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:	0 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 AC

Public Storm Drain Infrastructure Table

Description	Type of Material	Quantity	Units
18" DIAMETER	RCP	4648	LF
24" DIAMETER	RCP	1383	LF
30" DIAMETER	RCP	1616	LF
36" DIAMETER	RCP	837	LF
42" DIAMETER	RCP	86	
TOTAL	**RCP**	**8570**	**LF**
FLARED END SECTION	RCP	10	EA
CATCH BASIN	PRECAST	103	EA
DROP INLET	PRECAST	7	EA
5' X 5' OUTLET STRUCTURE	PRECAST	4	EA
SCM WET POND'S		3	EA

Private Storm Drain Infrastructure Table

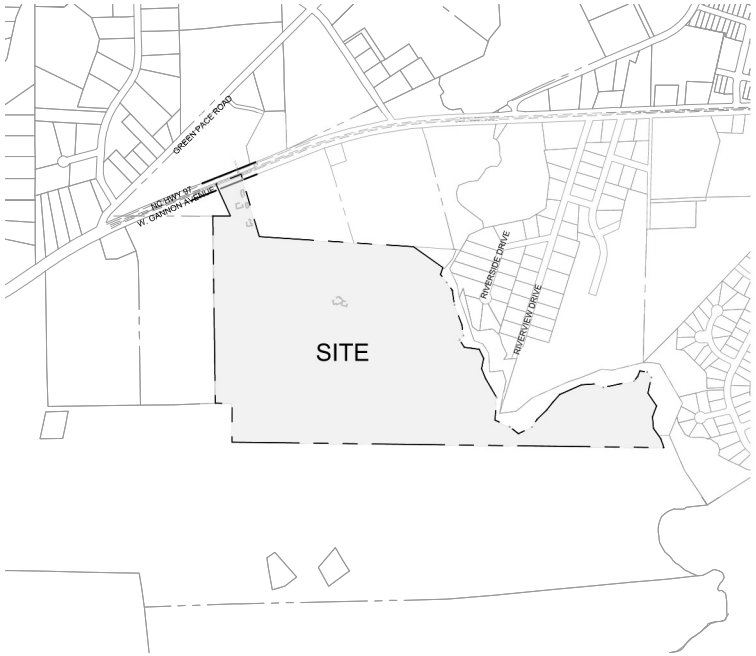
Description	Type of Material	Quantity	Units
18" DIAMETER	RCP	3942	LF
24" DIAMETER	RCP	594	LF
30" DIAMETER	RCP	0	LF
36" DIAMETER	RCP	0	LF
42" DIAMETER	RCP	0	
TOTAL	**RCP**	**4536**	**LF**
FLARED END SECTION	RCP	0	EA
CATCH BASIN	PRECAST	0	EA
DROP INLET	PRECAST	44	EA
5' X 5' OUTLET STRUCTURE	PRECAST	0	EA

Public Amenities Table

Description	Quantity	Units
5' - CONCRETE SIDEWALK	9274	LF

Street Light Table

Description	Quantity	Units
STREET LIGHT - TOWN	55	EA



VICINITY MAP

1"=500'

NAD 83

Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	OVERALL EXISTING CONDITIONS
C2.0	OVERALL SITE PLAN
C2.1	DETAILED SITE PLAN (SHEET 1 OF 5)
C2.2	DETAILED SITE PLAN (SHEET 2 OF 5)
C2.3	DETAILED SITE PLAN (SHEET 3 OF 5)
C2.4	DETAILED SITE PLAN (SHEET 4 OF 5)
C2.5	DETAILED SITE PLAN (SHEET 5 OF 5)
C3.0	OVERALL UTILITY PLAN
C3.1	DETAILED UTILITY PLAN (SHEET 1 OF 5)
C3.2	DETAILED UTILITY PLAN (SHEET 2 OF 5)
C3.3	DETAILED UTILITY PLAN (SHEET 3 OF 5)
C3.4	DETAILED UTILITY PLAN (SHEET 4 OF 5)
C3.5	DETAILED UTILITY PLAN (SHEET 5 OF 5)
C3.10	SANITARY SEWER SCHEDULE
C4.0	OVERALL GRADING PLAN
C4.1	DETAILED GRADING PLAN (SHEET 1 OF 5)
C4.2	DETAILED GRADING PLAN (SHEET 2 OF 5)
C4.3	DETAILED GRADING PLAN (SHEET 3 OF 5)
C4.4	DETAILED GRADING PLAN (SHEET 4 OF 5)
C4.5	DETAILED GRADING PLAN (SHEET 5 OF 5)
C4.10	STORM DRAINAGE TABLE
C5.0	ROAD A PLAN AND PROFILE (SHEET 1 OF 4)
C5.1	ROAD A PLAN AND PROFILE (SHEET 2 OF 4)
C5.2	ROAD A PLAN AND PROFILE (SHEET 3 OF 4)
C5.3	ROAD A PLAN AND PROFILE (SHEET 4 OF 4)
C5.4	ROAD B PLAN AND PROFILE
C5.5	ROAD C PLAN AND PROFILE
C5.6	ROAD D PLAN AND PROFILE
C5.7	ROAD E PLAN AND PROFILE
C5.8	ROAD F PLAN AND PROFILE
C5.9	ROAD G PLAN AND PROFILE
C5.10	ROAD H PLAN AND PROFILE
C6.0	SCM NOTES AND DETAILS
C6.1	SCM 1 PLAN & PROFILE
C6.2	SCM 2 PLAN & PROFILE
C6.3	SCM 3 PLAN & PROFILE
C7.0	SEWER OUTFALL PROFILE (SHEET 1 OF 2)
C7.1	SEWER OUTFALL PROFILE (SHEET 2 OF 2)
C8.0	STORM OUTFALL PROFILES
C8.1	STORM OUTFALL PROFILES
C8.2	STORM OUTFALL PROFILES
C8.3	CULVERTS PLAN AND PROFILE
C9.0	OVERALL LANDSCAPE PLAN
C9.1	DETAILED LANDSCAPE PLAN (1 OF 5)
C9.2	DETAILED LANDSCAPE PLAN (2 OF 5)
C9.3	DETAILED LANDSCAPE PLAN (3 OF 5)
C9.4	DETAILED LANDSCAPE PLAN (4 OF 5)
C9.5	DETAILED LANDSCAPE PLAN (5 OF 5)
C10.0	OVERALL LIGHTING PLAN
C10.1	DETAILED LIGHTING PLAN (1 OF 5)
C10.2	DETAILED LIGHTING PLAN (2 OF 5)
C10.3	DETAILED LIGHTING PLAN (3 OF 5)
C10.4	DETAILED LIGHTING PLAN (4 OF 5)
C10.5	DETAILED LIGHTING PLAN (5 OF 5)
C12.0	NOTES AND DETAILS
C12.1	NOTES AND DETAILS
C12.2	NOTES AND DETAILS
EC0.0	COVER SHEET
EC2.0	OVERALL EROSION CONTROL PLAN - STAGE 1
EC2.1	EROSION CONTROL PLAN - STAGE 1 (SHEET 1 OF 5)
EC2.2	EROSION CONTROL PLAN - STAGE 1 (SHEET 2 OF 5)
EC2.3	EROSION CONTROL PLAN - STAGE 1 (SHEET 3 OF 5)
EC2.4	EROSION CONTROL PLAN - STAGE 1 (SHEET 4 OF 5)
EC2.5	EROSION CONTROL PLAN - STAGE 1 (SHEET 5 OF 5)
EC3.0	OVERALL EROSION CONTROL PLAN - STAGE 2
EC3.1	EROSION CONTROL PLAN - STAGE 2 (SHEET 1 OF 5)
EC3.2	EROSION CONTROL PLAN - STAGE 2 (SHEET 2 OF 5)
EC3.3	EROSION CONTROL PLAN - STAGE 2 (SHEET 3 OF 5)
EC3.4	EROSION CONTROL PLAN - STAGE 2 (SHEET 4 OF 5)
EC3.5	EROSION CONTROL PLAN - STAGE 2 (SHEET 5 OF 5)
EC4.0	NCG01 NOTES & DETAILS
EC4.1	EROSION CONTROL NOTES & DETAILS
EC4.2	EROSION CONTROL NOTES & DETAILS
EC4.3	CULVERT CROSSING NOTES & 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 Street Table

Description	Linear Footage	Roadway Classification
ROAD A	3699	LOCAL STREET
ROAD B	191	CUL-DE-SAC
ROAD C	797	LOCAL STREET
ROAD D	1240	LOCAL STREET
ROAD E	180	CUL-DE-SAC
ROAD F	300	LOCAL STREET
ROAD G	460	LOCAL STREET
ROAD H	1272	LOCAL STREET

RALEIGH WATER INSPECTIONS QUANTITIES SUBDIVISIONS AND SITE PLANS

DESCRIPTION	TOTAL
Number of Lots	197
Number of Units	197
Public Water (LF)	8215
Public Sewer (LF)	8095
Water Service Stubs (Quantity)	197
Sewer Service Stubs (Quantity)	197
Average Daily Water	94560
Average Daily Sewer	59100

*Sewer mains and manholes as part of a collection system
**Entire Project Flow. Based on 75 GPD per bedroom for residential (Apartments, single family dwelling, townhouse for condos)
The meter size must match domestic service size (Exemption - 3/4" service tap with 5/8" meter)

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.

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FOR REVIEW ONLY

THIS DRAWING PREPARED AT THE FOLLOWING OFFICE
5410 Trinity Road, Suite 102 | Raleigh, NC 27607
TEL: 919-866-4951 FAX: 919-833-8124 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

DATE	REVISION DESCRIPTION

TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652

FAISON TRACT
ZEBULON, WAKE COUNTY, NORTH CAROLINA
COVER SHEET

DATE	10/24/2025
DRAWN BY	331
DESIGNED BY	331
CHECKED BY	T. CROSS
SCALE	1" = 500'
JOB NO.	49473
SHEET NO.	C0.0

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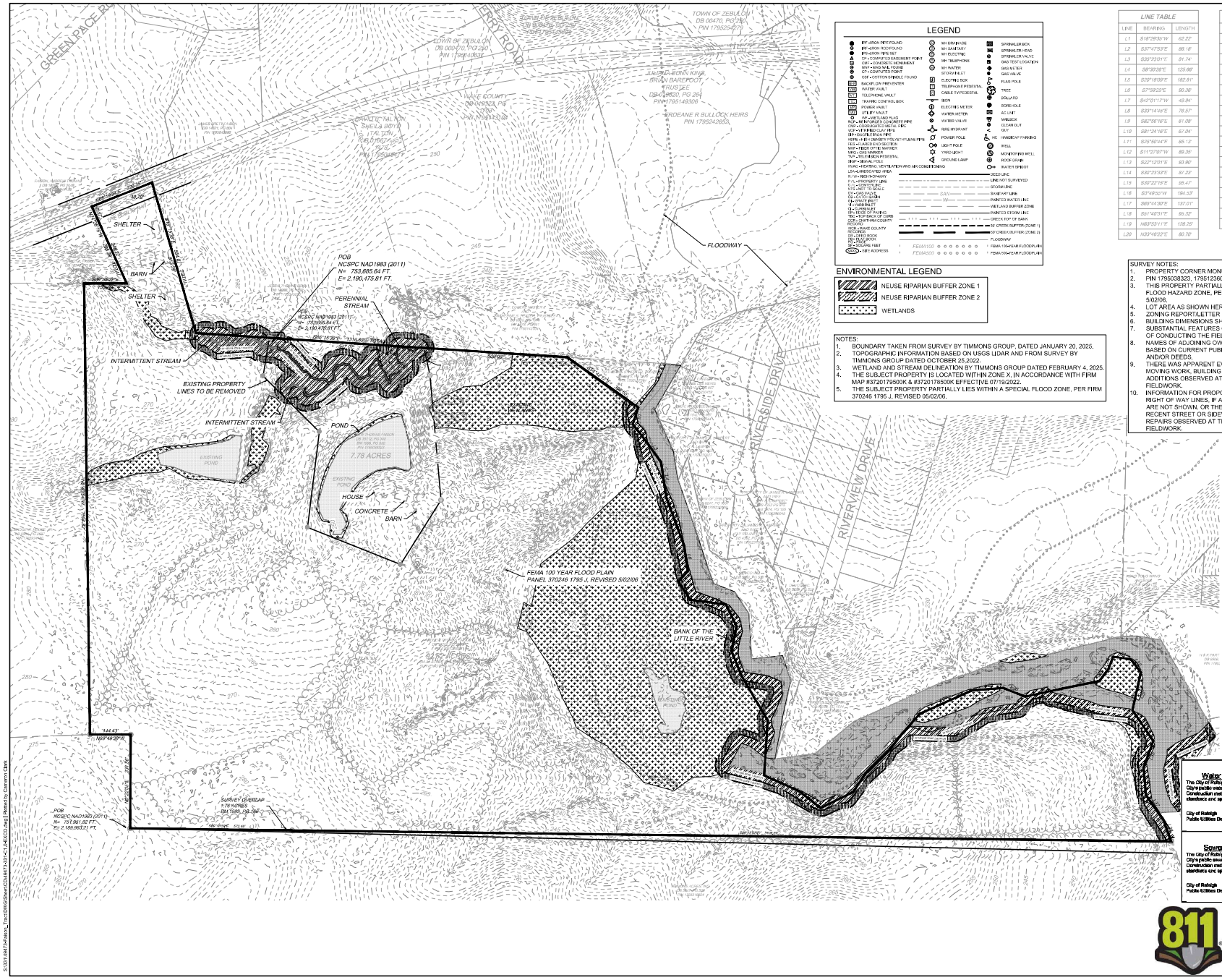

LEGEND

IRF - IRON PIPE FOUND
IRF - IRON ROD FOUND
IPS - IRON PIPE SET
CP - COMPUTED EASEMENT POINT
CMF - CONCRETE MONUMENT
CNF - CONCRETE NAIL FOUND
CP - COMPUTED POINT
CSF - COTTON SPINDLE FOUND
BACKFLOW PREVENTER
WATER VAULT
TELEPHONE VAULT
TRAFFIC CONTROL BOX
POWER VAULT
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
RWB - ROOF WATER DRAINER
MKD - DEED MARKER
TVP - TELEVISION PEDESTAL
SIGF - SIGNAL POLE
HVAC - HEATING, VENTILATION AND AIR CONDITIONING
OHU - OVERHEAD WIRES
R/W - RIGHT-OF-WAY
P/L - PROPERTY LINE
C/L - CENTER LINE
SCALE - SCALE
GV - GAS VALVE
CB - CATCH BASIN
DI - DRAIN INLET
YI - YARD INLET
EP - EDGE OF PAVING
TBC - TOP BACK OF CURB
CCPC - CENTRAL COUNTY POLICE CENTER
WCR - WAKE COUNTY RECORDS
DB - DEED BOOK
PG - PAGE NUMBER
LF - LINEAR FEET
911 - 911 ADDRESS
MH - DRAINAGE
MH - SANITARY
MH - ELECTRIC
MH - TELEPHONE
MH - WATER
STORM INLET
ELECTRIC BOX
TELEPHONE PEDESTAL
CABLE TV PEDESTAL
BOX
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
BORE HOLE
AC UNIT
MAILBOX
CLEAN OUT
GUY
HC HANDICAP PARKING
WELL
MONITORING WELL
ROCK GRAVEL
WATER SPIGOT
DEED LINE
LINE NOT SURVEYED
STORM LINE
SANITARY LINE
PAINTED BUFFER LINE
WETLAND BUFFER ZONE
PAINTED STORM LINE
CREEK TOP OF BANK
NE CROSS BUFFER (ZONE 1)
SE CROSS BUFFER (ZONE 2)
FLOODWAY
FEMA 100-YEAR FLOODPLAIN
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°29'30"W	62.22'
L2	S37°47'53"E	86.18'
L3	S39°23'01"E	81.74'
L4	S8°30'28"E	125.68'
L5	S70°18'59"E	182.81'
L6	S7°59'25"E	80.38'
L7	S42°01'17"W	49.94'
L8	S33°14'49"E	76.57'
L9	S82°58'16"E	61.08'
L10	S81°24'16"E	67.04'
L11	S23°50'44"E	85.13'
L12	S11°27'07"W	89.35'
L13	S22°12'01"E	93.00'
L14	S32°23'33"E	87.23'
L15	S32°22'15"E	85.47'
L16	S21°49'31"W	184.33'
L17	S88°44'30"E	137.01'
L18	S81°40'31"E	85.32'
L19	N83°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°36'42"E	91.31'
L24	N66°00'09"E	202.44'
L25	N83°38'10"E	106.91'
L26	S88°37'31"E	83.17'
L27	N77°56'39"E	139.77'
L28	N78°29'39"E	128.05'
L29	N37°15'20"E	51.15'
L30	N21°50'47"E	45.74'
L31	S82°05'18"E	62.84'
L32	S37°14'52"E	55.82'
L33	S12°40'22"W	136.38'
L34	S34°08'15"E	132.15'
L35	S20°32'30"W	86.41'
L36	S4°39'33"E	88.74'
L37	S34°51'59"E	109.64'
L38	S16°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
Water Distribution / Extension System
The City of Raleigh consents to the connection and extension of the City's public water systems 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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NORTH CAROLINA LICENSE NO. C-1652

FAISON TRACT
ZEBULON, WAKE COUNTY, NORTH CAROLINA
OVERALL EXISTING CONDITIONS

DATE	10/24/2025
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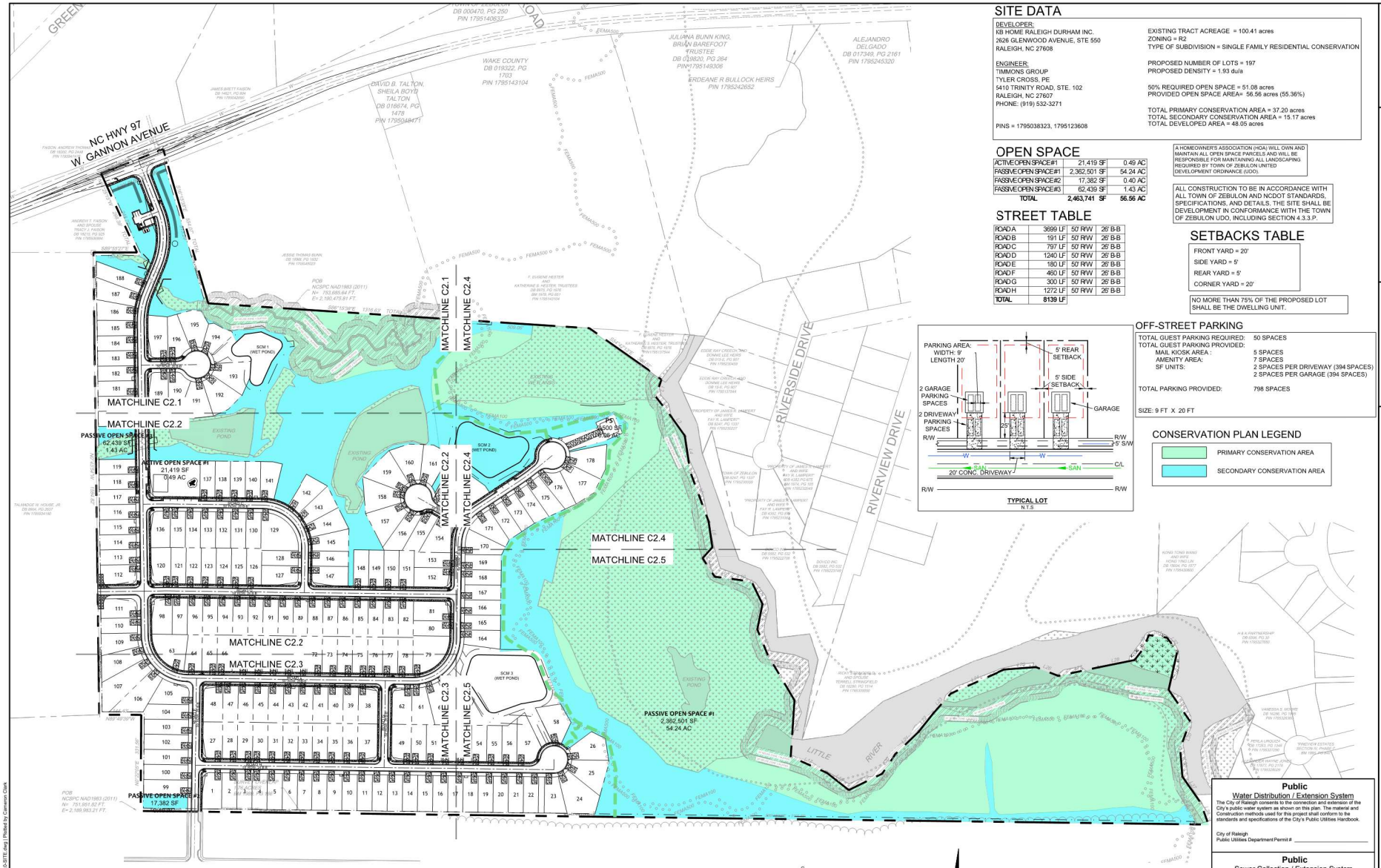
DESIGNED BY	331
CHECKED BY	T. CROSS
SCALE	1" = 150'
JOB NO.	49473
SHEET NO.	C1.0



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 = 100.41 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

ACTIVE OPEN SPACE#1	21,419 SF		0.49 AC
PASSIVE OPEN SPACE#1	2,362,501 SF		54.24 AC
PASSIVE OPEN SPACE#2	17,382 SF		0.40 AC
PASSIVE 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.

TYPICAL LOT
N.T.S.

OFF-STREET PARKING

TOTAL GUEST PARKING REQUIRED:	50 SPACES
TOTAL GUEST PARKING PROVIDED:	
MAIL KIOSK AREA :	5 SPACES
AMENITY AREA:	7 SPACES
SF UNITS:	2 SPACES PER DRIVEWAY (394 SPACES)
	2 SPACES PER GARAGE (394 SPACES)
TOTAL PARKING PROVIDED:	798 SPACES

SIZE: 9 FT X 20 FT

CONSERVATION PLAN LEGEND

PRIMARY CONSERVATION AREA
SECONDARY CONSERVATION AREA

Public
Water Distribution / Extension System
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Public Utilities Department Permit # _____

Public
Sewer Collection / Extension System
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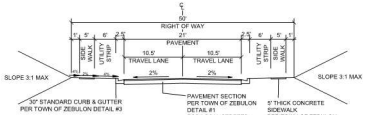
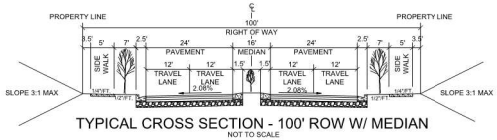
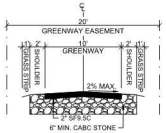


TYPICAL CROSS SECTION - 50' ROW
NOT TO SCALE



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



GREENWAY TYPICAL SECTION
NOT TO SCALE

PAVEMENT NOTE: ALL MATERIALS TO BE IN CONFORMANCE WITH LOCAL AND NCDOT STANDARDS AND SPECIFICATIONS.

