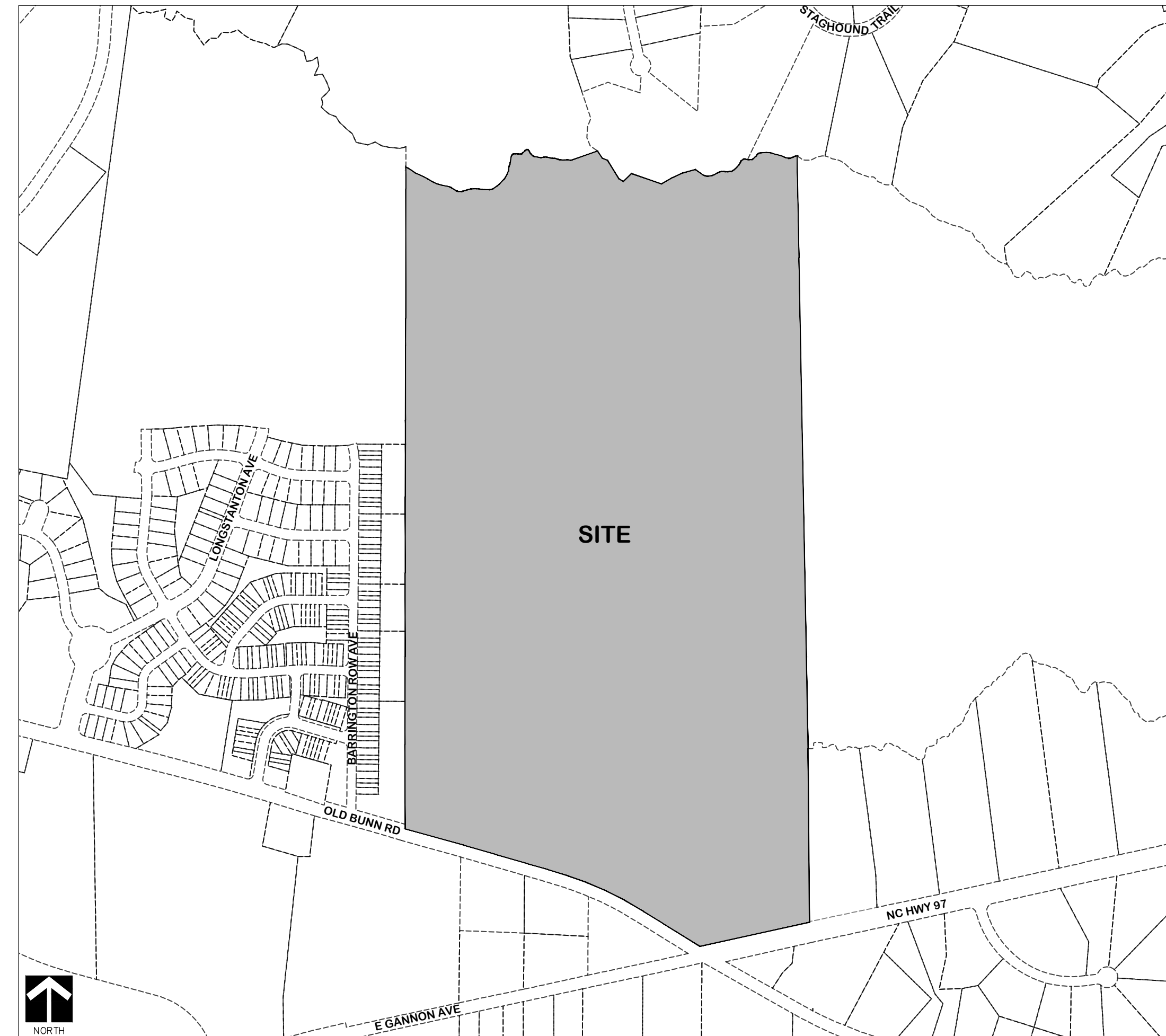


MASTER PLAN FOR: OLD BUNN ROAD SUBDIVISION

ZEBULON, NORTH CAROLINA 27597 TOWN OF ZEBULON CASE #:

SITE DATA TABLE	
APPLICANT:	EASTWOOD HOMES, INC ATT: BILLY GUILLET 7101 CREEDMOOR ROAD, SUITE 115 RALEIGH, NC 27613 EMAIL: bguillet@eastwoodhomes.com MOBILE: 919.675.8769
OWNER(S):	HENDRICKSON, C THOMAS HENDRICKSON, JILL D PO BOX 1166 ZEBULON, NC 27597
PROPERTY ADDRESS:	1915, 1917 OLD BUNN ROAD ZEBULON, NC 27597
PIN(s):	2715-29-0916 2716-21-5371
DEED:	BK 009528, PG 01148
PLAT:	BM 1992, PG 72
EXISTING ZONING: (WAKE COUNTY)	RESIDENTIAL-30 (R-30)
PROPOSED ZONING: (TOWN OF ZEBULON)	PLANNED DEVELOPMENT (PD) DISTRICT
CASE #:	
ORDINANCE #:	
ANNEXATION #:	
PARCEL AREA: (SURVEY)	2,392,871 SF (54.93 AC) & 4,564,733 SF (104.79 AC) TOTAL: 6,957,604 SF (159.72 AC)
TOTAL # OF LOTS BEING PLATTED:	SINGLE-FAMILY HOME LOTS: 363 TOWNHOME LOTS: 259 OPEN SPACE LOTS: 12 TOTAL: 634
AREA BEING PLATTED (ACREAGE):	5,491,181 SF (126.06 AC)
RIVER BASIN:	NEUSE
FLOODPLAIN DATA:	THE PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED WITHIN ZONE 'AE' AS DEFINED BY FEMA FIRM COMMUNITY PANEL 2716, MAP NUMBER 3720271600L, REVISION DATE JULY 19, 2022.
RESIDENTIAL DENSITY UNITS PER ACRE (MAX):	SUBDISTRICT R-1: 7 SUBDISTRICT R-2: 4.75 SUBDISTRICT R-3: 2.5 SUBDISTRICT R-4: 2
TREE PRESERVATION AREA:	REQUIRED: 5% OF TOTAL SITE AREA = 7.97 AC (347,880 SF) PROVIDED: 8.21% = 13.11 AC (571,183 SF)
PROPOSED BUILT UPON AREA:	70% MAXIMUM
OPEN SPACE:	REQUIRED: 10% OF TOTAL SITE AREA = 15.97 AC (695,760 SF) PROVIDED: 17% TOTAL SITE AREA = 27.00 AC (1,200,000 SF) ACTIVE PROVIDED: 7.99 AC (347,880 SF) (50% OF REQUIRED OPEN SPACE)
MOTOR VEHICLE PARKING:	REQUIRED: SINGLE-FAMILY ATTACHED DWELLING: 2 SPACES PER UNIT + 0.25 GUEST SPACES PER UNIT (SEE GUEST PARKING CALCULATIONS BELOW) 259 UNITS x 2 = 518 SPACES SINGLE-FAMILY DETACHED DWELLING: 2 SPACES PER UNIT + 0.25 GUEST SPACES PER UNIT (SEE GUEST PARKING CALCULATIONS BELOW) 363 UNITS x 2 = 726 SPACES GUEST PARKING: 622 UNITS x .25 = 155.5 = 156 SPACES PROVIDED: SINGLE-FAMILY ATTACHED DWELLING = 518 SPACES (188 IN DRIVEWAYS, 264 IN GARAGES, & 191 IN SINGLE-FAMILY DETACHED DWELLING = 1,452 SPACES (2 IN GARAGE & 2 IN DRIVEWAY, AT EVERY UNIT) GUEST PARKING = 436 SPACES



INDEX TO PLANS	
C-0.0	COVER SHEET
C-0.1	BOUNDARY & TOPOGRAPHIC SURVEY
C-0.2	LEGENDS & NOTES SHEET
C-1.0	EXISTING CONDITIONS & DEMOLITION PLAN
C-2.0	SUBDIVISION LAYOUT PLAN
C-2.1	SUBDIVISION LAYOUT PLAN
C-2.2	PHASING PLAN
C-2.3	SUBDISTRICT PLAN
C-2.4	SIGNAGE PLAN
C-2.5	LIGHTING PLAN
C-3.0	UTILITY PLAN
C-3.1	UTILITY PLAN
C-4.0	GRADING & STORM DRAINAGE PLAN
C-4.1	GRADING & STORM DRAINAGE PLAN
D-1.0	STREET SECTION DETAIL SHEET
L-1.0	LANDSCAPE PLAN
L-1.1	LANDSCAPE PLAN

WATER ALLOCATION POLICY POINTS TABLE		
POINTS	SECTION	ACTION ITEM
10		BASE POINTS FOR MAJOR SUBDIVISION
5	2A	CONSERVATION OF NATURAL HABITAT MEETING ACTIVE OPEN SPACE REQUIREMENTS AS DEFINED IN THE UDO (ONE POINT PER ACRE UP TO 10 ACRES)
5	2B	PROVISION OF ON-STREET PUBLIC PARKING (1 POINT PER STALL UP TO 5 MAX)
4	2C	CONSTRUCT A FOUNTAIN OR OTHER STORMWATER AMENITY WITHIN THE BMP/SCM
3	3A	PLANTING POLLINATOR GARDEN (225 SF MINIMUM)
7	3A	INSTALLATION OF NATIVE SHADE TREE SPECIES (PER TREE)
3	4A	CONSTRUCTION OF MORE THAN 3000 LINEAR FEET OF 6-FOOT WIDE PATH
3	4B	LAP POOL (FOUR LANE MINIMUM)
2	4C	DECK/PATIO - MORE THAN 2000 SQUARE FEET
8	4E	MEETING SPACE WITHOUT KITCHEN MORE THAN 3500 SQUARE FEET
5	4F	PICKLEBALL COURT (THREE REGULATION COURTS, FENCED)
5	4F	POCKET PARK - 8,000 SQUARE FEET
60	TOTAL	

DIMENSIONAL STANDARDS	
LOT AREA MINIMUM (MIN):	SUBDISTRICT R-1: 2,200 SQUARE FEET (SF)
	SUBDISTRICT R-2: 6,000 SF
	SUBDISTRICT R-3: 7,200 SF
	SUBDISTRICT R-4: 8,400 SF
LOT WIDTH (MIN):	SUBDISTRICT H-1: 87,120 SF
	SUBDISTRICT R-1: 22 FEET (FT)
	SUBDISTRICT R-2: 50 FT
	SUBDISTRICT R-3: 60 FT
BUILDING SETBACKS (MIN):	SUBDISTRICT R-4: 70 FT
	SUBDISTRICT H-1: N/A (REFER TO MASTER PLAN)
	SUBDISTRICT R-1: FROM PRIMARY STREET: 10 FT (20 FT w/ FRONT LOAD GARAGE) FROM SIDE STREET: 10 FT FROM SIDE SITE BOUNDARY LINE: 6 FT FROM REAR SITE BOUNDARY LINE: 20 FT FROM ALLEY: 20 FT
	SUBDISTRICT R-2: FROM PRIMARY STREET: 20 FT FROM SIDE STREET: 10 FT FROM SIDE LOT LINE: 5 FT FROM REAR LOT LINE: 20 FT
LOT COVERAGE MAXIMUM (MAX):	SUBDISTRICT R-3: FROM PRIMARY STREET: 20 FT FROM SIDE STREET: 10 FT FROM SIDE LOT LINE: 5 FT FROM REAR LOT LINE: 20 FT
	SUBDISTRICT R-4: FROM PRIMARY STREET: 20 FT FROM SIDE STREET: 15 FT FROM SIDE LOT LINE: 10 FT FROM REAR LOT LINE: 20 FT
	SUBDISTRICT H-1: FROM PRIMARY STREET: 20 FT FROM SIDE STREET: 20 FT FROM SIDE LOT LINE: 15 FT FROM REAR LOT LINE: 15 FT
	SUBDISTRICT R-1: 65%
BUILDING HEIGHT (MAX):	SUBDISTRICT R-2: 65%
	SUBDISTRICT R-3: 60%
	SUBDISTRICT R-4: 55%
	SUBDISTRICT H-1: 30%
BUILDING HEIGHT (MAX):	SUBDISTRICT R-1: 45/3 (FT / STORIES)
	SUBDISTRICT R-2: 45/3 (FT / STORIES)
	SUBDISTRICT R-3: 45/3 (FT / STORIES)
	SUBDISTRICT R-4: 45/3 (FT / STORIES)
SUBDISTRICT H-1: 45/3 (FT / STORIES)	

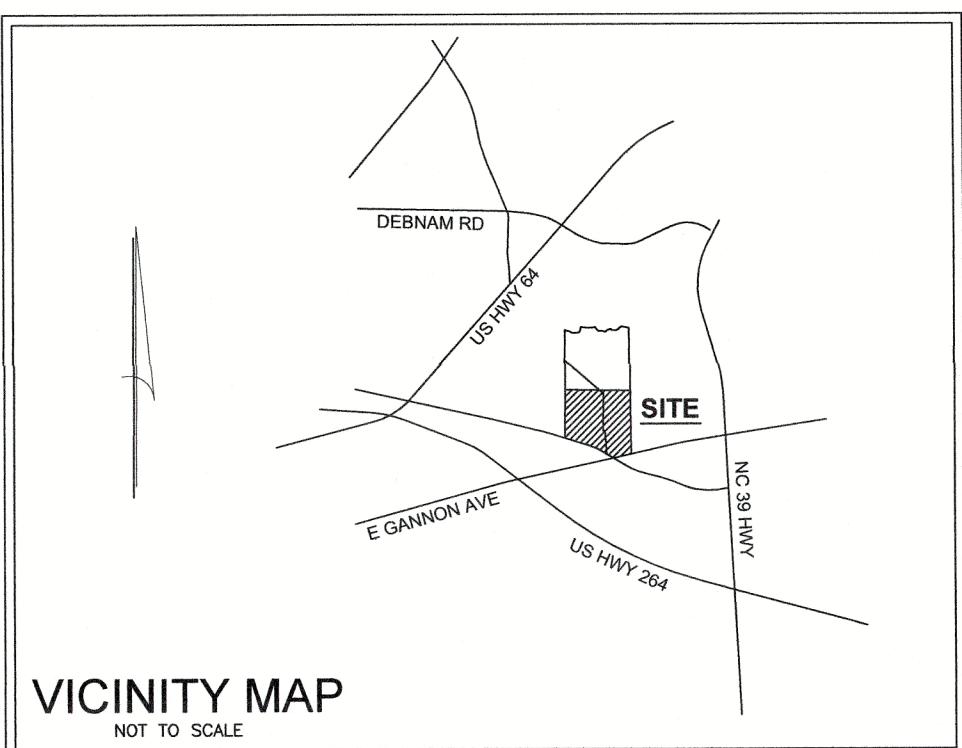
TRIP GENERATION TABLE									
Land Use	ITE LUC	Size	Daily Trips		AM Peak Hour Trips		PM Peak Hour Trips		Exit
			Total	Enter	Total	Enter	Total	Enter	
Single Family Detached Housing	210	357 d.u.	3254	237	59	178	329	207	122
Single Family Attached Housing	215	280 d.u.	1951	130	32	98	152	90	62
Total			5185	367	91	276	481	297	184

TRIP GENERATION DATA (TABLE 3) FROM TRAFFIC IMPACT ANALYSIS REPORT
PREPARED BY STANTEC ON NOVEMBER 7, 2024.

- DEVELOPER:**
EASTWOOD HOMES, INC.
7101 CREEDMOOR ROAD, SUITE 115
RALEIGH, NC 27613
TEL: 919.758.8208
E-MAIL: bguillet@eastwoodhomes.com
- CIVIL ENGINEER:**
PABST DESIGN GROUP, PA
107 FAYETTEVILLE STREET, SUITE 200
RALEIGH, NC 27601
TEL: 919.848.4399
E-MAIL: dpabst@pabstdesign.com
- SURVEYOR:**
NEWCOMB LAND SURVEYORS, LLC
7008 HARPS MILL ROAD, SUITE 105
RALEIGH, NC 27615
TEL: 919.847.1800
E-MAIL: justin@nls-nc.com

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NOT FOR CONSTRUCTION

NOTE(S): ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL TOWN OF ZEBULON, NCDOT, NCDEQ, & MUTCD STANDARDS AND SPECIFICATIONS.



REFERENCES:
 DEED BOOK 9528, PAGE 1148
 BOOK OF MAPS 1986, PAGE 318
 BOOK OF MAPS 1992, PAGE 72
 *OTHER SHOWN HEREON

NC GRID NORTH
 (NAD 83/2011)

MATCH LINE - SHEET 2



LINE TABLE - THIS SHEET ONLY

LINE	LENGTH	BEARING
L1	270.95	S. 02°22'21\"
L2	382.91	S. 01°18'18\"
L3	494.81	S. 02°02'22\"
L4	54.29	N. 73°30'31\"
L5	660.58	S. 42°30'30\"
L6	50.11	N. 113°22'22\"
L7	50.11	N. 120°22'22\"
L8	542.63	S. 77°32'32\"
L9	234.83	N. 58°31'41\"
L10	216.45	N. 58°52'54\"
L11	37.48	S. 43°22'42\"
L12	131.88	N. 58°45'45\"
L13	106.71	N. 58°53'33\"
L14	105.46	N. 58°16'38\"
L15	107.18	N. 58°16'38\"
L16	97.28	N. 63°32'36\"
L17	95.27	N. 63°32'36\"
L18	104.01	N. 68°31'31\"
L19	102.14	N. 68°31'31\"
L20	95.37	N. 70°13'43\"
L21	86.93	N. 70°13'43\"
L22	107.77	N. 72°01'51\"
L23	106.87	N. 72°01'51\"
L24	98.87	N. 72°01'51\"
L25	99.12	N. 72°49'24\"
L26	164.03	N. 72°49'24\"
L27	163.99	N. 72°49'24\"
L28	163.95	N. 72°49'24\"
L29	291.80	N. 72°49'24\"
L30	28.77	N. 08°12'12\"

SURVEY NOTES:

- All distances are horizontal ground distances in u.s. survey feet unless otherwise noted. Area(s) computed by coordinate geometry.
- This survey does not include nor depict any environmental evaluations by this office. Existing wetland(s) as shown hereon (shaded areas) and edge of water (swamp) at rear of property along Beaverdam Creek taken from a Wetland Sketch Map provided by Soil & Environmental Consultants, PA dated 12/21/2022 with Project No. 15480 W1 and have not been field located by this office. Wetland flag(s) as shown hereon labeled "OF" (old flag) were field located by this office but were not readable at time of survey so Newcomb Land Surveyors, PLLC does not warrant the connectivity or relation to shaded wetland areas by others mentioned above. All riparian buffers shown hereon measured from existing top of bank / sill line(s) or high water marks of features. No drainage areas were calculated in the preparation of this survey for existing Wake County Water Supply Watershed Buffers or easements. Site lies within the Little River Critical Watershed.
- Field survey(s) performed June 3 thru July 17, 2024.
- Surveyor has made no investigation or independent search for easements of record, rights of way, encumbrances, restrictive covenants, ownership title evidence or any other facts that an accurate and current title search may disclose and may or may not be depicted hereon.
- The locations of underground utilities as shown hereon (if any) are based on aboveground structures & aboveground visual evidence only. Locations of underground utilities/structures may vary from location shown hereon and any easements associated therewith may not be shown on this survey. Additional buried utilities/structures may be encountered. No excavations were made during the progress of this survey to locate buried utilities/structures. No utility locate tickets nor a private locator were utilized in the preparation of this survey.
- Rear of subject property is located within a special flood hazard zone "AE" and "Floodway" per FEMA Flood Insurance Rate Map (FIRM) #3720271600L, effective date July 19, 2022.
- The State Plane Coordinates for this project were produced with RTK GPS observations and processed using the North Carolina VRS network. The network positional accuracy of the derived positional information is ±0.07'.

