

ENGINEERING FIRM: ESP ASSOCIATES, P.A.
 ADDRESS: 5121 KINGDOM WAY, STE 208 RALEIGH, NC 27607
 PHONE: (919) 678-1070
 FAX: (919) 677-1252
 CONTACT: SALMAN MOAZZAM, P.E.

DEVELOPER: D.R. HORTON
 ADDRESS: 2000 AERIAL CENTER PKWY, STE. 110 MORRISVILLE, NC 27560
 PHONE: (919) 460-2932
 CONTACT: FRANK REYNOLDS

REVIEW AGENCY: TOWN OF ZEBULON
 ADDRESS: 1003 N. ARENDELL AVE. ZEBULON, NC 27597
 PHONE: (919) 823-1810

REVIEW AGENCY: CITY OF RALEIGH (CORPUD)
 ADDRESS: 1 EXCHANGE PLAZA SUITE 620 RALEIGH, NC 27601
 PHONE: (919) 996-4540

REVIEW AGENCY: WAKE COUNTY
 ADDRESS: 336 FAYETTEVILLE STREET RALEIGH, NC 27601
 PHONE: (919) 856-6310

TARYN LAKE

LOCATED IN ZEBULON, NORTH CAROLINA

APPROVAL SIGNATURES

City of Raleigh Public Utilities Department Permit # W-3435 Rev
 Authorization to Construct [Signature]
 Date 6/13/17

City of Raleigh Public Utilities Department Permit # S-4246 Rev
 Authorization to Construct [Signature]
 Date 6/13/17

DEVELOPMENT DATA FOR TARYN LAKE

TAX PARCEL ID: 0742687170 & 0742783227

ZONING: R-13 SUD
 PROP. USE: SINGLE FAMILY RESIDENTIAL
 TOTAL NUMBER OF PROP. LOTS: 97 (40' X50')
 PROP. DENSITY: 1.23 UNITS/AC.
 MIN. LOT FRONTAGE REQUIRED: 55 FEET
 MIN. LOT FRONTAGE PROVIDED: 55 FEET

SITE AREAS:
 TOTAL SITE AREA: 44.8 AC
 PHASE 2A AREA: 20.5 AC
 PHASE 2B AREA: 24.3 AC
 PROP. DISTURBED AREA: 29.0 AC
 IMPERVIOUS AREA: 9.9 AC

COMMON OPEN SPACE: 21.5 AC. (48%)
ACTIVE OPEN SPACE: 6.1 AC. (14%)

