

PEARCES RD
PLANNED DEVELOPMENT
MASTER PLAN SET

ZEBULON, NORTH CAROLINA

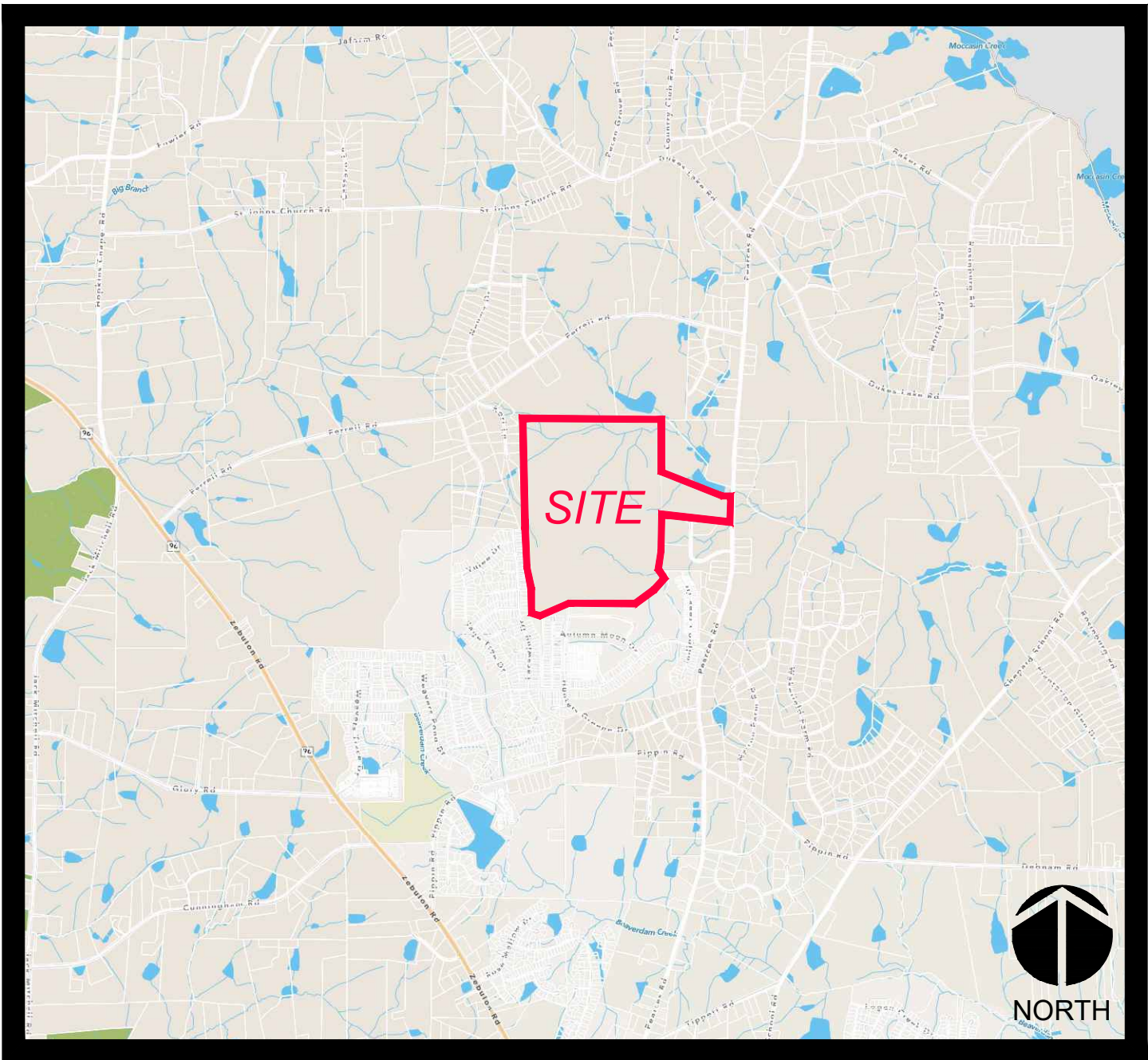
NOVEMBER 1, 2024

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%

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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
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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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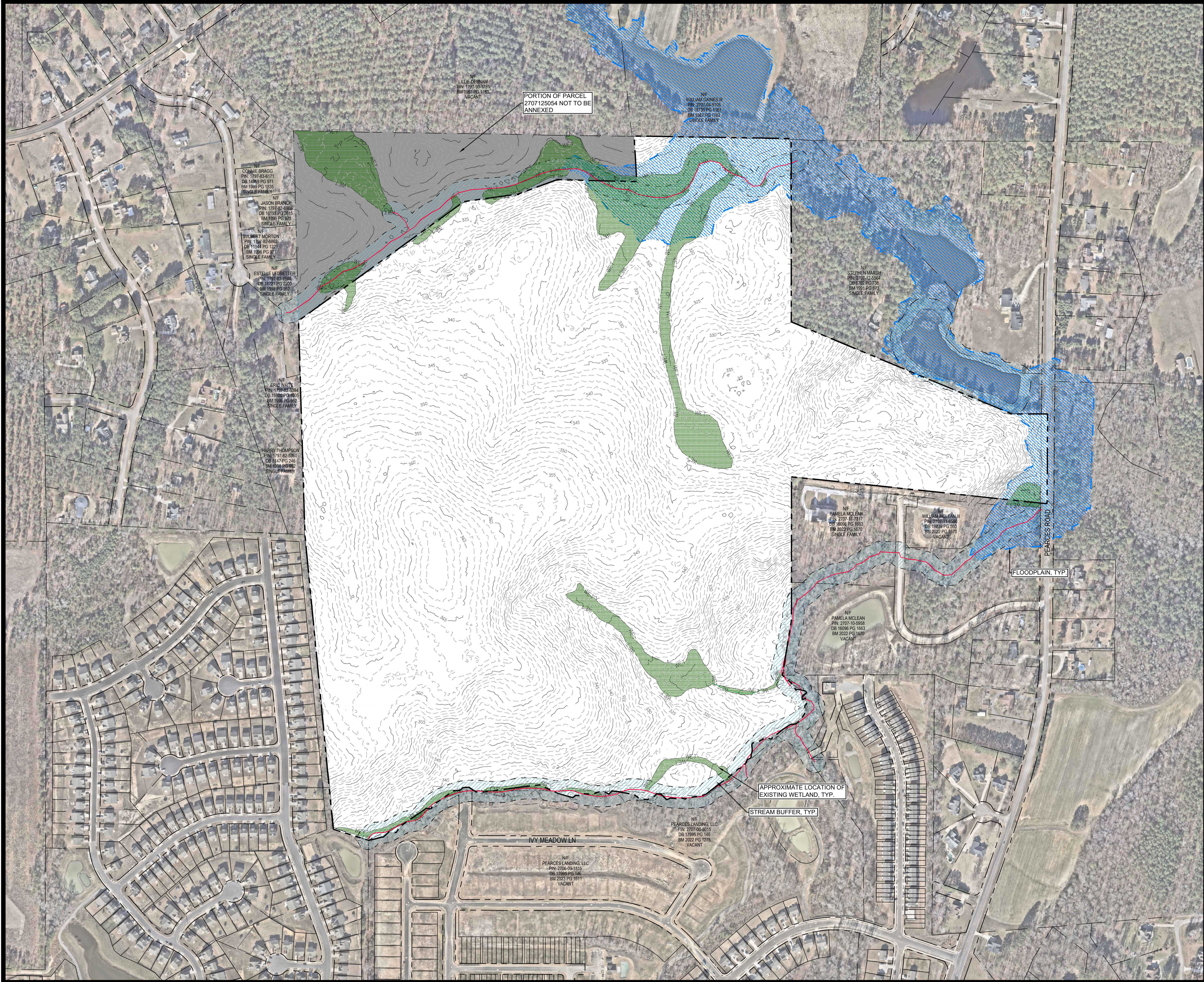


