PEARCES RD
PLANNED DEVELOPMENT
MASTER PLAN SET

ZEBULON, NORTH CAROLINA

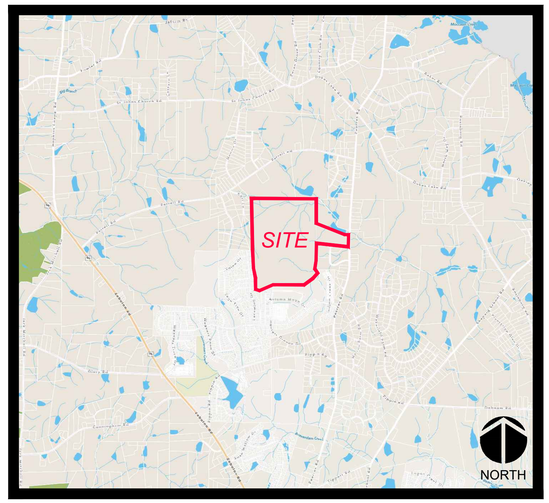
NOVEMBER 1, 2024

REVISED JANUARY 10, 2025

REVISED FEBRUARY 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%

INDEX TO DRAWINGS

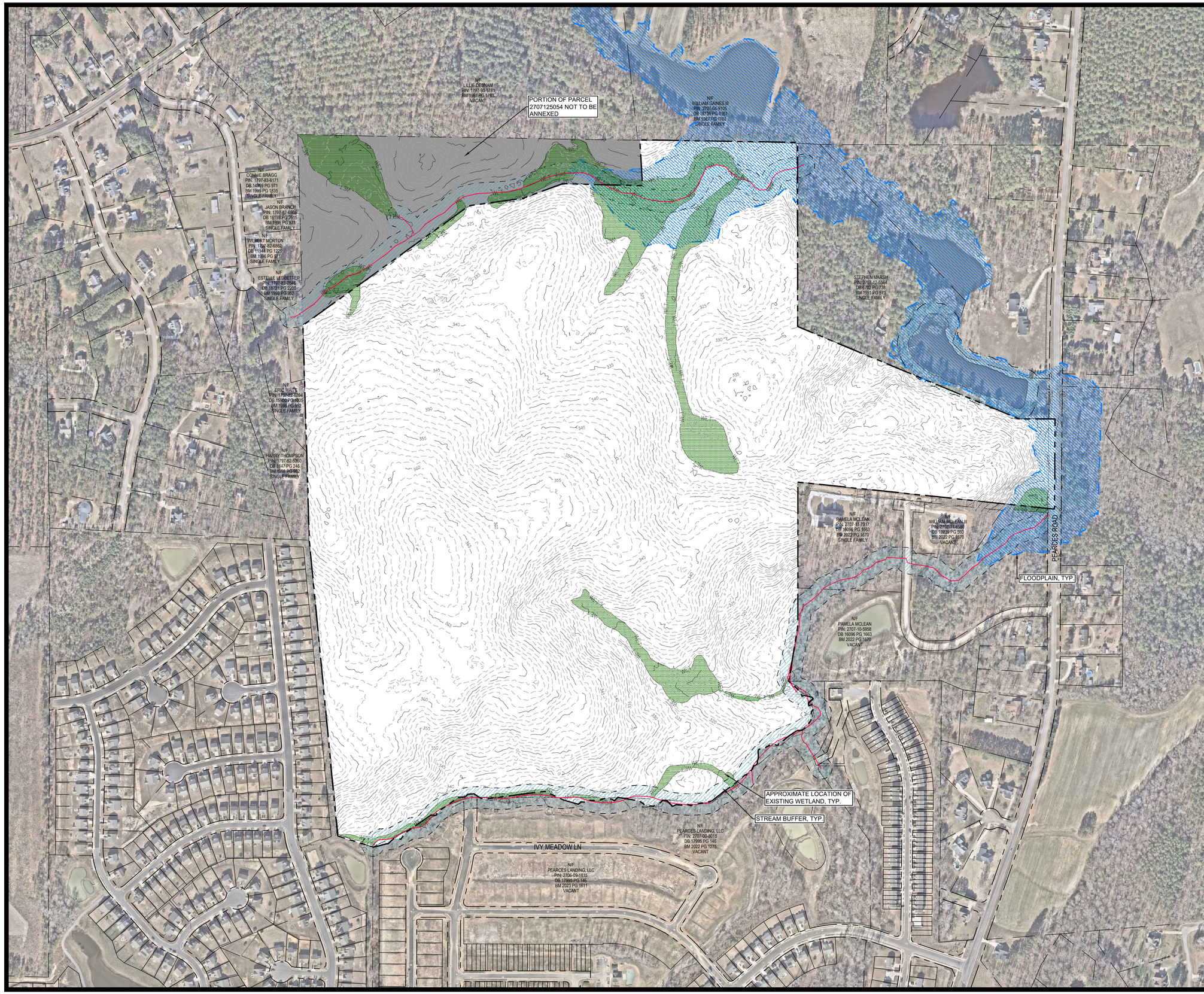
Owner/Developer:
TBM PARTNERS, LLC
6131 FALLS OF NEUSE RD, SUITE 200
Raleigh, NC 27609
Contact: Joe Cebina
Phone: 919.876.9200 Ext. 1135
Email: jcebina@tbmpartners.com

