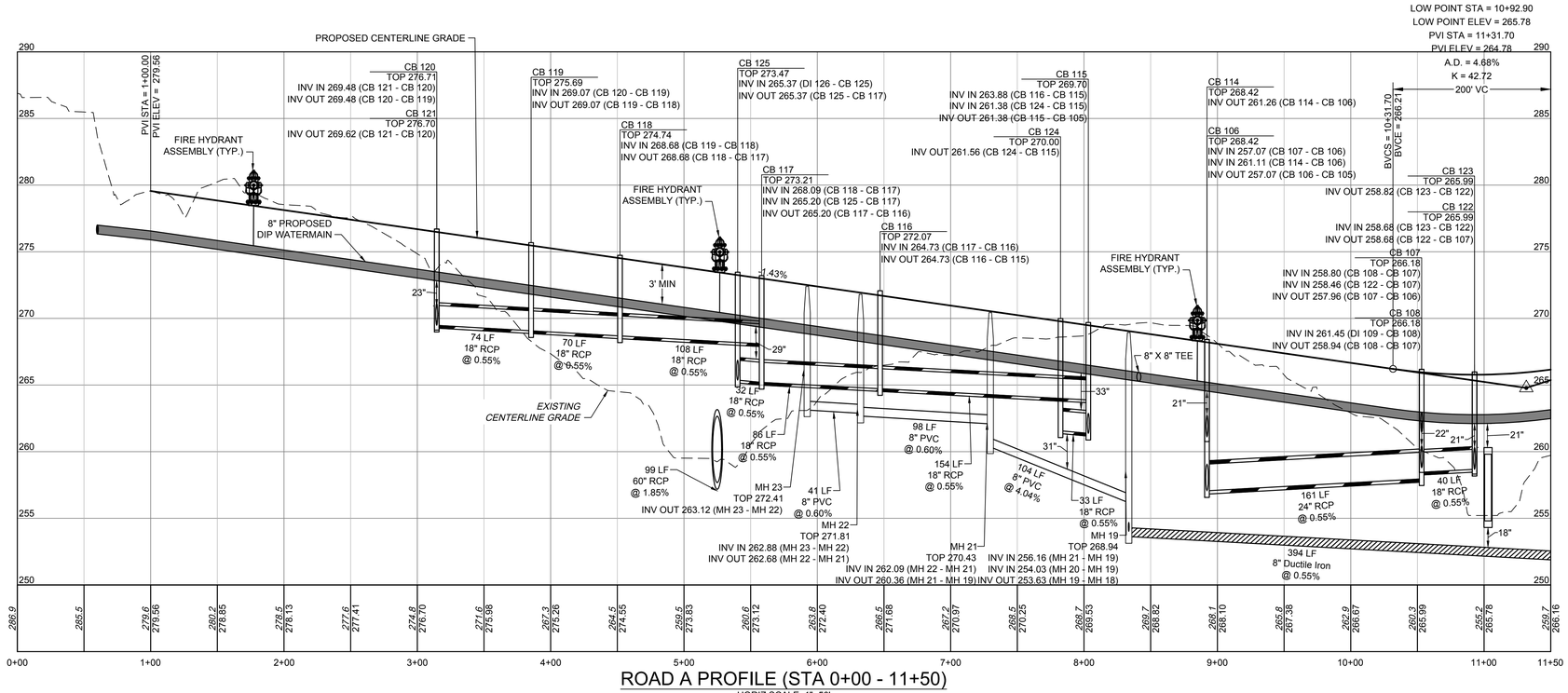


ROAD A PLAN VIEW (STA 0+00 TO 11+50)

NAD 83

SCALE 1"=50'
0 50' 100'



ROAD A PROFILE (STA 0+00 - 11+50)

HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5'

5
0
0 50
PROFILE SCALE

UTILITY NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
2. MINIMUM UTILITY HORIZONTAL SEPARATION DISTANCES:
   WATER AND SANITARY SEWER MAINS - 10 FT.
   WATER AND STORM SEWER MAINS - 5 FT.
   SANITARY SEWER AND STORM SEWER MAINS - 5 FT.
   GRAVITY SANITARY SEWER AND FORCE MAINS - 5 FT.
3. MINIMUM UTILITY VERTICAL SEPARATION DISTANCES:
   WATER AND SANITARY SEWER MAINS - 18 IN.
   WATER AND STORM SEWER MAINS - 18 IN.
   SANITARY SEWER AND STORM SEWER MAINS - 24 IN.
4. CLASS 1 STRUCTURAL MATERIAL REQUIRED FROM EXISTING GROUND TO SPRING LINE OF PROPOSED PIPE IN FILL CONDITIONS (TYP).

UTILITY LEGEND

- SAN → PROPOSED SEWER LINE
- 8"W PROPOSED WATER LINE
- WATER LINE TEE
- FIRE HYDRANT
- WATER METER
- REDUCER
- GATE VALVE
- BLOWOFF ASSEMBLY

SITE PLAN LEGEND

- PROPERTY LINE
- EXISTING ROAD CENTER
- PROPOSED PERIMETER BUFFER
- PROPOSED EASEMENT
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- PROPOSED ROAD CENTER
- PROPOSED EOP
- EXISTING FLOODPLAIN
- EXISTING WETLANDS

Public
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City of Raleigh
Public Utilities Department Permit # _____

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City of Raleigh
Public Utilities Department Permit # _____

A HOMEOWNER'S ASSOCIATION (HOA) WILL OWN AND MAINTAIN ALL OPEN SPACE PARCELS AND WILL BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING REQUIRED BY TOWN OF ZEBULON UNITED DEVELOPMENT ORDINANCE (UDO).

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REVISION DESCRIPTION	DATE

DATE 08/08/2025
DRAWN BY 331
DESIGNED BY 331
CHECKED BY T. CROSS
SCALE H: 1" = 50' V: 1" = 5'

TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

FAISON TRACT
ZEBULON, WAKE COUNTY, NORTH CAROLINA
ROAD A PLAN AND PROFILE (SHEET 1 OF 4)

JOB NO. 49473
SHEET NO. C5.0

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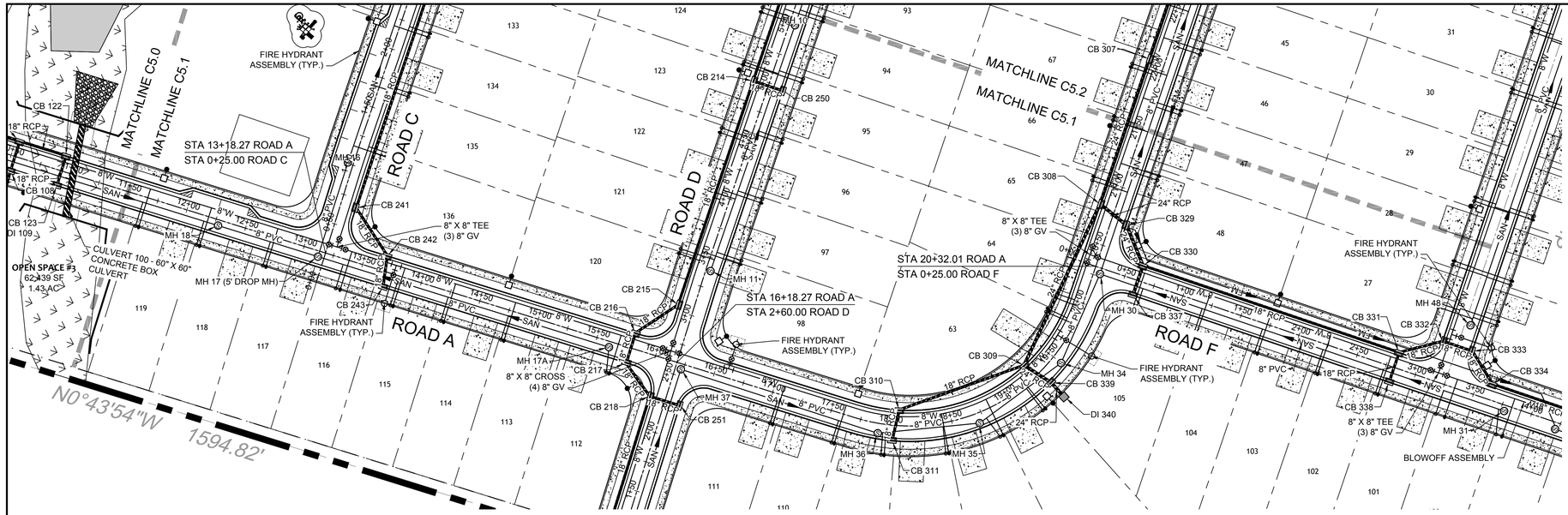
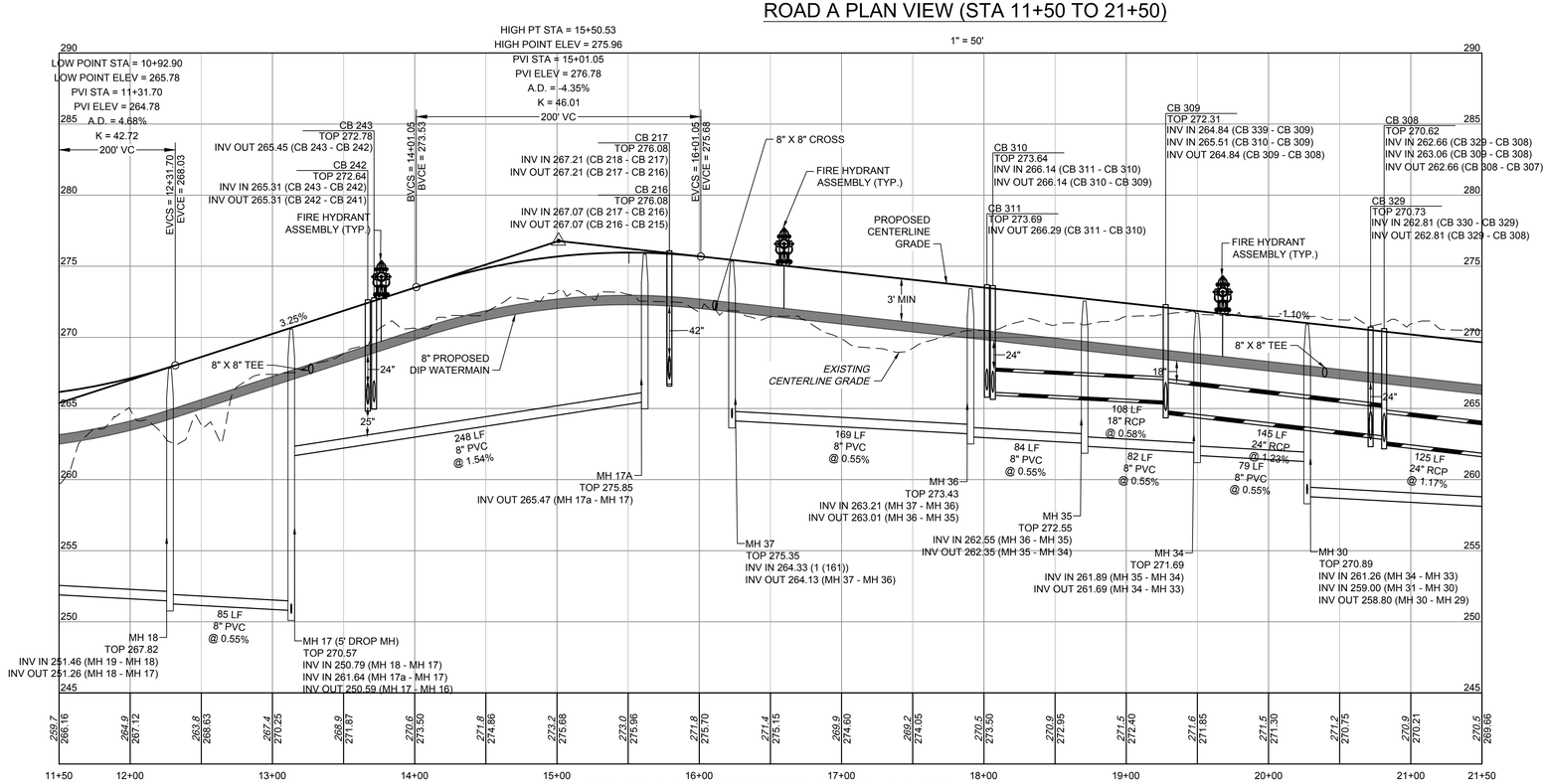
S:\331\49473-Faison_Tract\DWG\Sheet\CD\49473-331-C5.0-PROF-ROAD A.dwg | Plotted by Matthew Pennriger



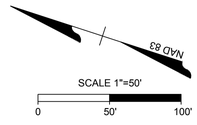
ROAD A PLAN VIEW (STA 11+50 TO 21+50)



ROAD A PROFILE (STA 11+50 - 21+50)

HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5'

5
0
0 50
PROFILE SCALE



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City of Raleigh
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REVISION DESCRIPTION

DATE

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DRAWN BY 331
DESIGNED BY 331
CHECKED BY T. CROSS
SCALE H: 1" = 50' V: 1" = 5'

TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652

FAISON TRACT
ZEBULON, WAKE COUNTY, NORTH CAROLINA
ROAD A PLAN AND PROFILE (SHEET 2 OF 4)

JOB NO. 49473
SHEET NO. C5.1

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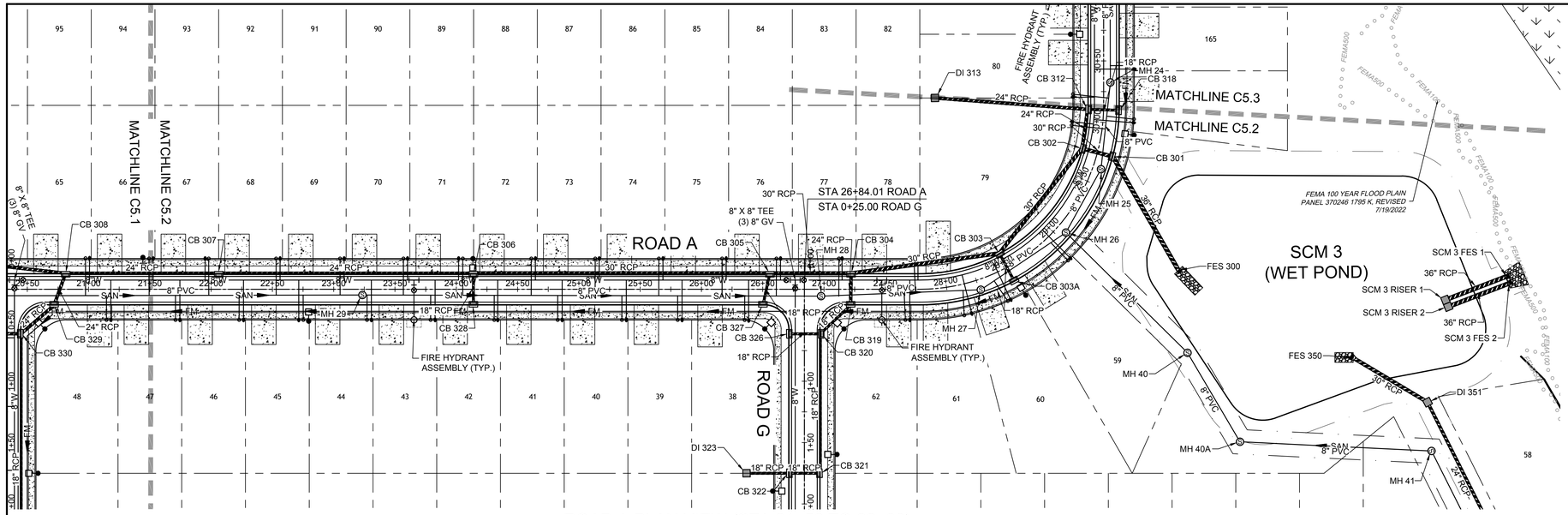
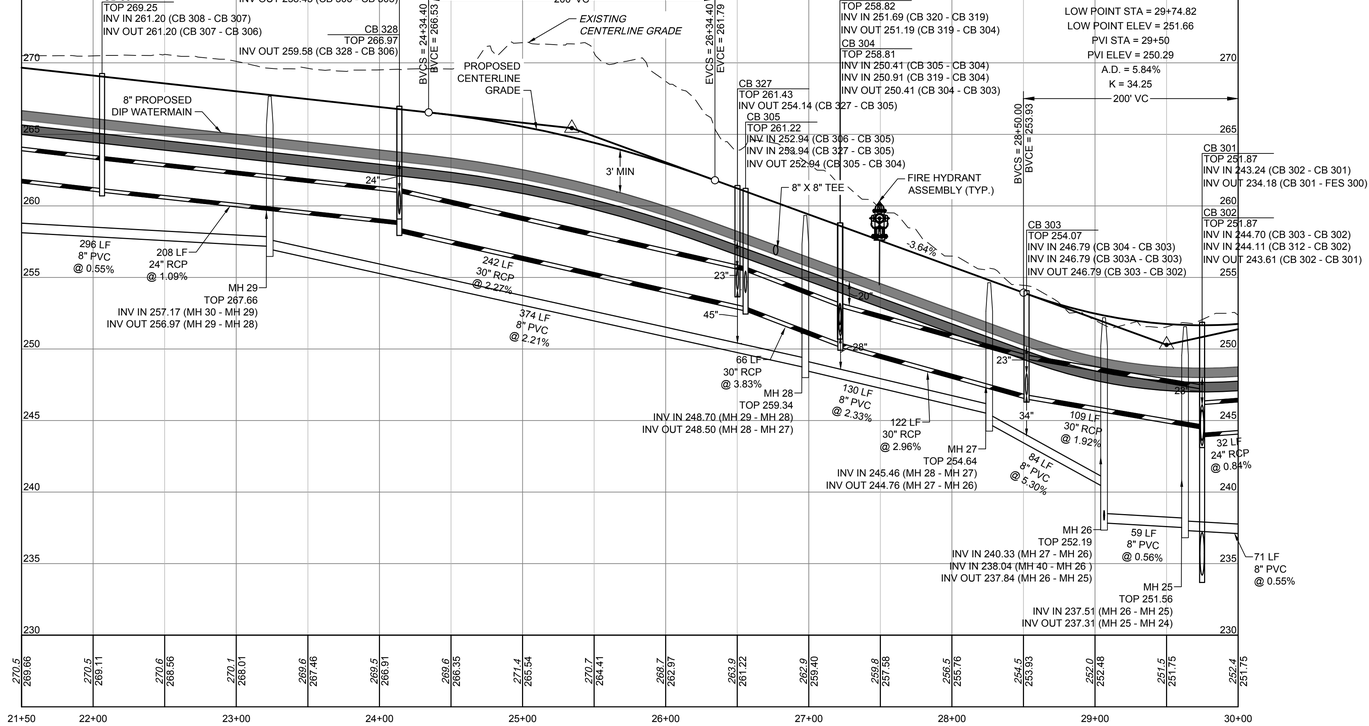


ROAD A PLAN VIEW (STA 21+50 TO 30+00)

1" = 50'

HIGH PT STA = 24+34.40
HIGH POINT ELEV = 266.53
PVI STA = 25+34.40
PVI ELEV = 265.44
A.D. = -2.55%
K = 78.54



ROAD A PROFILE (STA 21+50 - 30+00)

HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5'

SCALE 1"=50'
0 50' 100'

5
0 0 50
PROFILE SCALE

NAD 83

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- EXISTING ROAD CENTER
- PROPOSED PERIMETER BUFFER
- PROPOSED EASEMENT
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- PROPOSED ROAD CENTER
- PROPOSED EOP
- EXISTING FLOODPLAIN (FEMA100)
- EXISTING WETLANDS

Public
Water Distribution / Extension System
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City of Raleigh
Public Utilities Department Permit # _____

Public
Sewer Collection / Extension System
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City of Raleigh
Public Utilities Department Permit # _____

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DESIGNED BY 331
CHECKED BY T. CROSS
SCALE H: 1" = 50' V: 1" = 5'

TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652

FAISON TRACT
ZEBULON, WAKE COUNTY, NORTH CAROLINA
ROAD A PLAN AND PROFILE (SHEET 3 OF 4)

JOB NO. 49473
SHEET NO. C5.2

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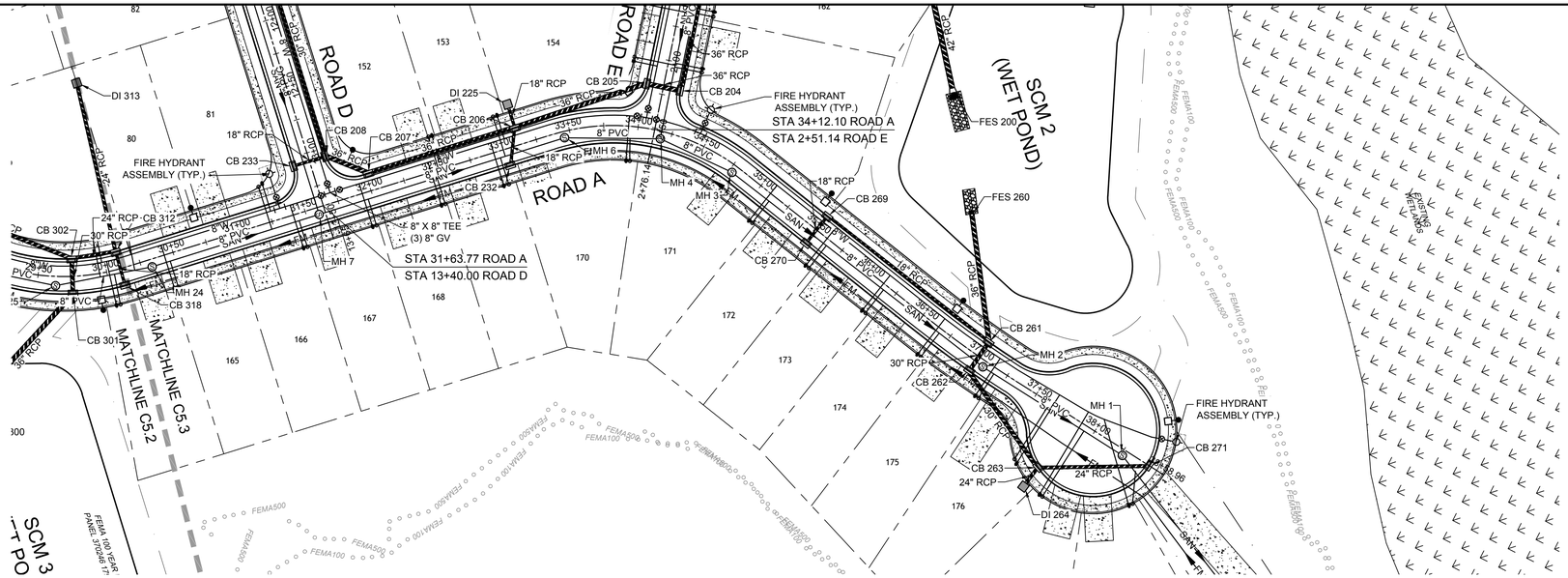
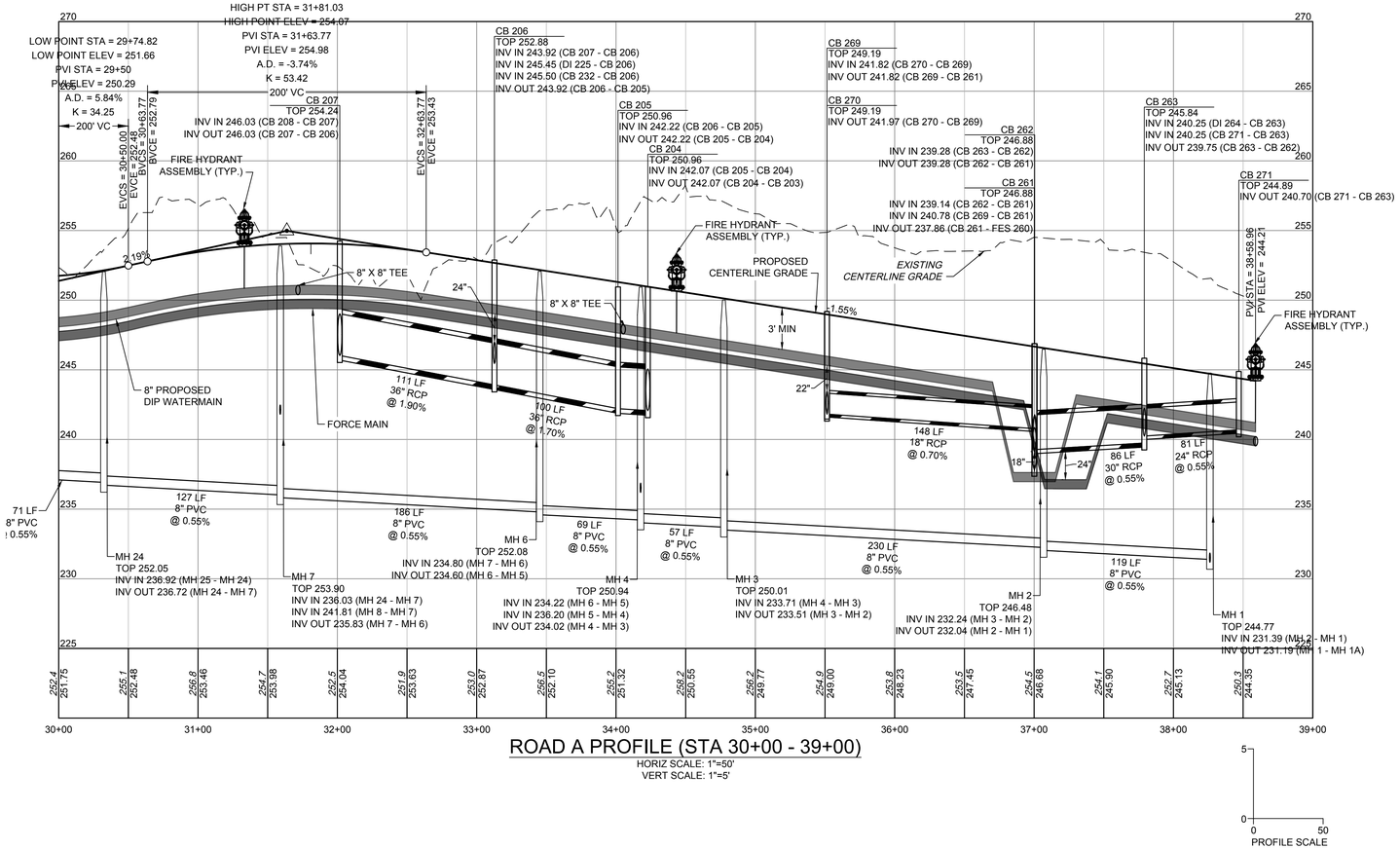


ROAD A PLAN VIEW (STA 30+00 TO 39+00)

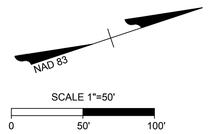
1" = 50'



ROAD A PROFILE (STA 30+00 - 39+00)

HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5'

PROFILE SCALE



UTILITY NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
2. MINIMUM UTILITY HORIZONTAL SEPARATION DISTANCES:
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   SANITARY SEWER AND STORM SEWER MAINS - 5 FT.
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   WATER AND STORM SEWER MAINS - 18 IN.
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4. CLASS 1 STRUCTURAL MATERIAL REQUIRED FROM EXISTING GROUND TO SPRING LINE OF PROPOSED PIPE IN FILL CONDITIONS (TYP).

