ZEBULON

NORTH CAROLINA

# TOWN OF ZEBULON
# JOINT PUBLIC HEARING
# May 12, 2025
# 6:00 PM

## I. CALL TO ORDER

## II. APPROVAL OF AGENDA

## III. NEW BUSINESS

a. **PD 2025-01 – Pearces Rd Planned Development–** A request by TBM Partners LLC on behalf of property owner Wall Purdy Family LLC, for a rezoning to the Planned Development (PD) zoning district for the development of 510 residential units and 2.6 acres for select commercial uses.

b. **PD 2025-04 Zebulon Public Safety Station** - A request by Town of Zebulon, for a rezoning to the Planned Development (PD) Zoning District for the development of a future Public Safety Station.

## IV. ADJOURNMENT

**Topic:** **PD 2025-01 – Pearces Road Planned Development**
Speaker: Matthew Lower, Planning Director
From: Matthew Lower, Planning Director
Prepared by: Catherine Farrell, Planner II
Approved by: Taiwo Jaiyeoba, Interim Town Manager

**Executive Summary:**
The Board of Commissioners will consider a Planned Development request for 1729 Pearces Rd (PIN 1797914808) and 0 Pearces Rd (PIN 2707125054). The proposed development includes 510 residential lots and one commercial lot.

**Discussion:**
TBM Partners LLC is proposing rezoning to a Planned Development for two parcels, totaling 160.62 acres, from the Wake County R-30 Zoning District.

**Policy Analysis:**
Unified Development Ordinance
As this is a Planned Development the applicant has provided a Planned Development narrative to help inform the proposed district's character. While this narrative engages with the Unified Development Ordinance, the Planned Development process allows flexibility to create a new district that is beyond what is permitted by existing zoning districts.

Variations from the following areas of the UDO have been defined in this process:

1. **Permitted Uses**:
   **3.5.5.B.13: "**The uses allowed in a PD district are identified in Table 4.2.3, Principal Use Table, as allowed subject to a master plan. Allowed uses shall be established in the master plan (3-47).
   - **Chapter 4:** all uses proposed are listed as allowable under the PD district as shown in table 4.2.3.
2. **Design Controls (Lot requirements):**
   - **3.5.5.B.5:** "The densities for residential development and the intensities for nonresidential development applicable in each development area of a PD district shall be as established in the master plan, and shall be consistent with adopted policy guidance (3-45)."
   - **3.5.5.B.6**: "The dimensional standards applicable in each development area of a PD district shall be as established in the master plan (3-45)."
   - **3.5.5.C.2:** "The master plan, including any density/intensity standards, dimensional standards, and development standards established in the master plan (3-47)."
3. **Parking:**

- **3.5.5.C.3: "**Conditions related to the approval of the master plan, including any conditions related to the form and design of development shown in the master plan (3-47)."
- **5.8.4.H:** Table 5.8.4.H is used when referencing typically required off street parking.

4. **Natural Resource and Environmental Protection** :
   - **3.5.5.C.5** : "Provisions related to environmental protection and monitoring (3-47)."
5. **Stormwater Management:**
   - **3.5.5.C.4:** "Provisions addressing how transportation, potable water, wastewater, stormwater management, and other infrastructure will be provided to accommodate the proposed development (3-47)."
6. **Open Space:**
   - **3.5.5.C.3: "**Conditions related to the approval of the master plan, including any conditions related to the form and design of development shown in the master plan (3-47)."
   - **5.7.4 :** Table Providing Minimum Open Space Requirements based on land use type.
   - **5.7.5.A: "**Passive open space set-asides are intended to provide land area that is undeveloped, or that is developed with low-intensity recreational features (such as those for walking or sitting), landscaping, replacement trees, or stormwater management features that are configured as a site amenity (5-84)."
   - **5.7.5.B: "**Active open space set-asides provide for active recreational needs of the residents or visitors they serve (5-84)**."**
   - **5.7.5.C:** "Urban open space set-asides provide formal or informal gathering areas for people or locations for vegetation or stormwater uptake within urbanized portions of the Town's jurisdiction(5-86)**."**
7. **Landscaping**
   - **3.5.5.C.3: "**Conditions related to the approval of the master plan, including any conditions related to the form and design of development shown in the master plan (3-47)."
   - **5.6.13: "**Except for alleys and lawfully-established half-streets, all Town-maintained streets shall include street trees along both sides of the street (5-77)."
   - **5.6.9: "**All parking lots serving multi-family, mixed-use, and non-residential developments shall comply with the following parking lot landscaping standards (5-64)."
   - **5.6.10:** "Development in PD districts is subject to the perimeter buffer configurations proposed in the applicable planned development master plan (5-73)."
   - **5.6.12: "**Streetscape buffers are proposed to soften the view of development from the Town's street rights-of-way (5-75)."

- **5.6.11:** "Foundation plantings provided in accordance with this section are intended to soften the visual impacts of a building's base or foundation along any façade visible from a street other than an alley (5-73)."

8. **Public Facilities:**
   - **3.5.5.C.4:** "Provisions addressing how transportation, potable water, wastewater, stormwater management, and other infrastructure will be provided to accommodate the proposed development (3-47)."
9. **Phasing:**
   - **3.5.5.B.10**: "If development in the PD district is proposed to be phased, the master plan shall include a development phasing plan that identifies the general sequence or phases in which the district is proposed to be developed, including how residential and nonresidential development will be timed, how infrastructure (public and private) and open space will be provided and timed, and how development will be coordinated with the Town's capital improvements program (3-46)."
10. **Architectural Standards:**
    - **3.5.5.C.3: "**Conditions related to the approval of the master plan, including any conditions related to the form and design of development shown in the master plan (3-47)."
    - **5.3.1: "**These commercial design standards supplement the applicable zoning district and use-specific standards of this Ordinance by providing minimum requirements for design and configuration of commercial development within the Town's planning jurisdiction(5-19)**."**

<u>Comprehensive Land Use Plan:</u>
The rezoning is supported by the following CLUP goals:

1. Land Use and Development:
   - **Goal 1:** A land use allocation and pattern that advances Zebulon's objectives of achieving greater housing variety, supporting its economic development and tax base needs, and creating a complete community with convenient resident access to schools, recreation, shopping and services (Land Use and Development, P. 2)
   - **Goal 3:** Ongoing and effective collaboration between land use and transportation planning to ensure a well-connected community with adequate means and capacity to accommodate multiple forms of circulation between local destinations (Land Use and Development, P. 2).
2. Goals for Growth Capacity:
   - **Goal 1**: A growth management philosophy and strategies that enable most of the projected growth in the Zebulon area to be absorbed within and contiguous to the existing developed town (Growth Capacity p. 2).
3. Goals for Housing and Neighborhoods:

- **Goal 1**: A quantity and diversity of housing options that makes living in Zebulon attainable for a wide range of age groups and income levels (Housing and Neighborhoods p. 2).
- **Goal 4**: Preserved and enhanced integrity and value of existing neighborhoods, and quality design of newer residential areas to ensure their livability and long-term sustainability (Housing and Neighborhoods p. 2)

4. **Economic Development Goals**:
   - **Goal 1**: An economically resilient community with a diverse yet stable economic base, an environment that supports both entrepreneurs and established businesses, and a local real estate market attractive to emerging investment, job creation and development opportunities (Economic Development p. 2)
5. **Goals For Recreation and Amenities:**
   - **Goal 1:** A "lifestyle" community, with a range of amenities and activities for all ages and interests, to keep residents enjoying their home town along with visitors (Recreation and Amenities, pg 4).
   - **Goal 6:** A more attractive community based on quality design and character of both private development and the public realm (Recreation and Amenities, pg 4).

Comprehensive Transportation Plan

The Comprehensive Transportation Plan (CTP) shows Pearces Rd in front of this site as a 4-Lane median road. Additionally the TIA conducted by the applicant identifies developer lead improvement on two Priority Intersections called out in the CTP:

- Pearces and Pippin: Developer proposes a mini roundabout
- Pearces and Proctor: Developer proposes a mini roundabout

**Outcomes:**

Approving the proposed Planned development will:

1. **Introduce 510 New Residential Lots:** at a calculated rate of 2.78 new residents per lot Zebulon will have an approximate increase of 1,418 residents.
2. **Commercial/Institutional Lot:** Provide commercial development opportunity on the north side of town to help support the residential growth happening in the area.
3. **Transportation Improvements:** Transportation improvements at identified Priority intersections will be made.

**Staff Recommendation for Joint Public Hearing:**

Staff recommends opening the public hearing for this Planned development. After public hearing and discussion closes, refer the matter to the Planning Board for consideration.

**Staff Recommendation for Planning Board:**

Staff recommends the Planning Board recommend the approval the proposed Planned Development. The matter will then be considered at a future Board of Commissioners' Meeting.

## Attachments:

1. Application
2. Site Plan
3. Planned Development Narrative
4. Utility Allocation Worksheet
5. TIA Review Letter from Town Engineer
6. TIA
7. Future Land Use and Character Map
8. Aerial Map
9. Zoning Map
10. Public Hearing Notice Affidavit

Attachment
2025-01

Town of Zebulon

Planning Department

1003 N. Arendell Avenue, Zebulon, NC 27597
Phone: (919) 823-1810 Fax: (919) 887-2824
www.townofzebulon.org

# PLANNED DEVELOPMENT APPLICATION

## GENERAL INFORMATION:

A Planned Development in accordance with Section 2.2.15 and 3.5.5 of the UDO is intended to provide flexibility by establishing site specific regulations including permitted uses, dimensional standards, phasing schedules and additional details to allow for a development that is better than what would otherwise be permitted under the strict interpretation of the UDO. All site-specific standards and conditions must be consistent with the objectives of these regulations, the adopted Comprehensive Land Use Plan, Transportation Plan, and Vision 2030 Strategic Plan. The review process established in this part provides for the accommodation of such uses by a reclassification of property into a Planned Development, subject to site-specific standards and conditions.

## INSTRUCTIONS:

**PRE-APPLICATION MEETING:** A pre-application meeting with staff in accordance with Section 2.3.2 of the UDO to verify the application requirements, processes, and procedures regarding a proposed request. To schedule a meeting, applicants must e-mail a pdf map, drawing, model, site or sketch plan to the Planning Department (Planning@townofzebulon.org) no later than five (5) working days prior to the desired meeting day.

**NEIGHBORHOOD MEETING:** Neighborhood meetings are required in accordance with Section 2.3.4 of the UDO prior to application submission. The applicant is required to notify property owners and any neighborhood association that represents citizens within that area within 750 feet of the subject property via first class mail a minimum of 10 days in advance of the neighborhood meeting. The applicant shall use their own return address on the envelopes as the meeting is a private meeting between the developer and the neighbors. The applicant shall submit the "Certified List of Property Owners" and "Neighborhood Meeting Packet" forms included in this application packet with their initial submittal.

**ANNEXATION REQUIREMENTS**: If a property or portion thereof subject to this rezoning is outside the corporate limits and ETJ, an annexation petition is **required** to be submitted on the same day as this application in accordance with section 2.2.2 of the UDO.

**APPLICATION PROCEDURE –** The applicant requesting a Planned Development must submit an application through the Town of Zebulon GeoCivix Web Portal. As noted below some materials must be brought in person to the Zebulon Planning Department to complete the application process. Access to GeoCivix can be found on the Town of Zebulon Website or through this link (https://townofzebulon.geocivix.com/secure/)

- **Materials to Submit through the Town of Zebulon GeoCivix Web Portal:**
  - Completed Application Form
  - PDF Plan Set (See site plan checklist
  - Comprehensive Planned Development Document
  - One (1) Legal Description (metes and bounds) of subject property
  - Registered survey of subject property
  - Certified List of Property Owners within 750 feet of subject property
  - Owner's Consent Form
  - Neighborhood Meeting Packet
  - Utility Allocation Checklist

**Materials to Submit in Person with the Town of Zebulon Planning Department:**

- Stamped envelopes addressed to Certified List of Property Owners all the homeowners associations of those properties within 750 feet of the outer boundary subject property or properties. Affixed with the following return address:
  Town of Zebulon
  Planning Department
  1003 N. Arendell Ave
  Zebulon, NC 27597
- Petition Fee (Please See Fee Schedule) (Can be paid online but applicants must let Planning Staff know prior to paying)

**PUBLIC HEARING PROCEDURE –** Upon submittal of a complete application, the Planning Department will schedule the application for a joint public hearing before the Planning Board and the Board of Commissioners. APPLICANTS ARE STRONGLY ENCOURAGED TO CONTACT PLANNING STAFF AS SOON AS POSSIBLE TO ADDRESS ANY QUESTIONS ABOUT THE PUBLIC HEARING. Notices of the public hearing will be mailed to all adjacent property owners of the property being considered for a Planned Development Amendment. At the public hearing, the applicant, proponents, and opponents will be given the opportunity to offer evidence in favor of or against the proposal. After completion of the public hearing, the Planning Board will deliberate and forward its recommendation to the Board of Commissioners for final consideration. Deadline dates and Joint Public Hearing dates can be found on the Town of Zebulon's website.

Docusign Envelope ID: 62E71CD2-C832-4652-BB1C-ADA78DA0F2F9

ZEBULON
North Carolina

# APPLICATION FOR PLANNED DEVELOPMENT

## PART 1. DESCRIPTION OF REQUEST/PROPERTY

| Street Address of the Property: | | Acreage: |
|---|---|---|
| 1729 PEARCES RD | | 160.62 |
| **Parcel Identification Number (NC PIN):** | **Deed Book:** | **Deed Page(s):** |
| 1797914808, 2707125054 | 01476 | 00016 |
| **Existing Zoning of the Property:** | **Proposed Zoning of the Property:** | |
| R-30 (Wake County) | PD (Zebulon) | |
| **Existing Use of the Property:** | **Proposed Use of the Property:** | |
| Vacant | Residential/ Civic/ Commercial | |

**Reason for rezoning to a Planned Unit Development:**

To provide the greatest flexibility in regards to unit type and proposed uses in order to better accommodate the goals set forth in the Comprehensive Land Use Plan.

## PART 2. APPLICANT/AGENT INFORMATION

| Name of Applicant/Agent: | | |
|---|---|---|
| TBM Partners, LLC. - c.o. Joe Cebina | | |
| **Street Address of Applicant/Agent:** | | |
| 6131 Falls of Neuse Rd. Suite 200 | | |
| **City:** | **State:** | **Zip Code:** |
| Raleigh | NC | 27609 |
| **Email of Applicant/Agent:** | **Telephone Number of Applicant/Agent:** | **Fax Number of Applicant/Agent:** |
| joe@tbmpartners.net | | |

| Are you the owner of the property? | Are you the owner's agent? | |
|---|---|---|
| ☐ Yes ☑ No | ☑ Yes ☐ No | **Note:** If you are not the owner of the property, you must obtain the Owner's consent and signature giving you permission to submit this application. |

## PART 3. PROPERTY OWNER INFORMATION

| Name of Property Owner: | | |
|---|---|---|
| LINDA WALL ISLEY; PHILIP RANDOLPH ISLEY; PURDY FAMILY, LLC. | | |
| **Street Address of Property Owner:** | | |
| 3309 FELTON PL | | |
| **City:** | **State:** | **Zip Code:** |
| RALEIGH | NC | 27612 |
| **Email of Property Owner:** | **Telephone Number of Property Owner:** | **Fax Number of Property Owner:** |
| wwhite@whiteoakcommercial.com | | |

*I hereby state that the facts related in this application and any documents submitted herewith are complete, true, correct, and accurate to the best of my knowledge.*

| *Signature of Applicant:* | *Print Name:* | *Date:* |
|---|---|---|
| Jessica Head | JESSICA HEAD | 9/23/24 |
| ***Signature of Owner:*** Signed by: A91CFAADEBB9484... | ***Print Name:*** Jimmy Black | ***Date:*** 9/23/2024 |

## LEGISLATIVE CONSIDERATIONS – PLANNED DEVELOPMENT

The applicant shall propose site-specific standards and conditions that take into account the following considerations, which are considerations that are relevant to the legislative determination of whether or not the proposed planned development is in the public interest. Therese considerations do not exclude the legislative consideration of any other factor that is relevant to the public interest. Failure to adequately address the findings below may result in denial of the application. Please provide responses to the following standards as outlined in Section 2.2.15 of the Unified Development Ordinance.

| |
|---|
| 1. Please provide details on how the proposed Planned Development advances the public health, safety, or welfare |
| This proposed Planned Unit Development (Pearces Rd) advances public health, safety and welfare in numerous ways. It provides roughly 511 residential units, both attached and detached residential of varying sizes, to meet Zebulon's growing housing demands. Primary egress to this development is from Pearces Road with a secondary connection via Hunters Greene Drive, a collector street that can route traffic away from Pearces Rd. There are two additional future connections through the north and west of the property. Open spaces, active and passive, are provided throughout the property, not including the vegetated (landscaped) property buffer and storm control measures (SCM). Unlike other developments in the area this development provides a two-plus acre commercial/institutional/civic component to bring services to the residents. |
| 2. Please provide details on how the proposed Planned Development is appropriate for its proposed location, and is consistent with the purposes, goals, objectives, and policies of the Town's adopted policy guidance. |
| This proposed Planned Development (Pearces Rd) is consistent with the Town's goals and long-range plans as outlined in the Grow Zebulon Comprehensive Land Use Plan. This project will further the Town's goals by providing a variety of housing options, supporting economic development and tax base needs, as well as creating a complete community with convenient resident access to schools, recreation, shopping and services. This is consistent with the following specific goals and policies from the Comprehensive Plan's Land Use and Development Chapter (pp.3-5) G3, G4, G5, G6, R1, R3, R4, R7, P1, P2, P5, and F1. |
| 3. Please provide details on how the proposed Planned Development is reasonable and in the public interest. |
| This proposed Planned Development (Pearces Rd) is reasonable and in the public interest because it is consistent with the Zebulon's planning documents: Grow Zebulon Comprehensive Land Use Plan (adopted June 7, 2021) and (Zebulon Comprehensive Plan-Future Land Use and Character Plan (adopted 06/07/2021)) (suburban residential, according to the plan). This proposed project is in the public interest because it will meet the increased demand in Zebulon's housing market with various options of single-family detached and attached homes as well as townhomes. It will also provide additional vehicular connections and open space. |
| 4. Please provide details on how the proposed Planned Unit Development provides for innovative land planning and site design concepts that support a high quality of life and achieve a high quality of development, environmental sensitivity, energy efficiency, and other Town goals and objectives. |
| The Pearces Rd project proposes several innovative land planning and site concepts that support a high quality of life and achieve a high quality of development, environmental sensitivity, energy efficiency, and other Town goals and objectives. This is achieved by protecting the existing natural water features (floodplains, wetlands and creeks) occurring on the site and incorporating them into site amenities such as passive open space, trails or vegetated buffer zones. The high-density housing allows for more units on less acreage, keeping the development compact and walkable/bikeable. Detached single-family front-loaded homes frame the outside western and southern sides of the development, while rear-loaded detached single-family homes secure the eastern edge and entrance to the property. Rear-loaded townhomes and condos protected in the interior of the project within easy access to all the site amenities. |
| 5. Please provide details on how the proposed planned unit development provides improved means of access, open space, and design amenities; |
| Primary access to this development is from Pearces Road with a secondary connection via Hunters Greene Drive, a collector street that can route traffic towards Zebulon Road (State Road 96). There are two additional future connections through the north of the property that could connect to Ferrell Road. Open spaces, active and passive, are provided throughout the property, not including the vegetated (landscaped) property buffer as well as numerous SCM's, multi-use trails and dog parks. |

6. Please provide details on how the proposed Planned Unit Development provides a well-integrated mix of residential and nonresidential land uses in the same development, including a mix of housing types, lot sizes, and densities;

This development provides five different housing options. The largest units are front-loaded, detached single-family homes that primarily border the property on the western and southern sides and the units grow more compact as they move towards the interior. Rear loaded, single family units will be grouped along the north-south collector street Hunters Greene Drive and at the entrance to the development. Townhomes and condos are provided in the center and northern section of the property. A small (2.3 acre) commercial/institutional/civic space has been provided at the entrance of the property. Open spaces, active and passive, are provided throughout the property.

7. Please provide details on how the proposed Planned Unit Development creates a system of incentives for redevelopment and infill in order to revitalize established areas;

The Pearces Rd project accomplishes this goal by developing an infill site in northern Zebulon near existing residential developments and between commercial areas on NC 96. Zebulon's Future Land Use and Character Map identifies the proposed project area for Suburban Residential development and this project fulfills this goal. By extending Hunters Greene north and adding an additional potential northern connection to Ferrell Road this project is alleviating pressures on Pearces Road while providing overall connectivity for the area.

8. Please provide details on how the proposed Planned Unit Development promotes a vibrant public realm by placing increased emphasis on active ground floor uses, pedestrian-oriented building façade design, intensive use of sidewalks, and establishment of public gathering areas;

As shown on the Master Plan, there are multiple pocket parks scattered throughout the site as well as common lawn/open spaces. Sidewalks are provided on both sides of every street. Multi-use trails can be used to for exercise, exploring the riparian buffers or reaching other areas of the development. The development also offers a pool, club-house, pickle ball courts and dog parks which are all conveniently located. No matter where you live in this project, you will have easy access to various types of outdoor recreation.

9. Please provide details on how the proposed Planned Unit Development provides for efficient use of land resulting in smaller networks of utilities and streets and thereby lowering development and housing costs; and

The Pearces Rd project ensures efficient land use because it is a higher density than typically found in suburban settings. It provides for a mixture of front and rear loaded single-family residential housing units as well as townhomes and condos which add to Zebulon's much-needed housing stock. Since this is a higher density housing development, costs are lower than what is typically seen in a "suburban" setting. City of Raleigh utilities will be extended to this project.

10. Please provide details on how the proposed Planned Unit Development provides quality design and environmentally sensitive development that respects surrounding established land use character and respects and takes advantage of a site's natural and man-made features, such as trees, estuaries, shorelines, special flood hazard area, and historic features.

The Pearces Rd project has been designed to respect natural features by avoiding impacts to the existing wetlands and floodplains, thereby reducing construction costs and preserving these delicate ecosystems. This also allows these features to continue to function properly and fulfill their roles as water storage and filtration areas during flooding events, preventing damage to property and people. SCM's have been added to the project to control stormwater, as well as for visual aesthetics.

11. Other factors as the Board of Commissioners may determine to be relevant.

The Pearces Rd project fulfills numerous goals and objectives of the Town's planning policies. This project will facilitate the development of an infill site into a new residential community that will protect open space and preserve natural features. These proposed residential uses will take advantage of the Town resources-parks and recreational amenities, not provided for on site, and will support commercial development. This project is consistent with the Grow Zebulon Comprehensive Land Use Plan and conforms with the Future Land Use and Character Map's Suburban Residential designation. This project also extends a local north south collector street providing much needed connectivity in the area. Please see the attached Master Plan Sheets for additional information on the Pearces Rd project.

Document ID: 62E71CD2-C832-4652-BB1C-ADA78DA0F2F9

ZEBULON

APPLICATION FOR
PLANNED DEVELOPMENT

## OWNER'S CONSENT FORM

Name of Project: PEARCES RD PD Submittal Date: OCT. 1, 2024

### OWNER'S AUTHORIZATION

I hereby give CONSENT to TBM PARTNERS, LLC - C.O. JOE CEBINA (type, stamp or print clearly full name of agent) to act on my behalf, to submit or have submitted this application and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining to the application(s) indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application.

I hereby certify I have full knowledge the property I have an ownership interest in is the subject of this application. I acknowledge and agree that, pursuant to Section 2.2.15. of the Town of Zebulon Unified Development Ordinance, that lands subject to a Planned Development shall be subject to all the standards, conditions, and plans approved as part of that application. These standards, plans, and approved conditions are perpetually binding on the land as an amendment to this Ordinance and the Official Zoning Map and may only be changed in accordance with the procedures established in this Ordinance. Development located outside the Town of Zebulon's corporate limits shall comply with all Town policies related to annexation and the extension of utilities. I understand that all other applicable standards and regulations of the UDO will remain applicable to the subject lands unless specifically listed as conditions or deviations as part of this request. I understand that any false, inaccurate, or incomplete information provided by me, or my agent will result in the denial, revocation or administrative withdrawal of this application, request, approval or permits. I acknowledge that additional information may be required to process this application. I further consent to the Town of Zebulon to publish, copy or reproduce any copyrighted document submitted as a part of this application for any third party. I further agree to all terms and conditions, which may be imposed as part of the approval of this application.

Signed by: [signature] Jimmy Black 9/23/2024

*Signature of Owner* *Print Name* *Date*

### CERTIFICATION OF PROPERTY OWNER

I hereby certify the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related material and all attachments become official records of the Planning Department of the Town of Zebulon, North Carolina, and will not be returned.

Signed by: [signature] Jimmy Black 9/23/2024

*Signature of Owner* *Print Name* *Date*

*Owner of record as shown by the Wake County Revenue Department (www.wakegov.com). An option to purchase does not constitute ownership. If ownership has been recently transferred, a copy of the deed must accompany this form.

## CONCEPT PLAN REQUIREMENTS

Every applicant requesting Planned Development approval shall submit **8 copies** and **1 pdf (e-mail or USB Drive)** of a concept plan drawing with the application for a Planned Development. The concept plan shall contain sufficient information to adequately determine the type of development being proposed. The concept plan drawing shall include, at a minimum, the following features unless otherwise specified by the Planning Department:

| ITEM | | CHECK IF SUBMITTED |
|---|---|---|
| 1. | Plot plan showing all existing and planned structures, building setback lines, perimeter boundaries, and easements. | |
| 2. | Elevation drawings of all buildings indicating the proposed exterior finish materials. | |
| 3. | Landscaping plan, lighting, fencing, screening, and walls, indicating all heights and locations. | |
| 4. | Location of all ingress and egress. | x |
| 5. | Off-street parking and loading facilities, with calculations showing how the quantities were obtained. | |
| 6. | All pedestrian walks and open areas for use by residents, tenants, or the public. | |
| 7. | Proposed land uses indicating areas in square feet. | |
| 8. | The location and types of all signs, including lighting and heights, with elevation drawings. | |
| 9. | Existing and/or proposed street names. | |
| 10. | Proposed potable or reuse water, wastewater connections, and storm sewer line; proposed grading and drainage patterns; proposed water and sewer allocations. | |
| 11. | Such additional items and conditions, including design standards as the Planning Board and Board of Commissioners deems necessary. | |
| 12. | Trip generation data and TIA if applicable in accordance with Section 6.13 of the UDO. | |

# PROPOSED USES

An application has been duly filed requesting that the property described in this application be rezoned from R-30 - Wake County to PD - Town of Zebulon. It is understood and acknowledged that if the property is rezoned as requested, the property described in this request will be perpetually bound to the use(s) authorized and subject to such conditions as imposed, unless subsequently changed or amended as provided for in the Unified Development Ordinance. It is further understood and acknowledged that final plans for any specific development to be made pursuant to any such Planned Development shall be submitted for site or subdivision plan approval. Use additional pages as needed.

The Rezoned Lands may be used for, and only for, the uses listed immediately below. The permitted uses are subject to the limitations and regulations stated in the Use Table and any additional limitations or regulations stated below. For convenience, some relevant sections of the Unified Development Ordinance may be referenced; such references do not imply that other sections of the Unified Development Ordinance do not apply.

| | | | |
|---|---|---|---|
| 1. | Single-Family Detached Dwelling | 25. | |
| 2. | Single-Family Attached Dwelling | 26. | |
| 3. | Multi-Family Dwelling | 27. | |
| 4. | Park | 28. | |
| 5. | Daycare | 29. | |
| 6. | Public Library | 30. | |
| 7. | Fire/ EMS Station | 31. | |
| 8. | Police/ Sheriff Office | 32. | |
| 9. | General Office | 33. | |
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| 24. | | 48. | |

## PROPOSED DEVELOPMENT CONDITIONS

The applicant hereby requests that the Zebulon Board of Commissioners, pursuant to Section 3.3.5 of the Unified Development Ordinance, approve the Proposed Planned Development with above listed use(s), subject to the following condition(s), requested deviations, and proposed alternative means of compliance. (Attach additional pages as needed)

## ADJACENT OWNERS

Provide a certified list of property owners subject to this application and all properties owners within 750-feet feet of the subject property, and any HOA Contacts for developments which fall within 750-feet of the subject property.

| Parcel Address | Parcel ID Number | Owner's Name |
|---|---|---|
| 3420 LACEWING DR | 1797808460 | AKINYEMI, EMMANUEL O AKINYEMI, BOSEDE A |
| 1709 KORI LN | 1797824804 | ALJEBUR, GHANIM |
| 504 YULEE DR | 1797815345 | ALLEN, CARTHALIA J |
| 3408 LACEWING DR | 1797808274 | ALTHERR, BOBBY J |
| 505 OAK HOLLY LN | 1797806344 | ALVARADO, MARY |
| 3472 LACEWING DR | 1797817192 | ANDERSON, JOSHUA |
| 512 YULEE DR | 1797814321 | BAKER, HITACHEL |
| 1611 INDIGO CREEK DR | 2707104593 | BAROGA, CHRISTIAN ANGELES BAROGA, VENUS DELA CRUZ |
| 512 OAK HOLLY LN | 1797805522 | BIRKNER, ASHLEY M DAVIS BIRKNER, PETER KARL |
| 1536 PEARCES RD | 2707219073 | BOONE, GAYE CORBETT BOONE, JERRY STEWART |
| 1720 KORI LN | 1797836171 | BRAGG, CONNIE JEANETTE |
| 1716 KORI LN | 1797826968 | BRANCH, JASON D |
| 3480 LACEWING DR | 1797817283 | BROOKS, MICHAEL DAVID BROOKS, MARILYN LUZ |
| 3312 LACEWING DR | 1796990645 | BROWN, EDNA SHACKLEFORD BROWN, ROBERT |
| 3456 LACEWING DR | 1797808910 | BUNCH, HELEN EDITH |
| 1604 INDIGO CREEK DR | 2707106555 | CAMPBELL, DANIELLE |
| 501 OAK HOLLY LN | 1797807305 | CARRILLO, JAIR CACUA RODRIGUEZ, LENNY B |
| 1617 INDIGO CREEK DR | 2707104559 | CHATMAN, KAI |
| 508 YULEE DR | 1797814375 | CIVIL, KEDNEL |
| 1704 FERRELL MEADOWS DR | 1797813545 | CLARK, HERBERT L CLARK, FAITH M |
| 3400 LACEWING DR | 1797808173 | CONDIT, MORGAN ALEXIS CONDIT, CAMERON JOSEPH |
| 521 YULEE DR | 1797814190 | CONYERS, APRIL |
| 3432 LACEWING DR | 1797808547 | DANIEL, KIEASHA LAKEITHIA |
| 3329 LACEWING DR | 1796897852 | DAYE, INDI |
| 9232 FERRELL RD | 1797931781 | DEBNAM, LILLIE FERRELL HEIRS |
| 1625 PEARCES RD | 2707129844 | DEBRUHL, JEFFREY DEBRUHL, SHANNON |
| 500 WILLOW BREEZE CT | 1796896824 | DOSSOUS, GERTRUDE ARGUETA, OSMAN JOSUE ZEPEDA |
| 1620 INDIGO CREEK DR | 2707105679 | DUNCAN, LATINA MARIE |
| 1733 KORI LN | 1797832297 | EBERHARDT, DEBRA ANN TRUSTEE TRUSTEE OF EBERHARDT LIVING TRUST |
| 3332 LACEWING DR | 1796899920 | ELDRIDGE, MICHELLE |
| 1600 PEARCES RD | 2707225323 | FALK, DALLAS E FALK, BARBARA A |
| 3412 LACEWING DR | 1797808269 | FLOWERS, LATOYAL CRYSTAL FLOWERS, JASON ROBERT |
| 9340 FERRELL RD | 2707049105 | GAINES, WILLIAM L III GAINES, ANNA E |

## HOA CONTACTS

| Development Name | Contact Person | Address |
|---|---|---|
| | | |
| | | |
| | | |

Attachment
2025-01

Town of Zebulon
Planning Department
1003 N. Arendell Avenue, Zebulon, NC 27597
Phone: (919) 823-1810 Fax: (919) 887-2824
www.townofzebulon.org

# INSTRUCTION PACKET AND AFFIDAVIT FOR NEIGHBORHOOD MEETINGS

## GENERAL INFORMATION:

In accordance with Section 2.3.4 of the Unified Development Ordinance, the purpose of the neighborhood meeting is to inform landowners and occupants of nearby lands about a development application that is going to be reviewed under this Ordinance, and to provide the applicant an opportunity to hear comments and concerns about the development proposal prior to the public hearing process. The neighborhood meeting is proposed as a means of resolving potential conflicts and outstanding issues with nearby landowners, where possible, in a more informal context.

### WHEN IS A NEIGHBORHOOD MEETING REQUIRED?

- Conditional Rezonings
- Planned Developments
- Site Plans in the Downtown Core or Downtown Periphery Zoning Districts
- Special Use Permits; or
- Zoning Map Amendments that establish a more dense or intense zoning district.

### INSTRUCTIONS

Prior to submitting an application for the applications listed above the applicant must conduct at least one (1) Neighborhood Meeting. The applicant shall submit all forms included in this packet with the initial application submittal in accordance with Section 2.3.4 of the Town of Zebulon Unified Development Ordinance.

The Neighborhood Meeting must be held in accordance with the following rules:

- These groups and individuals must be invited to the meeting:
- The applicant is required to notify the Planning Department, all property owners within 750 feet of the subject property, and any neighborhood association that represents citizens in the area via first class mail a minimum of 10 days in advance of the neighborhood meeting, not including the day of mailing. The applicant shall use their own return address on the envelopes as the meeting is a private meeting between the applicant and the neighbors.

The applicant shall include with the meeting notice a vicinity map in addition to either the existing zoning map of the area or preliminary plans of the proposed development (see Handout requirements below).

- The meeting must be held within specific timeframes and meet certain requirements:
- The meeting must be held for a minimum of two (2) hours, Monday through Thursday, during the 5:00 p.m. - 9:00 p.m. time period. The meeting cannot be held on a Town recognized holiday (which coincide with the State of North Carolina recognized holidays).
- The meeting shall be held at a place that is generally accessible to neighbors that reside in close proximity to the land subject to the application.
- A sign-in sheet must be used in order to verify attendance. Ensure each attendee signs in. Please note if any person(s) refuses to sign in. Note if no one attended.

## HANDOUT REQUIREMENTS:

For any process requiring a legislative or quasi-judicial hearing, preliminary plans of the proposed development must be available at the meeting to help facilitate discussion. Neighbors may request emailed/mailed copies of the maps or plans from the applicant by checking the "send plans" box on the sign-in sheet; applicant shall provide reduced copies upon request.

Printed copies must equal the number of notices required to be sent.

Contact information for the applicant's representative must be provided on the attached "Project Contact Information" form.

"Common Construction Issues & Who to Call" sheet (attached) must be included as part of the handout.

A copy of the handout must be included as part of the Neighborhood Meeting report.

The agenda of the meeting shall include:

Explanation of all processes the meeting is being held for (rezoning, subdivision, etc.).

Explanation of future meetings (additional neighborhood meetings, Planning Board, Board of Commissioners, etc.).

Explanation of development proposal – uses and conditions for rezonings, layout for subdivision and site plans, and builder/end user if known/public knowledge.

Questions or concerns by attendees, and responses by the applicant, if any, must be noted. Provide blank comment sheets or notecards for neighbors to submit written comments. The applicant shall also include any questions and concerns received via written correspondence (such as email) or phone call along with responses provided by the applicant.

The applicant shall be responsible for notifying any neighbors who check the "Send Plans & Updates" box on the sign-in sheet of any additional neighborhood meetings and the actual submittal date to the Town with a link to the Town of Zebulon's Interactive Development Map.

For accountability purposes, please submit the following with your application:

- A copy of the letter mailed to neighbors and neighborhood organizations (use attached invitation template);
- A list of those persons and neighborhood organizations invited to the meeting;
- A copy of the sign-in sheet (use attached sign-in sheet template);
- A summary of the meeting and a list of any changes made to the project as a result of the neighborhood comments (use attached meeting summary template);
- The affidavit, signed, dated, and notarized (use attached affidavit template); and
- One reduced copy of the maps and/or plans presented to the neighbors at the Neighborhood Meeting.

# NOTICE OF NEIGHBORHOOD MEETING

This document is a public record under the North Carolina Public Records Act and may be published on the Town's website or disclosed to third parties.

Dear Neighbor:
You are invited to a neighborhood meeting to review and discuss the development proposal at:

See attached "Community Meeting Notice" that was mailed to neighbors (Address)

1797-91-4808 & 2707-12-5045 (Pin Numbers)

in accordance with the Town of Zebulon Neighborhood Meeting procedures. This meeting is intended to be a way for the applicant to discuss the project and review the proposed plans with adjacent neighbors and neighborhood organizations before the submittal of an application to the Town. This provides neighbors an opportunity to raise questions and discuss any concerns about the impacts of the project before it is officially submitted. Once an application has been submitted to the Town, it may be tracked using the Interactive Development Map located on the Town of Zebulon website at https://www.townofzebulon.org/services/planning.

A Neighborhood Meeting is requested because this project will include:

- [ ] Conditional Rezoning
- [x] Planned Unit Development
- [ ] Site Plan within the Downtown Core or Downtown Periphery Zoning Districts
- [ ] Zoning Map Amendment (results in more intensive uses or increased density)
- [ ] Special Use Permit (Quasi-Judicial Hearing)

*Quasi-Judicial Hearing: The Board of Commissioners cannot discuss the project prior to the public hearing.

The following is a description of the proposed (also see attached map(s) and/or plan sheet(s)):
Current plans for the property are to include both attached and detached single-family residential products of varying sizes and limited non-residential uses.

Estimated Submittal Date: Nov. 1, 2024

## MEETING INFORMATION:

Property Owner(s) Name(s): Black Family , LLC

Applicant(s): CE Group - Clay Matthews

Contact Information (e-mail/phone): claym@cegroupinc.com

Meeting Address: 301 S Arendell Ave, Zebulon, NC 27597

Date of Meeting: September 11, 2024

Time of Meeting: 6:00 p.m.

**Meetings shall occur between 5:00 p.m.-9:00 p.m. on a Monday through Thursday (excluding Town recognized holidays). If you have questions about the general process for this application, please contact the Planning Department at 919-823-1809. You may also find information about the Zebulon Planning Department and on-going planning efforts at https://www.townofzebulon.org/services/planning

# PROJECT CONTACT INFORMATION

This document is a public record under the North Carolina Public Records Act and may be published on the Town's website or disclosed to third parties.

| **Development Contacts:** | | |
|---|---|---|
| Project Name: Pearces Rd PD | | Zoning: R-30 (Current - Wake County) |
| Location: The project is located off Pearce Rd approximately 0.32 miles south from the intersection with Ferrell Road and approximately 1.07 miles north of Pippin Road | | |
| Property PIN(s): 2707125054, 1797914808 | | Acreage/Square Feet: 161.046 |
| | | |
| Property Owner: Black Family, LLC. | | |
| Address: 3309 Felton Place | | |
| City: Raleigh | State: NC | Zip: 27612 |
| Phone: | | Email: |
| | | |
| Developer: TBM Partners, LLC. C.O. Joe Cebina | | |
| Address: 6131 Falls of Neuse Rd. Suite 200 | | |
| City: Raleigh | State: NC | Zip: 27609 |
| Phone: | Fax: | Email: joe@tbmpartners.net |
| | | |
| Engineer: CE Group, Inc. C.O. Clay Matthews | | |
| Address: 301 Glenwood Ave. Suite 220 | | |
| City: Raleigh | State: NC | Zip: 27603 |
| Phone: 919-367-8790 | Fax: | Email: claym@cegroupinc.com |
| | | |
| Builder (if known): | | |
| Address: | | |
| City: | State: | Zip: |
| Phone: | Fax: | Email: |

## PROVIDING INPUT TO THE PLANNING BOARD OR BOARD OF COMMISSIONERS:

Each Board of Commissioners meeting agenda includes a Public Forum time when anyone is permitted to speak for three (3) minutes on any topic with the exception of items listed as Public Hearings for that meeting. The Board of Commissioners meets on the 1st Monday of each month at 7:00 p.m. and Joint Public Hearings are scheduled for the 2nd Monday of every Month. (except for holidays, see schedule of meetings at https://www.townofzebulon.org/agendas-minutes. You may also contact Board of Commissioners at https://www.townofzebulon.org/government/board-commissioners.

## PRIVATE AGREEMENTS AND EASEMENT NEGOTIATION:

The Town of Zebulon cannot enforce private agreements between developers and neighbors and is not a party to the easement and right-of-way negotiation that occurs between developers and neighboring property owners for easements or rights-of-way that are necessary to build the project.

It is recommended that all private agreements be made in writing and that if a property owner feels it necessary, they should obtain private legal counsel in order to protect their interests in both private agreements and during easement negotiations. The only conditions that the Town of Zebulon can enforce are those conditions that are made a part of the conditional zoning of the property by agreement of the developer and the Town.
As an example, if a developer offers to build a fence for a neighbor to mitigate some impact, the Town can only enforce the construction of the fence if the fence becomes a condition of the rezoning. This would occur by the developer offering the condition as part of their conditional zoning application package or at the Joint Public Hearing on the conditional zoning and the Town accepting it as a condition. Private agreements regarding a fence being constructed will not be enforced by the Town.

To request that any agreement with a developer is made a part of the conditional zoning at the time of approval, you may ask at the public hearing if the agreement is included in the conditions. If it is not, you may request that the Board of Commissioners not approve the rezoning without the agreement being included in the conditions (note that it is up to Board of Commissioners whether to approve or deny the rezoning but they cannot impose conditions that the applicant does not agree to add). The developer's proposed conditions can be viewed any time after a rezoning is submitted on the Town of Zebulon Interactive Development Map which can be found at: https://www.townofzebulon.org/services/planning/whats-coming-zebulon.

## DOCUMENTATION:

Neighbors to a requested new development and/or rezoning are strongly encouraged to fully document (such as through dated photographs) the condition of their property before any work is initiated for the new development. Stormwater controls installed on developed property are not designed to and will likely not remove 100% of the soil particles transported by stormwater runoff. As a result, creeks and ponds could become cloudy for a period of time after rain events.

## NEIGHBORHOOD MEETING SIGN-IN SHEET:

This document is a public record under the North Carolina Public Records Act and may be published on the Town's website or disclosed to third parties.

**Project Name:** Pearces Road PD

**Meeting Address:** 301 S Arendell Avenue

**Date of Meeting:** September 11, 2024 **Time of Meeting:** 6:00 p.m.

**Property Owner(s) Names:** Black Family, LLC.

**Applicants:** CE Group, Inc.

Please print your name below, state your address and/or affiliation with a neighborhood group, and provide your phone number and email address. Providing your name below does not represent support or opposition to the project; it is for documentation purposes only.

| | Name/ Organization | Address | Phone# | E-mail |
|---|---|---|---|---|
| 1 | Lillian Ruth | 3464 Lacewing Dr | | LJRuth@gmail.com |
| 2 | Lynette Mathews | 3476 Lacewing Dr | | lynettemariemathews@gmail.com |
| 3 | Gerald Mathews | 3476 Lacewing Dr | | mathewsgerald@gmail.com |
| 4 | Shannon DeBruhl | 1625 Pearces Rd | | sdebruhl@yahoo.com |
| 5 | Jeff DeBruhl | 1625 Pearces Rd | | jeffdebruhl@yahoo.com |
| 6 | Sarah Hansley | 1625 Pearces Rd | | sarahhansley@gmail.com |
| 7 | Billy & Sherri Barham | 1728 Pearces Road | | sherritantbarham@gmail.com |
| 8 | Pam McLean | 9708 Gigi Lane | | PBSOC3@aol.com |
| 9 | Terresa Wrenn | 3515 Lillie Branch Dr | | greenerblue99@yahoo.com |
| 10 | Jim & Hilda Debnam | 9140 Ferrell Rd | | jmdebnam@gmail.com |
| 11 | Cindy Mallard | Lillie Debrawn Heirs Ferrell Rd | | mallardcindy@gmail.com |
| 12 | Kay & David Ludwick | 3452 Lacewing Dr | | sxmparrot@gmail.com |
| 13 | Jerry Boore | 1014 Lakeside Farm Rd | | jboore109061@yahoo.com |
| 14 | Steve Marsh | 1621 Pearces Rd | | 1955102ssm@gmail.com |
| 15 | Helen Bunch | 3456 Lacewing Dr | | habunch@aol.com |
| 16 | Bill & Anna Gaines | 9340 Ferrell Rd | | annagaines10@gmail.com |
| 17 | William Dancy | 3512 Coldwater Creek Dr | | |
| 18 | Barry D Kruth | 1733 Pearces Rd | | Bkruth@nc.rr.com |
| 19 | Douglas Moore | 401 Lilac Ridge Ct | | |
| 20 | | | | |
| 21 | | | | |
| 22 | | | | |
| 23 | | | | |
| 24 | | | | |
| 25 | | | | |

**Attach Additional Sheets If Necessary.**

# SUMMARY OF DISCUSSION FROM THE NEIGHBORHOOD MEETING

This document is a public record under the North Carolina Public Records Act and may be published on the Town's website or disclosed to third parties.

**Project Name:** Pearces Rd PD

**Meeting Address:** 301 S Arendell Ave

**Date of Meeting:** September 11, 2024 **Time of Meeting:** 6:00 p.m.

**Property Owner(s) Names:** Black Family, LLC.

**Applicants:** CE Group, Inc.

Please summarize the questions/comments and your response from the Neighborhood Meeting in the spaces below (attach additional sheets, if necessary). Please state if/how the project has been modified in response to any concerns. The response should not be "Noted" or "No Response". There has to be documentation of what consideration the neighbor's concern was given and justification for why no change was deemed warranted.

Question/ Concern #1 Will there be a 30 year deed restriction for affordable housing?

Applicant Response: Yes, a 30 year deed restriction will be on the property as "affordable housing."

Question/ Concern #2 Are there any rental properties proposed?

Applicant Response: There are no rental properties proposed at this time.

Question/ Concern #3 Who is the project builder?

Applicant Response: TBM Partners will be the developer. A specific home builder has not been identified at this time.

Question/ Concern #4 See attached for additional questions and answers.

Applicant Response:

Attachment
2025-01

215-022 Pearces Rd Property Neighborhood Meeting

Community Meeting, September 11, 2024, Zebulon Community Center, Zebulon, NC

4.) What is keeping conglomerates from buying all the affordable housing and leasing them?

**Houses are intended to be sold to individuals who qualify for affordable housing, not corporate LLCs.**

5.) How will these residential units be priced?

**Home prices have not been set but may range from the upper $300 to $700,000**

6.) Is daycare a proposed use?

**Yes, an overwhelming majority of attendees did not want daycare as a use.**

7.) Will Weaver Pond have access to the amenities?

**No, at this time, amenities are proposed for residents only.**

8.) What is the timeline for construction?

**This project will take approximately 2.5 to 5 years to complete.**

9.) How will this project effect traffic on Pearces Road?

**A Traffic Impact Analysis (TIA) has been completed (by a traffic engineer?) and this project will require some off-site improvements, as well as turn lanes into the project off Pearces Rd.**

10.) *Explain* Alley loaded?

**"Alley Loaded" units are accessed by private alleys to the rear of the unit with no driveway access to the public right-of-way (ROW).**

11.) Does this project have any exceptions to the UDO?

**No, PD Designation allows for greater flexibility with development standards where exceptions are not necessary.**

12.) How will this project impact the small-town feel of Zebulon? We don't want "city-living."

**This project, as proposed, is in keeping with what Zebulon's Long Range Plan projects for this area.**

Attachment
SP 2025-01

13.) How will this project effect water pressure (Weaver Pond)?

**The project will connect to a Raleigh water main. We are aware of water pressure issues and will likely have booster pumps for individual residences within the development to accommodate project resident's needs.**

14.) Will there be Internet issues or cell issues associated with this project?

**More residential development may encourage Internet providers to extend or improve services in this area.**

15.) How does this project impact local schools?

**Increase in the tax base will assist Wake County in future improvements to local schools.**

16.) Are there any other uses associated with this project? If so, what are they?

**This project proposes detached single-family, attached single-family, condo-style single-family, as residential uses. Primary options are to extend an offer to Wake County and Town of Zebulon to purchase the area adjacent to Pearces Road for Fire/EMS or Police/Sheriff use with a sunset of 3-5 years. After the sunset date should the County or Town not exercise the option to purchase , the developer may choose to activate a different use, such as day care or low impact retail.**

17.) Explain the different housing types.

a. **72' Front-loaded Single-family Detached**
b. **62' Rear-loaded Single-family Detached**
c. **42' Rear-loaded Single-family Detached**
d. **22-24' Front-loaded Single-family Townhomes**
e. **18' Wide Condo-style Townhomes**

18.) What do we plan to do about folks trespassing?

**Along with a 40' wide perimeter buffer, the developer is open to providing additional planting and/or signage to identify project limits or post the property as "private."**

19.) Part of question 14 – How many homes?

**513 units are proposed.**

20.) Part of Homes for Heroes?

Attachment
2025-01

**The developer was not aware of Homes for Heroes but is eager to learn more about them and other organizations to assist with providing affordable homes.**

21.) How are you protecting the wetlands?

**This project does not impact wetlands or streams. Streams are buffered as required by Zebulon. In general, we keep a healthy distance away from wetlands and streams with this project layout.**

22.) What is being done to protect environmentally sensitive species?

**There have been no environmentally sensitive species identified on this property.**

23.) What storm water controls will be used?

**Project will provide stormwater to satisfy state and local requirements. Stormwater devices will most likely be wet ponds.**

*24.)* The project appears too dense, there should be fewer units.

**The developer explained that the proposed density is allowed under the *Planned Development classification, per Zebulon's UDO.***

25.) Will the project buffer be natural?

**The buffer will be natural where left undisturbed. There may be areas that are disturbed and, in those cases, would be revegetated.**

26.) What is the height of the project? Are 1 story houses planned?

**If a homeowner chooses a 1-story house for construction, it will be one story.**

# AFFIDAVIT OF CONDUCTING A NEIGHBORHOOD MEETING, SIGN-IN SHEET AND ISSUES/RESPONSES SUBMITTAL

This document is a public record under the North Carolina Public Records Act and may be published on the Town's website or disclosed to third parties.

I, Clay Matthews, do hereby declare as follows:
Print Name

1. I have conducted a Neighborhood Meeting for the proposed Rezoning, Major Site Plan, Master Subdivision Plan, or Special Use Permit.

2. The meeting invitations were mailed to the Zebulon Planning Department, all property owners within 750 feet of the subject property and any neighborhood association that represents citizens in the area via first class mail a minimum of 10 days in advance of the Neighborhood Meeting.

3. The meeting was conducted at 301 S Arendell Avenue (location/address) on Sept. 11, 2024 (date) from 6:00 p.m. (start time) to 8:00 pm (end time).

4. I have included the mailing list, meeting invitation, sign-in sheet, issue/response summary, and zoning map/reduced plans with the application.

5. I have prepared these materials in good faith and to the best of my ability.

11/1/2024 By: _____
Date

STATE OF NORTH CAROLINA
COUNTY OF Johnston

Sworn and subscribed before me, John DuBois, a Notary Public for the above State and County, on this the 1st day of November, 2024.

John DuBois NOTARY SEAL PUBLIC Johnston County, N.C.

_____
Notary Public

John DuBois
Print Name

My Commission Expires:
10/17/2026

Attachment
Z-2025-01

**Notification Letter**

August 27, 2024

CE Group, Inc
301 Glenwood Avenue, Suite 220
Raleigh, NC 27603

Re: **Neighborhood Meeting** for proposal to rezone Wake County PINs 1797-91-4808 & 2707-12-5054 will be held at the Zebulon Community Center on Wednesday, September 11th at 6:00 PM. The meeting location address is 301 S Arendell Ave, Zebulon, NC 27597.

Dear Adjacent Property Owner:

This letter is to invite you to a neighborhood meeting regarding a proposed rezoning of Wake County PINs 1797-91-4808 & 2707-12-5054 from Wake County R-30 to Zebulon PD (Planned Development). The parcels under consideration for this rezoning proposal total approximately 186 acres and are shown on the attached map for reference. An informal neighborhood meeting will be held on September 11th beginning at 6:00 PM at the Zebulon Community Center. A location map is also attached.

This proposal is for a rezoning of the parcels as mentioned above and will not change the existing zoning for any adjacent parcels. Current plans for the project are to include both attached and detached single-family residential products of varying sizes. Plans will be shared at the neighborhood meeting and those knowledgeable about the project will be available to answer questions. We encourage property owners to voice their questions and concerns to better help the project team to understand the community.

This meeting is required as part of the Town of Zebulon rezoning process; however, Town staff will not participate in the meeting. We are planning to submit our official plans to the Zebulon Planning Department soon.

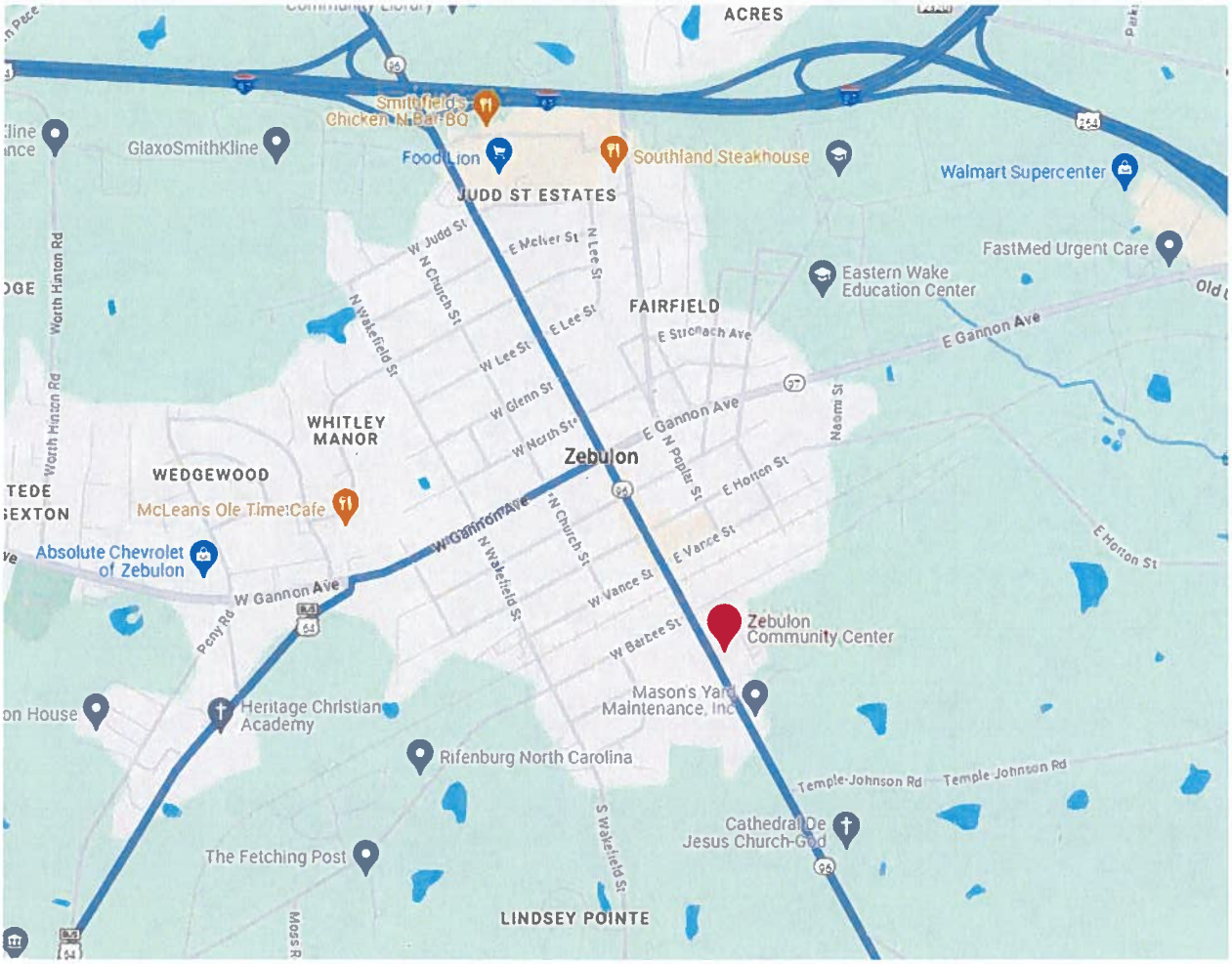
We would appreciate your attendance and input at the neighborhood meeting. If you have questions before the meeting, you may contact the person noted below.

Sincerely,

Clay Matthews, PLA

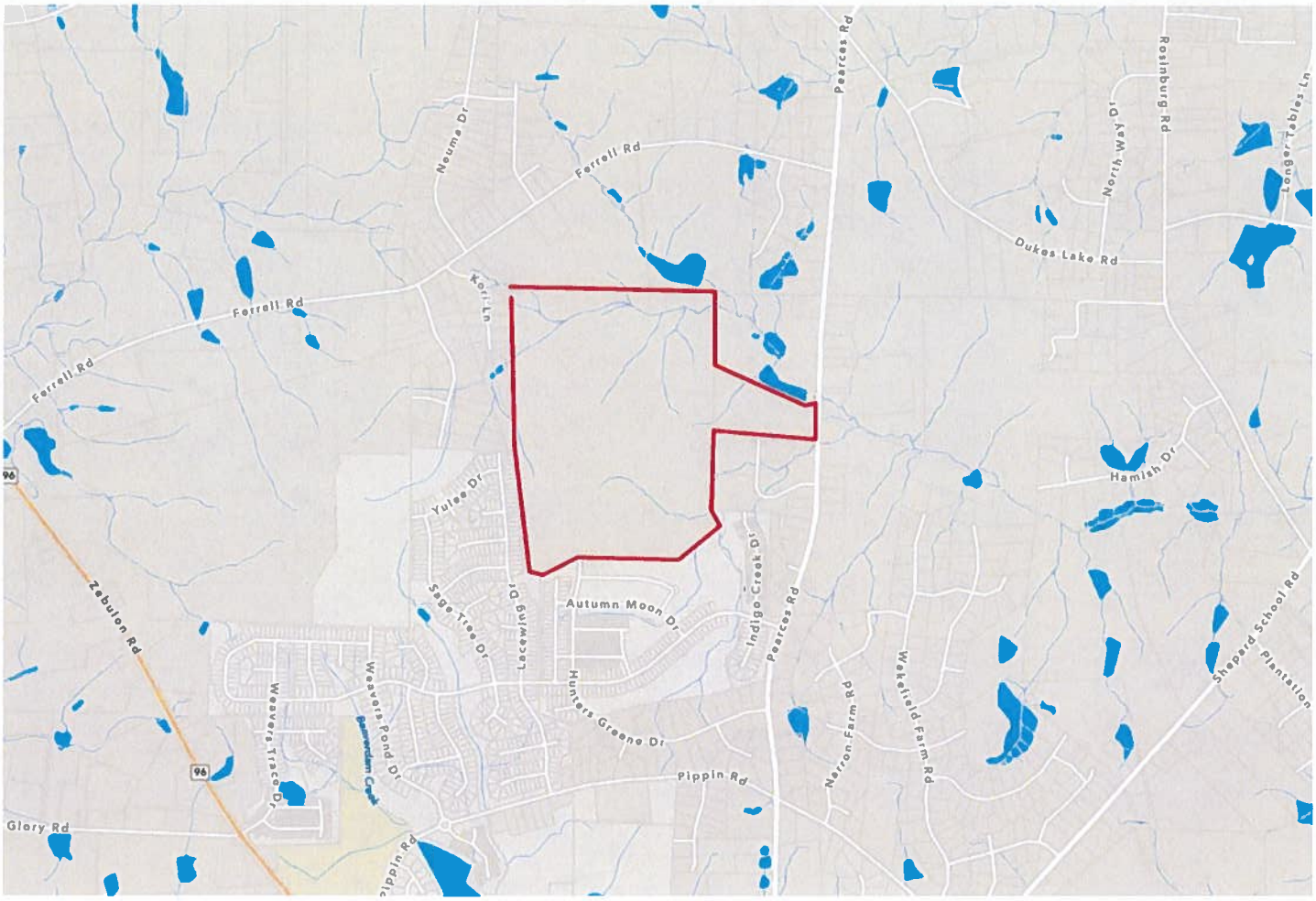
For More Information, Please Contact:
CE Group Inc, attn: Clay Matthews
claym@cegroupinc.com

# MEETING LOCATION MAP



Attachment
S-2025-01

# PROJECT LOCATION MAP



Attachment
2025-01

### PLANNED DEVELOPMENT CONDITIONS

1. *MINIMUM SINGLE-FAMILY DETACHED LOT SIZE TO BE NO LESS THAN 4,800 SF WITH A MINIMUM WIDTH OF 40'.*

2. *MINIMUM SINGLE-FAMILY ATTACHED LOT SIZE TO BE NO LESS THAN 1,980 SF (TOWNHOME STYLE) WITH A MINIMUM WIDTH OF 18'.*

3. *MINIMUM SINGLE-FAMILY ATTACHED UNIT SIZE TO BE NO LESS THAN 1,000 SF (CONDO STYLE) WITH A MINIMUM WIDTH OF 18'. CONDO STYLE PRODUCT WILL BE SURFACE-PARKED.*

4. *ANY SINGLE-FAMILY LOT OVER 60' WIDE WILL HAVE A DRIVEWAY WITH DIRECT ACCESS TO A PUBLIC ROW. ALL OTHER RESIDENTIAL UNITS LESS THAN 60' WIDTH WILL BE REAR-LOADED AND HAVE ACCESS TO A 30' PRIVATE ALLEY AND A PEDESTRIAN ACCESS TO A PUBLIC ROW*

5. *A COMMUNITY HOMEOWNER'S ASSOCIATION (HOA) IS TO BE ESTABLISHED AND WILL BE RESPONSIBLE FOR THE CONTINUED MAINTENANCE OF ALL RECOGNIZED OPEN SPACE AREAS AND PRIVATE ROW'S.*

6. *AMENITY FACILITIES SHALL BE CONSTRUCTED OF MATERIALS THAT BLEND WELL WITH THE ARCHITECTURAL AND AESTHETIC STYLING OF THE COMMUNITY AND BE OF SIMILAR MATERIALS.*

7. *A 40' WIDE LANDSCAPED BUFFER SHALL BE PROVIDED ALONG THE EXTERIOR PROPERTY BOUNDARY. EXISTING VEGETATION TO REMAIN TO GREATEST EXTENT POSSIBLE AND SUPPLEMENTED TO TOWN OF ZEBULON STANDARDS AS INDICATED ON THE MASTER LANDSCAPE PLAN.*

8. *DEVELOPER WILL GRANT OPTION FOR TOWN OF ZEBULON TO UTILIZE 2.6 AC COMMERCIAL/ INSTITUTIONAL/ CIVIC PARCEL FOR UP TO 5 YEARS. AT THE END OF THE 5 YEAR OPTION, DEVELOPER RESERVES THE RIGHT TO CONVERT AREA TO RESIDENTIAL USE.*

9. *WORKFORCE AND AFFORDABLE HOUSING.*
   a. *LAND SUFFICIENT FOR THE CONSTRUCTION OF A MINIMUM OF FIVE (5) CONDO STYLE SINGLE FAMILY ATTACHED LOTS SHALL BE SOLD OR DONATED TO A DEVELOPER OF AFFORDABLE HOUSING, SUCH AS HABITAT FOR HUMANITY (THE "AFFORDABLE HOUSING UNITS. THE LOCATION OF SUCH LAND AND THE ASSOCIATED FIVE (5) LOTS SHALL BE AT THE SOLE DISCRETION OF THE DEVELOPER AND SHALL BE DETERMINED AT THE TIME OF SUBDIVISION PLAN; AND*
   b. *IN ADDITION TO THE AFFORDABLE HOUSING UNITS, A MINIMUM OF TWENTY-ONE (21) CONDO STYLE SINGLE-FAMILY ATTACHED LOTS SHALL BE PROVIDED AS WORKFORCE HOUSING UNITS. AS USED HEREIN, "WORKFORCE HOUSING UNITS" ARE RESIDENTIAL DWELLING UNITS THAT SHALL BE OCCUPIED BY LOW OR MEDIAN-INCOME HOUSEHOLDS EARNING NO MORE THAN EIGHTY (80%) OF THE RALEIGH NC METROPOLITAN STATISTICAL AREA (MSA), AREA MEDIAN INCOME (AMI), ADJUSTED FOR FAMILY SIZE AS MOST RECENTLY PUBLISHED BY HUD (THE "INCOME LIMIT"). FOR PURPOSES OF CALCULATING THE INITIAL SALES PRICE FOR THE WORKFORCE HOUSING UNITS, AFFORDABLE SHALL MEAN A REASONABLE DOWN PAYMENT AND MONTHLY HOUSING COSTS EXPECTED DURING THE FIRST CALENDAR YEAR OF OCCUPANCY, INCLUDING UTILITIES OR UTILITY ALLOWANCES, MORTGAGE LOAN PRINCIPAL AND INTEREST, MORTGAGE INSURANCE, PROPERTY TAXES, HOMEOWNER'S INSURANCE, HOMEOWNER'S ASSOCIATION DUES, IF ANY, AND ALL OTHER PROPERTY ASSESSMENTS, DUES AND FEES ASSESSED AS A CONDITION OF PROPERTY OWNERSHIP, WHICH DOES NOT EXCEED THIRTY PERCENT (30%) TIMES (X'S) EIGHTY PERCENT (80%) TIMES (X'S) THE ANNUAL MEDIAN-INCOME LIMIT (80% AMI CATEGORY) APPLICABLE TO THE RALEIGH, NC MSA AS MOST RECENTLY PUBLISHED BY HUD. A RESTRICTIVE COVENANT (I.E. RESALE DEED RESTRICTION) WITH A MINIMUM AFFORDABILITY PERIOD OF TWENTY (20) YEARS (THE "WORKFORCE HOUSING PERIOD") SHALL BE RECORDED IN THE WAKE COUNTY REGISTRY AGAINST EACH OF THE WORKFORCE HOUSING UNITS CONCURRENTLY AT THE CLOSE OF ESCROW UPON THE SALE OF THE WORKFORCE HOUSING UNITS. FINAL WORKFORCE HOUSING UNIT FLOOR PLAN SELECTION WHICH INCLUDES THE LOCATION, UNIT SIZE AND BEDROOM SIZE WILL BE AT THE DISCRETION OF THE DEVELOPER.*
      b.1. *IN THE EVENT THAT A BUYER OF A WORKFORCE HOUSING UNIT USES A LENDER THAT IS AFFILIATED WITH THE DEVELOPER OR ITS BUILDERS, SUCH LENDER AGREES TO WAIVE LENDER APPLICATION FEES, CLOSING COSTS AND LOAN ORIGINATION FEES FOR ANY TOWN OF ZEBULON EMPLOYEE OR WAKE COUNTY PUBLIC SCHOOL TEACHER.*
   c. *IN THE EVENT THAT MORE THAN FIVE (5) AFFORDABLE HOUSING UNITS ARE PROVIDED WITHIN THE DEVELOPMENT, THE TOTAL NUMBER OF WORKFORCE HOUSING UNITS SHALL BE DECREASED AT A ONE-FOR-ONE RATE FOR EVERY ADDITIONAL AFFORDABLE HOUSING UNIT PROVIDED.*

10. *LIMIT ON RENTALS. NO MORE THAN TEN PERCENT (10%) OF THE UNITS WITHIN THE DEVELOPMENT MAY BE PERMITTED TO BE RENTED. FURTHER, ANY SINGLE FAMILY DETACHED DWELLING SHALL NOT BE PERMITTED FOR RENTAL UNDER THIS SECTION UNTIL AFTER IT HAS BEEN OWNER-OCCUPIED FOR A MINIMUM OF TWO (2) YEARS FROM THE DATE THAT SUCH UNIT RECEIVED ITS FIRST CERTIFICATE OF OCCUPANCY. THE DEVELOPER SHALL CERTIFY TO THE TOWN PRIOR TO THE ISSUANCE OF THE FIRST BUILDING PERMIT FOR THE DEVELOPMENT THAT A RESTRICTIVE COVENANT HAS BEEN RECORDED WITH THE WAKE COUNTY REGISTER OF DEEDS REQUIRING COMPLIANCE WITH THIS CONDITION AND PLACING THE RESPONSIBILITY FOR MONITORING AND ENSURING COMPLIANCE ON THE HOMEOWNERS ASSOCIATION FOR THE COMMUNITY.*

11. *CAMERA INSTALLATION DURING CONSTRUCTION. DURING THE INITIAL CONSTRUCTION PERIOD ON THE PROPERTY, THE DEVELOPER SHALL INSTALL MONITORING CAMERAS (SIMILAR TO FLOCK, SAFECAM, ETC) THAT ARE ACCESSIBLE TO LAW ENFORCEMENT FOR THE PURPOSES OF ALLOWING ACTIVE MONITORING OF THE CONSTRUCTION SITE.*

12. *POLLINATOR FRIENDLY PLANTINGS. SUBJECT TO THE REQUIREMENTS OF THE TOWN'S UNIFIED DEVELOPMENT ORDINANCE, PLANTINGS WITHIN BUFFERS AND OPEN SPACES WITHIN THE DEVELOPMENT SHALL INCLUDE POLLINATOR FRIENDLY FLORA.*

13. *WETPONDS. ANY WETPONDS INSTALLED WITHIN THE DEVELOPMENT AS STORMWATER CONTROL MEASURES ADJACENT TO ROAD A AND WITHIN THE AMENITY AREA SHALL BE UPFITTED WITH BUBBLERS AND/OR FOUNTAINS OR SOME SIMILAR FEATURE, AT THE DISCRETION OF THE DEVELOPER.*

14. *PICKLEBALL COURTS. NOISE ATTENUATION SHALL BE INSTALLED BETWEEN ANY PICKLEBALL COURTS AND ADJACENT RESIDENTIAL DWELLINGS. SUCH NOISE ATTENUATION MAY INCLUDE LANDSCAPING, SCREENING, SOLID FENCES, OR SIMILAR MEANS TO ATTENUATE SOUND, AT THE DISCRETION OF THE DEVELOPER.*

Owner/Developer:
TBM PARTNERS, LLC
6131 FALLS OF NEUSE RD, SUITE 200
Raleigh, NC 27609
Contact: Joe Cebina
Phone: 919.876.9200 Ext. 1135
Email: jcebina@tbmpartners.com

Civil Engineer / Surveyor:
CE Group, Inc
301 Glenwood Avenue, Suite 220
Raleigh, NC 27603
Contact: Mark Ashness, PE
Email: mark@cegroupinc.com
Contact: Clay Matthews, PLA
Email: claym@cegroupinc.com
Contact: Trey McLamb, PLS
Email: trey@cegroupinc.com

Environmental Engineer:
Soil & Environmental Consultants, PA
8412 Falls Of Neuse Road, Suite 104
Raleigh, NC 27615
Phone: 919.846.5900
Contact: Steven Bail
Email: sball@sandec.com

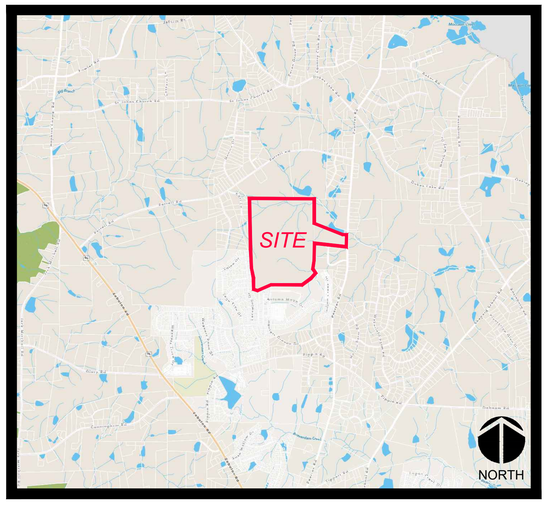
# PEARCES RD
# PLANNED DEVELOPMENT
# MASTER PLAN SET

ZEBULON, NORTH CAROLINA

NOVEMBER 1, 2024

REVISED JANUARY 10, 2025

REVISED APRIL 30, 2025




*VICINITY MAP*

*NTS*

SITE DATA

| | |
|---|---|
| ZONED: | R-1 |
| PIN: | 1797-91-4808, 2707-12-5054 |
| TOTAL AREA: | 161.046 AC |
| TOTAL LOTS: | 511 LOTS |
| LOT DENSITY: | 3.17 UNITS/ AC |
| LENGTH OF ROADS: | *±7,581 LF (60' PUBLIC ROW)*<br>*±10,273 LF (50' PUBLIC ROW)*<br>*±10,823 LF (30' PRIVATE ALLEY ROW)* |

PROPOSED SETBACKS

| DETACHED SINGLE-FAMILY | (FRONT LOAD) | (REAR LOAD) |
|---|---|---|
| STREET SETBACK | 20' | 10' |
| SIDE YARD | 5' | 5' |
| REAR YARD | 20' | 10' |
| SIDE CORNER | 15' | 10' |

| ATTACHED SINGLE-FAMILY | (TOWNHOME) | (CONDO) |
|---|---|---|
| STREET SETBACK | 10' | 10' |
| SIDE YARD | 0' | 0' |
| REAR YARD | 10' | 15' FROM ROW |
| SIDE CORNER | 10' | 15' FROM ROW |

| COMMERCIAL/ INSTITUTIONAL/ CIVIC | |
|---|---|
| MINIMUM STREET SETBACK | 10' |
| MAXIMUM STREET SETBACK | 50' |
| MINIMUM SIDE SETBACK | 10' |
| MINIMUM REAR SETBACK | 25' |
| MINIMUM SPACE BETWEEN BUILDINGS | 25' |

OPEN SPACE DATA

| | |
|---|---|
| REQUIRED: | ±16 AC (10% OF GROSS) |
| ACTIVE REQUIRED: | ±8 AC (50% OF REQUIRED) |
| PROVIDED: | ±45 AC (28%) |
| ACTIVE PROVIDED: | ±8.4 AC |
| URBAN PROVIDED: | ±1.5 AC |
| PASSIVE PROVIDED: | ±36.6 AC |

PARKING DATA

| | |
|---|---|
| TOWNHOME PARKING | 56 SPACES (0.39 SPACES/ UNIT) |
| CONDO PARKING | 176 SPACES (3.3 SPACES/ UNIT) |
| AMENITY SITE | 89 SPACES (16 SPACES/ 1,000 SF) |
| ON-STREET PARKING | 285 SPACES (0.55 SPACES/ UNIT) |

IMPERVIOUS SURFACES

| | |
|---|---|
| SINGLE-FAMILY (FRONT-LOADED) | 80% MAX. |
| SINGLE-FAMILY (REAR-LOADED) | 80% MAX. |
| SINGLE-FAMILY (ATTACHED) | 90% MAX. |
| CONDO | 100% MAX. |
| COMMERCIAL/ INSTITUTIONAL/ CIVIC | 90% MAX. |
| MAX. PROJECT IMPERVIOUS | 46% |

## INDEX TO DRAWINGS

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MASTER PLAN . . . 2
MASTER GRADING PLAN . . . 3
GRADING PLANS . . . 4-5
MASTER UTILITY PLAN . . . 6
OFF-SITE UTILITY PLAN . . . 7
MASTER LANDSCAPE PLAN . . . 8
MASTER LIGHTING PLAN . . . 9
MASTER PLAN DETAILS . . . 10

PRELIMINARY DESIGN
NOT RELEASED
FOR CONSTRUCTION

CE GROUP
*301 GLENWOOD AVE. 220*
*RALEIGH,NC 27603*
*PHONE: 919-367-8790*
*FAX: 919-322-0032*
www.cegroupinc.com
License # C-1739

# PEARCES RD PLANNED DEVELOPMENT EXISTING CONDITIONS PLAN

ZEBULON, NC

NOVEMBER 1, 2024

REVISED JANUARY 10, 2025

REVISED FEBRUARY 10, 2025

*SITE DATA*

| | |
|---|---|
| *TOTAL PROJECT AREA=* | *±161.046 AC* |
| *PIN=* | *1797914808, 2707125054* |
| *EXISTING ZONING=* | *R-30 (WAKE COUNTY)* |

*NOTES*

1. *PORTIONS OF THIS PROPERTY LIE IN FLOOD ZONE 'AE' AS SHOWN ON FEMA FLOOD MAP #3720270700K BEARING AN EFFECTIVE DATE OF MAY 2,2006. OTHER AREAS OF THE PROPERTY ARE COVERED BY THE FEMA* FIRM PANEL #: 3720179700K, EFFECTIVE DATE: 7/19/2022.
2. *EXISTING WETLANDS AND STREAMS INFORMATION PROVIDED BY S&EC AND SURVEYED BY C.E. GROUP. SEPTEMBER 2024.*

NORTH

200' 0 200' 400'

SCALE: 1" = 200'

**PRELIMINARY DESIGN**

NOT RELEASED FOR CONSTRUCTION


CE GROUP

*301 GLENWOOD AVE. 220*
*RALEIGH,NC 27603*
*PHONE: 919-367-8790*
*FAX: 919-322-0032*

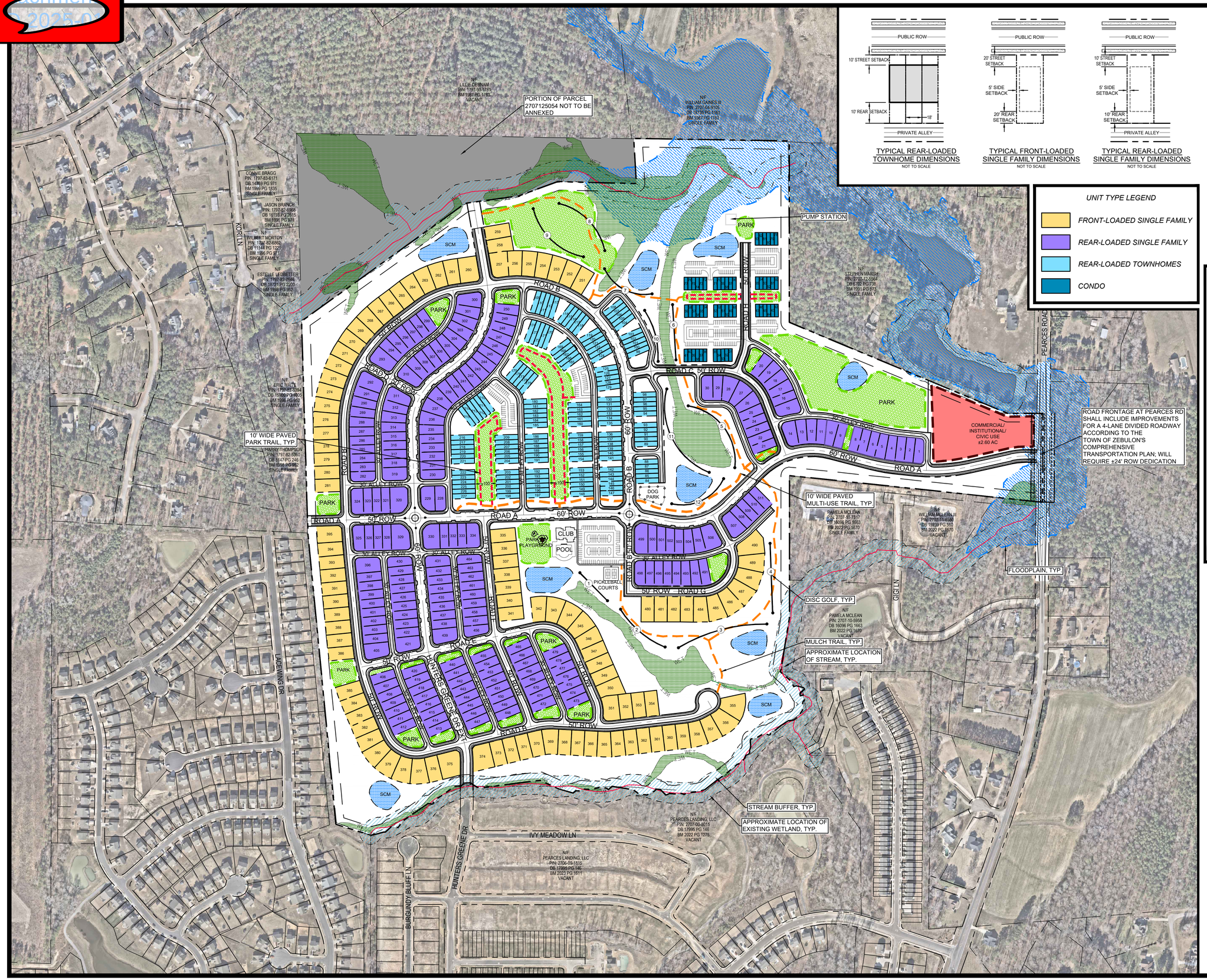
www.cegroupinc.com

License # C-1739

# PEARCES RD PLANNED DEVELOPMENT MASTER PLAN

ZEBULON, NC
NOVEMBER 1, 2024
REVISED JANUARY 10, 2025
REVISED FEBRUARY 10, 2025




## SITE DATA

| | |
|---|---|
| TOTAL PROJECT AREA= | ±161.046 AC |
| PIN= | 1797914808, 2707125054 |
| EXISTING ZONING= | R-30 (WAKE COUNTY) |
| TOTAL INSTITUTIONAL/ COMM= | ±2.60 AC |
| TOTAL UNITS= | ±511 (3.17 DU/ AC) |
| TOWNHOMES= | ±53 UNITS (CONDO-STYLE) |
| | ±144 UNITS (REAR-LOAD) |
| SINGLE FAMILY LOTS= | ±211 (REAR-LOAD) |
| | ±103 (FRONT-LOAD) |
| TOTAL LF OF ROADS= | ±7,581 LF (60' ROW) |
| | ±10,273 LF (50' ROW) |
| | ±10,823 LF (30' ALLEY ROW) |

### OPEN SPACE DATA

| | |
|---|---|
| REQUIRED: | ±16 AC (10% OF GROSS) |
| ACTIVE REQUIRED: | ±8 AC (50% OF REQUIRED) |
| PROVIDED: | ±45 AC (28%) |
| ACTIVE PROVIDED: | ±8.4 AC |
| URBAN PROVIDED: | ±1.5 AC |
| PASSIVE PROVIDED: | ±36.6 AC |

### PARKING DATA

| | |
|---|---|
| TOWNHOME PARKING | 56 SPACES (0.39 SPACES/ UNIT) |
| CONDO PARKING | 176 SPACES (3.3 SPACES/ UNIT) |
| AMENITY SITE | 89 SPACES (16 SPACES/ 1,000 SF) |
| ON-STREET PARKING | 285 SPACES (0.55 SPACES/ UNIT) |

NORTH
200' 0 200' 400'
SCALE: 1" = 200'

PRELIMINARY DESIGN
NOT RELEASED FOR CONSTRUCTION

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# PEARCES RD PLANNED DEVELOPMENT MASTER GRADING PLAN

ZEBULON, NC

NOVEMBER 1, 2024

REVISED JANUARY 10, 2025

REVISED FEBRUARY 10, 2025

*SITE DATA*

| | |
|---|---|
| *TOTAL PROJECT AREA=* | *±161.046 AC* |
| *PIN=* | *1797914808, 2707125054* |
| *EXISTING ZONING=* | *R-30 (WAKE COUNTY)* |

NORTH

200' 0 200' 400'

SCALE: 1" = 200'

**PRELIMINARY DESIGN**

NOT RELEASED FOR CONSTRUCTION


CE GROUP

*301 GLENWOOD AVE. 220*
*RALEIGH,NC 27603*
*PHONE: 919-367-8790*
*FAX: 919-322-0032*

www.cegroupinc.com

License # C-1739

Attachment
2025-01

# PEARCES RD PLANNED DEVELOPMENT GRADING PLAN 2

ZEBULON, NC
NOVEMBER 1, 2024
REVISED JANUARY 10, 2025
REVISED FEBRUARY 10, 2025

N/F
LILLIE GRAHAM
PIN: 1797-93-3781
BM 1987 PG 1763
VACANT

N/F
WILLIAM CAINES III
PIN: 2707-04-9105
DB 16728 PG 1151
BM 1987 PG 1763
SINGLE FAMILY

N/F
STEPHEN MARSH
PIN: 2707-03-5564
DB 9702 PG 738
BM 1991 PG 872
SINGLE FAMILY

N/F
PAMELA MCLEAN
PIN: 2707-11-0317
DB 16096 PG 1663
BM 2021 PG 1670
SINGLE FAMILY

SCM

20' DRAINAGE EASEMENT OUTSIDE OF ROW (TYP.)

20' DRAINAGE EASEMENT OUTSIDE OF ROW (TYP.)

ROAD A
ROAD B
ROAD C
ROAD D
ALLEY A
ALLEY B
ALLEY C
ALLEY D
ALLEY E
ALLEY H
ALLEY J
ALLEY K

Area : 76719.80

MATCHLINE
SEE GRADING PLAN 3

NORTH

100' 0 100' 200'

SCALE: 1" = 100'

PRELIMINARY DESIGN
NOT RELEASED FOR CONSTRUCTION

CE GROUP
301 GLENWOOD AVE. 220
RALEIGH,NC 27603
PHONE: 919-367-8790
FAX: 919-322-0032
www.cegroupinc.com
License # C-1739

Attachment 2025-01

# PEARCES RD PLANNED DEVELOPMENT GRADING PLAN 3

ZEBULON, NC

NOVEMBER 1, 2024

REVISED JANUARY 10, 2025

REVISED FEBRUARY 10, 2025

ALLEY N

ALLEY P

ALLEY M

ROAD F

ROAD E

ROAD B

ROAD C

ALLEY C

ALLEY O

ALLEY H

HUNTERS GREENE DR EXT

HUNTERS GREENE DR

SCM

20' DRAINAGE EASEMENT OUTSIDE OF ROW (TYP.)