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

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

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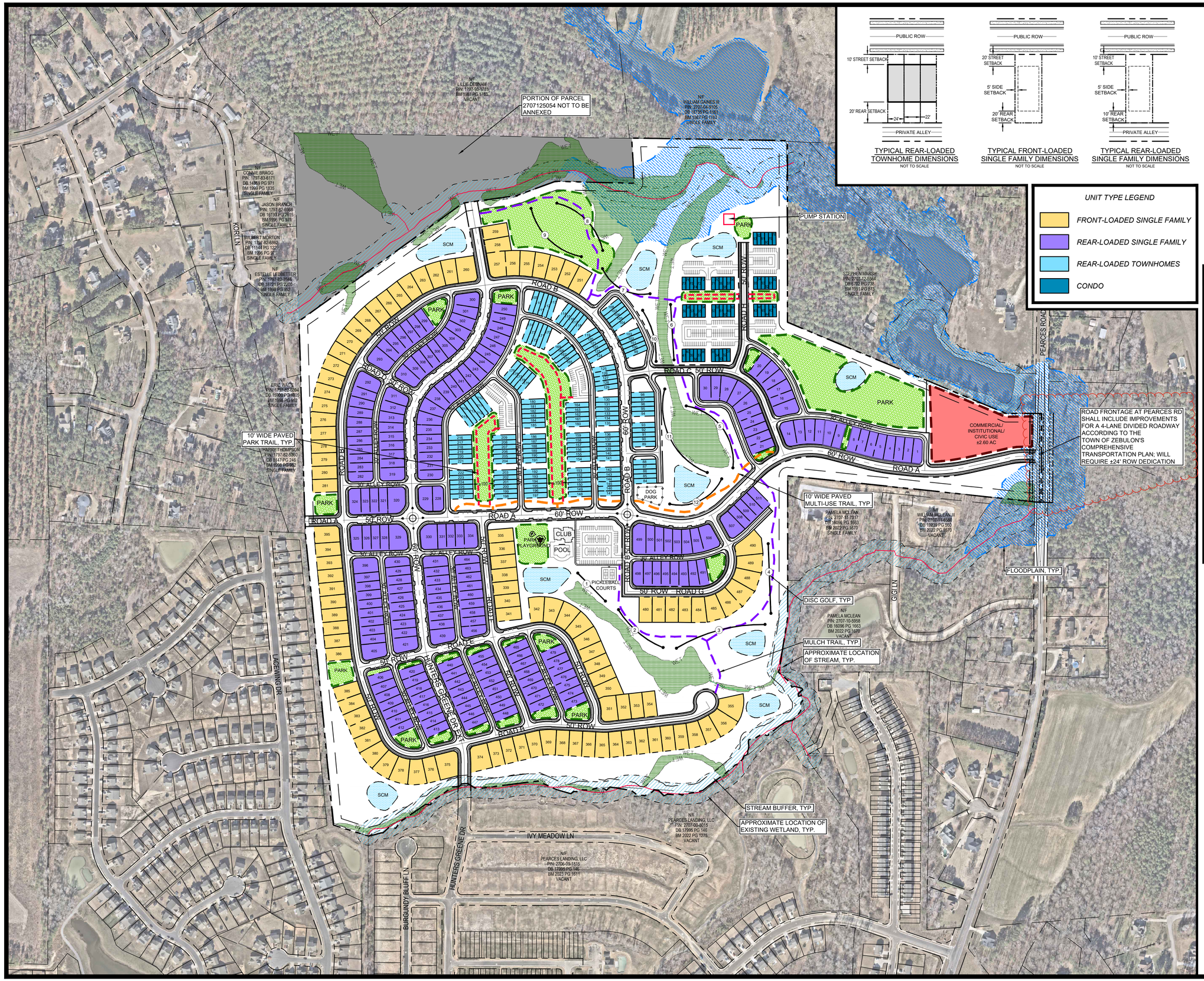
PEARCES RD PLANNED DEVELOPMENT MASTER PLAN

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 (42' X 120' REAR-LOAD)
	±103 (62' X 120' 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
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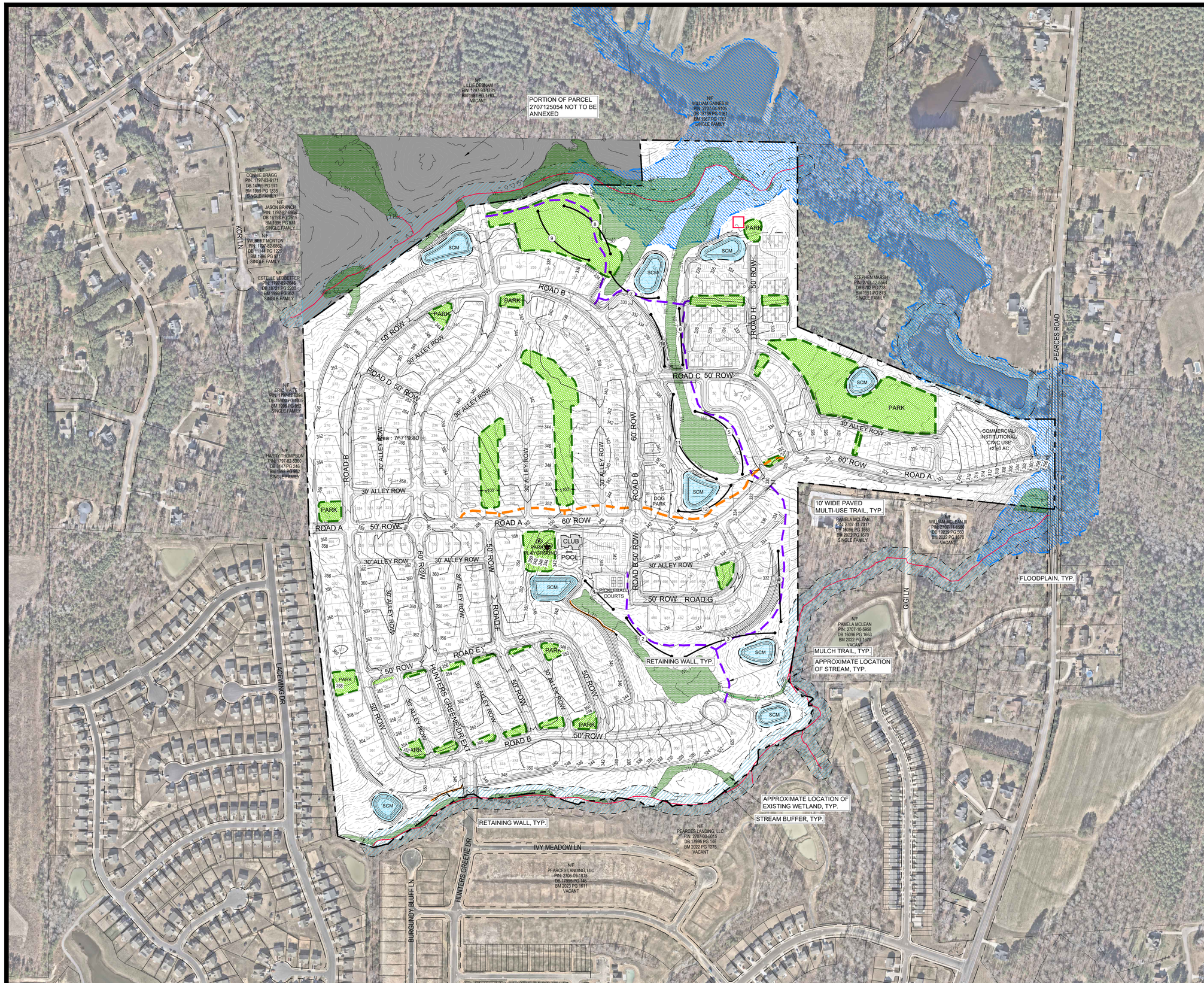

