

PEARCES RD
PLANNED DEVELOPMENT
MASTER PLAN SET

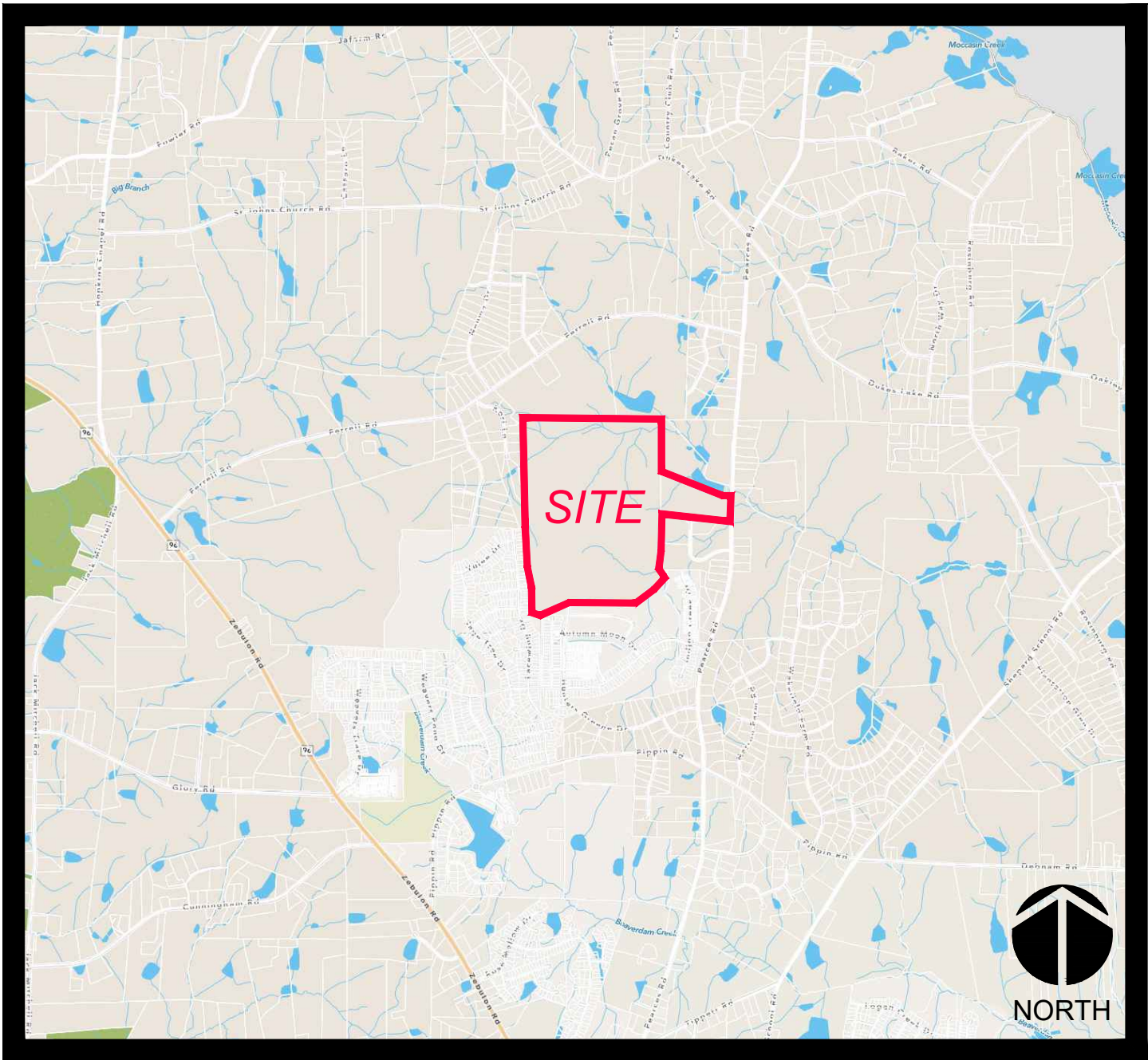
ZEBULON, NORTH CAROLINA

NOVEMBER 1, 2024

REVISED JANUARY 10, 2025

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 2,420 SF (TOWNHOME STYLE) WITH A MINIMUM WIDTH OF 22'.
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. TEN OF THE CONDO STYLE SINGLE FAMILY ATTACHED LOTS WILL BE ALLOCATED AS AFFORDABLE HOUSING UNITS, BASED ON THE TOWN OF ZEBULON AVERAGE HOUSEHOLD INCOME.



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) ±10,273 LF (50' PUBLIC ROW) ±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	20'	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%

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MASTER PLAN DETAILS	10

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: jceбина@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 Ball
Email: sball@sandec.com

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301 GLENWOOD AVE. 220
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PHONE: 919-367-8790
FAX: 919-322-0032

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License # C-1739

PEARCES RD PLANNED DEVELOPMENT EXISTING CONDITIONS PLAN

ZEBULON, NC

NOVEMBER 1, 2024

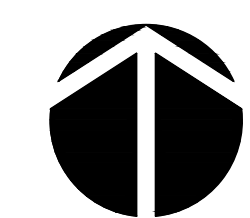
REVISED JANUARY 10, 2025

SITE DATA

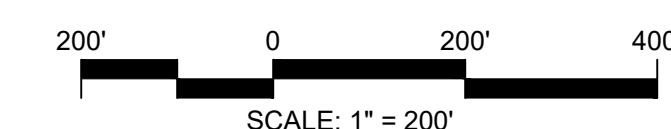
TOTAL PROJECT AREA=	±161.046 AC
PIN=	1797914808, 2707125054
EXISTING ZONING=	R-30 (WAKE COUNTY)

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.



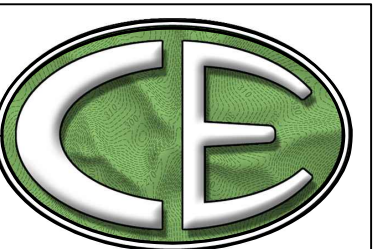
NORTH



SCALE: 1" = 200'

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PEARCES RD PLANNED DEVELOPMENT MASTER PLAN

ZEBULON, NC

NOVEMBER 1, 2024

REVISED JANUARY 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)
±211 (42' X 120' REAR-LOAD)
±103 (62' X 120' FRONT-LOAD)

SINGLE FAMILY LOTS= ±161.046 AC
TOTAL LF OF ROADS= ±7,581 LF (60' ROW)
±10,273 LF (50' ROW)
±10,823 LF (30' ALLEY ROW)

OPEN SPACE DATA

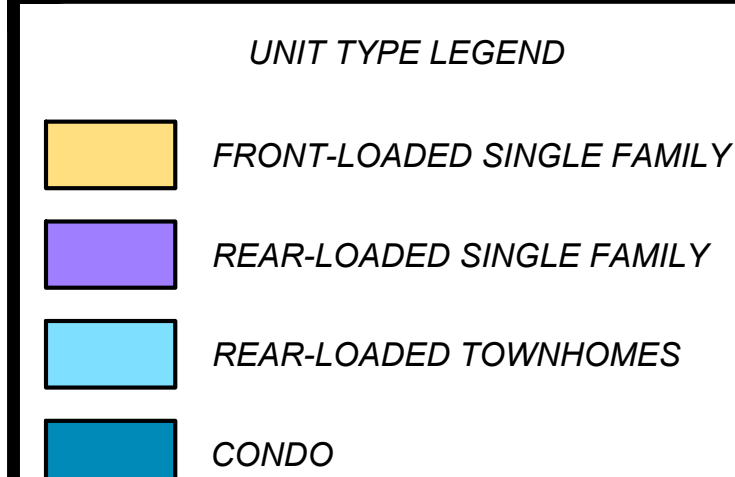
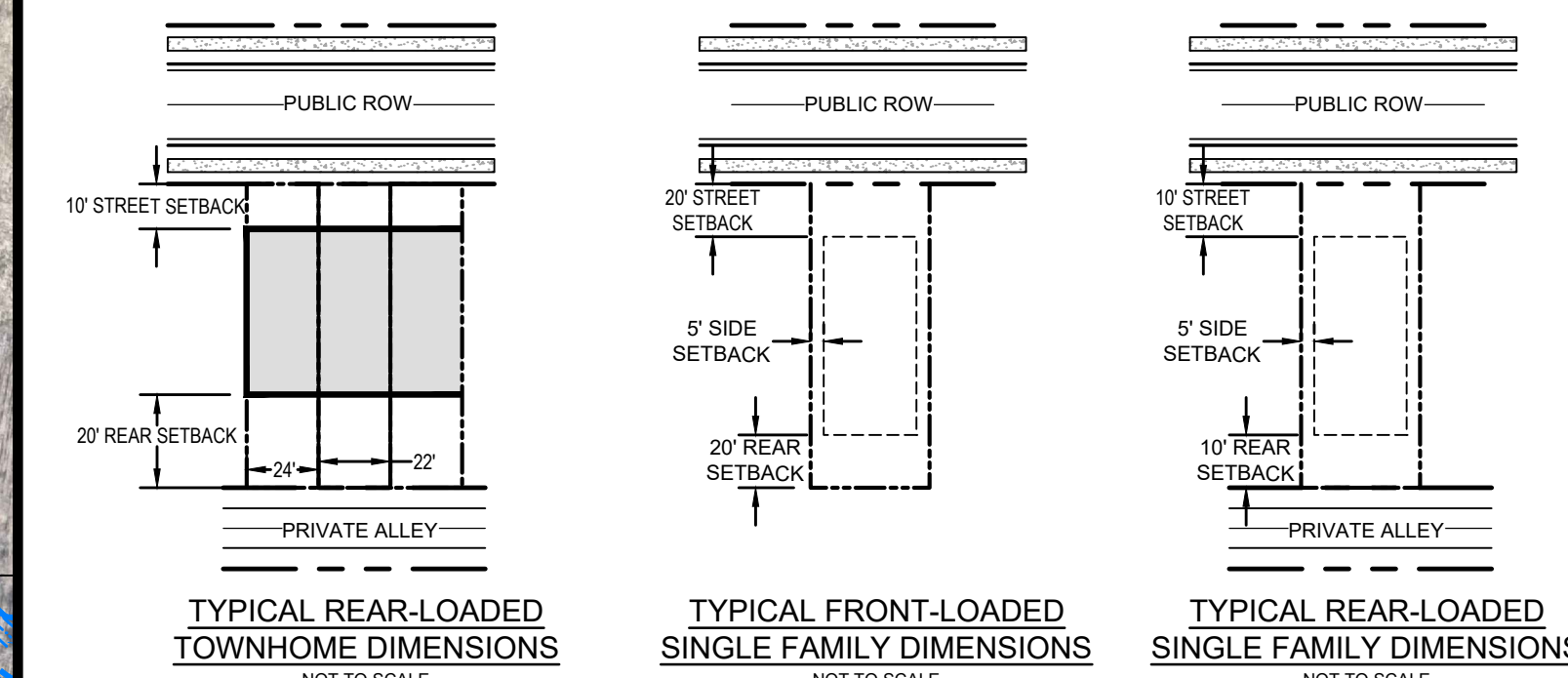
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CONDO PARKING 176 SPACES (3.3 SPACES/ UNIT)
AMENITY SITE 89 SPACES (16 SPACES/ 1,000 SF)
ON-STREET PARKING 285 SPACES (0.55 SPACES/ UNIT)



