

# FAISON TRACT MASTER PLAN

TOWN OF ZEBULON, WAKE COUNTY, NORTH CAROLINA

PROJECT #945739

PRELIMINARY DO NOT  
USE FOR  
CONSTRUCTION

THIS DRAWING PREPARED AT THE  
**RALEIGH OFFICE**  
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TEL 919.866.4951 FAX 919.866.4951 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

DATE  
10/30/2023

DRAWN BY  
E. ANGE

DESIGNED BY  
E. ANGE

CHECKED BY  
B. BLACKMON

SCALE  
N/A

**TIMMONS GROUP**  
NORTH CAROLINA LICENSE NO. C-1652

FAISON TRACT  
0 W GANNON AVENUE, ZEBULON, WAKE COUNTY, NORTH CAROLINA  
COVER

JOB NO.  
49473

SHEET NO.  
CVR

### SITE DATA

PROJECT:	FAISON TRACT
ENGINEER:	TIMMONS GROUP 5410 TRINITY ROAD, SUITE 102 RALEIGH, NC 27607 PHONE: 919-866-4509 FAX: 919-859-5663 BETH BLACKMON, PE EMAIL: BETH.BLACKMON@TIMMONS.COM
DEVELOPER:	DEACON DEVELOPMENT GROUP PO BOX 1080 WAKE FOREST, NC 27588 PHONE: 919 608-3542 ANDREW SURIANO ANDREW@DEACONCOMPANIES.COM
PROPERTY LOCATION:	0 W GANNON AVENUE & 100 COOLWOOD TRAIL
PIN:	1795-12-3608, 1795-03-8323
EXISTING ZONING:	R2
PROPOSED ZONING:	PD
EXISTING USE:	RESIDENTIAL
TOTAL TRACT AREA:	100.4 ACRES



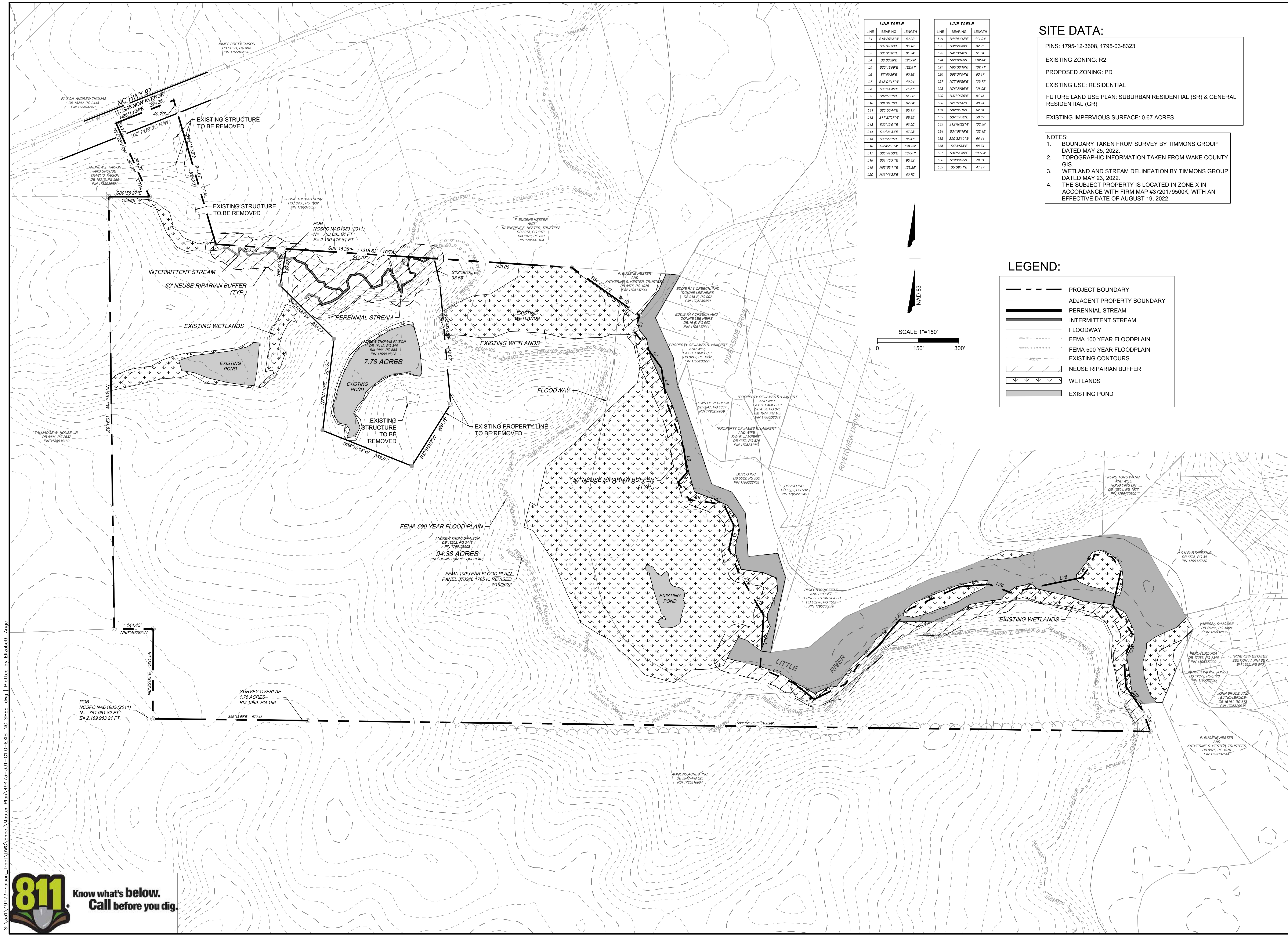
VICINITY MAP - 1" = 500'

### OWNERS OF RECORD

PIN: 1795-12-3608 FAISON, ANDREW THOMAS 2101 HWY 97 W ZEBULON, NC 27597	PIN: 1795-03-8323 FAISON, ANDREW THOMAS 2101 HWY 97 W ZEBULON, NC 27597
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Sheet Number	Sheet Title
CVR	COVER
1.0	EXISTING CONDITIONS
2.0	OVERALL MASTER SUBDIVISION PLAN
2.1	DETAILED SITE PLAN SHEET 1 OF 3
2.2	DETAILED SITE PLAN SHEET 2 OF 3
2.3	DETAILED SITE PLAN SHEET 3 OF 3
2.4	PHASING PLAN
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3.2	DETAILED UTILITY PLAN SHEET 2 OF 3
3.3	DETAILED UTILITY PLAN SHEET 3 OF 3
3.4	OFFSITE UTILITY PLAN
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4.3	DETAILED STORMWATER MANAGEMENT SHEET 3 OF 3
5.0	OVERALL LANDSCAPE PLAN
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6.2	DETAILED LIGHTING PLAN SHEET 2 OF 3
6.3	DETAILED LIGHTING PLAN SHEET 3 OF 3
C7.0	OVERALL SIGNS AND MARKINGS PLAN
C7.1	DETAILED SIGNS AND MARKINGS PLAN SHEET 1 OF 3
C7.2	DETAILED SIGNS AND MARKINGS PLAN SHEET 2 OF 3
C7.3	DETAILED SIGNS AND MARKINGS PLAN SHEET 3 OF 3





LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S18°29'35"W	62.22	L21	N46°03'42"E	111.04
L2	S37°47'53"E	85.16	L22	N48°24'58"E	62.27
L3	S38°23'01"E	81.74	L23	N41°10'42"E	91.34
L4	S8°30'26"E	125.66	L24	N68°10'09"E	202.44
L5	S20°18'09"E	182.81	L25	N85°38'10"E	109.81
L6	S7°59'25"E	90.36	L26	S88°37'54"E	83.17
L7	S42°01'17"W	49.84	L27	N77°36'59"E	136.77
L8	S33°14'45"E	76.57	L28	N78°29'59"E	128.09
L9	S30°46'16"E	81.08	L29	N40°19'09"E	51.15
L10	S81°14'16"E	47.24	L30	N21°50'47"E	48.74
L11	S23°50'44"E	85.17	L31	S82°59'16"E	62.84
L12	S11°27'07"W	89.38	L32	S37°14'25"E	58.82
L13	S22°12'01"E	83.90	L33	S12°40'22"W	136.38
L14	S30°23'33"E	87.37	L34	S34°58'15"E	132.15
L15	S30°22'13"E	95.47	L35	S20°32'30"W	88.41
L16	S3748'55"W	104.53	L36	S43'39'33"E	88.74
L17	S85°44'30"E	137.01	L37	S34°31'59"E	108.84
L18	S51°40'31"E	85.32	L38	S18°29'52"E	79.31
L19	N63°33'11"E	128.25	L39	S8°39'51"E	41.47
L20	N33°45'22"E	80.70			

**SITE DATA:**

PINS: 1795-12-3608, 1795-03-8323

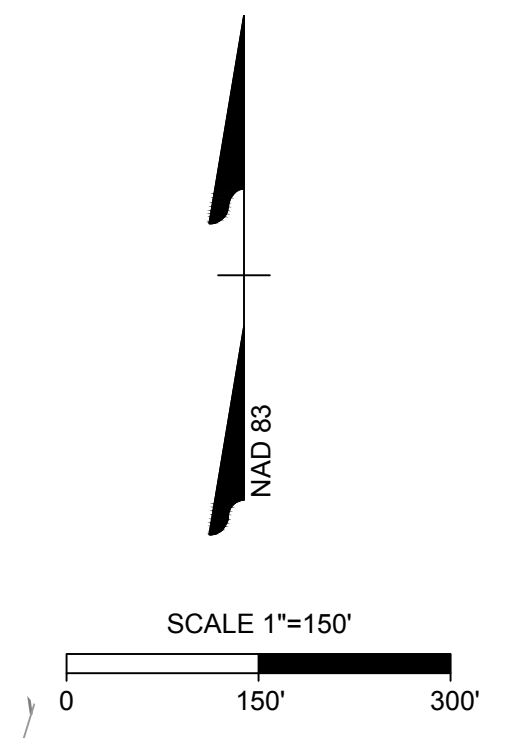
EXISTING ZONING: R2  
 PROPOSED ZONING: PD  
 EXISTING USE: RESIDENTIAL  
 FUTURE LAND USE PLAN: SUBURBAN RESIDENTIAL (SR) & GENERAL RESIDENTIAL (GR)  
 EXISTING IMPERVIOUS SURFACE: 0.67 ACRES

**NOTES:**

- BOUNDARY TAKEN FROM SURVEY BY TIMMONS GROUP DATED MAY 25, 2022.
- TOPOGRAPHIC INFORMATION TAKEN FROM WAKE COUNTY GIS.
- WETLAND AND STREAM DELINEATION BY TIMMONS GROUP DATED MAY 23, 2022.
- THE SUBJECT PROPERTY IS LOCATED IN ZONE X IN ACCORDANCE WITH FIRM MAP #3720179500K, WITH AN EFFECTIVE DATE OF AUGUST 19, 2022.

**LEGEND:**

- PROJECT BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- PERENNIAL STREAM
- INTERMITTENT STREAM
- FLOODWAY
- FEMA 100 YEAR FLOODPLAIN
- FEMA 500 YEAR FLOODPLAIN
- EXISTING CONTOURS
- NEUSE RIPARIAN BUFFER
- WETLANDS
- EXISTING POND



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DATE	REVISION DESCRIPTION
10/30/2023	

DRAWN BY	E. ANGE
DESIGNED BY	E. ANGE
CHECKED BY	B. BLACKMON
SCALE	1" = 150'

**TIMMONS GROUP**

NORTH CAROLINA LICENSE NO. C-1652

**FAISON TRACT**  
 0 W GANNON AVENUE, ZEBULON, WAKE COUNTY, NORTH CAROLINA

**EXISTING CONDITIONS**

JOB NO.	49473
SHEET NO.	1.0



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FAISON TRACT  
 0 W GANNON AVENUE, ZEBULON, WAKE COUNTY, NORTH CAROLINA  
 OVERALL MASTER SUBDIVISION PLAN

**TIMMONS GROUP**  
 NORTH CAROLINA LICENSE NO. C-1652

JOB NO.	49473
SHEET NO.	2.0

AMENITY AREA WILL REQUIRE SEPARATE SITE PLAN APPROVAL. MAIL KIOSK AND ASSOCIATED PARKING APPROVED WITH THIS SUBDIVISION PLAN.  
 ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL TOWN OF ZEBULON AND NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS.

### SITE DATA:

TOTAL TRACT AREA = 100.4 AC  
 EXISTING ZONING = R2  
 PROPOSED ZONING = PD

MAXIMUM DENSITY = 2.9 DU/A  
 PROPOSED DENSITY = 1.94 DU/A  
 TOTAL PROPOSED NUMBER OF LOTS = 195  
 MAXIMUM BUILDING HEIGHT = 50'

MINIMUM 10% OPEN SPACE REQUIRED = 10.04 AC  
 OPEN SPACE PROVIDED = 60.05 AC (59.8%)  
 MINIMUM 50% ACTIVE OPEN SPACE REQUIRED = 5.02 AC  
 ACTIVE SPACE PROVIDED : 5.22 AC (52%)

0.25 PARKING SPACES PER DWELLING = 49 SPACES REQUIRED  
 PARKING SPACES PROVIDED = 61 SPACES  
 MINIMUM OF 2 PARKING SPACES PROVIDED ON EACH LOT,  
 AT LEAST 1 IN GARAGE AND 1 IN DRIVEWAY.

PINS = 1795-12-3608,  
 1795-03-8323

45' X 125' FRONT LOADED SINGLE FAMILY LOTS = 109  
 MINIMUM LOT SIZE REQUIRED: 5,625 sq.ft.  
 MINIMUM LOT SIZE PROVIDED: 5,625 sq.ft.  
 AVERAGE LOT SIZE PROVIDED: 6,313 sq.ft.  
 MINIMUM LOT WIDTH: 45'  
 DRIVEWAY LENGTH: 25'  
 MINIMUM DRIVEWAY WIDTH: 10'

40' X 125' REAR LOADED SINGLE FAMILY LOTS = 85  
 MINIMUM LOT SIZE REQUIRED: 5,000 sq.ft.  
 MINIMUM LOT SIZE PROVIDED: 5,000 sq.ft.  
 AVERAGE LOT SIZE PROVIDED: 5,281 sq.ft.  
 MINIMUM LOT WIDTH: 40'  
 DRIVEWAY LENGTH: 25'  
 MINIMUM DRIVEWAY WIDTH: 10'

TOTAL FRONT LOAD SINGLE FAMILY DETACHED LOTS:  
 109 LOTS (56.2%)  
 TOTAL REAR LOAD SINGLE FAMILY DETACHED LOTS:  
 85 LOTS (43.8%)  
 TOTAL NUMBER OF LOTS: 194  
 MAX BUILDING HEIGHT: 50'

### IMPERVIOUS AREA DATA

EXISTING SITE IMPERVIOUS	0.67 AC	(29,400 SF)
IMPERVIOUS IN 40' LOTS (109 LOTS W/ 3,500 SF/LOT)	8.77 AC	(381,500 SF)
IMPERVIOUS IN 45' LOTS (85 LOTS W/ 4,000 SF/LOT)	7.81 AC	(340,000 SF)
IMPERVIOUS IN ROADWAY	9.15 AC	(398,570 SF)
CLUBHOUSE AREA	1.01 AC	(43,560 SF)
AMENITY AREAS PLUS PUMP STATION	1.01 AC	(43,560 SF)
TOTAL IMPERVIOUS	27.73 AC	(1,207,196 SF)
PERCENT IMPERVIOUS		27.6%

### SETBACK TABLE:

FRONT LOADED SINGLE FAMILY LOTS:			
FRONT: 20'	SIDE: 3'		
REAR: 15'	CORNER: 10'		
REAR LOADED SINGLE FAMILY LOTS:			
FRONT: 5'	SIDE: 3'		
REAR: 20'	CORNER: 10'		

### ACTIVE OS

ACTIVE OS 1	95,858 SF	2.20 AC
ACTIVE OS 2	65,530 SF	1.50 AC
ACTIVE OS 3	29,421 SF	0.68 AC
ACTIVE OS 4	24,375 SF	0.56 AC
ACTIVE OS 5	12,185 SF	0.28 AC
TOTAL	227,369 SF	5.22 AC