UTILITIES

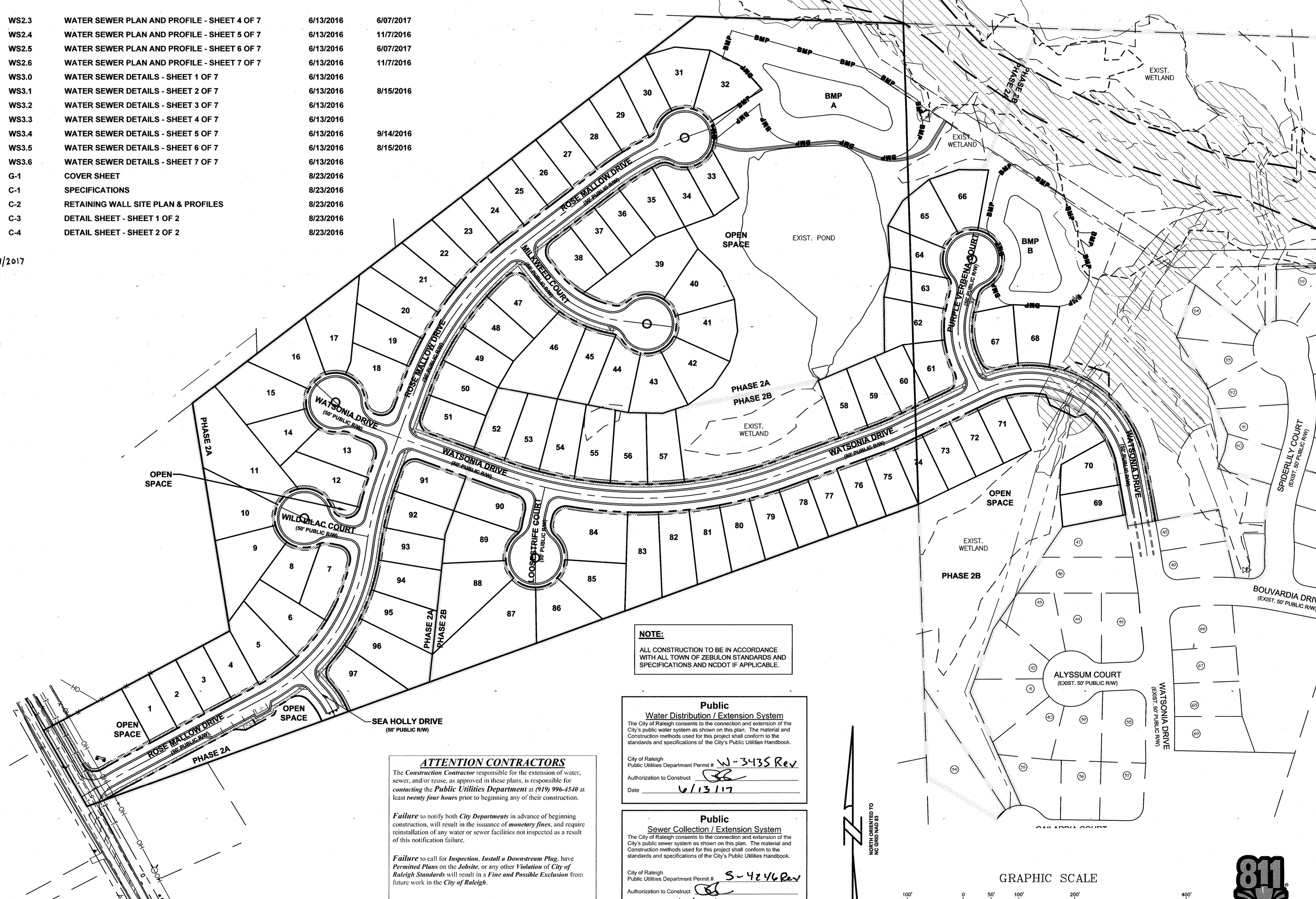
SANITARY SEWER
 8" DIP: 4,949 LF
 8" SDR 35: 434 LF

WATER
 8" DIP: 930 LF
 8" DIP: 1,118 LF
 12" DIP: 2,449 LF

ESP Associates, P.A.
 5121 Kingdom Way
 Suite 208
 Raleigh, NC 27607
 Phone: 919.678.1070
 Fax: 919.677.1252
 www.espsystems.com
 NC LICENSE # C-0587