ROAD FRONTAGE AT PEARCES RD SHALL INCLUDE IMPROVEMENTS FOR A 4-LANE DIVIDED ROADWAY ACCORDING TO THE TOWN OF ZEBULON'S COMPREHENSIVE TRANSPORTATION PLAN

10' WIDE PAVED MULTI-USE TRAIL, TYP.

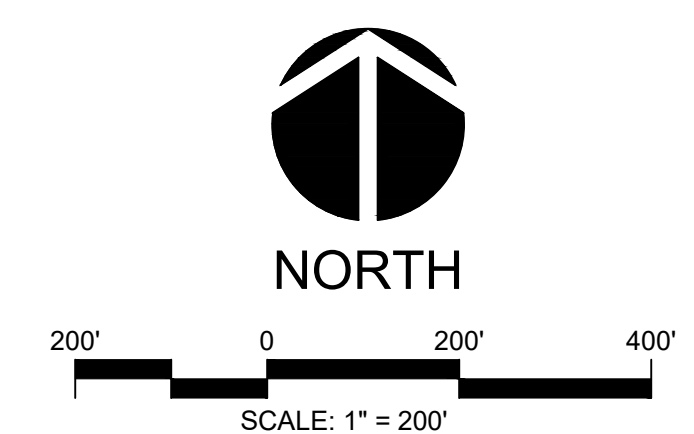
DISC GOLF, TYP.

MULCH TRAIL, TYP.

APPROXIMATE LOCATION OF STREAM, TYP.

FLOODPLAIN, TYP.

STREAM BUFFER, TYP.
APPROXIMATE LOCATION OF EXISTING WETLAND, TYP.



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NOVEMBER 1, 2024
REVISED JANUARY 10, 2025

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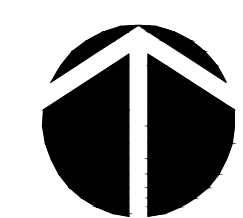
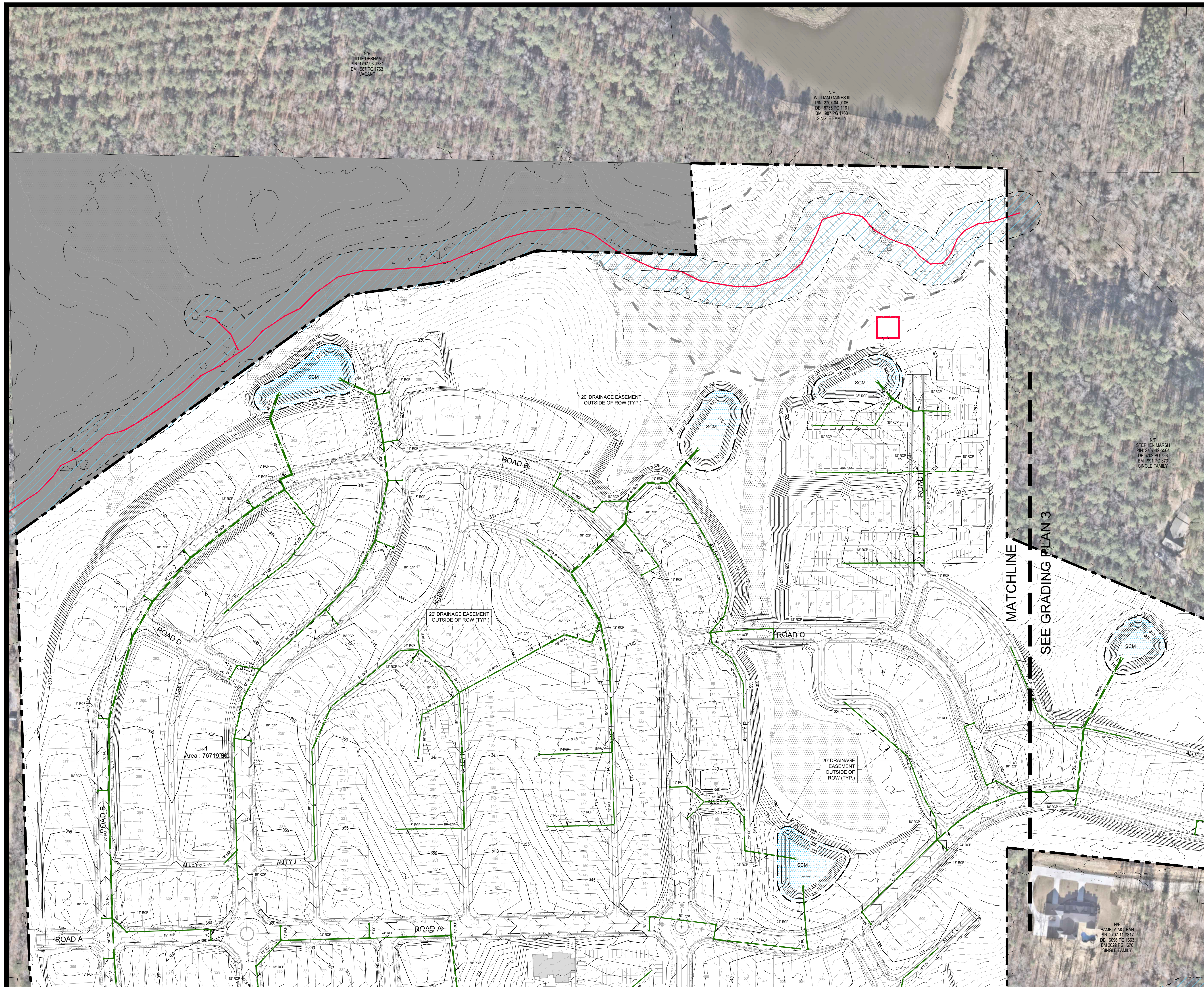
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PIN=	1797914808, 2707125054
EXISTING ZONING=	R-30 (WAKE COUNTY)



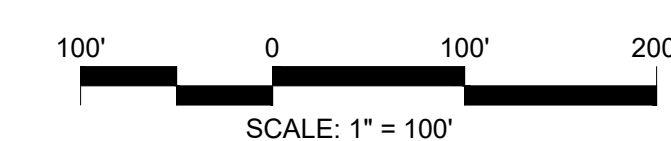
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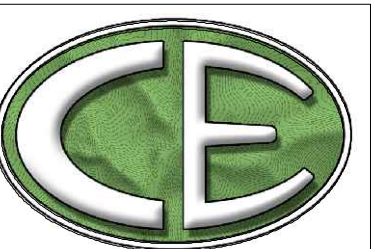