N/F
PAMELA MCLEAN
PIN: 2707-10-5958
DB 16096 PG 1663
BM 2022 PG 1670
VACANT

ALLEY A

ROAD A

SEE GRADING PLAN 2

MATCHLINE

N/F
PAMELA MCLEAN
PIN: 2707-14-9317
DB 16096 PG 1663
BM 2028 PG 1670

N/F
WILLIAM MCLEAN III
PIN: 2707-11-8660
DB 19239 PG 560

ROAD FRONTAGE AT PEARCES RD SHALL INCLUDE IMPROVEMENTS FOR A 4-LANE DIVIDED ROADWAY ACCORDING TO THE TOWN OF ZEBULON'S COMPREHENSIVE TRANSPORTATION PLAN; WILL REQUIRE ±24' ROW DEDICATION

NORTH

100' 0 100' 200'

SCALE: 1" = 100'

PRELIMINARY DESIGN

NOT RELEASED FOR CONSTRUCTION

CE GROUP

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License # C-1739

# PEARCES RD PLANNED DEVELOPMENT MASTER UTILITY PLAN

ZEBULON, NC

NOVEMBER 1, 2024

REVISED JANUARY 10, 2025

REVISED FEBRUARY 10, 2025

*SITE DATA*

| | |
|---|---|
| *TOTAL PROJECT AREA=* | *±161.046 AC* |
| *PIN=* | *1797914808, 2707125054* |
| *EXISTING ZONING=* | *R-30 (WAKE COUNTY)* |

PORTION OF PARCEL 2707125054 NOT TO BE ANNEXED

PUMP STATION

SEE OFF-SITE UTILITY PLAN

EXISTING PUMP STATION

12" WATER MAIN TO CONNECT TO EXISTING WATER MAIN ON HUNTERS GREENE DR

WATER MAIN TO CONNECT TO EXISTING MAIN @ GOLDEN PLUM LANE & PEARCES ROAD INTERSECTION

N/F LILLIE DENHAM PIN: 1797-93-9781 BM1987 PG 1763 VACANT

N/F WILLIAM GAINES III PIN: 2707-04-9105 DB 18735 PG 1161 BM 1987 PG 1763 SINGLE FAMILY

N/F CONNIE BRAGG PIN: 1797-83-6171 DB 14340 PG 971 BM 1996 PG 1835 SINGLE FAMILY

N/F JASON BRANCH PIN: 1797-82-6868 DB 18768 PG 2815 BM 1996 PG 971 SINGLE FAMILY

N/F WILBERT MORTON PIN: 1797-82-6862 DB 11544 PG 1222 BM 1996 PG 971 SINGLE FAMILY

N/F ESTELLE LEDBETTER PIN: 1797-82-7946 DB 18727 PG 2200 BM 1996 PG 982 SINGLE FAMILY

N/F ERIC WATT PIN: 1797-82-2094 DB 15996 PG 1405 BM 1998 PG 952 SINGLE FAMILY

N/F HARRY THOMPSON PIN: 1797-82-5960 DB 9147 PG 245 BM 1998 PG 952 SINGLE FAMILY

N/F STEPHEN MARSH PIN: 2707-12-5564 DB 6702 PG 738 BM 1991 PG 973 SINGLE FAMILY

N/F PAMELA MCLEAN PIN: 2707-11-7317 DB 18056 PG 1663 BM 2022 PG 1670 SINGLE FAMILY

N/F WILLIAM MCLEAN III PIN: 2707-11-4528 DB 19939 PG 550 BM 2022 PG 1670 VACANT

N/F PAMELA MCLEAN PIN: 2707-10-9558 DB 18056 PG 1663 BM 2022 PG 1670 VACANT

N/F PEARCES LANDING, LLC PIN: 2707-09-8015 DB 17995 PG 146 BM 2022 PG 1775 VACANT

N/F PEARCES LANDING, LLC PIN: 2706-09-1815 DB 17995 PG 146 BM 2023 PG 1611 VACANT

ROAD A · ROAD B · ROAD C · ROAD D · ROAD E · ROAD F · ROAD G

IVY MEADOW LN · KORLIN · LACEWING DR · HUNTERS GREENE DR · BURGUNDY BLUFF LN · PEARCES ROAD

SCM · WET · ALLEY A · ALLEY B · ALLEY C · ALLEY D · ALLEY E · ALLEY F · ALLEY G

1 Area : 76719.80

**LEGEND**

- FIRE HYDRANT ASSEMBLY
- WATER VALVE
- 8" WATER MAIN
- 12" WATER MAIN
- SANITARY SEWER MANHOLE
- GRAVITY SEWER LINE
- 8" FORCE MAIN

NORTH

200' 0 200' 400'

SCALE: 1" = 200'

**PRELIMINARY DESIGN**

NOT RELEASED FOR CONSTRUCTION

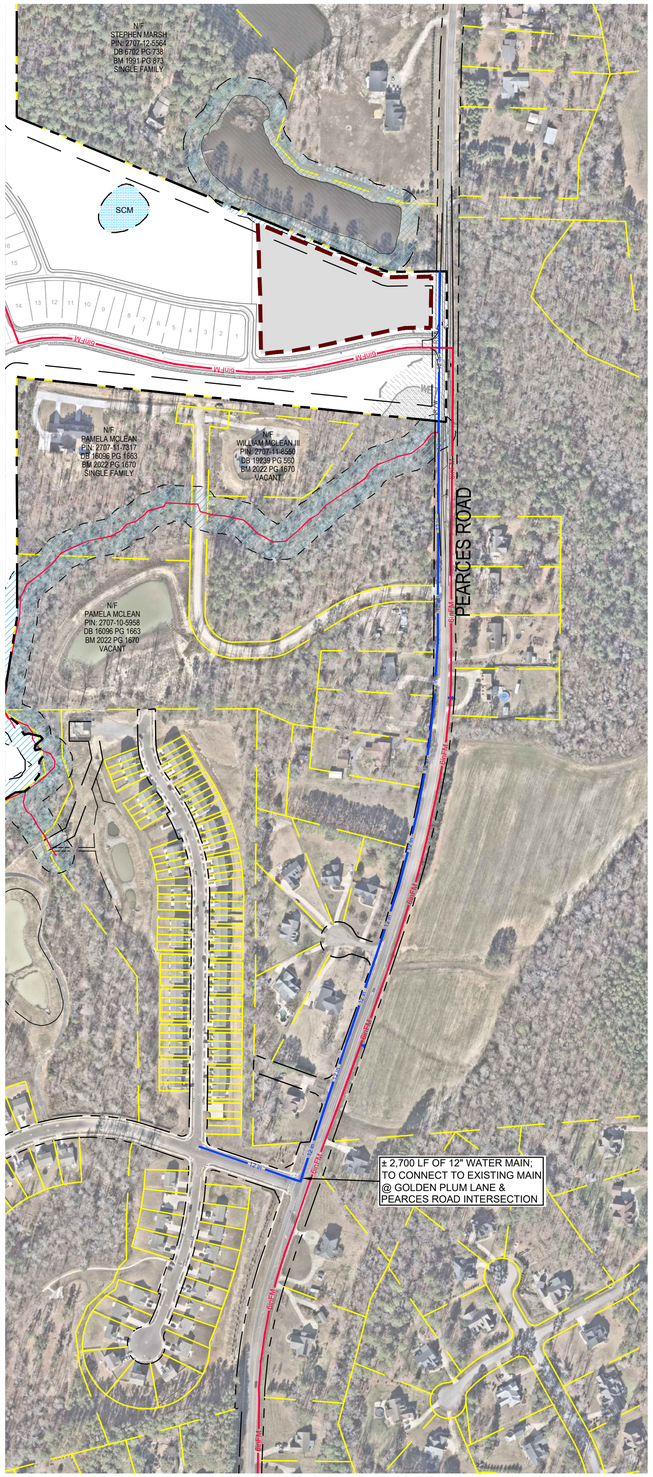

CE GROUP

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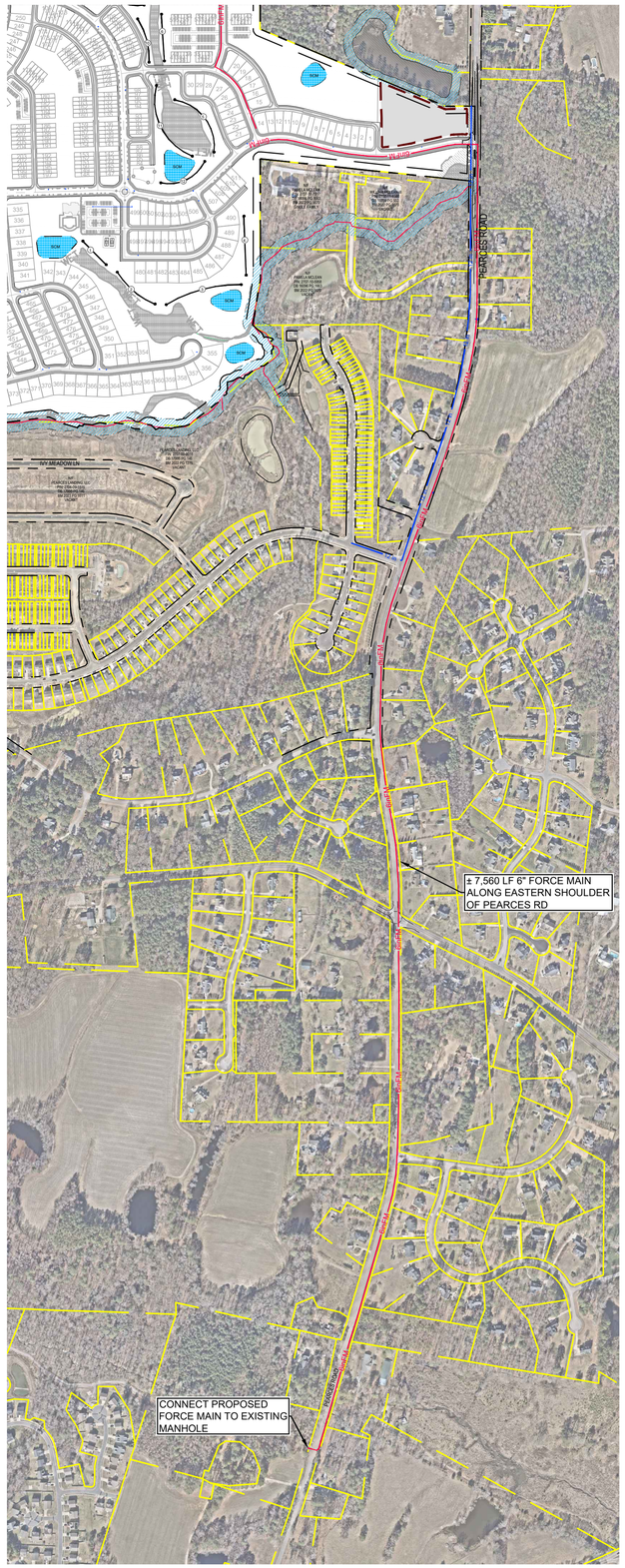
License # C-1739

Attachment
2025-01




*OFF-SITE WATER MAIN EXT*

*SCALE: 1" = 200'*




*OFF-SITE FORCE MAIN EXT*

*SCALE: 1" = 400'*

# *PEARCES RD PLANNED DEVELOPMENT MASTER OFF-SITE UTILITY EXHIBIT*

ZEBULON, NC

NOVEMBER 1, 2024

REVISED JANUARY 10, 2025

REVISED FEBRUARY 10, 2025

*SITE DATA*

| | |
|---|---|
| *TOTAL PROJECT AREA=* | *±161.046 AC* |
| *PIN=* | *1797914808, 2707125054* |
| *EXISTING ZONING=* | *R-30 (WAKE COUNTY)* |

**LEGEND**

- FIRE HYDRANT ASSEMBLY
- WATER VALVE
- 8" WATER MAIN
- 12" WATER MAIN
- SANITARY SEWER MANHOLE
- GRAVITY SEWER LINE
- 6" FORCE MAIN
- STORM DRAIN

NORTH

200' 0 200' 400'

SCALE: 1" = 200'

400' 0 400' 800'

SCALE: 1" = 400'

**PRELIMINARY DESIGN**

NOT RELEASED FOR CONSTRUCTION

**CE GROUP**

*301 GLENWOOD AVE. 220*
*RALEIGH,NC 27603*
*PHONE: 919-367-8790*
*FAX: 919-322-0032*

www.cegroupinc.com

License # C-1739

# PEARCES RD PLANNED DEVELOPMENT MASTER LANDSCAPE PLAN

ZEBULON, NC

NOVEMBER 1, 2024

REVISED JANUARY 10, 2025

REVISED FEBRUARY 10, 2025

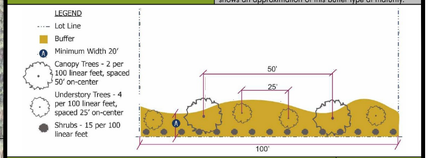
*SITE DATA*

| | |
|---|---|
| *TOTAL PROJECT AREA=* | *±161.046 AC* |
| *PIN=* | *1797914808, 2707125054* |
| *EXISTING ZONING=* | *R-30 (WAKE COUNTY)* |

| PLANT SCHEDULE MASTER PLAN | | |
|---|---|---|
| SYMBOL | CODE | BOTANICAL / COMMON NAME |
| TREES | | |
| | ACE OGL | Acer rubrum 'October Glory' / October Glory Red Maple |
| | QUE LYR | Quercus lyrata / Overcup Oak |
| | ZEL SER | Zelkova serrata / Japanese Zelkova |
| LARGE TREE | | |
| | BET NIG | Betula nigra / River Birch Multi-Trunk |
| | FAG GRA | Fagus grandifolia / American Beech |
| | PLA OCC | Platanus occidentalis / American Sycamore |
| | QUE ALB | Quercus alba / White Oak |
| | TIL AME | Tilia americana / American Linden |
| BUFFER | | |
| | N/A | Buffer Type B (Intermittent) |
| | N/A | Buffer Type C (Semi Opaque) |
| | N/A | Buffer Type C (Modified) |
| | N/A | Buffer Type D (Opaque) |

## TYPE B INTERMITTENT

**Objective:** The Type B Intermittent perimeter buffer functions as an intermittent visual screen from the ground to a height of five feet. It is intended to partially block visibility between different uses but not totally obstruct visual contact from one use to another. The image below shows an approximation of this buffer type at maturity.

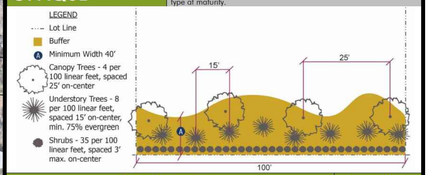



| BUFFER CONFIGURATION | REQUIREMENT |
|---|---|
| Buffer width (feet) | 20 |
| Required canopy trees per every 100 linear feet (#) / Maximum on-center spacing (feet) | 2 / 50 |
| Required understory trees per every 100 linear feet (#) / Maximum on-center spacing (feet) | 4 / 25 [1] |
| Shrubs per every 100 linear feet (#) / Maximum on-center spacing (feet) [2] | 15 / None [1] |
| Minimum evergreen shrub percentage (%) | 60 |

NOTES:
[1] Grouping of trees or shrubs is permitted provided there is no un-vegetated portion of the buffer exceeding 20 feet in length.
[2] In the event a fence or wall is provided, shrubs shall be planted between the fence or wall and the lot line. Shrubs shall be no closer than 3 feet to the lot line.

## TYPE D OPAQUE

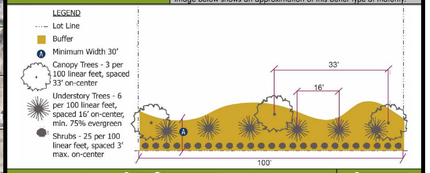
**Objective:** The Type D Opaque perimeter buffer functions as a fully opaque screen from the ground to a height of eight feet. This type of buffer provides a strong sense of visual and acoustic separation between uses. The image below shows an approximation of this buffer type at maturity.




| BUFFER CONFIGURATION | REQUIREMENT |
|---|---|
| Minimum buffer width (feet) [1] [2] | 40 |
| Required canopy trees per every 100 linear feet (#) / Maximum on-center spacing (feet) | 4 / 25 |
| Required understory trees per every 100 linear feet (#) / Maximum on-center spacing (feet) | 8 / 15 |
| Minimum evergreen understory tree percentage (%) | 75 |
| Shrubs per every 100 linear feet (#) / Maximum on-center spacing (feet) [3] | 35 / 3 |
| Minimum evergreen shrub percentage (%) | 100 |

## TYPE C SEMI-OPAQUE

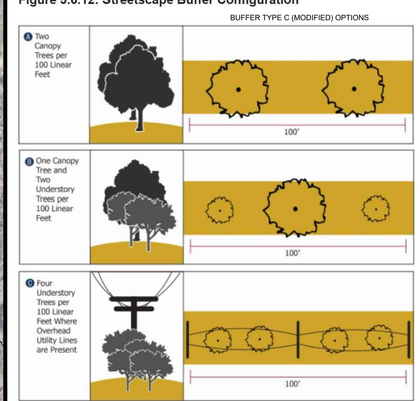
**Objective:** The Type C Semi-Opaque perimeter buffer functions as a partially opaque screen from the ground to a height of six feet. This type of buffer prevents visual contact between uses but not total obstruction from one use to another. The buffer creates a sense of visual separation but provides only minor acoustic separation. The image below shows an approximation of this buffer type at maturity.

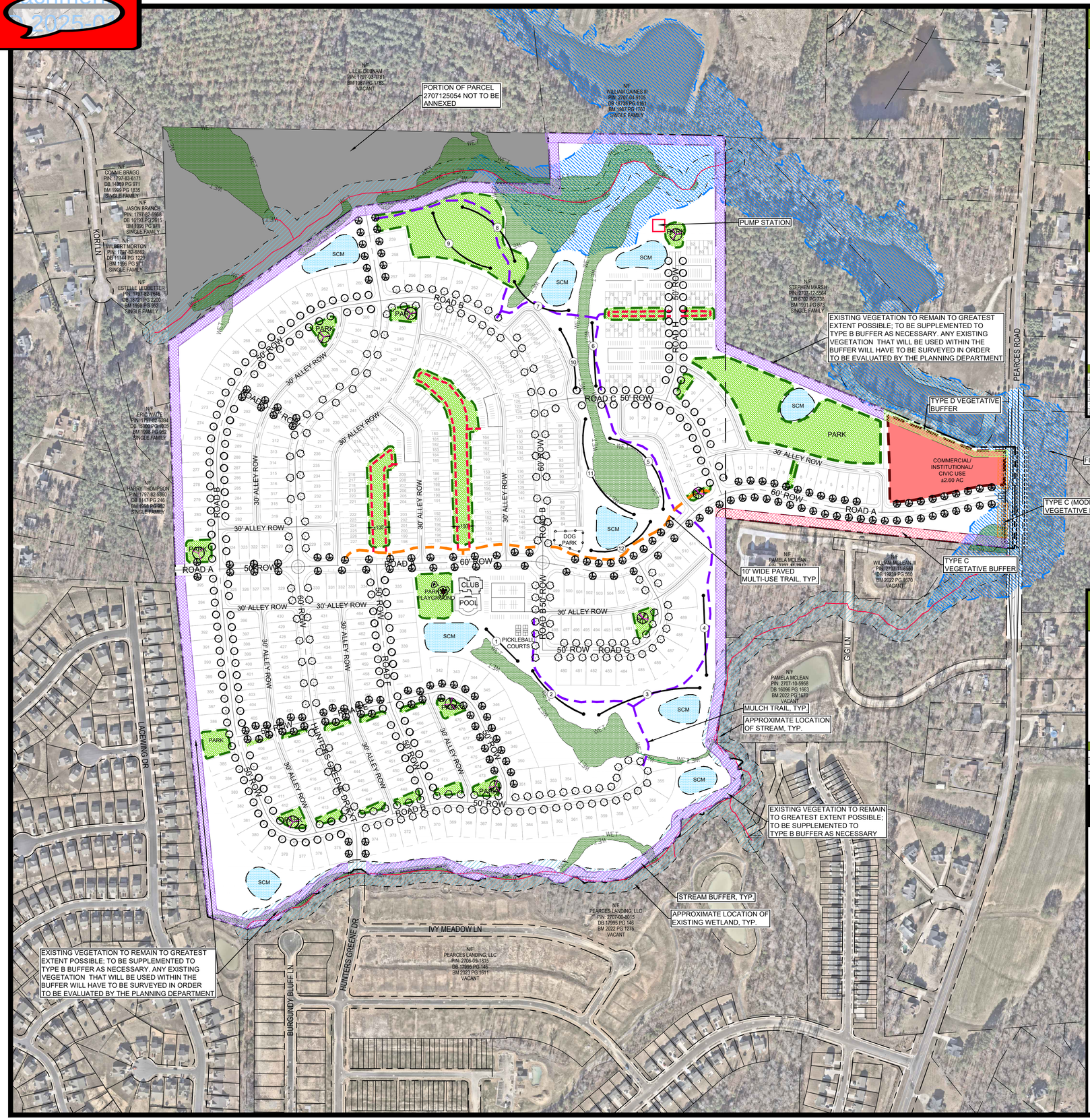



| BUFFER CONFIGURATION | REQUIREMENT |
|---|---|
| Minimum buffer width (feet) [1] [2] | 30 |
| Required canopy trees per every 100 linear feet (#) / Maximum on-center spacing (feet) | 3 / 33 |
| Required understory trees per every 100 linear feet (#) / Maximum on-center spacing (feet) | 6 / 16 [3] |
| Shrubs per every 100 linear feet (#) / Maximum on-center spacing (feet) [4] | 25 / 4 [3] |
| Minimum evergreen shrub percentage (%) | 75 |

NOTES:
[1] Provision of a semi-opaque fence or wall allows the buffer width to be reduced by 5 feet.
[2] Provision of a fully-opaque fence, wall, or berm allows the buffer width to be reduced by 10 feet.
[3] Grouping of trees or shrubs is permitted within 20 feet of the edge of a street right-of-way provided there is no un-vegetated portion of the buffer exceeding 10 feet in length.
[4] In the event a fence or wall is provided, shrubs shall be planted between the fence or wall and the lot line. Shrubs shall be no closer than 3 feet to the lot line.

**Figure 5.6.12: Streetscape Buffer Configuration**




NORTH

200' 0 200' 400'

SCALE: 1" = 200'

PRELIMINARY DESIGN

NOT RELEASED FOR CONSTRUCTION


CE GROUP

*301 GLENWOOD AVE. 220*
*RALEIGH,NC 27603*
*PHONE: 919-367-8790*
*FAX: 919-322-0032*

www.cegroupinc.com

License # C-1739

# PEARCES RD PLANNED DEVELOPMENT MASTER LIGHTING PLAN

ZEBULON, NC

NOVEMBER 1, 2024

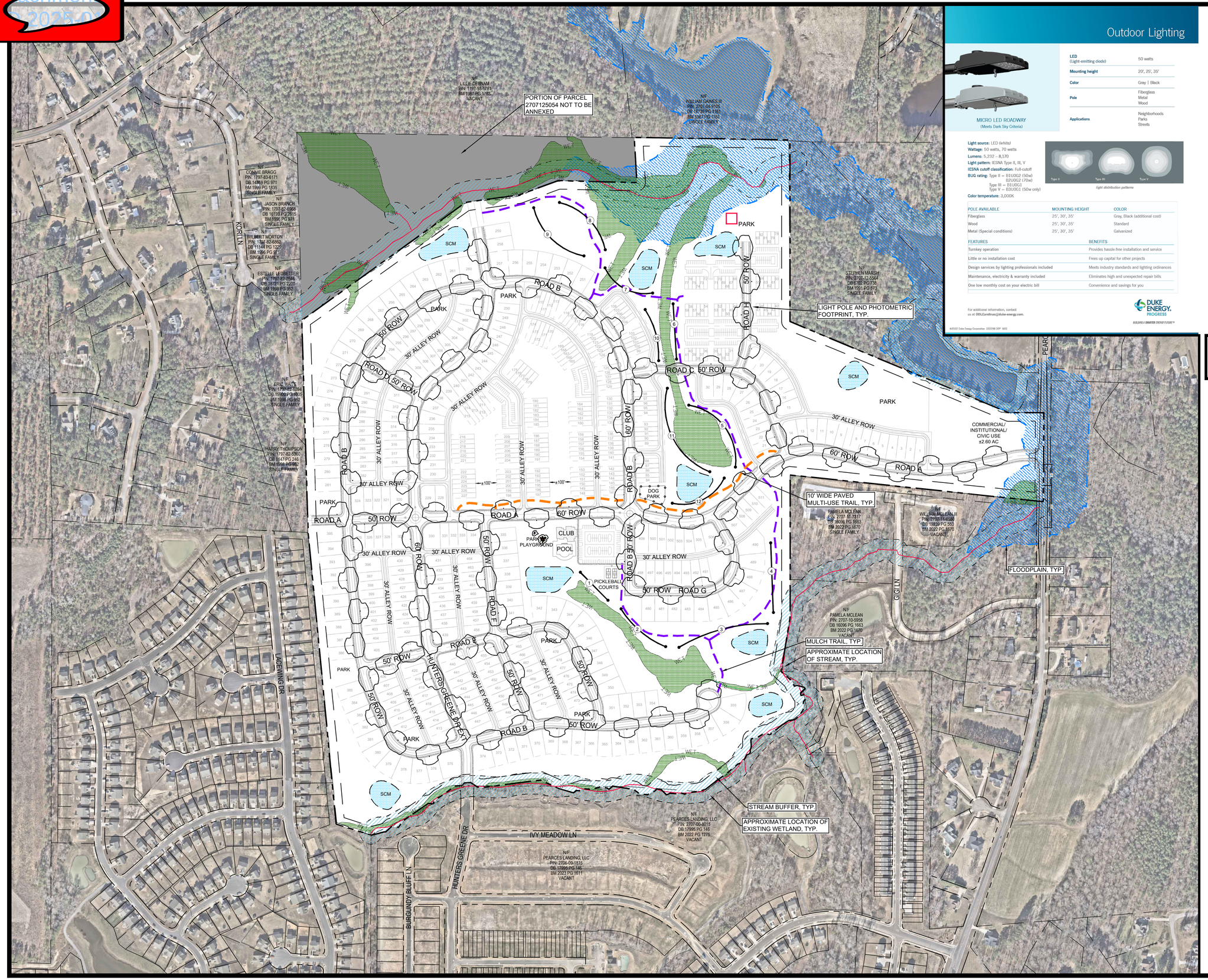
REVISED JANUARY 10, 2025

REVISED FEBRUARY 10, 2025

*SITE DATA*

| | |
|---|---|
| *TOTAL PROJECT AREA=* | *±161.046 AC* |
| *PIN=* | *1797914808, 2707125054* |
| *EXISTING ZONING=* | *R-30 (WAKE COUNTY)* |




NORTH

200' 0 200' 400'

SCALE: 1" = 200'

**PRELIMINARY DESIGN**

NOT RELEASED FOR CONSTRUCTION

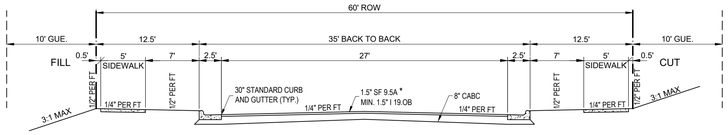

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License # C-1739

Attachment 5 2025-01




* PAVEMENT TO BE INSTALLED IN 2 LIFTS. FINAL LIFT AS DETERMINED BY TOWN OF ZEBULON.

NOTES:

[redacted] NORMAL CROWN OF 0.02" PER ... UNLESS OTHERWISE REQUIRED TO HAVE SUPERELEVATION.

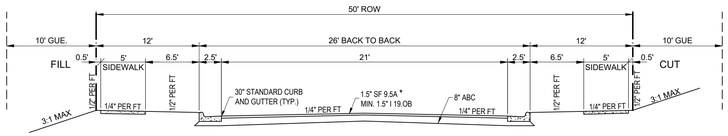
[redacted] STREETS DESIGNED ... CONSTRUCTED TO MINIMUM STANDARDS AND SPECFICIATIONS

3. PAVEMENT DESIGN SHALL BE AS SHOWN OR AS DESIGNED BY GEOTECHNICAL ENGINEER, WHICHEVER IS GREATER.

## RESIDENTIAL COLLECTOR STREET TYPICAL SECTION

NOT TO SCALE

(APPLIES TO ROAD A, PORTION OF ROAD B, AND HUNTERS GREENE DR)




* PAVEMENT TO BE INSTALLED IN 2 LIFTS. FINAL LIFT AS DETERMINED BY TOWN OF ZEBULON.

NOTES:

[redacted] NORMAL CROWN OF 0.02" PER ... UNLESS OTHERWISE REQUIRED TO HAVE SUPERELEVATION.

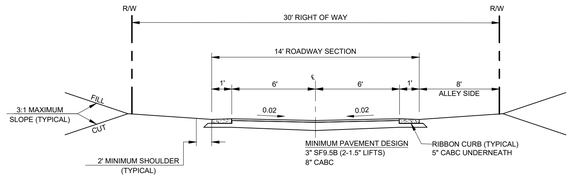
[redacted] STREETS DESIGNED ... CONSTRUCTED TO MINIMUM STANDARDS AND SPECFICIATIONS

3. PAVEMENT DESIGN SHALL BE AS SHOWN OR AS DESIGNED BY GEOTECHNICAL ENGINEER, WHICHEVER IS GREATER.

## LOCAL STREET TYPICAL SECTION

NOT TO SCALE

(APPLIES TO PORTION OF ROAD B, ROAD C, ROAD D, ROAD E, AND ROAD F)




* PAVEMENT TO BE INSTALLED IN 2 LIFTS. FINAL LIFT AS DETERMINED BY TOWN OF ZEBULON.

NOTES:

[redacted] CROWN OF 0.02" ... UNLESS OTHERWISE REQUIRED TO HAVE SUPERELEVATION.

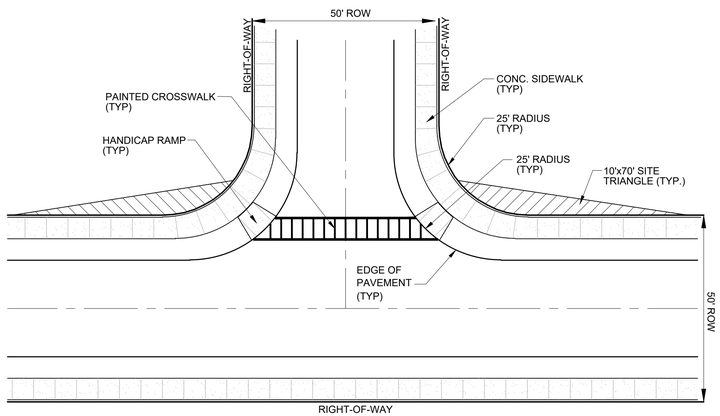
[redacted] ... CONSTRUCTED TO MINIMUM STANDARDS AND SPECFICIATIONS

3. PAVEMENT DESIGN SHALL BE AS SHOWN OR AS DESIGNED BY GEOTECHNICAL ENGINEER, WHICHEVER IS GREATER.

## PRIVATE ALLEY TYPICAL SECTION

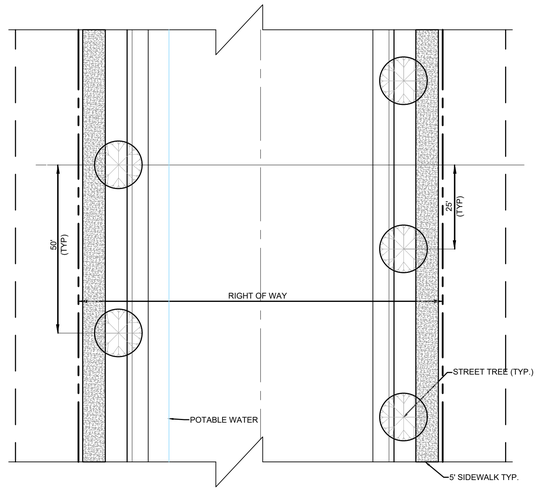
NOT TO SCALE

(APPLIES TO ALLEYS A - R)




## TYPICAL INTERSECTION DETAIL

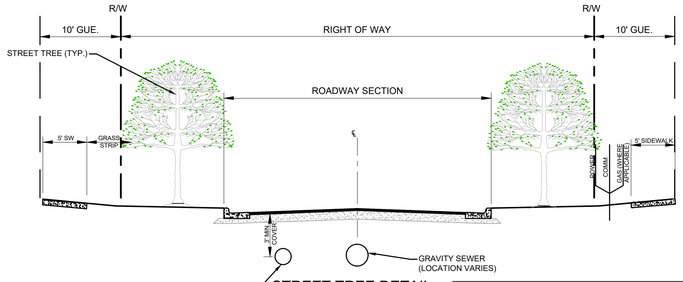
NOT TO SCALE




## STREET TREE DETAIL (PLAN VIEW)

NOT TO SCALE

NOTES:
1. STREET TREES TO BE INSTALLED ACCORDING TO SECTION 5.6.13 OF TOWN OF ZEBULON'S UNIFIED DEVELOPMENT ORDINANCE.
2. CONTRACTOR TO MINIMIZE CONFLICTS BETWEEN UTILITIES TO THE GREATEST EXTENT POSSIBLE.
3. LOCATION OF WATER MAIN MAY VARY ON WHICH SIDE OF THE STREET IT IS INSTALLED.

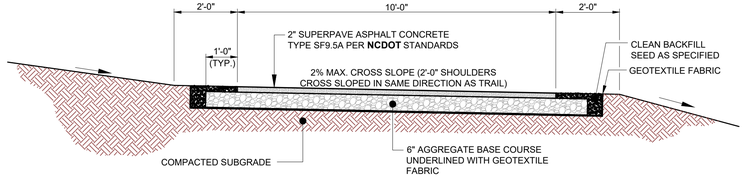



## STREET TREE DETAIL (PROFILE VIEW)

NOT TO SCALE

NOTES:
STREET TREES WILL CONSIST OF THE FOLLOWING TREES OR APPROVED EQUAL:

1. RED MAPLE (ACER RUBRUM "OCTOBER GLORY")
2. ZELKOVA (ZELKOVA SERRATA)
3. OVERCUP OAK (QUERCUS LYRATA "OVERCUP")




NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR RE-ESTABLISHING ALL SLOPES DISTURBED BY CONSTRUCTION.
2. NO ABOVE GROUND UTILITIES OR UTILITY SURFACE COVERS/PLATES/MANHOLES SHALL BE LOCATED WITHIN TRAIL AND SHALL BE MINIMUM 2 FEET FROM THE EDGE OF TRAIL. RAISED MANHOLES SHALL BE MINIMUM 4 FEET FROM TRAIL EDGE.
3. SIDE SLOPES SHALL NOT EXCEED 3:1. CUT & FILL SLOPES SHALL TIE INTO EXISTING SLOPES TO CREATE AN EVEN TRANSITION.
4. CROSS SLOPE TYPICALLY TO LOW SIDE BUT CROSS SLOPE TO INSIDE OF DOWNHILL CURVES, WITH GRADUAL TRANSITIONS BETWEEN ANY CROSS SLOPE DIRECTION CHANGES.
5. TRAIL TO BE LOCATED AWAY FROM ALL TREE ROOT ZONES.

## TYPICAL 10-FT WIDE MULTI-USE TRAIL

NOT TO SCALE

# PEARCES RD PLANNED DEVELOPMENT MASTER PLAN DETAILS

ZEBULON, NC

NOVEMBER 1, 2024

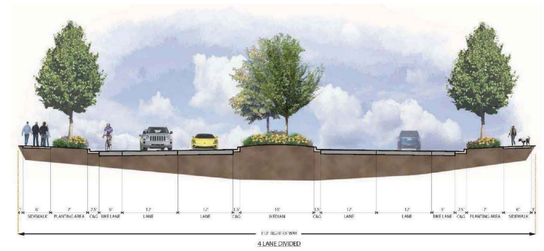
REVISED JANUARY 10, 2025

REVISED FEBRUARY 10, 2025




## EXAMPLE ENTRY SIGNAGE

NOT TO SCALE




## 4-LANE DIVIDED ROADWAY SECTION

NOT TO SCALE

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301 GLENWOOD AVE. 220
RALEIGH,NC 27603
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FAX: 919-322-0032
www.cegroupinc.com
License # C-1739

PRELIMINARY DESIGN
NOT RELEASED FOR CONSTRUCTION

Attachment
PD 2025-01

# Pearces Rd

# Planned Development

# Town of Zebulon, NC

**Developer: TBM Partners, LLC.**

November 2024

Revised January 2025

Revised May 2025



CE GROUP

*301 GLENWOOD AVENUE, SUITE 220, RALEIGH, NC 27603*
*Phone: (919) 367-8790* *License # C-1739*

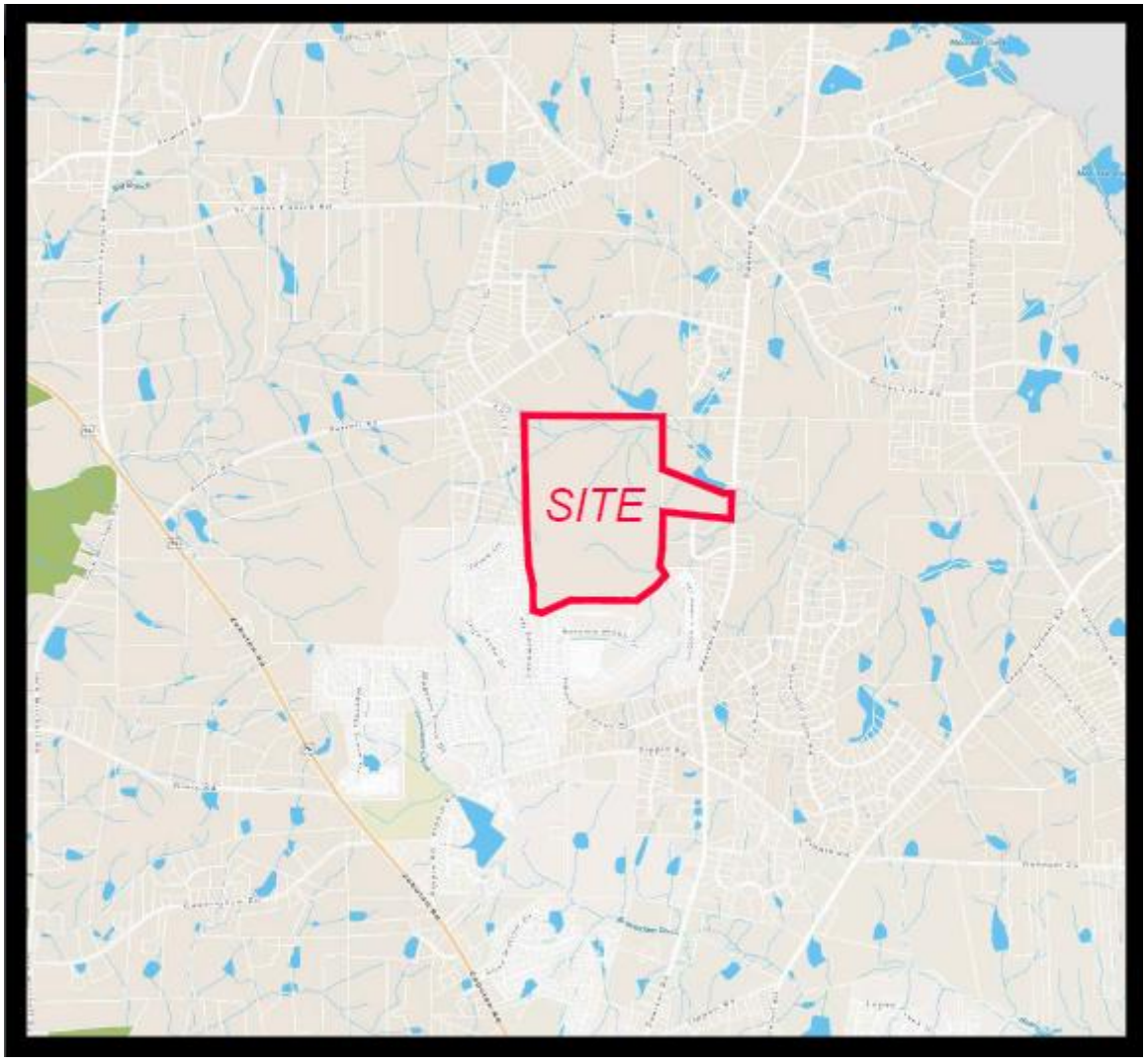
Attachment
PD 2025-01



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## *SECTION 2: VICINITY MAP*



Attachment
PD 2025-01



## *SECTION 3: PROJECT DATA*

| | |
|---|---|
| Project Name**:** | Pearces Rd Property |
| Developer: | TBM Partners, LLC<br>Attn: Joe Cebina<br>6131 Falls of Neuse Rd, Suite 200<br>Raleigh, NC 27609 |
| Prepared By: | CE Group, Inc<br>301 Glenwood Avenue, Suite 220<br>Raleigh, NC 27603 |
| Designated Point of Contact | Clay Matthews (CE Group, Inc.) |

Current and Proposed Zoning

| | |
|---|---|
| Current: | R-30 (Wake County) |
| Proposed: | Planned Development (PD) (Town of Zebulon) |

Current and Proposed Land Use

| | |
|---|---|
| Current: | Vacant |
| Proposed: | PD |

## *SECTION 4: PURPOSE STATEMENT*

The Pearces Rd Property is a proposed Planned Development (PD) under the Town of Zebulon's Unified Development Ordinance (UDO). The property is currently located within the Town's Planning jurisdiction. The project is located off Pearces Rd approximately 0.32 miles south from the intersection with Ferrell Road and approximately 1.07 miles north of Pippin Road. Primary access to the project is provided from Pearces Rd with a proposed secondary access from the south via Hunters Greene Drive.

The blended density for the entire project is 3.17 dwelling units per acre. The project will provide flexibility in residential building type as well as ±2.5 acres of commercial, institutional, and civic use. The minimum detached single family lot size will exceed 4,800 SF. The minimum attached residential lot size will exceed 1,000 SF. A 40' landscaped (or existing vegetated) perimeter buffer is planned along the project perimeter.

The project will have sidewalks on both sides of the street providing for a pedestrian friendly environment. The project will be complementary with adjoining uses providing high quality residential single-family attached and detached homes.

## *SECTION 5: PERMITTED USES*

The Project includes residential uses and residential support uses including:

- Single Family (SF), Townhomes (TH), Condos
- Community Recreation Facility (Private)
- Park (Active)
- Park (Passive)
- Daycare (Adult or Child)
- Cultural Facility / Library
- Fire / EMS / Police Station / Life Safety
- Utility Minor
- General Office / Medical or Dental Office
- Youth Center
- Co-working Space
- Animal Daycare/ Grooming Facility
- Coffee Shop
- Financial Services Establishment
- Hair, Nails, Skin-related Services
- Packaging/ Printing Services
- Vet Clinic
- Farmers Market

## *SECTION 6: DESIGN CONTROLS*

A. Maximum Density for the Project is 3.17 units per acre.

B. Proposed Maximum Height of All Buildings is 35 feet, Maximum Stories: 3

C. Dimensional Standards

*Minimum Lot Width*

| | |
|---|---|
| Single Family (Front-Loaded) | 60’ |
| Single Family (Rear-Loaded) | 40’ |
| Townhome (Rear-Loaded) | 18’ |
| Condo | 18’ |
| Commercial/Institutional/Civic | 120’ |

| *Minimum Lot Size* | |
|---|---|
| Single Family (Front-Loaded) | 7,200 SF |
| Single Family (Rear-Loaded) | 4,800 SF |
| Townhome (Rear-Loaded) | 1,980 SF |
| Condo | 1,000 SF |
| Commercial/Institutional/Civic | 10,000 SF |

| *Maximum Lot Coverage* | |
|---|---|
| Single Family (Front-Loaded) | 80 % |
| Single Family (Rear-Loaded) | 80 % |
| Townhome (Rear-Loaded) | 100 % |
| Condo | 100 % |
| Commercial/ Institutional/ Civic | 70 % |

D. Setbacks:

| *Detached Single-Family* | *SF Front-Loaded* | *SF Rear-Loaded* |
|---|---|---|
| Street Setback | 20’ | 10’ |
| Side Yard | 5’ | 5’ |
| Rear Yard | 20’ | 10’ |
| Side Corner | 15’ | 10’ |
| Minimum space between Buildings | 10’ | 10’ |

| *Attached Single-Family* | *Townhome* | *Condo* |
|---|---|---|
| Street Setback | 10’ | 10’ |
| Side Yard | 0’ | 0’ |
| Rear Yard | 10’ | 15’ from ROW* |
| Side Corner | 10’ | 15’ from ROW |
| Maximum units per Building | 6’ | 6’ |
| Minimum space between Buildings | 20’ | 20’ |

*ROW – Right-of-way

| *Commercial/ Institutional/ Civic* | |
|---|---|
| Minimum Street Setback | 10’ |
| Maximum Street Setback | 50’ |
| Minimum Side Setback | 10’ |
| Minimum Rear Setback | 25’ |
| Minimum space between Buildings | 25’ |

Attachment
PD 2025-01



E. Percentage of Impervious Area — Will not Exceed 46% for Entire Project

F. Perimeter Buffer — 40’ Vegetated (Existing or Planted)

G. Maximum Block Length — 1,200 LF

H. All Units/Lots 60’ wide or greater may be front-loaded. Any lots/units less than 60’ wide shall be rear-loaded.

I. All residential units shall have both vehicular and pedestrian access to a public right-of-way (ROW).

## *SECTION 7: PARKING*

Off-Street Parking

Each Single-Family Residence will have at least (2) paved parking spaces. The spaces will be within an enclosed garage, a driveway, or a designated parking pad.

Front-loaded single family units are setback a minimum 20’ from ROW to ensure parked vehicles do not overhang sidewalks.

Rear-loaded single-family units provide a minimum 20’ from the right-of-way (alley) to the garage with an additional 8’ before the alley pavement providing ample space to prevent vehicle overhang into the alley. Additional satellite parking in townhome areas provide ±56 spaces.

Each Condo-style product will be surface parked at a minimum of 2 spaces per unit.

Any non-residential uses shall comply with Town of Zebulon’s UDO for required number of parking spaces.

On-Street Parking

On-street parking is provided throughout the neighborhood in designated areas protected by curb bump-outs where driveways are not present.

Parking Dimensions

All parking areas to comply with Town of Zebulon’s UDO for parking space and drive aisle dimensions.

Attachment
ZO 2025-01



## *SECTION 8: SIGNS*

Signage for this project will comply with the Town of Zebulon's UDO.

## *SECTION 9: NATURAL RESOURCE AND ENVIRONMENTAL PROTECTION*

A. Pearces Rd Property is located in the Little River and Neuse River Basin watersheds and ultimately drains into the Neuse River.

B. There is a FEMA mapped Floodplain within the project limits; see Existing Conditions Map. FIRM panel #s: 3720179700K effective date: 7/19/2022 and 3720270700K effective date 5/2/2006.

C. There are no known historic structures within the project limits.

## *SECTION 10: STORMWATER MANAGEMENT*

The project will meet all applicable requirements and standards of the Town of Zebulon's UDO. This project will meet all stormwater quantity and quality reduction requirements. The proposed devices may include water quality ponds, bioretention areas, and other approved measures to treat and control stormwater runoff. The devices will be located within open space areas and be positioned and landscaped to be an amenity for the project. The Property Owners Association will be responsible for the maintenance and operation of these features.

## *SECTION 11: OPEN SPACE*

The project will have internal private parks along with a central amenity to include a pool, shelter, and bathroom facilities. Playground structures are planned along with passive lawns for informal play. There are 10' wide paved multi-use trails and secondary natural trails located throughout. Recreational amenity descriptions are listed below:

A. Open Space Types

*Passive - Low intensity recreational opportunities such as walking or sitting.*
Allowable Amenities:

- Walking/ Bicycle Trails
- Greenway Trails (paved and mulched)
- Tables, Shelters, Grills, Picnic Facilities
- Lawn areas/ Community Greens
- Lakes, Ponds, Wetlands, Streams

*Active – Recreational opportunities such as swimming, field sports, or court sports.*

Allowable Amenities:

- Swimming pools or other water play areas
- Sports fields or courts
- Clubhouses
- Playgrounds
- Exercise trails
- Disc golf
- Cornhole/ Horseshoe Pit

*Urban – formal or informal outdoor gathering spaces.*

Allowable Amenities:

- Plazas/ Courtyards
- Roof gardens
- Outdoor dining areas
- Pocket parks**
- Dog parks

** Pocket parks may include any of the features listed below:

- Seating
- Additional landscape to include at least one (1) ornamental tree
- Shade structures
- Art installations
- Gardens
- Fountains

B. Requirements

Total Open Space - 10% of Gross Acreage Minimum

Total Active Space*** - 50% of Total Required Open Space

*** Active Open Space requirement may be satisfied by including urban open space amenities.

Attachment
Q 2025-01



## *SECTION 12: LANDSCAPING*

**Street Trees**: One (1) Canopy tree no more than 50 linear feet on center, within the ROW, except where on-street parking exists. Where on-street parking exists, street trees shall be placed within curbed bump-outs, regardless of spacing.

**Parking Areas**: Parking area plantings shall comply with Section 5.6.9 of the Town of Zebulon's UDO. Parking areas that do not have frontage on a public ROW are not required to provide a streetscape buffer. However, those parking areas shall provide a perimeter planting strip along any private ROW or alley.

**Perimeter Buffers**: An overall "Type B" buffer shall be provided for the project perimeter. A "Type C" buffer shall be provided along the northern boundary of PIN # 2707117317. A "Type D" buffer shall be provided along shared boundary with PIN # 2707125564.

**Streetscape Buffer**: Streetscape buffers shall apply to Pearces Rd frontage and comply with Section 5.6.12 of the Town of Zebulon's UDO.

**Interior Buffer**: Interior buffers shall be placed between Commercial/ Institutional/ Civic parcel and Residential units and comply with Type C buffer as defined in Town of Zebulon's UDO.

**Foundation Plantings**: All non-residential uses (to include community clubhouse) shall comply with Section 5.6.11.D.1 of the Town of Zebulon's UDO. All residential units shall provide plantings within 10' of the foundation of any public ROW facing façade. There shall be no gaps greater than 6' of exposed foundation.

## *SECTION 13: PUBLIC FACILITIES*

**Water:** The project will connect to the City of Raleigh's distribution system. Detailed routing to be determined prior to submission of the Construction Drawings.

**Sewer:** The project will connect to the City of Raleigh's collection system. Detailed routing to be determined prior to submission of the Construction Drawings.

**Road Improvements:** Left turn and Right turn deceleration lanes planned on Pearces Road (per attached TIA) to be constructed with initial phases of development, subject to NCDOT approval at time of construction document review.

Attachment
RZ 2025-01



Road frontage on Pearces Rd shall include improvement for a 4-lane divided roadway according to the Town of Zebulon Comprehensive Transportation Plan. Project is required to provide improvement for the portion of roadway that extends from the centerline of Pearces Rd westward toward project area.

Additional off-site traffic improvements, as required by the approved TIA, shall be installed after issuance of a Certificate of Occupancy for the 180th residential unit (subject to NCDOT approval at time of construction document review).

## *SECTION 14: PHASING*

Phasing will be determined prior to submission of the Construction Drawings.

## *SECTION 15: LAND USE NOTES*

The project will require the formation of a Property Owners Association which will handle the maintenance and ownership of common areas, buffers, recreation facilities, and stormwater control measures.

## *SECTION 16: ZONING CONDITIONS*

1. Minimum single-family detached lot size to be no less than 4,800 sf with a minimum width of 40'.

2. Minimum single-family attached lot size to be no less than 1,980 sf (townhome style) with a minimum width of 18'.

3. Minimum single-family attached unit size to be no less than 1,000 sf (condo style) with a minimum width of 18'. Condo style product will be surface-parked.

4. Any single-family lot over 60' wide will have a driveway with direct access to a public row. All other residential units less than 60' width will be rear-loaded and have access to a 30' private alley and a pedestrian access to a public row

5. A community homeowner's association (HOA) is to be established and will be responsible for the continued maintenance of all recognized open space areas and private row's.

6. Amenity facilities shall be constructed of materials that blend well with the architectural and aesthetic styling of the community and be of similar materials.

7. A 40' wide landscaped buffer shall be provided along the exterior property boundary. Existing vegetation to remain to greatest extent possible and supplemented to town of Zebulon standards as indicated on the master landscape plan.

8. Developer will grant option for town of Zebulon to utilize 2.6 ac commercial/ institutional/ civic parcel for up to 5 years. At the end of the 5 year option, developer reserves the right to convert area to residential use.

9. Workforce and affordable housing.

    a. Land sufficient for the construction of a minimum of five (5) condo style single family attached lots shall be sold or donated to a developer of affordable housing, such as habitat for humanity (the “affordable housing units. The location of such land and the associated five (5) lots shall be at the sole discretion of the developer and shall be determined at the time of subdivision plan; and

    b. In addition to the affordable housing units, a minimum of twenty-one (21) condo style single-family attached lots shall be provided as workforce housing units. As used herein, “workforce housing units” are residential dwelling units that shall be occupied by low or median-income households earning no more than eighty (80%) of the Raleigh, NC metropolitan statistical area (MSA), area median income (AMI), adjusted for family size as most recently published by HUD (the "income limit"). For purposes of calculating the initial sales price for the workforce housing units, affordable shall mean a reasonable down payment and monthly housing costs expected during the first calendar year of occupancy, including utilities or utility allowances, mortgage loan principal and interest, mortgage insurance, property taxes, homeowner's insurance, homeowner's association dues, if any, and all other property assessments, dues and fees assessed as a condition of property ownership, which does not exceed thirty percent (30%) times (x's) eighty percent (80%) times (x's) the annual median-income limit (80% AMI category) applicable to the Raleigh, NC MSA as most recently published by HUD. A restrictive covenant (i.e. resale deed restriction) with a minimum affordability period of twenty (20) years (the

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"workforce housing period") shall be recorded in the wake county registry against each of the workforce housing units concurrently at the close of escrow upon the sale of the workforce housing units. Final workforce housing unit floor plan selection which includes the location, unit size and bedroom size will be at the discretion of the developer.

i. In the event that a buyer of a workforce housing unit uses a lender that is affiliated with the developer or its builders, such lender agrees to waive lender application fees, closing costs and loan origination fees for any town of Zebulon employee or wake county public school teacher.

c. In the event that more than five (5) affordable housing units are provided within the development, the total number of workforce housing units shall be decreased at a one-for-one rate for every additional affordable housing unit provided.

10. Limit on rentals. No more than ten percent (10%) of the units within the development may be permitted to be rented. Further, any single family detached dwelling shall not be permitted for rental under this section until after it has been owner-occupied for a minimum of two (2) years from the date that such unit received its first certificate of occupancy. The developer shall certify to the town prior to the issuance of the first building permit for the development that a restrictive covenant has been recorded with the wake county register of deeds requiring compliance with this condition and placing the responsibility for monitoring and ensuring compliance on the homeowners association for the community.

11. Camera installation during construction. During the initial construction period on the property, the developer shall install monitoring cameras (similar to flock, safecam, etc) that are accessible to law enforcement for the purposes of allowing active monitoring of the construction site.

12. Pollinator friendly plantings. Subject to the requirements of the town's unified development ordinance, plantings within buffers and open spaces within the development shall include pollinator friendly flora.

13. Wetponds. Any wetponds installed within the development as stormwater control measures adjacent to Road A and within the amenity area shall be upfitted with bubblers and/or fountains or some similar feature, at the discretion of the developer.

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14. Pickleball courts. Noise attenuation shall be installed between any pickleball courts and adjacent residential dwellings. Such noise attenuation may include landscaping, screening, solid fences, or similar means to attenuate sound, at the discretion of the developer.

# *SECTION 17: ARCHITECTURAL STANDARDS*

## A. Residential

*Side and Rear Façades*

Where visible from public ROW, each façade shall include architectural detailing and windows.

*Foundation Materials*

Where foundations or slabs are exposed 12 inches or greater and are visible from a public ROW, the exposed foundation shall be covered by 1 or more of the materials listed below:

- Brick or Brick veneer,
- Stone or Stone veneer, or
- Stucco or Parging.

*Exterior Materials*

Allowable exterior materials are listed below:

- Brick or Brick veneer,
- Stone or Stone veneer,
- Stucco or Parging,
- Cement Board,
- Cedar Shake,
- Painted Wood, or
- Vinyl Siding.

Trim material may be any of the materials listed above.

*Material Changes*

Exterior material changes shall take place along a horizontal line where two forms meet, such as the wall and the foundation, the first and second stories, or the wall and roof. It is acceptable for material changes to be configured as architectural accents in areas around windows, doors, cornices, at corners, or in a repeating pattern across a façade.

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Where two or more exterior materials meet or are combined, the heavier or more massive material shall be located below the lighter element(s). For example, brick below wood siding, stone below brick, wood siding below stucco, etc.

It is acceptable for heavier materials to be used as accents around doors, windows, and corners.

*Street Facing Garages*

Maximum Door Width

Street-facing garage doors shall not exceed a maximum width of 18 feet per garage door.

Location

The placement of the primary entrance closer to the street than a street-facing garage door is strongly encouraged, but in no instance shall a primary entrance or covered front porch/ stoop be more than nine feet farther from the street than a street-facing garage door.

Design Features

Street-facing garages shall incorporate at least two of the following design features on the building wall containing the garage doors:

- Transparent or opaque windows;
- Decorative hinges or hardware that may be functional or aesthetic;
- An overhang, eave, trellis, arbor, awning, or other similar architectural feature that projects at least 12 inches beyond the façade directly above the garage door(s);
- The garage door(s) are located at least two or more feet behind a front porch/ stoop or the primary entrance to the dwelling.

*Side-loaded Garages*

Side-loaded garages may be closer to the street than the primary entrance to the dwelling, provided the garage façade facing the street includes compatible design features found on other building façades, including but not limited to:

- Windows;
- Eaves;
- Overhangs;
- Decorative trim;
- Material changes; or

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- Other architectural features included for the sake of compatibility with the building's other façades.

*Architectural Variability*

A continuous row of identical buildings along a block shall be prohibited. Each building shall include "distinctly different" front façade elevations within any single phase of the development such that:

- No three structures that are side-by-side may have the same front façade elevation; and
- No structures directly across the street from one another shall have the same front façade elevation.
-"Distinctly different" shall mean that a dwelling must differ from other adjacent and opposing dwellings in at least three of the following ways:
  - A discernable color variation, not a slight variation of a similar hue, such as beige or pastel;
  - Variation in exterior materials;
  - Use of two or more distinct variations in roof forms (e.g. gable, hip, shed, mansard, gambrel, flat, or other);
  - Variations in the number of building stories of at least one story;
  - A change in the depth of the setback from the street which gives the dwelling its street address by 3-10 feet;
  - Changes in the type or color of roofing material on structures with pitched roofs;

**B. Commercial / Institutional / Civic**

*Building Articulation*

Number of Articulation Types Required

Façades with Public ROW Frontage

Façades with public ROW frontage shall be configured to provide at least two types of building articulation.

*Types of Building Articulation*

Horizontal Façade Modulation

Horizontal façade modulation is the projection or recesses of building floor area either forward of primary wall plane or inwards from the primary wall plane.

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Each individual projection or recess shall have a minimum depth of ten feet either beyond or inwards from the primary wall plane.

Individual projections or recesses along a wall shall be separated from one another by at least two linear feet.

In the case of multi-story buildings, horizontal façade modulation shall be required only on the first and second floors for three- or more story buildings.

Vertical Façade Modulation

Vertical façade modulation consists of architectural building elements such as columns, pilasters, posts, bays, fins, ribs, moldings, pediments, arcades, or similar features that extend outwards or recess inwards from the primary wall plane for a minimum distance of two feet. Vertical façade modulation shall extend from the grade to the top of the façade and shall maintain regular spacing.

Bow or Curvilinear Feature

Inclusion of a convex or concave bow or other curvilinear wall feature with a minimum depth or projection of at least ten feet relative to the primary façade plane.

In the case of multi-story buildings, a bow or curvilinear feature shall be required only on the first floor for the two-story buildings and on the first and second floors for three- or more-story buildings.

Green Wall

Wall-mounted panels affixed to an exterior building wall configured in accordance with the following:

- Each panel shall include living plants in a growing medium spaced so that no portion of the growing medium or the exterior wall beneath the panel is visible from a distance of five feet;
- Panels shall be self-watering and comprised of cold-hardy plants acclimatized to central North Carolina;
- Invasive plants are prohibited;
- Plants shall be maintained and replaced as needed to ensure compliance with subsection (1) above.

Roof Modulation

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Inclusion of differing roof planes, roof pitches, roof forms, roof heights, or roof materials that are visually distinct from one another.

Primary Building Entrance

Inclusion of primary building entrance configured.

Outdoor Seating

Inclusion of an outdoor seating or outdoor dining area adjacent to the façade including some of the following features:

- A direct means of entry into the building;
- Seating capable of accommodating at least five people at the same time;
- Protection from automobiles and bicycles circulating on the site or on an adjacent street;
- Exterior lighting, if the establishment is open before sunrise or after dark;
- Shading from sun and rain.

*Materials and Colors*

Material Configuration

Where two or more materials are proposed on a building façade, the heavier or more massive material (like stone) shall be located below the lighter or less massive material (stucco);

Heavier details may be permitted, such as details on corners or around doors and windows;

Material changes shall take place at locations such as the intersection of building wings, the intersection of differing storefronts or leaseholds, interior corners, or other logical locations;

Material changes shall not take place at outside corners and material returns shall be included to a logical termination point past an exterior building corner such as a bump-out, building wing, or change in wall direction.

*Prohibited Materials*

The following materials shall be prohibited on any primary or secondary building façade walls:

- Untextured tilt-up concrete panels;

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- Pre-fabricated steel panels;
- Corrugated sheet metal;
- Smooth-face concrete blocks;
- Vinyl siding, soffit, or fascia;
- Synthetic stucco within two feet of grade;
- Asphalt shingles or siding; or
- Mirrored glass.

*Awnings*

No awning shall extend outwards from the building wall more than the width of the sidewalk or ten feet, whichever is less.

Awnings must be self-supporting from the building wall.

No supports shall rest on or interfere with the use of pedestrian walkways or streets.

In no case shall any awning extend beyond the street curb or interfere with street trees or public utilities.

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# *APPENDIX: ARCHITECTURAL EXAMPLES*

Single Family Detached Unit, Example 1
(Front-Loaded)



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Single Family Detached Unit, Example 2
(Front-Loaded)



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Single Family Detached Unit, Example 3
(Front-Loaded)



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Single Family Detached Unit, Example 4
(Front-Loaded)



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Single Family Detached Unit, Example 1
(Rear-Loaded)



Single Family Detached Unit, Example 2
(Rear-Loaded)



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Single Family Detached Unit, Example 3
(Rear-Loaded)



Single Family Detached Unit, Example 4
(Rear-Loaded)



Site Amenity
(Front View)



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Site Amenity
(Rear View)



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## BASE POINTS: List of Preferred Land Uses and Required Characteristics: Pearces Rd PUD

The uses listed below have been determined to be the most desirable and important uses for the Town of Zebulon to promote and maintain economic and housing diversity. Only projects that completely meet the stated performance characteristics will be considered for utility allocation. Please select one of the following Base Point classifications.

| | | |
|---|---|---|
| 60 Base Points | **Single Family Homes (Expedited Subdivision or Recombination)**<br>Newly constructed Single Family Homes built upon new lots created via the minor subdivision, exempt subdivision, expedited subdivision (3 or fewer lots) or recombination process. | |
| 60 Base Points | **Change of Use**<br>This category captures renovation, rehabilitation, up-fit or retrofit of existing buildings or portions of buildings that pre-date this policy and require a code summary sheet, change in building occupancy, certificate of occupancy, building permit and/or building inspections and do not increase the utility demand from the previous use of the building. | |
| 45 Base Points | **Business Office/Finance/ Insurance / Professional Services Center - Large** Qualifying projects must exceed 100,000 square feet of heated floor space and create at least 150 employment positions that exceed the average annual Wake County salary according to Wake County Economic Development or the Employment Security Commission. Employees perform professional, scientific, and technical services for others. Such services require a high degree of expertise and training and provide high salaried employment opportunities. Examples include software engineering, legal, medical, accounting, consulting, architectural, biomedical, chemical, research and development, and administrative services. Finance or Insurance Centers shall also pool financial risks by underwriting insurance and annuities. Some establishments support employee benefit programs. Examples include bank or credit union headquarters, brokerages, investments, insurance, financing, and data processing establishments. | |
| 45 Base Points | **Manufacturing/Industrial Employment Center**<br>Manufacturing or Industrial establishments in this category exceed 200,000 square feet of floor space located in plants, factories, or mills and employ power-driven machines and materials-handling equipment. They may also employ workers who assemble or create new products by hand, without the characteristic machinery-intensive enterprise. Many manufacturing establishments process products of agriculture, forestry, fishing, mining, or quarrying as well as products of other manufacturing establishments. Most manufacturing establishments have some form of captive services (e.g., research and development, and administrative operations, such as accounting, payroll, or management) in conjunction on-site. | |
| 45 Base Points | **Governmental Uses/Public Administration**<br>This category encompasses centers for all government functions; it includes federal, state, and local government agencies that administer, oversee, and manage public programs and budgets and have executive, legislative, or judicial authority. Establishments develop policy, create laws, adjudicate civil and criminal legal cases, and provide for public safety and national defense. | |
| 40 Base Points | **Single Use Retail**<br>Newly constructed single use, stand-alone building used primarily for retail, restaurant, or similar commercial use. | |

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| | | |
|---|---|---|
| 40 Base Points | **Hotels, Motels, or other Accommodation Service Establishments**<br>This category serves lodging and short-term accommodations for travelers. They may offer a wide range of services, from overnight sleeping space to full-service hotel suites. They may offer these services in conjunction with other activities, such as entertainment or recreation. Stays in these establishments are generally less than one month. This classification does not include boarding or rooming houses. | |
| 40 Base Points | **Arts/Entertainment/Museums**<br>These establishments operate facilities or provide services for a variety of cultural, entertainment, and performing art functions. Establishments include those that produce, promote, or participate in live performances, events, or exhibits intended for public viewing; those that preserve and exhibit objects and sites of historical, cultural, or educational interest; and those that operate facilities or provide services to serve activities associated with the aforementioned. | |
| 40 Base Points | **Amusement, Sports or Recreational Establishment**<br>Establishments in this category operate either indoor or outdoor facilities offering family activities (i.e. sports, recreation, or amusement) and provide services, such as facilitating amusement in places operated by others, operating recreational sports groups and leagues. Examples include golf courses, indoor sports venues, bowling alleys, miniature golf courses, athletic clubs, skating rinks and arcades.<br>This category may be used in conjunction with a commercial or residential development as a mixed use development. | |
| 40 Base Points | **Mixed Use Development (Transit Oriented)**<br>Newly constructed or substantially rehabilitated collection of vertically mixed retail, office and residential uses in multi-story buildings centered within a one-<br>half mile radius of an existing rail or bus transit station or the intersection of Horton Street and North Arendell Avenue in Downtown Zebulon. In order to qualify as mixed use, developments must dedicate at least one-third of the total heated square footage to residential use and the remainder to a mix of retail and office uses. All three use types must be represented and at least 10% of the heated square footage must be dedicated to street level, storefront retail uses. | |
| 40 Base Points | **Mixed Use Development (Urban Infill)**<br>Newly constructed or substantially rehabilitated collection of mixed retail, office and residential uses in a multi-story building on a previously developed parcel within the corporate limits. In order to qualify as mixed use, developments must dedicate at least one-third of the total heated square footage to residential use and the remainder to a mix of retail and office uses. All three use types must be represented and at least 10% of the heated square footage must be dedicated to street level, storefront retail uses. | |
| 40 Base Points | **Mixed Use Development (Greenfield)**<br>Newly constructed collection of mixed retail, office and residential uses in a multi- story building or buildings on a previously undeveloped parcel. In order to qualify as mixed use, developments must dedicate at least one-third of the total heated square footage to residential use and the remainder to a mix of retail and office uses. All three use types must be represented and at least 10% of the heated square footage must be dedicated to street level, storefront retail uses. | |
| 35 Base Points | **Housing Services for the Elderly Establishments**<br>This category offers housing services for the aged, not requiring a license from the North Carolina Department of Health and Human Services, such as independent retirement housing, multi-unit assisted housing with services (MAHS), and continuing care retirement centers. All facilities must provide, but not necessarily be limited to, the following services/facilities: On-site laundry facilities, on site management, guaranteed transportation services at least four days per week, on-site exercise facilities, on-site computer access, and a clubhouse/common lounge area for all residents. | |

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| | | |
|---|---|---|
| 35 Base Points | **Mixture of Use Development (Retail/Office-Institutional/Commercial)**<br>Newly constructed collection of horizontally arranged uses including retail, office- institutional and commercial within a master planned project on a previously undeveloped parcel or parcels totaling at least 10 acres. Mixture of use projects must include at least two (2) use types with at least 25% of the space devoted to each use type included in the development. | |
| 30 Base Points | **Retail/Commercial Center**<br>Newly constructed center of at least 50,000 square feet, typically containing an anchor such as a grocery store and other smaller spaces and/or outparcels for subordinate uses. Uses are entirely consumer-driven and include all manner of retail, service and office possibilities. | |
| 30 Base Points | **Business Office/Finance/ Insurance / Professional Services Center Medium** Qualifying projects must exceed 50,000 square feet of heated floor space and create at least 75 employment positions that exceed the average annual Wake County salary according to Wake County Economic Development or the Employment Security Commission. Employees perform professional, scientific, and technical services for others. Such services require a high degree of expertise and training and provide high salaried employment opportunities. Examples include software engineering, legal, medical, accounting, consulting, architectural, biomedical, chemical, research and development, and administrative services. Finance or Insurance Centers shall also pool financial risks by underwriting insurance and annuities. Some establishments support employee benefit programs. Examples include bank or credit union headquarters, brokerages, investments, insurance, financing, and data processing establishments. | |
| 30 Base Points | **Business Office/Finance/ Insurance / Professional Services Center Small** Qualifying projects 50,000 square feet of heated floor space or less. Employees perform professional, scientific, and technical services for others. Such services require a high degree of expertise and training and provide high salaried employment opportunities. Examples include software engineering, legal, medical, accounting, consulting, architectural, biomedical, chemical, research and development, and administrative services. Finance or Insurance Centers shall also pool financial risks by underwriting insurance and annuities. Some establishments support employee benefit programs. Examples include bank or credit union headquarters, brokerages, investments, insurance, financing, and data processing establishments. | |
| 30 Base Points | **Multi-Tenant Retail Center**<br>Newly constructed center 50,000 square feet or less, typically containing a more than one tenant space within a single structure. Uses are entirely consumer- driven and include all manner of retail, service and office possibilities. | |
| 30 Base Points | **Single Use Office**<br>Newly constructed single use, stand-alone building used primarily for office and professional. | |
| 30 Base Points | **Bungalow Court or Pocket Neighborhood**<br>Newly constructed Bungalow Court or Pocket Neighborhood per the standards of the Unified Development Ordinance. | |
| 30 Base Points | **Distribution/Trucking Center**<br>Newly constructed center of at least 500,000 square feet where products and resources are transported to and delivered from via truck or rail. | |
| 25 Base Points | **Warehouse**<br>Newly constructed center of at least 500,000 square feet where products and resources are stored. | |
| 25 Base Points | **Religious Institutions**<br>Any facility such as a church, temple, synagogue, mosque or monastery used for worship by a non-profit organization and their customarily related uses. | |

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| | | |
|---|---|---|
| 20 Base Points | **Intensive Industrial Uses:**<br>Uses classified as Special Land Uses within the Industrial Classification. | |
| 20 Base Points | **Multi-Family Residential & Condo Units** | |
| 20 Base Points | **Major Subdivision 4- 25 Lots**<br>Any subdivision of land of four (4) - 25 Lots. | |
| 10 Base Points | **Major Subdivision 26 lots or more**<br>Any subdivision of land of 26 or more lots. | **10** |
| Board Determination | **All Other Uses Not Categorized**<br>This category of use captures all other uses not categorized elsewhere.<br>Board of Commissioners upon recommendation of the Planning Board and acted on a case- by-case basis. | |

## BONUS POINTS

Proposed projects can gain BONUS POINTS by agreeing to provide any of the following items over and above the UDO or Standard Specification requirements for their development proposal.
NOTE: No bonus points are given for UDO requirements.

| **Section 1A - Abatement of Nonconformities** | | (Max - 3 points) | |
|---|---|---|---|
| | Abatement of any existing non-conforming structures | 3 | |
| | Abatement of any existing non-conforming use of land | 2 | |
| | Abatement of any existing non-conforming lots | 1 | |

| **Section 1B - Roadway Infrastructure Not Warranted by TIA/UDO/CTP** | | (Max - 10 points) | |
|---|---|---|---|
| | Construction of full cross section of existing off-site public street | 5 | |
| | Nearby intersection improvements | 5 | |
| | Traffic signal improvements | 4 | |
| | Signage or striping improvements | 1 | |

| **Section 1C - Off-Site Public Greenway Improvements** | | (Max - 10 points) | |
|---|---|---|---|
| | Construct more than 4000 linear feet of 10-foot-wide path | 10 | |
| | Construct more than 3000 linear feet of 10-foot-wide path | 8 | |
| | Construct more than 2000 linear feet of 10-foot-wide path | 6 | |
| | Construct more than 1000 linear feet of 10-foot-wide path | 4 | |
| | Construct 500 to 1000 linear feet of 10-foot-wide path | 2 | |

| **Section 1D - Off-Site Bike-Ped Improvements** | | (Max - 5 points) | |
|---|---|---|---|
| | Construction of off-site sidewalk improvements (Subject to TRC Approval) | 2 | |
| | Construction of off-site bike lane improvements (Subject to TRC Approval) | 3 | |

## CATEGORY 2. Green Development Standards/ Building & Site Design

| **Section 2A - Conservation of Natural Habitat Meeting Active Open Space Requirements as Defined in the UDO** | | (Max - 10 points) | |
|---|---|---|---|
| | One point per acre up to 10 acres | 1 - 10 | |

| **Section 2B - Parking** | | (Max - 15 points) | |
|---|---|---|---|
| | Structured Parking Facilities - must reduce footprint by 20% | 10 | |
| | EV Charging Stations (two-port) | 5 | |
| | Provision of on-street public parking (1 point per stall up to 10 Max) | 1 - 10 | **10** |
| | | | |

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| Section 2C - Stormwater SCM's | | (Max - 10 points) | |
|---|---|---|---|
| | Stormwater - Restored Riparian Buffer | 10 | |
| | Construct a fountain or other stormwater amenity within the BMP/SCM (as approved by Staff) | 4 | 4 |
| | Stormwater - Landscaped Green Roof | 5 | |
| | Stormwater - Underground capture system for on-site irrigation | 5 | |
| | Stormwater - Bioretention | 5 | |
| | Stormwater - Wetland | 5 | |
| | Exclusive use of porous pavement in parking areas where suitable | 2 | |

| Section 2D - Building/Site Design | | (Max - 20 points) | |
|---|---|---|---|
| | Compliance with residential design guidelines per Section 5.2 of the UDO | 10 | |
| | Non-Residential building design that incorporates an active upper story. | 5 | |
| | Pedestrian oriented and walkable site design which promotes alternatives to vehicular travel within the development. (Subject to TRC Approval) | 5 | 5 |

| Section 2E - Infill/Redevelopment | | (Max - 16 points) | |
|---|---|---|---|
| | Development or Redevelopment within DTC | 10 | |
| | Development or Redevelopment within DTP | 6 | |
| | Redevelopment of previously vacant building space over 20,000 square feet | 6 | |
| | Redevelopment of previously vacant building space under 20,000 square feet | 5 | |

| Section 2F - Historic Preservation | | | |
|---|---|---|---|
| | Historic Structure Preservation via Deed Restriction (Determined by TRC) | 10 | |
| | Restoration of Historic Structure (Must be approved by TRC) | 5 | |

| Section 2G - LEED Certification | | (Max - 10 points) | |
|---|---|---|---|
| | LEED Certification for Neighborhood Development (LEED ND) | 10 | |
| | Platinum LEED Certification | 10 | |
| | Gold LEED Certification | 8 | |
| | Silver LEED Certification | 6 | |
| | Bronze LEED Certification | 4 | |
| | LEED Certified Certification | 2 | |

CATEGORY 3 - Outdoor Enhancement and Transit Improvements

| Section 3A Outdoor Enhancement | | (Max - 12 points) | |
|---|---|---|---|
| | Construction of a Parkway Street Section on a Collector level street | 5 | |
| | Construction or Preservation of Gateway Landscaping or Structure (Subject to Comprehensive Plan Consistency and TRC approval) | 5 | |
| | Outdoor Display of Public Art (Subject to TRC Approval) | 4 | |
| | Public Facing Outdoor Mural (Subject to TRC Approval) | 4 | |
| | Maintenance of Roadside Gateway Plant Bed (requires maintenance agreement) | 3 | |
| | Planting Pollinator Garden (225 Square Foot Minimum) | 3 | |

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| | | | |
|---|---|---|---|
| | Exclusive use of xeriscaping techniques and drought tolerant species | 3 | |
| | Enhanced Roadside Landscaping (Subject to TRC Approval) | 2 | |
| | Enhanced Buffer Landscaping (Subject to TRC Approval) | 2 | |
| | Construction of a Parkway Street Section on a Local level street | 2 | |
| | Installation of Native Shade Tree Species (per Tree up to 10 Trees) | 1 | 10 |

| **Section 3B - Transit (Pursuant to location being adjacent to a planned or active transit route)** | | (Max - 8 points) | |
|---|---|---|---|
| | Provision of more than 50 designated Park & Ride Stalls | 8 | |
| | Provision of 25 designated Park & Ride Stalls | 5 | |
| | Provision of 10 designated Park & Ride Stalls | 3 | |
| | Provision of mass transit easement w/ structure (bus stop with shelter & bench) | 2 | |

CATEGORY 4 - Amenities

| **Section 4A - Private Greenway** | | (Max - 3 points) | |
|---|---|---|---|
| | Construction of more than 3000 linear feet private greenway meeting Town of Zebulon standards | 3 | |
| | Construction of more than 2000 linear feet of private greenway meeting Town of Zebulon standards | 2 | |
| | Construction of more than 1000 linear feet of private greenway meeting Town of Zebulon standards | 1 | 1 |

| **Section 4B - Pool (Combinations may be approved by TRC)** | | (Max - 8 points) | |
|---|---|---|---|
| | Olympic Pool and Aquatic Center | 8 | |
| | Junior Olympic Pool | 5 | 5 |
| | Lap Pool (four lane minimum) | 3 | |
| | Resort Style Pool | 2 | |
| | Any Other Pool | 1 | |

| **Section 4C - Outdoor Deck/Patio** | | (Max - 3 points) | |
|---|---|---|---|
| | Deck/Patio - More than 3000 square feet | 3 | |
| | Deck/Patio - More than 2000 square feet | 2 | |
| | Deck/Patio - More than 1000 square feet | 1 | 1 |

| **Section 4D - Pool Amenities** | | (Max - 2 points) | |
|---|---|---|---|
| | Jacuzzi/Hot Tub/Whirlpool | 2 | |
| | Water Playground with apparatus | 2 | |
| | Sauna/Steam room | 2 | |

| **Section 4E - Clubhouse** | | (Max - 10 points) | |
|---|---|---|---|
| | Commercial Coffee Shop with at least 10 designated public seating spaces. | 10 | |
| | With full kitchen and over 4000 square feet of meeting space | 10 | |
| | With full kitchen and less than 4000 square feet of meeting space | 9 | |
| | Meeting space without kitchen more than 3500 square feet | 8 | |
| | Meeting space without kitchen 2500 - 3499 square feet | 7 | |
| | Meeting Space without kitchen 1500 - 2499 square feet | 5 | 5 |
| | Meeting Space without kitchen less than 1500 square feet | 4 | |

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| | | | |
|---|---|---|---|
| | No meeting space, bathrooms and changing rooms only | 3 | |
| | Outdoor Kitchen or Grills | 2 | |

| **Section 4F - Additional Active Recreation** | | (Max - 10 points) | |
|---|---|---|---|
| | Gymnasium (regulation size indoor basketball court) | 10 | |
| | Baseball/Softball Field (regulation size) | 5 | |
| | Football/Soccer Field (regulation size) | 5 | |
| | Skate Park | 5 | |
| | Tennis Courts (two regulation courts, fenced) | 5 | |
| | Multi-Use Hardcourt (two regulation basketball courts, street hockey, fenced) | 5 | |
| | Pickleball Court (three regulation courts, fenced) | 5 | **5** |
| | Pocket Park - 5,000 square feet | 3 | |
| | IPEMA Certified Playground Equipment | 4 | **4** |
| | Lighted Field of Play for nighttime use | 3 | |
| | Electronic Scoreboard or Covered Dugouts or Bleachers | 3 | |
| | Community Garden 15-foot by 15-foot, with water access and potting shed. | 3 | |

| **Section 4G - Additional Urban Open Space Enhancements (Within Non Residential Zoning Districts)** | | (Max - 10 points) | |
|---|---|---|---|
| | Fountain | 2 | |
| | Canopy Including Fixed Permanent Seating | 2 | |
| | Drinking Fountain with Pet Fountain | 2 | |
| | Permanent Game Tables | 1 | |
| | Permanent Tables with Shade Cover | 1 | |
| | All Weather Bulletin Board | 1 | |
| | Covered or Internal Bicycle Parking | 1 | |
| | Artist-Design Bicycle Racks | 1 | |
| | Little Free Library | 1 | |
| | Drinking Fountain | 1 | |
| | Public Work Bike Stand With Tools | 1 | |

CATEGORY 5 - Affordable Housing

| **Inclusion of a percentage of the provided housing stock of a proposed development cost no more than 30% of a household income not exceeding 80% of the Area Median Income (AMI)** | | (Max - 10 Points) | |
|---|---|---|---|
| | 15% Affordable Housing | 10 | |
| | 10% Affordable Housing | 5 | |

CATEGORY 6 - Other

(Max 5 Points)

| | | | |
|---|---|---|---|
| | Integrated public safety operation systems (EX. Flock Safety or others as approved by the Police Department) | 3 | |
| | Smart Waste and Recycling Stations | 2 | |

| **TOTAL POINTS** | **60** |
|---|---|

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# Memo

**To:** Matt Lower, Town of Zebulon

**From:** Sam Williams, PE, LJB Engineering

**Date:** 3/5/2025

**Subject:** Pearces PD Traffic Impact Analysis Review Comments

Mr. Lower,

LJB Engineering has conducted a review of the Pearces Rd PD Traffic Impact Analysis (TIA), dated October 30, 2024. Guidance from both the Zebulon Unified Development Ordinance (UDO) and the NCDOT Congestion Management TIA Guidelines was used in performing the review. The following comments / questions on the analysis were noted.

1. The Zebulon UDO requires that the analysis year of the TIA be the build-out year plus 1. However, the TIA uses the build-out year as the analysis year and states that this was agreed upon by NCDOT and the Town and documented in the MOU, included in an appendix. The TIA appendix and MOU were not included in the submittal package, so LJB was unable to verify this statement is accurate.
    a. While it is unlikely that pushing the analysis year out by 1 would change the recommendations of the study significantly, since it is a deviation from the UDO, it was included as a comment.
2. The trip generation for LUC 565 (Day Care Center) is using an independent variable of Number of Students rather than NCDOT's guidance of building square footage. Why was this done?
    a. While the anticipated size of the day care facility wasn't available in the TIA, meaning that we were unable to verify the change in traffic generated, it seems unlikely that this change would significantly affect the results of the study. The absence of anticipated size of the day care facility in the TIA may also explain why Number of Students was used as the independent variable instead.
    b. As with Comment 1, it may be that this was discussed and agreed upon during scoping and included in the MOU; however, it was not noted in the study if this was the case. Having the MOU would be helpful in verifying why NCDOT guidance was not followed in this case.

If the Town of Zebulon has any questions or concerns regarding the comments above, please reach out at swilliams@ljbinc.com.

Thank you,

Sam Williams, PE



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Raleigh, NC 27596

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October 30, 2024

Cate Farrell
Planning Office
Town of Zebulon
1003 N. Arendell Avenue
Zebulon, NC 27597
P: (919) 823-1811

Reference: Zebulon Residential Development
Zebulon, NC

Subject: **DRAFT –** Development Entry Point Evaluation

Dear Ms. Ferrell:

The following letter provides additional information regarding the proposed access points for the Zebulon Residential development and has been completed in conjunction with the Traffic Impact Analysis (TIA). Per the Town's Unified Development Ordinance (UDO), the minimum number of vehicular access points should be 2 + 1 per every additional 100 lots for developments with 201+ lots (unless conditions per UDO Section 6.10.I are met). The conditions laid out in the UDO Section 6.10.I are as follows:

- A transportation impact analysis allows a deviation;
- No other street access points can be located due to existing lot configuration, absence of connecting streets, environmental, or topographic constraints;
- NCDOT will not authorize the required number of entrances; or
- Alternative access can be provided in a manner acceptable to the Town that is supported by a transportation impact analysis.

For the attached TIA, only the two access points were modeled in the analysis per the latest configuration of the site plan. The site plan currently shows site access is proposed via the following:

- One (1) full-movement driveway along Pearces Road
- Cross Access with Golden Plum Lane via Hunters Greene Drive
- Street stub to the north (future potential interconnectivity)
- Street stub to the west (future potential interconnectivity)

The proposed full-movement access along Pearces Road, discussed in **Section 7.10 of the TIA**, is expected to operate at LOS C or better during both peak hours. The intersection of Pearces Road and Golden Plum Lane, discussed in **Section 7.2 of the TIA,** is expected to operate at LOS C or better during both peak hours. Per the Town's UDO, Section 6.13.7, evidence of LOS D operations would indicate the need for additional access points. Additionally, it was assumed that all proposed site traffic along Golden Plum Lane would enter/exit the site at Hunters Greene Drive; however, the proposed driveways currently under construction by the adjacent development (Pearces Landing) along Golden Plum Lane will provide alternative routes to Hunters Greene Drive for proposed site traffic.

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The proposed site plan shows that the parcel for the development has 400 feet of road frontage along Pearces Road, which would only allow for the construction of one (1) access point. Based on the analysis of build (2031) traffic conditions, the proposed development driveways are expected to operate at acceptable levels of service with minimal queueing.

Therefore, while the proposed development does not meet the 'Required Points of Access' per Table 6.10.7.I in the UDO, the results of this TIA conclude that there will not be capacity analysis or queuing issues at the access points that are provided that would indicate the need for additional site access.

Please let me know if there are any questions or concerns, and do not hesitate to contact me.

Sincerely,
***Bolton & Menk, Inc.***

Josh Reinke, PE
Senior Traffic Engineer

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# Zebulon Residential

DRAFT – Traffic Impact Analysis

Zebulon, NC

DRAFT

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Prepared for:

**TBM Partners**

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# DRAFT – Traffic Impact Analysis

for

Zebulon Residential

Zebulon, NC

October 2024

DRAFT

10/30/2024

Prepared By: AGW

Reviewed By: JTR/AMI

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# DRAFT – TRAFFIC IMPACT ANALYSIS
# ZEBULON RESIDENTIAL
# ZEBULON, NORTH CAROLINA
# DRAFT – EXECUTIVE SUMMARY

## 1. Development Overview

A Traffic Impact Analysis (TIA) was conducted for the proposed residential development in accordance with the North Carolina Department of Transportation (NCDOT) Congestion Management Guidelines and the Town of Zebulon (Town) Unified Development Ordinance (UDO), with the exception of the Town's build +1 analysis scenario. The proposed development is to be located along Pearces Road, east of Zebulon Road (NC 96) in Zebulon, North Carolina.