NAD 83

SCALE 1"=150'
0 150' 300'

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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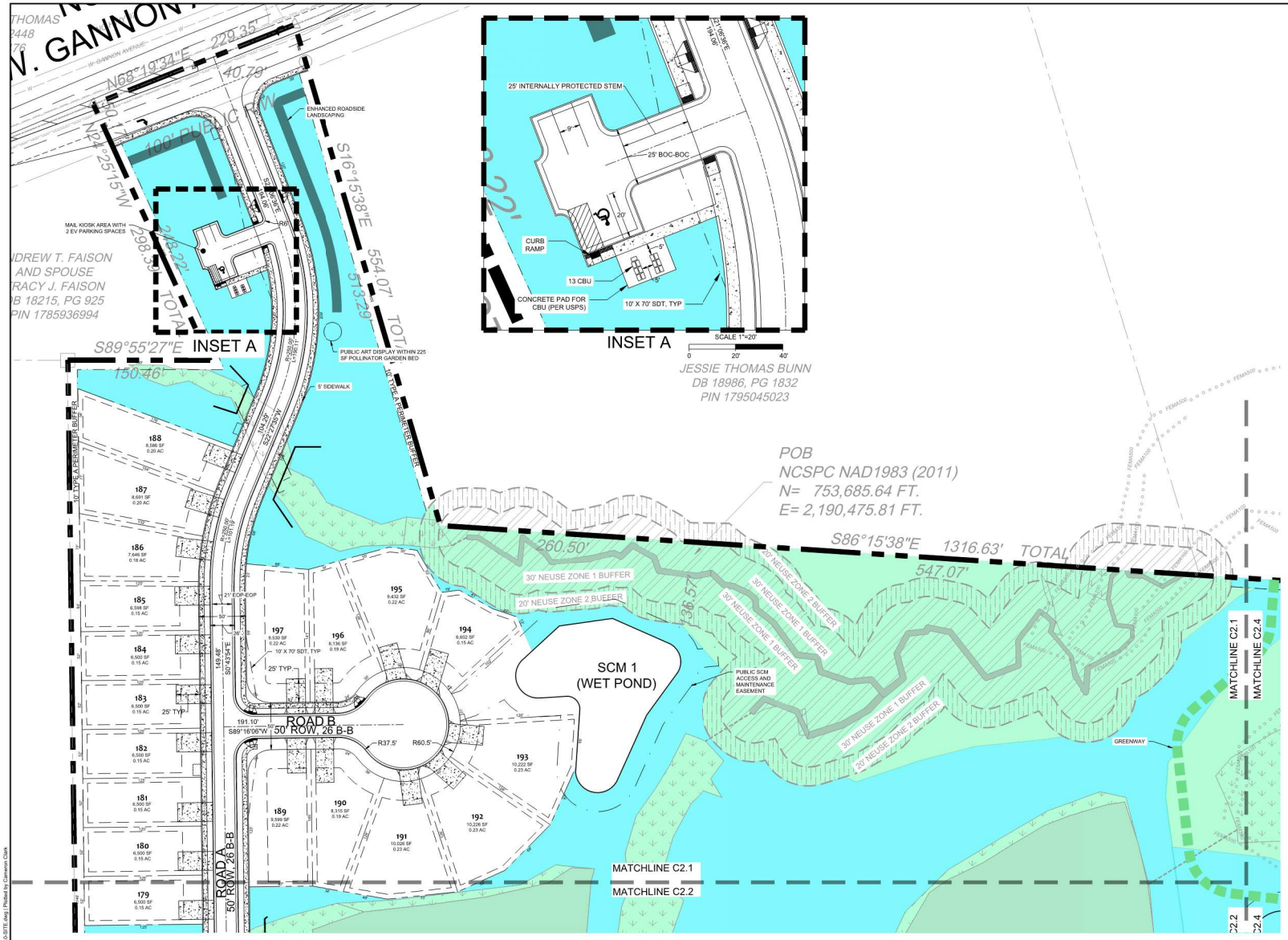
DATE	10/24/2025
DRAWN BY	331
DESIGNED BY	331
CHECKED BY	T. CROSS
SCALE	1" = 150'

TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652

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

JOB NO. 49473
SHEET NO. C2.0

S:\331\49473-Faison_Trace\DWG\Brawer\CD\49473-331-C2.0-SITE.dwg | Plotted by Cameron Clark



CONSERVATION PLAN LEGEND

- PRIMARY CONSERVATION AREA
- SECONDARY CONSERVATION AREA

SITE PLAN LEGEND

- PROPERTY LINE
- EXISTING ROAD CENTER
- PROPOSED PERIMETER BUFFER
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Public
Water Distribution / Extension System
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City of Raleigh
Public Utilities Department Permit # _____

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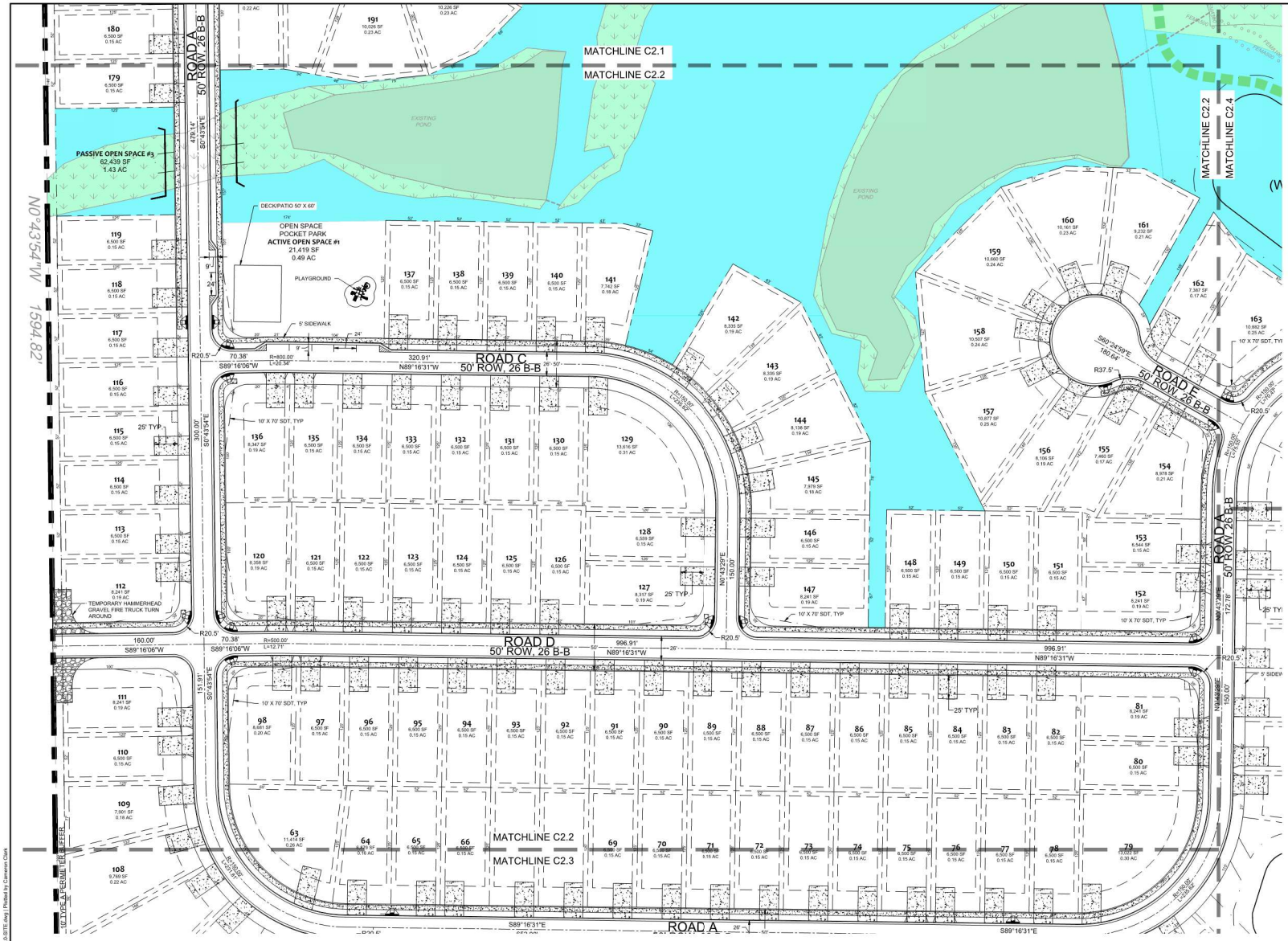
NORTH CAROLINA LICENSE NO. C-1652

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

REVISION DESCRIPTION	DATE

DATE	10/24/2025
DRAWN BY	331
DESIGNED BY	331
CHECKED BY	T. CROSS
SCALE	1" = 50'
JOB NO.	49473
SHEET NO.	C2.1



SITE PLAN LEGEND

- PROPERTY LINE
- EXISTING ROAD CENTER
- PROPOSED PERIMETER BUFFER
- PROPOSED EASEMENT
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CONSERVATION PLAN LEGEND

- PRIMARY CONSERVATION AREA
- SECONDARY CONSERVATION AREA

NAD 83

SCALE 1"=50'

0 50' 100'

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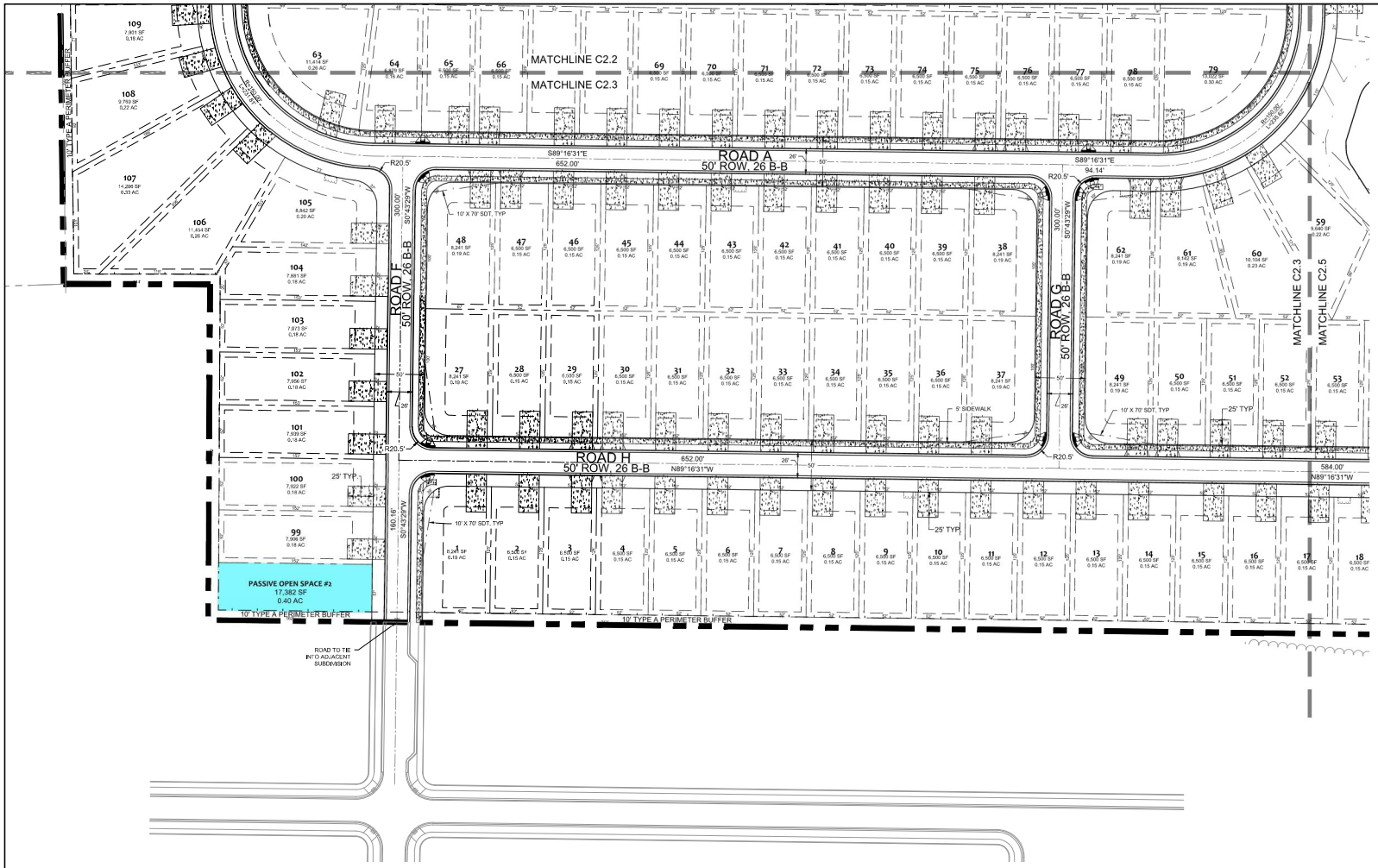
SCALE	1" = 50'

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



SCALE 1"=50'

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NAD 83

CONSERVATION PLAN LEGEND

- PRIMARY CONSERVATION AREA
- SECONDARY CONSERVATION AREA

SITE PLAN LEGEND

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SCALE	1" = 50'
JOB NO.	49473
SHEET NO.	C2.3

TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

FAISON TRACT

ZEBULON, WAKE COUNTY, NORTH CAROLINA

DETAILED SITE PLAN (SHEET 3 OF 5)

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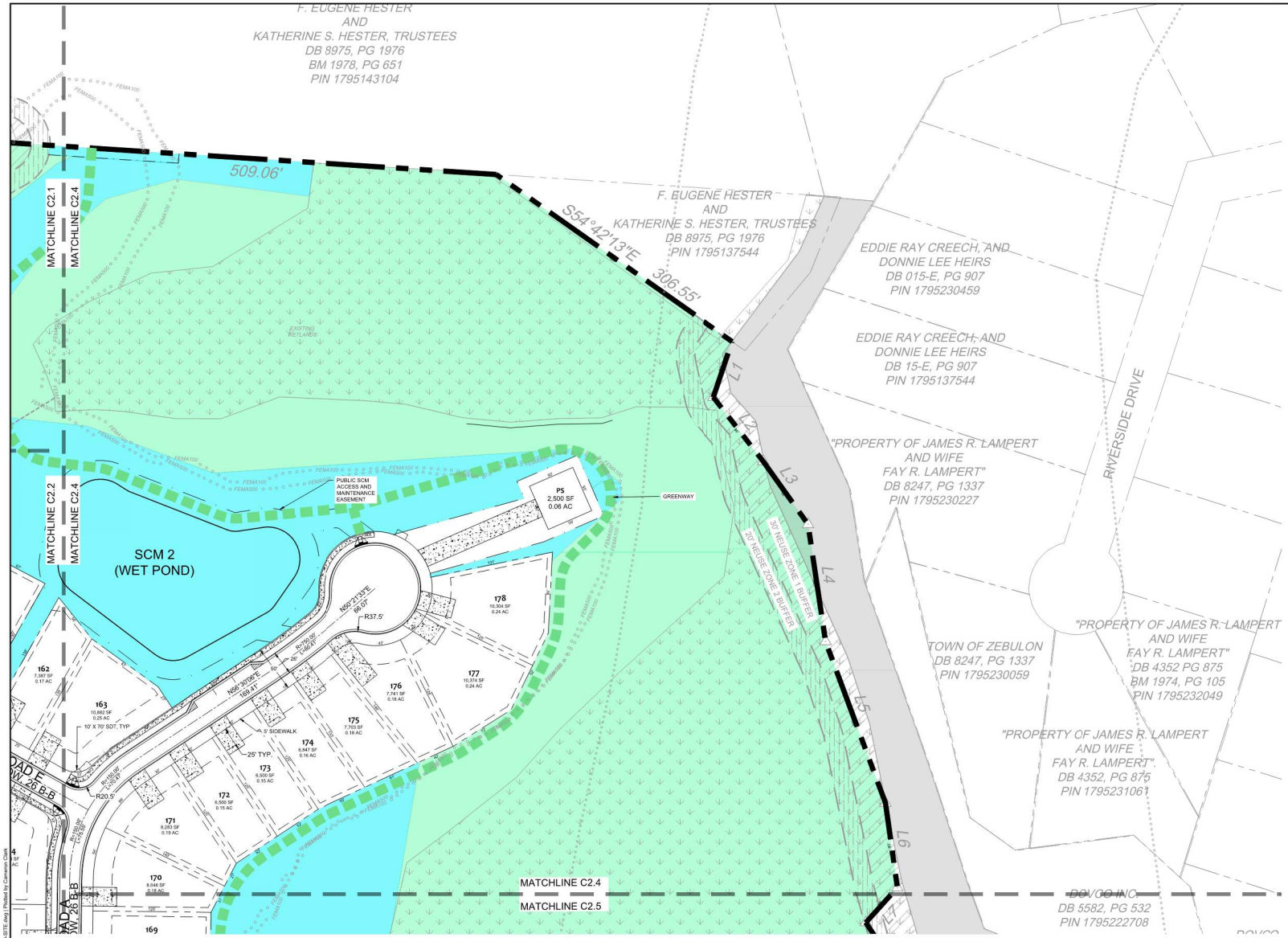

CONSERVATION PLAN LEGEND

- PRIMARY CONSERVATION AREA
- SECONDARY CONSERVATION AREA

SITE PLAN LEGEND

- PROPERTY LINE
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SCALE	1" = 50'

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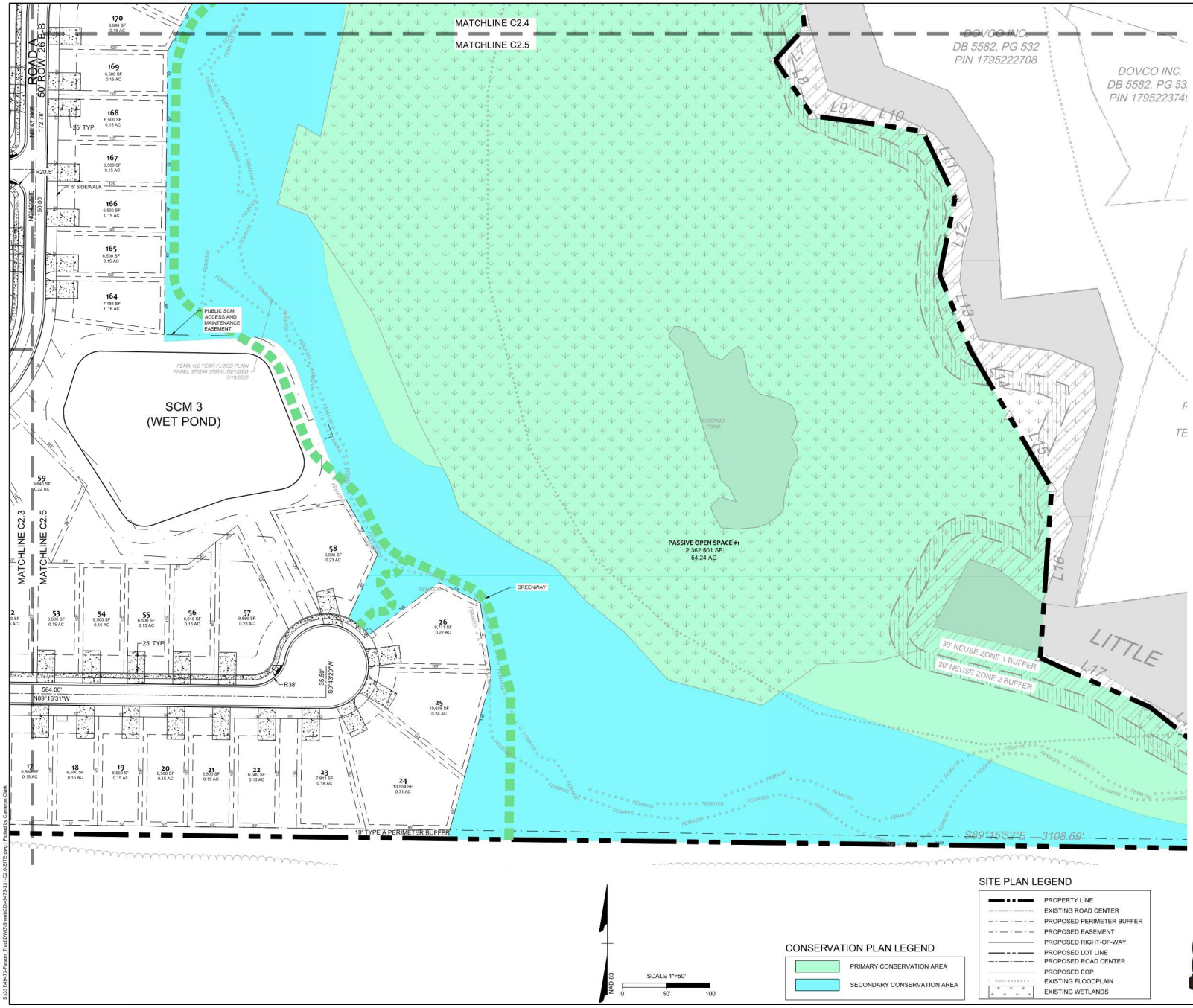
FAISON TRACT

ZEBULON, WAKE COUNTY, NORTH CAROLINA

DETAILED SITE PLAN (SHEET 4 OF 5)

JOB NO. 49473

SHEET NO. C2.4



CONSERVATION PLAN LEGEND

- PRIMARY CONSERVATION AREA
- SECONDARY CONSERVATION AREA

SITE PLAN LEGEND

- PROPERTY LINE
- EXISTING ROAD CENTER
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FAISON TRACT
ZEBULON, WAKE COUNTY, NORTH CAROLINA
DETAILED SITE PLAN (SHEET 5 OF 5)

REVISION DESCRIPTION	DATE

DATE	10/24/2025
DRAWN BY	331
DESIGNED BY	331
CHECKED BY	T. CROSS
SCALE	1" = 50'
JOB NO.	49473
SHEET NO.	C2.5

CORPUD STANDARD UTILITY NOTES:

STANDARD UTILITY NOTES:

1. All materials & construction methods shall be in accordance with City of Raleigh design standards, details & specifications (reference: CORPUD Handbook, current edition)
2. Utility separation requirements:

a) A distance of 100' shall be maintained between sanitary sewer & any private or public water supply source such as an impounded reservoir used as a source of drinking water. If adequate lateral separation cannot be achieved, ferrous sanitary sewer pipe shall be specified & installed to waterline specifications. However, the minimum separation shall not be less than 25' from a private well or 50' from a public well.

b) When installing water &/or sewer mains, the horizontal separation between utilities shall be 10'. If this separation cannot be maintained due to existing conditions, the variation allowed is the water main in a separate trench with the elevation of the water main at least 18" above the top of the sewer & must be approved by the Public Utilities Director. All distances are measured from outside diameter to outside diameter.

c) Where it is impossible to obtain proper separation, or anytime a sanitary sewer passes over a watermain, DIP materials or steel encasement extended 10' on each side of crossing must be specified & installed to waterline specifications.

d) 5.0' minimum horizontal separation is required between all sanitary sewer & storm sewer facilities, unless DIP material is specified for sanitary sewer

e) Maintain 18" min. vertical separation at all watermain & RCP storm drain crossings; maintain 18" min. vertical separation at all sanitary sewer & RCP stormdrain crossings. Where adequate separations cannot be achieved, specify DIP materials & a concrete cradle having 6" min. clearance (per CORPUD details W- 41 & S-49).

f) All other underground utilities shall cross water & sewer facilities with 18" min. vertical separation required.

3. Any necessary field revisions are subject to review & approval of an amended plan &/or profile by the City of Raleigh Public Utilities Department prior to construction.
4. Developer shall provide 30 days advance written notice to owner for any work required within an existing City of Raleigh Utility Easement traversing private property.
5. Contractor shall maintain continuous water & sewer service to existing residences & businesses throughout construction of project. Any necessary service interruptions shall be preceded by a 24-hour advance notice to the City of Raleigh Public Utilities Department.
6. SEWER BYPASS PUMPING – A bypass plan sealed by an NC Professional Engineer shall be provided to Raleigh Water prior to pumping operations for approval. The operations and equipment shall comply with the Public Utilities Handbook.
7. 3.0' minimum cover is required on all water mains & sewer force mains. 4.0' minimum cover is required on all reuse mains.
8. It is the developer's responsibility to abandon or remove existing water & sewer services not being used in redevelopment of a site unless otherwise directed by the City of Raleigh Public Utilities Department. This includes abandoning tap at main & removal of service from ROW or easement per CORPUD Handbook procedure.
9. Install water services with meters located at ROW or within a 2'x2' Waterline Easement immediately adjacent. NOTE: it is the applicant's responsibility to properly size the water service for each connection to provide adequate flow & pressure.
10. Inspections of 4" and larger water mains of the private distribution system will be inspected as part of the infrastructure permit.
11. Private sewer mains as part of a collection system are permitted and inspected under the private Infrastructure permit for sewer.
12. Any water or sewer services on private property that will be installed under Construction Drawings may require a Plumbing Utility Permit in the City of Raleigh. Consult with the Engineering Inspection Coordinator during the pre-construction meeting on the necessary permits.
13. Install sewer services with cleanouts located at ROW or easement line & spaced per the current NC Plumbing code.
14. Pressure reducing valves are required on all water services exceeding 80 psi; backwater valves are required on all sanitary sewer services having building drains lower than 1.0' above the next upstreammanhole.
15. All environmental permits applicable to the project must be obtained from NCDWQ, USACE &/or FEMA for any riparian buffer, wetland &/or floodplain impacts (respectively) prior to construction.
16. NCDOT / Railroad Encroachment Agreements are required for any utility work (including main extensions & service taps) within state or railroad ROW prior to construction.
17. Grease Interceptor / Oil Water Separator sizing calculations & installation specifications shall be approved by the RW FOG Program Coordinator prior to issuance of a UC and/or Building Permit. Contact (919) 996-4516 or fog@raleighnc.gov for more information.
18. Cross-connection control protection devices are required based on the degree of health hazard involved as listed in Appendix B of the Rules Governing Public Water Systems in North Carolina.
19. The devices shall meet the American Society of Sanitary Engineering (ASSE) standards and be on the University of Southern California approval list.
20. The device and installation shall meet the guidelines of Appendix A – Guidelines and Requirements for the Cross Connection Program in Raleigh's Service Area.
21. The devices shall be installed and tested (both, initial and periodic testing thereafter) in accordance with the manufacturer's recommendations or the local cross connection control program, whichever is more stringent. Contact Cross.connection@raleighnc.gov for more information.
22. NOTICE for projects that involve an oversized main or urban main replacement. Any City reimbursement greater than $250,000.00 must undergo the public bidding process.
23. Private sub-metering - No resale of water shall occur without approval of the North Carolina Utility Commission. Sub-metering shall be in accordance with Section 1400 of the "SAFE DRINKING WATER ACT".

NOTE:

1. **CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL MATERIAL ORDERED PRIOR TO FINAL APPROVED PLANS THAT ARE RELEASED FOR CONSTRUCTION AND IS RESPONSIBLE FOR MAKING ALL ADJUSTMENTS TO THOSE MATERIALS TO MEET THE FINAL APPROVED DESIGN, SUCH AS STRUCTURE HEIGHTS, ANGLES, PIPE MATERIALS, TOC, , WITHOUT ADDITIONAL COST TO THE DEVELOPER OR ENGINEER.**

ATTENTION CONTRACTORS

The Contractor responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for contacting the Infrastructure Inspections Division to schedule a Pre-construction meeting on the Development Portal prior to beginning any construction.
Raleigh Water must be contacted at (919) 996-4540 at least twenty-four hours prior to beginning any work activity around critical water and sewer infrastructure.

Failure to notify City Departments in advance of beginning construction, will result in the issuance of monetary fines, and require re-installation of any water or sewer facilities not inspected as a result of this notification failure.

Failure to call for inspection, install a downstream plug, have permitted plans on the jobsite, or any other violation of Raleigh Water Standards will result in a fine and possible exclusion from future work in the City of Raleigh.

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.