HORIZONTAL DATUM = NAD 83 / 2011
 VERTICAL DATUM = NAVD 88

POSITIONAL ACCURACY CERTIFICATION:

I, Justin L. Luther, certify that this map was drawn under my supervision from an actual GPS survey made under my supervision and the following information was used to perform the survey:

- Class of survey: Urban Land Class (A)
- Positional accuracy: 0.07'
- Type of GPS field procedure: Real-time Kinematic network
- Date(s) of survey: June 18, 2024
- Datum / Epoch: NAD 83 (NSRS 2011)
- Published / Fixed-control used: NC Real-time Kinematic network
- Geoid model: Geoid18B
- Combined grid factor(s): 0.99991793
- Units: U.S. Survey Feet

LEGEND and NOMENCLATURE

SYMBOLS	LINE TYPES
○	Ex. iron pipe/rod or nail
□	Ex. concrete monument
—	New iron pipe
—	Calculated point
—	Cable pedestal
—	Telephone pedestal
—	Electric pedestal
—	Septic tank lids
—	Water spigot (irrigation)
—	Propane tank
—	Water meter
—	Fire hydrant
—	Valve (water or gas)
—	Sanitary sewer manhole
—	Sanitary sewer cleanout
—	Storm curb inlet
—	Drainage inlet (w/ grate)
—	Electric manhole
—	Utility pole
—	Lamp post
—	Signal post
—	Sign post
—	X
—	OU
—	W
—	SS
—	SD
—	DB
—	PB or BM
—	PL
—	PG
—	S.F.
—	AC
—	R/W
—	EX
—	CL
—	G
—	S
—	P
—	O
—	H
—	B
—	C
—	D
—	AG
—	BG

THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET

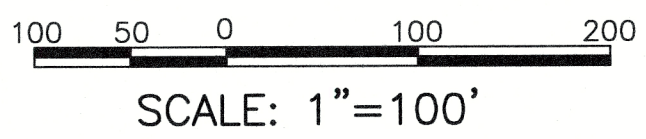
I, Justin L. Luther, certify that this plot was drawn under my supervision from an actual survey made under my supervision from references as noted on said plot; that the boundaries not surveyed are clearly indicated as drawn from information as indicated under references; that the ratio of precision or positional accuracy as calculated is greater than 1:10,000; that this plot was prepared in accordance with NCGS 47-30 as amended.



Witness my original signature, license number and seal this 18th day of July, 2024.

Professional Land Surveyor No. 5107

BOUNDARY & TOPOGRAPHIC SURVEY
PROPERTIES OF
THOMAS C. & JILL D. HENDRICKSON
 LITTLE RIVER TOWNSHIP WAKE COUNTY NORTH CAROLINA



LEGEND

Legend table listing various symbols for utility lines, structures, and terrain features such as 'LOC LIMITS OF CONSTRUCTION', 'EXISTING CONCRETE', 'PROPOSED WATER PIPE', etc.

DEMOLITION NOTES:

- 1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL LOCAL AND STATE PERMITS REQUIRED FOR DEMOLITION WORK.
2. THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER / DEVELOPER AND/OR ENGINEER FOR ANY AND ALL INJURIES AND/OR DAMAGES TO PERSONNEL, EQUIPMENT, AND/OR EXISTING FACILITIES IN THE DEMOLITION AND CONSTRUCTION DESCRIBED IN THE PLANS AND SPECIFICATIONS.

PRELIMINARY PLAT NOTES:

- 1. ALL DIMENSIONS ARE TO EDGE OF PAVEMENT, EDGE OF SIDEWALK, FACE OF CURB, CENTERLINE OF COLUMN AND FACE OF BUILDING WALL, UNLESS OTHERWISE NOTED.
2. ALL RADII TO BE 3'-0" BOC UNLESS OTHERWISE NOTED.

GRADING NOTES:

- 1. ALL SITE WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PLANS PREPARED BY PABST DESIGN GROUP, PA, THE CURRENT REQUIREMENTS OF MOORE COUNTY, THE APPLICABLE SECTIONS OF THE NCDOT STANDARD SPECIFICATIONS FOR ROADWAY CONSTRUCTION, AND ALL OTHER PERTINENT FEDERAL AND STATE LAWS.

- 10. ALL OPEN STORM DRAIN PIPES SHALL BE PROTECTED WITH STONE FILTER PROTECTION AFTER STOPPAGE OF WORK EACH DAY.
11. CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE GENERAL NPDES PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.

RETAINING WALL NOTES:

- 1. RETAINING WALL ALIGNMENTS SHOWN ON THESE PLANS DEPICT THE LOCATION OF THE FRONT FACE OF THE RETAINING WALL AT THE BOTTOM OF THE WALL. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING RETAINING WALLS ARE NOT LOCATED IN ANY STREAM BUFFERS, AND THEIR CONSTRUCTION DOES NOT ENCRoACH INTO ANY ADJACENT PROPERTIES DUE TO ANY BATTER INCORPORATED IN THE DESIGN OF THE WALLS.

STORM DRAINAGE NOTES:

- 1. ALL STORM DRAINAGE PIPES SHOWN ARE TO BE CLASS III REINFORCED CONCRETE PIPE (RCP) UNLESS OTHERWISE NOTED.
2. ALL STORM DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST TOWN OF ZEBULON, AND NCDOT STANDARDS AND SPECIFICATIONS.

GENERAL UTILITY NOTES:

- 1. ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE PLANS PREPARED BY PABST DESIGN GROUP, PA, THE CURRENT REQUIREMENTS OF THE TOWN OF ZEBULON, THE CURRENT REQUIREMENTS OF CITY OF RALEIGH, THE APPLICABLE SECTIONS OF THE NCDOT STANDARD SPECIFICATIONS FOR ROADWAY CONSTRUCTION AND ALL OTHER PERTINENT FEDERAL AND STATE LAWS.

- 12. EXISTING UTILITIES AND STRUCTURES SHOWN, BOTH UNDERGROUND AND ABOVE GROUND, ARE BASED ON FIELD SURVEY AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY FIELD CONDITIONS PRIOR TO BEGINNING RELATED CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE OWNERS' / DEVELOPER'S REPRESENTATIVE IMMEDIATELY.

WATER AND SEWER STANDARD NOTES:

- 1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH TOWN OF ZEBULON DESIGN STANDARDS, DETAILS, AND SPECIFICATIONS.
2. UTILITY SEPARATION REQUIREMENTS:
2.1. A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER AND ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER.

GENERAL PLANTING NOTES:

- 1. ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES AND SHALL MEET ALL STANDARDS AS STATED IN THE LATEST EDITION OF 'AMERICAN STANDARD FOR NURSERY STOCK'.
2. PLANT LIST QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE EVENT OF QUANTITY DISCREPANCIES, THE DRAWINGS SHALL TAKE PRECEDENCE.

PABST DESIGN GROUP, PA Engineering & Consulting logo and contact information.

PROJECT INFORMATION table including owner name, project name, and dates.

OLD BUNN ROAD SUBDIVISION MASTER PLAN LEGENDS & NOTES title block.

Professional Engineer seal for Scott W. Bennett, State of North Carolina.

Revision table with columns for No., Date, and Revision.

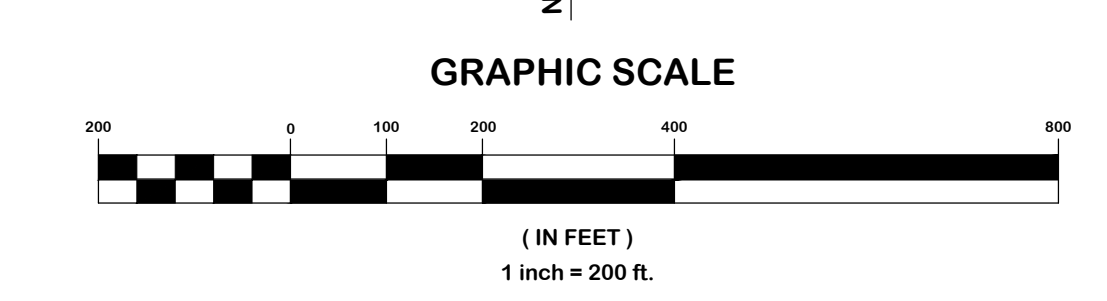
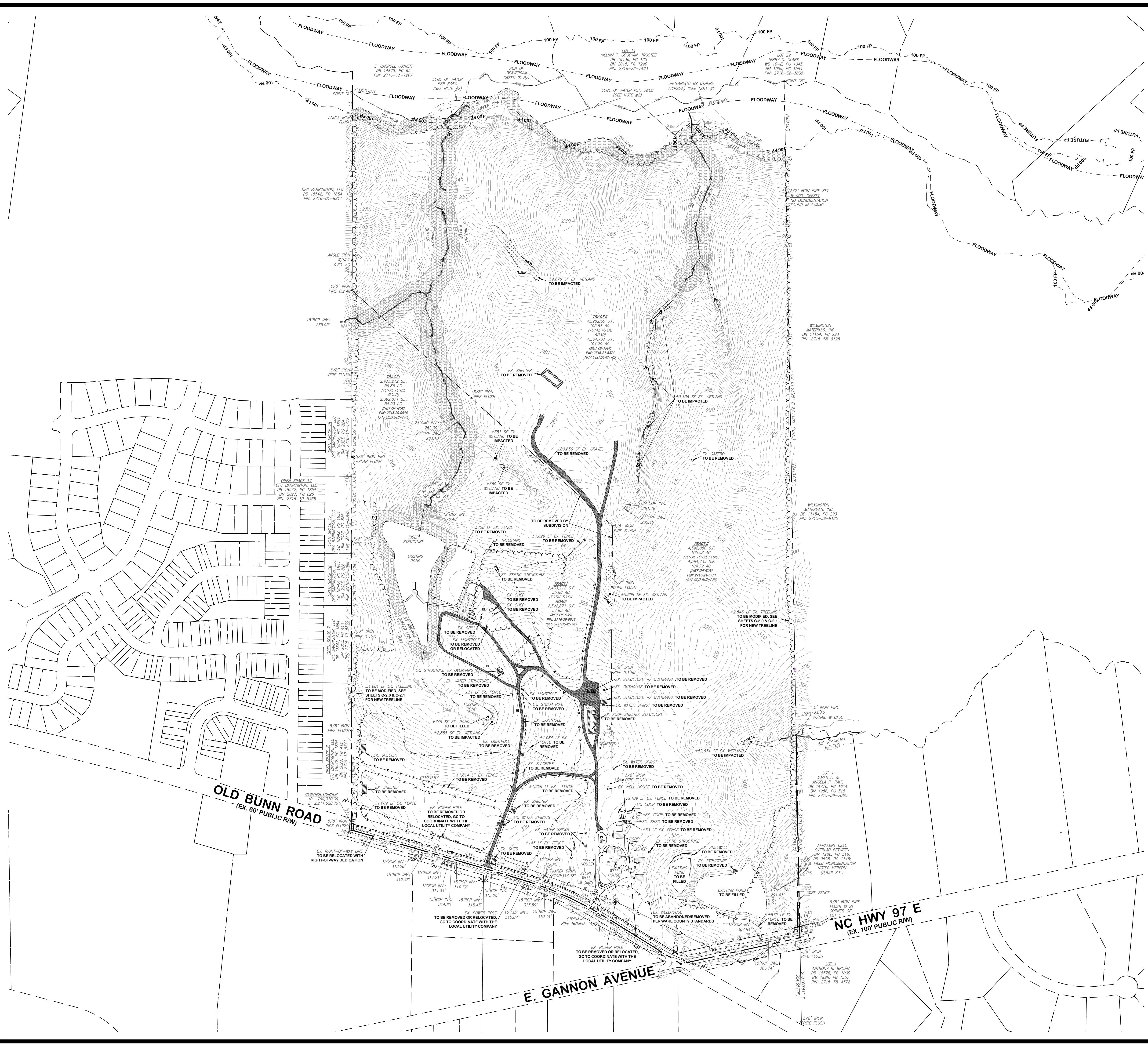
FOR REVIEW ONLY NOT FOR CONSTRUCTION C-0.1

PROJECT NUMBER 673-23

DRAWING SHEET C-0.1 PROJECT NUMBER 673-23

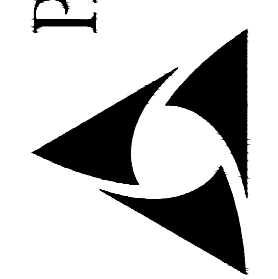
NOTE(S): ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL TOWN OF ZEBULON, NCDOT, NCDEQ, & MUTCD STANDARDS AND SPECIFICATIONS.

C:\Public\10-Projects\600-699\673-23_Bennett_Bunn_Plantation_Subdivision_(Eastwood_Homes)_50-Drawing\54-Design\673-23-C-1.0.dwg Dec. 02, 2024 - 1:30pm By:tkk/knz



**FOR REVIEW ONLY
NOT FOR CONSTRUCTION**

PAST DESIGN GROUP, PA
Engineering | Consulting
107 Fayetteville Street, Suite 200, Raleigh, North Carolina 27601
Phone: 919 846 4399 | Fax: 919 846 0951 | NC LICENSE NUMBER: C-3311