### PASSIVE OS

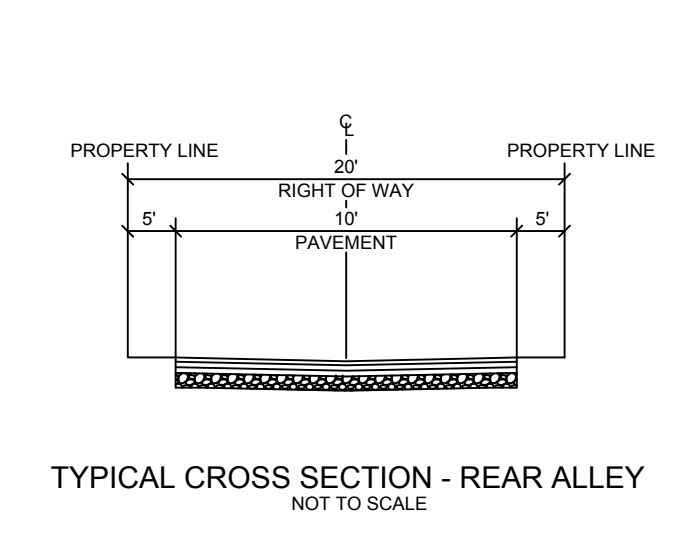
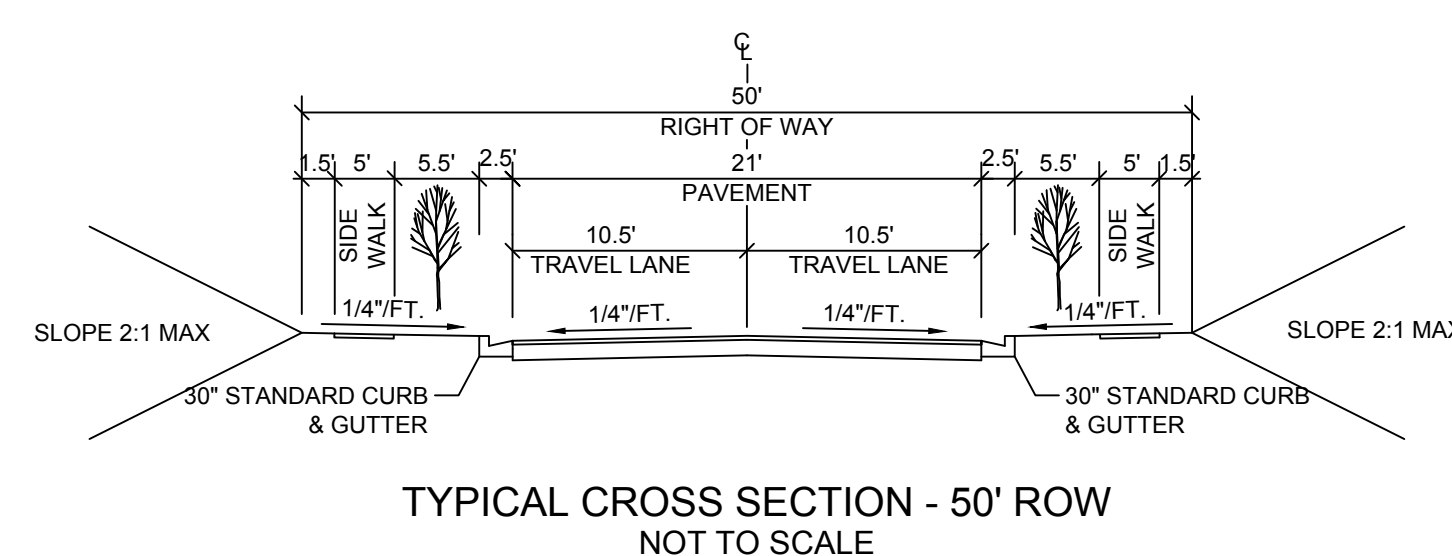
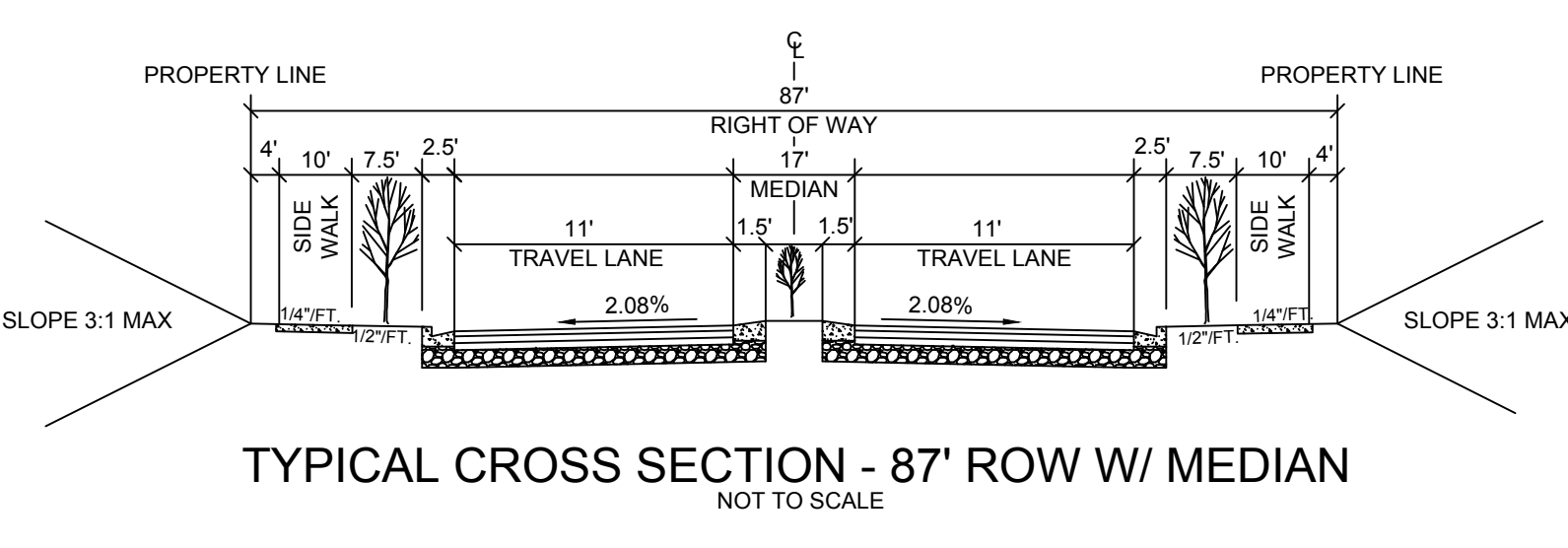
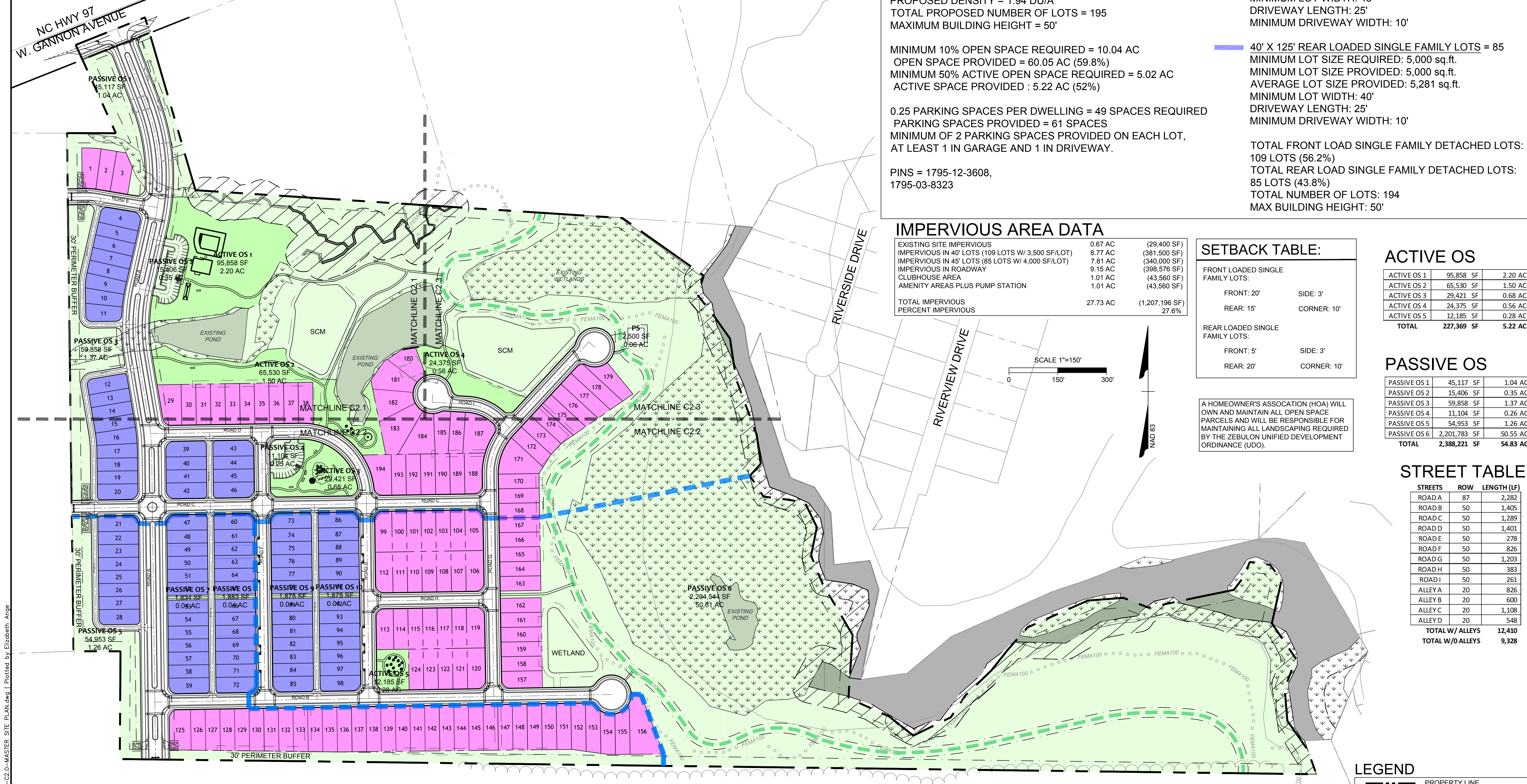
PASSIVE OS 1	45,117 SF	1.04 AC
PASSIVE OS 2	15,406 SF	0.35 AC
PASSIVE OS 3	59,858 SF	1.37 AC
PASSIVE OS 4	11,104 SF	0.26 AC
PASSIVE OS 5	54,953 SF	1.26 AC
PASSIVE OS 6	2,201,783 SF	50.55 AC
TOTAL	2,388,221 SF	54.83 AC

### STREET TABLE

STREETS	ROW	LENGTH (LF)
ROAD A	87	2,282
ROAD B	50	1,405
ROAD C	50	1,289
ROAD D	50	1,401
ROAD E	50	278
ROAD F	50	826
ROAD G	50	1,203
ROAD H	50	383
ROAD I	50	261
ALLEY A	20	826
ALLEY B	20	600
ALLEY C	20	1,108
ALLEY D	20	548
TOTAL W/ ALLEYS		12,410
TOTAL W/O ALLEYS		9,328

### LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- PERIMETER BUFFER
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- DRAINAGE EASEMENT
- SANITARY SEWER EASEMENT
- EXISTING WETLANDS
- NEUSE RIPARIAN BUFFER
- ACTIVE OPEN SPACE
- PASSIVE OPEN SPACE
- PUBLIC GREEN WAY
- PAVED PRIVATE TRAIL
- PHASE LINE



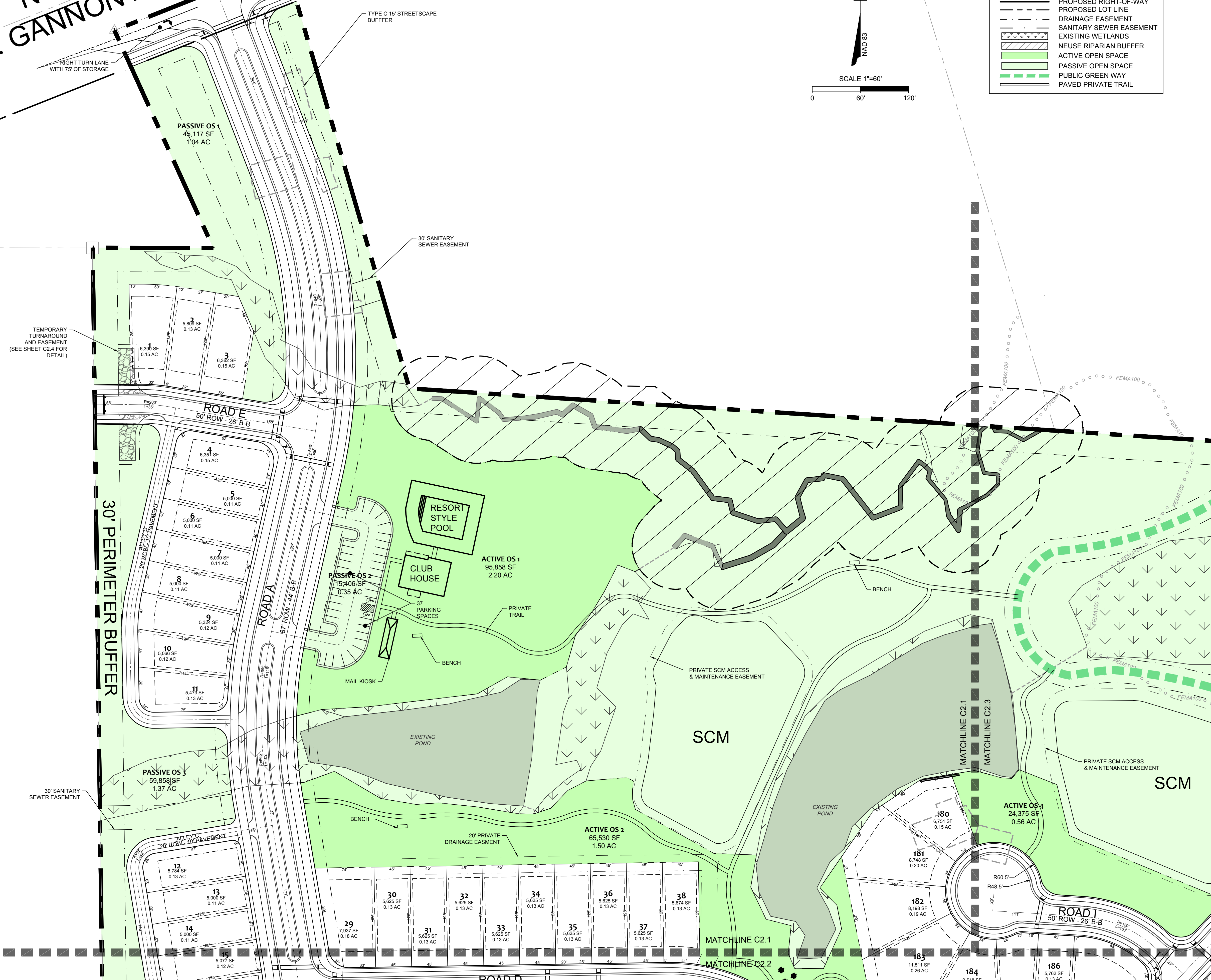
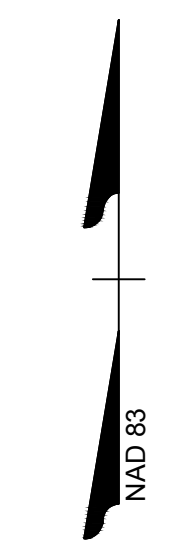
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NC HWY 97  
W. GANNON AVENUE

**LEGEND**

- PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- PERIMETER BUFFER
- - - PROPOSED RIGHT-OF-WAY
- - - PROPOSED LOT LINE
- - - DRAINAGE EASEMENT
- - - SANITARY SEWER EASEMENT
- - - EXISTING WETLANDS
- - - NEUSE RIPARIAN BUFFER
- ACTIVE OPEN SPACE
- PASSIVE OPEN SPACE
- PUBLIC GREEN WAY
- PAVED PRIVATE TRAIL

SCALE 1"=60'  
0 60' 120'



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**FAISON TRACT**  
0 W GANNON AVENUE, ZEBULON, WAKE COUNTY, NORTH CAROLINA  
DETAILED SITE PLAN SHEET 1 OF 3

JOB NO.  
49473  
SHEET NO.  
2.1

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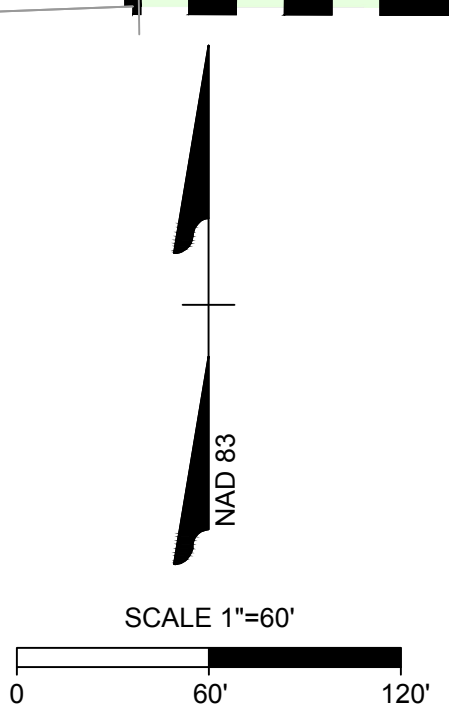
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**LEGEND**

	PROPERTY LINE
	ADJACENT PROPERTY LINE
	PERIMETER BUFFER
	PROPOSED RIGHT-OF-WAY
	PROPOSED LOT LINE
	DRAINAGE EASEMENT
	SANITARY SEWER EASEMENT
	EXISTING WETLANDS
	NEUSE RIPARIAN BUFFER
	ACTIVE OPEN SPACE
	PASSIVE OPEN SPACE
	PUBLIC GREEN WAY
	PAVED PRIVATE TRAIL



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FAISON TRACT  
0 W GANNON AVENUE, ZEBULON, WAKE COUNTY, NORTH CAROLINA  
DETAILED SITE PLAN SHEET 2 OF 3