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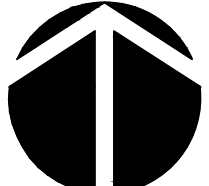


PEARCES RD PLANNED DEVELOPMENT EXISTING CONDITIONS PLAN

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**
- 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.
 - 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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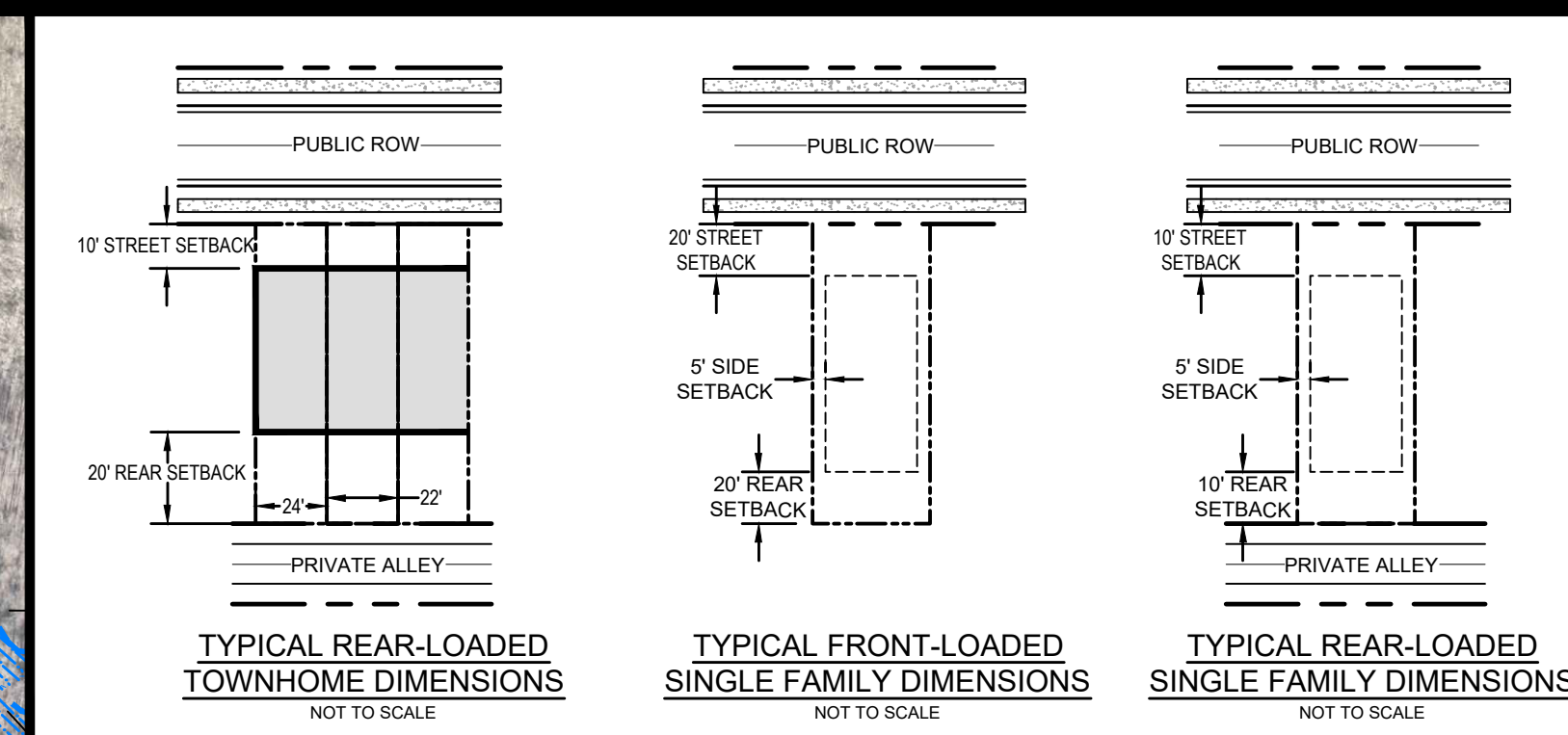
PEARCES RD PLANNED DEVELOPMENT MASTER PLAN

