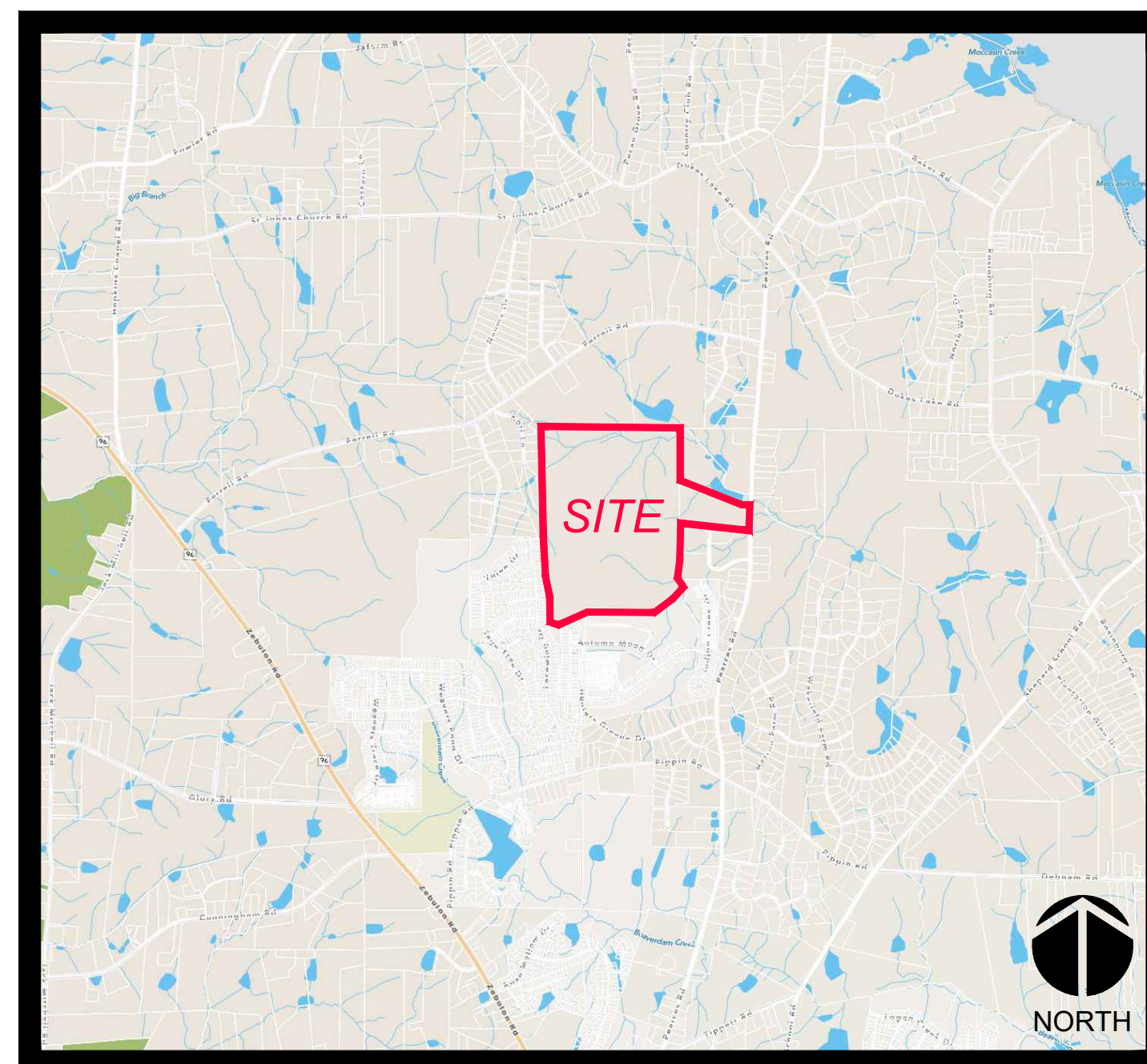


# PEARCES RD PLANNED DEVELOPMENT MASTER PLAN SET ZEBULON, NORTH CAROLINA NOVEMBER 1, 2024

## PLANNED DEVELOPMENT CONDITIONS

1. MINIMUM SINGLE-FAMILY DETACHED LOT SIZE TO BE NO LESS THAN 5,040 SF WITH A MINIMUM WIDTH OF 42'.
2. MINIMUM SINGLE-FAMILY ATTACHED LOT SIZE TO BE NO LESS THAN 2,100 SF (TOWNHOME STYLE) WITH A MINIMUM WIDTH OF 22'.
3. MINIMUM SINGLE-FAMILY ATTACHED UNIT SIZE TO BE NO LESS THAN 1,080 SF (CONDO STYLE) WITH A MINIMUM WIDTH OF 18'. CONDO STYLE PRODUCT WILL BE SURFACE-PARKED.
4. ANY SINGLE-FAMILY LOT OVER 60' WILL HAVE A DRIVEWAY THAT ACCESSES A PUBLIC ROW. ALL DETACHED SINGLE-FAMILY AND TOWNHOME UNITS LESS THAN 60' WIDTH WILL BE REAR-LOADED AND HAVE ACCESS TO EITHER A 30' PRIVATE ALLEY.
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:	514 LOTS
LOT DENSITY:	3.19 UNITS/ AC
LENGTH OF ROADS:	±7,415 LF (60' PUBLIC ROW) ±10,255 LF (50' PUBLIC ROW) ±12,780 LF (30' PRIVATE ALLEY ROW)

## PROPOSED SETBACKS

SINGLE-FAMILY DETACHED	(FRONT LOAD)	(REAR LOAD)
FRONT:	25'	15'
SIDE:	5'	5'
SIDE CORNER:	15'	10'
REAR:	20'	30'

SINGLE-FAMILY ATTACHED	(TOWNHOME)	(CONDO)
FRONT:	15'	15' FROM ROW
SIDE:	0'	0'
SIDE CORNER:	10'	15' FROM ROW
REAR:	30'	15' FROM ROW

COMMERCIAL/ INSTITUTIONAL/ CIVIC  
ALL COMMERCIAL/ INSTITUTIONAL/ CIVIC SETBACKS AND BUILDING SEPARATION TO COMPLY WITH TOWN OF ZEBULON UDO REQUIREMENTS.