PEARCES RD PLANNED DEVELOPMENT MASTER GRADING PLAN

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

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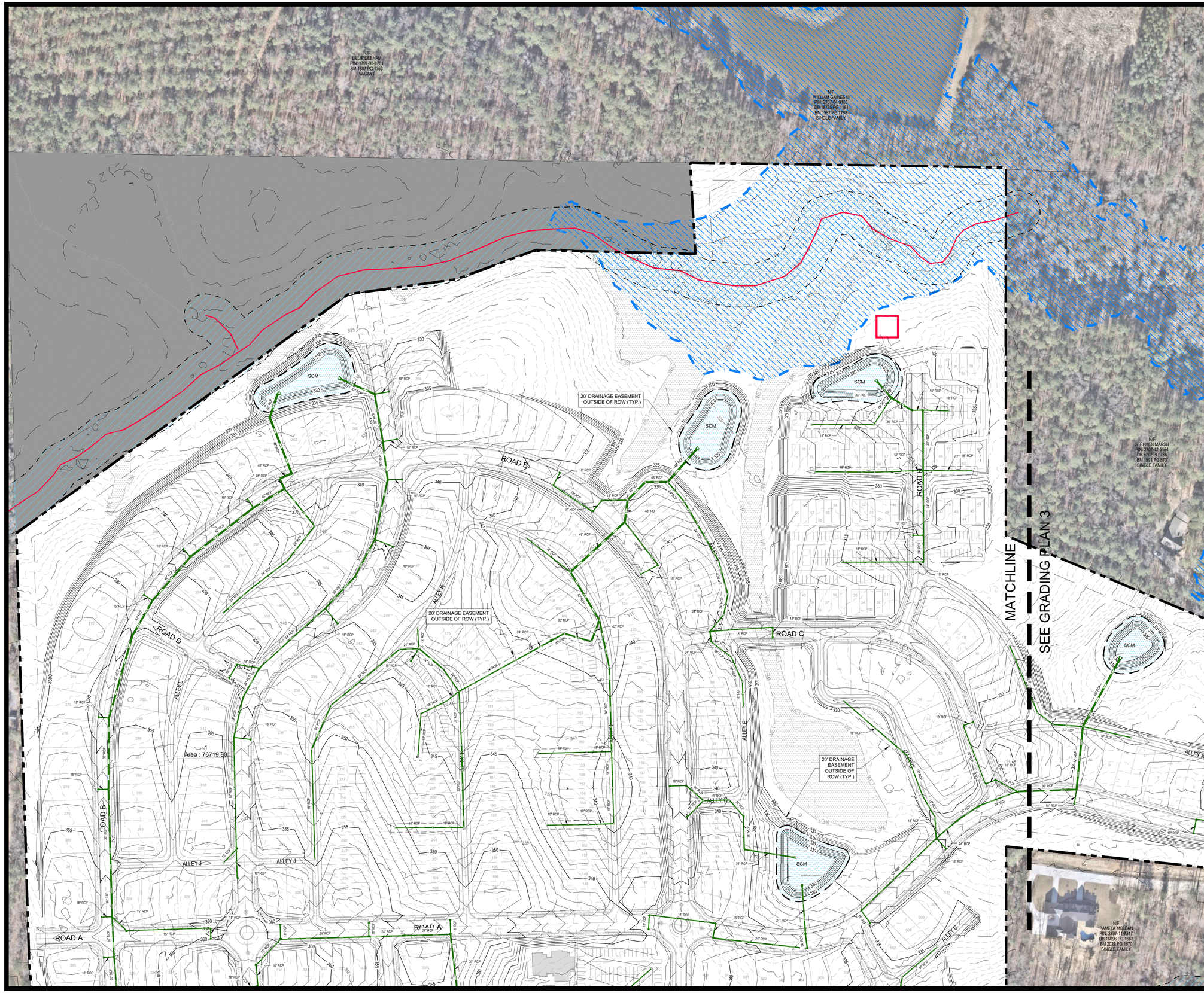
PEARCES RD PLANNED DEVELOPMENT GRADING PLAN 2

ZEBULON, NC

NOVEMBER 1, 2024

REVISED JANUARY 10, 2025

REVISED FEBRUARY 10, 2025



NORTH

100' 0 100' 200'

SCALE: 1" = 100'