ZEBULON, NC

NOVEMBER 1, 2024

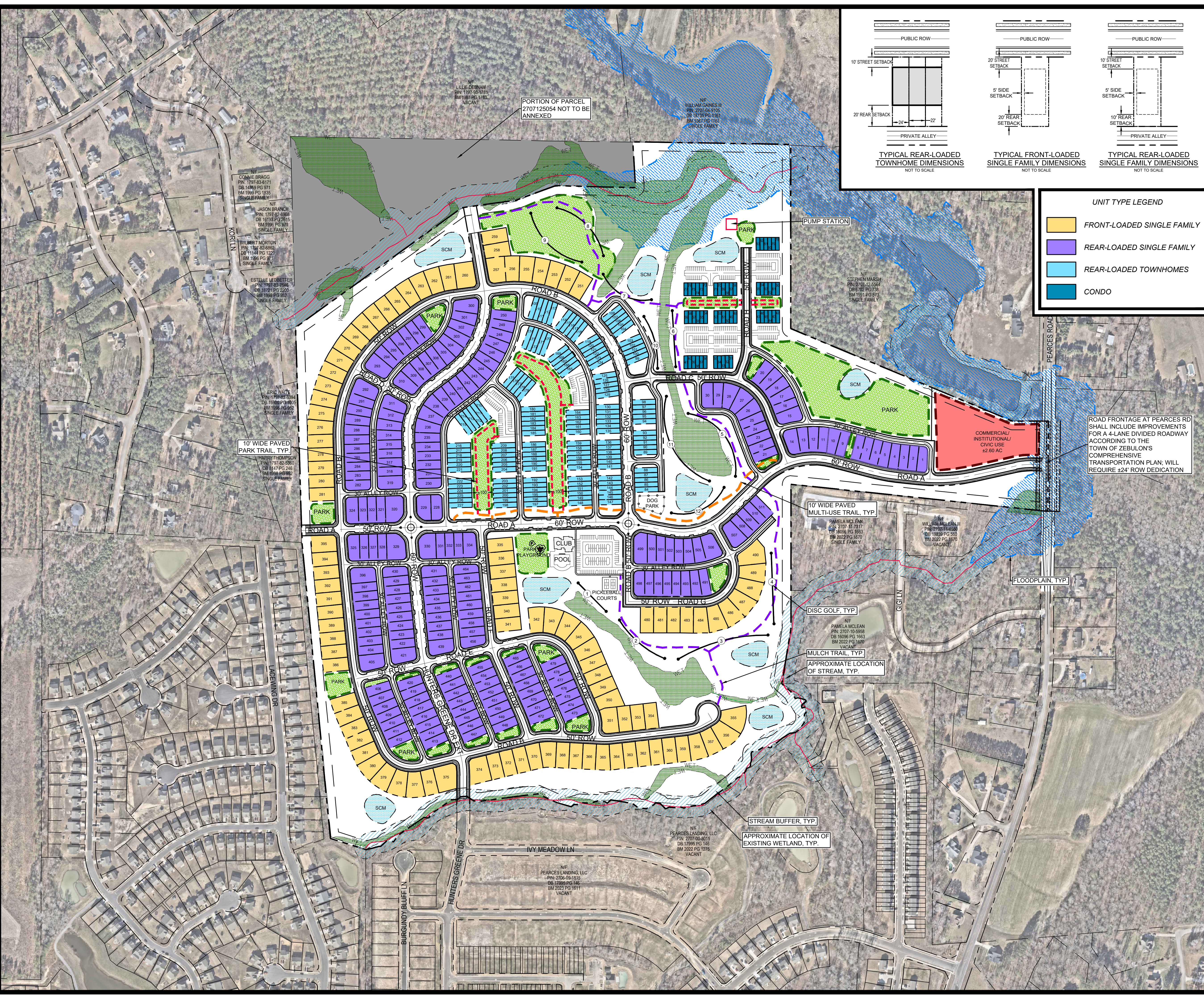
REVISED JANUARY 10, 2025

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UNIT TYPE LEGEND

- FRONT-LOADED SINGLE FAMILY
- REAR-LOADED SINGLE FAMILY
- REAR-LOADED TOWNHOMES
- CONDO



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)
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200' 0 200' 400'

NORTH

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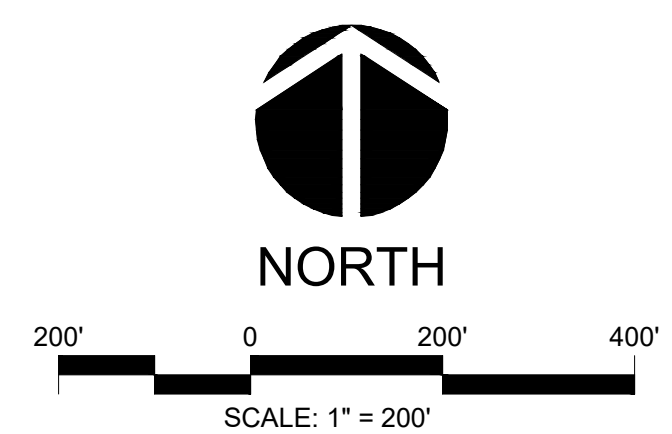
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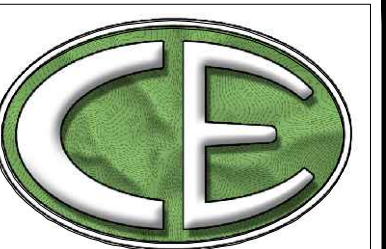
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NOVEMBER 1, 2024
REVISED JANUARY 10, 2025
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SITE DATA