## OPEN SPACE DATA

REQUIRED:	±16 AC (10% OF GROSS)
ACTIVE REQUIRED:	±8 AC (50% OF REQUIRED)
PROVIDED:	±42.1 AC (26%)
ACTIVE PROVIDED:	±8.7 AC (INCLUDES CLUBHOUSE, POOL, WALKING TRAILS, AND DOG PARKS)
PASSIVE PARKS PROVIDED:	±5.2 AC
PASSIVE UNDISTURBED:	±27.5 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)

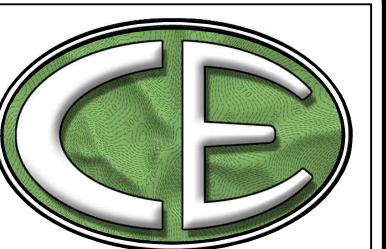
## INDEX TO DRAWINGS

COVER	0
EXISTING CONDITIONS	1
MASTER PLAN	2
MASTER GRADING PLAN	3
MASTER UTILITY PLAN	4
OFF-SITE UTILITY PLAN	5
MASTER LANDSCAPE PLAN	6
MASTER LIGHTING PLAN	7
MASTER PLAN DETAILS	8

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



CE GROUP

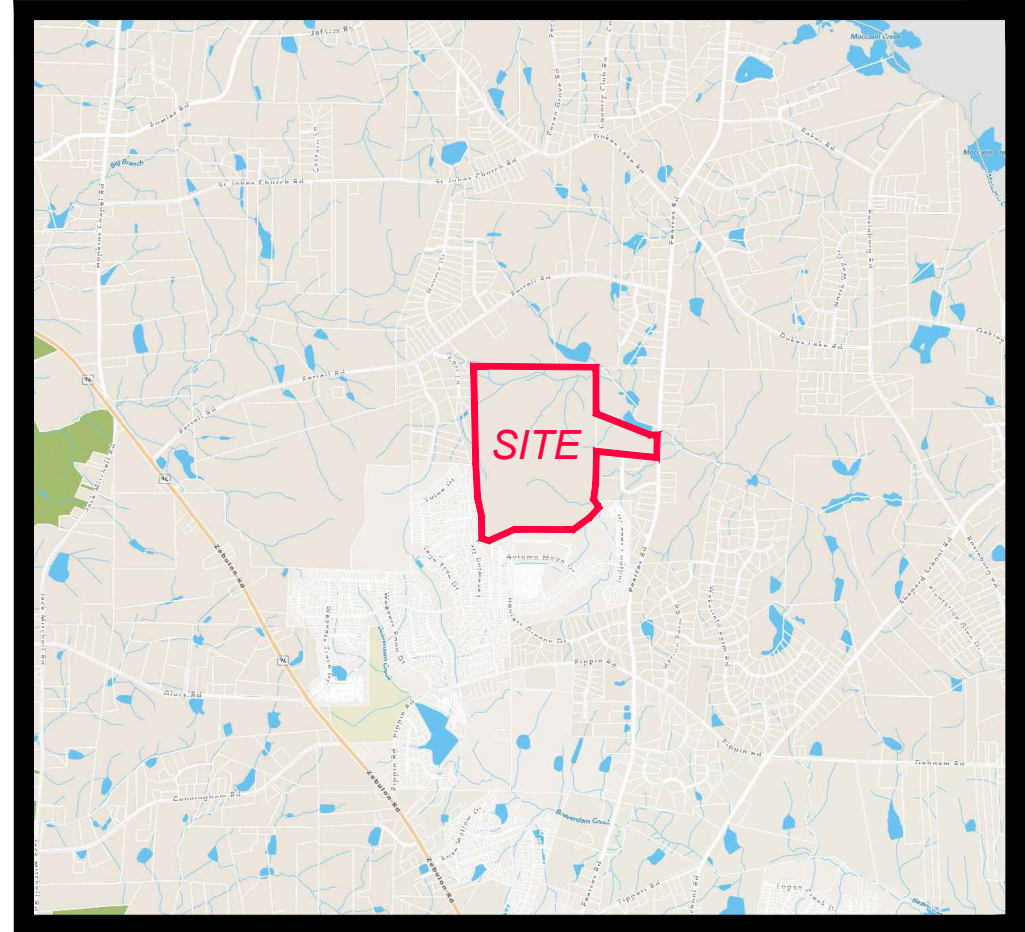
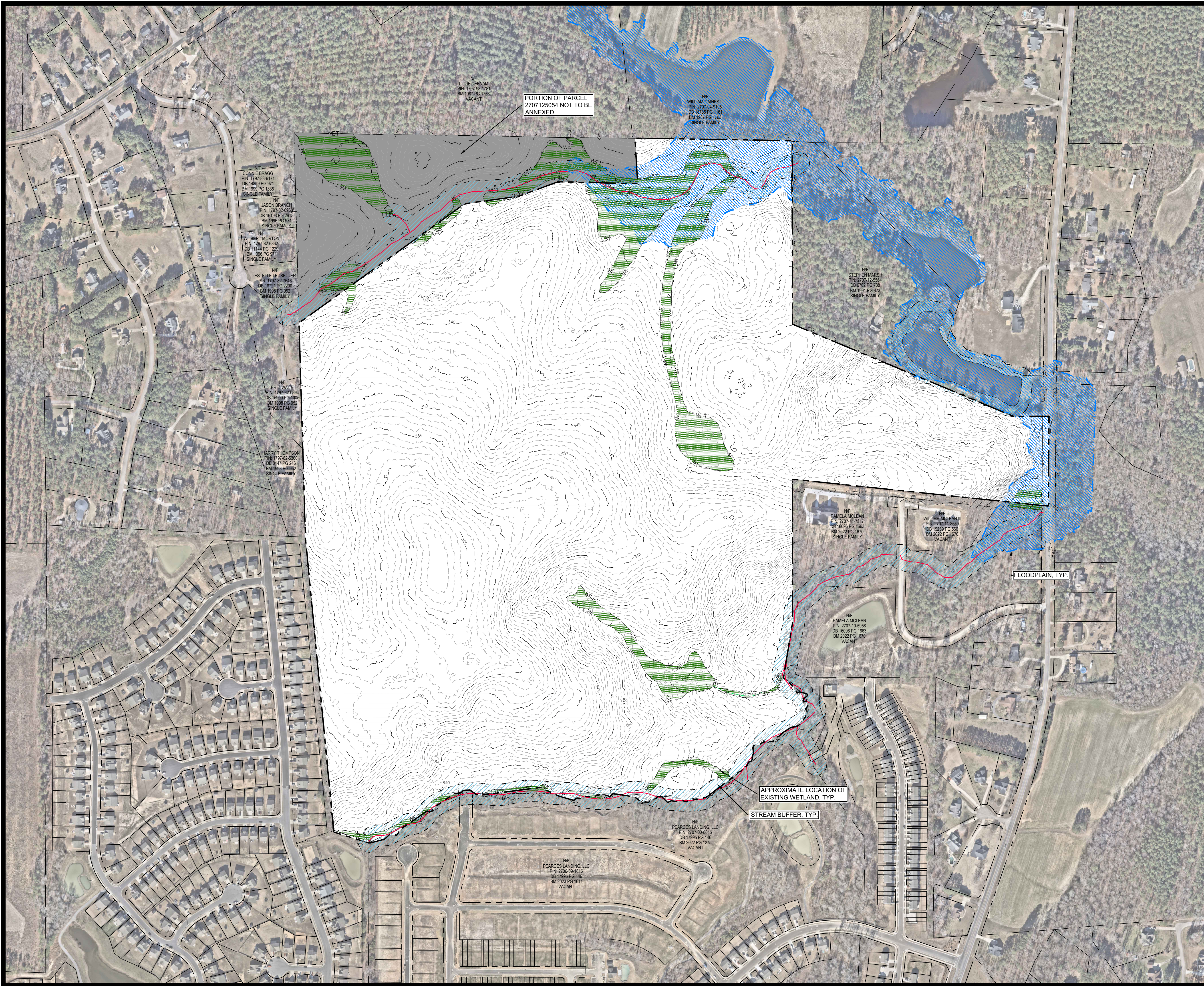
301 GLENWOOD AVE. 220  
RALEIGH, NC 27603  
PHONE: 919-367-8790  
FAX: 919-322-0032