INDEX OF SHEETS

SHEET NO.	SHEET NAME	ORIGINAL DATE	REVISED DATE	WS2.3	WS2.4	WS2.5	WS2.6	WS3.0	WS3.1	WS3.2	WS3.3	WS3.4	WS3.5	WS3.6	G-1	C-1	C-2	C-3	C-4	
C0.0	COVER	6/13/2016	6/07/2017																	
C1.0	EXISTING CONDITIONS & DEMOLITION PLAN	6/13/2016	9/14/2016																	
C1.1	EXISTING CONDITIONS & DEMOLITION PLAN - ZEBULON ROAD	9/14/2016	12/29/2016																	
C2.0	SITE PLAN - OVERALL	6/13/2016	6/07/2017																	
C2.1	SITE PLAN - SHEET 1 OF 3	6/13/2016	9/14/2016																	
C2.2	SITE PLAN - SHEET 2 OF 3	6/13/2016	9/14/2016																	
C2.3	SITE PLAN - SHEET 3 OF 3	6/13/2016	6/07/2017																	
C3.0	GRADING PLAN - OVERALL	6/13/2016	6/07/2017																	
C3.1	GRADING PLAN - GRADING NOTES	6/13/2016	9/14/2016																	
C3.2	GRADING PLAN - SHEET 1 OF 3	6/13/2016	9/14/2016																	
C3.3	GRADING PLAN - SHEET 2 OF 3	6/13/2016	9/14/2016																	
C3.4	GRADING PLAN - SHEET 3 OF 3	6/13/2016	6/07/2017																	
C3.5	STORM DRAINAGE PROFILES - SYSTEM A - SHEET 1 OF 5	6/13/2016	11/07/2016																	
C3.6	STORM DRAINAGE PROFILES - SYSTEM A - SHEET 2 OF 5	6/13/2016	11/07/2016																	
C3.7	STORM DRAINAGE PROFILES - SYSTEM A - SHEET 3 OF 5	6/13/2016	11/07/2016																	
C3.8	STORM DRAINAGE PROFILES - SYSTEM A - SHEET 4 OF 5	6/13/2016	11/07/2016																	
C3.9	STORM DRAINAGE PROFILES - SYSTEM A - SHEET 5 OF 5	6/13/2016	11/07/2016																	
C3.10	STORM DRAINAGE PROFILES - SYSTEM B - SHEET 1 OF 4	6/13/2016	11/07/2016																	
C3.11	STORM DRAINAGE PROFILES - SYSTEM B - SHEET 2 OF 4	6/13/2016	11/07/2016																	
C3.12	STORM DRAINAGE PROFILES - SYSTEM B - SHEET 3 OF 4	6/13/2016	6/07/2017																	
C3.13	STORM DRAINAGE PROFILES - SYSTEM B - SHEET 4 OF 4	6/13/2016	11/07/2016																	
C3.14	STORM DRAINAGE PROFILES - SYSTEM B, C & CULVERT	6/13/2016	9/14/2016																	
C3.15	STORMWATER BMP PLAN A	6/13/2016	9/14/2016																	
C3.16	STORMWATER BMP PLAN B	6/13/2016	6/07/2017																	
C4.0	ROSE MALLOW DRIVE PLAN & PROFILE - SHEET 1 OF 2	6/13/2016	9/14/2016																	
C4.1	ROSE MALLOW DRIVE PLAN & PROFILE - SHEET 2 OF 2	6/13/2016	9/14/2016																	
C4.2	WATSONIA DRIVE PLAN & PROFILE - SHEET 1 OF 2	6/13/2016	9/14/2016																	
C4.3	WATSONIA DRIVE PLAN & PROFILE - SHEET 2 OF 2	6/13/2016	9/14/2016																	
C4.4	SEA HOLLY DRIVE, WILD LILAC COURT, MILKWEED COURT PLAN & PROFILE	6/13/2016	9/14/2016																	
C4.5	LOOSESTRIFE COURT & PURPLE VERBENA COURT PLAN & PROFILE	6/13/2016	6/07/2017																	
C4.6	ZEBULON ROAD CROSS SECTIONS	9/14/2016	12/29/2016																	
C4.7	ZEBULON ROAD CROSS SECTIONS	9/14/2016	12/29/2016																	
C4.8	ZEBULON ROAD IMPROVEMENTS AND PAVEMENT MARKING PLAN	9/14/2016	12/29/2016																	
C4.9	ZEBULON ROAD SIGHT DISTANCE PLAN & PROFILE	9/14/2016	12/29/2016																	
C4.10	ZEBULON ROAD STRIPING DETAILS & TRAFFIC CONTROL PLAN	9/14/2016																		
C4.11	ZEBULON ROAD DETAILS	9/14/2016	12/29/2016																	
C5.0	OVERALL EROSION CONTROL PHASE 1 - PHASE 2A	6/13/2016	9/14/2016																	
C5.1	EROSION CONTROL PHASE 1 - PHASE 2A SHEET 1 OF 2	6/13/2016	9/14/2016																	
C5.2	EROSION CONTROL PHASE 1 - PHASE 2A SHEET 2 OF 2	6/13/2016	9/14/2016																	
C5.3	OVERALL EROSION CONTROL PHASE 2 - PHASE 2A	6/13/2016	9/14/2016																	
C5.4	EROSION CONTROL PHASE 2 - PHASE 2A SHEET 1 OF 2	6/13/2016	9/14/2016																	
C5.5	EROSION CONTROL PHASE 2 - PHASE 2A SHEET 2 OF 2	6/13/2016	9/14/2016																	
C5.6	CLEAN WATER SECTIONS - PHASE 2A	6/13/2016	9/14/2016																	
C5.7	OVERALL EROSION CONTROL PHASE 1 - PHASE 2B	6/13/2016	9/14/2016																	
C5.8	EROSION CONTROL PHASE 1 - PHASE 2B SHEET 1 OF 2	6/13/2016	9/14/2016																	
C5.9	EROSION CONTROL PHASE 1 - PHASE 2B SHEET 2 OF 2	6/13/2016	9/14/2016																	
C5.10	OVERALL EROSION CONTROL PHASE 2 - PHASE 2B	6/13/2016	9/14/2016																	
C5.11	EROSION CONTROL PHASE 2 - PHASE 2B SHEET 1 OF 2	6/13/2016	9/14/2016																	
C5.12	EROSION CONTROL PHASE 2 - PHASE 2B SHEET 2 OF 2	6/13/2016	9/14/2016																	
C5.13	EROSION CONTROL DETAILS - SHEET 1 OF 3	6/13/2016	9/14/2016																	
C5.14	EROSION CONTROL DETAILS - SHEET 2 OF 3	6/13/2016	9/14/2016																	
C5.15	EROSION CONTROL DETAILS - SHEET 3 OF 3	6/13/2016	9/14/2016																	
C6.0	SITE DETAILS - SHEET 1 OF 5	6/13/2016	9/14/2016																	
C6.1	SITE DETAILS - SHEET 2 OF 5	6/13/2016	11/07/2016																	
C6.2	SITE DETAILS - SHEET 3 OF 5	6/13/2016																		
C6.3	SITE DETAILS - SHEET 4 OF 5	6/13/2016	11/07/2016																	
C6.4	SITE DETAILS - SHEET 5 OF 5	6/13/2016	11/07/2016																	
L1.0	LANDSCAPE PLAN	6/13/2016	9/14/2016																	
L1.1	STRIPING, SIGNAGE & LIGHTING PLAN	6/13/2016	9/14/2016																	
L1.2	LANDSCAPE DETAILS	6/13/2016																		
WS1.0	WATER SEWER PLAN - OVERALL	6/13/2016	6/07/2017																	
WS2.0	WATER SEWER PLAN AND PROFILE - SHEET 1 OF 7	6/13/2016	11/28/2016																	
WS2.1	WATER SEWER PLAN AND PROFILE - SHEET 2 OF 7	6/13/2016	11/07/2016																	
WS2.2	WATER SEWER PLAN AND PROFILE - SHEET 3 OF 7	6/13/2016	11/28/2016																	