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



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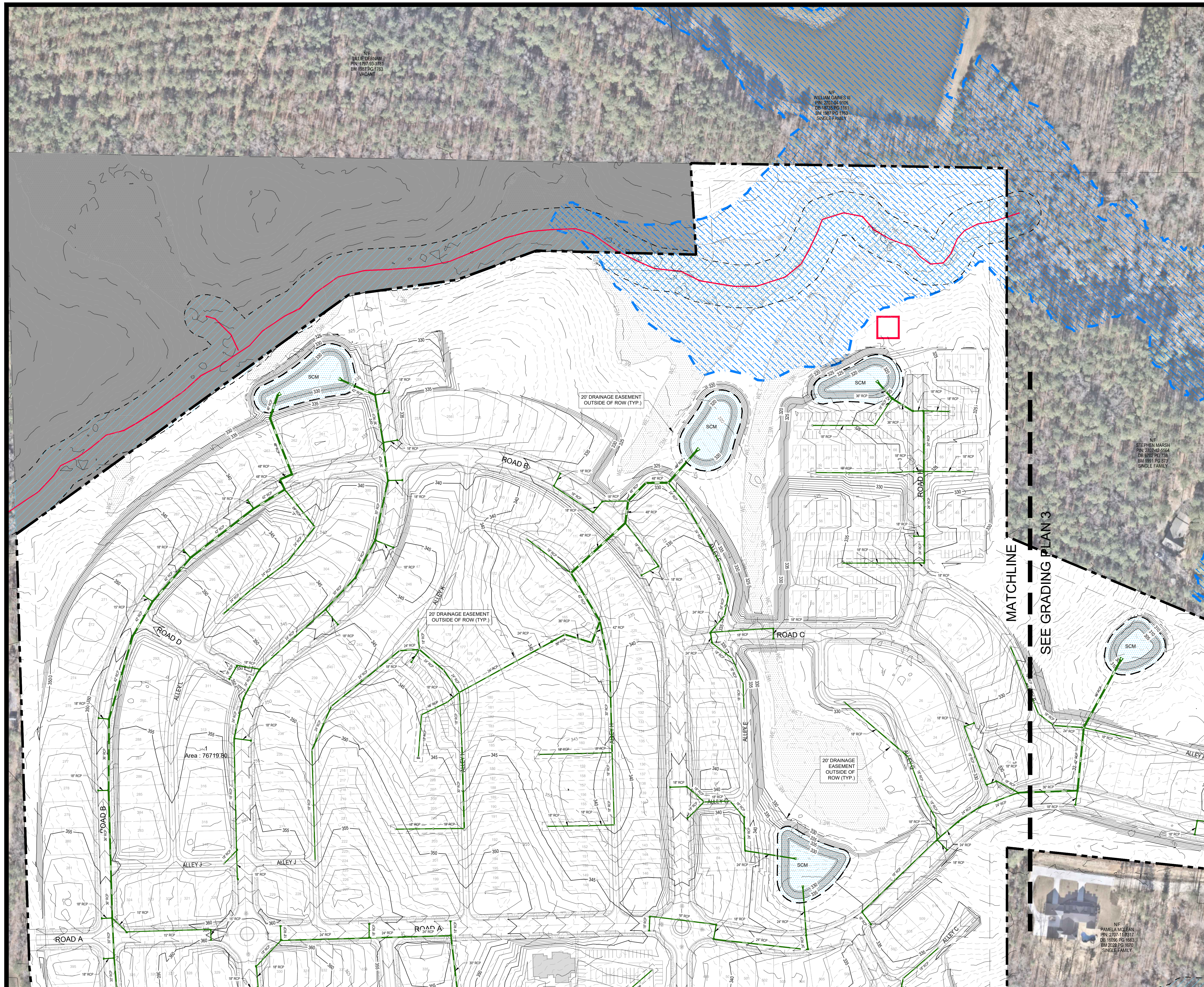
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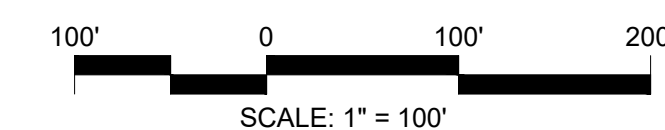
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20' DRAINAGE EASEMENT
OUTSIDE OF ROW (TYPE)

20' DRAINAGE EASEMENT
OUTSIDE OF ROW (TYP.)

20' DRAINAGE EASEMENT
OUTSIDE OF ROW (TYPE

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 $\pm 24'$ ROW DEDICATION



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PEARCES RD PLANNED DEVELOPMENT MASTER UTILITY PLAN

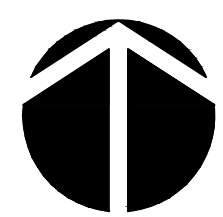
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NOVEMBER 1, 2024
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SITE DATA

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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'

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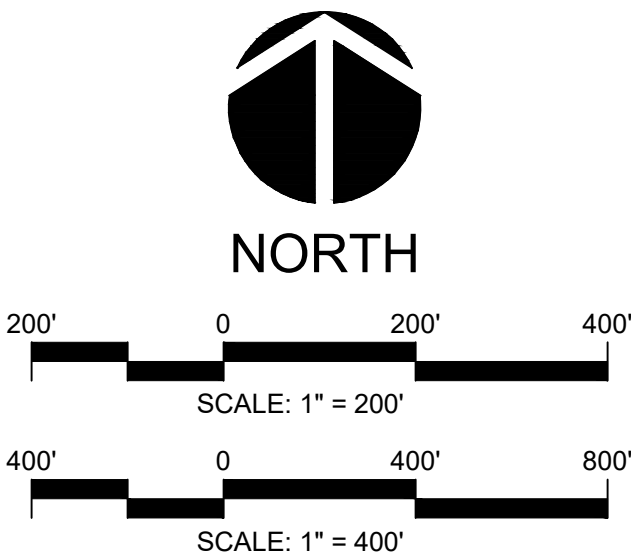
PEARCES RD
PLANNED
DEVELOPMENT
MASTER
OFF-SITE UTILITY
EXHIBIT

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

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PIN=	1797914808, 2707125054
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- LEGEND
- FIRE HYDRANT ASSEMBLY
 - WATER VALVE
 - 8" WATER MAIN
 - 12" WATER MAIN
 - SANITARY SEWER MANHOLE
 - GRAVITY SEWER LINE
 - 8" FORCE MAIN
 - STORM DRAIN