UTILITY LEGEND

- SAN — PROPOSED SEWER LINE
- 8"W — PROPOSED WATER LINE
- WATER LINE TEE
- FIRE HYDRANT
- WATER METER
- REDUCER
- GATE VALVE
- BLOWOFF ASSEMBLY

SITE PLAN LEGEND

- PROPERTY LINE
- EXISTING ROAD CENTER
- PROPOSED PERIMETER BUFFER
- PROPOSED EASEMENT
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- PROPOSED ROAD CENTER
- PROPOSED EOP
- EXISTING FLOODPLAIN

Public
Water Distribution / Extension System

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City of Raleigh
Public Utilities Department Permit # _____

Public
Sewer Collection / Extension System

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City of Raleigh
Public Utilities Department Permit # _____

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TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652

FAISON TRACT
ZEBULON, WAKE COUNTY, NORTH CAROLINA
ROAD A PLAN AND PROFILE (SHEET 4 OF 4)

JOB NO. 49473
SHEET NO. C5.3

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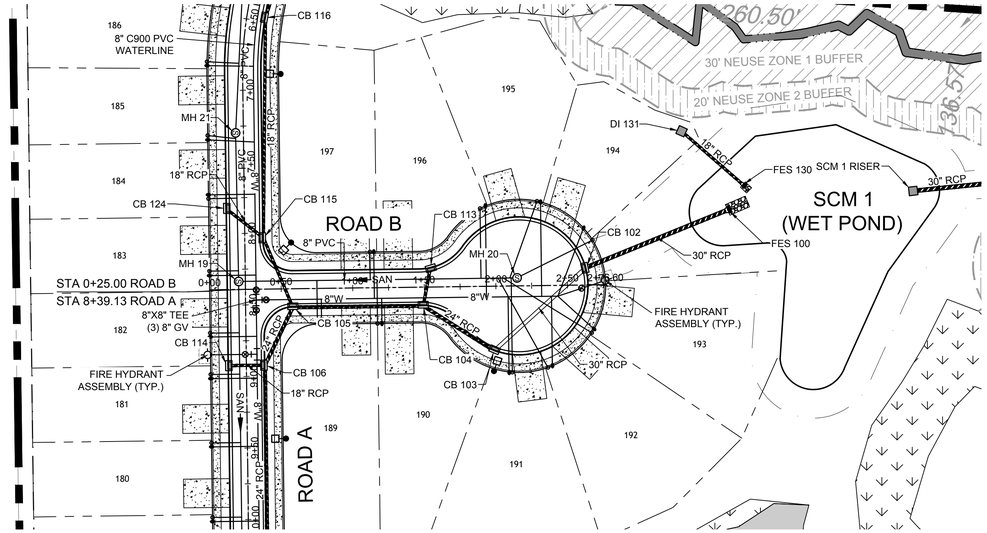


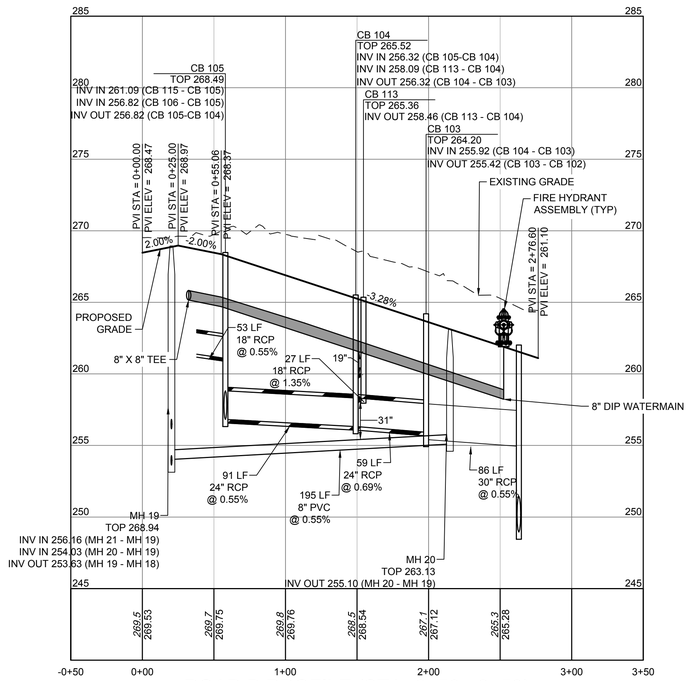
ROAD B PLAN VIEW (STA -0+50 TO 3+50)

1" = 50'

NAD 83

SCALE 1"=50'

0 50' 100'



ROAD B PROFILE (STA -0+50 - 3+50)

HORIZ SCALE: 1"=50'

VERT SCALE: 1"=5'

5 0 50

PROFILE SCALE

UTILITY NOTES:

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4. CLASS 1 STRUCTURAL MATERIAL REQUIRED FROM EXISTING GROUND TO SPRING LINE OF PROPOSED PIPE IN FILL CONDITIONS (TYP).

UTILITY LEGEND

SAN	PROPOSED SEWER LINE
8"W	PROPOSED WATER LINE
	WATER LINE TEE
	FIRE HYDRANT
	WATER METER
	REDUCER
	GATE VALVE
	BLOWOFF ASSEMBLY

SITE PLAN LEGEND

	PROPERTY LINE
	EXISTING ROAD CENTER
	PROPOSED PERIMETER BUFFER
	PROPOSED EASEMENT
	PROPOSED RIGHT-OF-WAY
	PROPOSED LOT LINE
	PROPOSED ROAD CENTER
	PROPOSED EOP
FEMA100	EXISTING FLOODPLAIN
	EXISTING WETLANDS

Public
Water Distribution / Extension System

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City of Raleigh
Public Utilities Department Permit # _____

Public
Sewer Collection / Extension System

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City of Raleigh
Public Utilities Department Permit # _____

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NORTH CAROLINA LICENSE NO. C-1652

REVISION DESCRIPTION

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DATE 08/08/2025
DRAWN BY 331
DESIGNED BY 331
CHECKED BY T. CROSS
SCALE H: 1" = 50' V: 1" = 5'

FAISON TRACT
ZEBULON, WAKE COUNTY, NORTH CAROLINA
ROAD B PLAN AND PROFILE

JOB NO. 49473
SHEET NO. C5.4

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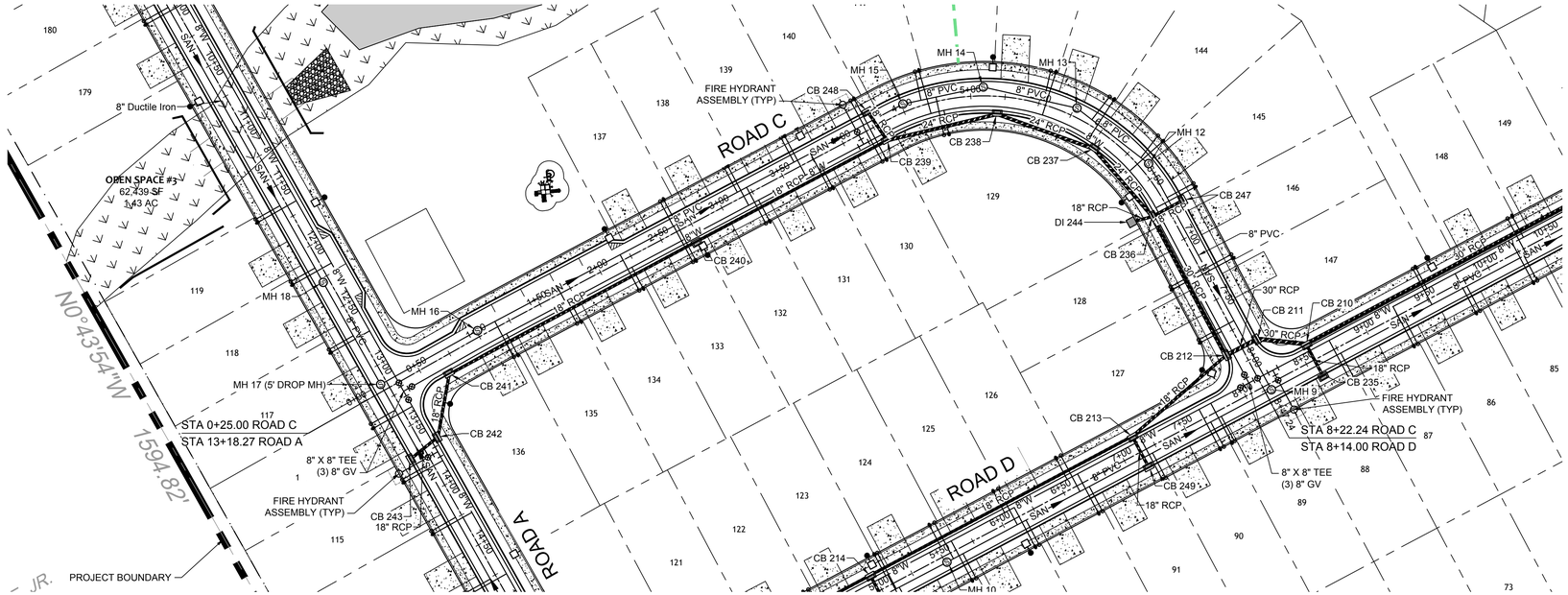
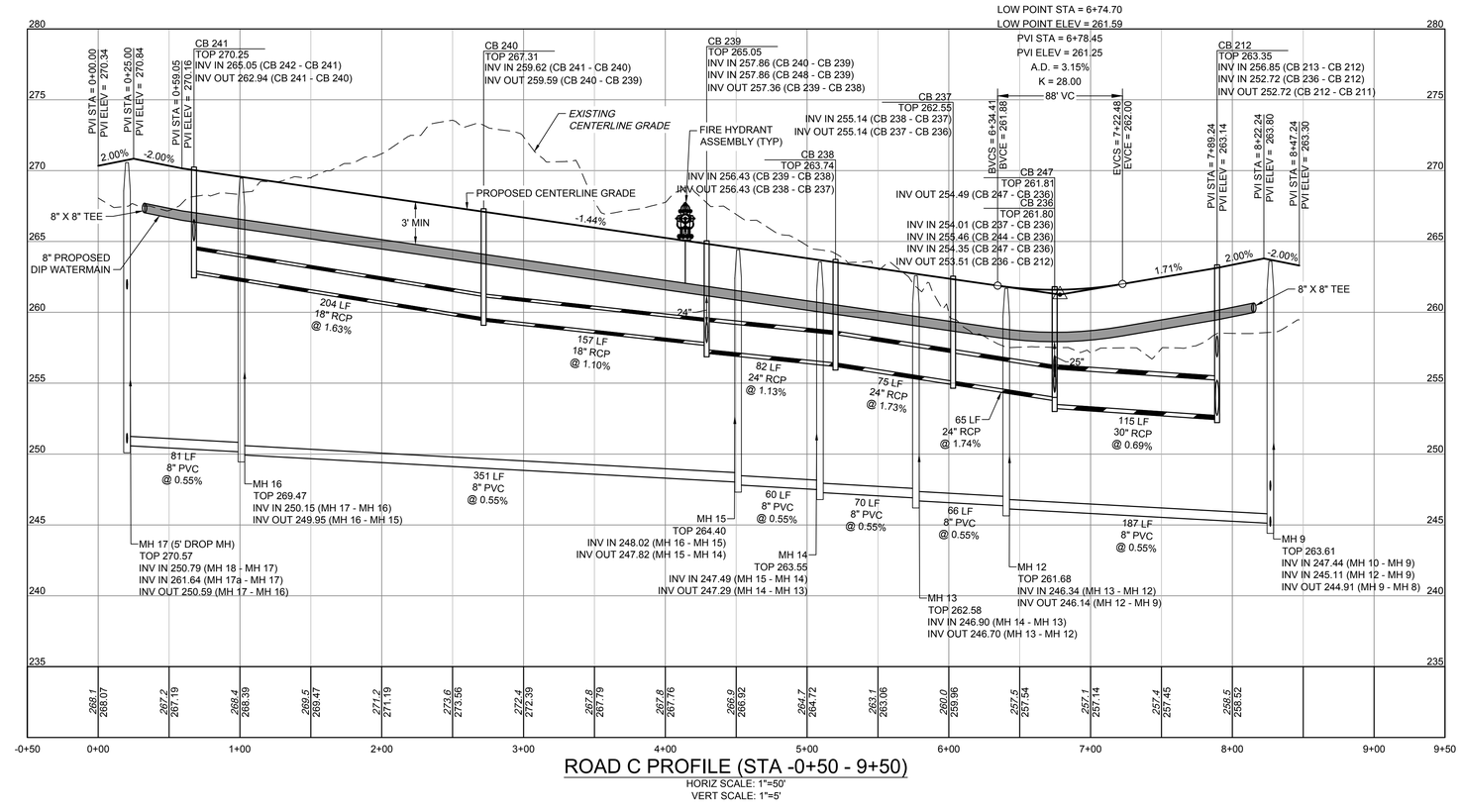


ROAD C PLAN VIEW (STA -0+50 TO 9+50)

1" = 50'



ROAD C PROFILE (STA -0+50 - 9+50)

HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5'

PROFILE SCALE

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   SANITARY SEWER AND STORM SEWER MAINS - 24 IN.
4. CLASS 1 STRUCTURAL MATERIAL REQUIRED FROM EXISTING GROUND TO SPRING LINE OF PROPOSED PIPE IN FILL CONDITIONS (TYP).

SITE PLAN LEGEND

- PROPERTY LINE
- EXISTING ROAD CENTER
- PROPOSED PERIMETER BUFFER
- PROPOSED EASEMENT
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- PROPOSED ROAD CENTER
- PROPOSED EOP
- EXISTING FLOODPLAIN
- EXISTING WETLANDS

UTILITY LEGEND

- SAN — PROPOSED SEWER LINE
- 8"W — PROPOSED WATER LINE
- WATER LINE TEE
- FIRE HYDRANT
- WATER METER
- REDUCER
- GATE VALVE
- BLOWOFF ASSEMBLY

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Water Distribution / Extension System
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City of Raleigh
Public Utilities Department Permit # _____

Public
Sewer Collection / Extension System
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City of Raleigh
Public Utilities Department Permit # _____

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DESIGNED BY
331

CHECKED BY
T. CROSS

SCALE
H: 1" = 50'
V: 1" = 5'

JOB NO.
49473

SHEET NO.
C5.5

TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652

FAISON TRACT
ZEBULON, WAKE COUNTY, NORTH CAROLINA
ROAD C PLAN AND PROFILE

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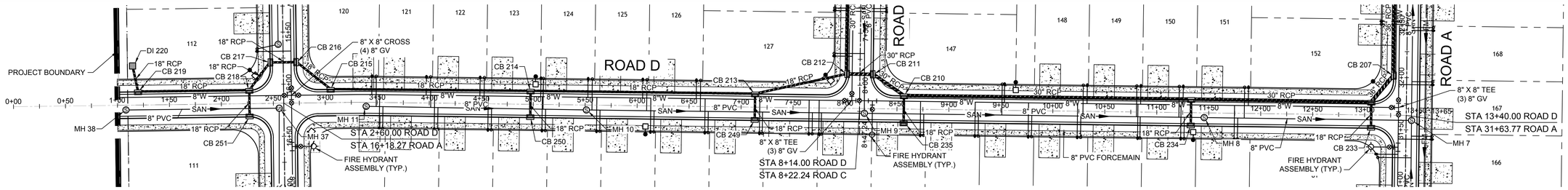
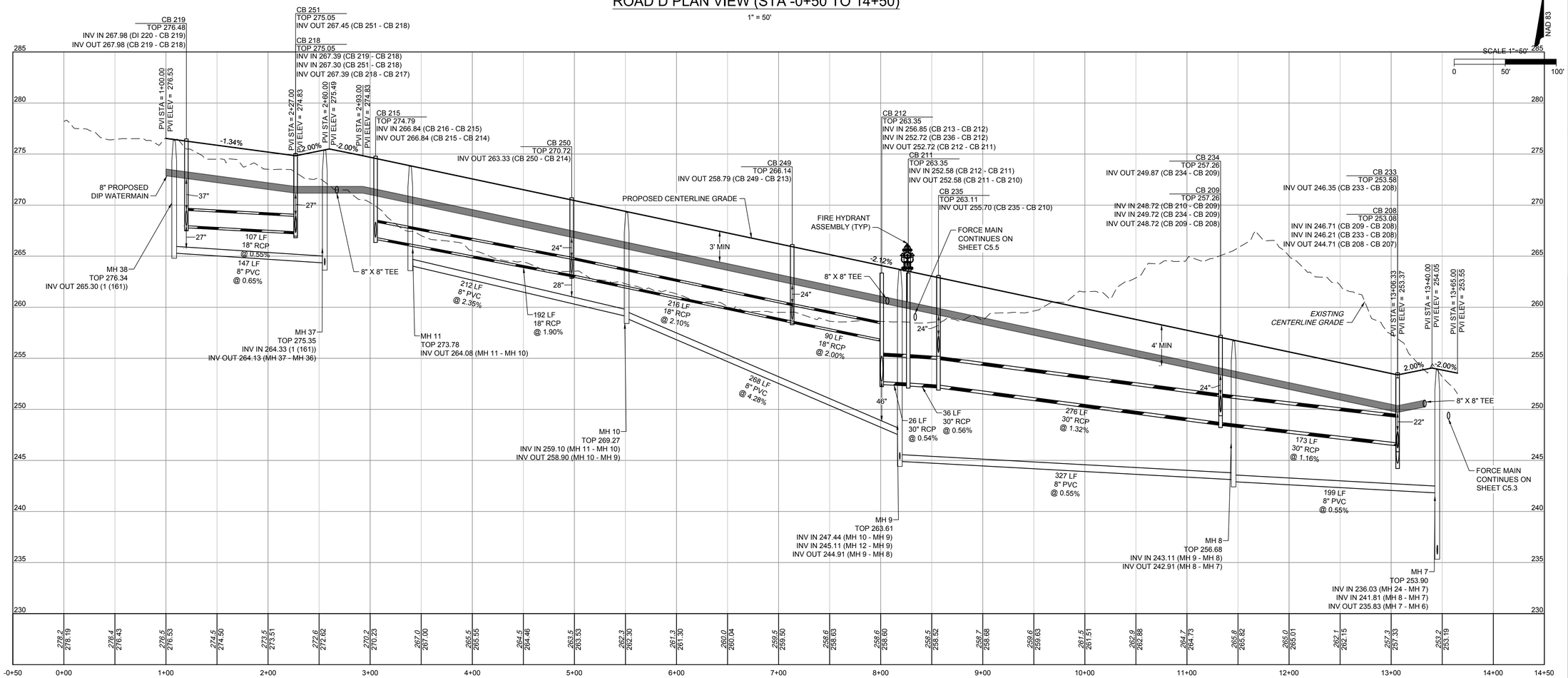


ROAD D PLAN VIEW (STA -0+50 TO 14+50)

1" = 50'



ROAD D PROFILE (STA -0+50 - 14+50)

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VERT SCALE: 1"=5'

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5
0
0 50
PROFILE SCALE

UTILITY LEGEND

- SAN — PROPOSED SEWER LINE
- 8"W — PROPOSED WATER LINE
- WATER LINE TEE
- FIRE HYDRANT
- WATER METER
- REDUCER
- GATE VALVE
- BLOWOFF ASSEMBLY

SITE PLAN LEGEND

- PROPERTY LINE
- EXISTING ROAD CENTER
- PROPOSED PERIMETER BUFFER
- PROPOSED EASEMENT
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- PROPOSED ROAD CENTER
- PROPOSED EOP
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- EXISTING WETLANDS

Public
Water Distribution / Extension System
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City of Raleigh
Public Utilities Department Permit # _____

Public
Sewer Collection / Extension System
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City of Raleigh
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TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652

FAISON TRACT
ZEBULON, WAKE COUNTY, NORTH CAROLINA
ROAD D PLAN AND PROFILE

JOB NO. 49473
SHEET NO. C5.6

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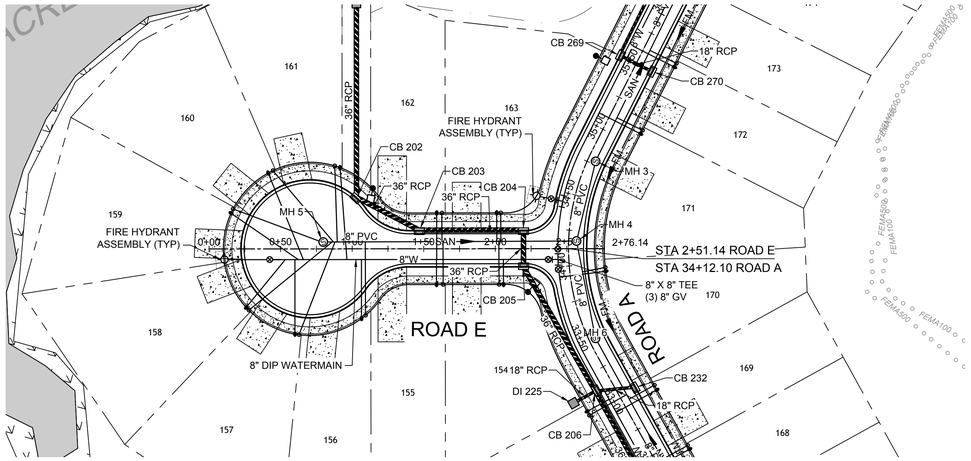
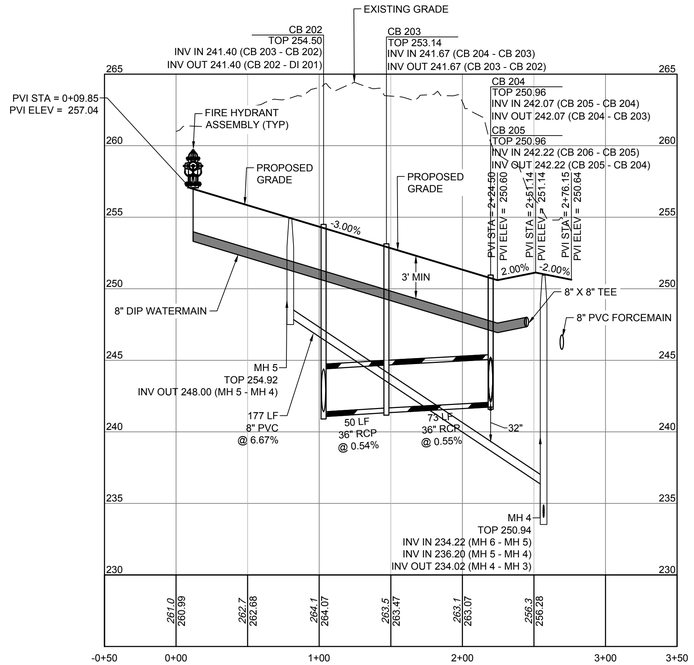