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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Water Distribution / Extension System
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City of Raleigh
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NAD 83

SCALE 1"=150'
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TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652

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

JOB NO. 49473
SHEET NO. C3.0

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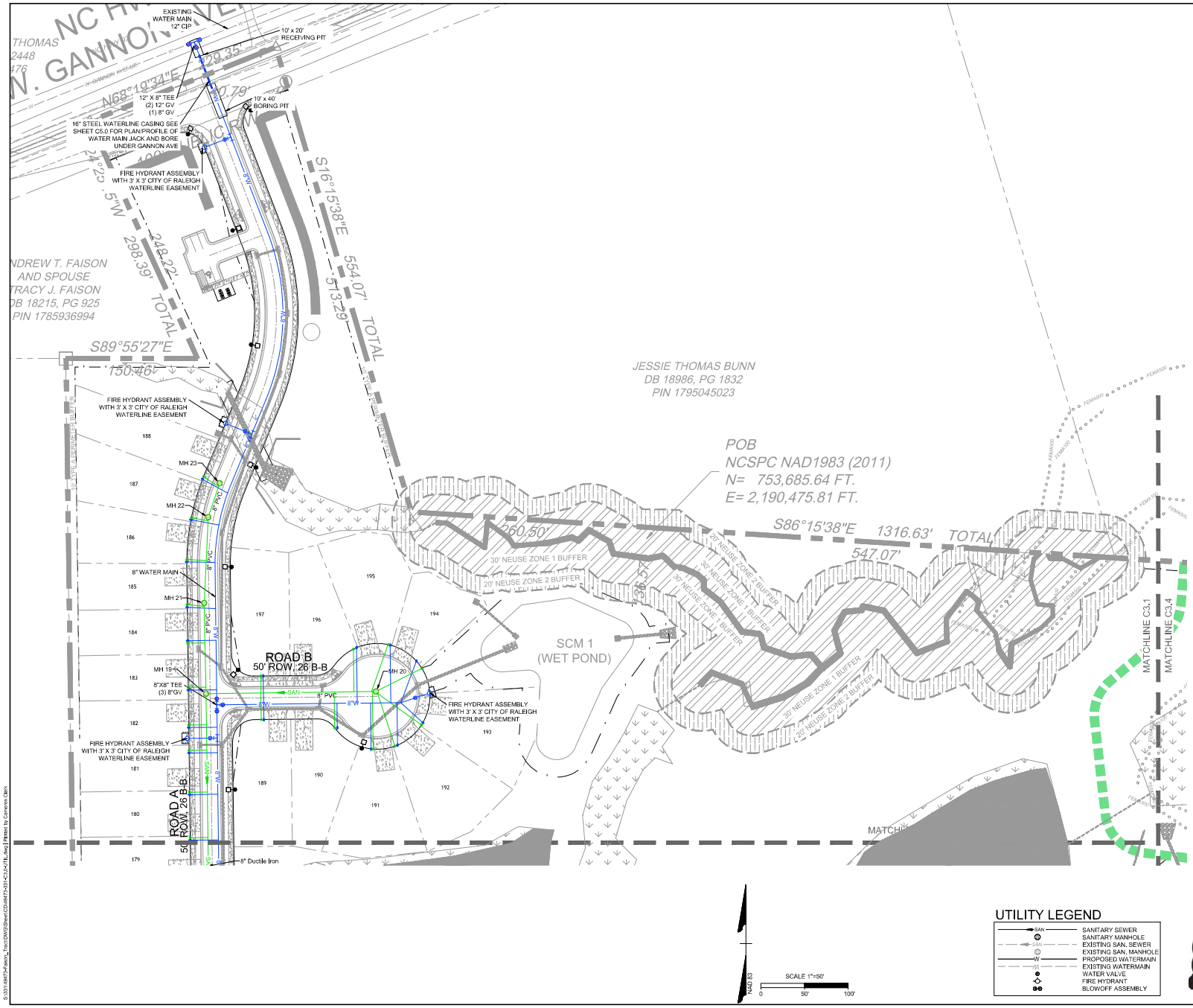

UTILITY LEGEND

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 1 OF 5)

DATE	10/24/2025
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CHECKED BY	T. CROSS
SCALE	1" = 50'
JOB NO.	49473
SHEET NO.	C3.1

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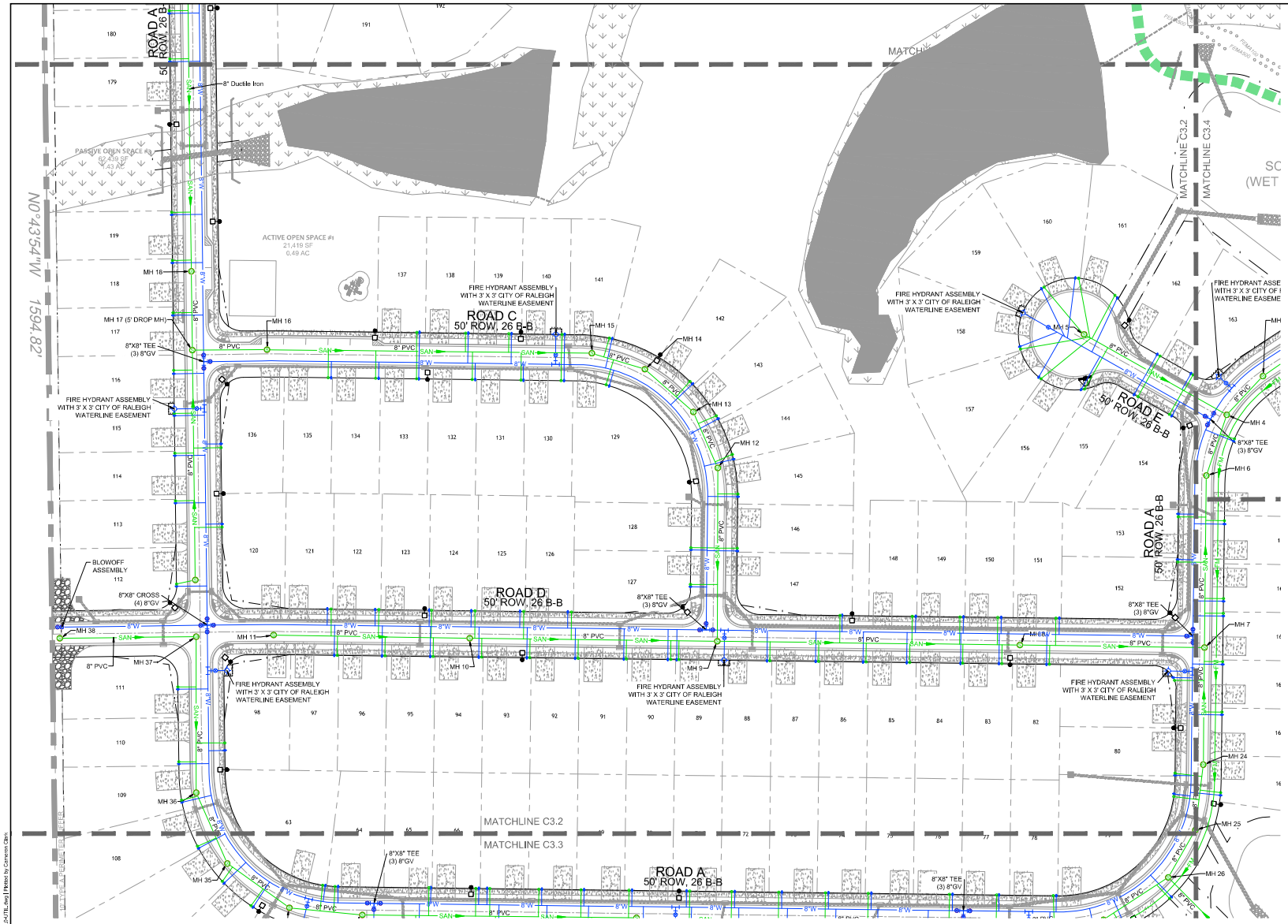

UTILITY LEGEND

SAN	SANITARY SEWER
	SANITARY MANHOLE
SAN	EXISTING SAN. SEWER
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FAISON TRACT

ZEBULON, WAKE COUNTY, NORTH CAROLINA

DETAILED UTILITY PLAN (SHEET 2 OF 5)

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SHEET NO.	C3.2

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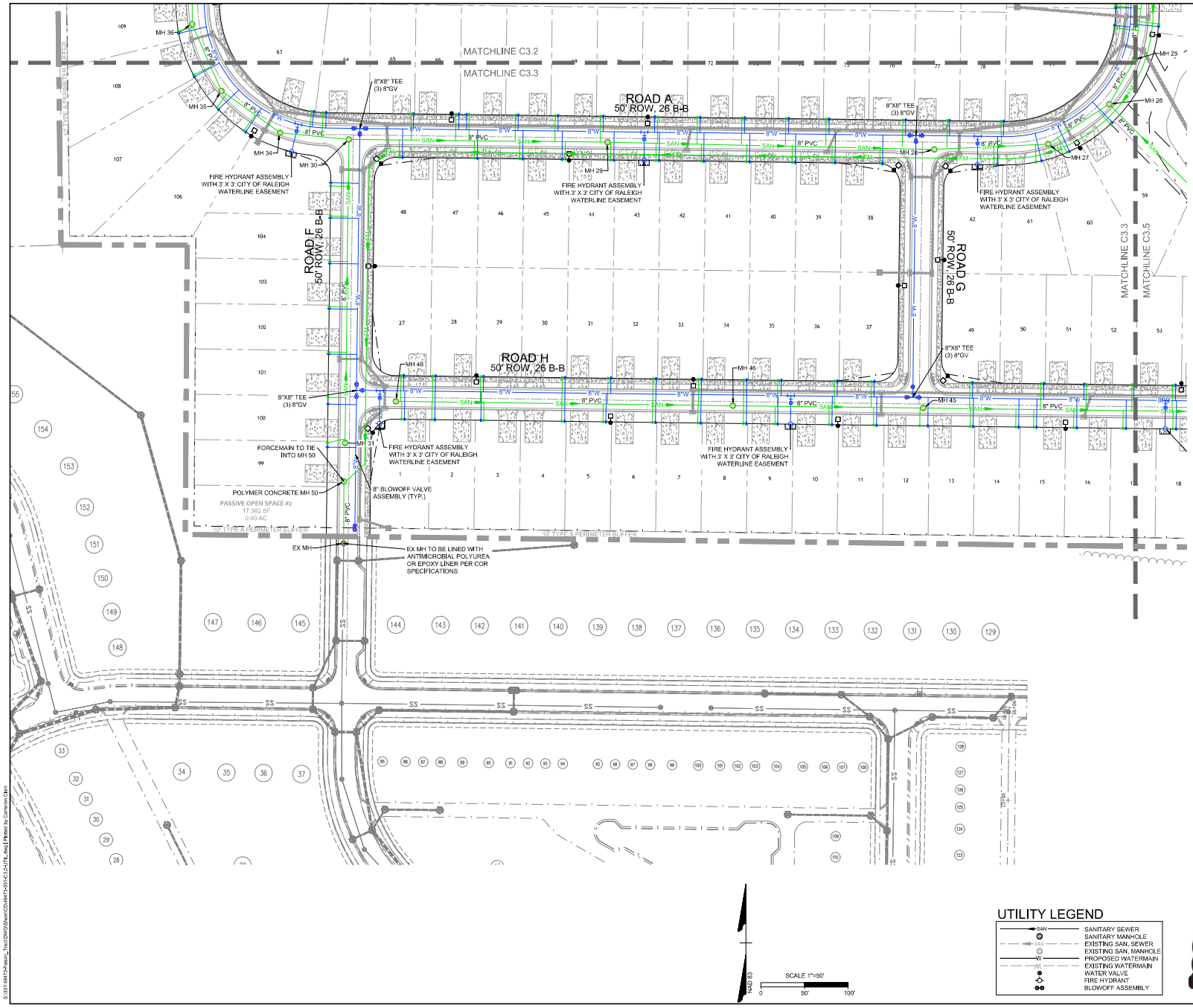

UTILITY LEGEND

SAN	SANITARY SEWER
	SANITARY MANHOLE
SAN	EXISTING SAN. SEWER
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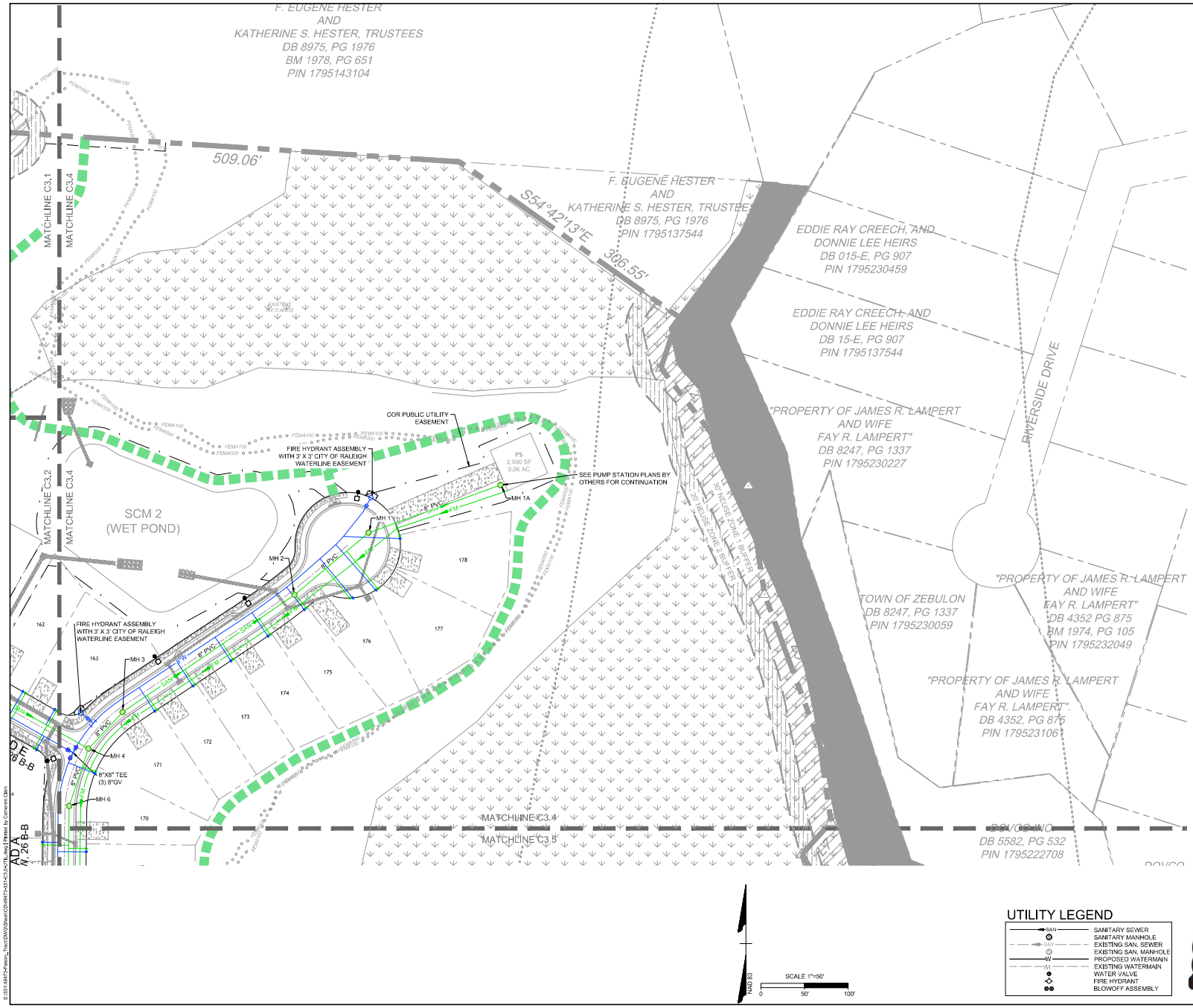

UTILITY LEGEND

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
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TEL: 919-866-4951 FAX: 919-833-8124 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

REVISION DESCRIPTION	DATE

DATE	10/24/2025
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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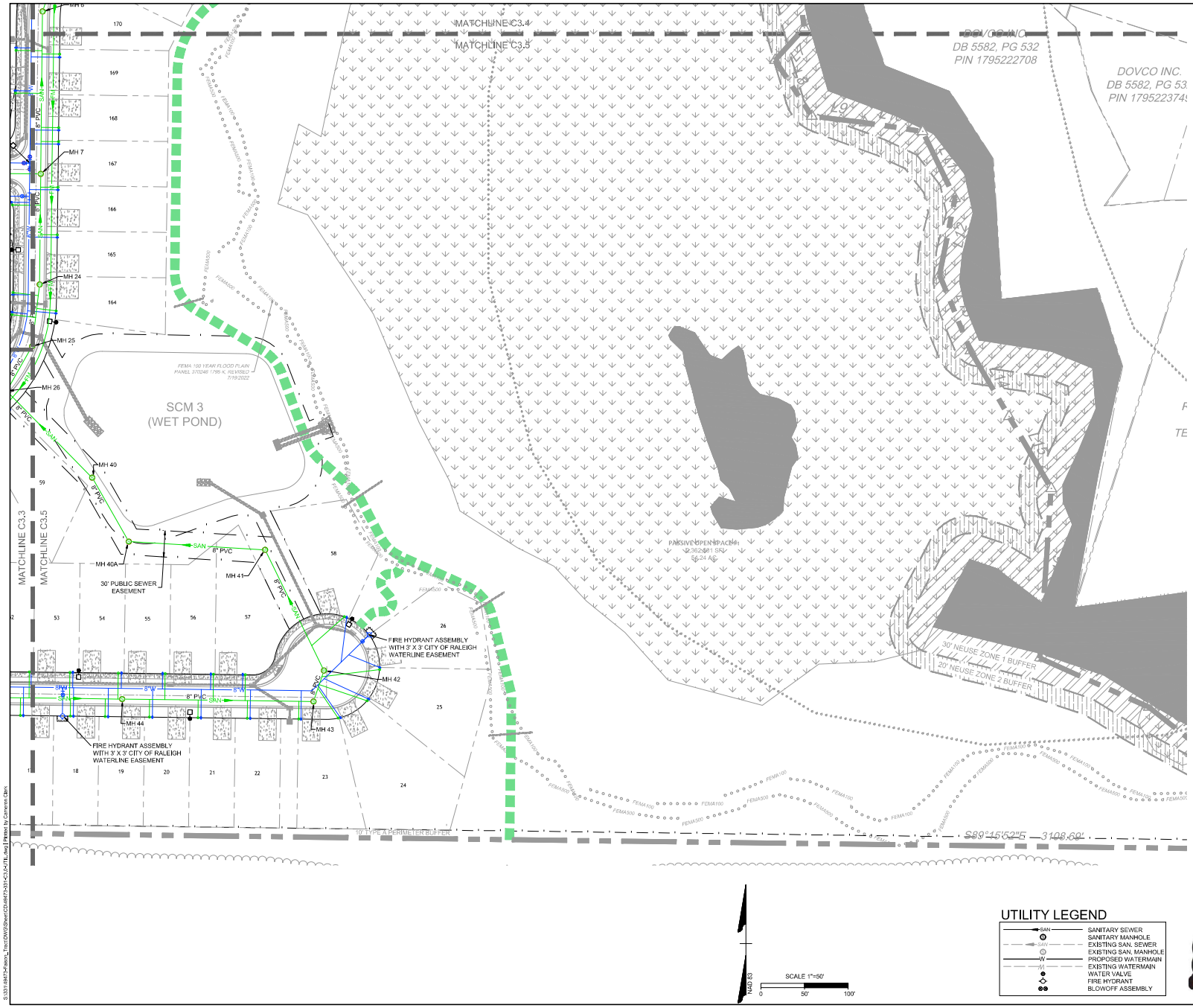

UTILITY LEGEND

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

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NORTH CAROLINA LICENSE NO. C-1652

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

REVISION DESCRIPTION	DATE

DATE	10/24/2025
DRAWN BY	331
DESIGNED BY	331
CHECKED BY	T. CROSS
SCALE	1" = 50'
JOB NO.	49473
SHEET NO.	C3.5

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EX MH TO BE LINED WITH ANTIMICROBIAL POLYUREA OR EPOXY LINER PER COR SPECIFICATIONS

SANITARY SEWER SCHEDULE

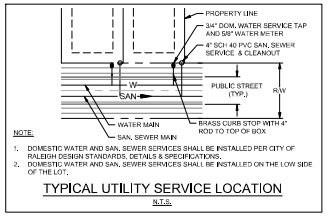
STRUCTURE	HEIGHT	TOP	INV IN	INLET PIPE	INV OUT	OUTLET PIPE
EX MH	14.35'	278.45	265.09'	71 LF 8" PVC @ 4.23% (POLYMER CONCRETE MH 50)	264.10'	3 LF 8" PVC @ 0.55% (I)
EX MH 327	12.10'	247.89	235.59' 239.90'	99 LF 8" PVC @ 0.84% (I) 146 LF 8" PVC @ 0.02% (I)		
MH 1	13.59'	244.78	231.39'	111 LF 8" PVC @ 0.55% (MH 2)	231.19'	161 LF 8" PVC @ 0.60% (MH 1A)
MH 1A	9.78'	236.98	230.22'	161 LF 8" PVC @ 0.60% (MH 1)		
MH 2	14.36'	246.36	232.20'	238 LF 8" PVC @ 0.55% (MH 3)	232.00'	111 LF 8" PVC @ 0.55% (MH 1)
MH 3	16.57'	250.08	233.71'	57 LF 8" PVC @ 0.55% (MH 4)	233.51'	238 LF 8" PVC @ 0.55% (MH 2)
MH 4	17.00'	251.02	234.22' 235.69'	69 LF 8" PVC @ 0.55% (MH 6) 177 LF 8" PVC @ 6.22% (MH 5)	234.02'	57 LF 8" PVC @ 0.55% (MH 3)
MH 5	7.63'	254.33			246.70'	177 LF 8" PVC @ 6.22% (MH 4)
MH 6	17.57'	252.17	234.90'	186 LF 8" PVC @ 0.55% (MH 7)	234.80'	69 LF 8" PVC @ 0.55% (MH 4)
MH 7	18.32'	254.15	236.93' 241.81'	127 LF 8" PVC @ 0.55% (MH 24) 196 LF 8" PVC @ 0.55% (MH 8)	235.83'	186 LF 8" PVC @ 0.55% (MH 6)
MH 8	13.80'	256.51	243.11'	327 LF 8" PVC @ 0.55% (MH 9)	242.91'	196 LF 8" PVC @ 0.55% (MH 7)
MH 9	18.28'	263.19	247.44' 248.11'	268 LF 8" PVC @ 4.00% (MH 10) 187 LF 8" PVC @ 0.55% (MH 12)	244.91'	327 LF 8" PVC @ 0.55% (MH 8)
MH 10	10.50'	266.65	258.35'	212 LF 8" PVC @ 2.70% (MH 11)	256.15'	268 LF 8" PVC @ 4.00% (MH 9)
MH 11	8.92'	273.00			264.08'	212 LF 8" PVC @ 2.70% (MH 10)
MH 12	15.51'	261.64	246.34'	66 LF 8" PVC @ 0.55% (MH 13)	246.14'	187 LF 8" PVC @ 0.55% (MH 9)
MH 13	15.81'	262.51	246.90'	70 LF 8" PVC @ 0.55% (MH 14)	246.70'	66 LF 8" PVC @ 0.55% (MH 12)
MH 14	16.14'	263.42	247.49'	60 LF 8" PVC @ 0.55% (MH 15)	247.29'	70 LF 8" PVC @ 0.55% (MH 13)
MH 15	16.42'	264.23	248.02'	351 LF 8" PVC @ 0.55% (MH 16)	247.82'	60 LF 8" PVC @ 0.55% (MH 14)
MH 16	19.09'	269.04	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)	19.53'	270.12	250.79' 261.04'	85 LF 8" PVC @ 0.55% (MH 18) 246 LF 8" PVC @ 1.78% (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	9.52'	274.99			265.47'	246 LF 8" PVC @ 1.78% (MH 17 (5' DROP MH))
MH 18	16.32'	267.58	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	15.17'	268.80	256.16' 254.73'	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	7.62'	263.42			255.80'	195 LF 8" PVC @ 0.55% (MH 19)
MH 21	9.95'	270.31	260.56'	98 LF 8" PVC @ 1.81% (MH 22)	260.36'	104 LF 8" PVC @ 4.04% (MH 19)
MH 22	9.39'	271.70	262.54'	41 LF 8" PVC @ 1.43% (MH 23)	262.34'	98 LF 8" PVC @ 1.81% (MH 21)
MH 23	9.18'	272.31			263.12'	41 LF 8" PVC @ 1.43% (MH 22)
MH 24	16.57'	253.29	236.92'	71 LF 8" PVC @ 0.55% (MH 25)	236.72'	127 LF 8" PVC @ 0.55% (MH 7)
MH 25	16.12'	253.44	237.51'	59 LF 8" PVC @ 0.56% (MH 26)	237.31'	71 LF 8" PVC @ 0.55% (MH 24)
MH 26	16.46'	254.30	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	11.75'	256.52	246.54'	131 LF 8" PVC @ 2.51% (MH 28)	244.76'	84 LF 8" PVC @ 5.30% (MH 26)
MH 28	10.47'	260.29	250.86'	374 LF 8" PVC @ 1.39% (MH 29)	249.82'	131 LF 8" PVC @ 2.51% (MH 27)
MH 29	11.40'	267.47	256.27'	296 LF 8" PVC @ 0.55% (MH 30)	256.07'	374 LF 8" PVC @ 1.39% (MH 28)
MH 30	12.53'	270.43	260.26' 258.10'	79 LF 8" PVC @ 0.55% (MH 34) 348 LF 8" PVC @ 3.20% (MH 31)	257.90'	296 LF 8" PVC @ 0.55% (MH 29)
MH 31	9.50'	278.74			269.24'	348 LF 8" PVC @ 3.20% (MH 30)
MH 34	10.48'	271.17	260.69'	82 LF 8" PVC @ 0.55% (MH 35)	260.69'	79 LF 8" PVC @ 0.55% (MH 30)
MH 35	10.62'	271.96	261.75'	84 LF 8" PVC @ 0.55% (MH 36)	261.35'	82 LF 8" PVC @ 0.55% (MH 34)
MH 36	10.59'	272.77	262.41'	169 LF 8" PVC @ 0.55% (MH 37)	262.21'	84 LF 8" PVC @ 0.55% (MH 35)
MH 37	11.21'	274.54	263.53'	147 LF 8" PVC @ 1.20% (MH 38)	263.33'	169 LF 8" PVC @ 0.55% (MH 36)
MH 38	10.97'	276.26			265.30'	147 LF 8" PVC @ 1.20% (MH 37)