REVISION DESCRIPTION	
DATE	
JOB NO.	49473
SHEET NO.	2.2

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SCALE  
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# TIMMONS GROUP

**FAISON TRACT**  
0 W GANNON AVENUE, ZEBULON, WAKE COUNTY, NORTH CAROLINA

**DETAILED SITE PLAN SHEET 3 OF 3**

JOB NO.  
**49473**

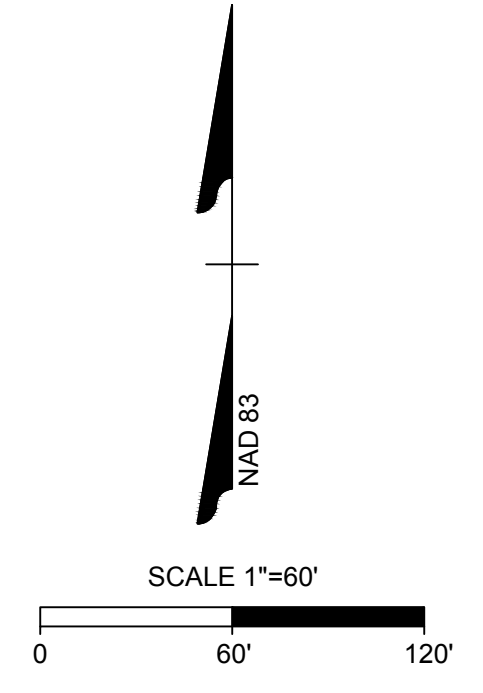
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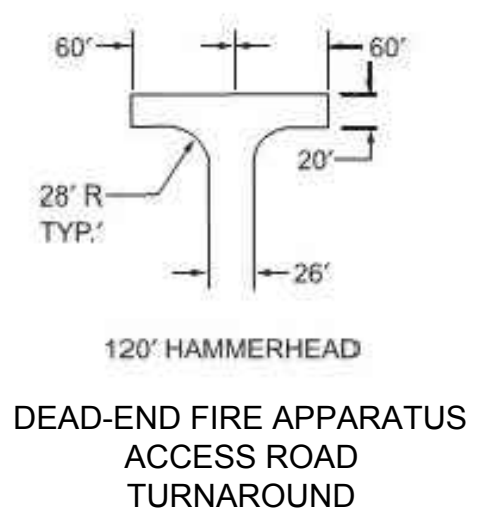
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**LEGEND**

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	ADJACENT PROPERTY LINE
	PERIMETER BUFFER
	PROPOSED RIGHT-OF-WAY
	PROPOSED LOT LINE
	DRAINAGE EASEMENT
	SANITARY SEWER EASEMENT
	EXISTING WETLANDS
	NEUSE RIPARIAN BUFFER
	ACTIVE OPEN SPACE
	PASSIVE OPEN SPACE
	PUBLIC GREEN WAY
	PAVED PRIVATE TRAIL



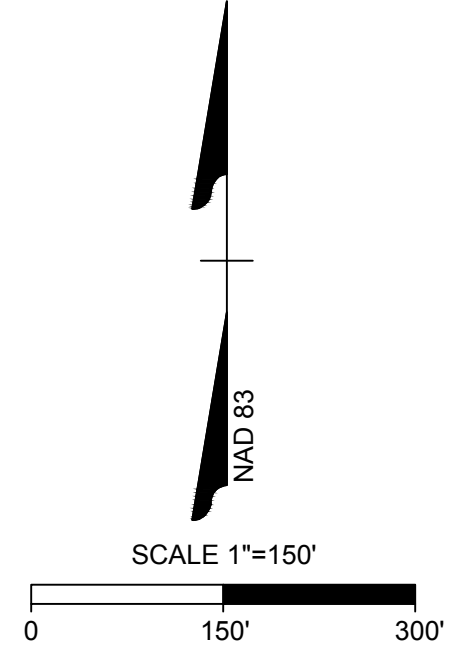


PHASE TABLE

PHASE	AREA PER PHASE	# Of Front Loaded Single Family Lots	# of Rear loaded Single Family Lots
Phase 1	46.43 AC.	40	25
Phase 2	40.46 AC.	37	26
Phase 3	13.52 AC.	32	34
<b>Totals:</b>	<b>100.4 AC.</b>	<b>109</b>	<b>85</b>

LEGEND

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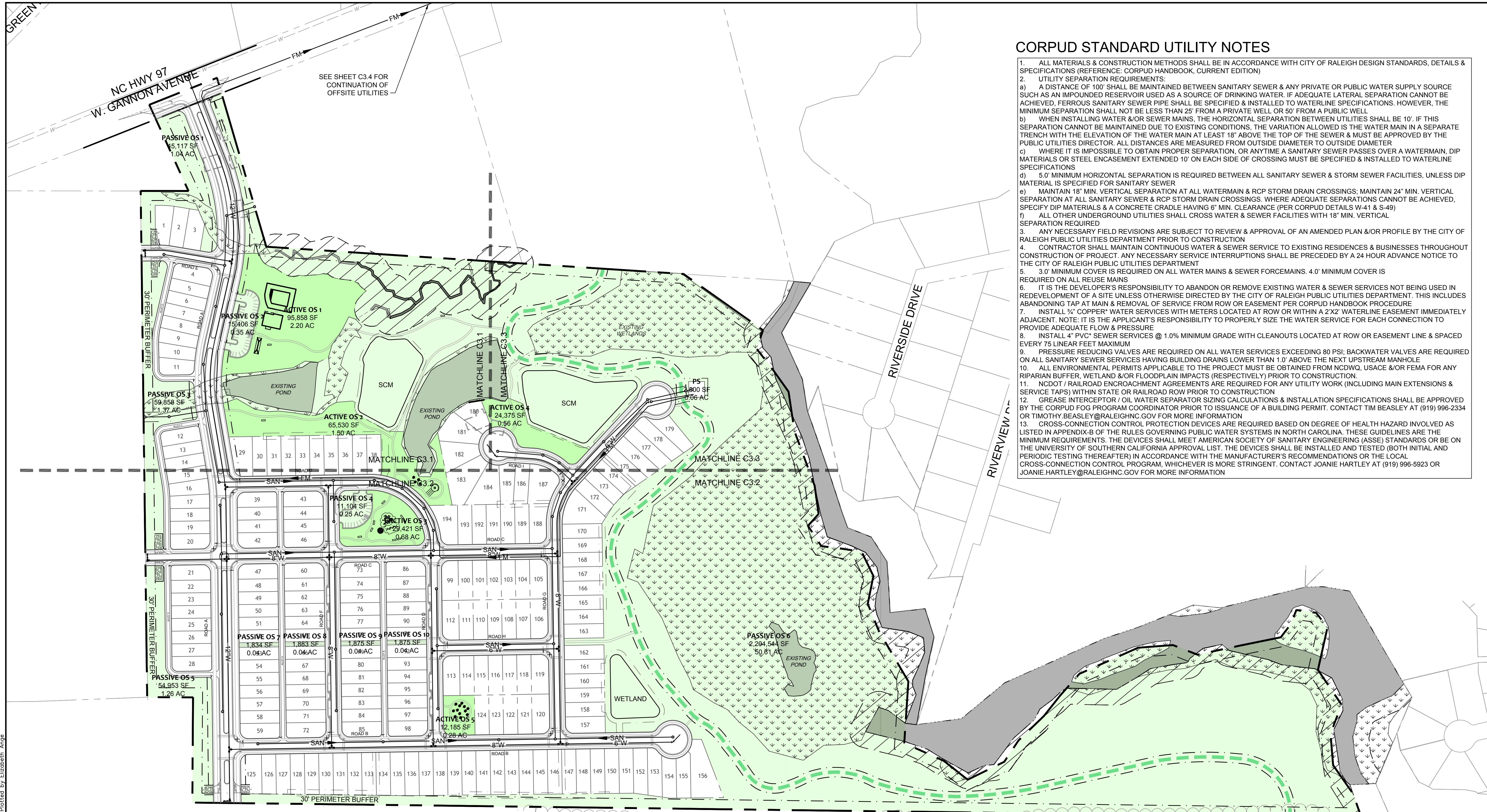
# TIMMONS GROUP

FAISON TRACT  
 NORTH CAROLINA LICENSE NO. C-1652

0 W GANNON AVENUE, ZEBULON, WAKE COUNTY, NORTH CAROLINA  
 PHASING PLAN

JOB NO.  
49473  
 SHEET NO.  
2.4

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**CORPUD STANDARD UTILITY NOTES**

- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION)
- UTILITY SEPARATION REQUIREMENTS:
  - 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
  - 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
  - WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASUREMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS
  - 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER
  - MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W-41 & S-49)
  - ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED
- 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
- 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
- 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS
- 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
- INSTALL 3/4" COPPER 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
- INSTALL 4" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM
- 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 UPSTREAM MANHOLE
- 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.
- NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION
- GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUD FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT TIM BEASLEY AT (919) 996-2334 OR TIMOTHY.BEASLEY@RALEIGHNC.GOV FOR MORE INFORMATION
- CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. 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 JOANIE HARTLEY AT (919) 996-5923 OR JOANIE.HARTLEY@RALEIGHNC.GOV FOR MORE INFORMATION

- ALL UTILITY DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CITY OF RALEIGH DEPARTMENT OF PUBLIC UTILITIES (CORPUD) STANDARDS AND SPECIFICATIONS. UTILITY DESIGN SHALL MEET FIRE FLOW REQUIREMENTS OF NCF.
- CONSTRUCTION DRAWINGS SHALL BE SUBMITTED AND APPROVED BY THE TOWN OF ZEBULON AND CITY OF RALEIGH PRIOR TO CONSTRUCTION.
- ANY EXISTING WATER AND SEWER LINES TO BE USED AS PART OF THE FINAL DESIGN OF THE PROJECT SHALL BE LOCATED BY SURVEY, TESTED BY A LICENSED CONTRACTOR AND APPROVED BY THE CITY OF RALEIGH INSPECTOR PRIOR TO SUBMITTAL OF CONSTRUCTION DRAWINGS.
- UTILITY SIZES AND LOCATIONS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE BASED ON FINAL DESIGN AND CONSTRUCTION APPROVAL. THIS SHALL INCLUDE BUT NOT LIMITED TO FIRE HYDRANT LOCATIONS.
- AS PART OF CONSTRUCTION DRAWING SUBMITTAL, FIRE FLOW CALCULATIONS SHALL BE PROVIDED SHOWING COMPLIANCE WITH NCF. PROJECT MAY BE DEVELOPED IN PHASES AND ALL PHASES SHALL BE REQUIRED TO MEET THE MINIMUM REQUIRED FIRE FLOWS PER OCCUPANCY IN EACH PHASE.
- AN APPROVED WATER SUPPLY FOR FIRE SUPPRESSION (TEMPORARY OR PERMANENT) SHALL BE PROVIDED AS SOON AS COMBUSTIBLE MATERIALS ARRIVE ON SITE.
- THE SEWER DESIGN WILL BE EVALUATED DURING CONSTRUCTION DRAWINGS TO AVOID VERY DEEP MANHOLES AND STAY IN COMPLIANCE WITH CITY OF RALEIGH DEPARTMENT OF PUBLIC UTILITIES (CORPUD) STANDARDS AND SPECIFICATIONS.
- 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER MAINS.
- INSTALL 3/4" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT
- INSTALL 4" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FT MAXIMUM.
- 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 UPSTREAM MANHOLE.
- ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWQ, USACE, &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND, &/OR FLOODPLAIN IMPACTS PRIOR TO ANY CONSTRUCTION.
- GREASE INTERCEPTOR/OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUD FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- UTILITY CONSTRUCTION APPROVAL IS REQUIRED FOR THIS PROJECT. PLANS TO BE PREPARED BY AN NC STATE PROFESSIONAL ENGINEER.
- RIGHT-OF-WAY AND/OR EASEMENT DEDICATION IS REQUIRED FOR THIS PROJECT (PRIOR TO CITY ACCEPTANCE OF UTILITIES)
- PROJECT SHALL EXTEND PUBLIC WATER AND SEWER ALONG ALL INTERIOR AND ABUTTING RIGHT OF WAYS OF DEVELOPMENT.
- ALL MAINS UP TO 12" IN SIZE SHALL BE DESIGNED WITH A BLOW-OFF ASSEMBLY THE SAME SIZE AS THE DIAMETER OF THE PIPE
- FIRE HYDRANT ASSEMBLIES SHALL BE INSTALLED AT EVERY INTERSECTION AND AT 500' (RESIDENTIAL) MAX INTERVALS ALONG SITE FRONTAGE.
- ALL WATER MAINS SHALL BE PRESSURE CLASS OR THICKNESS CLASS DUCTILE IRON PIPE DESIGNED IN ACCORDANCE WITH AWWA STANDARD C-150.
- PROJECT SHALL EXTEND GRAVITY SEWER TO THE PERIPHERY OF DEVELOPMENT BASED ON NATURAL TOPOGRAPHY.
- ALL CITY OF RALEIGH SANITARY SEWER EASEMENTS SHALL BE A MINIMUM OF 30 FEET.
- THE SANITARY SEWER SHALL BE EVALUATED DURING CONSTRUCTION DRAWING REVIEW TO ENSURE ADJACENT PROPERTIES HAVE ACCESS TO SANITARY SEWER WHERE FEASIBLE AND IN COMPLIANCE WITH THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT STANDARDS AND SPECIFICATION.
- PHASING WILL REQUIRE UTILITIES TO BE INSTALLED WITH THE PHASE AND MAY REQUIRE DEDICATED EASEMENTS IF OUTSIDE OF PLATTED RIGHT-OF-WAYS.
- PHASING MUST INCLUDE THE INFRASTRUCTURE REQUIRED TO SERVE THAT PHASE, AND TEMPORARY BLOW OFFS WILL BE REQUIRED ON WATERLINES AT THE PHASE LINES.

**UTILITY SEPARATION NOTES:**

- WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF 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.
- WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATER MAIN, DIP MATERIALS OR STEEL ENCASUREMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
- 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER
- MAINTAIN 18" MINIMUM VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAINAGE CROSSINGS; MAINTAIN 24" MINIMUM VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS.
- ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MINIMUM VERTICAL SEPARATION REQUIRED.

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL TOWN OF ZEBULON, CITY OF RALEIGH, AND NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS.

**LEGEND**

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- PERIMETER BUFFER
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- DRAINAGE EASEMENT
- SANITARY SEWER EASEMENT
- EXISTING WETLANDS
- NEUSE RIPARIAN BUFFER
- ACTIVE OPEN SPACE
- PASSIVE OPEN SPACE
- PUBLIC GREEN WAY
- PAVED PRIVATE TRAIL

**UTILITY LEGEND**

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

SCALE 1"=150'



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DESIGNED BY E. ANGE  
CHECKED BY B. BLACKMON  
SCALE 1" = 150'

**TIMMONS GROUP**  
NORTH CAROLINA LICENSE NO. C-1652

**FAISON TRACT**  
0 W GANNON AVENUE, ZEBULON, WAKE COUNTY, NORTH CAROLINA

**OVERALL UTILITY PLAN**

JOB NO. 49473  
SHEET NO. 3.0

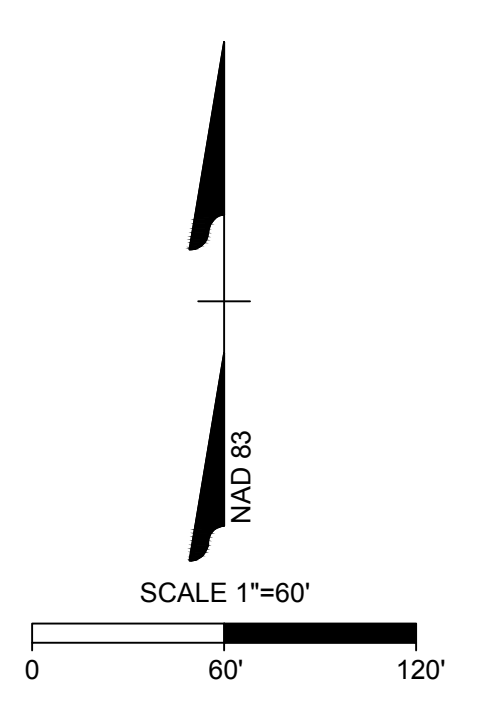
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- LEGEND**
- PROPERTY LINE
  - - - ADJACENT PROPERTY LINE
  - - - PERIMETER BUFFER
  - - - PROPOSED RIGHT-OF-WAY
  - - - PROPOSED LOT LINE
  - - - DRAINAGE EASEMENT
  - - - SANITARY SEWER EASEMENT
  - - - EXISTING WETLANDS
  - - - NEUSE RIPARIAN BUFFER
  - - - ACTIVE OPEN SPACE
  - - - PASSIVE OPEN SPACE
  - - - PUBLIC GREEN WAY
  - - - PAVED PRIVATE TRAIL

- UTILITY LEGEND**
- FM — FORCEMAIN
  - SAN — SANITARY SEWER
  - SAN — SANITARY MANHOLE
  - SAN — EXISTING SAN. SEWER
  - SAN — EXISTING SAN. MANHOLE
  - W — PROPOSED WATERMAIN
  - W — EXISTING WATERMAIN
  - W — WATER VALVE
  - W — FIRE HYDRANT
  - W — BLOWOFF ASSEMBLY