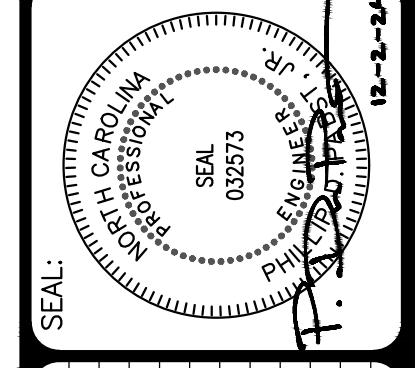


PREPARED FOR:
EASTWOOD HOMES, INC.
7101 BREEDMOOR ROAD, SUITE 115
RALEIGH, NORTH CAROLINA 27613

DATE: 8.7.2023
PROJECT ENGINEER:
PJP
PROJECT CADD DESIGNER:
PJP
PROJECT SURVEYOR:
PJP

UNSWORN LAND SURVEYORS, LLC

OLD BUNN ROAD SUBDIVISION
ZEELULOV, WAKE COUNTY, NORTH CAROLINA
MASTER PLAN
EXISTING CONDITIONS & DEMOLITION PLAN



NO.	REVISION	DATE

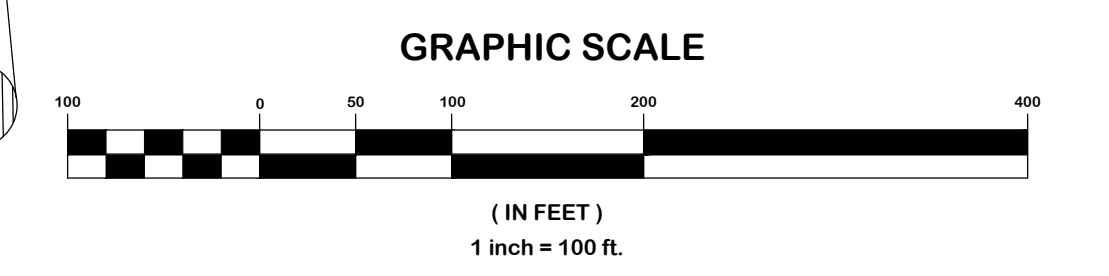
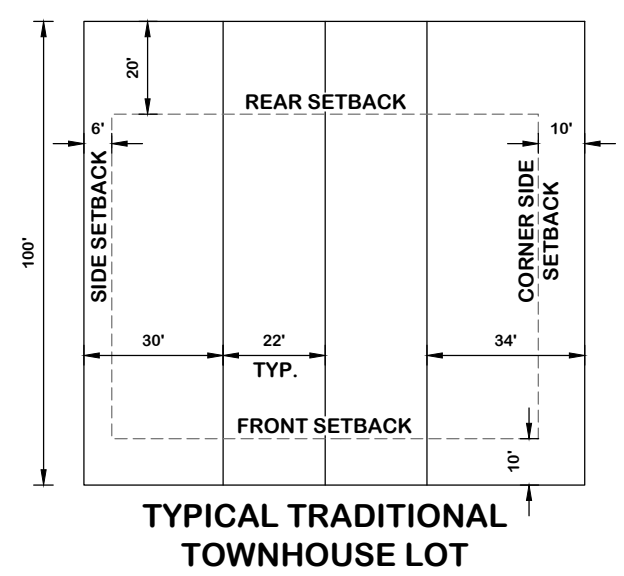
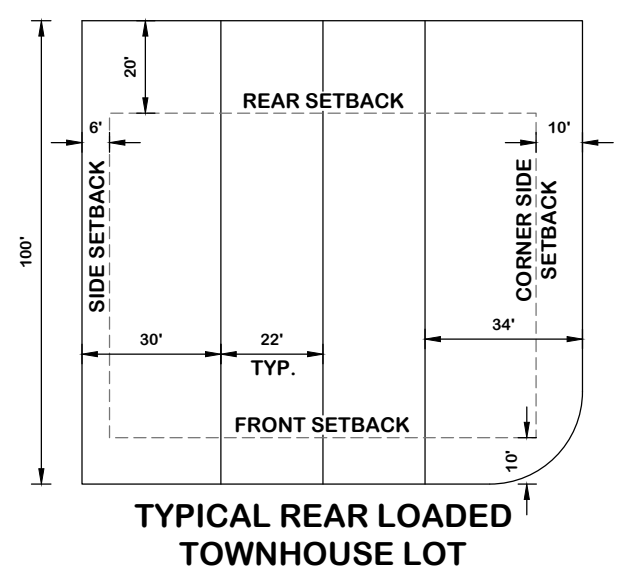
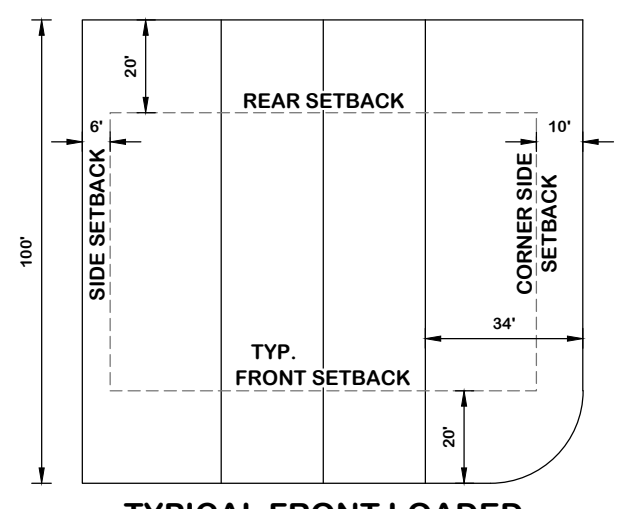
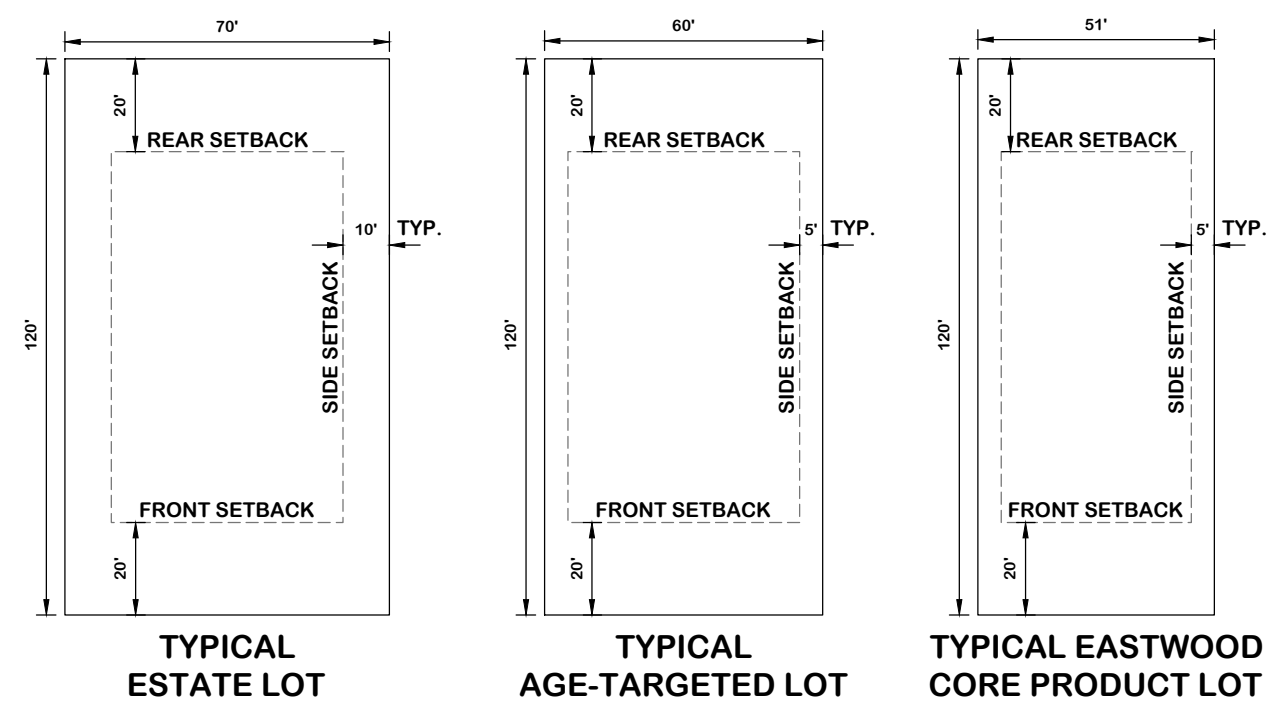
DRAWING SHEET
C-1.0
PROJECT NUMBER
673-23



KEY ITEM	DESCRIPTION	WIDTH
(P2)	PAINT	
	WHITE STOPBAR	24"

SIGNS

RT-1 MUTCD "STOP" R-1-1 CONVENTIONAL ROAD: SINGLE LANE: 30" X 30" MULTI-LANE: 36" X 36"

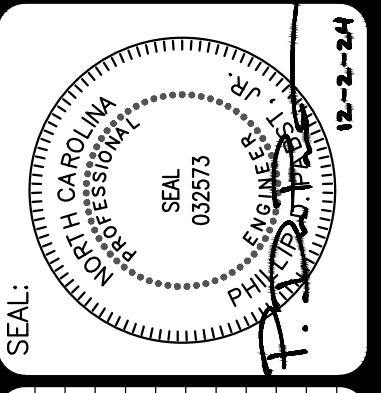


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NOT FOR CONSTRUCTION

PAST DESIGN GROUP, PA
Engineering | Consulting
107 Fayetteville Street, Suite 200, Raleigh, North Carolina 27601
Phone: 919 846 4399 | Fax: 919 846 4395 | NC LICENSE NUMBER: C-3011

PREPARED FOR: EASTWOOD HOMES, INC. 7101 BREEDMOOR ROAD, SUITE 115 RALEIGH, NORTH CAROLINA 27613
DATE: 8.7.2023
PROJECT ENGINEER: PJP
PROJECT CAD DESIGNER: PJP
PROJECT SURVEYOR: PJP
SURVEYING LAND SURVEYORS, LLC

OLD BUNN ROAD SUBDIVISION
ZEBULON, WAKE COUNTY, NORTH CAROLINA
MASTER PLAN
SITE LAYOUT PLAN

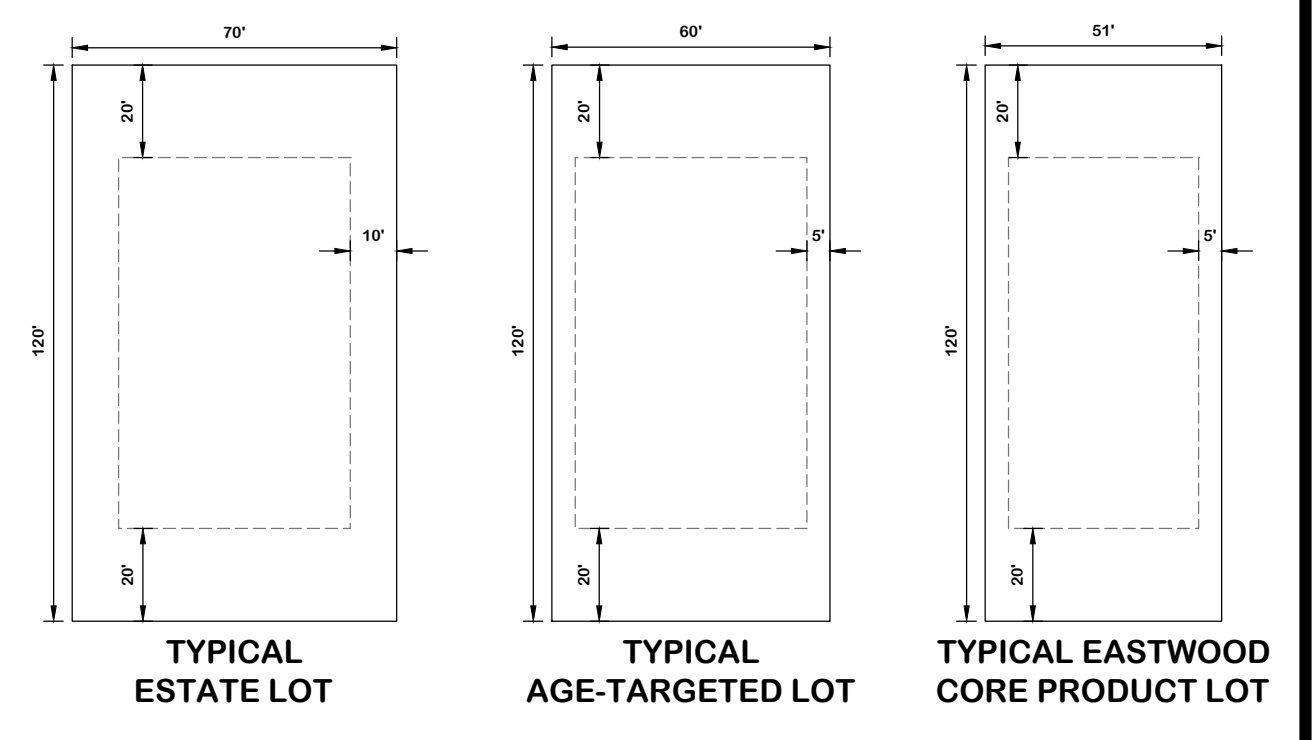
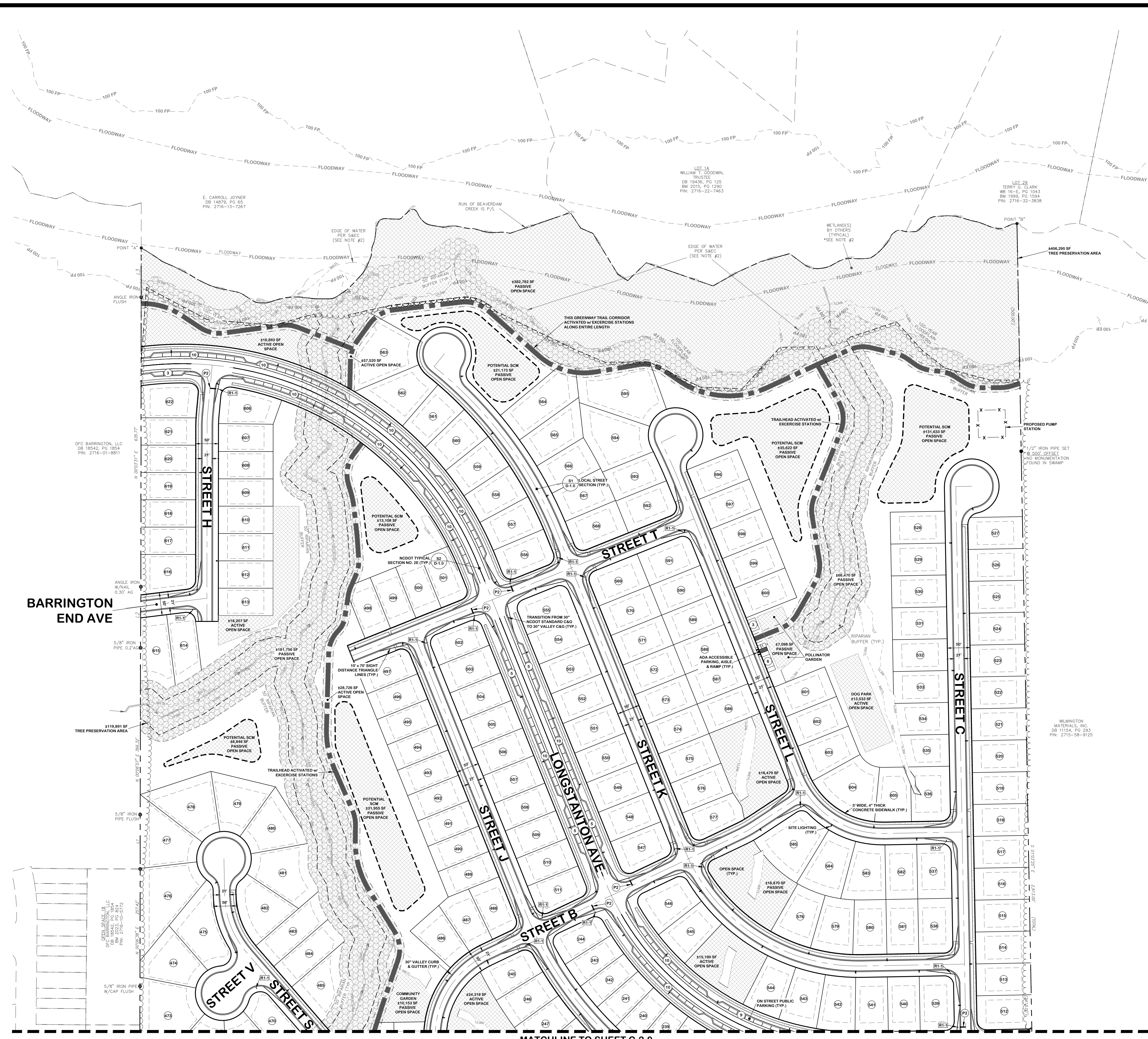


NO.	REVISION

DRAWING SHEET
C-2.0
PROJECT NUMBER
673-23

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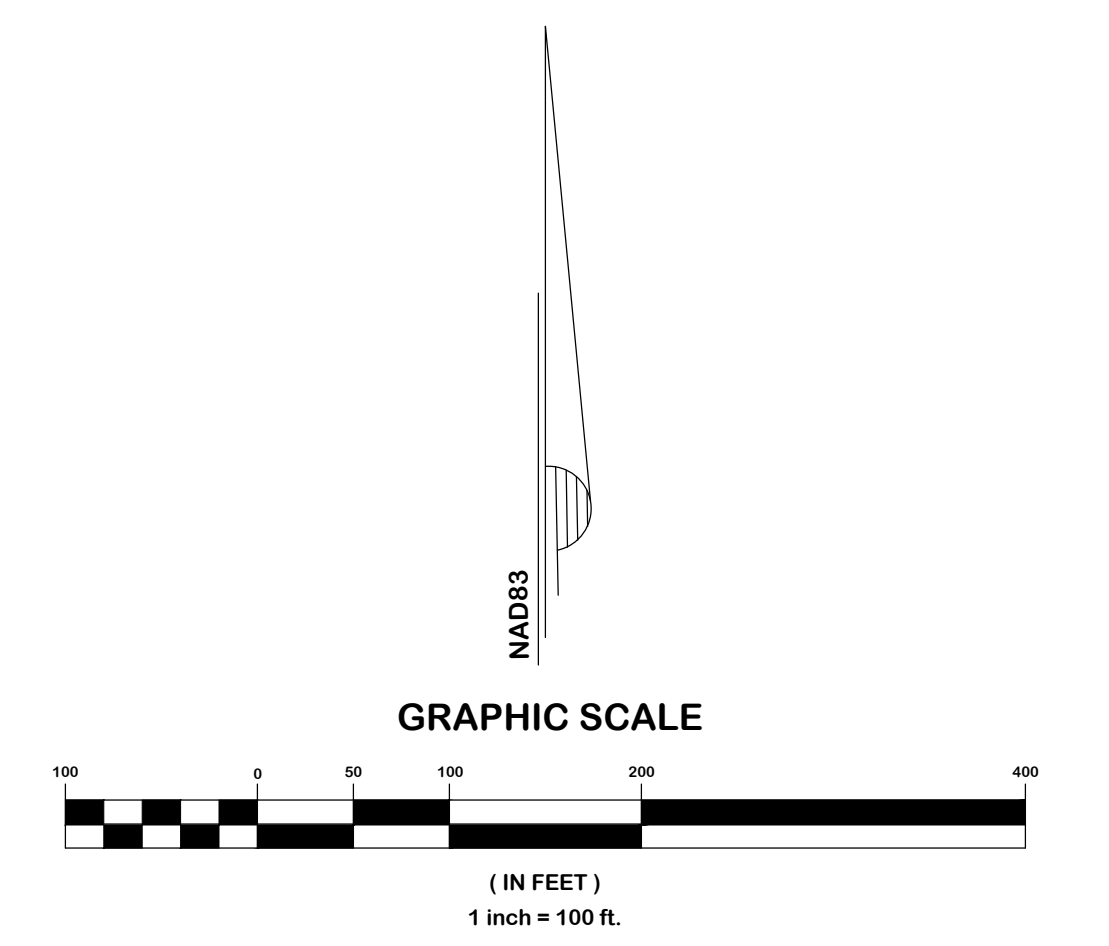
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KEY ITEM	DESCRIPTION	WIDTH
(P2) PAINT	WHITE STOPBAR	24"

SIGNS

(R1-1) MUTCD "STOP" R1-1
 CONVENTIONAL ROAD:
 SINGLE LANE: 30" X 30"
 MULTI-LANE: 36" X 36"



FOR REVIEW ONLY
NOT FOR CONSTRUCTION

PREPARED FOR:

EASTWOOD HOMES, INC.
 7101 BREEDMOOR ROAD, SUITE 115
 RALEIGH, NORTH CAROLINA 27613

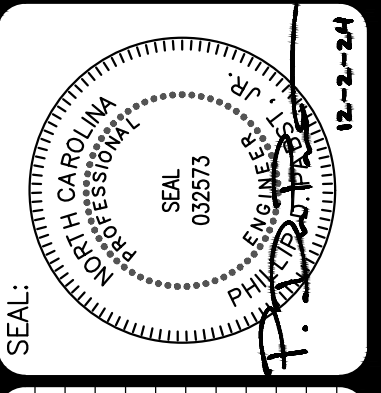
DATE: 8.7.2023

PROJECT ENGINEER:
 PJP

PROJECT CADD DESIGNER:
 PJP

PROJECT SURVEYOR:
 WILMINGTON LAND SURVEYORS, LLC

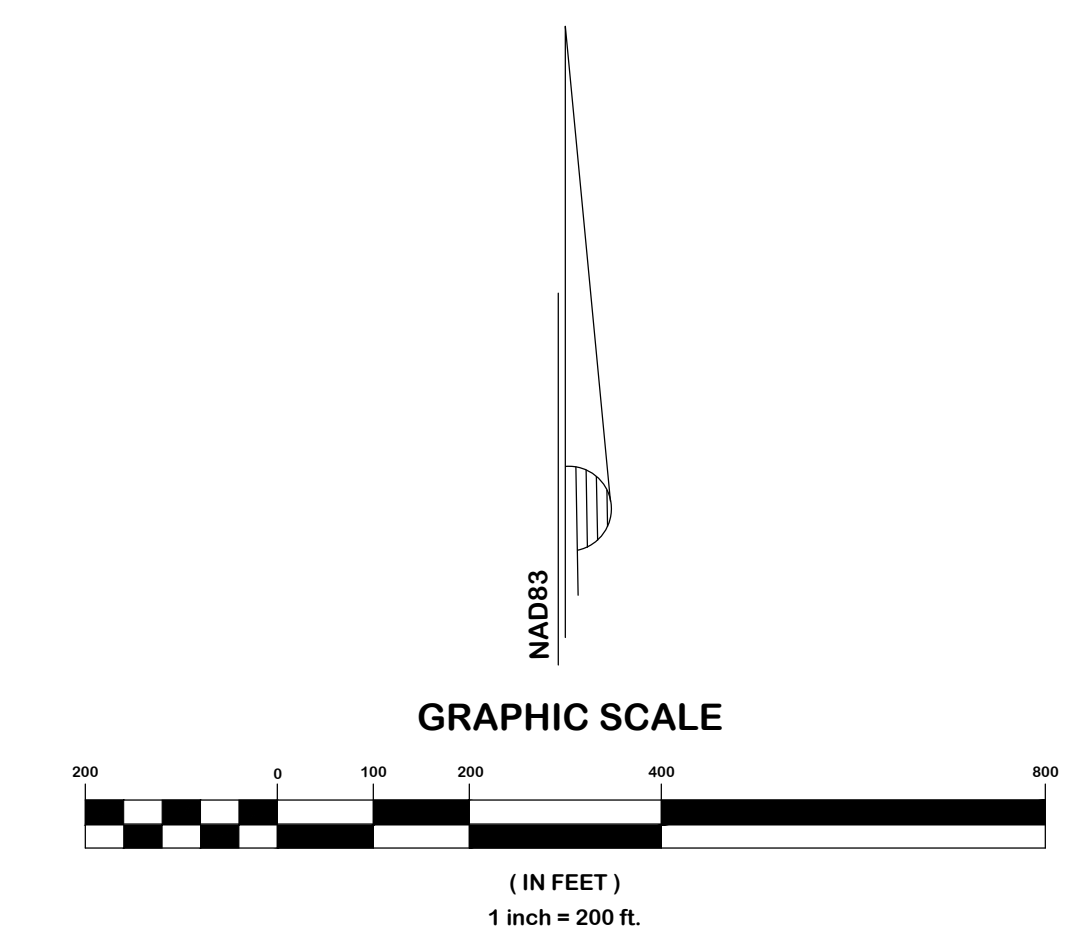
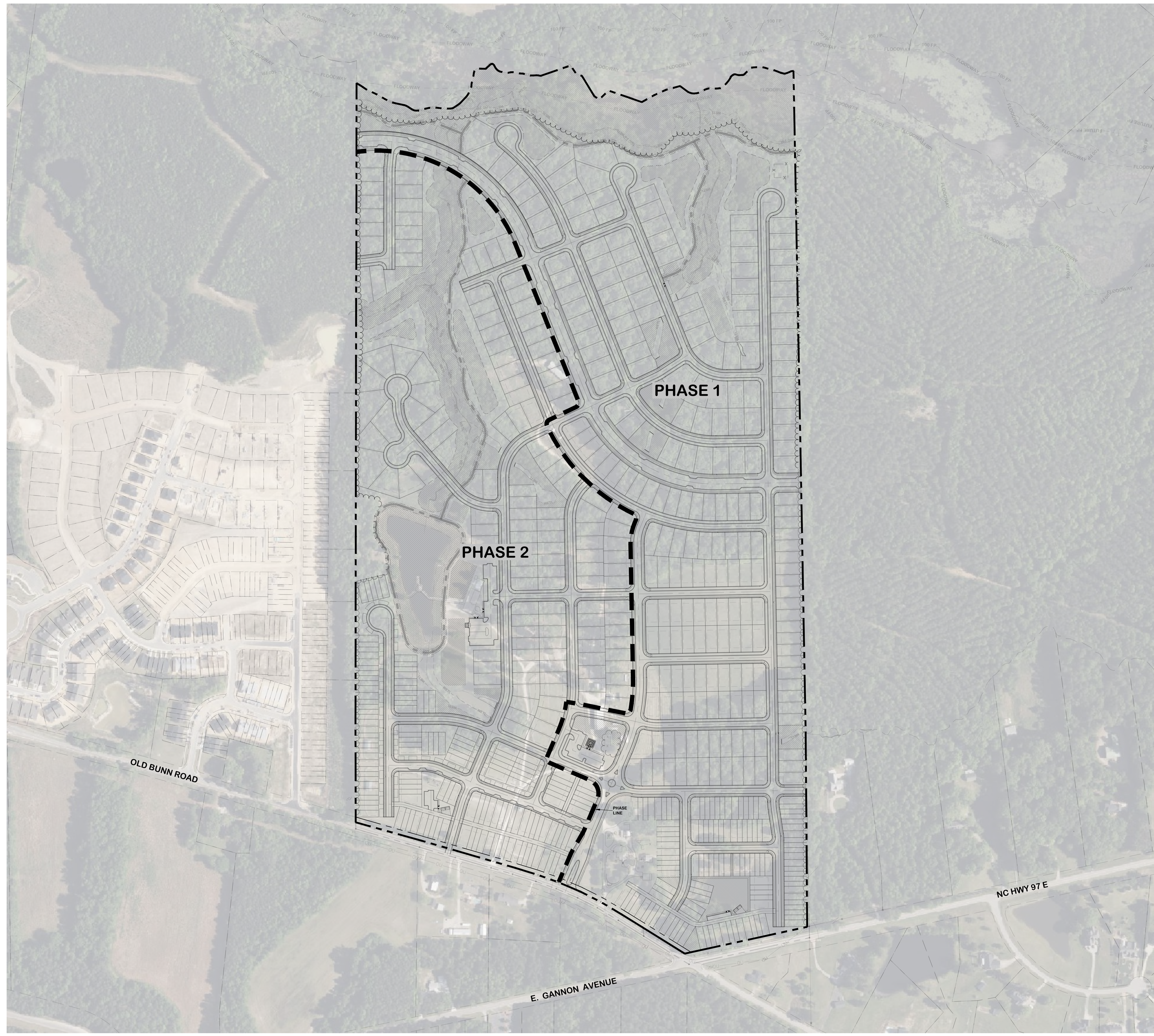
OLD BUNN ROAD SUBDIVISION
 ZEBULON, WAKE COUNTY, NORTH CAROLINA
MASTER PLAN
SITE LAYOUT PLAN



NO.	REVISION	DATE

DRAWING SHEET
C-2.1
 PROJECT NUMBER
673-23

F:\Public\10-Projects\600-699\673-23 Bennett Bunn Plantation Subdivision (Eastwood Homes)\50-Drawings\54-Design\673-23 C-2.dwg Dec 02, 2024 - 9:00am BY: jrb



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PAST DESIGN GROUP, PA
 Engineering | Consulting
 107 Fayetteville Street, Suite 200, Raleigh, North Carolina 27601
 Phone: 919 846 4399 | Fax: 919 846 4395 | NC LICENSE NUMBER: C-3311

PREPARED FOR:
 EASTWOOD HOMES, INC.
 7101 BREEDMOOR ROAD, SUITE 115
 RALEIGH, NORTH CAROLINA 27613

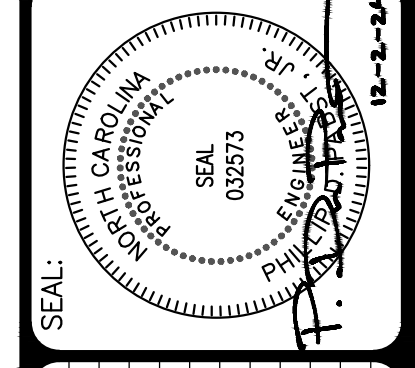
DATE: 8.7.2023

PROJECT ENGINEER:
 PJP

PROJECT CADD DESIGNER:
 PJP

PROJECT SURVEYOR:
 WESCOMB LAND SURVEYORS, LLC

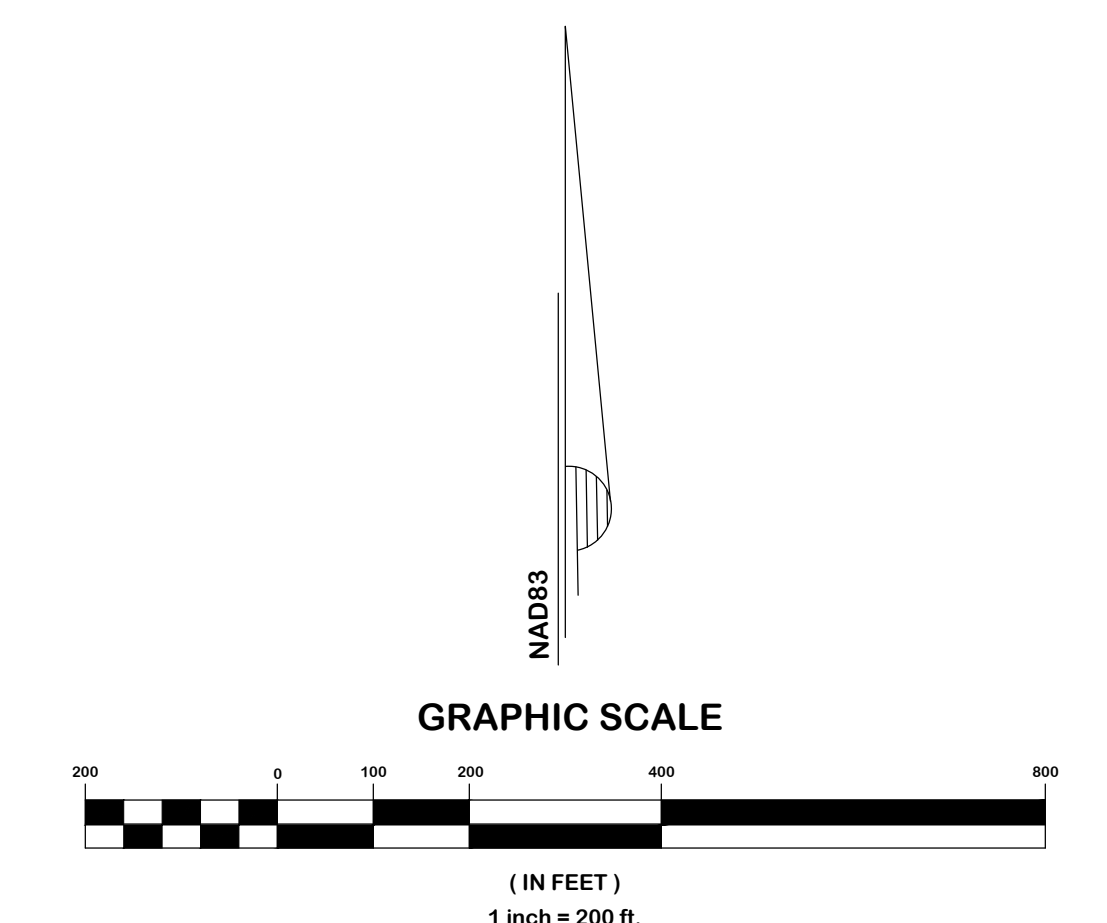
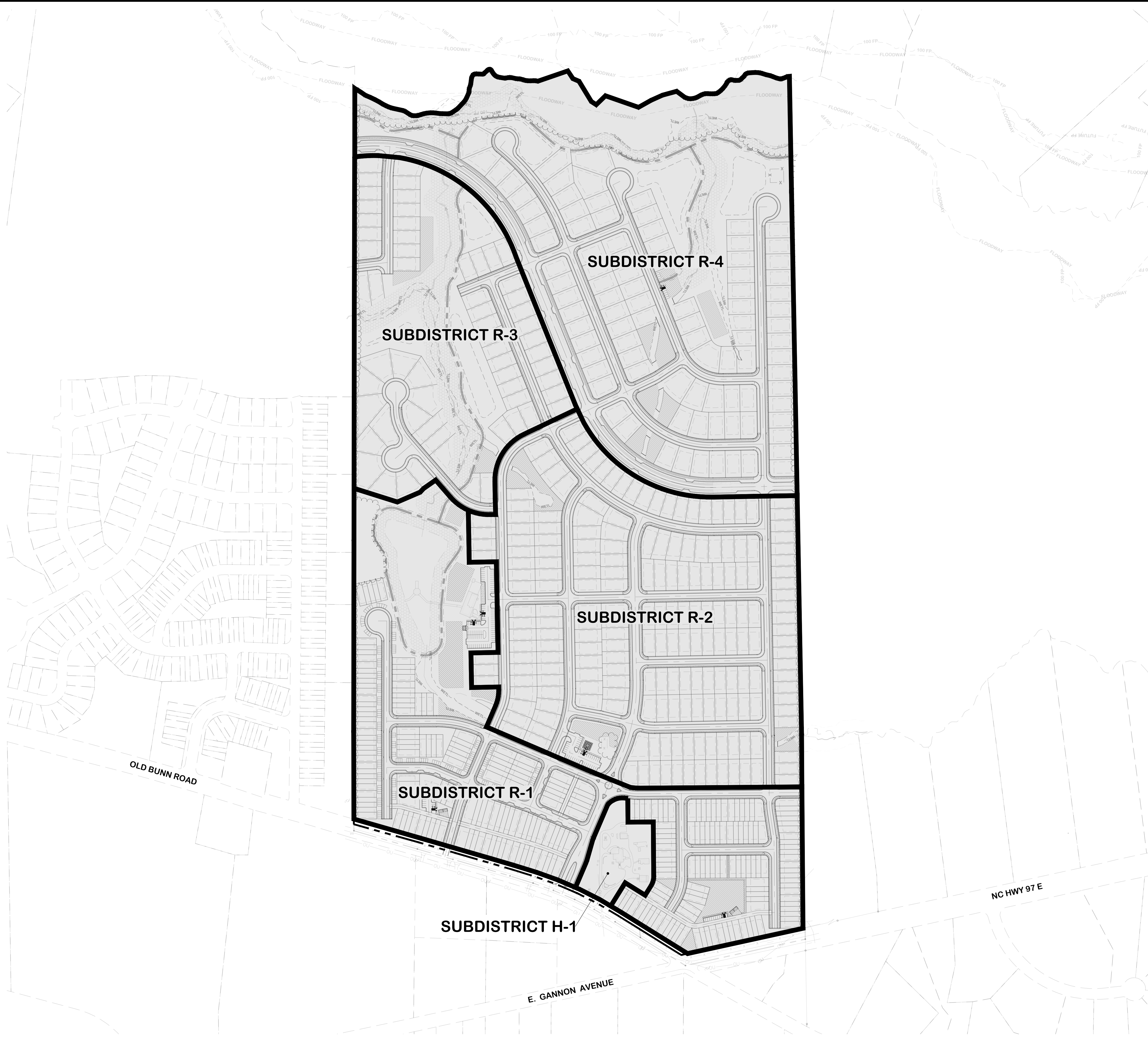
OLD BUNN ROAD SUBDIVISION
 ZEBULON, WAKE COUNTY, NORTH CAROLINA
**MASTER PLAN
 PHASING PLAN**



NO.	REVISION	DATE

DRAWING SHEET
C-2.2
 PROJECT NUMBER
673-23

F:\Public\10-Projects\600-699\673-23_Bennett_Bunn_Plantation_Subdivision_(Eastwood_Homes)\50-Drawings\54-Design\673-23_C-2.3.dwg Nov 26, 2024 - 10:03am BY: leeb



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PAST DESIGN GROUP, PA
Engineering | Consulting
 107 Fayetteville Street, Suite 200, Raleigh, North Carolina 27601
 Phone: 919 846 4399 | Fax: 919 846 9395 | NC LICENSE NUMBER: C-3311

PREPARED FOR:
 EASTWOOD HOMES, INC.
 7101 BREEDMOOR ROAD, SUITE 115
 RALEIGH, NORTH CAROLINA 27613

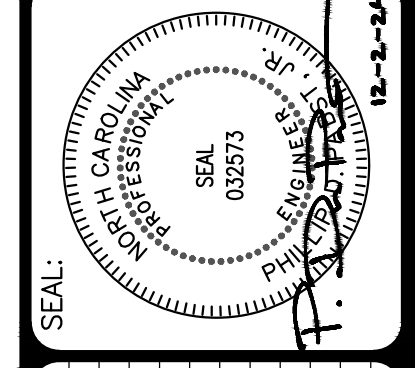
DATE: 8.7.2023

PROJECT ENGINEER:
 PJP

PROJECT CADD DESIGNER:
 PJP

PROJECT SURVEYOR:
 WISCONSIN LAND SURVEYORS, LLC

OLD BUNN ROAD SUBDIVISION
 ZEBULON, WAKE COUNTY, NORTH CAROLINA
MASTER PLAN
SUBDISTRICT PLAN



NO.	REVISION	DATE

DRAWING SHEET
C-2.3
 PROJECT NUMBER
673-23

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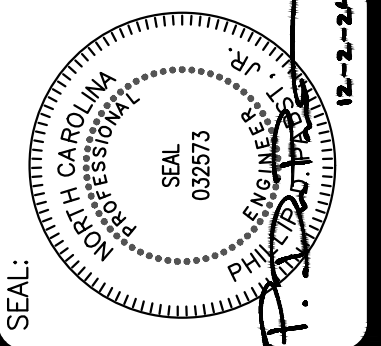
SIGNS		
	[R1-1] MUTCD "STOP" R1-1 CONVENTIONAL ROAD: SINGLE LANE: 30" X 30" MULTI-LANE: 36" X 36"	
KEY ITEM	DESCRIPTION	WIDTH
[P2] PAINT	WHITE STOP BAR	24"