SANITARY SEWER SCHEDULE

STRUCTURE	HEIGHT	TOP	INV IN	INLET PIPE	INV OUT	OUTLET PIPE
MH 40	9.82'	242.63	239.11'	84 LF 8" PVC @ 0.61% (MH 40A)	238.81'	140 LF 8" PVC @ 0.55% (MH 26)
MH 40A	5.53'	245.15	239.82'	156 LF 8" PVC @ 0.55% (MH 41)	239.62'	84 LF 8" PVC @ 0.61% (MH 40)
MH 41	6.18'	246.95	240.88'	154 LF 8" PVC @ 0.55% (MH 42)	240.68'	156 LF 8" PVC @ 0.55% (MH 40A)
MH 42	9.18'	250.89	242.38'	37 LF 8" PVC @ 0.55% (MH 43)	241.72'	154 LF 8" PVC @ 0.55% (MH 41)
MH 43	9.37'	251.95	242.78'	219 LF 8" PVC @ 0.96% (MH 44)	242.58'	37 LF 8" PVC @ 0.55% (MH 42)
MH 44	13.69'	257.92	247.51'	346 LF 8" PVC @ 2.90% (MH 45)	244.23'	219 LF 8" PVC @ 0.96% (MH 43)
MH 45	9.82'	267.34	257.72'	218 LF 8" PVC @ 2.39% (MH 46)	257.52'	345 LF 8" PVC @ 2.90% (MH 44)
MH 46	10.34'	273.27	263.43'	386 LF 8" PVC @ 1.90% (MH 48)	262.93'	218 LF 8" PVC @ 2.39% (MH 45)
MH 48	6.20'	276.79			270.79'	386 LF 8" PVC @ 1.90% (MH 46)
POLYMER CONCRETE MH 50	10.95'	275.03			268.09'	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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PROPERTY LINE
POWER LINE EASEMENT
NATURAL GAS EASEMENT
PROPOSED FENCE
EXISTING WETLANDS
NEUSE RIPARIAN BUFFER
PRIMARY OPEN SPACE
SECONDARY OPEN SPACE
COMMON GREEN

NOTE:
FOR MANHOLES WITH DEPTHS 0'-12' = 4' DIAMETER
FOR MANHOLES WITH DEPTHS 12'-20' = 5' 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

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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TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652

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

REVISION DESCRIPTION	DATE

DATE: 10/24/2025
DRAWN BY: 331
DESIGNED BY: 331
CHECKED BY: T. CROSS
SCALE: 1" = 50'
JOB NO.: 49473
SHEET NO.: C3.10

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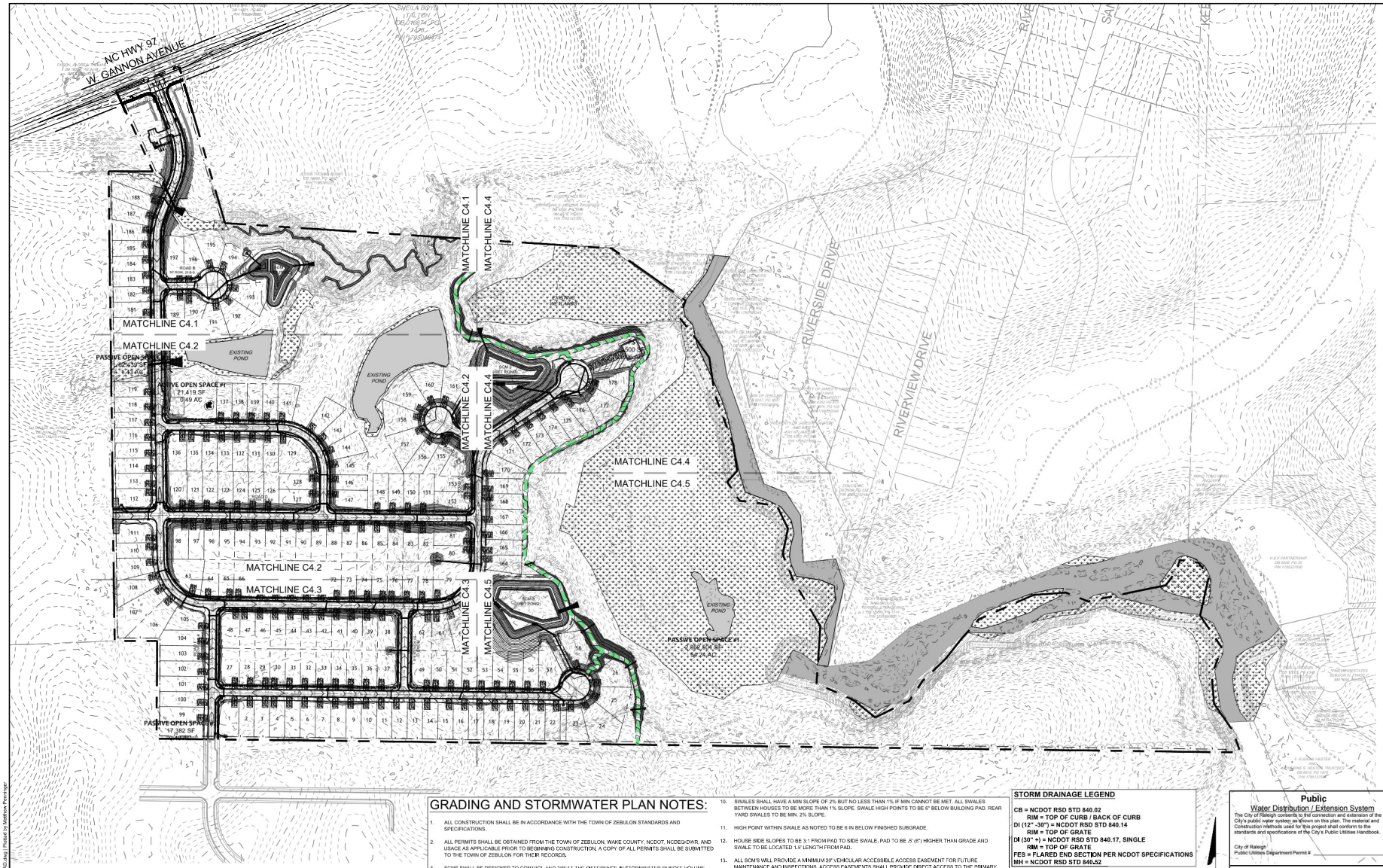

GRADING AND STORMWATER PLAN NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF ZEBULON STANDARDS AND SPECIFICATIONS.
2. ALL PERMITS SHALL BE OBTAINED FROM THE TOWN OF ZEBULON, 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 ZEBULON 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 ACCESSIBILITY 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.
20. ALL STORM PIPE CAMERA FOOTAGE TO BE TURNED IN TO ROGER SILVERS, ZEBULON PUBLIC WORKS AND REVIEWED. REPAIRS IF NECESSARY COMPLETED PRIOR TO ACCEPTANCE BY TOZ

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	13.16	9.55	2	15	8	18	8	12	B
FES 130	18	0.02	1.99	5.75	1	6	5	12	4	6	A
FES 200	42	0.02	33.39	11.95	3	28	11	26	10	17	1
FES 260	36	0.01	10.02	6.79	2	18	9	18	8	12	B
FES 300	36	0.02	47.03	13.36	3	24	9	26	10	17	1
FES 350	30	0.02	21.24	10.79	2	15	8	18	8	12	B
SCM 1 FES	36	0.0094	64.8	10.44	3	24	9	26	10	17	1
SCM 2 FES	36	0.008	59.7	9.64	2	18	9	18	8	12	B
SCM 3 FES	30	0.071	109.5	25.42	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	0.0185	58.93	12.99	5	50	15	36	14	23	2

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'

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

NAD 83

Public
Water Distribution / Extension System
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DESIGNED BY 331
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SCALE 1" = 150'

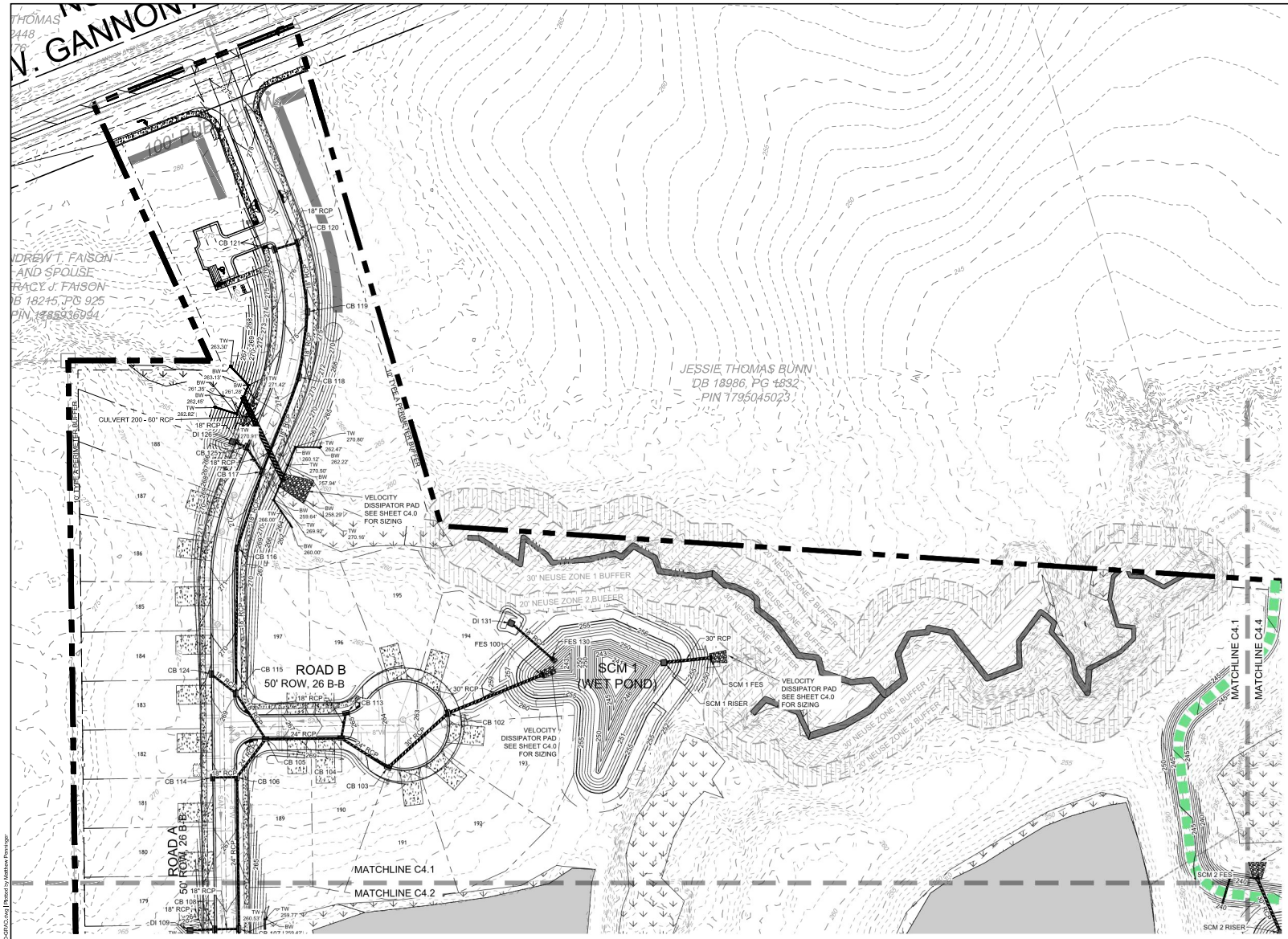
TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

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

JOB NO. 49473
SHEET NO. C4.0

S:\2014\49473-Faison_Trail\DWG\Sheet\C04\49473-STY-C4-0-GRAD.dwg | Plotted by Matthew Pennington



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

NAD 83

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0 50' 100'

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YOUR VISION ACHIEVED THROUGH OURS.

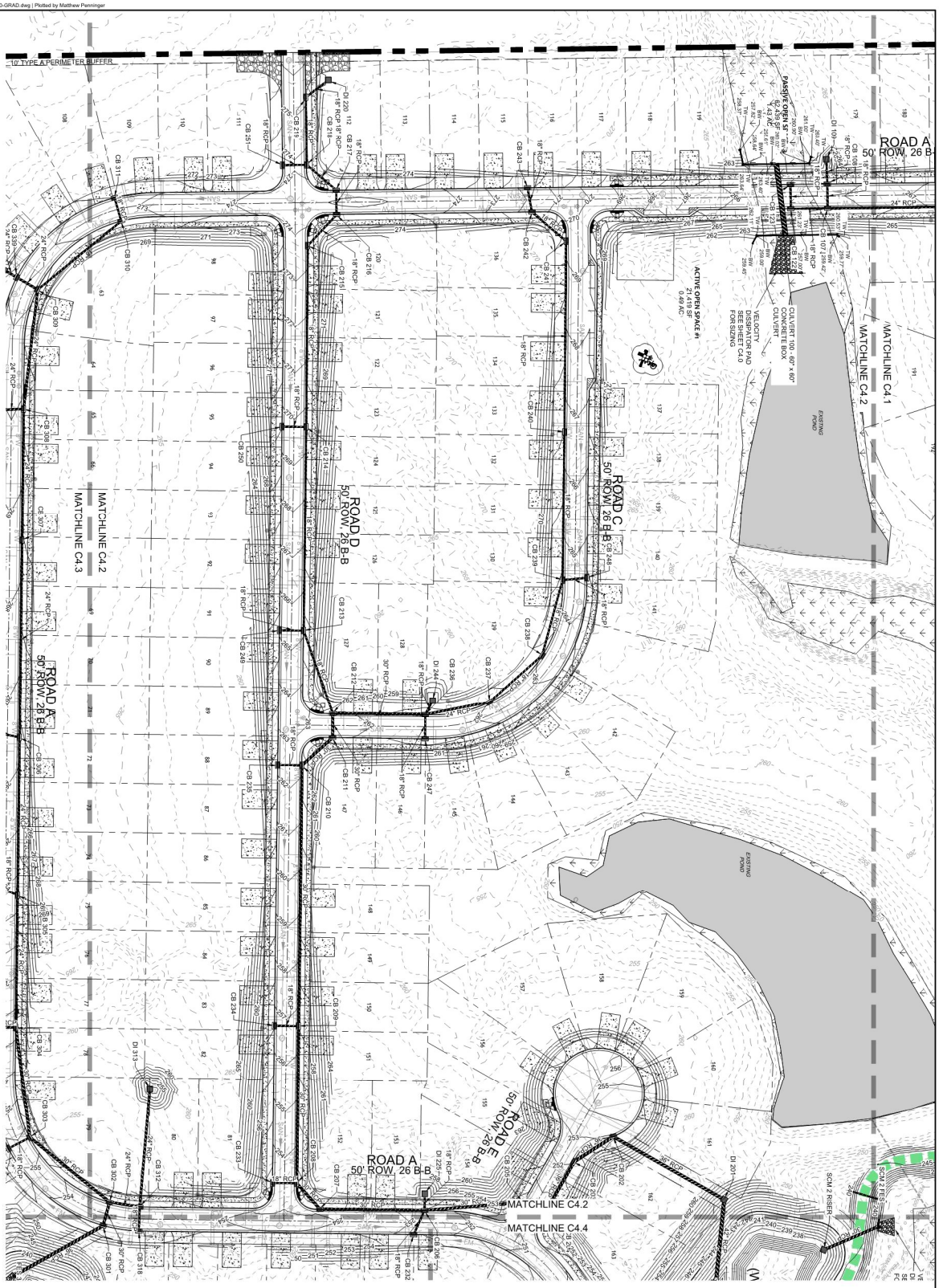
REVISION DESCRIPTION	DATE

TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652

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

DATE	10/24/2025
DRAWN BY	331
DESIGNED BY	331
CHECKED BY	T. CROSS
SCALE	1" = 50'
JOB NO.	49473
SHEET NO.	C4.1

S:\331-69473-Faison_Tract\DWG\Dover\CD\HWT-331-C1-FAISON.dwg | Plotted by Matthew Pennington



LEGEND

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

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Public Water Distribution/Transmission System
The City of Raleigh contents to the connection and extension of the Public Water System to serve this development. The materials 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/Transmission System
The City of Raleigh contents to the connection and extension of the Public Sewer System to serve this development. The materials 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 # _____

TIMMONS GROUP

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FOR REVIEW ONLY

DATE	REVISION DESCRIPTION

DATE	10/24/2025
DRAWN BY	331
DESIGNED BY	331
CHECKED BY	T. CROSS
SCALE	1" = 50'

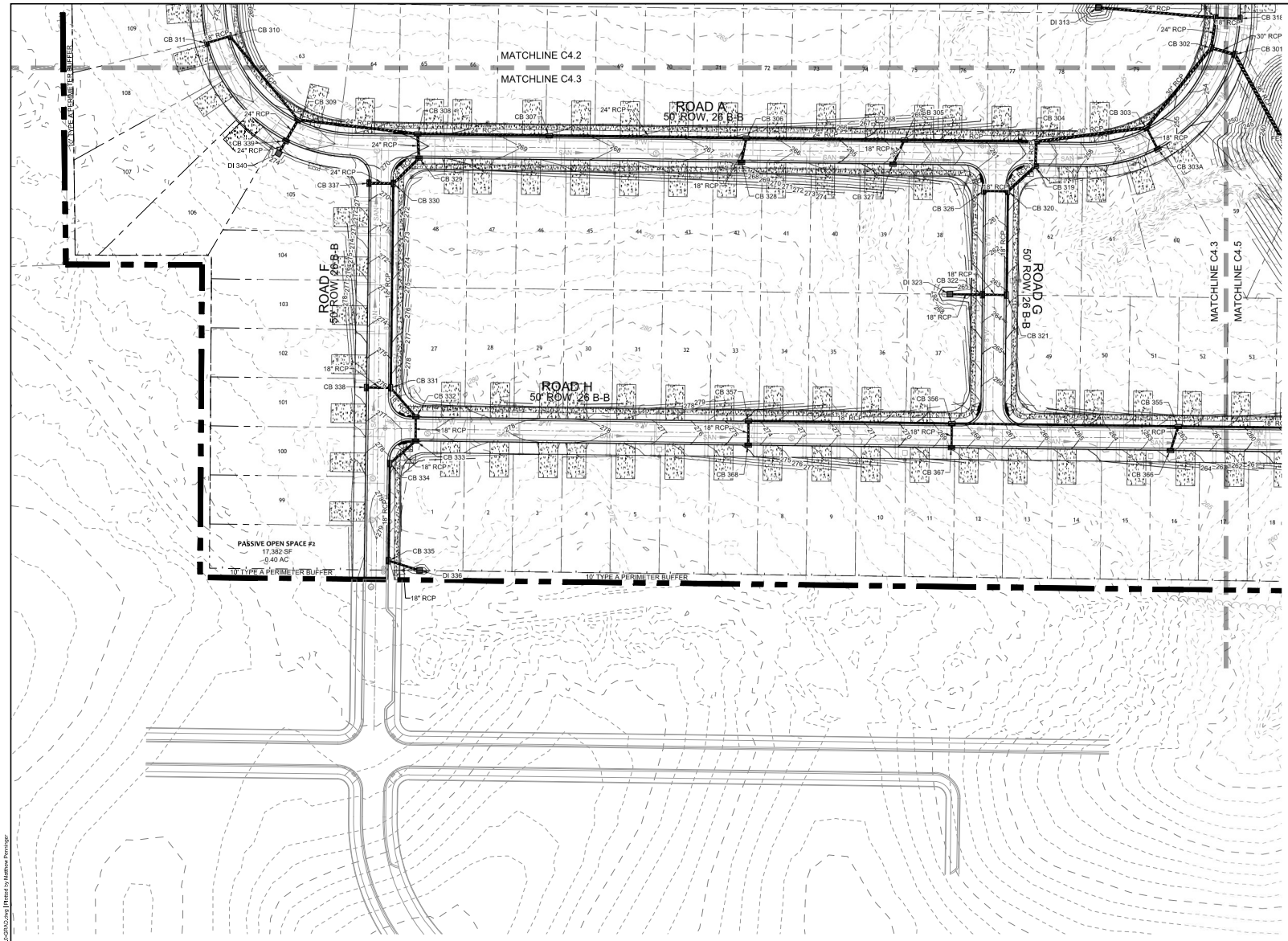
FAISON TRACT

ZEBULON, WAKE COUNTY, NORTH CAROLINA

DETAILED GRADING PLAN (SHEET 2 OF 5)

JOB NO. 49473

SHEET NO. C4.2



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

NAD 83

SCALE 1"=50'

0 50' 100'

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 # _____

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

REVISION DESCRIPTION	DATE

DATE	10/24/2025
DRAWN BY	331
DESIGNED BY	331
CHECKED BY	T. CROSS
SCALE	1" = 50'
JOB NO.	49473
SHEET NO.	C4.3

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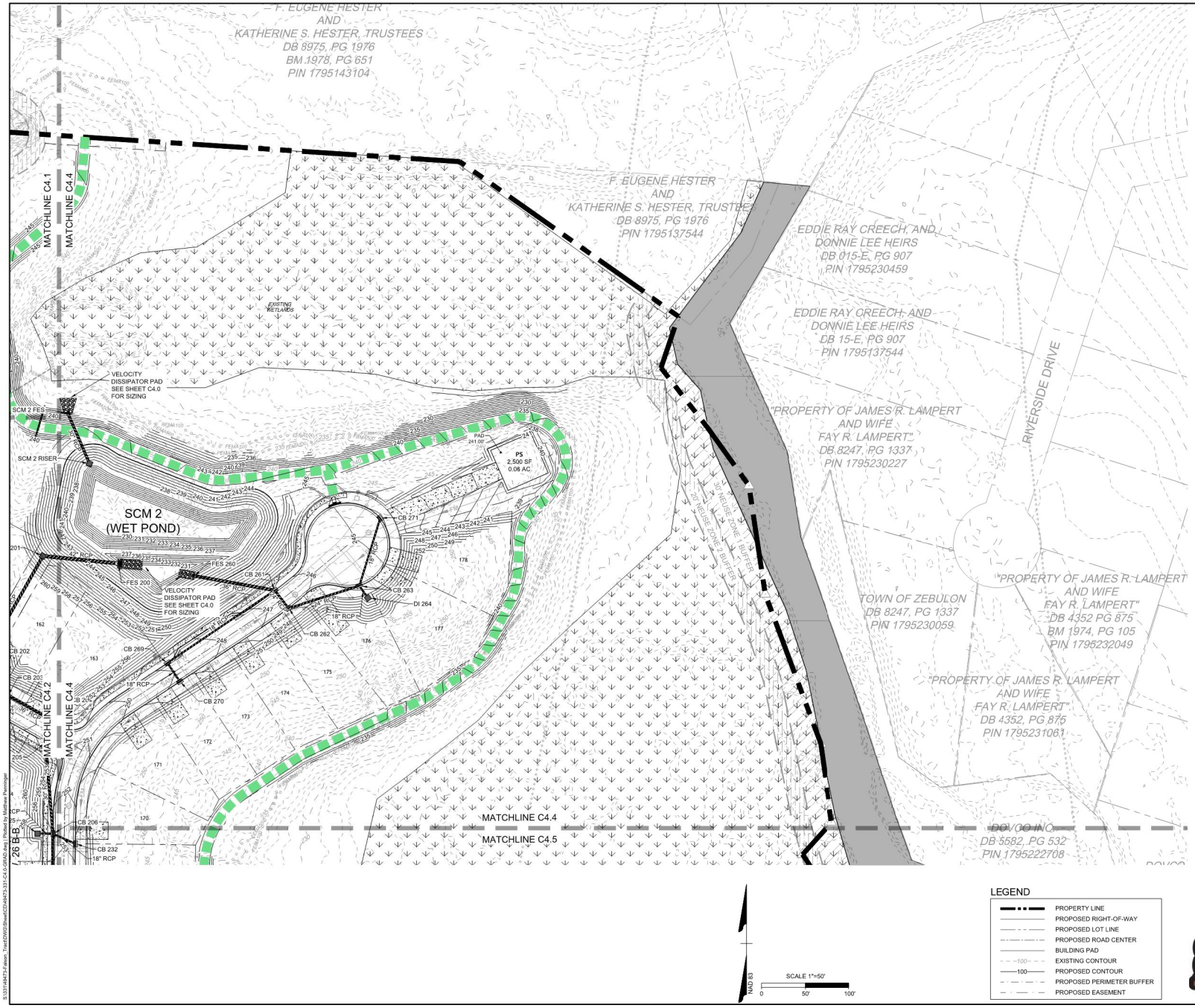