PRELIMINARY DESIGN

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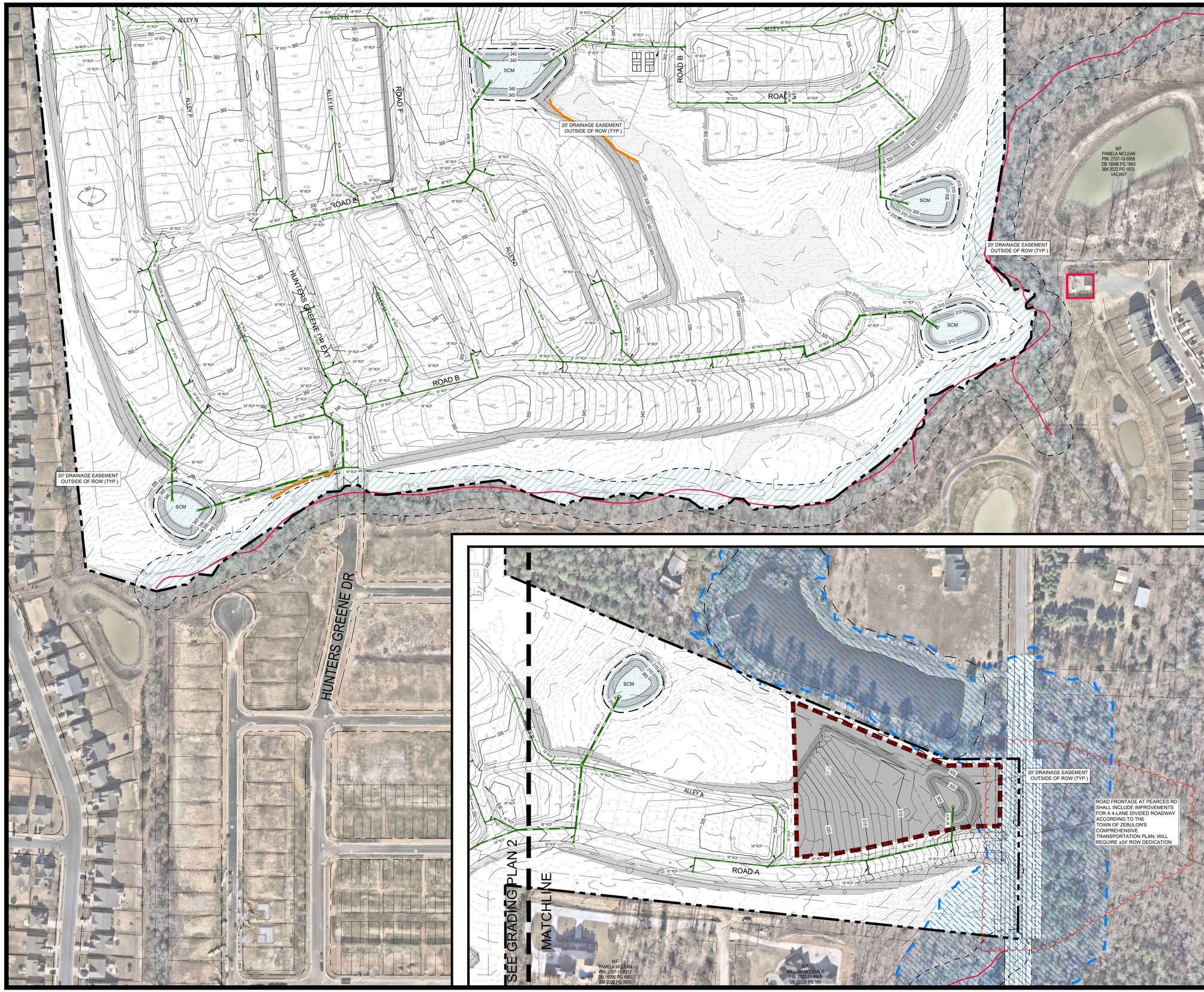
PEARCES RD PLANNED DEVELOPMENT GRADING PLAN 3

ZEBULON, NC

NOVEMBER 1, 2024

REVISED JANUARY 10, 2025

REVISED FEBRUARY 10, 2025



NORTH

100' 0 100' 200'

SCALE: 1" = 100'

PRELIMINARY DESIGN

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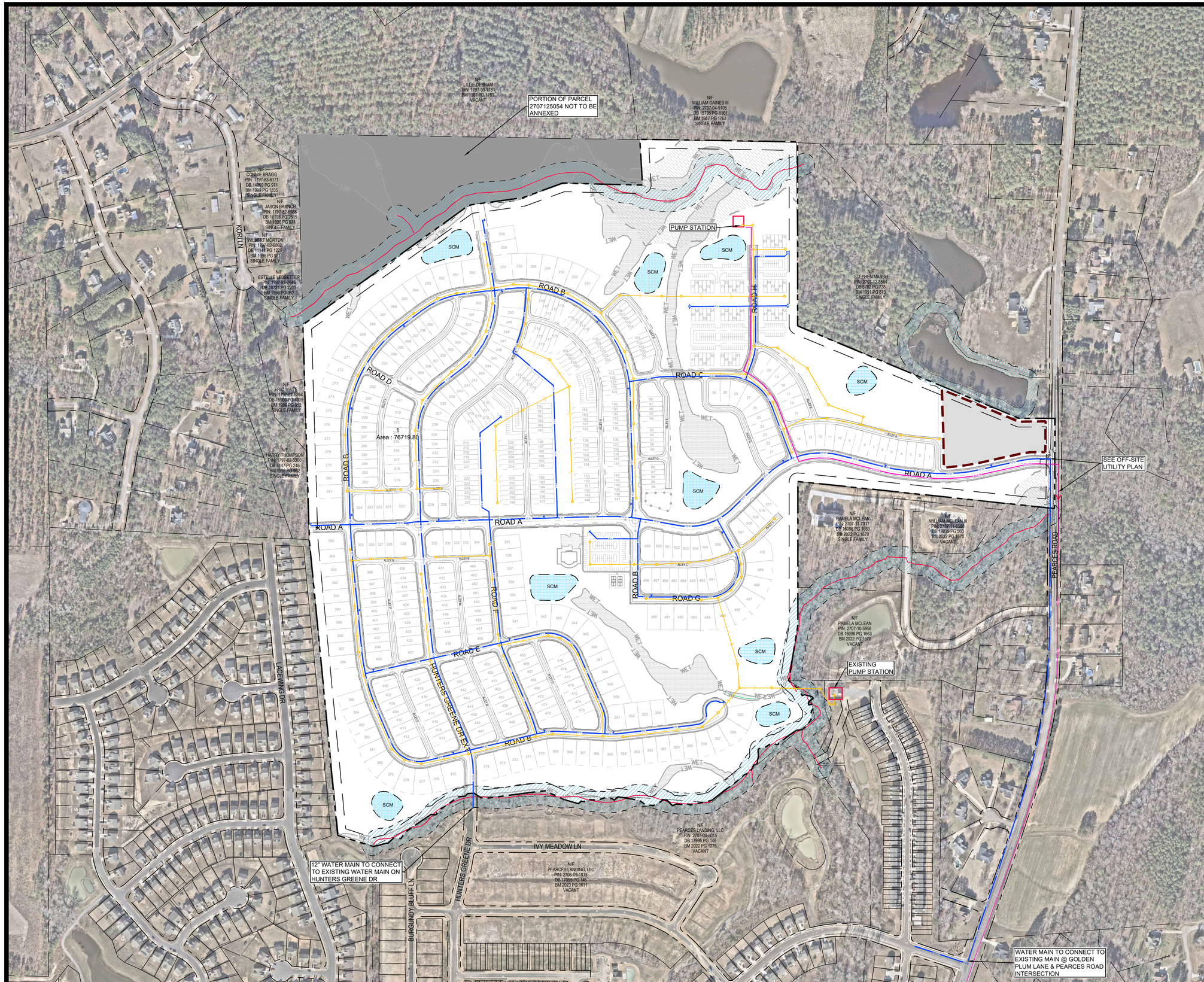
PEARCES RD PLANNED DEVELOPMENT MASTER UTILITY PLAN