NORTH



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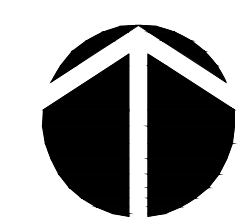
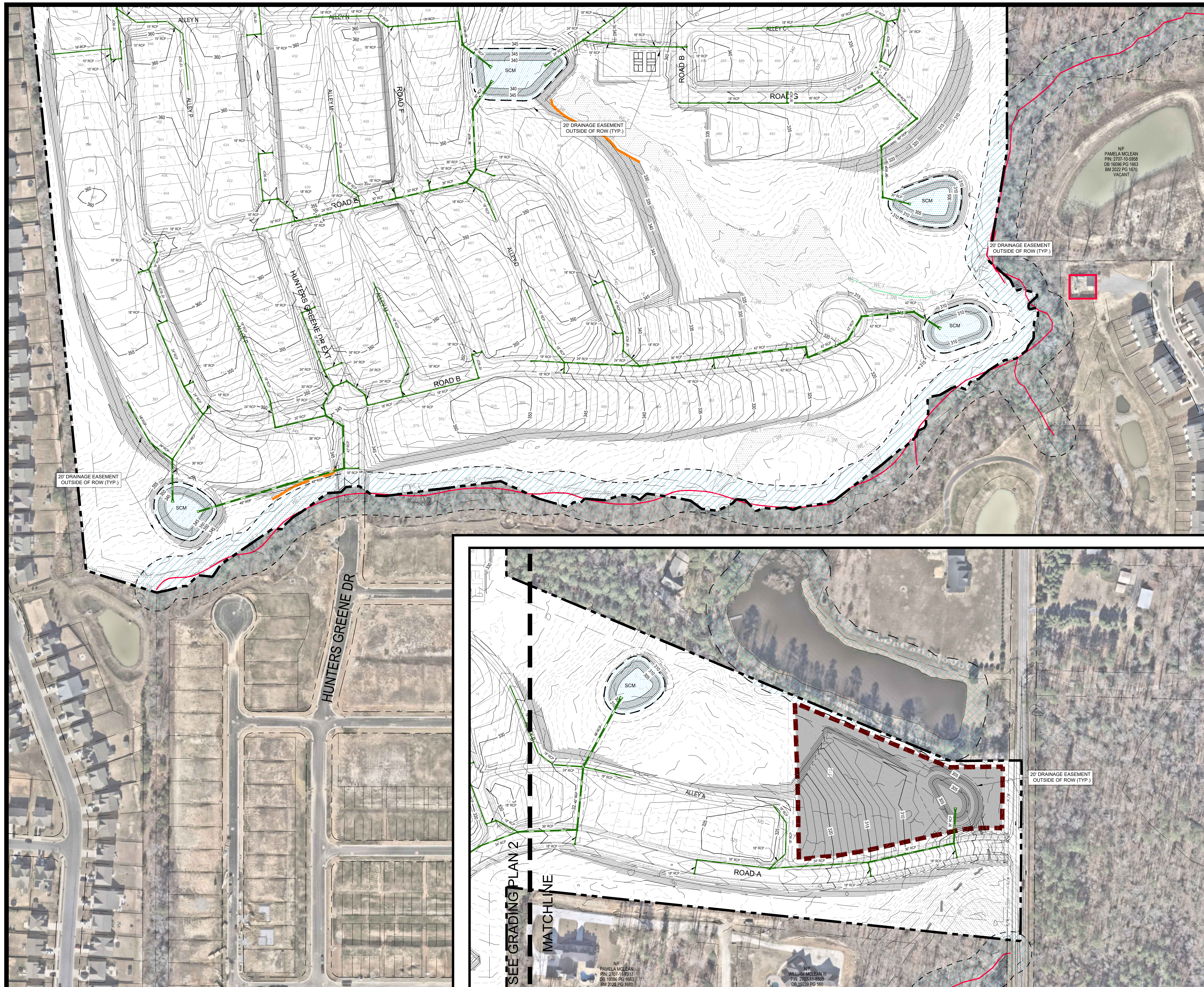
301 GLENWOOD AVE. 220
RALEIGH, NC 27603
PHONE: 919-367-8790
FAX: 919-322-0032

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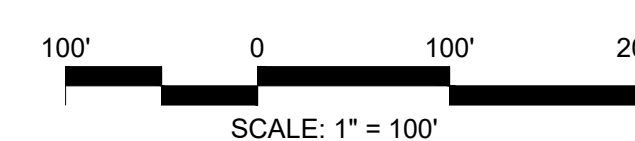
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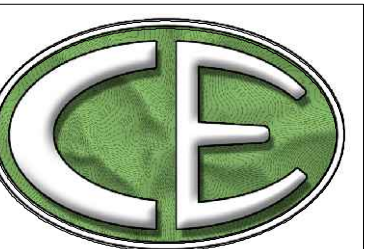
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NORTH



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PEARCES RD PLANNED DEVELOPMENT MASTER UTILITY PLAN

ZEBULON, NC

NOVEMBER 1, 2024

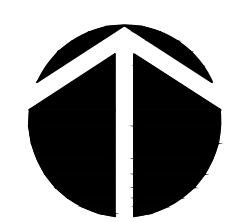
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SITE DATA

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PIN=	1797914808, 2707125054
EXISTING ZONING=	R-30 (WAKE COUNTY)

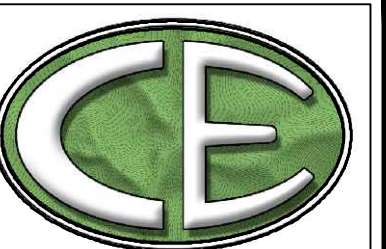
LEGEND

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



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

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PEARCES RD
PLANNED
DEVELOPMENT
MASTER
OFF-SITE UTILITY
EXHIBIT

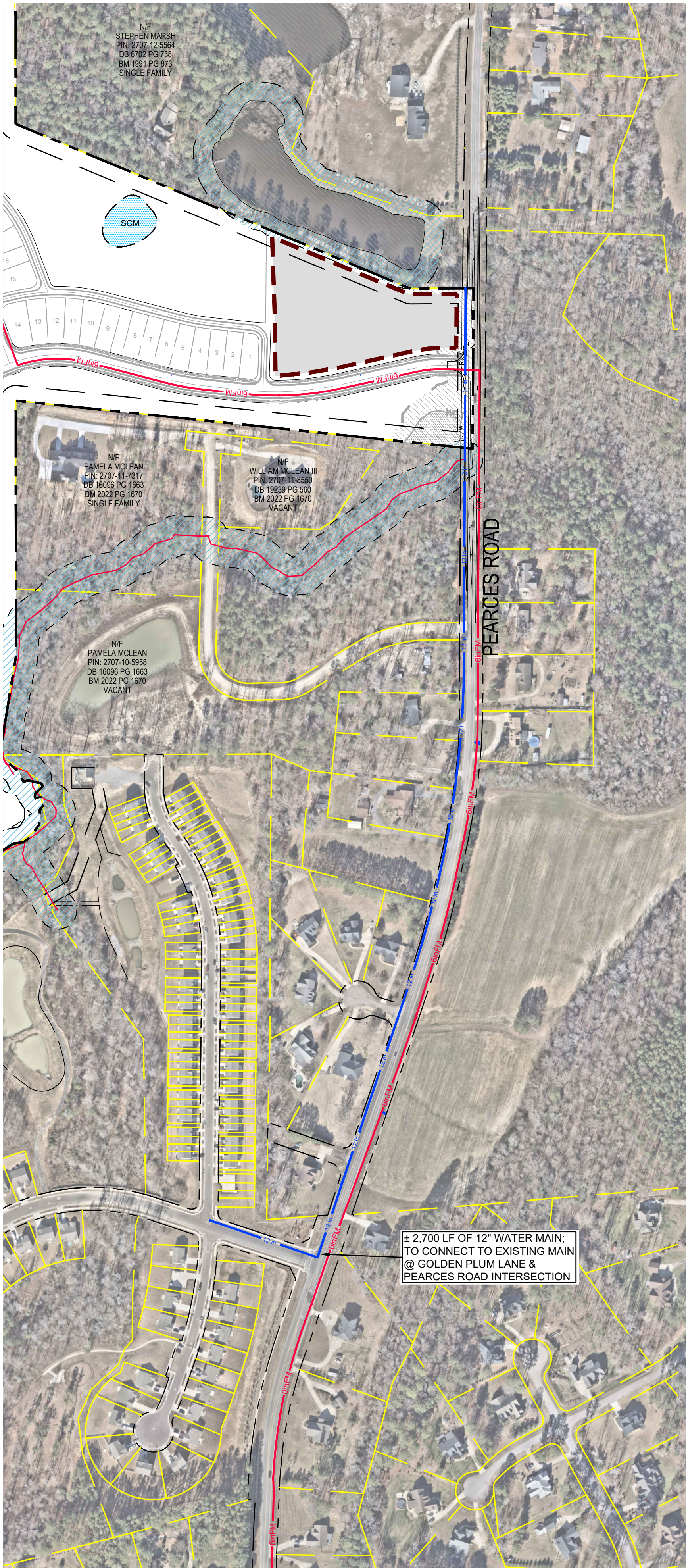
ZEBULON, NC
NOVEMBER 1, 2024
REVISED JANUARY 10, 2025