PAST DESIGN GROUP, PA
Engineering | Consulting
 107 Fayetteville Street, Suite 200, Raleigh, North Carolina 27601
 Phone: 919 846 4399 | Fax: 919 846 9395 | NC LICENSE NUMBER: C-3311

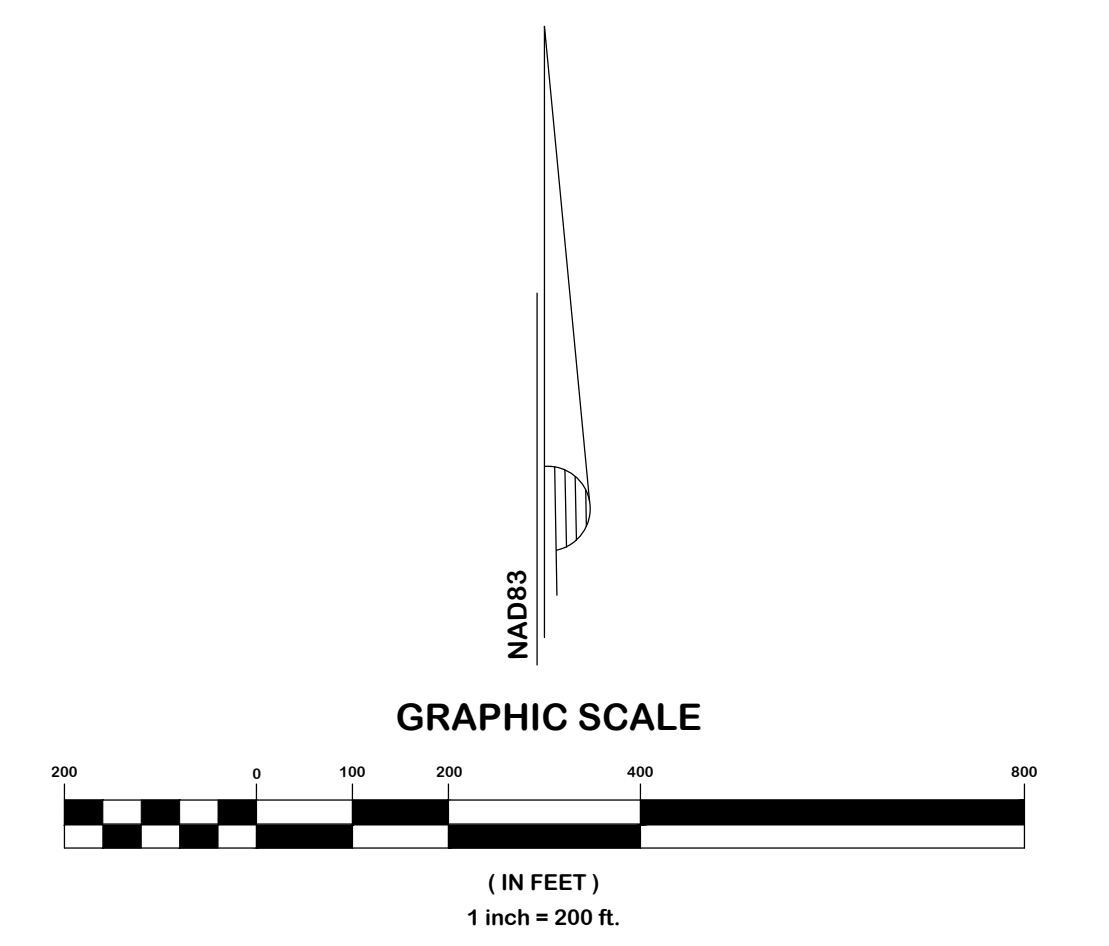
PREPARED FOR:
 EASTWOOD HOMES, INC.
 7101 BREEDMOOR ROAD, SUITE 115
 RALEIGH, NORTH CAROLINA 27613

DATE: 8.7.2023
 PROJECT ENGINEER:
 PJP
 PROJECT CADD DESIGNER:
 PJP
 PROJECT SURVEYOR:
 WISCONSIN LAND SURVEYORS, LLC

OLD BUNN ROAD SUBDIVISION
 ZEBULON, WAKE COUNTY, NORTH CAROLINA
MASTER PLAN
SIGNAGE PLAN



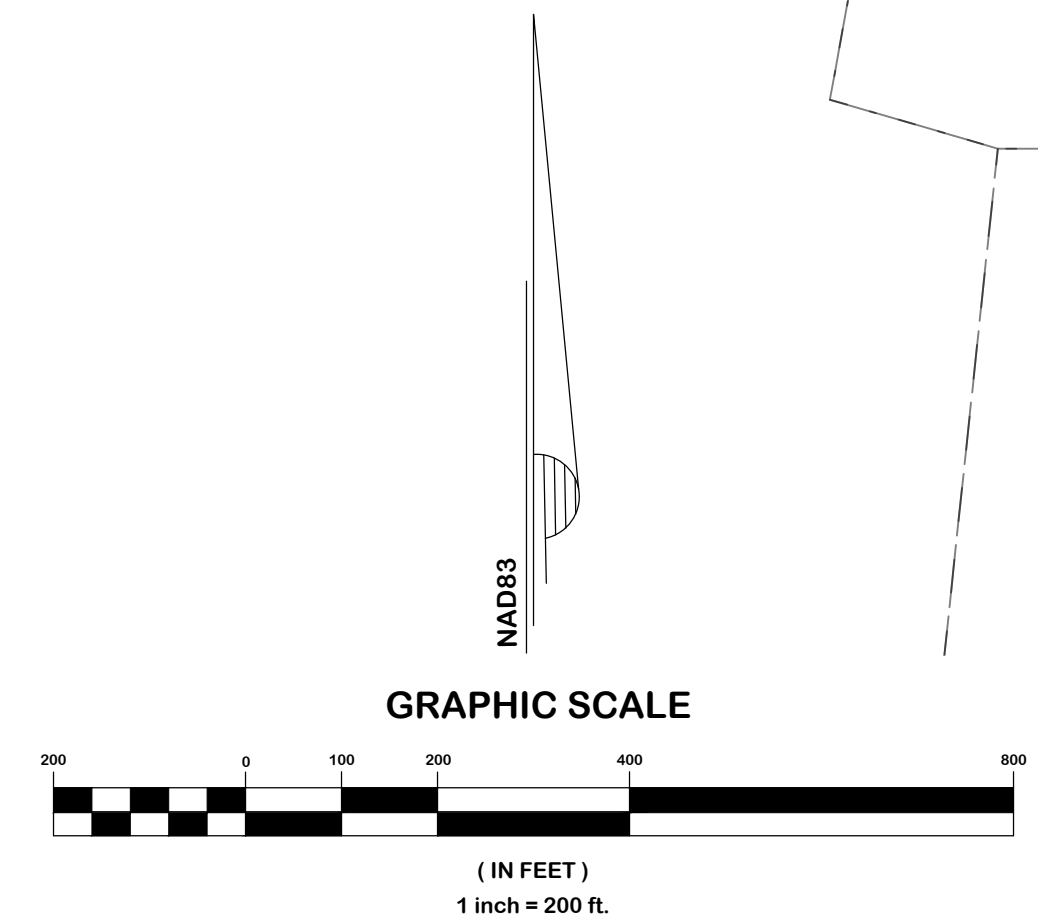
NO.	REVISION	DATE



FOR REVIEW ONLY
NOT FOR CONSTRUCTION

DRAWING SHEET
C-2.4
 PROJECT NUMBER
673-23

C:\Public\10-Projects\600-699\673-23_Bennett_Bunn_Plantation_Subdivision_(Eastwood_Homes)\50-Drawings\54-Design\673-23_C-2.5.dwg Nov 21, 2024 - 6:37am BY: lrb



Outdoor Lighting Mitchell LED Series

Light source: LED (white)
Lumens: 4,332 – 5,678 (fixture dependent)
Color temperature: 4,000K

Type V

Type III

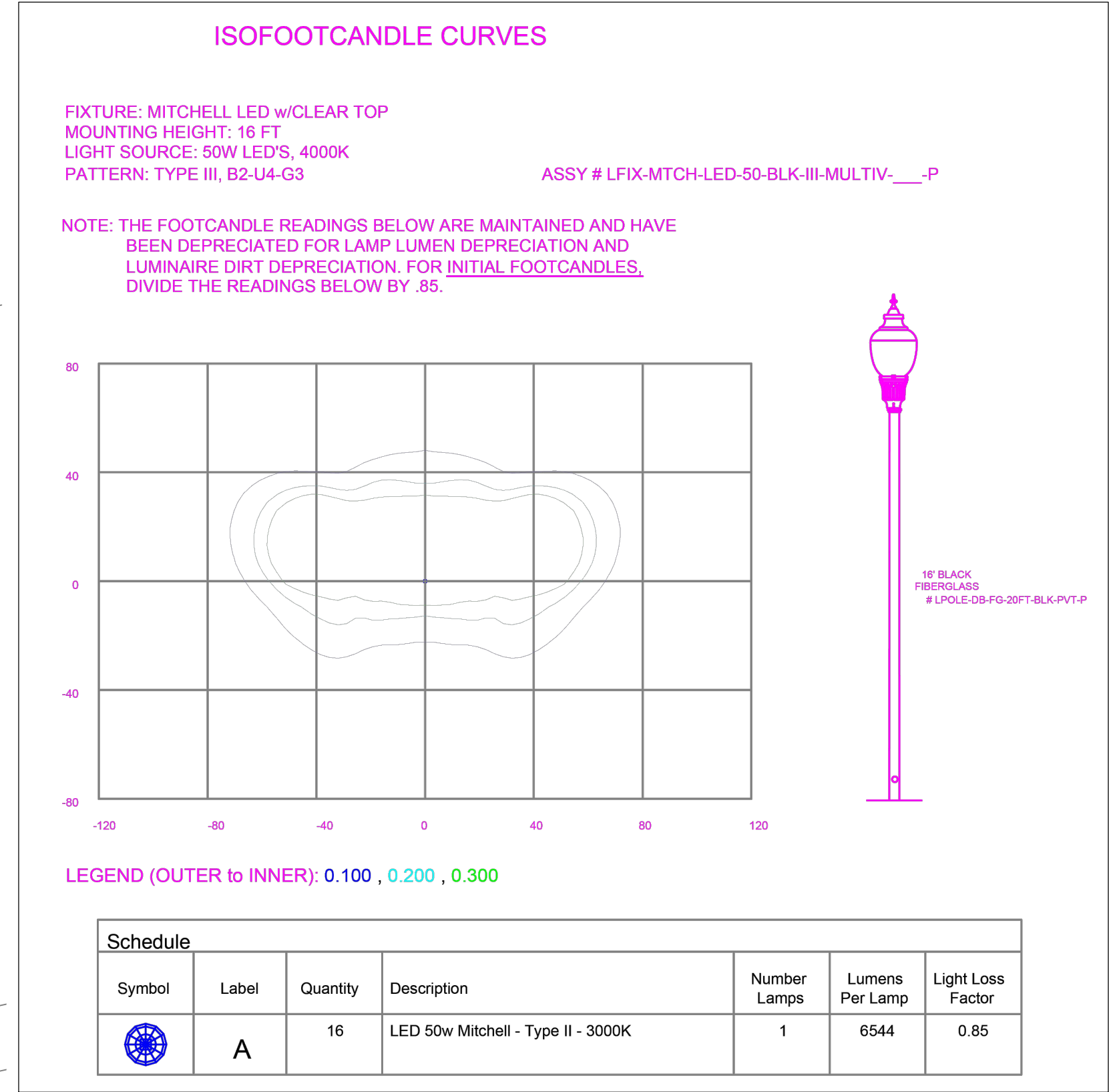
light distribution pattern

	Wattage	Light Pattern	IESNA Backlight – Uplight – Glare (BUG) Rating
Mitchell LED	50	IESNA Type V	B3-U4-G3
Mitchell Top Hat LED	50	IESNA Type V	B3-U3-G3
Mitchell Open LED	75	IESNA Type III	B1-U0-G1
Mitchell LED with Ribs, Bands and Medallions	50	IESNA Type V	B3-U4-G3
Mitchell Top Hat LED with Ribs, Bands and Medallions	50	IESNA Type V	B3-G3-U3

Poles available:

Name	Mounting height	Color
Smooth concrete	12', 16'	Black
Fiberglass	16'	Black
Style V	12', 16'	Black
Style VI	12'	Black
Style VII	13'	Black

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PAST DESIGN GROUP, PA
Engineering | Consulting
107 Fayetteville Street, Suite 200, Raleigh, North Carolina 27601
Phone: 919 846 4399 | Fax: 919 846 9395 | NC LICENSE NUMBER: C-3011

PREPARED FOR: EASTWOOD HOMES, INC. 7101 BREEDMOOR ROAD, SUITE 115 RALEIGH, NORTH CAROLINA 27613

DATE: 8.7.2023

PROJECT ENGINEER: PJP

PROJECT CADD DESIGNER: PJP

PROJECT SURVEYOR: VLS

OLD BUNN ROAD SUBDIVISION

ZEBULON, WAKE COUNTY, NORTH CAROLINA

MASTER PLAN LIGHTING PLAN

NO.:

REVISION:

DATE:

NO.:

REVISION:

DATE:

DRAWING SHEET

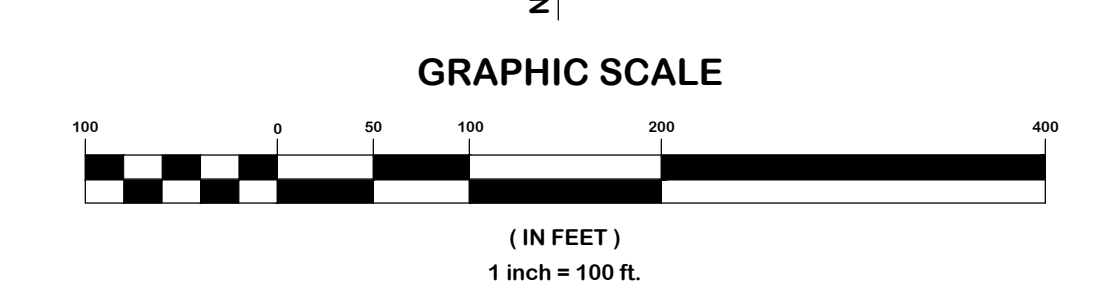
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PROJECT NUMBER

673-23

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MATCHLINE TO SHEET C-3.1

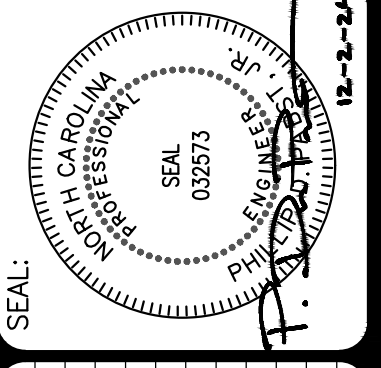


**FOR REVIEW ONLY
NOT FOR CONSTRUCTION**

PAST DESIGN GROUP, PA
 Engineering | Consulting
 107 Fayetteville Street, Suite 200, Raleigh, North Carolina 27601
 Phone: 919 846 4399 | Fax: 919 846 0395 | NC LICENSE NUMBER: C-3011

PREPARED FOR:
 EASTWOOD HOMES, INC.
 7101 BREEDMOOR ROAD, SUITE 115
 RALEIGH, NORTH CAROLINA 27613
 DATE: 8.7.2023
 PROJECT ENGINEER:
 PJP
 PROJECT CADD DESIGNER:
 PJP
 PROJECT SURVEYOR:
 PJP
 (NORTH CAROLINA SURVEYORS, LLC)

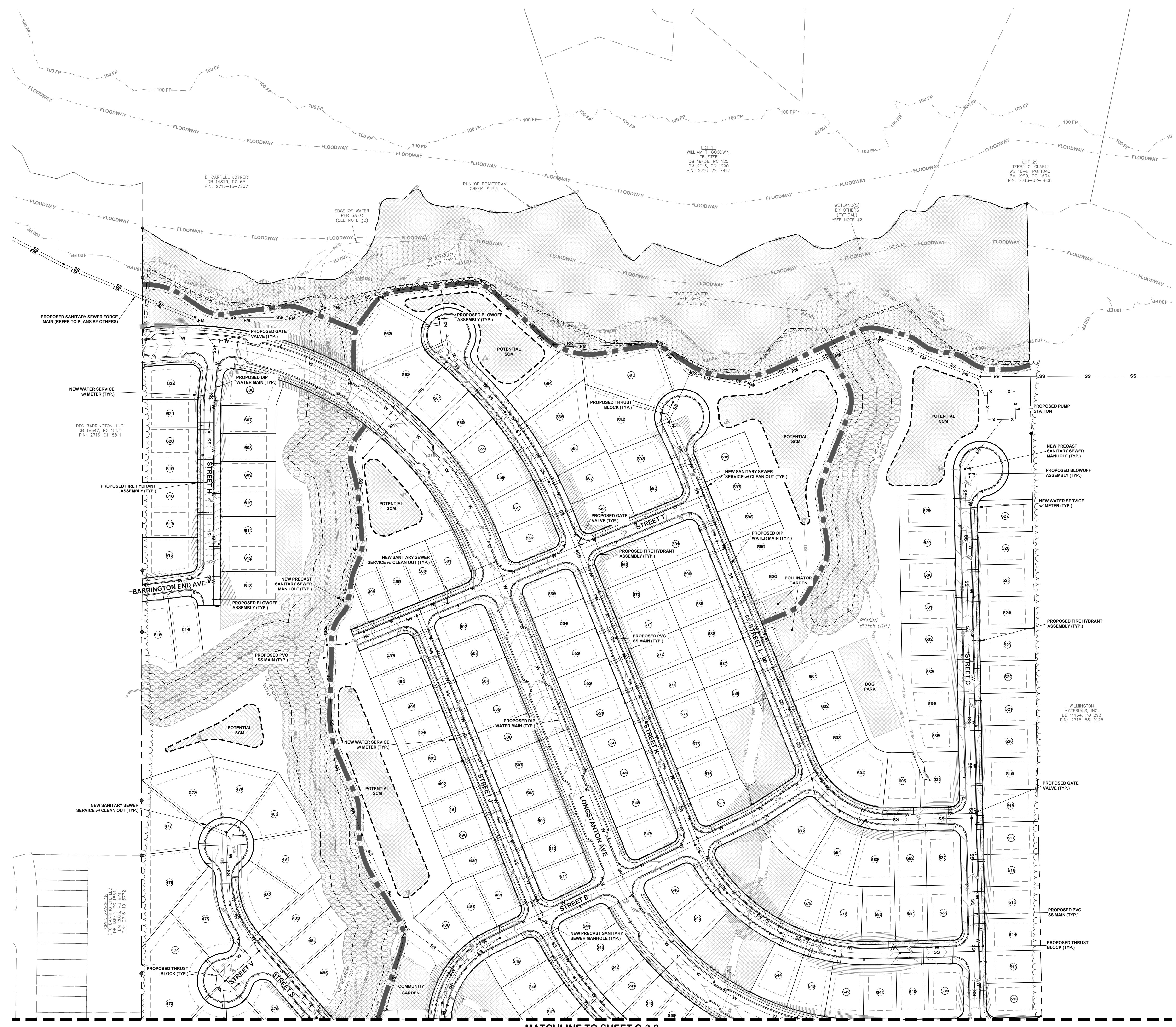
OLD BUNN ROAD SUBDIVISION
 ZEEULOW, WAKE COUNTY, NORTH CAROLINA
**MASTER PLAN
UTILITY PLAN**