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DESIGNED BY  
**E. ANGE**

CHECKED BY  
**B. BLACKMON**

SCALE  
**1" = 60'**

**TIMMONS GROUP**  
NORTH CAROLINA LICENSE NO. C-1652

**FAISON TRACT**  
0 W GANNON AVENUE, ZEBULON, WAKE COUNTY, NORTH CAROLINA

**DETAILED UTILITY PLAN SHEET 1 OF 3**

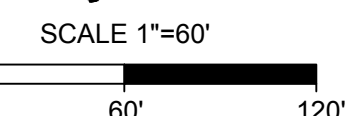
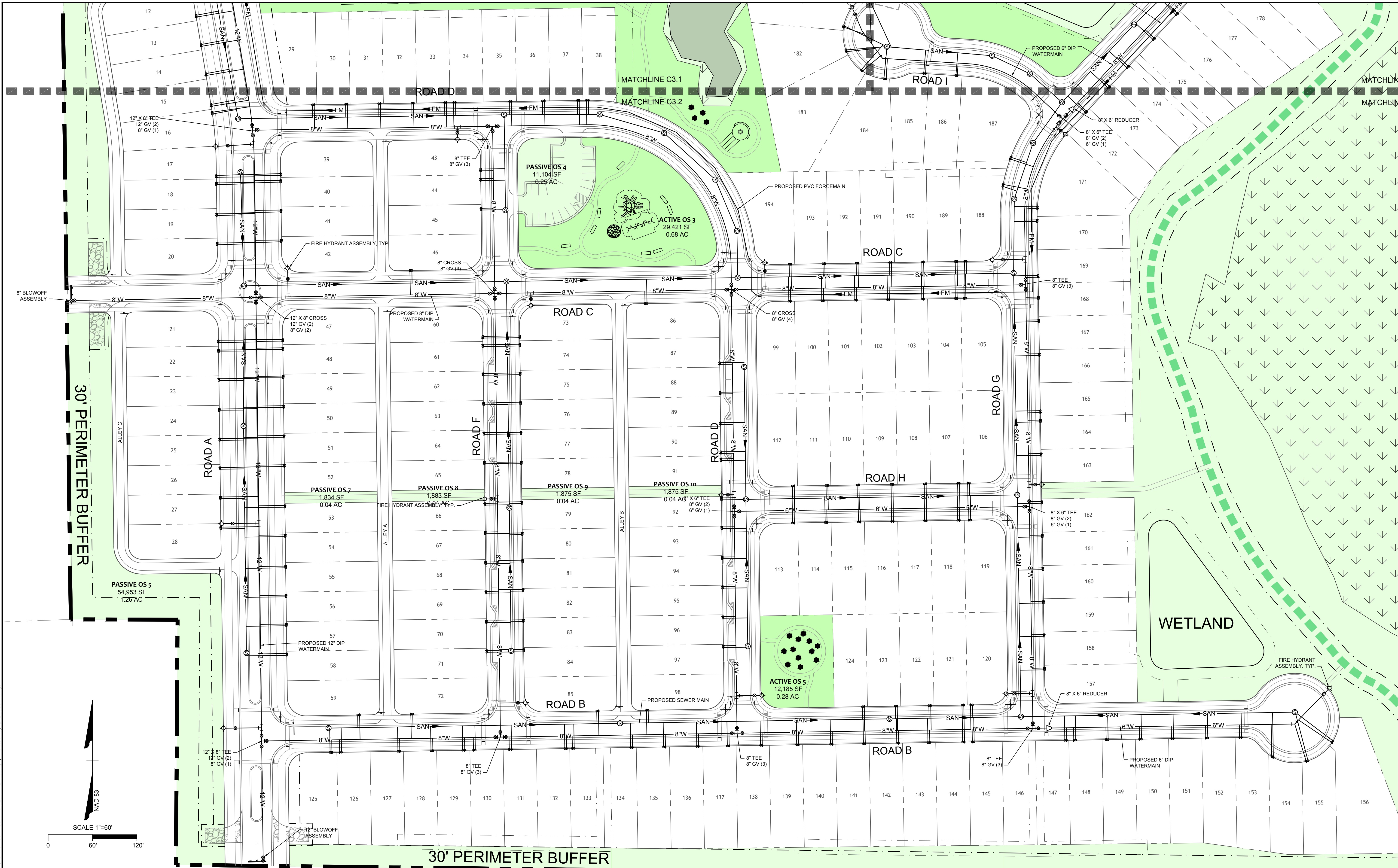
JOB NO.  
**49473**

SHEET NO.  
**3.1**

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

S:\331\49473-Faison\_Tract\DWG\Sheet\Master Plan\49473-331-C3.0-UTILITY PLAN.dwg | Plotted by Elizabeth Ange

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**LEGEND**

	PROPERTY LINE
	ADJACENT PROPERTY LINE
	PERIMETER BUFFER
	PROPOSED RIGHT-OF-WAY
	PROPOSED LOT LINE
	DRAINAGE EASEMENT
	SANITARY SEWER EASEMENT
	EXISTING WETLANDS
	NEUSE RIPARIAN BUFFER
	ACTIVE OPEN SPACE
	PASSIVE OPEN SPACE
	PUBLIC GREEN WAY
	PAVED PRIVATE TRAIL

**UTILITY LEGEND**

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

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**E. ANGE**

CHECKED BY  
**B. BLACKMON**

SCALE  
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**DETAILED UTILITY PLAN SHEET 2 OF 3**

JOB NO.  
**49473**

SHEET NO.  
**3.2**



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E. ANGE  
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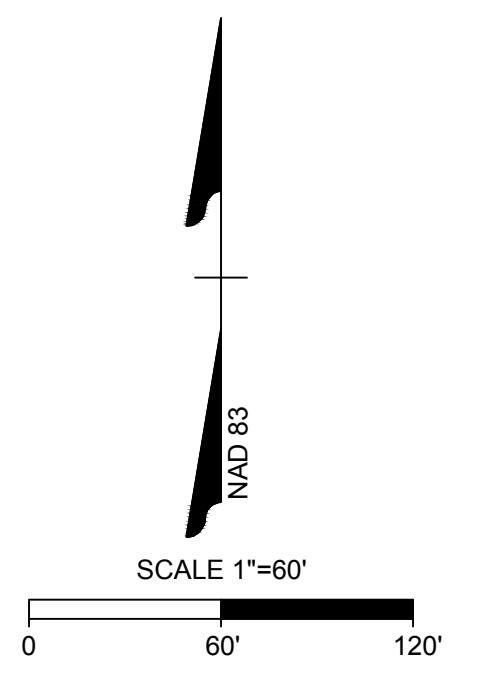
SCALE  
1" = 60'

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0 W GANNON AVENUE, ZEBULON, WAKE COUNTY, NORTH CAROLINA  
DETAILED UTILITY PLAN SHEET 3 OF 3

JOB NO.  
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SHEET NO.  
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### LEGEND

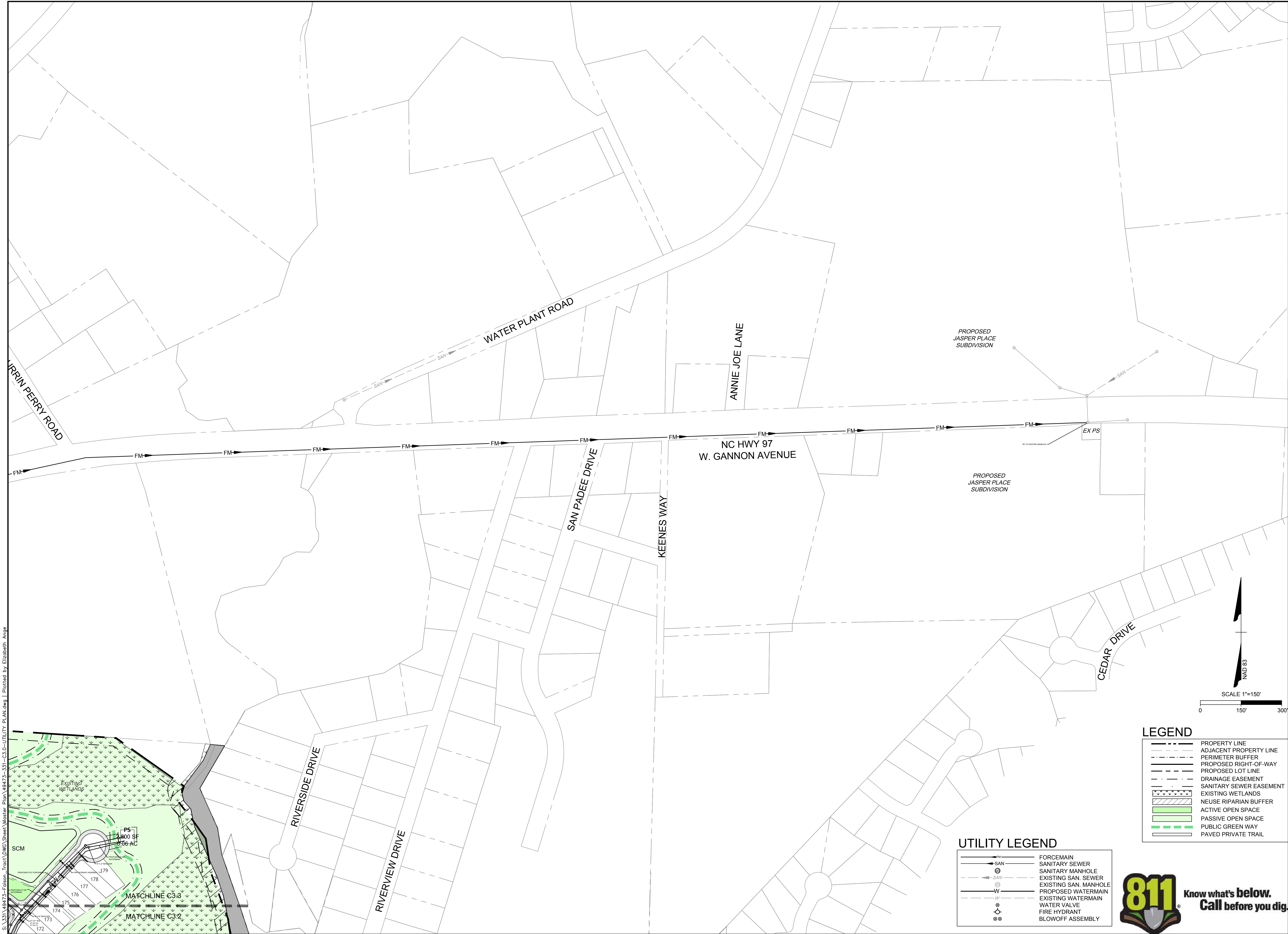
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- PERIMETER BUFFER
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- DRAINAGE EASEMENT
- SANITARY SEWER EASEMENT
- EXISTING WETLANDS
- NEUSE RIPARIAN BUFFER
- ACTIVE OPEN SPACE
- PASSIVE OPEN SPACE
- PUBLIC GREEN WAY
- PAVED PRIVATE TRAIL

### UTILITY LEGEND

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



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E. ANGE	
CHECKED BY	
B. BLACKMON	
SCALE	
1" = 150'	

DATE  
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CHECKED BY  
B. BLACKMON  
SCALE  
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**FAISON TRACT**

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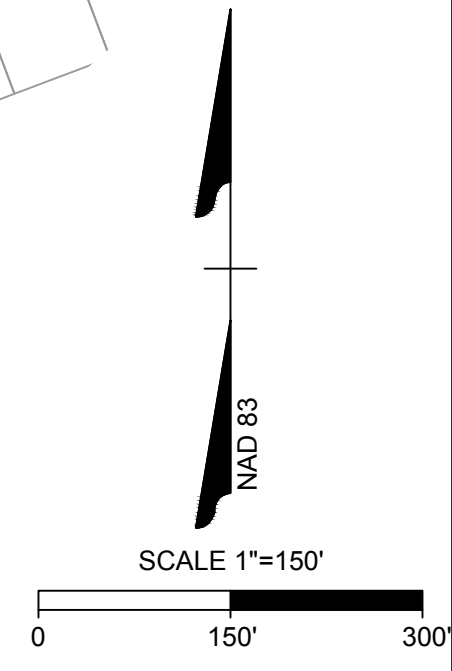
**OFFSITE UTILITY PLAN**

**LEGEND**

	PROPERTY LINE
	ADJACENT PROPERTY LINE
	PERIMETER BUFFER
	PROPOSED RIGHT-OF-WAY
	PROPOSED LOT LINE
	DRAINAGE EASEMENT
	SANITARY SEWER EASEMENT
	EXISTING WETLANDS
	NEUSE RIPARIAN BUFFER
	ACTIVE OPEN SPACE
	PASSIVE OPEN SPACE
	PUBLIC GREEN WAY
	PAVED PRIVATE TRAIL

**UTILITY LEGEND**

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



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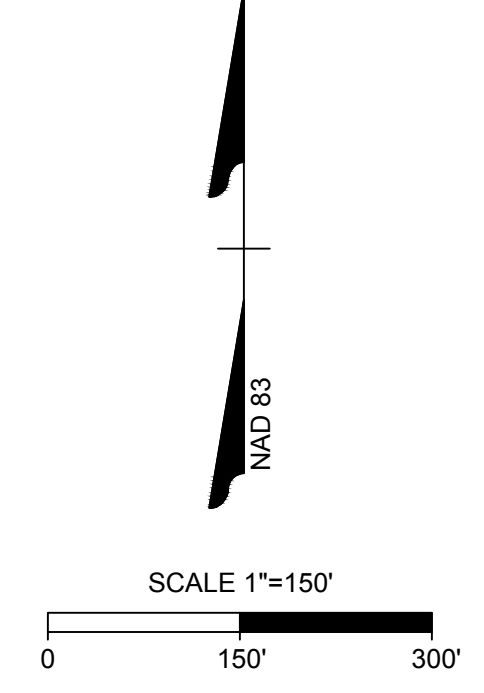
JOB NO.  
**49473**  
SHEET NO.  
**3.4**



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GREEN PACE ROAD

NC HWY 97  
W. GANNON AVENUE



**LEGEND**

	PROPERTY LINE
	ADJACENT PROPERTY LINE
	PERIMETER BUFFER
	PROPOSED RIGHT-OF-WAY
	PROPOSED LOT LINE
	DRAINAGE EASEMENT
	SANITARY SEWER EASEMENT
	EXISTING WETLANDS
	NEUSE RIPARIAN BUFFER
	PUBLIC GREEN WAY
	PAVED PRIVATE TRAIL
	LIMITS OF DISTURBANCE

44.9 AC DISTURBED AREA



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CHECKED BY	B. BLACKMON
SCALE	1" = 150'

**TIMMONS GROUP**

NORTH CAROLINA LICENSE NO. C-1652

**FAISON TRACT**  
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**OVERALL STORMWATER MANAGEMENT PLAN**

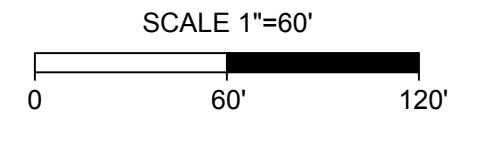
JOB NO. 49473  
SHEET NO. 4.0



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NC HWY 97  
W. GANNON AVENUE



**LEGEND**

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- PERIMETER BUFFER
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- PROPOSED LOT LINE
- DRAINAGE EASEMENT
- SANITARY SEWER EASEMENT
- EXISTING WETLANDS
- NEUSE RIPARIAN BUFFER
- PUBLIC GREEN WAY
- PAVED PRIVATE TRAIL
- LIMITS OF DISTURBANCE