The proposed development, anticipated to be completed in 2031, is assumed to consist of a maximum of 340 single-family detached units, 200 single-family attached units, and a 160-student daycare center. It should be noted that the preliminary site plan shows a lower number of total residential units (517 units) than the proposed maximum total residential units (540 units). Analysis in the report will consider the maximum number of total residential units (540 units). The site plan currently shows site access is proposed via the following:

- One (1) full-movement driveway along Pearces Road
- Cross Access with Golden Plum Lane via Hunters Greene Drive
- Street stub to the north (future potential interconnectivity)
- Street stub to the west (future potential interconnectivity)

Per the Town's UDO, the minimum number of vehicular access points should be 2 + 1 per every additional 100 lots for developments with 201+ lots (unless conditions per UDO Section 6.10.1 are met). However, the study only analyzes the two proposed access points. This provides a worst-case scenario as additional driveways would alleviate traffic at the driveways modeled.

The study analyzes traffic conditions during the weekday AM and PM peak hours for the following scenarios:

- Existing Traffic Conditions (2024)
- No-Build Traffic Conditions (2031)
- Build Traffic Conditions (2031)

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The Town approved the build out year (2031) for the future analysis scenario as part of the Memorandum of Understanding (MOU). It should be noted that a Memorandum of Understanding (MOU) was originally submitted on June 12th, 2024; however, an MOU update (hereinafter referenced as MOU) was submitted on August 21st, 2024, and approved by the North Carolina Department of Transportation (NCDOT) and the Town of Zebulon (Town) to address changes to the land use and proposed daycare site trip distribution percentages for the proposed development. It should be noted that the TIA includes the most updated site plan provided by the project team with changes to the proposed residential development densities and an additional street stub to the west, which were approved in the MOU.

## 2. Existing Traffic Conditions

The study area for the TIA was determined through coordination with the NCDOT and the Town and consists of the following existing intersections:

- Pearces Road and Ferrell Road
- Pearces Road and Golden Plum Lane
- Pearces Road and Pippin Road
- Pearces Road and Proctor Street
- Pearces Road and N Arendell Avenue
- Zebulon Road and Pippin Road
- Zebulon Road and Glory Road
- Zebulon Road and Ferrell Road
- Golden Plum Lane and Hunters Greene Drive

Existing peak hour traffic volumes were determined based on traffic counts conducted at the study intersections listed above, in May of 2024 by Burns Service Inc. (BSI) during typical weekday AM (7:00 AM – 9:00 AM) and PM (4:00 PM – 6:00 PM) peak periods while schools were in session. All allowable movements were analyzed with a minimum traffic volume of four (4) vehicles per hour (vph) per NCDOT Congestion Management Guidelines.

## 3. Site Trip Generation

Average weekday daily, AM peak hour, and PM peak hour trips for the proposed development were estimated using methodology contained within the Institute of Transportation Engineers'

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(ITE) *Trip Generation Manual*, 11.1 Edition. **Table E-1** provides a summary of the trip generation potential for the site.

Table E-1: Site Trip Generation

| Land Use (ITE Code) | Intensity | Daily Traffic (vpd) | Weekday AM Peak Hour Trips (vph) | | Weekday PM Peak Hour Trips (vph) | |
|---|---|---|---|---|---|---|
| | | | Enter | Exit | Enter | Exit |
| Single-Family Detached (210) | 340 units | 3,112 | 57 | 170 | 198 | 116 |
| Single-Family Attached (215) | 200 units | 1,474 | 25 | 73 | 68 | 48 |
| Day Care Center (565) | 160 students | 618 | 60 | 54 | 52 | 59 |
| **Total Trips** | | **5,204** | **142** | **297** | **318** | **223** |
| *Pass-By Trips: Daycare (0% AM & 44% PM)** | | | -- | -- | *-24* | *-24* |
| **Total Primary Trips** | | | **142** | **297** | **294** | **199** |

*Pass-By Rate based on NCDOT Trip Generation Rate Equation Recommendations (TripGen V11) ITE Code 565.

## 4. Future Traffic Conditions

Through coordination with the Town and NCDOT, it was determined that an annual growth rate of 3% would be used to generate 2031 projected weekday AM and PM peak hour traffic volumes. The following adjacent developments were identified to be included as an approved adjacent development in this study:

- Clifton Grove (also referred to as Pearces Road Residential)
- Weavers Point
- Pearces Landing

Based on coordination with the Town and NCDOT, it was determined that planned roadway improvements associated with the Town's N Arendell Avenue/Hwy 96 Improvements project would be considered under future conditions.

## 5. Capacity Analysis Summary

The analysis considered weekday AM and PM peak hour traffic for existing (2024), no-build (2031), and build (2031) conditions. Study area intersections (including the proposed site

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driveways) are expected to operate at acceptable levels-of-service under existing and build year conditions with the improvements discussed in **Section 7** of the TIA.

## 6. Development Entry Points Summary

Per the Town's UDO, the minimum number of vehicular access points should be 2 + 1 per every additional 100 lots for development with 201+ lots (unless conditions per UDO Section 6.10.I are met). The site plan currently shows site access is proposed via the following:

- One (1) full-movement driveway along Pearces Road
- Cross Access with Golden Plum Lane via Hunters Greene Drive
- Street stub to the north (future potential interconnectivity)
- Street stub to the west (future potential interconnectivity)

Based on the analysis of build (2031) traffic conditions, the results of this TIA conclude that there will not be capacity analysis or queuing issues at the access points that are provided that would indicate the need for additional site access. Refer to **Section 7.11.** of the TIA report for more information under build year conditions.

## 7. Recommendations

Based on the findings of this study, specific geometric and traffic control improvements have been identified and are recommended to accommodate future traffic conditions at the study intersections. The improvements are summarized below, and recommended lane configurations are illustrated in **Figure E-1** for the proposed development.

**Background Improvements by the Town's N Arendell Avenue/Hwy 96 Improvements project:**

Pearces Road [WB] and N Arendell Avenue [NB/SB]

- Extend the existing southbound left-turn lane along N Arendell Avenue to approximately 275 feet of storage and appropriate deceleration and taper length.
- Restripe the existing westbound right-turn lane along Pearces Road to a shared left/right turn lane.
- Restripe the existing northbound right-turn lane along N Arendell Avenue to a shared through/right turn lane.
- Construct an additional northbound receiving lane along N Arendell Avenue that drops to one lane approximately 830 feet north of Pearces Road.

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- Construct an additional southbound through lane along N Arendell Avenue that will drop to one lane approximately 830 feet north of Pearces Road.
- Construct an additional southbound receiving lane along N Arendell Avenue that extends to the existing dual southbound through lanes south of Hendricks Drive.
- Provide a pedestrian crosswalk on the northern leg of the intersection crossing N Arendell Avenue.
- Provide a pedestrian crosswalk on the eastern leg of the intersection crossing Pearces Road.
- Modify signal timings to accommodate new lane configurations.

Recommended Improvements by Developer:

Pearces Road [NB/SB] and Pippin Road [EB/WB]

- Construct a modular roundabout.

OR

- Monitor the intersection for signalization.

Pearces Road [NB/SB] and Proctor Street [EB/WB]

- Construct a modular roundabout.

OR

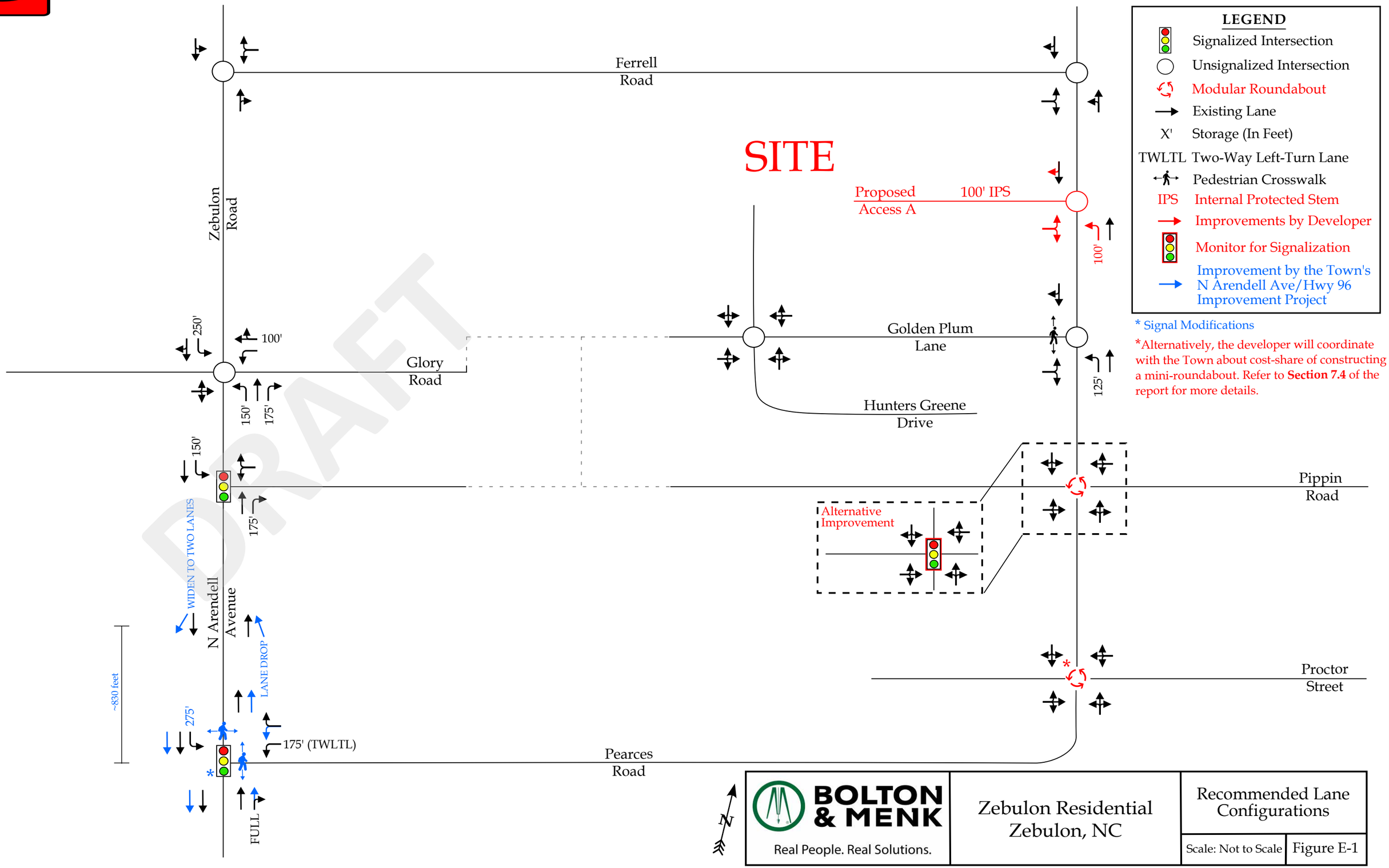
- The developer will coordinate with the Town about cost-sharing for the construction of a mini-roundabout with a fee-in-lieu that is proportionate to the development's impacts.

Pearces Road [NB/SB] and Proposed Access A [EB]

- Construct the eastbound approach [Proposed Access A] with one (1) ingress lane and (1) egress lane.
- Provide stop-control for the eastbound approach.
- Provide 100 feet of IPS.
- Construct a northbound left-turn lane along Pearces Road with approximately 100 feet of storage and appropriate deceleration and taper length.

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Recommended Lane Configurations

Scale: Not to Scale | Figure E-1

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# DRAFT – TRAFFIC IMPACT ANALYSIS
# ZEBULON RESIDENTIAL
# ZEBULON, NORTH CAROLINA

## 1. INTRODUCTION

The contents of this report present the findings of the Traffic Impact Analysis (TIA) conducted for the proposed residential development to be located along Pearces Road, east of Zebulon Road (NC 96) in Zebulon, North Carolina. The purpose of this study is to determine the potential impacts to the surrounding transportation system created by traffic generated by the proposed development, as well as recommend improvements to mitigate the impacts.

It should be noted that a Memorandum of Understanding (MOU) was originally submitted on June 12th, 2024; however, an MOU update (hereinafter referenced as MOU) was submitted on August 21st, 2024, and approved by the North Carolina Department of Transportation (NCDOT) and the Town of Zebulon (Town) to address changes to the land use and proposed daycare site trip distribution percentages for the proposed development. It should be noted that this TIA includes the most updated site plan provided by the project team with changes to the proposed residential development densities and an additional street stub to the west, which were approved in the MOU. Refer to **Appendix A** for the approved MOU.

The proposed development, anticipated to be completed in 2031, is assumed to consist of a maximum of 340 single-family detached units, 200 single-family attached units, and a 160-student daycare center. It should be noted that the preliminary site plan shows a lower number of total residential units (517 units) than the proposed maximum total residential units (540 units). The site plan currently shows site access is proposed via the following:

- One (1) full-movement driveway along Pearces Road
- Cross Access with Golden Plum Lane via Hunters Greene Drive
- Street stub to the north (future potential interconnectivity)
- Street stub to the west (future potential interconnectivity)

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Per the Town of Zebulon's Unified Development Ordinance (UDO), the minimum number of vehicular access points should be 2 + 1 per every additional 100 lots for developments with 201+ lots (unless conditions per UDO Section 6.10.1 are met). However, this report only analyzes the two proposed access points. This provides a worst-case scenario as additional driveways would alleviate traffic at the driveways modeled.

The study analyzes traffic conditions during the weekday AM and PM peak hours for the following scenarios:

- Existing Traffic Conditions (2024)
- No-Build Traffic Conditions (2031)
- Build Traffic Conditions (2031)

It should be noted that this study analyzes the build out year (2031) for the future analysis scenario instead of build +1 analysis scenario (typically preferred based on the Town's UDO). This methodology was approved by the Town as part of the MOU and follows typical NCDOT Congestion Management guidelines. Refer to **Appendix A** for a copy of the approved MOU.

### 1.1. Site Location and Study Area

The development is proposed to be located along Pearces Road in Zebulon, North Carolina. Refer to **Figure 1** for the site location map.

The study area for the TIA was determined through coordination with the NCDOT and the Town and consists of the following existing intersections:

- Pearces Road and Ferrell Road
- Pearces Road and Golden Plum Lane
- Pearces Road and Pippin Road
- Pearces Road and Proctor Street
- Pearces Road and N Arendell Avenue
- Zebulon Road and Pippin Road
- Zebulon Road and Glory Road

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- Zebulon Road and Ferrell Road
- Golden Plum Lane and Hunters Greene Drive

Refer to **Appendix A** for the approved scoping documentation.

### 1.2. Proposed Land Use and Site Access

The proposed development is expected to be located along Pearces Road and consist of a maximum of 340 single-family detached units, 200 single-family attached units, and a 160-student daycare center. It should be noted that the preliminary site plan shows a lower number of total residential units (517 units) than the proposed maximum total residential units (540 units). The site plan currently shows site access is proposed via the following:

- One (1) full-movement driveway along Pearces Road
- Cross Access with Golden Plum Lane via Hunters Greene Drive
- Street stub to the north (future potential interconnectivity)
- Street stub to the west (future potential interconnectivity)

Refer to **Figure 2** for a copy of the preliminary site plan.

### 1.3. Adjacent Land Uses

The proposed development is located in an area consisting primarily of residential, undeveloped and agricultural uses. Wakelon Elementary School is located at the intersection of Zebulon Road (NC 96) and Pippin Road. South of the proposed development, along NC 96, are interstate ramps that connect to I-26. I-26 West connects Zebulon to Raleigh and other surrounding communities. I-26 East/US 264 East connect Zebulon to I-95 in Rocky Mount and Wilson.

### 1.4. Existing Roadways

Existing lane configurations (number of traffic lanes on each intersection approach), speed limits, storage capacities, and other intersection and roadway information within the study area are shown in **Figure 3**. **Table 1** provides a summary of this information, as well.

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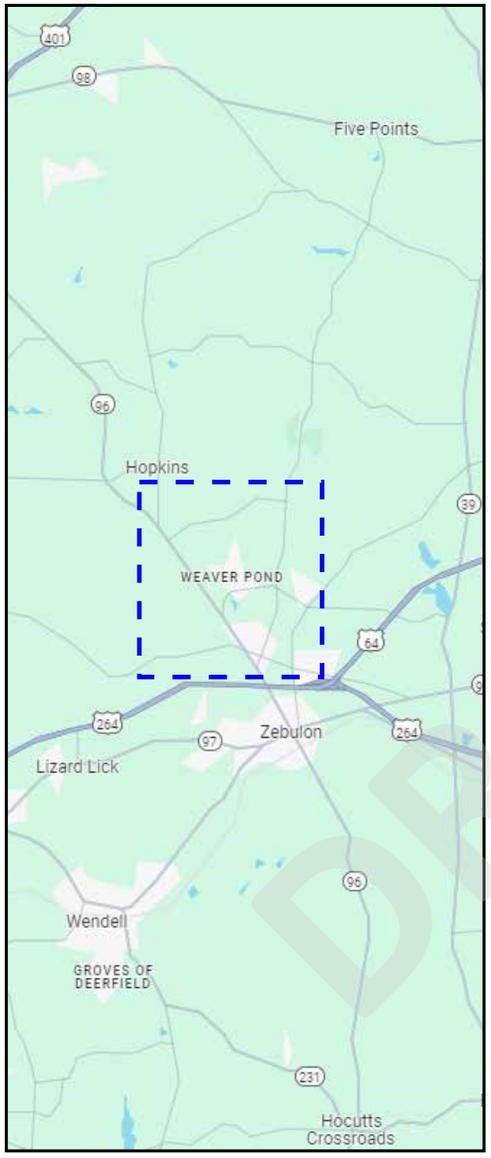
Table 1: Existing Roadway Inventory

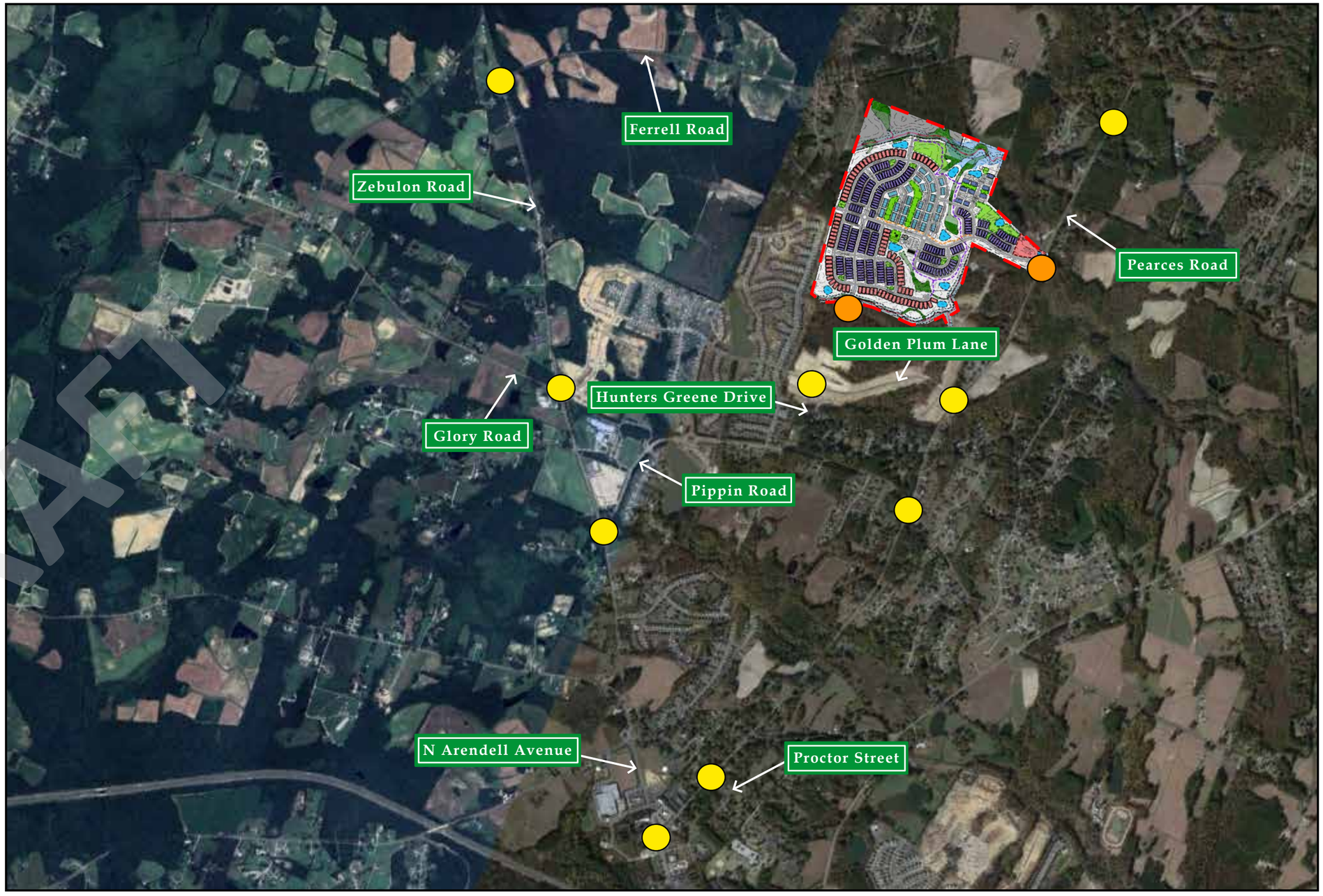
| Road Name | Route Number | Typical Cross Section | Speed Limit | Maintained By | 2021 AADT (vpd) |
|---|---|---|---|---|---|
| Pearces Road | SR-1001 | 2-lane undivided | 35 mph / 45 mph | NCDOT | 6,800 (north of Proctor Street) / 4,200 (south of Ferrell Road) |
| Ferrell Road | SR-2336 | 2-lane undivided | Not Posted | NCDOT | 1,000* |
| Golden Plum Lane | N/A | 2-lane undivided | 25 mph | Town | 1,010* |
| Pippin Road | SR-2337 | 2-lane undivided | 35 mph / 45 mph | Town | 1,970* |
| Proctor Street | SR-2320 | 2-lane undivided | 25 mph / 35 mph | NCDOT | 2,700 |
| Zebulon Road / N Arendell Avenue | NC 96 | 2-lane undivided | 35 mph / 45 mph | NCDOT | 10,500 (north of Pippin Road) / 12,500 (north of Pearces Road) |
| Glory Road | SR-2333 | 2-lane undivided | 25 mph / Not Posted | NCDOT/ Town | 1,340* |
| Hunters Greene Drive | N/A | 2-lane undivided | 25 mph | Town | 140* |

*ADT based on the traffic counts from 2024 and assuming the weekday PM peak hour volume is 10% of the average daily traffic.

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**LEGEND**

- Proposed Site Location
- Study Area
- Study Intersection
- Proposed Site Access

N

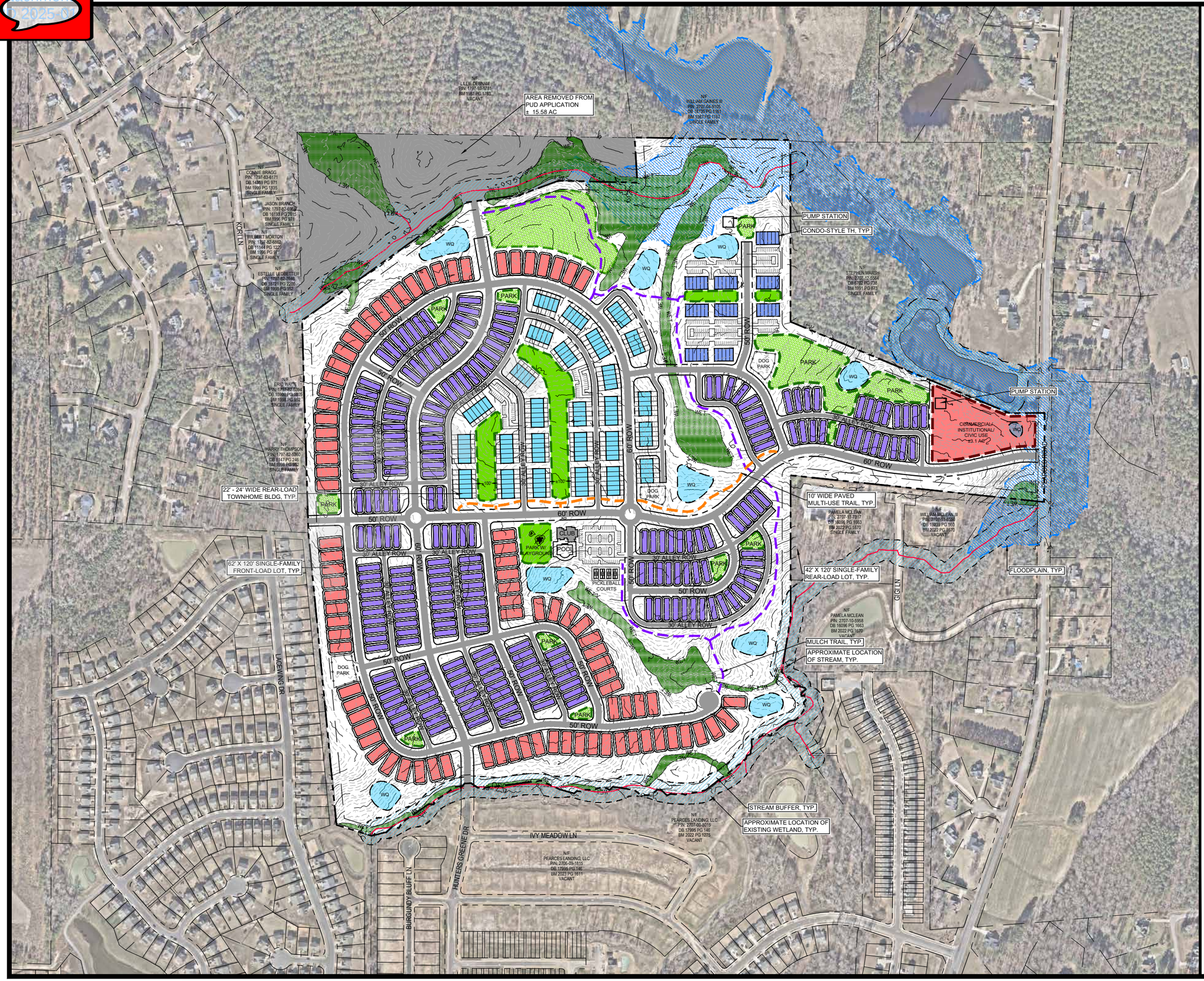
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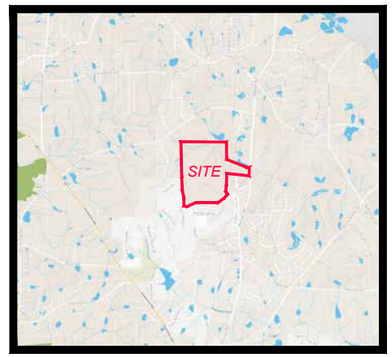
Zebulon Residential
Zebulon, NC

Site Location Map

Scale: Not to Scale | Figure 1

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*VICINITY MAP*
*NTS*

# *PEARCES RD CONCEPT PLAN*

ZEBULON, NC
OCTOBER 22, 2024

*SITE DATA*

| | |
|---|---|
| *TOTAL PROJECT AREA=* | *±160.62 AC* |
| *PIN=* | *1797914808, 2707125054* |
| *EXISTING ZONING=* | *R-30 (WAKE COUNTY)* |
| *TOTAL INSTITUTIONAL/ COMM=* | *±3.1 AC* |
| *TOTAL UNITS=* | *±517 (3.21 DU/ AC)* |
| *TOWNHOMES=* | *±53 UNITS (CONDO-STYLE)* |
| | *±144 UNITS (REAR-LOAD)* |
| *SINGLE FAMILY LOTS=* | *±231 (42' X 120' REAR-LOAD)* |
| | *±89 (62' X 120' REAR-LOAD)* |
| *TOTAL LF OF ROADS=* | *±7,380 LF (60' ROW)* |
| | *±10,240 LF (50' ROW)* |
| | *±12,140 LF (30' ALLEY ROW)* |
| *OPEN SPACE REQUIRED=* | *±16.1 AC MIN. (10% OF DEV. AREA)* |

*LEGEND*

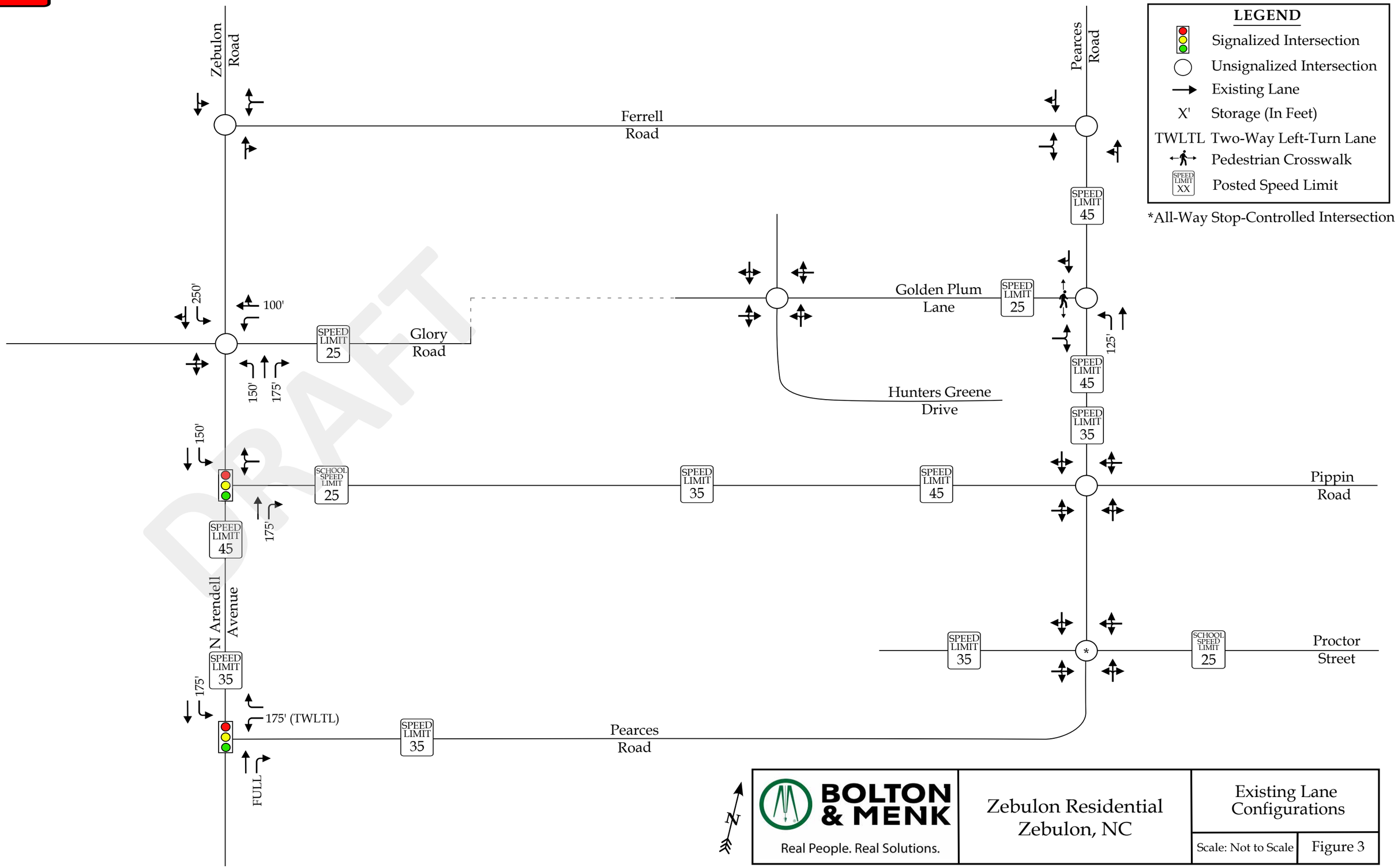
- *18' WIDE CONDO-STYLE TOWNHOME*
- *22' - 24' WIDE REAR-LOAD TOWNHOME*
- *42' X 120' SINGLE-FAMILY REAR-LOAD LOT*
- *62' X 120' SINGLE-FAMILY FRONT-LOAD LOT*
- *POCKET PARK*
- *COMMON LAWN/ AMENITY SITE*
- *MULCH TRAIL*
- *10' WIDE PAVED MULTI-USE TRAIL*

NORTH
200' 0 200' 400'
SCALE: 1" = 200'

PRELIMINARY DESIGN
NOT RELEASED FOR CONSTRUCTION

CE GROUP
301 GLENWOOD AVE. 220
RALEIGH,NC 27603
PHONE: 919-367-8790
FAX: 919-322-0032
www.cegroupinc.com
License # C-1739

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Existing Lane Configurations

Scale: Not to Scale | Figure 3

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# 2. EXISTING PEAK HOUR CONDITIONS (2024)

## 2.1. Existing Peak Hour Traffic Volumes (2024)

Existing peak hour traffic volumes were determined based on traffic counts conducted at the study intersections listed below, in May of 2024 by Burns Service Inc. (BSI) during typical weekday AM (7:00 AM – 9:00 AM) and PM (4:00 PM – 6:00 PM) peak periods while schools were in session.

- Pearces Road and Ferrell Road
- Pearces Road and Golden Plum Lane
- Pearces Road and Pippin Road
- Pearces Road and Proctor Street
- Pearces Road and N Arendell Avenue
- Zebulon Road and Pippin Road
- Zebulon Road and Glory Road
- Zebulon Road and Ferrell Road
- Golden Plum Lane and Hunters Greene Drive

Due to existing developments between the study intersections, existing peak hour traffic volumes were not balanced between intersections. Additionally, all u-turns at unsignalized intersections were added to the left-turn traffic volumes due to inadequate turning radii and low u-turn volumes.

Signal information obtained from NCDOT shows that the existing intersection of Pearces Road (WB) and N Arendell Avenue (NB/SB) is signalized for three (3) of four (4) approaches. Traffic count data showed low volumes for the unsignalized leg (EB) approach of the intersection, likely due to lack of curb & gutter and no driveway delineation (vehicles not restricted where they enter/exit commercial sites west of N Arendell Avenue). Based on low volumes and limitations in Synchro, the signalized intersection of Pearces Road and N Arendell Avenue was analyzed as a three (3) leg intersection under existing peak hour traffic conditions, as shown in the signal plans. It should be noted that the methodology discussed above was approved by the Town and NCDOT as part of the MOU.

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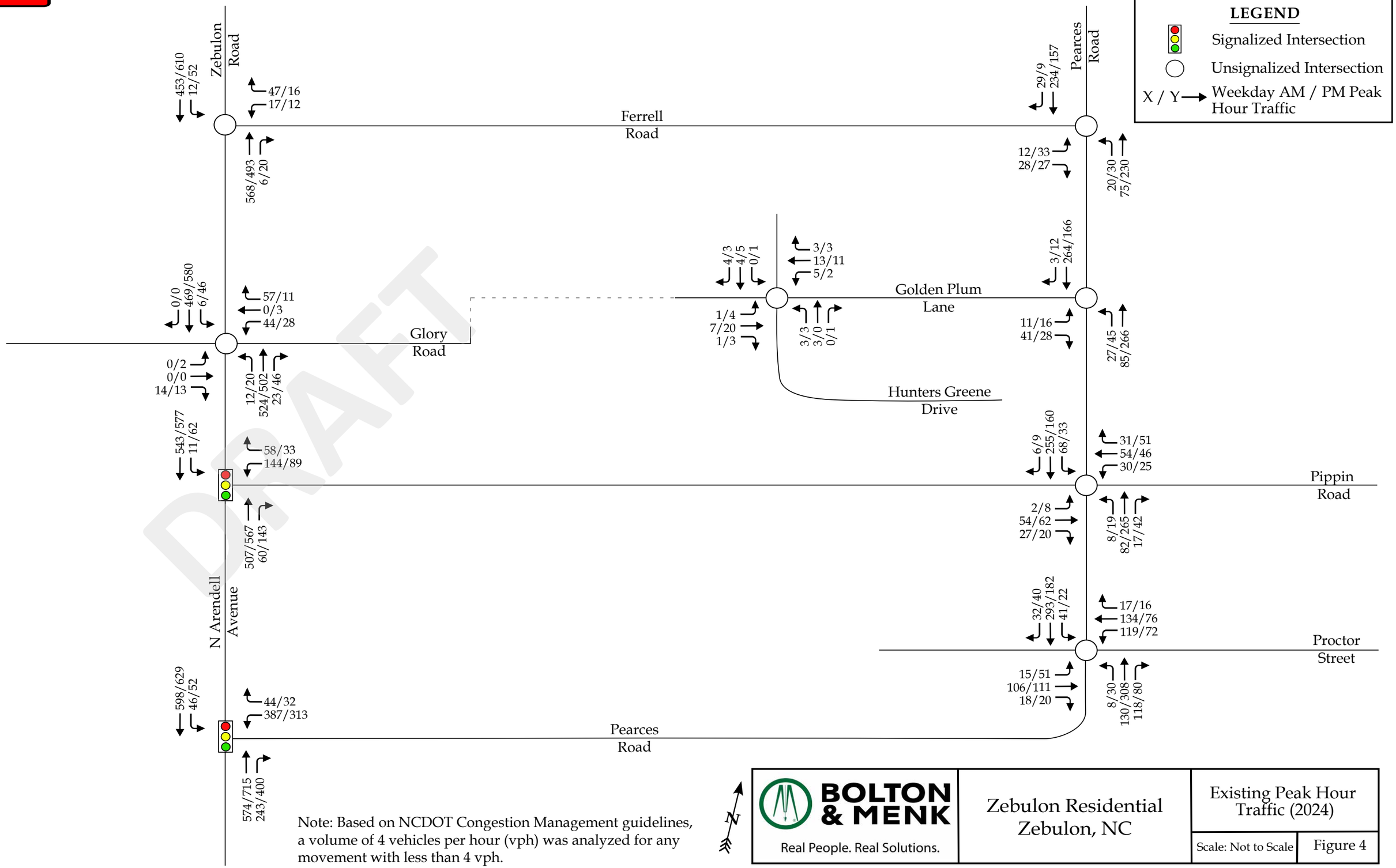
Refer to **Figure 4** for existing weekday AM and PM peak hour traffic volumes (2024). A copy of the count data is located in **Appendix B** of this report.

## 2.2. Analysis of Existing Peak Hour Traffic Conditions (2024)

The existing weekday AM and PM peak hour traffic volumes (2024) were analyzed to determine the current levels of service at the study intersections under existing roadway conditions. Signal information was obtained from NCDOT and is included in **Appendix C.** It should be noted that the intersection of Zebulon Road and Glory Road has existing pavement for two (2) egress lanes along the westbound approach of Glory Road. At the time of the traffic counts, there were no pavement markers delineating the lane configuration. Through coordination with NCDOT and the Town, it was determined that the existing lane configuration of the westbound approach of Glory Road would be a shared through/right lane with approximately 100 feet of storage and an exclusive left-turn lane. Refer to **Appendix D** for the final lane recommendations at this intersection provided by NCDOT. The results of the analysis are presented in **Section 7** of this report.

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Note: Based on NCDOT Congestion Management guidelines, a volume of 4 vehicles per hour (vph) was analyzed for any movement with less than 4 vph.

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Existing Peak Hour Traffic (2024)

Scale: Not to Scale

Figure 4

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## 3. NO-BUILD PEAK HOUR CONDITIONS (2031)

In order to account for growth of traffic and subsequent traffic conditions at a future year, no-build traffic projections are needed. No-build traffic is the component of traffic due to the growth of the community and surrounding area that is anticipated to occur regardless of whether or not the proposed development is constructed. No-build traffic is comprised of existing traffic growth within the study area and additional traffic created as a result of adjacent approved developments.

### 3.1. Ambient Traffic Growth

Through coordination with the Town and NCDOT, it was determined that an annual growth rate of 3% would be used to generate 2031 projected weekday AM and PM peak hour traffic volumes. Refer to **Figure 5** for projected peak hour traffic (2031).

### 3.2. Adjacent Development Traffic

Through coordination with the Town and NCDOT, the following adjacent developments were identified to be included as an approved adjacent development in this study:

- Clifton Grove (also referred to as Pearces Road Residential)
- Weavers Point
- Pearces Landing

**Table 2**, on the following page, provides a summary of the adjacent developments.

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Table 2: Adjacent Development Information

| Development Name | Location | Build-Out Year | Land Use / Intensity | TIA Performed |
|---|---|---|---|---|
| Clifton Grove | To be located off Pearces Road and Pippin Road in Zebulon, NC | 2024 | 232 Single-Family Detached Units | October 2020 by Timmons Group |
| Weavers Point | North of Pippin Road and east of Zebulon Road in Zebulon, NC | 2024 | 105 Single-Family Detached Units | **Traffic Assessment Performed** July 2022 by RKA |
| Pearces Landing | Along Golden Plum Lane, west of Pearces Road in Zebulon, NC | **N/A** *Assumed to be constructed prior to the build-out of the proposed development.* | 212 Single-Family Detached Units & 165 Single-Family Attached Units | **No TIA Performed** *Trips were generated and distributed throughout the roadway network.* |

Through coordination with the Town and NCDOT, it was determined that of the total 377 units for the Pearces Landing development, 177 units have been issued a certificate of occupancy. This ratio was used to determine the remaining development and associated site trips for the development that have yet to be constructed/occupied. The remaining Pearces Landing site trips were estimated using methodology contained within the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 11.1 Edition. The Pearces Landing site trips were distributed throughout the study network following the same approved regional distribution as the proposed Zebulon residential development.

The adjacent development traffic from the Clifton Grove and Weavers Point developments was rerouted to utilize Golden Plum Lane, where applicable. At the time of the traffic analysis for these developments, the Golden Plum Lane connection had not been constructed at Pearces Road; however, since it is constructed now, site traffic for these developments would likely utilize Golden Plum Lane which provides a more direct route to the various developments. All adjacent development methodology and assumptions were approved by the Town and NCDOT as part of the MOU.

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The total adjacent development trips are shown in **Figure 6**. Refer to **Appendix D** for the adjacent development information.

### 3.3. Future Roadway Improvements

Based on coordination with the Town and NCDOT, it was determined that planned roadway improvements associated with the Town's N Arendell Avenue/Hwy 96 Improvements project would be considered under future conditions. This project includes widening improvements along N Arendell Avenue, pedestrian improvements, pavement marking updates, signal updates, and extending the existing southbound (N Arendell Avenue) left-turn lane storage at the intersection of Pearces Road and N Arendell Avenue. Since final design signal plans have not been provided, the intersection of Pearces Road and N Arendell Avenue was analyzed with a protected southbound left-turn phase and signal timings were optimized. Refer to **Appendix E** for the future roadway plans found on the Town's Interactive Development Map.

During scoping, the Town indicated that there has been consideration for a mini-roundabout at the intersection of Pearces Road and Proctor Street; however, since there are no plans for a mini-roundabout yet, it was not included in no-build (2031) traffic conditions.

### 3.4. No-Build Peak Hour Traffic Volumes (2031)

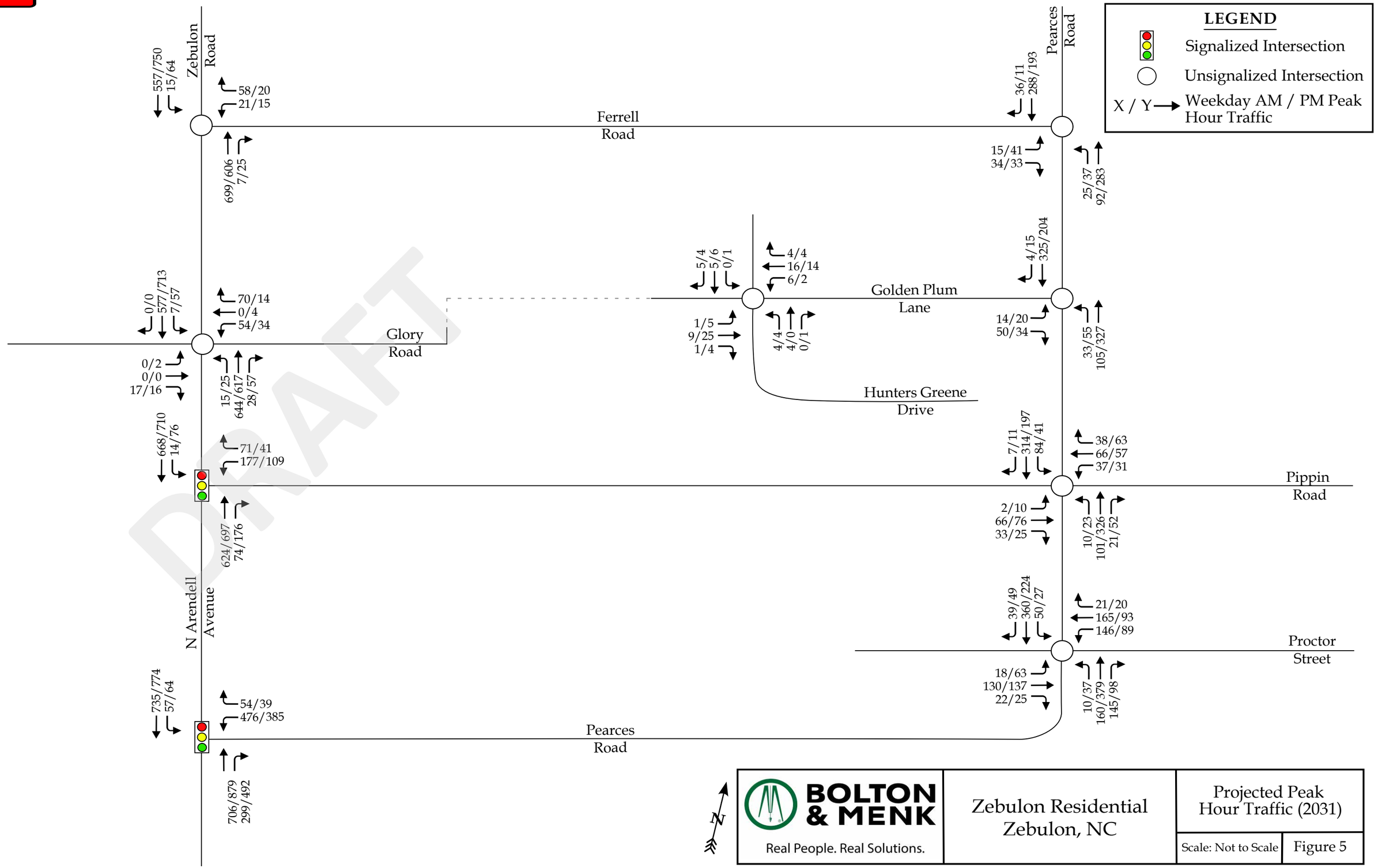
The no-build traffic volumes (2031) were determined by projecting the existing peak hour traffic (2024) to the year 2031 and adding the adjacent development trips. Refer to **Figure 7** for an illustration of the no-build peak hour traffic volumes (2031) at the study intersections.

### 3.5. Analysis of No-Build Peak Hour Traffic Conditions (2031)

The no-build AM and PM peak hour traffic volumes (2031) at the study intersections were analyzed with future geometric roadway conditions and traffic control. The analysis results are presented in **Section 7** of this report.

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**LEGEND**

Signalized Intersection

Unsignalized Intersection

X / Y → Weekday AM / PM Peak Hour Adjacent Development Trips

Weaver's Pointe

Pearces Landing

Pearces Road Residential

Ferrell Road

Zebulon Road

Glory Road

Golden Plum Lane

Hunters Greene Drive

Pippin Road

Proctor Street

N Arendell Avenue

Pearces Road

20/63
1/5
5/3
56/38
10/25
1/5
5/3
20/18
9/27
11/36
34/22
6/4
22/16
2/7
46/30
5/3
2/5
4/13
15/48
12/8
7/23
4/7
21/14
36/24
12/39
4/7
6/4
9/27
22/16
73/45
2/7
23/80
8/7
28/21
4/3
1/5
1/3
0/1
3/9
3/2
3/2
1/3
12/32
1/1
4/3
100/60
5/5
2/4
2/6
30/108
55/36
10/27
24/18
73/40
19/62
19/78

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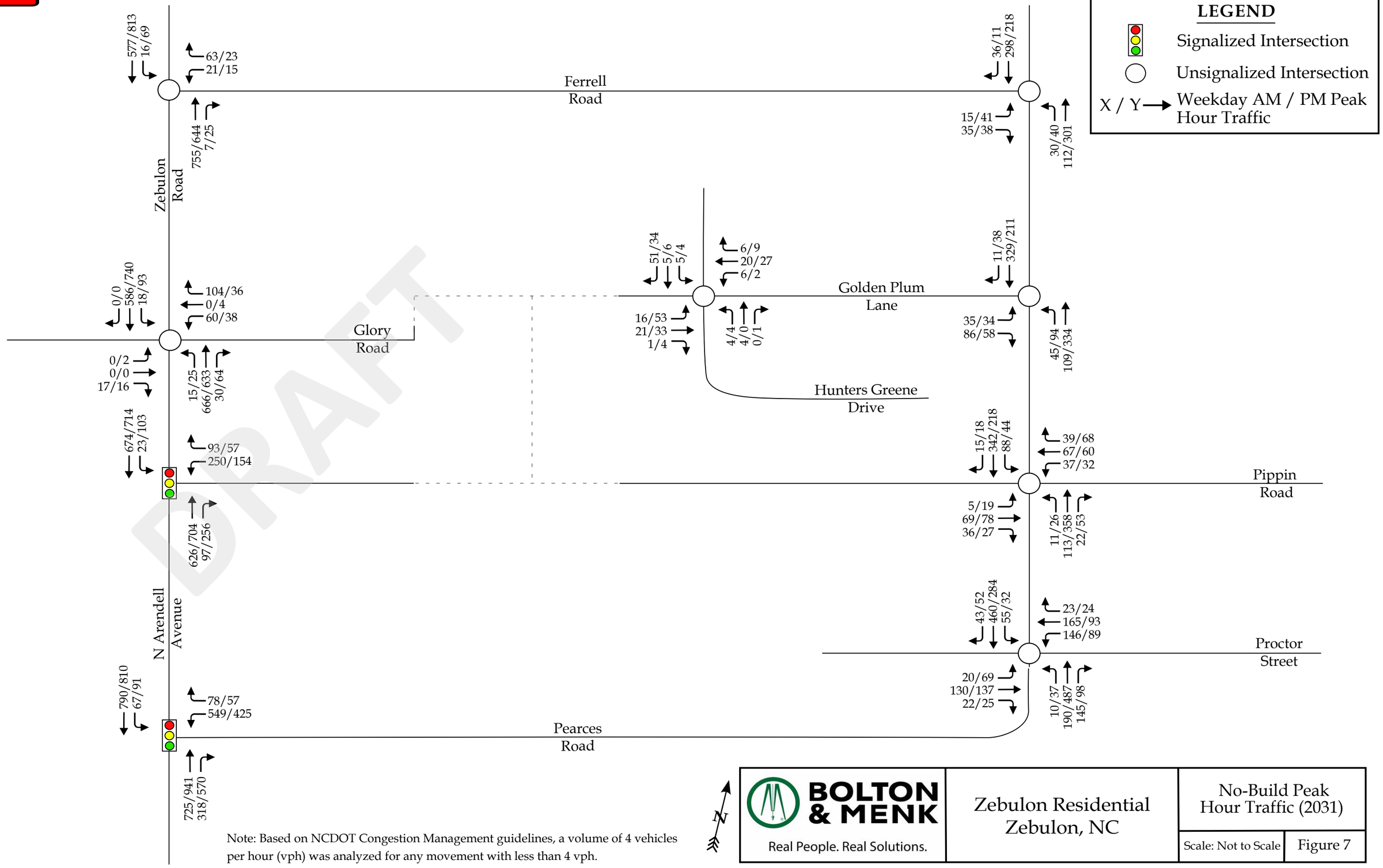
Zebulon Residential
Zebulon, NC

Total Adjacent Development Trips

Scale: Not to Scale

Figure 6

Attachment
D 2025-01




Note: Based on NCDOT Congestion Management guidelines, a volume of 4 vehicles per hour (vph) was analyzed for any movement with less than 4 vph.

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No-Build Peak Hour Traffic (2031)

Scale: Not to Scale

Figure 7

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Attachment
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# 4. SITE TRIP GENERATION AND DISTRIBUTION

## 4.1. Trip Generation

The proposed development is assumed to consist of a maximum of 340 single-family detached units, 200 single-family attached units, and a 160-student daycare center. The project team indicated that the planned number of total residential units is lower than the proposed maximum total residential units (540 units) considered in this study, which provides a conservative analysis [results in higher estimated site trips for the proposed development]. Average weekday daily, AM peak hour, and PM peak hour trips for the proposed development were estimated using methodology contained within the ITE *Trip Generation Manual*, 11.1 Edition. **Table 3** provides a summary of the trip generation potential for the site.

Table 3: Trip Generation Summary

| Land Use (ITE Code) | Intensity | Daily Traffic (vpd) | Weekday AM Peak Hour Trips (vph) | | Weekday PM Peak Hour Trips (vph) | |
|---|---|---|---|---|---|---|
| | | | Enter | Exit | Enter | Exit |
| Single-Family Detached (210) | 340 units | 3,112 | 57 | 170 | 198 | 116 |
| Single-Family Attached (215) | 200 units | 1,474 | 25 | 73 | 68 | 48 |
| Day Care Center (565) | 160 students | 618 | 60 | 54 | 52 | 59 |
| **Total Trips** | | **5,204** | **142** | **297** | **318** | **223** |
| *Pass-By Trips: Daycare (0% AM & 44% PM)** | | | -- | -- | *-24* | *-24* |
| **Total Primary Trips** | | | **142** | **297** | **294** | **199** |

*Pass-By Rate based on NCDOT Trip Generation Rate Equation Recommendations (TripGen V11) ITE Code 565.

It is estimated that the proposed development will generate approximately 5,204 total site trips on the roadway network during a typical 24-hour weekday period. Of the daily traffic volume, it is anticipated that 439 trips (142 entering and 297 exiting) will occur during the weekday AM peak hour and 541 trips (318 entering and 223 exiting) will occur during the weekday PM peak hour.

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Internal capture of trips between the residential and daycare land uses were not considered to provide a conservative estimate; however, it is likely that trips will be made within the site between the two land uses. Therefore, a distribution of daycare trips will be provided to/from the surrounding residential developments.

Pass-by trips were taken into consideration. Pass-by trips are made by the traffic already using the adjacent roadway, entering the site as an intermediate stop on their way to another destination. Pass-by percentages are applied to site trips after adjustments for internal capture. Pass-by trips are expected to account for approximately 48 trips (24 entering and 24 exiting) during the weekday PM peak hour. Due to the low potential for pass-by in the weekday AM peak hour and NCDOT recommendations, a pass-by rate of 44% was used only in the weekday PM peak hour based on the ITE land use 565. It should be noted that the pass-by trips were balanced, as it is likely that these trips would enter and exit in the same hour.

The total primary site trips are the calculated site trips after the reduction for pass-by trips. Primary site trips are expected to generate approximately 439 trips (142 entering and 297 exiting) during the weekday AM peak hour and 493 trips (294 entering and 199 exiting) during the weekday PM peak hour.

### 4.2. Site Trip Distribution and Assignment

Trip distribution percentages used in assigning site traffic for this development were estimated based on a combination of existing traffic patterns, population centers in the vicinity of the study area, and engineering judgement. The regional distributions outlined below, and on the following page, were approved by the Town and NCDOT as part of the MOU.

It is estimated that the residential site trips will be regionally distributed as follows:

- 30% to/from the north via Zebulon Road
- 5% to/from the north via Pearces Road
- 60% to/from the south via N Arendell Avenue
- 5% to/from the east via Pippin Road

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It is estimated that the daycare site trips will be regionally distributed as follows:

- 5% to/from the north via Zebulon Road
- 5% to/from the north via Pearces Road
- 20% to/from the south via N Arendell Avenue
- 10% to/from the east via Pippin Road
- 15% to/from the east via Proctor Street
- 25% to/from the residential developments along Glory Road/Golden Plum Lane (between Zebulon Road and Hunters Greene Drive)
- 5% to/from the residential developments along Golden Plum Lane (between Hunters Greene Drive and Pearces Road) via interconnectivity and cross access to the site
- 10% to/from the residential developments along Pippin Road (between Zebulon Road and Pearces Road)
- 5% to/from the proposed Zebulon Residential development via internal connections

It should be noted that no distribution was assigned to the Wakelon Elementary School; however, it would be expected that a percentage of the traffic from a residential development would travel to/from the school during the AM peak hour. A conservative estimate of proposed site trips at the study area intersections is provided by assuming the school is not an original destination for the proposed site trips.

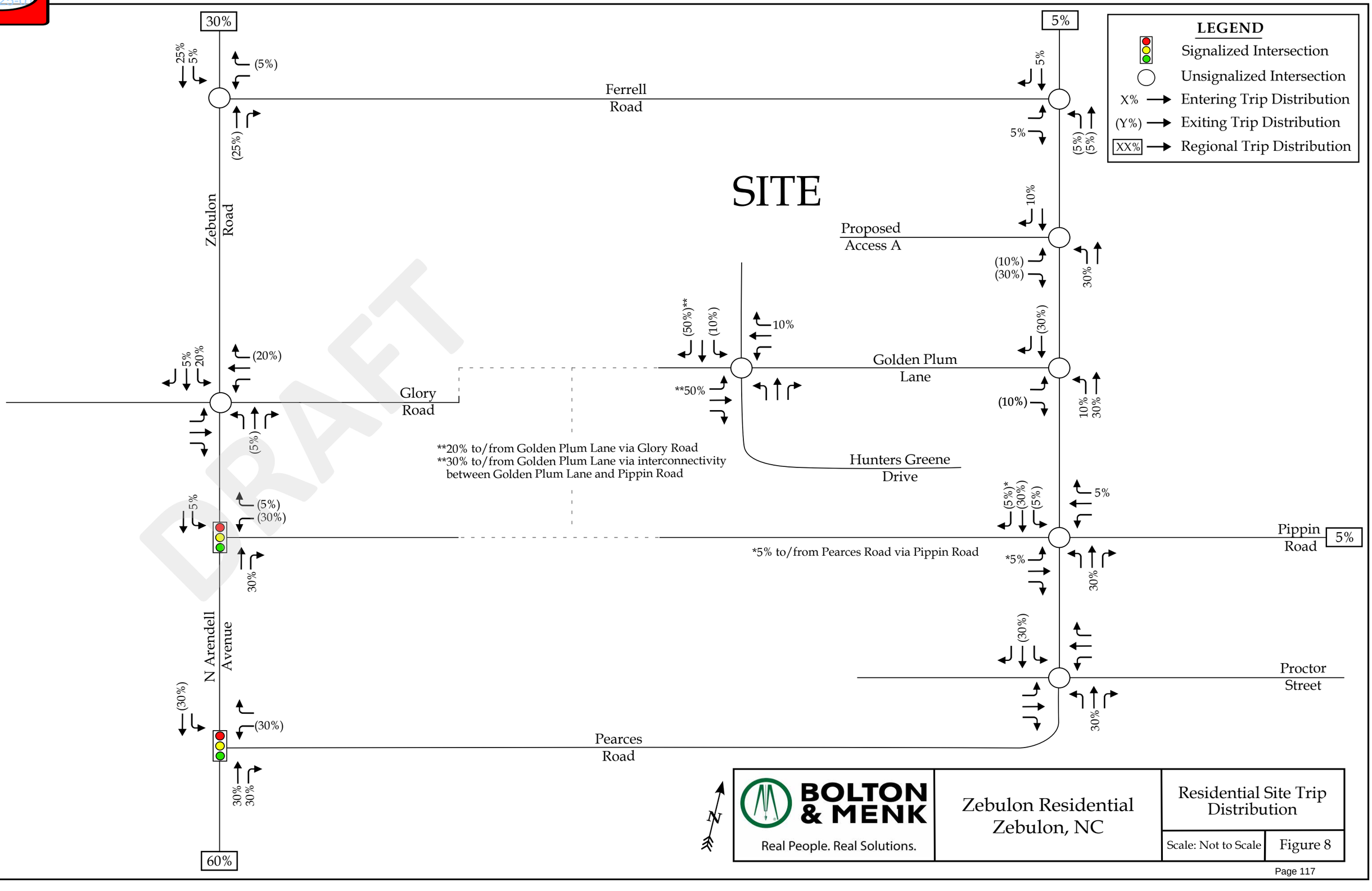
Refer to **Figure 8** and **Figure 9** for an illustration of the residential and daycare site trip distribution, respectively. The residential site trip assignment is shown in **Figure 10** and the primary daycare site trip assignment is shown in **Figure 11**.

The pass-by site trips were distributed based on existing traffic patterns. Refer to **Figure 12** for the PM pass-by site trip distribution and **Figure 13** for the PM pass-by site trips.

The total site trips were determined by adding the primary site trips and the pass-by site trips. Refer to **Figure 14** for the total peak hour site trips at the study intersections for the proposed development.

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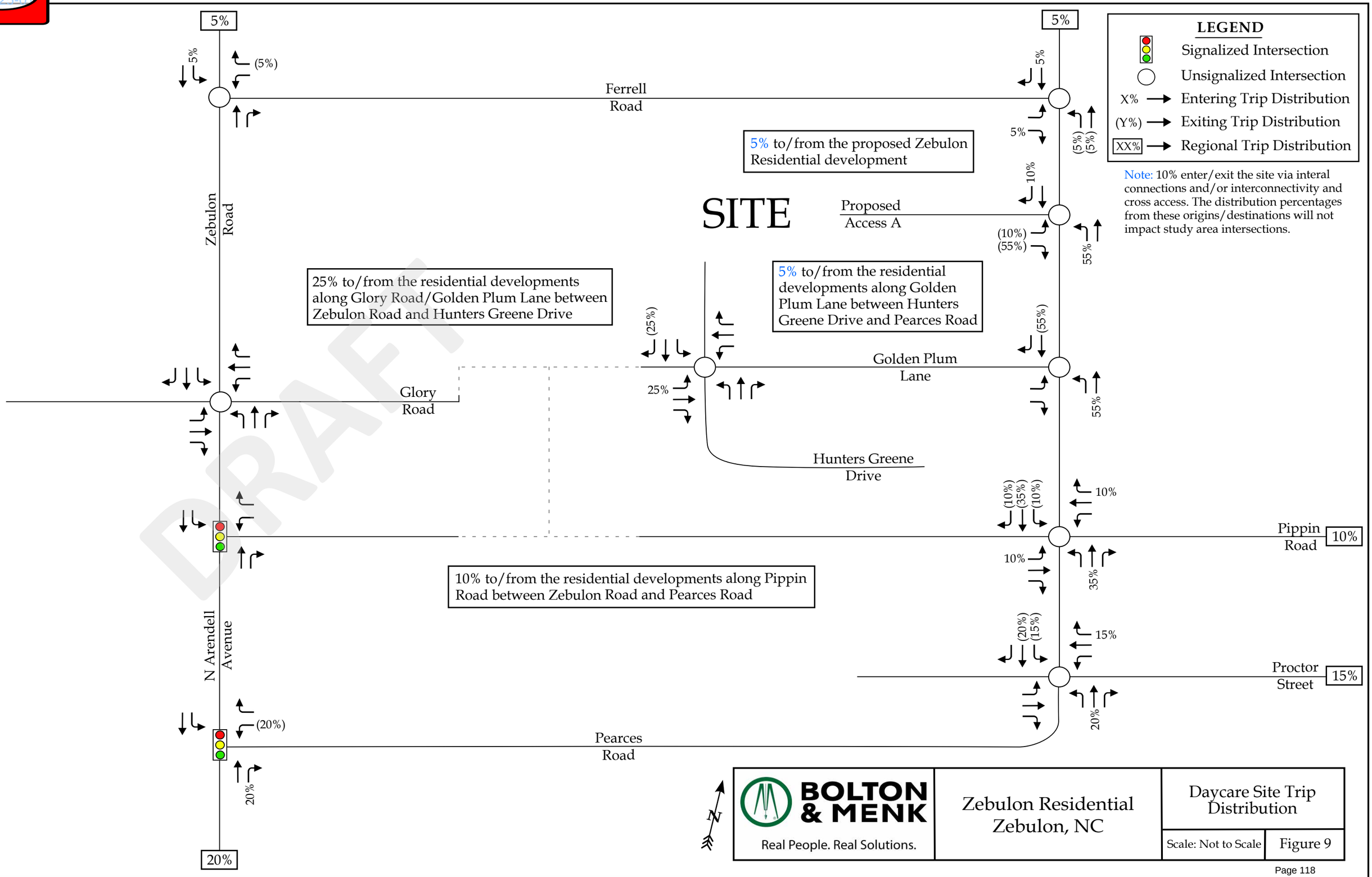

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Residential Site Trip Distribution

Scale: Not to Scale | Figure 8

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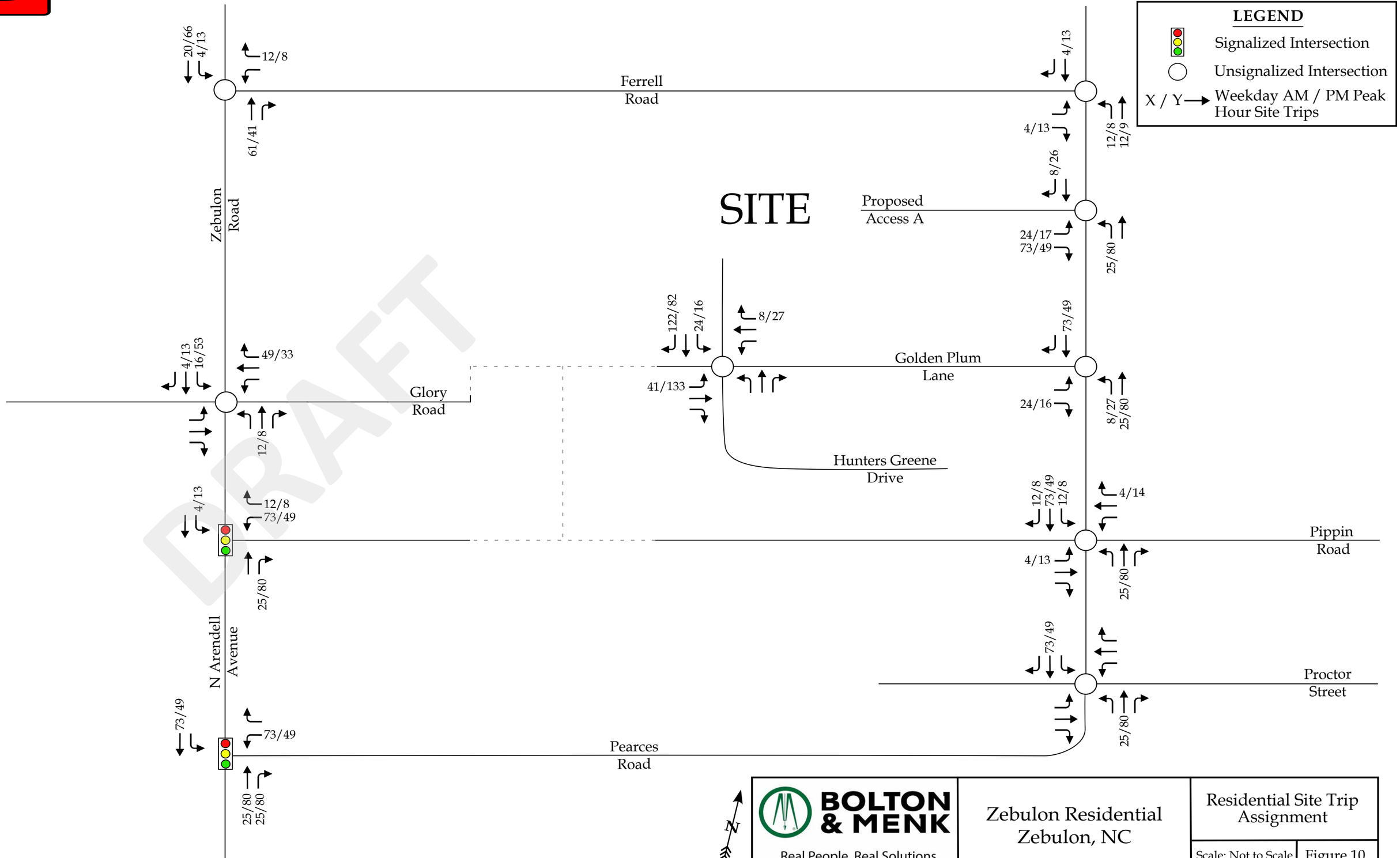
Zebulon Residential
Zebulon, NC

Daycare Site Trip Distribution

Scale: Not to Scale | Figure 9

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**LEGEND**

Signalized Intersection

Unsignalized Intersection

X / Y → Weekday AM / PM Peak Hour Site Trips

SITE

Ferrell Road

Zebulon Road

Glory Road

Proposed Access A

Golden Plum Lane

Hunters Greene Drive

Pippin Road

Proctor Street

N Arendell Avenue

Pearces Road

3/1 3/2

3/1 3/2 3/2

6/2 6/4 29/19 33/16

14/8 15/7

29/19 33/16

5/4 19/11 5/4 6/3

6/3 21/10

11/6 8/5 9/4

12/6

11/6 12/6

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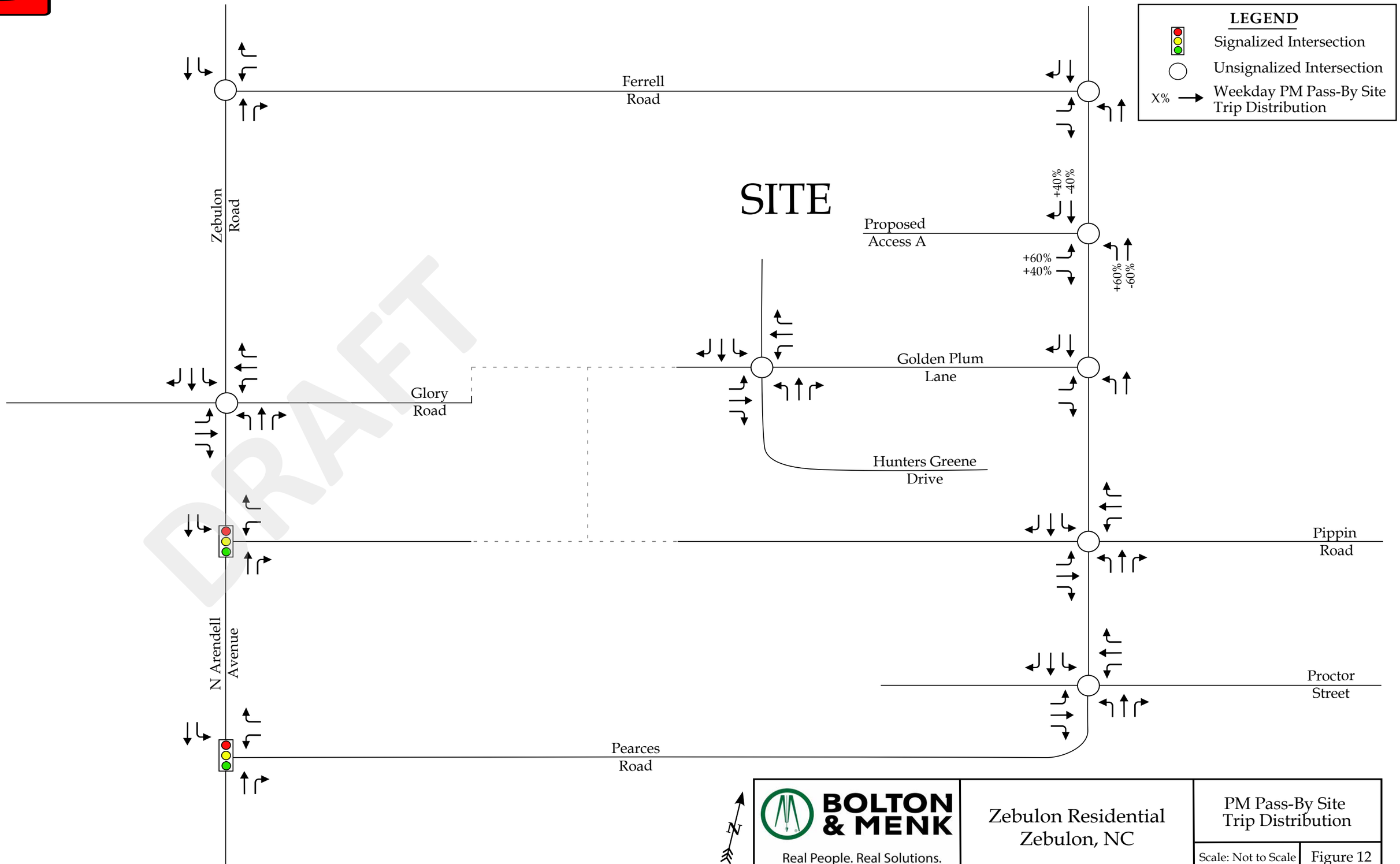
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Primary Daycare
Site Trip
Assignment

Scale: Not to Scale | Figure 11

Attachment
ID 2025-01



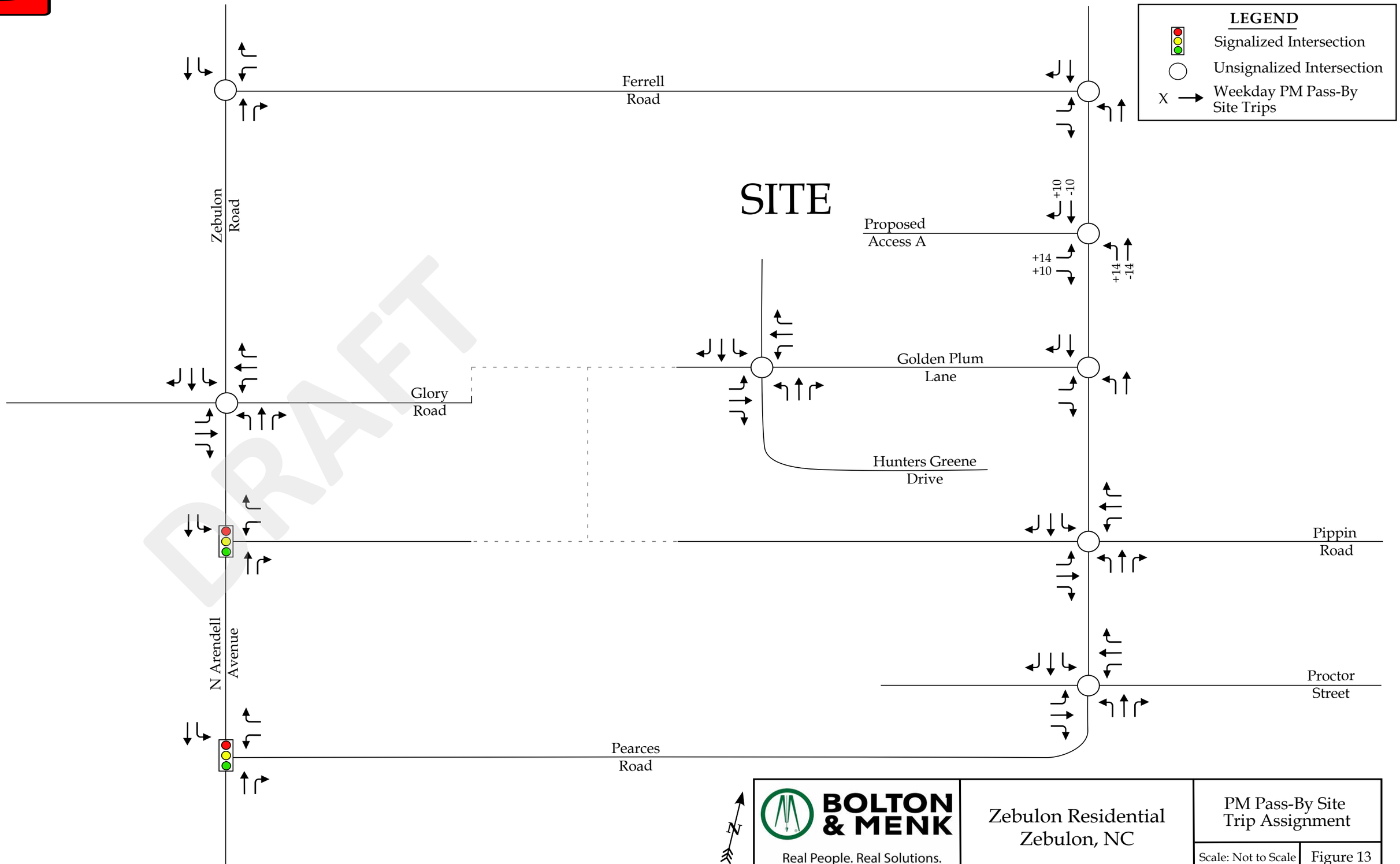

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PM Pass-By Site Trip Distribution

Scale: Not to Scale | Figure 12

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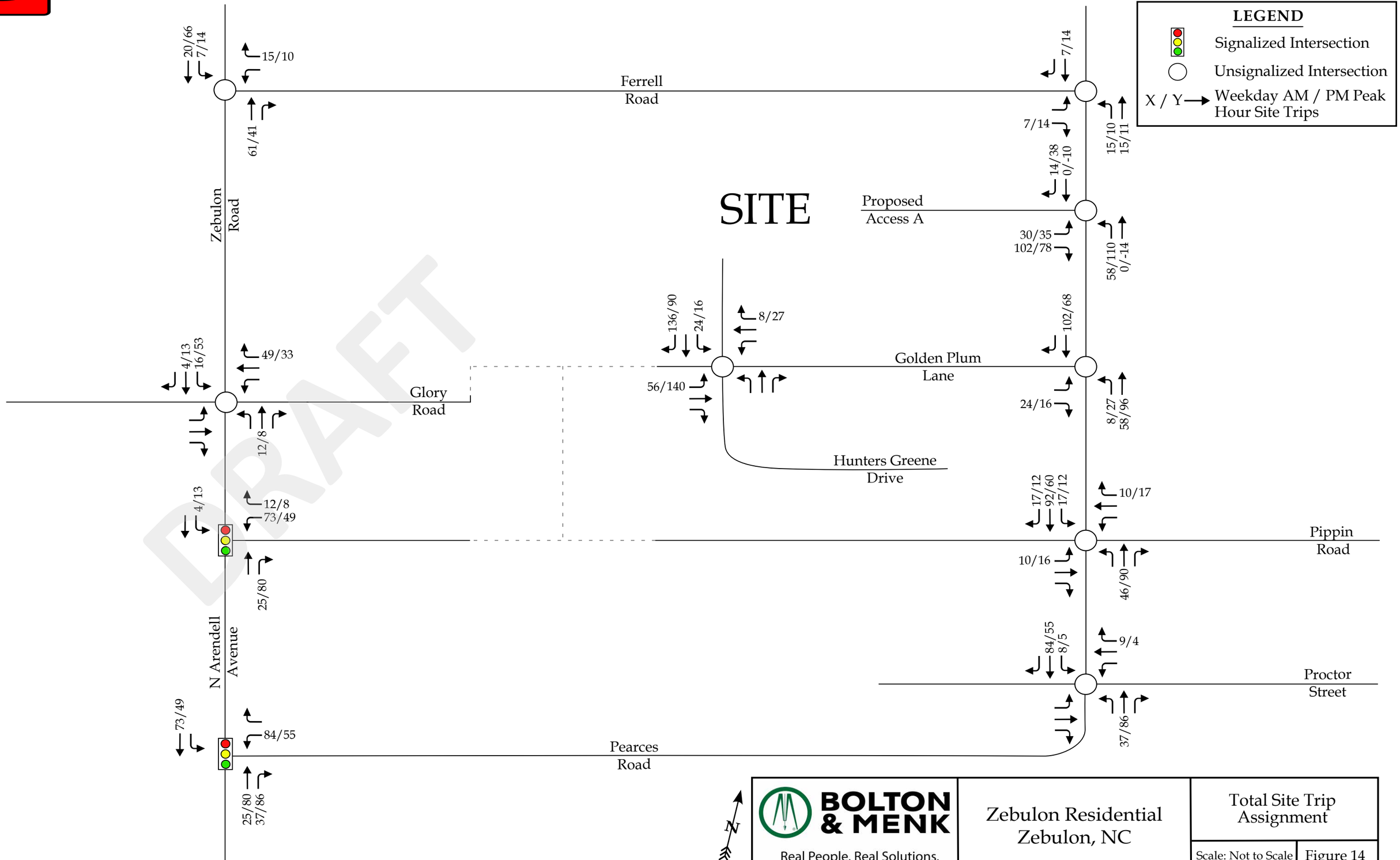

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PM Pass-By Site Trip Assignment

Scale: Not to Scale | Figure 13

Attachment
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Total Site Trip Assignment

Scale: Not to Scale | Figure 14

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# 5. BUILD TRAFFIC CONDITIONS (2031)

## 5.1. Build Peak Hour Traffic Volumes (2031)

To estimate traffic conditions with the site fully built-out, the total site trips were added to the no-build traffic volumes (2031) to determine the build traffic volumes (2031). Refer to **Figure 15** for an illustration of the build peak hour traffic volumes (2031) with the proposed site fully developed.

## 5.2. Analysis of Build Peak Hour Traffic Conditions (2031)

Study intersections were analyzed with the build traffic volumes (2031) using the same methodology previously discussed for no-build traffic conditions. Intersections were analyzed with improvements necessary to accommodate future traffic volumes. The results of the capacity analysis for each intersection are presented in **Section 7** of this report.

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Attachment
ID 2025-01

**LEGEND**

- Signalized Intersection
- Unsignalized Intersection
- X / Y → Weekday AM / PM Peak Hour Traffic

SITE

Ferrell Road

Zebulon Road

Glory Road

Proposed Access A

Golden Plum Lane

Hunters Greene Drive

Pippin Road

Proctor Street

N Arendell Avenue

Pearces Road

597/879
23/83
78/33
21/15
816/685
7/25
36/11
305/232
15/41
42/52
45/50
127/312
14/38
340/239
30/35
102/78
58/110
144/354
187/124
5/6
29/20
14/36
20/27
6/2
72/193
21/33
1/4
4/4
4/0
0/1
11/38
431/279
35/34
110/74
53/121
167/430
0/0
590/753
34/146
153/69
0/4
60/38
0/2
0/0
17/16
15/25
678/641
30/64
674/714
27/116
105/65
323/203
626/704
122/336
32/30
434/278
105/56
49/85
67/60
37/32
15/35
69/78
36/27
11/26
159/448
22/53
43/52
544/339
63/37
32/28
165/93
146/89
20/69
130/137
22/25
10/37
227/573
145/98
863/859
67/91
78/57
633/480
750/1021
355/656

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Zebulon, NC

Build Peak Hour Traffic (2031)

Scale: Not to Scale | Figure 15

Attachment
ZO 2025-01



## 6. TRAFFIC ANALYSIS PROCEDURE

Study intersections were analyzed using the methodology outlined in the *Highway Capacity Manual* (HCM), 6th Edition published by the Transportation Research Board. Capacity and level of service are the design criteria for this traffic study. The computer software packages, Synchro (Version 11.1) and SIDRA (Version 9), were used to complete the analyses for the study area intersections. Please note that the two-way stop-control unsignalized capacity analysis does not provide an overall level of service for an intersection; only delay for an approach with a conflicting movement.

The HCM defines capacity as "the maximum hourly rate at which persons or vehicles can reasonably be expected to traverse a point or uniform section of a lane or roadway during a given time period under prevailing roadway, traffic, and control conditions." Level of service (LOS) is a term used to represent different driving conditions and is defined as a "qualitative measure describing operational conditions within a traffic stream, and their perception by motorists and/or passengers." Level of service varies from Level "A" representing free flow, to Level "F" where breakdown conditions are evident. Refer to **Table 4** for HCM levels of service and related average control delay per vehicle for both signalized and unsignalized intersections. Control delay as defined by the HCM includes "initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay". An average control delay of 50 seconds at a signalized intersection results in LOS "D" operation at the intersection.

Table 4: Highway Capacity Manual – Levels-of-Service and Delay

| UNSIGNALIZED/ROUNDABOUT INTERSECTION | | SIGNALIZED INTERSECTION | |
|---|---|---|---|
| LEVEL OF SERVICE | AVERAGE CONTROL DELAY PER VEHICLE (SECONDS) | LEVEL OF SERVICE | AVERAGE CONTROL DELAY PER VEHICLE (SECONDS) |
| A | 0-10 | A | 0-10 |
| B | 10-15 | B | 10-20 |
| C | 15-25 | C | 20-35 |
| D | 25-35 | D | 35-55 |
| E | 35-50 | E | 55-80 |
| F | >50 | F | >80 |

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## 6.1. Adjustments to Analysis Guidelines

Capacity analysis at all study intersections was completed according to the NCDOT Congestion Management Guidelines and the Town's Unified Development Ordinance (UDO) Guidelines, with the exception of the Town's build +1 analysis scenario. The Town approved the build out year (2031) for the future analysis scenario as part of the MOU.

Per the Town's UDO, LOS C should be maintained on arterials or high-order streets and LOS D on any other designated nonlocal/nonresidential street. Where the existing level of service is below these standards, mitigation for the development was identified to maintain the existing level of service, mitigate the impacts of the proposed development traffic, and additional improvements were identified to raise the level of service to the standard indicated. Improvements recommended to mitigate the impacts of proposed development traffic are denoted as "with Improvements"; however, improvements identified that go beyond mitigating proposed development traffic, but are required to meet the Town's UDO guidelines, are denoted as "with UDO Improvements". These identified improvements are not recommended on behalf of the development.

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# 7. CAPACITY ANALYSIS

## 7.1. Pearces Road [NB/SB] and Ferrell Road [EB]

The existing unsignalized intersection of Pearces Road and Ferrell Road was analyzed under existing (2024), no-build (2031), and build (2031) traffic conditions with the lane configurations and traffic control shown in **Table 5**. Refer to **Table 5** for a summary of the analysis results. Refer to **Appendix F** for the Synchro capacity analysis reports. SimTraffic queuing reports can be found in **Appendix P**.

Table 5: Analysis Summary of Pearces Road and Ferrell Road

| ANALYSIS SCENARIO | APPROACH | LANE CONFIGURATIONS | WEEKDAY AM PEAK HOUR LEVEL OF SERVICE | | WEEKDAY PM PEAK HOUR LEVEL OF SERVICE | |
|---|---|---|---|---|---|---|
| | | | Approach (seconds) | Overall (seconds) | Approach (seconds) | Overall (seconds) |
| Existing (2024) | EB<br>NB<br>SB | 1 LT-RT<br>1 LT-TH<br>1 TH-RT | B[2] (11)<br>A[1] (8)<br>-- | N/A | B[2] (11)<br>A[1] (8)<br>-- | N/A |
| No-Build (2031) | EB<br>NB<br>SB | 1 LT-RT<br>1 LT-TH<br>1 TH-RT | B[2] (11)<br>A[1] (8)<br>-- | N/A | B[2] (13)<br>A[1] (8)<br>-- | N/A |
| Build (2031) | EB<br>NB<br>SB | 1 LT-RT<br>1 LT-TH<br>1 TH-RT | B[2] (12)<br>A[1] (8)<br>-- | N/A | B[2] (14)<br>A[1] (8)<br>-- | N/A |

1. Level of service for major-street left-turn movement.
2. Level of service for minor-street approach.

Capacity analysis of existing (2024), no-build (2031), and build (2031) traffic conditions indicates that the major-street left-turn movement and the minor-street approach at the intersection of Pearces Road and Ferrell Road are expected to operate at LOS B or better during the weekday AM and PM peak hours. No improvements are recommended at this intersection due to acceptable levels of service and minimal queueing.