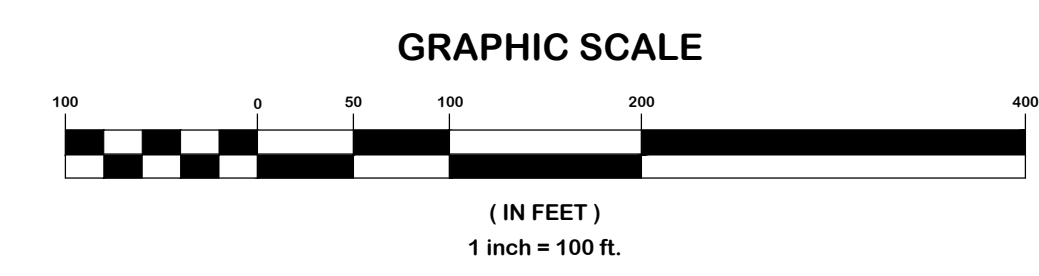
NO.	REVISION	DATE	SCALE

DRAWING SHEET
C-3.0
 PROJECT NUMBER
673-23

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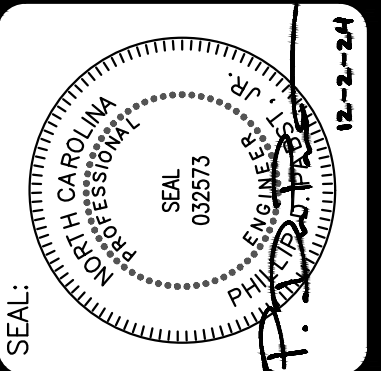


MATCHLINE TO SHEET C-3.0



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OLD BUNN ROAD SUBDIVISION
ZEBULON, WAKE COUNTY, NORTH CAROLINA
**MASTER PLAN
UTILITY PLAN**



NO.	REVISION	DATE	SCALE

DRAWING SHEET
C-3.1
PROJECT NUMBER
673-23

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MATCHLINE TO SHEET C-2.1

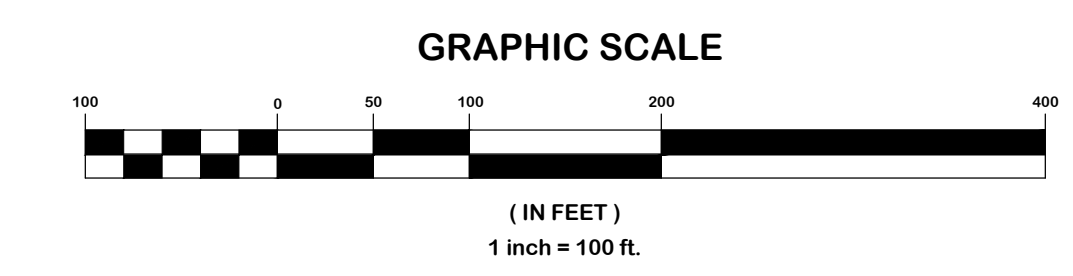


WILMINGTON MATERIALS, INC.
DB 11154, PG 293
PIN: 2715-58-9125

LOT 1
JAMES L. &
ANGELA P. PAUL
DB 14776, PG 1014
BM 1986, PG 315
PIN: 2715-39-7060

APPARENT DEED
OVERLAP BETWEEN
BM 1986, PG 318,
DB 8528, PG 1148,
& FIELD MONUMENTATION
NOTED HEREON
(3,936 S.F.)

LOT 1
ANTHONY R. BROWN
DB 18376, PG 1000
BM 1995, PG 1257
PIN: 2715-36-4372

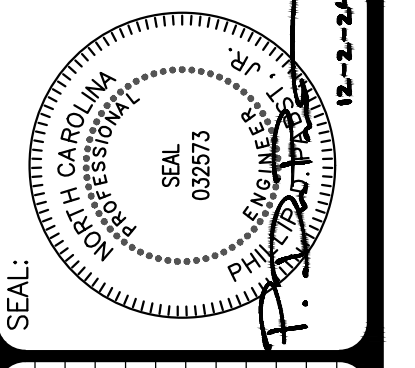


**FOR REVIEW ONLY
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PAST DESIGN GROUP, PA
Engineering | Consulting
107 Fayetteville Street, Suite 200, Raleigh, North Carolina 27601
Phone: 919 946 4399 | Fax: 919 946 4395 | NC LICENSE NUMBER: C-3311

PREPARED FOR:
EASTWOOD HOMES, INC.
7101 BREEDMOOR ROAD, SUITE 115
RALEIGH, NORTH CAROLINA 27613
DATE: 8.7.2023
PROJECT ENGINEER:
PJP
PROJECT CADD DESIGNER:
PJP
PROJECT SURVEYOR:
WETCOMB LAND SURVEYORS, LLC

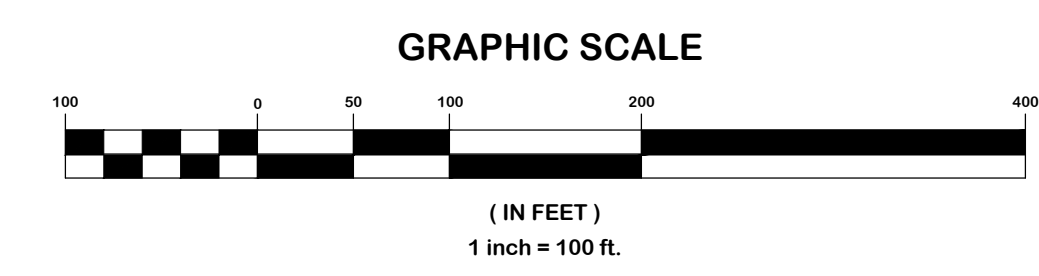
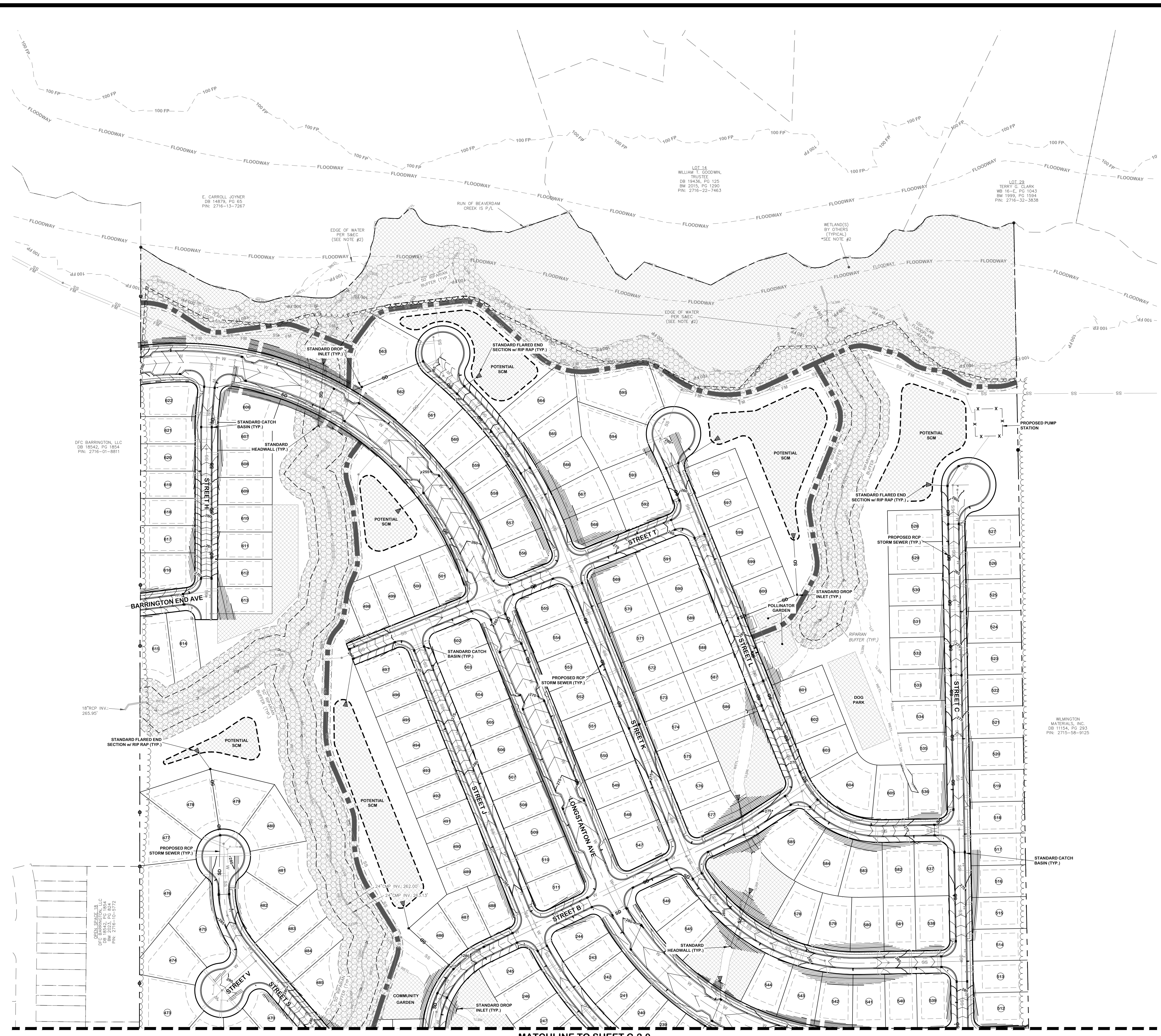
OLD BUNN ROAD SUBDIVISION
ZEBULON, WAKE COUNTY, NORTH CAROLINA
MASTER PLAN
GRADING & STORM DRAINAGE PLAN



NO.	REVISION	DATE	SCALE

DRAWING SHEET
C-4.0
PROJECT NUMBER
673-23

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MATCHLINE TO SHEET C-2.0

PAST DESIGN GROUP, PA
 Engineering | Consulting
 107 Fayetteville Street, Suite 200, Raleigh, North Carolina 27601
 Phone: 919 848 4399 | Fax: 919 848 8951 | NC LICENSE NUMBER: C-3311