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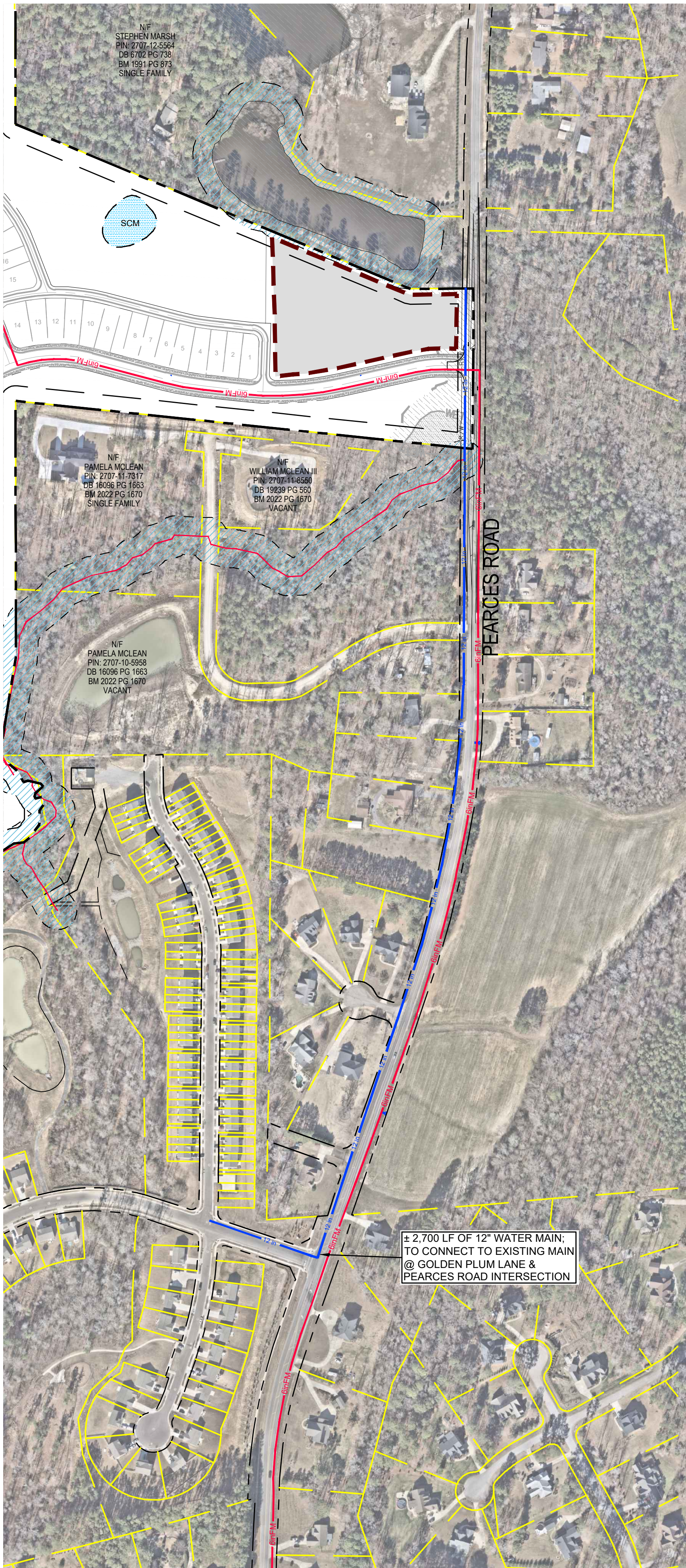


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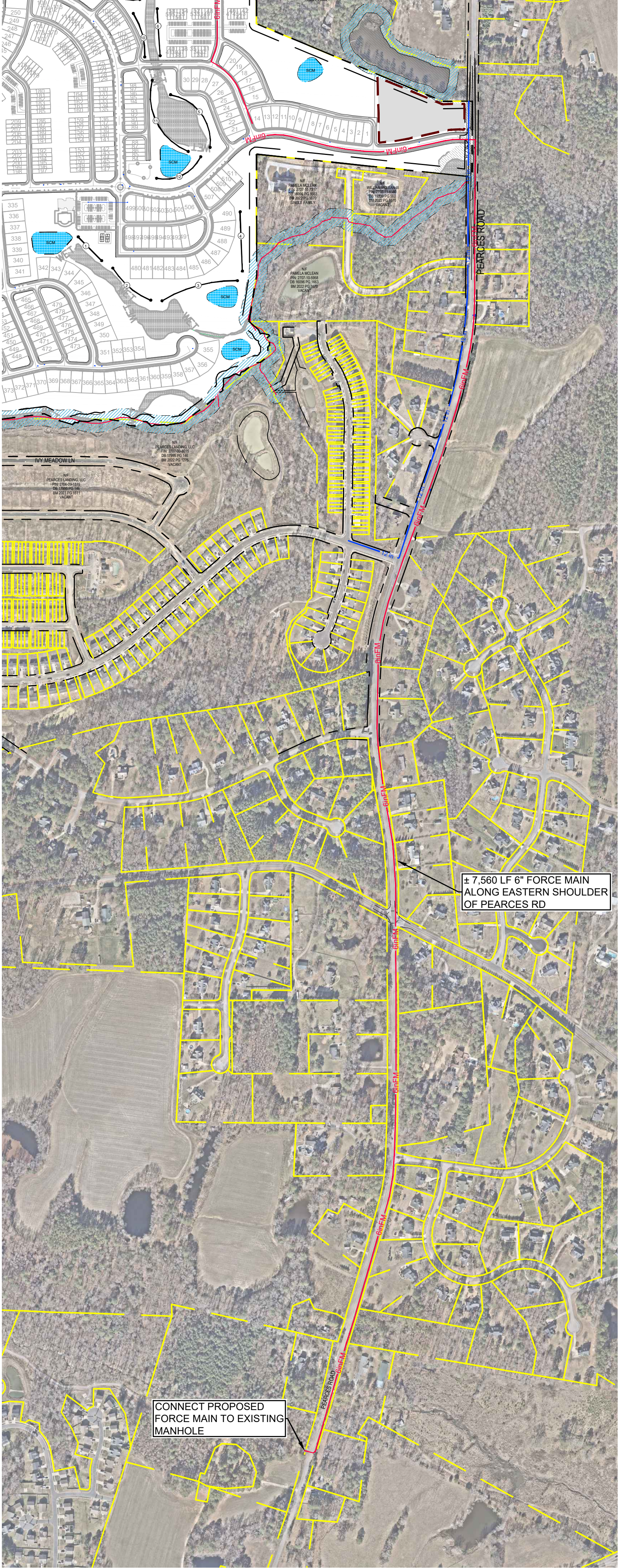
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OFF-SITE WATER MAIN EXT
SCALE: 1" = 200'