NOTE:
 ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL TOWN OF ZEBULON STANDARDS AND SPECIFICATIONS AND NCDOT IF APPLICABLE.

ATTENTION CONTRACTORS
 The Construction Contractor responsible for the extension of water, sewer, and/or gas, as approved in these plans, is responsible for contacting the Public Utilities Department at (919) 996-4540 at least twenty four hours prior to beginning any of their construction.

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

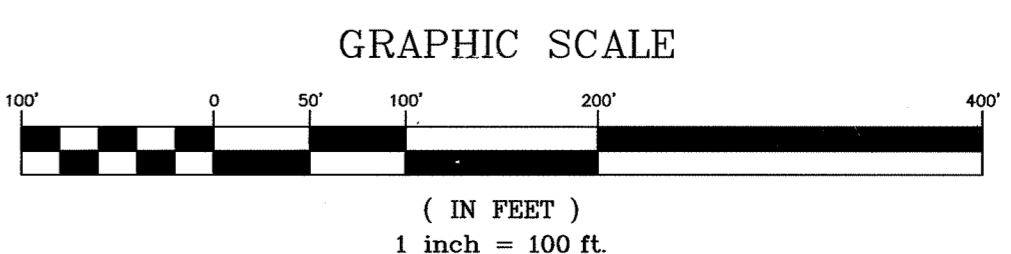
Failure to call for inspection, install a Downstream Plug, have Permitted Plans on the Jobsite, or any other Violation of City of Raleigh Standards will result in a Fine and Possible Exclusion from future work in the City of Raleigh.