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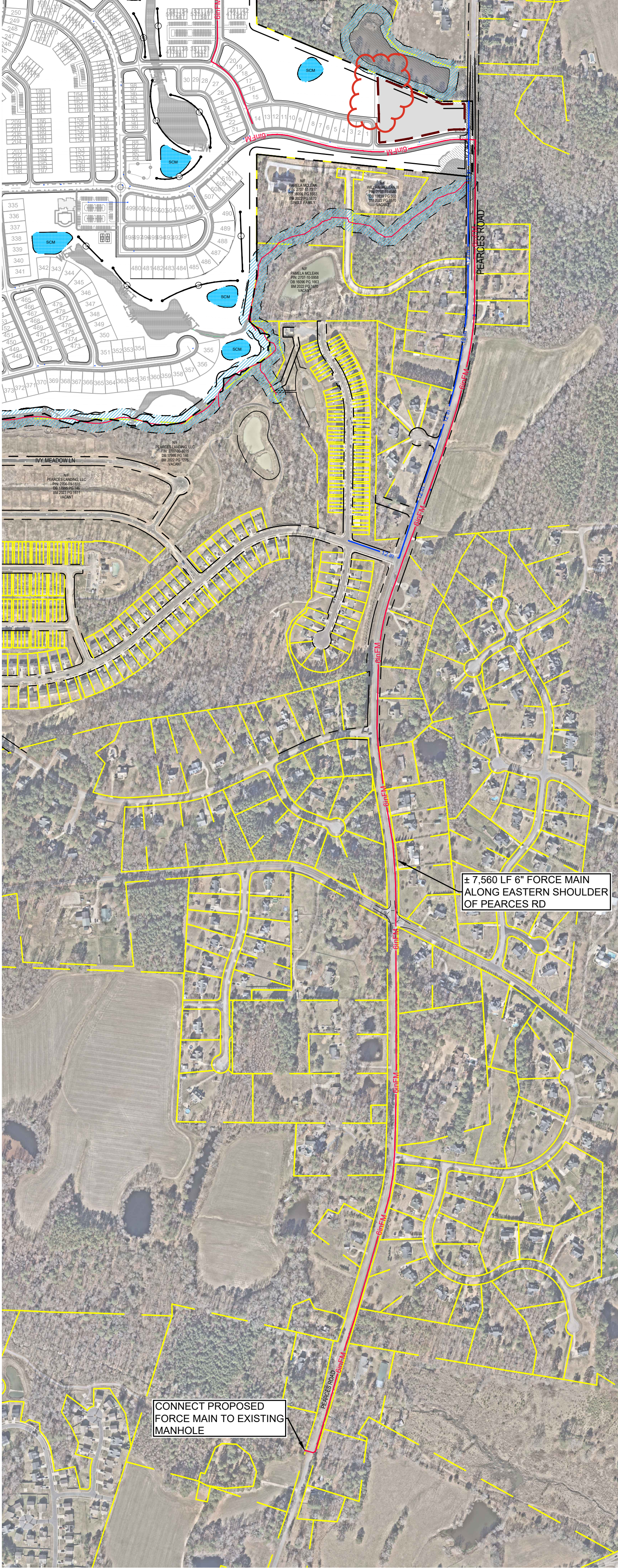
TOTAL PROJECT AREA=	±161.046 AC
PIN=	1797914808, 2707125054
EXISTING ZONING=	R-30 (WAKE COUNTY)

LEGEND

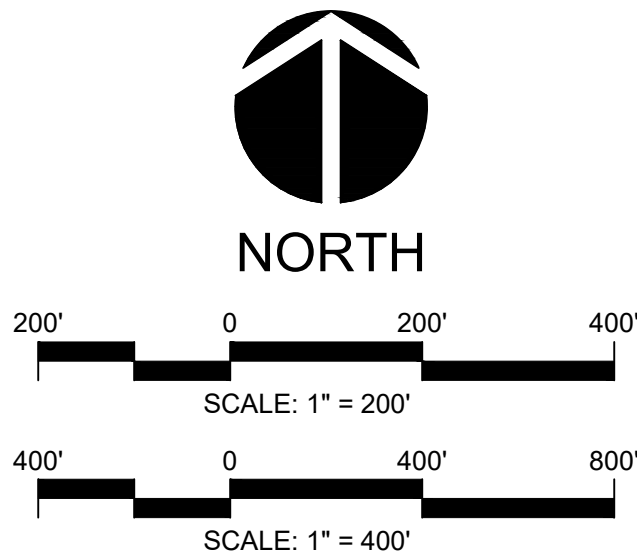
- FIRE HYDRANT ASSEMBLY
- WATER VALVE
- 8" WATER MAIN
- 12" WATER MAIN
- SANITARY SEWER MANHOLE
- GRAVITY SEWER LINE
- 8" FORCE MAIN
- STORM DRAIN



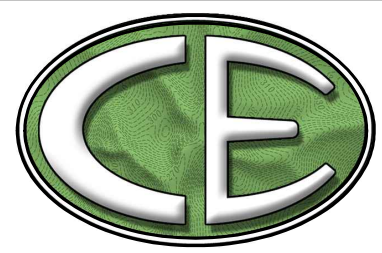
OFF-SITE WATER MAIN EXT
SCALE: 1" = 200'



OFF-SITE FORCE MAIN EXT
SCALE: 1" = 400'



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PEARCES RD PLANNED DEVELOPMENT MASTER LANDSCAPE PLAN

ZEBULON, NC

NOVEMBER 1, 2024

REVISED JANUARY 10, 2025

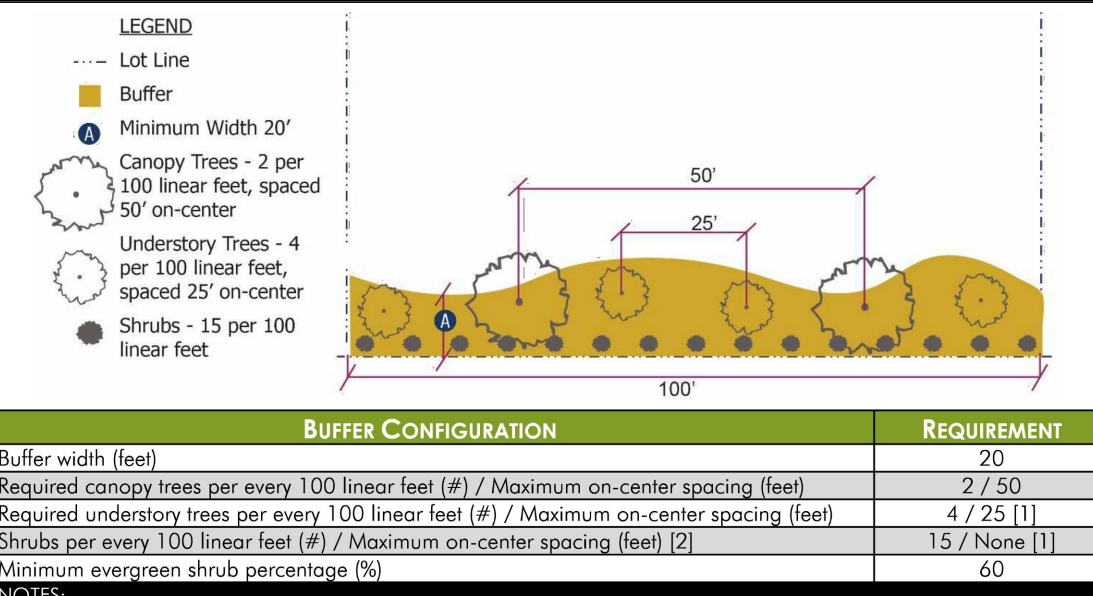
SITE DATA

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-Opague)
▨	N/A	Buffer Type C (Modified)