LEGEND

- 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
Sewer Collection / Extension System
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DATE	REVISION DESCRIPTION

TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

FAISON TRACT

ZEBULON, WAKE COUNTY, NORTH CAROLINA

DETAILED GRADING PLAN (SHEET 4 OF 5)

DATE	10/24/2025
DRAWN BY	331
DESIGNED BY	331
CHECKED BY	T. CROSS
SCALE	1" = 50'
JOB NO.	49473
SHEET NO.	C4.4

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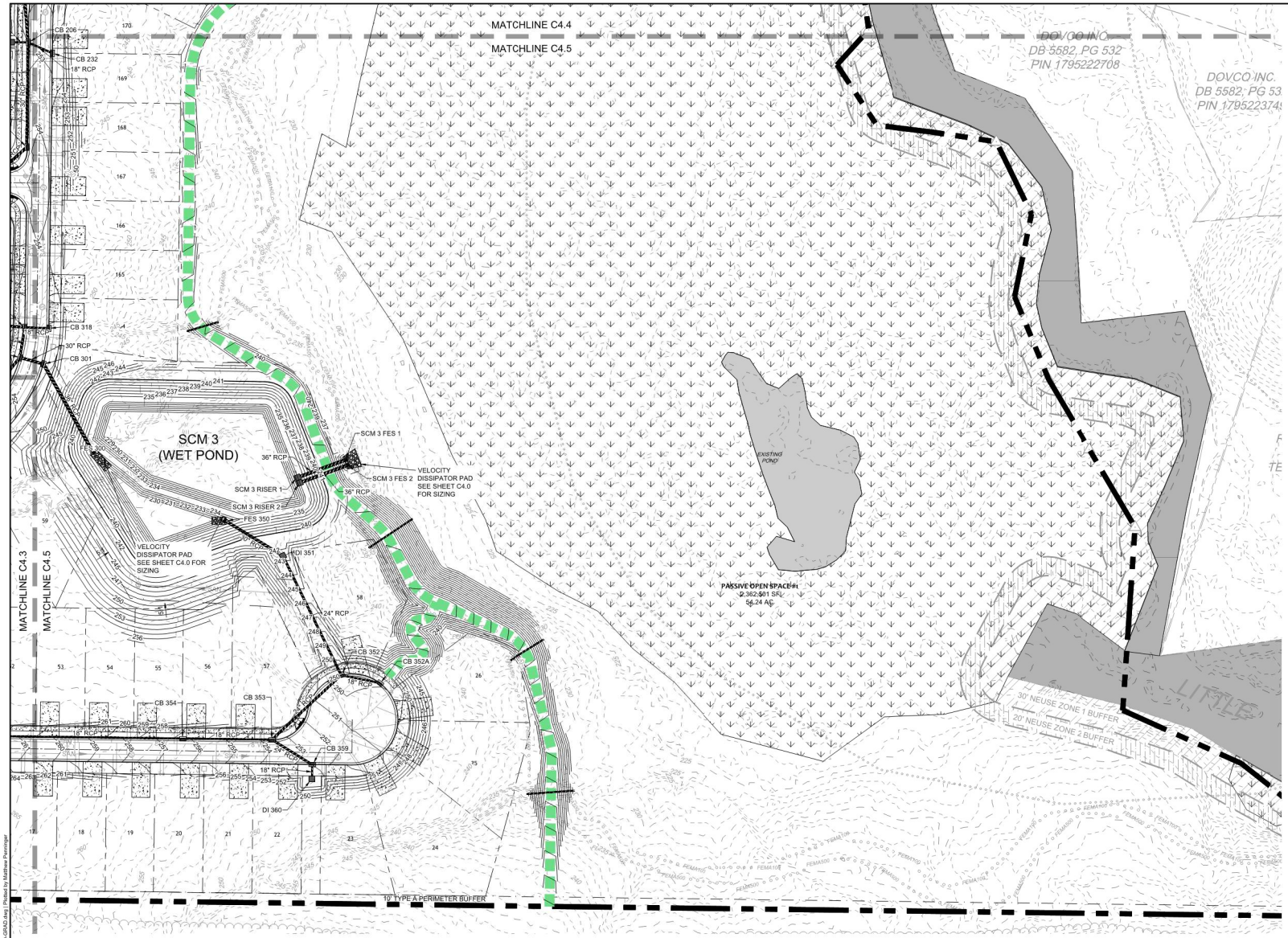

LEGEND

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

Public
Water Distribution / Extension System
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Public
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DATE	REVISION DESCRIPTION

TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652

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

DATE	10/24/2025
DRAWN BY	331
DESIGNED BY	331
CHECKED BY	T. CROSS
SCALE	1" = 50'
JOB NO.	49473
SHEET NO.	C4.5

STORM DRAINAGE SCHEDULE							
STRUCTURE	HEIGHT	TOP	INV IN	INLET PIPE	INV OUT	OUTLET PIPE	
CB 102	13.37'	262.32'	254.34'	98 LF 30" RCP @ 0.79% (CB 103)	246.95'	107 LF 30" RCP @ 2.00% (FES 100)	
CB 103	9.32'	264.34'	255.52'	59 LF 24" RCP @ 0.72% (CB 104)	255.02'	86 LF 30" RCP @ 0.79% (CB 102)	
CB 104	9.69'	265.63'	255.94' 256.25'	80 LF 24" RCP @ 0.92% (CB 105) 27 LF 18" RCP @ 0.55% (CB 113)	255.94'	59 LF 24" RCP @ 0.72% (CB 103)	
CB 105	11.34'	268.02'	260.10' 258.68'	58 LF 18" RCP @ 0.83% (CB 115) 51 LF 24" RCP @ 0.55% (CB 106)	256.68'	80 LF 24" RCP @ 0.92% (CB 104)	
CB 106	11.31'	268.27'	258.98' 260.95'	161 LF 24" RCP @ 0.55% (CB 107) 26 LF 18" RCP @ 0.58% (CB 114)	256.96'	51 LF 24" RCP @ 0.55% (CB 105)	
CB 107	8.17'	266.01'	258.71' 258.34'	26 LF 18" RCP @ 0.54% (CB 108) 39 LF 18" RCP @ 0.56% (CB 122)	257.84'	161 LF 24" RCP @ 0.55% (CB 106)	
CB 108	7.16'	266.01'	261.45'	26 LF 18" RCP @ 0.54% (DI 109)	258.85'	26 LF 18" RCP @ 0.54% (CB 107)	
CB 113	7.09'	265.49'			258.40'	27 LF 18" RCP @ 0.55% (CB 104)	
CB 114	7.11'	268.27'			261.10'	26 LF 18" RCP @ 0.58% (CB 106)	
CB 115	8.38'	269.56'	262.32' 262.32'	154 LF 18" RCP @ 1.20% (CB 116) 33 LF 18" RCP @ 0.54% (CB 124)	261.18'	58 LF 18" RCP @ 0.83% (CB 105)	
CB 116	7.66'	271.83'	264.17'	86 LF 18" RCP @ 1.20% (CB 117)	264.17'	154 LF 18" RCP @ 1.20% (CB 115)	
CB 117	7.92'	273.12'	265.20' 265.20'	108 LF 18" RCP @ 1.65% (CB 118) 32 LF 18" RCP @ 0.54% (CB 125)	265.20'	86 LF 18" RCP @ 1.20% (CB 116)	
CB 118	7.69'	274.67'	266.98'	70 LF 18" RCP @ 1.66% (CB 119)	266.98'	108 LF 18" RCP @ 1.65% (CB 117)	
CB 119	7.49'	275.63'	268.14'	74 LF 18" RCP @ 1.64% (CB 120)	268.14'	70 LF 18" RCP @ 1.66% (CB 118)	
CB 120	7.31'	276.67'	269.30'	26 LF 18" RCP @ 0.58% (CB 121)	269.30'	74 LF 18" RCP @ 1.64% (CB 119)	
CB 121	7.15'	276.66'			269.51'	26 LF 18" RCP @ 0.58% (CB 120)	
CB 122	7.27'	265.63'	258.56'	26 LF 18" RCP @ 0.54% (CB 123)	258.56'	39 LF 18" RCP @ 0.56% (CB 107)	
CB 123	7.13'	265.83'			258.70'	26 LF 18" RCP @ 0.54% (CB 122)	
CB 124	7.36'	269.98'			262.50'	33 LF 18" RCP @ 0.54% (CB 115)	
CB 125	8.01'	273.38'	265.37'	16 LF 18" RCP @ 0.56% (DI 126)	265.37'	32 LF 18" RCP @ 0.54% (CB 117)	
DI 109	3.75'	265.34'			261.59'	26 LF 18" RCP @ 0.54% (CB 108)	
DI 126	7.90'	273.38'			265.46'	16 LF 18" RCP @ 0.56% (CB 125)	
DI 131	9.38'	280.39'			251.03'	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	251.60'	249.89'	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'	248.04'	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 PIPE TABLE							
PIPE #	DIA	FROM - TO	UPSTREAM INVERT	DOWNSTREAM INVERT	SLOPE	LENGTH	DESCRIPTION
CULVERT 100	60"	-	255.04	254.54	0.65%	76.78 LF	60 x 60 inch Concrete Box Culvert
CULVERT 200	60"	-	258.58	256.74	1.85%	99.30 LF	60 inch RCP
CULVERT 300	15"	-	239.54	235.31	10.13%	41.77 LF	15 inch RCP
CULVERT 301	15"	-	234.89	233.71	3.42%	34.44 LF	15 inch RCP
CULVERT 302	15"	-	235.00	230.00	9.06%	55.20 LF	15 inch RCP
CULVERT 303	15"	-	235.00	231.25	8.99%	41.73 LF	15 inch RCP
CULVERT 304	15"	-	230.00	229.50	1.00%	50.16 LF	15 inch RCP

STORM DRAINAGE SCHEDULE							
STRUCTURE	HEIGHT	TOP	INV IN	INLET PIPE	INV OUT	OUTLET PIPE	
CB 202	12.96'	253.89'	240.93'	50 LF 36" RCP @ 0.54% (CB 203)	240.93'	135 LF 36" RCP @ 0.55% (DI 201)	
CB 203	11.35'	252.55'	241.20'	64 LF 36" RCP @ 0.56% (CB 204)	241.20'	50 LF 36" RCP @ 0.54% (CB 202)	
CB 204	9.06'	250.62'	241.56'	26 LF 36" RCP @ 0.54% (CB 205)	241.56'	64 LF 36" RCP @ 0.56% (CB 203)	
CB 205	8.92'	250.62'	242.20'	105 LF 30" RCP @ 2.12% (CB 206)	241.70'	26 LF 36" RCP @ 0.54% (CB 204)	
CB 206	8.56'	252.98'	244.42' 245.45' 245.85'	111 LF 30" RCP @ 0.67% (CB 207) 17 LF 18" RCP @ 0.57% (DI 225) 28 LF 18" RCP @ 0.53% (CB 232)	244.42'	105 LF 30" RCP @ 2.12% (CB 205)	
CB 207	9.19'	254.35'	245.16'	37 LF 30" RCP @ 0.54% (CB 208)	245.16'	111 LF 30" RCP @ 0.67% (CB 206)	
CB 208	8.30'	253.88'	246.71' 246.36'	167 LF 30" RCP @ 1.20% (CB 209) 26 LF 18" RCP @ 0.54% (CB 233)	245.36'	37 LF 30" RCP @ 0.54% (CB 207)	
CB 209	8.35'	257.07'	248.72' 249.72'	276 LF 30" RCP @ 1.36% (CB 210) 26 LF 18" RCP @ 0.58% (CB 234)	248.72'	167 LF 30" RCP @ 1.20% (CB 208)	
CB 210	10.24'	262.72'	252.48' 255.38'	44 LF 30" RCP @ 0.56% (CB 211) 26 LF 18" RCP @ 0.54% (CB 235)	252.48'	276 LF 30" RCP @ 1.36% (CB 209)	
CB 211	10.05'	262.77'	252.72'	26 LF 30" RCP @ 0.54% (CB 212)	252.72'	44 LF 30" RCP @ 0.55% (CB 210)	
CB 212	9.91'	262.77'	256.85' 257.85'	93 LF 18" RCP @ 1.51% (CB 213) 98 LF 30" RCP @ 0.98% (CB 236)	252.86'	26 LF 30" RCP @ 0.54% (CB 211)	
CB 213	7.38'	265.84'	258.26' 258.26'	216 LF 18" RCP @ 2.08% (CB 214) 26 LF 18" RCP @ 0.54% (CB 249)	258.28'	93 LF 18" RCP @ 1.51% (CB 212)	
CB 214	7.30'	270.06'	262.76' 262.76'	192 LF 18" RCP @ 1.76% (CB 215) 26 LF 18" RCP @ 0.54% (CB 250)	262.76'	216 LF 18" RCP @ 2.08% (CB 213)	
CB 215	7.84'	273.98'	266.14'	45 LF 18" RCP @ 0.54% (CB 216)	266.14'	192 LF 18" RCP @ 1.76% (CB 214)	
CB 216	8.88'	275.26'	266.38'	26 LF 18" RCP @ 0.54% (CB 217)	266.38'	45 LF 18" RCP @ 0.54% (CB 215)	
CB 217	8.74'	275.28'	266.52'	41 LF 18" RCP @ 0.56% (CB 218)	266.52'	26 LF 18" RCP @ 0.54% (CB 216)	
CB 218	7.34'	274.09'	267.31' 266.75'	72 LF 18" RCP @ 0.69% (CB 219) 26 LF 18" RCP @ 0.58% (CB 251)	266.75'	41 LF 18" RCP @ 0.56% (CB 217)	
CB 219	7.98'	275.69'	267.71'	30 LF 18" RCP @ 0.58% (DI 220)	267.71'	72 LF 18" RCP @ 0.55% (CB 218)	
CB 232	7.36'	253.16'			245.80'	28 LF 18" RCP @ 0.53% (CB 206)	
CB 233	7.16'	253.68'			246.50'	26 LF 18" RCP @ 0.54% (CB 208)	
CB 234	7.29'	257.07'			249.87'	26 LF 18" RCP @ 0.58% (CB 209)	
CB 235	7.22'	262.72'			255.50'	26 LF 18" RCP @ 0.54% (CB 210)	
CB 236	8.32'	261.73'	253.95' 255.46' 254.41'	69 LF 24" RCP @ 1.31% (CB 237) 17 LF 18" RCP @ 0.53% (DI 244) 26 LF 18" RCP @ 0.54% (CB 247)	253.41'	98 LF 30" RCP @ 0.98% (CB 212)	
CB 237	7.63'	262.49'	255.36'	75 LF 18" RCP @ 1.41% (CB 238)	254.86'	69 LF 24" RCP @ 1.31% (CB 236)	
CB 238	7.21'	263.02'	256.41'	82 LF 18" RCP @ 1.39% (CB 239)	256.41'	75 LF 18" RCP @ 1.41% (CB 237)	
CB 239	7.30'	264.88'	257.56' 257.56'	157 LF 18" RCP @ 1.55% (CB 240) 26 LF 18" RCP @ 0.54% (CB 248)	257.56'	82 LF 18" RCP @ 1.39% (CB 238)	
CB 240	7.00'	267.00'	260.00'	203 LF 18" RCP @ 1.58% (CB 241)	260.00'	157 LF 18" RCP @ 1.55% (CB 239)	
CB 241	6.57'	269.77'	263.75'	47 LF 18" RCP @ 2.01% (CB 242)	263.20'	203 LF 18" RCP @ 1.58% (CB 240)	
CB 242	7.35'	272.05'	264.79'	26 LF 18" RCP @ 0.91% (CB 243)	264.70'	47 LF 18" RCP @ 2.01% (CB 241)	
CB 243	7.02'	272.05'			265.03'	26 LF 18" RCP @ 0.91% (CB 242)	
CB 247	7.18'	261.73'			254.55'	26 LF 18" RCP @ 0.54% (CB 236)	
CB 248	7.20'	264.90'			257.70'	26 LF 18" RCP @ 0.54% (CB 239)	
CB 249	7.24'	265.84'			258.40'	26 LF 18" RCP @ 0.54% (CB 213)	
CB 250	7.16'	270.06'			262.90'	26 LF 18" RCP @ 0.54% (CB 214)	
CB 251	7.19'	274.09'			266.90'	26 LF 18" RCP @ 0.58% (CB 218)	
CB 261	9.98'	246.91'	239.63' 240.58'	26 LF 24" RCP @ 0.58% (CB 262) 148 LF 18" RCP @ 0.93% (CB 269)	236.93'	93 LF 36" RCP @ 1.00% (FES 260)	
CB 262	7.13'	246.91'	239.78'	86 LF 24" RCP @ 0.55% (CB 263)	239.78'	26 LF 24" RCP @ 0.58% (CB 261)	
CB 263	5.59'	245.94'	240.75' 240.75'	17 LF 18" RCP @ 0.59% (DI 264) 81 LF 18" RCP @ 0.55% (CB 271)	240.25'	86 LF 24" RCP @ 0.55% (CB 262)	
CB 269	7.29'	249.24'	241.95'	26 LF 18" RCP @ 0.58% (CB 270)	241.95'	148 LF 18" RCP @ 0.93% (CB 261)	
CB 270	7.14'	249.24'			242.10'	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'	252.55'	240.19'	135 LF 36" RCP @ 0.55% (CB 202)	236.71'	86 LF 42" RCP @ 1.99% (FES 200)	
DI 220	6.61'	274.49'			267.88'	30 LF 18" RCP @ 0.58% (CB 219)	
DI 225	7.88'	253.43'			245.55'	17 LF 18" RCP @ 0.57% (CB 206)	
DI 244	6.65'	262.20'			255.55'	17 LF 18" RCP @ 0.53% (CB 236)	
DI 264	5.78'	246.63'			240.85'	17 LF 18" RCP @ 0.59% (CB 263)	
FES 200	N/A	240.88'	237.00'	86 LF 42" RCP @ 1.99% (DI 201)			
FES 260	N/A	239.33'	238.00'	93 LF 36" RCP @ 1.00% (CB 261)			

STORM DRAINAGE SCHEDULE							
STRUCTURE	HEIGHT	TOP	INV IN	INLET PIPE	INV OUT	OUTLET PIPE	
CB 301	19.50'	253.68'	244.43'	26 LF 30" RCP @ 2.50% (CB 302)	234.18'	107 LF 36" RCP @ 2.04% (FES 300)	
CB 302	8.60'	253.68'	245.08' 245.58'	109 LF 30" RCP @ 2.45% (CB 303) 32 LF 24" RCP @ 1.18% (CB 312)	245.08'	26 LF 30" RCP @ 2.50% (CB 301)	
CB 303	8.36'	256.11'	247.75' 248.75'	118 LF 30" RCP @ 3.19% (CB 304) 26 LF 18" RCP @ 0.58% (CB 303A)	247.75'	109 LF 30" RCP @ 2.45% (CB 302)	
CB 303A	7.22'	256.12'			248.90'	26 LF 18" RCP @ 0.58% (CB 303)	
CB 304	8.38'	259.89'	252.01' 252.01'	140 LF 24" RCP @ 2.92% (CB 305) 26 LF 24" RCP @ 0.54% (CB 319)	251.51'	118 LF 30" RCP @ 3.19% (CB 303)	
CB 305	7.88'	263.96'	256.10' 256.60'	168 LF 24" RCP @ 1.75% (CB 306) 29 LF 18" RCP @ 0.70% (CB 327)	256.10'	140 LF 24" RCP @ 2.92% (CB 304)	
CB 306	7.78'	266.81'	259.03' 259.53'	209 LF 24" RCP @ 0.79% (CB 307) 26 LF 18" RCP @ 0.57% (CB 328)	259.03'	168 LF 24" RCP @ 1.75% (CB 305)	
CB 307	8.23'	268.92'	260.69'	139 LF 24" RCP @ 0.72% (CB 308)	260.69'	209 LF 24" RCP @ 0.79% (CB 306)	
CB 308	8.63'	270.33'	261.70' 261.70'	26 LF 24" RCP @ 0.58% (CB 329) 128 LF 24" RCP @ 1.68% (CB 309)	261.70'	139 LF 24" RCP @ 0.72% (CB 307)	
CB 309	7.85'	271.69'	263.84' 264.34'	26 LF 24" RCP @ 0.58% (CB 330) 114 LF 18" RCP @ 1.15% (CB 310)	263.84'	128 LF 24" RCP @ 1.68% (CB 308)	
CB 310	7.33'	272.99'	265.66'	26 LF 18" RCP @ 0.54% (CB 311)	265.66'	114 LF 18" RCP @ 1.15% (CB 309)	
CB 311	7.20'	273.00'			265.80'	26 LF 18" RCP @ 0.54% (CB 310)	
CB 312	7.59'	253.55'	245.96' 246.26'	125 LF 24" RCP @ 0.55% (DI 313) 26 LF 18" RCP @ 0.54% (CB 318)	245.96'	32 LF 24" RCP @ 1.18% (CB 302)	
CB 318	7.15'	253.55'			246.40'	26 LF 18" RCP @ 0.54% (CB 312)	
CB 319	7.75'	259.90'	252.15'	39 LF 24" RCP @ 0.79% (CB 320)	252.15'	26 LF 24" RCP @ 0.54% (CB 304)	
CB 320	7.90'	260.36'	254.16' 252.96'	110 LF 18" RCP @ 1.89% (CB 321) 26 LF 18" RCP @ 0.54% (CB 326)	252.46'	39 LF 24" RCP @ 0.79% (CB 319)	
CB 321	7.38'	263.62'	256.24'	26 LF 18" RCP @ 0.62% (CB 322)	256.24'	110 LF 18" RCP @ 1.89% (CB 320)	
CB 322	7.22'	263.62'	256.40'	34 LF 18" RCP @ 1.40% (DI 323)	256.40'	26 LF 18" RCP @ 0.62% (CB 321)	
CB 326	7.26'	260.36'			253.10'	26 LF 18" RCP @ 0.54% (CB 320)	
CB 327	7.46'	264.28'			256.80'	29 LF 18" RCP @ 0.70% (CB 306)	
CB 328	7.18'	266.86'			259.68'	26 LF 18" RCP @ 0.57% (CB 306)	
CB 329	8.46'	270.31'	261.85'	36 LF 24" RCP @ 0.56% (CB 330)	261.85'	26 LF 24" RCP @ 0.58% (CB 308)	
CB 330	7.85'	269.91'	262.56' 262.06'	217 LF 18" RCP @ 3.02% (CB 331) 26 LF 24" RCP @ 0.54% (CB 337)	262.06'	36 LF 24" RCP @ 0.56% (CB 329)	
CB 331	7.31'	269.42'	269.11' 269.11'	41 LF 18" RCP @ 1.21% (CB 332) 26 LF 18" RCP @ 0.54% (CB 338)	269.11'	217 LF 18" RCP @ 3.02% (CB 330)	
CB 332	7.32'	270.92'	269.60'	26 LF 18" RCP @ 0.62% (CB 333)	269.60'	41 LF 18" RCP @ 1.21% (CB 331)	
CB 333	7.15'	270.91'	269.76'	36 LF 18" RCP @ 1.44% (CB 334)	269.76'	26 LF 18" RCP @ 0.62% (CB 332)	
CB 334	8.48'	272.76'	270.28'	103 LF 18" RCP @ 1.45% (CB 335)	270.28'	36 LF 18" RCP @ 1.44% (CB 333)	
CB 335	7.19'	276.96'	271.77'	34 LF 18" RCP @ 0.60% (DI 336)	271.77'	103 LF 18" RCP @ 1.40% (CB 334)	
CB 337	7.71'	269.91'			262.20'	26 LF 24" RCP @ 0.54% (CB 330)	
CB 338	7.17'	276.42'			269.20'	26 LF 18" RCP @ 0.54% (CB 331)	
CB 339	7.74'	271.73'	265.63'	15 LF 24" RCP @ 0.59% (DI 340)	265.99'	26 LF 24" RCP @ 0.58% (CB 309)	
CB 352	5.70'	249.87'	244.17' 244.70'	100 LF 24" RCP @ 1.78% (CB 353) 42 LF 18" RCP @ 0.78% (CB 352A)	244.20'	141 LF 24" RCP @ 4.62% (DI 351)	
CB 352A	5.35'	250.38'			245.03'	42 LF 18" RCP @ 0.78% (CB 352)	
CB 353	8.23'	254.16'	246.43' 245.93'	94 LF 18" RCP @ 3.08% (CB 354) 50 LF 24" RCP @ 0.56% (CB 359)	245.93'	100 LF 24" RCP @ 1.78% (CB 352)	
CB 354	7.40'	256.73'	249.33'	208 LF 18" RCP @ 2.79% (CB 355)	249.33'	94 LF 18" RCP @ 3.08% (CB 353)	
CB 355	7.25'	262.40'	255.15' 255.15'	240 LF 18" RCP @ 2.60% (CB 356) 27 LF 18" RCP @ 0.55% (CB 366)	255.15'	208 LF 18" RCP @ 2.79% (CB 354)	
CB 356	7.55'	268.96'	261.65' 261.65'	216 LF 18" RCP @ 2.74% (CB 357) 26 LF 18" RCP @ 0.54% (CB 367)	261.40'	240 LF 18" RCP @ 2.60% (CB 355)	
CB 357	7.26'	274.82'	267.56'	26 LF 18" RCP @ 0.54% (CB 368)	267.56'	216 LF 18" RCP @ 2.74% (CB 356)	
CB 359	6.78'	252.99'	246.11'	15 LF 18" RCP @ 0.53% (DI 360)	246.21'	50 LF 24" RCP @ 0.56% (CB 353)	
CB 366	7.32'	262.62'			255.30'	27 LF 18" RCP @ 0.55% (CB 355)	
CB 367	7.15'	268.96'			261.80'	26 LF 18" RCP @ 0.54% (CB 356)	
CB 368	7.12'	274.82'			267.70'	26 LF 18" RCP @ 0.54% (CB 357)	
DI 313	5.72'	252.37'			246.65'	125 LF 24" RCP @ 0.55% (CB 312)	
DI 323	6.36'	263.24'			256.88'	34 LF 18" RCP @ 1.40% (CB 322)	
DI 336	4.01'	275.97'			271.96'	34 LF 18" RCP @ 0.55% (CB 335)	
DI 340	6.54'	272.26'			265.72'	15 LF 24" RCP @ 0.59% (CB 339)	
DI 351	9.26'	242.65'	237.71'	141 LF 24" RCP @ 4.62% (CB 352)	233.39'	71 LF 30" RCP @ 1.99% (FES 350)	
DI 360	6.62'	253.41'			246.79'	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'	231.88'	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 # _____