ROAD E PLAN VIEW (STA 0+00 TO 3+50)

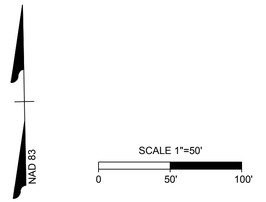
1" = 50'



ROAD E PROFILE (STA 0+00 - 3+50)

HORIZ SCALE: 1"=50'

VERT SCALE: 1"=5'



UTILITY NOTES:

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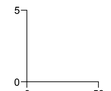
UTILITY LEGEND

SAN	PROPOSED SEWER LINE
8"W	PROPOSED WATER LINE
	WATER LINE TEE
	FIRE HYDRANT
	WATER METER
	REDUCER
	GATE VALVE
	BLOWOFF ASSEMBLY



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SITE PLAN LEGEND

	PROPERTY LINE
	EXISTING ROAD CENTER
	PROPOSED PERIMETER BUFFER
	PROPOSED EASEMENT
	PROPOSED RIGHT-OF-WAY
	PROPOSED LOT LINE
	PROPOSED ROAD CENTER
	PROPOSED EOP
FEMA100	EXISTING FLOODPLAIN
	EXISTING WETLANDS

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City of Raleigh
Public Utilities Department Permit # _____

Public
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TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652

FAISON TRACT
ZEBULON, WAKE COUNTY, NORTH CAROLINA
ROAD E PLAN AND PROFILE

JOB NO. 49473
SHEET NO. C5.7

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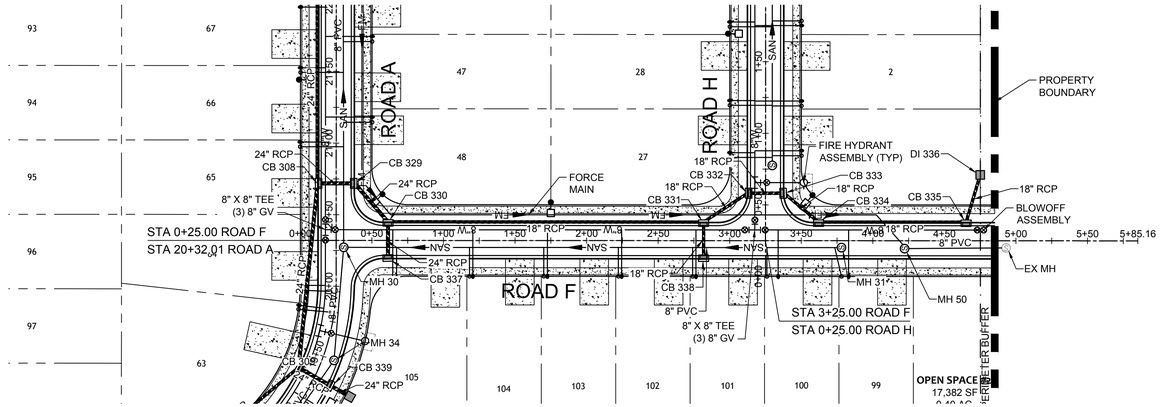


ROAD F PLAN VIEW (STA -0+50 TO 6+50)

1" = 50'

NAD 83

SCALE 1"=50'

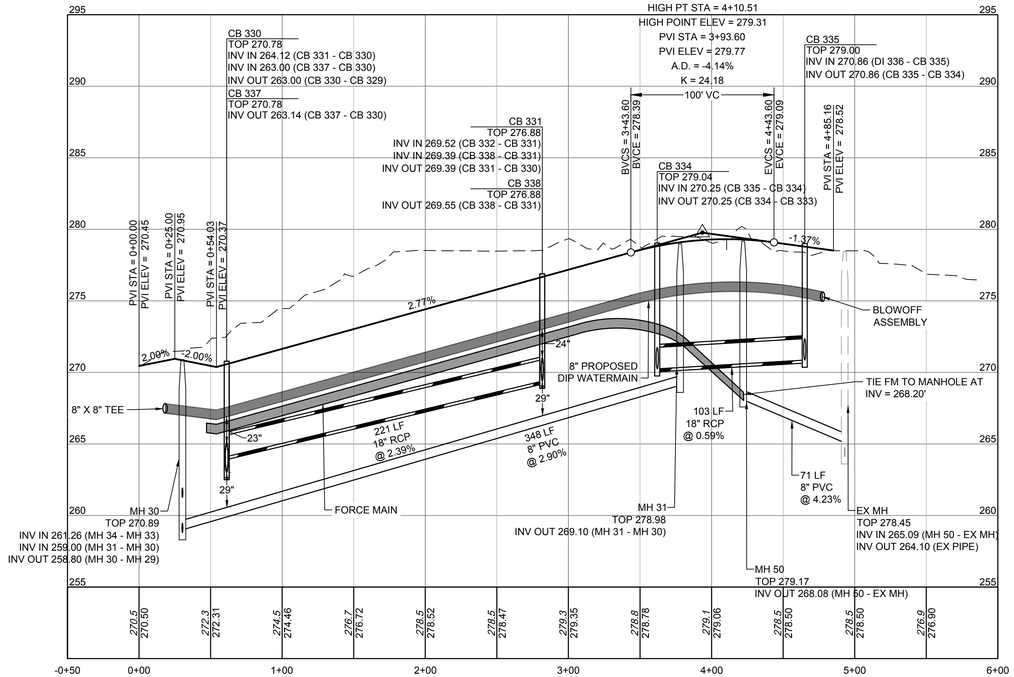
0 50' 100'

A HOMEOWNER'S ASSOCIATION (HOA) WILL OWN AND MAINTAIN ALL OPEN SPACE PARCELS AND WILL BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING REQUIRED BY TOWN OF ZEBULON UNITED DEVELOPMENT ORDINANCE (UDO).

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL TOWN OF ZEBULON AND NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS. THE SITE SHALL BE DEVELOPMENT IN CONFORMANCE WITH THE TOWN OF ZEBULON UDO, INCLUDING SECTION 4.3.3.P.

UTILITY NOTES:

1. **ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.**
2. **MINIMUM UTILITY HORIZONTAL SEPARATION DISTANCES:**
   WATER AND SANITARY SEWER MAINS - 10 FT.
   WATER AND STORM SEWER MAINS - 5 FT.
   SANITARY SEWER AND STORM SEWER MAINS - 5 FT.
   GRAVITY SANITARY SEWER AND FORCE MAINS - 5 FT.
3. **MINIMUM UTILITY VERTICAL SEPARATION DISTANCES:**
   WATER AND SANITARY SEWER MAINS - 18 IN.
   WATER AND STORM SEWER MAINS - 18 IN.
   SANITARY SEWER AND STORM SEWER MAINS - 24 IN.
4. **CLASS 1 STRUCTURAL MATERIAL REQUIRED FROM EXISTING GROUND TO SPRING LINE OF PROPOSED PIPE IN FILL CONDITIONS (TYP).**



ROAD F PROFILE (STA -0+50 - 6+50)

HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5'

5
0
0 50
PROFILE SCALE

SITE PLAN LEGEND

- PROPERTY LINE
- EXISTING ROAD CENTER
- PROPOSED PERIMETER BUFFER
- PROPOSED EASEMENT
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- PROPOSED ROAD CENTER
- PROPOSED EOP
- EXISTING FLOODPLAIN
- EXISTING WETLANDS

UTILITY LEGEND

- PROPOSED SEWER LINE
- PROPOSED WATER LINE
- WATER LINE TEE
- FIRE HYDRANT
- WATER METER
- REDUCER
- GATE VALVE
- BLOWOFF ASSEMBLY

Public
Water Distribution / Extension System
The City of Raleigh consents to the connection and extension of the City's public water system as shown on this plan. The material and Construction methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook.

City of Raleigh
Public Utilities Department Permit # _____

Public
Sewer Collection / Extension System
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TEL 919.866.4951 FAX 919.833.8124 www.timmons.com

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REVISION DESCRIPTION

DATE

DATE 08/08/2025
DRAWN BY 331
DESIGNED BY 331
CHECKED BY T. CROSS
SCALE H: 1" = 50' V: 1" = 5'
JOB NO. 49473
SHEET NO. C5.8

TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652

FAISON TRACT
ZEBULON, WAKE COUNTY, NORTH CAROLINA
ROAD F PLAN AND PROFILE

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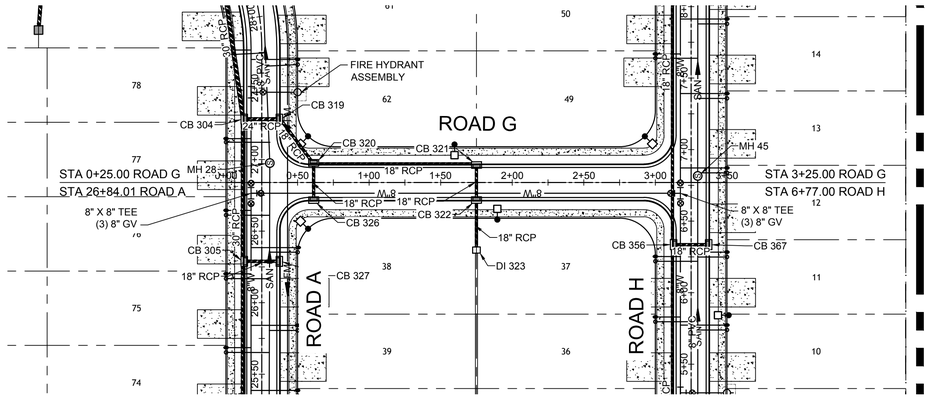
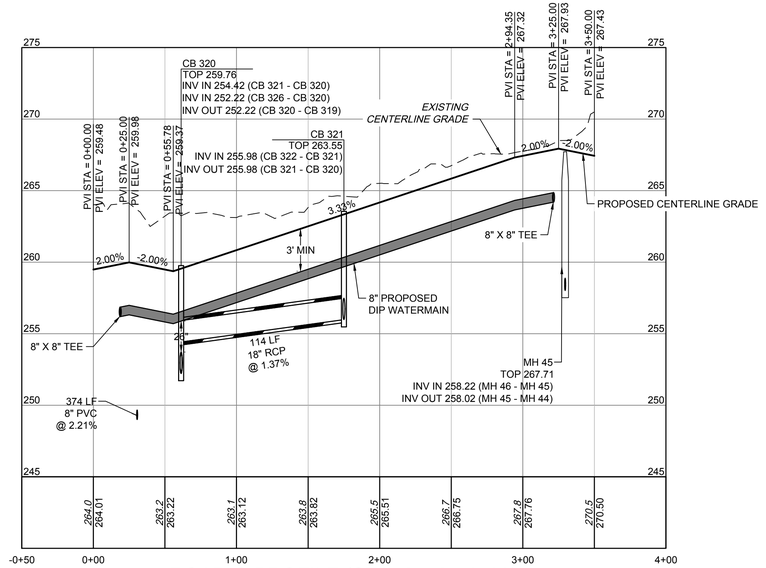


ROAD G PLAN VIEW (STA -0+50 TO 4+00)

1" = 50'



ROAD G PLAN VIEW (STA -0+50 TO 4+00)

HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5'

NAD 83

SCALE 1"=50'

0 50' 100'

5 0 0 50 PROFILE SCALE

UTILITY NOTES:

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UTILITY LEGEND

- SAN — PROPOSED SEWER LINE
- 8"W — PROPOSED WATER LINE
- WATER LINE TEE
- FIRE HYDRANT
- WATER METER
- REDUCER
- GATE VALVE
- BLOWOFF ASSEMBLY

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SITE PLAN LEGEND

- PROPOSED CONCRETE
- PROPOSED EASEMENT
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- PROPOSED ROAD CENTER
- PROPOSED FDC
- EXISTING FLOODPLAIN
- EXISTING WETLANDS

Public Water Distribution Extension System

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Public Sewer Collection Extension System

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NORTH CAROLINA LICENSE NO. C-1652

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DATE 08/08/2025

DRAWN BY 331

DESIGNED BY 331

CHECKED BY T. CROSS

SCALE H: 1" = 50' V: 1" = 5'

FAISON TRACT

ZEBULON, WAKE COUNTY, NORTH CAROLINA

ROAD G PLAN AND PROFILE

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SHEET NO. C5.9

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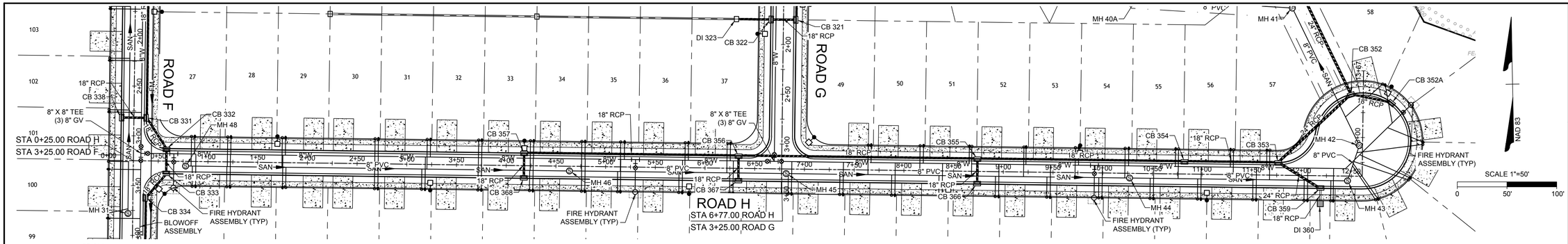
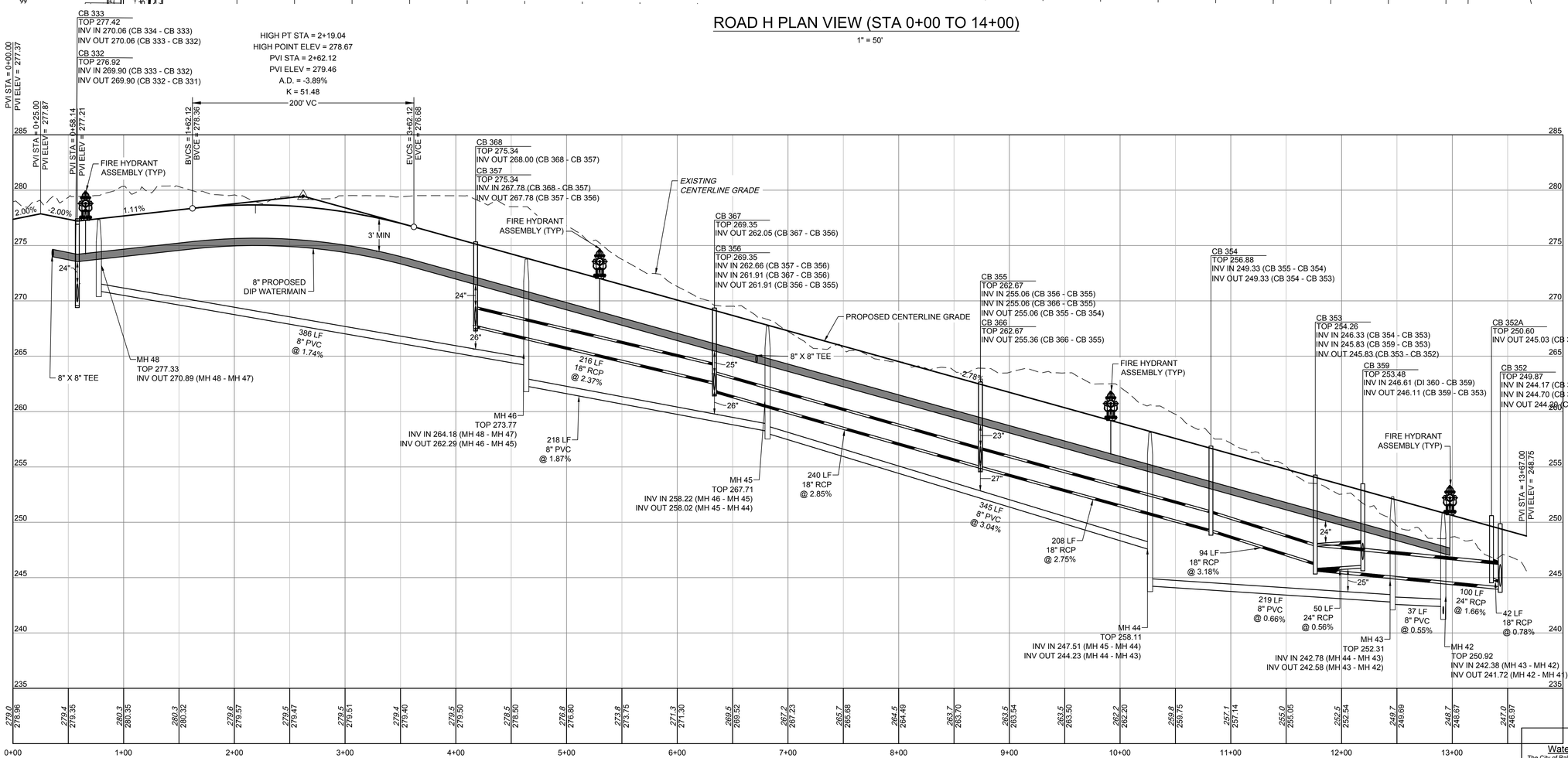


ROAD H PLAN VIEW (STA 0+00 TO 14+00)

1" = 50'



ROAD H PROFILE (STA 0+00 - 14+00)

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5
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PROFILE SCALE

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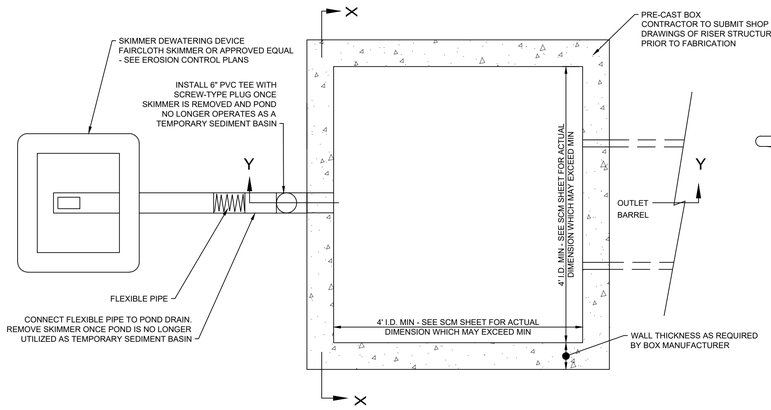
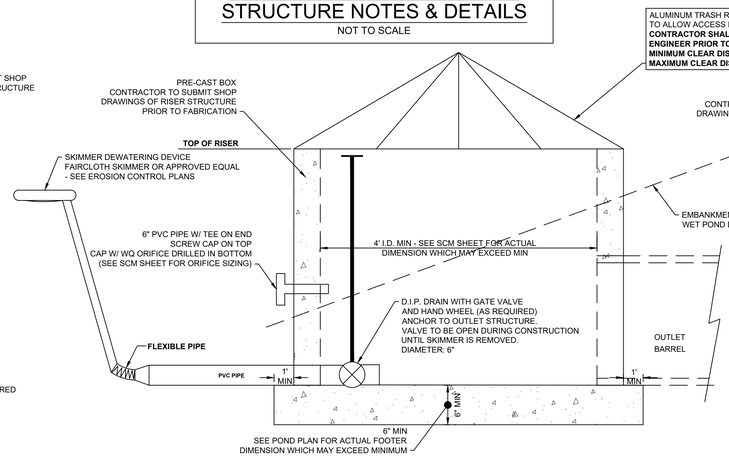
PERMANENT OUTLET "RISER" STRUCTURE NOTES & DETAILS

NOT TO SCALE



PLAN VIEW
NOT TO SCALE



SECTION Y-Y
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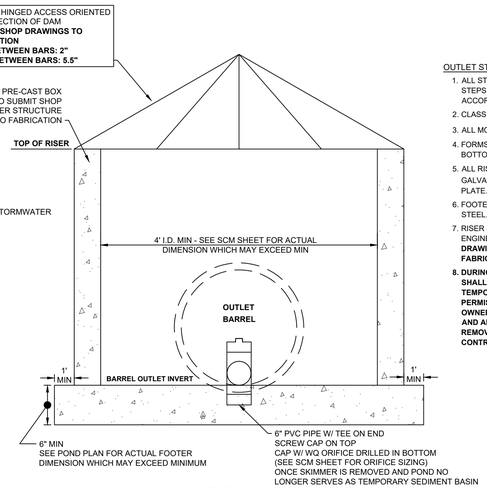


SECTION X-X
NOT TO SCALE

OUTLET STRUCTURE / RISER NOTES:

1. ALL STRUCTURES OVER 3'-6" IN DEPTH TO BE PROVIDED WITH STEPS 12" ON-CENTERS VERTICALLY. STEPS SHALL BE IN ACCORDANCE WITH NCDOT RSD 840.66 OR APPROVED EQUAL.
2. CLASS "B" CONCRETE TO BE USED THROUGHOUT.
3. ALL MORTAR JOINTS (IF APPLICABLE) ARE ½" +/- ½".
4. FORMS ARE TO BE USED FOR THE CONSTRUCTION OF THE BOTTOM SLAB.
5. ALL RISER JOINTS SHALL BE WATER-TIGHT AND HAVE (4) GALVANIZED STEEL PLATES 10"x10"x¼" TH WITH (4) ¾" BOLTS PER PLATE.
6. FOOTER SHALL BE SECURED TO RISER WITH STRUCTURAL STEEL.
7. RISER SHALL BE ENGINEERED BY PRECASTER'S STRUCTURAL ENGINEER TO RESIST BUOYANCY FORCES. **SUBMIT SHOP DRAWINGS OF RISER STRUCTURE TO ENGINEER PRIOR TO FABRICATION.**
8. **DURING EROSION CONTROL STAGES, ALL RISER ORIFICES SHALL BE TEMPORARILY PLUGGED, EXCEPT FOR THE TEMPORARY SKIMMER. AT TIME OF SKIMMER REMOVAL, WITH PERMISSION FROM EROSION CONTROL PERMITTING AGENCY, OWNER, AND ENGINEER, THE DRAIN VALVE SHALL BE CLOSED AND ALL RISER ORIFICES SHALL BE UNPLUGGED. SEE BASIN REMOVAL/CONVERSION SEQUENCE ON APPROVED EROSION CONTROL PLANS.**

GENERAL NOTES:

1. MINIMUM DENSITY SHALL NOT BE LESS THAN 95% OF MAXIMUM DRY DENSITY WITH MOISTURE CONTENT WITHIN +/- 2% OF THE OPTIMUM. EACH LIFT OF FILL SHALL BE COMPACTED AS NECESSARY TO OBTAIN THAT DENSITY. ALL COMPACTION IS DETERMINED PER AASHTO METHOD T-99 (STANDARD PROCTOR).
2. DAM EMBANKMENT IS TO BE SEEDED IMMEDIATELY AFTER DAM CONSTRUCTION IS COMPLETE.
3. **STORMWATER MANAGEMENT STRUCTURE IS TO BE UTILIZED AS A TEMPORARY EROSION CONTROL DEVICE INITIALLY. ONCE CONSTRUCTION IS COMPLETED, UPSTREAM SURFACES HAVE BEEN PERMANENTLY STABILIZED, AND APPROVAL HAS BEEN ISSUED BY EROSION CONTROL AUTHORITY, OWNER, AND ENGINEER, CONTRACTOR IS TO REMOVE ALL SEDIMENT FROM BASIN AND CONVERT TO PERMANENT WATER QUALITY STRUCTURE. THIS INCLUDES INSTALLING THE PROPOSED PLANTINGS ALONG THE LITTORAL SHELF, IF APPLICABLE.**
4. **DO NOT REMOVE ANY EROSION AND SEDIMENT CONTROL MEASURES UNTIL ALL CONTRIBUTING AREAS HAVE BEEN PERMANENTLY STABILIZED AND APPROVAL HAS BEEN RECEIVED FROM THE EROSION CONTROL AUTHORITY, OWNER, AND ENGINEER.**

DAM EMBANKMENT CONSTRUCTION NOTES:

1. CONSTRUCTION OF THIS DAM SHALL BE DONE UNDER THE OBSERVATION OF A QUALIFIED GEOTECHNICAL ENGINEER, WHO IS A REGISTERED PROFESSIONAL ENIGINEER IN THE STATE OF NORTH CAROLINA. CONTROLLED FILL, AS SPECIFIED BY THE GEOTECHNICAL ENGINEER, IN THE DAM EMBANKMENT SHALL BE PLACED IN 6-INCH LOOSE LAYERS (3-INCH LOOSE LAYERS WITHIN 3-FEET OF EITHER SIDE OF THE PRINCIPAL SPILLWAY PIPE TO A DEPTH OF 2-FEET OVER THE PIPE) AND SHALL BE COMPACTED TO A DENSITY OF NO LESS THAN 95% OF THE STANDARD PROCTOR MAXIMUM DENSITY AT A MOISTURE CONTENT OF + OR - TWO PERCENTAGE POINTS OF THE OPTIMUM MOISTURE CONTENT IN ACCORDANCE WITH ASTM D698.
2. ALL VISIBLE ORGANIC DEBRIS SUCH AS ROOTS AND LIMBS SHALL BE REMOVED FROM THE FILL MATERIAL PRIOR TO COMPACTION TO THE REQUIRED DENSITY. SOILS WITH ORGANIC MATTER CONTENT EXCEEDING 5% BY WEIGHT SHALL NOT BE USED. STONES GREATER THAN 3-INCH (IN ANY DIRECTION) SHALL BE REMOVED FROM THE FILL PRIOR TO COMPACTION.
3. FILL MATERIAL PLACED AT DENSITIES LOWER THAN SPECIFIED MINIMUM DENSITIES OR AT MOISTURE CONTENTS OUTSIDE THE SPECIFIED RANGES OR OTHERWISE NOT CONFORMING TO SPECIFIED REQUIREMENTS SHALL BE REMOVED AND REPLACED WITH ACCEPTABLE MATERIALS.
4. ANY FILL LAYER THAT IS SMOOTH DRUM ROLLED TO REDUCE MOISTURE PENETRATION DURING A STORM EVENT SHALL BE PROPERLY SCARIFIED PRIOR TO THE PLACEMENT OF THE NEXT SOIL LIFT.
5. SURFACE WATER AND STREAM FLOW SHALL BE CONTINUOUSLY CONTROLLED THROUGHOUT CONSTRUCTION AND THE PLACEMENT OF CONTROLLED FILL.
6. FOUNDATION AREAS MAY REQUIRE UNDERCUTTING OF COMPRESSIBLE AND/OR UNSUITABLE SOILS IN ADDITION TO THAT INDICATED ON THE PLANS. ALL SUCH UNDERCUTTING SHALL BE PERFORMED AT THE DISCRETION OF THE GEOTECHNICAL ENGINEER AND SHALL BE MONITORED AND DOCUMENTED. IN NO CASE SHALL THERE BE AN ATTEMPT TO STABILIZE ANY PORTIONS OF THE FOUNDATION SOILS WITH CRUSHED STONE.
7. TREATMENT OF SEEPAGE AREAS, SUBGRADE PREPARATION, FOUNDATION DEWATERING AND ROCK FOUNDATION PREPARATION (I.E., TREATMENT WITH SLUSH GROUTING, DENTAL CONCRETE, ETC.) MAY BE REQUIRED AT THE DISCRETION OF THE GEOTECHNICAL ENGINEER. ALL SUCH ACTIVITIES SHALL BE CLOSELY MONITORED AND DOCUMENTED BY THE GEOTECHNICAL ENGINEER.
8. FILL ADJACENT TO THE RISER AND PRINCIPAL SPILLWAY PIPE SHALL BE PLACED SO THAT LIFTS ARE AT THE SAME LEVEL ON BOTH SIDES OF THE STRUCTURES.
9. EARTHWORK COMPACTION WITHIN 3-FEET OF ANY STRUCTURES SHALL BE ACCOMPLISHED BY MEANS OF HAND TAMPERS, MANUALLY DIRECTED POWER TAMPERS OR PLATE COMPACTORS OR MINIATURE SELF-PROPELLED ROLLERS.
10. COMPACTION BY MEANS OF DROP WEIGHTS FROM A CRANE OR HOIST SHALL NOT BE PERMITTED.
11. HEAVY EQUIPMENT SHALL NOT BE ALLOWED TO PASS OVER CAST-IN-PLACE STRUCTURES (INCLUDING THE CRADLE) UNTIL ADEQUATE CURING TIME HAS ELAPSED.
12. TO RE-ESTABLISH VEGETATION AFTER CONSTRUCTION, A 2- TO 3-INCH LAYER OF TOPSOIL SHALL BE PLACED ON THE DISTURBED EMBANKMENT SURFACE AND THE AREA SEEDED AND MULCHED OR HYDROSEEDED.
13. THE EMBANKMENT MATERIAL SHALL BE COMPRISED OF CLAYEY SAND OR SANDY CLAY WITH A MINIMUM OF 30% PASSING THE #200 SIEVE, A LIQUID LIMIT OF AT LEAST 25 AND A PLASTICITY INDEX OF AT LEAST 10%, AND LESS THAN 5% ORGANICS. THIS MATERIAL SHALL ALSO HAVE A UNIFIED SOIL CLASSIFICATION OF SC OR CL.

STORMWATER WET POND NOTES:

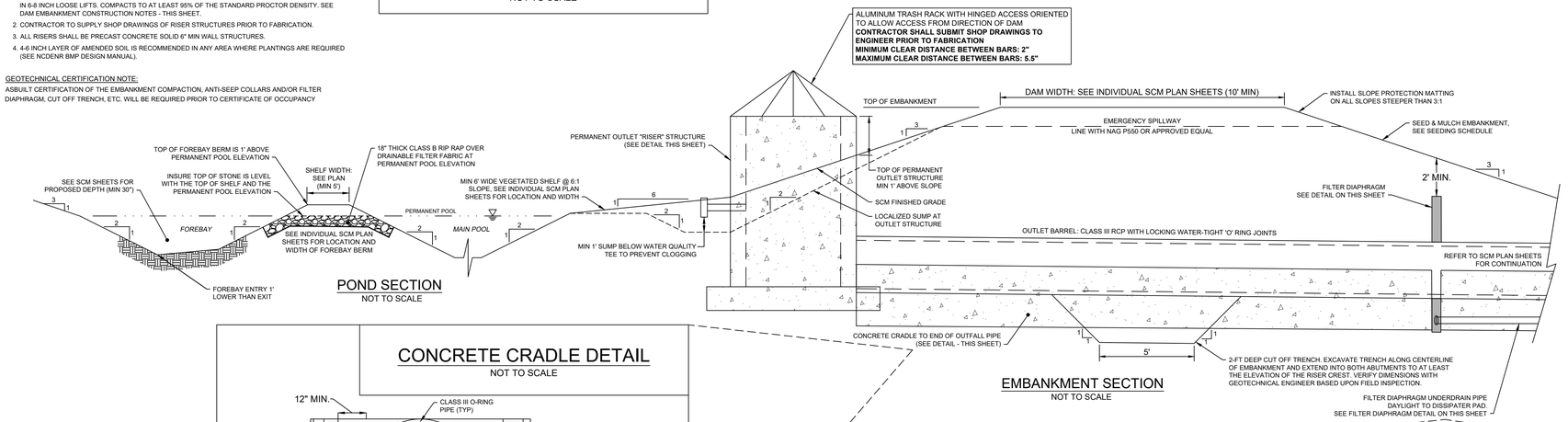
1. EMBANKMENT SHALL BE CONSTRUCTED OF CLEAN STRUCTURAL SOIL, FREE OF ROOTS, VEGETATION, ROCKS & OTHER OBJECTIONABLE MATERIAL. SCARIFY SURFACES BEFORE PLACING FILL. PLACE FILL IN 6-8 INCH LOOSE LIFTS. COMPACTS TO AT LEAST 95% OF THE STANDARD PROCTOR DENSITY. SEE DAM EMBANKMENT CONSTRUCTION NOTES - THIS SHEET.
2. CONTRACTOR TO SUPPLY SHOP DRAWINGS OF RISER STRUCTURES PRIOR TO FABRICATION.
3. ALL RISERS SHALL BE PRECAST CONCRETE SOLID 6" MIN WALL STRUCTURES.
4. 4-6 INCH LAYER OF AMENDED SOIL IS RECOMMENDED IN ANY AREA WHERE PLANTINGS ARE REQUIRED (SEE NCDENR BMP DESIGN MANUAL).

GEOTECHNICAL CERTIFICATION NOTE:

ASBUILT CERTIFICATION OF THE EMBANKMENT COMPACTION, ANTI-SEEP COLLARS AND/OR FILTER DIAPHRAGM, CUT OFF TRENCH, ETC. WILL BE REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY

STORMWATER WET POND NOTES & DETAILS

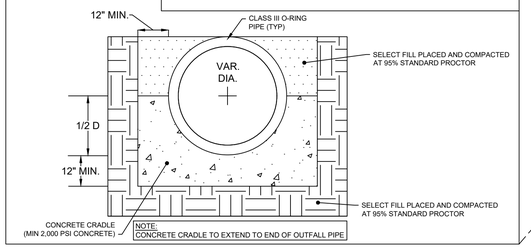
NOT TO SCALE



POND SECTION
NOT TO SCALE

CONCRETE CRADLE DETAIL

NOT TO SCALE



FILTER DIAPHRAGM DETAIL

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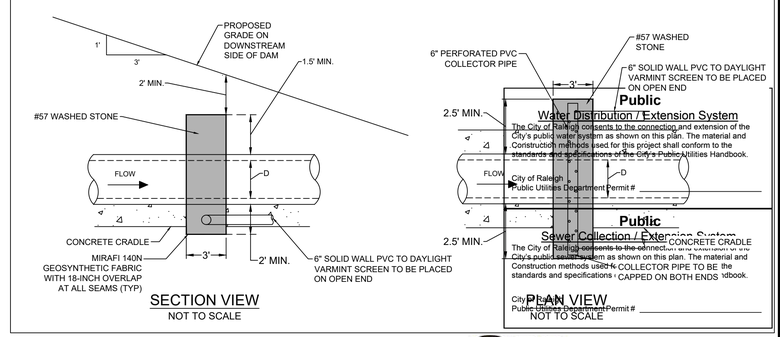


SECTION VIEW
NOT TO SCALE

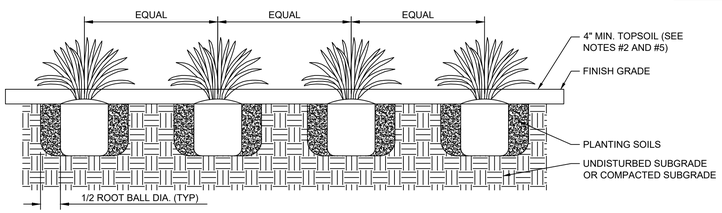
PLAN VIEW
NOT TO SCALE

WET POND PLANTINGS NOTES & DETAILS

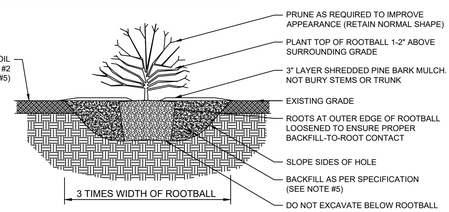
NOT TO SCALE

INSTALLATION AND MAINTENANCE OF LANDSCAPING:

1. ALL LANDSCAPING SHALL BE OF NURSERY-STOCK QUALITY AND SHALL BE INSTALLED IN A SOUND, WORKMANLIKE MANNER AND ACCORDING TO ACCEPTED GOOD PLANTING PROCEDURES. ALL LANDSCAPING SHALL BE ADAPTABLE TO CLIMATIC CONDITIONS OF THE AREA, AND CONSIDERATION SHALL BE GIVEN TO NOT PLANTING LARGE TREES NEAR UTILITIES. ALL LANDSCAPING SHALL BE MAINTAINED IN GOOD CONDITION.
2. ALL PLANTS SHALL MEET OR EXCEED THE MINIMUM STANDARDS SET BY THE U.S.D.A. STANDARD FOR NURSERY STOCK SPONSORED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
3. ALL LANDSCAPING SHALL AT ALL TIMES SHALL PRESENT A HEALTHY, NEAT, CLEAN, ORDERLY, DISEASE-FREE AND PEST-FREE APPEARANCE.
4. ALL LANDSCAPING SOIL AND FILL SHALL BE FREE FROM WEEDS, REFUSE, AND DEBRIS AT ALL TIMES.
5. ANY DEAD PLANT MATERIAL OR MATERIAL THAT FAILS TO SHOW HEALTHY GROWTH MUST BE REMOVED WITHIN 30 DAYS.
6. REPLACEMENT OF REMOVED PLANT MATERIAL MUST TAKE PLACE WITHIN 90 DAYS OF REMOVAL OR NOTIFICATION BY THE CITY, WHICHEVER OCCURS FIRST.
7. ANY REPLACEMENT PLANT MATERIAL MUST MEET THE SIZE AND OTHER CHARACTERISTICS OF NEWLY PLANTED MATERIAL.
8. MAINTENANCE OF THE LANDSCAPING IS THE RESPONSIBILITY OF THE OWNER.



HERBACEOUS PLANTING DETAIL
NOT TO SCALE



SHRUB PLANTING DETAIL
NOT TO SCALE

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REVISION DESCRIPTION	DATE

DATE: 08/08/2025
DRAWN BY: 331
DESIGNED BY: 331
CHECKED BY: T. CROSS
SCALE:

TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652

FAISON TRACT
ZEBULON, WAKE COUNTY, NORTH CAROLINA

JOB NO. 49473
SHEET NO.

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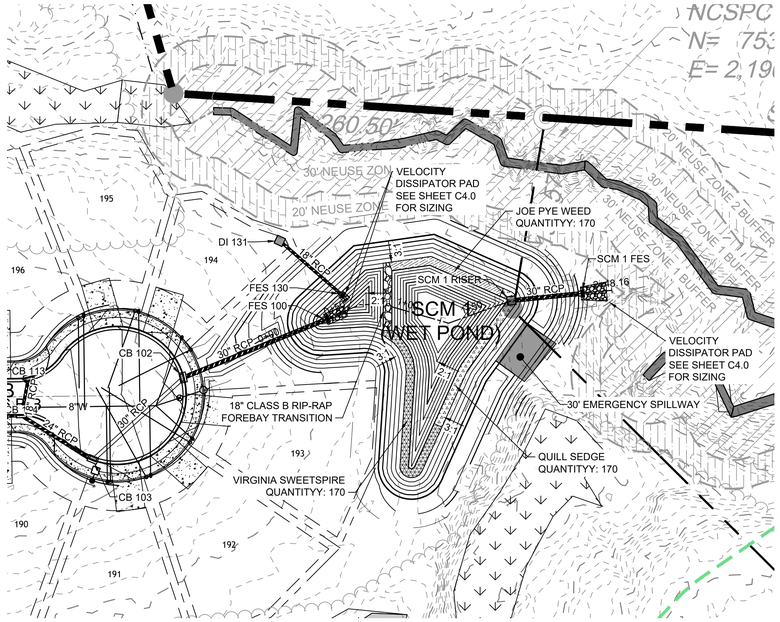
S:\331\49473-Faison_Tract\DWG\Sheet\C0749473-331-C6.6-POND.dwg | Plotted by Ryan Farrell



SCM 1 WET POND PLAN VIEW

SCALE: 1" = 50'

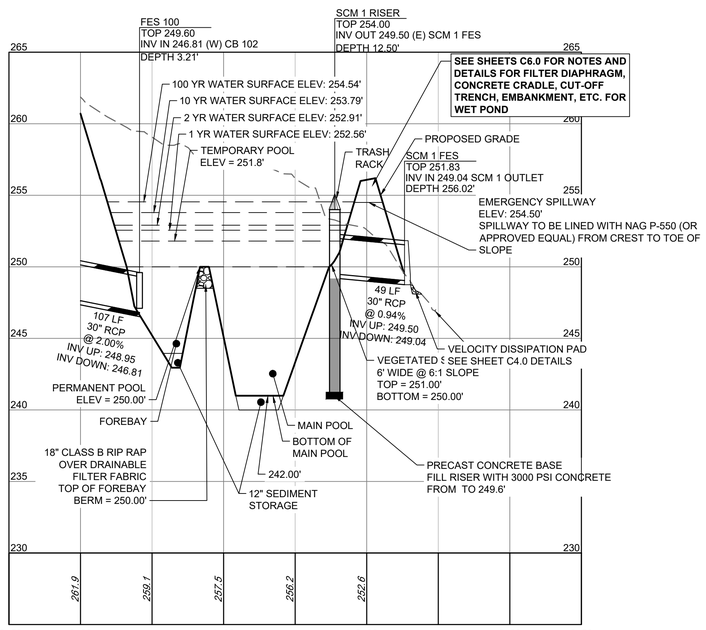
PLANTING LEGEND

- VIRGINIA SWEETSPIRE (VS)
- QUILL SEDGE (QS)
- JOE PYE WEED (JP)

NAD 83

SCALE 1"=50'

0 50' 100'



SCM 1 PROFILE

HORIZ SCALE: 1"=50'

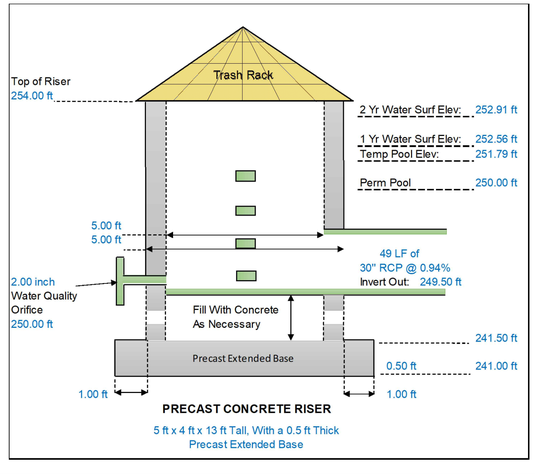
VERT SCALE: 1"=5'

5

0

0 50

PROFILE SCALE



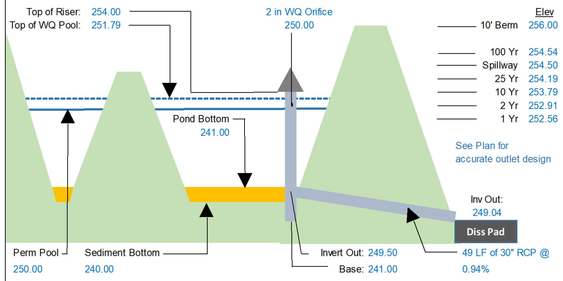
PRECAST CONCRETE RISER

5 ft x 4 ft x 13 ft Tall, With a 0.5 ft Thick Precast Extended Base

Pond / Riser Data & Elevations

Pond Type	Wet Pond			
TSS Removal	85%			
Top of Pond / Berm	256.00 ft			
Secondary Spillway Width	30.00 ft			
Bottom of Secondary Spillway	254.50 ft			
Top of Riser	254.00 ft	(at least 1' Above TPE)		
Riser Type / Size	5x5 ft			
Top of Water Quality / Temp Pool Elev	251.79 ft	(1" Runoff)		
Top of Veg. Shelf	251.00 ft			
Permanent Pool Elevation (Normal Pool)	250.00 ft			
Water Quality Orifice Elevation & Size	250.00 ft		2.00 in	
Secondary Orifice Elevation & Size (Rise & Span)	251.70 ft		12.00 inch	36.00 inch
			^ Rise	^ Span
Weir Elevation, Width, & Number of Sides	253.50 ft		48.00 inch	1
Bottom of Veg. Shelf	250.00 ft		^ Width	^ # of Sides
Top of Sediment Storage / Pond Bottom	241.00 ft			
Bottom of Sediment Storage	240.00 ft	(Min 1 ft)		
Invert Out of Riser	249.50 ft			
Outlet Pipe Size	30.00 in	Diameter RCP		
Outlet Pipe Length & Slope	49.00 ft		0.94 %	
Downstream Outlet Elevation	249.04 ft			
1 Yr Water Surface Elev / Peak Flow (CFS)	252.56 ft		8.24 CFS	
2 Yr Water Surface Elev Peak Flow (CFS)	252.91 ft		12.31 CFS	
10 Yr Water Surface Elev Peak Flow (CFS)	253.79 ft		18.37 CFS	
25 Yr Water Surface Elev Peak Flow (CFS)	254.19 ft		25.24 CFS	
100 Yr Water Surface Elev Peak Flow (CFS)	254.54 ft		40.92 CFS	

Pond Detail



Anti-Buoyancy Calculations for the Riser Structure

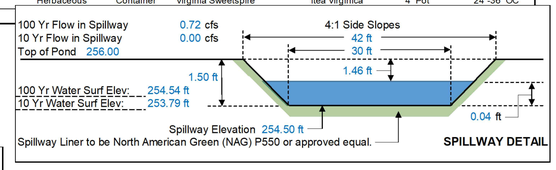
Riser Dimensions		Weight of Structure		Displaced Volume	
Outside Width	6.00 ft	Walls =	19,500 LBS	V = LxWx(HT) = C.F.	
Inside Width	5.00 ft	Base =	4,200 LBS		
Outside Length	5.00 ft	FILL =	24,000 lbs	Displaced Water =	
Inside Length	4.00 ft			C.F. * 62.4 PCF = LBS	
Height	13.00 ft	Outlet Pipe =	368 LBS		
Base Thick' (ft)	0.50 ft	WQ Orifice =	2 LBS	Add 15% Factor of Safety	
Wall Thick' (ft)	0.50 ft				
Ext Base (ft)	1.00 ft	Weir #1 =	225 LBS	V =	390 C.F.
Areas removed from Riser		Weir #2 =	0 LBS	Disp. Water =	24,336 LBS
Outlet Pipe	4.91 ft	Weir #3 =	0 LBS	15% F.S. =	3,650 LBS
WQ Orifice	0.02 ft	Weir #4 =	0 LBS		
Orifice #1	3.00 ft	Other #1 =	0 LBS	Safety Factor	1.68
Orifice #2	0.00 ft				
Orifice #3	0.00 ft	Weight =	47,105 LBS	Weight =	27,986 LBS
Orifice #4	0.00 ft	Precast Concrete Riser Structure to be 5 ft x 4 ft x 13 ft Tall, With a 0.5 ft Thick Precast Extended Base			
Other	0.00 ft				

Planting Summary Requirements

Dam / Berm — Non-Clumping Turf Grass

6' Shelf Length 340 — Area of Shelf = 2040 SF — (50 Plants per 200 SF of Area)

Quantity	Type	Root	Common Name	Scientific Name	Planting Size	Notes
170	Herbaceous	Container	Quill Sedge	Cerex Tenera	4" Pot	24"-36" OC
170	Herbaceous	Container	Virginia Sweetspire	Itea Virginica	4" Pot	24"-36" OC
170						



Public

Water Distribution / Extension System

The City of Raleigh consents to the connection and extension of the City's public water system as shown on this plan. The material and Construction methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook.