www.cegroupinc.com

License # C-1739

**PRELIMINARY DESIGN**  
NOT RELEASED  
FOR CONSTRUCTION





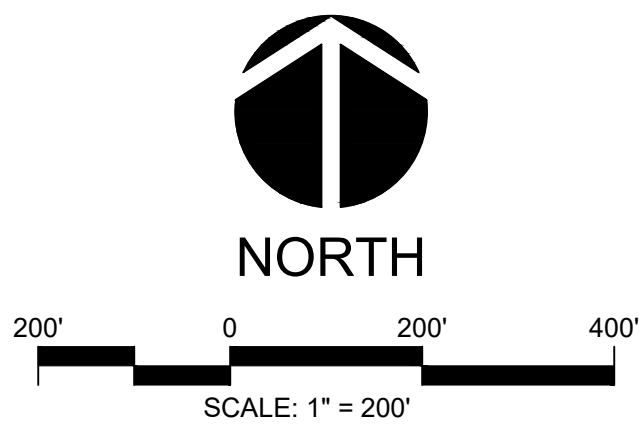
VICINITY MAP  
NTS

# PEARCES RD PLANNED DEVELOPMENT EXISTING CONDITIONS PLAN

ZEBULON, NC  
NOVEMBER 1, 2024

SITE DATA

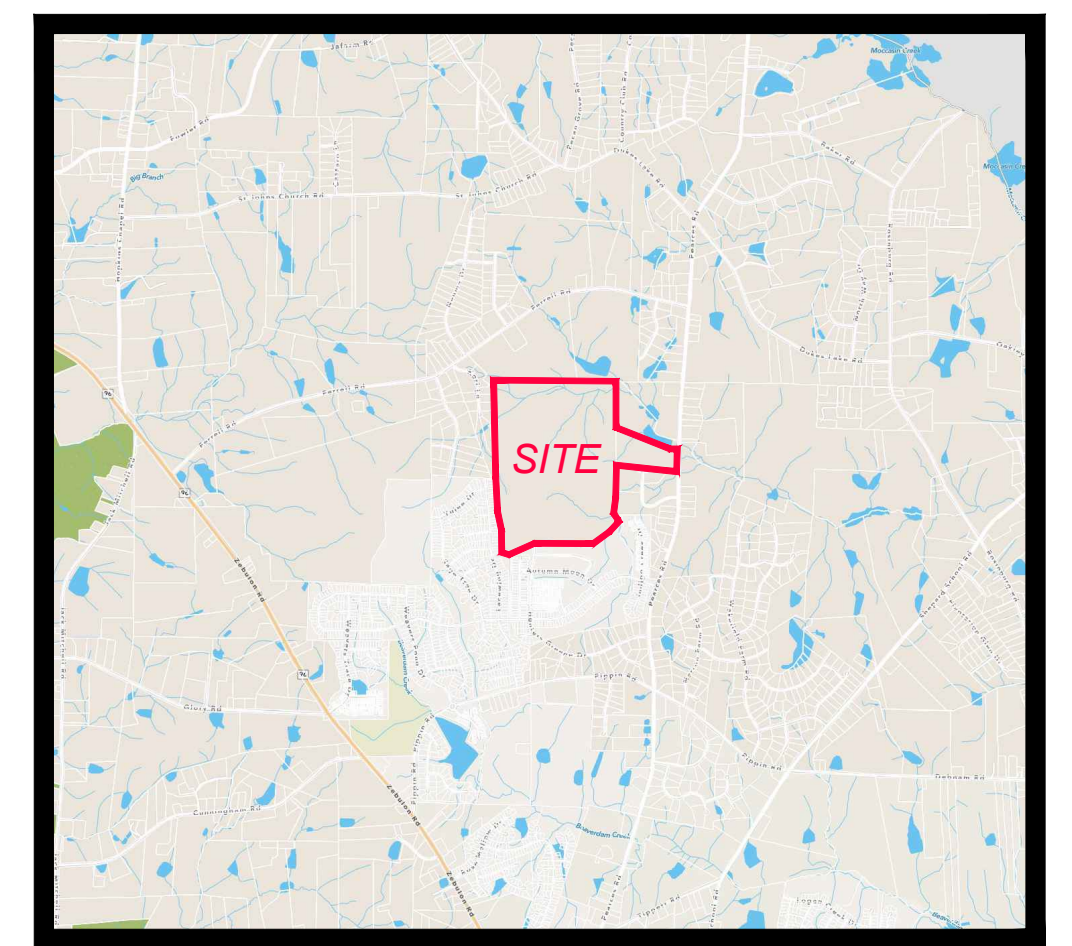
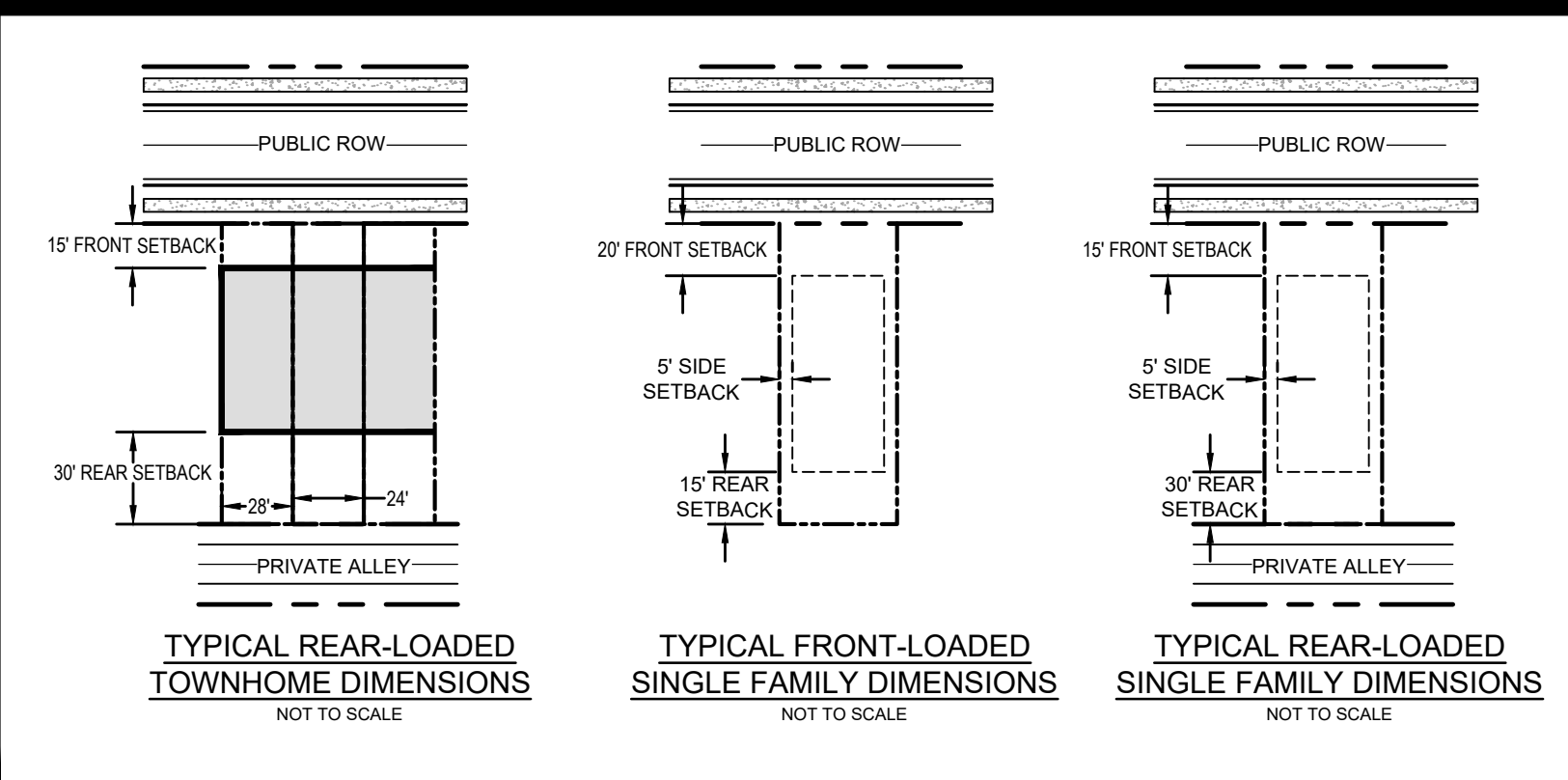
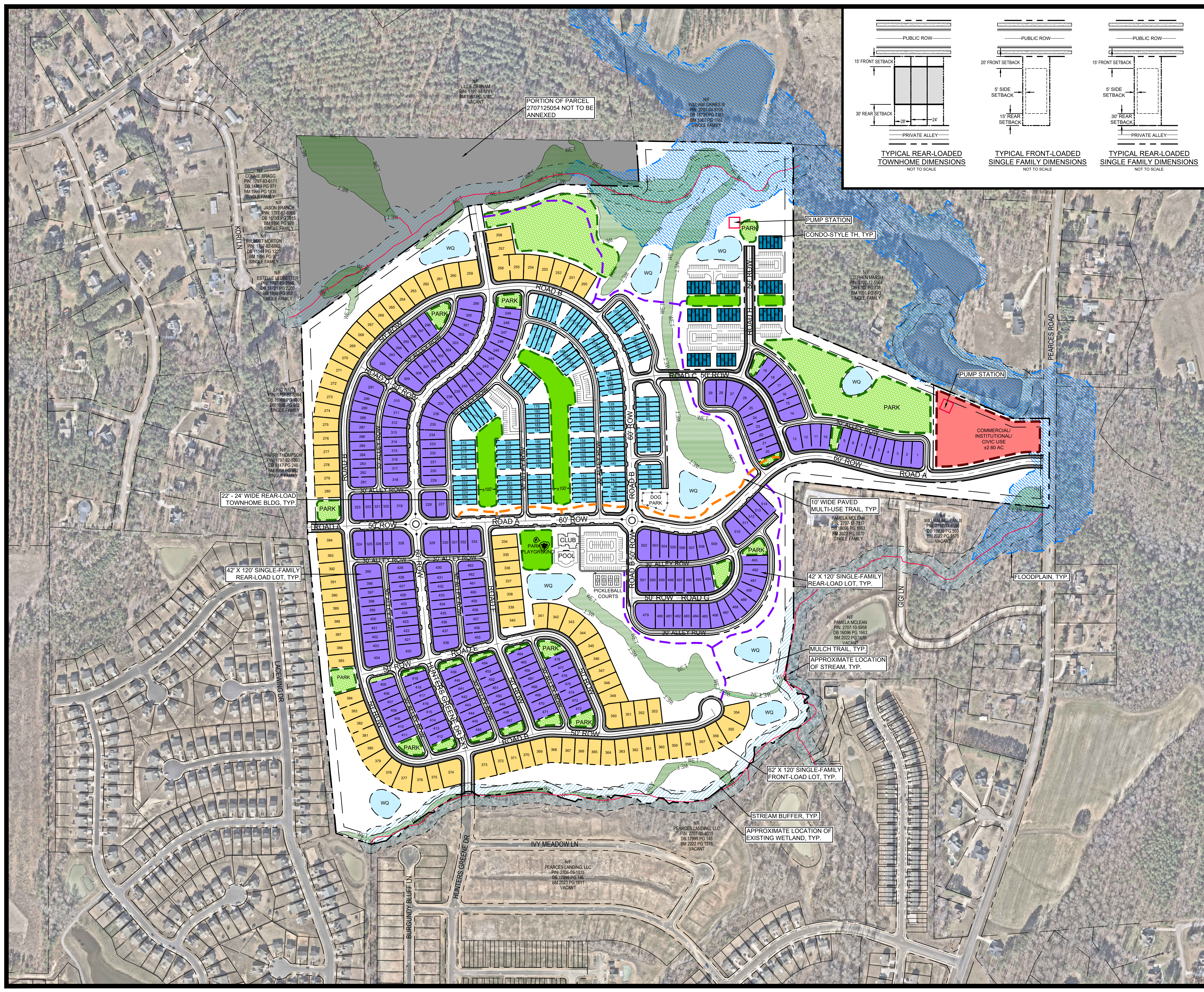
TOTAL PROJECT AREA=	±161.046 AC
PIN=	1797914808, 2707125054
EXISTING ZONING=	R-30 (WAKE COUNTY)