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### 7.2. Pearces Road [NB/SB] and Golden Plum Lane [EB]

The existing unsignalized intersection of Pearces Road and Golden Plum Lane was analyzed under existing (2024), no-build (2031), and build (2031) traffic conditions with the lane configurations and traffic control shown in **Table 6**. Refer to **Table 6** for a summary of the analysis results. Refer to **Appendix G** for the Synchro capacity analysis reports. SimTraffic queuing reports can be found in **Appendix P**.

Table 6: Analysis Summary of Pearces Road and Golden Plum Lane

| ANALYSIS SCENARIO | APPROACH | LANE CONFIGURATIONS | WEEKDAY AM PEAK HOUR LEVEL OF SERVICE | | WEEKDAY PM PEAK HOUR LEVEL OF SERVICE | |
|---|---|---|---|---|---|---|
| | | | Approach (seconds) | Overall (seconds) | Approach (seconds) | Overall (seconds) |
| Existing (2024) | EB<br>NB<br>SB | 1 LT-RT<br>1 LT, 1 TH<br>1 TH-RT | B[2] (11)<br>A[1] (8)<br>-- | N/A | B[2] (11)<br>A[1] (8)<br>-- | N/A |
| No-Build (2031) | EB<br>NB<br>SB | 1 LT-RT<br>1 LT, 1 TH<br>1 TH-RT | B[2] (13)<br>A[1] (8)<br>-- | N/A | B[2] (14)<br>A[1] (8)<br>-- | N/A |
| Build (2031) | EB<br>NB<br>SB | 1 LT-RT<br>1 LT, 1 TH<br>1 TH-RT | C[2] (16)<br>A[1] (9)<br>-- | N/A | C[2] (17)<br>A[1] (8)<br>-- | N/A |

1. Level of service for major-street left-turn movement.
2. Level of service for minor-street approach.

Capacity analysis of existing (2024), no-build (2031), and build (2031) traffic conditions indicates that the major-street left-turn movement and the minor-street approach at the intersection of Pearces Road and Golden Plum Lane are expected to operate at LOS C or better during the weekday AM and PM peak hours. No improvements are recommended at this intersection due to acceptable levels of service and minimal queueing.

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### 7.3. Pearces Road [NB/SB] and Pippin Road [EB/WB]

The existing unsignalized intersection of Pearces Road and Pippin Road was analyzed under existing (2024), no-build (2031), and build (2031) traffic conditions with the lane configurations and traffic control shown in **Table 7**. Refer to **Table 7** for a summary of the analysis results. Refer to **Appendix H** for the Synchro and SIDRA capacity analysis reports. SimTraffic queuing reports can be found in **Appendix P**.

Table 7: Analysis Summary of Pearces Road and Pippin Road

| ANALYSIS SCENARIO | APPROACH | LANE CONFIGURATIONS | WEEKDAY AM PEAK HOUR LEVEL OF SERVICE | | WEEKDAY PM PEAK HOUR LEVEL OF SERVICE | |
|---|---|---|---|---|---|---|
| | | | Approach (seconds) | Overall (seconds) | Approach (seconds) | Overall (seconds) |
| Existing (2024) | EB<br>WB<br>NB<br>SB | 1 LT-TH-RT<br>1 LT-TH-RT<br>1 LT-TH-RT<br>1 LT-TH-RT | B[2] (15)<br>C[2] (16)<br>A[1] (8)<br>A[1] (8) | N/A | C[2] (16)<br>C[2] (17)<br>A[1] (8)<br>A[1] (8) | N/A |
| No-Build (2031) | EB<br>WB<br>NB<br>SB | 1 LT-TH-RT<br>1 LT-TH-RT<br>1 LT-TH-RT<br>1 LT-TH-RT | C[2] (20)<br>D[2] (26)<br>A[1] (8)<br>A[1] (8) | N/A | D[2] (29)<br>D[2] (30)<br>A[1] (8)<br>A[1] (8) | N/A |
| Build (2031) | EB<br>WB<br>NB<br>SB | 1 LT-TH-RT<br>1 LT-TH-RT<br>1 LT-TH-RT<br>1 LT-TH-RT | E[2] (35)<br>E[2] (49)<br>A[1] (9)<br>A[1] (8) | N/A | F[2] (84)<br>F[2] (64)<br>A[1] (8)<br>A[1] (9) | N/A |
| Build (2031) – **with Improvements (*Modular Roundabout**)** | EB<br>WB<br>NB<br>SB | 1 LT-TH-RT<br>1 LT-TH-RT<br>1 LT-TH-RT<br>1 LT-TH-RT | A[3] (7)<br>A[3] (5)<br>A[3] (5)<br>A[3] (9) | A<br>(8) | A[3] (6)<br>A[3] (8)<br>A[3] (9)<br>A[3] (6) | A<br>(8) |
| Build (2031) – **with Alternative Improvements (*Signalization*)** | EB<br>WB<br>NB<br>SB | 1 LT-TH-RT<br>1 LT-TH-RT<br>1 LT-TH-RT<br>1 LT-TH-RT | B (18)<br>B (20)<br>A (7)<br>B (12) | B<br>(13) | B (18)<br>B (20)<br>B (10)<br>A (9) | B<br>(12) |

**Improvements shown in bold.**

1. Level of service for major-street left-turn movement.
2. Level of service for minor-street approach.
3. Level of service for roundabout approach.

*Analyzed utilizing SIDRA software as a mini-roundabout.

Capacity analysis of all traffic conditions indicates that the major-street left-turn movement is expected to operate at LOS A during the weekday AM and PM peak hours. Under existing

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(2024) and no-build (2031) traffic conditions, the minor-street approaches at the intersection of Pearces Road and Pippin Road are expected to operate at LOS D or better during the weekday AM and PM peak hours. Under build (2031) conditions, the minor-street approaches are expected to degrade in level of service and operate at poor levels of service (LOS E or F) during the weekday AM and PM peak hours.

Poor levels of service are not uncommon for a stop-controlled minor-street approach during the peak hours when major-street (Pearces Road) volumes are the heaviest. SimTraffic reports that maximum queues for any given approach are not expected to exceed approximately 130 feet (5-6 vehicles) under build (2031) traffic conditions during either peak hour. When comparing no-build (2031) and build (2031) traffic conditions, maximum queues are expected to have a negligible increase (two vehicles) with site traffic associated with the development.

Per the Town's UDO, various traffic control and lane configuration improvements were evaluated to mitigate poor levels of service on the minor-street approach and are outlined below:

- Eastbound and westbound left-turn lanes – These improvements would mitigate failing levels of service on the minor-street to LOS D, except for the eastbound approach during the PM peak hour which would be expected to operate at LOS E. Adding turn lanes on the stop-controlled approach at two-way stop-control intersections can increase driver confusion and result in unsafe conditions. Due to unacceptable levels of service during the PM peak hour and potential safety issues, turn lanes are not recommended.
- Mini-roundabout - Due to skewed angle at the intersection that has resulted in additional pavement along the turn radii, a mini-roundabout was considered utilizing SIDRA software. Capacity analysis of build (2031) traffic conditions indicate that the intersection, with a mini-roundabout, is expected to operate at an overall LOS A during both peak hours.
- Signalization – The build (2031) weekday AM and PM peak hour traffic volumes were analyzed utilizing the criteria contained in the *Manual on Uniform Traffic Control Devices* (MUTCD) and the peak hour warrant [Warrant 3] was not met. Due to the lack

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of commercial development in the immediate area (primarily residential), it is not likely the 4- or 8-hour warrants would be met (typically preferred for signalization by NCDOT); however, a traffic signal was considered. Capacity analysis of build (2031) with alternative improvement traffic conditions indicate that the intersection is expected to operate at an overall LOS B during both peak hours with the provision of a traffic signal.

Based on the United States Department of Transportation (USDOT) Federal Highway Administration (FHA), a mini-roundabout typically has a diameter of 43-79 feet with a smaller island that can be driven over when necessary [typically by heavy vehicles]. A variation of this would be a modular roundabout that can be constructed on top of existing intersections, repurposing existing pavement. This would be an innovative solution that saves money and construction time. Heavy vehicle percentages from the existing traffic counts show minimal truck activity at this intersection, which supports the construction of a modular roundabout. To provide options, it is recommended that the development provide mitigation at this intersection by constructing a modular roundabout or the provision of a traffic signal.

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### 7.4. Pearces Road [NB/SB] and Proctor Street [EB/WB]

The existing unsignalized intersection of Pearces Road and Proctor Street was analyzed under existing (2024), no-build (2031), and build (2031) traffic conditions with the lane configurations and traffic control shown in **Table 8**. Refer to **Table 8** for a summary of the analysis results. Refer to **Appendix I** for the Synchro and SIDRA capacity analysis reports. SimTraffic queuing reports can be found in **Appendix P**.

Table 8: Analysis Summary of Pearces Road and Proctor Street

| ANALYSIS SCENARIO | APPROACH | LANE CONFIGURATIONS | WEEKDAY AM PEAK HOUR LEVEL OF SERVICE | | WEEKDAY PM PEAK HOUR LEVEL OF SERVICE | |
|---|---|---|---|---|---|---|
| | | | Approach (seconds) | Overall (seconds) | Approach (seconds) | Overall (seconds) |
| Existing (2024) | EB<br>WB<br>NB<br>SB | 1 LT-TH-RT<br>1 LT-TH-RT<br>1 LT-TH-RT<br>1 LT-TH-RT | B[3] (13)<br>C[3] (17)<br>B[3] (15)<br>C[3] (21) | C (17) | B[3] (13)<br>B[3] (13)<br>C[3] (23)<br>B[3] (14) | C (17) |
| No-Build (2031) | EB<br>WB<br>NB<br>SB | 1 LT-TH-RT<br>1 LT-TH-RT<br>1 LT-TH-RT<br>1 LT-TH-RT | C[3] (20)<br>E[3] (38)<br>E[3] (35)<br>F[3] (168) | F (87) | C[3] (23)<br>C[3] (21)<br>F[3] (188)<br>E[3] (38) | F (99) |
| Build (2031) | EB<br>WB<br>NB<br>SB | 1 LT-TH-RT<br>1 LT-TH-RT<br>1 LT-TH-RT<br>1 LT-TH-RT | C[3] (23)<br>E[3] (47)<br>F[3] (54)<br>F[3] (286) | F (147) | D[3] (26)<br>C[3] (24)<br>F[3] (312)<br>F[3] (66) | F (165) |
| Build (2031) – **with Improvements (*Modular Roundabout**)** | EB<br>WB<br>NB<br>SB | 1 LT-TH-RT<br>1 LT-TH-RT<br>1 LT-TH-RT<br>1 LT-TH-RT | B[4] (11)<br>A[4] (8)<br>A[4] (8)<br>C[4] (20) | B (13) | A[4] (8)<br>B[4] (11)<br>C[4] (18)<br>A[4] (9) | B (13) |

**Improvements shown in bold.**

3. Level of service for all-way stop-control approach.
4. Level of service for roundabout approach.

*Analyzed utilizing SIDRA software as a mini-roundabout.

Capacity analysis of existing (2024) traffic conditions indicates that all approaches at the intersection of Pearces Road and Proctor Street operate at LOS C or better during the weekday AM and PM peak hours. Under no-build (2031) and build (2031) conditions, the intersection approaches are expected to operate at poor levels of service (LOS E or F) during the weekday AM and PM peak hours.

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Per the Town's UDO, various traffic control and lane configuration improvements were evaluated to mitigate poor levels of service and are outlined below:

- Two-Way Stop-Control – Adjusting the traffic control to allow for the major-street approaches (northbound/southbound) to be free-flowing would result in high delays on the minor-street approaches and is not recommended.
- Turn lanes – Left and right-turn lanes were considered on the major-street approaches (northbound and southbound) and while this improvement would provide mitigation to the impacts of the proposed development site traffic, it would still result in LOS E and F on multiple approaches. Additionally, adding turn lanes to all-way stops can increase driver confusion and result in unsafe conditions; therefore, turn lanes are not recommended.
- Signalization – The build (2031) weekday AM and PM peak hour traffic volumes were analyzed utilizing the criteria contained in the *Manual on Uniform Traffic Control Devices* (MUTCD) and the peak hour warrant [Warrant 3] was met. Due to the lack of commercial development in the immediate area (primarily residential), it is not likely the 4- or 8-hour warrants would be met (typically preferred for signalization by NCDOT). Since the 4- or 8- hour warrants are not expected to be met, a signal is not recommended.
- Mini-roundabout - Capacity analysis of build (2031) traffic conditions indicates that the intersection, with a mini-roundabout, is expected to operate at an overall LOS B during both peak hours.

During scoping, the Town indicated that there has been discussion regarding the implementation of a mini-roundabout at this intersection. Based on the United States Department of Transportation (USDOT) Federal Highway Administration (FHA), a mini-roundabout typically has a diameter of 43-79 feet with a smaller island that can be driven over when necessary [typically by heavy vehicles]. A variation of this would be a modular roundabout that can be constructed on top of existing intersections, repurposing existing pavement. This would be an innovative solution that saves money and construction time. Heavy vehicle percentages from the existing traffic counts report minimal truck activity at this intersection, which supports the construction of a modular roundabout. Constructing a

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modular roundabout is recommended to mitigate the expected traffic from the proposed development.

If the construction of a mini-roundabout at this intersection is pursued by the Town, the developer will coordinate with the Town about cost-sharing opportunities. The proposed development site trips are expected to account for less than 10% of the total traffic at this intersection during the weekday AM and PM peak hours. Due to the minimal impacts from the development and minimum amount of added traffic, it is recommended that the developer contributes to the mini-roundabout improvements at this intersection with a fee-in-lieu that is proportionate to the development's impact if this is desired instead of a modular roundabout.

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### 7.5. Pearces Road [WB] and N Arendell Avenue [NB/SB]

The existing signalized intersection of Pearces Road and N Arendell Avenue was analyzed under existing (2024) traffic conditions with the existing lane configurations and traffic control. No-build (2031) and build (2031) traffic conditions were analyzed with the future lane configurations and traffic control shown in **Table 9**. Refer to **Table 9** for a summary of the analysis results. Refer to **Appendix J** for the Synchro capacity analysis reports. SimTraffic queuing reports can be found in **Appendix P**.

Table 9: Analysis Summary of Pearces Road and N Arendell Avenue

| ANALYSIS SCENARIO | APPROACH | LANE CONFIGURATIONS | WEEKDAY AM PEAK HOUR LEVEL OF SERVICE | | WEEKDAY PM PEAK HOUR LEVEL OF SERVICE | |
|---|---|---|---|---|---|---|
| | | | Approach | Overall (seconds) | Approach | Overall (seconds) |
| Existing (2024) | WB<br>NB<br>SB | 1 LT, 1 RT<br>1 TH, 1 RT<br>1 LT, 1 TH | D (41)<br>B (11)<br>B (16) | B (19) | C (25)<br>B (13)<br>B (17) | B (16) |
| No-Build (2031) | WB<br>NB<br>SB | 1 LT, 1 LT-RT<br>1 TH, 1 TH-RT<br>1 LT, 2 TH | D (39)<br>C (21)<br>B (12) | C (22) | D (55)<br>C (23)<br>B (10) | C (24) |
| Build (2031) | WB<br>NB<br>SB | 1 LT, 1 LT-RT<br>1 TH, 1 TH-RT<br>1 LT, 2 TH | D (42)<br>C (23)<br>B (13) | C (24) | E (73)<br>C (32)<br>B (10) | C (32) |

Background improvements associated with the Town's N Arendell Ave/Hwy 96 Improvement project are underlined.

Capacity analysis of existing (2024) traffic conditions indicates that the intersection of Pearces Road and N Arendell Avenue operates at an overall LOS B during the weekday AM and PM peak hours. Under no-build (2031) and build (2031) traffic conditions with the Town's improvements, the intersection is expected to operate at an overall LOS C during the weekday AM and PM peak hours.

As mentioned previously, the southbound left-turn phase was analyzed as protected only, per Congestion Management Guidelines, under future traffic conditions. Upon the

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completion of these roadway improvements, a new signal plan and coordination timings plan will be implemented.

SimTraffic reports indicate maximum queues for the exclusive westbound left-turn lane along Pearces Road are not expected to exceed approximately 263 feet (10-11 vehicles) under build (2031) traffic conditions during either peak hour. Additionally, queues on the westbound approach are not expected to back into the adjacent intersection. The westbound left-turn lane extends to a two-way left-turn lane which can provide additional storage for the westbound left-turn movement during peak periods when maximum queues occur.

Due to the future roadway improvements planned for this intersection as part of the Town's N Arendell Ave/Hwy 96 Improvement project, there are no additional recommendations at this intersection.

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### 7.6. Zebulon Road [NB/SB] and Pippin Road [WB]

The existing signalized intersection of Zebulon Road and Pippin Road was analyzed under existing (2024), no-build (2031), and build (2031) traffic conditions with lane configurations and traffic control shown in **Table 10**. Refer to **Table 10** for a summary of the analysis results. Refer to **Appendix K** for the Synchro capacity analysis reports. SimTraffic queuing reports can be found in **Appendix P**.

Table 10: Analysis Summary of Zebulon Road and Pippin Road

| ANALYSIS SCENARIO | APPROACH | LANE CONFIGURATIONS | WEEKDAY AM PEAK HOUR LEVEL OF SERVICE | | WEEKDAY PM PEAK HOUR LEVEL OF SERVICE | |
|---|---|---|---|---|---|---|
| | | | Approach | Overall (seconds) | Approach | Overall (seconds) |
| Existing (2024) | WB<br>NB<br>SB | 1 LT-RT<br>1 TH, 1 RT<br>1 LT, 1 TH | C (23)<br>B (13)<br>B (12) | B (14) | C (28)<br>B (16)<br>A (8) | B (13) |
| No-Build (2031) | WB<br>NB<br>SB | 1 LT-RT<br>1 TH, 1 RT<br>1 LT, 1 TH | C (29)<br>C (26)<br>C (24) | C (26) | D (40)<br>B (20)<br>B (12) | B (19) |
| Build (2031) | WB<br>NB<br>SB | 1 LT-RT<br>1 TH, 1 RT<br>1 LT, 1 TH | D (36)<br>C (28)<br>C (22) | C (28) | D (40)<br>C (21)<br>B (16) | C (22) |

Capacity analysis of existing (2024), no-build (2031), and build (2031) traffic conditions indicates that the intersection of Zebulon Road and Pippin Road is expected to operate at an overall LOS C or better during the weekday AM and PM peak hours.

SimTraffic reports indicate that on occasion, maximum queues could extend outside of the existing storage for the northbound right-turn and southbound left-turn lanes; however, the average queues are expected to be contained within the storage provided. No improvements are recommended at this intersection due to acceptable levels of service.

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### 7.7. Zebulon Road [NB/SB] and Glory Road [EB/WB]

The existing unsignalized intersection of Zebulon Road and Glory Road was analyzed under existing (2024), no-build (2031), and build (2031) traffic conditions with the lane configurations and traffic control shown in **Table 11**. Refer to **Table 11** for a summary of the analysis results. Refer to **Appendix L** for the Synchro capacity analysis reports. SimTraffic queuing reports can be found in **Appendix P**.

Table 11: Analysis Summary of Zebulon Road and Glory Road

| ANALYSIS SCENARIO | APPROACH | LANE CONFIGURATIONS | WEEKDAY AM PEAK HOUR LEVEL OF SERVICE | | WEEKDAY PM PEAK HOUR LEVEL OF SERVICE | |
|---|---|---|---|---|---|---|
| | | | Approach (seconds) | Overall (seconds) | Approach (seconds) | Overall (seconds) |
| Existing (2024) | EB<br>WB<br>NB<br>SB | 1 LT-TH-RT<br>1 LT, 1 TH-RT<br>1 LT, 1 TH, 1 RT<br>1 LT, 1 TH-RT | C[2] (18)<br>C[2] (23)<br>A[1] (9)<br>A[1] (9) | N/A | C[2] (23)<br>E[2] (38)<br>A[1] (9)<br>A[1] (9) | N/A |
| No-Build (2031) | EB<br>WB<br>NB<br>SB | 1 LT-TH-RT<br>1 LT, 1 TH-RT<br>1 LT, 1 TH, 1 RT<br>1 LT, 1 TH-RT | D[2] (27)<br>E[2] (50)<br>A[1] (9)<br>A[1] (9) | N/A | E[2] (43)<br>F[2] (117)<br>A[1] (10)<br>A[1] (10) | N/A |
| Build (2031) | EB<br>WB<br>NB<br>SB | 1 LT-TH-RT<br>1 LT, 1 TH-RT<br>1 LT, 1 TH, 1 RT<br>1 LT, 1 TH-RT | D[2] (34)<br>F[2] (53)<br>A[1] (9)<br>A[1] (10) | N/A | F[2] (63)<br>F[2] (143)<br>A[1] (10)<br>B[1] (10) | N/A |
| Build (2031) – **with UDO Improvements (*Signalization*)** | EB<br>WB<br>NB<br>SB | 1 LT-TH-RT<br>1 LT, 1 TH-RT<br>1 LT, 1 TH, 1 RT<br>1 LT, 1 TH-RT | C (30)<br>C (35)<br>B (19)<br>B (10) | B (18) | C (34)<br>D (37)<br>B (20)<br>B (12) | B (17) |

**Improvements identified to meet Town guidelines are shown in bold.**
*Note: Due to rounding of delays, LOS A and LOS B overlap at 10 seconds, per Table 4.*
1. Level of service for major-street left-turn movement.
2. Level of service for minor-street approach.

Capacity analysis of existing (2024) traffic conditions indicates that minor-street approaches operate at LOS C during the weekday AM peak hour and LOS E on the westbound approach during the weekday PM peak hour. Under all traffic conditions, the major-street left-turn movement is expected to operate at LOS B or better during the weekday AM and PM peak hours. Under no-build (2031) and build (2031) conditions, the minor-street approach is

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expected to operate at poor levels of service (LOS E or F) during the weekday AM and PM peak hours.

Poor levels of service are not uncommon for a stop-controlled minor-street approach when heavy volumes are experienced on the major-street (Zebulon Road). While the minor-street approaches are expected to experience high delays, westbound and eastbound maximum queues are not expected to exceed 130 feet (approximately 5 vehicles) and average queues are not expected to exceed 50 feet (approximately 2 vehicles) during either peak hour under build (2031) traffic conditions.

Per the Town's UDO, various traffic control and lane configuration improvements were identified to mitigate poor levels of service and are outlined below:

- Turn lanes – Additional turn lanes along the eastbound approach and modifications to the existing lane striping on the westbound approach were considered; however, these improvements would not provide a significant decrease in delays and queues.
- Signalization – The build (2031) weekday AM and PM peak hour traffic volumes were analyzed utilizing the criteria contained in the *Manual on Uniform Traffic Control Devices* (MUTCD) and the peak hour warrant [Warrant 3] was met. Due to the lack of commercial development in the immediate area (primarily residential), it is not likely the 4- or 8-hour warrants would be met (typically preferred for signalization by NCDOT).

In order to identify improvements based on the Town's UDO, a traffic signal was analyzed under build (2031) with UDO improvements traffic conditions and modeled per Congestion Management Guidelines. Capacity analysis indicates that the intersection is expected to operate at an overall LOS B during the weekday AM and PM peak hours under signalized conditions.

It should be noted that the traffic assessment letters for the adjacent development (Weaver's Pointe) and the already constructed Weavers's Ridge development both indicated that this intersection should be monitored for signalization. Additionally, the proposed development site trips are expected to only account for approximately 6% or less of the total traffic volumes at this intersection during either peak hour.

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Due to minimal proposed traffic utilizing the intersection and the commitment from adjacent developments to monitor for signalization, no improvements are recommended for the proposed development.

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### 7.8. Zebulon Road [NB/SB] and Ferrell Road [WB]

The existing unsignalized intersection of Zebulon Road and Ferrell Road was analyzed under existing (2024), no-build (2031), and build (2031) traffic conditions with the lane configurations and traffic control shown in **Table 12**. Refer to **Table 12** for a summary of the analysis results. Refer to **Appendix M** for the Synchro capacity analysis reports. SimTraffic queuing reports can be found in **Appendix P**.

Table 12: Analysis Summary of Zebulon Road and Ferrell Road

| ANALYSIS SCENARIO | APPROACH | LANE CONFIGURATIONS | WEEKDAY AM PEAK HOUR LEVEL OF SERVICE | | WEEKDAY PM PEAK HOUR LEVEL OF SERVICE | |
|---|---|---|---|---|---|---|
| | | | Approach (seconds) | Overall (seconds) | Approach (seconds) | Overall (seconds) |
| Existing (2024) | WB<br>NB<br>SB | 1 LT-RT<br>1 TH-RT<br>1 LT-TH | C[2] (18)<br>--<br>A[1] (9) | N/A | C[2] (21)<br>--<br>A[1] (9) | N/A |
| No-Build (2031) | WB<br>NB<br>SB | 1 LT-RT<br>1 TH-RT<br>1 LT-TH | D[2] (28)<br>--<br>A[1] (10) | N/A | E[2] (39)<br>--<br>A[1] (10) | N/A |
| Build (2031) | WB<br>NB<br>SB | 1 LT-RT<br>1 TH-RT<br>1 LT-TH | D[2] (34)<br>--<br>B[1] (10) | N/A | E[2] (48)<br>--<br>A[1] (10) | N/A |
| Build (2031) – **with UDO Improvements (*Modular Roundabout**)** | WB<br>NB<br>SB | 1 LT-RT<br>1 TH-RT<br>1 LT-TH | A[3] (10)<br>B[3] (12)<br>A[3] (8) | B (10) | A[3] (7)<br>B[3] (11)<br>C[3] (17) | B (14) |

**Improvements identified to meet Town guidelines are shown in bold.**
*Note: Due to rounding of delays, LOS A and LOS B overlap at 10 seconds, per Table 4.*
1. Level of service for major-street left-turn movement.
2. Level of service for minor-street approach.
3. Level of service for roundabout approach.

*Analyzed utilizing SIDRA software as a mini-roundabout.

Capacity analysis of existing (2024) traffic conditions indicates that the minor-street approach at the intersection of Zebulon Road and Ferrell Road operates at LOS C during the weekday AM and PM peak hours. Under all traffic conditions, the major-street left-turn movement is expected to operate at LOS B or better during the weekday AM and PM peak hours. Under no-build (2031) and build (2031) traffic conditions the major-street left-turn movement and the minor-street approach are expected to operate at LOS D or better during the weekday AM

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peak hour and the minor-street approach is expected to operate at LOS E during the weekday PM peak hour.

Poor levels of service are not uncommon for a stop-controlled minor-street approach when heavy volumes are experienced on the major-street (Zebulon Road). While the minor-street approaches are expected to experience high delays, westbound maximum queues are not expected to exceed 112 feet (approximately 4-5 vehicles) during either peak hour under build (2031) traffic conditions.

Per the Town's UDO, various traffic control and lane configuration improvements were identified to mitigate poor levels of service and are outlined below:

- Turn lanes – Turn lanes along all approaches were considered; however, these improvements would not provide mitigation for LOS E expected on the minor-street approach during the PM peak hour.
- Signalization – The build (2031) weekday AM and PM peak hour traffic volumes were analyzed utilizing the criteria contained in the *Manual on Uniform Traffic Control Devices* (MUTCD) and the peak hour warrant [Warrant 3] was met. Due to the lack of commercial development in the immediate area (primarily residential), it is not likely the 4- or 8-hour warrants would be met (typically preferred for signalization by NCDOT).
- Mini-roundabout – A mini-roundabout was analyzed under build (2031) with UDO improvements traffic conditions. Capacity analysis indicates that the intersection, with a mini-roundabout, is expected to operate at an overall LOS B during both peak hours.

Based on the United States Department of Transportation (USDOT) Federal Highway Administration (FHA), a mini-roundabout typically has a diameter of 43-79 feet with a smaller island that can be driven over when necessary [typically by heavy vehicles]. A variation of this would be a modular roundabout that can be constructed on top of existing intersections, repurposing existing pavement. This would be an innovative solution that saves money and construction time. Additionally, the proposed development site trips are expected

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to only account for approximately 8% or less of the total traffic volumes at this intersection during either peak hour.

Due to minimal proposed site traffic utilizing the intersection and since the LOS doesn't degrade between no-build (2031) and build (2031) traffic conditions, there are no improvements recommended for the proposed development.

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### 7.9. Golden Plum Lane [EB/WB] and Hunters Greene Drive [NB/SB]

The existing unsignalized intersection of Golden Plum Lane and Hunters Greene Drive was analyzed under existing (2024), no-build (2031), and build (2031) traffic conditions with lane configurations and traffic control shown in **Table 13**. Refer to **Table 13** for a summary of the analysis results. Refer to **Appendix N** for the Synchro capacity analysis reports. SimTraffic queuing reports can be found in **Appendix P**.

Table 13: Analysis Summary of Golden Plum Lane and Hunters Greene Drive

| ANALYSIS SCENARIO | APPROACH | LANE CONFIGURATIONS | WEEKDAY AM PEAK HOUR LEVEL OF SERVICE | | WEEKDAY PM PEAK HOUR LEVEL OF SERVICE | |
|---|---|---|---|---|---|---|
| | | | Approach (seconds) | Overall (seconds) | Approach (seconds) | Overall (seconds) |
| Existing (2024) | EB | 1 LT-TH-RT | A[1] (7) | N/A | A[1] (7) | N/A |
| | WB | 1 LT-TH-RT | A[1] (7) | | A[1] (7) | |
| | NB | 1 LT-TH-RT | A[2] (9) | | A[2] (9) | |
| | SB | 1 LT-TH-RT | A[2] (9) | | A[2] (9) | |
| No-Build (2031) | EB | 1 LT-TH-RT | A[1] (7) | N/A | A[1] (7) | N/A |
| | WB | 1 LT-TH-RT | A[1] (7) | | A[1] (7) | |
| | NB | 1 LT-TH-RT | A[2] (9) | | A[2] (10) | |
| | SB | 1 LT-TH-RT | A[2] (9) | | A[2] (9) | |
| Build (2031) | EB | 1 LT-TH-RT | A[1] (7) | N/A | A[1] (8) | N/A |
| | WB | 1 LT-TH-RT | A[1] (7) | | A[1] (7) | |
| | NB | 1 LT-TH-RT | B[2] (11) | | B[2] (13) | |
| | SB | 1 LT-TH-RT | B[2] (10) | | B[2] (11) | |

*Note: Due to rounding of delays, LOS A and LOS B overlap at 10 seconds, per Table 4.*

1. Level of service for major-street left-turn movement.
2. Level of service for minor-street approach.

Capacity analysis of existing (2024), no-build (2031), and build (2031) traffic conditions indicates that the major-street left-turn movement and the minor-street approach at the intersection of Golden Plum Lane and Hunters Greene Drive are expected to operate at LOS B or better during the weekday AM and PM peak hours. No improvements are recommended at this intersection due to acceptable levels of service and minimal queueing.

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### 7.10. Pearces Road [NB/SB] and Proposed Access A [EB]

The proposed unsignalized intersection of Pearces Road and Proposed Access A was analyzed under build (2031) traffic conditions with lane configurations and traffic control shown in **Table 14**. Refer to **Table 14** for a summary of the analysis results. Refer to **Appendix O** for the Synchro capacity analysis reports. SimTraffic queuing reports can be found in **Appendix P**.

Table 14: Analysis Summary of Pearces Road and Proposed Access A

| ANALYSIS SCENARIO | APPROACH | LANE CONFIGURATIONS | WEEKDAY AM PEAK HOUR LEVEL OF SERVICE | | WEEKDAY PM PEAK HOUR LEVEL OF SERVICE | |
|---|---|---|---|---|---|---|
| | | | Approach (seconds) | Overall (seconds) | Approach (seconds) | Overall (seconds) |
| Build (2031) | **EB**<br>NB<br>SB | **1 LT-RT**<br>**1 LT**, 1 TH<br>1 TH-**RT** | B[2] (13)<br>A[1] (8)<br>-- | N/A | C[2] (15)<br>A[1] (8)<br>-- | N/A |

**Improvements shown in bold.**

1. Level of service for major-street left-turn movement.
2. Level of service for minor-street approach.

Capacity analysis of build (2031) conditions indicates that the major-street left-turn movement and the minor-street approach at the intersection of Pearces Road and Proposed Access A are expected to operate at LOS C or better during the weekday AM and PM peak hours. SimTraffic reports indicate maximum queues along the eastbound approach (internal to the site) are not expected to exceed approximately 90 feet during either peak hour. NCDOT typically prefers a minimum of 100 feet of Internal Protected Stem (IPS) length. Therefore, an IPS of 100 feet is recommended.

Turn lanes were considered based on the criteria contained in the NCDOT *Policy on Street and Driveway Access to North Carolina Highways* (Driveway Manual). Based on the Driveway Manual, a northbound left-turn lane with 75 feet of storage is warranted; however, NCDOT typically prefers a minimum of 100 feet for both right-turn and left-turn lanes. Therefore, a northbound left-turn lane with 100 feet of storage is recommended. Refer to **Appendix Q** for the Turn Lane Warrant Chart.

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## 7.11. Development Entry Points Evaluation

As mentioned previously, per the Town's UDO, the minimum number of vehicular access points should be 2 + 1 per every additional 100 lots for development with 201+ lots (unless conditions per UDO Section 6.10.I are met). The site plan currently shows site access is proposed via the following:

- One (1) full-movement driveway along Pearces Road
- Cross Access with Golden Plum Lane via Hunters Greene Drive
- Street stub to the north (future potential interconnectivity)
- Street stub to the west (future potential interconnectivity)

The proposed full-movement access along Pearces Road, discussed in **Section 7.10**, is expected to operate at LOS C or better during both peak hours. The intersection of Pearces Road and Golden Plum Lane, discussed in **Section 7.2,** is expected to operate at LOS C or better during both peak hours. Per the Town's UDO, Section 6.13.7, evidence of LOS D operations would indicate the need for additional access points. Additionally, it was assumed that all proposed site traffic along Golden Plum Lane would enter/exit the site at Hunters Greene Drive; however, the proposed driveways currently under construction by the adjacent development (Pearces Landing) along Golden Plum Lane will provide alternative routes to Hunters Greene Drive for proposed site traffic.

As seen on the preliminary site plan, **Figure 2,** the parcel for the development has 400 feet of road frontage along Pearces Road, which would only allow for the construction of one (1) access point. Based on the analysis of build (2031) traffic conditions, the proposed development driveways are expected to operate at acceptable levels of service with minimal queueing.

Therefore, while the proposed development does not meet the 'Required Points of Access' per the UDO Table 6.10.7.I, the results of this TIA conclude that there will not be capacity analysis or queuing issues at the access points that are provided that would indicate the need for additional site access.

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## 8. CONCLUSIONS

This Traffic Impact Analysis was conducted to determine the potential traffic impacts of the proposed development to be located along Pearces Road, east of Zebulon Road (NC 96) in Zebulon, North Carolina. The proposed development is expected to consist of residential and daycare land uses and be built out in 2031. Site access is proposed via the following:

- One (1) full-movement driveway along Pearces Road
- Cross Access with Golden Plum Lane via Hunters Greene Drive
- Street stub to the north (future potential interconnectivity)
- Street stub to the west (future potential interconnectivity)

The study analyzes traffic conditions during the weekday AM and PM peak hours for the following scenarios:

- Existing Traffic Conditions (2024)
- No-Build Traffic Conditions (2031)
- Build Traffic Conditions (2031)

### Trip Generation

It is estimated that the proposed development will generate approximately 5,204 total site trips on the roadway network during a typical 24-hour weekday period. Of the daily traffic volume, it is anticipated that 439 trips (142 entering and 297 exiting) will occur during the weekday AM peak hour and 541 trips (318 entering and 223 exiting) will occur during the weekday PM peak hour.

### Adjustments to Analysis Guidelines

Capacity analysis at all study intersections was completed according to the NCDOT Congestion Management Guidelines and the Town's Unified Development Ordinance (UDO) Guidelines, with the exception of the Town's build +1 analysis scenario. Refer to **Section 6.1** of this report for a detailed description of any adjustments to these guidelines made throughout the analysis.

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Intersection Capacity Analysis Summary

Study area intersections (including the proposed site driveways) are expected to operate at acceptable levels-of-service under existing and build year conditions with improvements discussed in **Section 7**. Recommendations to mitigate site traffic and address safety concerns are provided in **Section 9**.

## 9. RECOMMENDATIONS

Based on the findings of this study, specific geometric improvements have been identified and are recommended to accommodate future traffic conditions. See a more detailed description of the recommended improvements below. Refer to **Figure 16** for an illustration of the recommended lane configuration for the proposed development.

### Background Improvements by **the Town's N Arendell Ave/Hwy 96** Improvement Project:

Pearces Road [WB] and N Arendell Avenue [NB/SB]

- Extend the existing southbound left-turn lane along N Arendell Avenue to approximately 275 feet of storage and appropriate deceleration and taper length.
- Restripe the existing westbound right-turn lane along Pearces Road to a shared left/right turn lane.
- Restripe the existing northbound right-turn lane along N Arendell Avenue to a shared through/right turn lane.
- Construct an additional northbound receiving lane along N Arendell Avenue that drops to one lane approximately 830 feet north of Pearces Road.
- Construct an additional southbound through lane along N Arendell Avenue that will drop to one lane approximately 830 feet north of Pearces Road.
- Construct an additional southbound receiving lane along N Arendell Avenue that extends to the existing dual southbound through lanes south of Hendricks Drive.
- Provide a pedestrian crosswalk on the northern leg of the intersection crossing N Arendell Avenue.
- Provide a pedestrian crosswalk on the eastern leg of the intersection crossing Pearces Road.
- Modify signal timings to accommodate new lane configurations.

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Recommended Improvements by Developer:

Pearces Road [NB/SB] and Pippin Road [EB/WB]

- Construct a modular roundabout.

OR

- Monitor the intersection for signalization.

Pearces Road [NB/SB] and Proctor Street [EB/WB]

- Construct a modular roundabout.

OR

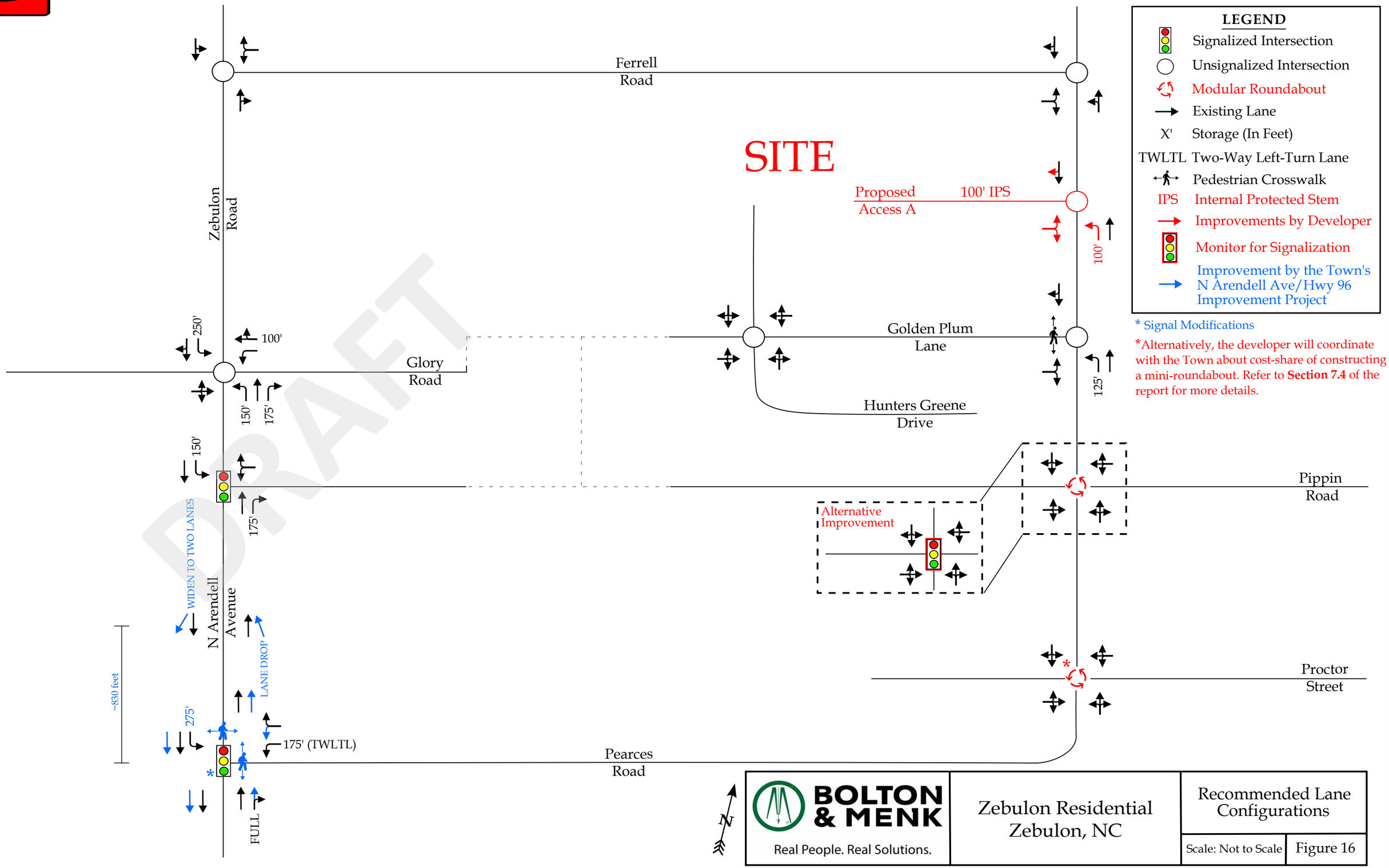
- The developer will coordinate with the Town about cost-sharing for the construction of a mini-roundabout with a fee-in-lieu that is proportionate to the development's impacts.

Pearces Road [NB/SB] and Proposed Access A [EB]

- Construct the eastbound approach [Proposed Access A] with one (1) ingress lane and one (1) egress lane.
- Provide stop-control for the eastbound approach.
- Provide 100 feet of IPS.
- Construct a northbound left-turn lane along Pearces Road with approximately 100 feet of storage and appropriate deceleration and taper length.

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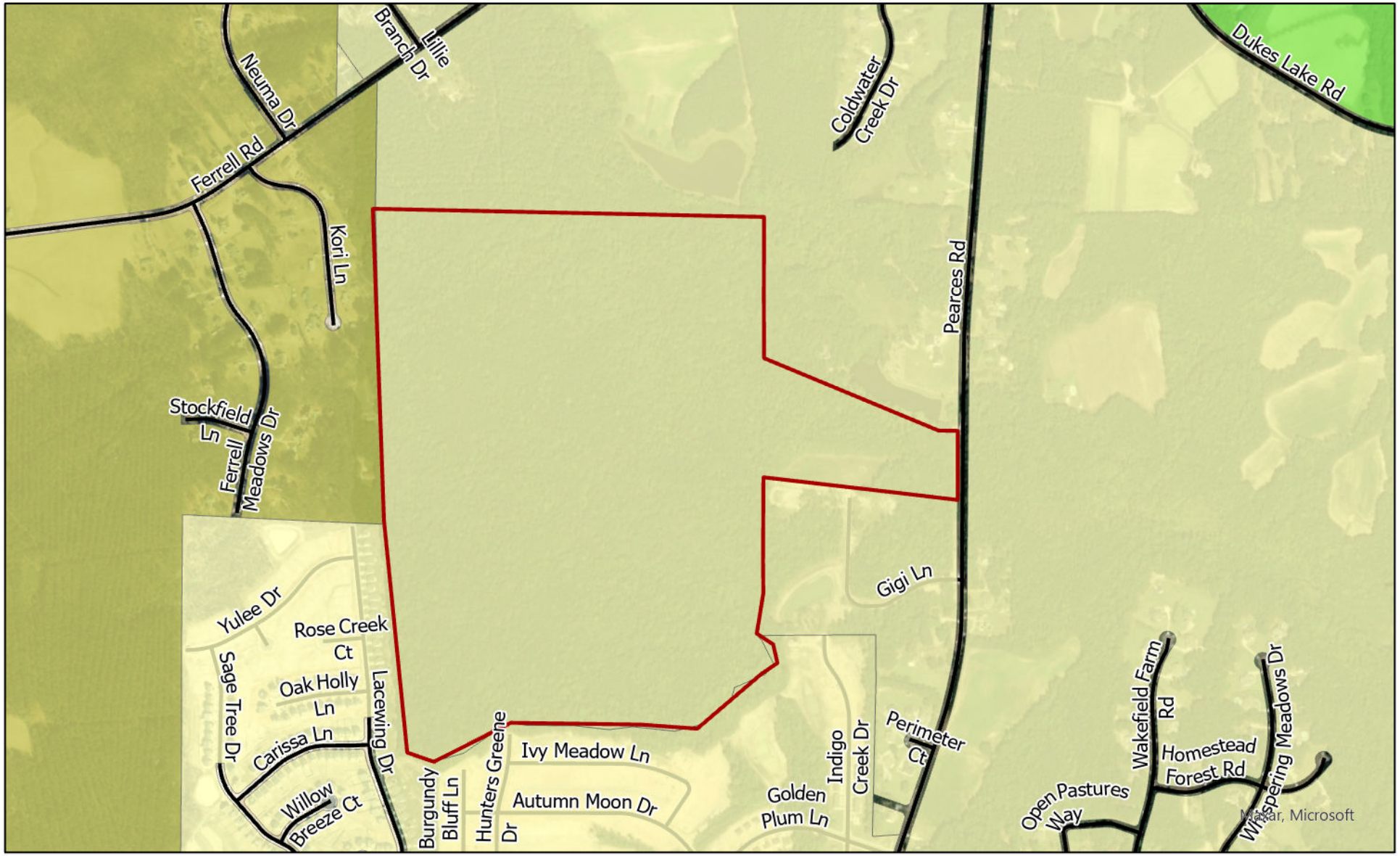
BOLTON & MENK
Real People. Real Solutions.

Zebulon Residential
Zebulon, NC

Recommended Lane Configurations

Scale: Not to Scale | Figure 16

# Future Land Use Map




Planning
ZEBULON
NORTH CAROLINA

0 0.07 0.15 0.3 Miles

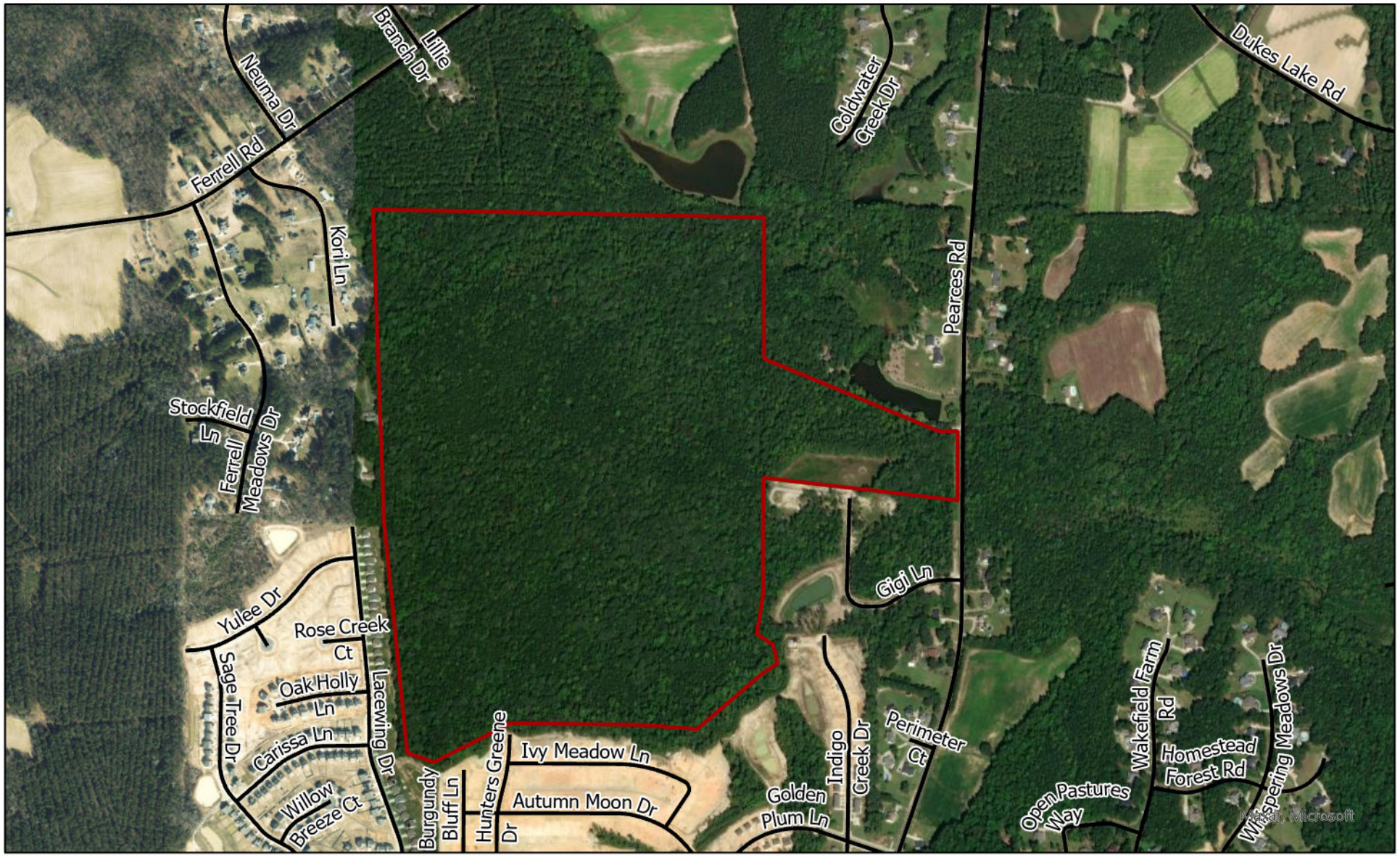
## Legend

- Pearces Rd PD
- Streets

Land Use/Character

- Rural Conservation (RC)
- Rural Residential (RR)
- Suburban Residential (SR)

# Aerial Map



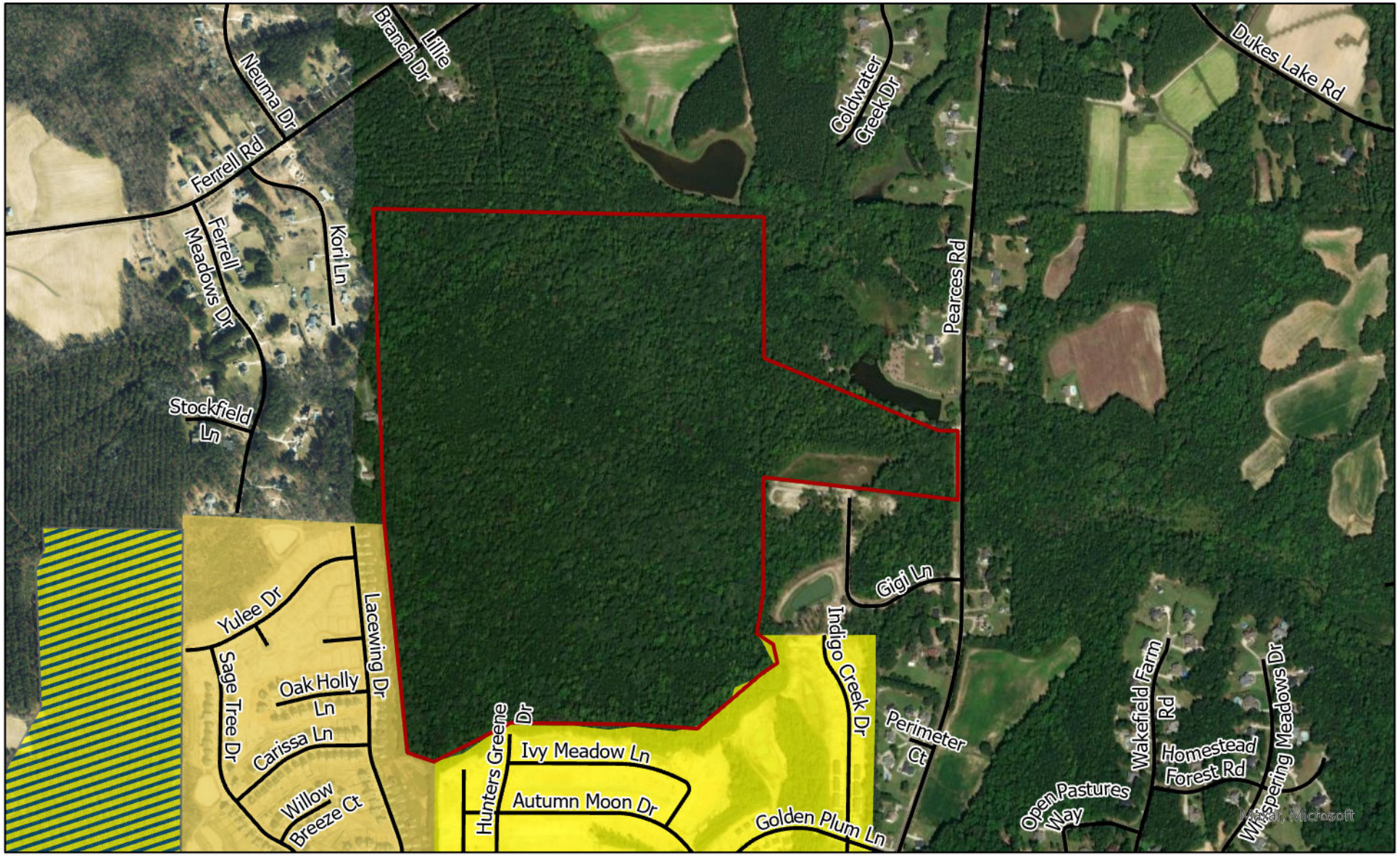

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NORTH CAROLINA

0 0.07 0.15 0.3 Miles

## Legend

- Pearces Rd PD
- Streets

# Zoning Map




Planning
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0 0.07 0.15 0.3 Miles

## Legend

- Pearces Rd PD
- Streets
- R4, Residential Neighborhood
- R-13 SUD, Residential 13 - Special Use Districts
- CZ, Conditional Zoning

Attachment
PD 2025-01

ZEBULON
NORTH CAROLINA

**CASE # Planned Development 2025-01 – Pearces Road PD**

**HEARING DATE: May 12, 2025**

State of North Carolina

County of WAKE

BEFORE ME, the undersigned Notary, ERIC S. ANDERSON on this 8TH day of MAY 20 25, personally appeared Matthew Lower, known to me to be a credible person and of lawful age, who being by me first duly sworn, on his oath, deposes and says:

I Matthew Lower, Planning Director for the Town of Zebulon, affirm that the following Public Notice Procedures have been completed in accordance with applicable North Carolina General Statute and Town of Zebulon Unified Development Ordinance Section 2.3.6 have been satisfied for the above referenced hearing.

- Advertisement in a Paper of General Circulation sent on April 28, 2025 (Wake weekly, publication dates **5/2/2025 & 5/9/2025**)
- Posted to Planning Department Website **5/1/2025**
- Signs Posted on Site **5/1/2025**
- Mailed Notices sent out **5/1/2025**

_____ 5/8/25

Matthew Lower Date

Subscribed and sworn to before me, this 8TH day of MAY 20 25.

[Notary Seal:]

ERIC S ANDERSON NOTARY PUBLIC JOHNSTON COUNTY NC

_____ ERIC S. ANDERSON

[signature of Notary] [printed name of Notary]

NOTARY PUBLIC

My commission expires: 4-14, 2029.

Attachment
PD 2025-01

# Notice of Public Hearing

Notice is hereby given pursuant to the provisions of Article 2.3.6 of the Town of Zebulon Unified Development Ordinance that a public hearing will be held on **May 12, 2025, at 6:00 PM** at the **Zebulon Municipal Complex, 1003 N. Arendell Avenue**, and will be conducted by the Board of Commissioners and the Planning Board for the purpose of considering the following items:

***IDT Project Number 1528255 – Planned Development 2025-01 – Pearces Road Planned Development***
*PIN # 1797914808, 2707125054.* A request by TBM Partners LLC on behalf of property owner Wall Purdy Family LLC, for a rezoning to the Planned Development (PD) zoning district for the development of 510 residential units and 2.6 acres for select commercial uses.

***IDT Project Number 1709550 – Planned Development 2025-04 – Zebulon Public Safety Station (200 W Judd St)***
*PIN# 2705180148.* A request by Town of Zebulon, for a rezoning to the Planned Development (PD) Zoning District for the development of a future Public Safety Station.

Public comments may be submitted to Planner II Catherine Farrell at cfarrell@townofzebulon.org no later than 12:00 Noon on the day of the hearing to be read into the record. Links will be provided along with the full application packet and documentation on the Planning Department web page at https://www.townofzebulon.org/departments/planning/public-hearing-information For questions or additional information, please contact us at (919) 823-1811.

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# Notificación de Audiencia Pública

Por la presente se notifica, de conformidad con las disposiciones del Artículo 2.3.6 de la Ordenanza de Desarrollo Unificado del Pueblo de Zebulon, que se celebrará una audiencia pública el **12 de mayo de 2025, a las 6:00 PM** en el **Complejo Municipal de Zebulon, 1003 N. Arendell Avenue**, y será llevada a cabo por la Junta de Comisionados y la Junta de Planificación con el propósito de considerar los siguientes puntos:

***IDT Proyecto Número 1528255 - Desarrollo Planificado 2025-01 - Desarrollo Planificado Pearces Road***
*PIN # 1797914808, 2707125054.* Una solicitud de TBM Partners LLC en nombre del dueño de la propiedad Wall Purdy Family LLC, para una rezonificación al distrito de zonificación de Desarrollo Planeado (PD) para el desarrollo de 510 unidades residenciales y 2.6 acres para usos comerciales selectos.

***IDT Proyecto Número 1709550 - Desarrollo Planificado 2025-04 - Estación de Seguridad Pública de Zebulon (200 W Judd St)***
*PIN# 2705180148.* Una solicitud del Pueblo de Zebulon, para una recalificación al Distrito de Zonificación de Desarrollo Planificado (PD) para el desarrollo de una futura Estación de Seguridad Pública.

Los comentarios del público pueden presentarse al Planner II Catherine Farrell en cfarrell@townofzebulon.org no más tarde de las 12:00 del mediodía del día de la audiencia para ser leído en el expediente. Los enlaces se proporcionarán junto con el paquete de solicitud completa y la documentación en la página web del Departamento de Planificación en https://www.townofzebulon.org/departments/planning/public-hearing-information. Para preguntas o desea más información, póngase en contacto con nosotros en el (919) 823-1811.

# PUBLIC HEARING INFORMATION

**Notice of Public Hearing**

Notice is hereby given pursuant to the provisions of Article 2.3.6 of the Town of Zebulon Unified Development Ordinance that a public hearing will be held on **May 12, 2025, at 6:00 PM** at the **Zebulon Municipal Complex, 1003 N. Arendell Avenue**, and will be conducted by the Board of Commissioners and the Planning Board for the purpose of considering the following items:

***IDT Project Number 1528255 – Planned Development 2025-01 – Pearces Road Planned Development***

*PIN # 1797914808,2707125054.* A request by TBM Partners LLC on behalf of property owner Wall Purdy Family LLC, for a rezoning to the Planned Development (PD) zoning district for the development of 510 residential units and 2.6 acres for select commercial uses.

***IDT Project Number 1709550 – Planned Development 2025-04 – Zebulon Public Safety Station (200 W Judd St)***

*PIN# 2705180148.* A request by Town of Zebulon, for a rezoning to the Planned Development (PD) Zoning District for the development of a future Public Safety Station.

Public comments may be submitted to Planner II Catherine Farrell at cfarrell@townofzebulon.org no later than 12:00 Noon on the day of the hearing to be read into the record. Links will be provided along with the full application packet and documentation on the Planning Department web page at https://www.townofzebulon.org/departments/planning/public-hearing-information For questions or additional information, please contact us at (919) 823-1811.

Attachment 2025-01

**Location**

Wake County, North Carolina

**Notice Text**

**Notice of Public Hearing**

Notice is hereby given pursuant to the provisions of Article 2.3.6 of the Town of Zebulon Unified Development Ordinance that a public hearing will be held on **May 12, 2025, at 6:00 PM** at the **Zebulon Municipal Complex, 1003 N. Arendell Avenue**, and will be conducted by the Board of Commissioners and the Planning Board for the purpose of considering the following items:

***IDT Project Number 1528255 Planned Development 2025-01 Pearces Road Planned Development***
*PIN # 1797914808, 2707125054.* A request by TBM Partners LLC on behalf of property owner Wall Purdy Family LLC, for a rezoning to the Planned Development (PD) zoning district for the development of 510 residential units and 2.6 acres for select commercial uses.

***IDT Project Number 1709550 Planned Development 2025-04 Zebulon Public Safety Station (200 W Judd St)***
*PIN# 2705180148.* A request by Town of Zebulon, for a rezoning to the Planned Development (PD) Zoning District for the development of a future Public Safety Station.

Public comments may be submitted to Planner II Catherine Farrell at cfarrell@townofzebulon.org no later than 12:00 Noon on the day of the hearing to be read into the record. Links will be provided along with the full application packet and documentation on the Planning Department web page at https://www.townofzebulon.org/departments/planning/public-hearing-information For questions or additional information, please contact us at (919) 823-1811.
*The Wake Weekly*
*May 2, 9, 2025*


PUBLIC HEARING NOTICE
A Public Hearing has been scheduled for this property. For more information, please contact the Town of Zebulon Planning Department.
Planned Development Request
Pearces Road Planned Development
1729 Pearces Rd (PIN # 1797914808, 2707125054)
TownOfZebulon.org
(919) 823-1809
ZEBULON

ZEBULON
NORTH CAROLINA

# STAFF REPORT
# PLANNED DEVELOPMENT 2025-04
# ZEBULON PUBLIC SAFETY STATION
# MAY 12, 2025

**Topic:** **PD 2025-04 – Zebulon Public Safety Station**
Speaker: Catherine Farrell, Planner II
From: Matthew Lower, Planning Director
Prepared by: Catherine Farrell, Planner II
Approved by: Taiwo Jaiyeoba, Interim Town Manager

**Executive Summary:**
The Board of Commissioners will consider a Planned Development request for 200 W Judd St (2705180148). The proposed development is for a Public Safety Station that will include Wake County EMS and Zebulon Fire Department services.

**Discussion:**
ADW Architects is proposing rezoning of 200 W Judd St to a Planned Development on behalf of Town of Zebulon Fire Department and Wake County EMS, from the Office Institutional.

**Policy Analysis:**
Unified Development Ordinance
As this is a Planned Development the applicant has provided a Planned Development narrative to help inform the proposed districts character. While this narrative engages with the Unified Development Ordinance, the Planned Development process allows flexibility to create a new district that is beyond what is permitted by existing zoning districts.

Variations from the following areas of the UDO have been defined in this process:

1. **Permitted Uses**:
   **3.5.5.B.13: "**The uses allowed in a PD district are identified in Table 4.2.3, Principal Use Table, as allowed subject to a master plan. Allowed uses shall be established in the master plan (3-47).
   - **Chapter 4:** all uses proposed are listed as allowable under the PD district as shown in table 4.2.3.
2. **Design Controls (Lot requirements):**
   - **3.5.5.B.5:** "The densities for residential development and the intensities for nonresidential development applicable in each development area of a PD district shall be as established in the master plan, and shall be consistent with adopted policy guidance (3-45)."
   - **3.5.5.B.6**: "The dimensional standards applicable in each development area of a PD district shall be as established in the master plan (3-45)."
   - **3.5.5.C.2:** "The master plan, including any density/intensity standards, dimensional standards, and development standards established in the master plan (3-47)."
   - **Office Institutional (OI) Zoning (3.5.2):** Project has referred to the OI Zoning District standards to be applied to this Planned Development Project.
3. **Landscaping**

- **3.5.5.C.3: "**Conditions related to the approval of the master plan, including any conditions related to the form and design of development shown in the master plan (3-47)."
- **5.6.13: "**Except for alleys and lawfully-established half-streets, all Town-maintained streets shall include street trees along both sides of the street (5-77)."
- **5.6.12: "**Streetscape buffers are proposed to soften the view of development from the Town's street rights-of-way (5-75)."

4. **Architectural Standards:**
   - **3.5.5.C.3: "**Conditions related to the approval of the master plan, including any conditions related to the form and design of development shown in the master plan (3-47)."
   - **5.3.1.F.2: "**Primary building entrances shall be visually prominent and shall include at least three of the following features (see Figure 5.3.1.F.2.b: Primary Building Entrances) (5-20)**."**
   - **5.3.1.F.6: "**Roof pitches less than 3:12 and flat roofs shall require a parapet wall on all sides visible from the street. Parapet walls shall fully screen all roof-top mechanical equipment from the street in accordance with Section 5.10, Screening(5-26)."
   - **5.3.1.F.7.A.I: "**At least 40 percent of the first floor portion of the primary wall is occupied by visually transparent windows or doors;(5-26)"
   - **5.3.1.F.7.A.iv: "**No more than 50 percent of any single window or door is obstructed by a window sign or other opaque display (5-26)"

<u>Comprehensive Land Use Plan (CLUP):</u>
The rezoning is supported by the following CLUP goals:

1. **Land Use and Development:**
   - **Goal 1:** A land use allocation and pattern that advances Zebulon's objectives of achieving greater housing variety, supporting its economic development and tax base needs, and creating a complete community with convenient resident access to schools, recreation, shopping and services (Land Use and Development, P. 2)
2. **Goals for Growth Capacity:**
   - **Goal 3**: Sustained budget and community support for public safety services to ensure superior levels of service, police and fire responsiveness, and a safe and secure community as Zebulon grows (Growth Capacity p. 2).
3. **Goals for Housing and Neighborhoods:**
   - **Goal 3**: Neighborhoods that are safe and comfortable for all residents. (Housing and Neighborhoods p. 2).
4. **Economic Development Goals**:
   - **Goal 2**: A town that remains the unquestioned hub community for eastern Wake County as a multi-purpose destination and center of employment, commerce,

government services, education, culture and recreational and leisure activities for residents and visitors. (Economic Development p. 2)

- **Goal 3**: Community infrastructure that supports ongoing economic development momentum including utilities, transportation, technology, education and housing (Economic Development p. 2).

Comprehensive Transportation Plan

The Comprehensive Transportation Plan (CTP) shows Judd St as a Two-Lane median divided road. As part of the Fire Station project a sidewalk will be constructed along the property line and the road will be widened to accommodate a future turn lane/median.

**Outcomes:**

Approving the proposed Planned development will:

1. **Allow for the Construction of Public Safety Station:** The funding for this project has been approved previously.

**Staff Recommendation for Joint Public Hearing:**

Staff recommends opening the public hearing for this Planned development. After public hearing and discussion closes, refer the matter to the Planning Board for consideration.

**Staff Recommendation for Planning Board:**

Staff recommends the Planning Board recommend the approval of the proposed Planned Development. The matter will then be considered at a future Board of Commissioners' Meeting.

## Attachments:

1. Application
2. Site Plan
3. Planned Development Narrative
4. Utility Allocation Worksheet
5. Future Land Use and Character Map
6. Aerial Map
7. Zoning Map
8. [redacted]

Attachment
Q 2025-04

Town of Zebulon
Planning Department
1003 N. Arendell Avenue, Zebulon, NC 27597
Phone: (919) 823-1810 Fax: (919) 887-2824
www.townofzebulon.org

# PLANNED DEVELOPMENT APPLICATION

## GENERAL INFORMATION:

A Planned Development in accordance with Section 2.2.15 and 3.5.5 of the UDO is intended to provide flexibility by establishing site specific regulations including permitted uses, dimensional standards, phasing schedules and additional details to allow for a development that is better than what would otherwise be permitted under the strict interpretation of the UDO. All site-specific standards and conditions must be consistent with the objectives of these regulations, the adopted Comprehensive Land Use Plan, Transportation Plan, and Vision 2030 Strategic Plan. The review process established in this part provides for the accommodation of such uses by a reclassification of property into a Planned Development, subject to site-specific standards and conditions.

## INSTRUCTIONS:

**PRE-APPLICATION MEETING:** A pre-application meeting with staff in accordance with Section 2.3.2 of the UDO to verify the application requirements, processes, and procedures regarding a proposed request. To schedule a meeting, applicants must e-mail a pdf map, drawing, model, site or sketch plan to the Planning Department (Planning@townofzebulon.org) no later than five (5) working days prior to the desired meeting day.

**NEIGHBORHOOD MEETING:** Neighborhood meetings are required in accordance with Section 2.3.4 of the UDO prior to application submission. The applicant is required to notify property owners and any neighborhood association that represents citizens within that area within 300 feet of the subject property via first class mail a minimum of 10 days in advance of the neighborhood meeting. The applicant shall use their own return address on the envelopes as the meeting is a private meeting between the developer and the neighbors. The applicant shall submit the “Certified List of Property Owners” and “Neighborhood Meeting Packet” forms included in this application packet with their initial submittal.

**ANNEXATION REQUIREMENTS**: If a property or portion thereof subject to this rezoning is outside the corporate limits and ETJ, an annexation petition is **required** to be submitted on the same day as this application in accordance with section 2.2.2 of the UDO.

**APPLICATION PROCEDURE** – The applicant requesting a Planned Development must submit an application through the Town of Zebulon GeoCivix Web Portal. As noted below some materials must be brought in person to the Zebulon Planning Department to complete the application process. Access to GeoCivix can be found on the Town of Zebulon Website or through this link (https://townofzebulon.geocivix.com/secure/)

**Materials to Submit through the Town of Zebulon GeoCivix Web Portal:**

- Completed Application Form
- PDF Plan Set (See site plan checklist
- Comprehensive Planned Development Document
- One (1) Legal Description (metes and bounds) of subject property
- Registered survey of subject property
- Certified List of Property Owners within 300 feet of subject property
- Owner's Consent Form
- Neighborhood Meeting Packet
- Utility Allocation Checklist

**Materials to Submit in Person with the Town of Zebulon Planning Department:**

- Stamped envelopes addressed to Certified List of Property Owners all the homeowners associations of those properties within 300 feet of the outer boundary subject property or properties. Affixed with the following return address:

  Town of Zebulon
  Planning Department
  1003 N. Arendell Ave
  Zebulon, NC 27597
- Petition Fee (Please See Fee Schedule) (Can be paid online but applicants must let Planning Staff know prior to paying)

**PUBLIC HEARING PROCEDURE** – Upon submittal of a complete application, the Planning Department will schedule the application for a joint public hearing before the Planning Board and the Board of Commissioners. APPLICANTS ARE STRONGLY ENCOURAGED TO CONTACT PLANNING STAFF AS SOON AS POSSIBLE TO ADDRESS ANY QUESTIONS ABOUT THE PUBLIC HEARING. Notices of the public hearing will be mailed to all adjacent property owners of the property being considered for a Planned Development Amendment. At the public hearing, the applicant, proponents, and opponents will be given the opportunity to offer evidence in favor of or against the proposal. After completion of the public hearing, the Planning Board will deliberate and forward its recommendation to the Board of Commissioners for final consideration. Deadline dates and Joint Public Hearing dates can be found on the Town of Zebulon's website.

# APPLICATION FOR PLANNED DEVELOPMENT

## PART 1. DESCRIPTION OF REQUEST/PROPERTY

| Street Address of the Property: | | Acreage: |
|---|---|---|
| 201 W. Judd Street, Zebulon, NC 27597 | | 11.13 AC (To be subdivided) |
| Parcel Identification Number (NC PIN): | Deed Book: | Deed Page(s): |
| 2705180148 | 018674 | 02490 |
| Existing Zoning of the Property: | Proposed Zoning of the Property: | |
| OI | PD | |
| Existing Use of the Property: | Proposed Use of the Property: | |
| Vacant/Park | Fire/EMS Station | |

Reason for rezoning to a Planned Unit Development:

The development is currently zoned OI – Office and Institutional. This lot, however, is not suited for commercial development given the primary use of the facility as a fire station and the buildings in direct proximity to residential development along the south east border of the site. We are proposing a new district to support the needs and functionality of the essential government facility. The proposed design standards will allow for the security and safety of the employees during normal public safety operations and during extreme weather events. The proposed design standards for the primary façade also aims to respect the residential vernacular of the neighboring properties. Reduction of required street trees described in UDO Section 5.6.13 due to proximity to existing underground utility lines and Fire apparatus sight triangle safety is also requested.

## PART 2. APPLICANT/AGENT INFORMATION

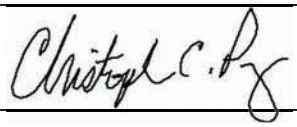
| Name of Applicant/Agent: | | |
|---|---|---|
| ADW Architects - Mike Esposito | | |
| Street Address of Applicant/Agent: | | |
| 2815 Coliseum Centre Drive, STE 500 | | |
| City: | State: | Zip Code: |
| Charlotte | NC | 28217 |
| Email of Applicant/Agent: | Telephone Number of Applicant/Agent: | Fax Number of Applicant/Agent: |
| mesposito@adwarchitects.com | 704-379-1919 | |

| Are you the owner of the property? | Are you the owner's agent? | |
|---|---|---|
| ☐ Yes ☒ No | ☒ Yes ☐ No | **Note: If you are not the owner of the property, you must obtain the Owner's consent and signature giving you permission to submit this application.** |

## PART 3. PROPERTY OWNER INFORMATION

| Name of Property Owner: | | |
|---|---|---|
| Town of Zebulon - Chris Perry, Fire Chief | | |
| Street Address of Property Owner: | | |
| 1003 N. Arendell Ave | | |
| City: | State: | Zip Code: |
| Zebulon | NC | 27597 |
| Email of Property Owner: | Telephone Number of Property Owner: | Fax Number of Property Owner: |
| cperry@townofzebulon.org | 919-823-1840 | |

***I hereby state that the facts related in this application and any documents submitted herewith are complete, true, correct, and accurate to the best of my knowledge.***

| ***Signature of Applicant:*** | ***Print Name:*** | ***Date:*** |
|---|---|---|
|  | Michael A. Esposito | 4-28-25 |
| ***Signature of Owner:*** | ***Print Name:*** | ***Date:*** |
|  | Christopher C. Perry | 4-28-2025 |

## LEGISLATIVE CONSIDERATIONS – PLANNED DEVELOPMENT

The applicant shall propose site-specific standards and conditions that take into account the following considerations, which are considerations that are relevant to the legislative determination of whether or not the proposed planned development is in the public interest. Therese considerations do not exclude the legislative consideration of any other factor that is relevant to the public interest. Failure to adequately address the findings below may result in denial of the application. Please provide responses to the following standards as outlined in Section 2.2.15 of the Unified Development Ordinance.

1. Please provide details on how the proposed Planned Development advances the public health, safety, or welfare

The proposed Public Safety project under the Planned Development (PD) rezoning classification directly promotes public health, safety, and welfare by expanding and modernizing critical emergency services infrastructure within the Town of Zebulon. This development will house essential public safety facilities, allowing for faster response times, improved coordination, and expanded service coverage. The site will be designed to include features such as advanced communication systems, sustainable building materials, and resilient infrastructure, ensuring continued operation during adverse weather or emergency events. The presence of these services in a centralized, accessible location directly supports the community's well-being and emergency preparedness.

2. Please provide details on how the proposed Planned Development is appropriate for its proposed location, and is consistent with the purposes, goals, objectives, and policies of the Town's adopted policy guidance.

The proposed rezoning aligns with the Town of Zebulon's adopted comprehensive planning documents and long-term vision for growth, especially in terms of providing necessary public infrastructure to support an expanding population. Located on a parcel currently zoned OI, the site is well-suited for civic use and has the space and infrastructure capacity to support a public safety facility. This project is consistent with Zebulon's policies promoting balanced development, strategic infrastructure investment, and improved municipal services, making it both appropriate and aligned with the Town's land use and policy framework.

3. Please provide details on how the proposed Planned Development is reasonable and in the public interest.

Rezoning to PD is reasonable and in the public interest because it provides tailored zoning flexibility that allows for a well-integrated, purpose-built facility. Unlike the limitations of the OI designation, the PD district allows the Town and development team to incorporate site-specific features, such as strategic landscaping that ensures visual safety for apparatus circulation, and architectural compatibility with the surrounding community. The proposed use—public safety—is inherently in the public interest, and the ability to customize the development standards through the PD process ensures a project that meets both functional and community design expectations.

4. Please provide details on how the proposed Planned Unit Development provides for innovative land planning and site design concepts that support a high quality of life and achieve a high quality of development, environmental sensitivity, energy efficiency, and other Town goals and objectives.

The proposed Planned Development reflects a thoughtful and efficient use of land that supports the Town's goals for smart growth and high-quality public infrastructure. By carefully organizing the site to accommodate multiple public safety functions within a well-coordinated layout, the design preserves valuable natural wetland open space. A key innovation in the site plan is the inclusion of constructed wetlands as a natural and visually appealing stormwater management strategy. The wetlands serve dual purposes: treating runoff in an environmentally responsible manner while enhancing the aesthetic and ecological value of the site. Vehicular access and circulation are carefully planned to separate emergency response routes from public visitor access, improving both safety and efficiency. Thoughtful buffering and architectural cohesion with surrounding development, contributes to a cohesive and accessible site. These elements balance the operational needs of a public safety facility with the community's desire for attractive, functional public spaces.

5. Please provide details on how the proposed planned unit development provides improved means of access, open space, and design amenities;

The site plan will include enhanced access points for emergency vehicles and staff, while also maintaining safe and clear circulation for the public. Thoughtful design will include separated entrances for operational and public use to ensure safety and functionality. The development will include landscaped open space and possibly public-facing elements such as a community meeting area or educational signage related to public safety. These design features support community engagement, enhance neighborhood character, and reinforce the importance of public safety services as an integrated part of the Town fabric.

6. Please provide details on how the proposed Planned Unit Development provides a well-integrated mix of residential and nonresidential land uses in the same development, including a mix of housing types, lot sizes, and densities;

While the primary purpose of this Planned Development is to accommodate a civic facility (a fire station), which does not include residential uses, the project supports nearby residential areas by strategically placing a critical public safety service within close proximity to homes and neighborhoods. Although the fire station itself does not offer a mix of housing types or lot sizes, it is designed to integrate seamlessly into the surrounding land use context, complementing nearby residential and nonresidential uses with architectural sensitivity, appropriate buffering, and accessible design. In doing so, the project supports the broader goals of mixed-use planning by ensuring that civic infrastructure is well-located to serve a diverse and growing population.

7. Please provide details on how the proposed Planned Unit Development creates a system of incentives for redevelopment and infill in order to revitalize established areas;

The fire station development represents an intentional investment in public infrastructure within an established area of Zebulon. While it is not a private infill development, the presence of a modern, high-quality civic facility can act as a catalyst for surrounding redevelopment by signaling the Town's commitment to reinvestment and revitalization. The station's design enhances the visual character of the area and introduces infrastructure improvements—such as new sidewalks, utility upgrades, and improved access—that benefit nearby parcels and may encourage additional private investment over time.

8. Please provide details on how the proposed Planned Unit Development promotes a vibrant public realm by placing increased emphasis on active ground floor uses, pedestrian-oriented building façade design, intensive use of sidewalks, and establishment of public gathering areas;

Although a fire station is not designed for commercial or retail ground-floor activity, the development still contributes to the public realm in meaningful ways. The site will include pedestrian-friendly design elements, such as sidewalks, crosswalks, and lighting, to support safe and comfortable movement for staff and visitors. Where feasible, the station will incorporate landscaped areas and small gathering spaces to welcome community interaction and reinforce the station's role as a civic landmark. Additionally, the building's public-facing design will include architectural detailing, transparency at key entrances, and high-quality materials to enhance street-level visual interest and promote a welcoming civic presence.

9. Please provide details on how the proposed Planned Unit Development provides for efficient use of land resulting in smaller networks of utilities and streets and thereby lowering development and housing costs; and

The proposed Planned Development maximizes the functional use of its site while minimizing the environmental and infrastructural footprint. By consolidating multiple operational needs—such as apparatus bays, administrative offices, and staff facilities—into a single, efficiently designed building, the fire station reduces the need for extended road networks or excessive utility infrastructure. The site layout is compact yet operationally effective, resulting in a smaller utility footprint and more efficient service delivery. This approach not only reduces long-term maintenance costs but also ensures that land is used responsibly, reserving adjacent space for other compatible community needs.

10. Please provide details on how the proposed Planned Unit Development provides quality design and environmentally sensitive development that respects surrounding established land use character and respects and takes advantage of a site's natural and man-made features, such as trees, estuaries, shorelines, special flood hazard area, and historic features.

The public safety station's design respects both the natural and built character of its surroundings. The site plan is informed by existing topography and incorporates constructed wetlands to manage stormwater in an environmentally sustainable and visually appealing way. Native landscaping will be used to enhance ecological resilience and reduce maintenance needs. The building orientation, buffers, and architectural features have been thoughtfully designed to ensure compatibility with adjacent uses and to minimize disruption to existing vegetation such as the existing wetland, and respects the natural drainage patterns.

11. Other factors as the Board of Commissioners may determine to be relevant.

This Planned Development rezoning reflects the Town's strategic commitment to proactive public safety planning in the face of rapid growth and increasing service demands. Locating a fire station in this area provides critical emergency coverage, improves response times, and enhances operational efficiency—outcomes that are directly tied to the Town's long-term sustainability and quality of life objectives. Additionally, the use of the PD zoning mechanism allows the Town to tailor design standards, improve site integration, and ensure a superior outcome compared to standard zoning classifications. This flexibility is particularly important for essential civic facilities, where function and community integration must go hand-in-hand.

## OWNER'S CONSENT FORM

Name of Project: Zebulon Fire & EMS Station Submittal Date: 4-28-25

### OWNER'S AUTHORIZATION

I hereby give CONSENT to ADW Architects - Mike Esposito (type, stamp or print clearly full name of agent) to act on my behalf, to submit or have submitted this application and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining to the application(s) indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application.

I hereby certify I have full knowledge the property I have an ownership interest in is the subject of this application. I acknowledge and agree that, pursuant to Section 2.2.15. of the Town of Zebulon Unified Development Ordinance, that lands subject to a Planned Development shall be subject to all the standards, conditions, and plans approved as part of that application. These standards, plans, and approved conditions are perpetually binding on the land as an amendment to this Ordinance and the Official Zoning Map and may only be changed in accordance with the procedures established in this Ordinance. Development located outside the Town of Zebulon's corporate limits shall comply with all Town policies related to annexation and the extension of utilities. I understand that all other applicable standards and regulations of the UDO will remain applicable to the subject lands unless specifically listed as conditions or deviations as part of this request. I understand that any false, inaccurate, or incomplete information provided by me, or my agent will result in the denial, revocation or administrative withdrawal of this application, request, approval or permits. I acknowledge that additional information may be required to process this application. I further consent to the Town of Zebulon to publish, copy or reproduce any copyrighted document submitted as a part of this application for any third party. I further agree to all terms and conditions, which may be imposed as part of the approval of this application.

| Signature of Owner | Michael A. Esposito<br>*Print Name* | 4-28-25<br>*Date* |
|---|---|---|

### CERTIFICATION OF PROPERTY OWNER

I hereby certify the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related material and all attachments become official records of the Planning Department of the Town of Zebulon, North Carolina, and will not be returned.

| Signature of Owner | Christopher C. Perry<br>*Print Name* | 4-28-2025<br>*Date* |
|---|---|---|

*Owner of record as shown by the Wake County Revenue Department (www.wakegov.com). An option to purchase does not constitute ownership. If ownership has been recently transferred, a copy of the deed must accompany this form.

## CONCEPT PLAN REQUIREMENTS

Every applicant requesting Planned Development approval shall submit **8 copies** and **1 pdf (e-mail or USB Drive)** of a concept plan drawing with the application for a Planned Development. The concept plan shall contain sufficient information to adequately determine the type of development being proposed. The concept plan drawing shall include, at a minimum, the following features unless otherwise specified by the Planning Department:

| ITEM | | CHECK IF SUBMITTED |
|---|---|---|
| 1. | Plot plan showing all existing and planned structures, building setback lines, perimeter boundaries, and easements. | ✓ |
| 2. | Elevation drawings of all buildings indicating the proposed exterior finish materials. | ✓ |
| 3. | Landscaping plan, lighting, fencing, screening, and walls, indicating all heights and locations. | ✓ |
| 4. | Location of all ingress and egress. | ✓ |
| 5. | Off-street parking and loading facilities, with calculations showing how the quantities were obtained. | ✓ |
| 6. | All pedestrian walks and open areas for use by residents, tenants, or the public. | ✓ |
| 7. | Proposed land uses indicating areas in square feet. | ✓ |
| 8. | The location and types of all signs, including lighting and heights, with elevation drawings. | ✓ |
| 9. | Existing and/or proposed street names. | ✓ |
| 10. | Proposed potable or reuse water, wastewater connections, and storm sewer line; proposed grading and drainage patterns; proposed water and sewer allocations. | ✓ |
| 11. | Such additional items and conditions, including design standards as the Planning Board and Board of Commissioners deems necessary. | ✓ |
| 12. | Trip generation data and TIA if applicable in accordance with Section 6.13 of the UDO. | |

## PROPOSED USES

An application has been duly filed requesting that the property described in this application be rezoned from OI to PD. It is understood and acknowledged that if the property is rezoned as requested, the property described in this request will be perpetually bound to the use(s) authorized and subject to such conditions as imposed, unless subsequently changed or amended as provided for in the Unified Development Ordinance. It is further understood and acknowledged that final plans for any specific development to be made pursuant to any such Planned Development shall be submitted for site or subdivision plan approval. Use additional pages as needed.

The Rezoned Lands may be used for, and only for, the uses listed immediately below. The permitted uses are subject to the limitations and regulations stated in the Use Table and any additional limitations or regulations stated below. For convenience, some relevant sections of the Unified Development Ordinance may be referenced; such references do not imply that other sections of the Unified Development Ordinance do not apply.

| | | | |
|---|---|---|---|
| **1.** | Fire/EMS/Police Stations | **25.** | |
| **2.** | | **26.** | |
| **3.** | | **27.** | |
| **4.** | | **28.** | |
| **5.** | | **29.** | |
| **6.** | | **30.** | |
| **7.** | | **31.** | |
| **8.** | | **32.** | |
| **9.** | | **33.** | |
| **10.** | | **34.** | |
| **11.** | | **35.** | |
| **12.** | | **36.** | |
| **13.** | | **37.** | |
| **14.** | | **38.** | |
| **15.** | | **39.** | |
| **16** | | **40.** | |
| **17.** | | **41.** | |
| **18.** | | **42.** | |
| **19.** | | **43.** | |
| **20.** | | **44.** | |
| **21.** | | **45.** | |
| **22.** | | **46.** | |
| **23.** | | **47.** | |
| **24.** | | **48.** | |

## PROPOSED DEVELOPMENT CONDITIONS

The applicant hereby requests that the Zebulon Board of Commissioners, pursuant to Section 3.3.5 of the Unified Development Ordinance, approve the Proposed Planned Development with above listed use(s), subject to the following condition(s), requested deviations, and proposed alternative means of compliance. (Attach additional pages as needed)

1. Reduction of required street trees described in UDO Section 5.6.13 due to proximity to existing underground utility lines and Fire apparatus sight triangle safety.