PREPARED FOR:
 EASTWOOD HOMES, INC.
 7101 BREEMOR ROAD, SUITE 115
 RALEIGH, NORTH CAROLINA 27613

DATE: 8.7.2023

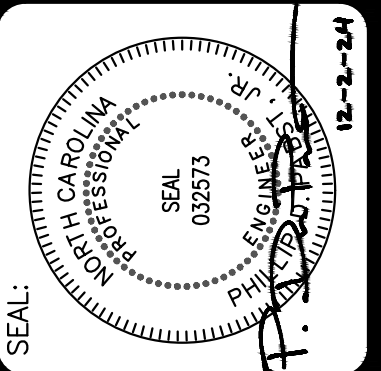
PROJECT ENGINEER:
 PJP

PROJECT CADD DESIGNER:
 PJP

PROJECT SURVEYOR:
 PJP

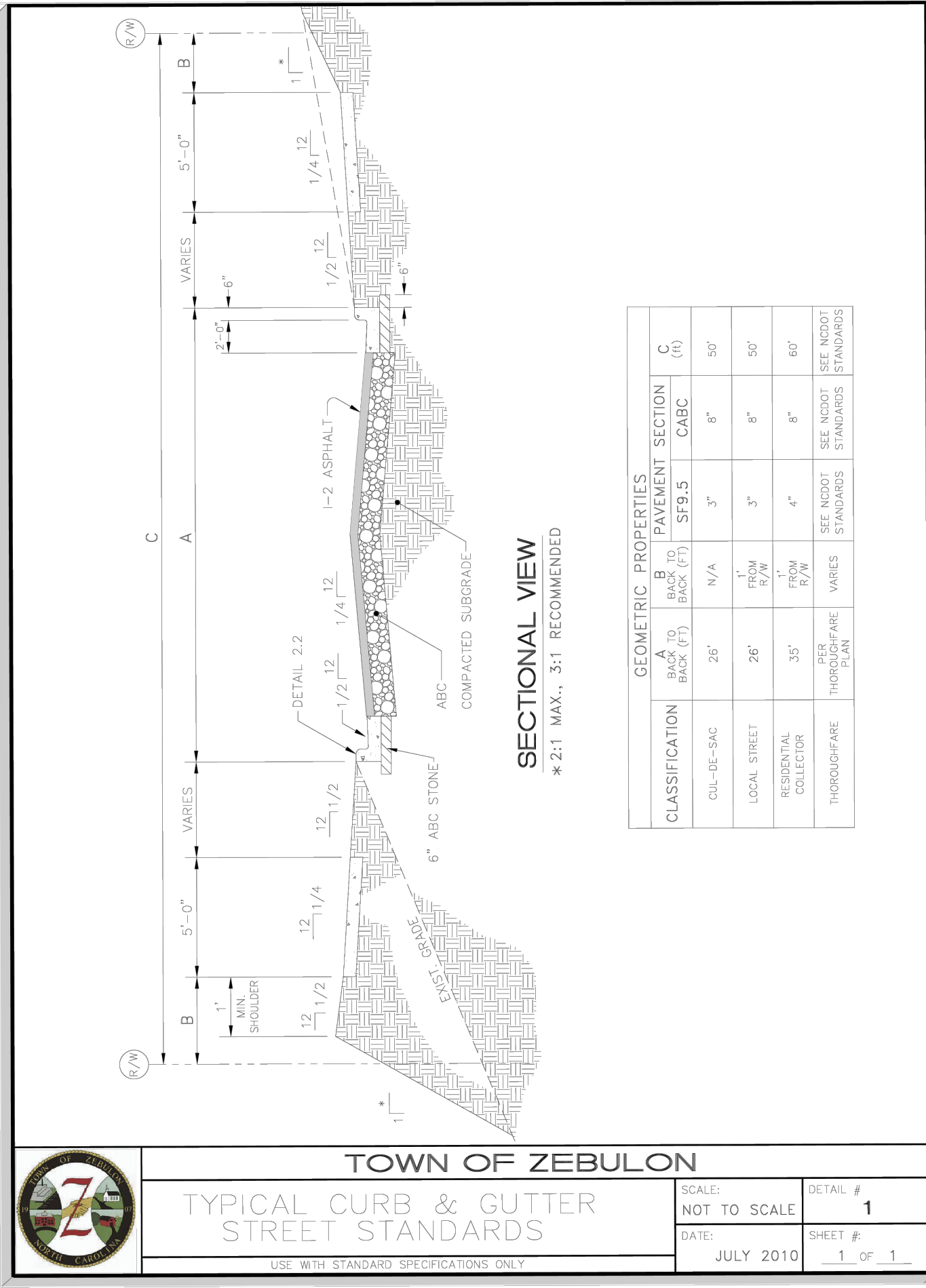
US/NC LAND SURVEYORS, LLC

OLD BUNN ROAD SUBDIVISION
 ZEBULON, WAKE COUNTY, NORTH CAROLINA
MASTER PLAN
GRADING & STORM DRAINAGE PLAN

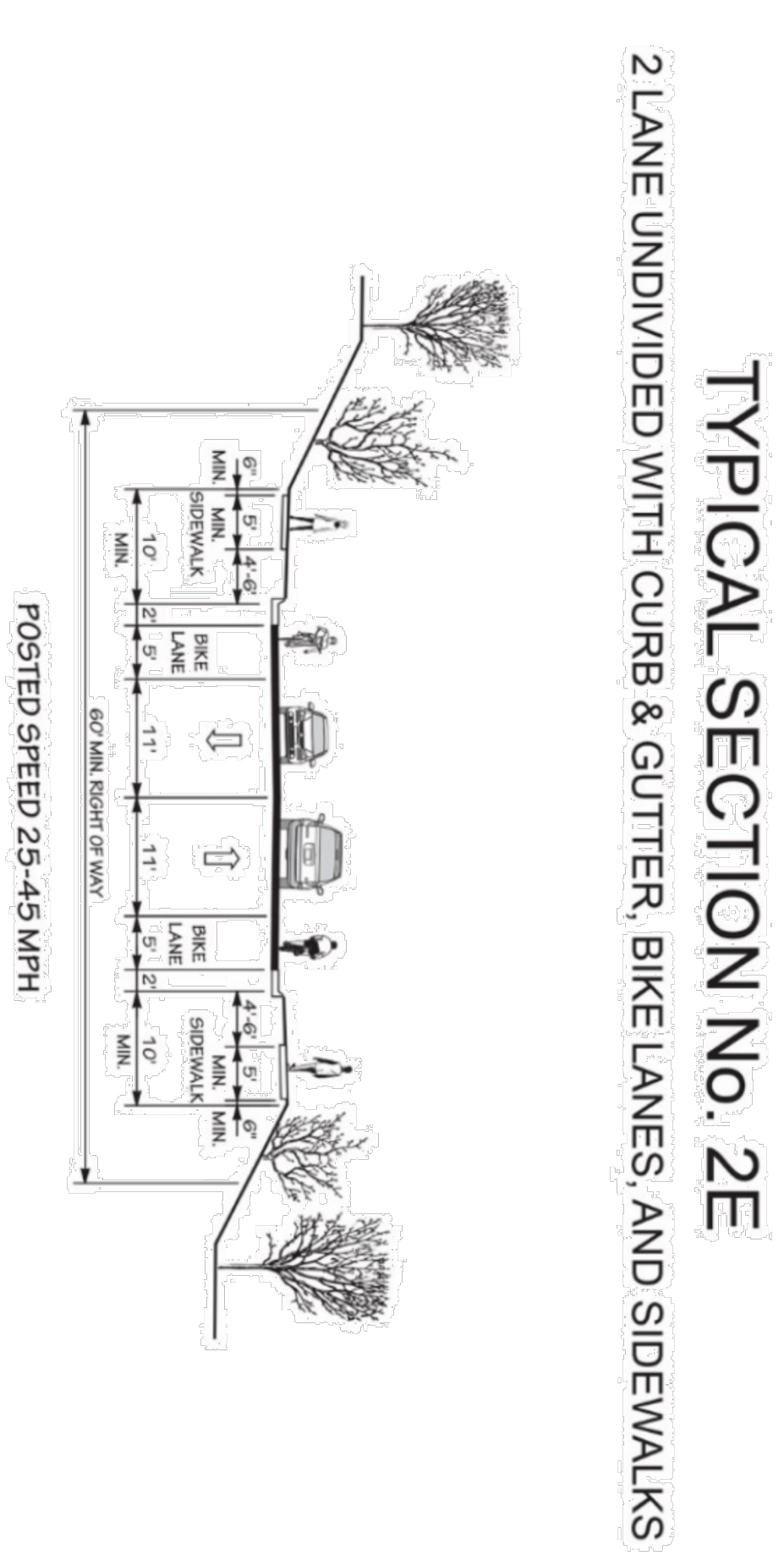


NO.	REVISION	DATE

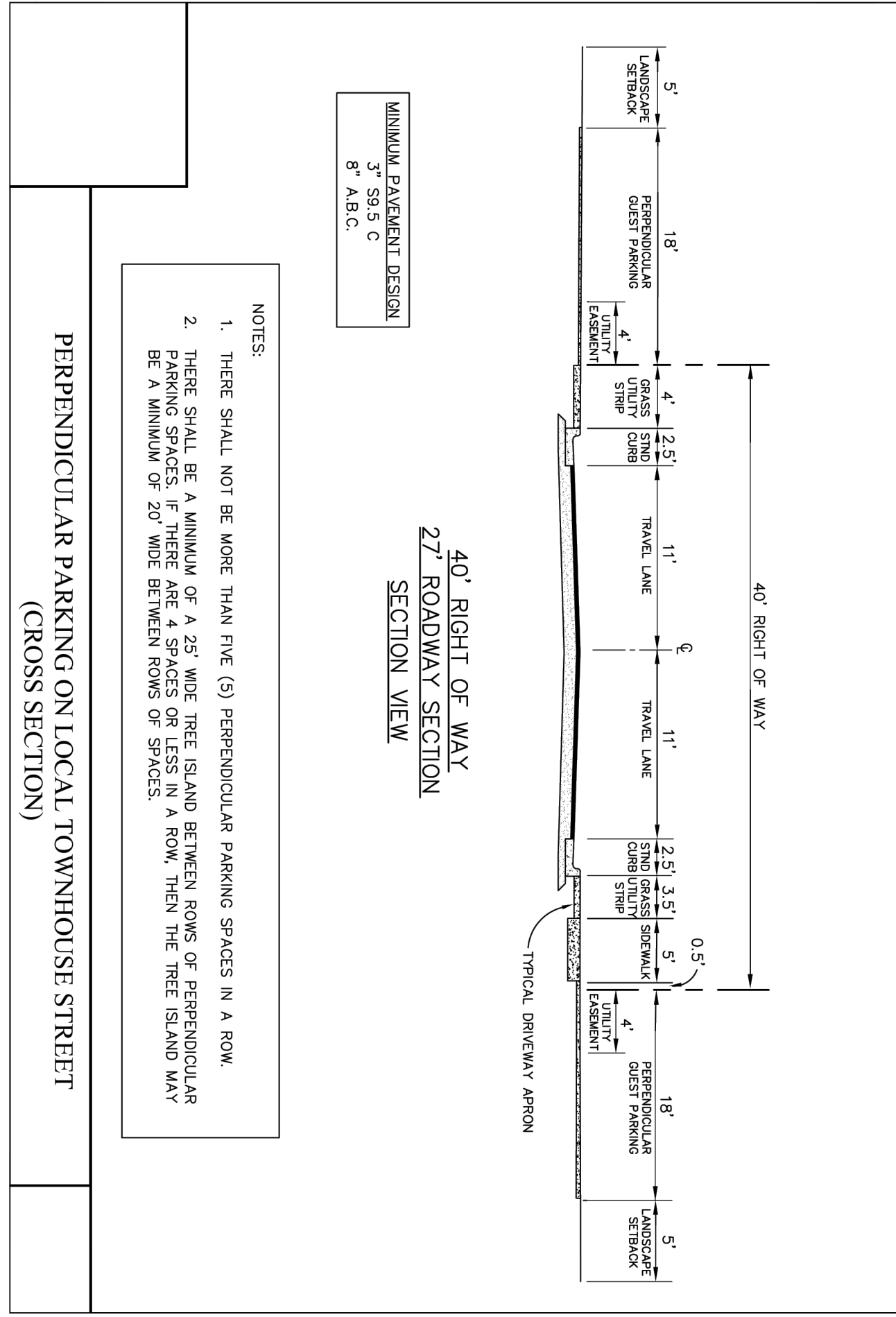
DRAWING SHEET
C-4.1
 PROJECT NUMBER
673-23



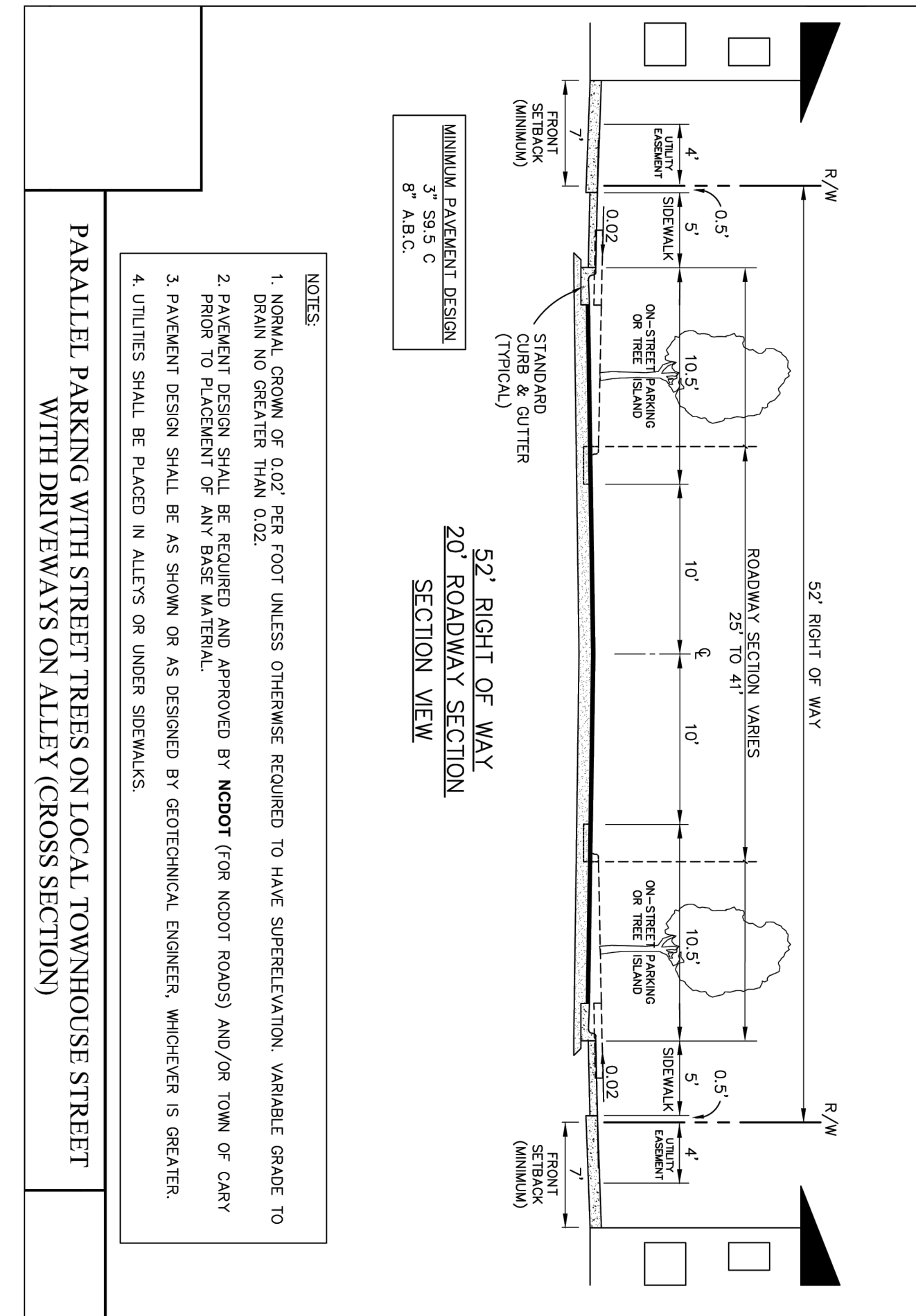
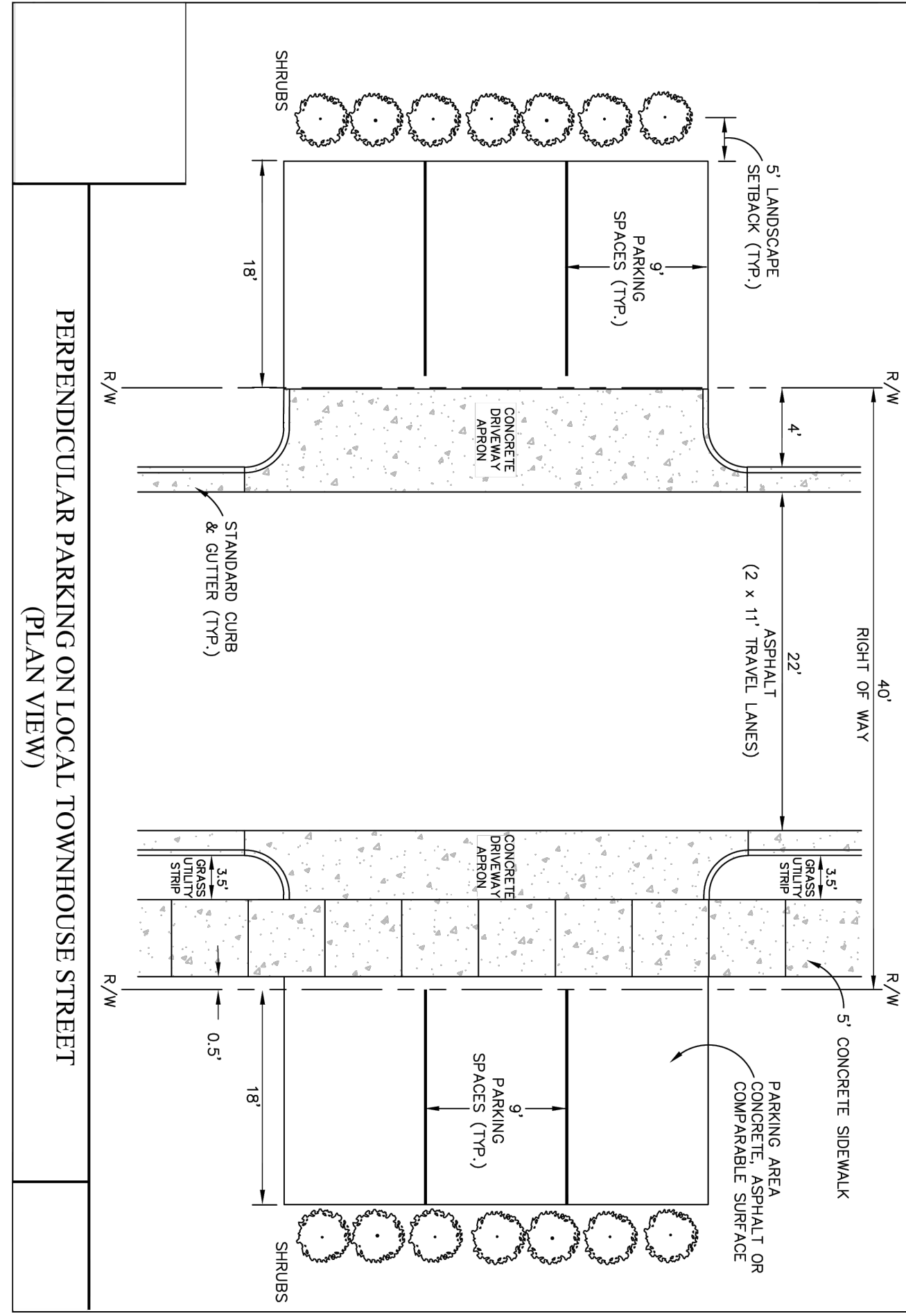
S1 ZEBULON STANDARD STREET SECTIONS



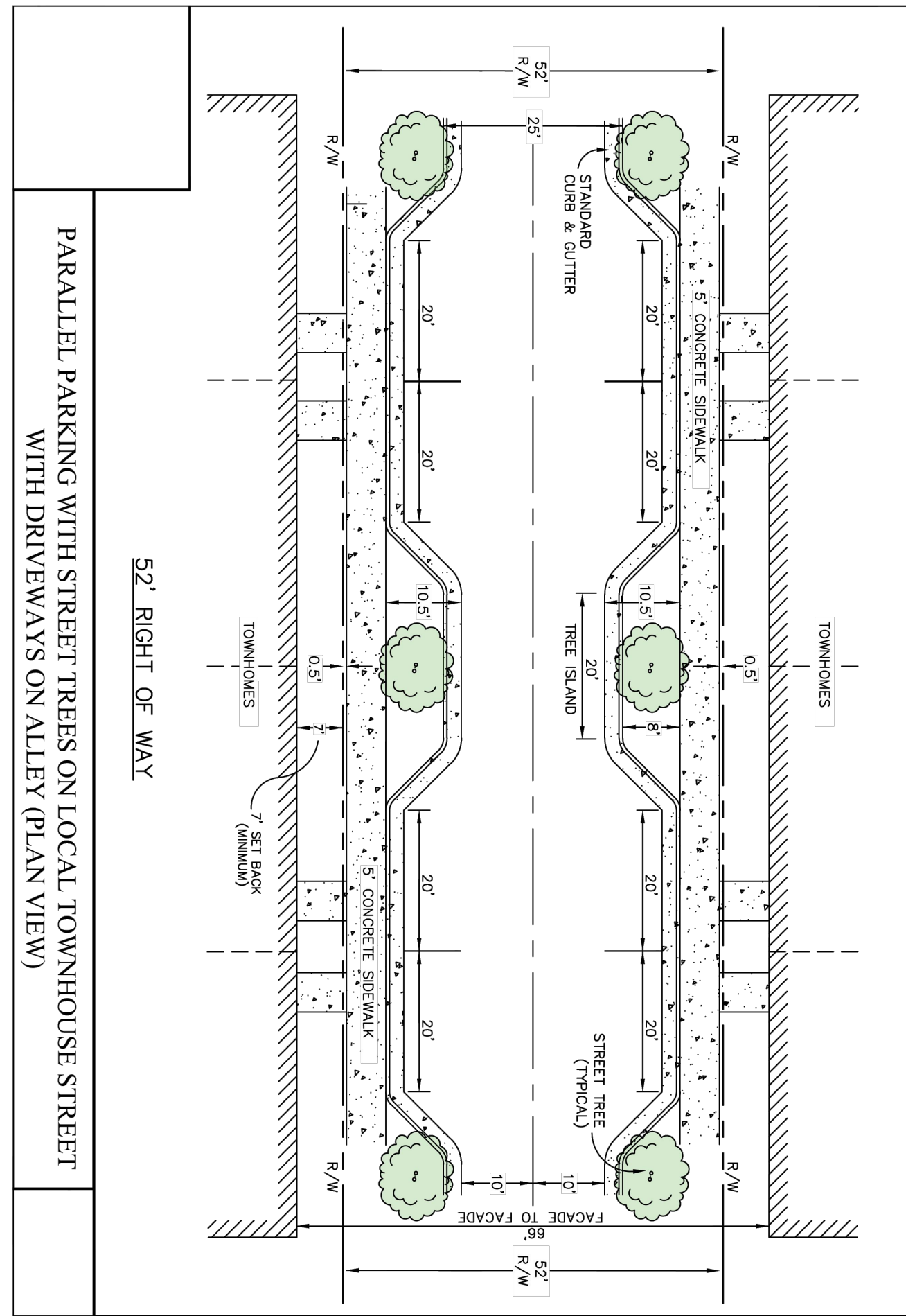
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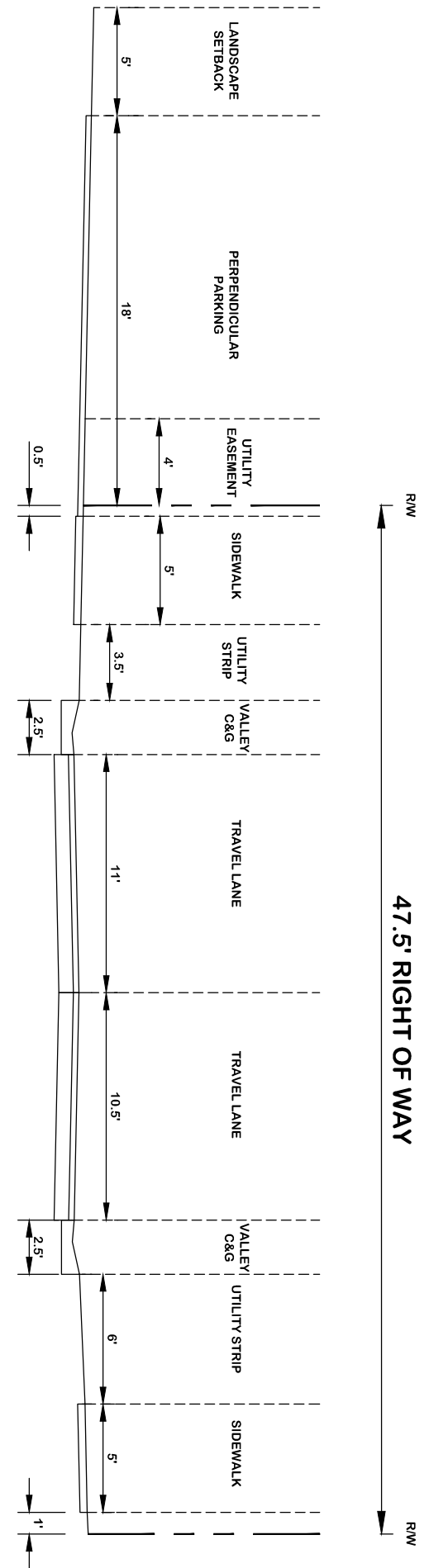
S3 TOWNHOME SECTION A