**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





VICINITY MAP  
NTS

# PEARCES RD PLANNED DEVELOPMENT MASTER PLAN

ZEBULON, NC  
NOVEMBER 1, 2024

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=	±514 (3.19 DU/AC)
TOWNHOMES=	±53 UNITS (CONDO-STYLE)
	±144 UNITS (REAR-LOAD)
SINGLE FAMILY LOTS=	±225 (42' X 120' REAR-LOAD)
	±92 (62' X 120' REAR-LOAD)
TOTAL LF OF ROADS=	±7,765 LF (60' ROW)
	±10,252 LF (50' ROW)
	±12,781 LF (30' ALLEY ROW)
<b>OPEN SPACE DATA</b>	
REQUIRED:	±16 AC (10% OF GROSS)
ACTIVE REQUIRED:	±8 AC (50% OF REQUIRED)
PROVIDED:	±42.1 AC (26%)
ACTIVE PROVIDED:	±8.7 AC
	(INCLUDES CLUBHOUSE, POOL, WALKING TRAILS, AND DOG PARKS)
PASSIVE PARKS PROVIDED:	±5.2 AC
PASSIVE UNDISTURBED:	±27.5 AC
<b>PARKING DATA</b>	
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

SCALE: 1" = 200'

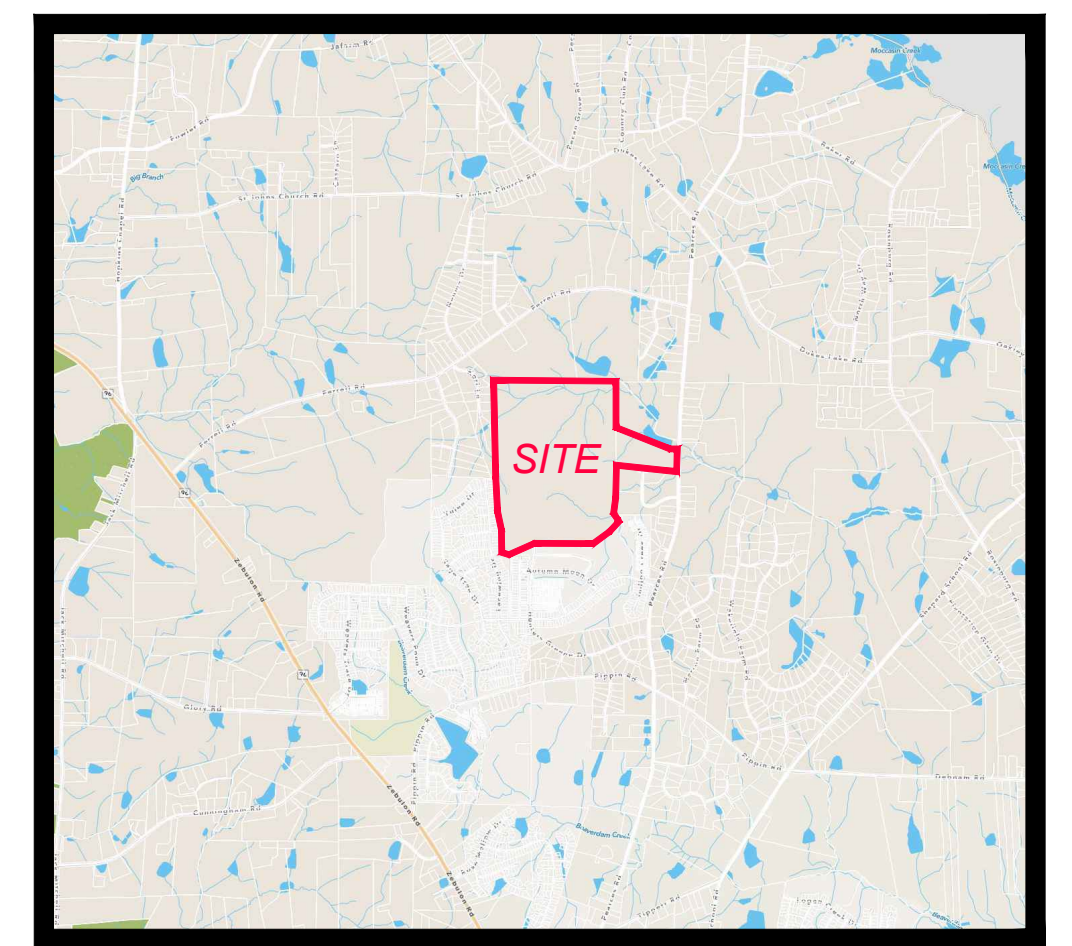
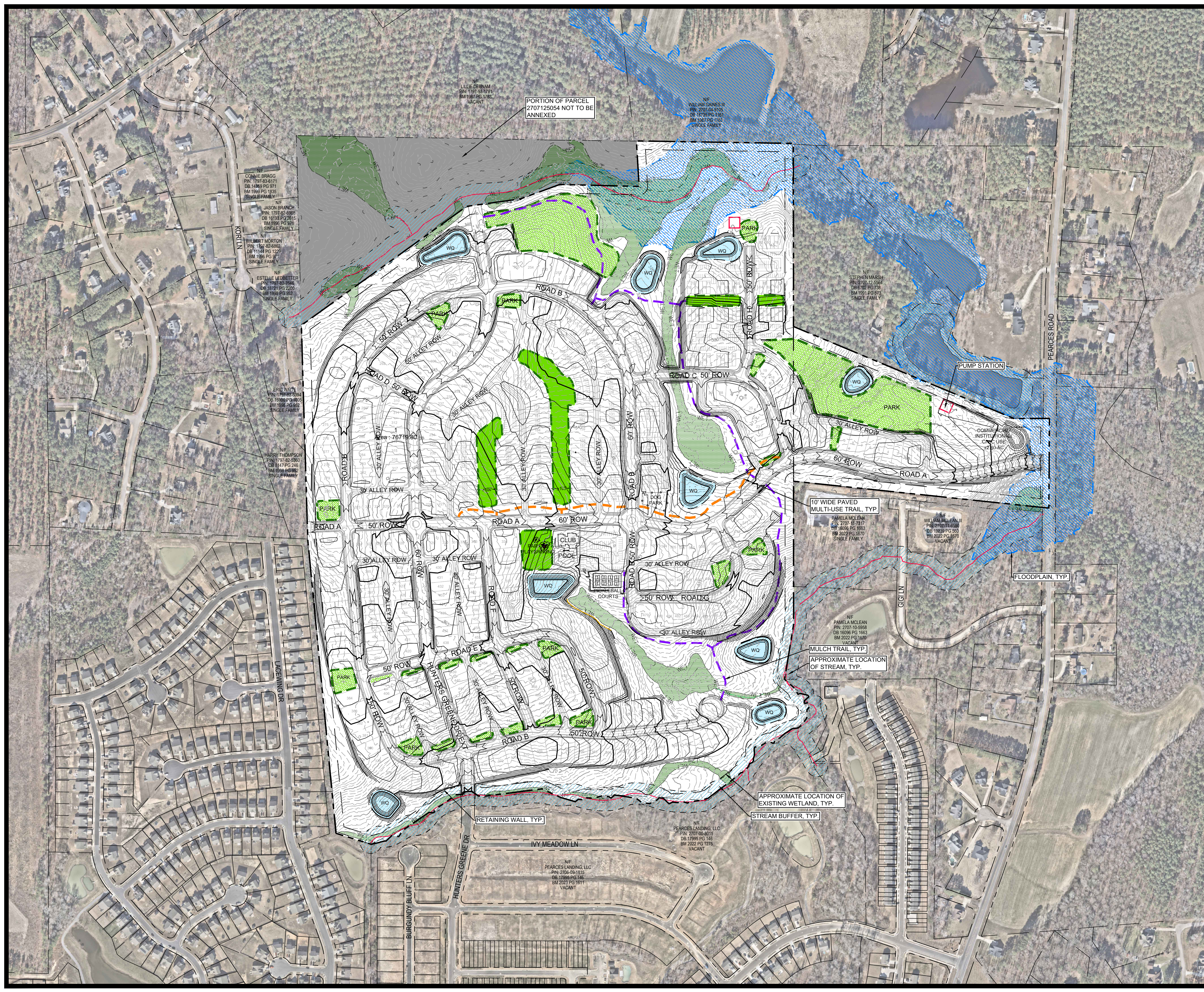
**PRELIMINARY DESIGN**  
NOT RELEASED  
FOR CONSTRUCTION