The building shall comply with the architectural design standards required in Section 5.3.1 with the exception of the following deviations in order to provide design appropriate to the needs and functionality of an emergency facility while simultaneously respecting the residential vernacular of the neighboring properties:

2. Reduction of required commercial building fenestration on the primary building wall to 14% on the first floor vs UDO Article 5.3.1.7a that requires 40% building fenestration on the primary building wall/elevation facing the street the building is addressed to.
3. Deviation from UDO Article section 5.3.1.7 a, iii for a window or general access doorway to be located at least every 20 feet along the facade.
3. Reduction of the secondary Building walls to 20% or less vs UDO Article section 5.3.1.7b which requires 30% building fenestration on secondary building walls.
4. Elimination of a parapet wall or decorative cornice for roof pitches less than 3:12 and flat roofs per UDO Article section 5.1.3.6 a
5. Elimination of the primary building entrance requirements per UDO section 5.1.3.F2a, b

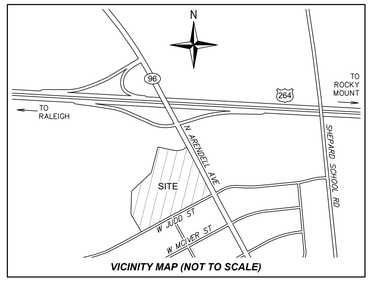
## ADJACENT OWNERS

Provide a certified list of property owners subject to this application and all properties owners within 750-feet feet of the subject property, and any HOA Contacts for developments which fall within 750-feet of the subject property.

| Parcel Address | Parcel ID Number | Owner's Name |
|---|---|---|
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## HOA CONTACTS

| Development Name | Contact Person | Address |
|---|---|---|
| | | |
| | | |
| | | |




VICINITY MAP (NOT TO SCALE)

| WETLAND FLAGS | | |
|---|---|---|
| FEATURE ID | NORTHING | EASTING |
| W1-001 | 758064.3 | 2200811.1 |
| W1-002 | 757999.2 | 2200810.5 |
| W1-003 | 757935.9 | 2200815.7 |
| W1-004 | 757879.9 | 2200805.8 |
| W1-005 | 757835.5 | 2200795.4 |
| W1-006 | 757814.4 | 2200775.0 |
| W1-007 | 757745.1 | 2200799.2 |
| W1-008 | 757706.8 | 2200827.6 |
| W1-009 | 757640.6 | 2200844.8 |
| W1-010 | 757643.2 | 2200878.9 |
| W1-011 | 757663.7 | 2200891.0 |
| W1-012 | 757697.1 | 2200884.4 |
| W1-013 | 757722.8 | 2200869.0 |
| W1-014 | 757764.8 | 2200881.8 |
| W1-015 | 757817.8 | 2200886.1 |
| W1-016 | 757862.5 | 2200880.1 |
| W1-017 | 757923.9 | 2200900.2 |
| W1-018 | 757956.6 | 2200914.4 |
| W1-019 | 758006.0 | 2200916.0 |
| W1-020 | 758049.2 | 2200893.8 |
| W1-021 | 758097.8 | 2200888.0 |

| SYMBOL LEGEND | | | |
|---|---|---|---|
| ● | PROPERTY CORNER FOUND | GM | GAS METER |
| ■ | CONC MONUMENT FOUND | GV | GAS VALVE |
| ▲ | COMPUTED POINT | SM | SEWER MANHOLE |
| DCP | DATUM CONTROL POINT | SC | SEWER CLEANOUT |
| ⊸ | SIGN | SV | SEWER VALVE |
| SD | STORM DRAINAGE MANHOLE | T | TELEPHONE PEDESTAL |
| GI | GRATED INLET | EC | EMERGENCY CALLBOX |
| CI | CURB INLET | FP | FIBEROPTIC HANDHOLE |
| OI | OPEN THROAT CURB INLET | CP | CABLE TV PEDESTAL |
| FES | FLARED-END SECTION | FH | FIRE HYDRANT |
| ☼ | LIGHT POLE | WM | WATER METER |
| ⊘ | UTILITY POLE | WV | WATER VALVE |
| ⊘ | UTILITY POLE WITH DROP | W | WELL (POTABLE) |
| ☼ | UTILITY POLE WITH LIGHT | IV | IRRIGATION CONTROL VALVE |
| ⊘ | UTILITY POLE LIGHT & DROP | ● | EVERGREEN TREE |
| ⊘ | GUY WIRE / ANCHOR | ○ | DECIDUOUS TREE |
| FL | FLOOD LIGHT | ⊠ | SPOT ELEVATION |
| ECB | ELECTRIC CONTROL BOX | MB | MAILBOX |
| ET | ELECTRIC TRANSFORMER | ? | DESTINATION UNKNOWN |
| EH | ELECTRIC HANDHOLE | UM | UNKNOWN UTILITY HANDHOLE |
| EM | ELECTRIC METER | WF | WETLAND FLAG |
| AC | HVAC UNIT | | |

**TREE ABBREVIATIONS**

| | |
|---|---|
| BP | BRADFORD PEAR |
| CH | CHERRY |
| CM | CREPE MYRTLE |
| E | ELM |
| G | GUM |
| H | HICKORY |
| HL | HOLLY |
| M | MAPLE |
| MG | MAGNOLIA |
| P | PINE |
| POP | POPLAR |
| W | WALNUT |

**ABBREVIATIONS**

| | |
|---|---|
| BM | BOOK OF MAPS |
| CLF | CHAIN-LINK FENCE |
| CMF | CONCRETE MONUMENT FOUND |
| DB | DEED BOOK |
| FES | FLARED END SECTION |
| GIS | GEOGRAPHIC INFORMATION SYSTEM |
| GSK | GLAXO SMITH KLINE |
| INV | INVERT |
| IPF | IRON PIPE FOUND |
| IRF | IRON ROD FOUND |
| N/F | NOW OR FORMERLY |
| PB | PLAT BOOK |
| PG | PAGE |
| PIN | PARCEL IDENTIFICATION NUMBER |
| RCP | REINFORCED CONCRETE PIPE |
| R/W | RIGHT-OF-WAY |
| RR | RAILROAD |
| SF | SQUARE FEET |
| SSMH | SANITARY SEWER MANHOLE |

**GENERAL NOTES**

1) THE PURPOSE OF THIS PLAT IS TO DEPICT THE EXISTING CONDITIONS AND BOUNDARY OF THE SUBJECT PROPERTY NOW OR FORMERLY OWNED BY THE TOWN OF ZEBULON. THE SUBJECT PROPERTY CONSISTS OF WAKE COUNTY PIN NUMBERS 2705-18-0148 AND 2705-18-4110. BOOK OF MAPS 2022 PAGE 1482, FOUND IN THE WAKE COUNTY REGISTER OF DEEDS, WAS THE PRIMARY DOCUMENT REFERENCED FOR BOUNDARY INFORMATION FOR THIS PLAT.

2) PROPERTIES SHOWN HEREON ARE SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD THAT WOULD BE REVEALED BY A THOROUGH TITLE SEARCH. THIS PLAT SHOULD NOT BE RELIED UPON AS A COMPLETE RECORD OF ALL EASEMENTS THAT MAY AFFECT THESE PROPERTIES. THE POSITION AND ORIENTATION OF "SURVEYED" AND "NOT SURVEYED" BOUNDARY LINES SHOWN HEREON, ARE BASED ON THE GEOMETRY OF THE METES AND BOUNDS DERIVED FROM RECORDED DEEDS AND PLATS OF THE SUBJECT PROPERTY AND ADJOINERS, AND THEN TRANSLATED ONTO COORDINATED FIELD-SURVEYED BOUNDARY CORNERS. GIS PROPERTY LINES SHOWN HERON WERE TAKEN FROM THE NCONEMAP DATABASE ON JUNE 12, 2024 AND INSERTED INTO THIS DRAWING FILE WITHOUT ANY TRANSLATION, ROTATION OR SCALING AND ARE FOR REFERENCE PURPOSES ONLY. NO POSITIONAL ACCURACY OF THE GIS LINES ARE GUARANTEED AS TO HOW THOSE LINES RELATE TO THE FEATURES SURVEYED BY TWT.

3) ALL UNDERGROUND UTILITIES SHOWN HEREON WERE LOCATED IN ACCORDANCE WITH QUALITY LEVEL "B" SUBSURFACE UTILITY ENGINEERING STANDARDS. THIS QUALITY LEVEL DOES NOT GUARANTEE THE LOCATION OF ALL UNDERGROUND UTILITIES THAT MAY EXIST WITHIN THE LIMITS OF THIS SURVEY. THIS MAP SHOULD NOT BE RELIED UPON AS A COMPLETE DEPICTION OF ALL UNDERGROUND UTILITY APPURTENANCES THAT MAY EXIST WITHIN THE LIMITS OF THIS SURVEY. NOT ALL UNDERGROUND UTILITY APPURTENANCES CAN BE DETECTED AND TRACED WITH OUR EQUIPMENT. USE OF THIS MAP DOES NOT NEGATE ANY PARTY'S RESPONSIBILITY TO CONTACT "ONE-CALL" PRIOR TO PERFORMING EXCAVATIONS INSIDE THE LIMITS OF THIS SURVEY.

4) THERE ARE CONFLICTING RECORDS REGARDING THE SANITARY SEWER FORCE MAIN RUNNING ALONG WEST JUDD STREET. CITY OF RALEIGH UTILITY RECORDS SHOW THE FORCE MAIN ALONG THE SOUTHERN EDGE OF WEST JUDD STREET BEFORE TRAVERSING TO THE NORTH BETWEEN THE SIDEWALK AND BACK OF CURB ALONG THE NORTH SIDE. GSK UTILITY RECORDS SHOW THE FORCE MAIN ALONG THE NORTHERN EDGE OF WEST JUDD STREET THEN RUNNING ON THE NORTH SIDE OF THE SIDEWALK, INSIDE OF THE TOWN OF ZEBULON'S PROPERTY. TWT WAS UNABLE TO DESIGNATE (PER LEVEL B SUE) THE SECTION ALONG WEST JUDD STREET. BOTH LINES ARE SHOWN HEREON AS "DATUR" (DRAWN ACCORDING TO RECORD) LINES.

5) ALL ENCROACHMENTS ARE GRAPHICALLY SHOWN HEREON.

6) ALL DISTANCES AND COORDINATES SHOWN HEREON ARE LOCALIZED, GROUND INFORMATION, UNLESS SPECIFICALLY NOTED AS "GRID".

7) AREA(S) CALCULATED BY THE COORDINATE METHOD

**LINE LEGEND**

PROPERTY LINE (PL)
PL NOT SURVEYED
EASEMENT
EDGE OF GRAVEL
EDGE OF RIPRAP
EDGE OF LANDSCAPING
CURB & GUTTER
SHRUB LINE
TREE LINE
HAND RAIL
CHAIN-LINK FENCE
WIRE FENCE
METAL FENCE
WALL
OVERHEAD UTILITY WIRES
STORM DRAINAGE PIPE
GRAVITY SEWER
SEWER FORCEMAIN (DATUR)
SEWER FORCEMAIN
U/G CABLE TV
U/G ELECTRIC LINE
U/G FIBER OPTIC
U/G GAS
U/G WATER LINE
U/G RECLAIMED WATER LINE
U/G RECLAIMED WATER (DATUR)
CONTOUR MAJOR
CONTOUR MINOR

**SURVEY CONTROL / GRID TIE NOTES**

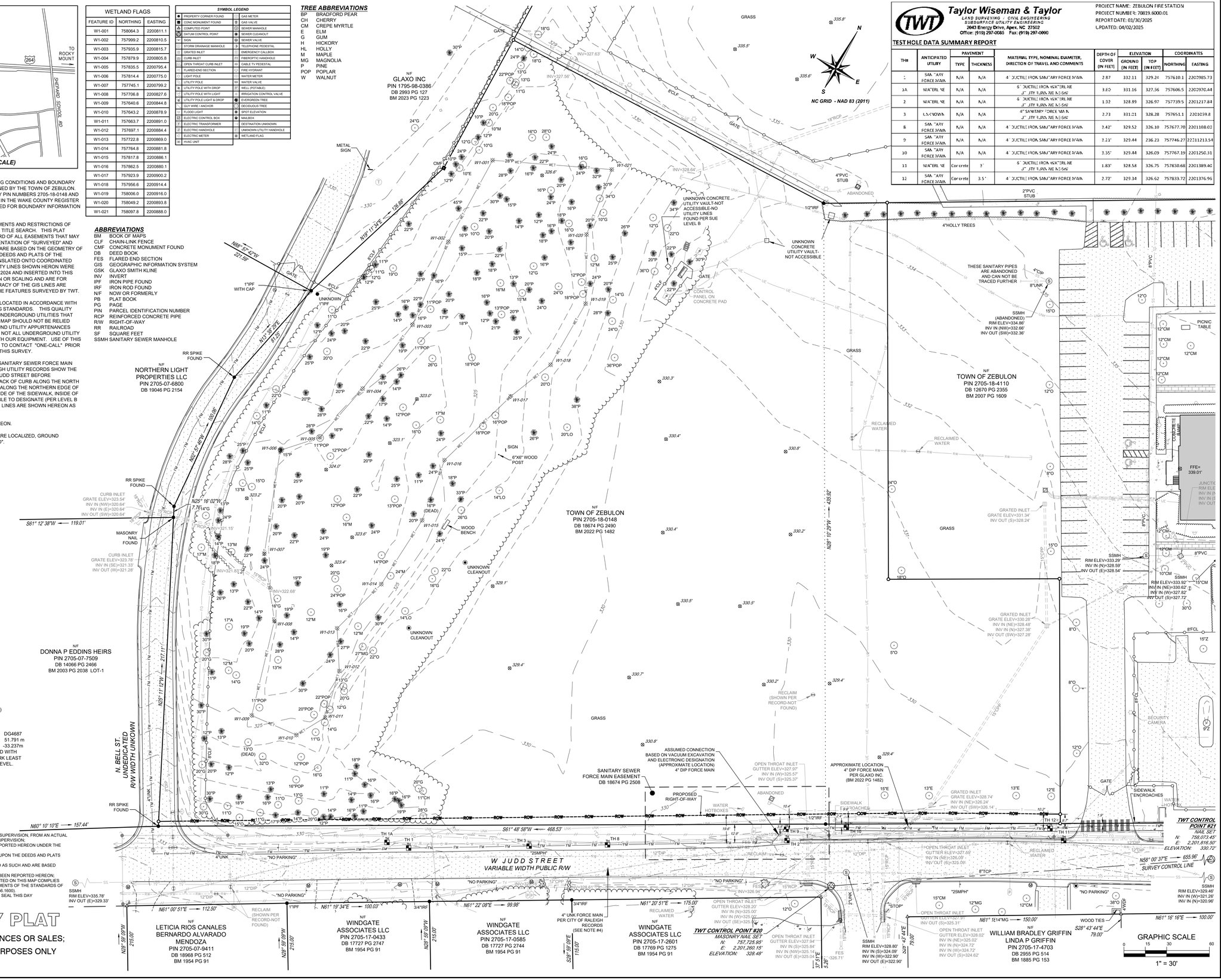
1) DATUM DESCRIPTION:
NC STATE PLANE COORDINATE SYSTEM
NAD83 (2011) [EPOCH: 2010.00]
NAVD88 [GEOID 2018]
2) UNIT OF MEASUREMENT: U.S. SURVEY FOOT
3) GPS FIELD PROCEDURE: REAL TIME NETWORK (VRS)
4) DATE OF GPS SURVEY: 06/13/2024
5) GPS ANTENNA: TRIMBLE R8 (SERIAL # 5005414918)
6) PUBLISHED / FIXED CONTROL USED:
NAME: NCRD PID: DG4687
LATITUDE: 35°45'49.50798" N ELLIPSOID HEIGHT: -51.791 m
LONGITUDE: 78°34'44.39455" W GEOID HEIGHT: -33.237m
7) ADJUSTMENT: SURVEY DATA WAS POST PROCESSED WITH TRIMBLE BUSINESS CENTER (TBC) USING A NETWORK LEAST SQUARES ADJUSTMENT AT THE 95% CONFIDENCE LEVEL.
8) CLASS OF SURVEY: CLASS A
9) POSITIONAL ACCURACY: 0.04'
10) POINT OF LOCALIZATION: CONTROL POINT #23
11) COMBINED FACTOR: 0.999913046

I, REX V. BOHN, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION, FROM AN ACTUAL GROUND (CONVENTIONAL) AND GPS SURVEY MADE UNDER MY SUPERVISION;
THAT THE GPS SURVEY INFORMATION (METADATA) HAS BEEN REPORTED HEREON UNDER THE "SURVEY CONTROL / GRID TIE NOTES";
THAT SURVEYED PROPERTY LINES SHOWN HEREON ARE BASED UPON THE DEEDS AND PLATS REPORTED HEREON;
THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS SUCH AND ARE BASED UPON THE DEEDS AND PLATS REPORTED HEREON;
THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY HAS BEEN REPORTED HEREON;
THAT THE PLANIMETRIC AND TOPOGRAPHIC INFORMATION DEPICTED ON THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS AND THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600).
WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS DAY APRIL 2, 2025.

**PRELIMINARY PLAT**

NOT FOR RECORDATION, CONVEYANCES OR SALES;
PLAT SUBMITTED FOR REVIEW PURPOSES ONLY

REX V. BOHN LICENSE NO. L-4343




| TAILWATER ID | ANTICIPATED UTILITY | PAVEMENT TYPE | PAVEMENT THICKNESS | MATERIAL TYPE, NOMINAL DIAMETER, DIRECTION OF TRAVEL AND COMMENTS | DEPTH OF COVER (IN FEET) | ELEVATION GROUND (IN FEET) | ELEVATION TOP (IN FEET) | COORDINATES NORTHING | COORDINATES EASTING |
|---|---|---|---|---|---|---|---|---|---|
| 1 | SANITARY FORCE MAIN | N/A | N/A | 4" DUCTILE IRON SANITARY FORCE MAIN | 2.87 | 332.11 | 329.24 | 757610.1 | 2202985.73 |
| 1A | WATERLINE | N/A | N/A | 6" DUCTILE IRON WATERLINE | 3.60 | 331.16 | 327.56 | 757606.5 | 2202970.44 |
| 2 | WATERLINE | N/A | N/A | 6" DUCTILE IRON WATERLINE | 1.92 | 328.89 | 326.97 | 757739.5 | 2201217.84 |
| 3 | UNKNOWN | N/A | N/A | 4" SANITARY FORCE MAIN | 2.73 | 331.21 | 328.28 | 757651.1 | 2201059.8 |
| 8 | SANITARY FORCE MAIN | N/A | N/A | 4" DUCTILE IRON SANITARY FORCE MAIN | 3.42' | 329.52 | 326.10 | 757677.70 | 2201108.02 |
| 9 | SANITARY FORCE MAIN | N/A | N/A | 4" DUCTILE IRON SANITARY FORCE MAIN | 3.21' | 329.44 | 236.23 | 757746.27 | 22211213.54 |
| 10 | SANITARY FORCE MAIN | N/A | N/A | 4" DUCTILE IRON SANITARY FORCE MAIN | 3.35' | 329.44 | 326.09 | 757767.19 | 2201250.31 |
| 11 | WATERLINE | Concrete | 3" | 6" DUCTILE IRON WATERLINE | 1.83' | 328.58 | 326.75 | 757830.68 | 2201389.40 |
| 12 | SANITARY FORCE MAIN | Concrete | 3.5' | 4" DUCTILE IRON SANITARY FORCE MAIN | 2.72' | 329.34 | 326.62 | 757833.72 | 2201376.96 |

**Taylor Wiseman & Taylor**
LAND SURVEYING · CIVIL ENGINEERING
SUBSURFACE UTILITY ENGINEERING
2043 Energy Drive, Apex, NC 27502
Office: (919) 297-0085 Fax: (919) 297-0090

PROJECT NAME: ZEBULON FIRE STATION
PROJECT NUMBER: 70819.6000.01
REPORT DATE: 01/30/2025
UPDATED: 04/02/2025

**TEST HOLE DATA SUMMARY REPORT**

SURVEY PREPARED FOR:
**TOWN OF ZEBULON**
1003 N ARENDELL AVENUE
ZEBULON, NC 27597
(919) 269-7455

SURVEY PERFORMED BY:
TAYLOR WISEMAN & TAYLOR
ENGINEERS SURVEYORS
SUBSURFACE UTILITY ENGINEERS
2043 ENERGY DRIVE, APEX, NC 27502
PHONE (919) 297-0085 FAX (919) 297-0090
NORTH CAROLINA LICENSE NUMBER: F-0362

**EXISTING CONDITIONS AND BOUNDARY SURVEY**
***FOR THE PROPOSED ZEBULON FIRE STATION***
**1003 N ARENDELL AVENUE**
**WAKE COUNTY - LITTLE RIVER TOWNSHIP - ZEBULON, NC**

REVISIONS:

| | |
|---|---|
| DATE OF SURVEY: | 6/13 - 7/19, 2024 |
| SCALE: | 1" = 30' |
| DRAWN BY: | J. FLEMING |
| CHECKED BY: | R. BOHN, PLS |
| PROJECT: | 70819.6000.00 |
| SHEET: | 1 / 1 |

Attachment
D 2025-04

Attachment
Q 2025-04

Town of Zebulon

Planning Department

1003 N. Arendell Avenue, Zebulon, NC 27597
Phone: (919) 823-1810 Fax: (919) 887-2824
www.townofzebulon.org

# INSTRUCTION PACKET AND AFFIDAVIT FOR NEIGHBORHOOD MEETINGS

## GENERAL INFORMATION:

In accordance with Section 2.3.4 of the Unified Development Ordinance, the purpose of the neighborhood meeting is to inform landowners and occupants of nearby lands about a development application that is going to be reviewed under this Ordinance, and to provide the applicant an opportunity to hear comments and concerns about the development proposal prior to the public hearing process. The neighborhood meeting is proposed as a means of resolving potential conflicts and outstanding issues with nearby landowners, where possible, in a more informal context.

### WHEN IS A NEIGHBORHOOD MEETING REQUIRED?

- Conditional Rezonings
- Planned Developments
- Site Plans in the Downtown Core or Downtown Periphery Zoning Districts
- Special Use Permits; or
- Zoning Map Amendments that establish a more dense or intense zoning district.

### INSTRUCTIONS

Prior to submitting an application for the applications listed above the applicant must conduct at least one (1) Neighborhood Meeting. The applicant shall submit all forms included in this packet with the initial application submittal in accordance with Section 2.3.4 of the Town of Zebulon Unified Development Ordinance.

The Neighborhood Meeting must be held in accordance with the following rules:

- These groups and individuals must be invited to the meeting:
- The applicant is required to notify the Planning Department, all property owners within 300 feet of the subject property, and any neighborhood association that represents citizens in the area via first class mail a minimum of 10 days in advance of the neighborhood meeting, not including the day of mailing. The applicant shall use their own return address on the envelopes as the meeting is a private meeting between the applicant and the neighbors.

The applicant shall include with the meeting notice a vicinity map in addition to either the existing zoning map of the area or preliminary plans of the proposed development (see Handout requirements below).

- The meeting must be held within specific timeframes and meet certain requirements:
- The meeting must be held for a minimum of two (2) hours, Monday through Thursday, during the 5:00 p.m. - 9:00 p.m. time period. The meeting cannot be held on a Town recognized holiday (which coincide with the State of North Carolina recognized holidays).
- The meeting shall be held at a place that is generally accessible to neighbors that reside in close proximity to the land subject to the application.
- A sign-in sheet must be used in order to verify attendance. Ensure each attendee signs in. Please note if any person(s) refuses to sign in. Note if no one attended.

## HANDOUT REQUIREMENTS:

For any process requiring a legislative or quasi-judicial hearing, preliminary plans of the proposed development must be available at the meeting to help facilitate discussion. Neighbors may request emailed/mailed copies of the maps or plans from the applicant by checking the "send plans" box on the sign-in sheet; applicant shall provide reduced copies upon request.

Printed copies must equal the number of notices required to be sent.

Contact information for the applicant's representative must be provided on the attached "Project Contact Information" form.

A copy of the handout must be included as part of the Neighborhood Meeting report.

The agenda of the meeting shall include:

Explanation of all processes the meeting is being held for (rezoning, subdivision, etc.).

Explanation of future meetings (additional neighborhood meetings, Planning Board, Board of Commissioners, etc.).

Explanation of development proposal – uses and conditions for rezonings, layout for subdivision and site plans, and builder/end user if known/public knowledge.

Questions or concerns by attendees, and responses by the applicant, if any, must be noted. Provide blank comment sheets or notecards for neighbors to submit written comments. The applicant shall also include any questions and concerns received via written correspondence (such as email) or phone call along with responses provided by the applicant.

The applicant shall be responsible for notifying any neighbors who check the "Send Plans & Updates" box on the sign-in sheet of any additional neighborhood meetings and the actual submittal date to the Town with a link to the Town of Zebulon's Interactive Development Map.

For accountability purposes, please submit the following with your application:

- A copy of the letter mailed to neighbors and neighborhood organizations (use attached invitation template);
- A list of those persons and neighborhood organizations invited to the meeting;
- A copy of the sign-in sheet (use attached sign-in sheet template);
- A summary of the meeting and a list of any changes made to the project as a result of the neighborhood comments (use attached meeting summary template);
- The affidavit, signed, dated, and notarized (use attached affidavit template); and
- One reduced copy of the maps and/or plans presented to the neighbors at the Neighborhood Meeting.

# NOTICE OF NEIGHBORHOOD MEETING

This document is a public record under the North Carolina Public Records Act and may be published on the Town's website or disclosed to third parties.

Dear Neighbor:
You are invited to a neighborhood meeting to review and discuss the development proposal at:

201 W. Judd Street, Zebulon, NC 27597 (Address)

2705180148 (Pin Numbers)

in accordance with the Town of Zebulon Neighborhood Meeting procedures. This meeting is intended to be a way for the applicant to discuss the project and review the proposed plans with adjacent neighbors and neighborhood organizations before the submittal of an application to the Town. This provides neighbors an opportunity to raise questions and discuss any concerns about the impacts of the project before it is officially submitted. Once an application has been submitted to the Town, it may be tracked using the Interactive Development Map located on the Town of Zebulon website at:
https://www.townofzebulon.org/planning/interactive-development-map

A Neighborhood Meeting is requested because this project will include:

- ☐ Conditional Rezoning
- ☒ Planned Unit Development
- ☐ Site Plan within the Downtown Core or Downtown Periphery Zoning Districts
- ☐ Zoning Map Amendment (results in more intensive uses or increased density)
- ☐ Special Use Permit (Quasi-Judicial Hearing)
  *Quasi-Judicial Hearing: The Board of Commissioners cannot discuss the project prior to the public hearing.

The following is a description of the proposed (also see attached map(s) and/or plan sheet(s)):

Construction of the proposed Zebulon Fire & EMS Station which also includes landscaping, stormwater wetlands, parking lots, grading, utility installation, and all related improvements required to construct the Fire & EMS Station. This neighborhood meeting is required for permitting the building as previously presented, no major changes to the building exterior are proposed compared with past neighborhood meetings.

Estimated Submittal Date: April 28, 2025

## MEETING INFORMATION:

Property Owner(s) Name(s): Town of Zebulon

Applicant(s): ADW Architects/CLH Design, P.A.

Contact Information (e-mail/phone): mesposito@adwarchitects.com 704-379-1919
yaalanubia@clhdesignpa.com 919-443-4072

Meeting Address: Zebulon Town Hall, 1003 N Arendell Ave, Zebulon, NC 27597

Date of Meeting: Wednesday, April 23, 2025

Time of Meeting: 5-7pm

**Meetings shall occur between 5:00 p.m.-9:00 p.m. on a Monday through Thursday (excluding Town recognized holidays). If you have questions about the general process for this application, please contact the Planning Department at 919-823-1809. You may also find information about the Zebulon Planning Department and on-going planning efforts at https://www.townofzebulon.org/services/planning

## PROJECT CONTACT INFORMATION

This document is a public record under the North Carolina Public Records Act and may be published on the Town's website or disclosed to third parties.

| **Development Contacts:** | | |
|---|---|---|
| Project Name: Zebulon Public Safety Station | | Zoning: O & I - Office & Institutional |
| Location: 201 W. Judd Street, Zebulon, NC 27597 | | |
| Property PIN(s): 2705180148 | | Acreage/Square Feet: 11.13 Acres |
| | | |
| Property Owner: Town of Zebulon - Chris Perry - Fire Chief | | |
| Address: 113 E. Vance Street | | |
| City: Zebulon | State: NC | Zip: 27597 |
| Phone: 919-823-1840 | | Email: cperry@townofzebulon.org |
| | | |
| Developer: Town of Zebulon - Chris Perry - Fire Chief | | |
| Address: 113 E. Vance Street | | |
| City: Zebulon | State: NC | Zip: 27597 |
| Phone: 919-823-1840 | Fax: | Email: cperry@townofzebulon.org |
| | | |
| Engineer: CLH Design, P.A. - Y'Hoshua Aal-Anubia, PLA | | |
| Address: 400 Regency Forest Drive, STE 120 | | |
| City: Cary | State: NC | Zip: 27518 |
| Phone: 919-443-4072 | Fax: | Email: yaalanubia@clhdesignpa.com |
| | | |
| Builder (if known): Monteith Construction Company - Drew Hardin | | |
| Address: 122 Glenwood Avenue STE 300 | | |
| City: Raleigh | State: NC | Zip: 27603 |
| Phone: 919-368-4601 | Fax: | Email: dhardin@monteithco.com |

## PROVIDING INPUT TO THE PLANNING BOARD OR BOARD OF COMMISSIONERS:

Each Board of Commissioners meeting agenda includes a Public Forum time when anyone is permitted to speak for three (3) minutes on any topic with the exception of items listed as Public Hearings for that meeting. The Board of Commissioners meets on the 1st Monday of each month at 7:00 p.m. and Joint Public Hearings are scheduled for the 2nd Monday of every Month. (except for holidays, see schedule of meetings at https://www.townofzebulon.org/agendas-minutes. You may also contact Board of Commissioners at https://www.townofzebulon.org/government/board-commissioners.

## PRIVATE AGREEMENTS AND EASEMENT NEGOTIATION:

The Town of Zebulon cannot enforce private agreements between developers and neighbors and is not a party to the easement and right-of-way negotiation that occurs between developers and neighboring property owners for easements or rights-of-way that are necessary to build the project.

It is recommended that all private agreements be made in writing and that if a property owner feels it necessary, they should obtain private legal counsel in order to protect their interests in both private agreements and during easement negotiations. The only conditions that the Town of Zebulon can enforce are those conditions that are made a part of the conditional zoning of the property by agreement of the developer and the Town.
As an example, if a developer offers to build a fence for a neighbor to mitigate some impact, the Town can only enforce the construction of the fence if the fence becomes a condition of the rezoning. This would occur by the developer offering the condition as part of their conditional zoning application package or at the Joint Public Hearing on the conditional zoning and the Town accepting it as a condition. Private agreements regarding a fence being constructed will not be enforced by the Town.

To request that any agreement with a developer is made a part of the conditional zoning at the time of approval, you may ask at the public hearing if the agreement is included in the conditions. If it is not, you may request that the Board of Commissioners not approve the rezoning without the agreement being included in the conditions (note that it is up to Board of Commissioners whether to approve or deny the rezoning but they cannot impose conditions that the applicant does not agree to add). The developer's proposed conditions can be viewed any time after a rezoning is submitted on the Town of Zebulon Interactive Development Map which can be found at: https://www.townofzebulon.org/planning/interactive-development-map

## DOCUMENTATION:

Neighbors to a requested new development and/or rezoning are strongly encouraged to fully document (such as through dated photographs) the condition of their property before any work is initiated for the new development. Stormwater controls installed on developed property are not designed to and will likely not remove 100% of the soil particles transported by stormwater runoff. As a result, creeks and ponds could become cloudy for a period of time after rain events.

Attachment
Q 2025-04



## NEIGHBORHOOD MEETING SIGN-IN SHEET:

This document is a public record under the North Carolina Public Records Act and may be published on the Town's website or disclosed to third parties.

**Project Name:** Zebulon Fire/EMS Station

**Meeting Address:** Zebulon Town Hall, 1003 N. Arendell Avenue, Zebulon, NC 27597

**Date of Meeting:** Wednesday, April 23, 2025 **Time of Meeting:** 5-7 PM

**Property Owner(s) Names:** Town of Zebulon

**Applicants:** ADW Architects / CLH Design, P.A.

Please print your name below, state your address and/or affiliation with a neighborhood group, and provide your phone number and email address. Providing your name below does not represent support or opposition to the project; it is for documentation purposes only.

| | Name/ Organization | Address | Phone# | E-mail |
|---|---|---|---|---|
| 1 | Julie Martin | 117 W McTyeir | | |
| 2 | Milton Bryant | | | |
| 3 | | | | |
| 4 | | | | |
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Attach Additional Sheets If Necessary.

# SUMMARY OF DISCUSSION FROM THE NEIGHBORHOOD MEETING

This document is a public record under the North Carolina Public Records Act and may be published on the Town's website or disclosed to third parties.

**Project Name:** Zebulon Public Safety Station

**Meeting Address:** Zebulon Town Hall, 1003 N Arendell Ave, Zebulon, NC 27597

**Date of Meeting:** Wednesday, April 23, 2025 **Time of Meeting:** 5-7pm

**Property Owner(s) Names:** Town of Zebulon

**Applicants:** ADW Architects/CLH Design, P.A.

Please summarize the questions/comments and your response from the Neighborhood Meeting in the spaces below (attach additional sheets, if necessary). Please state if/how the project has been modified in response to any concerns. The response should not be "Noted" or "No Response". There has to be documentation of what consideration the neighbor's concern was given and justification for why no change was deemed warranted.

Question/ Concern #1 See attached questions and responses

Applicant Response:

Question/ Concern #2

Applicant Response:

Question/ Concern #3

Applicant Response:

Question/ Concern #4

Applicant Response:

Attachment
Q 2025-04

Zebulon FS – Neighborhood Meeting Q & A

Q: What is the schedule?

A: The project is currently starting permit review, we anticipate starting construction early fall of this year.

Q: Will there be a new roundabout on the road?

A: The only street improvements associated with this project are the road widening at Judd street. We do not have any information about road improvements that the Town may be planning unrelated to the project, and we recommend reaching out to the Town planning department to confirm other planned road improvements.

Q: Will there be more traffic on West McIver?

A: We do not anticipate a large increase of traffic associated with the fire station.

Q: Will we lose all the trees in the back?

A: The vast majority of trees in the area near Bell street will not be impacted. The building and site are going to be in an area that is currently clear open field.

Q: Will we still have room for the farmers market?

A: The project is not located in the area where the farmers market is currently held, and we do not anticipate any impacts to the farmers market.

Q: Will this be the only fire station in town?

A: This will be the main fire station headquarters. The town is planning future smaller fire stations after this building is open.

Q: Will there be sirens when pulling out in the middle of the night?

A: (Chief Dupree) We try not to use sirens until getting to main roads unless there is a traffic/safety need.

Q: What is the construction timeline?

A: The construction duration is anticipated at 15 months.

Attachment
Q 2025-04



# AFFIDAVIT OF CONDUCTING A NEIGHBORHOOD MEETING, SIGN-IN SHEET AND ISSUES/RESPONSES SUBMITTAL

This document is a public record under the North Carolina Public Records Act and may be published on the Town's website or disclosed to third parties.

I, Chris Perry (Zebulon Fire Chief), do hereby declare as follows:
Print Name

1. I have conducted a Neighborhood Meeting for the proposed Rezoning, Major Site Plan, Master Subdivision Plan, or Special Use Permit.

2. The meeting invitations were mailed to the Zebulon Planning Department, all property owners within 300 feet of the subject property and any neighborhood association that represents citizens in the area via first class mail a minimum of 10 days in advance of the Neighborhood Meeting.

3. The meeting was conducted at 1003 N Arendell Ave, Zebulon, NC 27597 (location/address) on April 23rd, 2025 (date) from 5pm (start time) to 7pm (end time).

4. I have included the mailing list, meeting invitation, sign-in sheet, issue/response summary, and zoning map/reduced plans with the application.

5. I have prepared these materials in good faith and to the best of my ability.

4/25/2025 By: Chtyl C. P
Date

STATE OF North Carolina
COUNTY OF Wake

Sworn and subscribed before me, Allyson R Densmore, a Notary Public for the above State and County, on this the 25th day of April, 2025.

SEAL Allyson R. Densmore
Notary Public

Allyson R. Densmore
Print Name

ALLYSON R. DENSMORE
My Comm. Expires
NOTARY PUBLIC
MARCH 9, 2030
JOHNSTON COUNTY, NC

My Commission Expires:
March 9, 2030

Attachment
D 2025-04

# CONSTRUCTION DOCUMENT FOR:

# ZEBULON PUBLIC SAFETY STATION

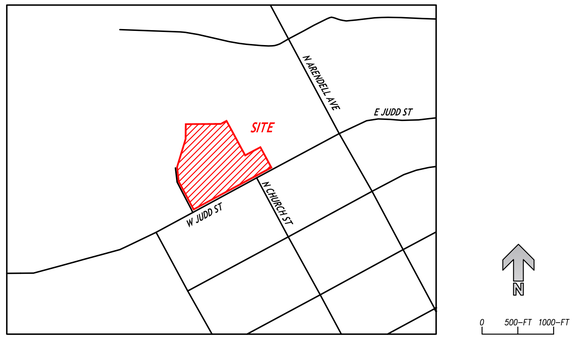
## CONSTRUCTION DRAWINGS

### DEVELOPMENT PLAN #: 1634214

### 201 W JUDD ST
### ZEBULON, NC 27597

### WAKE COUNTY

## VICINITY MAP




## SITE DATA

| | |
|---|---|
| OWNER: | TOWN OF ZEBULON |
| OWNER CONTACT: | CHRISTOPHER C. PERRY, CFO<br>FIRE CHIEF<br>113 E. VANCE STREET<br>ZEBULON, NC 27597<br>PHONE: 919-823-1840<br>EMAIL: CPERRY@TOWNOFZEBULON.ORG |
| CIVIL/LANDSCAPE ARCHITECT: | CLH DESIGN, P.A. |
| DESIGNER CONTACT: | Y'HOSHUA AAL-ANUBIA, PLA - SENIOR PROJECT MANAGER<br>919-319-6716<br>400 REGENCY FOREST DRIVE, STE. 120<br>CARY, NC 27518<br>YAALANUBIA@CLHDESIGNPA.COM |
| ARCHITECTURAL: | ADW ARCHITECTS |
| DESIGNER CONTACT: | MIKE A. ESPOSITO - SENIOR PRINCIPAL<br>704-379-1919<br>2815 COLISUEM CENTRE DRIVE. SUITE 500<br>CHARLOTTE, NC 28217<br>MESPOSITO@ADWARCHITECTS.COM |
| PROJECT ADDRESS: | 201 W. JUDD STREET<br>ZEBULON, NC, 27597 |
| PLANNING JURISD: | TOWN OF ZEBULON |
| PIN: | 2705180148 |
| REID: | 0103437 |
| DEEDED ACREAGE: | 11.13 AC |
| ZONING: | OI |
| FRONT SETBACK: | 20 |
| SIDE SETBACK: | 0 OR 5 |
| REAR SETBACK: | 25 |
| EXISTING LAND USE: | SUBURBAN COMMERCIAL (SC) |
| PROPOSED LAND USE: | SUBURBAN COMMERCIAL (SC) |
| DISTURBED AREA: | 4.0 ACRES |
| EXISTING IMPERVIOUS AREA: | 0 ACRES |
| PROPOSED IMPERVIOUS AREA: | ±1.95 ACRES |
| PROPOSED OPEN AREA SET-ASIDE | ±0.83 ACRES |
| BUILDING AREA SF: | ±25,000 SF |

| PARKING REQUIREMENT: | REQUIRED | PROVIDED |
|---|---|---|
| VEHICLE PARKING | 1 PER 600 SF - 42 SPACES | 62 SPACES |
| ACCESSIBLE PARKING | 3 SPACES (1 VAN) | 4 SPACES (2 VAN) |
| BICYCLE PARKING | 1 PER 20 VEHICLE - 3 SPACES | 2 RACKS (4 SPACES) |
| FEMA 100-YEAR FLOODPLAIN: | NOT PRESENT | |

## SHEET INDEX


| | |
|---|---|
| **CIVIL** | |
| C001 | COVER SHEET |
| C101 | STAKING PLAN |
| C201 | EXISTING CONDITIONS |
| C202 | DEMO PLAN |
| C301 | GRADING PLAN |
| C501 | UTILITY PLAN |
| C601 | LANDSCAPE PLAN |
| C701 | EROSION CONTROL DETAILS |
| C702 | EROSION CONTROL DETAILS |
| C703 | EROSION CONTROL DETAILS |
| C704 | WETLAND DETAILS |
| C705 | WETLAND DETAILS |
| C801 | UTILITY DETAILS |
| C802 | UTILITY DETAILS |
| C803 | UTILITY DETAILS |
| C901 | STAKING DETAILS |
| C902 | STAKING DETAILS |
| C903 | LANDSCAPE DETAILS |
| **ARCHITECTURAL** | |
| A200 | EXTERIOR ELEVATIONS |
| A201 | EXTERIOR ELEVATIONS |
| A501 | DUMPSTER ENCLOSURE DETAILS |
| **ELECTRICAL** | |
| E100-SP | ELECTRICAL SITE PLAN |
| **STRUCTURAL** | |
| S301 | FOUNDATION DETAILS |


## CERTIFICATION/STANDARD TOWN NOTES/QUANTITIES/CONDITIONAL APPROVALS/ETC

**INFRASTRUCTURE INSPECTIONS QUANTITIES TABLE**

| Phase Number(s) | PHASE 1 | PHASE 2 | PHASE 3 |
|---|---|---|---|
| Number of Lot (s) | 1 | | |
| Lot Number (s) by Phase | N/A | | |
| Number of Units | N/A | | |
| Livable Buildings | 1 | | |
| Open Space? | N/A | | |
| Number of Open Space Lots | 0 | | |
| Public Water (LF) | 0 | | |
| Private Water* (LF) | 318 | | |
| Public Sewer (LF) | 0 | | |
| Public Force Main (LF) | 0 | | |
| Private Sewer** (LF) | 0 | | |
| Public Street (LF) - FULL | 0 | | |
| Public Street (LF) - PARTIAL | 625 | | |
| Public Sidewalk (LF) - FULL | 522 | | |
| Public Sidewalk (LF) - PARTIAL | 0 | | |
| Multi-Use Path*** (LF) | 0 | | |
| Public Stormdrain (LF) | 34 | | |
| Street Signs (LF) | 0 | | |
| Water Service Stubs | 1 | | |
| Sewer Service Stubs | 1 | | |
| Average Daily Flow per phase**** | 450-GPD | | |

* Water mains 4" and larger
**Sewer mains and manholes as part of a collection system
*** 10 or 12 ft wide path in lieu of sidewalk or a Multi-Use path as part of a development amenity
****Entire Project Flow. Based on 75gpd per bedroom for residential (Apartments, single Family dwelling, townhouse, condos), or based on 15A NCAC 02T .0114 Wastewater Design Flow Rates for Commercial and Industrial.

### ATTENTION CONTRACTORS

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

**Failure to notify City Departments in advance of beginning construction, will result in the issuance of monetary fines, and require 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.**


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LA: C-106, PE: C-1595


ZEBULON
PUBLIC SAFETY
STATION
201 W. JUDD STREET
ZEBULON, NC 27597

CONSTRUCTION DOCUMENTS

COVER SHEET

DATE 04-28-2025
CLH PROJECT NO 22-154

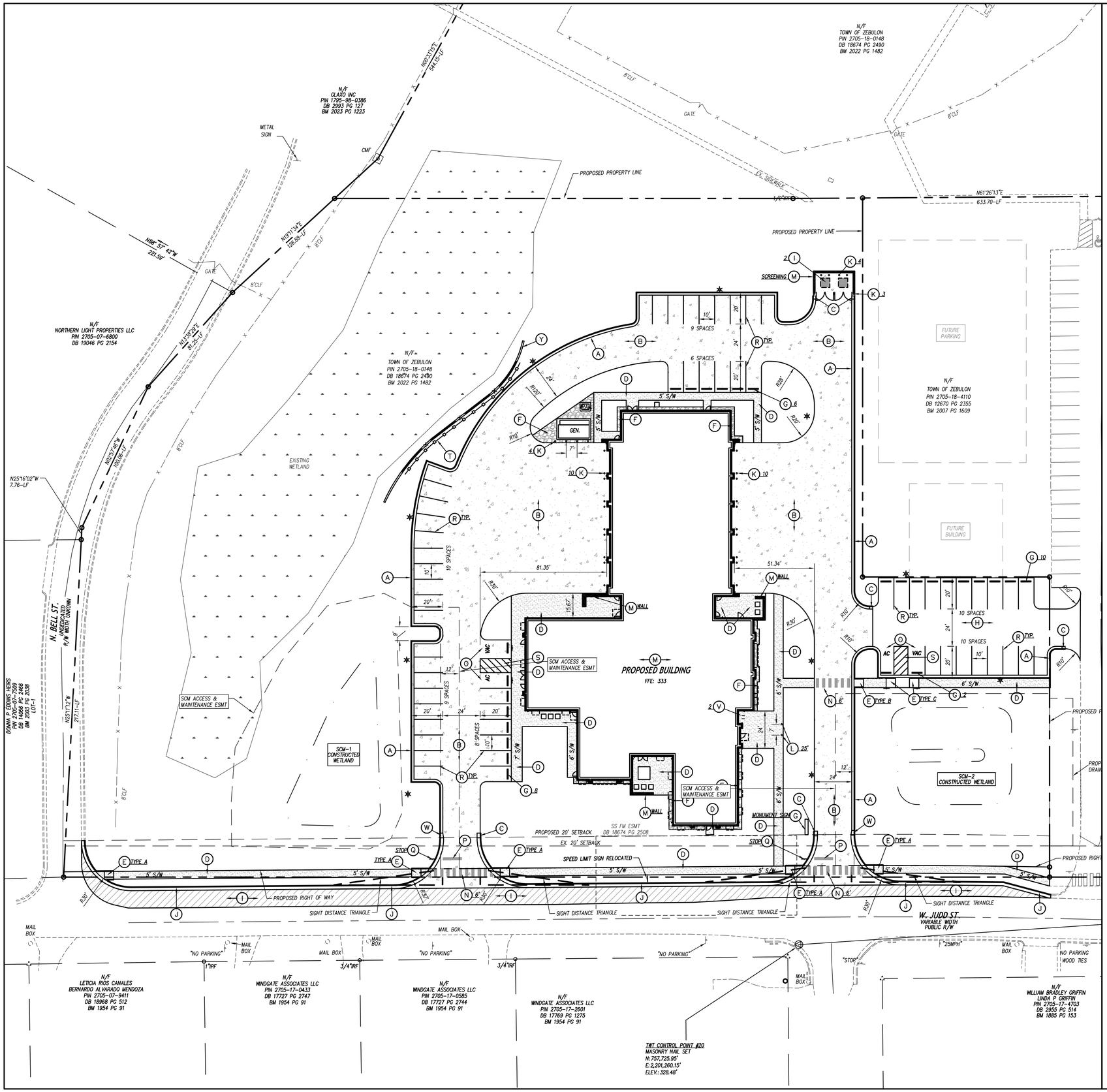
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PRELIMINARY PLANS
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SHEET NUMBER
C001

Planning
2025-04



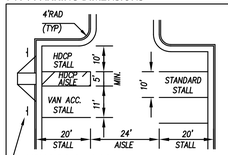

## GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL TOWN OF ZEBULON AND NCDOT STANDARDS AND SPECIFICATIONS.
2. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB AND FACE OF BUILDING WALL, UNLESS OTHERWISE SHOWN.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF ALL DIMENSIONS SHOWN AND CONTACT THE ARCHITECT IF ANY DISCREPANCIES OCCUR.
4. CONSTRUCTION STAKE OUT IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL PAVEMENT MARKINGS AND SIGNAGE SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
6. ALL FACE OF RADII ARE 4'-FT UNLESS OTHERWISE SHOWN.
7. ALL PARKING SPACES SHALL BE A MINIMUM OF 10'-FT WIDE X 20'-FT DEEP.
8. (AC) DENOTES ACCESSIBLE PARKING SPACE.
9. (VAC) DENOTES VAN ACCESSIBLE PARKING SPACE.
10. ANY AND ALL LANDSCAPING, EXISTING TREES OR SHRUBS TO REMAIN WHICH ARE DAMAGED DURING DEMOLITION OR CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR UTILIZING A LICENSED LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
11. CONTRACTOR SHALL SUBMIT SCALED PLANS OF ALL SCORING/JOINTS FOR APPROVAL BY ARCHITECT 30 DAYS MINIMUM PRIOR TO INSTALLATION.
12. THE CROSS-SLOPE ON ALL SIDEWALKS SHALL BE A MAXIMUM OF 2.0%
13. NO WORK SHALL BE PERFORMED ON RIGHT-OF-WAYS OR ADJACENT PROPERTIES UNTIL THE OWNER NOTIFIES CONTRACTOR IN WRITING OF PROCUREMENT OF APPROPRIATE PERMITS, EASEMENTS, AGREEMENTS, OR RIGHTS-OF-WAY.

## KEY NOTES

- (A) 24"-IN CURB & GUTTER, SEE DETAIL SHEET C901.
- (B) HEAVY DUTY CONCRETE PAVEMENT, SEE DETAIL SHEET C901.
- (C) STANDARD CURB & GUTTER TERMINUS, SEE DETAIL SHEET C901.
- (D) CONCRETE SIDEWALK, SEE DETAIL SHEET C901.
- (E) ACCESSIBLE CURB RAMP, SEE DETAIL SHEET C902.
- (F) DECORATIVE STONE BAND, SEE DETAIL SHEET C903.
- (G) PRECAST CONCRETE WHEELSTOP, SEE DETAIL SHEET C902.
- (H) LIGHT DUTY ASPHALT PAVEMENT, SEE DETAIL SHEET C901.
- (I) HEAVY DUTY ASPHALT PAVEMENT, SEE DETAIL SHEET C901.
- (J) 30-IN CURB & GUTTER, SEE DETAIL SHEET C901.
- (K) STEEL BOLLARD, SEE ARCH. DETAIL SHEET A500.
- (L) FLAGPOLE, SEE DETAIL SHEET C901.
- (M) SEE ARCHITECTURAL PLANS FOR CANOPY, SCREEN AND STRUCTURAL WALLS, BUILDING COLUMNS, BOLLARDS, AND MECHANICAL SERVICE YARD, MONUMENT SIGN.
- (N) HI-VIS CROSS WALK, SEE TRAFFIC CONTROL NOTES THIS SHEET.
- (O) ACCESSIBLE PARKING & SIGNAGE, SEE DETAIL SHEET C902.
- (P) STOP BAR, SEE TRAFFIC CONTROL NOTES THIS SHEET.
- (Q) TRAFFIC CONTROL SIGNAGE, SEE TRAFFIC CONTROL NOTES THIS SHEET.
- (R) PARKING SPACE STRIPING, SEE TRAFFIC CONTROL NOTES THIS SHEET.
- (S) DIAGONAL STRIPING, SEE TRAFFIC CONTROL NOTES THIS SHEET.
- (T) TRAFFIC GUARDRAIL, SEE DETAIL SHEET C902.
- (U) DUMPSTERS, PROVIDED BY OWNER.
- (V) BIKE RACK, SEE SPECIFICATIONS. SEE DETAIL SHEET C902.
- (W) 24" TO 30" G&G TRANSITIONS. SEE DETAIL SHEET C901.
- (X) SEGMENTAL RETAINING WALL BY OTHERS.

## TYP. PARKING DIMENSIONS




NOTES:
1. ALL DIMENSIONS ARE FROM FACE OF CURB.
2. ALL STANDARD ACCESSIBLE PARKING STALLS SHALL BE 10' WIDE.
3. ALL VAN ACCESSIBLE PARKING STALLS SHALL BE 11' WIDE.

## TRAFFIC CONTROL NOTES

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

| SIGN | MUTCD STD. | SIZE |
|---|---|---|
| STOP | R1-1 | 30"x30" |

2. 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.
3. ALL PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE MUTCD AND NCDOT STANDARDS AND THE PROJECT SPECIFICATIONS.

| MARKING | NCDOT STD. | SIZE | COLOR |
|---|---|---|---|
| PARKING SPACES | – | 4-IN | WHT. |
| CROSSWALK | 1205.07(HI-VIS) | 24-IN | WHT. |
| STOP BAR | – | 24-IN | WHT. |

4. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC TYPE EXCEPT FOR PARKING SPACE LINES WHICH SHALL BE ALKYD-RESIN TYPE PAINT.
5. ALL SIGNAGE SHALL BE FIELD STAKED AND THE LOCATIONS APPROVED BY CLH DESIGN PRIOR TO SIGN INSTALLATION.
6. CENTER ALL DIRECTIONAL ARROWS WITHIN TRAVEL LANE.
7. COORDINATE FIRE LANE MARKINGS WITH TOWN OF ZEBULON FIRE MARSHAL.
8. ALL SIGNS SHALL USE PRISMATIC SHEETING THAT MEETS MINIMUM REFLECTIVITY STANDARDS FOUND IN THE LATEST EDITION OF THE MUTCD.

NORTH

GRAPHIC SCALE

30 0 15 30 60 120

( IN FEET )
1 inch = 30 ft.

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# ZEBULON PUBLIC SAFETY STATION

201 W. JUDD STREET
ZEBULON, NC 27597

CONSTRUCTION DOCUMENTS

## STAKING PLAN

DATE 04-28-2025
CLH PROJECT NO 22-154

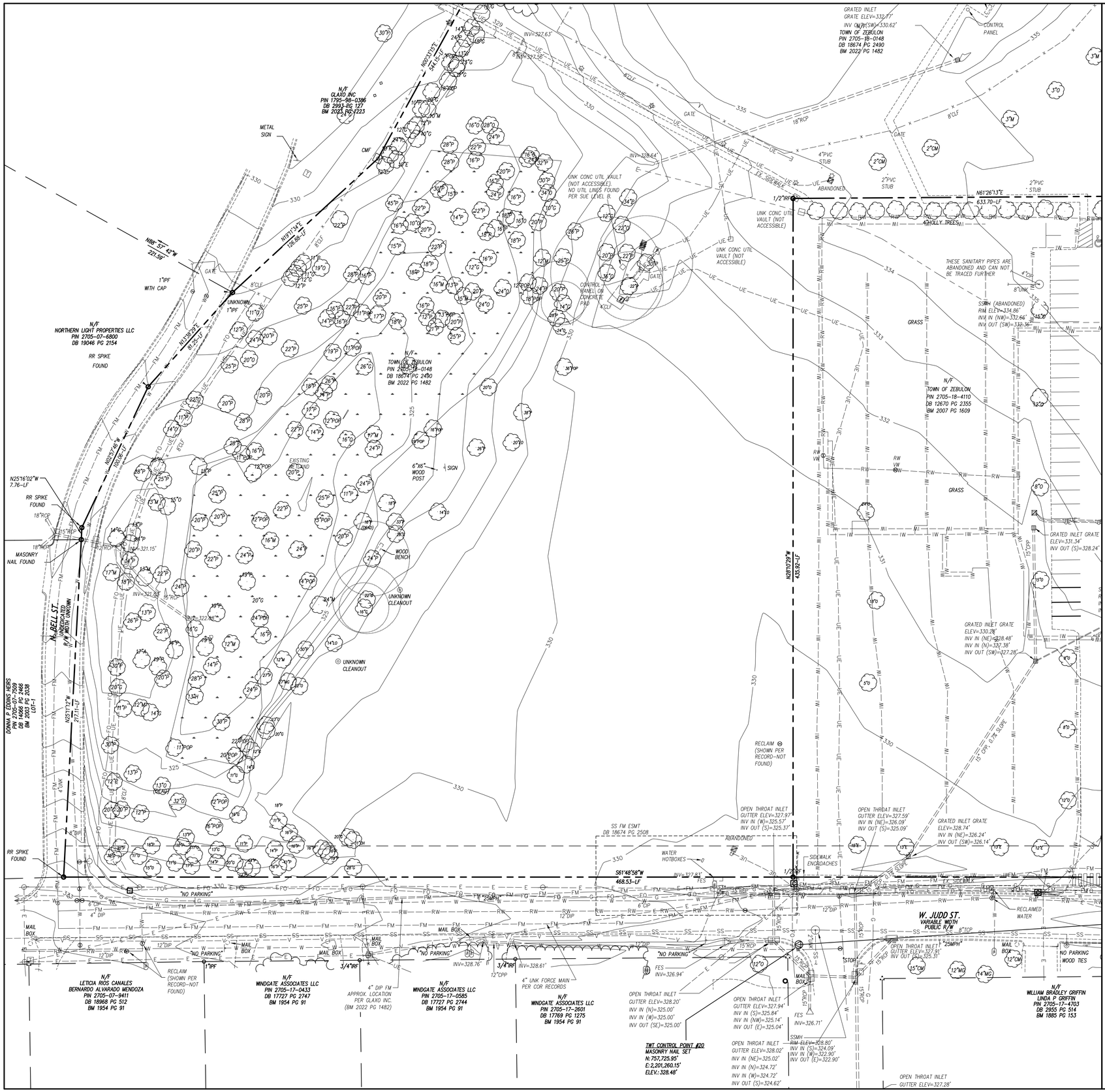
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PRELIMINARY PLANS
FOR REVIEW ONLY
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SHEET NUMBER
C101

Current
Q1 2025-04




## LEGEND

| | |
|---|---|
| OVERHEAD ELECTRICAL | E |
| UNDERGROUND ELECTRICAL | UE |
| FIRE PROTECTION | FP |
| GAS | G |
| SANITARY SEWER | SS |
| TELEPHONE | T |
| UNDERGROUND TELEPHONE | UT |
| FIBER OPTIC | FO |
| WATER | W |
| FORCE MAIN | FM |
| STORM DRAIN | |
| INDIVIDUAL TREE | |
| LIGHT POLE | LP |
| UTILITY POLE | PP |
| MANHOLE | MH |
| CLEAN OUT | CO |
| DROP INLET,CATCH BASIN | DI, CB |
| FIRE HYDRANT | FH |
| WATER VALVE | WV |

GRAPHIC SCALE

30 0 15 30 60 120

( IN FEET )
1 inch = 30 ft.

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# ZEBULON PUBLIC SAFETY STATION

201 W. JUDD STREET
ZEBULON, NC 27597

CONSTRUCTION DOCUMENTS

## EXISTING CONDITION

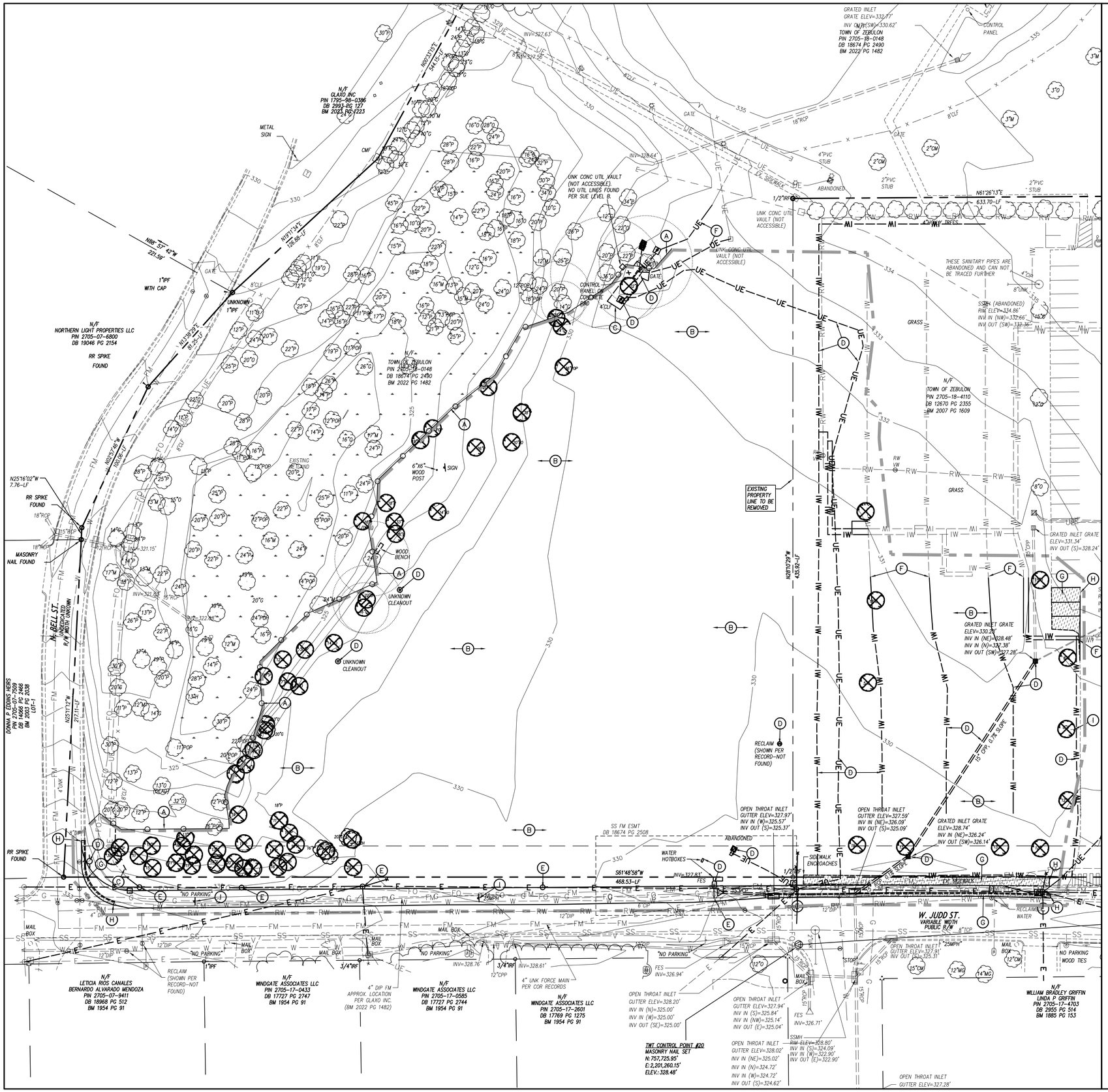
DATE 04-28-2025
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PRELIMINARY PLANS
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SHEET NUMBER
C201




## LEGEND

| STRUCTURES/UTILITIES TO BE REMOVED | | STRUCTURES/UTILITIES TO REMAIN | |
|---|---|---|---|
| OVERHEAD ELECTRICAL | E | OVERHEAD ELECTRICAL | E |
| UNDERGROUND ELECTRICAL | UE | UNDERGROUND ELECTRICAL | UE |
| FIRE PROTECTION | FP | FIRE PROTECTION | FP |
| GAS | G | GAS | G |
| SANITARY SEWER | SS | SANITARY SEWER | SS |
| TELEPHONE | T | TELEPHONE | T |
| UNDERGROUND TELEPHONE | UT | UNDERGROUND TELEPHONE | UT |
| FIBER OPTIC | FO | FIBER OPTIC | FO |
| WATER | W | WATER | W |
| FORCE MAIN | FM | FORCE MAIN | FM |
| STORM DRAIN | | STORM DRAIN | |
| INDIVIDUAL TREE TO BE REMOVED. | | INDIVIDUAL TREE TO REMAIN. | |
| LIGHT POLE | LP | LIGHT POLE | LP |
| UTILITY POLE | PP | UTILITY POLE | PP |
| MANHOLE | MH | MANHOLE | MH |
| CLEAN OUT | CO | CLEAN OUT | CO |
| DROP INLET,CATCH BASIN | DI, CB | DROP INLET,CATCH BASIN | DI, CB |
| FIRE HYDRANT | FH | FIRE HYDRANT | FH |
| WATER VALVE | WV | WATER VALVE | WV |
| CONSTR./CLEARING LIMITS | | PAVEMENT, S/W, C&G TO BE REMOVED. | |
| TREE PROTECTION FENCE | | | |

## GENERAL NOTES

1. ALL EXISTING STRUCTURES AND UTILITIES SHALL BE REMOVED AS NEEDED TO ALLOW NEW CONSTRUCTION. IN GENERAL, FEATURES INDICATED IN BOLD ON THIS PLAN SHALL BE REMOVED.
2. ALL PAVEMENT OR CONCRETE TO BE REMOVED SHALL BE SAW CUT TO PROVIDE A STRAIGHT AND UNIFORM JOINT FOR NEW PAVEMENT, SIDEWALK, OR CURB AND GUTTER, ETC. ANY EXISTING PAVEMENT, SIDEWALK, CURB AND GUTTER, ETC. THAT MUST BE REMOVED TO ALLOW NEW CONSTRUCTION SHALL BE REMOVED AND REPAIRED PER THE SPECIFICATIONS AND DETAILS OR TO MATCH PRE-CONSTRUCTION CONDITIONS (WHETHER OR NOT SHOWN ON THE DRAWINGS TO BE REMOVED).
3. ALL UTILITIES OR STRUCTURES NOT INDICATED FOR REMOVAL OR MODIFICATION ARE TO REMAIN AND BE PROTECTED FROM DAMAGE.
4. ALL WASTE MATERIAL GENERATED FROM DEMOLITION ACTIVITIES SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL APPLICABLE RULES AND REGULATIONS.
5. EXISTING SITE BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION WAS TAKEN FROM SURVEY BY TAYLOR WISEMAN & TAYLOR, PERFORMED REX V. BOHN. THESE PLANS DO NOT ASSUME ANY LIABILITY FOR ANY EXISTING INFORMATION BOTH SHOWN AND NOT SHOWN ON THE SURVEY AND ANY CHANGES TO THE EXISTING CONDITIONS THAT MAY HAVE OCCURRED AFTER THE SURVEY WAS ISSUED. CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS PRIOR TO CONSTRUCTION.
6. INSTALL TREE PROTECTION FENCING PRIOR TO BEGINNING CLEARING OPERATIONS. CLEAR AND GRUB ALL AREAS AS SHOWN AND REQUIRED TO PERMIT INSTALLATION OF NEW CONSTRUCTION PER SPECIFICATIONS AND DRAWINGS. EXISTING TREES, SHRUBS OR OTHER LANDSCAPE MATERIAL WHICH WILL CONFLICT WITH NEW CONSTRUCTION SHALL BE REMOVED (WHETHER OR NOT SHOWN ON THE DRAWINGS). ALL CONTRACTORS SHALL VISIT THE SITE AND OBSERVE EXISTING CONDITIONS PRIOR TO BIDDING.
7. TO MINIMIZE DAMAGE TO EXISTING TREES NEAR THE INTERIOR EDGE OF CLEARING LIMITS, THE CONTRACTOR SHALL CUT 2-FT DEEP TRENCHES ALONG THE LIMITS OF DISTURBANCE, SO AS TO CUT, RATHER THAN TEAR ROOTS.
8. PRIOR TO DEMOLISHING EXISTING STRUCTURES, MAKE AN INSPECTION FOR ANY HAZARDOUS MATERIALS. CONTACT ARCHITECT IMMEDIATELY IF ANY HAZARDOUS MATERIALS ARE DISCOVERED. CAP AND REMOVE UTILITY SERVICES, FUEL TANKS AND SEPTIC SYSTEMS. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS.
9. VERIFY ALL ILLUSTRATED UNDERGROUND ELEMENTS/UTILITIES. EXERCISE REASONABLE EFFORTS TO PROTECT ANY UNKNOWN UNDERGROUND ELEMENTS/UTILITIES. NOTIFY THE ARCHITECT IMMEDIATELY IF UNKNOWN ELEMENTS/UTILITIES ARE DISCOVERED THAT WOULD NECESSITATE MODIFICATION TO THE PROPOSED DESIGN.
10. CONTACT UTILITY LOCATING SERVICE AT LEAST 48-HRS PRIOR TO EXCAVATION.
11. PROTECT ALL ADJACENT PROPERTIES, THE GENERAL PUBLIC AND ALL OF THE OWNER'S FACILITIES. SHOULD DAMAGES OCCUR, REPAIR IMMEDIATELY AS DIRECTED BY THE ARCHITECT. AREAS TO BE PROTECTED, REPAIRED AND CLEANED SHALL ALSO INCLUDE ANY STAGING AREAS, ACCESS ROUTES AND OTHER EXISTING IMPROVEMENTS WITHIN THE CONSTRUCTION LIMITS THAT ARE TO REMAIN.
12. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL TOWN OF ZEBULON AND/OR NCDOT STANDARDS AND SPECIFICATIONS.
13. ALL EXISTING VAULTS, MANHOLES, STORM DRAIN STRUCTURES, CLEANOUTS, ETC. SHALL BE ADJUSTED AS NEEDED TO MATCH FINISH GRADE.
14. DEMOLITION AND PATCHING OF PAVEMENT, SIDEWALK, CURB AND GUTTER AND OTHER EXISTING PAVED SURFACES IN ADDITION TO THAT INDICATED ON THIS PLAN SHALL BE PERFORMED AS REQUIRED TO CONSTRUCT AND INSTALL NEW UTILITIES. ALL SUCH DEMOLITION AND PATCHING SHALL BE INCLUDED IN THE BASE BID SCOPE OF WORK.
15. THIS SITE IS NOT LOCATED WITHIN SPECIAL FLOOD HAZARD AREAS AS DETERMINED BY FEMA AND DEPICTED ON F.I.R.M. MAP 3720270500K, DATED 7/19/2022 AS BEING WITHIN ZONE "X-OTHER AREA".
16. NO WORK SHALL BE PERFORMED ON RIGHT-OF-WAYS OR ADJACENT PROPERTIES UNTIL THE OWNER NOTIFIES CONTRACTOR IN WRITING OF PROCUREMENT OF APPROPRIATE PERMITS, EASEMENTS, AGREEMENTS, OR RIGHTS-OF-WAY.
17. MITIGATION MEASURE #3 -- WETLANDS: WHEN DISPOSING OF EXCESS, SPOIL OR OTHER CONSTRUCTION MATERIALS ON PUBLIC OR PRIVATE PROPERTY, CONTRACTOR SHALL NOT FILL IN OR OTHERWISE CONVERT WETLANDS. PER REQUIREMENTS OF CONSOLIDATED FARM AND RURAL DEVELOPMENT ACT (CONACT), NO IMPACTS TO WETLANDS ARE PERMITTED.

## KEY NOTES

- (A) TEMPORARY TREE PROTECTION FENCE, SEE DETAIL SHEET C903.
- (B) CLEAR AND GRUB, STRIP TOPSOIL WITHIN CONSTRUCTION LIMITS.
- (C) FENCE TO BE REMOVED.
- (D) STRUCTURE/UTILITY TO BE REMOVED.
- (E) UTILITY LINE/STRUCTURE TO BE REMOVED/RELOCATED BY LOCAL UTILITY COMPANY. LOCAL UTILITY COMPANY SHALL DETERMINE THE LIMITS AND EXTENT OF REMOVAL/RELOCATION OF UTILITIES REQUIRED FOR NEW CONSTRUCTION. COORDINATE SCHEDULE AND WORK WITH LOCAL UTILITY COMPANY AND ARCHITECT/OWNER.
- (F) CAP AND ABANDON UTILITY IN ACCORDANCE WITH SPECIFICATIONS.
- (G) ASPHALT OR CONCRETE PAVEMENT TO BE REMOVED.
- (H) SAWCUT AND REMOVE EXISTING PAVEMENT, SIDEWALK, AND CURB & GUTTER.
- (I) SIGN AND POST TO BE REMOVED. RELOCATE SIGN ON NEW POST AS INDICATED ON SITE STAKING PLAN.


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WAKE COUNTY NORTH CAROLINA

PUBLIC SAFETY WAKE COUNTY EMS EST. 1976

# ZEBULON PUBLIC SAFETY STATION

201 W. JUDD STREET
ZEBULON, NC 27597

CONSTRUCTION DOCUMENTS

## DEMO PLAN

DATE 04-28-2025
CLH PROJECT NO 22-154

REVISIONS

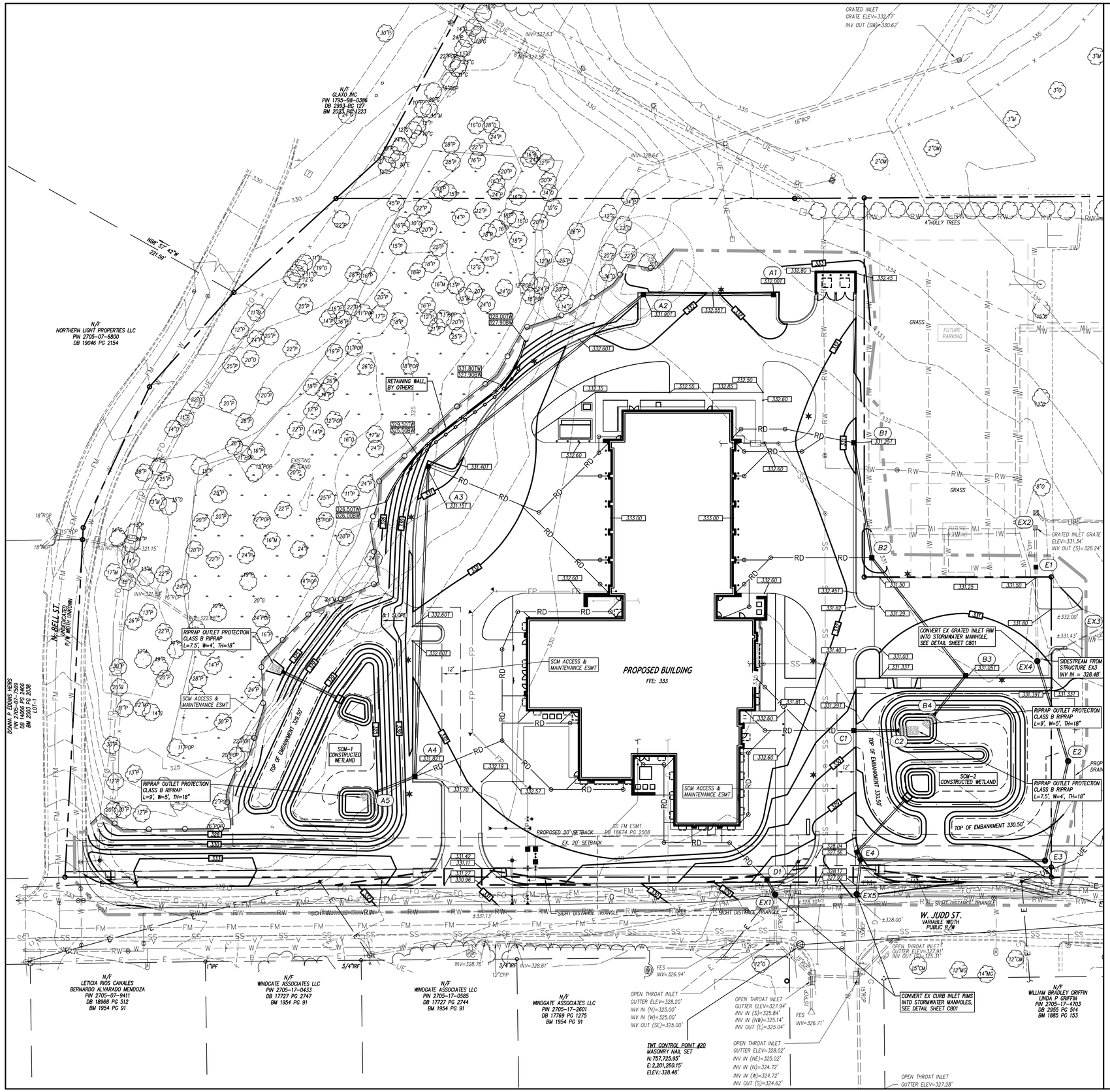
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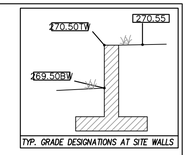
SHEET NUMBER

C202




## GRADING LEGEND

- EXISTING CONTOURS
- FINAL CONTOURS
- 270.4' — EXISTING SURVEY SPOT ELEVATION
- 270.50T — PROPOSED TOP OF CURB SPOT ELEVATION
- 270.50 — PROPOSED GROUND/PAVEMENT ELEVATION
- 270.50TW — PROPOSED FINISHED GRADE AT TOP OF WALL ELEVATION
- 270.50BW — PROPOSED FINISHED GRADE AT BOTTOM OF WALL ELEVATION
- A4 — STORM STRUCTURE NUMBER
- EXISTING STORM DRAIN PIPE
- PROPOSED STORM DRAIN PIPE
- FD — PROPOSED FOUNDATION DRAIN DISCHARGE LINE. SEE ARCH. PLANS FOR DRAIN PIPE LOCATIONS ALONG BUILDING WALLS.
- RD — PROPOSED ROOF DRAIN
- TREE PROTECTION FENCE




## GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL TOWN OF ZEBULON AND NCDOT STANDARDS AND SPECIFICATIONS.
2. ALL SPOT ELEVATIONS INDICATED AT CURB AND GUTTER AND ARE DENOTED TO TOP OF CURB, UNLESS OTHERWISE SHOWN.
3. TOTAL DENUDED AREA = 4.0 AC
4. CONTRACTOR SHALL ADJUST ALL EXISTING VAULTS, MANHOLES, STORM DRAIN STRUCTURES, CLEANOUTS, ETC. AS NEEDED TO MATCH FINISH GRADE.
5. ALL BACKFILL, COMPACTION, SOILS TESTING, ETC. SHALL BE PERFORMED BY THE OWNER'S INDEPENDENT TESTING LABORATORY. SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION.
6. ALL STORM DRAIN PIPES SHALL BE PROTECTED WITH STONE FILTER PROTECTION AFTER STOPPAGE OF WORK EACH DAY. SEE DETAIL ON SHEET C702.
7. EXISTING VEGETATION WITHIN TREE PROTECTION AREAS SHALL REMAIN UNDISTURBED, UNLESS NOTED OTHERWISE.
8. ANY AND ALL LANDSCAPING AND EXISTING TREES & SHRUBS TO REMAIN WHICH ARE DAMAGED DURING DEMOLITION OR CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR UTILIZING A LICENSED LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
9. THE GRADING CONTRACTOR SHALL COMPLY WITH ALL STATE CODES IN OBSERVING EROSION CONTROL MEASURES BOTH ON AND OFF-SITE.
10. THE GRADING CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL DEVICES AFTER EACH RAINFALL EVENT OR AS DIRECTED BY STATE AUTHORITIES OR THE ARCHITECT.
11. THE GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR OFF-SITE DISPOSAL OF ALL CLEARING AND GRADING WASTE MATERIALS GENERATED DURING CONSTRUCTION AND FOR OBTAINING ALL APPLICABLE PERMITS FOR OFF-SITE STOCKPILES AND/OR WASTE AREAS.
12. THE CROSS-SLOPE ON ALL SIDEWALKS SHALL BE A MAXIMUM OF 2.0%
13. CONTRACTOR SHALL VERIFY ALL EXISTING ELEVATIONS WHERE NEW CONSTRUCTION JOIN OR CONNECT TO EXISTING PAVEMENT, CURB AND OTHER RIGID STRUCTURES. NOTIFY ARCHITECT IF DISCREPANCIES OCCUR.

## BUILT-UPON AREA

| | |
|---|---|
| PROPERTY SIZE = | 214,537-SF (4.93-AC) |
| EXISTING BUA = | 0-SF |
| PROPOSED BUA = | 85,726-SF (1.97-AC) |
| PERCENT BUA = | 40% HIGH-DENSITY |

## DRAINAGE STRUCTURE SCHEDULE

| STRUCTURE NO. UP STRM | DN STRM | PIPE SLOPE | PIPE DIA. (IN) | PIPE LENGTH (LF) | PIPE MATRL | UPPER INV. (FT) | LOWER INV. (FT) | UPSTREAM STRUCTURE DATA TOP ELEV. (FT) (1) | DEPTH (FT) | TYPE | NOTES |
|---|---|---|---|---|---|---|---|---|---|---|---|
| A1 | A2 | 0.60% | 15 | 84 | RCP | 328.10 | 327.60 | 332.00 | 3.90 | CB | |
| A2 | A3 | 0.62% | 15 | 177 | RCP | 327.50 | 326.40 | 331.90 | 4.40 | CB | |
| A3 | A4 | 0.68% | 15 | 219 | RCP | 326.30 | 324.80 | 331.15 | 4.85 | CB | |
| A4 | A5 | 0.71% | 18 | 28 | RCP | 324.70 | 324.50 | 331.82 | 7.12 | CB | 4 |
| B1 | B2 | 0.67% | 15 | 75 | RCP | 327.80 | 327.30 | 331.25 | 3.45 | CB | |
| B2 | B3 | 0.62% | 15 | 97 | RCP | 327.20 | 326.60 | 330.75 | 3.55 | DI | |
| B3 | B4 | 0.78% | 18 | 33 | RCP | 326.50 | 326.25 | 331.05 | 4.55 | CB | 4 |
| C1 | C2 | 6.03% | 15 | 29 | RCP | 328.00 | 326.25 | 332.00 | 4.00 | CB | |
| D1 | EX1 | 0.91% | 15 | 11 | RCP | 325.60 | 325.50 | 328.40 | 2.80 | CI | 6 |
| EX2 | E1 | 0.96% | 15 | 26 | EX RCP | 328.24 | 327.99 | 331.25 | 3.01 | DI | |
| E1 | EX4 | 1.02% | 15 | 60 | EX RCP | 327.99 | 327.38 | 331.25 | 3.26 | DI | 7 |
| EX4 | E2 | 1.09% | 15 | 67 | RCP | 327.28 | 326.55 | 330.90 | 3.62 | MH | |
| E2 | E3 | 0.53% | 15 | 66 | RCP | 326.45 | 326.10 | 330.25 | 3.80 | MH | |
| E3 | E4 | 0.51% | 15 | 118 | RCP | 326.00 | 325.40 | 329.50 | 3.50 | MH | |
| E4 | EX5 | 0.45% | 24 | 22 | RCP | 325.30 | 325.20 | 328.06 | 2.76 | DBL CB | 5, 6 |
| EX3 | EX4 | 2.08% | 6 | 106 | EX CPP | 330.68 | 328.48 | 333.58 | 2.90 | JB | |

**LEGEND**

- CB CATCH BASIN, SEE SHEET C801
- DI DROP INLET, SEE SHEET C801
- CI CURB INLET, SEE SHEET C803
- MH MANHOLE, SEE SHEET C801
- JB JUNCTION BOX
- FES FLARED END SECTION, SEE SPECS
- RCP REINFORCED CONCRETE PIPE, CLASS III UNLESS OTHERWISE SPECIFIED
- A4 STRUCTURE I.D. NUMBER

**NOTES**

1. TOP ELEV. IS TOP OF CURB FOR CATCH BASINS, TOP OF RIM FOR MANHOLES, TOP OF GRATE FOR DROP INLETS AND INLINE AREA DRAINS, AND FINISH GRADE FOR CLEANOUTS.
2. ALL PIPE LENGTHS LISTED ARE HORIZONTAL LENGTHS BETWEEN CENTER OF GRATES/MANHOLES, OR TO THE END OF THE FES.
3. ALL FES INLETS & OUTLETS SHALL BE RCP.
4. DOWNSTREAM STRUCTURE IS A FES.
5. UPSTREAM STRUCTURE IS A DOUBLE CATCH BASIN.
6. PIPE SHALL BE CLASS IV RCP.
7. UPSTREAM STRUCTURE IS A DOGHOUSE OVER EXISTING PIPE.

NORTH

GRAPHIC SCALE

30 0 15 30 60 120

( IN FEET )
1 inch = 30 ft.