City of Raleigh
Public Utilities Department Permit # _____

Public

Sewer Collection / Extension System

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DATE

DATE 08/08/2025

DRAWN BY 331

DESIGNED BY 331

CHECKED BY T. CROSS

SCALE H: 1" = 50' V: 1" = 5'

TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

FAISON TRACT

ZEBULON, WAKE COUNTY, NORTH CAROLINA

SCM 1 PLAN & PROFILE

JOB NO. 49473

SHEET NO. C6.1

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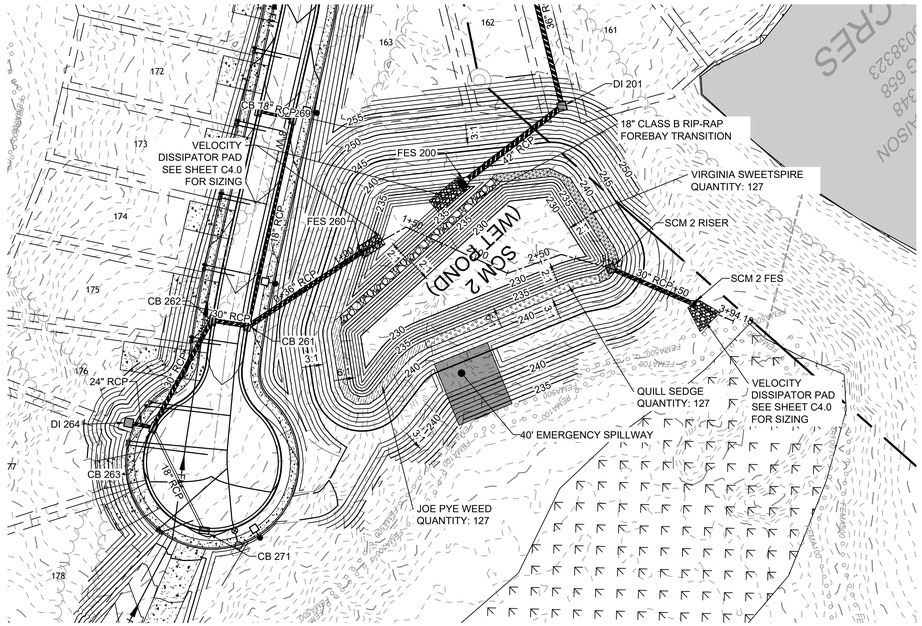
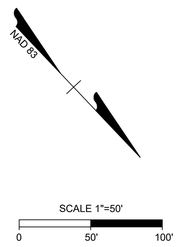
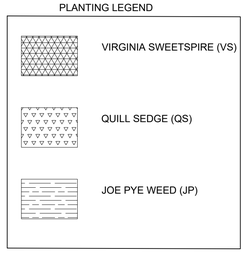
S:\33114\49473-Faison_Tract\DWG\Sheet\C2\49473-331-C6.0-POND.dwg | Plotted by Ryan Farrell

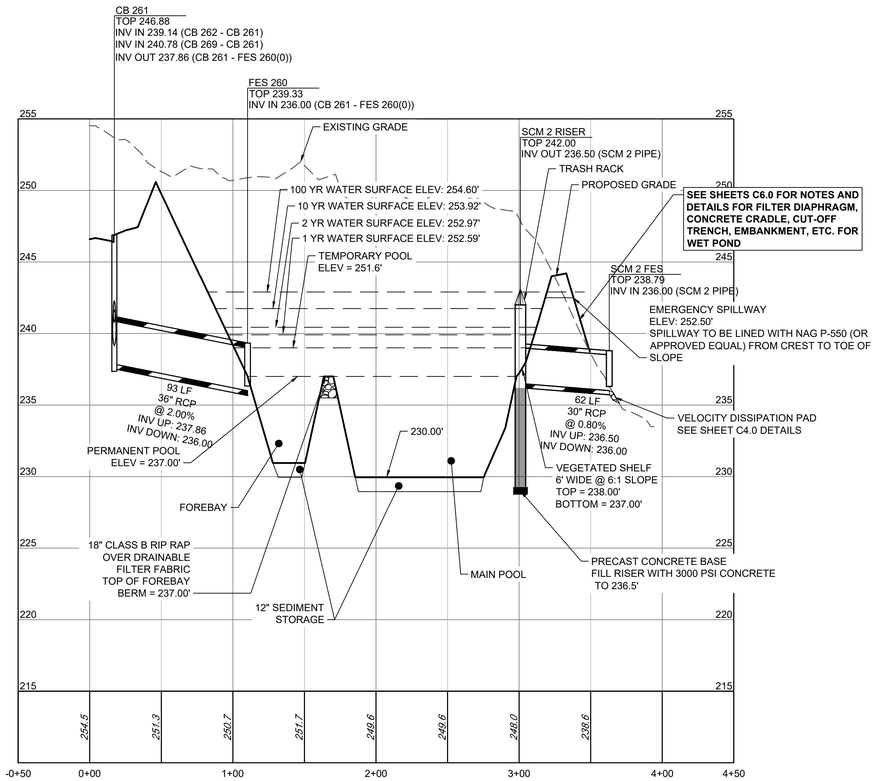


SCM 2 WET POND PLAN VIEW

SCALE: 1" = 50'

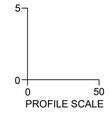


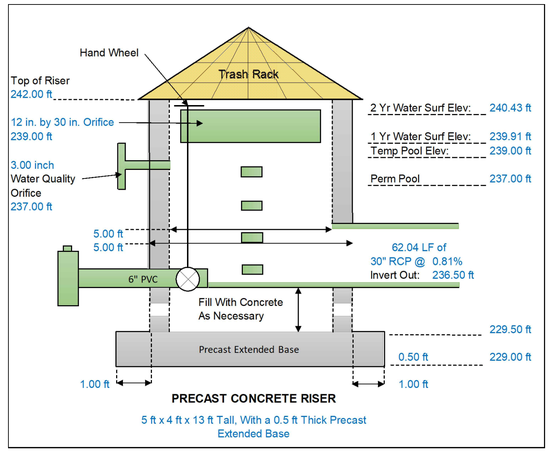




SCM 2 PROFILE

HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5'

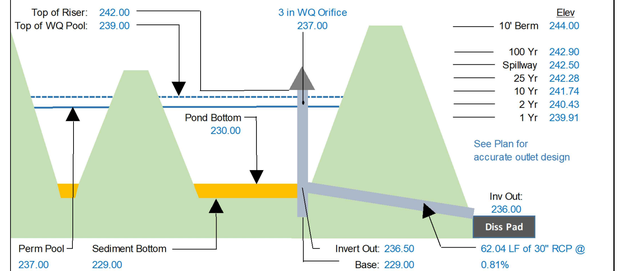




Pond / Riser Data & Elevations

Pond Type	Wet Pond			
TSS Removal	85%			
Top of Pond / Berm	244.00 ft			
Secondary Spillway Width	40.00 ft			
Bottom of Secondary Spillway	242.50 ft			
Top of Riser	242.00 ft	(at least 1' Above TPE)		
Riser Type / Size	5x5 ft			
Top of Water Quality / Temp Pool Elev	239.00 ft	(1" Runoff)		
Top of Veg. Shelf	238.00 ft			
Permanent Pool Elevation (Normal Pool)	237.00 ft			
Water Quality Orifice Elevation & Size	237.00 ft		3.00	in
Secondary Orifice Elevation & Size (Rise & Span)	239.00 ft	(DOUBLE)	12.00 inch	30.00 inch
			^ Rise	^ Span
Weir Elevation, Width, & Number of Sides	241.00 ft		48.00 inch	2
Bottom of Veg. Shelf	237.00 ft		^ Width	^ # of Sides
Top of Sediment Storage / Pond Bottom	230.00 ft			
Bottom of Sediment Storage	229.00 ft	(Min 1 ft)		
Invert Out of Riser	236.50 ft			
Outlet Pipe Size	30.00 in	Diameter RCP		
Outlet Pipe Length & Slope	62.04 ft		0.81	%
Downstream Outlet Elevation	236.00 ft			
1 Yr Water Surface Elev / Peak Flow (CFS)	239.91 ft		15.05	CFS
2 Yr Water Surface Elev Peak Flow (CFS)	240.43 ft		23.50	CFS
10 Yr Water Surface Elev Peak Flow (CFS)	241.74 ft		46.28	CFS
25 Yr Water Surface Elev Peak Flow (CFS)	242.28 ft		64.08	CFS
100 Yr Water Surface Elev Peak Flow (CFS)	242.90 ft		100.23	CFS

Pond Detail



Anti-Buoyancy Calculations for the Riser Structure

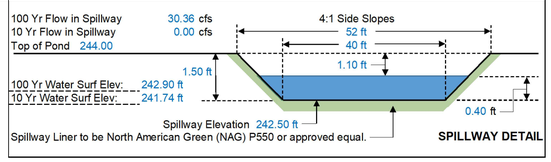
Riser Dimensions		Weight of Structure		Displaced Volume	
Outside Width	6.00 ft	Walls =	19,500 LBS	V = LxWx(HT) = C.F.	
Inside Width	5.00 ft	Base =	4,200 LBS		
Outside Length	5.00 ft	FILL =	21,000 lbs	Displaced Water =	
Inside Length	4.00 ft			C.F. * 62.4 PCF = LBS	
Height	13.00 ft	Outlet Pipe =	368 LBS		
Base Thick' (ft)	0.50 ft	WQ Orifice =	4 LBS	Add 15% Factor of Safety	
Wall Thick' (ft)	0.50 ft				
Ext Base (ft)	1.00 ft	Weir #1 =	187.5 LBS	V =	390 C.F.
Areas removed from Riser		Weir #2 =	187.5 LBS	Disp. Water =	24,336 LBS
Outlet Pipe	4.91 ft	Weir #3 =	300 LBS	15% F.S. =	3,650 LBS
WQ Orifice	0.05 ft	Weir #4 =	300 LBS		
Orifice #1	2.50 ft	Other #1 =	0 LBS	Safety Factor	1.55
Orifice #2	2.50 ft				
Orifice #3	4.00 ft	Weight =	43,353 LBS	Weight =	27,986 LBS
Orifice #4	4.00 ft	Precast Concrete Riser Structure to be 5 ft x 4 ft x 13 ft Tall, With a 0.5 ft Thick Precast Extended Base			
Other	0.00 ft				

Planting Summary Requirements

Dam / Berm — Non-Clumping Turf Grass

6' Shelf Length 253 — Area of Shelf = 1518 SF — (50 Plants per 200 SF of Area)

Quantity	Type	Root	Common Name	Scientific Name	Planting Size	Notes
127	Herbaceous	Container	Quill Sedge	Cerex Tenera	4" Pot	24"-36" OC
127	Herbaceous	Container	Virginia Sweetspire	Itea Virginica	4" Pot	24"-36" OC
127	Herbaceous	Container	Joe Pye Weed	Eupat' Fistulosus	4" Pot	24"-36" OC



Public
Water Distribution / Extension System

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City of Raleigh
Public Utilities Department Permit # _____

Public
Sewer Collection / Extension System

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TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652

FAISON TRACT
ZEBULON, WAKE COUNTY, NORTH CAROLINA
SCM 2 PLAN & PROFILE

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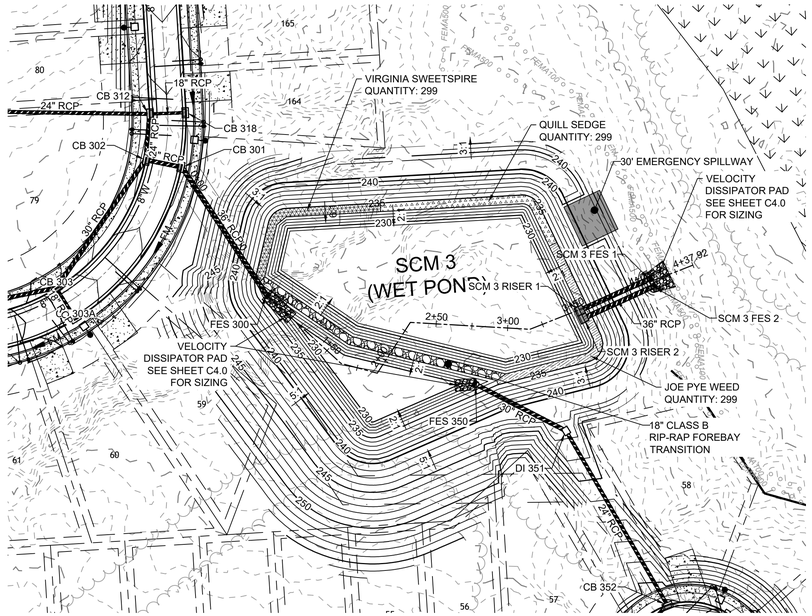


SCM 3 WET POND PLAN VIEW

SCALE: 1" = 50'

SCALE 1"=50'

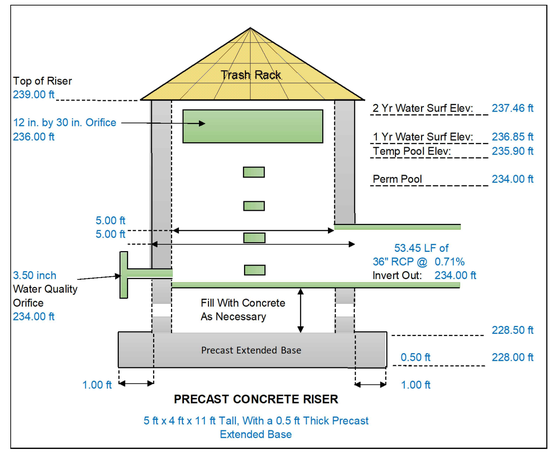
0 50' 100'

PLANTING LEGEND

VIRGINIA SWEETSPIRE (VS)

QUILL SEDGE (QS)

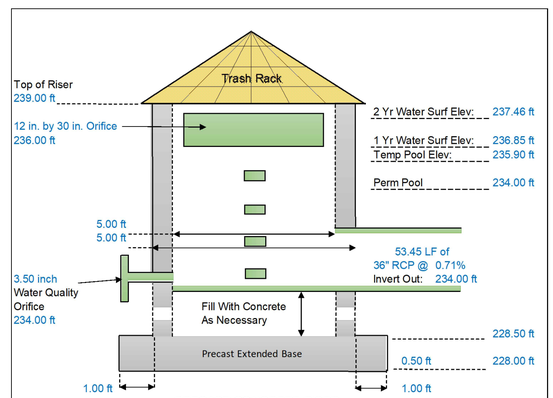
JOE PYE WEED (JP)



PRECAST CONCRETE RISER

5 ft x 4 ft x 11 ft Tall, With a 0.5 ft Thick Precast Extended Base

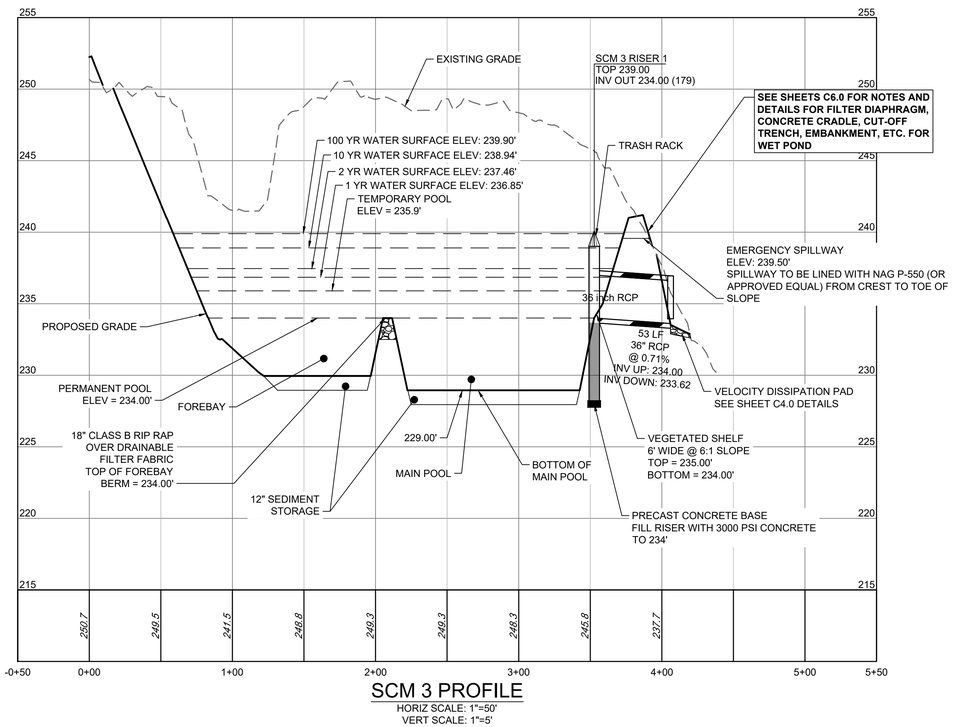
SCM 3 RISER 1 DETAIL



PRECAST CONCRETE RISER

5 ft x 4 ft x 11 ft Tall, With a 0.5 ft Thick Precast Extended Base

SCM 3 RISER 2 DETAIL



SCM 3 PROFILE

HORIZ SCALE: 1"=50'

VERT SCALE: 1"=5'

5

0

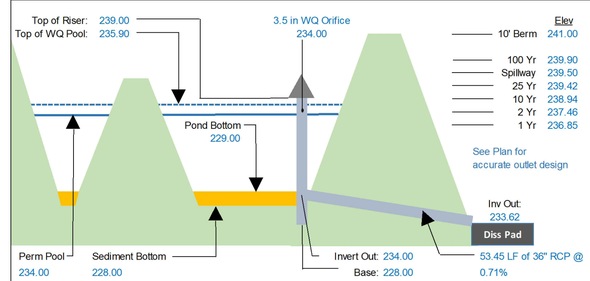
0 50

PROFILE SCALE

Pond / Riser Data & Elevations

Pond Type	Wet Pond		
TSS Removal	85%		
Top of Pond / Berm	241.00 ft		
Secondary Spillway Width	30.00 ft		
Bottom of Secondary Spillway	239.50 ft		
Top of Riser	239.00 ft	(at least 1' Above TPE)	
Riser Type / Size	5x5 ft	(DOUBLE)	
Top of Water Quality / Temp Pool Elev	235.90 ft	(1" Runoff)	
Top of Veg. Shelf	235.00 ft		
Permanent Pool Elevation (Normal Pool)	234.00 ft		
Water Quality Orifice Elevation & Size	234.00 ft		3.50 in
Secondary Orifice Elevation & Size (Rise & Span)	236.00 ft (DOUBLE)	12.00 inch ^ Rise	30.00 inch ^ Span
Weir Elevation, Width, & Number of Sides	238.00 ft	32.00 inch ^ Width	3 ^ # of Sides
Bottom of Veg. Shelf	234.00 ft		
Top of Sediment Storage / Pond Bottom	229.00 ft		
Bottom of Sediment Storage	228.00 ft	(Min 1 ft)	
Invert Out of Riser	234.00 ft		
Outlet Pipe Size	36.00 in	Diameter RCP	
Outlet Pipe Length & Slope	53.45 ft		0.71 %
Downstream Outlet Elevation	233.62 ft		
1 Yr Water Surface Elev / Peak Flow (CFS)	236.85 ft		13.91 CFS
2 Yr Water Surface Elev Peak Flow (CFS)	237.46 ft		24.02 CFS
10 Yr Water Surface Elev Peak Flow (CFS)	238.94 ft		57.28 CFS
25 Yr Water Surface Elev Peak Flow (CFS)	239.42 ft		100.37 CFS
100 Yr Water Surface Elev Peak Flow (CFS)	239.90 ft		160.29 CFS

Pond Detail

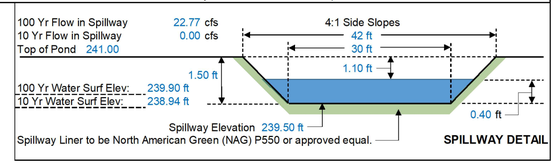


Anti-Buoyancy Calculations for the Riser Structure

Riser Dimensions		Weight of Structure		Displaced Volume	
Outside Width	6.00 ft	Walls =	16,500 LBS	V = LxWx(HT) = C.F.	
Inside Width	5.00 ft	Base =	4,200 LBS		
Outside Length	5.00 ft	FILL =	16,500 lbs	Displaced Water =	
Inside Length	4.00 ft			C.F. * 62.4 PCF = LBS	
Height	11.00 ft	Outlet Pipe =	530 LBS		
Base Thick' (ft)	0.50 ft	WQ Orifice =	5 LBS	Add 15% Factor of Safety	
Wall Thick' (ft)	0.50 ft				
Ext Base (ft)	1.00 ft	Weir #1 =	187.5 LBS	V =	330 C.F.
Areas removed from Riser		Weir #2 =	187.5 LBS	Disp. Water =	20,592 LBS
Outlet Pipe	7.07 ft	Weir #3 =	300 LBS	15% F.S. =	3,089 LBS
WQ Orifice	0.07 ft	Weir #4 =	300 LBS		
Orifice #1	2.50 ft	Other #1 =	0 LBS	Safety Factor	1.51
Orifice #2	2.50 ft				
Orifice #3	4.00 ft	Weight =	35,690 LBS	Weight =	23,681 LBS
Orifice #4	4.00 ft	Precast Concrete Riser Structure to be 5 ft x 4 ft x 11 ft Tall, With a 0.5 ft Thick Precast Extended Base			
Other	0.00 ft				

Planting Summary Requirements

Dam / Berm				Non-Clumping Turf Grass		
6' Shelf Length	597	Area of Shelf =	3582 SF	(50 Plants per 200 SF of Area)		
Quantity	Type	Root	Common Name	Scientific Name	Planting Size	Notes
299	Herbaceous	Container	Quill Sedge	Carex Tenera	4" Pot	24"-36" OC
299	Herbaceous	Container	Virginia Sweetspire	Itea Virginica	4" Pot	24"-36" OC
299	Herbaceous	Container	Joe Pye Weed	Eupat' Fistulosus	4" Pot	24"-36" OC



Public

Water Distribution / Extension System

The City of Raleigh consents to the connection and extension of the City's public water system as shown on this plan. The material and Construction methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook.

City of Raleigh
Public Utilities Department Permit # _____

Public

Sewer Collection / Extension System

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City of Raleigh
Public Utilities Department Permit # _____

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DESIGNED BY 331

CHECKED BY T. CROSS

SCALE H: 1" = 50' V: 1" = 5'

TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

FAISON TRACT

ZEBULON, WAKE COUNTY, NORTH CAROLINA

SCM 3 PLAN & PROFILE

JOB NO. 49473

SHEET NO. C6.3

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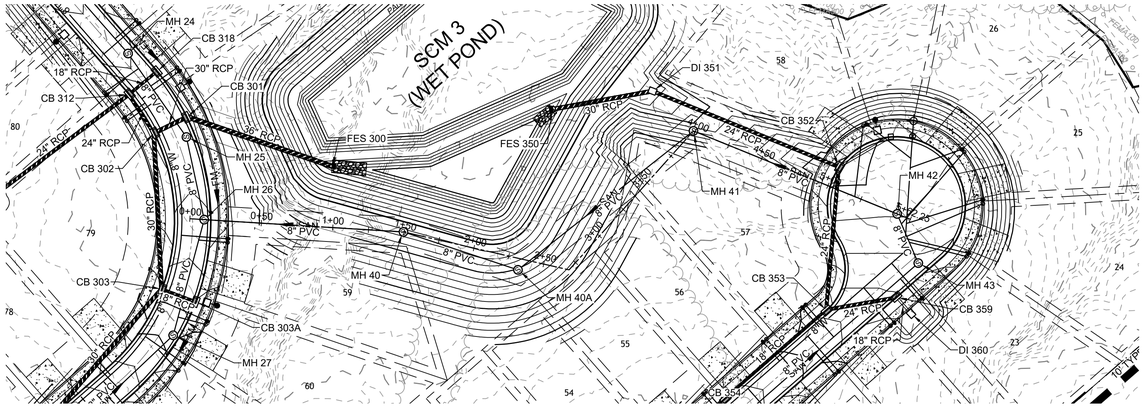
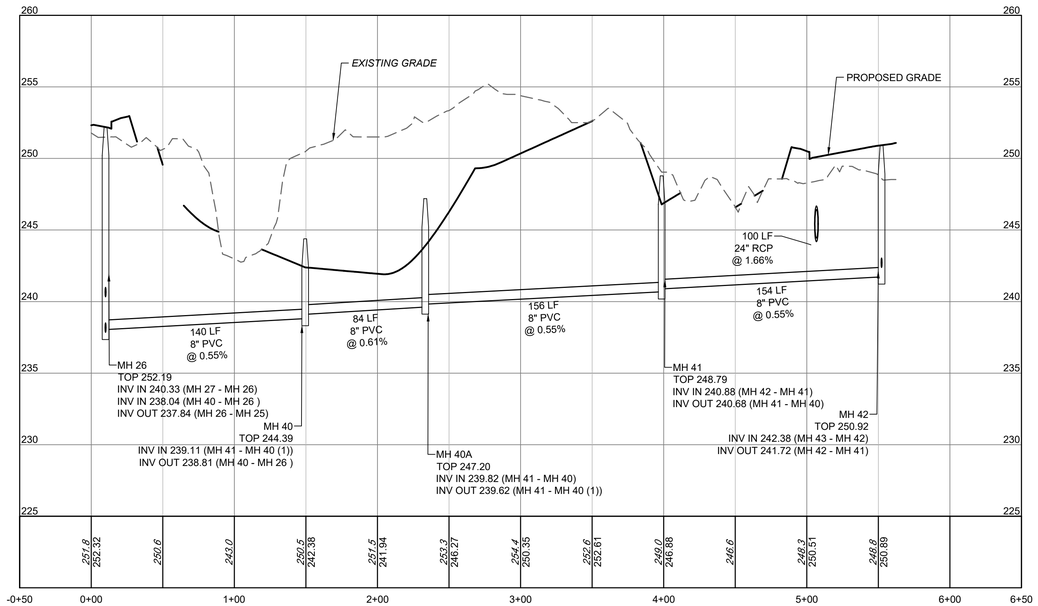


MH 26 - MH 42 PLAN VIEW (STA 9+50 TO 20+00)
SCALE 1" = 50'



MH 26 - MH 42 PROFILE
HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5'

Public
Water Distribution / Extension System
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City of Raleigh
Public Utilities Department Permit # _____

Public
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City of Raleigh
Public Utilities Department Permit # _____

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REVISION DESCRIPTION | DATE

DATE: 08/08/2025
DRAWN BY: 331
DESIGNED BY: 331
CHECKED BY: T. CROSS
SCALE: H: 1" = 50' V: 1" = 5'

FAISON TRACT
ZEBULON, WAKE COUNTY, NORTH CAROLINA
SEWER OUTFALL PROFILE (SHEET 1 OF 2)

JOB NO. 49473
SHEET NO. C7.0

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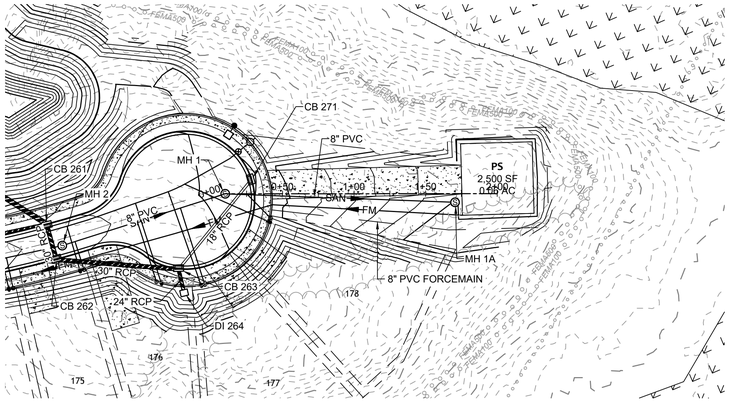
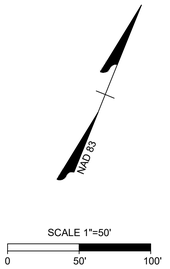
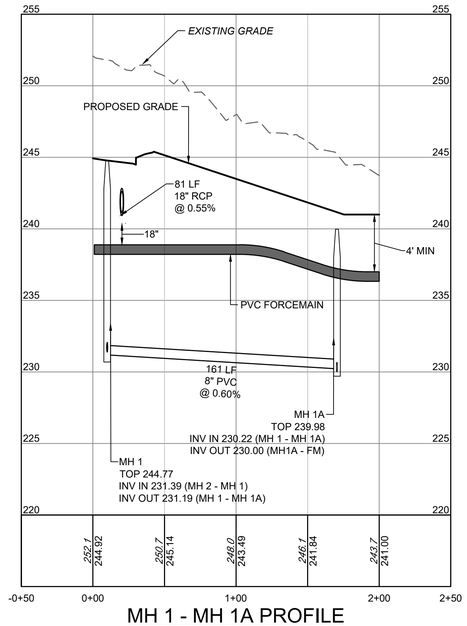