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DESIGNED BY  
**E. ANGE**

CHECKED BY  
**B. BLACKMON**

SCALE  
**1" = 60'**

**TIMMONS GROUP**  
NORTH CAROLINA LICENSE NO. C-1652

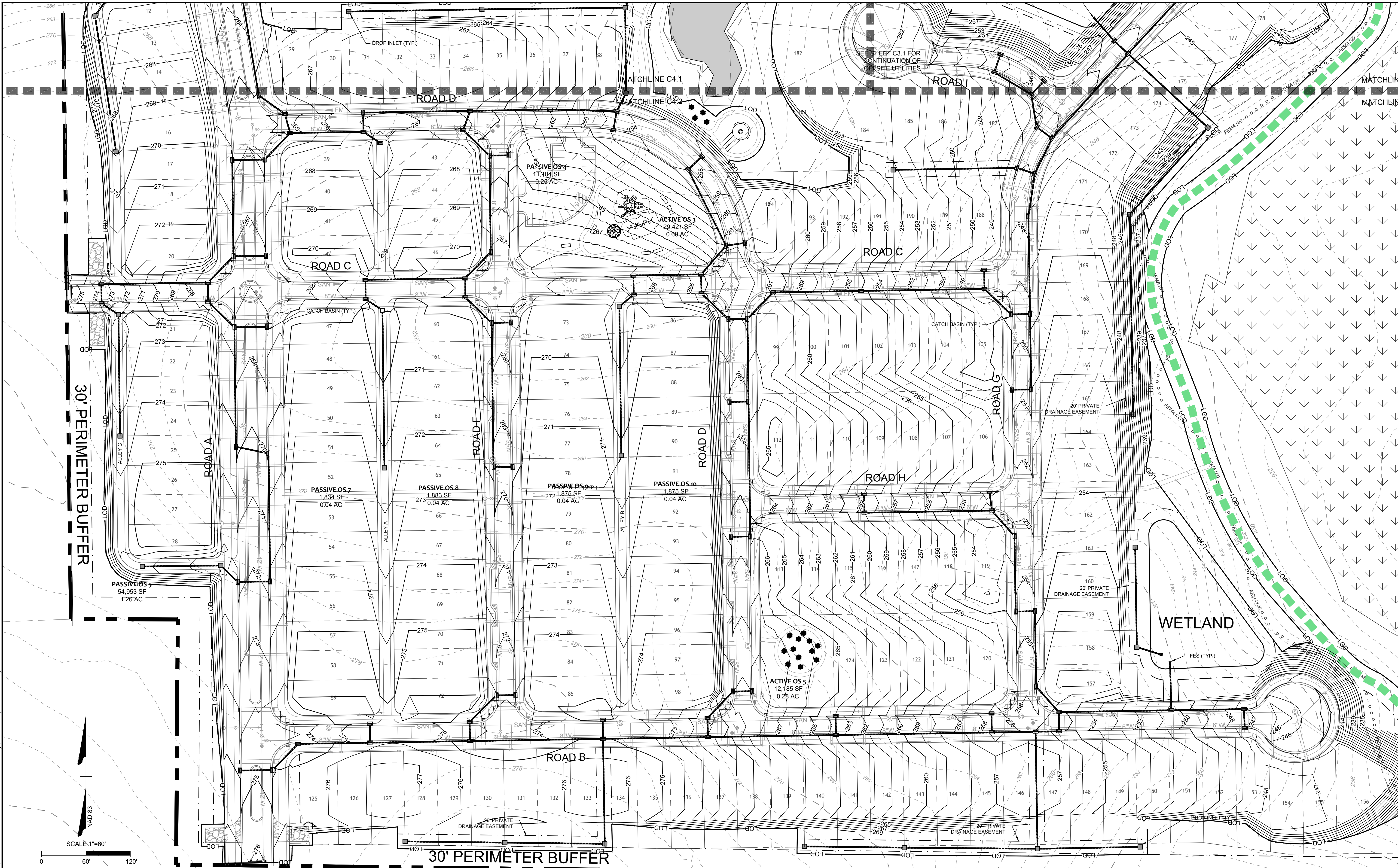
**FAISON TRACT**  
0 W GANNON AVENUE, ZEBULON, WAKE COUNTY, NORTH CAROLINA

**DETAILED STORMWATER MANAGEMENT SHEET 1 OF 3**

JOB NO.	49473
SHEET NO.	4.1

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	NEUSE RIPARIAN BUFFER
	PUBLIC GREEN WAY
	PAVED PRIVATE TRAIL
	LIMITS OF DISTURBANCE

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**DETAILED STORMWATER MANAGEMENT SHEET 2 OF 3**

REVISION DESCRIPTION

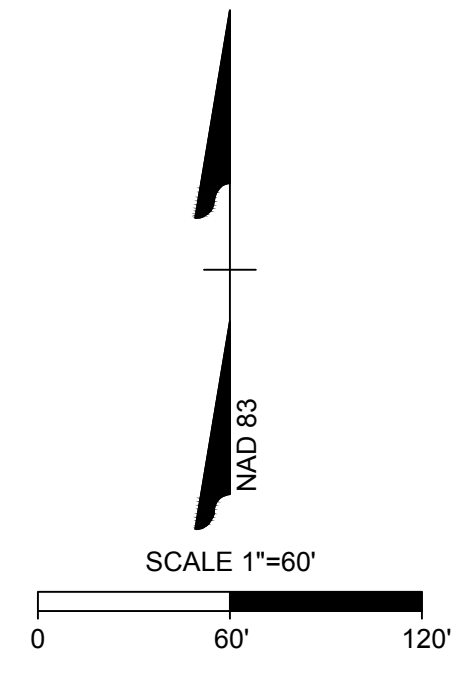
NO.	DATE	DESCRIPTION

JOB NO.  
49473

SHEET NO.  
4.2



S:\331\49473-Faison\_Tract\DWG\Sheet\Master Plan\49473-331-C4.0-STORMWATER PLAN.dwg | Plotted by Elizabeth Ange



**LEGEND**

	PROPERTY LINE
	ADJACENT PROPERTY LINE
	PERIMETER BUFFER
	PROPOSED RIGHT-OF-WAY
	PROPOSED LOT LINE
	DRAINAGE EASEMENT
	SANITARY SEWER EASEMENT
	EXISTING WETLANDS
	NEUSE RIPARIAN BUFFER
	PUBLIC GREEN WAY
	PAVED PRIVATE TRAIL
	LIMITS OF DISTURBANCE

PRELIMINARY DO NOT  
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REVISION DESCRIPTION

DATE	DESCRIPTION
10/30/2023	

DRAWN BY  
E. ANGE

DESIGNED BY  
E. ANGE

CHECKED BY  
B. BLACKMON

SCALE  
1" = 60'

**TIMMONS GROUP**

NORTH CAROLINA LICENSE NO. C-1652

**FAISON TRACT**  
0 W GANNON AVENUE, ZEBULON, WAKE COUNTY, NORTH CAROLINA

**DETAILED STORMWATER MANAGEMENT SHEET 3 OF 3**

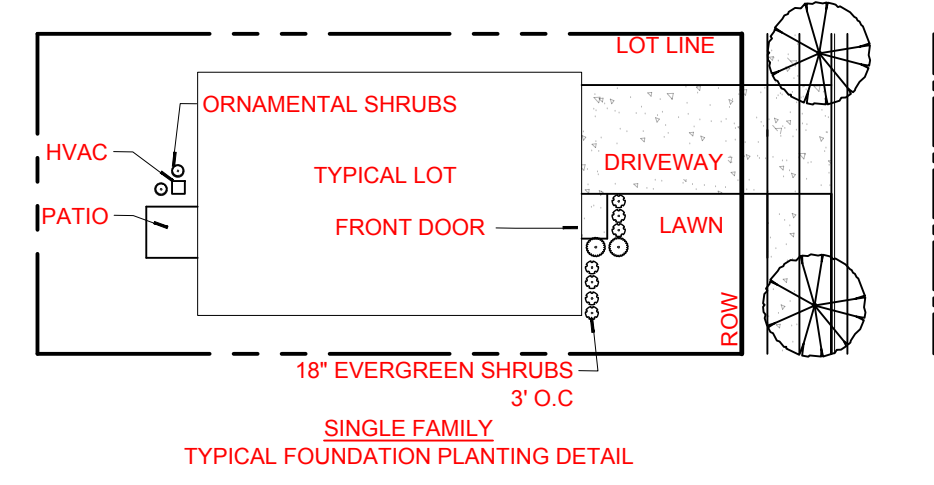
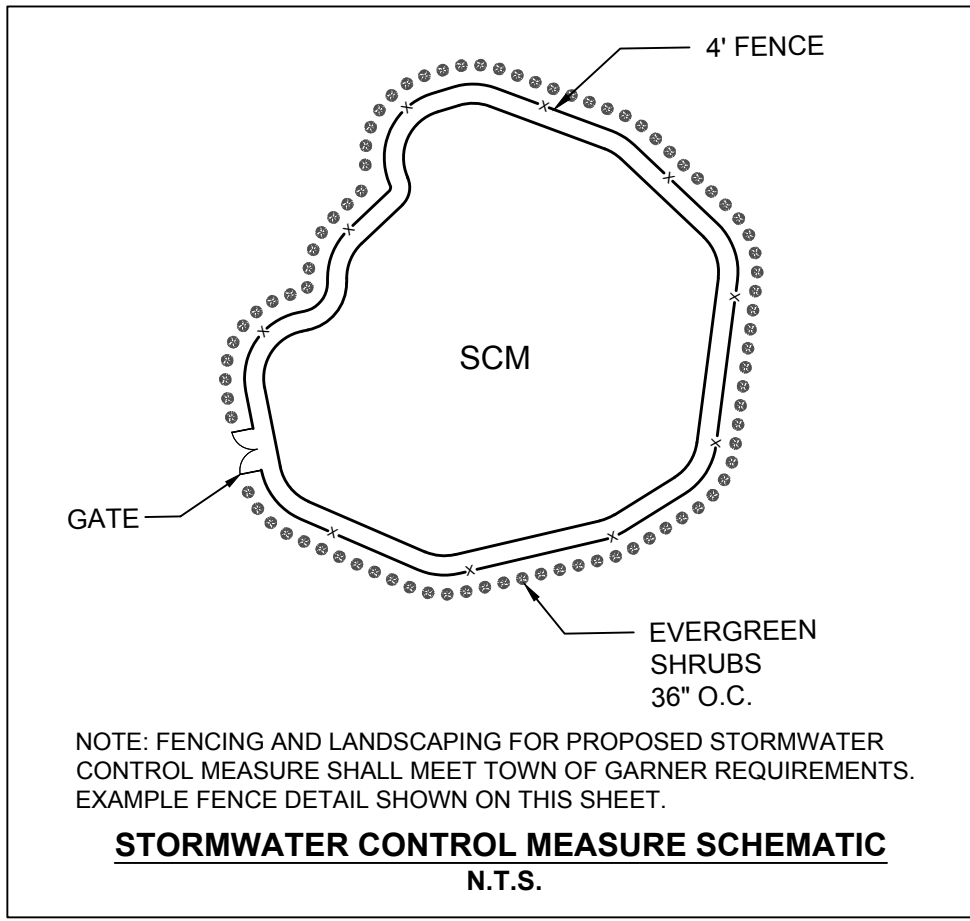
JOB NO.  
49473

SHEET NO.  
4.3

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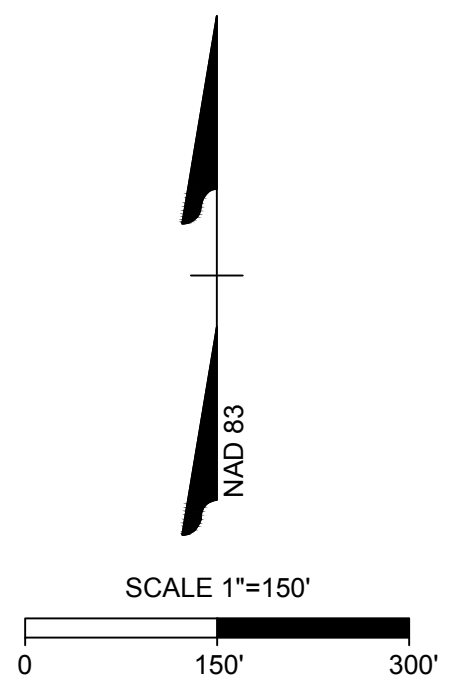




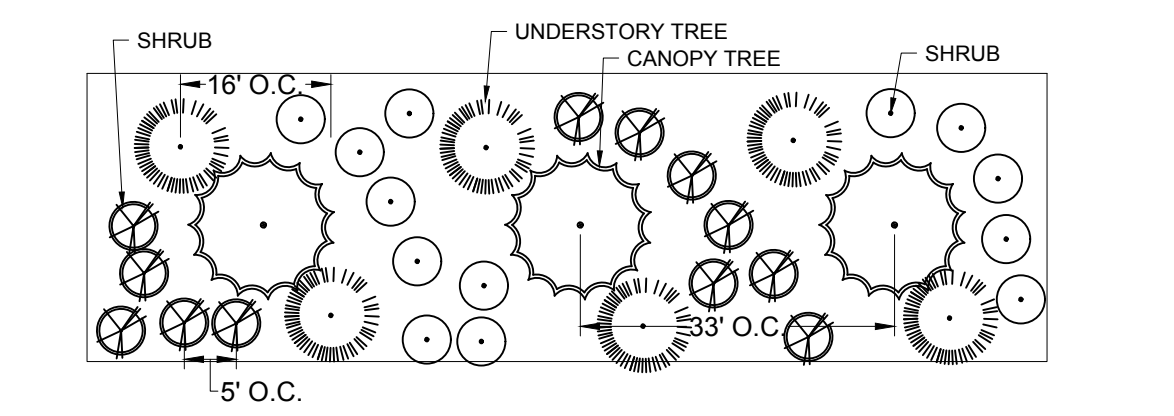
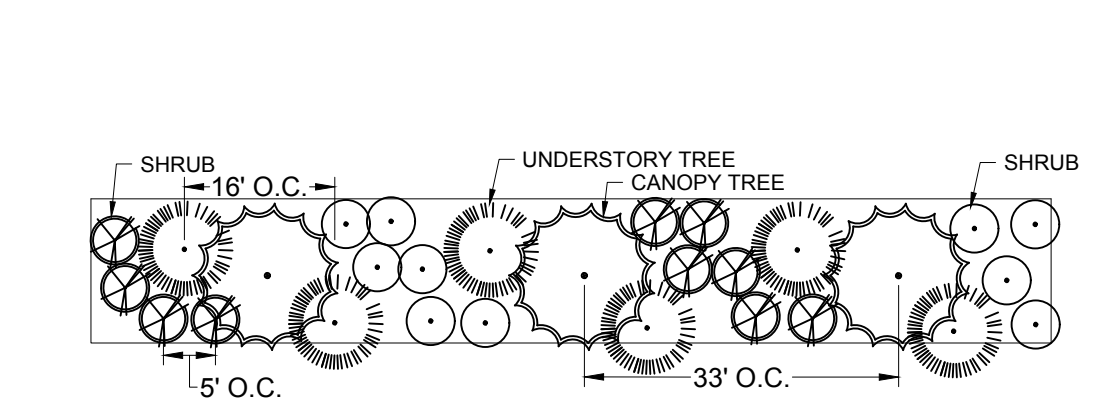


**STREET TREE PLANT SCHEDULE**

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	MINIMUM INSTALLED SIZE
☉	75	ACER SACCHARUM 'LEGACY'	SUGAR MAPLE	2.5" CAL.
☉	58	FRAXINUS AMERICANA	WHITE ASH	2.5" CAL.
☉	65	CARPINUS BETULUS 'FASTIGIATA'	FASTIGIATA EUROPEAN HORNBEAM	2.5" CAL.
☉	69	NYSSA SYLVATICA	BLACK TUPELO	2.5" CAL.
☉	76	QUERCUS LYRATA	OVERCUP OAK	2.5" CAL.



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**LEGEND**

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- ADJACENT PROPERTY LINE
- PERIMETER BUFFER
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- DRAINAGE EASEMENT
- SANITARY SEWER EASEMENT
- EXISTING WETLANDS
- NEUSE RIPARIAN BUFFER
- ACTIVE OPEN SPACE
- PASSIVE OPEN SPACE
- PUBLIC GREEN WAY
- PAVED PRIVATE TRAIL

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

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DESIGNED BY  
**E. ANGE**

CHECKED BY  
**B. BLACKMON**

SCALE  
**1" = 150'**

**TIMMONS GROUP**

NORTH CAROLINA LICENSE NO. C-1652

**FAISON TRACT**  
0 W GANNON AVENUE, ZEBULON, WAKE COUNTY, NORTH CAROLINA

**OVERALL LANDSCAPE PLAN**

JOB NO.  
**49473**

SHEET NO.  
**5.0**

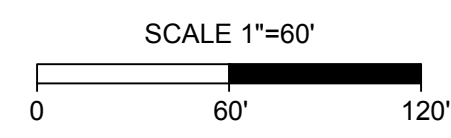
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Know what's below. Call before you dig.