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LA: C-106, PE: C-1595

# ZEBULON PUBLIC SAFETY STATION

201 W. JUDD STREET
ZEBULON, NC 27597

CONSTRUCTION DOCUMENTS

## GRADING & DRAINAGE PLAN

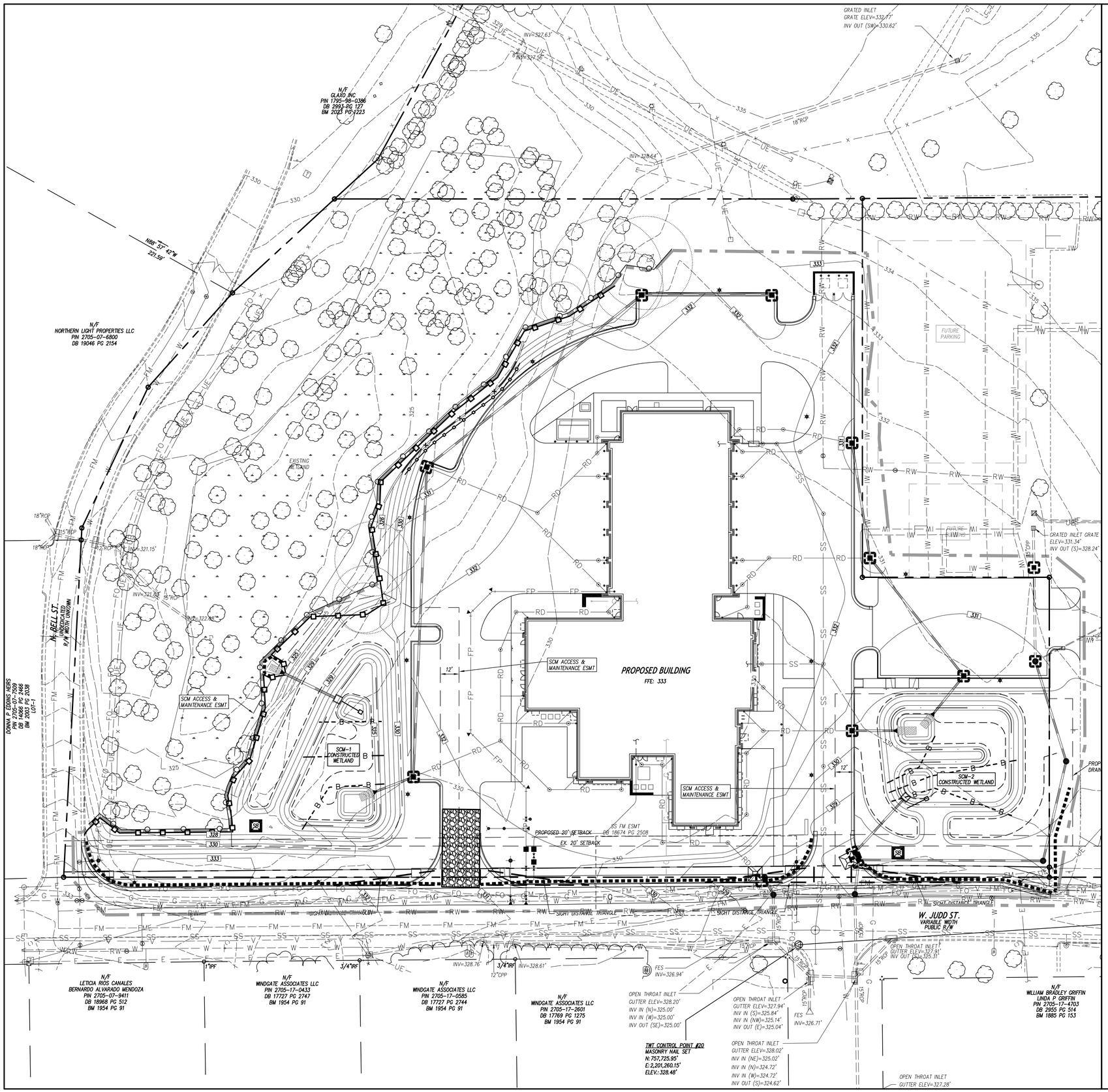
DATE 04-28-2025
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SHEET NUMBER
C301




## LEGEND

- GRAVEL CONSTR. ENTRANCE, SEE DETAIL SHEET ___
- TEMP. INLET PROTECTION DEVICE, SEE DETAIL SHEET ___
- TEMP. COMPOST SOCK INLET PROTECTION DEVICE, SEE DETAIL SHEET ___
- TEMP. SILT BAG INLET PROTECTION, SEE DETAIL SHEET ___
- TEMP. DIVERSION DITCH / BERM, SEE DETAIL SHEET ___
- TEMP. SILT FENCE, SEE DETAIL SHEET ___
- TEMP. REINFORCED SILT FENCE OUTLET, SEE DETAIL SHEET ___
- TEMP. J-HOOK PROTECTION, SEE DETAIL SHEET ___
- PERMANENT OUTLET PROTECTION, SEE DETAIL SHEET ___
- TEMP. CONCRETE WASHOUT AREA, SEE DETAIL SHEET ___
- TEMP. PLASTIC LINING, SEE TEMP. BASIN BAFFLES DETAIL SHEET ___
- TEMP. ROCK CHECK DAM, SEE DETAIL SHEET ___
- TEMP. COFFER DAM, SEE STREAM CROSSING/CULVERT INSTALLATION DETAIL SHEET ___
- TEMP. LEVEL SPREADER, SEE DETAIL SHEET ___
- TEMP. TIMBER/BRIDGE MAT, SEE DETAIL SHEET ___
- TEMP. EXCAVATED INLET, SEE DETAIL SHEET ___
- TEMP. SKIMMER SEDIMENT BASIN, SEE DETAIL SHEET ___
- TEMP. BAFFLES, SEE DETAIL SHEET ___
- EXISTING CONTOUR
- FINISHED CONTOUR
- TEMP. CONTOUR (TEMP. GRADES DURING CONSTR.)
- TEMP. ROCK PIPE INLET PROTECTION, SEE DETAIL SHEET ___
- CHANNEL LINING, SEE DETAIL SHEET ___
- TEMPORARY SLOPE MATTING SLOPES 6:1 OR STEEPER
- TEMP. DEWATERING SILT BAG, SEE DETAIL SHEET ___
- TREE PROTECTION FENCE, SEE DETAIL SHEET ___
- TEMP. COMPOST SOCK, SEE DETAIL SHEET ___
- TEMP. COMPOST SOCK IN CHANNEL, SEE DETAIL SHEET ___
- TEMP. SLOPE DRAIN, SEE DETAIL SHEET ___
- PROPOSED STORM SEWER PIPES
- EXISTING STORM SEWER PIPES
- CONSTRUCTION LIMITS UNLESS OTHERWISE NOTED.
- REINFORCED SILT FENCE OUTLET W/ STORAGE, SEE DETAIL SHEET ___
- TRACK-OUT MAT CONSTRUCTION ENTRANCE, SEE DETAIL SHEET ___

## GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL TOWN OF ZEBULON, NCDEQ, AND NCDOT STANDARDS, SPECIFICATIONS AND DETAILS.
2. THE CONTRACTOR SHALL COMPLY WITH ALL STATE AND LOCAL CODES IN OBSERVING EROSION CONTROL MEASURES BOTH ON AND OFF SITE. ALL OFF-SITE SOIL BORROW AND WASTE SITES SHALL BE PROPERLY PERMITTED FOR SUCH ACTIVITIES. CONTRACTOR SHALL PROVIDE WRITTEN DOCUMENTATION OF SEDIMENT & EROSION CONTROL PERMIT FOR ANY OFF-SITE SITES TO OWNER PRIOR TO RELOCATING ANY STOCKPILE MATERIALS.
3. THE CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL DEVICES AFTER EACH RAINFALL EVENT OR AS DIRECTED BY LOCAL AUTHORITIES OR ARCHITECT.
4. TOTAL DISTURBED AREA: 4.1 AC.
5. ALL STORM PIPES SHALL BE PROTECTED WITH STONE FILTER PROTECTION AFTER WORK STOPPAGE EACH DAY, SEE DETAIL SHEET
6. ALL STORM DRAINAGE PIPES SHALL BE THOROUGHLY FLUSHED OF ALL SEDIMENT FOLLOWING SITE STABILIZATION. INTERIOR FLUSHING OF SYSTEM SHALL BE PERFORMED AS NEEDED TO MAINTAIN PROPER FUNCTIONING OF THE DRAINAGE SYSTEM. CLEANING SHALL BE PERFORMED IN A MANNER WHICH PREVENTS SEDIMENT FROM BEING FLUSHED THROUGH PIPES TO THE EXISTING DRAINAGE SYSTEM.
7. THE INDICATED STAGING AREA IS INTENDED FOR VEHICLES AND NON-ERODIBLE MATERIALS ONLY. NO SOIL, SAND OR OTHER ERODIBLE, FINE GRAINED MATERIAL SHALL BE STORED OUTSIDE OF THE LIMITS OF THE SITE PROTECTED BY SEDIMENT AND EROSION CONTROL DEVICES AND MEASURES.
8. SOIL AND OTHER MATERIALS SHALL ONLY BE TEMPORARILY STOCKPILED WITHIN THE CONSTRUCTION LIMITS PROTECTED BY SEDIMENT AND EROSION CONTROL DEVICES AND MEASURES. STOCKPILES SHALL BE STABILIZED AS REQUIRED AS INDICATED IN THE SLOPE & SURFACE STABILIZATION NOTES ON THIS PLAN.
9. THE TREE PROTECTION FENCE SHALL BE MAINTAINED ON THE SITE UNTIL ALL SITE WORK IS COMPLETED AND THE FINAL SITE INSPECTION IS SCHEDULED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY (CO). THE FENCING SHALL BE REMOVED IMMEDIATELY PRIOR TO THE FINAL SITE INSPECTION FOR THE SITE.
10. TREE PROTECTION FENCING SHALL NOT BE MOVED AND THERE SHALL BE NO ENCROACHMENT INTO SUCH PROTECTED AREA(S) WITHOUT WRITTEN AUTHORIZATION OF THE COUNTY ZONING COMPLIANCE STAFF. ANY ACTIVITY (LANDSCAPING, FENCING, OR UTILITY INSTALLATION) SHOWN ON THE APPROVED PLANS IN A TREE PROTECTION AREA, SHALL ALSO NOT OCCUR WITHOUT WRITTEN AUTHORIZATION FROM THE COUNTY ZONING COMPLIANCE STAFF. ANY UNAUTHORIZED ENCROACHMENT OR DISTURBANCE WITHIN THE BOUNDARIES OF A TREE PROTECTION AREA SHALL AUTOMATICALLY RESULT IN FINES AND THE REPLACEMENT OF ANY DAMAGED VEGETATION IN ACCORDANCE WITH THE LAND DEVELOPMENT ORDINANCE.
11. ROADSIDE DITCHES AND CHANNELS SHALL BE STABILIZED DAILY UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
12. INSTALL TEMPORARY MATTING TO TOP OF ALL SIDE SLOPES ON CHANNELS, DIVERSION DITCHES AND TEMPORARY SEDIMENT BASINS. SEE DETAIL SHEET _____ (PERMANENT CHANNEL) AND _____ (TEMPORARY DIVERSION DITCH) FOR TYPE OF MATTING TO USE.
13. ANY DEWATERING OF SEDIMENT CONTAINMENT DEVICES FOR MAINTENANCE, REMOVAL OR CONVERSION PURPOSES IS TO BE DONE THROUGH A SILT BAG.
14. ANY DEWATERING OF STORM/UTILITY TRENCHES IS TO BE DONE THROUGH A SILT BAG.
15. GROUND COVER IS TO BE APPLIED PER CONDITIONS OF THE NPDES PERMIT OR AT THE END OF THE DAY IN CRITICAL AREAS.
16. CONTRACTOR SHALL USE TIRE WASH STATION TO PREVENT SEDIMENT FROM TRACKING ONTO THE ROAD IF CONSTRUCTION ENTRANCE IS FOUND INSUFFICIENT AT NO ADDITIONAL COST TO OWNER.
17. CONTRACTOR SHALL UTILIZE PAM FLOCCULANTS TO REDUCE RUN-OFF TURBIDITY. SEE SPECS.

## MAINTENANCE PLAN

1. DURING ALL PHASES OF CONSTRUCTION, GROUNDCOVER ON EXPOSED SLOPES SHALL BE PROVIDED ACCORDING TO GROUND STABILIZATION TABLE (SHEET _____) FOLLOWING COMPLETION OF ANY PHASE OF GRADING.
2. FINAL PERMANENT GROUNDCOVER FOR ALL DISTURBED AREAS SHALL BE PROVIDED ON ALL DISTURBED AREAS ACCORDING TO GROUND STABILIZATION TABLE (SHEET _____) FOLLOWING COMPLETION OF CONSTRUCTION OR DEVELOPMENT.
3. THE ABOVE REQUIREMENTS ARE THE MINIMUM NECESSARY TO MEET EROSION AND SEDIMENT CONTROL REGULATIONS. THE CONTRACT DOCUMENTS INCLUDE ADDITIONAL SEEDING AND STABILIZATION REQUIREMENTS AND SCHEDULES WHICH MAY EXCEED THOSE ABOVE.
4. SLOPE EROSION CONTROL MATTING SHALL BE INSTALLED FOR TEMPORARY STABILIZATION DURING THE ESTABLISHMENT OF VEGETATIVE COVER ON ALL STEEP SLOPES (6:1 OR STEEPER). REFER TO MATERIAL SPECIFICATIONS. INSTALL MATTING PER MANUFACTURER'S INSTRUCTIONS.
5. ALL OTHER SEEDED AREAS SHALL BE MULCHED WITH STRAW AND TACKED WITH ASPHALT.

## SELF-INSPECTION RULES

SEE SHEET _____ FOR SELF-INSPECTION REQUIREMENTS.

THE FINANCIALLY RESPONSIBLE PERSON AND/OR HIS AGENT WILL BE PERFORM SELF INSPECTIONS OF THE EROSION AND SEDIMENTATION CONTROL MEASURES USING NCDEMLR'S SELF INSPECTION REPORT (WORKSHEET) AND THIS WILL BE KEPT ONSITE.

## SLOPE & SURFACE STABILIZATION

GROUND STABILIZATION SHALL BE PROVIDED ON ALL DISTURBED AREAS ACCORDING TO GROUND STABILIZATION NOTES. SEE SHEET _____.

EXTENSIONS OF TIME MAY BE APPROVED BY THE PERMITTING AUTHORITY BASED ON WEATHER OR OTHER SITE-SPECIFIC CONDITIONS THAT MAKE COMPLIANCE IMPRACTICABLE (SECTION II.B(2) (b)).

THE REQUIREMENTS ON SHEET _____ ARE THE MINIMUM NECESSARY TO MEET EROSION AND SEDIMENT CONTROL REGULATIONS. THE CONTRACT DOCUMENTS INCLUDE ADDITIONAL SEEDING AND STABILIZATION REQUIREMENTS AND SCHEDULES WHICH MAY EXCEED MINIMUM REQUIREMENTS.

INSTALL TEMPORARY EXCELSIOR MATTING FOR STABILIZATION DURING THE ESTABLISHMENT OF VEGETATIVE COVER ON ALL STEEP SLOPES (6:1 OR STEEPER) AND AREAS OF CONCENTRATED FLOW (CHANNELS, DITCHES, SWALES, ETC.). UTILIZE TEMPORARY COCONUT MAT IN AREAS IDENTIFIED ON PLAN. REFER TO SPECIFICATION SECTION 31250 FOR MATERIAL SPECIFICATIONS. INSTALL MATTING PER MANUFACTURER'S INSTRUCTIONS.

SEE SHEET _____ EROSION CONTROL CONSTRUCTION SEQUENCE.

GRAPHIC SCALE

30 0 15 30 60 120

( IN FEET )
1 inch = 30 ft.

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WAKE COUNTY NORTH CAROLINA

PUBLIC SAFETY WAKE COUNTY EMS EST. 1976

# ZEBULON PUBLIC SAFETY STATION

201 W. JUDD STREET
ZEBULON, NC 27597

CONSTRUCTION DOCUMENTS

## EROSION CONTROL PLAN

DATE 04-28-2025
CLH PROJECT NO 22-154

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PRELIMINARY PLANS
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SHEET NUMBER
C401

## STANDARD RALEIGH UTILITY NOTES

1. ALL MATERIALS & CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS, & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION)
2. UTILITY SEPARATION REQUIREMENTS:
   - A. A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
   - B. WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
   - C. WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
   - D. 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER
   - E. MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP 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).
   - F. ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
3. ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
4. DEVELOPER SHALL PROVIDE 30 DAYS ADVANCE WRITTEN NOTICE TO OWNER FOR ANY WORK REQUIRED WITHIN AN EXISTING CITY OF RALEIGH UTILITY EASEMENT TRAVERSING PRIVATE PROPERTY.
5. CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24-HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
6. SEWER BYPASS PUMPING – A BYPASS PLAN SEALED BY AN NC PROFESSIONAL ENGINEER SHALL BE PROVIDED TO RALEIGH WATER PRIOR TO PUMPING OPERATIONS FOR APPROVAL. THE OPERATIONS AND EQUIPMENT SHALL COMPLY WITH THE PUBLIC UTILITIES HANDBOOK.
7. 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCE MAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
8. IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE.
9. INSTALL WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.
10. INSPECTIONS OF 4" AND LARGER WATER MAINS OF THE PRIVATE DISTRIBUTION SYSTEM WILL BE INSPECTED AS PART OF THE INFRASTRUCTURE PERMIT.
11. PRIVATE SEWER MAINS AS PART OF A COLLECTION SYSTEM ARE PERMITTED AND INSPECTED UNDER THE PRIVATE INFRASTRUCTURE PERMIT FOR SEWER.
12. ANY WATER OR SEWER SERVICES ON PRIVATE PROPERTY THAT WILL BE INSTALLED UNDER CONSTRUCTION DRAWINGS MAY REQUIRE A PLUMBING UTILITY PERMIT IN THE CITY OF RALEIGH. CONSULT WITH THE ENGINEERING INSPECTION COORDINATOR DURING THE PRE-CONSTRUCTION MEETING ON THE NECESSARY PERMITS.
13. INSTALL SEWER SERVICES WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED PER THE CURRENT NC PLUMBING CODE.
14. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI; BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE.
15. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWQ, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
16. NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
17. GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE RW FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A UC AND/OR BUILDING PERMIT. CONTACT (919) 996-4516 OR FOG@RALEIGHNC.GOV FOR MORE INFORMATION.
18. CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON THE DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA.
19. THE DEVICES SHALL MEET THE AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS AND BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST.
20. THE DEVICE AND INSTALLATION SHALL MEET THE GUIDELINES OF APPENDIX A – GUIDELINES AND REQUIREMENTS FOR THE CROSS CONNECTION PROGRAM IN RALEIGH'S SERVICE AREA.
21. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH, INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT CROSS.CONNECTION@RALEIGHNC.GOV FOR MORE INFORMATION.
22. NOTICE FOR PROJECTS THAT INVOLVE AN OVERSIZED MAIN OR URBAN MAIN REPLACEMENT. ANY CITY REIMBURSEMENT GREATER THAN $250,000.00 MUST UNDERGO THE PUBLIC BIDDING PROCESS.
23. PRIVATE SUB-METERING – NO RESALE OF WATER SHALL OCCUR WITHOUT APPROVAL OF THE NORTH CAROLINA UTILITY COMMISSION. SUB-METERING SHALL BE IN ACCORDANCE WITH SECTION 1400 OF THE "SAFE DRINKING WATER ACT".

## UTILITY GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL TOWN OF ZEBULON AND NCDOT STANDARDS, SPECIFICATIONS AND DETAILS.
2. INSTALL WATERMAINS WITH A COVER OF NO LESS THAN 3-FT. WHERE WORK IS PERFORMED OVER EXISTING WATERMAINS WITH LESS THAN 3-FT OF COVER, ENCASE THE WATERMAIN IN 1-FT MIN. OF CONCRETE ON ALL SIDES.
3. INSTALL SEWER MAINS WITH A COVER OF NO LESS THAN 3-FT TO FINISH GRADE IN NON-TRAFFIC AREAS, 4-FT TO FINISH GRADE IN TRAFFIC AREAS.
4. INSTALL ALL UTILITIES TO PROVIDE REQUIRED CLEARANCES AS INDICATED IN THE SPECIFICATIONS.
5. WATERLINES AND SEWER MAINS SHALL BE INSTALLED WITH A MINIMUM HORIZONTAL CLEARANCE OF 10-FT.
6. SEWER MAINS SHALL BE INSTALLED WITH A MINIMUM VERTICAL CLEARANCE OF 24-IN TO STORM DRAINAGE PIPES.
7. COORDINATE AND SCHEDULE INSTALLATION OF ALL UTILITIES WITH OTHER PRIME CONTRACTORS, UTILITY COMPANIES AND OTHER TRADES INCLUDING BUT NOT LIMITED TO: NATURAL GAS, ELECTRICITY, TELEPHONE AND CATV.
8. VERIFY EXISTING CONDITIONS AND CONNECTIONS TO EXISTING UTILITIES PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT IF ANY DISCREPANCIES ARE DISCOVERED.
9. CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGES DURING CONSTRUCTION AND SHALL MAKE REPAIRS AT NO EXPENSE TO THE OWNER.
10. ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE NCSBC AND OSHA REQUIREMENTS.
11. THE CONTRACTOR SHALL PROVIDE AN AS-BUILT SURVEY OF ALL UTILITY AND STORM DRAINAGE IMPROVEMENTS FOLLOWING CONSTRUCTION, SEE SPECS FOR ALL AS-BUILT REQUIREMENTS.
12. CONTRACTOR SHALL PHASE DEMOLITION AND NEW CONSTRUCTION TO ENSURE UNINTERRUPTED ACCESS AND UTILITY SERVICE TO ADJACENT FACILITIES. COORDINATE SHORT-TERM, OFF-HOUR, TEMPORARY SHUT-DOWNS WITH THE OWNER.
13. SEE GENERAL NOTES ON EXISTING CONDITIONS AND DEMOLITION PLAN FOR REQUIREMENTS FOR REMOVAL AND PATCHING OF PAVEMENT FOR UTILITY INSTALLATION.
14. ALL ROOF DRAINS SHALL BE 6" PVC (SCH 40) @ 1.04% MIN. SLOPE UNLESS INDICATED OTHERWISE. USE DUCTILE IRON WHEN COVER IS LESS THAN 24-IN.
15. ALL SANITARY SEWER SERVICES SHALL BE 4" PVC (SCH 40) @1.04% MIN. SLOPE UNLESS INDICATED OTHERWISE. USE DUCTILE IRON WHEN COVER IS LESS THAN 24-IN.
16. ALL CONDENSATE LINES SHALL BE CONNECTED TO STORM DRAINAGE SYSTEM.
17. NO WORK SHALL BE PERFORMED ON RIGHT-OF-WAYS OR ADJACENT PROPERTIES UNTIL THE OWNER NOTIFIES CONTRACTOR IN WRITING OF PROCUREMENT OF APPROPRIATE PERMITS, EASEMENTS, AGREEMENTS, OR RIGHTS-OF-WAY.

## UTILITY LEGEND

| | EXISTING | PROPOSED |
|---|---|---|
| SEWER FORCE MAIN | FM | FM |
| ELECTRICAL (OVERHEAD) | E | E |
| ELECTRICAL (UNDERGROUND) | UE | UE |
| RECLAIMED WATER | RW | RW |
| GAS | G | G |
| SANITARY SEWER | SS | SS |
| TELEPHONE (OVERHEAD) | T | T |
| TELEPHONE (UNDERGROUND) | UT | UT |
| WATER | W | W |
| ROOF DRAIN | RD | RD |
| FIRE PROTECTION | FP | FP |
| STORM DRAIN | | |
| TREE PROTECTION FENCING, SEE EROSION CONTROL PLANS | | |
| LIGHT POLE | LP | |
| UTILITY POLE | PP | |
| MANHOLE | MH | |
| CLEAN OUT | CO | |
| DROP INLET,CATCH BASIN | DI, CB | |
| FIRE HYDRANT | FH | |
| WATER VALVE | WV | |
| POST INDICATOR VALVE (PIV) | | |
| FIRE DEPARTMENT CONNECTION (FDC) | | |
| THRUST BLOCKING | | |
| SANITARY SEWER STRUCTURE IDENTIFICATION | | 1 |

## KEY NOTES

- (A) FIRE HYDRANT ASSEMBLY, SEE DETAIL SHEET C802.
- (B) THRUST BLOCKING, TYP, SEE DETAIL SHEET C802.
- (C) EXTEND UTILITY TO WITHIN 5'-0" OF BUILDING WALL OR AS INDICATED ON PLUMBING PLANS. REFER TO PLUMBING PLANS FOR LOCATION AND INVERTS.
- (D) EXTEND WATER LINE TO 12-IN ABOVE FINISH FLOOR FOR FIRE PROTECTION/PLUMBING CONNECTION, SEE DETAIL SHEET C803. REFER TO FIRE PROTECTION/PLUMBING PLANS FOR EXACT LOCATION.
- (E) CLEANOUT, SEE DETAIL SHEET C803.
- (F) 2-IN DOMESTIC WATER METER (105-GPM) WITHIN VAULT, SEE DETAIL SHEET C802.
- (G) GATE VALVE AND VALVE BOX, SEE DETAIL SHEET C802.
- (H) DOWNSPOUT CONNECTION, SEE DETAIL SHEET C803.
- (I) 6"X6" TAPPING SLEEVE, VALVE, AND BLOCKING ASSEMBLY SEE SPECIFICATIONS.
- (J) FIRE DEPARTMENT CONNECTION, SEE DETAIL SHEET C803.
- (K) 2-IN ZURN-WILKINS MODEL 975XL2 REDUCED PRESSURE ZONE BACKFLOW ASSEMBLY (RPZ) WITHIN HEATED ENCLOSURE, SEE DETAIL SHEET C802. SEE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.
- (L) 6-IN ZURN-WILKINS MODEL 475 REDUCED PRESSURE ZONE BACKFLOW ASSEMBLY (RPZ) WITHIN HEATED ENCLOSURE, SEE DETAIL SHEET C802. SEE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.
- (M) 6"X6" TEE & THRUST BLOCKING.
- (N) SERVICE SADDLE & CORPORATION STOP, SEE SPECIFICATIONS.
- (O) POST INDICATOR VALVE W/ TAMPER SWITCH, SEE DETAIL SHEET C803 AND SPECIFICATIONS. SEE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.

CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

Electronic Approval: This approval is being issued electronically. This approval is valid only upon the signature of a City of Raleigh Review Officer below. The City will retain a copy of the approved plans. Any work authorized by this approval must proceed in accordance with the plans kept on file with the City. This electronic approval may not be edited once issued. Any modification to this approval once issued will invalidate this approval.

City of Raleigh Development Approval _____

Raleigh Water Review Officer _____

**ATTENTION CONTRACTORS**

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

Failure to notify City Departments in advance of beginning construction, will result in the issuance of monetary fines, and require 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 Code may result in a stop work order. Cessation from future work in the City of Raleigh.

GRAPHIC SCALE

30 0 15 30 60 120

( IN FEET )
1 inch = 30 ft.

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# ZEBULON PUBLIC SAFETY STATION

201 W. JUDD STREET
ZEBULON, NC 27597

CONSTRUCTION DOCUMENTS

## UTILITY PLAN

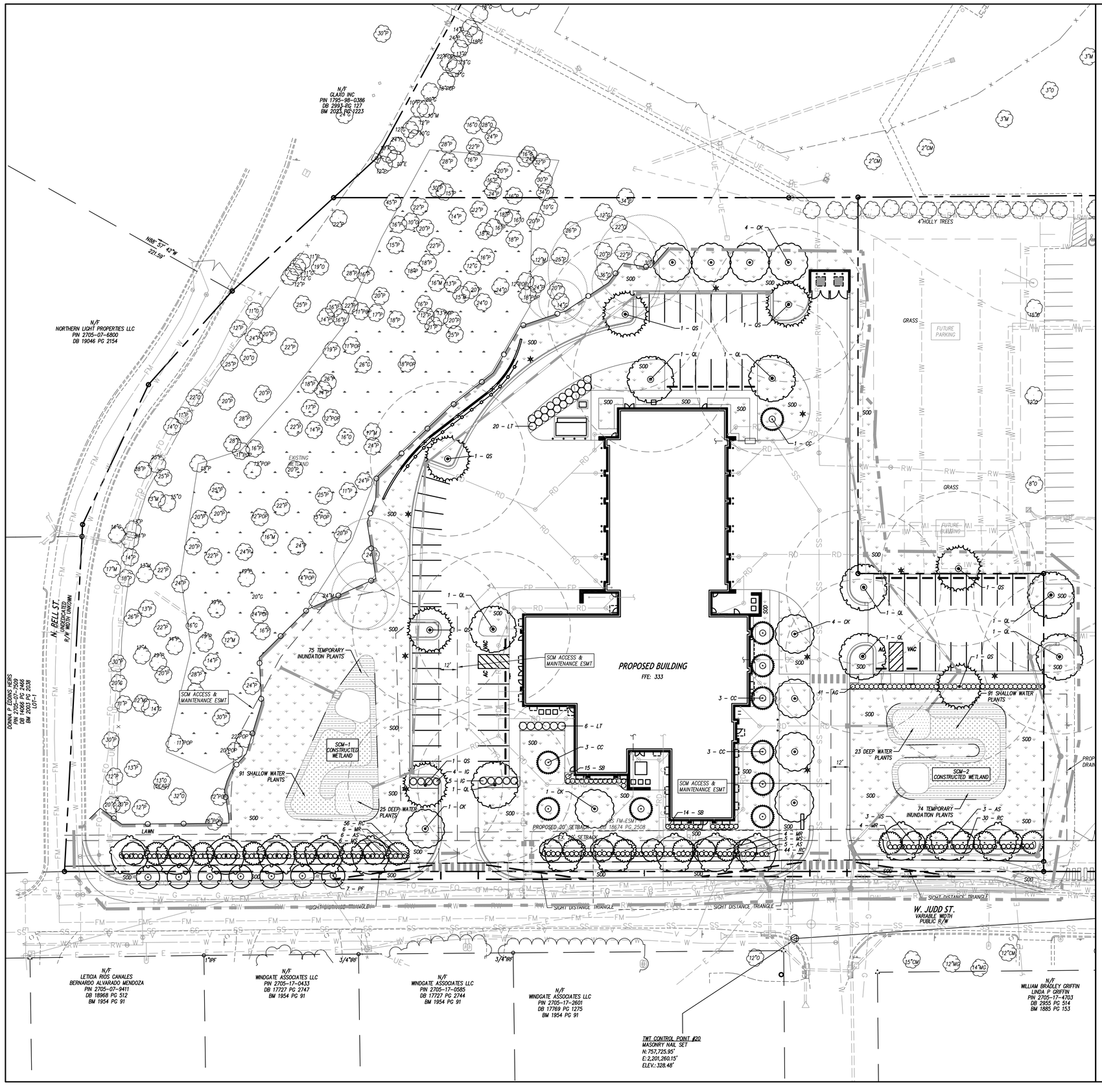
DATE 04-28-2025
CLH PROJECT NO 22-154

REVISIONS
NO DATE DESCRIPTION:

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PRELIMINARY PLANS
FOR REVIEW ONLY
DO NOT USE FOR CONSTRUCTION

SHEET NUMBER
C501




## PLANT SCHEDULE

| CODE | QTY | BOTANICAL / COMMON NAME | CONT | CAL | SIZE |
|---|---|---|---|---|---|
| *TREES* | | | | | |
| AS | 14 | ACER SACCHARUM<br>SUGAR MAPLE | B&B, STRAIGHT TRUNK, FULL CROWN | 2.5" MIN. | 12' HT. MIN. |
| CC | 10 | CERCIS CANADENSIS<br>EASTERN REDBUD | B&B, STRAIGHT TRUNK, FULL CROWN | 2" MIN. | 6' HT. MIN. |
| CK | 10 | CLADRASTIS KENTUKEA<br>AMERICAN YELLOWWOOD | B&B, STRAIGHT TRUNK, FULL CROWN | 2" MIN. | 8' HT. MIN. |
| MR | 14 | MAGNOLIA STELLATA 'ROYAL STAR'<br>ROYAL STAR MAGNOLIA | B&B, STRAIGHT TRUNK, FULL CROWN | 2" MIN. | 6' HT. MIN. |
| MS | 14 | MAGNOLIA VIRGINIANA<br>SWEETBAY MAGNOLIA | B&B, STRAIGHT TRUNK, FULL CROWN | 2" MIN. | 6' HT. MIN. |
| PF | 7 | PRUNUS X 'FIRST LADY'<br>FIRST LADY FLOWERING CHERRY | B&B, STRAIGHT TRUNK, FULL CROWN | 2" MIN. | 6' HT. MIN. |
| QL | 8 | QUERCUS LYRATA<br>OVERCUP OAK | B&B, STRAIGHT TRUNK, FULL CROWN | 2.5" MIN. | 12' HT. MIN. |
| QS | 7 | QUERCUS SHUMARDII<br>SHUMARD OAK | B&B, STRAIGHT TRUNK, FULL CROWN | 2.5" MIN. | 12' HT. MIN. |
| *SHRUBS* | | | | | |
| AG | 41 | ABELIA X GRANDIFLORA<br>GLOSSY ABELIA | CONT. | - | 18"-24" HT. |
| IG | 9 | ILEX GLABRA<br>INKBERRY HOLLY | CONT. | - | 18"-24" HT. |
| LT | 26 | LIGUSTRUM JAPONICUM 'TEXANUM'<br>TEXAS JAPANESE PRIVET | CONT. | - | 36" HT. MIN. |
| RC | 130 | RHODODENDRON CATAWBIENSE<br>CATAWBA RHODODENDRON | CONT. | - | 18"-24" HT. |
| SB | 29 | SPIRAEA BETULIFOLIA<br>BIRCHLEAF SPIREA | CONT. | - | 18"-24" HT. |
| SOD | | | | SEE DETAIL SHEET C903 | |
| TREE PROTECTION FENCE, SEE EROSION CONTROL PLANS | | | | | |

## DETENTION WETLAND PLANTING SCHEDULE

*TEMPORARY INUNDATION ZONE PLANT LIST*

| | | | |
|---|---|---|---|
| | 149 | CAREX STRICTA – TUSSOCK SEDGE | LARGE PLUGS (MIN. 6 CUBIC INCHES) SPACE 2' O.C. |
| | 149 | ASCLEPIAS INCARNATA – SWAMP MILKWEED | |
| | 149 | IRIS VIRGINICA – BLUE FLAG IRIS | |
| | 149 | LOBELIA CARDINALIS – CARDINAL FLOWER | |
| | 149 | LIATRIS SPICATA – BLAZING STAR | |

*SHALLOW WATER PLANT LIST*

| | | | |
|---|---|---|---|
| | 182 | PELTANDRA VIRGINICA – ARROW ARUM | LARGE PLUGS (MIN. 6 CUBIC INCHES) SPACE 2' O.C. |
| | 182 | PONTEDERIA CORDATA – PICKEREL WEED | |
| | 182 | ACORUS SUBCORDATUM – SWEETFLAG | |
| | 182 | SAURURUS CERNUUS – LIZARD'S TAIL | |
| | 182 | JUNCUS EFFUSUS – SOFT RUSH | |

*DEEP POOL AND MICRO POOL PLANT LIST*

| | | | |
|---|---|---|---|
| | 48 | NYMPHAEA ODORATA – WATERLILY | LARGE PLUGS (MIN. 6 CUBIC INCHES) SPACE 2' O.C. |

*SCM-1 PLANT CALC.*

SHALLOW WATER ZONE SQUARE FOOTAGE: 1,490 SF
PLANTINGS REQUIRED: 50 HERBACEOUS PLANTS PER 200 SF. (1,490/200)X50 = 373 PLANTS
PLANTINGS PROVIDED: 375 PLANTS

TEMPORARY INUNDATION ZONE SQUARE FOOTAGE: 1,814 SF
PLANTINGS REQUIRED: 50 HERBACEOUS PLANTS PER 200 SF. (1,814/200)X50 = 454 PLANTS
PLANTINGS PROVIDED: 455 PLANTS

DEEP POOL AND MICRO POOL PLANT LIST: 500 SF
PLANTINGS REQUIRED: 50 HERBACEOUS PLANTS PER 200 SF. (500/1000)X50 = 25 PLANTS
PLANTINGS PROVIDED: 25 PLANTS

*SCM-2 PLANT CALC.*

SHALLOW WATER ZONE SQUARE FOOTAGE: 1,462 SF
PLANTINGS REQUIRED: 50 HERBACEOUS PLANTS PER 200 SF. (1,462/200)X50 = 366 PLANTS
PLANTINGS PROVIDED: 370 PLANTS

TEMPORARY INUNDATION ZONE SQUARE FOOTAGE: 1,815 SF
PLANTINGS REQUIRED: 50 HERBACEOUS PLANTS PER 200 SF. (1,815/200)X50 = 454 PLANTS
PLANTINGS PROVIDED: 455 PLANTS

DEEP POOL AND MICRO POOL PLANT LIST: 444 SF
PLANTINGS REQUIRED: 50 HERBACEOUS PLANTS PER 200 SF. (444/1000)X50 = 23 PLANTS
PLANTINGS PROVIDED: 23 PLANTS

*NOTES*

1. WETLAND AREA SHALL BE DRAINED ONE DAY PRIOR TO PLANTING.
2. LANDSCAPE ARCHITECT TO APPROVE ALL LOCATIONS IN FIELD.
3. PLACE PLANTINGS IN DESIGNATED AREA BY SPECIES IN GROUPINGS OF 40 PLANTS OR MORE.
4. SODDED AREA SHALL NOT BE MOWED AT SIDE SLOPES.

*WETLAND SOIL MIX*

ADD 12" OF TOPSOIL THROUGHOUT STORMWATER WETLAND AREA. TOPSOIL SHALL BE PLACED WITHIN THE SHALLOW LAND, SHALLOW WATER AND DEEP POOL AREAS AND ADHERE TO THE FOLLOWING REQUIREMENTS:

1. THE SOIL MUST BE UNIFORM AND FREE OF STONES, STUMPS, ROOTS, OR OTHER SIMILAR MATERIAL GREATER THAN 2 INCHES.
2. SOIL TEXTURE SHALL BE A LOAMY SAND, WITH NO MORE THAN 10% CLAY (USDA SOIL TEXTURAL CLASSIFICATION).
3. A MINIMUM ORGANIC CONTENT OF 10% BY DRY WEIGHT.
4. THE PH SHALL BE BETWEEN 5.5 AND 7.0.

## LANDSCAPE CALCULATION

PARKING LOT LANDSCAPING (64 SPACES)
- ONE CANOPY TREE FOR EVERY 12 OFF-STREET PARKING SPACES PROVIDED. (6 TREES)
  - PROVIDED: 15 TREES
- PERIMETER PLANTINGS REQUIRED – EVERGREEN SHRUBS 3' ON CENTER AND 36" MIN HEIGHT.
  - PROVIDED: 50 SHRUBS

FOUNDATION PLANTINGS
- EVERGREEN SHRUBS OR DECORATIVE GRASSES WITH A MINIMUM HEIGHT OF 18 INCHES SHALL BE LOCATED WITHIN 10 FEET OF ANY BUILDING FOUNDATION WALL VISIBLE FROM A PUBLIC STREET EXCLUDING ALLEYS.
  - PROVIDED: 35 SHRUBS
- ONE CANOPY TREE FOR EVERY 2,000 SQUARE FEET OF LOT AREA FOR THE FIRST 20,000 SQUARE FEET OF A LOT.
  - PROVIDED: 10 TREES

PERIMETER BUFFERS:
**NO REQUIREMENT. EXEMPTION BETWEEN LOTS WITHIN THE DEVELOPMENT.

NORTH BELL STREET – STREETSCAPE BUFFERS
**NO DEVELOPMENT. EXISTING WETLAND/VEGETATION.

WEST JUDD STREET – STREETSCAPE BUFFERS
MINIMUM WIDTH: 15 FEET
**NOT BE LOCATED WITHIN SIGHT DISTANCE TRIANGLES WHERE FIRE TRUCK EXIT.
**NOT BE LOCATED WITHIN UTILITY EASEMENT.
TYPE C SCM-OPAQUE BUFFER:
- CANOPY TREES – 3 PER 100 LINEAR FEET. 33' ON-CENTER.
  - PROVIDED: 6 TREES
- UNDERSTORY TREES – 6 PER 100 LINEA FEET. 75% EVERGREEN
  - PROVIDED: 12 TREES
- SHRUBS – 25 PER 100 LINEAR FEET, SPACED 3' MAX.
  - PROVIDED: 56 SHRUBS

STREET TREES (360 FEET)
**NOT BE LOCATED WITHIN SIGHT DISTANCE TRIANGLES AS FIRE TRUCK EXIT.
**WITHIN OVERHEAD POWER LINES
- UNDERSTORY TREES SHALL BE PLANTED 20 TO 25 FEET ON-CENTER.
  - PROVIDED: 10 TREES

OPEN SPACE SET-ASIDE:
8% OF TOTAL SITE (5.18 AC)
REQUIRED: 8% x 5.18 = 0.41 AC (18,042 SF)
PROVIDED: EXISTING WETLAND AREA 0.83 AC (36,292 SF)

GRAPHIC SCALE

30 0 15 30 60 120
( IN FEET )
1 inch = 30 ft.

NORTH

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WAKE COUNTY NORTH CAROLINA

PUBLIC SAFETY WAKE COUNTY EMS EST. 1976

# ZEBULON PUBLIC SAFETY STATION

201 W. JUDD STREET
ZEBULON, NC 27597

CONSTRUCTION DOCUMENTS

## LANDSCAPE PLAN

DATE 04-28-2025
CLH PROJECT NO 22-154

REVISIONS
NO DATE DESCRIPTION:

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PRELIMINARY PLANS
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SHEET NUMBER
C601

Issued
Q1 2025-04

## PART III
## SELF-INSPECTION, RECORDKEEPING AND REPORTING

**SECTION A: SELF-INSPECTION**

Self-inspections are required during normal business hours in accordance with the table below. When adverse weather or site conditions would cause the safety of the inspection personnel to be in jeopardy, the inspection may be delayed until the next business day on which it is safe to perform the inspection. In addition, when a storm event of equal to or greater than 1.0 inch occurs outside of normal business hours, the self-inspection shall be performed upon the commencement of the next business day. Any time when inspections were delayed shall be noted in the Inspection Record.

| Inspect | Frequency (during normal business hours) | Inspection records must include: |
|---|---|---|
| (1) Rain gauge maintained in good working order | Daily | Daily rainfall amounts.<br>If no daily rain gauge observations are made during weekend or holiday periods, and no individual-day rainfall information is available, record the cumulative rain measurement for those un-attended days (one this will determine if a site inspection is needed). Days on which no rainfall occurred shall be recorded as "zero." The permittee may use another rain-monitoring device approved by the Division. |
| (2) E&SC Measures | At least once per 7 calendar days and within 24 hours of a rain event ≥ 1.0 inch in 24 hours | 1. Identification of the measures inspected,<br>2. Date and time of the inspection,<br>3. Name of the person performing the inspection,<br>4. Indication of whether the measures were operating properly,<br>5. Description of maintenance needs for the measure,<br>6. Description, evidence, and date of corrective actions taken. |
| (3) Stormwater discharge outfalls (SDCs) | At least once per 7 calendar days and within 24 hours of a rain event ≥ 1.0 inch in 24 hours | 1. Identification of the discharge outfalls inspected,<br>2. Date and time of the inspection,<br>3. Name of the person performing the inspection,<br>4. Evidence of indicators of stormwater pollution such as oil sheen, floating or suspended solids or discoloration,<br>5. Indication of visible sediment leaving the site,<br>6. Description, evidence, and date of corrective actions taken. |
| (4) Perimeter of site | At least once per 7 calendar days and within 24 hours of a rain event ≥ 1.0 inch in 24 hours | If visible sedimentation is found outside site limits, then a record of the following shall be made:<br>1. Actions taken to clean up or stabilize the sediment that has left the site limits,<br>2. Description, evidence, and date of corrective actions taken, and<br>3. An explanation as to the actions taken to control future releases. |
| (5) Streams or wetlands onsite or offsite (where accessible) | At least once per 7 calendar days and within 24 hours of a rain event ≥ 1.0 inch in 24 hours | If the stream or wetland has increased visible sedimentation or a stream has visible increased turbidity from the construction activity, then a record of the following shall be made:<br>1. Description, evidence and date of corrective actions taken, and<br>2. Records of the required reports to the appropriate Division Regional Office per Part III, Section C, Item (2)(a) of this permit. |
| (6) Ground stabilization measures | After each phase of grading | 1. The phase of grading (installation of perimeter E&SC measures, clearing and grubbing, installation of storm drainage facilities, completion of all land-disturbing activity, construction or redevelopment, permanent ground cover).<br>2. Documentation that the required ground stabilization measures have been provided within the required timeframe or an assurance that they will be provided as soon as possible. |

NOTE: The rain inspection resets the required 7 calendar day inspection requirement.

## PART III
## SELF-INSPECTION, RECORDKEEPING AND REPORTING

**SECTION B: RECORDKEEPING**

**1. E&SC Plan Documentation**

The approved E&SC plan as well as any approved deviation shall be kept on the site. The approved E&SC plan must be kept up-to-date throughout the coverage under this permit. The following items pertaining to the E&SC plan shall be kept on site and available for inspection at all times during normal business hours.

| Item to Document | Documentation Requirements |
|---|---|
| (a) Each E&SC measure has been installed and does not significantly deviate from the locations, dimensions and relative elevations shown on the approved E&SC plan. | Initial and date each E&SC measure on a copy of the approved E&SC plan or complete, date and sign an inspection report that lists each E&SC measure shown on the approved E&SC plan. This documentation is required upon the initial installation of the E&SC measures or if the E&SC measures are modified after initial installation. |
| (b) A phase of grading has been completed. | Initial and date a copy of the approved E&SC plan or complete, date and sign an inspection report to indicate completion of the construction phase. |
| (c) Ground cover is located and installed in accordance with the approved E&SC plan. | Initial and date a copy of the approved E&SC plan or complete, date and sign an inspection report to indicate compliance with approved ground cover specifications. |
| (d) The maintenance and repair requirements for all E&SC measures have been performed. | Complete, date and sign an inspection report. |
| (e) Corrective actions have been taken to E&SC measures. | Initial and date a copy of the approved E&SC plan or complete, date and sign an inspection report to indicate the completion of the corrective action. |

**2. Additional Documentation to be Kept on Site**

In addition to the E&SC plan documents above, the following items shall be kept on the site and available for inspectors at all times during normal business hours, unless the Division provides a site-specific exemption based on unique site conditions that make this requirement not practical:

(a) This General Permit as well as the Certificate of Coverage, after it is received.

(b) Records of inspections made during the previous twelve months. The permittee shall record the required observations on the Inspection Record Form provided by the Division or a similar inspection form that includes all the required elements. Use of electronically-available records in lieu of the required paper copies will be allowed if shown to provide equal access and utility as the hard-copy records.

**3. Documentation to be Retained for Three Years**

All data used to complete the e-NOI and all inspection records shall be maintained for a period of three years after project completion and made available upon request. [40 CFR 122.41]

## PART III
## SELF-INSPECTION, RECORDKEEPING AND REPORTING

**SECTION C: REPORTING**

**1. Occurrences that Must be Reported**

Permittees shall report the following occurrences:

(a) Visible sediment deposition in a stream or wetland.

(b) Oil spills if:
- They are 25 gallons or more,
- They are less than 25 gallons but cannot be cleaned up within 24 hours,
- They cause sheen on surface waters (regardless of volume), or
- They are within 100 feet of surface waters (regardless of volume).

(c) Releases of hazardous substances in excess of reportable quantities under Section 311 of the Clean Water Act (Ref: 40 CFR 110.3 and 40 CFR 117.3) or Section 102 of CERCLA (Ref: 40 CFR 302.4) or G.S. 143-215.85.

(d) Anticipated bypasses and unanticipated bypasses.

(e) Noncompliance with the conditions of this permit that may endanger health or the environment.

**2. Reporting Timeframes and Other Requirements**

After a permittee becomes aware of an occurrence that must be reported, he shall contact the appropriate Division regional office within the timeframes and in accordance with the other requirements listed below. Occurrences outside normal business hours may also be reported to the Department's Environmental Emergency Center personnel at (800) 858-0368.

| Occurrence | Reporting Timeframes [After Discovery) and Other Requirements |
|---|---|
| (a) Visible sediment deposition in a stream or wetland | • ***Within 24 hours***, an oral or electronic notification.<br>• ***Within 7 calendar days***, a report that contains a description of the sediment and actions taken to address the cause of the deposition. Division staff may waive the requirement for a written report on a case-by-case basis.<br>• If the stream is named on the NC 303(d) list as impaired for sediment-related causes, the permittee may be required to perform additional monitoring, inspections or apply more stringent practices if staff determine that additional requirements are needed to assure compliance with the federal or state impaired-waters conditions. |
| (b) Oil spills and release of hazardous substances per Item 1(b)-(c) above | • ***Within 24 hours***, an oral or electronic notification. The notification shall include information about the date, time, nature, volume and location of the spill or release. |
| (c) Anticipated bypasses [40 CFR 122.41(m)(3)] | • ***A report at least ten days before the date of the bypass, if possible.*** The report shall include an evaluation of the anticipated quality and effect of the bypass. |
| (d) Unanticipated bypasses [40 CFR 122.41(m)(3)] | • ***Within 24 hours***, an oral or electronic notification.<br>• ***Within 7 calendar days***, a report that includes an evaluation of the quality and effect of the bypass. |
| (e) Noncompliance with the conditions of this permit that may endanger health or the environment[40 CFR 122.41(l)(7)] | • ***Within 24 hours***, an oral or electronic notification.<br>• ***Within 7 calendar days***, a report that contains a description of the noncompliance, and its causes; the period of noncompliance, including exact dates and times, and if the noncompliance has not been corrected, the anticipated time noncompliance is expected to continue; and steps taken or planned to reduce, eliminate, and prevent reoccurrence of the noncompliance. [40 CFR 122.41(l)(6).<br>• Division staff may waive the requirement for a written report on a case-by-case basis. |

NORTH CAROLINA Environmental Quality

## PART II, SECTION G, ITEM (4)
## DRAW DOWN OF SEDIMENT BASINS FOR MAINTENANCE OR CLOSE OUT

Sediment basins and traps that receive runoff from drainage areas of one acre or more shall use outlet structures that withdraw water from the surface when these devices need to be drawn down for maintenance or close out unless this is infeasible. The circumstances in which it is not feasible to withdraw water from the surface shall be rare (for example, times with extended cold weather). Non-surface withdrawals from sediment basins shall be allowed only when all of the following criteria have been met:

(a) The E&SC plan authority has been provided with documentation of the non-surface withdrawal and the specific time periods or conditions in which it will occur. The non-surface withdrawal shall not commence until the E&SC plan authority has approved these items,
(b) The non-surface withdrawal has been reported as an anticipated bypass in accordance with Part III, Section C, Item (2)(c) and (d) of this permit,
(c) Dewatering discharges are treated with controls to minimize discharges of pollutants from stormwater that is removed from the sediment basin. Examples of appropriate controls include properly sited, designed and maintained dewatering tanks, weir tanks, and filtration systems,
(d) Vegetated, upland areas of the sites or a properly designed stone pad is used to the extent feasible at the outlet of the dewatering treatment devices described in Item (c) above,
(e) Velocity dissipation devices such as check dams, sediment traps, and riprap are provided at the discharge points of all dewatering devices, and
(f) Sediment removed from the dewatering treatment devices described in Item (c) above is disposed of in a manner that does not cause deposition of sediment into waters of the United States.

# NCG01 SELF-INSPECTION, RECORDKEEPING AND REPORTING

EFFECTIVE: 04/01/19

**GROUND STABILIZATION AND MATERIALS HANDLING PRACTICES FOR COMPLIANCE WITH THE NCG01 CONSTRUCTION GENERAL PERMIT**

Implementing the details and specifications on this plan sheet will result in the construction activity being considered compliant with the Ground Stabilization and Materials Handling sections of the NCG01 Construction General Permit (Sections E and F, respectively). The permittee shall comply with the Erosion and Sediment Control plan approved by the delegated authority having jurisdiction. All details and specifications shown on this sheet may not apply depending on site conditions and the delegated authority having jurisdiction.

**SECTION E: GROUND STABILIZATION**

| Site Area Description | Stabilize within this many calendar days after ceasing land disturbance | Timeframe variations |
|---|---|---|
| (a) Perimeter dikes, swales, ditches, and perimeter slopes | 7 | None |
| (b) High Quality Water (HQW) Zones | 7 | None |
| (c) Slopes steeper than 3:1 | 7 | If slopes are 10' or less in length and are not steeper than 2:1, 14 days are allowed |
| (d) Slopes 3:1 to 4:1 | 14 | -7 days for slopes greater than 50' in length and with slopes steeper than 4:1<br>-7 days for perimeter dikes, swales, ditches, perimeter slopes and HQW Zones<br>-10 days for Falls Lake Watershed |
| (e) Areas with slopes flatter than 4:1 | 14 | -7 days for perimeter dikes, swales, ditches, perimeter slopes and HQW Zones<br>-10 days for Falls Lake Watershed unless there is zero slope |

**Note:** After the permanent cessation of construction activities, any areas with temporary ground stabilization shall be converted to permanent ground stabilization as soon as practicable but in no case longer than 90 calendar days after the last land disturbing activity. Temporary ground stabilization shall be maintained in a manner to render the surface stable against accelerated erosion until permanent ground stabilization is achieved.

**GROUND STABILIZATION SPECIFICATION**

Stabilize the ground sufficiently so that rain will not dislodge the soil. Use one of the techniques in the table below:

| Temporary Stabilization | Permanent Stabilization |
|---|---|
| • Temporary grass seed covered with straw or other mulches and tackifiers<br>• Hydroseeding<br>• Rolled erosion control products with or without temporary grass seed<br>• Appropriately applied straw or other mulch<br>• Plastic sheeting | • Permanent grass seed covered with straw or other mulches and tackifiers<br>• Geotextile fabrics such as permanent soil reinforcement matting<br>• Hydroseeding<br>• Shrubs or other permanent plantings covered with mulch<br>• Uniform and evenly distributed ground cover sufficient to restrain erosion<br>• Structural methods such as concrete, asphalt or retaining walls<br>• Rolled erosion control products with grass seed |

**POLYACRYLAMIDES (PAMS) AND FLOCCULANTS**

1. Select flocculants that are appropriate for the soils being exposed during construction, selecting from the *NC DWR List of Approved PAMS/Flocculants*.
2. Apply flocculants at or before the inlets to Erosion and Sediment Control Measures.
3. Apply flocculants at the concentrations specified in the *NC DWR List of Approved PAMS/Flocculants* and in accordance with the manufacturer's instructions.
4. Provide ponding area for containment of treated Stormwater before discharging offsite.
5. Store flocculants in leak-proof containers that are kept under storm-resistant cover or surrounded by secondary containment structures.

**EQUIPMENT AND VEHICLE MAINTENANCE**

1. Maintain vehicles and equipment to prevent discharge of fluids.
2. Provide drip pans under any stored equipment.
3. Identify leaks and repair as soon as feasible, or remove leaking equipment from the project.
4. Collect all spent fluids, store in separate containers and properly dispose as hazardous waste (recycle when possible).
5. Remove leaking vehicles and construction equipment from service until the problem has been corrected.
6. Bring used fuels, lubricants, coolants, hydraulic fluids and other petroleum products to a recycling or disposal center that handles these materials.

**LITTER, BUILDING MATERIAL AND LAND CLEARING WASTE**

1. Never bury or burn waste. Place litter and debris in approved waste containers.
2. Provide a sufficient number and size of waste containers (e.g dumpster, trash receptacle) on site to contain construction and domestic wastes.
3. Locate waste containers at least 50 feet away from storm drain inlets and surface waters unless no other alternatives are reasonably available.
4. Locate waste containers on areas that do not receive substantial amounts of runoff from upland areas and does not drain directly to a storm drain, stream or wetland.
5. Cover waste containers at the end of each workday and before storm events or provide secondary containment. Repair or replace damaged waste containers.
6. Anchor all lightweight items in waste containers during times of high winds.
7. Empty waste containers as needed to prevent overflow. Clean up immediately if containers overflow.
8. Dispose waste off-site at an approved disposal facility.
9. On business days, clean up and dispose of waste in designated waste containers.

**PAINT AND OTHER LIQUID WASTE**

1. Do not dump paint and other liquid waste into storm drains, streams or wetlands.
2. Locate paint washouts at least 50 feet away from storm drain inlets and surface waters unless no other alternatives are reasonably available.
3. Contain liquid wastes in a controlled area.
4. Containment must be labeled, sized and placed appropriately for the needs of site.
5. Prevent the discharge of soaps, solvents, detergents and other liquid wastes from construction sites.

**PORTABLE TOILETS**

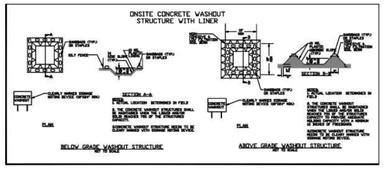
1. Install portable toilets on level ground, at least 50 feet away from storm drains, streams or wetlands unless there is no alternative reasonably available. If 50 foot offset is not attainable, provide relocation of portable toilet behind silt fence or place on a gravel pad and surround with sand bags.
2. Provide staking or anchoring of portable toilets during periods of high winds or in high foot traffic areas.
3. Monitor portable toilets for leaking and properly dispose of any leaked material. Utilize a licensed sanitary waste hauler to remove leaking portable toilets and replace with properly operating unit.

**EARTHEN STOCKPILE MANAGEMENT**

1. Show stockpile locations on plans. Locate earthen-material stockpile areas at least 50 feet away from storm drain inlets, sediment basins, perimeter sediment controls and surface waters unless it can be shown no other alternatives are reasonably available.
2. Protect stockpile with silt fence installed along toe of slope with a minimum offset of five feet from the toe of stockpile.
3. Provide stable stone access point when feasible.
4. Stabilize stockpile within the timeframes provided on this sheet and in accordance with the approved plan and any additional requirements. Soil stabilization is defined as vegetative, physical or chemical coverage techniques that will restrain accelerated erosion on disturbed soils for temporary or permanent control needs.

NORTH CAROLINA Environmental Quality

ONSITE CONCRETE WASHOUT STRUCTURE WITH LINER




**CONCRETE WASHOUTS**

1. Do not discharge concrete or cement slurry from the site.
2. Dispose of, or recycle settled, hardened concrete residue in accordance with local and state solid waste regulations and at an approved facility.
3. Manage washout from mortar mixers in accordance with the above item and in addition place the mixer and associated materials on impervious barrier and within lot perimeter silt fence.
4. Install temporary concrete washouts per local requirements, where applicable. If an alternate method or product is to be used, contact your approval authority for review and approval. If local standard details are not available, use one of the two types of temporary concrete washouts provided on this detail.
5. Do not use concrete washouts for dewatering or storing defective curb or sidewalk sections. Stormwater accumulated within the washout may not be pumped into or discharged to the storm drain system or receiving surface waters. Liquid waste must be pumped out and removed from project.
6. Locate washouts at least 50 feet from storm drain inlets and surface waters unless it can be shown that no other alternatives are reasonably available. At a minimum, install protection of storm drain inlet(s) closest to the washout which could receive spills or overflow.
7. Locate washouts in an easily accessible area, on level ground and install a stone entrance pad in front of the washout. Additional controls may be required by the approving authority.
8. Install at least one sign directing concrete trucks to the washout within the project limits. Post signage on the washout itself to identify this location.
9. Remove leavings from the washout when at approximately 75% capacity to limit overflow events. Replace the tarp, sand bags or other temporary structural components when no longer functional. When utilizing alternative or proprietary products, follow manufacturer's instructions.
10. At the completion of the concrete work, remove remaining leavings and dispose of in an approved disposal facility. Fill pit, if applicable, and stabilize any disturbance caused by removal of washout.

**HERBICIDES, PESTICIDES AND RODENTICIDES**

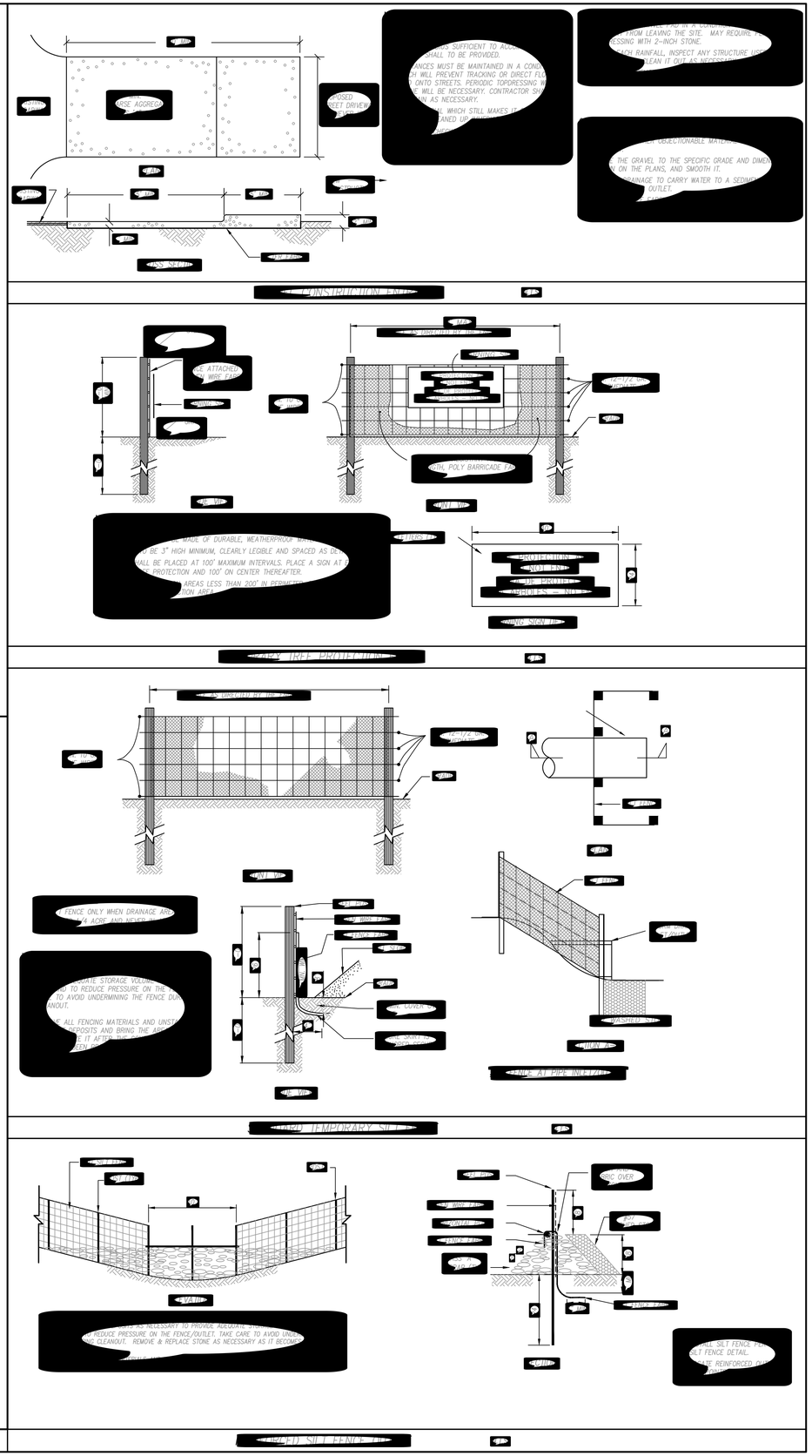
1. Store and apply herbicides, pesticides and rodenticides in accordance with label restrictions.
2. Store herbicides, pesticides and rodenticides in their original containers with the label, which lists directions for use, ingredients and first aid steps in case of accidental poisoning.
3. Do not store herbicides, pesticides and rodenticides in areas where flooding is possible or where they may spill or leak into wells, stormwater drains, ground water or surface water. If a spill occurs, clean area immediately.
4. Do not stockpile these materials onsite.

**HAZARDOUS AND TOXIC WASTE**

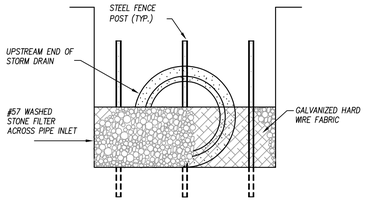
1. Create designated hazardous waste collection areas on-site.
2. Place hazardous waste containers under cover or in secondary containment.
3. Do not store hazardous chemicals, drums or bagged materials directly on the ground.

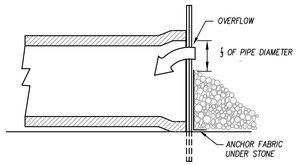
# NCG01 GROUND STABILIZATION AND MATERIALS HANDLING

EFFECTIVE: 04/01/19


CONSTRUCTION SEQUENCE
TEMPORARY SILT FENCE
TREE PROTECTION FENCE
STANDARD
SILT FENCE OUTLET
CURB INLET PROTECTION
STONE OUTLET SEDIMENT TRAP
TEMPORARY DIVERSION DIKE
TEMPORARY SLOPE DRAIN
TEMPORARY GRAVEL CONSTRUCTION ENTRANCE
TEMPORARY SEDIMENT BASIN
TEMPORARY STONE CHECK DAM
TEMPORARY SILT FENCE
TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT
TEMPORARY SILT FENCE
TEMPORARY SILT FENCE OUTLET
TEMPORARY SILT FENCE
TEMPORARY SILT FENCE
TEMPORARY SILT FENCE

Current
1.2025-04



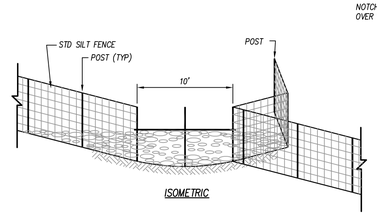




MAINTENANCE NOTES:

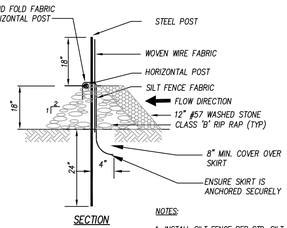
1. ALL OPEN STORM DRAIN PIPES SHALL BE PROTECTED AFTER STOPPAGE OF WORK EACH DAY AS ILLUSTRATED.
2. ACCUMULATED SEDIMENT SHALL BE REMOVED AND PROPERLY DISPOSED OF AND THE TRENCH BOTTOM REGRADED AND COMPACTED IN ACCORDANCE w/ SPECIFICATIONS PRIOR TO CONTINUANCE OF LAYING PIPE.

## PROTECTION OF STORM DRAIN UNDER CONSTRUCTION

N.T.S.



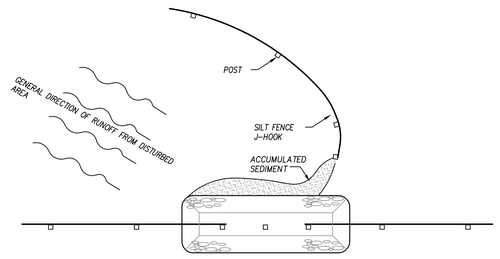

ISOMETRIC




SECTION

NOTES:

1. INSTALL SILT FENCE PER STD. SILT FENCE DETAIL.
2. LOCATE REINFORCED OUTLET AT LOW POINTS OF SILT FENCE BARRIER.




PLAN VIEW REINFORCED SILT FENCE WITH J-HOOK OUTLET

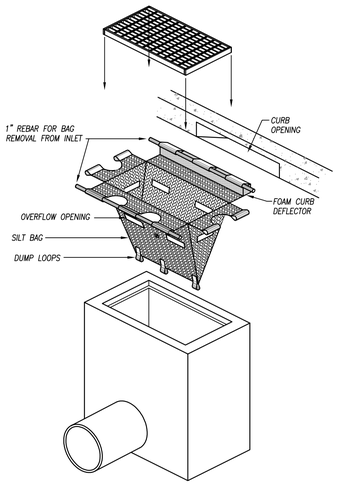
MAINTENANCE NOTES:

1. REMOVE SEDIMENT DEPOSITS AS NECESSARY TO PROVIDE ADEQUATE STORAGE VOLUME FOR THE NEXT RAIN AND TO REDUCE PRESSURE ON THE FENCE/OUTLET. TAKE CARE TO AVOID UNDERMINING THE FENCE DURING CLEANOUT. REMOVE & REPLACE STONE AS NECESSARY AS IT BECOMES CLOGGED WITH SEDIMENT.

   REMOVE ALL FENCING MATERIALS AND UNSTABLE SEDIMENT DEPOSITS AND BRING THE AREA TO GRADE AND
2. STABILIZE IT AFTER THE CONTRIBUTING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.

## TEMPORARY REINFORCED SILT FENCE J-HOOK INSTALLATION

N.T.S.




NOTES:

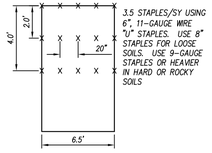
1. CONTRACTOR TO INSPECT SILT BAG EVERY TWO WEEKS OR AFTER EVERY SUBSTANTIAL RAIN EVENT.
2. CONTRACTOR TO REMOVE AND DISPOSE OF COLLECTED SILT AT AN ACCEPTABLE OFF SITE LOCATION.
3. COLLECTED SEDIMENT TO BE REMOVED ROUTINELY TO ENSURE FUNCTIONALITY OF SILT BAG.
4. DEVICE SHALL BE MANUFACTURED FROM WOVEN POLYPROPYLENE GEOTEXTILE TO FIT THE OPENING OF A CATCH BASIN OR DROP INLET TO FILTER SEDIMENT FROM RUNOFF ENTERING THE INLET. DEVICE SHALL BE PROVIDED WITH AN INTEGRAL CURB DEFLECTOR IF INSTALLED AT A CATCH BASIN WITH A VERTICAL OPENING ADJACENT TO A HORIZONTAL GRATE.
5. THE DEVICE SHALL BE A HIGH FLOW "SILTSACK" AS MANUFACTURED BY ACF ENVIRONMENTAL, INC. OR APPROVED EQUAL.
6. INSTALL DEVICE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND INSTALL A CURB DEFLECTOR IF APPROPRIATE.
7. INSPECT DEVICE AFTER EACH RAIN EVENT AND AT INTERVALS NOT EXCEEDING TWO WEEKS DURING CONSTRUCTION. REMOVE, EMPTY, CLEAN, AND REPLACE THE DEVICE AS NEEDED DURING CONSTRUCTION. EMPTY COLLECTED SEDIMENT IN APPROVED, PROTECTED LOCATION. REMOVE AND DISPOSE OF DEVICE FOLLOWING FULL AND PERMANENT STABILIZATION OF THE CONTRIBUTING DRAINAGE AREA.

MAINTENANCE NOTES:

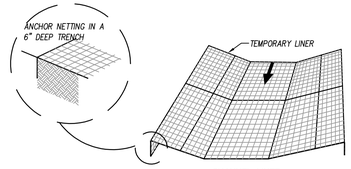
1. INSPECT THE BARRIER AT LEAST WEEKLY AND AFTER EACH SIGNIFICANT RAINFALL AND MAKE REPAIRS AS NEEDED.
2. REMOVE SEDIMENT AS NECESSARY TO PROVIDE ADEQUATE STORAGE VOLUME FOR SUBSEQUENT RAINS.
3. APPROPRIATELY STABILIZE ALL BARE AREAS AROUND THE INLET.

## SILT BAG INLET PROTECTION

N.T.S.




TEMPORARY MAT STAPLE PATTERN
NTS




CHANNEL LINER

MATTING INSTALLATION NOTES:

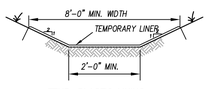
1. INSTALL TEMPORARY CHANNEL MATTING IN ALL DIVERSION SWALES OR OTHER GRASSED AREAS OF CONCENTRATED STORMWATER FLOW DURING BOTH TEMPORARY AND PERMANENT GRASS ESTABLISHMENT. ALL TEMPORARY MATTING SHALL BE EXCELSIOR MATTING UNLESS NOTED OTHERWISE ON THE EROSION CONTROL PLAN.
2. SEE SPECIFICATIONS FOR TEMP. LINING REQUIREMENTS.
3. PREPARE SOIL BEFORE INSTALLING MATS OR NETS, INCLUDING APPLICATION OF LIME, FERTILIZER AND SEED.
4. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE NET OR MAT IN A 6" DEEP TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
5. ROLL CENTER MAT OR NET IN DIRECTION OF WATER FLOW ON BOTTOM OF CHANNEL.
6. PLACE MAT OR NET END OVER END (SHINGLE STYLE) WITH A 6" OVERLAP. USE DOUBLE ROW OF STAGGERED STAPLES 4" APART TO SECURE.
7. FULL LENGTH EDGE OF MAT OR NET AT TOP SIDE SLOPES SHALL BE ANCHORED IN 6" DEEP TRENCH AFTER STAPLING.
8. MATS OR NETS SHALL BE OVERLAPPED 4" OVER THE CENTER BLANKET AND STAPLED.
9. THE TERMINAL END OF THE MAT OR NET MUST BE ANCHORED IN A 6" DEEP TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.

## TEMPORARY DIVERSION DITCH / BERM

N.T.S.

CONSTRUCTION SPECIFICATIONS:

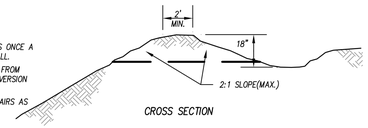
1. REMOVE AND PROPERLY DISPOSE OF ALL TREES, BRUSH, STUMPS, AND OTHER OBJECTIONABLE MATERIALS.
2. ENSURE THAT THE MINIMUM CONSTRUCTED CROSS SECTION MEETS ALL DESIGN REQUIREMENTS.
3. ENSURE THAT THE TOP OF THE DIKE IS NOT LOWER AT ANY POINT THAN THE DESIGN ELEVATION PLUS THE SPECIFIED SETTLEMENT.
4. PROVIDE SUFFICIENT ROOM AROUND DIVERSIONS TO PERMIT MACHINE REGRADING AND CLEANOUT.
5. VEGETATE THE RIDGE IMMEDIATELY AFTER CONSTRUCTION, UNLESS IT WILL REMAIN IN PLACE LESS THAN 30 WORKING DAYS.
6. APPLY SOLID PLASTIC (BLACK, 20 MIL) LINING ON SURFACE OF DIVERSION DITCH ON ANY SLOPES GREATER THAN 10% ENTERING BASINS/PONDS.



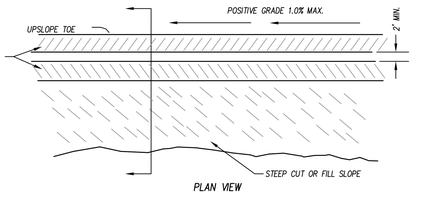

TEMP. PLASTIC LINING
NTS

MAINTENANCE NOTES:

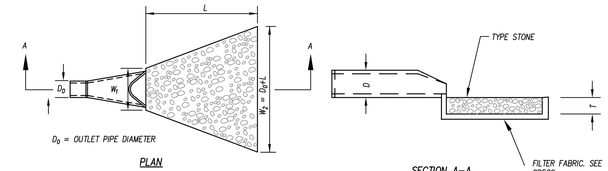
1. INSPECT TEMPORARY DIVERSIONS ONCE A WEEK AND AFTER EVERY RAINFALL.
2. IMMEDIATELY REMOVE SEDIMENT FROM THE FLOW AREA AND REPAIR DIVERSION DITCH.
3. INSPECT AND MAKE TIMELY REPAIRS AS NEEDED.




CROSS SECTION




PLAN VIEW

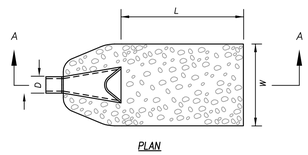



PLAN

(OUTLET TO FLAT AREA WITH NO WELL DEFINED CHANNEL)

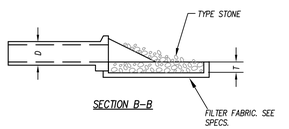



SECTION A-A




PLAN

(OUTLET TO WELL DEFINED CHANNEL)




SECTION B-B

MAINTENANCE NOTES:

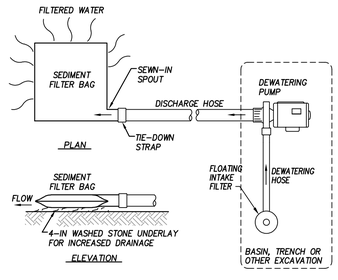
1. RIP RAP OUTLET STRUCTURES TO BE INSPECTED WEEKLY AND AFTER EVERY RAINFALL EVENT.
2. REPAIR DISLODGED STONES TO DESIGN DIMENSIONS IMMEDIATELY.
3. IF MORE SUBSTANTIAL DAMAGE OCCURS, NOTIFY ENGINEER TO DETERMINE A REPAIR SOLUTION.

NOTES:

1. TOP OF RIP RAP AT DOWNSTREAM END OF APRON SHALL BE FLUSH WITH NATURAL GRADE OF THE RECEIVING CHANNEL.
2. VEGETATE ALL DISTURBED AREAS WITH VEGETATION IMMEDIATELY AFTER INSTALLATION.
3. SEE EROSION CONTROL PLAN FOR APRON DIMENSIONS.

## OUTLET PROTECTION

N.T.S.




CONSTRUCTION NOTES:

1. SILT BAG SHALL BE A PERMEABLE, POLYPROPYLENE, NON-WOVEN GEOTEXTILE (WITH AN 80 SIEVE AOS) SEWN INTO A BAG AND MANUFACTURED TO ACCEPT AND FILTER PUMPED, SEDIMENT-LADEN WATER FROM DEWATERING ACTIVITIES.
2. SILT BAG SHALL BE SIZED BY THE MANUFACTURER AS APPROPRIATE FOR THE DEWATERING PUMP DISCHARGE RATE AND SHALL BE FITTED WITH A FILL SPOUT LARGE ENOUGH TO ACCOMMODATE THE DISCHARGE PIPING OF THE DEWATERING PUMP.
3. DEWATERING PUMP/HOSE SHALL BE EQUIPPED WITH A FLOATING INTAKE FILTER.
4. INSTALL SILT BAG ON AN UNDISTURBED OR FULLY STABILIZED SLOPE SO INCOMING WATER FLOWS DOWNHILL THROUGH THE BAG WITHOUT CAUSING EROSION.

MAINTENANCE NOTES:

1. MONITOR BAG DURING PUMPING OPERATIONS. ENSURE PUMP RATE DOES NOT EXCEED
2. REMOVE AND REPLACE SILT BAG WHEN DEVICE NO LONGER DRAINS EFFICIENTLY DUE TO ACCUMULATED SEDIMENT IN BAG.
3. EMPTY BAG WITHIN DISTURBED LIMITS OF THE SITE PROTECTED BY OTHER SEDIMENT CONTROL MEASURES OR DISPOSE OF OFF-SITE AT AN APPROPRIATELY PERMITTED LOCATION.

## DEWATERING SEDIMENT FILTER BAG

N.T.S.

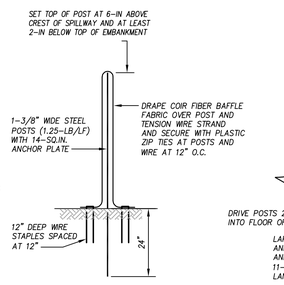
BAFFLE FABRIC:

100% COCONUT FIBER (COIR) TWINE, HIGH-STRENGTH WOVEN MESH WITH THE FOLLOWING PROPERTIES:

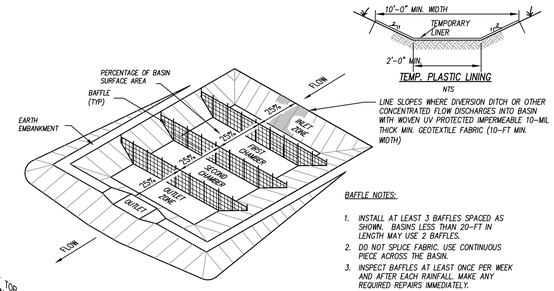
| | |
|---|---|
| THICKNESS: | 0.30 IN. MIN. |
| TENSILE STRENGTH (WET): | 900 x 690 LB/FT MIN. |
| ELONGATION (WET): | 69% x 34% MAX. |
| FLOW VELOCITY: | 10-12 FT/SEC |
| WEIGHT: | 20-oz/SY MIN. |
| WIDTH: | 6.5-FT MIN. |
| OPEN AREA: | 50% MAX. |

MAINTENANCE NOTES:

1. INSPECT BAFFLES AT LEAST ONCE A WEEK AND AFTER EACH RAINFALL. MAKE ANY REQUIRED REPAIRS IMMEDIATELY.
2. BE SURE TO MAINTAIN ACCESS TO THE BAFFLES. SHOULD THE FABRIC OF A BAFFLE COLLAPSE, TEAR, DECOMPOSE, OR BECOME INEFFECTIVE, REPLACE IT PROMPTLY.
3. REMOVE SEDIMENT DEPOSITS WHEN IT REACHES HALF FILL, TO PROVIDE ADEQUATE STORAGE VOLUME FOR THE NEXT RAIN AND TO REDUCE PRESSURE ON THE BAFFLES. TAKE CARE TO AVOID DAMAGING THE BAFFLES DURING CLEAN OUT, AND REPLACE IF DAMAGED DURING CLEAN OUT OPERATIONS. SEDIMENT DEPTH SHOULD NEVER EXCEED HALF THE DESIGNED STORAGE DEPTH.
4. AFTER THE CONTRIBUTING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED, REMOVE ALL BAFFLE MATERIALS AND UNSTABLE SEDIMENT DEPOSITS, BRING THE AREA TO GRADE AND STABILIZE THE AREA.



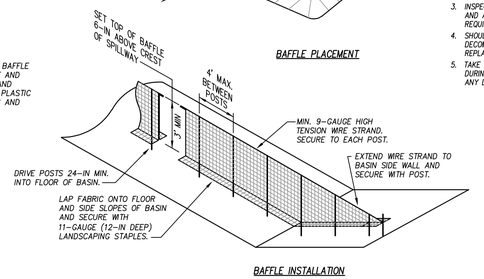

BAFFLE SECTION




BAFFLE PLACEMENT

BAFFLE NOTES:

1. INSTALL AT LEAST 3 BAFFLES SPACED AS SHOWN. BASINS LESS THAN 20-FT IN LENGTH MAY USE 2 BAFFLES.
2. DO NOT SPLICE FABRIC. USE CONTINUOUS PIECE ACROSS THE BASIN.
3. INSPECT BAFFLES AT LEAST ONCE PER WEEK AND AFTER EACH RAINFALL. MAKE ANY REQUIRED REPAIRS IMMEDIATELY.
4. SHOULD BAFFLE FABRIC COLLAPSE, TEAR, DECOMPOSE, OR BECOME INEFFECTIVE, REPLACE PROMPTLY.
5. TAKE CARE TO AVOID DAMAGE TO BAFFLES DURING PERIODIC SEDIMENT REMOVAL. REPAIR ANY DAMAGE AS NEEDED.




BAFFLE INSTALLATION

## TEMPORARY BASIN BAFFLES

N.T.S.

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WAKE COUNTY NORTH CAROLINA

PUBLIC SAFETY WAKE COUNTY EST. 1976 EMS

# ZEBULON PUBLIC SAFETY STATION

201 W. JUDD STREET
ZEBULON, NC 27597

95% CONSTRUCTION DOCUMENTS

## EROSION CONTROL DETAILS

DATE 04-07-2025
CLH PROJECT NO 22-154

REVISIONS

| NO | DATE | DESCRIPTION: |
|---|---|---|

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SHEET NUMBER

C702

Updated
Q1 2025-04

MAINTENANCE NOTES:

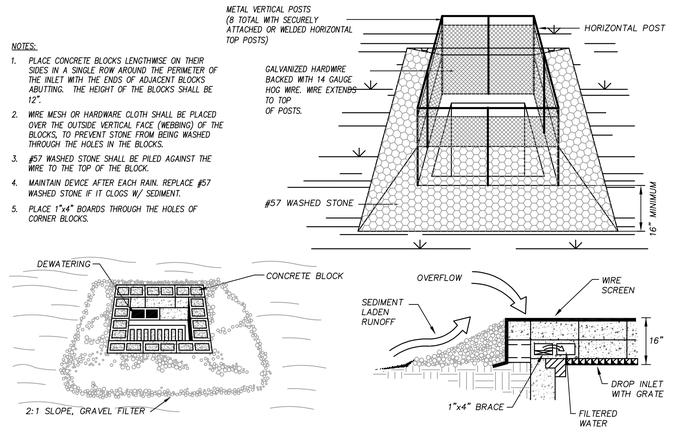
1. INSPECT THE BARRIER AT LEAST WEEKLY AND AFTER EACH SIGNIFICANT RAINFALL AND MAKE REPAIRS AS NEEDED.
2. REMOVE SEDIMENT AS NECESSARY TO PROVIDE ADEQUATE STORAGE VOLUME FOR SUBSEQUENT RAINS.
3. APPROPRIATELY STABILIZE ALL BARE AREAS AROUND THE INLET.

NOTES:

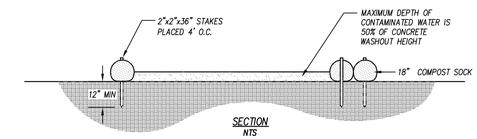
1. PLACE CONCRETE BLOCKS LENGTHWISE ON THEIR SIDES IN A SINGLE ROW AROUND THE PERIMETER OF THE INLET WITH THE ENDS OF ADJACENT BLOCKS ABUTTING. THE HEIGHT OF THE BLOCKS SHALL BE 12".
2. WIRE MESH OR HARDWARE CLOTH SHALL BE PLACED OVER THE OUTSIDE VERTICAL FACE (WEBBING) OF THE BLOCKS, TO PREVENT STONE FROM BEING WASHED THROUGH THE HOLES IN THE BLOCKS.
3. #57 WASHED STONE SHALL BE PILED AGAINST THE WIRE TO THE TOP OF THE BLOCK.
4. MAINTAIN DEVICE AFTER EACH RAIN. REPLACE #57 WASHED STONE IF IT CLOGS W/ SEDIMENT.
5. PLACE 1"x4" BOARDS THROUGH THE HOLES OF CORNER BLOCKS.

NOTE:

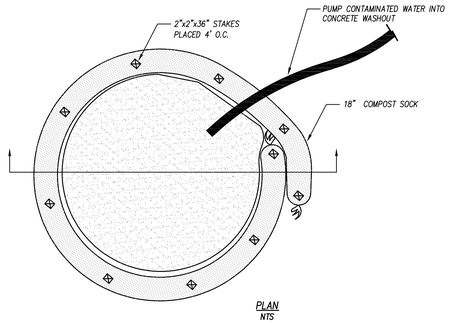
TEMPORARY INLET PROTECTION MAY BE SUBSTITUTED WITH A PROPERLY SIZED FILTREXX COMPOST SOCK OR APPROVED EQUAL IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.




CATCH BASIN AND YARD INLET PROTECTION N.T.S.




SECTION
NTS




PLAN
NTS

NOTES:

1. MATERIALS TO BE FILTREXX OR APPROVED EQUAL.
2. COMPOST SOCK CONCRETE WASHOUT SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
3. INSTALL ON FLAT GRADE FOR OPTIMUM PERFORMANCE.
2. CONCRETE WASHOUT MAY BE STACKED IN A PYRAMIDAL CONFIGURATION FOR ADDED HEIGHT AND STABILITY.
3. CONCRETE WASHOUT MAY BE DIRECT SEEDED AT THE TIME OF INSTALLATION.
4. 2"x2" OAK OR OTHER DURABLE HARDWOOD STAKES SHALL BE USED. STAKES SHALL BE PLACES AT A MAXIMUM INTERVAL OF 4 FEET. STAKES SHALL BE DRIVEN TO A MINIMUM DEPTH OF 12 INCHES, WITH A MINIMUM OF 3 INCHES PROTRUDING ABOVE THE COMPOST SOCKS.

MAINTENANCE NOTES:

1. INSPECT COMPOST SOCKS WEEKLY AND AFTER EACH SIGNIFICANT RAINFALL EVENT (1/2 INCH OR GREATER).
2. SEDIMENT SHOULD BE REMOVED FROM BEHIND CHECK DAM ONCE THE ACCUMULATED HEIGHT HAS REACHED ½ THE HEIGHT OF THE CHECK DAM.
3. THE COMPOST SOCK MUST BE REPLACED IF CLOGGED OR TORN.
4. IF PONDING BECOMES EXCESSIVE, THE SOCK MAY NEED TO BE REPLACED WITH A LARGER DIAMETER OR A DIFFERENT MEASURE.
5. THE SOCK NEEDS TO BE REINSTALLED IF UNDERMINED OR DISLODGED.
6. THE COMPOST SOCK SHALL BE INSPECTED UNTIL LAND DISTURBANCE IS COMPLETE AND THE AREA ABOVE THE MEASURE HAS BEEN PERMANENTLY STABILIZED.

TEMPORARY COMPOST SOCK CONCRETE WASHOUT N.T.S.