MH 1 - MH 1A PLAN VIEW (STA 9+50 TO 20+00)
SCALE 1" = 50'



SCALE 1"=50'
0 50' 100'



MH 1 - MH 1A PROFILE
HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5'

Public
Water Distribution / Extension System
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City of Raleigh
Public Utilities Department Permit # _____

Public
Sewer Collection / Extension System
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City of Raleigh
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REVISION DESCRIPTION

DATE

DATE
08/08/2025

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DESIGNED BY
331

CHECKED BY
T. CROSS

SCALE
H: 1" = 50'
V: 1" = 5'

FAISON TRACT
ZEBULON, WAKE COUNTY, NORTH CAROLINA
SEWER OUTFALL PROFILE (SHEET 2 OF 2)

JOB NO.
49473

SHEET NO.
C7.1

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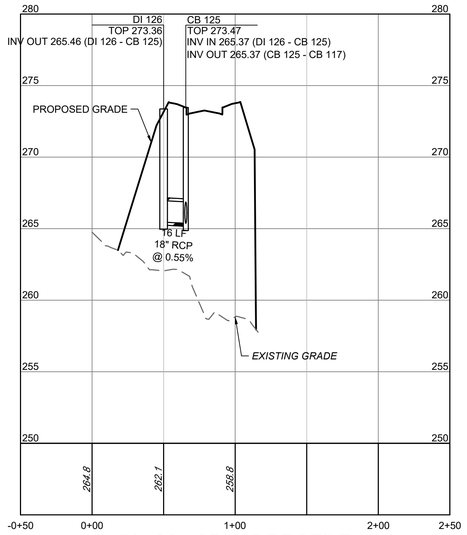
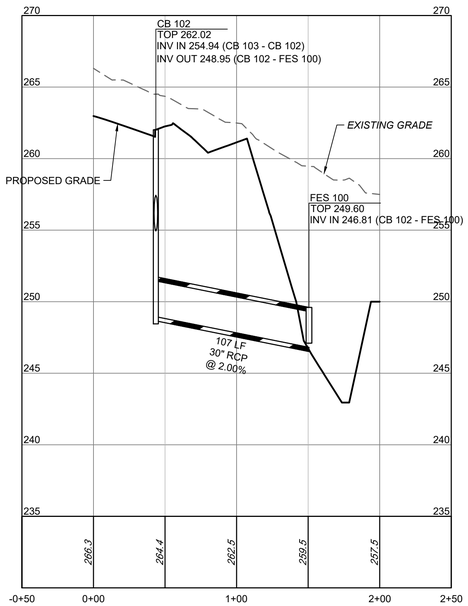


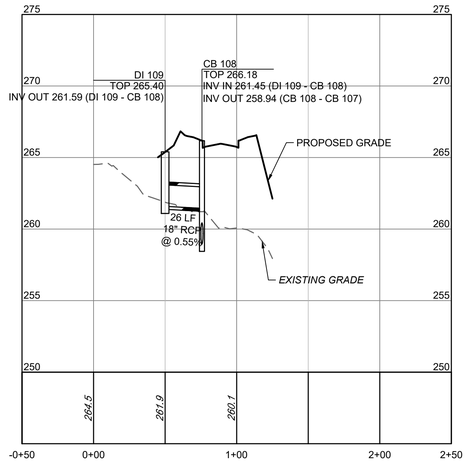
DI 126 - CB 125 PROFILE

HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5'



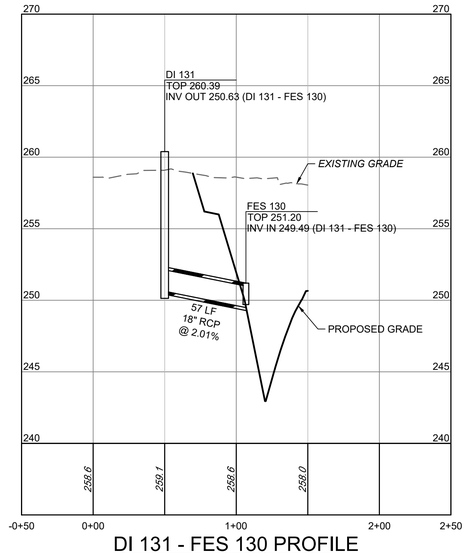
CB 102 - FES 100 PROFILE

HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5'



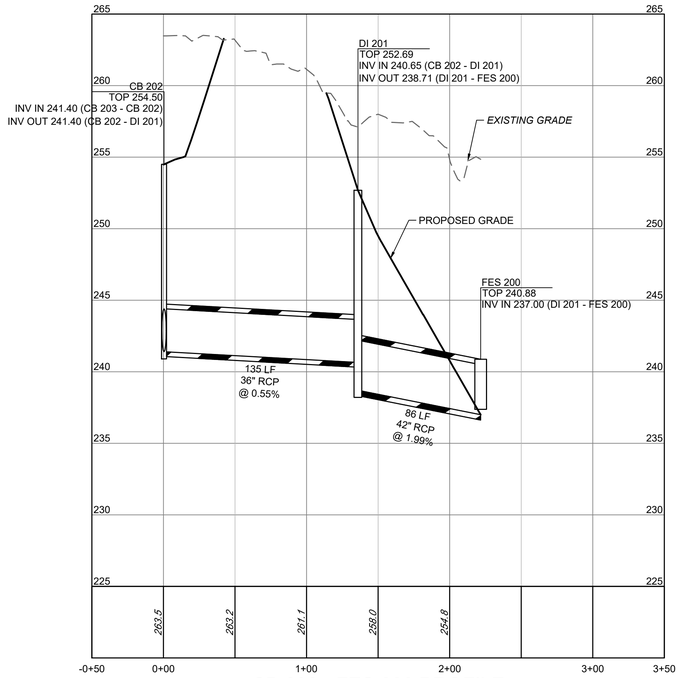
DI 109 - CB 108 PROFILE

HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5'



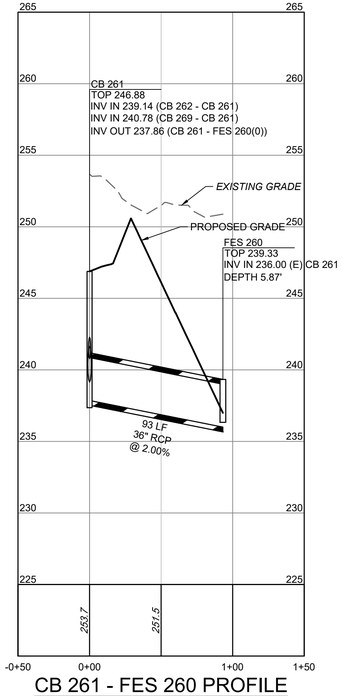
DI 131 - FES 130 PROFILE

HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5'



CB 202 - FES 200 PROFILE

HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5'



CB 261 - FES 260 PROFILE

HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5'

Public
Water Distribution / Extension System

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City of Raleigh
Public Utilities Department Permit # _____

Public
Sewer Collection / Extension System

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City of Raleigh
Public Utilities Department Permit # _____

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CHECKED BY
T. CROSS

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V: 1" = 5'

TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

FAISON TRACT

ZEBULON, WAKE COUNTY, NORTH CAROLINA

STORM OUTFALL PROFILES

JOB NO.
49473

SHEET NO.
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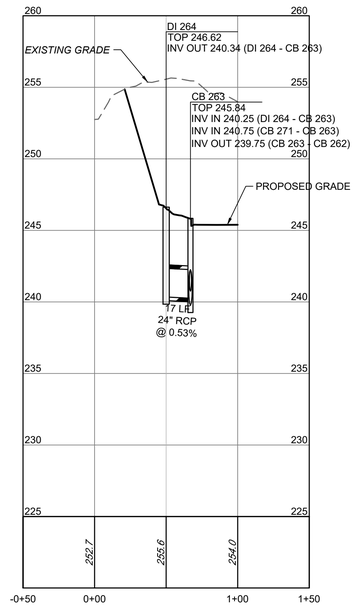
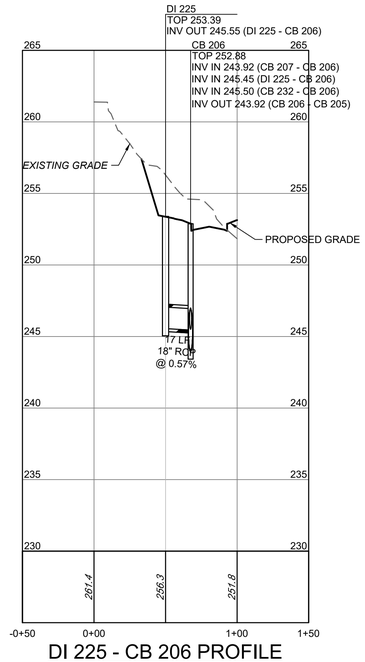


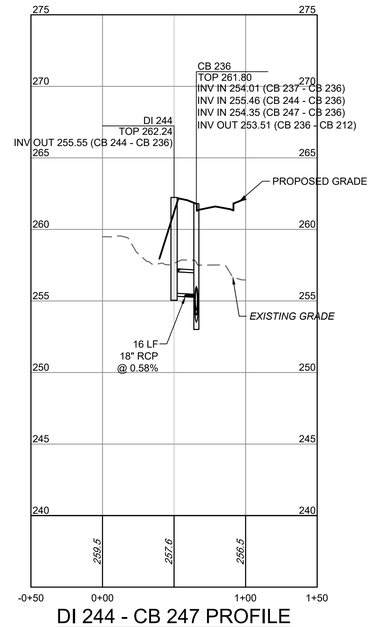
DI 264 - CB 263 PROFILE

HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5'



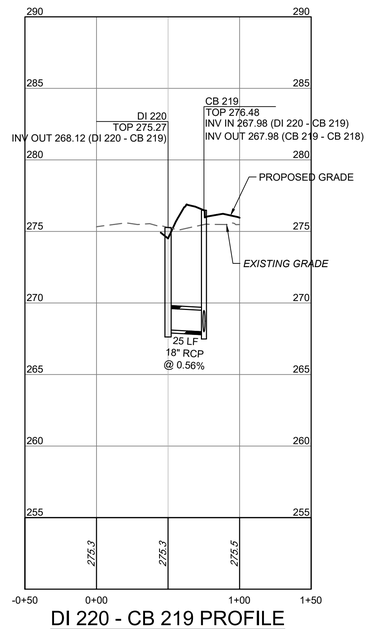
DI 225 - CB 206 PROFILE

HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5'



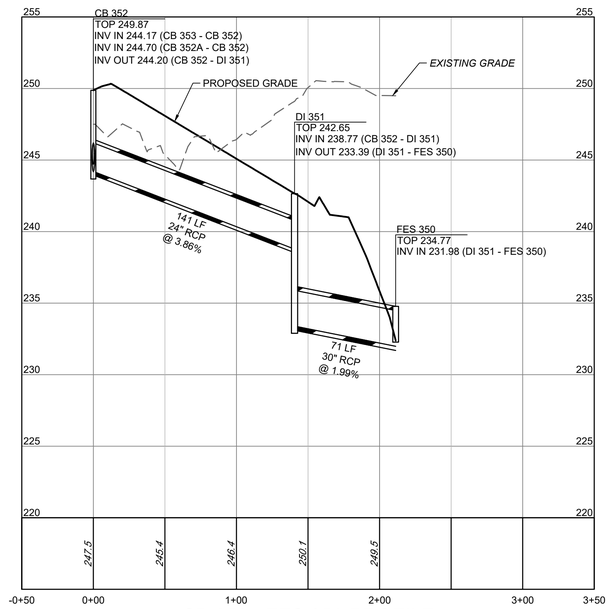
DI 244 - CB 247 PROFILE

HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5'



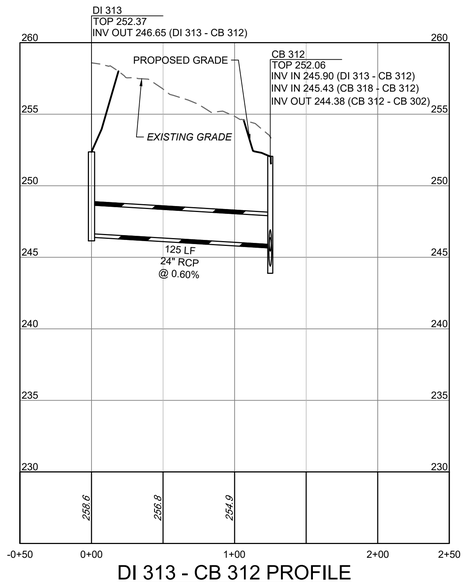
DI 220 - CB 219 PROFILE

HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5'



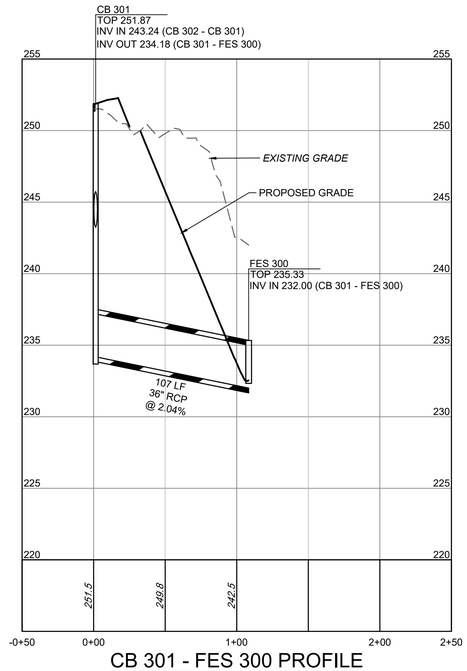
CB 352 - FES 350 PROFILE

HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5'



DI 313 - CB 312 PROFILE

HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5'



CB 301 - FES 300 PROFILE

HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5'

Public
Water Distribution / Extension System

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City of Raleigh
Public Utilities Department Permit # _____

Public
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City of Raleigh
Public Utilities Department Permit # _____

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DESIGNED BY
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CHECKED BY
T. CROSS

SCALE
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V: 1" = 5'

TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652

FAISON TRACT
ZEBULON, WAKE COUNTY, NORTH CAROLINA
STORM OUTFALL PROFILES

JOB NO.
49473

SHEET NO.
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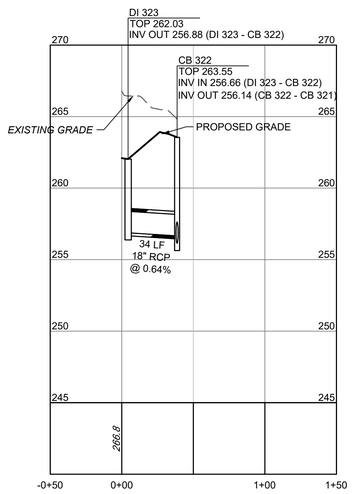
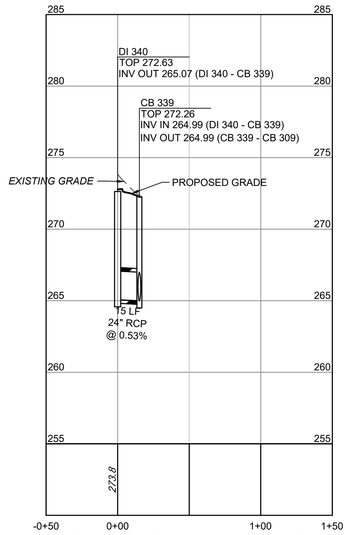


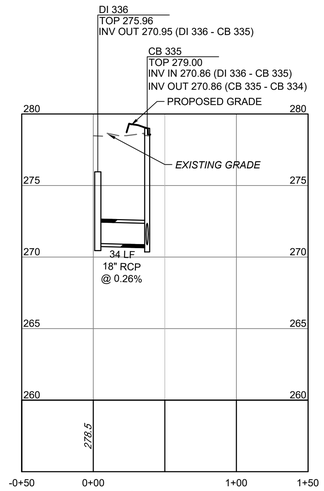
DI 323 - CB 322 PROFILE

HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5'



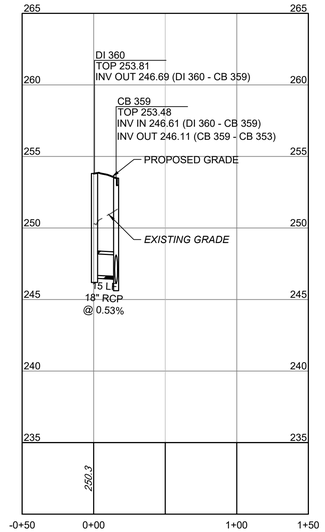
DI 340 - CB 339 PROFILE

HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5'



DI 336 - CB 335 PROFILE

HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5'



DI 360 - CB 359 PROFILE

HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5'

Public
Water Distribution / Extension System

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City of Raleigh
Public Utilities Department Permit # _____

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Public Utilities Department Permit # _____

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DESIGNED BY
331

CHECKED BY
T. CROSS

SCALE
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V: 1" = 5'

FAISON TRACT

ZEBULON, WAKE COUNTY, NORTH CAROLINA

STORM OUTFALL PROFILES

JOB NO.
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SHEET NO.
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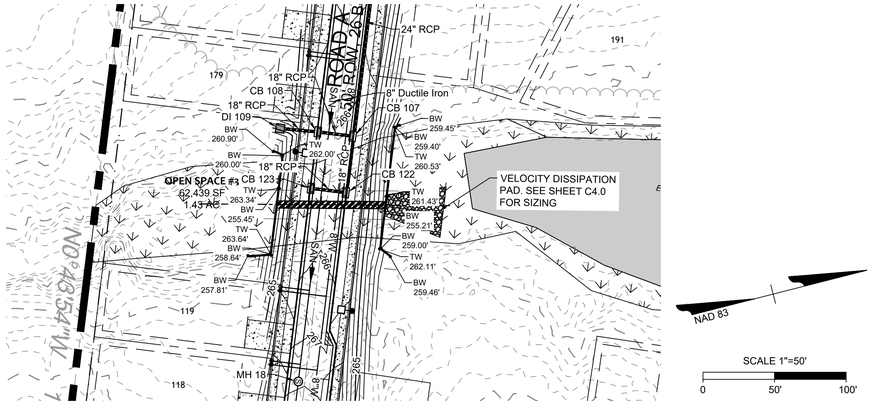
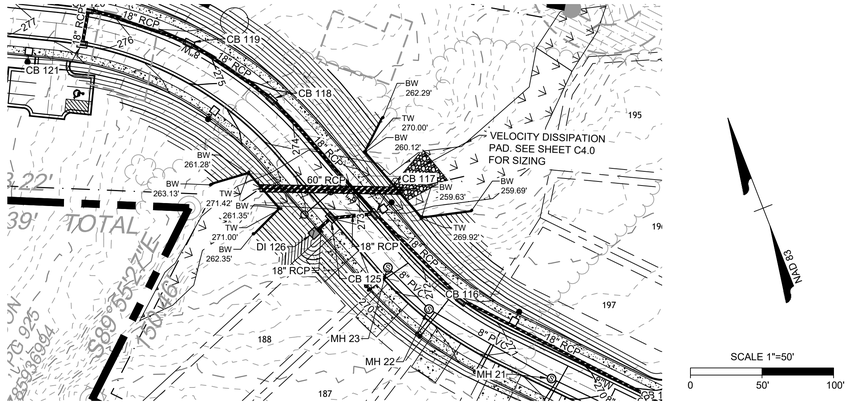
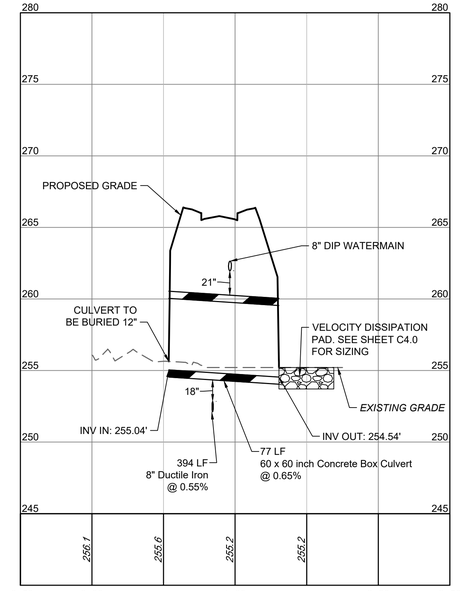


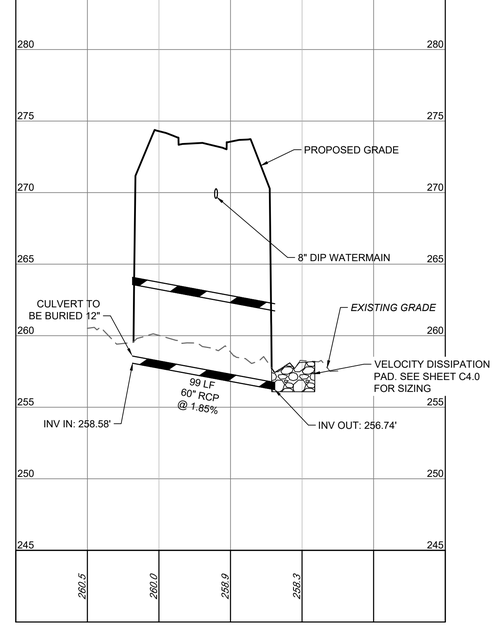
CULVERT 100 PLAN VIEW
SCALE 1" = 50'



CULVERT 200 PLAN VIEW
SCALE 1" = 50'



CULVERT 100 PROFILE
HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5'



CULVERT 200 PROFILE
HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5'

5
0
0
50
PROFILE SCALE

Public
Water Distribution / Extension System

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City of Raleigh
Public Utilities Department Permit # _____

Public
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Public Utilities Department Permit # _____

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FAISON TRACT
ZEBULON, WAKE COUNTY, NORTH CAROLINA
CULVERTS PLAN AND PROFILE

REVISION DESCRIPTION	DATE

DATE: 08/08/2025
DRAWN BY: 331
DESIGNED BY: 331
CHECKED BY: T. CROSS
SCALE: H: 1" = 50' V: 1" = 5'
JOB NO.: 49473
SHEET NO.: C8.3

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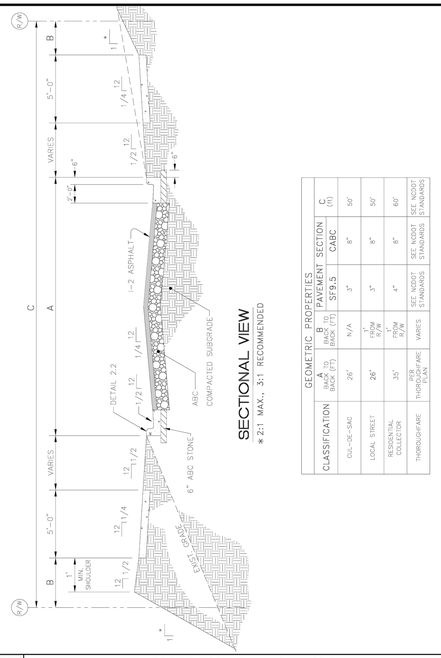


SECTIONAL VIEW

★ 2:1 MAX., 3:1 RECOMMENDED

GEOMETRIC PROPERTIES

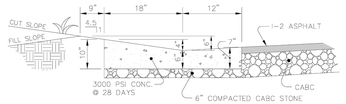
CLASSIFICATION	A (MIN. TO BACK) (FT)	B (MIN. TO BACK) (FT)	PAVEMENT SECTION SF19.5	PAVEMENT SECTION CABC	C (ft)	
CUL-DE-SAC	26'	N/A	3"	8"	50'	
LOCAL STREET	26'	1' FROM R/W	3"	8"	50'	
RESIDENTIAL COLLECTOR	35'	FROM R/W	4"	8"	60'	SEE MDOT STANDARDS
THOROUGHFARE	PER THOROUGHFARE PLAN	VARIES	SEE MDOT STANDARDS	SEE MDOT STANDARDS	SEE MDOT STANDARDS	

TOWN OF ZEBULON

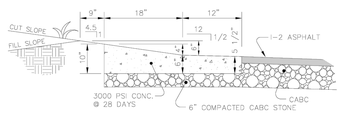
TYPICAL CURB & GUTTER STREET STANDARDS

USE WITH STANDARD SPECIFICATIONS ONLY

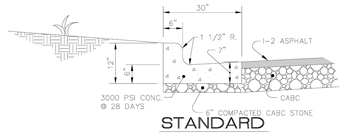
SCALE: NOT TO SCALE | DETAIL # 1
DATE: JULY 2010 | SHEET # 1 OF 1



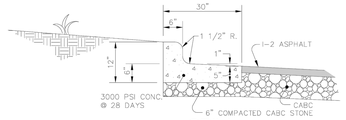
30" VALLEY - STANDARD



30" VALLEY - SPILL



STANDARD



SPILL

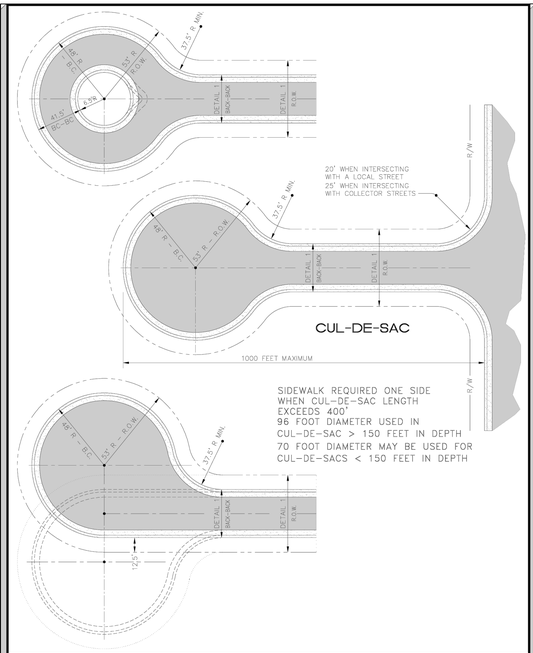
NOTES:
1. SCORE CURB / VALLEY GUTTER AT 15' O.C.
2. PROVIDE 1/2" EXPANSION JOINTS AT 90' O.C.
3. FOR TRANSITION OF CURB TO CURB OPENING INLET, SEE STANDARD DETAIL 33.