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- PERIMETER BUFFER
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- DRAINAGE EASEMENT
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E. ANGE

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E. ANGE

CHECKED BY  
B. BLACKMON

SCALE  
1" = 60'

# TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

**FAISON TRACT**  
0 W GANNON AVENUE, ZEBULON, WAKE COUNTY, NORTH CAROLINA

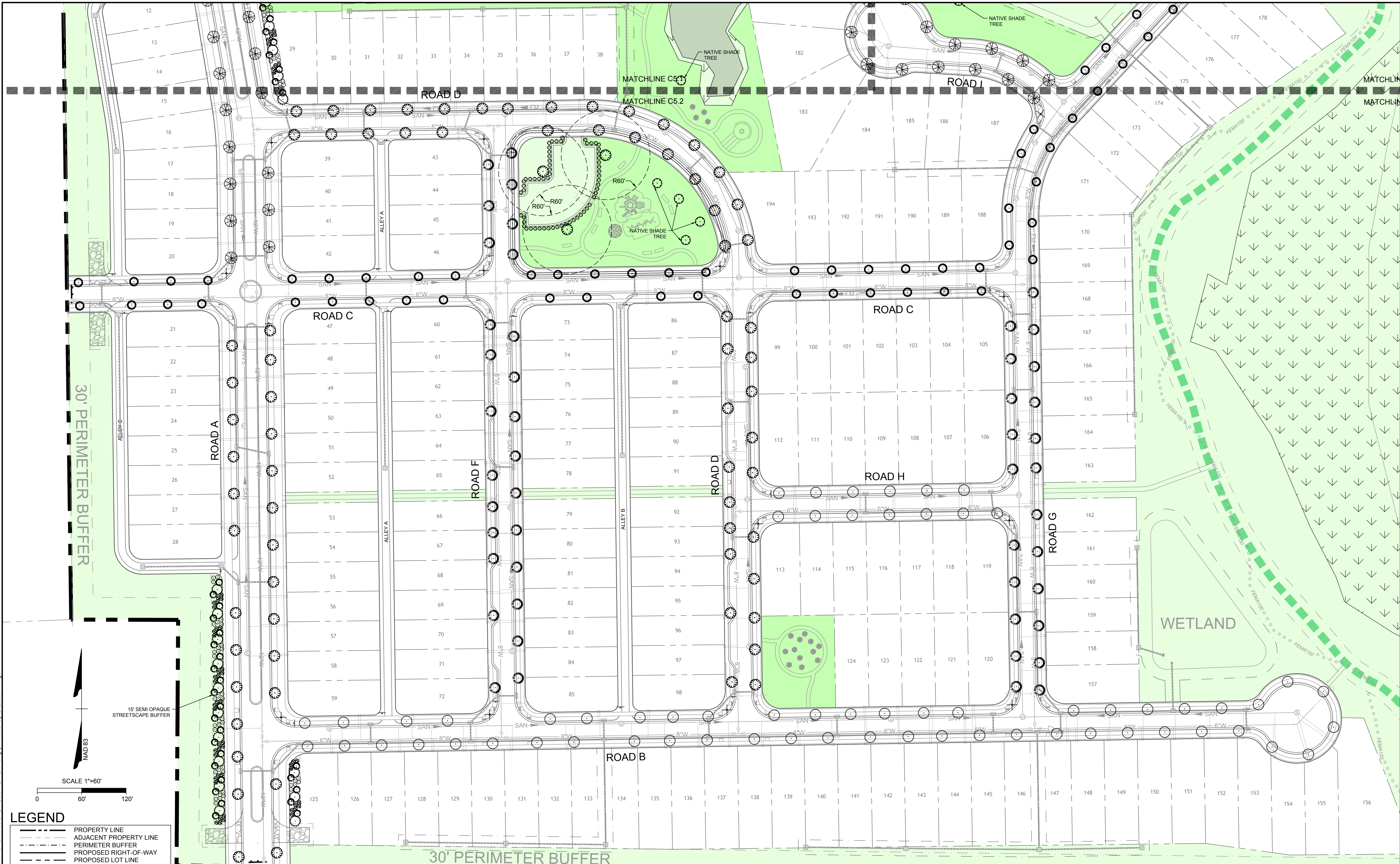
**DETAILED LANDSCAPING PLAN SHEET 1 OF 3**

JOB NO.  
49473

SHEET NO.  
5.1

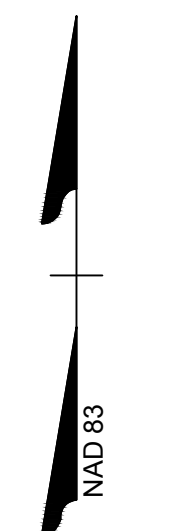
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30' PERIMETER BUFFER

30' PERIMETER BUFFER



SCALE 1"=60'  
0 60' 120'

**LEGEND**

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SCALE  
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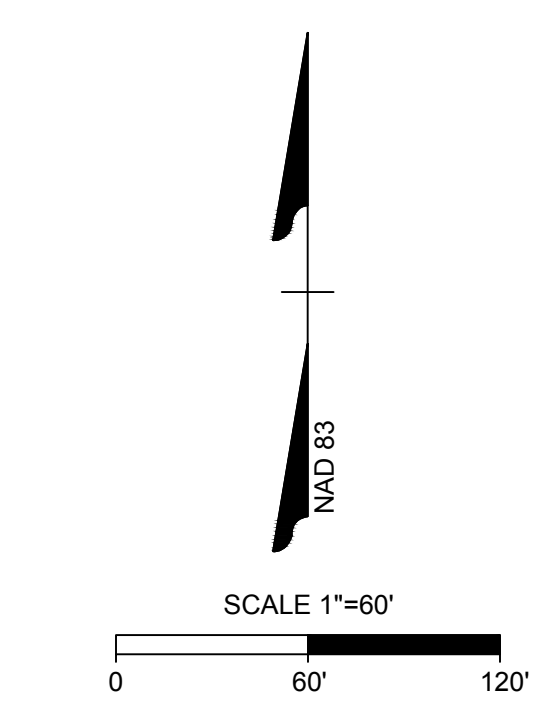
NORTH CAROLINA LICENSE NO. C-1652

**FAISON TRACT**  
0 W GANNON AVENUE, ZEBULON, WAKE COUNTY, NORTH CAROLINA  
DETAILED LANDSCAPING PLAN SHEET 2 OF 3

JOB NO.  
49473  
SHEET NO.  
5.2

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10/30/2023	

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DESIGNED BY  
**E. ANGE**

CHECKED BY  
**B. BLACKMON**

SCALE  
**1" = 60'**

# TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

## FAISON TRACT

0 W GANNON AVENUE, ZEBULON, WAKE COUNTY, NORTH CAROLINA

### DETAILED LANDSCAPING PLAN SHEET 3 OF 3

JOB NO.  
**49473**

SHEET NO.  
**5.3**

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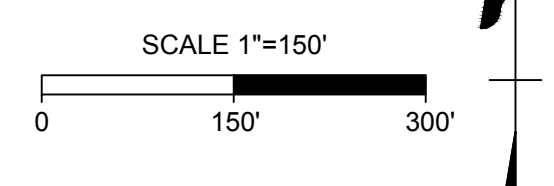


**LEGEND**

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- - -	ADJACENT PROPERTY LINE
---	PERIMETER BUFFER
---	PROPOSED RIGHT-OF-WAY
---	PROPOSED LOT LINE
---	DRAINAGE EASEMENT
---	SANITARY SEWER EASEMENT
---	EXISTING WETLANDS
---	NEUSE RIPARIAN BUFFER
---	ACTIVE OPEN SPACE
---	PASSIVE OPEN SPACE
---	PUBLIC GREEN WAY
---	PAVED PRIVATE TRAIL

**LIGHTING LEGEND**

---	LED STREET LIGHTS (7,000 LUMENS LED 75 ROADWAY LIGHT)
---	ALUMINUM POLE - HEIGHT 30'



**1 FIXTURE 'A' DETAIL**  
SCALE: N.T.S.

CLUSTER MAILBOXES SHALL BE SERVED BY EXTERIOR ILLUMINATION OF AT LEAST 2 FOOTCANDLES TO ENSURE SAFETY DURING NIGHT TIME HOURS

**Outdoor Lighting**

**MITCHELL TOP HAT LED**

Light source: LED (white)	50 watts
Wattage: 50 watts	
Lumens: 5,603	
Light pattern: ICMA, Type III   Type V	
ICMA code classification: Semi-cutoff	
BUG rating: Type III B2J3G3   Type V B2J3G3	
Color temperature: 3,000K   4,000K	

POLE AVAILABLE	MOUNTING HEIGHT	COLOR
Aluminum	12'	Black
Castal concrete	12'	Black
Victorian concrete	12'	Black, Gray-green
Washington concrete	12'	Black, Gray

**FEATURES**

- Turnkey operation
- Little or no installation cost
- Design services by lighting professionals included
- Hardware, electricity & warranty included
- One low monthly cost on your electric bill

**BENEFITS**

- Provides hassle-free installation and service
- Free up capital for other projects
- Meets industry standards and lighting ordinances
- Eliminates sign and conceptual sign bills
- Convenience and savings for you.

**DUKE ENERGY**

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REVISION DESCRIPTION	DATE

DATE: 10/30/2023  
DRAWN BY: E. ANGE  
DESIGNED BY: E. ANGE  
CHECKED BY: B. BLACKMON  
SCALE: 1" = 150'

**TIMMONS GROUP**  
NORTH CAROLINA LICENSE NO. C-1652

**FAISON TRACT**  
0 W GANNON AVENUE, ZEBULON, WAKE COUNTY, NORTH CAROLINA

**OVERALL LIGHTING PLAN**

JOB NO. 49473  
SHEET NO. 6.0



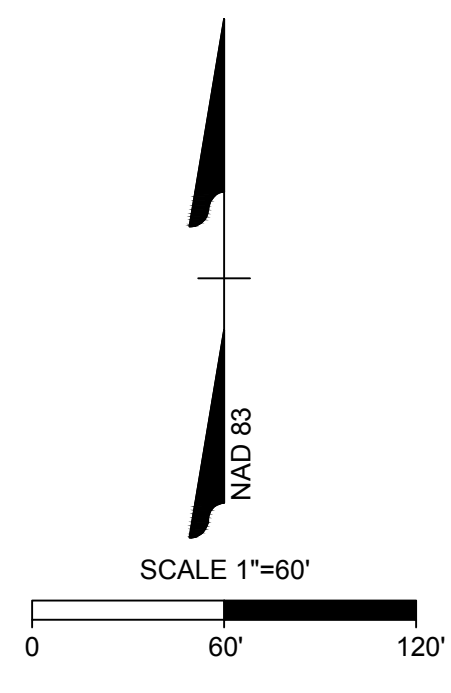
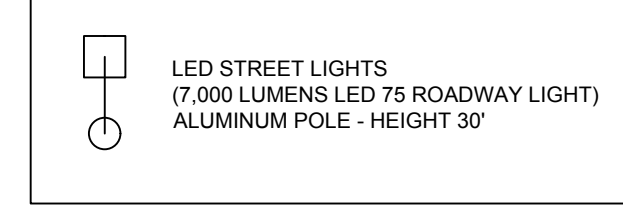
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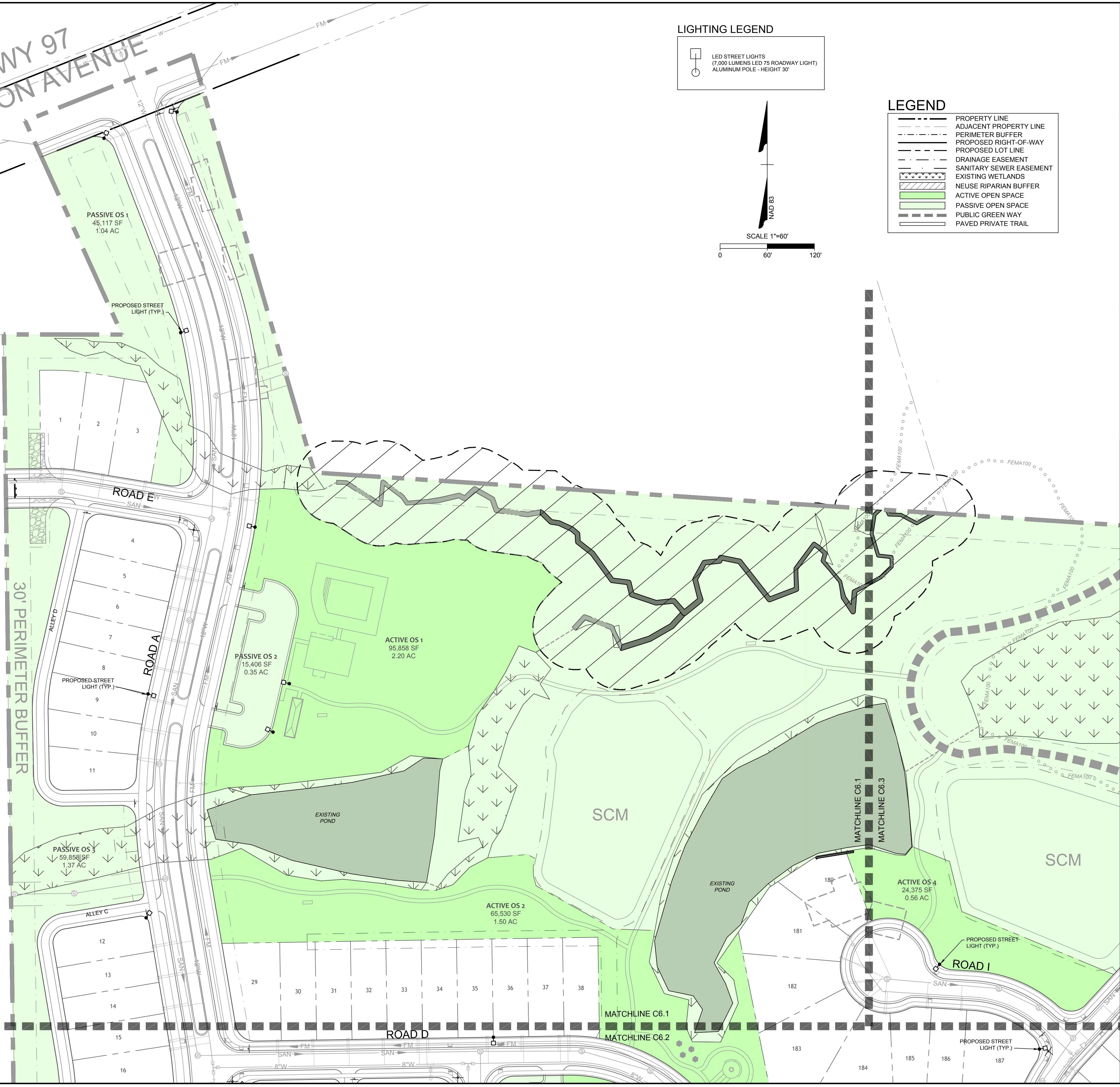
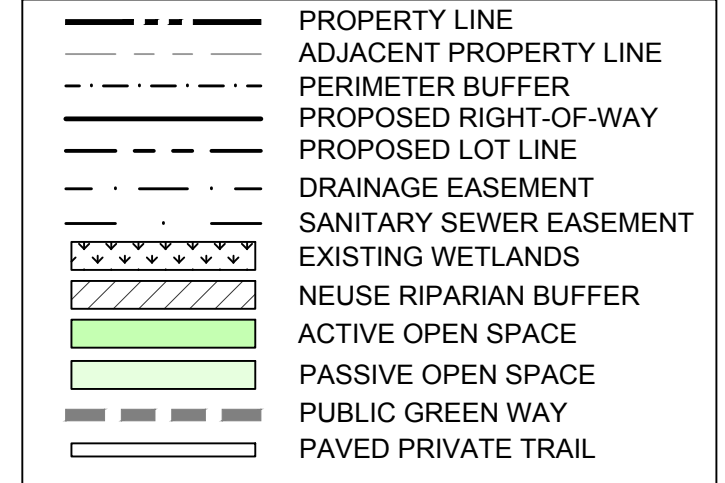


NC HWY 97  
W. GANNON AVENUE

LIGHTING LEGEND



LEGEND



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SCALE  
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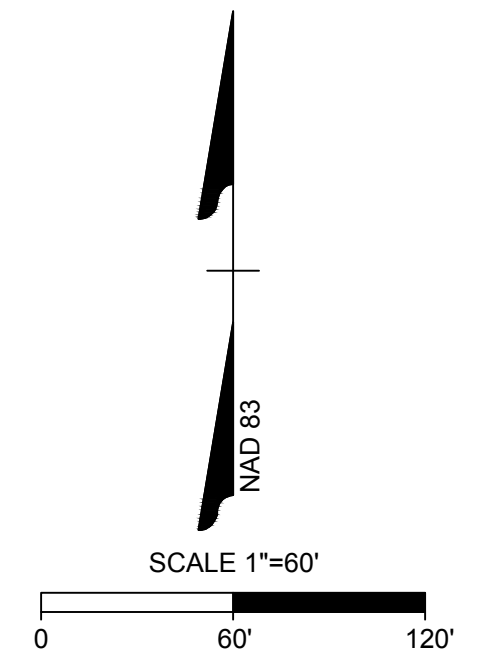
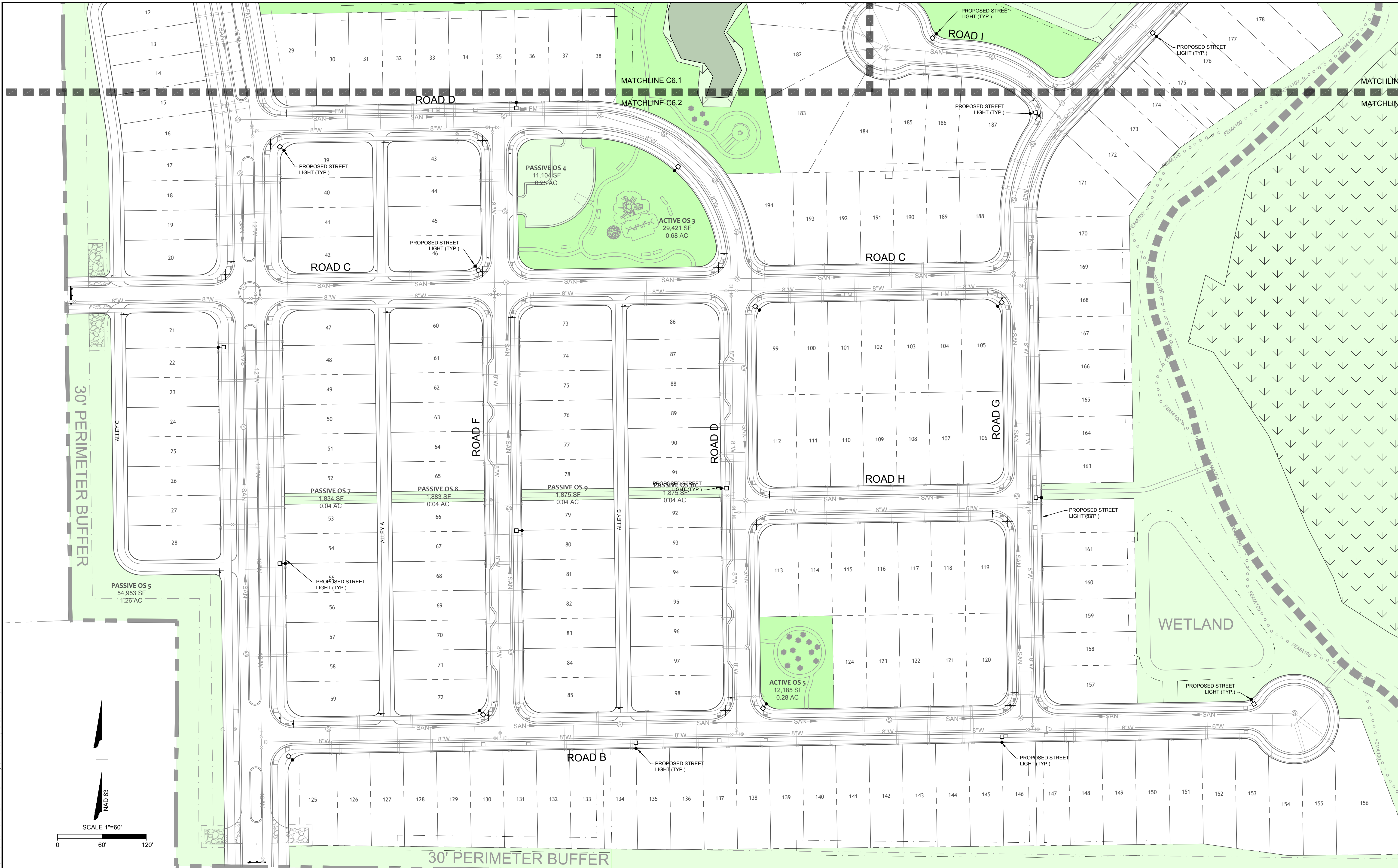
**DETAILED LIGHTING PLAN SHEET 1 OF 3**