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WAKE COUNTY NORTH CAROLINA

PUBLIC SAFETY WAKE COUNTY EMS EST. 1976

# ZEBULON PUBLIC SAFETY STATION

201 W. JUDD STREET
ZEBULON, NC 27597

95% CONSTRUCTION DOCUMENTS

## EROSION CONTROL DETAILS

DATE 04-07-2025
CLH PROJECT NO 22-154

REVISIONS
NO DATE DESCRIPTION:

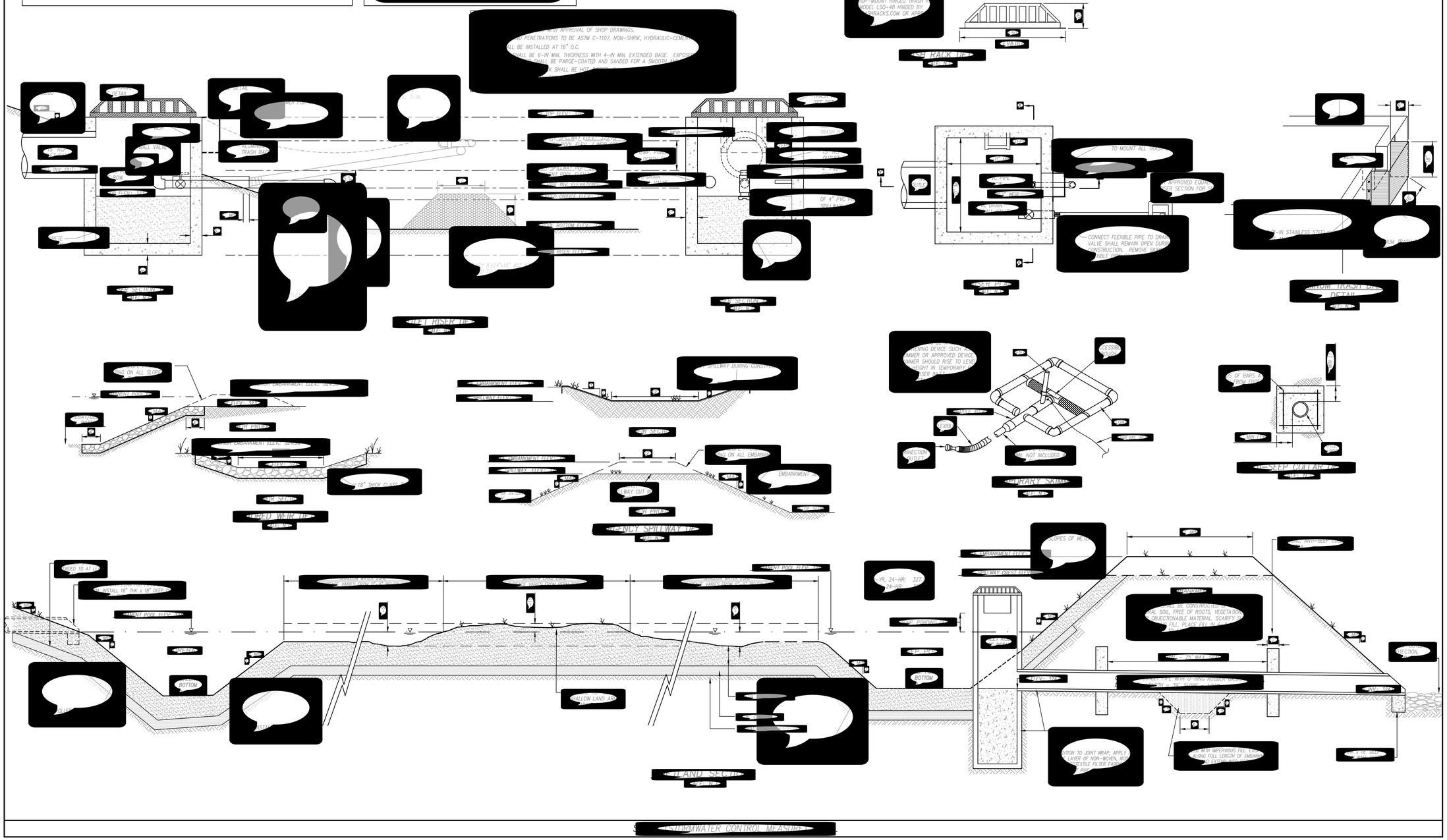
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SHEET NUMBER
C703

## CONSTRUCTION SEQUENCE

1. THE STORMWATER WETLAND SHALL BE UTILIZED AS A TEMPORARY SEDIMENT BASIN DURING CONSTRUCTION.
   - 1.1. SCHEDULE THE FOLLOWING WORK TO COINCIDE WITH AN EXTENDED FORECAST OF NO PRECIPITATION SUCH THAT ALL WORK CAN BE COMPLETED DURING A PERIOD OF DRY WEATHER. INSTALL COFFER DAM UPSTREAM OF POND IN CASE OF ANY UNEXPECTED PRECIPITATION EVENT. UTILIZE MUD PUMP WITH FLOATING SUCTION INLET THROUGH A SEDIMENT FILTER BAG LOCATED DOWNSTREAM OF BASIN.
   - 1.2. INSTALL WETLAND BARREL, OUTLET STRUCTURE, EMBANKMENT, EMERGENCY SPILLWAY AND OTHER WETLAND COMPONENTS.
   - 1.3. CALL FOR SITE INSPECTION PRIOR TO BACKFILLING WETLAND BARREL.
   - 1.4. INSTALL TEMPORARY SKIMMER ON WETLAND DRAIN. DRAIN VALVE TO REMAIN OPEN.
   - 1.5. EXCAVATE WETLAND TO TEMPORARY SKIMMER BASIN DIMENSIONS, SEE EROSION CONTROL PLAN.
   - 1.6. INSTALL BAFFLES AND OTHER TEMPORARY SKIMMER BASIN COMPONENTS.
   - 1.7. SEED ALL DISTURBED AREAS.
2. FOLLOWING COMPLETION OF CONSTRUCTION AND STABILIZATION OF POND DRAINAGE BASIN, PERFORM THE FOLLOWING:
   - 2.1. SCHEDULE THE FOLLOWING WORK TO COINCIDE WITH AN EXTENDED FORECAST OF NO PRECIPITATION SUCH THAT ALL WORK CAN BE COMPLETED DURING A PERIOD OF DRY WEATHER. INSTALL COFFER DAM UPSTREAM OF POND IN CASE OF ANY UNEXPECTED PRECIPITATION EVENT. UTILIZE MUD PUMP WITH FLOATING SUCTION INLET THROUGH A SEDIMENT FILTER BAG LOCATED DOWNSTREAM OF BASIN.
   - 2.2. REMOVE TEMPORARY BAFFLES.
   - 2.3. REMOVE ALL ACCUMULATED SEDIMENT. GRADE WETLAND INTERIOR TO SUBGRADE ELEVATIONS.
   - 2.4. INSTALL CLAY LINER AND ARMORED SECTIONS OF FOREBAY WEIRS.
   - 2.5. IF ADDITIONAL DE-WATERING IS NEEDED BELOW DRAIN/SKIMMER ELEVATION, UTILIZE A MUD PUMP WITH FLOATING SUCTION INLET AND DISCHARGE REMAINING WATER THROUGH A SEDIMENT FILTER BAG LOCATED OUTSIDE OF THE BASIN. MONITOR PUMPING TO ENSURE FLOW DOES NOT EXCEED THE CAPACITY OF FILTER BAG.
   - 2.6. INSTALL AND FINE GRADE TOPSOIL TO FINISH GRADES.
   - 2.7. INSTALL TEMPORARY SLOPE LININGS.
   - 2.8. REMOVE TEMPORARY CAP/BLOCKING FROM PRIMARY SPILLWAY.
   - 2.9. INSTALL WETLAND PLANTINGS.
   - 2.10. PERFORM DETAILED TOPOGRAPHIC SURVEY.
   - 2.11. FOLLOWING APPROVAL OF SURVEY, REMOVE TEMPORARY SKIMMER AND CLOSE DRAIN VALVE.





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# ZEBULON PUBLIC SAFETY STATION

201 W. JUDD STREET
ZEBULON, NC 27597

95% CONSTRUCTION DOCUMENTS

## WETLAND DETAILS

DATE 04-07-2025
CLH PROJECT NO 22-154

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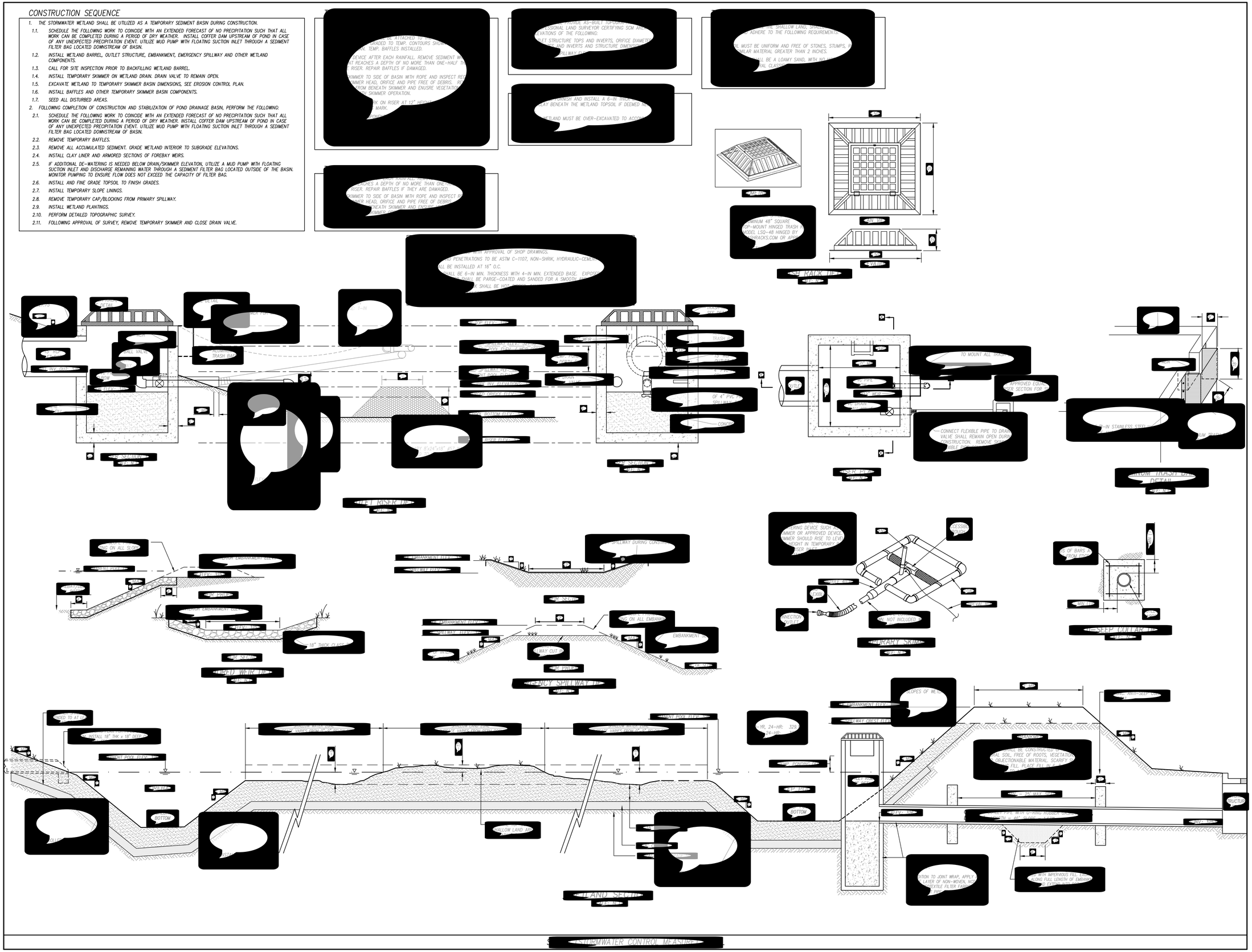

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SHEET NUMBER

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   - 1.2. INSTALL WETLAND BARREL, OUTLET STRUCTURE, EMBANKMENT, EMERGENCY SPILLWAY AND OTHER WETLAND COMPONENTS.
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# ZEBULON PUBLIC SAFETY STATION

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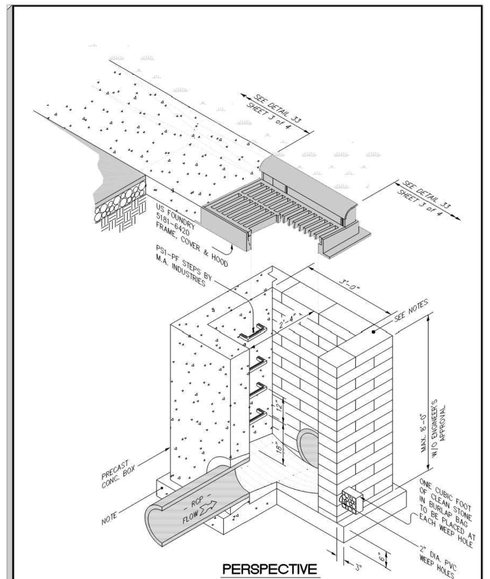
## WETLAND DETAILS

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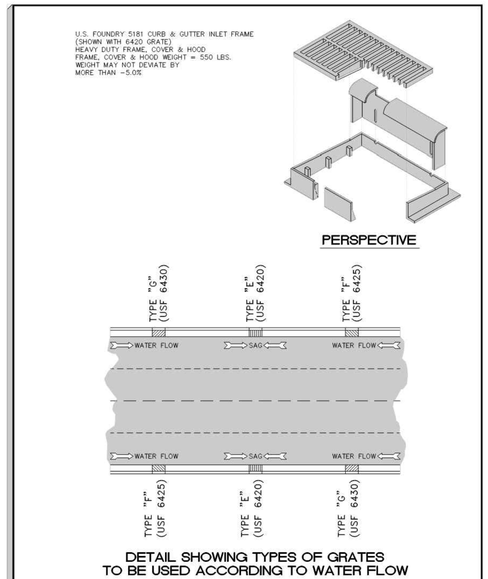



TOWN OF ZEBULON

STD. C&G INLET W/HOOD DETAIL

USE WITH STANDARD SPECIFICATIONS ONLY

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



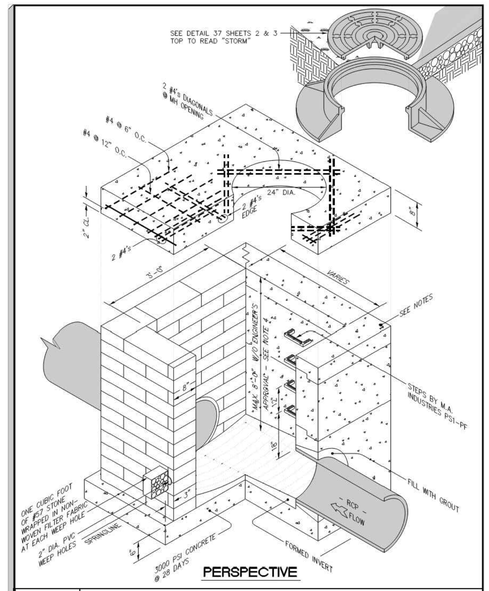

DETAIL SHOWING TYPES OF GRATES TO BE USED ACCORDING TO WATER FLOW

TOWN OF ZEBULON

STD. C&G INLET W/HOOD DETAIL

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| SCALE: | DETAIL # |
|---|---|
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| DATE: | SHEET # |
| JULY 2010 | 2 OF 4 |

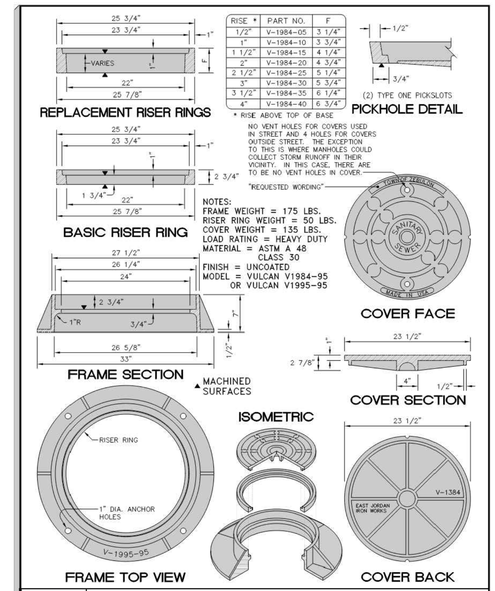



TOWN OF ZEBULON

STD. M.H. J.B. VARIABLE LENGTH

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|---|---|
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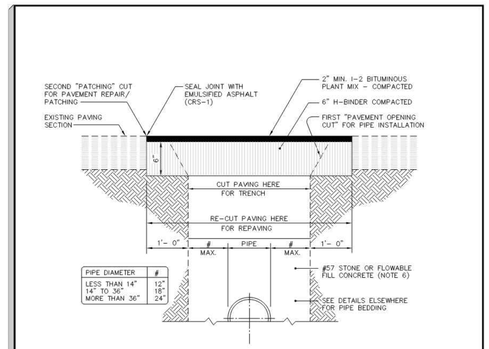



TOWN OF ZEBULON

STANDARD MANHOLE COVER & RING ADJUSTABLE - EAST JORDAN IRON WORKS V-1984

USE WITH STANDARD SPECIFICATIONS ONLY

| SCALE: | DETAIL # |
|---|---|
| NOT TO SCALE | 37 |
| DATE: | SHEET # |
| JULY 2010 | 2 OF 3 |




NOTES:

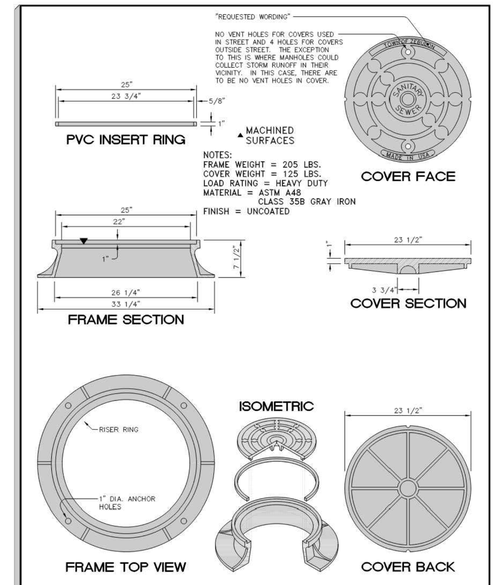
1. PAVEMENT REPAIRS SHALL HAVE 6" COMPACTED H-BINDER AND 2" TOPPING OF SF9.5B.
2. TRENCH IS TO BE BACK FILLED IN 6" LIFTS AND COMPACTED TO 98% STANDARD DENSITY AS DETERMINED BY AASHTO TEST METHOD T-99 OR ASTM D-698 BEFORE PAVEMENT REPAIRS ARE MADE.
3. COMPACTION TEST MAY BE REQUIRED AT REQUEST OF INSPECTOR.
4. ALL EXISTING PAVED STREETS AND SECONDARY ROADS WHICH ARE OPEN CUT TO INSTALL SEWER OR WATER PIPE, MUST BE REPAIRED ACCORDING TO THIS DETAIL.
5. CABC BACKFILL IS NOT ALLOWED IN ANY PART OF TRENCH WITHIN PAVEMENT.
6. FIBER OPTIC & GAS: #57 STONE OR FLOWABLE FILL CONCRETE (MINIMUM 50 PSI) BUT MIN. 6" COMPACTED CLASS II OR III (DEFINITION IN SECTION 02210 - PARAGRAPH 3B OF SPECS) FILL OVER TOP OF FIBER OPTIC CABLE OR GAS PIPE.

TOWN OF ZEBULON

FULL DEPTH ASPHALT REPAIR DETAIL FOR UTILITY CUTS

USE WITH STANDARD SPECIFICATIONS ONLY

| SCALE: | DETAIL # |
|---|---|
| NOT TO SCALE | 6 |
| DATE: | SHEET # |
| JULY 2010 | 1 OF 1 |




TOWN OF ZEBULON

STANDARD MANHOLE & RING US FOUNDRY 700 KL

USE WITH STANDARD SPECIFICATIONS ONLY

| SCALE: | DETAIL # |
|---|---|
| NOT TO SCALE | 37 |
| DATE: | SHEET # |
| JULY 2010 | 3 OF 3 |

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# ZEBULON PUBLIC SAFETY STATION

201 W. JUDD STREET
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CONSTRUCTION DOCUMENTS

## UTILITY DETAILS

DATE 04-28-2025
CLH PROJECT NO 22-154

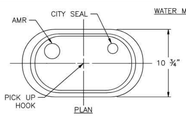
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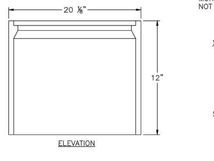
SHEET NUMBER

C801

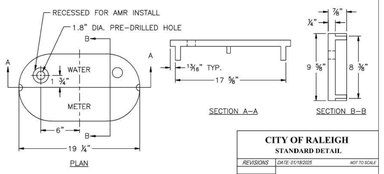
## WATER METER BOX




NOTES:
1. COVER WEIGHT: 13 LBS ± 5%.
2. LIDS TO BE COATED WITH BITUMINOUS COAL TAR COATING.
3. HOLE SHALL BE FITTED WITH A METAL GROMMET.
4. BOXES AND LIDS MUST BE MANUFACTURED FROM THE SAME DOMESTIC FOUNDRY.
5. HEIGHT ADJUSTMENTS ALLOWED BY PRECAST RISERS OR BRICK AND MORTAR. DRY STACKING OF BLOCK IS NOT ALLOWED.

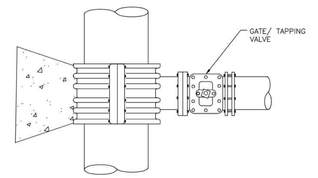



## WATER METER COVER




**CITY OF RALEIGH**
**STANDARD DETAIL**

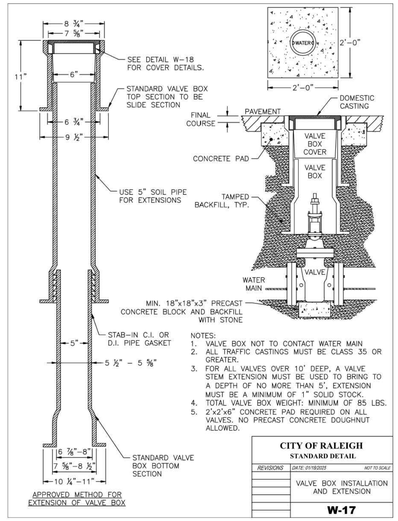
| REVISIONS | DATE 07/18/2025 | NOT TO SCALE |
|---|---|---|
| | WATER METER BOX | |
| | **W-25** | |




NOTES:
1. CONCRETE SHALL NOT CONTACT BOLTS OR ENDS OF MECHANICAL JOINT FITTINGS.
2. SEE DETAIL W-10 & W-11 (REACTION BLOCK TABLES) FOR AREA OF CONCRETE REQUIRED.
3. 3,000 PSI SOLID CONCRETE SHALL BE USED AS FOOTING FOR DUCTILE IRON PIPE.
4. FULL CIRCUMFERENCE SLEEVE, STAINLESS STEEL MATERIAL REQUIRED.

**CITY OF RALEIGH**
**STANDARD DETAIL**

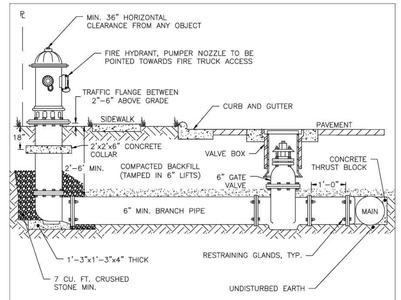
| REVISIONS | DATE 07/18/2025 | NOT TO SCALE |
|---|---|---|
| | 4"–24" STANDARD TAPPING SLEEVE AND VALVE ASSEMBLY | |
| | **W-14** | |




NOTES:
1. VALVE BOX NOT TO CONTACT WATER MAIN.
2. ALL TRAFFIC CASTINGS MUST BE CLASS 35 OR GREATER.
3. FOR ALL VALVES OVER 10' DEEP, A VALVE STEM EXTENSION MUST BE USED TO BRING TO A DEPTH OF NO MORE THAN 5', EXTENSION MUST BE A MINIMUM OF 1" SOLID STOCK.
4. TOTAL VALVE BOX WEIGHT: MINIMUM OF 85 LBS.
5. 2'x2'x6" CONCRETE PAD REQUIRED ON ALL VALVES. NO PRECAST CONCRETE DOUGHNUT ALLOWED.

**CITY OF RALEIGH**
**STANDARD DETAIL**

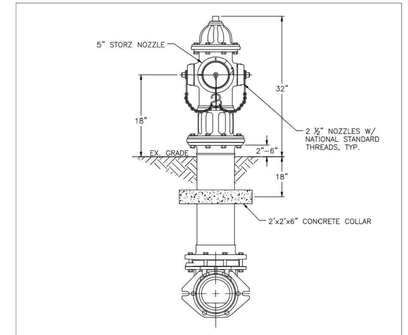
| REVISIONS | DATE 07/18/2025 | NOT TO SCALE |
|---|---|---|
| | VALVE BOX INSTALLATION AND EXTENSION | |
| | **W-17** | |




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

**CITY OF RALEIGH**
**STANDARD DETAIL**

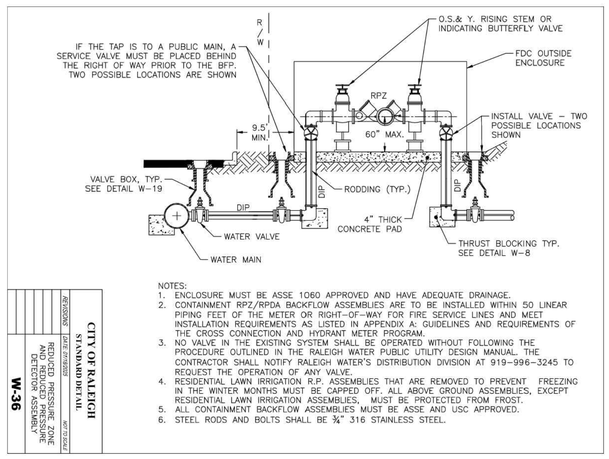
| REVISIONS | DATE 07/18/2025 | NOT TO SCALE |
|---|---|---|
| | STANDARD FIRE HYDRANT INSTALLATION (RESTRAINT GLANDS) | |
| | **W-4** | |




NOTES:
1. ALL PUBLIC FIRE HYDRANTS IN THE CITY OF RALEIGH AND THE MERGER TOWNS OF GARNER, ROLESVILLE, WAKE FOREST, KNIGHTDALE, WENDELL AND ZEBULON SHALL BE PAINTED CHROME YELLOW WITH HIGH REFLECTIVE ALUMINUM SILVER CAPS, BONNETS AND OPERATING NUTS.
2. ALL PRIVATE FIRE HYDRANTS SHALL BE RED.

**CITY OF RALEIGH**
**STANDARD DETAIL**

| REVISIONS | DATE 07/18/2025 | NOT TO SCALE |
|---|---|---|
| | STANDARD FIRE HYDRANT WITH 5" STORZ PUMPER NOZZLE | |
| | **W-5** | |

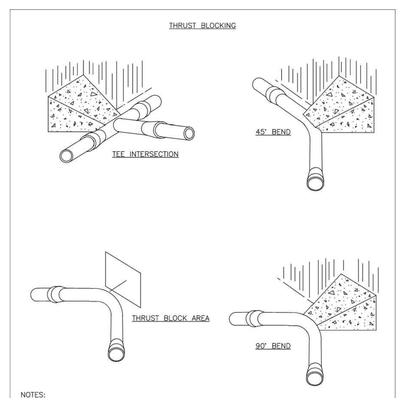



NOTES:
1. ENCLOSURE MUST BE ASSE 1060 APPROVED AND HAVE ADEQUATE DRAINAGE.
2. CONTAINMENT RPZ/RPDA BACKFLOW ASSEMBLIES ARE TO BE INSTALLED WITHIN 50 LINEAR PIPING FEET OF THE METER OR RIGHT-OF-WAY FOR FIRE SERVICE LINES AND MEET INSTALLATION REQUIREMENTS AS LISTED IN APPENDIX A: GUIDELINES AND REQUIREMENTS OF THE CROSS CONNECTION AND HYDRANT METER PROGRAM.
3. NO VALVE IN THE EXISTING SYSTEM SHALL BE OPERATED WITHOUT FOLLOWING THE PROCEDURE OUTLINED IN THE RALEIGH WATER PUBLIC UTILITY DESIGN MANUAL. THE CONTRACTOR SHALL NOTIFY RALEIGH WATER'S DISTRIBUTION DIVISION AT 919-996-3245 TO REQUEST THE OPERATION OF ANY VALVE.
4. RESIDENTIAL LAWN IRRIGATION R.P. ASSEMBLIES THAT ARE REMOVED TO PREVENT FREEZING IN THE WINTER MONTHS MUST BE CAPPED OFF. ALL ABOVE GROUND ASSEMBLIES, EXCEPT RESIDENTIAL LAWN IRRIGATION ASSEMBLIES, MUST BE PROTECTED FROM FROST.
5. ALL CONTAINMENT BACKFLOW ASSEMBLIES MUST BE ASSE AND USC APPROVED.
6. STEEL RODS AND BOLTS SHALL BE ¾" 316 STAINLESS STEEL.

**CITY OF RALEIGH**
**STANDARD DETAIL**

| REVISIONS | DATE 07/18/2025 | NOT TO SCALE |
|---|---|---|
| | REDUCED PRESSURE ZONE AND DETECTOR ASSEMBLY | |
| | **W-36** | |

## THRUST BLOCKING




NOTES:
1. CONCRETE SHALL BE 3,000 PSI.
2. CONCRETE SHALL NOT CONTACT BOLTS OR ENDS OF MECHANICAL JOINT FITTINGS.
3. TRENCHES SHALL CONFORM TO DETAIL W-3.
4. SEE DETAIL W-10 & W-11 (THRUST BLOCK TABLES) FOR AREA OF CONCRETE REQUIRED.
5. ALL BENDS AND INTERSECTIONS SHALL HAVE CONCRETE THRUST BLOCKING.

**CITY OF RALEIGH**
**STANDARD DETAIL**

| REVISIONS | DATE 07/18/2025 | NOT TO SCALE |
|---|---|---|
| | THRUST BLOCKING VIEWS | |
| | **W-9** | |

REACTION BEARING AREAS FOR HORIZONTAL WATER PIPE BENDS
BASED ON TEST PRESSURE OF 200 PSI
ALL AREAS GIVEN IN SQUARE FEET

| SIZE OF BEND | DEGREE OF BEND | STATIC THRUST IN POUNDS | MODERATELY DRY CLAY 4,000 LBS/FT² | SOFT CLAY 2,000 LBS/FT² | 1,600 LBS/FT² GRAVEL/ COARSE SAND | 8,000 LBS/FT² DRY CLAY (ALWAYS DRY) | SAND, COMPACT FIRM 8,000 LBS/FT² | SAND—CLEAN DRY 4,000 LBS/FT² | SOIL 1,000 LBS/FT² QUICKSAND (VERY POOR) | ROCK—POOR 10,000 LBS/FT² |
|---|---|---|---|---|---|---|---|---|---|---|
| 6" | 11 ¼° | 1,108 | 1 | 1 | 1 | 1 | 1 | 1 | 2 | 1 |
| | 22 ½° | 2,207 | 1 | 2 | 2 | 1 | 1 | 1 | 3 | 1 |
| | 45° | 4,328 | 2 | 3 | 3 | 1 | 1 | 2 | 5 | 1 |
| | 90° | 7,996 | 2 | 4 | 5 | 1 | 1 | 2 | 8 | 1 |
| | PLUG | 5,655 | 2 | 3 | 4 | 1 | 1 | 2 | 6 | 1 |
| 8" | 11 ¼° | 1,970 | 1 | 1 | 2 | 1 | 1 | 1 | 2 | 1 |
| | 22 ½° | 3,922 | 1 | 2 | 3 | 1 | 1 | 1 | 4 | 1 |
| | 45° | 7,694 | 2 | 4 | 5 | 1 | 1 | 2 | 8 | 1 |
| | 90° | 14,215 | 4 | 8 | 9 | 2 | 2 | 4 | 15 | 2 |
| | PLUG | 10,053 | 3 | 5 | 6 | 2 | 2 | 3 | 10 | 1 |
| 12" | 11 ¼° | 4,433 | 2 | 3 | 3 | 1 | 1 | 2 | 5 | 1 |
| | 22 ½° | 8,826 | 3 | 5 | 6 | 2 | 2 | 3 | 9 | 1 |
| | 45° | 17,312 | 5 | 9 | 11 | 3 | 3 | 5 | 18 | 2 |
| | 90° | 31,983 | 8 | 16 | 19 | 4 | 4 | 8 | 32 | 4 |
| | PLUG | 22,619 | 6 | 12 | 14 | 3 | 3 | 6 | 23 | 3 |
| 16" | 11 ¼° | 7,881 | 2 | 4 | 5 | 1 | 1 | 2 | 8 | 1 |
| | 22 ½° | 15,691 | 4 | 8 | 10 | 2 | 2 | 4 | 16 | 2 |
| | 45° | 30,779 | 8 | 16 | 19 | 4 | 4 | 8 | 31 | 4 |
| | 90° | 56,861 | 15 | 29 | 35 | 8 | 8 | 15 | 57 | 6 |
| | PLUG | 40,213 | 10 | 21 | 25 | 5 | 5 | 10 | 41 | 5 |

NOTES:
1. REACTION BEARING AREAS ARE IN SQUARE FEET MEASURED IN A VERTICAL PLANE IN THE TRENCH SIDE AT AN ANGLE OF 90° TO THE THRUST VECTOR.
2. USE 6" 90° BEND VALUE FOR HYDRANTS FOR ADDITIONAL SAFETY FACTOR.

**CITY OF RALEIGH**
**STANDARD DETAIL**

| REVISIONS | DATE 07/18/2025 | NOT TO SCALE |
|---|---|---|
| | THRUST BLOCKING DESIGN QUANTITY TABLE | |
| | **W-10** | |



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WAKE COUNTY
NORTH CAROLINA

PUBLIC SAFETY
WAKE COUNTY
EST. 1976
EMS

# ZEBULON PUBLIC SAFETY STATION

201 W. JUDD STREET
ZEBULON, NC 27597

CONSTRUCTION DOCUMENTS

## UTILITY DETAILS

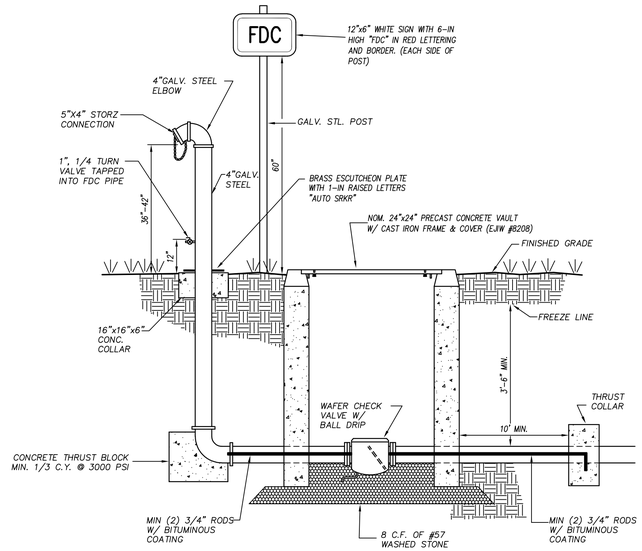
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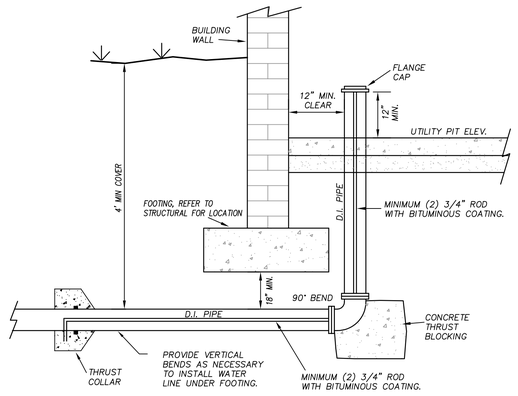
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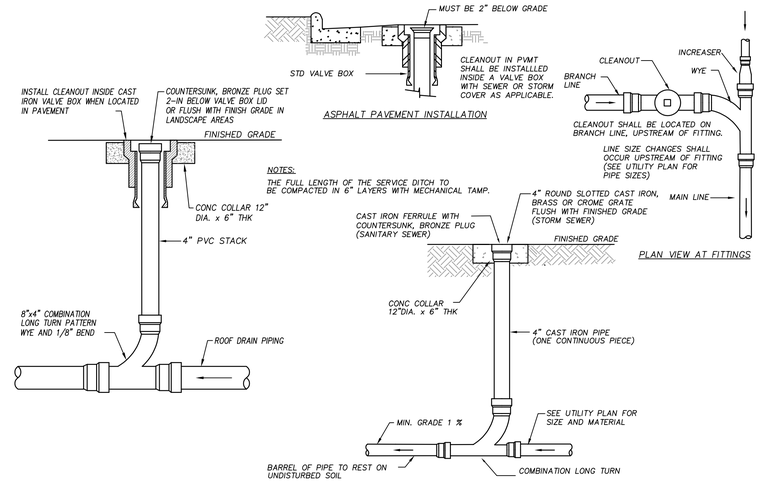
Archive
2025-04



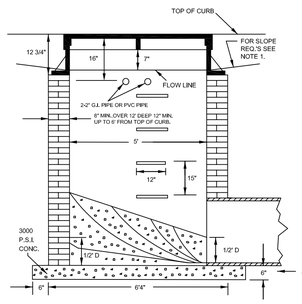

FIRE DEPARTMENT STORZ CONNECTION DETAIL NTS




STANDARD FIRE SERVICE INSTALLATION AT BUILDING NTS

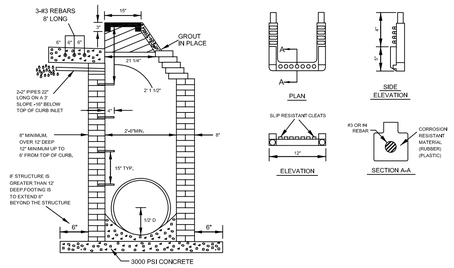



CLEANOUT N.T.S.




NOTES:
1. THE SLOPE OF THE GUTTER TO THE CURB INLET ON THE UPHILL SIDE SHALL BEGIN 10' FROM THE THE CURB INLET. THE SLOPE OF THE GUTTER TO THE CURB INLET ON THE DOWNHILL SIDE, SHALL BEGIN 10' FROM THE CURB INLET.
2. STEPS SHALL BE INSTALLED IN ALL CURB INLETS OVER 2' IN DEPTH. DEPTH SHALL BE MEASURED FROM THE TOP OF CURB TO THE INVERT OF THE CURB INLET.
3. SOLID CONCRETE BRICKS MAY BE USED IN 4X4X8 OR 4X8X16 SIZES.
4. NCDOT APPROVED PRECAST CONCRETE BOXES ACCEPTABLE USING STANDARD 5' CASTINGS.
5. DOMESTIC CASTING REQUIRED WITHIN STREET RIGHT OF WAY.
6. 1" MAXIMUM EXTENSION OF PIPE INTO THE STORM BOX.
6" UP TO 12" DEEP
12" OVER 12' DEEP

STANDARD CURB INLET STEP





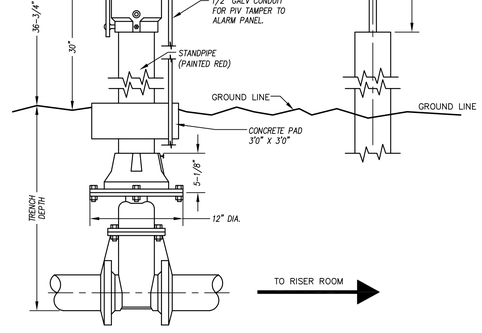


CURB INLET DETAIL NTS

FIELD ADJUSTMENT INSTRUCTIONS

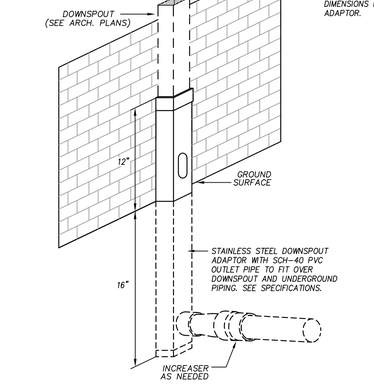
1. REMOVE THE BODY FROM THE TOP OF THE INDICATOR POST ASSEMBLY.
2. CUT THE REQUIRED LENGTH OFF THE BOTTOM OF THE STANDPIPE FOR THE GROUND LINE TO MATCH UP WITH STANDPIPE GROUND LINE MARK.
3. CUT THE 1" SQ. EXTENSION AT A DISTANCE OF 9" ABOVE THE TOP OF THE STANDPIPE.
4. SET THE "OPEN" AND "SHUT" TARGETS FOR THE APPROPRIATE VALVE SIZE.
5. RE-ATTACH THE BODY TO THE TOP OF THE INDICATOR POST ASSEMBLY.
6. ALL PIV(s) SHALL BE INSTALLED WITH AN ELECTRONICALLY CONTROLLED TAMPER SWITCH.

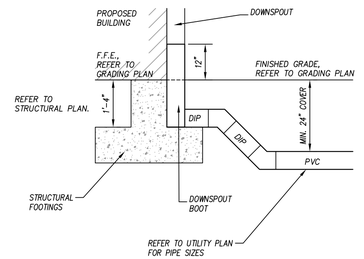
NOTE:
POST INDICATOR VALVE SHALL BE LOCATED AT A MINIMUM 40-ft FROM BUILDING




POST INDICATOR VALVE DETAIL NTS

NOTES:
1. ALL BELOW GRADE ROOF DRAINAGE PIPING SHALL BE 6" PVC @ 1.04% MIN. SLOPE UNLESS NOTED OTHERWISE.
2. PIPE SHALL BE DIP WHEN LESS THAN 24-IN OF COVER IS PROVIDED.
3. VERIFY DOWNSPOUT DIMENSIONS MATCH SHOE DIMENSIONS PRIOR TO ORDERING OR INSTALLING ADAPTOR.




DOWNSPOUT CONNECTION DETAIL NTS

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Suite 120
Cary, North Carolina 27518
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LA: C-106, PE: C-1595

WAKE COUNTY NORTH CAROLINA

PUBLIC SAFETY WAKE COUNTY EMS EST. 1976

# ZEBULON PUBLIC SAFETY STATION

201 W. JUDD STREET
ZEBULON, NC 27597

CONSTRUCTION DOCUMENTS

## UTILITY DETAILS

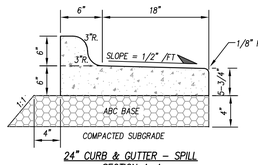
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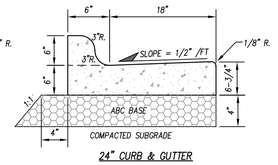
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PRELIMINARY PLANS
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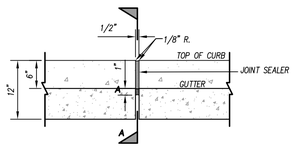

24" CURB & GUTTER – SPILL
SECTION A–A



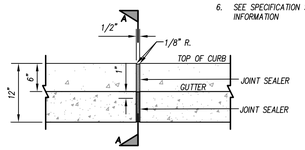

24" CURB & GUTTER
SECTION A–A

CURB AND GUTTER NOTES:

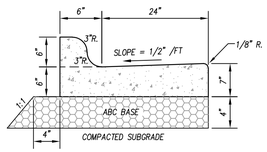
1. ALL CONCRETE SHALL BE 4,000 P.S.I. @ 28 DAYS
2. CONTRACTION JOINTS SHALL BE SPACED AT 10' INTERVALS, SPACING MAY BE INCREASED TO 15' IF MACHINE IS USED.
3. CONTRACTION JOINTS SHALL BE INSTALLED BY THE USE OF TEMPLATES OR FORMED BY OTHER APPROVED METHODS. WHERE SUCH JOINTS ARE NOT FORMED BY TEMPLATES, A MINIMUM DEPTH OF 1-1/2" SHALL BE OBTAINED.
4. EXPANSION JOINTS SHALL BE SPACED AT 90' MAX. INTERVALS, AND ADJACENT TO ALL RIGID OBJECTS.
5. ALL JOINTS SHALL BE FILLED WITH JOINT FILLER AND SEALER.
6. SEE SPECIFICATION SECTION 32 13 13 FOR ADDITIONAL INFORMATION



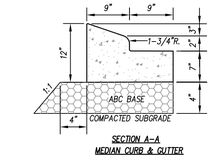

CONTRACTION JOINT



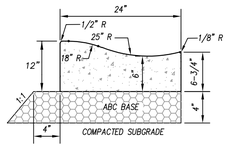

TRANSVERSE EXPANSION JOINT



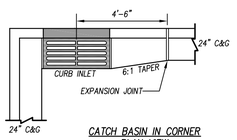

SECTION A–A
30" CURB & GUTTER



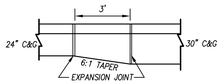

SECTION A–A
MEDIAN CURB & GUTTER



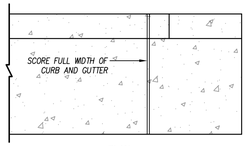

SECTION A–A
STANDARD ROLL CURB



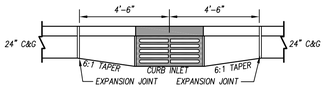

CATCH BASIN IN CORNER
PLAN VIEW



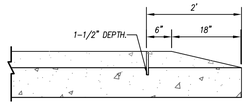

24" TO 30" C&G TRANSITION
PLAN VIEW



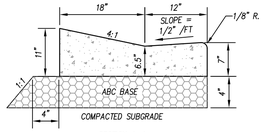

PLAN




CATCH BASIN ALONG GUTTER
PLAN VIEW




FRONT
STANDARD METHOD OF
ENDING CURB AND GUTTER




SECTION A–A
30" VALLEY CURB

CURB AND GUTTER N.T.S.

| | LIGHT DUTY ASPHALT | HEAVY DUTY ASPHALT |
|---|---|---|
| SURFACE COURSE | TYPE S-9.5C 3* | TYPE S-9.5C 1.5 |
| BINDER COURSE | – | TYPE I-19.0C 3 |
| AGGREGATE BASE COURSE | 6 | 10 |
| COMPACTED SUBGRADE | *TWO LIFTS | |

SEE SPECIFICATIONS FOR PROOFROLLING, COMPACTION & TESTING REQUIREMENTS.

DETAIL IS FOR ON-SITE PAVING OPERATIONS ONLY.

THE CONTRACTOR MAY CHOOSE TO INSTALL INTERMEDIATE COURSES OF PAVEMENT TO STABILIZE THE SITE DURING CONSTRUCTION AT NO ADDITIONAL COST.

THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE ADEQUATE THICKNESS REQUIRED FOR INTERMEDIATE PAVING. INCREASES IN THE DESIGN PAVEMENT SECTION TO FACILITATE INTERMEDIATE PAVING SHALL BE PROVIDED AT NO ADDITIONAL COST.

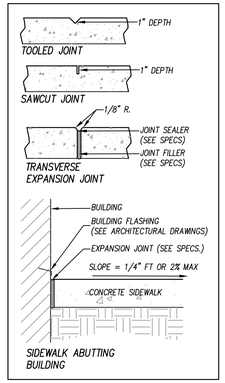
THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGES TO SUBGRADE, INSTALLED BASE COURSE AND/OR INTERMEDIATE PAVING PRIOR TO PLACING SUBSEQUENT PAVEMENT LIFTS AT NO ADDITIONAL COST.

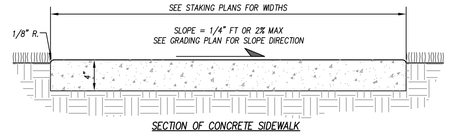
THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING PAVEMENT DURING ALL PHASES OF WORK. THE FINAL SURFACE OF PAVEMENT SHALL BE FREE OF ALL DEFECTS OR DAMAGE.

PAVEMENT SECTIONS N.T.S.

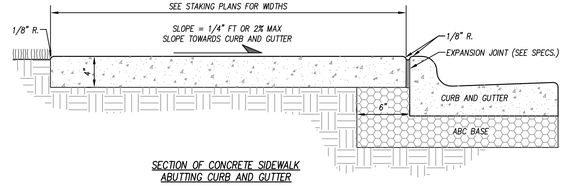
GENERAL NOTES:

1. PROVIDE GROOVE CONTROL JOINT 1.5-IN DEEP WITH 1/8-IN RADII IN EDGING AT 10' INTERVALS UNLESS INDICATED OTHERWISE.
2. PROVIDE 1/2-IN WIDE EXPANSION JOINT AT 50' INTERVALS AND WHERE EDGING ABUTS ANY RIGID PAVEMENT AND/OR STRUCTURE.
3. ALL CONCRETE SHALL BE 4,000 P.S.I.
4. SURFACE SHALL RECEIVE FINE BROOM FINISH.

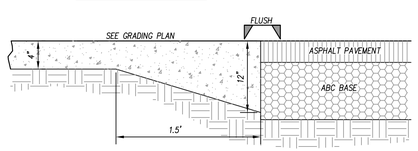


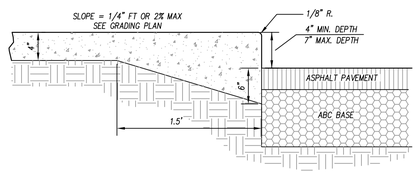

SECTION OF CONCRETE SIDEWALK




SECTION OF CONCRETE SIDEWALK
ABUTTING CURB AND GUTTER



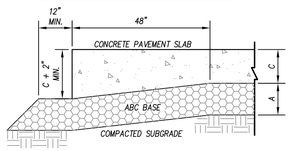

SECTION OF SIDEWALK ABUTTING PAVEMENT FLUSH




SECTION OF SIDEWALK ABUTTING PAVEMENT

CONCRETE SIDEWALK N.T.S.

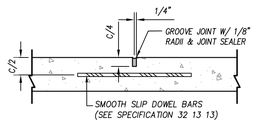
| CONCRETE PAVEMENT DIMENSIONS | |
|---|---|
| CONC SLAB THICKNESS, C | 8–IN |
| ABC THICKNESS, A | 4–IN |
| DOWEL DIAMETER | SEE SPECS |



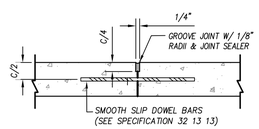

TYPICAL THICKENED EDGE
NTS

NOTES:

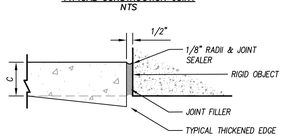
1. ALL CONCRETE SHALL BE OF NCDOT TYPE AA PORTLAND CEMENT CONCRETE WITH A 28-DAY COMPRESSIVE STRENGTH OF 4500 PSI (ASTM C39).
2. CONTRACTION JOINTS SHALL BE PLACED PER SPECIFICATION 32 13 13.
3. ISOLATION JOINTS SHALL BE PLACED WHERE CONCRETE PAVEMENT ABUTS ANY RIGID OBJECT.
4. JOINTS IN CURB & GUTTER SHALL BE ALIGNED WITH JOINTS IN ADJOINING CONCRETE PAVEMENT.
4. JOINTING PLAN DEVELOPED BY CONTRACTOR IN ACCORDANCE WITH ACI-330R-08 SHALL BE APPROVED BY SITE DESIGN ENGINEER PRIOR TO POURING SLAB.




TYPICAL CONTRACTION JOINT
NTS




TYPICAL CONSTRUCTION JOINT
NTS

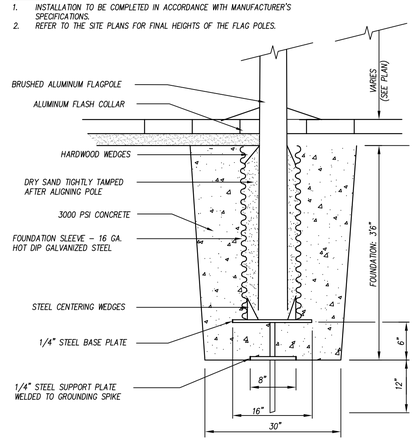



TYPICAL ISOLATION JOINT
NTS

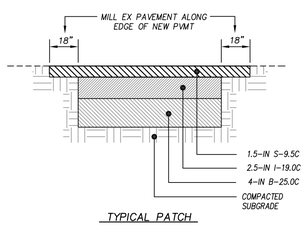
HEAVY DUTY CONCRETE PAVEMENT (FIRE STATIONS) N.T.S.

NOTES:

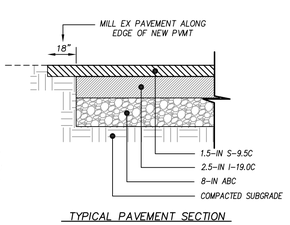
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. REFER TO THE SITE PLANS FOR FINAL HEIGHTS OF THE FLAG POLES.




FLAG POLE BASE DETAIL N.T.S.




TYPICAL PATCH




TYPICAL PAVEMENT SECTION

NOTES:

1. ASPHALT PATCH SECTION SHALL BE INSTALLED WHERE PAVEMENT WIDTH IS LESS THAN 6-FT.
2. SEE EARTH MOVING AND ASPHALT PAVEMENT SPECIFICATIONS FOR PROOF-ROLLING, COMPACTION & TESTING REQUIREMENTS.
3. THE CONTRACTOR MAY CHOOSE TO INSTALL INTERMEDIATE COURSES OF PAVEMENT TO STABILIZE THE SITE DURING CONSTRUCTION AT NO ADDITIONAL COST.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGES TO SUBGRADE, INSTALLED BASE COURSE AND/OR INTERMEDIATE PAVING PRIOR TO PLACING SUBSEQUENT PAVEMENT LIFTS AT NO ADDITIONAL COST.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING PAVEMENT DURING ALL PHASES OF WORK. THE FINAL SURFACE OF PAVEMENT SHALL BE FREE OF ALL DEFECTS OR DAMAGE.

ASPHALT PATCH N.T.S.

adwarchitects
environmentsforlife
architecture planning interiors
2815 COLISUEM CENTRE DRIVE
SUITE 500
CHARLOTTE, NORTH CAROLINA 28217
P 704 379 1919
F 704 379 1920
www.adwarchitects.com

CLH DESIGN, P.A.
400 Regency Forest Drive
Suite 120
Cary, North Carolina 27518
Phone: (919)319-6716
Fax: (919)319-7516
LA: C-106, PE: C-1595

# ZEBULON PUBLIC SAFETY STATION

201 W. JUDD STREET
ZEBULON, NC 27597

CONSTRUCTION DOCUMENTS

## STAKING DETAILS

DATE 04-28-2025
CLH PROJECT NO 22-154

REVISIONS
NO DATE DESCRIPTION:

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PRELIMINARY PLANS
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SHEET NUMBER
C901

RAMPS DEVELOPED IN ACCORDANCE WITH AMERICANS WITH DISABILITIES ACT (ADA)

THE WALKING SURFACE SHALL BE SLIP RESISTANT. THE COLOR FOR THE DETECTABLE WARNING AREA SHALL BE YELLOW FOR CONTRAST.

NO SLOPE ON THE SIDEWALK ACCESS RAMP SHALL EXCEED 1"/FT (12:1) IN RELATIONSHIP TO THE GRADE OF THE STREET. SEE GRADING FOR ADDITIONAL INFORMATION.

NO RAMPS OR SIDEWALK SHALL BE LESS THAN 48" WIDE. REFER TO STAKING SHEETS FOR ALL SIDEWALK AND RAMP WIDTHS.

ALL CONCRETE SHALL BE 4,000 PSI @ 28 DAYS.

CURB RAMPS SHALL BE PARALLEL TO THE DIRECTION OF TRAVEL.

EXPANSION JOINTS SHALL BE INSTALLED FULL DEPTH WHEN EVER IT ABUTS EXISTING OR CURB AND GUTTER

CROSS SLOPE NOT TO EXCEED 2% ON ANY PORTION OF RAMP OR TRANSITION TO STREET.

NO RAMP SHALL EXCEED 8.33% (12:1) SLOPE.

CROSS SLOPE SHALL BE MAX 2%.

ALL RAMPS SHALL HAVE A 4' MIN. LANDING WITH A MAX SLOPE OF 2% WERE PEDESTRIANS PERFORM TURNING. ENSURE TO PITCH TOWARDS GUTTER.

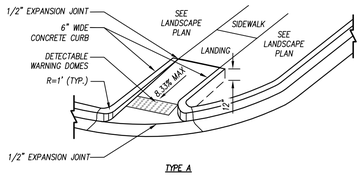
DETECTABLE DOMES SHALL BE INSTALL AT FULL WIDTH OF RAMP.

SEE CONCRETE SIDEWALK DETAIL FOR ADDITIONAL INFORMATION.

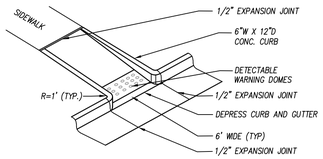
DOMES SUBMITTAL SHALL BE SUBMITTED TO DESIGN TEAM PRIOR TO INSTALLATION. COLOR SHALL BE YELLOW UNLESS OTHERWISE NOTED.

| W | A | W+A+9" | X | B |
|---|---|---|---|---|
| 5' | 0.0' | 5.8' | 5.8' | 5.0'* |
| 6' | 0.0' | 6.8' | 6.8' | 6.0'** |
| 7' | 0.0' | 7.8' | 7.3' | 6.5'** |
| 8' | 0.0' | 8.8' | 7.3' | 6.5'** |
| 5' | 2.0' | 7.8' | 7.8' | 5.0' |
| 5' | 2.5' | 8.3' | 8.1' | 4.8' |
| 5' | 3.0' | 8.8' | 8.3' | 4.4' |
| 5' | 3.5' | 9.3' | 8.4' | 4.1' |
| 5' | 4.0' | 9.8' | 8.6' | 3.8' |
| 5' | 4.5' | 10.3' | 8.7' | 3.4' |
| 5' | 5.0' | 10.8' | 8.9' | 3.1' |

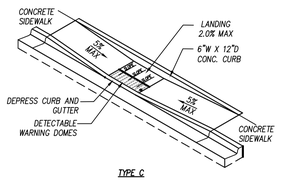
B = X-(A+9")
B = DISTANCE FROM FRONT EDGE OF SIDEWALK TO BACK POINT OF 12:1 (8.33%) SLOPE.
* BACK OF SIDEWALK DROP REQUIRED FOR ALL SIDEWALK SLOPES.
** BACK OF SIDEWALK DROP REQUIRED FOR SIDEWALK SLOPE 0.04.



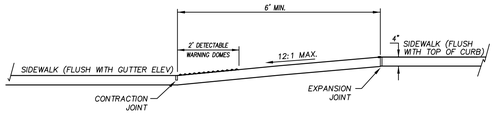

TYPE A




TYPE B




TYPE C




SECTION VIEW

## ACCESSIBLE CURB RAMPS N.T.S.

NOTES:

RAMPS DEVELOPED IN ACCORDANCE WITH AMERICANS WITH DISABILITIES ACT (ADA)

THE WALKING SURFACE SHALL BE SLIP RESISTANT. THE COLOR FOR THE DETECTABLE WARNING AREA SHALL BE YELLOW FOR CONTRAST.

NO SLOPE ON THE SIDEWALK ACCESS RAMP SHALL EXCEED 1"/FT (12:1) IN RELATIONSHIP TO THE GRADE OF THE STREET. SEE GRADING FOR ADDITIONAL INFORMATION.

NO RAMPS OR SIDEWALK SHALL BE LESS THAN 48" WIDE. REFER TO STAKING SHEETS FOR ALL SIDEWALK AND RAMP WIDTHS.

ALL CONCRETE SHALL BE 4,000 PSI @ 28 DAYS.

CURB RAMPS SHALL BE PARALLEL TO THE DIRECTION OF TRAVEL.

EXPANSION JOINTS SHALL BE INSTALLED FULL DEPTH WHEN EVER IT ABUTS EXISTING OR CURB AND GUTTER

CROSS SLOPE NOT TO EXCEED 2% ON ANY PORTION OF RAMP OR TRANSITION TO STREET.

ALL RAMPS SHALL HAVE A 4' MIN. LANDING WITH A MAX SLOPE OF 2% WERE PEDESTRIANS PERFORM TURNING. ENSURE TO PITCH TOWARDS GUTTER.

DETECTABLE DOMES SHALL BE INSTALL AT FULL WIDTH OF RAMP.

ALL DIMENSIONS ARE FROM FACE OF CURB

ACCESSIBLE STALL WIDTH AND LENGTH AS SHOWN. NO ACCESSIBLE STALL SHALL BE LESS THAT 8' WIDE.

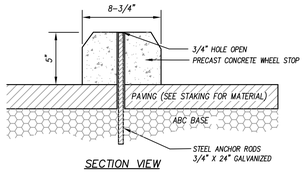
ALL VAN ACCESSIBLE PARKING STALLS ARE AS SHOWN. NO ACCESSIBLE VAN STALL SHALL BE LESS THAT 8' WIDE WITH AISLE BEING NOT LESS THAN 8' WIDE.

CONTRACTOR IS RESPONSIBLE FOR MARKING OUT ACCESSIBLE STALL TO ENSURE THEY MEET CODE. ANY DEFICIENCIES SHALL BE REPAIR AT THE CONTRACTORS EXPENSE.

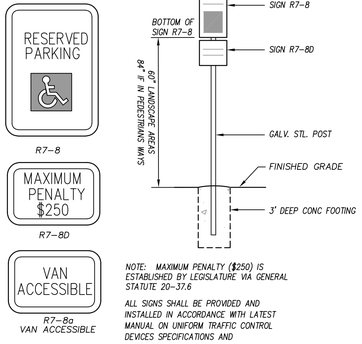
NO RAMP SHALL EXCEED 8.33% (12:1) SLOPE.

CROSS SLOPE SHALL BE MAX 2%

PARKING STALL AND ACCESSIBLE AISLE SHALL BE WHITE ON ASPHALT SURFACES AND BLUE ON CRETE SURFACES



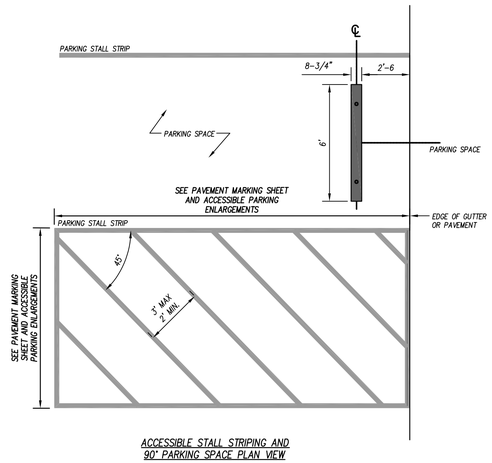

SECTION VIEW




NOTE: MAXIMUM PENALTY ($250) IS ESTABLISHED BY LEGISLATURE VIA GENERAL STATUTE 20-37.6

ALL SIGNS SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES SPECIFICATIONS AND REQUIREMENTS

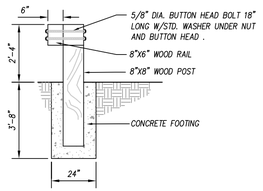
ACCESSIBLE PARKING SIGNAGE



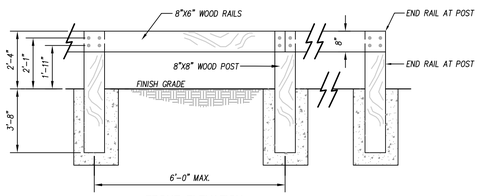

ACCESSIBLE STALL STRIPING AND 90° PARKING SPACE PLAN VIEW

## ACCESSIBLE PARKING N.T.S.

NOTES:
1. ALL WOOD SHALL BE NO.2 CCA PRESSURE TREATED YELLOW PINE
2. ALL HARDWARE SHALL BE GALVANIZED, PER ASTM A153.

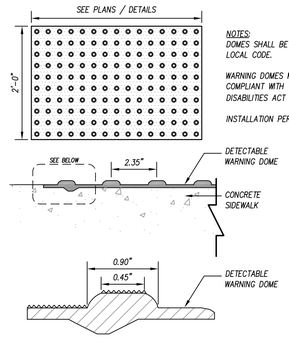



SIDE ELEVATION




FRONT ELEVATION

## TRAFFIC GUARDRAIL N.T.S.



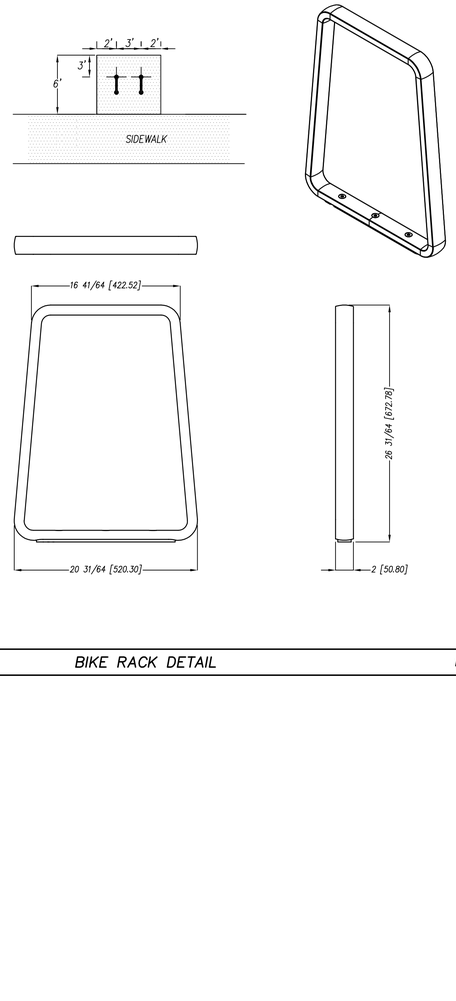

NOTES:
DOMES SHALL BE YELLOW OR PER LOCAL CODE.

WARNING DOMES MUST BE FULLY COMPLIANT WITH THE AMERICAN WITH DISABILITIES ACT (ADA).

INSTALLATION PER MANUFACTURE.

## DETECTABLE WARNING DOMES N.T.S.

BIKE RACK:
1. MAGLIN ICONIC BIKE RACK 2300 SERIES OR APPROVED EQUAL.
2. COLOR: BLACK.
3. INSTALLATION: SURFACE MOUNT AS PER MANUFACTURER'S RECOMMENDATION.
4. QUANTITIES SHOWN ON SITE PLAN REPRESENT NUMBER OF HOOPS.
5. SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION.




## BIKE RACK DETAIL N.T.S.

adwarchitects
environmentsforlife
architecture planning interiors
2815 COLISUEM CENTRE DRIVE
SUITE 500
CHARLOTTE, NORTH CAROLINA 28217
P 704 379 1919
F 704 379 1920
www.adwarchitects.com

CLH DESIGN, P.A.
400 Regency Forest Drive
Suite 120
Cary, North Carolina 27518
Phone: (919)319-6716
Fax: (919)319-7516
LA: C-106, PE: C-1595

# ZEBULON PUBLIC SAFETY STATION

201 W. JUDD STREET
ZEBULON, NC 27597

CONSTRUCTION DOCUMENTS

## STAKING DETAILS

DATE 04-28-2025
CLH PROJECT NO 22-154

REVISIONS
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PRELIMINARY PLANS
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SHEET NUMBER
C902

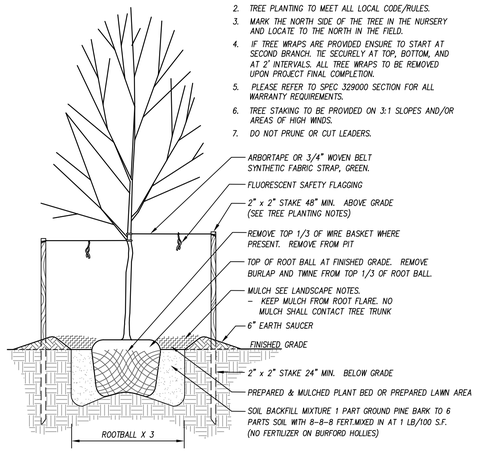
Planning
2025-04

## PLANTING / LANDSCAPING DETAIL

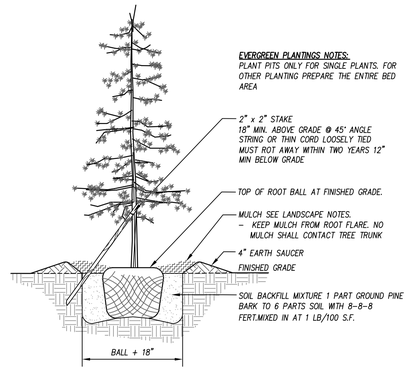
N.T.S.

### TREE PLANTING NOTES:

1. SEE SPECIFICATION SECTION 329000 FOR ADDITIONAL INFORMATION NOT NOTED ON DETAILS
2. TREE PLANTING TO MEET ALL LOCAL CODE/RULES.
3. MARK THE NORTH SIDE OF THE TREE IN THE NURSERY AND LOCATE TO THE NORTH IN THE FIELD.
4. IF TREE WRAPS ARE PROVIDED ENSURE TO START AT SECOND BRANCH. TIE SECURELY AT TOP, BOTTOM, AND AT 2' INTERVALS. ALL TREE WRAPS TO BE REMOVED UPON PROJECT FINAL COMPLETION.
5. PLEASE REFER TO SPEC 329000 SECTION FOR ALL WARRANTY REQUIREMENTS.
6. TREE STAKING TO BE PROVIDED ON 3:1 SLOPES AND/OR AREAS OF HIGH WINDS.
7. DO NOT PRUNE OR CUT LEADERS.

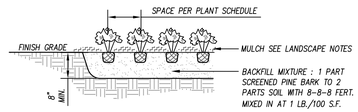



TREE PLANTING

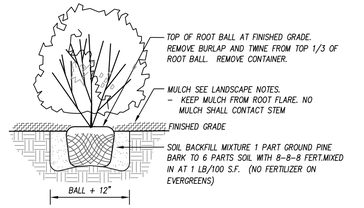



**EVERGREEN PLANTINGS NOTES:**
PLANT PITS ONLY FOR SINGLE PLANTS. FOR OTHER PLANTING PREPARE THE ENTIRE BED AREA

EVERGREEN PLANTING

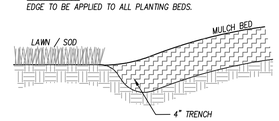



GROUNDCOVER PLANTING




SHRUB PLANTING

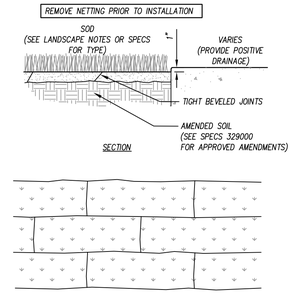
**MULCH NOTES:**
EDGE TO BE APPLIED TO ALL PLANTING BEDS.



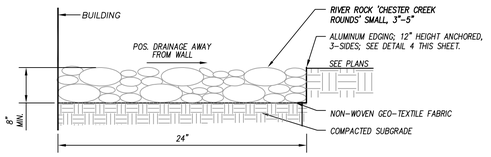

PLANTING BED EDGE

### SOD MAINTENANCE NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR SOD MAINTENANCE UNTIL FINAL COMPLETION.
2. PLEASE REFER TO SPEC 329000 FOR ALL SOD INSTALLATION REQUIREMENT, WARRANTEES AND MAINTENANCE TILL FINAL COMPLETION
3. CONTRACTOR MUST MEET 95% SOD ESTABLISHMENT FOR FINAL COMPLETION. REFER TO SPEC 329000 SECTION 1.9. & 1.12 FOR ALL APPLICABLE REQUIREMENTS.
4. SOD INSTALLED INSTALLED OUTSIDE GROWING SEASON WILL NEED TO MEET THE FOLLOWING SECTION 329000 SECTIONS 1.9 & 1.12
5. PLEASE REFER TO SPEC 329000 SECTION 1.10 FOR ALL WARRANTY REQUIREMENTS.
6. CONTRACTOR IS RESPONSIBLE FOR REGULAR MOWING AND FOR FURNISHING AND APPLYING ADEQUATE WATER TO THE INSTALLED SOD UNTIL PROJECT FINAL COMPLETION BUT NO LESS THAN 4-WEEKS FOLLOWING SOD INSTALLATION
7. WATERING SHALL BE MONITORED TO ENSURE PROPER RATES ARE APPLIED. OVER-WATERING SHALL BE AVOIDED.
8. DEAD OR DYING SOD SHALL BE REPLACED PRIOR TO OWNER'S ACCEPTANCE.



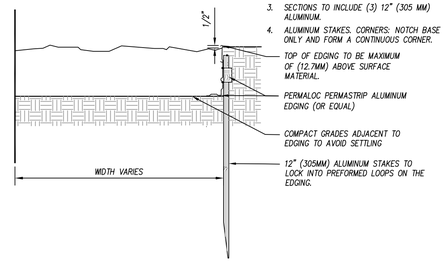

SOD INSTALLATION




DECORATIVE STONE BAND AT BUILDING

**EDGING NOTES:**

1. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
2. 16'-0" SECTIONS TO INCLUDE (8) 12" (305 MM)
3. SECTIONS TO INCLUDE (3) 12" (305 MM) ALUMINUM.
4. ALUMINUM STAKES. CORNERS: NOTCH BASE ONLY AND FORM A CONTINUOUS CORNER.
5. TOP OF EDGING TO BE MAXIMUM OF (12.7MM) ABOVE SURFACE MATERIAL.
6. PERMALOC PERMASTRIP ALUMINUM EDGING (OR EQUAL)
7. COMPACT GRADES ADJACENT TO EDGING TO AVOID SETTLING
8. 12" (305MM) ALUMINUM STAKES TO LOCK INTO PREFORMED LOOPS ON THE EDGING.




ALUMINUM EDGING

### LANDSCAPE GENERAL NOTES

1. LOCATE ALL EXISTING UTILITIES PRIOR TO INSTALLATION OF PLANT MATERIAL. NOTIFY OWNER OF ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND THOSE SHOWN ON THE PLAN.
2. VERIFICATION OF TOTAL QUANTITIES AS SHOWN ON THE PLANT LIST SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND THE TOTAL QUANTITIES SHALL BE AS SHOWN ON THE PLAN.
3. ALL PLANT MATERIAL SHALL CONFORM WITH THE STANDARDS SET FORTH BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND THE WRITTEN SPECIFICATIONS.
4. ALL PLANT MATERIAL (SHRUBS/TREES) SHALL BE A MINIMUM DISTANCE OF 4-1/2 FEET FROM BACK OF CURB, EXCEPT ALONG ANY NEW WALLS ADJACENT TO PARKING WHERE CURB STOPS WILL BE USED.
5. ALL PLANT GROUPINGS SHALL BE MULCHED AS ONE BED. **3-IN OF DYED BROWN DESIGNER (PALLETIZED)** MULCH SHALL BE USED AROUND ALL PLANTINGS WITH THE EXCEPTION OF BUFFER PLANTINGS. BUFFER PLANTINGS MAY USE TRIPLE SHREDDED HARDWOOD. CONFIRM WITH LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO INSTALLATION.
6. APPLY PRE-EMERGENT HERBICIDE TO ALL NEW PLANTING BEDS AT MANUFACTURER'S RECOMMENDED RATE PRIOR TO INSTALLATION OF MULCH.
7. ESTABLISH POSITIVE DRAINAGE IN ALL PLANTING BEDS AND AWAY FROM BUILDINGS.
8. DO NOT INSTALL PLANT MATERIAL IN IMPERVIOUS SOILS, (i.e. HOLES WHICH, WHEN FILLED WITH WATER, DO NOT COMPLETELY DRAIN WITHIN TWO HOURS). SEE SPECIFICATIONS FOR TOPSOIL REQUIREMENTS.
9. CONTACT THE LANDSCAPE ARCHITECT FOR INSPECTION 48 HOURS IN ADVANCE OF THE SCHEDULED SITE VISIT AND AT THE FOLLOWING INTERVALS:
   - 9.1. REVIEW OF GRADING PRIOR TO PLANT AND LAWN INSTALLATION.
   - 9.2. REVIEW OF PLANT MATERIAL PRIOR TO INSTALLATION.
   - 9.3. ONE SUBSTANTIAL COMPLETION MEETING FOR PLANT INSTALLATION.
   - 9.4. ONE FINAL INSPECTION FOR ALL SEEDING/PLANTING OPERATIONS.
10. THE TREE PROTECTION FENCE SHALL BE MAINTAINED ON THE SITE UNTIL ALL SITE WORK IS COMPLETED AND THE FINAL SITE INSPECTION PRIOR TO THE CERTIFICATE OF OCCUPANCY (CO) IS SCHEDULED. THE FENCING SHALL BE REMOVED PRIOR TO FINAL SITE INSPECTION FOR THE CO.
11. LANDSCAPE SUB-CONTRACTOR (UNDER GC CONTRACT) SHALL BE RESPONSIBLE FOR WATERING ALL PLANTS AND LAWN/SOD AREAS AT HIS COST FROM HIS OWN WATER SOURCE INCLUDING DURING PERIODS OF DROUGHT UNTIL THE PLANTS AND LAWN MEET FINAL COMPLETION. PLANT MATERIALS OR AREAS OF GRASS WHICH PERISH SHALL BE RE-ESTABLISHED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER. REFER TO SPECIFICATIONS FOR ADDITIONAL WATERING INFORMATION.
12. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ALL EQUIPMENT & SUBCONTRACTORS AWAY FROM SEEDED/SOD AREAS. IF DAMAGE OCCURS, THROUGH NO FAULT OF THE OWNER, AREAS SHALL BE RE-GRADED AND RE-SEEDED IMMEDIATELY AT NO ADDITIONAL COST TO THE OWNER. CONTRACTOR SHALL WATER AND MAINTAIN THOSE AREAS UNTIL THEY ARE AT 95% COVERAGE AT FINAL COMPLETION.
13. SUBSTITUTIONS OF PLANT MATERIAL SHALL ONLY BE ACCEPTED 60 DAYS PRIOR TO COMMENCEMENT OF PLANTING OPERATIONS. SUBSTITUTION REQUESTS MUST BE IN WRITING AND WILL ONLY BE ACCEPTED FOR LACK OF AVAILABILITY REASONS WHICH CAN BE SUBSTANTIATED OR FOR SUPERIOR STOCK SUBSTITUTIONS.
14. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT TO REVIEW GRADING ONE WEEK PRIOR TO SEEDING, IF THE LANDSCAPE CONTRACTOR AND LANDSCAPE ARCHITECT FIND GRADING UNACCEPTABLE FOR FINAL SEEDING, LANDSCAPE CONTRACTOR SHALL BRING IT TO THE ATTENTION OF THE GENERAL CONTRACTOR. LANDSCAPE CONTRACTOR SHALL NOT PROCEED WITHOUT APPROVAL BY LANDSCAPE ARCHITECT.
15. IF CONFLICTS OCCUR BETWEEN WRITTEN SPECIFICATIONS AND THE DRAWINGS, THE WRITTEN SPECIFICATIONS SHALL PREVAIL.
16. GENERAL LAWN AREAS SHALL BE SEEDED WITH **RIVIERA OR SUNSTAR BERMUDA SEED. SOD AREAS SHALL BE TIF-TUF BERMUDA.** 95% COVERAGE (BASED ON A PER SQUARE YARD SAMPLE) SHALL BE ATTAINED PRIOR TO FINAL INSPECTION. SEE DETAIL SHEET FOR RATES AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
17. SEE PLANTING PLAN FOR LIMITS.
18. ALL 3:1 SLOPES OR GREATER SHALL RECEIVE EROSION CONTROL MATTING. REFER TO PLANTING PLANS FOR STABILIZATION REQUIREMENTS.
19. ALL FOUNDATION SHRUBS TO BE PLANTED A MINIMUM OF 5-FT FROM BUILDING WALL. ALL SHADE TREES SHALL BE A MINIMUM DISTANCE OF 15-FT FROM BUILDING ROOF EDGE TO CENTER OF TREE. NOTIFY LANDSCAPE ARCHITECT FOR ANY DISCREPANCIES.
20. **INSTALL PERMANENT SEEDING ALONG ALL ROADSIDE DITCHES AND CHANNELS WITHIN CONSTRUCTION LIMITS OF PROJECT. SEE EROSION CONTROL PLANS FOR ADDITIONAL INFORMATION.**

### TEMPORARY SEEDING SCHEDULE (JUNE 1ST TO FEBRUARY 28TH)

| DATE | TYPE | SEEDING RATE |
|---|---|---|
| AUG 15 – APR 15 | 3-WAY TALL FESCUE BLEND AND CEREAL RYE (GRAIN) | 10 LBS PER 1,000/SF 35 LBS/ACRE |
| APR 15 – AUG 15 | 3-WAY TALL FESCUE BLEND AND GERMAN MILLET *** OR SUDANGRASS (SMALL-STEMMED VAR.) *** | 10 LBS PER 1,000/SF 25 LBS/ACRE |

CONSULT CONSERVATION ENGINEER OR SOIL CONSERVATION SERVICE FOR ADDITIONAL INFORMATION CONCERNING OTHER ALTERNATIVES FOR VEGETATION OF DENUDED AREAS. THE ABOVE VEGETATION RATES ARE THOSE WHICH DO WELL UNDER LOCAL CONDITIONS; OTHER SEEDING RATE COMBINATIONS ARE POSSIBLE.

*** TEMPORARY – RESEED ACCORDING TO OPTIMUM SEASON FOR DESIRED PERMANENT VEGETATION. DO NOT ALLOW TEMPORARY COVER TO GROW OVER 12" IN HEIGHT BEFORE MOWING, OTHERWISE FESCUE MAY BE SHADED OUT.

### LIME AND FERTILIZATION SCHEDULE:

1. APPLY LIME AND FERTILIZER ACCORDING TO SOIL TESTS, OR APPLY A MINIMUM 3,000 LB/ACRE GROUND AGRICULTURAL LIMESTONE AND A MINIMUM 500 LB/ACRE 10-10-10 FERTILIZER, AS NEEDED TO ESTABLISH 95% COVERAGE (AS DETERMINED ON A PER SQUARE YARD BASIS) PRIOR TO SUBSTANTIAL COMPLETION.
2. CONTRACTOR TO SUBMIT A COPY OF ALL SOIL REPORTS TO OWNER UPON RECEIPT.

### SURFACE STABILIZATION REQUIREMENTS:

1. DURING ALL PHASES OF CONSTRUCTION, GROUNDCOVER ON EXPOSED SLOPES SHALL BE PROVIDED WITHIN 14 CALENDAR DAYS FOLLOWING COMPLETION OF ANY PHASE OF GRADING.
2. FINAL PERMANENT GROUNDCOVER FOR ALL DISTURBED AREAS SHALL BE PROVIDED ON ALL DISTURBED AREAS WITHIN 14 CALENDAR DAYS FOLLOWING COMPLETION OF CONSTRUCTION OR DEVELOPMENT.
3. USE EXCELSIOR MATTING OR OTHER APPROVED CHANNEL LINING MATERIAL TO COVER THE BOTTOM OF CHANNELS.
4. APPLY 4000 LB/ACRE(2 TONS LB/AC) GRAIN STRAW OVER SEEDED AREAS AND ANCHOR STRAW CRIMPING WITH HAND OR MECHANICAL CRIMPER 8" MAX. SPACING, ASPHALT TACKING OR OTHER APPROVED METHOD. ASPHALT TACKING SHALL BE 400 GAL/ACRE (9 GAL/1000 SF).
5. MULCH AND ANCHORING MATERIALS MUST NOT BE ALLOWED TO WASH DOWN SLOPES AND CLOG DRAINAGE DEVICES.
6. SEE NCDEQ GROUND STABILIZATION REQUIREMENTS FOR ADDITIONAL INFORMATION.

### PERMANENT SEEDING SCHEDULE

| DATE | TYPE | SEEDING RATE |
|---|---|---|
| APR 15 – JULY 15 ** | HULLED SUNSTAR OR RIVIERA BERMUDA | 150 LBS/ACRE * |
| JULY 15 – AUG 15 (WATERING AT CONTRACTOR'S EXPENSE) | SUNSTAR OR RIVIERA BERMUDA | 150 LBS/ACRE * |

* OR AS REQUIRED TO ACHIEVE 95% COVERAGE AS DETERMINED ON A PER SQUARE YARD BASIS PRIOR TO SUBSTANTIAL COMPLETION.

** WHEN SEEDING MUST TAKE PLACE OUT-OF-SEASON FOR PERMANENT GRASS, APPROPRIATE TEMPORARY SEEDING SHALL BE DONE AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR PERMANENT SEEDING AS SPECIFIED IN SEASON AT NO ADDITIONAL COST TO OWNER.

### LAWN MAINTENANCE NOTES:

1. SEE SPEC. SECTION 329000 FOR LAWN MAINTENANCE REQUIREMENTS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR LAWN MAINTENANCE UNTIL FINAL COMPLETION.
3. LAWN MUST BE AT 95% COVERAGE AT SUBSTANTIAL COMPLETION REVIEW TO BE ACCEPTED.
4. IF NOT AT 95% SUBSTANTIAL COMPLETION WILL BE DELAYED UNTIL THE FOLLOWING GROWING SEASON.
5. DO NOT ALLOW NURSE CROP TO GROW OVER 12" IN HEIGHT BEFORE MOWING, OTHERWISE THE PERMANENT SEEDING MAY BE SHADED OUT.

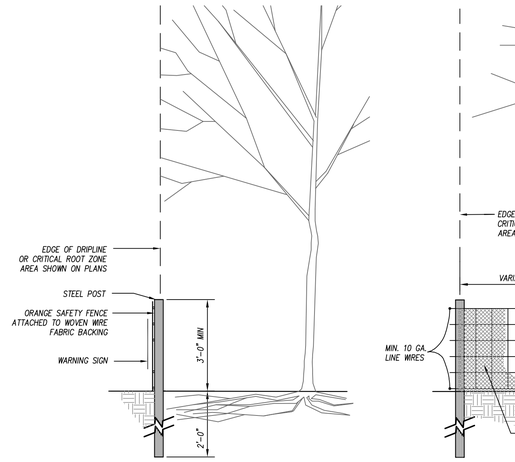
### TURF, SOD AND SEEDBED PREPARATION:

1. CHISEL ALL CUT GRADED OR COMPACTED AREAS TO A MINIMUM DEPTH OF 8".
2. DISC ALL AREAS TO RECEIVE GRASS TO A MINIMUM OF 8 INCHES, MIX AND AMEND WITH 3 INCHES OF WELL SCREENED TOPSOIL. ON-SITE TOPSOIL MAY BE USED IN PLACE OF IMPORTED TOPSOIL, IF WELL-SCREENED AND DRY PRIOR TO APPLICATION IN ACCORDANCE WITH SPECIFICATION SECTION 329000.
3. REMOVE ALL LOOSE ROCK, ROOTS, AND OTHER OBSTRUCTIONS LEAVING SURFACE REASONABLY SMOOTH AND UNIFORM.
4. APPLY AGRICULTURAL LIME, FERTILIZER, AND PHOSPHATE UNIFORMLY AS PER SPECIFICATIONS AND MIX WELL WITH SOIL.
5. CONTINUE TILLAGE UNTIL A WELL-PULVERIZED, FIRM, REASONABLY UNIFORM SEEDBED IS PREPARED TO A 6 INCHES DEPTH.
6. SEED AT RATE SPECIFIED OR AS NEEDED TO ACHIEVE AND MAINTAIN A THICK HEALTHY GROUND COVERAGE.
7. MULCH IMMEDIATELY AFTER SEEDING AND ANCHOR MULCH. BEGIN THOROUGH WATERING OF GRASSED AREAS IMMEDIATELY UPON INSTALLATION. DO NOT ALLOW GRASSED AREAS TO BECOME EXCESSIVELY DRY.
8. INSPECT ALL SEEDED AREAS AND MAKE NECESSARY REPAIRS OR RESEEDINGS AS NEEDED.
9. IF CONFLICTS OCCUR BETWEEN WRITTEN SPECIFICATIONS AND THE DRAWINGS, THE WRITTEN SPECIFICATIONS SHALL PREVAIL.