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)

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

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PEARCES RD PLANNED DEVELOPMENT MASTER OFF-SITE UTILITY EXHIBIT

ZEBULON, NC

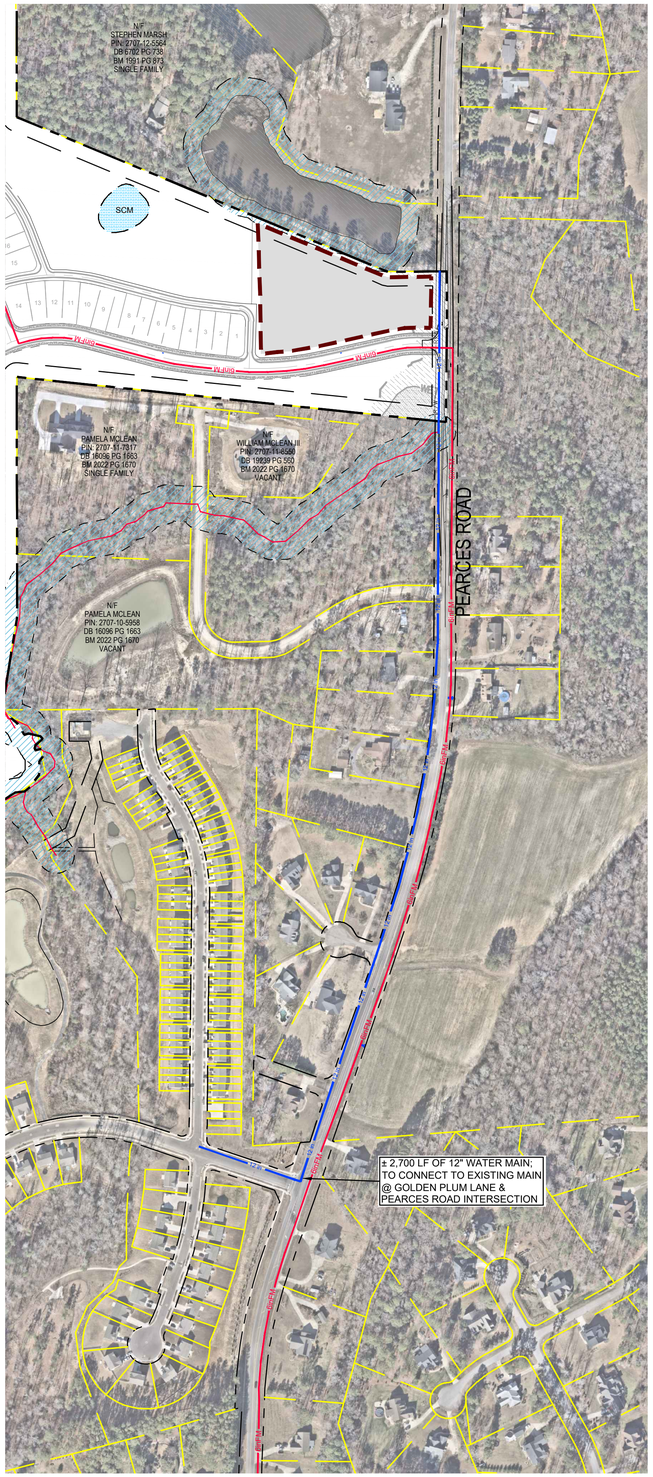
NOVEMBER 1, 2024

REVISED JANUARY 10, 2025

REVISED FEBRUARY 10, 2025

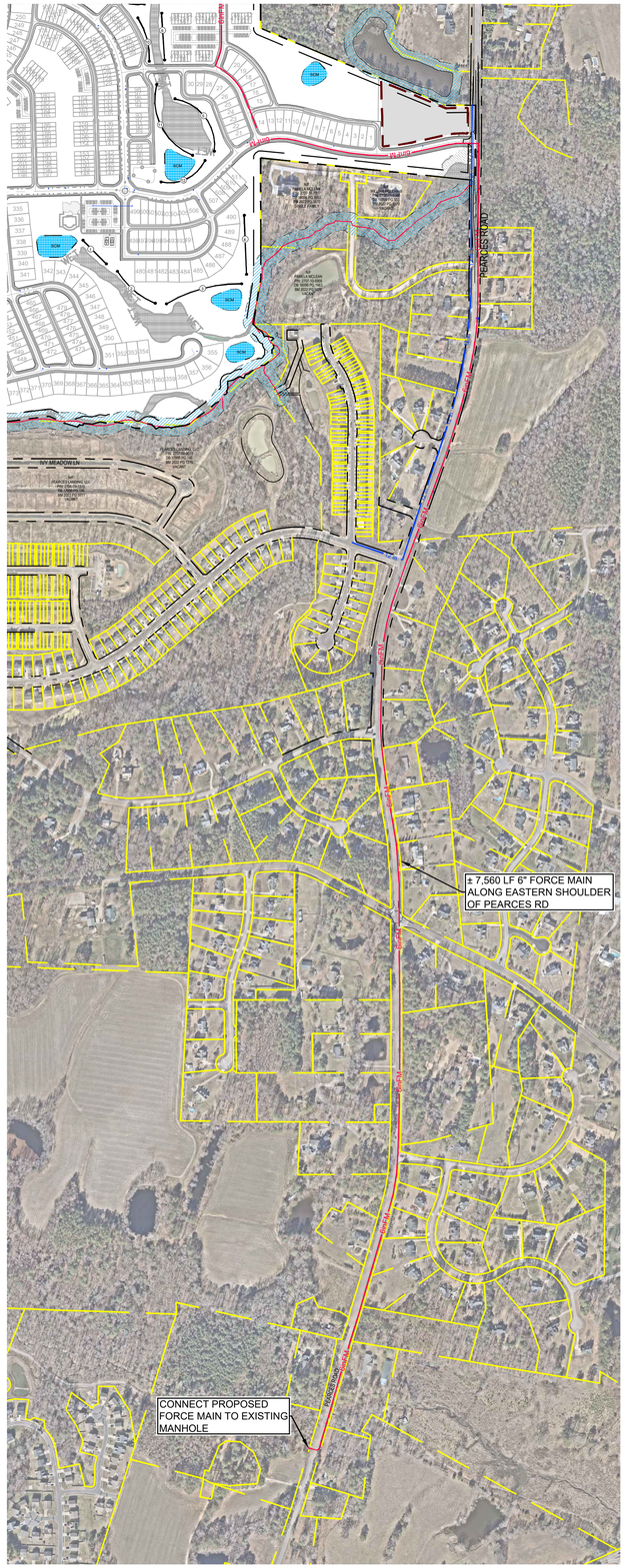
SITE DATA

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



OFF-SITE WATER MAIN EXT

SCALE: 1" = 200'



OFF-SITE FORCE MAIN EXT

SCALE: 1" = 400'

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

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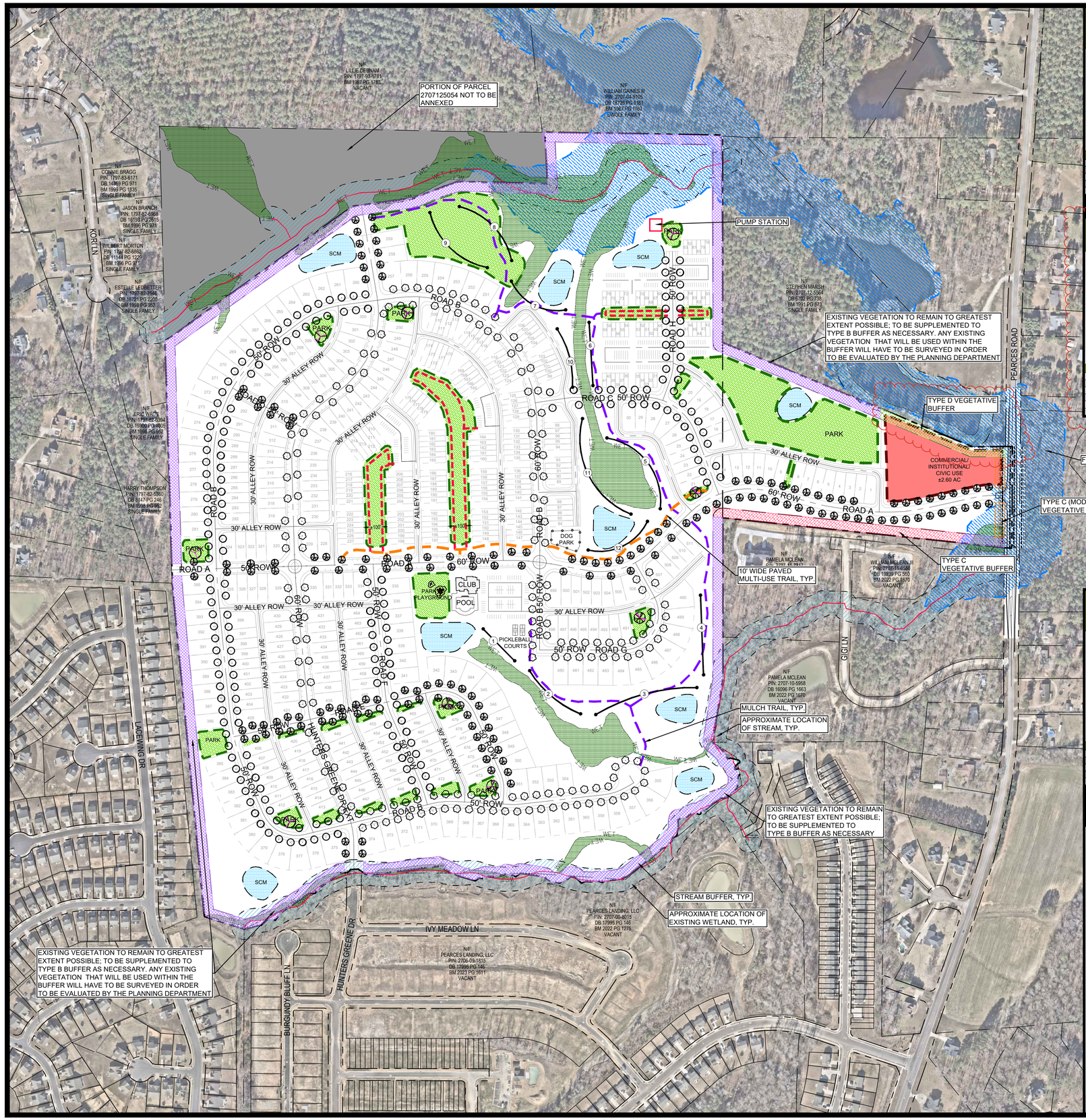
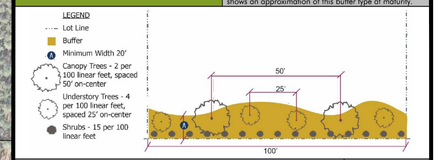


TYPE B INTERMITTENT

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.

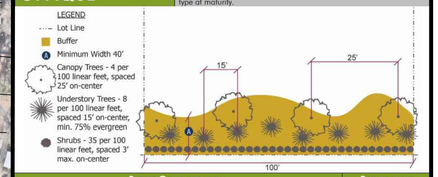


Buffer Configuration	Requirement
Buffer width (feet)	20
Required canopy trees per every 100 linear feet (#) / Maximum on-center spacing (feet)	2 / 50
Required understory trees per every 100 linear feet (#) / Maximum on-center spacing (feet)	4 / 25 [1]
Shrubs per every 100 linear feet (#) / Maximum on-center 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

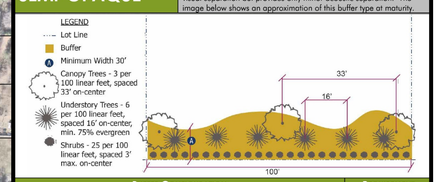
Objective: The Type D Opaque perimeter buffer functions as a fully opaque screen from the ground to a height of eight feet. This type of buffer provides a strong sense of visual and acoustic separation between uses. The image below shows an approximation of this buffer type at maturity.