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

PEARCES RD PLANNED DEVELOPMENT MASTER LANDSCAPE PLAN

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

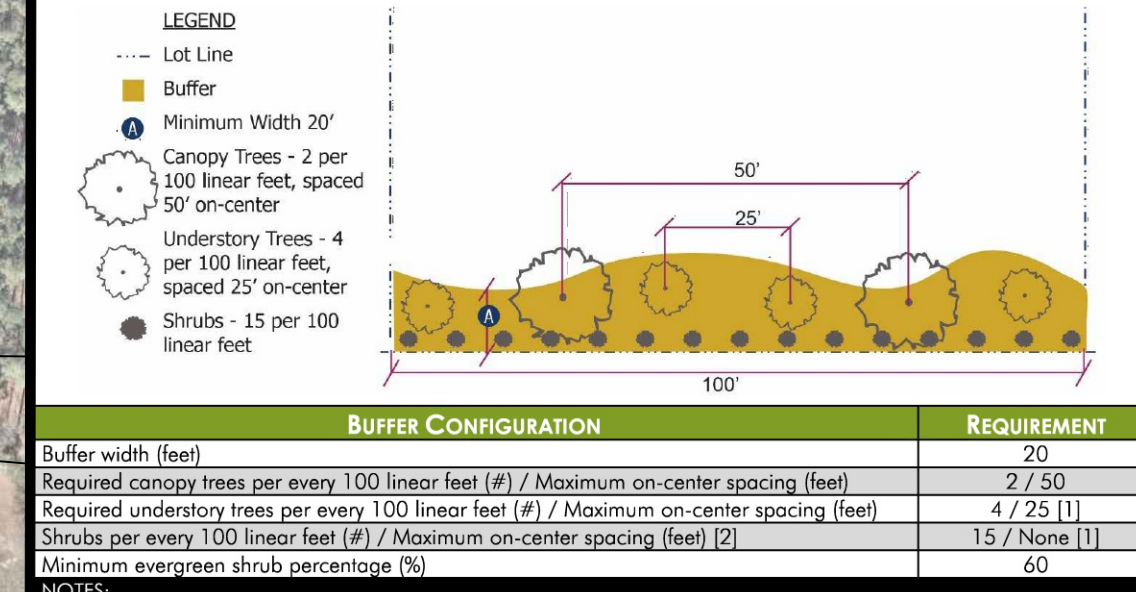
SITE DATA

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

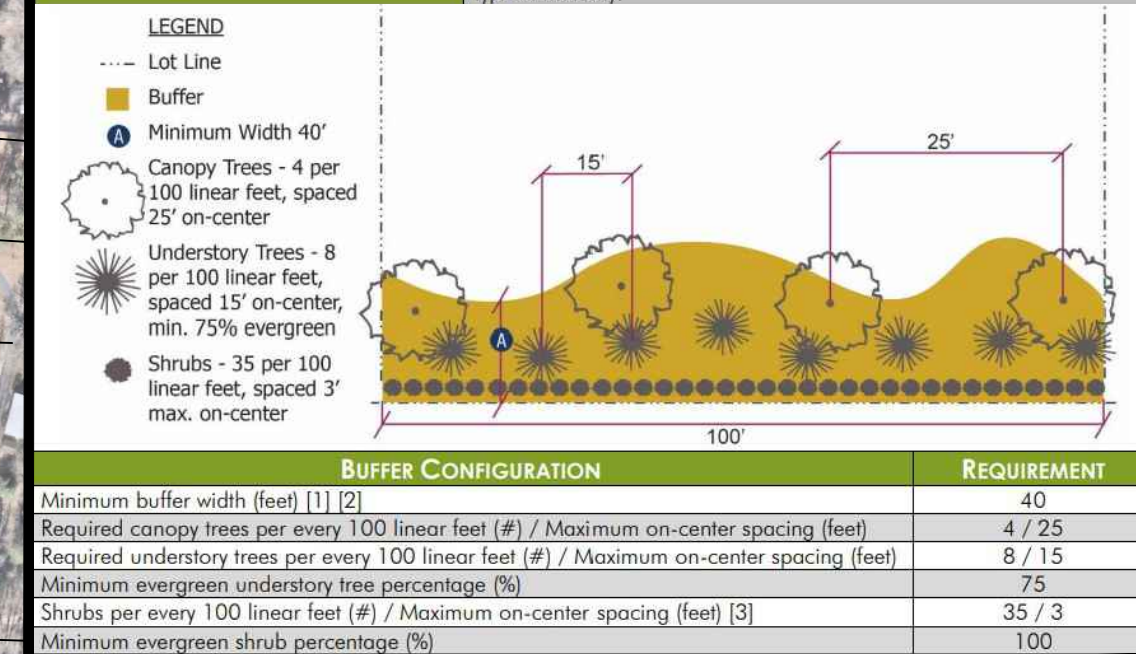
PLANT SCHEDULE MASTER PLAN

SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
○	ACE OGL	Acer rubrum 'October Glory' / October Glory Red Maple
○	QUE LYR	Quercus lyrata / Overcup Oak
○	ZEL SER	Zeikova serrata / Japanese Zeikova
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