TYPE B INTERMITTENT



TYPE C SEMI-OPAQUE

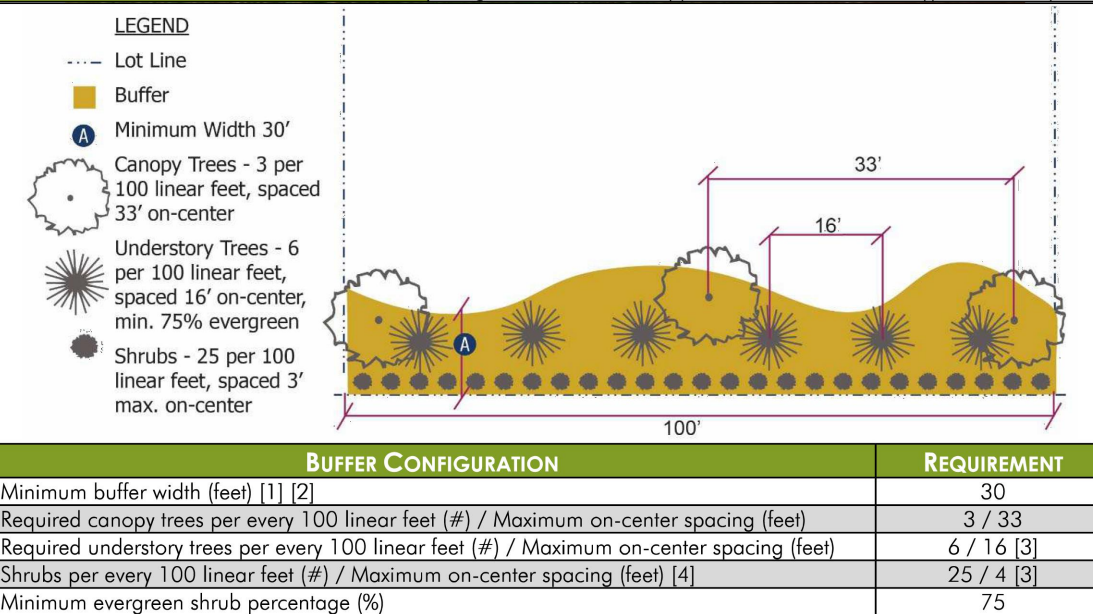
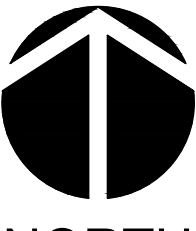
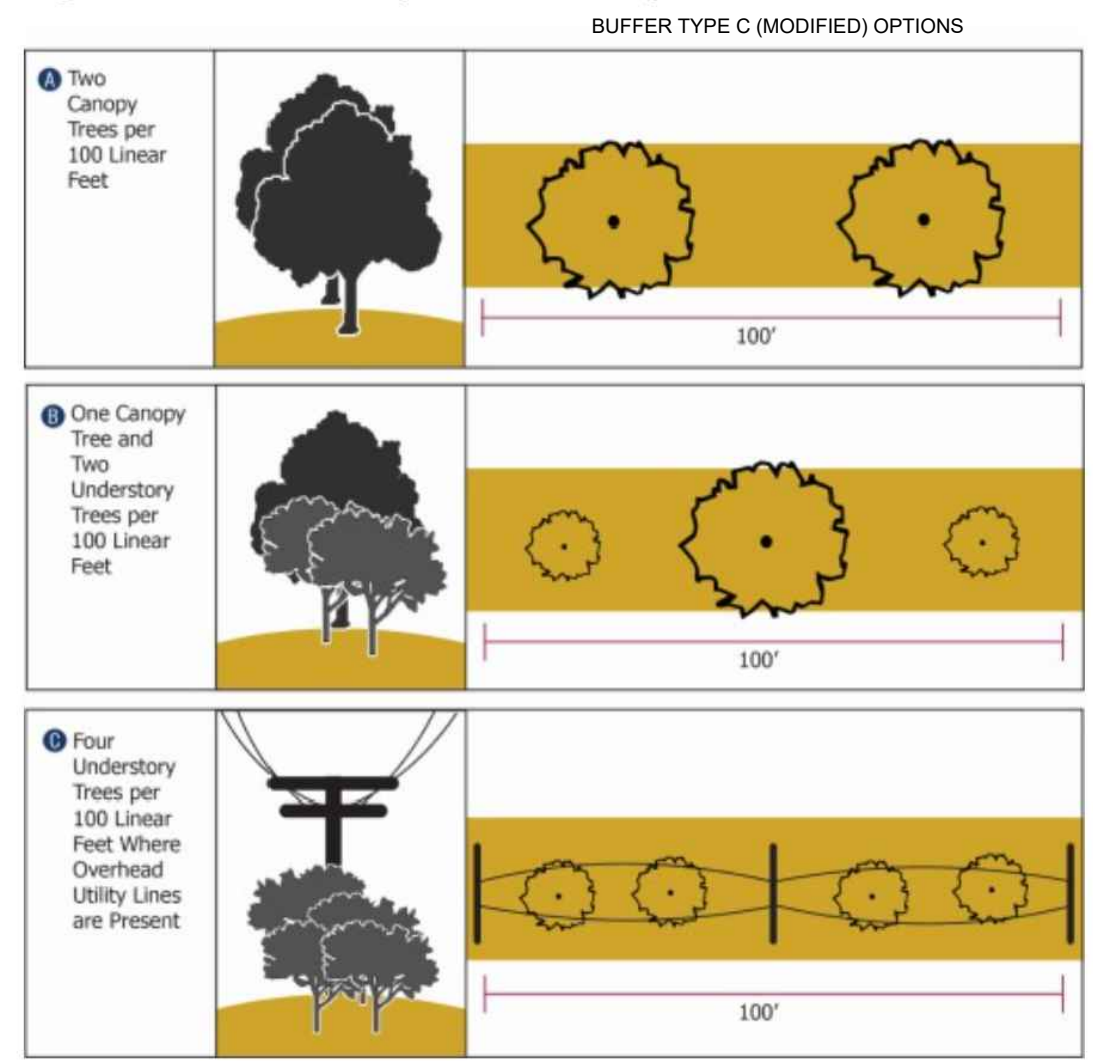
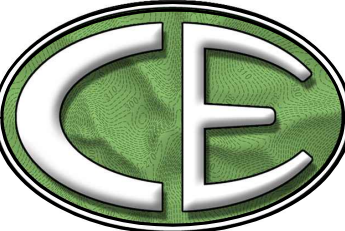


Figure 5.6.12: Streetscape Buffer Configuration



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

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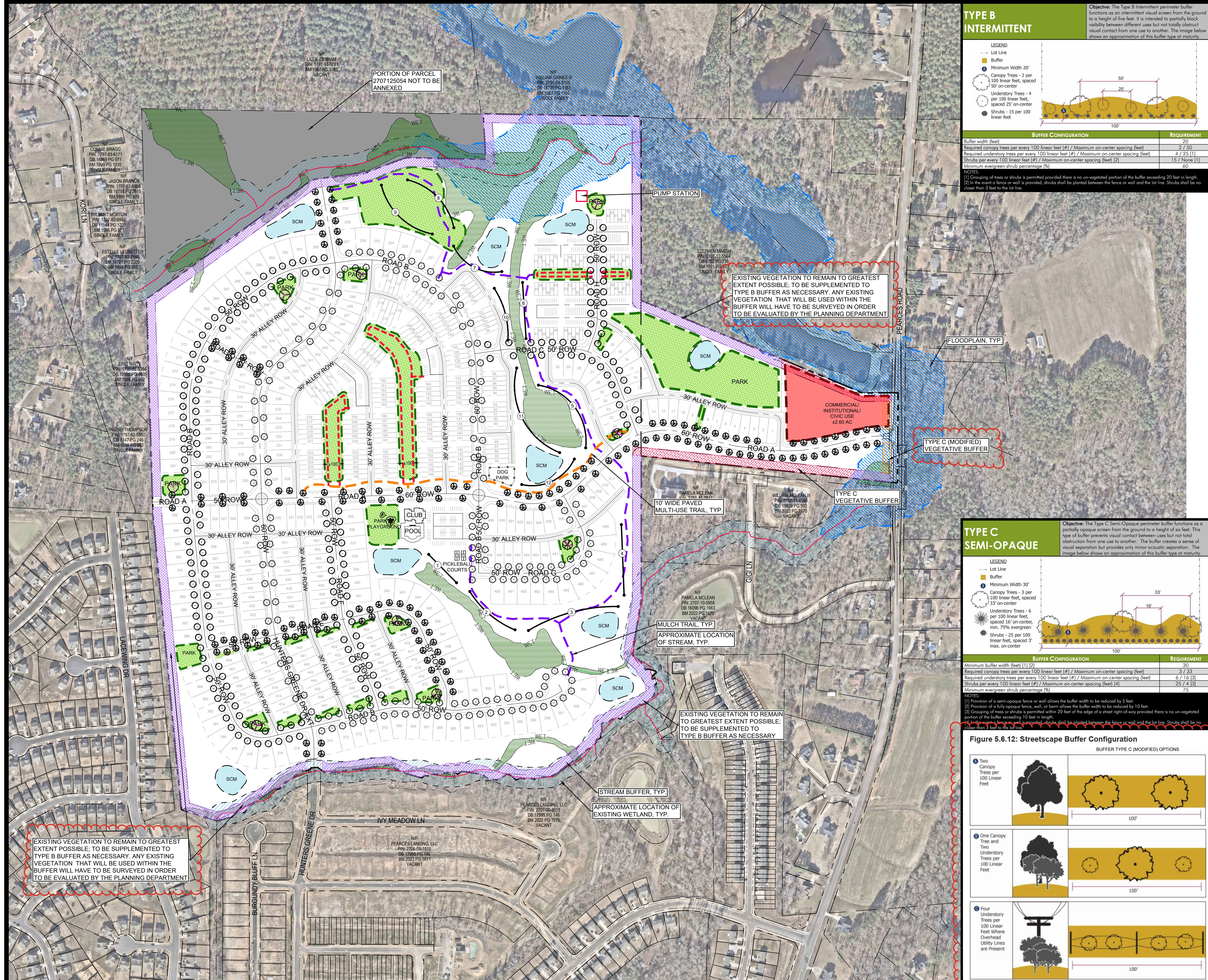