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.

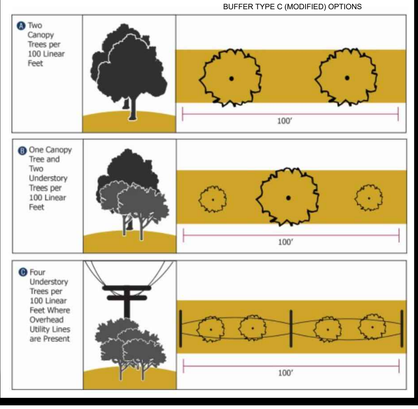


Buffer Configuration	Requirement
Minimum buffer width (feet) [1] [2]	30
Required canopy trees per every 100 linear feet (#) / Maximum on-center spacing (feet)	3 / 33
Required understory trees per every 100 linear feet (#) / Maximum on-center spacing (feet)	6 / 16 [3]
Shrubs per every 100 linear feet (#) / 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

BUFFER TYPE C (MODIFIED) OPTIONS



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)

NORTH

200' 0 200' 400'

SCALE: 1" = 200'

PRELIMINARY DESIGN

NOT RELEASED FOR CONSTRUCTION

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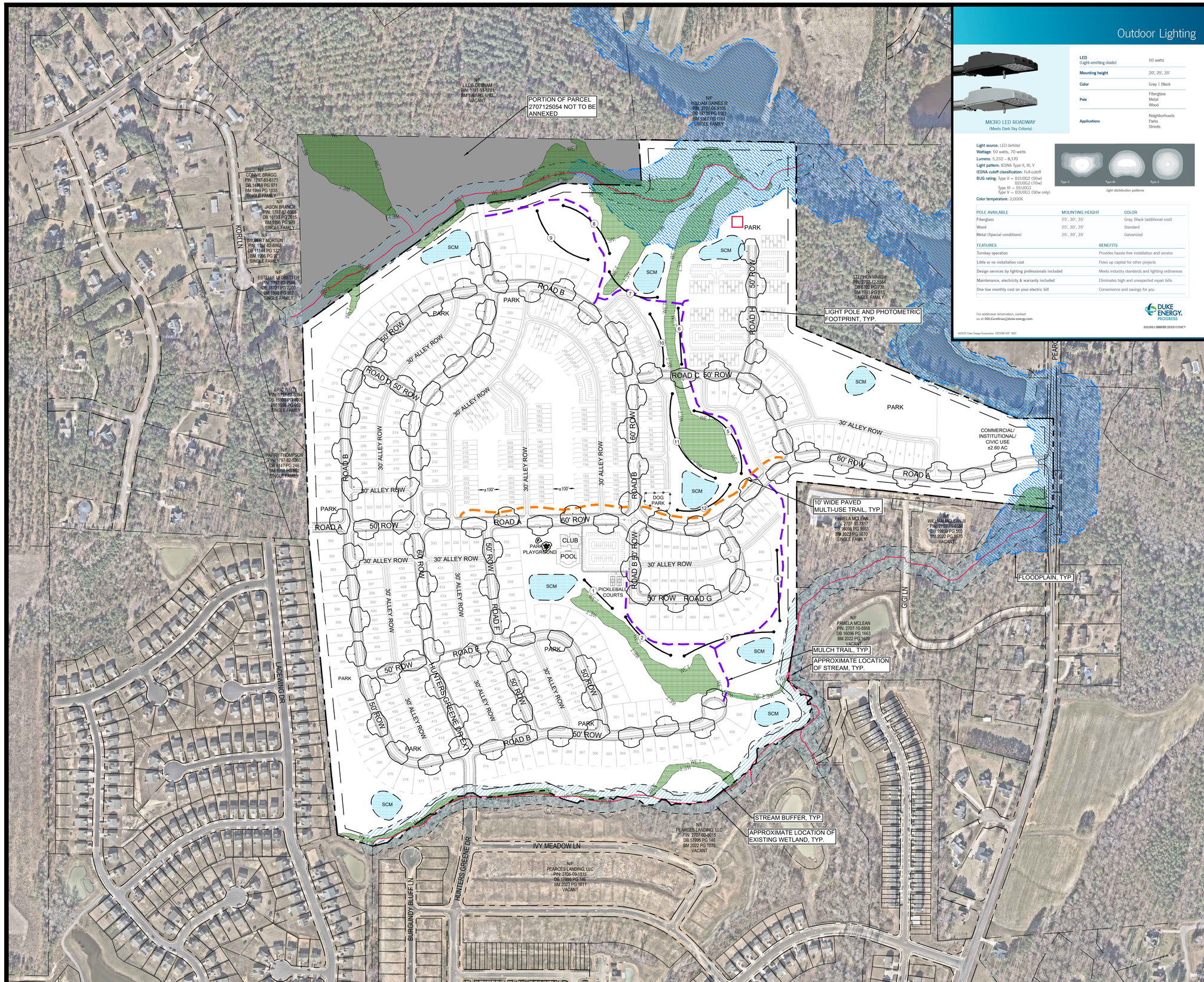
PEARCES RD PLANNED DEVELOPMENT MASTER LIGHTING PLAN

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'

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PEARCES RD PLANNED DEVELOPMENT MASTER PLAN DETAILS

ZEBULON, NC

NOVEMBER 1, 2024

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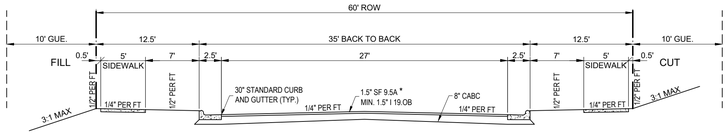


* PAVEMENT TO BE INSTALLED IN 2 LIFTS. FINAL LIFT AS DETERMINED BY TOWN OF ZEBULON.