PLANTING / LANDSCAPING NOTES

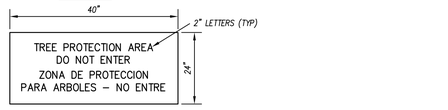
N.T.S.

## TREE PROTECTION FENCE

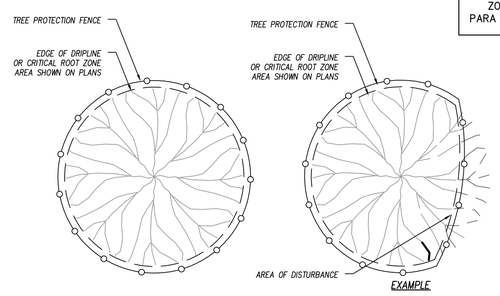



SIDE VIEW

FRONT VIEW




WARNING SIGN DETAIL




PLAN VIEW

EXAMPLE

PLAN VIEW WITH DISTURBANCE

**NOTES:**

1. INSTALL TREE PROTECTION FENCING PRIOR TO PERFORMING ANY CLEARING OF THE SITE.
2. WARNING SIGNS TO BE MADE OF DURABLE, WEATHERPROOF MATERIAL.
3. LETTERS TO BE 3" HIGH MINIMUM, CLEARLY LEGIBLE AND SPACED AS DETAILED.
4. SIGNS SHALL BE PLACED AT 100' MAXIMUM INTERVALS. PLACE A SIGN AT EACH END OF LINEAR TREE PROTECTION AND 100' ON CENTER THEREAFTER.
5. FOR TREE PROTECTION AREAS LESS THAN 200' IN PERIMETER, PROVIDE NO LESS THAN ONE SIGN PER PROTECTION AREA.
6. ATTACH SIGNS SECURELY TO FENCE POSTS AND FABRIC.
7. MAINTAIN TREE PROTECTION FENCE THROUGHOUT DURATION OF PROJECT.

TREE PROTECTION FENCE

N.T.S.

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# ZEBULON PUBLIC SAFETY STATION

201 W. JUDD STREET
ZEBULON, NC 27597

CONSTRUCTION DOCUMENTS

## LANDSCAPE DETAILS

DATE 04-28-2025
CLH PROJECT NO 22-154

REVISIONS
NO DATE DESCRIPTION:

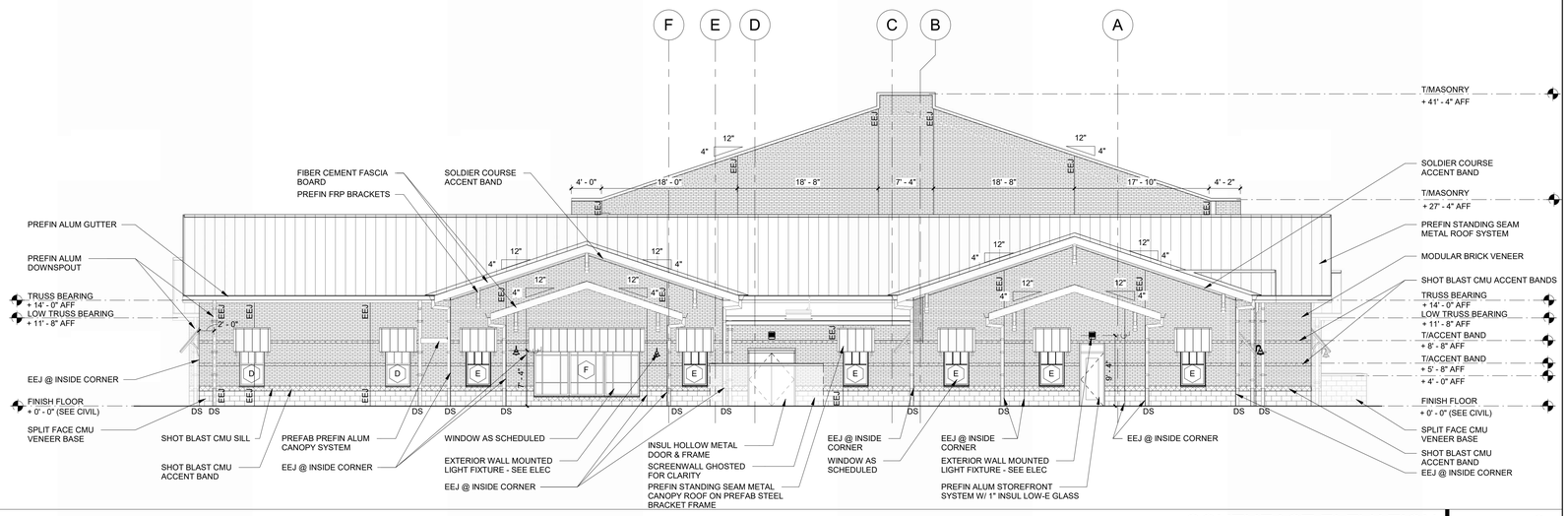
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PRELIMINARY PLANS
FOR REVIEW ONLY
DO NOT USE FOR CONSTRUCTION

SHEET NUMBER
C903

## EXTERIOR COLOR SCHEDULE:

01. FIELD BRICK (BASIS OF DESIGN) COLOR SHALL MATCH PALMETTO BRICK COMPANY "MEDIUM RED WIRE CUT." OTHER ACCEPTABLE: GENERAL SHALE "RED WIRECUT", TAYLOR CLAY PRODUCTS "RED WIRECUT", OR APPROVED SUBSTITUTE SUBJECT TO COMPLIANCE WITH THE DRAWINGS & SPECIFICATIONS
02. FIELD CMU VENEER (BASIS OF DESIGN) SHALL BE SPLIT FACE CMU #4201 BY 'OLD CASTLE'
03. FIELD CMU VENEER (BASIS OF DESIGN) SHALL BE SHOT BLAST CMU #4309 BY 'OLD CASTLE'
04. STANDING SEAM METAL ROOF & AWNING COLOR SHALL BE 'DARK BRONZE' BY DMI
05. METAL ROOF ACCESSORIES, GUTTERS, DOWNSPOUT & DOWNSPOUT SHOES SHALL BE (P-6) PPG#1001-7 "BLACK MAGIC"
06. FASCIA BOARDS SHALL BE (P-6) PPG#1001-7 "BLACK MAGIC"
07. FLUSH METAL SOFFIT PANEL (NON-VENTED) SHALL BE CUSTOM COLOR (P-6) PPG#1001-7 "BLACK MAGIC"
08. STOREFRONT SYSTEMS, AND WINDOWS SHALL BE CUSTOM COLOR (P-7) PPG#1023-5 "STONE GRAY"
09. FRONT BI-FOLD DOORS SHALL BE CUSTOM COLOR (P-8) RAL #3003 "RUBY RED"
10. REAR SECTIONAL OVERHEAD DOORS TO BE SELECTED FROM MANUFACTURERS STANDARD RANGE OF COLORS
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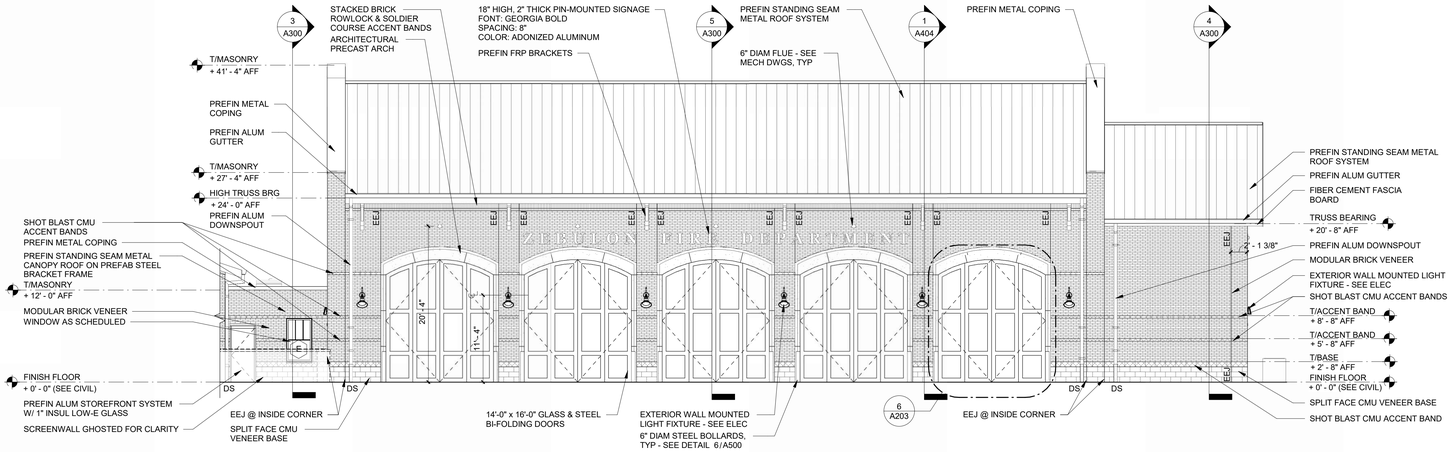



SOUTHEAST ELEVATION | 1/8" = 1'-0" | 3

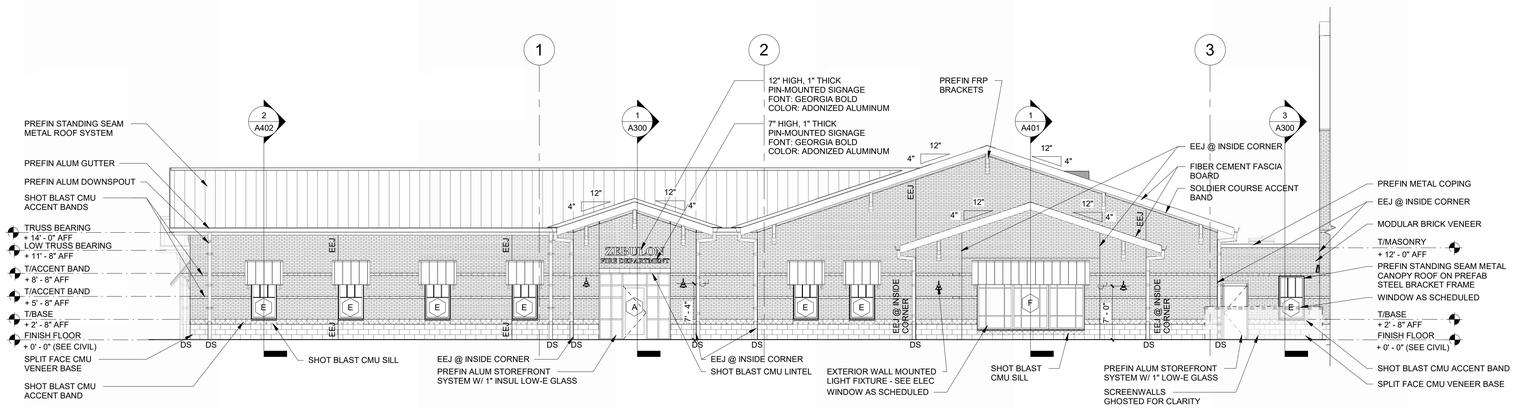
## ELEVATION GENERAL NOTES

ELEVATION GENERAL NOTES

1. EXTERIOR EXPANSION JOINTS (EEJ)
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3. MASON IS TO KEEP ALL CAVITIES CLEAR OF MORTAR
4. PROVIDE SOLID BRICKS AT CORNERS. PROVIDE FINISHED FACE ON ALL VISIBLE SIDES
5. SEE SHEET SERIES A400 - WALL SECTIONS & DETAILS FOR ADDITIONAL INFORMATION AND DETAILS
6. ALL EXTERIOR WELDS TO BE GROUND SMOOTH PRIOR TO PAINTING
7. ALL EXTERIOR LOOSE LINTELS AT MASONRY OPENINGS TO BE GALVANIZED AND PAINTED TO MATCH BRICK - SEE STRUCT
8. VERIFY ALL MECHANICAL LOUVER SIZES WITH MECHANICAL DRAWINGS
9. PROVIDE CAULKING FOR ALL PRECAST JOINTS THAT ARE NOT IN COMPRESSION. PROVIDE MORTAR FOR ALL PRECAST JOINTS THAT ARE IN COMPRESSION.




NORTHEAST PARTIAL ELEVATION | 1/8" = 1'-0" | 2




NORTHEAST PARTIAL ELEVATION | 1/8" = 1'-0" | 1

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ZEBULON FIRE DEPARTMENT

201 W. Judd Street,
Zebulon, NC 27597

EXTERIOR ELEVATIONS

DATE: 11.26.2024
PROJECT NO: 19073

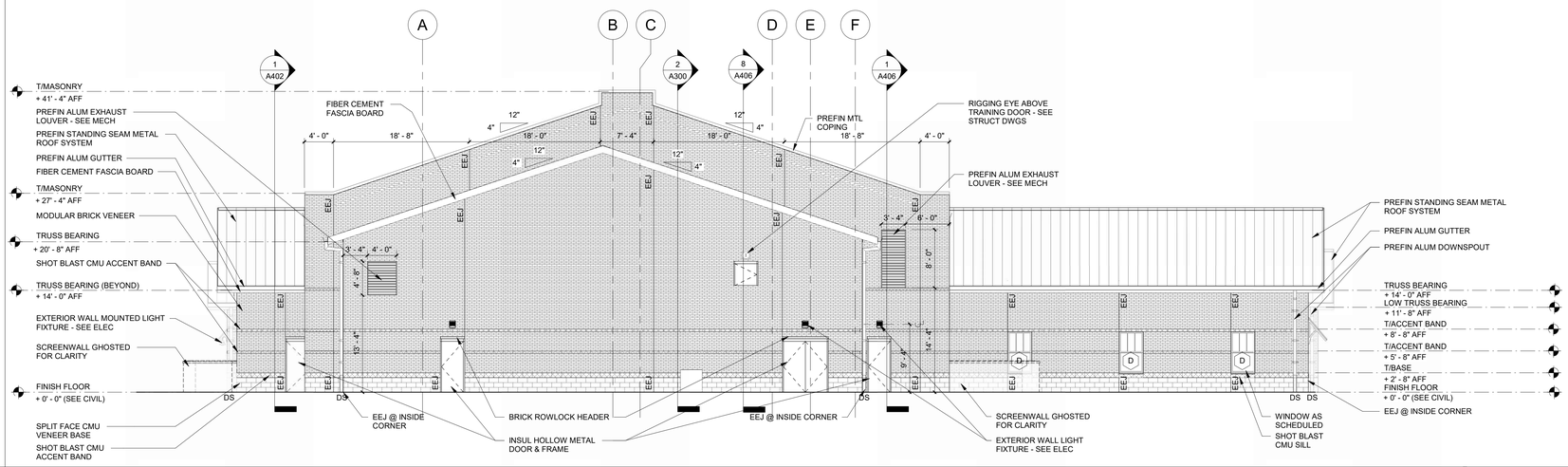
REVISIONS
NO: DATE: DESCRIPTION:

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SHEET NUMBER
A200

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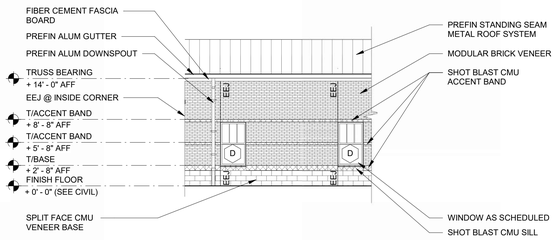



NORTHWEST ELEVATION | 1/8" = 1'-0" | 3

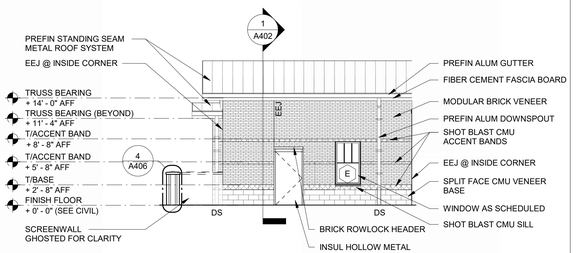
## ELEVATION GENERAL NOTES

ELEVATION GENERAL NOTES

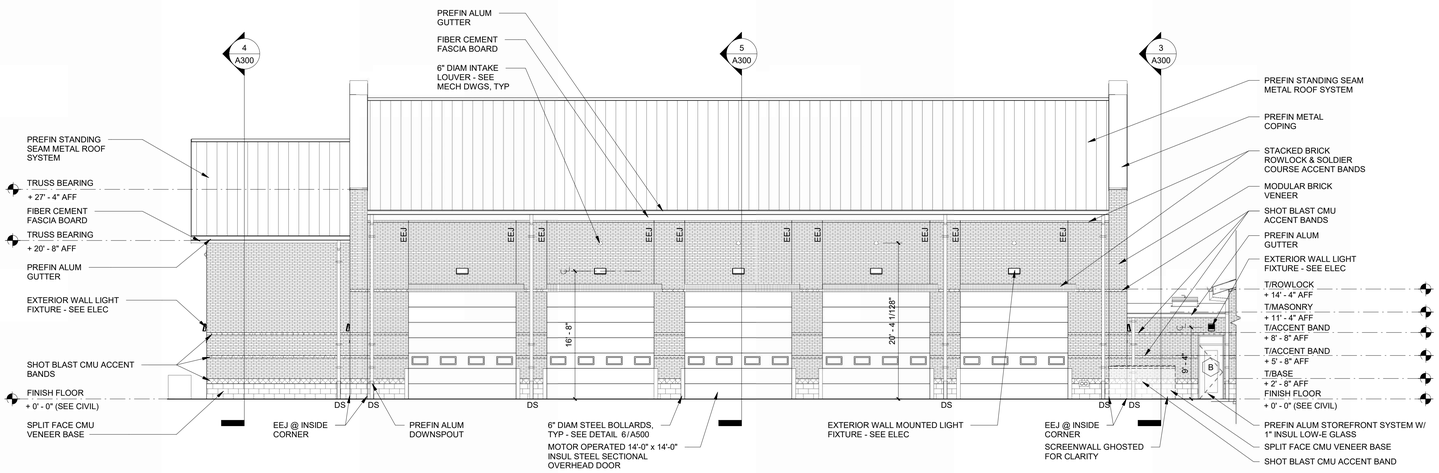
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6. ALL EXTERIOR WELDS TO BE GROUND SMOOTH PRIOR TO PAINTING
7. ALL EXTERIOR LOOSE LINTELS AT MASONRY OPENINGS TO BE GALVANIZED AND PAINTED TO MATCH BRICK - SEE STRUCT
8. VERIFY ALL MECHANICAL LOUVER SIZES WITH MECHANICAL DRAWINGS
9. PROVIDE CAULKING FOR ALL PRECAST JOINTS THAT ARE NOT IN COMPRESSION. PROVIDE MORTAR FOR ALL PRECAST JOINTS THAT ARE IN COMPRESSION.



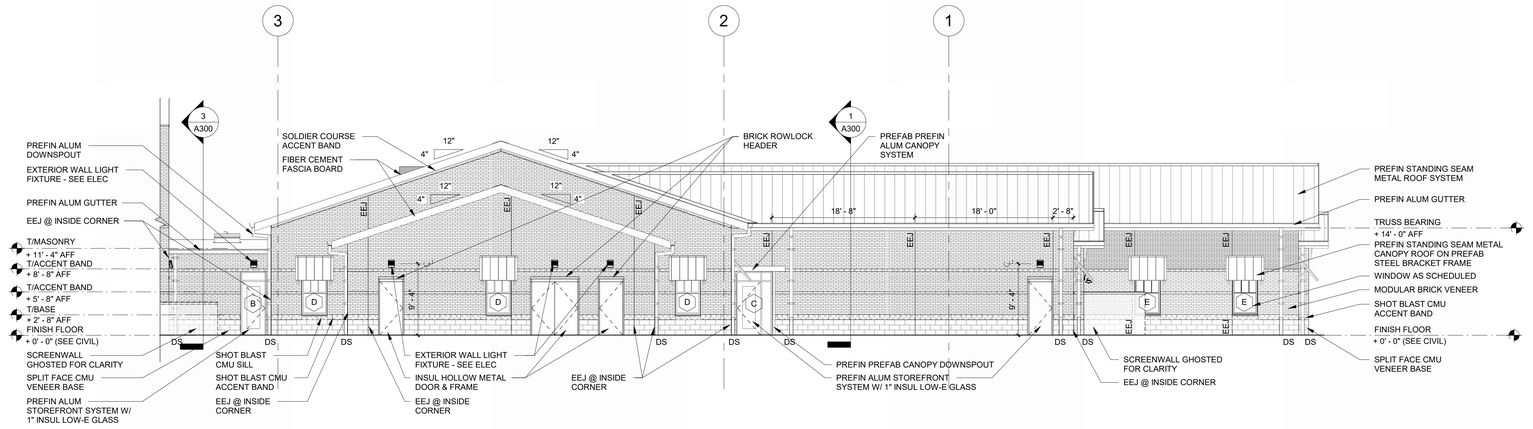

NORTHWEST PARTIAL ELEVATION | 1/8" = 1'-0" | 5




NORTHWEST PARTIAL ELEVATION | 1/8" = 1'-0" | 4




SOUTHWEST PARTIAL ELEVATION | 1/8" = 1'-0" | 2




SOUTHWEST PARTIAL ELEVATION | 1/8" = 1'-0" | 1


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ZEBULON FIRE DEPARTMENT

201 W. Judd Street,
Zebulon, NC 27597

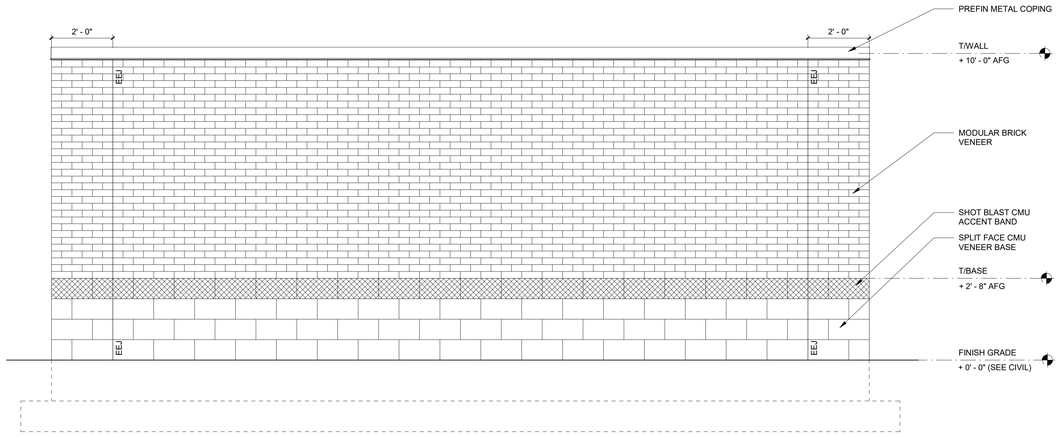
EXTERIOR ELEVATIONS

DATE: 11.26.2024
PROJECT NO: 19073

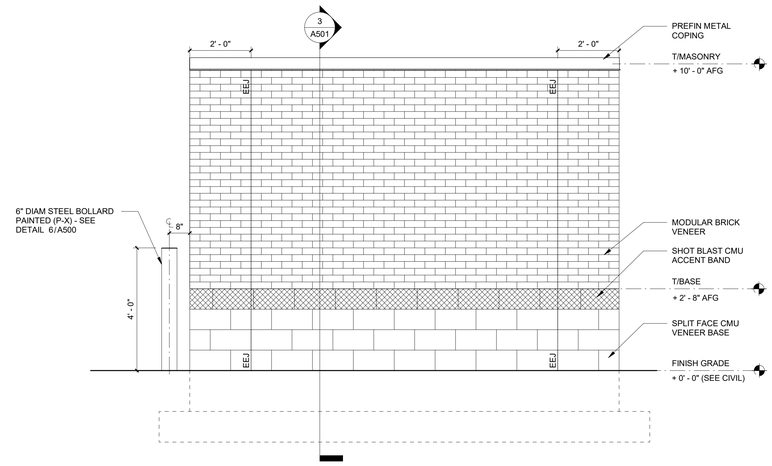
REVISIONS
NO: DATE: DESCRIPTION:


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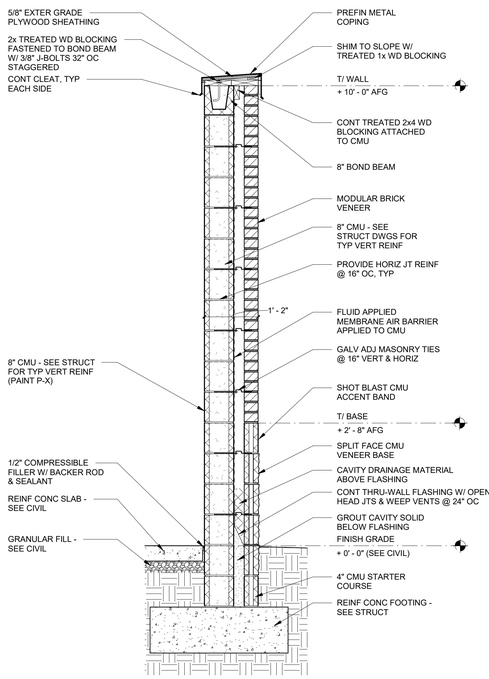

SHEET NUMBER
A201




DUMPSTER ENCLOSURE REAR ELEVATION | 1/2" = 1'-0" | 5

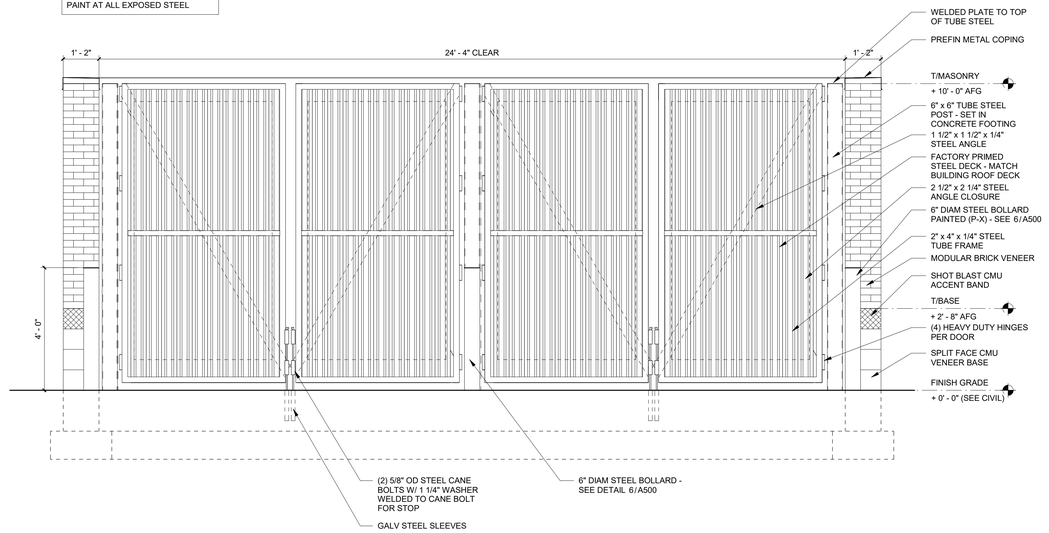



DUMPSTER ENCLOSURE SIDE ELEVATION | 1/2" = 1'-0" | 4

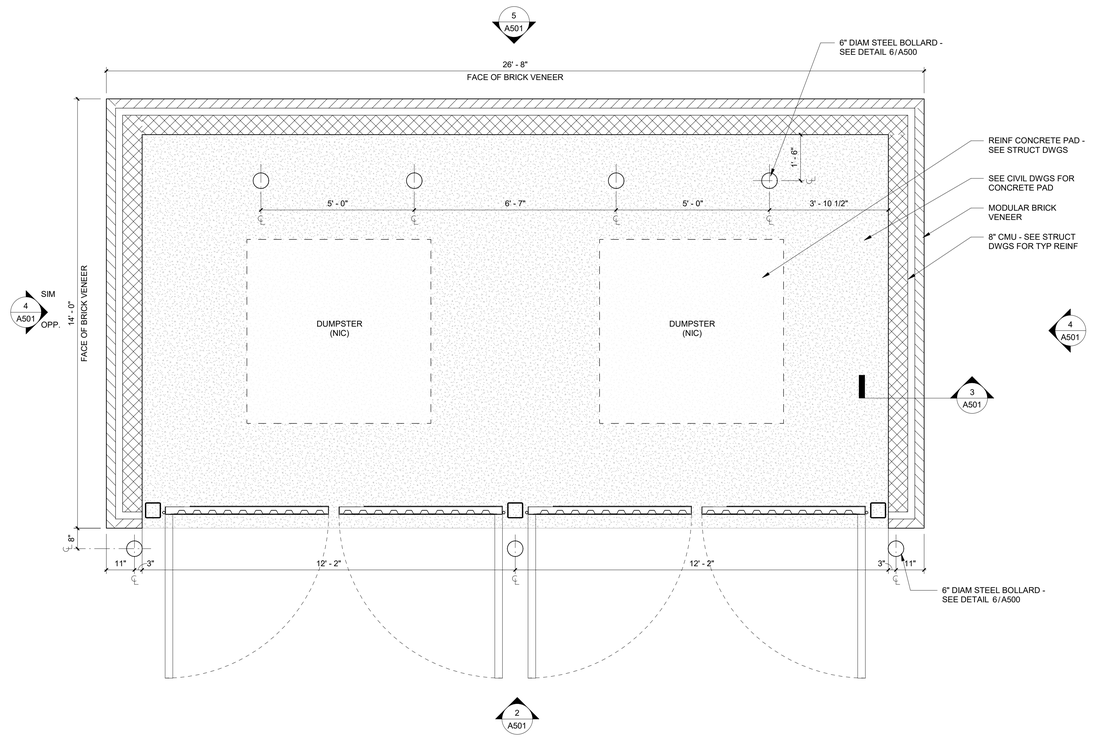



WALL SECTION @ DUMPSTER ENCLOSURE | 3/4" = 1'-0" | 3

PROVIDE HIGH PERFORMANCE PAINT AT ALL EXPOSED STEEL




DUMPSTER GATE ELEVATION | 1/2" = 1'-0" | 2




DUMPSTER ENCLOSURE | 1/2" = 1'-0" | 1

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ZEBULON FIRE DEPARTMENT

201 W. Judd Street,
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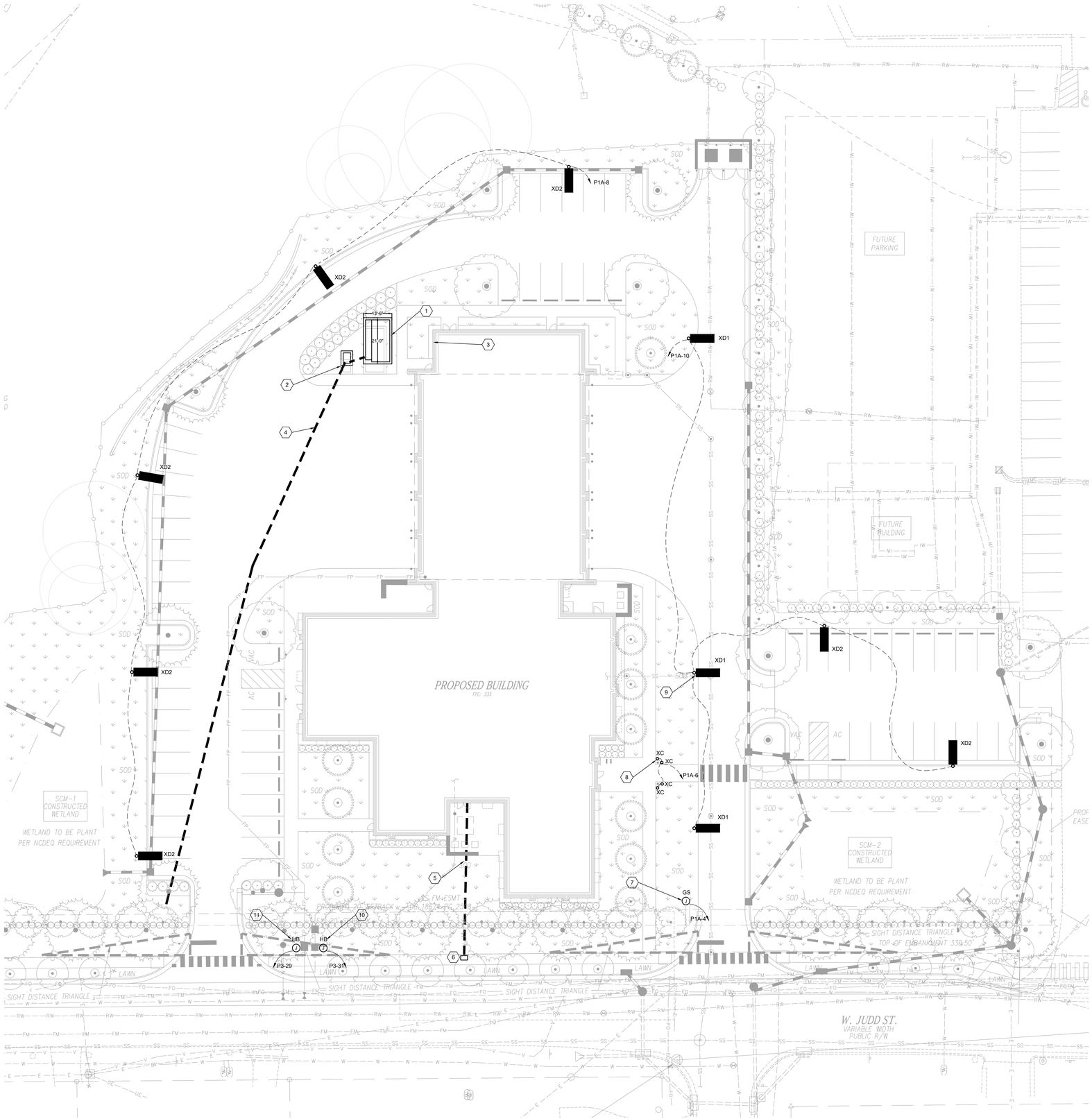
DUMPSTER ENCLOSURE DETAILS

DATE: 11.26.2024
PROJECT NO: 19073

REVISIONS
NO: DATE: DESCRIPTION:

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SHEET NUMBER
A501




## GENERAL NOTES:

1. REFER TO SHEETS E101-E10X FOR SITE DETAILS.

## NOTES KEYED TO 1/E100:

1. DIESEL GENERATOR, PAD AND PLATFORM.
2. UTILITY TRANSFORMER.
3. PROVIDE DUCTBANK FROM GENERATOR AND TRANSFORMER TO BUILDING MOUNTED ENCLOSED CIRCUIT BREAKERS. REFERENCE 1/E101 AND 3/E101 FOR DUCTBANK DETAILS.
4. PROVIDE 2-4" PVC CONDUITS AS REQUIRED BY DUKE PROGRESS FROM PRIMARY COMPARTMENT OF TRANSFORMER TO LOCATION DESIGNATED BY DUKE POWER REPRESENTATIVE.
5. PROVIDE T/C DUCTBANK PER DETAIL 2/E101.
6. TERMINATE DUCTBANK NOTED ABOVE AT ROAD IN 36"x24"x24" T15 RATED QUAZITE HANDHOLE PER DETAIL 4/E101.
7. POWER FOR GROUND SIGN. PROVIDE 20 AMPERE WP DISC. AT SIGN IF NOT PROVIDED INTERNALLY. IN ADDITION, PROVIDE 2-1" SPARE PVC CONCRETE ENCASED SPARE CONDUITS TO WITHIN 24" OF SIGN.
8. PROVIDE IN-GROUND MOUNTED LIGHTING FOR FLAG POLES PER THE SCHEDULE, SHEET E002. TYPICAL.
9. PROVIDE POLE MOUNTED LIGHTING PER THE SCHEDULE, SHEET E002 AND POLE BASE PER 5/E101. TYPICAL.
10. DOMESTIC WATER HOT BOX.
11. FIRE PROTECTION HOT BOX. IN ADDITION TO POWER CIRCUIT, MONITOR TAMPER AND TEMPERATURE PER THE FA-SERIES DRAWINGS.

TRUE NORTH PLAN NORTH

ELECTRICAL SITE PLAN 1" = 20'-0" 01

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Sigma ENGINEERED SOLUTIONS
Sigma Engineered Solutions, PC
5909 FALLS OF NEUSE RD
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Raleigh, NC 27609
Ph: 919.840.9300
www.sigmaes.com
North Carolina License #: C-2490
Sigma Project #: 22038

ZEBULON FIRE DEPARTMENT

201 W. Judd Street,
Zebulon, NC 27597

NOT FOR CONSTRUCTION

95% Construction Documents

ELECTRICAL SITE PLAN

DATE: 04.07.2025
PROJECT NO: 19073

REVISIONS
NO: DATE: DESCRIPTION:

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SHEET NUMBER
E100

Attachment
Q 2025-04



# Planned Development Rezoning – Zebulon Fire & EMS Station

*201 W Judd St, Zebulon, NC 27597*

**Owner/Developer:**

Town of Zebulon

Christopher C. Perry, CFO – Fire Chief

114 E. Vance Street, Zebulon, NC 27597

**Architecture:**

ADW Architects

Contact: Mike Esposito, AIA

2815 Coliseum Centre Drive, Ste 500

Charlotte, NC 27518

**Landscape Architecture/Civil Engineering:**

CLH Design, P.A.

Contact: Y'Hoshua Aal-Anubia, PLA

400 Regency Forest Drive, Ste 120

Cary, NC 27518

Attachment
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**VICINITY MAP**




SITE OUTLINED IN RED

Attachment
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**PURPOSE STATEMENT:**

The purpose of this planned development (PD) rezoning request is to support the development of a new fire and emergency medical services (EMS) station that will serve as a critical component of Zebulon's growing public safety infrastructure. The proposed facility will improve emergency response times, enhance operational efficiency, and ensure expanded service coverage for the community. Located within a transitional area currently zoned Office & Institutional (OI), the site is well-positioned to accommodate a civic use of this scale and function. The PD zoning designation provides the Town and its partners with the necessary flexibility to tailor development standards and site design features in a way that prioritizes both functionality and compatibility with surrounding uses.

Unlike traditional zoning districts, the PD classification enables a more holistic and coordinated approach to site planning. This flexibility allows the design to incorporate essential operational elements—such as separate access points for emergency vehicles and the public, efficient internal circulation, and strategically located apparatus bays—while maintaining a strong commitment to environmental stewardship and community character. Sustainable building materials, resilient infrastructure, and the integration of constructed wetlands for stormwater management are key components of the site plan. These features not only support long-term operational reliability during adverse conditions but also contribute to a more visually appealing and ecologically responsible civic space.

The rezoning supports broader Town of Zebulon goals for smart growth, infrastructure investment, and high-quality public services. The project has been thoughtfully designed to balance the critical needs of a public safety facility with community values such as accessibility, neighborhood cohesion, and attractive civic design. Through architectural detailing, landscaped buffering, and the inclusion of pedestrian-friendly elements, the facility will function as a public asset that strengthens the fabric of the surrounding area. The PD rezoning is both reasonable and in the public interest, offering a strategic and forward-thinking solution that directly addresses the town's growing service demands while honoring its commitment to responsible, integrated development.

**SITE ZONING**

Current Zoning: O & I

Proposed zoning: PD

Proposed land use: Emergency Services

Site Acreage: 11.13 acres (to be subdivided)

**PERMITTED USES**

Emergency Services

**DIMENSIONAL ZONING STANDARDS**

To meet Office & Institutional (O&I) requirements as noted in UDO Section 3.5.2.

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**LANDSCAPING STANDARDS**

All landscaping shall meet the requirements as set forth in Town of Zebulon UDO Section 5.6 landscaping with the following exception:

- Street trees in the sight lines of fire apparatus exit drives and street trees in conflict with existing underground utilities.

**Architectural Standards:**

**Section 7: Architectural Standards**

The building shall comply with the architectural design standards required in section 5.3.1 with the exception of the following deviations in order to provide design appropriate to the needs and functionality of an emergency facility while simultaneously respecting the residential vernacular of the neighboring properties:

**5□3□1□F□2 – Visitor entrances**

**B**□Primary entrances shall be visually prominent and shall include the following features

i. A projection or recess beyond the adjacent wall plane
ii. A canopy, awning, portico, archway, arcade, or other covering that extends outwards from the building wall
iii. Architectural detailing around the entryway such as tilework, entablature, or integrated moldings
iv. Differing roof planes, roof pitches, roof forms, roof heights, or roof materials

**5□3□1□F□6 – roof form**

**A**□ Roof pitches less than 3:12 shall not require a parapet wall on all sides visible from the street so long as there is no mechanical equipment present on the roof top

**5□3□1□F□7 – fenestration**

**A**□Primary building walls – primary building walls shall be configured so that:

i. At least 10 percent of the first floor portion of the primary wall is occupied by visually transparent windows or doors located at least every 20 feet along the facade
ii. No more than 50 percent of any single window or door is obstructed by a window sign or other opaque display with the exception of opaque openings not included in the fenestration calculation (ex: mechanical room doors)

**PARKING AND LOADING**

All parking and loading areas shall comply with all applicable requirements of the Town of Zebulon UDO Section 5.8.

**SIGNAGE**

All signage shall comply with applicable standards and requirements of the Town of Zebulon UDO Section 5.11.

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**PUBLIC FACILITIES**

Water and sanitary sewer:

To be served by city of raleigh water and sanitary sewer

Streets:

No streets are proposed internal to the development

N Judd Street – 20’ right of way dedicated and half of two lane divided widening/altering to be constructed including 5’ sidewalk per the Town of Zebulon 2045 Comprehensive Transportation Plan and CTP Map

**NATURAL RESOURCE AND ENVIRONMENTAL DATA**

Existing vegetation:

This development site consists of a verified existing wetland along the western portion of the site that will be retained in its entirety. This wetland has a considerable amount of tree coverage and scrubby undergrowth

This site is within the Neuse River basin.

No portion of this site is located within special flood hazard areas defined by FEMA firm map 3720270500k, dated 7/19/2022 as being within zone “x-other areas”

**STORMWATER MANAGEMENT**

This site will meet all applicable standards and requirements as described in the Town of Zebulon street and storm drainage standard and specifications manual and wake county stormwater ordinance. This project will meet all stormwater reduction requirements including limiting the post-development stormwater flows to not exceed the pre-development stormwater runoff.

This site will utilize constructed wetlands to control the stormwater and sediment runoff. Stormwater control devices shall be landscaped and constructed to be an amenity to the development and shall blend into the surroundings.

**OPEN SPACE**

Open space set of side required shall be 8% per UDO Section 5.7.4.A. Institutional requirements. Existing wetlands preserved onsite meet this requirement.

**CONSISTENCY WITH COMPREHENSIVE PLAN AND LAND USE MAP**

The proposed Fire and Emergency Medical Services (EMS) station aligns with the goals and policies outlined in the Town of Zebulon’s Comprehensive Plan, particularly within the "community facilities" and "land use" chapters. The comprehensive plan emphasizes the importance of providing adequate public safety infrastructure to support the health, safety, and welfare of the community. By situating the facility in a transitional area currently zoned Office & Institutional (O&I), the development adheres to the plan's land use strategies, which advocate for the integration of civic uses in appropriate locations to serve the growing population.

Attachment
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Furthermore, the plan highlights the need for well-planned, accessible public facilities that enhance service delivery and community engagement. The proposed development incorporates features such as separate access points for emergency vehicles and the public, sustainable building materials, and pedestrian-friendly design elements, all of which contribute to the plan's objectives of creating functional and welcoming public spaces. The inclusion of constructed wetlands for stormwater management also reflects the plan's commitment to environmental stewardship and sustainable development practices.

**COMPLIANCE WITH TOWN OF ZEBULON UDO**

This project will comply with all other relevant portions of the Town of Zebulon Unified Development Ordinance.

**UTILITY ALLOCATION POLICY POINTS (MINIMUM 60)**

Governmental Use/Public Administration – 45

Construction of Offsite Sidewalk Improvements – 2

Stormwater Wetland – 5

Installation of Native Shade Tree Species (per tree,10 max) – 10

Total: 62 Points

Attachment
Q 2025-04

ZEBULON
NORTH CAROLINA

# MUNICIPAL UTILITY ALLOCATION POLICY

## Statement of Purpose and Goals

### *Introduction*

Drinking water supplies throughout the greater City of Raleigh distribution system are finite, subject to disruption by drought and/or other calamity and Zebulon's allocation is contractually limited. The Town staff, the Planning Board, and the Board of Commissioners have given a great deal of thought and study as to the best utilization of this valuable resource to benefit current and future citizens.

The Town of Zebulon's municipal water and sewer capacity is a valuable resource that must be conserved and apportioned to new development projects that promote the Town's policy of ensuring a diversified tax base and housing supply. Such an allocation policy will tend to promote diversity of housing available to a wide cross section of citizens of diverse socio-economic backgrounds and promote economic viability and sustainability by providing for retail and other commercial development within the Town of Zebulon.

In order to preserve and enhance property values, manage its limited water supply as a vital natural resource, promote economic development, and incentivize smart growth practices, the allocation of Zebulon's potable water capacity shall hereafter be in accordance with this policy.

### *Land Use and the Tax Base*

The local government expense of providing fire and police protection, schools, parks, social services, water and sewage systems and other essential public services to residential neighborhoods is generally greater than the ad valorem tax revenue generated by such neighborhoods. On the other hand, the cost of providing services to commercial and industrial development is generally less than the tax revenue accruing to the local government. Having a predominantly residential tax base would require the Town of Zebulon over time to assess a higher tax levy to raise funds to provide essential services or to reduce the level of public services provided. This is one reason among many why local governments including Zebulon strive to achieve a balance of both residential and non-residential growth.

Zebulon's historical development is transitioning from industrial to residential, leading to a current tax base of approximately 40% residential and 60% commercial/industrial. The following table shows Zebulon's tax base over the past five years [1]

**Zebulon Tax Base (Past Five Years)**

| Fiscal Year | Commercial | Residential |
|---|---|---|
| 2021-2022 | 60% | 40% |
| 2020-2021 | 65% | 35% |
| 2019-2020 | 72% | 28% |
| 2018-2019 | 73% | 27% |
| 2017-2018 | 71% | 29% |

[1] "Tax Base Components | Wake County Government," *Wake County North Carolina*, https://www.wakegov.com/departments-government/tax-administration/data-files-statistics-and-reports/tax-base-components

Attachment
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As shown in the table above, the residential tax base has steadily increased proportionally over the past five years. This trend in the tax base data, combined with the vested planned residential development in the coming years, demonstrates the need for the Town to address this shift through policy. The Zebulon Board of Commissioners believes that it is fiscally responsible and otherwise in the public interest to promote and encourage non-residential development in the jurisdiction as an alternative to rapid residential development to keep the ratio between the two development types well balanced. A goal of maintaining a tax base of 60% residential and 40% commercial/industrial is hereby established.

### *Development Goals for the Full Build-Out of Zebulon*

Communities without a wide variety of housing types and styles also put pressure on the Wake County Public School System which remains committed to having students of a wide range of socio-economic backgrounds attend each local school. In addition to the goal of maintaining a balanced tax base, the Town of Zebulon is committed to achieving a balance of housing types within its jurisdiction.

This commitment is consistent with both the Town's Strategic Plan and Comprehensive Plan. The *Town of Zebulon: Vision 2030 Strategic Plan* lists "Growing Smart" as one of its three focus areas, calling for the planning of appropriate land uses and affordability of the community. The *Grow Zebulon Comprehensive Land Use Plan* identifies six guiding principles for the town. Two of those principles are "Zebulon will be BALANCED" and "Zebulon will be PRUDENT." A balance should be achieved for the Town's tax base, its land uses, and its housing types to allow for an affordable community with employment and business opportunities that will help the community prosper. The achievement of balance in Zebulon will contribute to the Town being prudent. As stated previously, a local government's cost of providing services to commercial properties is generally less than that of residential properties. Having a balanced tax base that is not proportionally over-saturated with residential properties will contribute to keeping the Town financially sound.

Below are three development goals that are integral to the utility allocation policy and the future of the Town. These development goals apply to the entire, future Zebulon jurisdiction including the ETJ, short-range and long-range urban service areas.

**GOAL #1:** Maintain 60%-40% ratio of residential to non-residential tax values.

| Upon Adoption-January 2021 |
|---|
| 60% Residential - 40% Non-Residential |

**GOAL #2:** Residential Housing Percentage Breakdown
SFD|TH|MF – 75%|10%|15% (Note – Duplex counted as MF)

| Upon Adoption-January 2021 |
|---|
| 80.5% \| 0.5% \| 19% |

**GOAL #3:** Encourage Mixed Use Development to improve pedestrian connectivity to non-residential activity.

Attachment
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# Policy and Procedures

## *Water Allocation*

All existing parcels of real property within the corporate limits of Zebulon, regardless of proposed acreage, shape, or location as of the adoption of this ordinance are entitled to **115 gallons per day** of water allocation to build and sustain a single family or a limited business or commercial use. No additional water allocation will be awarded for proposed development except in accordance with the requirements of this policy.

## *Wastewater Connection*

All projects considered for utility allocation must provide a wastewater system connection with adequate receiving capacity, as determined by the Wake County Health Department and/or City of Raleigh Public Utilities Department and approved by the Town of Zebulon Planning Director.

## *General Conditions & Requirements*

- All proposed projects must be within the existing corporate limits or have filed a valid and complete petition for Voluntary Annexation.
- All proposed projects under consideration must have a complete application submitted for the appropriate Master Plan, Subdivision, Site Plan, Special Use Permit, Conditional Zoning Request, Zoning Compliance Permit, Building Permit, or any other necessary approval.
- All projects are subject to a Utility Allocation or Developer's Agreement approved by the Town's Board of Commissioners. If the Developer/Applicant fails to meet all terms of that agreement the unused allocation will be reclaimed, no new building permits will be issued, and no new connections to the water or wastewater systems will be permitted. Active building permits will have certificates of occupancy held until mitigating measures are agreed to by all parties.
- Projects with proven vested rights upon adoption of this ordinance will be permitted to finish their projects as previously approved.
- Public water may be utilized for irrigation purposes so long as the Primary Use associated with the site has previously gained water allocation through the Town.
- Any third parties who buy land to build upon are bound by the approved Utility Allocation Agreement or Development Agreement for that property. If the agreement is not fulfilled, the above terms and conditions still apply regardless of who owns the land.

## *Compliance Required*

This policy allocates municipal water in gallons per day for new development proposals, master plans, site plans, building plans, and/or structures seeking construction approval. Each phase of a phased development must comply with the terms and development schedule of an approved Utility Allocation Agreement before the next phase can begin or the development risks loss of previously reserved allocation.

Previously dedicated but unused allocation can be reclaimed by the Town's Board of Commissioners for:

(1) the lack of compliance with any existing Utility Allocation or Developer's Agreement;

(2) violation of applicable town policy provision, ordinance standard, condition of approval;

(3) violation of federal or state regulation; or

(4) other good cause.

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*Utility Allocation Application Process*

Upon receiving a new development proposal requesting water capacity, the Planning Staff shall direct the Developer/Applicant to demonstrate the project's qualifications. A Developer/Applicant shall state on the appropriate application, and stipulate within an approved Utility Allocation Agreement, the use or uses proposed to be built as part of the project along with the construction design and materials. Town action on the request will be deferred until the application is complete and the requested information has been provided.

Proposed projects shall complete the UTILITY ALLOCATION WORKSHEET according to its instructions to determine the total number of points achieved. The Utility Allocation Application package will be reviewed for completeness and compliance by the Technical Review Committee (TRC) in conjunction with the applicable development approval for the subject property (conditional rezoning, planned development, site plan, etc.).

Qualification for water allocation is judged by:

- The level of developer investment
- Anticipated increases in the Town's ad valorem tax base
- Construction and dedication of public infrastructure
- Provision of employment opportunities for Zebulon citizens
- Provisions of diversified housing stock
- Preservation of open space
- Protection of existing tree canopy
- Conservation of existing habitat
- The provision of recreational amenities for current or future Zebulon residents

Projects must be awarded **60 TOTAL POINTS** or more to merit water allocation.

Points are awarded in two categories, BASE POINTS and BONUS POINTS. BONUS POINTS are broken down into six categories.

1. Nonconformity Abatement and Public Infrastructure Improvements
2. Green Development Standards
3. Gateway and Transit Improvements
4. Amenities
5. Affordable Housing
6. Other

Unless a project can gain all necessary BONUS POINTS from a single improvement identified in the approved list, improvements must be made from at least two of the categories of BONUS POINTS.

All features and/or improvements that earn a projects BONUS POINTS must be clearly shown on a development plan for each application type.

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*Expiration of Allocation Award*

A developer/applicant who has secured allocation according to this policy and hasn't progressed in construction plan approval, building permit approval, or on-site construction for a period of 12 months will lose the award of allocation without benefit.

*Annual Review of Policy & Appeals*

This policy shall be reviewed in January of each year and, when appropriate, readjusted by the Town's Board of Commissioners. The Town's overall progress on policy goals will be considered and the multipliers and/or point thresholds readjusted accordingly.

Appeals of any provision of this ordinance shall be decided upon by the Town's Board of Commissioners upon receiving a recommendation from the Planning Board.

## BASE POINTS: List of Preferred Land Uses and Required Characteristics:

The uses listed below have been determined to be the most desirable and important uses for the Town of Zebulon to promote and maintain economic and housing diversity. Only projects that completely meet the stated performance characteristics will be considered for utility allocation. Please select one of the following Base Point classifications.

| | |
|---|---|
| 60 Base Points | **Single Family Homes (Expedited Subdivision or Recombination)**<br>Newly constructed Single Family Homes built upon new lots created via the minor subdivision, exempt subdivision, expedited subdivision (3 or fewer lots) or recombination process. |
| 60 Base Points | **Change of Use**<br>This category captures renovation, rehabilitation, up-fit or retrofit of existing buildings or portions of buildings that pre-date this policy and require a code summary sheet, change in building occupancy, certificate of occupancy, building permit and/or building inspections and do not increase the utility demand from the previous use of the building. |
| 45 Base Points | **Business Office/Finance/ Insurance / Professional Services Center - Large**<br>Qualifying projects must exceed 100,000 square feet of heated floor space and create at least 150 employment positions that exceed the average annual Wake County salary according to Wake County Economic Development or the Employment Security Commission. Employees perform professional, scientific, and technical services for others. Such services require a high degree of expertise and training and provide high salaried employment opportunities. Examples include software engineering, legal, medical, accounting, consulting, architectural, biomedical, chemical, research and development, and administrative services. Finance or Insurance Centers shall also pool financial risks by underwriting insurance and annuities. Some establishments support employee benefit programs. Examples include bank or credit union headquarters, brokerages, investments, insurance, financing, and data processing establishments. |
| 45 Base Points | **Manufacturing/Industrial Employment Center**<br>Manufacturing or Industrial establishments in this category exceed 200,000 square feet of floor space located in plants, factories, or mills and employ power- |

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| | |
|---|---|
| | driven machines and materials-handling equipment. They may also employ workers who assemble or create new products by hand, without the characteristic machinery-intensive enterprise. Many manufacturing establishments process products of agriculture, forestry, fishing, mining, or quarrying as well as products of other manufacturing establishments. Most manufacturing establishments have some form of captive services (e.g., research and development, and administrative operations, such as accounting, payroll, or management) in conjunction on-site. |
| | [redacted] category encompasses centers for all government [redacted] federal, state, and local government agencies that administer, overs[redacted] manage public programs and budgets and have executive, legislative [redacted] authority. Establishments develop policy, create laws, adjudi[redacted] cases, and provi[redacted] |
| 40 Base Points | **Single Use Retail**<br>Newly constructed single use, stand-alone building used primarily for retail, restaurant, or similar commercial use. |
| 40 Base Points | **Hotels, Motels, or other Accommodation Service Establishments**<br>This category serves lodging and short-term accommodations for travelers. They may offer a wide range of services, from overnight sleeping space to full-service hotel suites. They may offer these services in conjunction with other activities, such as entertainment or recreation. Stays in these establishments are generally less than one month. This classification does not include boarding or rooming houses. |
| 40 Base Points | **Arts/Entertainment/Museums**<br>These establishments operate facilities or provide services for a variety of cultural, entertainment, and performing art functions. Establishments include those that produce, promote, or participate in live performances, events, or exhibits intended for public viewing; those that preserve and exhibit objects and sites of historical, cultural, or educational interest; and those that operate facilities or provide services to serve activities associated with the aforementioned. |
| 40 Base Points | **Amusement, Sports or Recreational Establishment**<br>Establishments in this category operate either indoor or outdoor facilities offering family activities (i.e. sports, recreation, or amusement) and provide services, such as facilitating amusement in places operated by others, operating recreational sports groups and leagues. Examples include golf courses, indoor sports venues, bowling alleys, miniature golf courses, athletic clubs, skating rinks and arcades. This category may be used in conjunction with a commercial or residential development as a mixed use development. |
| 40 Base Points | **Mixed Use Development (Transit Oriented)**<br>Newly constructed or substantially rehabilitated collection of vertically mixed retail, office and residential uses in multi-story buildings centered within a one-half mile radius of an existing rail or bus transit station or the intersection of |

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|---|---|
| | Horton Street and North Arendell Avenue in Downtown Zebulon. In order to qualify as mixed use, developments must dedicate at least one-third of the total heated square footage to residential use and the remainder to a mix of retail and office uses. All three use types must be represented and at least 10% of the heated square footage must be dedicated to street level, storefront retail uses. |
| 40 Base Points | **Mixed Use Development (Urban Infill)**<br>Newly constructed or substantially rehabilitated collection of mixed retail, office and residential uses in a multi-story building on a previously developed parcel within the corporate limits. In order to qualify as mixed use, developments must dedicate at least one-third of the total heated square footage to residential use and the remainder to a mix of retail and office uses. All three use types must be represented and at least 10% of the heated square footage must be dedicated to street level, storefront retail uses. |
| 40 Base Points | **Mixed Use Development (Greenfield)**<br>Newly constructed collection of mixed retail, office and residential uses in a multi-story building or buildings on a previously undeveloped parcel. In order to qualify as mixed use, developments must dedicate at least one-third of the total heated square footage to residential use and the remainder to a mix of retail and office uses. All three use types must be represented and at least 10% of the heated square footage must be dedicated to street level, storefront retail uses. |
| 35 Base Points | **Housing Services for the Elderly Establishments**<br>This category offers housing services for the aged, not requiring a license from the North Carolina Department of Health and Human Services, such as independent retirement housing, multi-unit assisted housing with services (MAHS), and continuing care retirement centers. All facilities must provide, but not necessarily be limited to, the following services/facilities: On-site laundry facilities, on site management, guaranteed transportation services at least four days per week, on-site exercise facilities, on-site computer access, and a clubhouse/common lounge area for all residents. |
| 35 Base Points | **Mixture of Use Development (Retail/Office-Institutional/Commercial)**<br>Newly constructed collection of horizontally arranged uses including retail, office-institutional and commercial within a master planned project on a previously undeveloped parcel or parcels totaling at least 10 acres. Mixture of use projects must include at least two (2) use types with at least 25% of the space devoted to each use type included in the development. |
| 30 Base Points | **Retail/Commercial Center**<br>Newly constructed center of at least 50,000 square feet, typically containing an anchor such as a grocery store and other smaller spaces and/or outparcels for subordinate uses. Uses are entirely consumer-driven and include all manner of retail, service and office possibilities. |
| 30 Base Points | **Business Office/Finance/ Insurance / Professional Services Center – Medium**<br>Qualifying projects must exceed 50,000 square feet of heated floor space and create at least 75 employment positions that exceed the average annual Wake County salary according to Wake County Economic Development or the |

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|---|---|
| | Employment Security Commission. Employees perform professional, scientific, and technical services for others. Such services require a high degree of expertise and training and provide high salaried employment opportunities. Examples include software engineering, legal, medical, accounting, consulting, architectural, biomedical, chemical, research and development, and administrative services. Finance or Insurance Centers shall also pool financial risks by underwriting insurance and annuities. Some establishments support employee benefit programs. Examples include bank or credit union headquarters, brokerages, investments, insurance, financing, and data processing establishments. |
| 30 Base Points | **Business Office/Finance/ Insurance / Professional Services Center – Small**<br>Qualifying projects 50,000 square feet of heated floor space or less. Employees perform professional, scientific, and technical services for others. Such services require a high degree of expertise and training and provide high salaried employment opportunities. Examples include software engineering, legal, medical, accounting, consulting, architectural, biomedical, chemical, research and development, and administrative services. Finance or Insurance Centers shall also pool financial risks by underwriting insurance and annuities. Some establishments support employee benefit programs. Examples include bank or credit union headquarters, brokerages, investments, insurance, financing, and data processing establishments. |
| 30 Base Points | **Multi-Tenant Retail Center**<br>Newly constructed center 50,000 square feet or less, typically containing a more than one tenant space within a single structure. Uses are entirely consumer-driven and include all manner of retail, service and office possibilities. |
| 30 Base Points | **Single Use Office**<br>Newly constructed single use, stand-alone building used primarily for office and professional. |
| 30 Base Points | **Bungalow Court or Pocket Neighborhood**<br>Newly constructed Bungalow Court or Pocket Neighborhood per the standards of the Unified Development Ordinance. |
| 30 Base Points | **Distribution/Trucking Center**<br>Newly constructed center of at least 500,000 square feet where products and resources are transported to and delivered from via truck or rail. |
| 25 Base Points | **Warehouse**<br>Newly constructed center of at least 500,000 square feet where products and resources are stored. |
| 25 Base Points | **Religious Institutions**<br>Any facility such as a church, temple, synagogue, mosque or monastery used for worship by a non-profit organization and their customarily related uses. |
| 20 Base Points | **Intensive Industrial Uses:**<br>Uses classified as Special Land Uses within the Industrial Classification. |

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| | |
|---|---|
| 20 Base Points | **Multi-Family Residential & Condo Units** |
| 20 Base Points | **Major Subdivision 4- 25 Lots**<br>Any subdivision of land of four (4) – 25 Lots. |
| 10 Base Points | **Major Subdivision 26 lots or more**<br>Any subdivision of land of 26 or more lots. |
| Board Determination | **All Other Uses Not Categorized**<br>This category of use captures all other uses not categorized elsewhere. Allocations for such uses are left to the discretion of the Town's Board of Commissioners upon recommendation of the Planning Board and acted on a case-by-case basis. |

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# BONUS POINTS

Proposed projects can gain BONUS POINTS by agreeing to provide any of the following items over and above the UDO or Standard Specification requirements for their development proposal.

NOTE: No bonus points are given for UDO requirements.

## CATEGORY 1 – Non-Conformity Abatement and Public Infrastructure Improvements

| **Section 1A - Abatement of Nonconformities** | | (Max - 3 points) |
|---|---|---|
| | Abatement of any existing non-conforming structures | 3 |
| | Abatement of any existing non-conforming use of land | 2 |
| | Abatement of any existing non-conforming lots | 1 |

| **Section 1B - Roadway Infrastructure Not Warranted by TIA/UDO/CTP** | | (Max - 10 points) |
|---|---|---|
| | Construction of full cross section of existing off-site public street | 5 |
| | Nearby intersection improvements | 5 |
| | Traffic signal improvements | 4 |
| | Signage or striping improvements | 1 |

| **Section 1C - Off-Site Public Greenway Improvements** | | (Max - 10 points) |
|---|---|---|
| | Construct more than 4000 linear feet of 10-foot-wide path | 10 |
| | Construct more than 3000 linear feet of 10-foot-wide path | 8 |
| | Construct more than 2000 linear feet of 10-foot-wide path | 6 |
| | Construct more than 1000 linear feet of 10-foot-wide path | 4 |
| | Construct 500 to 1000 linear feet of 10-foot-wide path | 2 |

| **Section 1D – Off-Site Bike-Ped Improvements** | | (Max – 5 points) |
|---|---|---|
| | Construction of off-site sidewalk improvements (Subject to TRC Approval) | 2 |
| | Construction of off-site bike lane improvements (Subject to TRC Approval) | 3 |

## CATEGORY 2. Green Development Standards/ Building & Site Design

| **Section 2A - Conservation of Natural Habitat Meeting Active Open Space Requirements as Defined in the UDO** | | (Max - 10 points) |
|---|---|---|
| | One point per acre up to 10 acres | 1 - 10 |

| **Section 2B - Parking** | | (Max – 15 points) |
|---|---|---|
| | Structured Parking Facilities - must reduce footprint by 20% | 10 |
| | EV Charging Stations (two-port) | 5 |
| | Provision of on-street public parking (1 point per stall up to 10 Max) | 1 - 10 |

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| Section 2C - Stormwater SCM's | | (Max – 10 points) |
|---|---|---|
| | Stormwater - Restored Riparian Buffer | 10 |
| | Construct a fountain or other stormwater amenity within the BMP/SCM (as approved by Staff) | 4 |
| | Stormwater - Landscaped Green Roof | 5 |
| | Stormwater - Underground capture system for on-site irrigation | 5 |
| | Stormwater - Bioretention | 5 |
| | Stormwater - Wetland | 5 |
| | Exclusive use of porous pavement in parking areas where suitable | 2 |

| Section 2D - Building/Site Design | | (Max - 20 points) |
|---|---|---|
| | Compliance with residential design guidelines per Section 5.2 of the UDO | 10 |
| | Non-Residential building design that incorporates an active upper story. | 5 |
| | Pedestrian oriented and walkable site design which promotes alternatives to vehicular travel within the development. (Subject to TRC Approval) | 5 |

| Section 2E - Infill/Redevelopment | | (Max – 16 points) |
|---|---|---|
| | Development or Redevelopment within DTC | 10 |
| | Development or Redevelopment within DTP | 6 |
| | Redevelopment of previously vacant building space over 20,000 square feet | 6 |
| | Redevelopment of previously vacant building space under 20,000 square feet | 5 |

| Section 2F - Historic Preservation | | |
|---|---|---|
| | Historic Structure Preservation via Deed Restriction (Determined by TRC) | 10 |
| | Restoration of Historic Structure (Must be approved by TRC) | 5 |

| Section 2G – LEED Certification | | (Max – 10 points) |
|---|---|---|
| | LEED Certification for Neighborhood Development (LEED ND) | 10 |
| | Platinum LEED Certification | 10 |
| | Gold LEED Certification | 8 |
| | Silver LEED Certification | 6 |
| | Bronze LEED Certification | 4 |
| | LEED Certified Certification | 2 |

## CATEGORY 3 – Outdoor Enhancement and Transit Improvements

| Section 3A – Outdoor Enhancement | | (Max – 12 points) |
|---|---|---|
| | Construction of a Parkway Street Section on a Collector level street | 5 |

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| | | |
|---|---|---|
| | Construction or Preservation of Gateway Landscaping or Structure (Subject to Comprehensive Plan Consistency and TRC approval) | 5 |
| | Outdoor Display of Public Art (Subject to TRC Approval) | 4 |
| | Public Facing Outdoor Mural (Subject to TRC Approval) | 4 |
| | Maintenance of Roadside Gateway Plant Bed (requires maintenance agreement) | 3 |
| | Planting Pollinator Garden (225 Square Foot Minimum) | 3 |
| | Exclusive use of xeriscaping techniques and drought tolerant species | 3 |
| | Enhanced Roadside Landscaping (Subject to TRC Approval) | 2 |
| | Enhanced Buffer Landscaping (Subject to TRC Approval) | 2 |
| | Construction of a Parkway Street Section on a Local level street | 2 |
| | Preservation of Native Shade Tree Species (per Tree up to 10 Trees) | 1 |

| **Section 3B – Transit (Pursuant to location being adjacent to a planned or active transit route)** | | (Max - 8 points) |
|---|---|---|
| | Provision of more than 50 designated Park & Ride Stalls | 8 |
| | Provision of 25 designated Park & Ride Stalls | 5 |
| | Provision of 10 designated Park & Ride Stalls | 3 |
| | Provision of mass transit easement w/ structure (bus stop with shelter & bench) | 2 |

## CATEGORY 4 - Amenities

| **Section 4A - Private Greenway** | | (Max - 3 points) |
|---|---|---|
| | Construction of more than 3000 linear feet private greenway meeting Town of Zebulon standards | 3 |
| | Construction of more than 2000 linear feet of private greenway meeting Town of Zebulon standards | 2 |
| | Construction of more than 1000 linear feet of private greenway meeting Town of Zebulon standards | 1 |

| **Section 4B – Pool (Combinations may be approved by TRC)** | | (Max - 8 points) |
|---|---|---|
| | Olympic Pool and Aquatic Center | 8 |
| | Junior Olympic Pool | 5 |
| | Lap Pool (four lane minimum) | 3 |
| | Resort Style Pool | 2 |
| | Any Other Pool | 1 |

| **Section 4C - Outdoor Deck/Patio** | | (Max - 3 points) |
|---|---|---|
| | Deck/Patio - More than 3000 square feet | 3 |
| | Deck/Patio - More than 2000 square feet | 2 |
| | Deck/Patio - More than 1000 square feet | 1 |

| **Section 4D - Pool Amenities** | (Max - 2 points) |
|---|---|

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| | | |
|---|---|---|
| | Jacuzzi/Hot Tub/Whirlpool | 2 |
| | Water Playground with apparatus | 2 |
| | Sauna/Steam room | 2 |

| **Section 4E - Clubhouse** | | (Max - 10 points) |
|---|---|---|
| | Commercial Coffee Shop with at least 10 designated public seating spaces. | 10 |
| | With full kitchen and over 4000 square feet of meeting space | 10 |
| | With full kitchen and less than 4000 square feet of meeting space | 9 |
| | Meeting space without kitchen more than 3500 square feet | 8 |
| | Meeting space without kitchen 2500 - 3499 square feet | 7 |
| | Meeting Space without kitchen 1500 - 2499 square feet | 5 |
| | Meeting Space without kitchen less than 1500 square feet | 4 |
| | No meeting space, bathrooms and changing rooms only | 3 |
| | Outdoor Kitchen or Grills | 2 |

| **Section 4F - Additional Active Recreation** | | (Max - 10 points) |
|---|---|---|
| | Gymnasium (regulation size indoor basketball court) | 10 |
| | Baseball/Softball Field (regulation size) | 5 |
| | Football/Soccer Field (regulation size) | 5 |
| | Skate Park | 5 |
| | Tennis Courts (two regulation courts, fenced) | 5 |
| | Multi-Use Hardcourt (two regulation basketball courts, street hockey, fenced) | 5 |
| | Pickleball Court (three regulation courts, fenced) | 5 |
| | Pocket Park – 5,000 square feet | 3 |
| | IPEMA Certified Playground Equipment | 4 |
| | Lighted Field of Play for nighttime use | 3 |
| | Electronic Scoreboard or Covered Dugouts or Bleachers | 3 |
| | Community Garden – 15-foot by 15-foot, with water access and potting shed. | 3 |

| **Section 4G – Additional Urban Open Space Enhancements (Within Non Residential Zoning Districts)** | | (Max – 10 points) |
|---|---|---|
| | Fountain | 2 |
| | Canopy Including Fixed Permanent Seating | 2 |
| | Drinking Fountain with Pet Fountain | 2 |
| | Permanent Game Tables | 1 |
| | Permanent Tables with Shade Cover | 1 |
| | All Weather Bulletin Board | 1 |
| | Covered or Internal Bicycle Parking | 1 |
| | Artist-Design Bicycle Racks | 1 |
| | Little Free Library | 1 |
| | Drinking Fountain | 1 |
| | Public Work Bike Stand With Tools | 1 |

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## CATEGORY 5 – Affordable Housing

| **Inclusion of a percentage of the provided housing stock of a proposed development cost no more than 30% of a household income not exceeding 80% of the Area Median Income (AMI)** | | (Max – 10 Points |
|---|---|---|
| | 15% Affordable Housing | 10 |
| | 10% Affordable Housing | 5 |

## CATEGORY 6 – Other

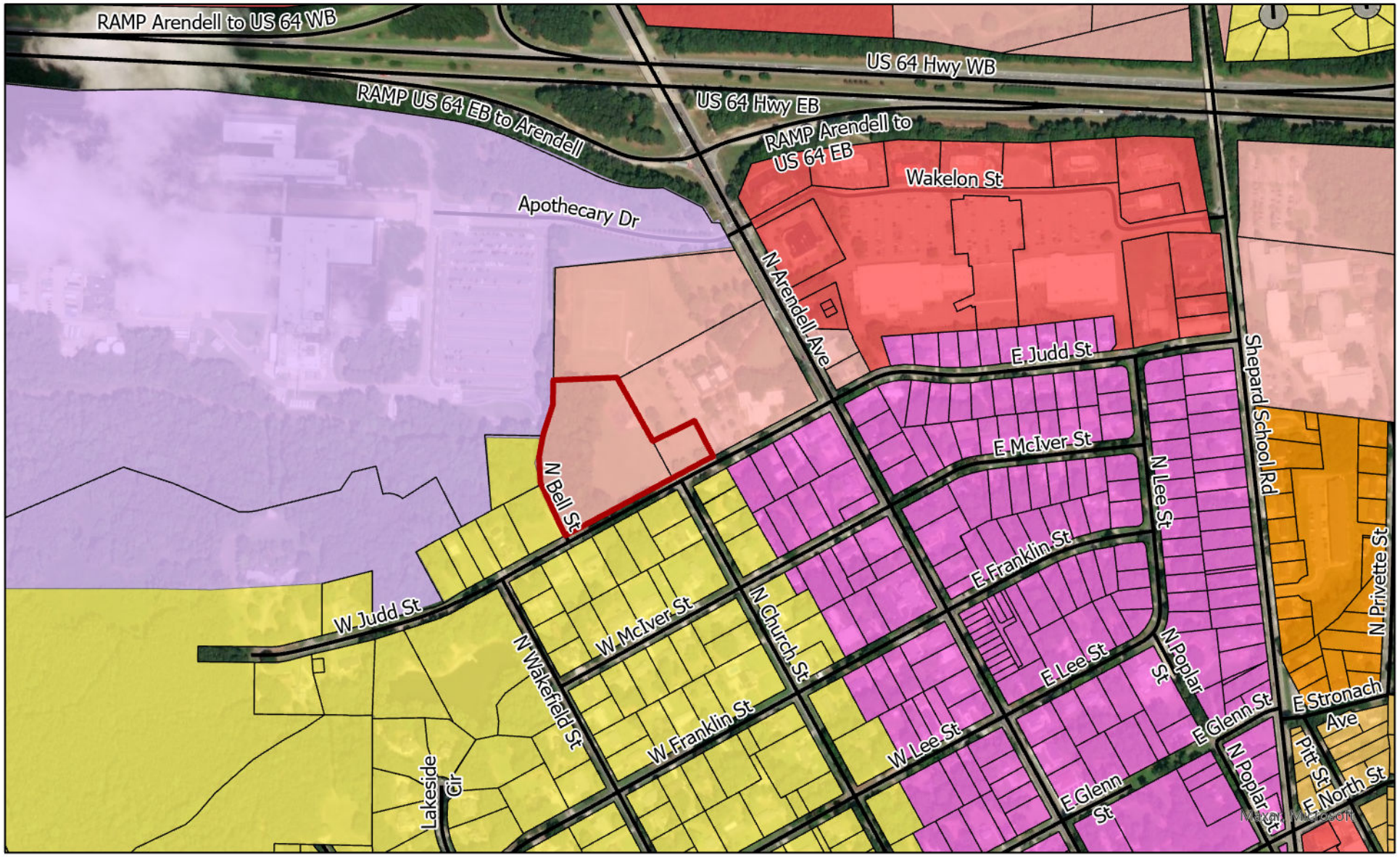
(Max 5 Points)

| | | |
|---|---|---|
| | Integrated public safety operation systems (EX. Flock Safety or others as approved by the Police Department) | 3 |
| | Smart Waste and Recycling Stations | 2 |



Attachment
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# Future Land Use Map




Planning ZEBULON NORTH CAROLINA

0 0.05 0.1 0.2 Miles

## Legend

- Zebulon Public Safety Station
- Streets
- Parcels

Land Use/Character

- General Residential (GR)
- Urban Residential (UR)
- Residential Mix (RM)
- Suburban Commercial (SC)
- General Commercial (GC)
- Industrial Light (IL)
- Urban Downtown Mixed Use (UDMU)

# Aerial Map



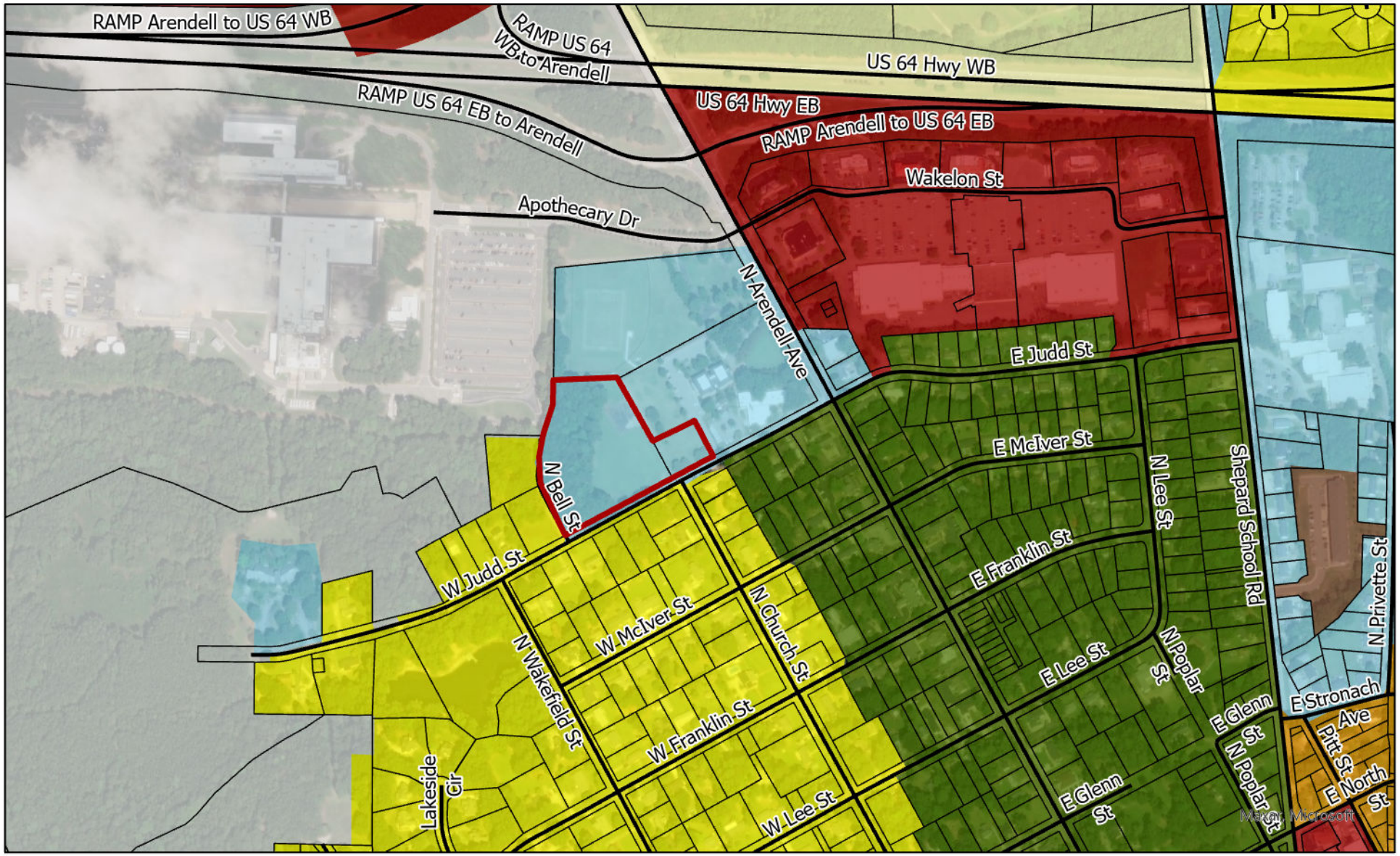

Planning
ZEBULON
NORTH CAROLINA

0 0.05 0.1 0.2 Miles

## Legend

- Zebulon Public Safety Station
- Streets
- Parcels

# Zoning Map




Planning
ZEBULON
NORTH CAROLINA

0 0.05 0.1 0.2 Miles

## Legend

- Zebulon Public Safety Station
- Streets
- Parcels
- R2, Residential Suburban
- R4, Residential Neighborhood
- R6, Residential Urban
- RMF, Residential Multi-Family
- HC, Heavy Commercial
- LI, Light Industrial
- OI, Office and Institutional
- DTP, Downtown Periphery
- CZ, Conditional Zoning

Attachment
Q 2025-04

ZEBULON
NORTH CAROLINA

**CASE # Planned Development 2025-04 – Zebulon Public Safety Station**

**HEARING DATE: May 12, 2025**

State of North Carolina

County of WAKE

BEFORE ME, the undersigned Notary, ERIC S. ANDERSON on this 8TH day of MAY 2025, personally appeared Matthew Lower, known to me to be a credible person and of lawful age, who being by me first duly sworn, on his oath, deposes and says:

I Matthew Lower, Planning Director for the Town of Zebulon, affirm that the following Public Notice Procedures have been completed in accordance with applicable North Carolina General Statute and Town of Zebulon Unified Development Ordinance Section 2.3.6 have been satisfied for the above referenced hearing.

- Advertisement in a Paper of General Circulation sent on April 28, 2025 (Wake weekly, publication dates **5/2/2025 & 5/9/2025**)
- Posted to Planning Department Website **5/1/2025**
- Signs Posted on Site **5/1/2025**
- Mailed Notices sent out **5/1/2025**

[signature] 5/8/25

Matthew Lower — Date

Subscribed and sworn to before me, this 8TH day of MAY 2025.

[Notary Seal:]

ERIC S ANDERSON NOTARY PUBLIC JOHNSTON COUNTY, NC

[signature] ERIC S. ANDERSON

[signature of Notary] [printed name of Notary]

NOTARY PUBLIC

My commission expires: 4-14-, 2029.

Attachment
PD 2025-04

# Notice of Public Hearing

Notice is hereby given pursuant to the provisions of Article 2.3.6 of the Town of Zebulon Unified Development Ordinance that a public hearing will be held on **May 12, 2025, at 6:00 PM** at the **Zebulon Municipal Complex, 1003 N. Arendell Avenue**, and will be conducted by the Board of Commissioners and the Planning Board for the purpose of considering the following items:

***IDT Project Number 1528255 – Planned Development 2025-01 – Pearces Road Planned Development***
*PIN # 1797914808, 2707125054.* A request by TBM Partners LLC on behalf of property owner Wall Purdy Family LLC, for a rezoning to the Planned Development (PD) zoning district for the development of 510 residential units and 2.6 acres for select commercial uses.

***IDT Project Number 1709550 – Planned Development 2025-04 – Zebulon Public Safety Station (200 W Judd St)***
*PIN# 2705180148.* A request by Town of Zebulon, for a rezoning to the Planned Development (PD) Zoning District for the development of a future Public Safety Station.

Public comments may be submitted to Planner II Catherine Farrell at cfarrell@townofzebulon.org no later than 12:00 Noon on the day of the hearing to be read into the record. Links will be provided along with the full application packet and documentation on the Planning Department web page at https://www.townofzebulon.org/departments/planning/public-hearing-information For questions or additional information, please contact us at (919) 823-1811.

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# Notificación de Audiencia Pública

Por la presente se notifica, de conformidad con las disposiciones del Artículo 2.3.6 de la Ordenanza de Desarrollo Unificado del Pueblo de Zebulon, que se celebrará una audiencia pública el **12 de mayo de 2025, a las 6:00 PM** en el **Complejo Municipal de Zebulon, 1003 N. Arendell Avenue**, y será llevada a cabo por la Junta de Comisionados y la Junta de Planificación con el propósito de considerar los siguientes puntos:

***IDT Proyecto Número 1528255 - Desarrollo Planificado 2025-01 - Desarrollo Planificado Pearces Road***
*PIN # 1797914808, 2707125054.* Una solicitud de TBM Partners LLC en nombre del dueño de la propiedad Wall Purdy Family LLC, para una rezonificación al distrito de zonificación de Desarrollo Planeado (PD) para el desarrollo de 510 unidades residenciales y 2.6 acres para usos comerciales selectos.

***IDT Proyecto Número 1709550 - Desarrollo Planificado 2025-04 - Estación de Seguridad Pública de Zebulon (200 W Judd St)***
*PIN# 2705180148.* Una solicitud del Pueblo de Zebulon, para una recalificación al Distrito de Zonificación de Desarrollo Planificado (PD) para el desarrollo de una futura Estación de Seguridad Pública.

Los comentarios del público pueden presentarse al Planner II Catherine Farrell en cfarrell@townofzebulon.org no más tarde de las 12:00 del mediodía del día de la audiencia para ser leído en el expediente. Los enlaces se proporcionarán junto con el paquete de solicitud completa y la documentación en la página web del Departamento de Planificación en https://www.townofzebulon.org/departments/planning/public-hearing-information. Para preguntas o desea más información, póngase en contacto con nosotros en el (919) 823-1811.

# PUBLIC HEARING INFORMATION

**Notice of Public Hearing**

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*PIN # 1797914808,2707125054.* A request by TBM Partners LLC on behalf of property owner Wall Purdy Family LLC, for a rezoning to the Planned Development (PD) zoning district for the development of 510 residential units and 2.6 acres for select commercial uses.

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*PIN# 2705180148.* A request by Town of Zebulon, for a rezoning to the Planned Development (PD) Zoning District for the development of a future Public Safety Station.

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Attachment 2025-04

**Location**

Wake County, North Carolina

**Notice Text**

**Notice of Public Hearing**

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*The Wake Weekly*
*May 2, 9, 2025*


PUBLIC HEARING NOTICE
A Public Hearing has been scheduled for this property. For more information, please contact the Town of Zebulon Planning Department.
Planned Development Request
Zebulon Public Safety Station
200 W Judd St (PIN # 2705180148)
TownOfZebulon.org
(919) 823-1809
ZEBULON
NORTH CAROLINA