**CE GROUP**

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

www.cegroupinc.com  
License # C-1739





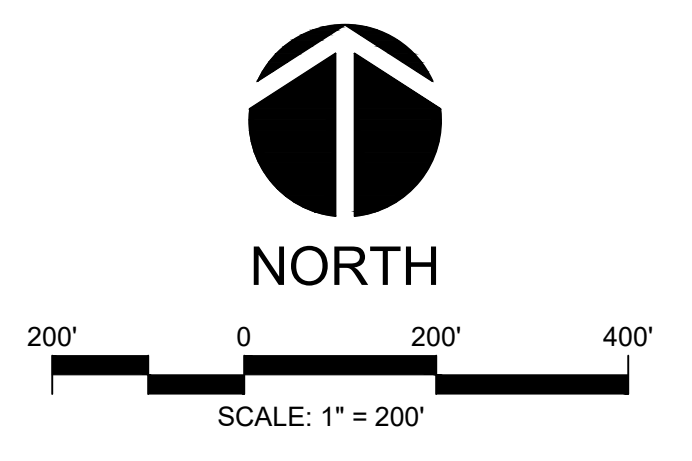
VICINITY MAP  
NTS

# PEARCES RD PLANNED DEVELOPMENT MASTER GRADING PLAN

ZEBULON, NC  
NOVEMBER 1, 2024

SITE DATA

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



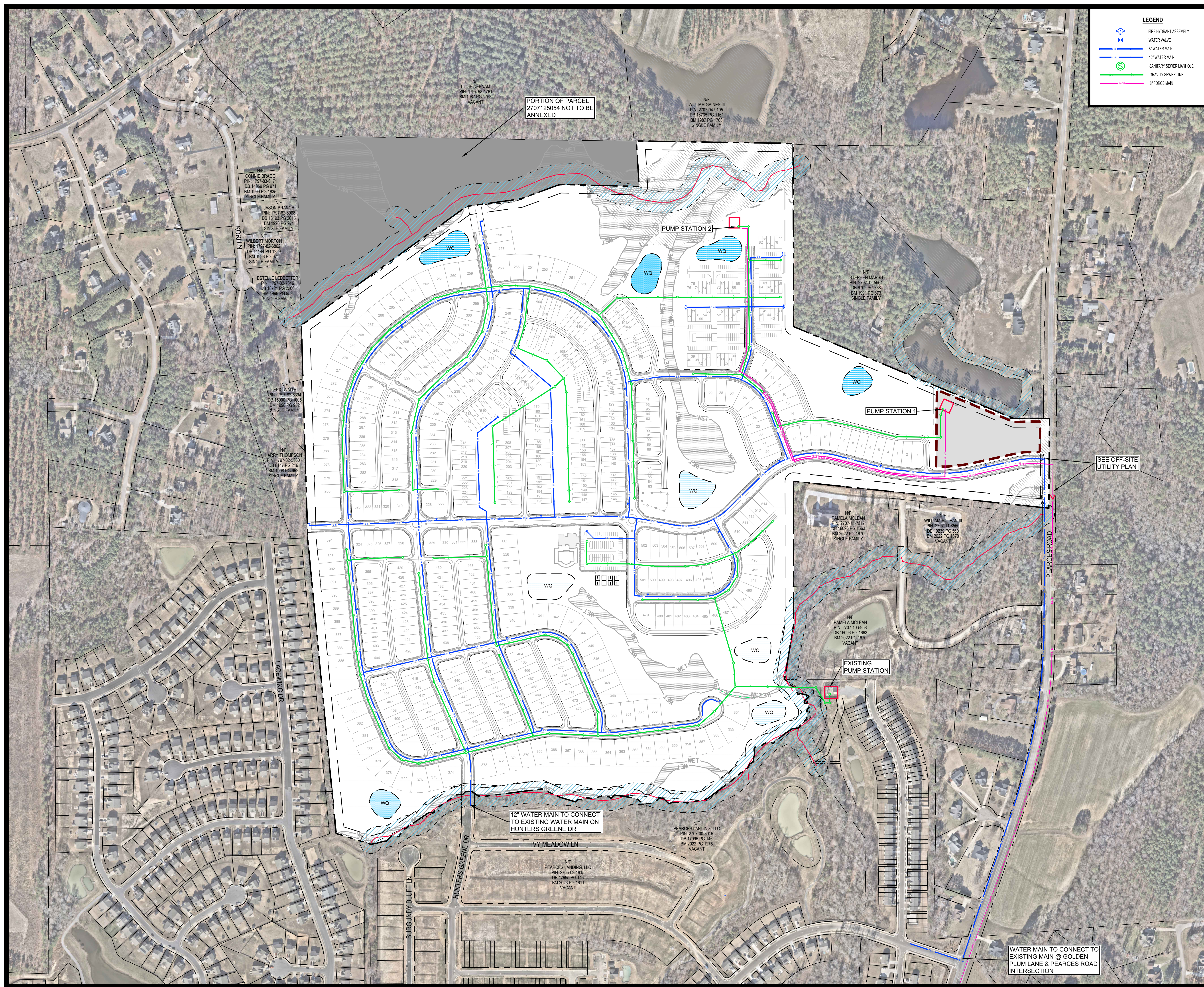
**PRELIMINARY DESIGN**  
NOT RELEASED  
FOR CONSTRUCTION

**CE GROUP**

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

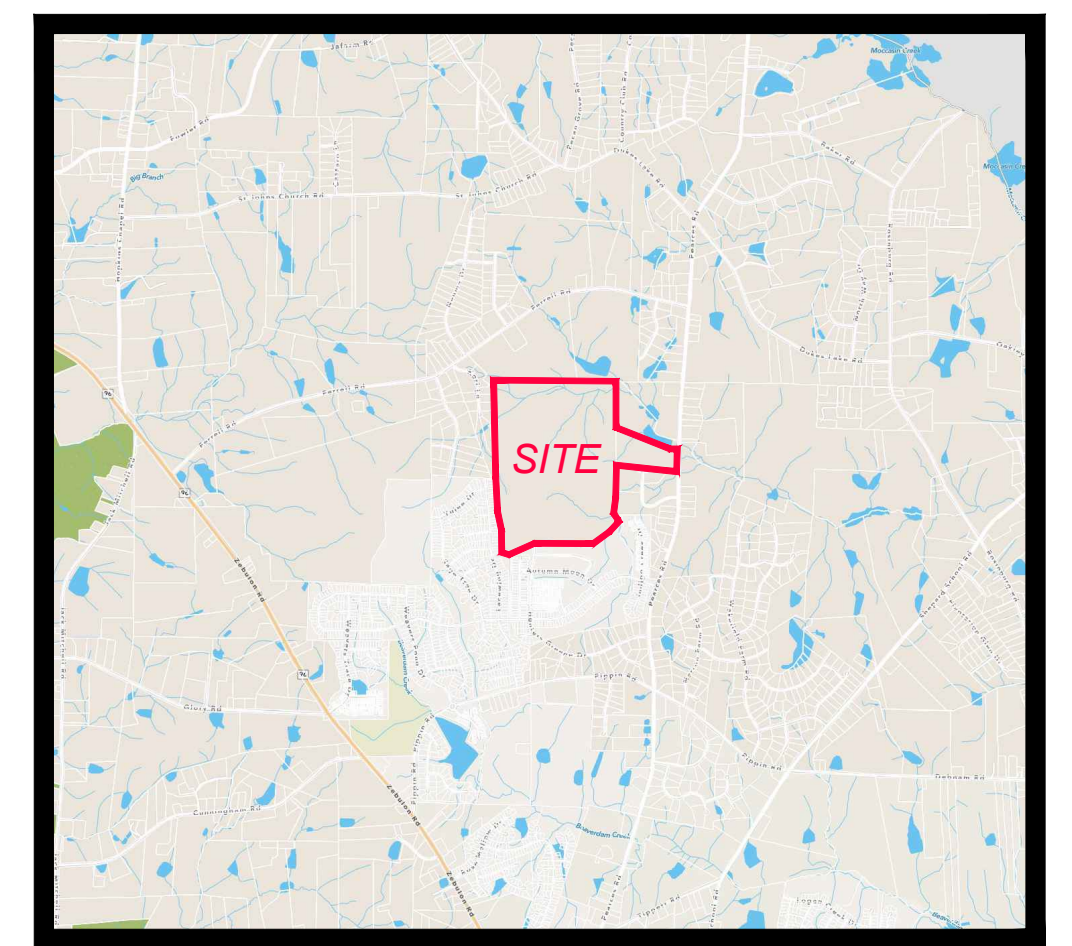
www.cegroupinc.com  
License # C-1739