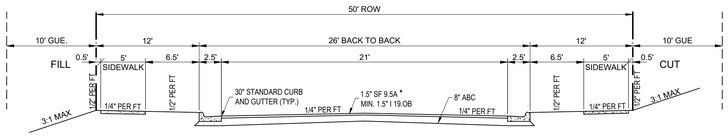
NOTES:

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



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

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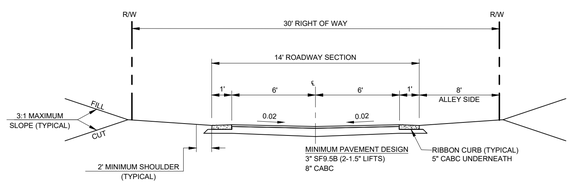
3. PAVEMENT DESIGN SHALL BE AS SHOWN OR AS DESIGNED BY GEOTECHNICAL ENGINEER, WHICHEVER IS GREATER.

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.

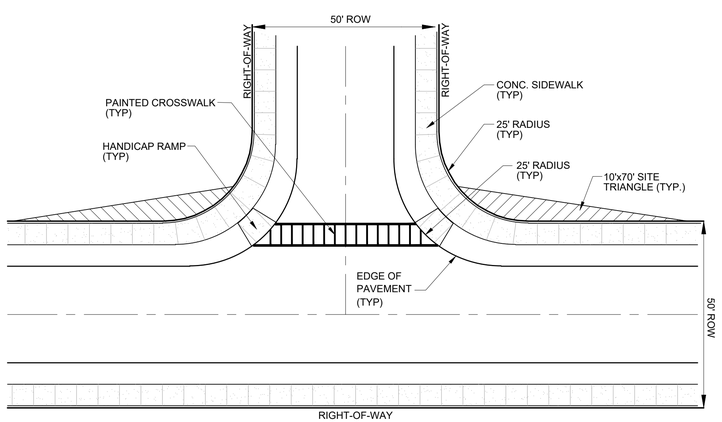
NOTES:

1. INVERTED CROWN OF 0.02' PER FOOT UNLESS OTHERWISE REQUIRED TO HAVE SUPERELEVATION.
2. ALL STREETS DESIGNED AND CONSTRUCTED TO MINIMUM STANDARDS AND SPECFICIATIONS REQUIRED BY THE TOWN OF ZEBULON.
3. PAVEMENT DESIGN SHALL BE AS SHOWN OR AS DESIGNED BY GEOTECHNICAL ENGINEER, WHICHEVER IS GREATER.

PRIVATE ALLEY TYPICAL SECTION

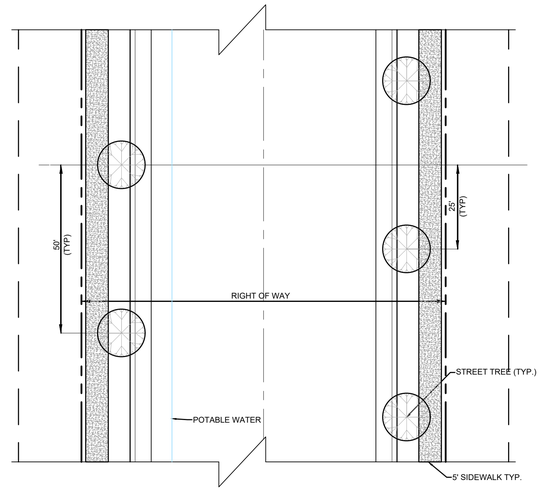
NOT TO SCALE

(APPLIES TO ALLEYS A - R)



TYPICAL INTERSECTION DETAIL

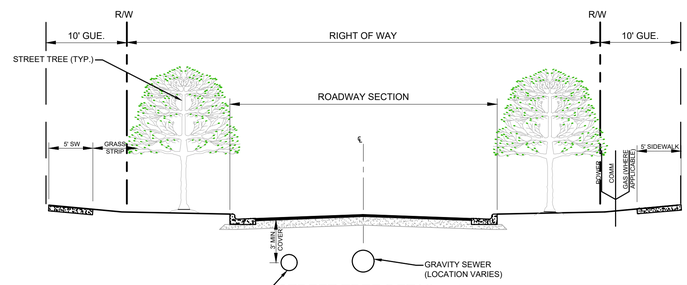
NOT TO SCALE



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.

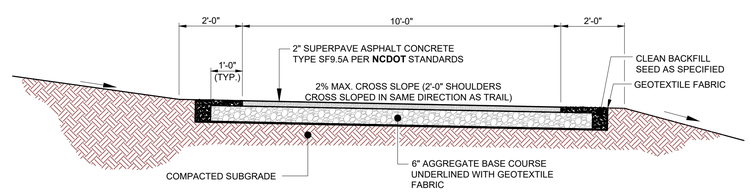


STREET TREE DETAIL (PROFILE VIEW)

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:

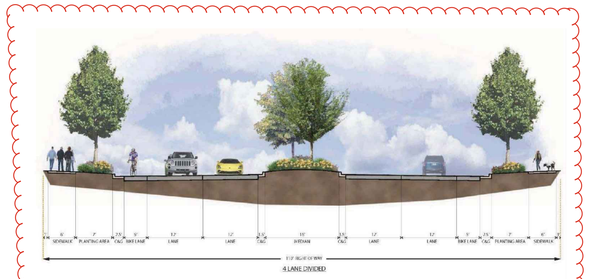
1. CONTRACTOR IS RESPONSIBLE FOR RE-ESTABLISHING ALL SLOPES DISTURBED BY CONSTRUCTION.
2. NO ABOVE GROUND UTILITIES OR UTILITY SURFACE COVERS/PLATES/MANHOLES SHALL BE LOCATED WITHIN TRAIL AND SHALL BE MINIMUM 2 FEET FROM THE EDGE OF TRAIL. RAISED MANHOLES SHALL BE MINIMUM 4 FEET FROM TRAIL EDGE.
3. SIDE 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



4-LANE DIVIDED ROADWAY SECTION

NOT TO SCALE

PRELIMINARY DESIGN

NOT RELEASED FOR CONSTRUCTION

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