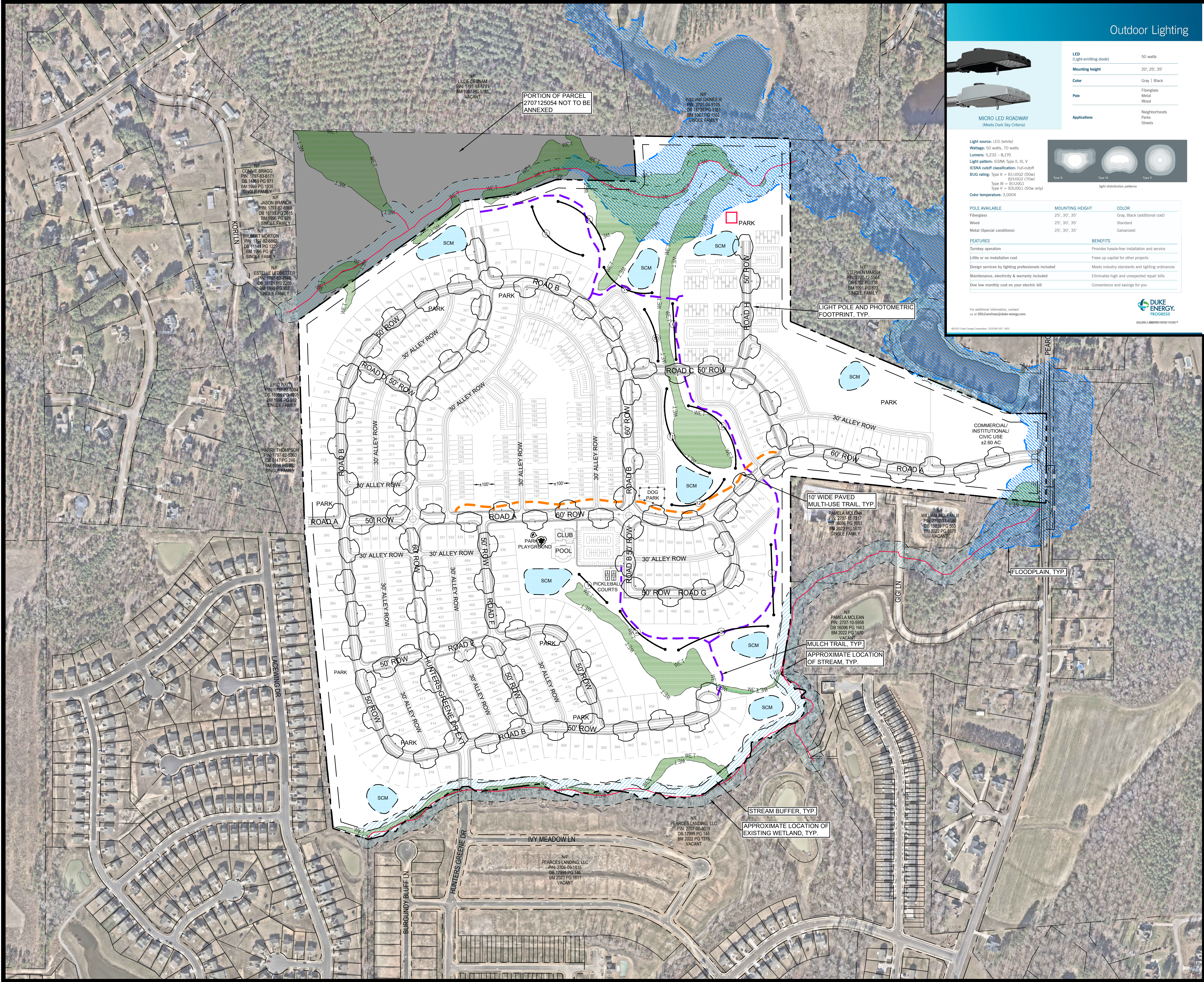
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MICRO LED ROADWAY
(Meets Dark Sky Criteria)

Light source: LED (w/flu)
Wattage: 50 watts, 70 watts
Lumens: 5,232 - 8,170
Light pattern: IESNA Type II, III, V
IESNA cutoff classification: Full-cutoff
BUG rating: Type II = B1U0G2 (50w)
Type III = B1U0G1 (70w)
Type V = B1U0G1 (50w only)
Color temperature: 3,000K

POLE AVAILABLE

POLE AVAILABLE	MOUNTING HEIGHT	COLOR
Fiberglass	25', 30', 35'	Gray, Black (additional cost)
Wood	25', 30', 35'	Standard
Metal (Special conditions)	25', 30', 35'	Galvanized

FEATURES

FEATURES	BENEFITS
Turnkey operation	Provides hassle-free installation and service
Little or no installation cost	Frees up capital for other projects
Design services by lighting professionals included	Meets industry standards and lighting ordinances
Maintenance, electricity & warranty included	Eliminates high and unexpected repair bills
One low monthly cost on your electric bill	Convenience and savings for you

For additional information, contact us at 1.800.244.4444@duke-energy.com

 BUILDING A SMOOTHER ENERGY FUTURE™

Outdoor Lighting

LED (Light-emitting diode)	50 watts
Mounting height	20', 25', 35'
Color	Gray Black
Pole	Fiberglass Metal Wood
Applications	Neighborhoods Parks Streets

Light distribution patterns

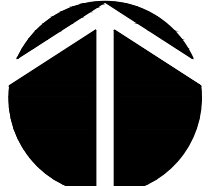
Type II Type III Type V

PEARCES RD PLANNED DEVELOPMENT MASTER LIGHTING PLAN

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

SITE DATA

TOTAL PROJECT AREA=	±161.046 AC
PIN=	1779714808, 2707125054
EXISTING ZONING=	R-30 (WAKE COUNTY)



NORTH



SCALE: 1" = 200'

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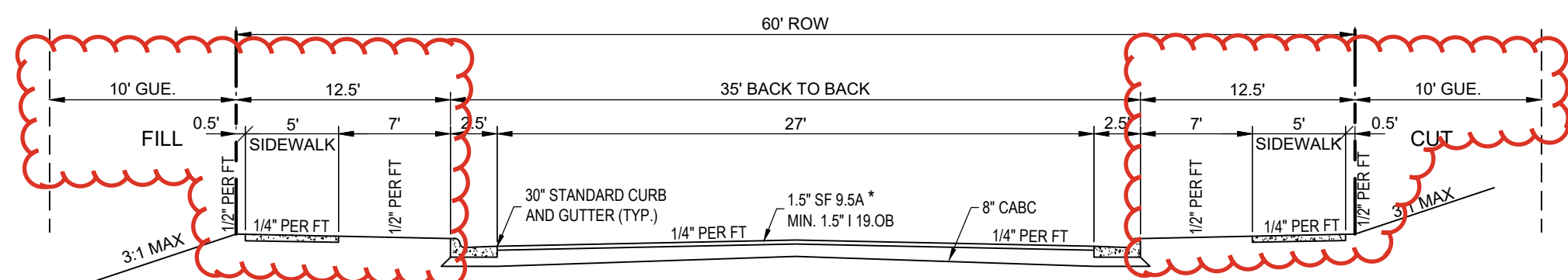
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PEARCES RD PLANNED DEVELOPMENT MASTER PLAN DETAILS

ZEBULON, NC

NOVEMBER 1, 2024

REVISED JANUARY 10, 2025



NOTES:

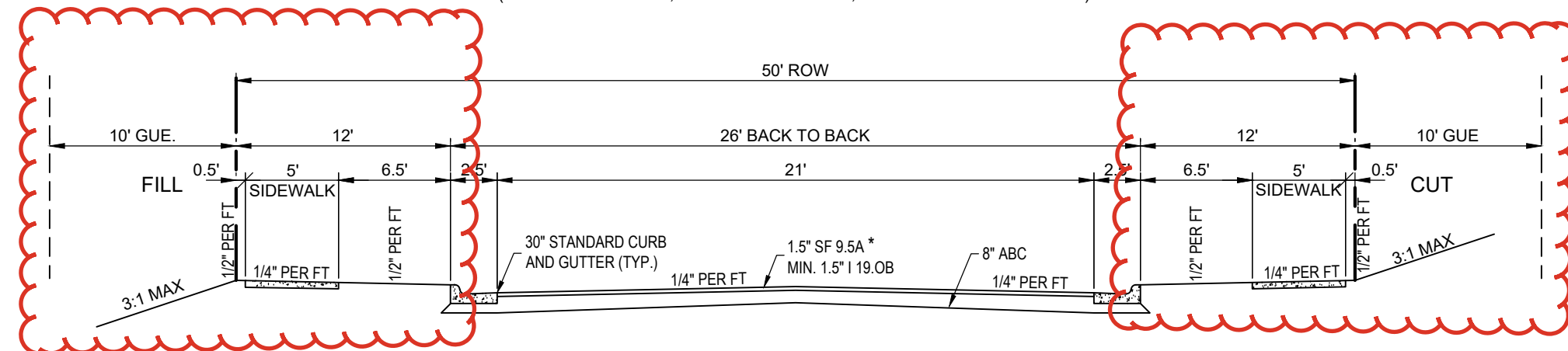
* PAVEMENT TO BE INSTALLED IN 2 LIFTS. FINAL LIFT AS DETERMINED BY TOWN OF ZEBULON.