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 # W-3435 Rev
 Authorization to Construct [Signature]
 Date 6/13/17

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 # S-4246 Rev
 Authorization to Construct [Signature]
 Date 6/13/17



THIS SET IS CURRENT THROUGH 06/07/2017

NO.	DATE	REVISION
1	9/14/2016	PER AGENCY COMMENTS
2	11/07/2016	PER CITY OF RALEIGH PUBLIC UTILITY COMMENTS
3	05/09/2017	REVISE WATER MAIN AT STREAM CROSSING PER CLIENT
4		

GENERAL NOTES

- THIS DRAWING IS NOT INTENDED TO BE A BOUNDARY SURVEY.
- BOUNDARY LINE INFORMATION TAKEN FROM INFORMATION GATHERED BY AN ACTUAL FIELD SURVEY BY PEARCE & ASSOC. PA DATED AUGUST 19, 2003.
- HORIZONTAL DATUM USED FOR THIS PROJECT IS NAD 83 (US SURVEY FEET).
SITE CONTROL IS BASED ON "GPS 1" AND "GPS 2" HAVING THE FOLLOWING STATE PLANE GRID COORDINATES (NAD 83):
GPS 1: NORTHING 764240.0844 EASTING 2199079.0921 ELEV. 331.38 (NAVD 88)
GPS 2: NORTHING 764625.2316 EASTING 2199572.2639 ELEV. 319.63 (NAVD 88)
PROJECT COMBINED GRID FACTOR USED IS 1.00008312061.
- THE SURVEY CONTROL WAS ESTABLISHED BY ESP ASSOCIATES, PA TO CLASS C 2-11 FGCC SPECIFICATIONS USING RTK VRS GNSS FIELD PROCEDURES.
- THIS PROPERTY FALLS IN THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FEMA/FIRM PANEL 1796, CID# 370268 SUFFIX J WITH AN EFFECTIVE DATE OF MAY 2, 2006 AND FEMA/FIRM PANEL 1796, CID# 370246 SUFFIX J WITH AN EFFECTIVE DATE OF MAY 2, 2006.
- WETLAND AND STREAM AREAS DELINEATED BY S&EC.
- THE DESIGN OF ALL PROPOSED ROADS, SANITARY SEWAGE, STORM DRAIN PIPING AND DITCHES, AND WATER QUALITY AND DETENTION FEATURES PRESENTED HEREIN HAS BEEN COMPLETED FROM FIELD SURVEY INFORMATION.
- UTILITY EASEMENT DEDICATED TO CITY OF RALEIGH LOCATED ON EVERY LOT OFFSET FROM R.O.W.
- ALL LOTS WILL BE SERVED BY CITY OF RALEIGH PUBLIC WATER AND PUBLIC SANITARY SEWER.
- NO PRINCIPAL BUILDING SHALL BE CONSTRUCTED INSIDE ANY DESIGNATED EASEMENT AS SHOWN ON THIS SITE PLAN (I.E. DRAINAGE EASEMENT, SANITARY SEWER, ROW, SIGHT TRIANGLE, ETC.).
- THIS PROPERTY IS SUBJECT TO ANY AND ALL APPLICABLE DEED RESTRICTIONS, EASEMENTS, RIGHTS-OF-WAYS, UTILITIES, AND COVENANTS WHICH ARE OF RECORD.
- WORK AND MATERIALS SHALL CONFORM TO THE LATEST EDITION OF THE CITY OF RALEIGH CODE OF ORDINANCES AND NORTH CAROLINA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.
- CONTRACTOR IS RESPONSIBLE, AT CONTRACTOR'S EXPENSE, FOR ENSURING AND OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO CONSTRUCTION. THESE PERMITS MAY INCLUDE, BUT NOT LIMITED TO, GRADING, DEMOLITION, BLASTING, ZONING, BUILDING, DRIVEWAY, DETENTION, SUBDIVISION SPECIAL USE, WATER AND SEWER PERMITS AND APPROVALS.
- UTILITIES SHALL BE LOCATED EXCLUSIVELY WITHIN THE ROAD RIGHTS-OF-WAY UNLESS OTHERWISE SHOWN HEREIN.
- ALL PROPOSED LOTS SHALL BE ACCESSED FROM THE PROPOSED ROADS.
- ALL NEWLY CREATED ROADS ARE PROPOSED FOR ACCEPTANCE INTO THE TOWN OF ZEBULON ROADWAY SYSTEM.
- PIPE SYSTEMS, CHANNELS, OR RETAINING WALLS LOCATED IN COMMON OPEN SPACE AREAS ARE THE MAINTENANCE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION FOR THIS DEVELOPMENT.
- PIPE SYSTEMS, CHANNELS, OR RETAINING WALLS LOCATED ON LOTS ARE THE MAINTENANCE RESPONSIBILITY OF THE INDIVIDUAL HOMEOWNER OR THE HOMEOWNERS ASSOCIATION.
- ALL STORM DRAINAGE PIPES ARE TO BE CLASS III NCDOT APPROVED RCP UNLESS OTHERWISE NOTED.
- ANY MONUMENT SIGN SHALL BE SUBMITTED AND APPROVED BY TOWN OF ZEBULON PRIOR TO CONSTRUCTION.
- ANY AND ALL FENCES MUST BE OUTSIDE OF EASEMENTS.
- THE TOWN OF ZEBULON WILL BE RESPONSIBLE FOR ALL STREET DRAINAGE WITHIN ROW AND DEDICATED PUBLIC DRAINAGE EASEMENTS UNTIL THE STILLING BASIN. ALL STORMWATER SYSTEM DRAINAGE BEHIND LOTS IN SHOWN EASEMENTS WILL BE OWNED AND MAINTAINED BY THE HOA. BMP A AND B WILL BE MAINTAINED BY THE HOA.
- THE ERECTION, EXCAVATION, DEMOLITION, ALTERATION OR REPAIR OF ANY BUILDING, INFRASTRUCTURE OR OTHER STRUCTURE IN A RESIDENTIAL OR BUSINESS DISTRICT OTHER THAN BETWEEN THE HOURS OF 7:00 A.M. AND 8:00 P.M. WILL NOT BE ALLOWED, WITH THE EXCEPTION OF EMERGENCY REPAIRS.
- MAXIMUM IMPERVIOUS AREA SQUARE FOOTAGE ON EACH INDIVIDUAL LOT WILL BE STRINGENTLY ENFORCED WITH NO EXCEPTIONS INTO PERPETUITY. PLANS APPROVED WITH A MAXIMUM IMPERVIOUS SURFACE OF 2896 SF PER LOT.
- ALL LANDSCAPE ISLANDS WITHIN THE ROW AT CUL-DE-SACS ARE THE RESPONSIBILITY OF THE HOA TO MAINTAIN LANDSCAPE MATERIAL. THIS NOTE TO BE INCLUDED ON THE FINAL PLAT PLAN.
- MAIL KIOSKS LOCATED IN ROW ARE THE RESPONSIBILITY OF THE HOA TO MAINTAIN. THIS NOTE TO BE INCLUDED ON THE FINAL PLAT PLAN.
- THE 5' WIDE CONCRETE TRAIL FROM ROSE MALLOW DRIVE TO THE FUTURE GREENWAY IS TO BE OWNED AND MAINTAINED BY THE HOA.