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

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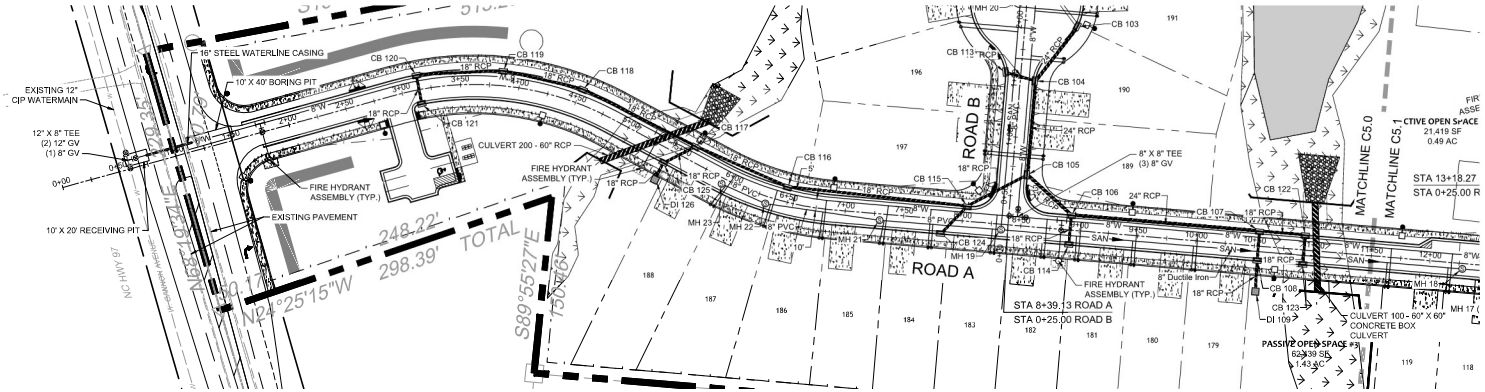
REVISION DESCRIPTION	DATE

TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652

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

DATE 10/24/2025
DRAWN BY 331
DESIGNED BY 331
CHECKED BY T. CROSS
SCALE NTS
JOB NO. 49473
SHEET NO. C4.10



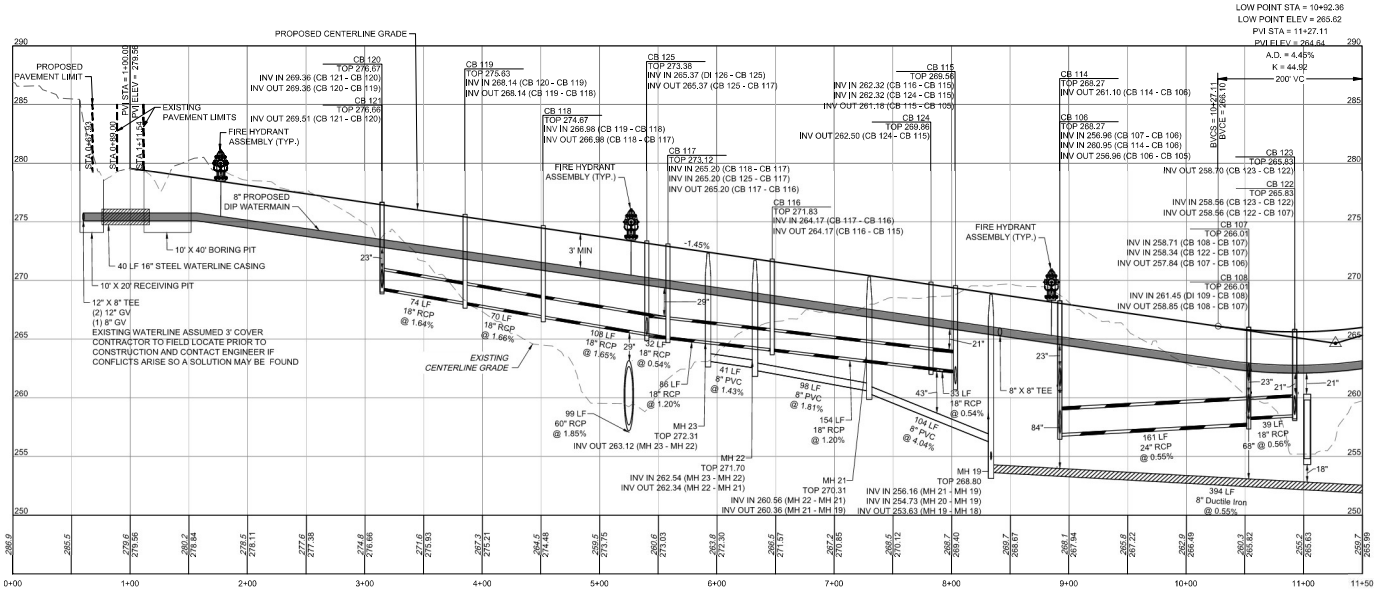
ROAD A PLAN VIEW (STA 0+00 TO 11+50)

NAD 83

SCALE 1"=50'
0 50' 100'

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



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

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

PROFILE SCALE

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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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
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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DATE	REVISION DESCRIPTION

DATE: 10/24/2025
DRAWN BY: 331
DESIGNED BY: 331
CHECKED BY: T. CROSS
SCALE: H: 1" = 50' V: 1" = 5'

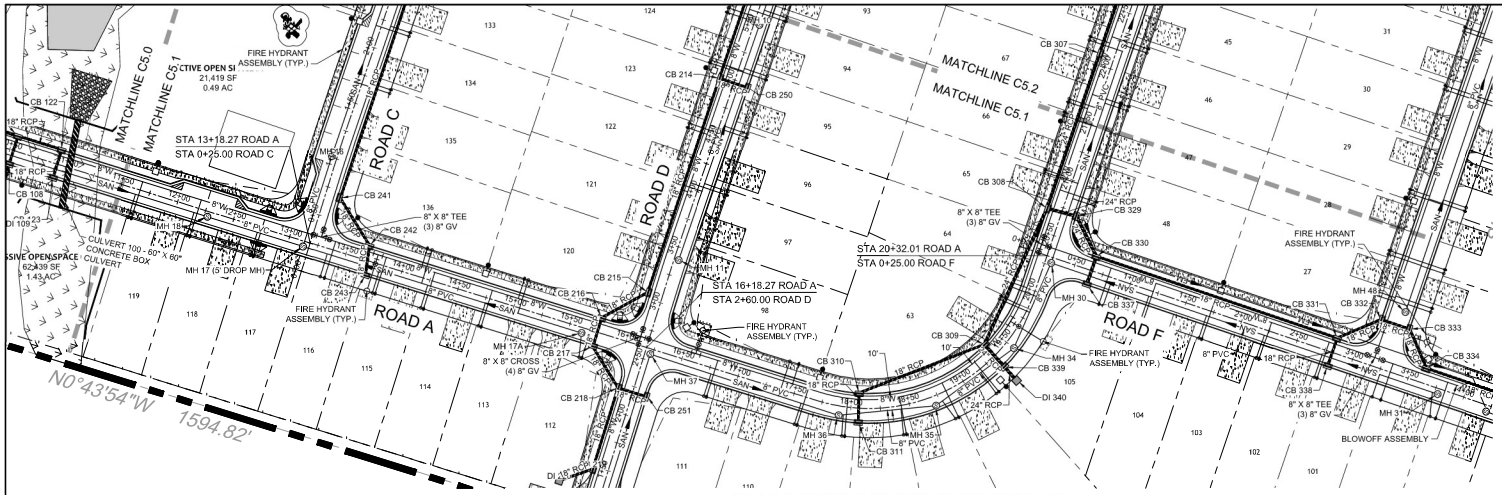
TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652

FAISON TRACT
ZEBULON, WAKE COUNTY, NORTH CAROLINA

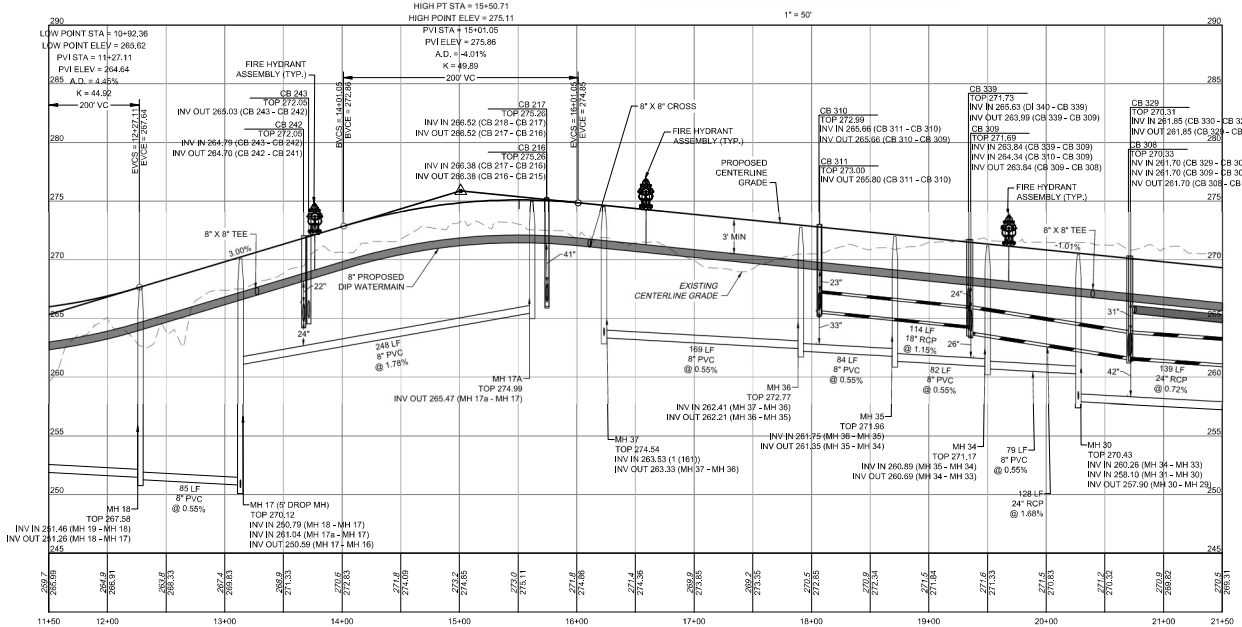
ROAD A PLAN AND PROFILE (SHEET 1 OF 4)

JOB NO. 49473
SHEET NO. C5.0

S:\331-49473-Faison_Tract\DWG\Sheet\CD\HRT-331-CD-PROF-ROAD A.dwg | Plotted by Matthew Penninger



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'

PROFILE SCALE

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

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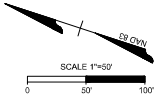

UTILITY NOTES:

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.
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   WATER AND SANITARY SEWER MAINS - 18 IN.
   WATER AND STORM SEWER MAINS - 18 IN.
   SANITARY SEWER AND STORM SEWER MAINS - 24 IN.
4. CLASS I 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
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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DATE	REVISION DESCRIPTION

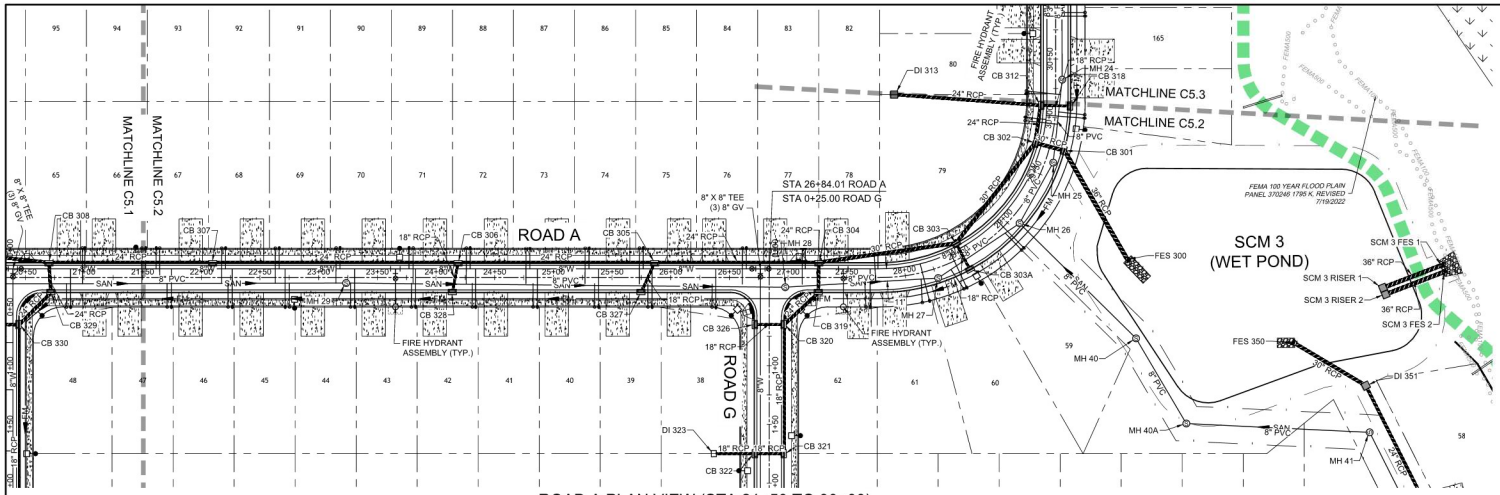
TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652

FAISON TRACT
ZEBULON, WAKE COUNTY, NORTH CAROLINA

ROAD A PLAN AND PROFILE (SHEET 2 OF 4)

DATE	10/24/2025
DRAWN BY	331
DESIGNED BY	331
CHECKED BY	T. CROSS
SCALE	H: 1" = 50' V: 1" = 5'
JOB NO.	49473
SHEET NO.	C5.1

S:\331\49473\Survey_Trees\DWG\Drawer\CD\HWY-331-C5.0-PROF-ROAD A.dwg | Plotted by Matthew Pennington

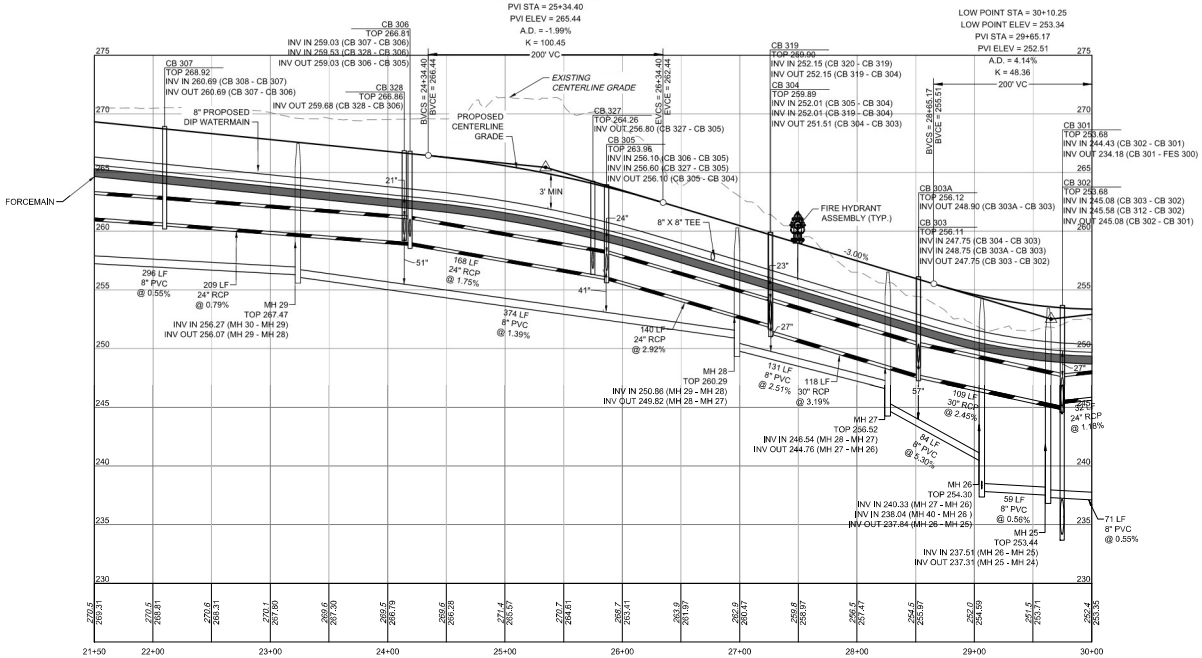


ROAD A PLAN VIEW (STA 21+50 TO 30+00)

1" = 50'

HIGH PT STA = 24+34.40
HIGH POINT ELEV = 266.44
PVI STA = 25+34.40
PVI ELEV = 265.44
A.D. = -1.99%
K = 100.45
200' VC

LOW POINT STA = 30+10.25
LOW POINT ELEV = 253.34
PVI STA = 29+65.17
PVI ELEV = 252.51
A.D. = 4.14%
K = 48.36
200' VC



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

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

UTILITY NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
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   WATER AND SANITARY SEWER MAINS - 18 IN.
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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

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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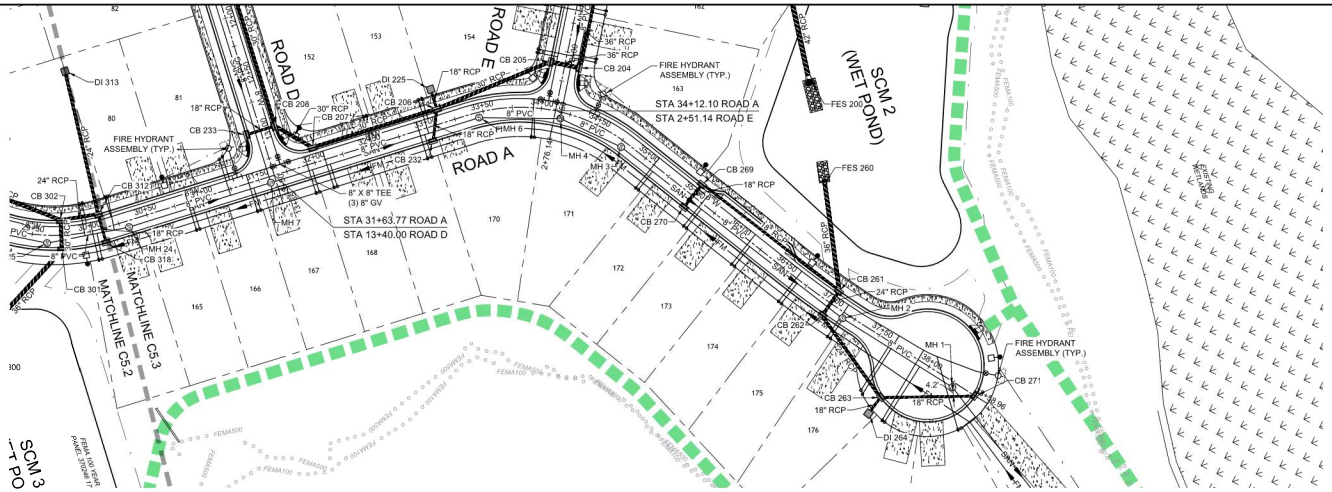
TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652

FAISON TRACT
ZEBULON, WAKE COUNTY, NORTH CAROLINA

ROAD A PLAN AND PROFILE (SHEET 3 OF 4)

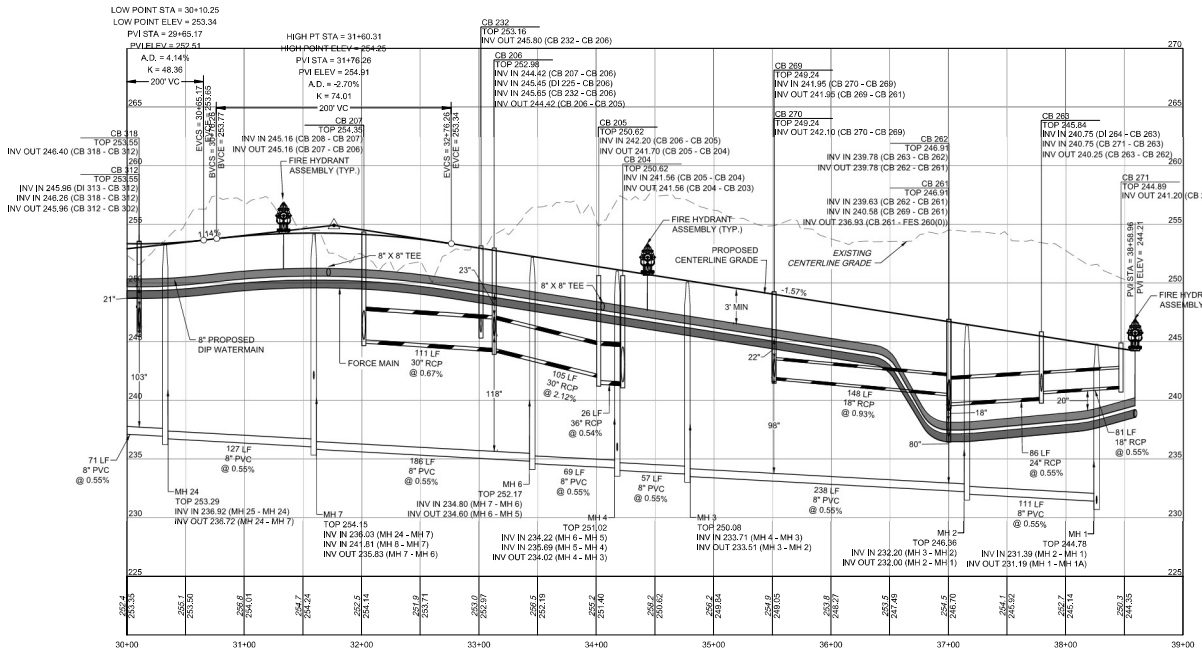
JOB NO. 49473
SHEET NO. C5.2

S:\331-69472-Faison_Trust\DWG\Dover\CD\HRT\-331-C3-PROF-ROAD A.dwg | Plotted by Matthew Pennington



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

1" = 50'



ROAD A PROFILE (STA 29+00 - 39+00)

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

PROFILE SCALE

NAD 83

SCALE 1"=50'

0 50' 100'

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

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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City of Raleigh
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CHECKED BY: T. CROSS
SCALE: H: 1" = 50' V: 1" = 5'

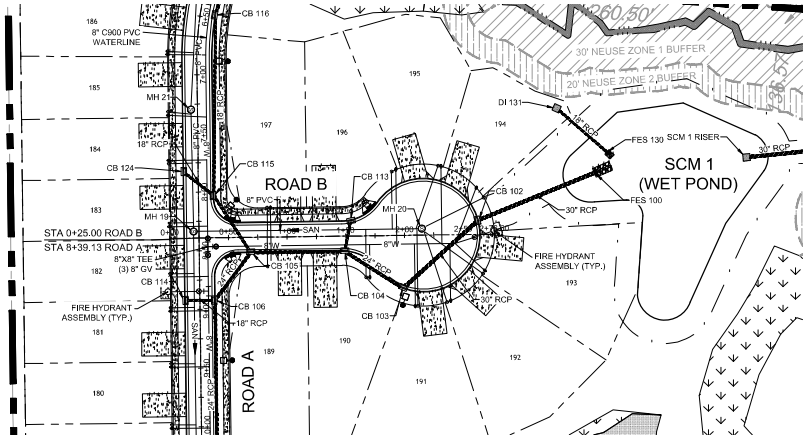
TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652

FAISON TRACT
ZEBULON, WAKE COUNTY, NORTH CAROLINA

ROAD A PLAN AND PROFILE (SHEET 4 OF 4)

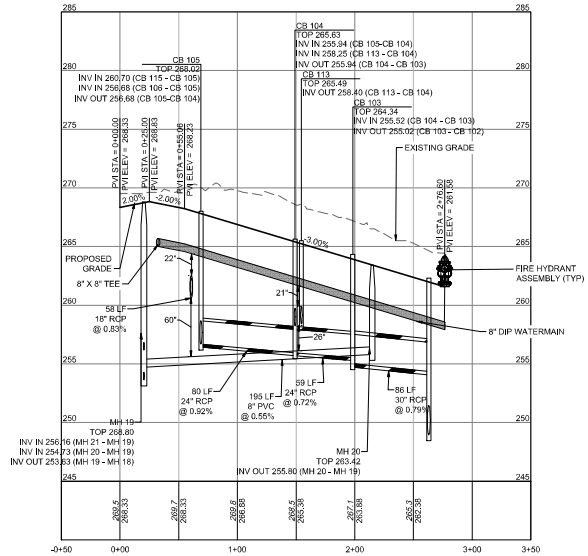
JOB NO. 49473
SHEET NO. C5.3

S:\331-69473-Faison_Tract\DWG\Sheet\CD\49473-331-C5.3-PROF-ROAD A.dwg | Plotted by Matthew Pennington