1. NORMAL CROWN OF 0.02' PER FOOT UNLESS OTHERWISE REQUIRED TO HAVE SUPERELEVATION.
2. ALL STREETS DESIGNED AND CONSTRUCTED TO MINIMUM STANDARDS AND SPECIFICATIONS REQUIRED BY THE TOWN OF ZEBULON.
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)



NOTES:

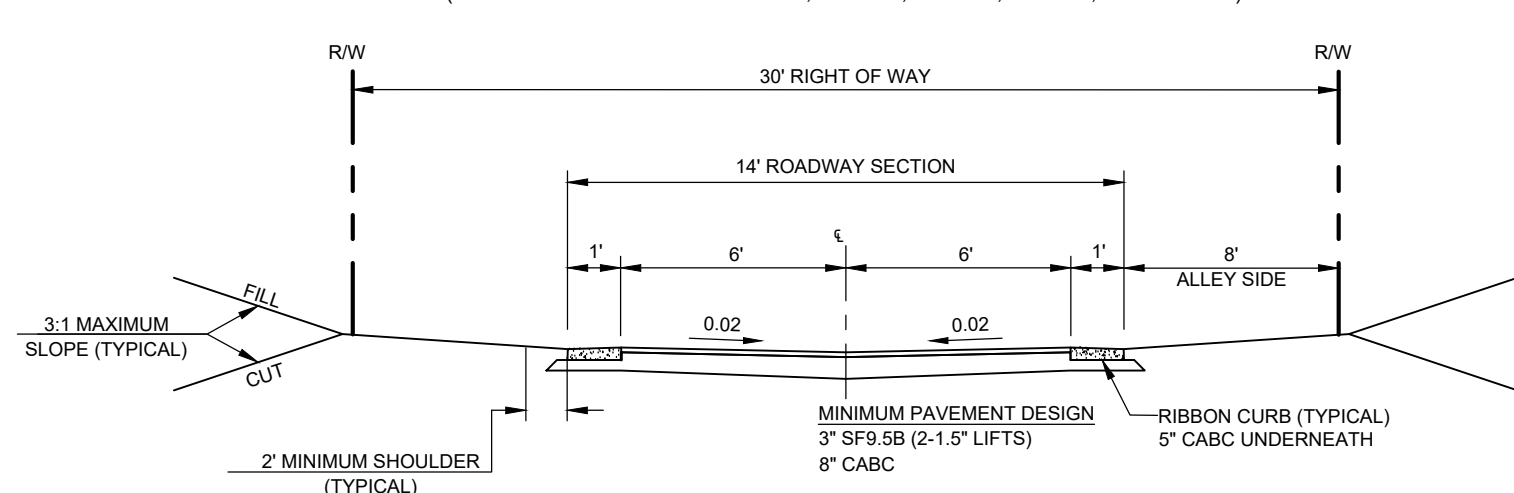
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LOCAL STREET TYPICAL SECTION

NOT TO SCALE

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



NOTES:

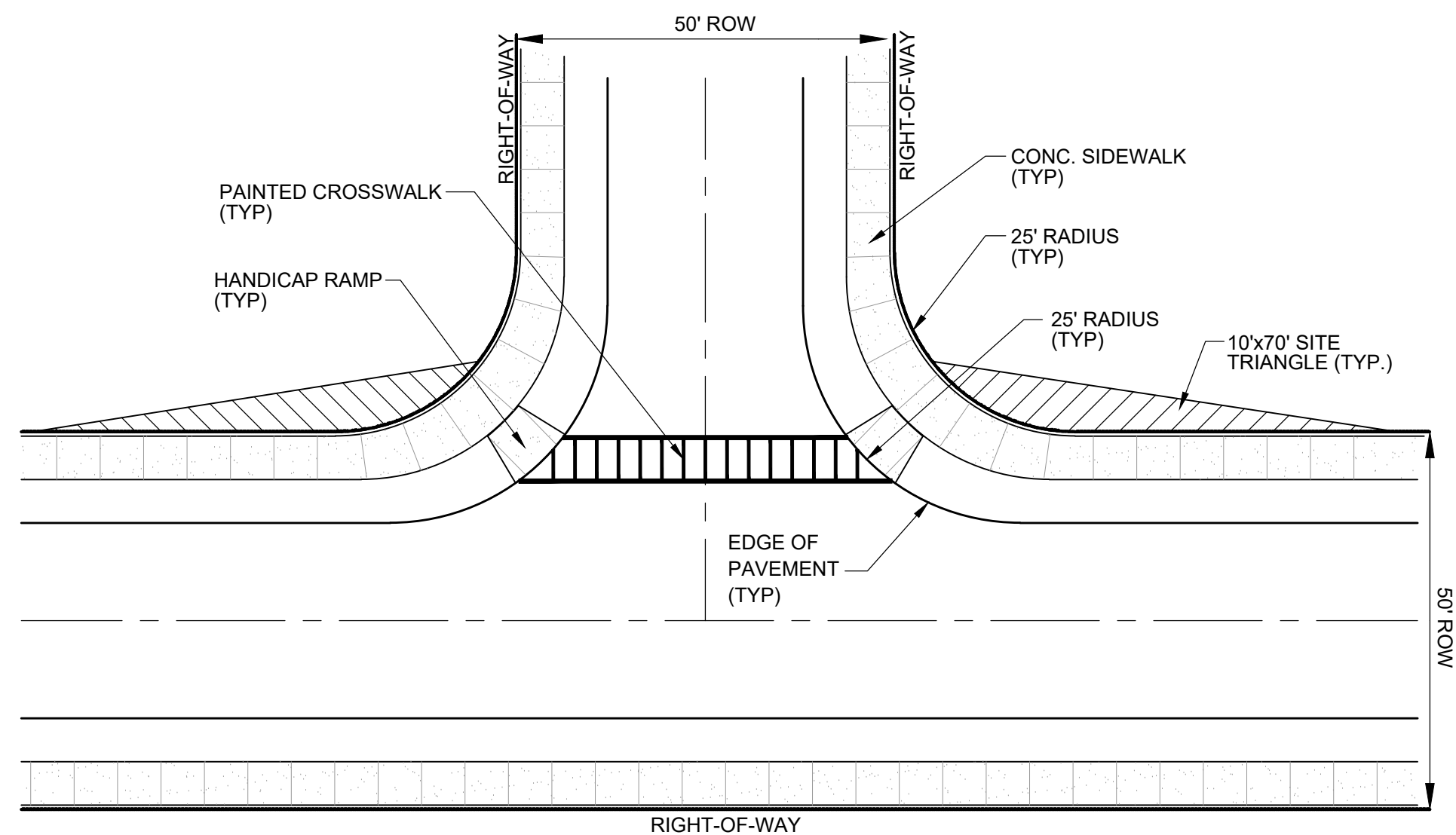
* PAVEMENT TO BE INSTALLED IN 2 LIFTS. FINAL LIFT AS DETERMINED BY TOWN OF ZEBULON.

1. INVERTED CROWN OF 0.02' PER FOOT UNLESS OTHERWISE REQUIRED TO HAVE SUPERELEVATION.
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3. PAVEMENT DESIGN SHALL BE AS SHOWN OR AS DESIGNED BY GEOTECHNICAL ENGINEER, WHICHEVER IS GREATER.