TYPED OPAQUE



TYPE C SEMI-OPAQUE

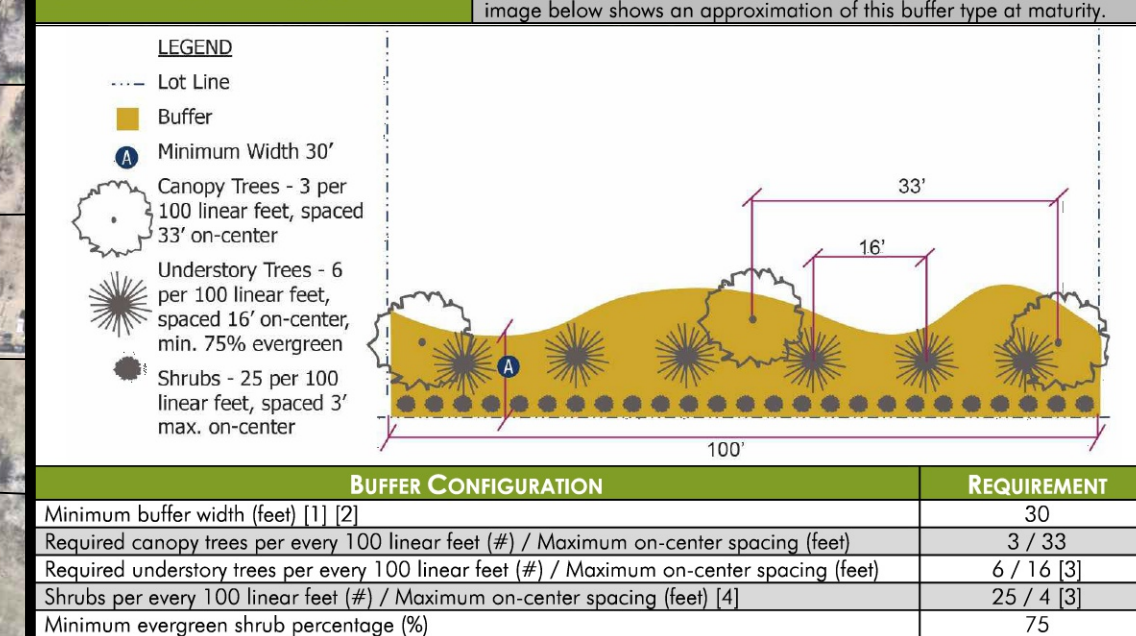
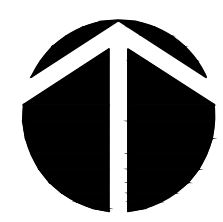
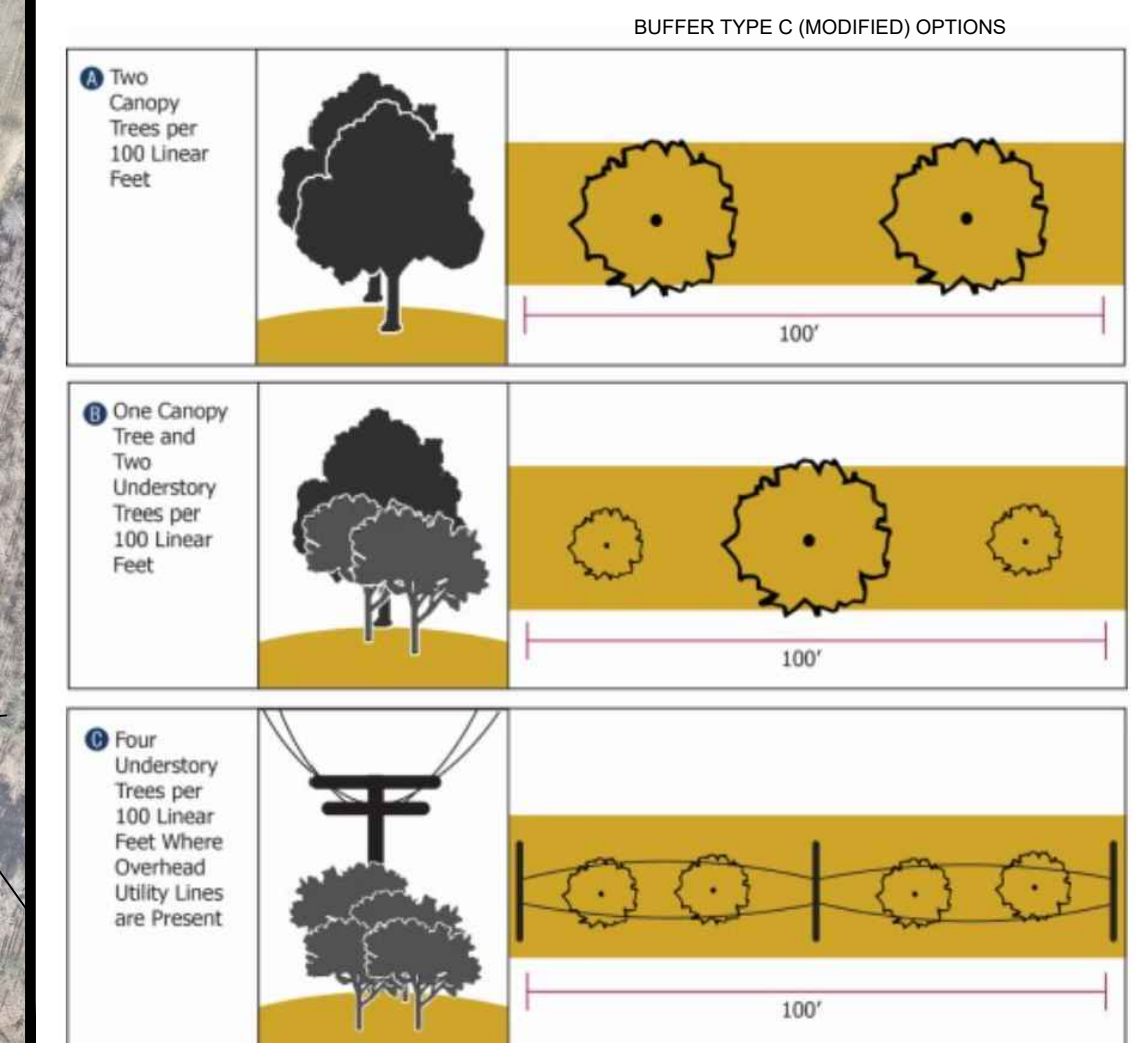