JOB NO.  
**49473**

SHEET NO.  
**6.1**

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**LEGEND**

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	ADJACENT PROPERTY LINE
	PERIMETER BUFFER
	PROPOSED RIGHT-OF-WAY
	PROPOSED LOT LINE
	DRAINAGE EASEMENT
	SANITARY SEWER EASEMENT
	EXISTING WETLANDS
	NEUSE RIPARIAN BUFFER
	ACTIVE OPEN SPACE
	PASSIVE OPEN SPACE
	PUBLIC GREEN WAY
	PAVED PRIVATE TRAIL

**LIGHTING LEGEND**

	LED STREET LIGHTS (7,000 LUMENS LED 75 ROADWAY LIGHT)
	ALUMINUM POLE - HEIGHT 30'

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	DATE 10/30/2023
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	DESIGNED BY E. ANGE
	CHECKED BY B. BLACKMON
	SCALE 1" = 60'

# TIMMONS GROUP

**FAISON TRACT**  
0 W GANNON AVENUE, ZEBULON, WAKE COUNTY, NORTH CAROLINA  
**DETAILED LIGHTING PLAN SHEET 2 OF 3**

JOB NO.  
**49473**  
SHEET NO.  
**6.2**



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DESIGNED BY E. ANGE
CHECKED BY B. BLACKMON
SCALE 1" = 60'

**TIMMONS GROUP**  
NORTH CAROLINA LICENSE NO. C-1652

**FAISON TRACT**  
0 W GANNON AVENUE, ZEBULON, WAKE COUNTY, NORTH CAROLINA  
**DETAILED LIGHTING PLAN SHEET 3 OF 3**

JOB NO.  
49473  
SHEET NO.  
6.3

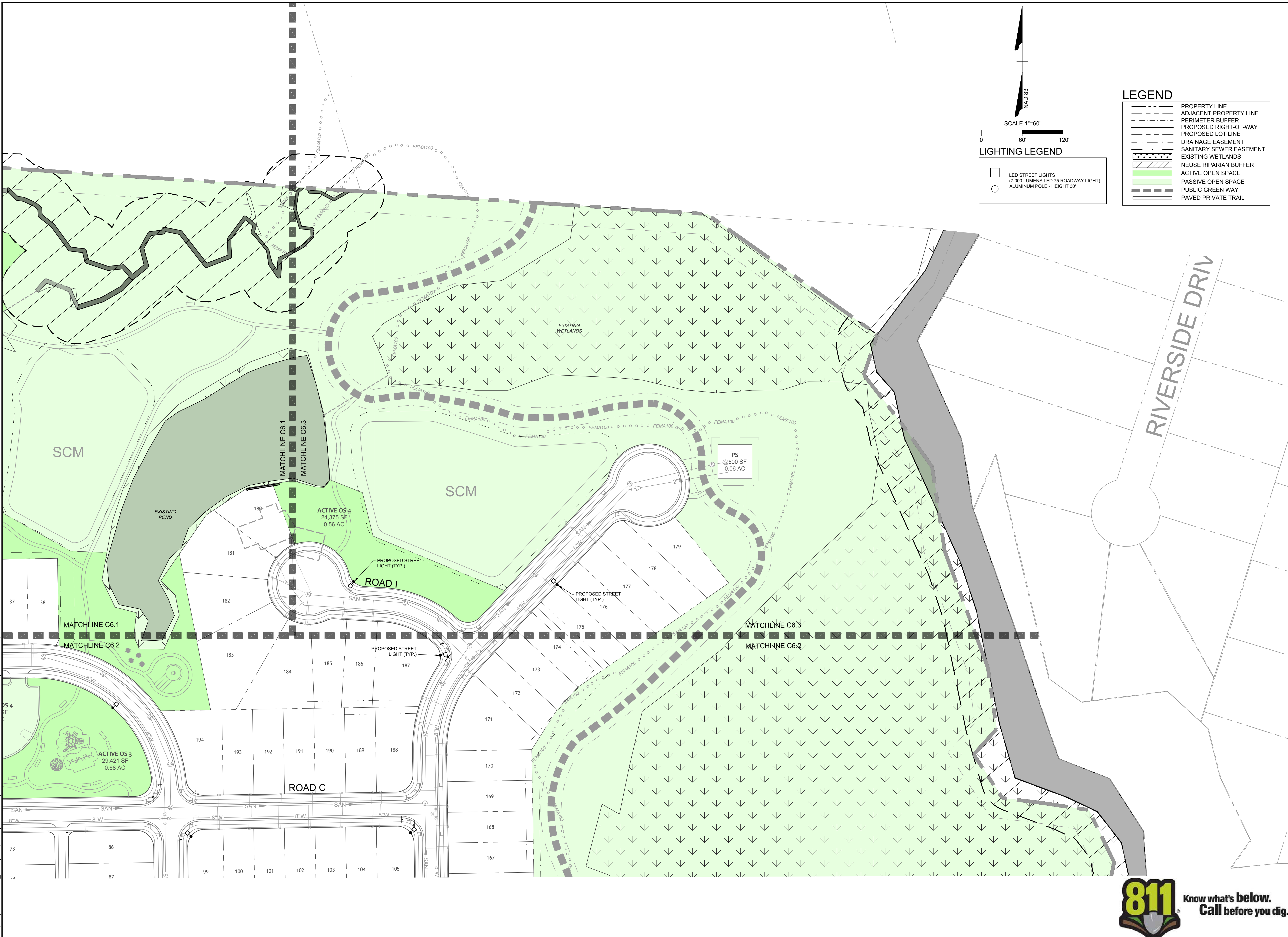
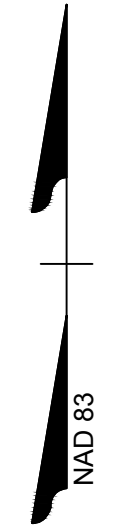
**LEGEND**

- PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- PERIMETER BUFFER
- - - PROPOSED RIGHT-OF-WAY
- - - PROPOSED LOT LINE
- - - DRAINAGE EASEMENT
- - - SANITARY SEWER EASEMENT
- EXISTING WETLANDS
- NEUSE RIPARIAN BUFFER
- ACTIVE OPEN SPACE
- PASSIVE OPEN SPACE
- PUBLIC GREEN WAY
- PAVED PRIVATE TRAIL

**LIGHTING LEGEND**

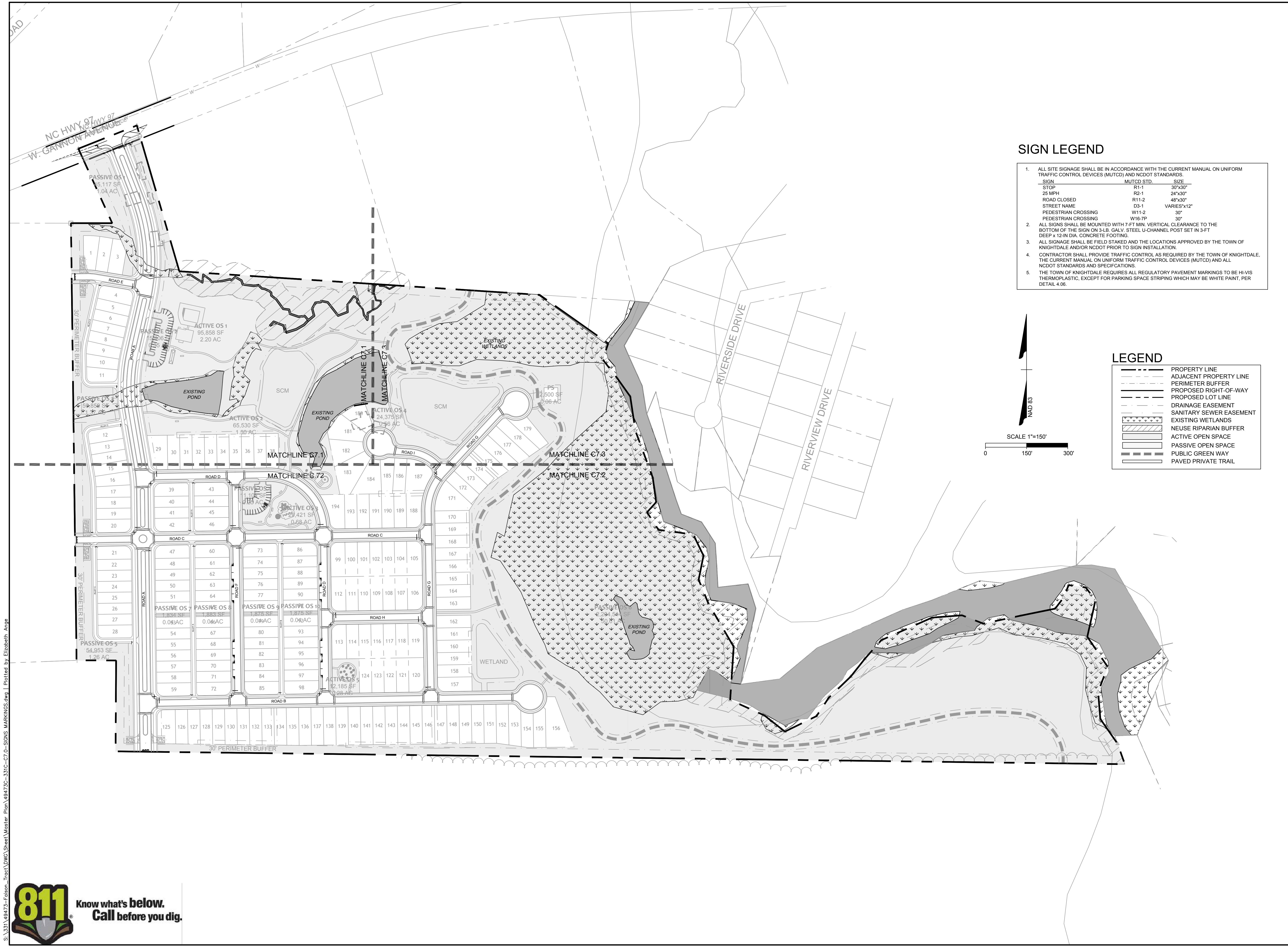
- LED STREET LIGHTS  
(7,000 LUMENS LED 75 ROADWAY LIGHT)  
ALUMINUM POLE - HEIGHT 30'

SCALE 1"=60'  
0 60' 120'



S:\33149473-Faison\_Tract\DWG\Sheet Master Plan\49473-331-C6.0-LIGHT PLAN.dwg | Plotted by Elizabeth Ange





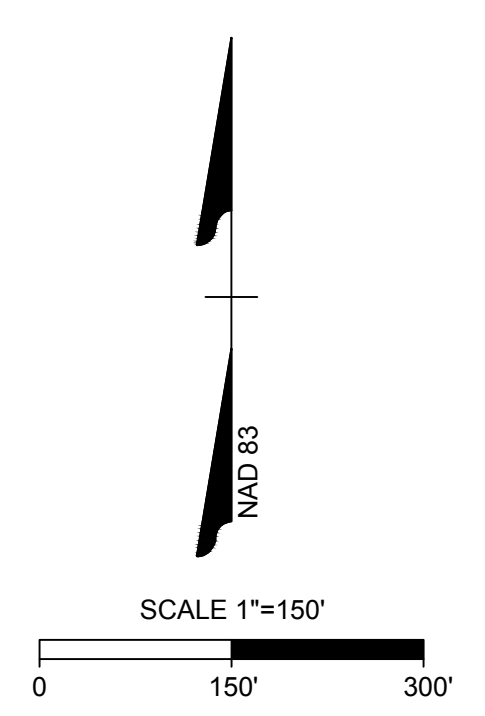
**SIGN LEGEND**

- ALL SITE SIGNAGE SHALL BE IN ACCORDANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND NCDOT STANDARDS.
 

SIGN	MUTCD STD.	SIZE
STOP	R1-1	30"x30"
25 MPH	R2-1	24"x30"
ROAD CLOSED	R11-2	48"x30"
STREET NAME	D3-1	VARIES x12"
PEDESTRIAN CROSSING	W11-2	30"
PEDESTRIAN CROSSING	W16-7P	30"
- ALL SIGNS SHALL BE MOUNTED WITH 7-FT MIN. VERTICAL CLEARANCE TO THE BOTTOM OF THE SIGN ON 3-LB. GALV. STEEL U-CHANNEL POST SET IN 3-FT DEEP x 12-IN DIA. CONCRETE FOOTING.
- ALL SIGNAGE SHALL BE FIELD STAKED AND THE LOCATIONS APPROVED BY THE TOWN OF KNIGHTDALE AND/OR NCDOT PRIOR TO SIGN INSTALLATION.
- CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AS REQUIRED BY THE TOWN OF KNIGHTDALE, THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND ALL NCDOT STANDARDS AND SPECIFICATIONS.
- THE TOWN OF KNIGHTDALE REQUIRES ALL REGULATORY PAVEMENT MARKINGS TO BE HI-VIS THERMOPLASTIC, EXCEPT FOR PARKING SPACE STRIPING WHICH MAY BE WHITE PAINT, PER DETAIL 4.06.