DEVELOPMENT DATA FOR TARYN LAKE

TAX PARCEL ID: 0742687170 & 0742783227

ZONING: R-13 SUD
 PROP. USE: SINGLE FAMILY RESIDENTIAL
 TOTAL NUMBER OF PROP. LOTS: 97 (40' X50')
 PROP. DENSITY: 1.23 UNITS/AC.
 MIN. LOT FRONTAGE REQUIRED: 55 FEET
 MIN. LOT FRONTAGE PROVIDED: 55 FEET

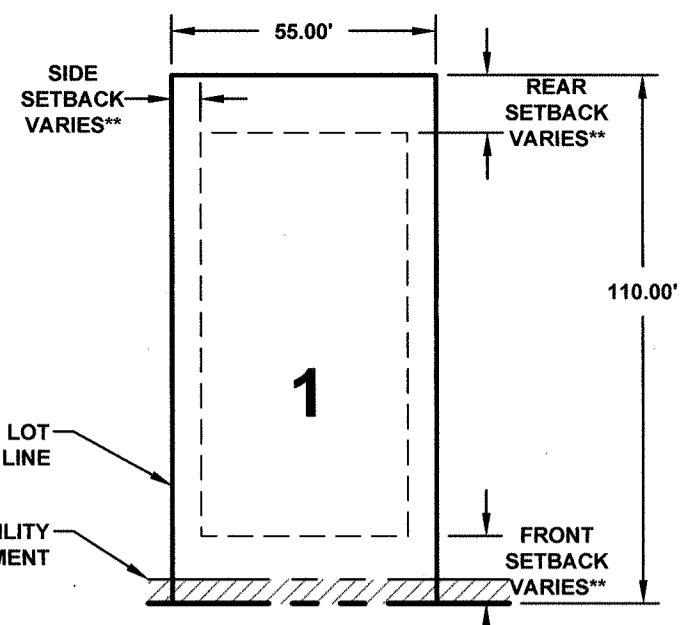
SITE AREAS:
 TOTAL SITE AREA: 44.8 AC
 PHASE 2A AREA: 20.5 AC
 PHASE 2B AREA: 24.3 AC
 PROP. DISTURBED AREA: 29.0 AC
 IMPERVIOUS AREA: 9.9 AC