Figure 5.6.12: Streetscape Buffer Configuration



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

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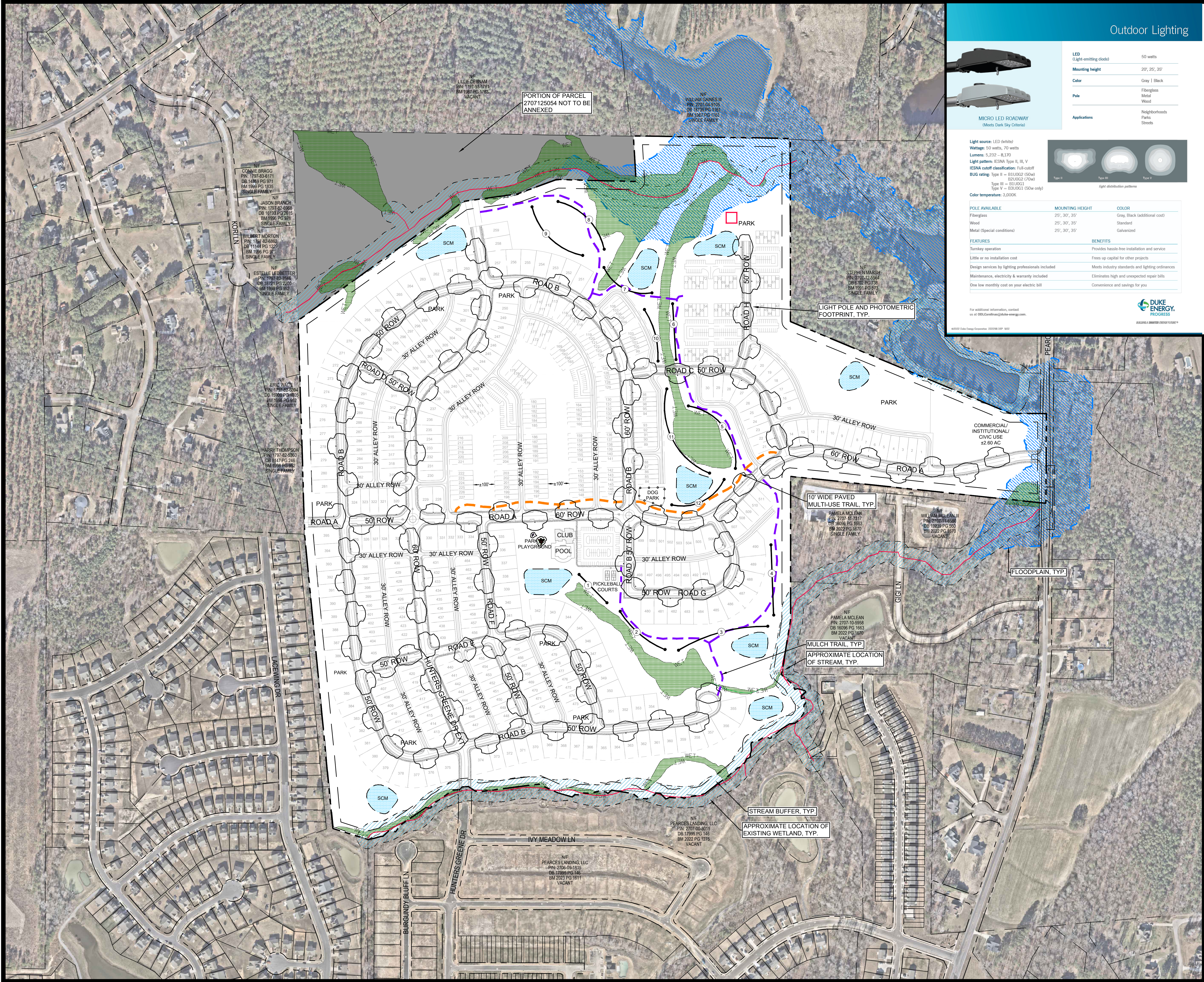


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MICRO LED ROADWAY
(Meets Dark Sky Criteria)

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 source: LED (white)
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 = B11UG2 (50w)
Type III = B11UG3 (50w)
Type V = B11UG1 (50w only)
Color temperature: 3,000K

Light distribution patterns

Type II Type III Type V

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	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 OSD@dukeenergy.com

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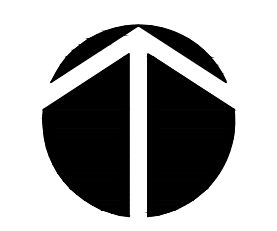
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PEARCES RD PLANNED DEVELOPMENT MASTER LIGHTING PLAN

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

SITE DATA

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



NORTH

200' 0 200' 400'

SCALE: 1" = 200'

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ZEBULON, NC
NOVEMBER 1, 2024
REVISED JANUARY 10, 2025
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LED In-Ground Light

Dever White Brick
(Triangle Brick)

Project Name

Figure 1: Proposed Sectional View of the 11th Street Bridge. The diagram illustrates the cross-section of the bridge deck, showing the following components and widths from left to right:

- SIDEWALK: 8'
- PLANTING AREA: 7'
- CURB: 12.5'
- BRIEF LANE: 5'
- LANE: 12'
- LANE: 12'
- CURB: 5'
- MEDIAN: 10'
- CURB: 5'
- LANE: 12'
- LANE: 12'
- BRIEF LANE: 5'
- CURB: 12.5'
- PLANTING AREA: 7'
- SIDEWALK: 8'

The total width is 117' RIGHT OF WAY. The bridge is divided into 4 LANES DIVIDED.

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