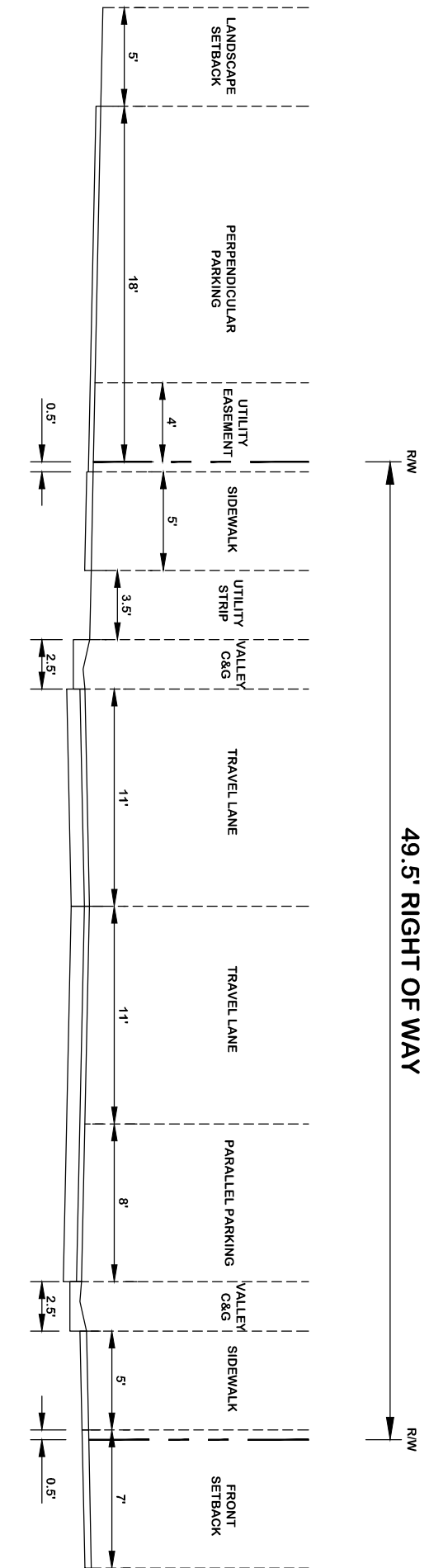
S4 TOWNHOME SECTION B



S5 TOWNHOME SECTION C



S6 TOWNHOME SECTION D



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PAST DESIGN GROUP, PA
Engineering | Consulting
107 Fayetteville Street, Suite 200, Raleigh, North Carolina 27601
Phone: 919 946 4599 | Fax: 919 946 0951 | NC LICENSE NUMBER: C-3911

OLD BUNN ROAD SUBDIVISION
ZEBULON, WAKE COUNTY, NORTH CAROLINA
MASTER PLAN
STREET SECTION DETAIL SHEET

PREPARED FOR: EASTWOOD HOMES, INC.
7101 BREEMOR ROAD, SUITE 115
RALEIGH, NORTH CAROLINA 27613

DATE: 8.7.2023

PROJECT ENGINEER: PJP

PROJECT CADD DESIGNER: PJP

PROJECT SURVEYOR: PJP

VERICAD LAND SURVEYORS, LLC

SCALE: NOT TO SCALE

DATE: JULY 2010

SHEET # 1 OF 1

NO. _____

DATE _____

REVISION _____

DRAWING SHEET
D-1.0

PROJECT NUMBER
673-23

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MATCHLINE TO SHEET L-1.1



PLANT SCHEDULE						
SHADE TREES	CODE	QTY	BOTANICAL / COMMON NAME	CALIPER	HEIGHT	CONTAINER
	PE	119	Ulmus americana 'Princeton' Princeton American Elm	2.5" MIN.	8' MIN.	B&B
	CC	43	Cercis canadensis 'Forest Pansy' Forest Pansy Eastern Redbud	2.5" MIN.	8' MIN.	B&B
	SW	18	Oxydendron arborescens Sourwood	2.5" MIN.	8' MIN.	B&B
	FH	87	Carpinus betulus 'Fastigiata' European Hornbeam	2.5" MIN.	8' MIN.	B&B
	SJ	131	Styrax japonicus Japanese Snowbell	2.5" MIN.	8' MIN.	B&B
	QB	88	Quercus bicolor Swamp White Oak	2.5" MIN.	8' MIN.	B&B
	CP	53	Pistachio chinensis Chinese Pistache	2.5" MIN.	8' MIN.	B&B
	PY	32	Prunus yedoensis 'Yoshino' Yoshino Cherry	2.5" MIN.	8' MIN.	B&B
	QA	36	Quercus acutissima Sawtooth Oak	2.5" MIN.	8' MIN.	B&B
	OG	100	Acer rubrum 'October Glory' October Glory Maple	2.5" MIN.	8' MIN.	B&B
	AB	63	Acer buergerianum 'Valynor' Trident Maple	2.5" MIN.	8' MIN.	B&B
	LN	85	Lagerstroemia indica x faurei 'Natchez' Natchez Grape Myrtle	2.5" MIN.	8' MIN.	B&B
	NS	48	Nyssa sylvatica 'Green Gable' Green Gable Black Gum	2.5" MIN.	8' MIN.	B&B
	GB	68	Ginkgo biloba 'Autumn Gold' Autumn Gold Ginkgo	2.5" MIN.	8' MIN.	B&B
	LG	49	Magnolia grandiflora 'Little Gem' Little Gem Southern Magnolia	2.5" MIN.	8' MIN.	B&B
	IO	27	Ilex opaca 'Tinga' Tinga American Holly	2.5" MIN.	8' MIN.	B&B
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CALIPER	HEIGHT	CONTAINER
	CV	93	Viburnum awabuki 'Chindo' Chindo Viburnum	4" MIN.		CONT.
	DS	24	Thuja occidentalis 'Degroot's Spire' Degroot's Spire Arborvitae	4" MIN.		CONT.

WILMINGTON MATERIALS, INC.
DB 11154, PG 293
PIN: 2715-58-9725

LOT 1
JAMES L. &
ANGELA P. PAUL
DB 14776, PG 1614
BM 1986, PG 318
PIN: 2715-59-7060

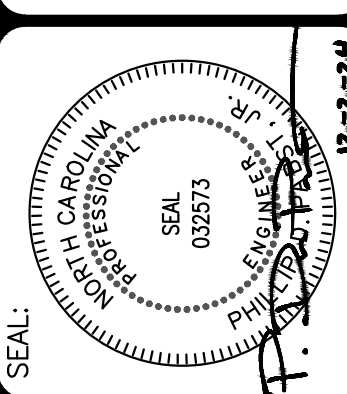
APPARENT DEED
OVERLAP BETWEEN
BM 1986, PG 318,
DB 9524, PG 1148,
& FIELD MONUMENTATION
NOTED HEREON
(A.336 S.F.)

LOT 1
ANTHONY R. BROWN
DB 18276, PG 1000
BM 1988, PG 1327
PIN: 2715-38-4372

PAST DESIGN GROUP, PA
Engineering | Consulting
107 Fayetteville Street, Suite 200, Raleigh, North Carolina 27601
Phone: 919 946 4999 | Fax: 919 946 6951 | NC LICENSE NUMBER: C-3311

PREPARED FOR:
EASTWOOD HOMES, INC.
7101 BREEMOR ROAD, SUITE 115
RALEIGH, NORTH CAROLINA 27613
DATE: 8.7.2023
PROJECT ENGINEER:
PMP
PROJECT CADD DESIGNER:
PMP
PROJECT SURVEYOR:
PMP
SURVEYING LAND SURVEYORS, LLC

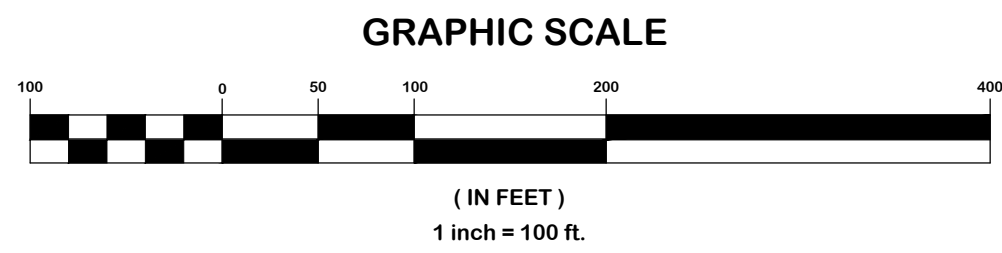
OLD BUNN ROAD SUBDIVISION
ZEEULOW, WAKE COUNTY, NORTH CAROLINA
MASTER PLAN
LANDSCAPE PLAN



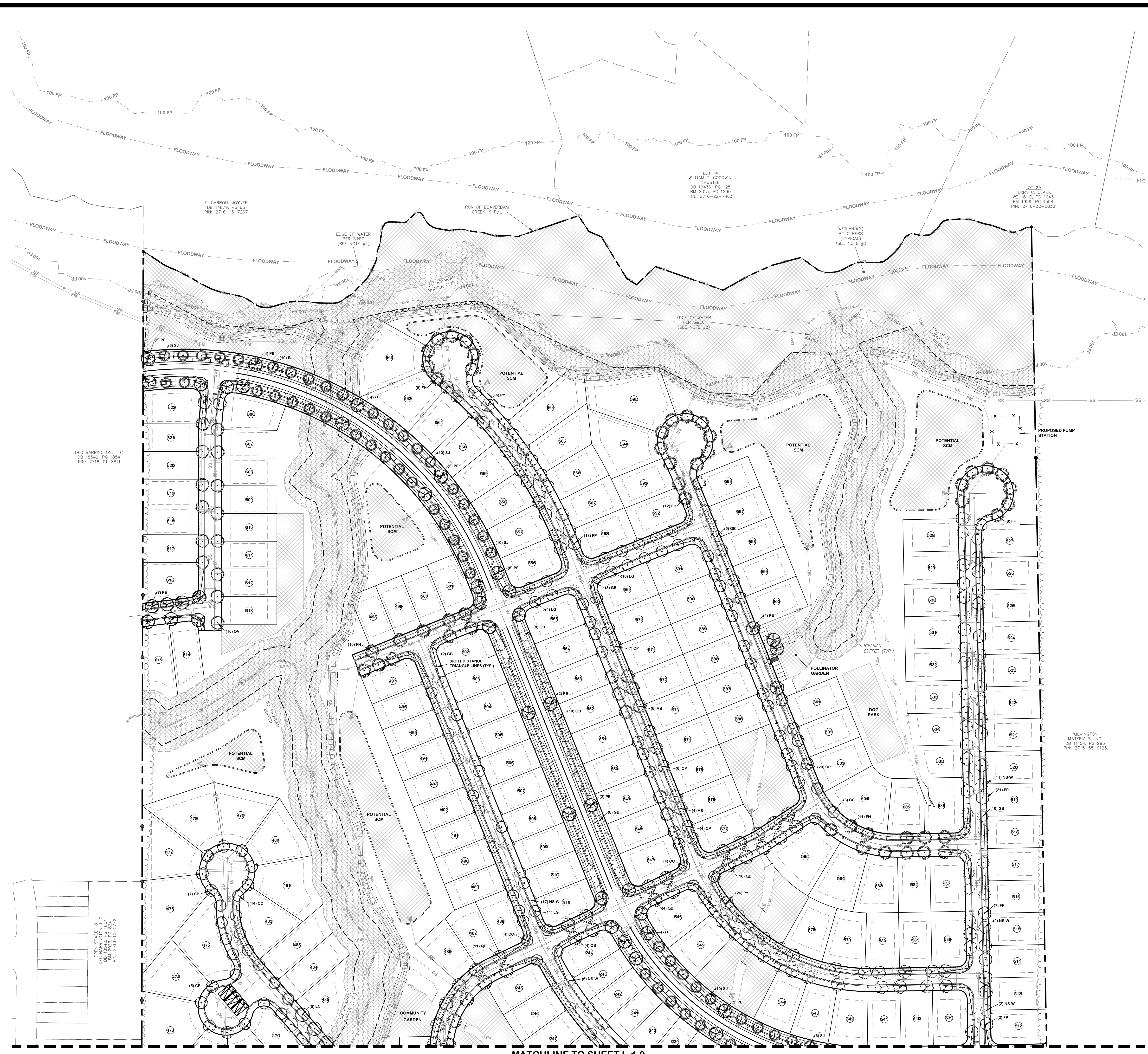
NO.	REVISION	DATE

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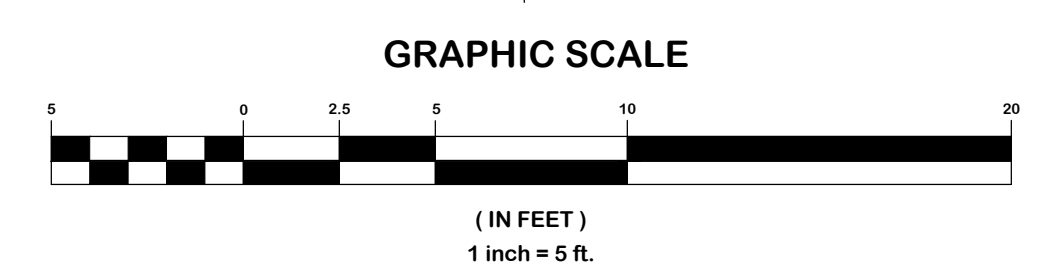
DRAWING SHEET
L-1.0
PROJECT NUMBER
673-23



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PLANT SCHEDULE						
SHADE TREES	CODE	QTY	BOTANICAL / COMMON NAME	CALIPER	HEIGHT	CONTAINER
	PE	119	Ulmus americana 'Princeton' Princeton American Elm	2.5" MIN.	8' MIN.	B&B
	CC	43	Cercis canadensis 'Forest Pansy' Forest Pansy Eastern Redbud	2.5" MIN.	8' MIN.	B&B
	SW	18	Oxydendron arboreum Sourwood	2.5" MIN.	8' MIN.	B&B
	FH	87	Carpinus betulus 'fastigiata' European Hornbeam	2.5" MIN.	8' MIN.	B&B
	SJ	131	Styrax japonicus Japanese Snowbell	2.5" MIN.	8' MIN.	B&B
	QB	88	Quercus bicolor Swamp White Oak	2.5" MIN.	8' MIN.	B&B
	CP	53	Pistacia chinensis Chinese Pistache	2.5" MIN.	8' MIN.	B&B
	PY	32	Prunus yedoensis 'Yoshino' Yoshino Cherry	2.5" MIN.	8' MIN.	B&B
	OA	36	Quercus acutissima Sawtooth Oak	2.5" MIN.	8' MIN.	B&B
	OG	100	Acer rubrum 'October Glory' October Glory Maple	2.5" MIN.	8' MIN.	B&B
	AB	63	Acer buergerianum 'Valynor' Trident Maple	2.5" MIN.	8' MIN.	B&B
	LN	85	Lagerstroemia indica x faurei 'Natchez' Natchez Crepe Myrtle	2.5" MIN.	8' MIN.	B&B
	NS	48	Nyssa sylvatica 'Green Gable' Green Gable Black Gum	2.5" MIN.	8' MIN.	B&B
	GB	68	Ginkgo biloba 'Autumn Gold' Autumn Gold Ginkgo	2.5" MIN.	8' MIN.	B&B
	LG	49	Magnolia grandiflora 'Little Gem' Little Gem Southern Magnolia	2.5" MIN.	8' MIN.	B&B
	IO	27	Ilex opaca 'Tinga' Tinga American Holly	2.5" MIN.	8' MIN.	B&B
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CALIPER	HEIGHT	CONTAINER
	CV	93	Viburnum awabuki 'Chindo' Chindo Viburnum	4" MIN.		CONT.
	DS	24	Thuja occidentalis 'Degroot's Spire' Degroot's Spire Arborvitae	4" MIN.		CONT.

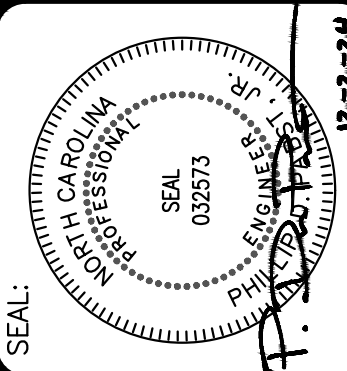


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DATE: 8.7.2023
PROJECT ENGINEER:
PMP
PROJECT CAD DESIGNER:
PMP
PROJECT SURVEYOR:
PMP
SURVEYING LAND SURVEYORS, LLC

OLD BUNN ROAD SUBDIVISION
ZEBULON, WAKE COUNTY, NORTH CAROLINA
MASTER PLAN
LANDSCAPE PLAN



NO.	REVISION	DATE

DRAWING SHEET
L-1.1
PROJECT NUMBER
673-23

MATCHLINE TO SHEET L-1.0