**LEGEND**

- PROPERTY LINE
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- PROPOSED LOT LINE
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DESIGNED BY  
E. ANGE  
CHECKED BY  
B. BLACKMON  
SCALE  
1" = 150'

**TIMMONS GROUP**

NORTH CAROLINA LICENSE NO. C-1652

**FAISON TRACT**  
0 W GANNON AVENUE, ZEBULON, WAKE COUNTY, NORTH CAROLINA

**OVERALL SIGNS AND MARKINGS PLAN**

JOB NO.  
49473  
SHEET NO.  
C7.0

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DESIGNED BY  
E. ANGE

CHECKED BY  
B. BLACKMON

SCALE  
1" = 60'

**TIMMONS GROUP**  
NORTH CAROLINA LICENSE NO. C-1652

**FAISON TRACT**  
0 W GANNON AVENUE, ZEBULON, WAKE COUNTY, NORTH CAROLINA

**DETAILED SIGNS AND MARKINGS PLAN SHEET 1 OF 3**

JOB NO.  
49473

SHEET NO.  
C7.1

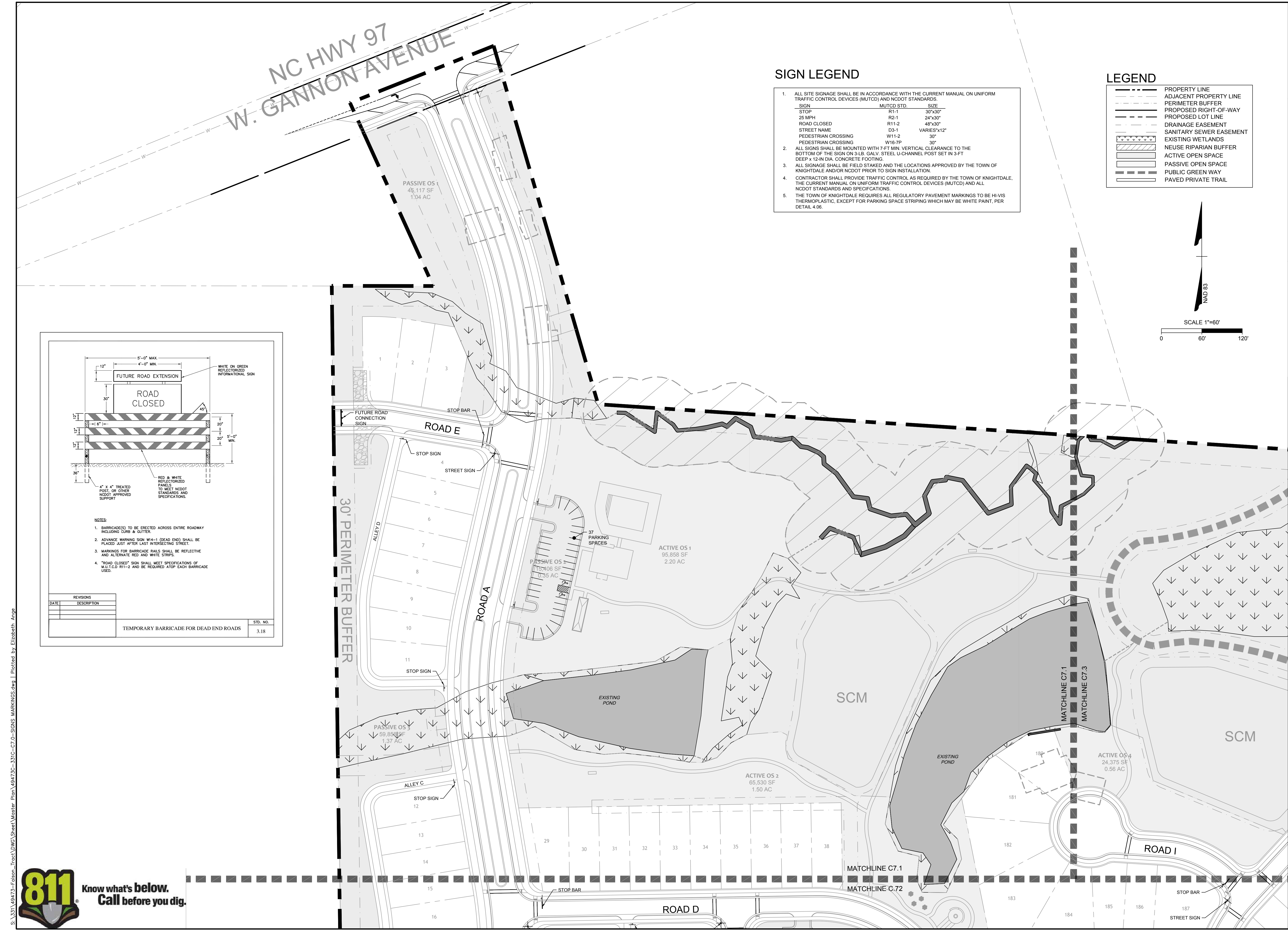
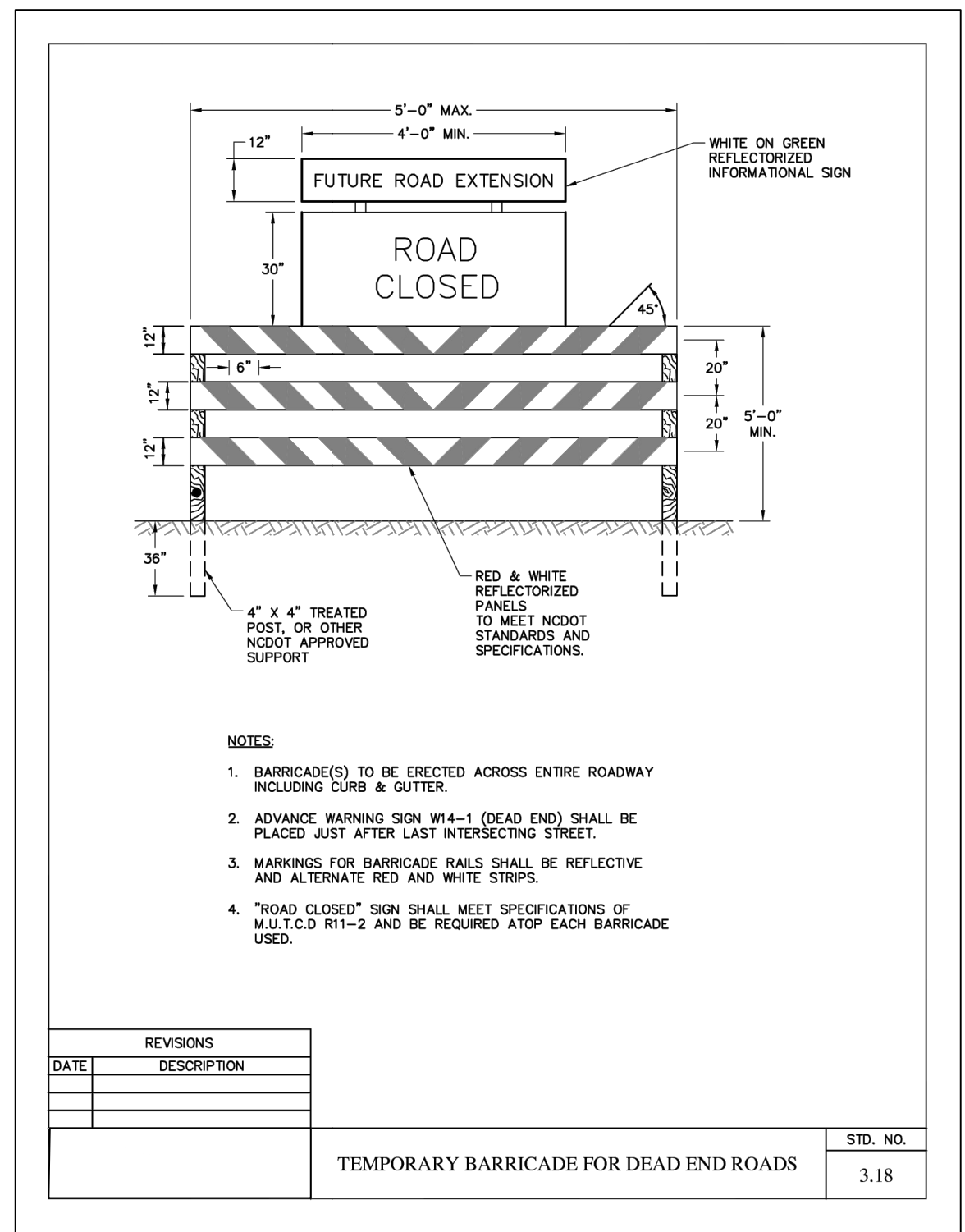
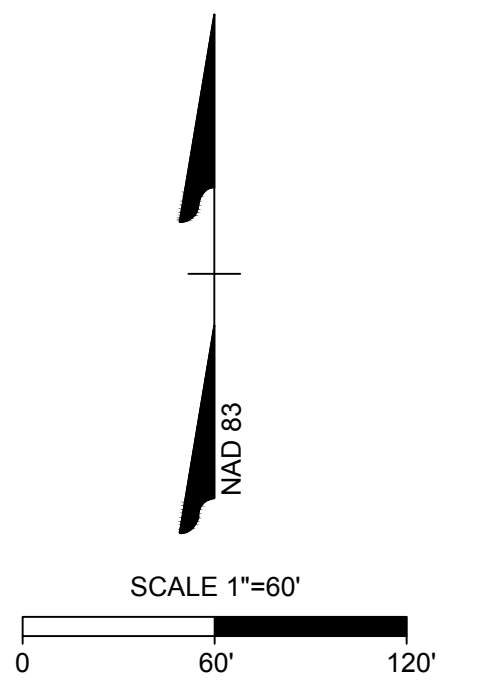
**SIGN LEGEND**

- ALL SITE SIGNAGE SHALL BE IN ACCORDANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND NCDOT STANDARDS.
 

SIGN	MUTCD STD.	SIZE
STOP	R1-1	30"x30"
25 MPH	R2-1	24"x30"
ROAD CLOSED	R11-2	48"x30"
STREET NAME	D3-1	VARIES"x12"
PEDESTRIAN CROSSING	W11-2	30"
PEDESTRIAN CROSSING	W16-7P	30"
- ALL SIGNS SHALL BE MOUNTED WITH 7 FT MIN. VERTICAL CLEARANCE TO THE BOTTOM OF THE SIGN ON 3-LB. GALV. STEEL U-CHANNEL POST SET IN 3-FT DEEP x 12-IN DIA. CONCRETE FOOTING.
- ALL SIGNAGE SHALL BE FIELD STAKED AND THE LOCATIONS APPROVED BY THE TOWN OF KNIGHTDALE AND/OR NCDOT PRIOR TO SIGN INSTALLATION.
- CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AS REQUIRED BY THE TOWN OF KNIGHTDALE, THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND ALL NCDOT STANDARDS AND SPECIFICATIONS.
- THE TOWN OF KNIGHTDALE REQUIRES ALL REGULATORY PAVEMENT MARKINGS TO BE HI-VIS THERMOPLASTIC, EXCEPT FOR PARKING SPACE STRIPING WHICH MAY BE WHITE PAINT, PER DETAIL 4.06.

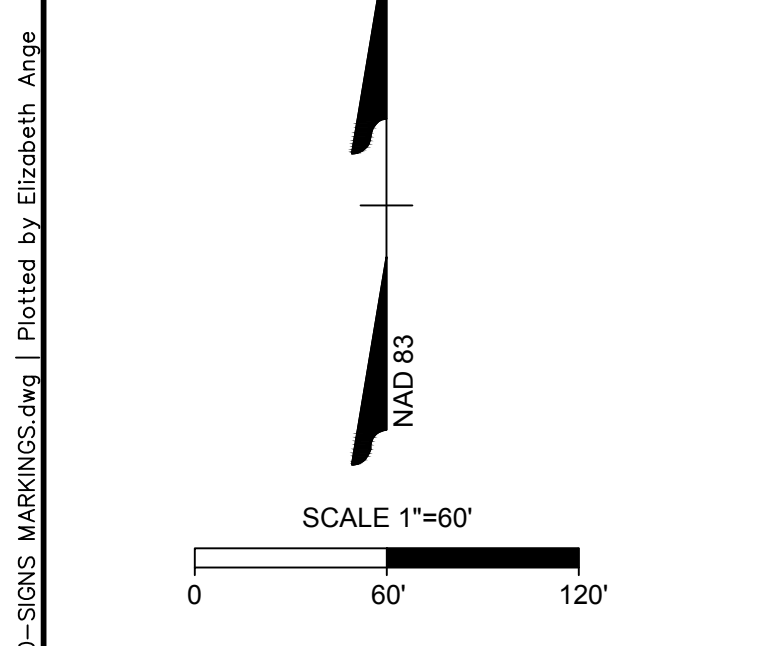
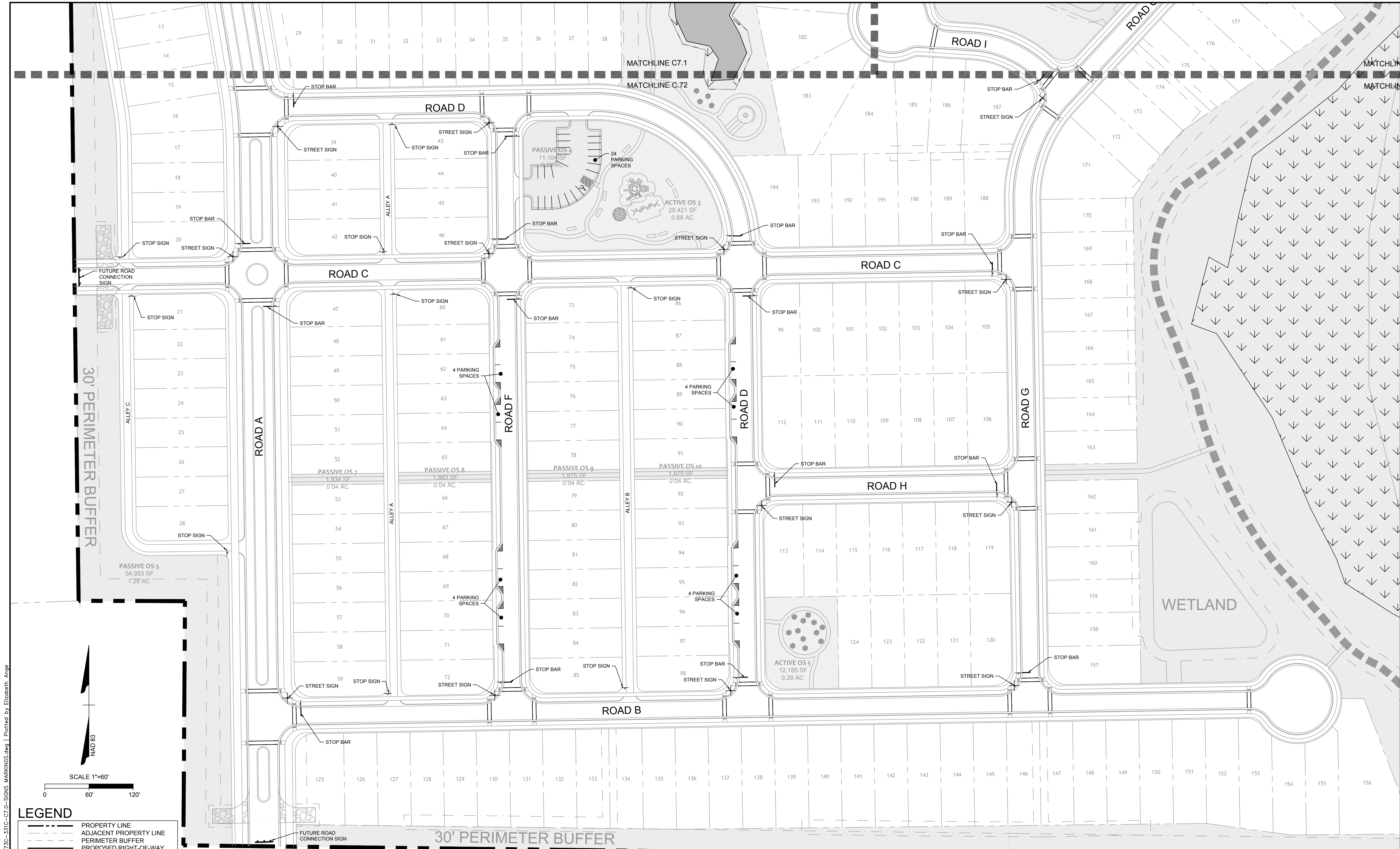
**LEGEND**

	PROPERTY LINE
	ADJACENT PROPERTY LINE
	PERIMETER BUFFER
	PROPOSED RIGHT-OF-WAY
	PROPOSED LOT LINE
	DRAINAGE EASEMENT
	SANITARY SEWER EASEMENT
	EXISTING WETLANDS
	NEUSE RIPARIAN BUFFER
	ACTIVE OPEN SPACE
	PASSIVE OPEN SPACE
	PUBLIC GREEN WAY
	PAVED PRIVATE TRAIL



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**LEGEND**

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- PERIMETER BUFFER
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- DRAINAGE EASEMENT
- SANITARY SEWER EASEMENT
- EXISTING WETLANDS
- NEUSE RIPARIAN BUFFER
- ACTIVE OPEN SPACE
- PASSIVE OPEN SPACE
- PUBLIC GREEN WAY
- PAVED PRIVATE TRAIL

**SIGN LEGEND**

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REVISION DESCRIPTION

DATE	DESCRIPTION
10/30/2023	

DATE  
10/30/2023

DRAWN BY  
E. ANGE

DESIGNED BY  
E. ANGE

CHECKED BY  
B. BLACKMON

SCALE  
1" = 60'

**TIMMONS GROUP**

NORTH CAROLINA LICENSE NO. C-1652

**FAISON TRACT**  
 0 W GANNON AVENUE, ZEBULON, WAKE COUNTY, NORTH CAROLINA

**DETAILED SIGNS AND MARKINGS PLAN SHEET 2 OF 3**

JOB NO.  
49473

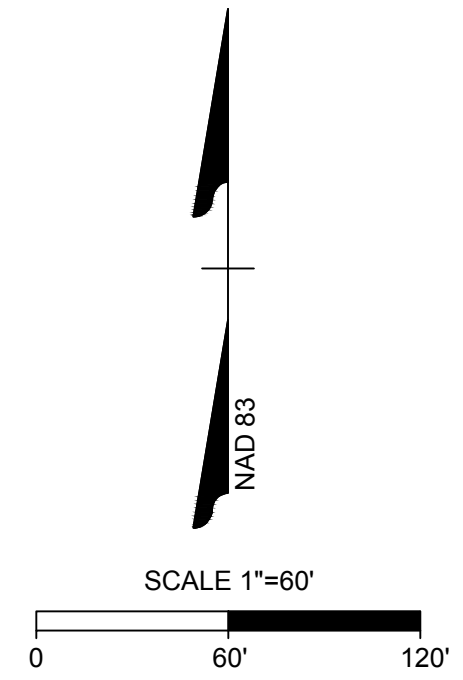
SHEET NO.  
C7.2

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### LEGEND

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**FAISON TRACT**  
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**DETAILED SIGNS AND MARKINGS PLAN SHEET 3 OF 3**

JOB NO.  
**49473**

SHEET NO.  
**C7.3**



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