TOWN OF ZEBULON

STD. CURB & GUTTER & VALLEY GUTTER DETAIL

USE WITH STANDARD SPECIFICATIONS ONLY

SCALE: NOT TO SCALE | DETAIL # 3
DATE: JULY 2010 | SHEET # 1 OF 1



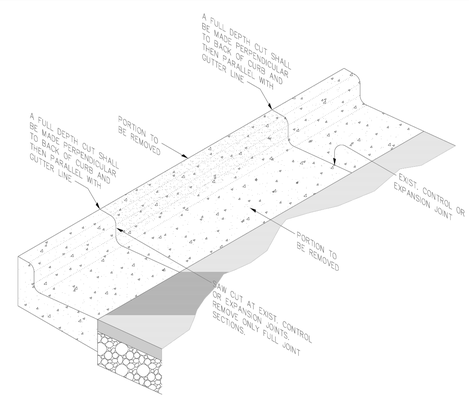
CUL-DE-SAC

TOWN OF ZEBULON

CUL-DE-SAC DIMENSIONS

USE WITH STANDARD SPECIFICATIONS ONLY

SCALE: NOT TO SCALE | DETAIL # 5
DATE: JULY 2010 | SHEET # 1 OF 1



PERSPECTIVE

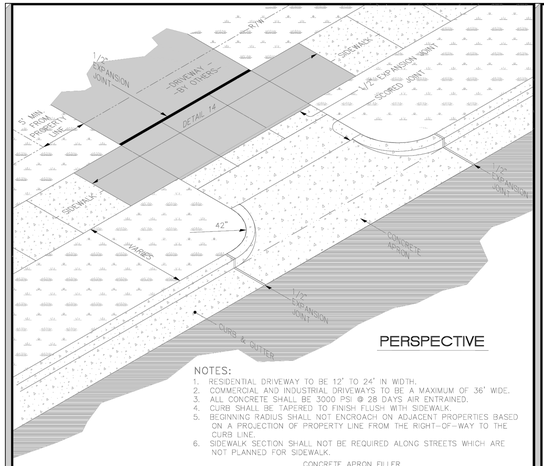
NOTES:
1. CARE SHOULD BE EXERCISED WHEN REMOVING CONCRETE CURB NOT TO DAMAGE EXSTING CURB TO REMAIN.
2. DAMAGE TO EXISTING CURB TO REMAIN WILL REQUIRE REMOVAL OF ENTIRE SECTION OF CURB.
3. SEE INSTALLATION REQUIREMENTS ON SHEET 2 OF 2.

TOWN OF ZEBULON

STREET CURB CUT FOR DRIVEWAYS ON C&G STREETS

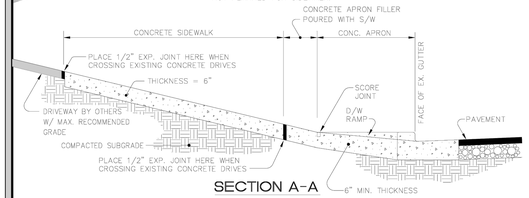
USE WITH STANDARD SPECIFICATIONS ONLY

SCALE: NOT TO SCALE | DETAIL # 8
DATE: JULY 2010 | SHEET # 1 OF 2



PERSPECTIVE

NOTES:
1. RESIDENTIAL DRIVEWAY TO BE 12' TO 24' IN WIDTH.
2. COMMERCIAL AND INDUSTRIAL DRIVEWAYS TO BE A MAXIMUM OF 36' WIDE.
3. ALL CONCRETE SHALL BE 3000 PSI @ 28 DAYS AIR ENTRAINED.
4. CURB SHALL BE TAPERED TO FINISH FLUSH WITH SIDEWALK.
5. BEGINNING RADIUS SHALL NOT ENCROACH ON ADJACENT PROPERTIES BASED ON A PROJECTION OF PROPERTY LINE FROM THE RIGHT-OF-WAY TO THE CURB LINE.
6. SIDEWALK SECTION SHALL NOT BE REQUIRED ALONG STREETS WHICH ARE NOT PLANNED FOR SIDEWALK.



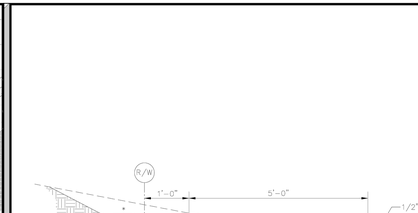
SECTION A-A

TOWN OF ZEBULON

STREET CURB CUT FOR DRIVEWAYS ON C&G STREETS

USE WITH STANDARD SPECIFICATIONS ONLY

SCALE: NOT TO SCALE | DETAIL # 8
DATE: JULY 2010 | SHEET # 2 OF 2



* VARIES, MAXIMUM SLOPE 2:1 UNLESS SHOWN OTHERWISE

SECTIONAL VIEW

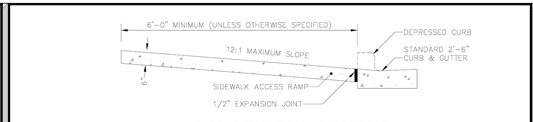
1. PROVIDE 3/4" DEEP TOOLED SCORE AT 5'-0" O.C.
2. EXPANSION JOINTS TO BE PLACED 30'-0" O.C. LONGITUDINALLY, ADJACENT TO CURBS, AND WHEN BUTTING EXISTING STRUCTURES, CONCRETE, OR BUILDINGS.
3. CONCRETE TO BE 3000 P.S.I. AT 28 DAYS, AIR-ENTRAINED.
4. SUBGRADE SHOULD NOT CONTAIN ORGANIC MATTER OR PLASTIC CLAYS. WHEN FOUND, REFER TO SPECS OR CONTACT ENGINEER FOR DIRECTIONS.
5. AREAS OF FILL ARE TO BE COMPACTED TO 95% STANDARD PROCTOR USING NCDOT CLASS III BORROW OR BETTER. REMOVE TOPSOIL BEFORE PLACING BORROW.
6. SIDEWALK TRANSVERSE SLOPE MAY INCREASE TO 1/2 IN 12 WITH TOWN'S ENGINEER APPROVAL.

TOWN OF ZEBULON

TYP SIDEWALK in CUT or FILL SECTIONS

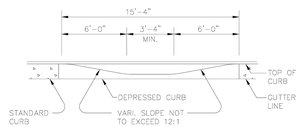
USE WITH STANDARD SPECIFICATIONS ONLY

SCALE: NOT TO SCALE | DETAIL # 12
DATE: JULY 2010 | SHEET # 1 OF 1



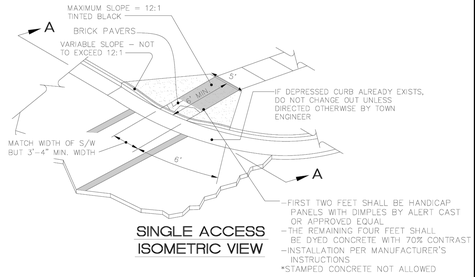
LONGITUDINAL SECTION

NOT TO SCALE



SECTION A-A
ELEVATION OF SINGLE ACCESS RAMP

NOT TO SCALE



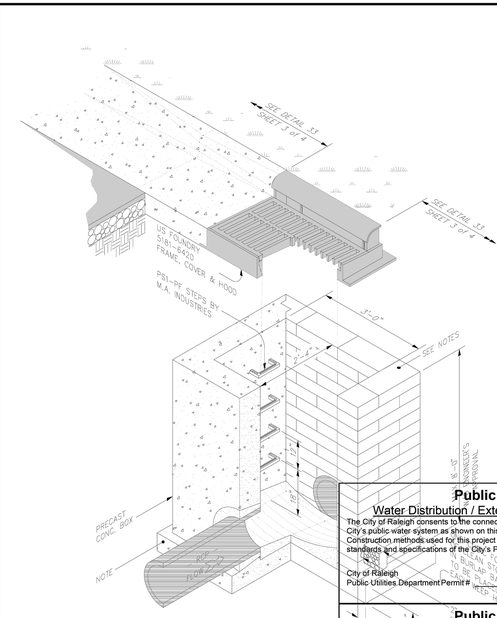
SINGLE ACCESS ISOMETRIC VIEW

TOWN OF ZEBULON

SINGLE HANDICAP RAMP DETAIL

USE WITH STANDARD SPECIFICATIONS ONLY

SCALE: NOT TO SCALE | DETAIL # 20
DATE: JULY 2010 | SHEET # 1 OF 1



PERSPECTIVE

TOWN OF ZEBU

STD. C&G INLET W/HOO DETAIL

USE WITH STANDARD SPECIFICATIONS ONLY

SCALE: NOT TO SCALE | DETAIL # 33
DATE: JULY 2010 | SHEET # 1 OF 4

Public
Water Distribution / Extension System
The City of Raleigh consents to the connection and extension of the City's public water system as shown on this plan. The material and Construction methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook.

City of Raleigh Public Utilities Department Permit #: _____

Public
Sewer Collection / Extension System
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City of Raleigh Public Utilities Department Permit #: _____

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REVISION DESCRIPTION	DATE

DATE: 08/08/2025
DRAWN BY: 331
DESIGNED BY: 331
CHECKED BY: T. CROSS
SCALE:

TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652

FAISON TRACT
ZEBULON, WAKE COUNTY, NORTH CAROLINA
NOTES AND DETAILS

JOB NO. 49473
SHEET NO. C10.0

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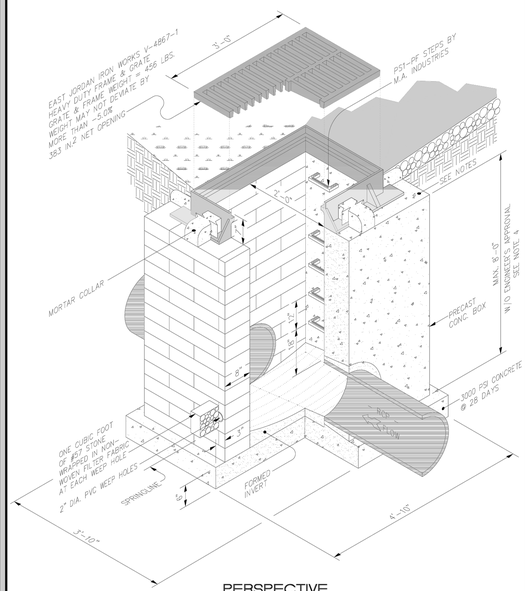


PERSPECTIVE

TOWN OF ZEBULON

2x3 DROP INLET

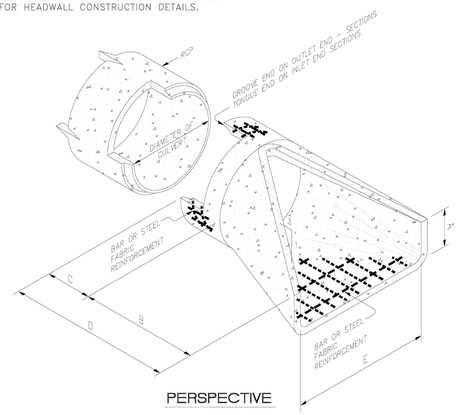
USE WITH STANDARD SPECIFICATIONS ONLY

SCALE:	DETAIL #:
NOT TO SCALE	34
DATE:	SHEET #:
JULY 2010	1 OF 1

END SECTION DIMENSIONS					
DIA.	A	B	C	D	E
15"	7"	2'-3 1/4"	3'-11 1/2"	6'-2 3/4"	2'-6"
18"	9"	2'-3"	3'-11 3/4"	6'-2 3/4"	3'-0"
24"	9"	3'-7"	3'-1"	6'-8"	3'-11 3/4"
30"	1'-0"	4'-6 1/2"	1'-10 1/2"	6'-5"	5'-0"
36"	1'-4"	5'-0"	3'-1 1/2"	8'-1 1/2"	5'-11"
42"	1'-10 1/4"	5'-1 3/8"	3'-1"	8'-2 3/8"	6'-5 1/4"

NOTES:

1. DESIGN OF END-SECTION SHALL CONFORM TO STANDARD REINFORCED SECTIONAL CONCRETE CULVERT PIPE.
2. ANY TWIN BARREL SYSTEM GREATER THAN 42" RCP REQUIRES A HEADWALL.
3. ANY SYSTEM OF MORE THAN 2 PIPES REQUIRES A HEADWALL.
4. SEE NCDOT "ROADWAY STANDARD DRAWINGS" FOR HEADWALL CONSTRUCTION DETAILS.



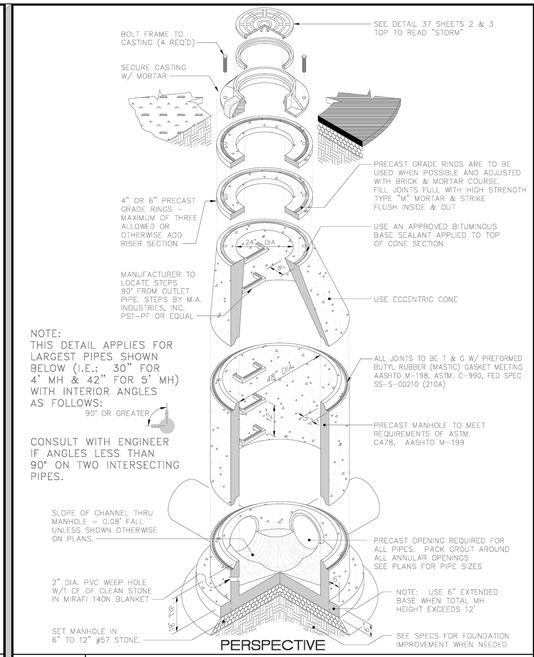
PERSPECTIVE

TOWN OF ZEBULON

STD. FLARED END SECTIONS DESIGN AID DETAIL

USE WITH STANDARD SPECIFICATIONS ONLY

SCALE:	DETAIL #:
NOT TO SCALE	35
DATE:	SHEET #:
JULY 2010	1 OF 1



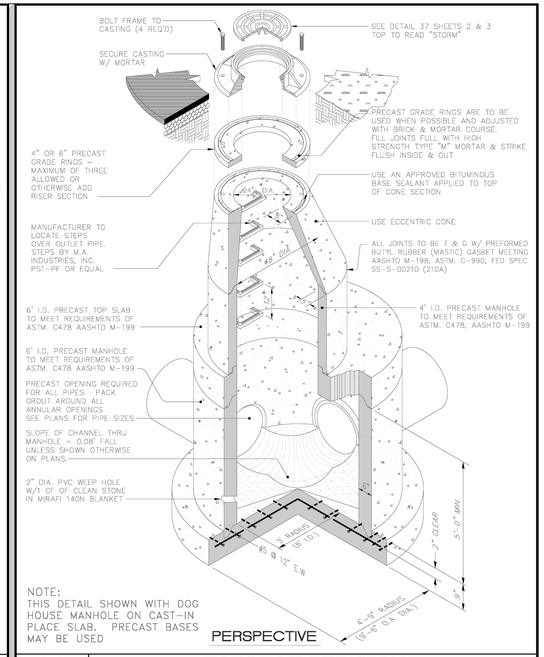
PERSPECTIVE

TOWN OF ZEBULON

PRECAST CONCRETE 4' DIA. MH JB

USE WITH STANDARD SPECIFICATIONS ONLY

SCALE:	DETAIL #:
NOT TO SCALE	40
DATE:	SHEET #:
JULY 2010	1 OF 1



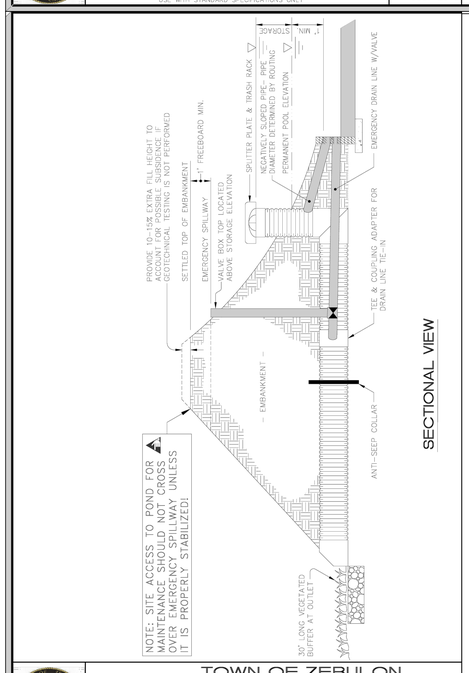
PERSPECTIVE

TOWN OF ZEBULON

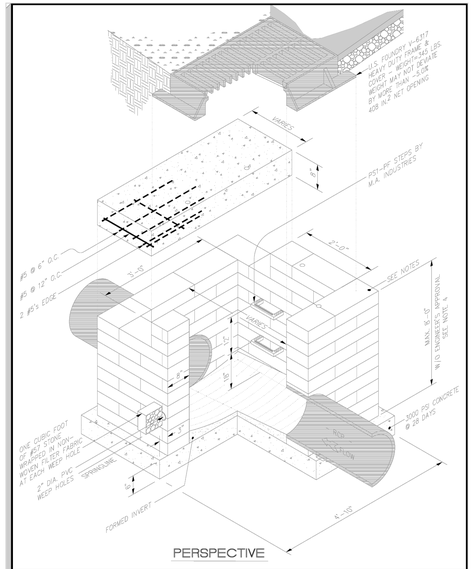
PRECAST CONCRETE 6' TO 4' DIA. MH JB

USE WITH STANDARD SPECIFICATIONS ONLY

SCALE:	DETAIL #:
NOT TO SCALE	41
DATE:	SHEET #:
JULY 2010	1 OF 1



SECTIONAL VIEW



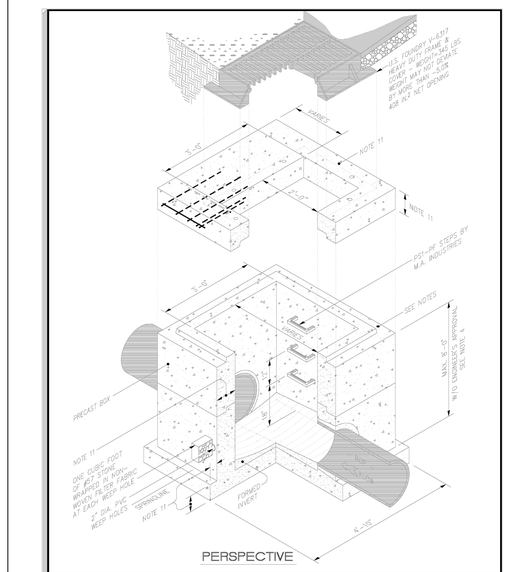
PERSPECTIVE

TOWN OF ZEBULON

STD. 3' x VARIABLE LENGTH BOX WITH 2' x 3' C.B.

USE WITH STANDARD SPECIFICATIONS ONLY

SCALE:	DETAIL #:
NOT TO SCALE	39
DATE:	SHEET #:
JULY 2010	1 OF 2



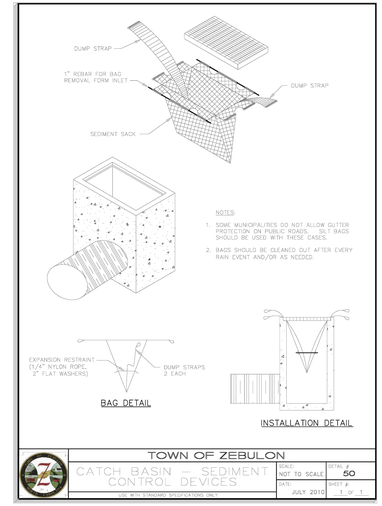
PERSPECTIVE

TOWN OF ZEBULON

STD. 3' x VARIABLE LENGTH PRECAST BOX WITH 2' x 3' C.B.

USE WITH STANDARD SPECIFICATIONS ONLY

SCALE:	DETAIL #:
NOT TO SCALE	39
DATE:	SHEET #:
JULY 2010	2 OF 2



TOWN OF ZEBULON

CATCH BASIN -- SEDIMENT CONTROL DEVICES

USE WITH STANDARD SPECIFICATIONS ONLY

SCALE:	DETAIL #:
NOT TO SCALE	50
DATE:	SHEET #:
JULY 2010	1_0_1

Public
Water Distribution / Extension System
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City of Raleigh
Public Utilities Department Permit # _____

Public
Sewer Collection / Extension System
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City of Raleigh
Public Utilities Department Permit # _____

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REVISION DESCRIPTION	DATE

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CHECKED BY: T. CROSS
SCALE:

TIMMONS GROUP

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FAISON TRACT

ZEBULON, WAKE COUNTY, NORTH CAROLINA

NOTES AND DETAILS

JOB NO. 49473

SHEET NO. C10.1

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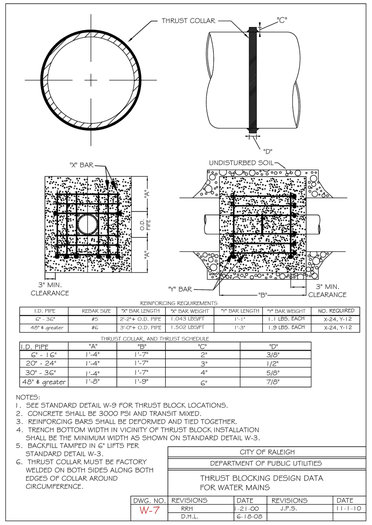


REINFORCING REQUIREMENTS						
I.D. PIPE	REBAR SIZE	"X" BAR LENGTH	"X" BAR WEIGHT	"Y" BAR LENGTH	"Y" BAR WEIGHT	NO. REQUIRED
6" - 36"	#5	2'-2"± O.D. PIPE	1.043 LBS/FT	1'-1"	1.1 LBS. EACH	x-24, Y-12
42" & greater	#6	2'-7"± O.D. PIPE	1.502 LBS/FT	1'-3"	1.9 LBS. EACH	x-24, Y-12

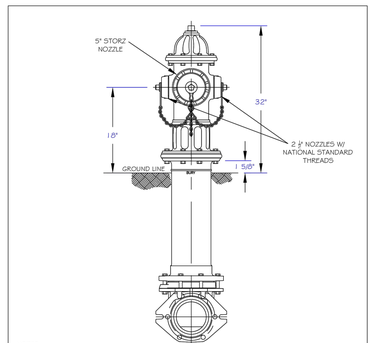
THRUST COLLAR AND THRUST SCHEDULE

I.D. PIPE	"A"	"B"	"C"	"D"
6" - 16"	1'-4"	1'-7"	2"	3/8"
20" - 24"	1'-4"	1'-7"	3"	1/2"
30" - 36"	1'-4"	1'-7"	4"	5/8"
42" & greater	1'-5"	1'-9"	6"	7/8"

NOTES:
1. SEE STANDARD DETAIL W-9 FOR THRUST BLOCK LOCATIONS.
2. CONCRETE SHALL BE 3000 PSI AND TRANSIT MIXED.
3. REINFORCING BARS SHALL BE DEFORMED AND TIED TOGETHER.
4. TRENCH BOTTOM WIDTH IN VICINITY OF THRUST BLOCK INSTALLATION SHALL BE THE MINIMUM WIDTH AS SHOWN ON STANDARD DETAIL W-3.
5. BACKFILL TAMPED IN 6" LIFTS PER STANDARD DETAIL W-3
6. THRUST COLLAR MUST BE FACTORY WELDED ON BOTH SIDES ALONG BOTH EDGES OF COLLAR AROUND CIRCUMFERENCE.

CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES
THRUST BLOCKING DESIGN DATA FOR WATER MAINS

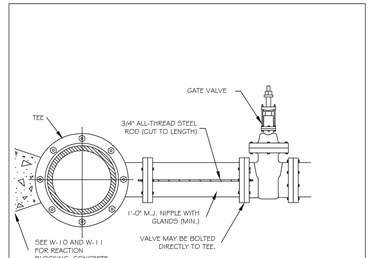
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-7	RRH	3-31-00	J.F.S.	1-1-10
	D.H.L.	6-18-08		



NOTES:
1. RALEIGH PUBLIC HYDRANTS SHALL BE PAINTED SOLID RED.
2. KNIGHTDALE, 4 ROLESVILLE PUBLIC HYDRANTS SHALL BE PAINTED RED W/SILVER OPERATING NUTS.
3. ZEBULON PUBLIC HYDRANTS SHALL BE PAINTED RED W/ SILVER BONNETS AND OPERATING NUTS.
4. WAKE FOREST AND GARNER, AND WENDELL PUBLIC AND PRIVATE HYDRANTS TO BE PAINTED SAFETY YELLOW W/SILVER CAPS AND OPERATING NUTS.
5. OPERATING NUTS ON HYDRANTS CONNECTED TO PUBLIC MAINS LARGER THAN 12" SHALL BE PAINTED BLACK.

CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES
RALEIGH, GARNER, KNIGHTDALE, ROLESVILLE, WAKE FOREST, WENDELL & ZEBULON
STANDARD FIRE HYDRANT WITH 5" STORZ PUMPER NOZZLE

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-5		3-31-00	ABB	7-21-05
	RRH	3-31-00	DHL	2-16-06



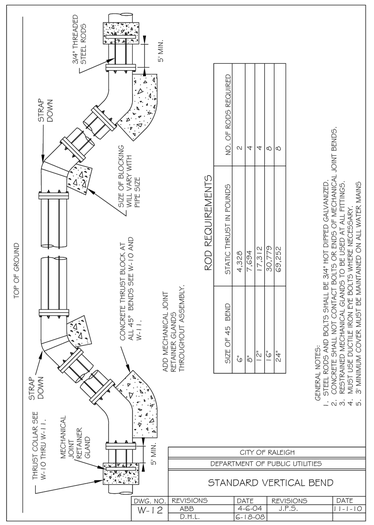
ROD REQUIREMENTS

NO. OF RODS	BRANCH SIZE
4"	2
6"	2
8"	4
12"	4
16"	6
24"	6
30"	8
36"	8

NOTES:
1. STEEL RODS AND BOLTS SHALL BE 3/4" HOT DIPPED GALVANIZED.
2. SEE STANDARD THRUST BLOCK, TABLES W-10 AND W-11 FOR CONCRETE.
3. CONCRETE SHALL NOT CONTACT BOLTS OR ENDS OF MECHANICAL FITTINGS.
4. THIS RODDING REQUIREMENT DOES NOT APPLY TO FIRE HYDRANTS.

CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES
VALVE RESTRAINT AT TEES AND CROSSES FOR LINES (4"-24")

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-15	A.B.B.	4-19-04	J.F.S.	1-1-10



ROD REQUIREMENTS

SIZE OF 45° BEND	STATIC THRUST IN POUNDS	NO. OF RODS REQUIRED
4"	2,694	2
6"	7,624	4
8"	13,312	4
12"	30,729	6
24"	122,752	6

GENERAL NOTES:
1. STEEL RODS AND BOLTS SHALL BE 3/4" HOT DIPPED GALVANIZED.
2. ALL MECHANICAL JOINTS SHALL BE RESTRAINED WITH MEGALUG JOINT BENDS.
3. RESTRAINED MECHANICAL GLANDS TO BE USED AT ALL FITTINGS.
4. MINIMUM COVER MUST BE MAINTAINED ON ALL WATER MAINS
5. 3' MINIMUM COVER MUST BE MAINTAINED ON ALL WATER MAINS

CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES
STANDARD VERTICAL BEND

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-12	ABB	4-6-04	J.F.S.	1-1-10
	D.H.L.	6-18-05		

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REVISION DESCRIPTION

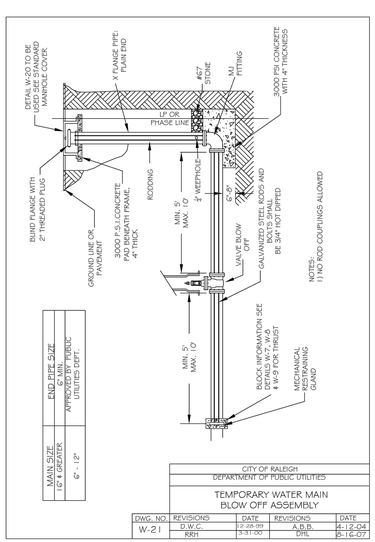
DATE
08/08/2025

DRAWN BY
331

DESIGNED BY
331

CHECKED BY
T. CROSS

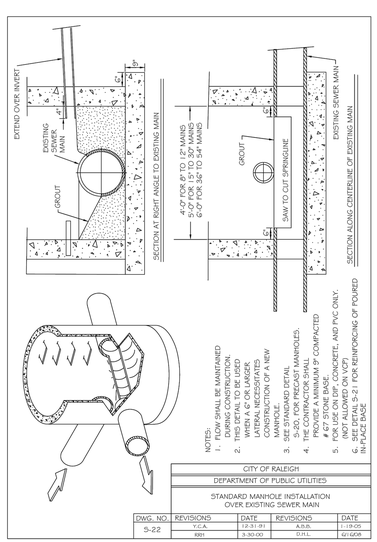
SCALE



MAIN SIZE	END PIPE SIZE	APPROVED BY PUBLIC UTILITIES DEPT.
6" & GREATER	6" - 12"	

CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES
TEMPORARY WATER MAIN BLOW OFF ASSEMBLY

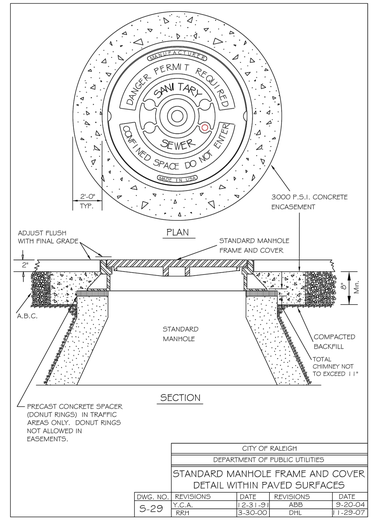
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-21	D.W.C.	12-28-99	A.B.B.	4-12-04
	RRH	3-31-00	DHL	5-16-07



NOTES:
1. FLOW SHALL BE MAINTAINED DURING CONSTRUCTION.
2. THIS DETAIL TO BE USED WHEN A 6" OR LARGER LATERAL NECESSITATES CONSTRUCTION OF A NEW MANHOLE.
3. SEE STANDARD DETAIL S-3 FOR PRECAST MANHOLES.
4. THE CONTRACTOR SHALL PROVIDE A MINIMUM 5# COMPACTED GRADE #57 STONE FOR USE ON DIP, CONCRETE, AND PVC ONLY. (NOT ALLOWED ON VCP)
5. SEE DETAIL S-21 FOR REINFORCING OF POURED IN PLACE BASE.

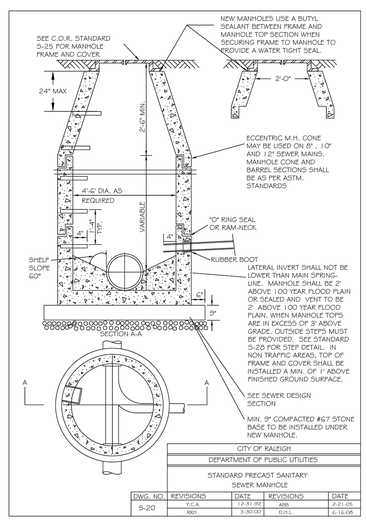
CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES
STANDARD MANHOLE INSTALLATION OVER EXISTING SEWER MAIN

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
S-22	Y.C.A.	12-31-99	A.B.B.	1-19-05
	RRH	3-30-00	D.H.L.	6/1/658



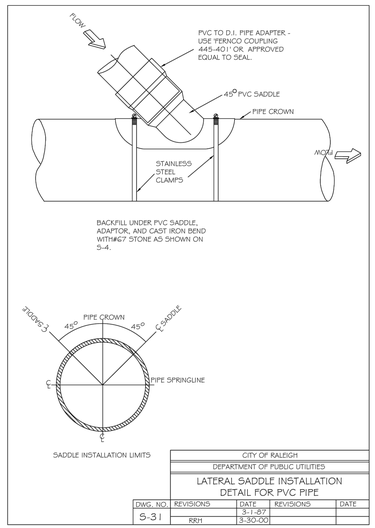
CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES
STANDARD MANHOLE FRAME AND COVER DETAIL WITHIN PAVED SURFACES

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
S-29	Y.C.A.	12-31-99	ABB	9-20-04
	RRH	3-30-00	DHL	1-29-07



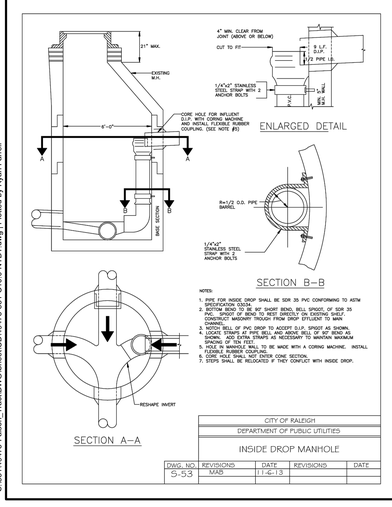
CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES
STANDARD PRECAST SANITARY SEWER MANHOLE

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
S-20		Y.C.A. 12-31-99	ABB	2-21-05
	RRH	3-30-00	D.H.L.	6-16-06



CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES
LATERAL SADDLE INSTALLATION DETAIL FOR PVC PIPE

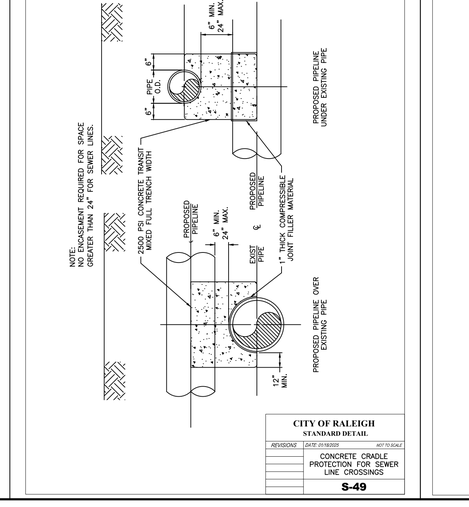
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
S-31			3-1-07	
	RRH		3-30-00	



NOTES:
1. PIPE FOR INSIDE DROP SHALL BE SDR 35 PVC CONFORMING TO ASTM SPECIFICATIONS.
2. BOTTOM BEND TO BE 90° SHORT BEND, BELL SPIGOT, OF SDR 35 PVC. SPIGOT OF BEND TO REST DIRECTLY ON EXISTING SHELF. CONSTRUCT MASONRY TROUGH FROM DROP EFFLUENT TO MAIN CHANNEL.
3. NOTCH BELL OF PVC DROP TO ACCEPT D.I.P. SPIGOT AS SHOWN.
4. PVC DROP PIPE TO BE SECURED TO MANHOLE WALL AS SHOWN. ADD EXTRA STRAPS AS NECESSARY TO MAINTAIN MAXIMUM SPACING OF TEN FEET.
5. CORE HOLE FOR PIPE TO BE MADE WITH A CORING MACHINE. INSTALL FLEXIBLE RUBBER COUPLING.
6. CORE HOLE SHALL NOT ENTER CONE SECTION.
7. STEPS SHALL BE RELOCATED IF THEY CONFLICT WITH INSIDE DROP.

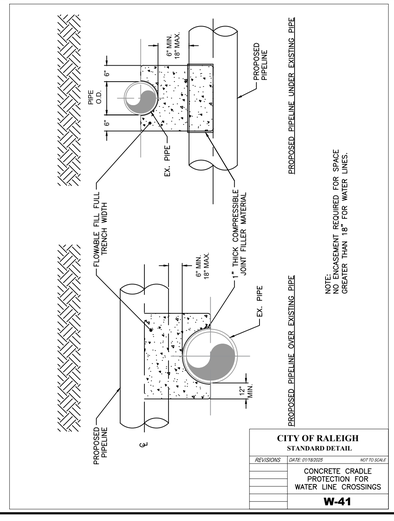
CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES
INSIDE DROP MANHOLE

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
S-53	MAB	11-6-13		



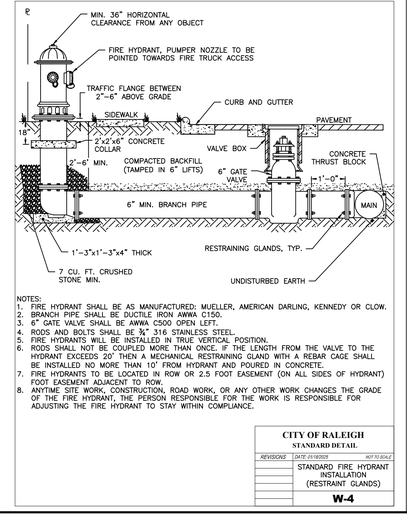
CITY OF RALEIGH
STANDARD DETAIL

REVISIONS	DATE: 01/18/2023	NOT TO SCALE
	CONCRETE CRADLE PROTECTION FOR SEWER LINE CROSSINGS	
	S-49	



CITY OF RALEIGH
STANDARD DETAIL

REVISIONS	DATE: 01/18/2023	NOT TO SCALE
	CONCRETE CRADLE PROTECTION FOR WATER LINE CROSSINGS	
	W-41	



NOTES:
1. FIRE HYDRANT SHALL BE AS MANUFACTURED: MUELLER, AMERICAN DARLING, KENNEDY OR CLOW.
2. BRANCH PIPE SHALL BE DUCTILE IRON AWWA C150.
3. 6" GATE VALVE SHALL BE AWWA C500 OPEN LEFT.
4. RODS AND BOLTS SHALL BE ¾" 316 STAINLESS STEEL.
5. FIRE HYDRANTS WILL BE INSTALLED IN TRUE VERTICAL POSITION.
6. RODS SHALL NOT BE COUPLED MORE THAN ONCE. IF THE LENGTH FROM THE VALVE TO THE HYDRANT EXCEEDS 20' THEN A MECHANICAL RESTRAINING GLAND WITH A REBAR CAGE SHALL BE INSTALLED NO MORE THAN 10' FROM HYDRANT AND POURED IN CONCRETE.
7. FIRE HYDRANTS TO BE LOCATED IN ROW OR 2.5 FOOT EASEMENT (ON ALL SIDES OF HYDRANT) FOOT EASEMENT ADJACENT TO ROW.
8. ANYTIME SITE WORK, CONSTRUCTION, ROAD WORK, OR ANY OTHER WORK CHANGES THE GRADE OF THE FIRE HYDRANT, THE PERSON RESPONSIBLE FOR THE WORK IS RESPONSIBLE FOR ADJUSTING THE FIRE HYDRANT TO STAY WITHIN COMPLIANCE.

CITY OF RALEIGH
STANDARD DETAIL

REVISIONS	DATE: 01/18/2023	NOT TO SCALE
	STANDARD FIRE HYDRANT INSTALLATION (RESTRAINT GLANDS)	
	W-4	

Public
Water Distribution / Extension System
The City of Raleigh consents to the connection and extension of the City's public water system as shown on this plan. The material and Construction methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook.

City of Raleigh
Public Utilities Department Permit # _____

Public
Sewer Collection / Extension System
The City of Raleigh consents to the connection and extension of the City's public sewer system as shown on this plan. The material and Construction methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook.

City of Raleigh
Public Utilities Department Permit # _____

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

TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652

FAISON TRACT
ZEBULON, WAKE COUNTY, NORTH CAROLINA
NOTES AND DETAILS

JOB NO.
49473

SHEET NO.
C10.2

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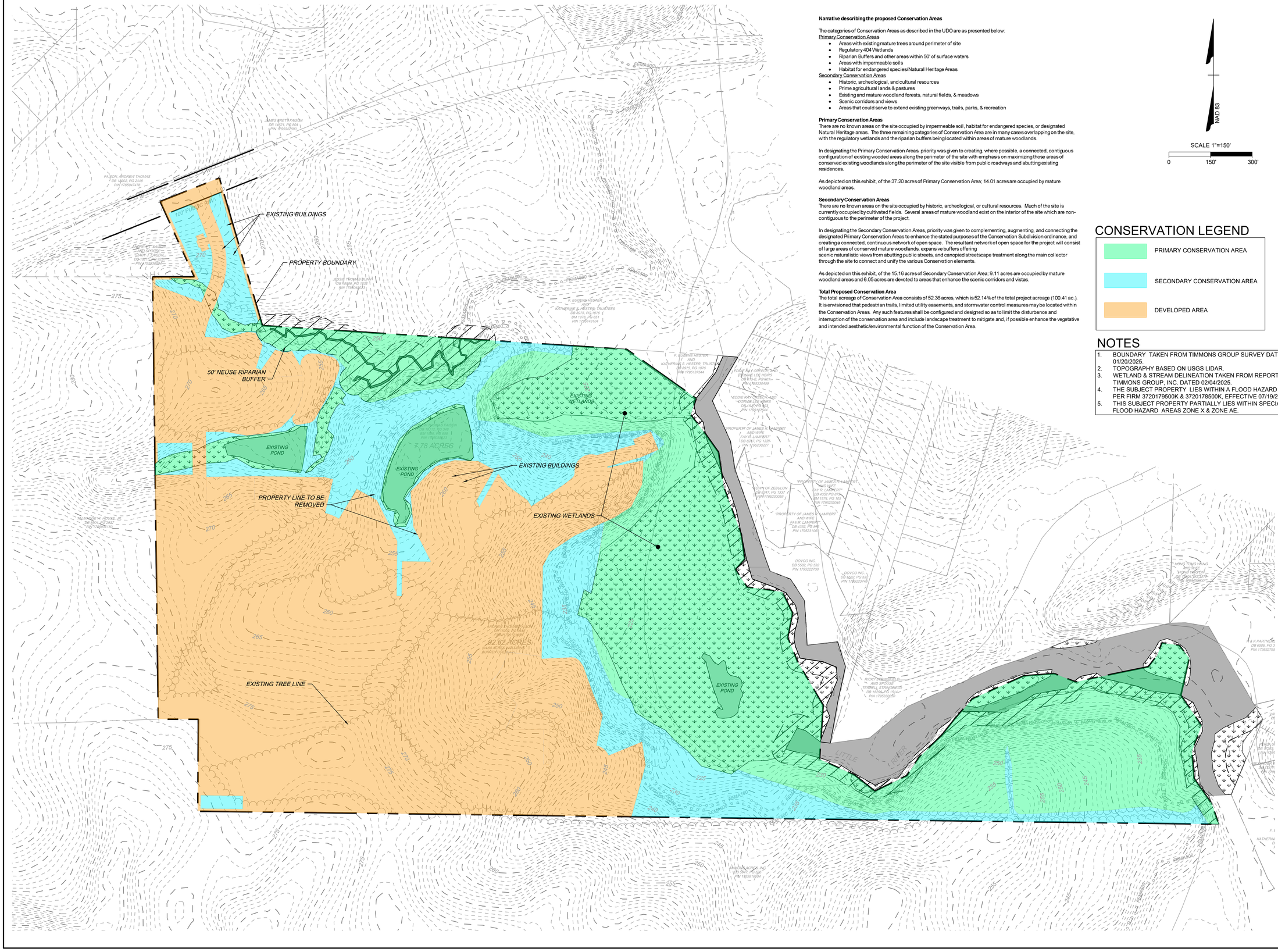
S:\331\49473-Faison_Tract\DWG\Sheet\C\C10.2-NOTDT.dwg | Plotted by Ryan Farrell



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.
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.

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REVISION DESCRIPTION

DATE

DATE: 05/19/2025
DRAWN BY: 331
DESIGNED BY: 331
CHECKED BY: T. CROSS
SCALE: 1" = 150'

TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652

FAISON TRACT
ZEBULON, WAKE COUNTY, NORTH CAROLINA

CONSERVATION AND DEVELOPMENT AREAS

JOB NO. 71201
SHEET NO. EX1.1

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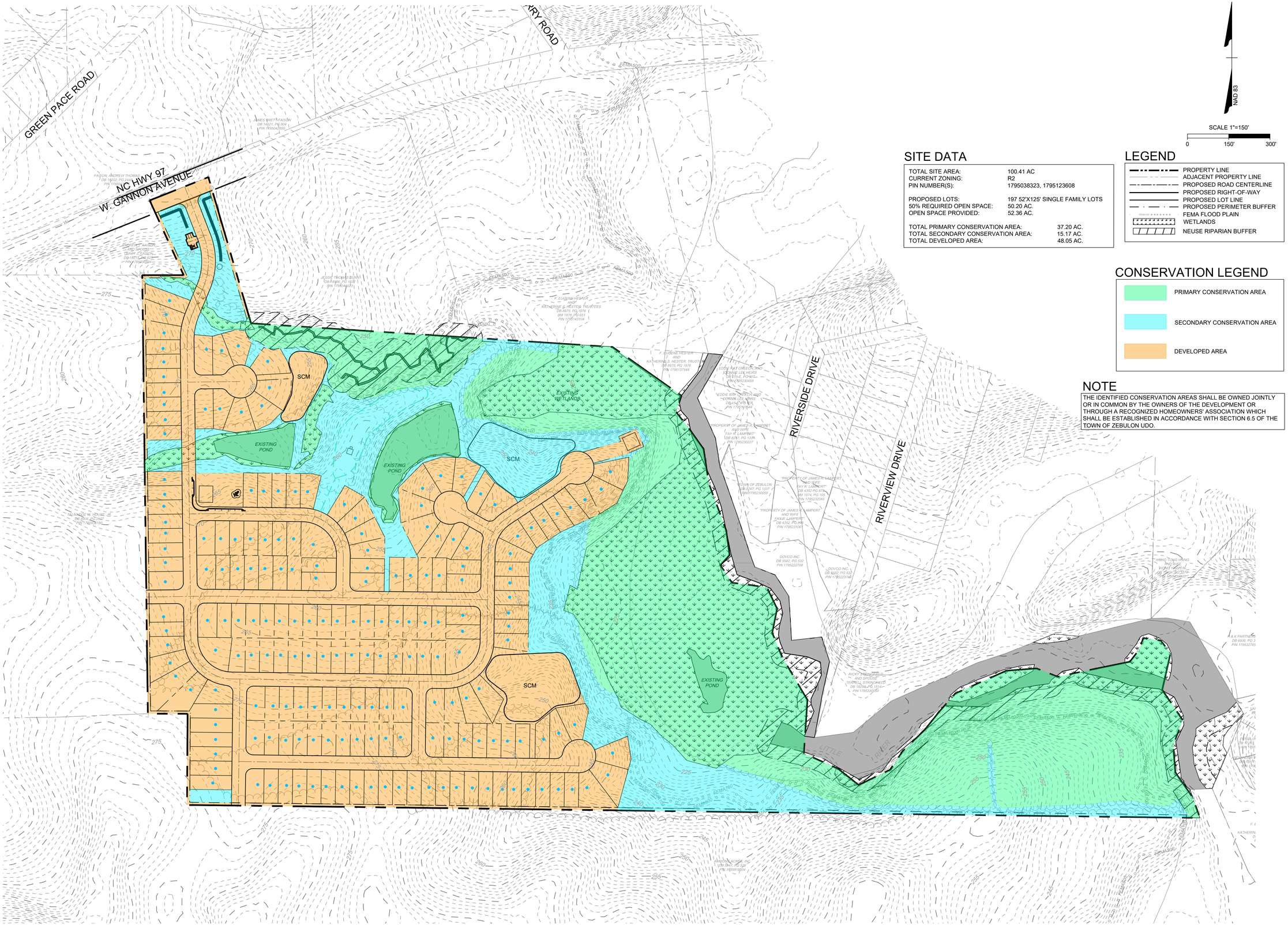

SITE DATA

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

- PRIMARY CONSERVATION AREA
- SECONDARY CONSERVATION AREA
- 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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REVISION DESCRIPTION	DATE

DATE 05/19/2025
DRAWN BY 331
DESIGNED BY 331
CHECKED BY T. CROSS
SCALE 1" = 150'

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NORTH CAROLINA LICENSE NO. C-1652

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

JOB NO. 71201
SHEET NO. EX2.0

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