COMMON OPEN SPACE: 21.5 AC (48%)
 ACTIVE OPEN SPACE: 6.1 AC (14%)

STREET DATA FOR TARYN LAKE

ROSE MALLOW DRIVE	1,732 LF
SEA HOLLY DRIVE	90 LF
WILD LILAC COURT	165 LF
WATSONIA DRIVE	1,741 LF
MILKWEED COURT	325 LF
LOOSESTRIFE COURT	174 LF
PURPLE VERBENA COURT	293 LF
TOTAL	4,520 LF

* MEASUREMENTS TAKEN FROM CENTERLINE OF THE STREET BEGINNING AT THE INTERSECTING STREET RIGHT-OF-WAY TO THE END OF THE STREET PAVEMENT.
 ** ALL STREETS SHALL BE PUBLIC AND ARE PROPOSED FOR ACCEPTANCE INTO THE TOWN OF ZEBULON.

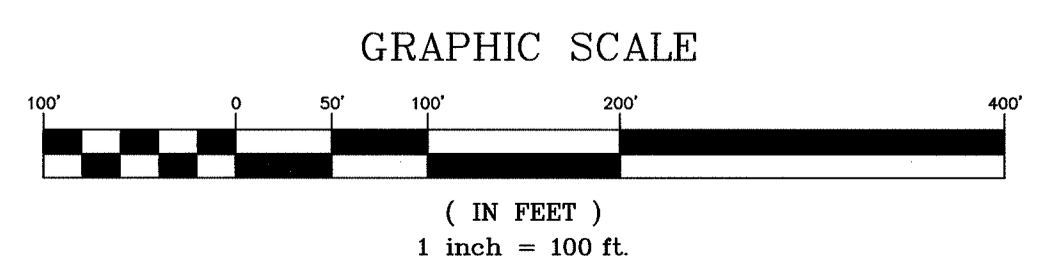
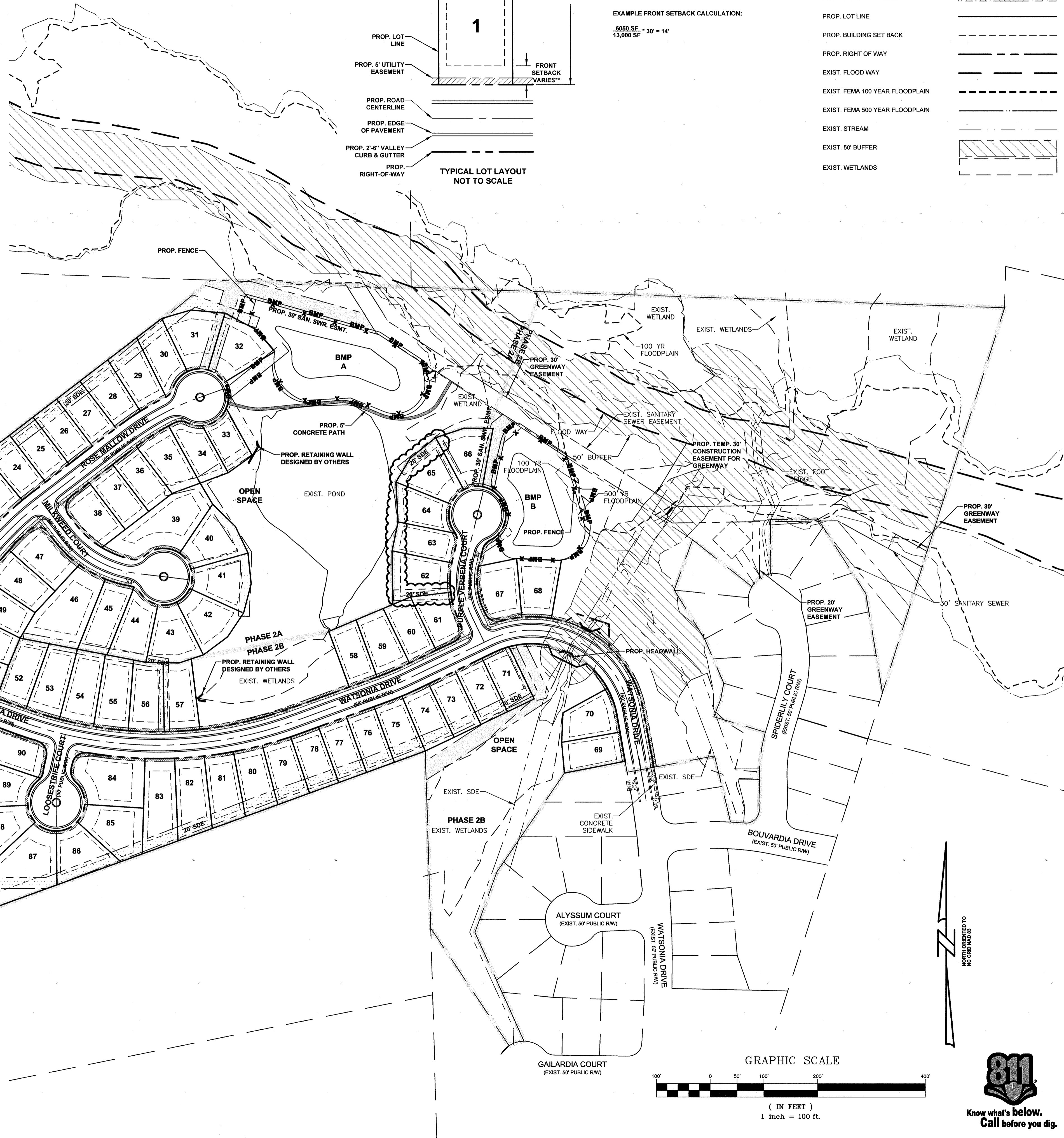