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

1" = 50'



ROAD B PROFILE (STA -0+50 - 3+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.
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   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
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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TEL: 919.866.4951 FAX: 919.833.8124 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

DATE	REVISION DESCRIPTION

DATE	10/24/2025
DRAWN BY	331
DESIGNED BY	331
CHECKED BY	T. CROSS
SCALE	H: 1" = 50' V: 1" = 5'

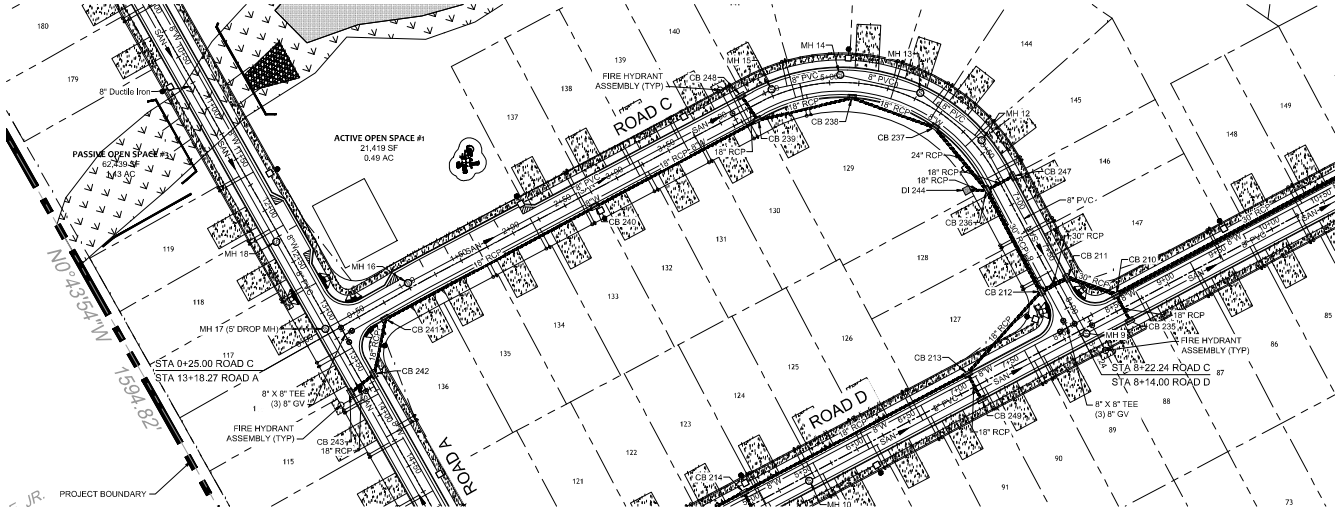
TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652

FAISON TRACT
ZEBULON, WAKE COUNTY, NORTH CAROLINA

ROAD B PLAN AND PROFILE

JOB NO.	49473
SHEET NO.	C5.4

S:\331\49473\Design_Tech\CIVil\Drawr\CD\HRT\C05-SAP\DF-ROAD B.dwg | Plotted by Matthew Remington



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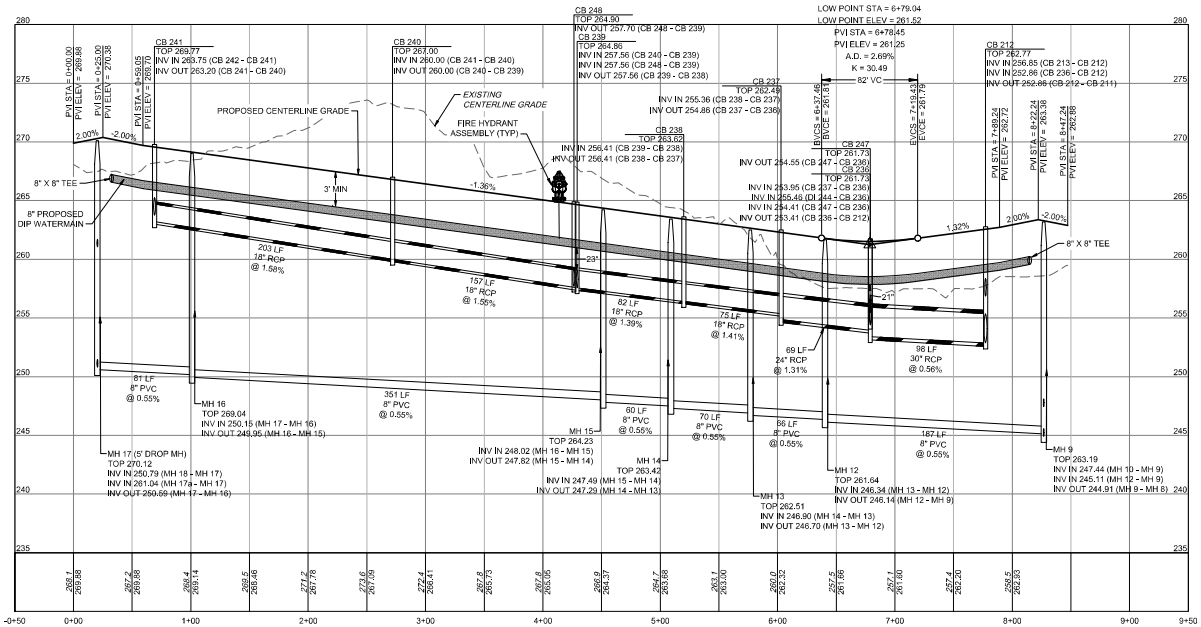
GRID NORTH

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

UTILITY NOTES:

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   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).

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

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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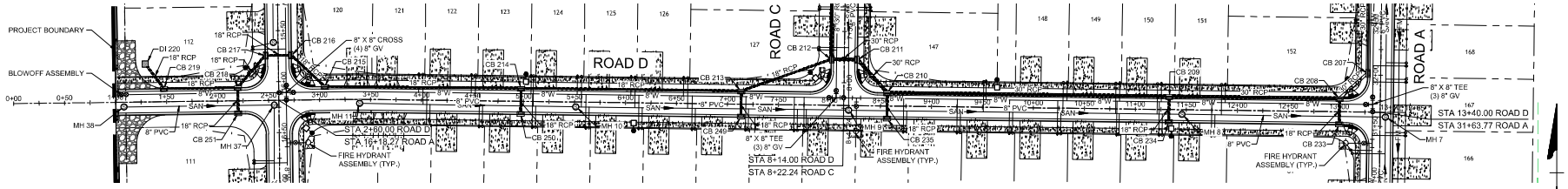
DATE	10/24/2025
DRAWN BY	331
DESIGNED BY	331
CHECKED BY	T. CROSS
SCALE	H: 1" = 50' V: 1" = 5'

TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652

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

JOB NO. 49473
SHEET NO. C5.5

S:\331-19473-Faison_Tract\DWG\Sheet\CD\HRT-C05-SAPROF-ROAD C.dwg | Plotted by Matthew Pennington



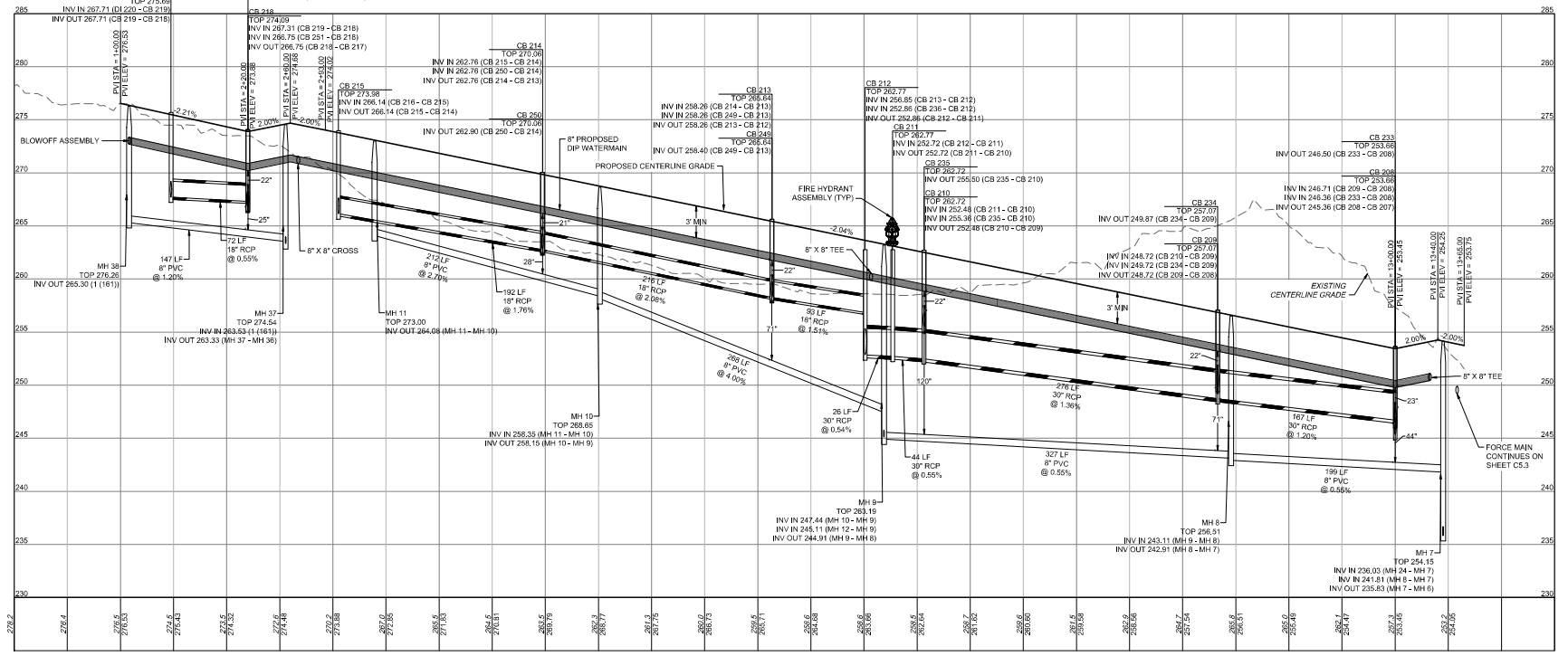
ROAD D PLAN VIEW (STA 0+00 TO 14+50)

1" = 50'

SCALE 1"=50'

0 50' 100'

NAD 83



ROAD D PROFILE (STA 0+00 - 14+50)

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

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5
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
- EXISTING FLOODPLAIN
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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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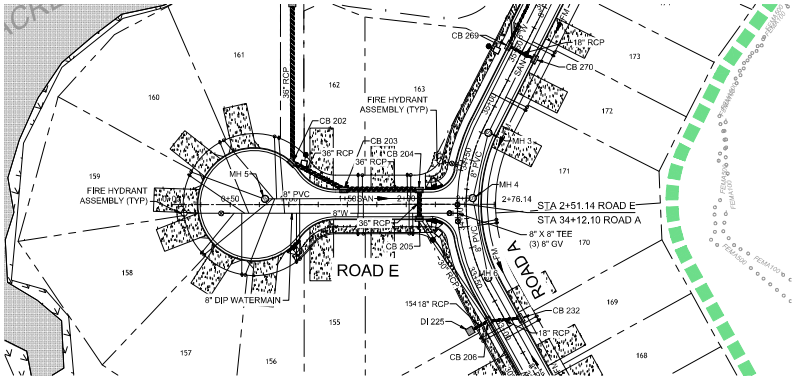
REVISION DESCRIPTION	DATE

TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652

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

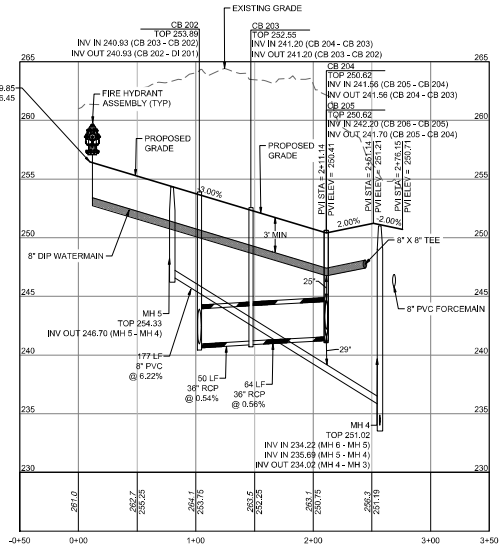
DATE	10/24/2025
DRAWN BY	331
DESIGNED BY	331
CHECKED BY	T. CROSS
SCALE	H: 1" = 50' V: 1" = 5'
JOB NO.	49473
SHEET NO.	C5.6

S:\331-\49473-Faison_Tract\DWG\Roads\CD\49473-331-C5.5-PROF-ROAD D.dwg | Plotted by Matthew Pennington



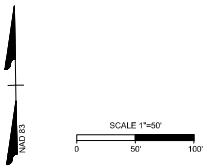
ROAD E PLAN VIEW (STA 0+00 TO 3+50)

1" = 50'



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

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



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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

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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
	EXISTING FLOODPLAIN
	EXISTING WETLANDS

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Public
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City of Raleigh
Public Utilities Department Permit # _____

Public
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City of Raleigh
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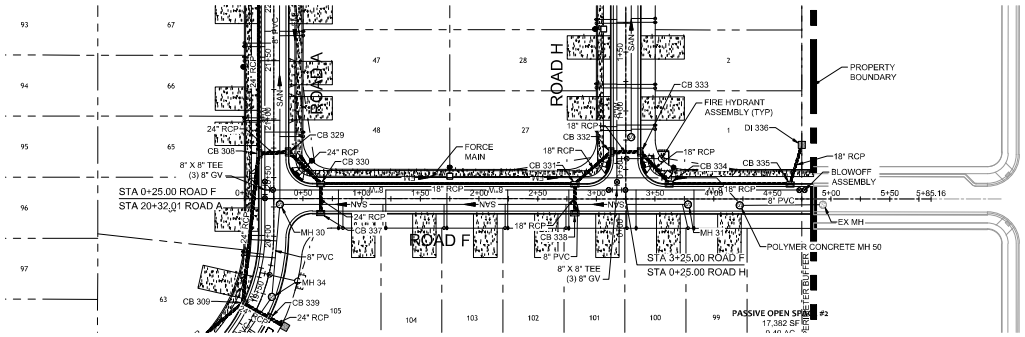
REVISION DESCRIPTION	DATE

TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652

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

DATE	10/24/2025
DRAWN BY	331
DESIGNED BY	331
CHECKED BY	T. CROSS
SCALE	H: 1" = 50' V: 1" = 5'
JOB NO.	49473
SHEET NO.	C5.7



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

1" = 50'

NAD 83

SCALE 1"=50'

0 50' 100'

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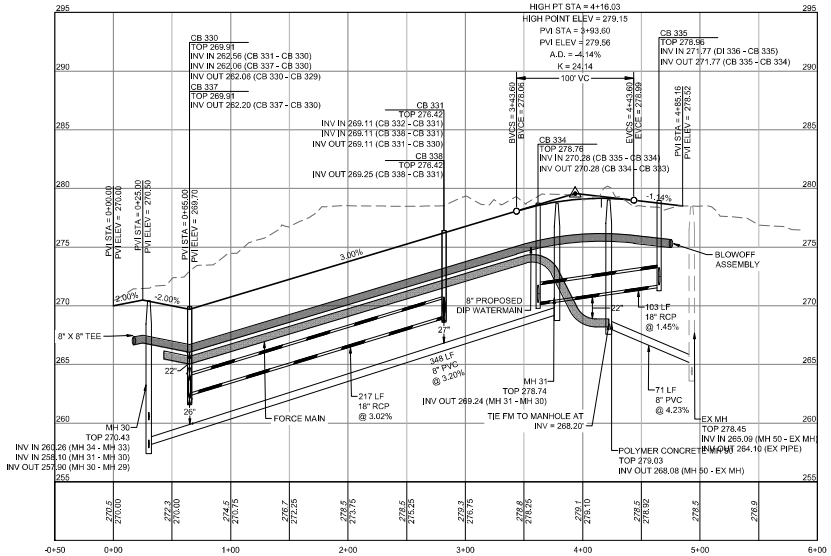

ROAD F PROFILE (STA -0+50 - 6+50)

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

5
0
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

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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City of Raleigh
Public Utilities Department Permit # _____

Public
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City of Raleigh
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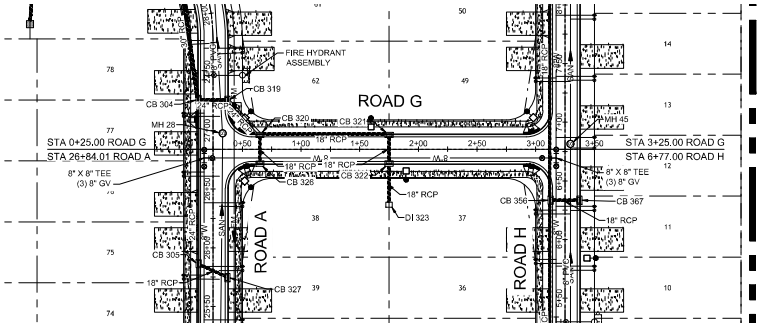
SCALE	H: 1" = 50' V: 1" = 5'

TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652

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

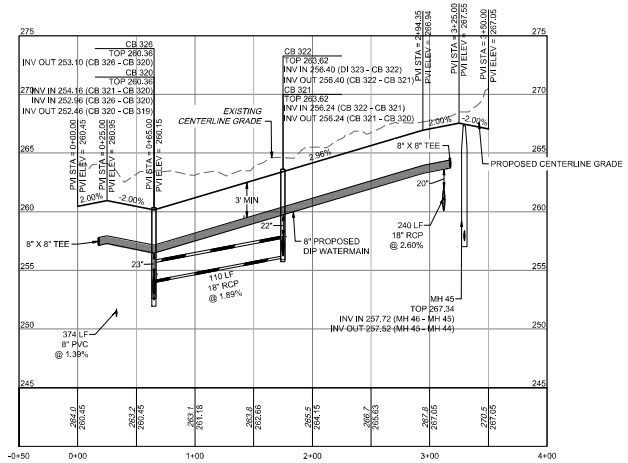
JOB NO. 49473
SHEET NO. C5.8

S:\331\49473\Survey_Tech\DWG\Sheet\CD\SHEET-C05-C5.8-PROF-ROAD F.dwg | Plotted by Matthew Pennington



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

1" = 50'



ROAD G PROFILE (STA -0+50 - 4+00)

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

NAD 83

SCALE 1"=50'
0 50' 100'

PROFILE SCALE
5
0
0 50

SITE PLAN LEGEND

- PROPERTY LINE
- EXISTING ROAD CENTER
- PROPOSED PERIMETER BUFFER
- PROPOSED EASEMENT
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
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City of Raleigh
Public Utilities Department Permit # _____

Public
Sewer Collection / Extension System
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REVISION DESCRIPTION	DATE

TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652

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

DATE	10/24/2025
DRAWN BY	331
DESIGNED BY	331
CHECKED BY	T. CROSS
SCALE	H: 1" = 50' V: 1" = 5'
JOB NO.	49473
SHEET NO.	C5.9

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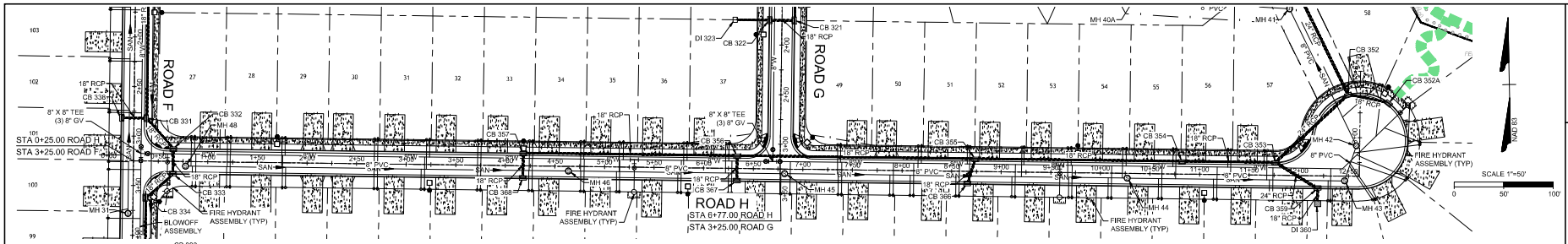
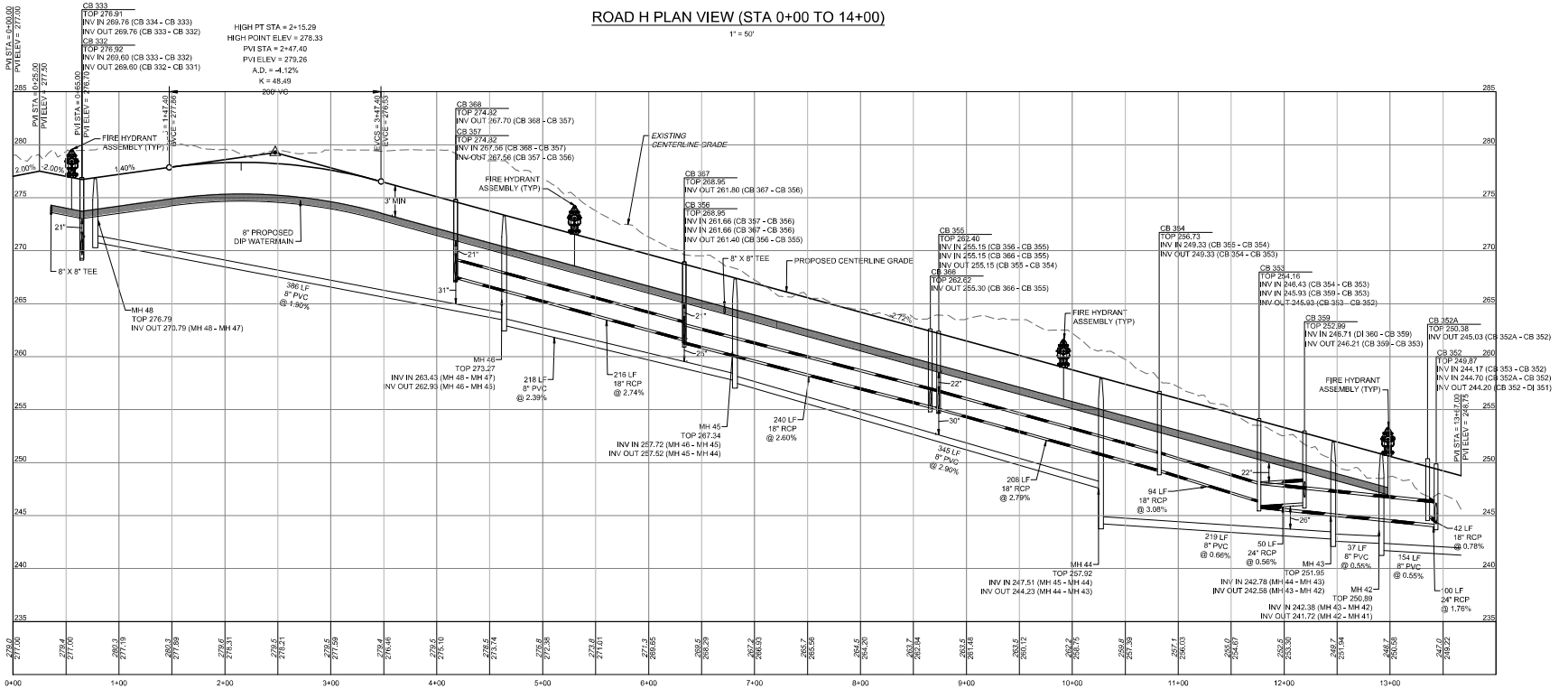


ROAD H PLAN VIEW (STA 0+00 TO 14+00)

1" = 50'



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

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

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).

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
- BLOW/OFF ASSEMBLY

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.