PRIVATE ALLEY TYPICAL SECTION

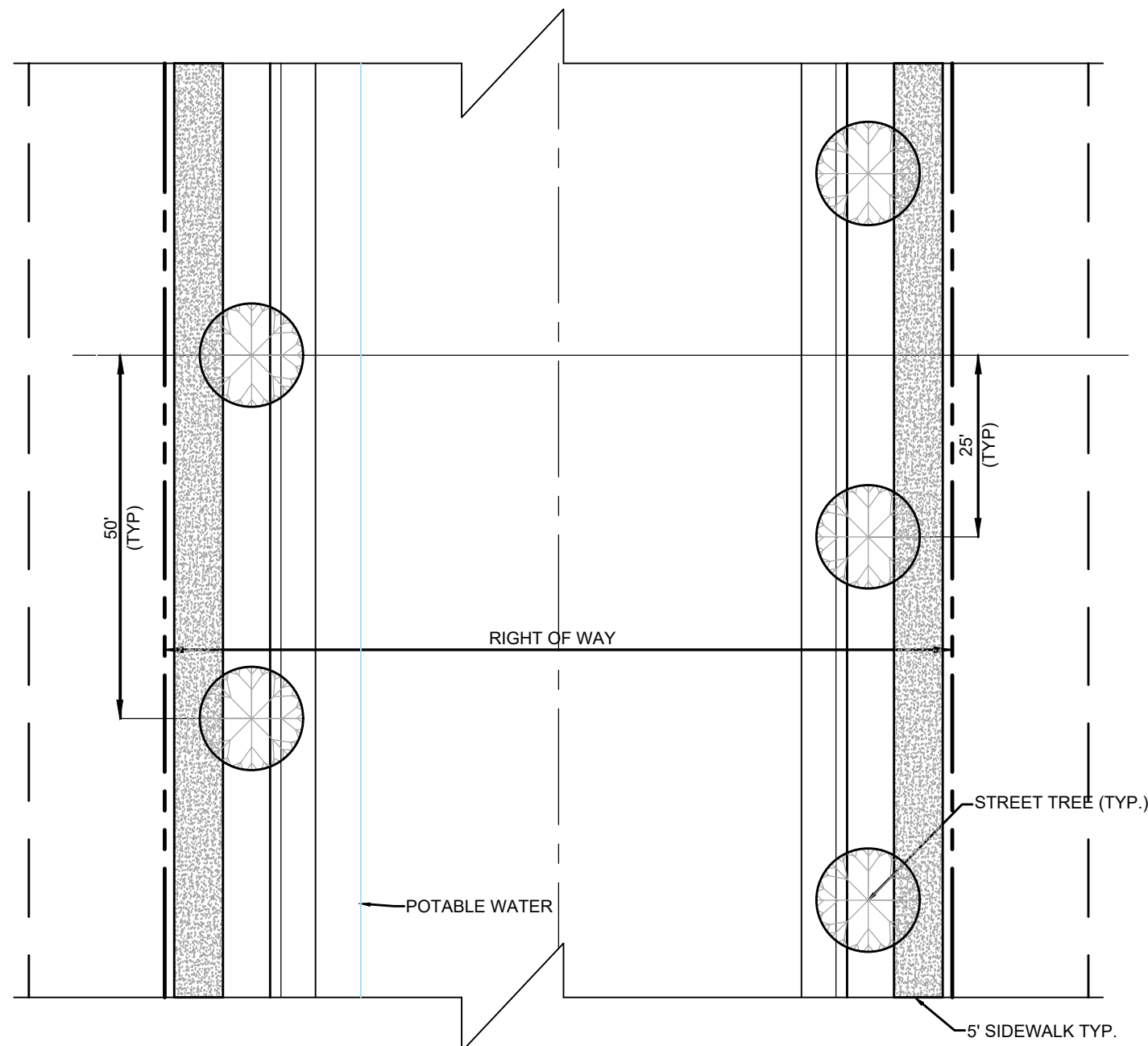
NOT TO SCALE

(APPLIES TO ALLEYS A - R)



TYPICAL INTERSECTION DETAIL

NOT TO SCALE

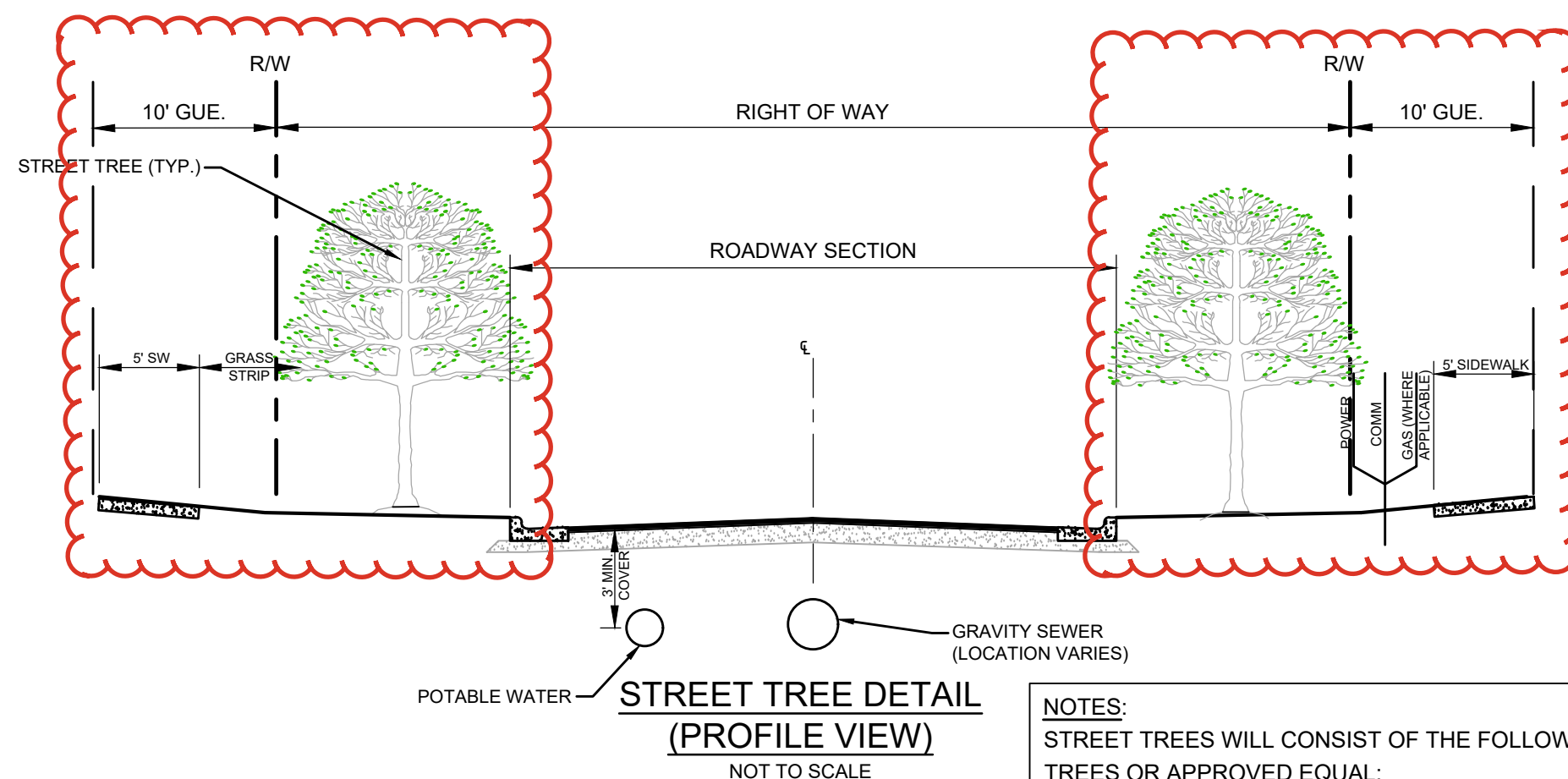


STREET TREE DETAIL (PLAN VIEW)

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.



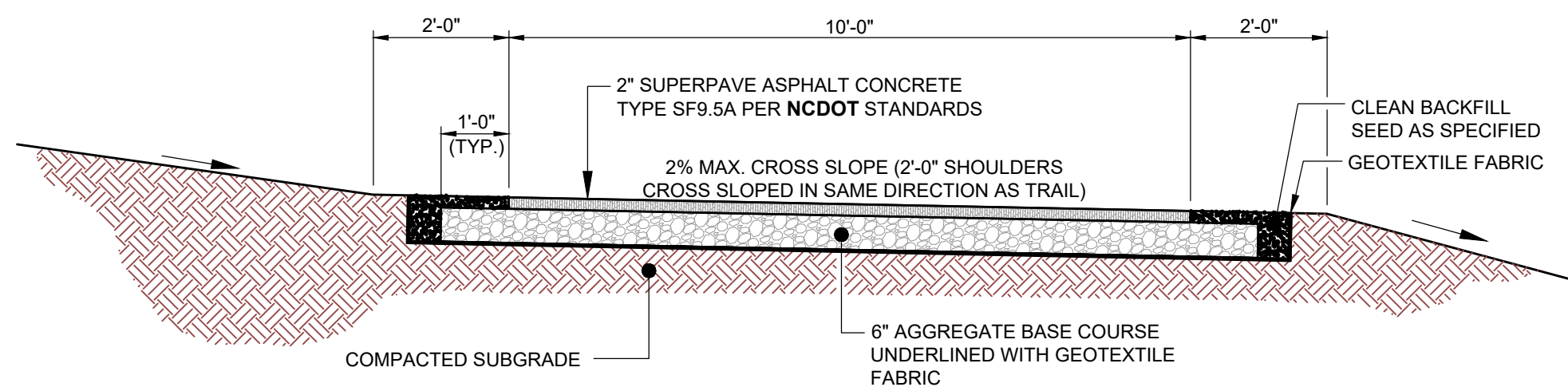
STREET TREE DETAIL (PROFILE VIEW)

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



EXAMPLE ENTRY SIGNAGE

NOT TO SCALE



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PRELIMINARY DESIGN
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FOR CONSTRUCTION