**SETBACKS CALCULATED BY:
 AREA OF LOT (SF) * MAX. SETBACK (FT) = MIN. SETBACK (FT)
 13,000 SF

EXAMPLE FRONT SETBACK CALCULATION:
 $\frac{8050 \text{ SF}}{13,000 \text{ SF}} \times 30' = 14'$

LEGEND

- PROP. STORM DRAINAGE EASEMENT (SDE)
- PROP. SANITARY SEWER EASEMENT
- PROP. SIDEWALK
- PROP. 5' UTILITY EASEMENT
- PROP. LOT LINE
- PROP. BUILDING SET BACK
- PROP. RIGHT OF WAY
- EXIST. FLOOD WAY
- EXIST. FEMA 100 YEAR FLOODPLAIN
- EXIST. FEMA 500 YEAR FLOODPLAIN
- EXIST. STREAM
- EXIST. 50' BUFFER
- EXIST. WETLANDS



ESP Associates, P.A.
 5121 Kingdom Way
 Suite 208
 Raleigh, NC 27607
 phone 919.678.1070
 fax 919.677.1292
 www.espace.com
 N.C. LICENSE # C-0587

ESP

NORTH CAROLINA
 LICENSE NO. C-0587
 ESP ASSOCIATES, P.A.

NORTH CAROLINA
 PROFESSIONAL SEAL
 028116
 ENGINEER
 DATE 08/13/2017

NO.	DATE	REVISION	PER AGENCY COMMENTS	PER TOWN OF ZEBULON COMMENTS	BULLETIN #	PER GRADING REVISION
1	8/14/2016					
2	11/07/2016					
3	8/07/2017					

BY RD RD RD RD

SITE PLAN - OVERALL

TARYN LAKE

ZEBULON, NC

D.R. HORTON

PROJECT INFORMATION

PROJECT MANAGER:	SM
DESIGNED BY:	SLH
DRAWN BY:	SLH
PROJECT NUMBER:	DX42.400
ORIGINAL DATE:	6/13/2016

SHEET: **C2.0**



S:\P\Projects\2016\DX42.400 - Taryn Meadows Subdivision, DX42.400\Sheets\DX42_OVERALL SITE OVERALL.dwg