PROFILE SCALE

Public
Water Distribution / Extension System
The City of Raleigh consents to the connection and extension of the City's public water systems 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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TEL: 919.866.4951 FAX: 919.833.8124 www.timmons.com

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FAISON TRACT

ZEBULON, WAKE COUNTY, NORTH CAROLINA

ROAD H PLAN AND PROFILE

JOB NO. 49473

SHEET NO. C5.10

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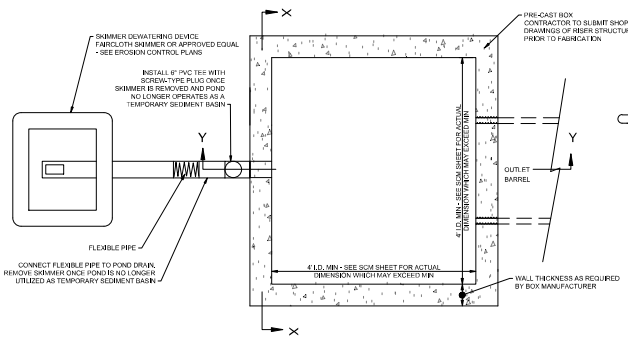
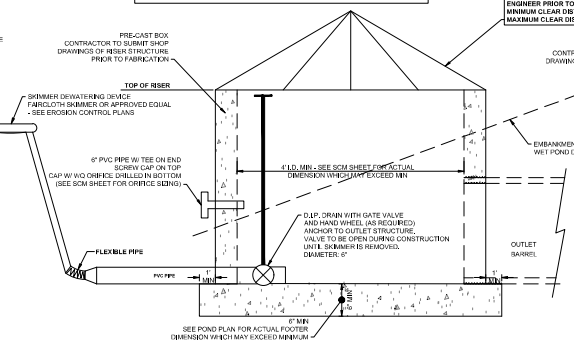
PERMANENT OUTLET "RISER" STRUCTURE NOTES & DETAILS

NOT TO SCALE



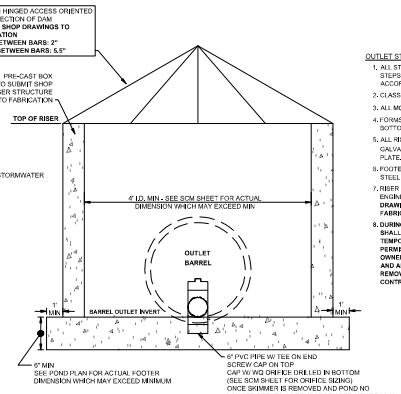
PLAN VIEW

NOT TO SCALE



SECTION Y-Y

NOT TO SCALE



SECTION X-X

NOT TO SCALE

OUTLET STRUCTURE / RISER NOTES:

1. ALL STRUCTURES OVER 5'-0" 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 $\frac{3}{4}$" +/- $\frac{1}{4}$".
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"x$\frac{3}{8}$" TH WITH (4) $\frac{3}{4}$" 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.**

STORMWATER WET POND NOTES & DETAILS

NOT TO SCALE

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 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:

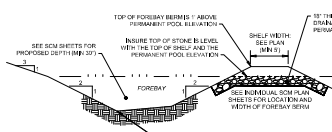
1. CONSTRUCTION OF THIS DAM SHALL BE DONE UNDER THE OBSERVATION OF A QUALIFIED GEOTECHNICAL ENGINEER, WHO IS A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF NORTH CAROLINA. CONTROLLED FILL, AS SPECIFIED BY THE GEOTECHNICAL ENGINEER, IN THE DAM EMBANKMENT SHALL BE PLACED IN 6-INCH LOOSE LAYERS (3-INCH 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 24-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-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 NCDEM BMP DESIGN MANUAL).

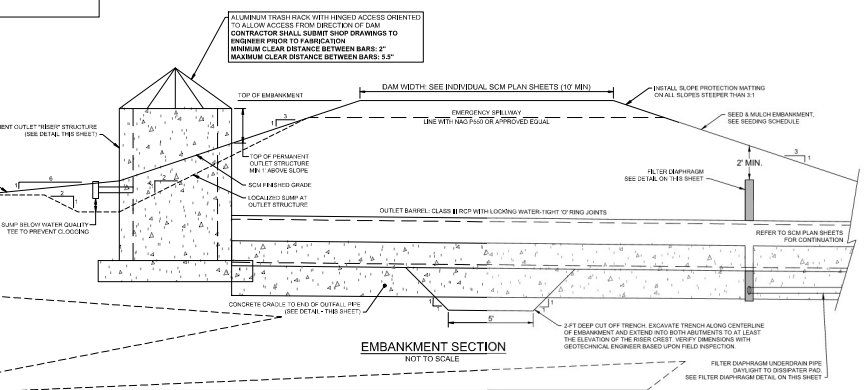
GEOTECHNICAL CERTIFICATION NOTE:

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



POND SECTION

NOT TO SCALE

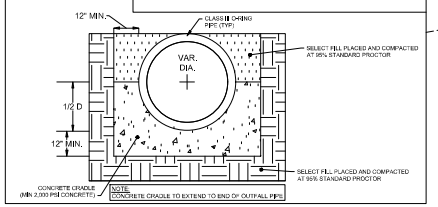


EMBANKMENT SECTION

NOT TO SCALE

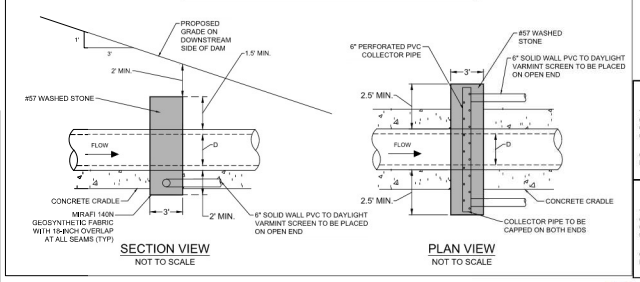
CONCRETE CRADLE DETAIL

NOT TO SCALE



FILTER DIAPHRAGM DETAIL

NOT TO SCALE



SECTION VIEW

NOT TO SCALE

PLAN VIEW

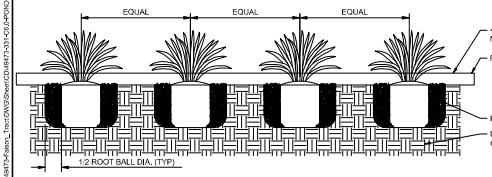
NOT TO SCALE

WET POND PLANTINGS NOTES & DETAILS

NOT TO SCALE

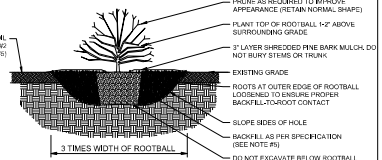
INSTALLATION AND MAINTENANCE OF LANDSCAPING:

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

Public
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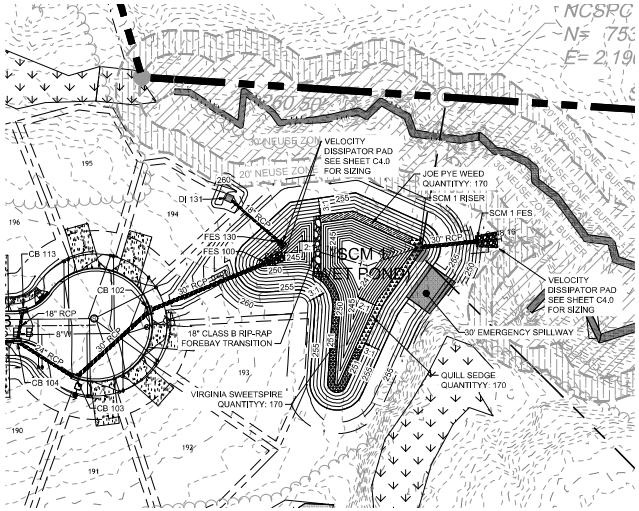


SCM 1 WET POND PLAN VIEW

SCALE: 1" = 50'

PLANTING LEGEND

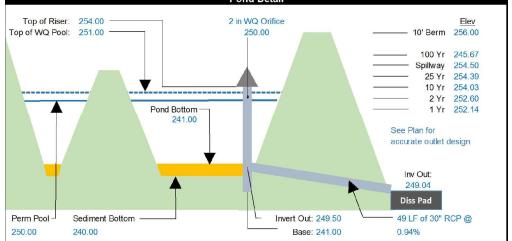
- VIRGINIA SWEETSPIRE (VS)
- QUILL SEDGE (QS)
- JOE PYE WEED (JP)

SCALE 1"=50'

0 50' 100'

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	251.00 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	6.00 inch	18.00 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)	252.14 ft		1.63 CFS
2 Yr Water Surface Elev Peak Flow (CFS)	252.60 ft		3.07 CFS
10 Yr Water Surface Elev Peak Flow (CFS)	254.03 ft		6.07 CFS
25 Yr Water Surface Elev Peak Flow (CFS)	254.39 ft		21.61 CFS
100 Yr Water Surface Elev Peak Flow (CFS)	245.67 ft		254.67 CFS

Pond Detail



Anti-Buoyancy Calculations for the Riser Structure

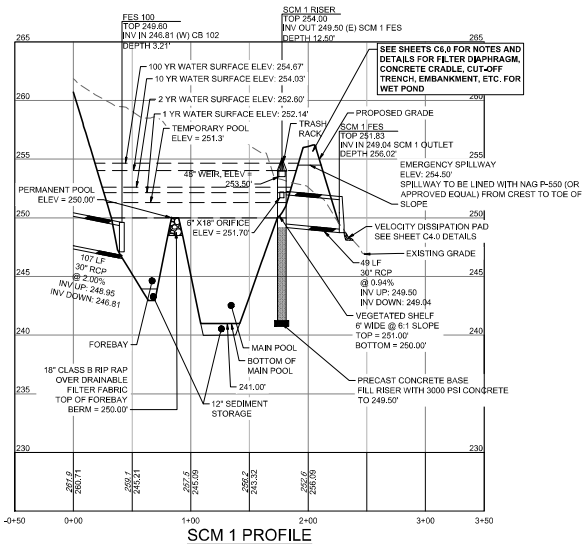
Riser Dimensions		Weight of Structure		Displaced Volume	
Outside Width	6.00 ft	Walls =	21,450 LBS	V = LxWx(HT) = C.F.	
Inside Width	5.00 ft	Base =	4,800 LBS		
Outside Length	6.00 ft	FILL =	30,000 lbs	Displaced Water =	
Inside Length	5.00 ft			C.F. * 62.4 PCF = LBS	
Height	13.00 ft	Outlet Pipe =	368 LBS		
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 =	56.25 LBS	V =	468 C.F.
Areas removed from Riser		Weir #2 =	0 LBS	Disp. Water =	29,203 LBS
Outlet Pipe	4.91 ft	Weir #3 =	0 LBS	15% F.S. =	4,380 LBS
WQ Orifice	0.02 ft	Weir #4 =	0 LBS		
Orifice #1	0.75 ft	Other #1 =	0 LBS	Safety Factor	1.66
Orifice #2	0.00 ft				
Orifice #3	0.00 ft	Weight =	55,824 LBS	Weight =	33,594 LBS
Orifice #4	0.00 ft	Precast Concrete Riser Structure to be 5 ft x 5 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	Carex Tenera	4" Pot	24"-36" OC
170	Herbaceous	Container	Virginia Sweetspire	Itea Virginica	4" Pot	24"-36" OC
170	Herbaceous	Container	Joe Pye Weed	Eupat' Fistulosus	4" Pot	24"-36" OC



SCM 1 PROFILE

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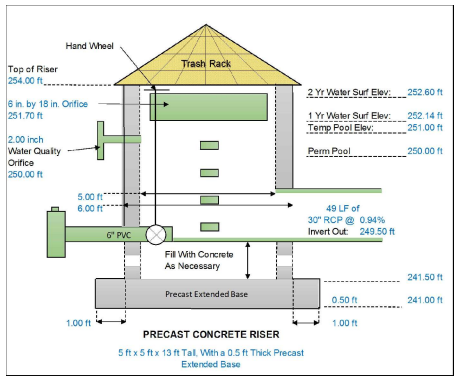
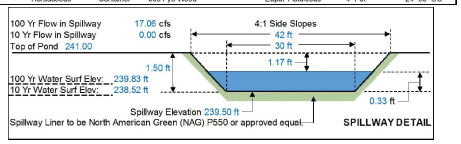
VERT SCALE: 1"=5'

5
0
0 50
PROFILE SCALE



PRECAST CONCRETE RISER

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



SPILLWAY DETAIL

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5410 Trinity Road, Suite 102 | Raleigh, NC 27607
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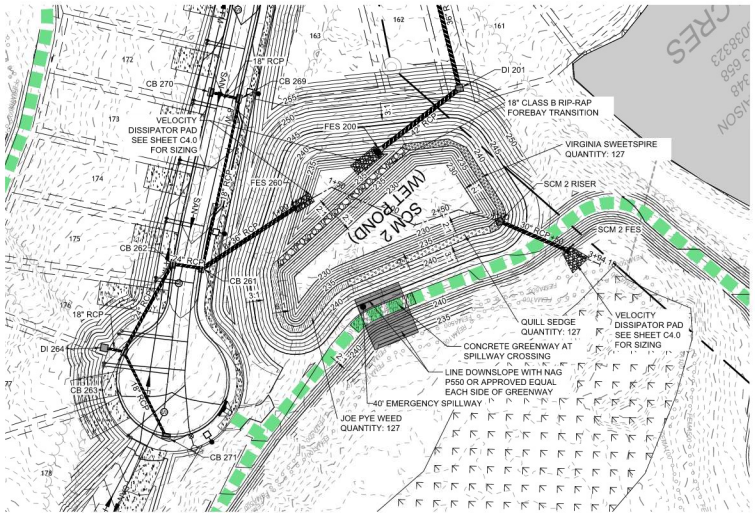
REVISION DESCRIPTION	DATE

TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652

FAISON TRACT
ZEBULON, WAKE COUNTY, NORTH CAROLINA
SCM 1 PLAN & PROFILE

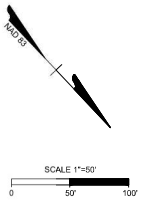
DATE	10/24/2025
DRAWN BY	331
DESIGNED BY	331
CHECKED BY	T. CROSS
SCALE	H: 1" = 50' V: 1" = 5'
JOB NO.	49473
SHEET NO.	C6.1

S:\331-49473-Faison_Trac\DWG\Sheet\CD\49473-331-C6.0-PROD.dwg | Plotted by Matthew Pennington



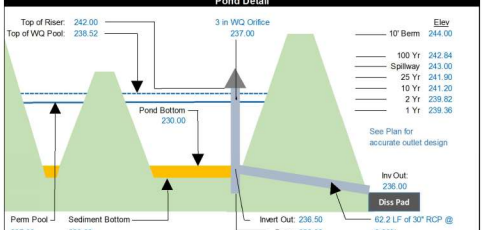
SCM 2 WET POND PLAN VIEW

SCALE: 1" = 50'



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	243.00 ft			
Top of Riser	242.00 ft	(at least 1' Above TPE)		
Riser Type / Size	5x5 ft			
Top of Water Quality / Temp Pool Elev	238.52 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	62.20 ft		0.80 %	
Downstream Outlet Elevation	236.00 ft			
1 Yr Water Surface Elev / Peak Flow (CFS)	239.36 ft		4.05 CFS	
2 Yr Water Surface Elev Peak Flow (CFS)	239.82 ft		13.03 CFS	
10 Yr Water Surface Elev Peak Flow (CFS)	241.20 ft		32.64 CFS	
25 Yr Water Surface Elev Peak Flow (CFS)	241.90 ft		50.84 CFS	
100 Yr Water Surface Elev Peak Flow (CFS)	242.84 ft		73.46 CFS	

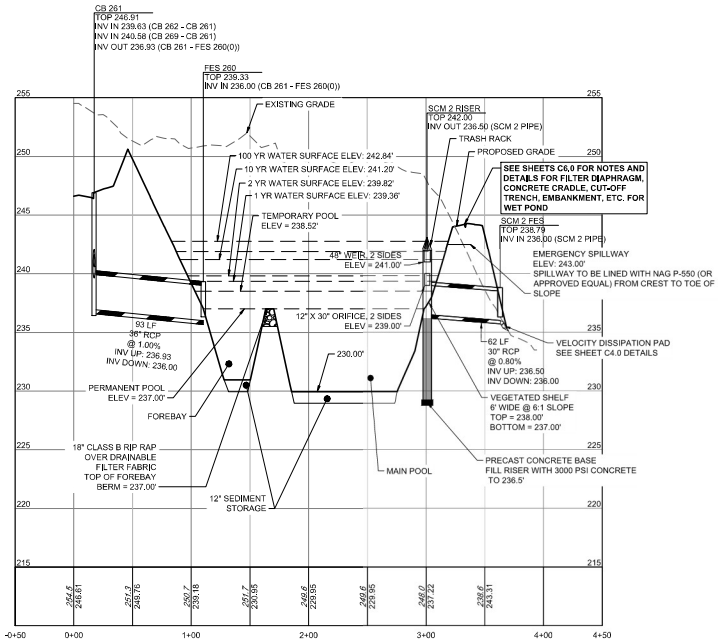
Pond Detail



Anti-Buoyancy Calculations for the Riser Structure					
Riser Dimensions		**Weight of Structure**		**Displaced Volume**	
Outside Width	6.00 ft	Walls =	21,450 LBS	V = LxWx(HT) = C.F.	
Inside Width	5.00 ft	Base =	4,800 LBS		
Outside Length	6.00 ft	FILL =	26,250 lbs	Displaced Water =	
Inside Length	5.00 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 =	468 C.F.
Areas removed from Riser		Weir #2 =	187.5 LBS	Disp. Water =	29,203 LBS
Outlet Pipe	4.91 ft	Weir #3 =	300 LBS	15% F.S. =	4,380 LBS
WQ Orifice	0.05 ft	Weir #4 =	300 LBS		
Orifice #1	2.50 ft	Other #1 =	0 LBS	Safety Factor	1.52
Orifice #2	2.50 ft				
Orifice #3	4.00 ft	**Weight =**	**51,153 LBS**	**Weight =**	**33,584 LBS**
Orifice #4	4.00 ft	**Precast Concrete Riser Structure to be 5 ft x 5 ft x 13 ft Tall, With a 0.5 ft Thick Precast Extended Base**			
Other	0.00 ft				

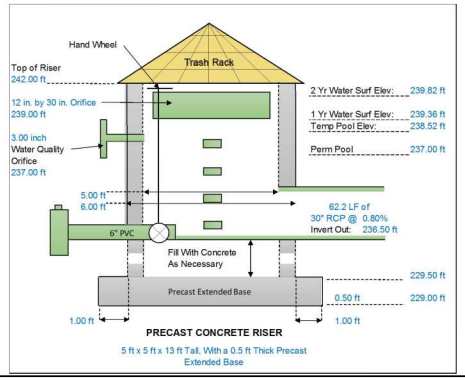
Planting Summary Requirements

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	Carex 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



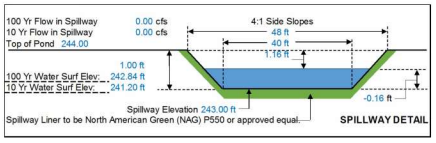
SCM 2 PROFILE

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



PRECAST CONCRETE RISER

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



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 # _____

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REVISION DESCRIPTION	DATE

TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652

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

DATE	10/24/2025
DRAWN BY	331
DESIGNED BY	331
CHECKED BY	T. CROSS
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JOB NO.	49473
SHEET NO.	C6.2

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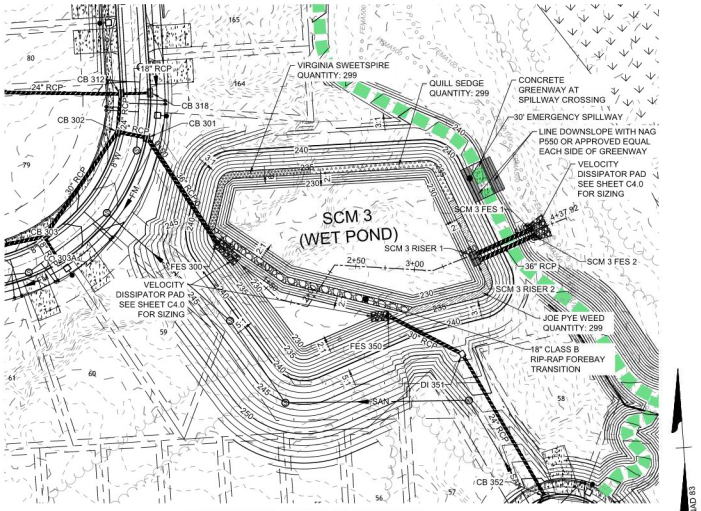


SCM 3 WET POND PLAN VIEW

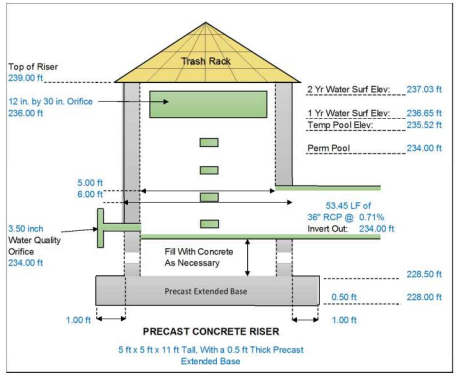
SCALE: 1" = 50'

SCALE 1"=50'

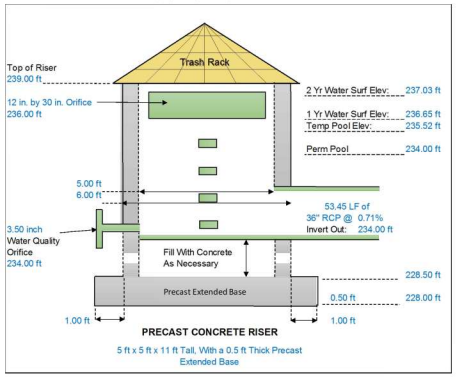
0 50' 100'

PLANTING LEGEND

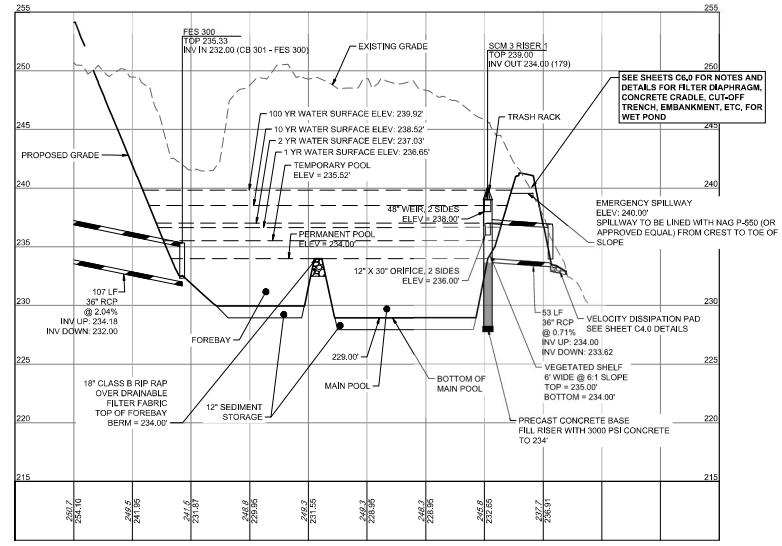
- VIRGINIA SWEETSPIRE (VS)
- QUILL SEDGE (QS)
- JOE PYE WEED (JP)



SCM 3 RISER 1 DETAIL



SCM 3 RISER 2 DETAIL



SCM 3 PROFILE

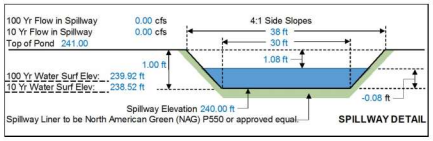
HORIZ SCALE: 1"=50'

VERT SCALE: 1"=5'

5

0 50

PROFILE SCALE



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FAISON TRACT

ZEBULON, WAKE COUNTY, NORTH CAROLINA

SCM 3 PLAN & PROFILE

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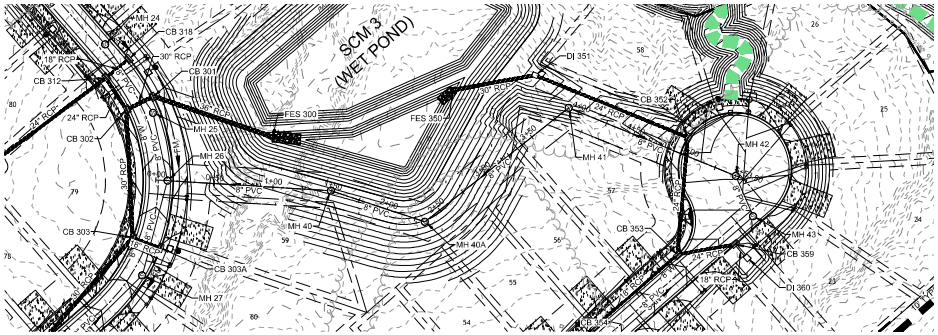
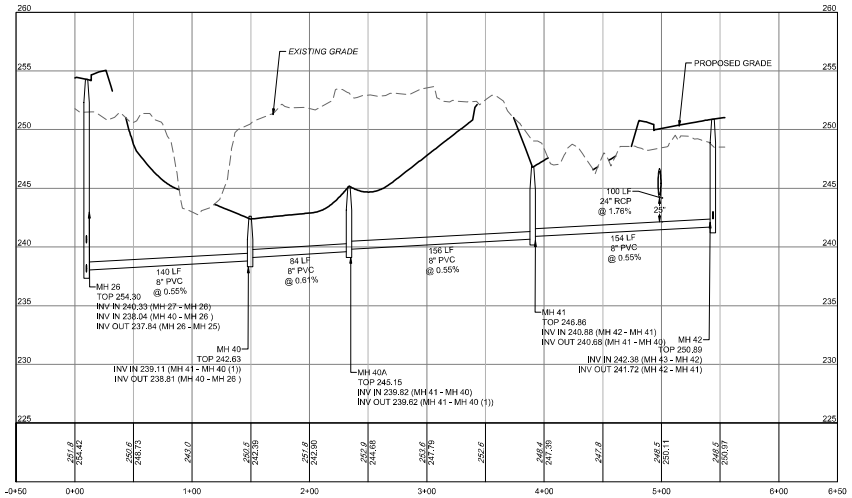
SHEET NO.	C6.3



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



MH 26 - MH 42 PROFILE
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DATE	REVISION DESCRIPTION

TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652

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

DATE	10/24/2025
DRAWN BY	331
DESIGNED BY	331
CHECKED BY	T. CROSS
SCALE	H: 1" = 50' V: 1" = 5'
JOB NO.	49473
SHEET NO.	C7.0