**LEGEND**

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



VICINITY MAP  
NTS

# PEARCES RD PLANNED DEVELOPMENT MASTER UTILITY PLAN

ZEBULON, NC  
NOVEMBER 1, 2024

SITE DATA

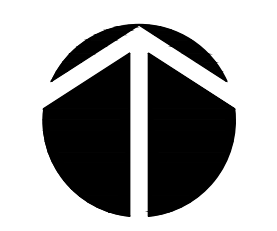
TOTAL PROJECT AREA=	±161.046 AC
PIN=	1797914808, 2707125054
EXISTING ZONING=	R-30 (WAKE COUNTY)

SEE OFF-SITE  
UTILITY PLAN

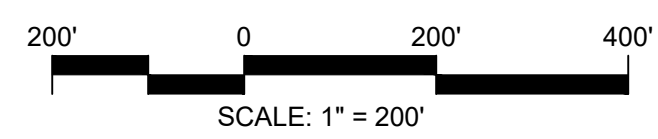
PORTION OF PARCEL  
2707125054 NOT TO BE  
ANNEXED

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



NORTH



SCALE: 1" = 200'

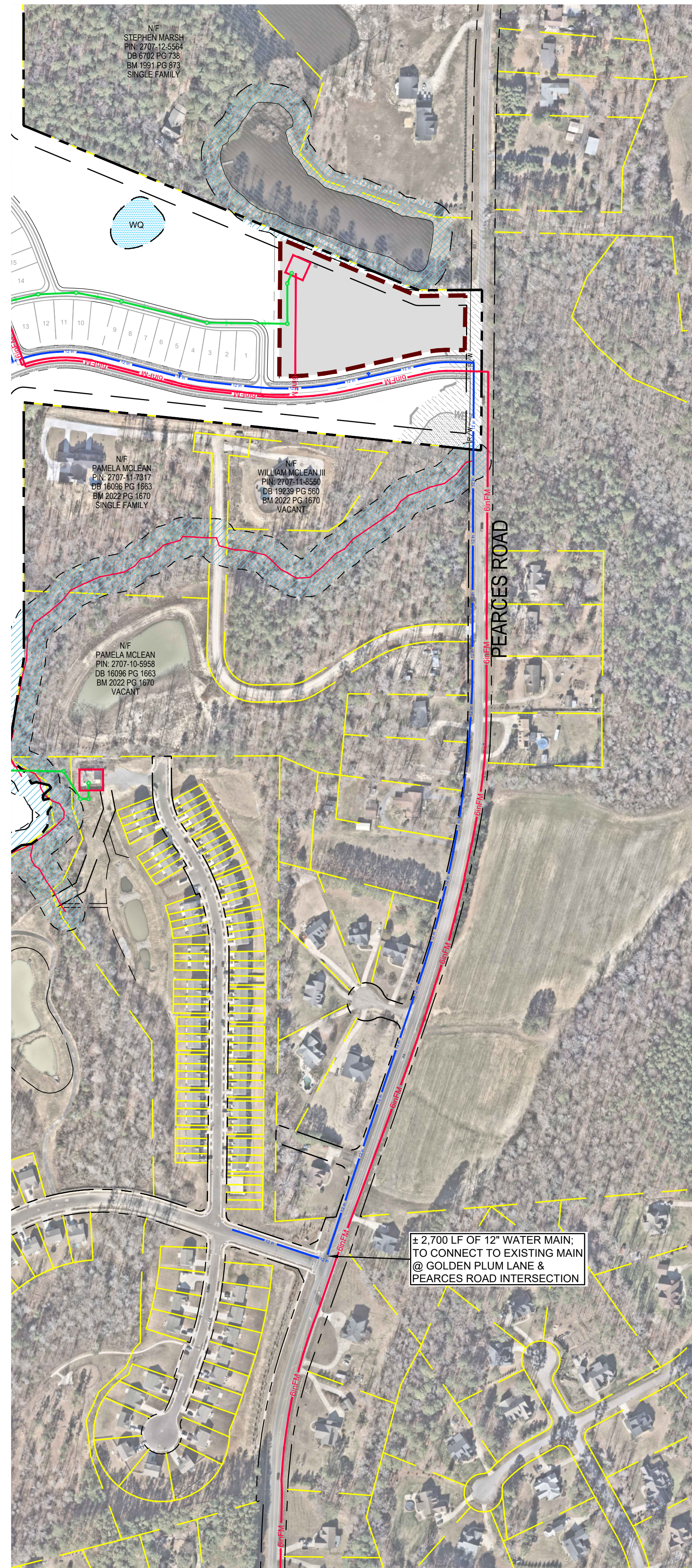
**PRELIMINARY DESIGN**  
NOT RELEASED  
FOR CONSTRUCTION

**CE GROUP**

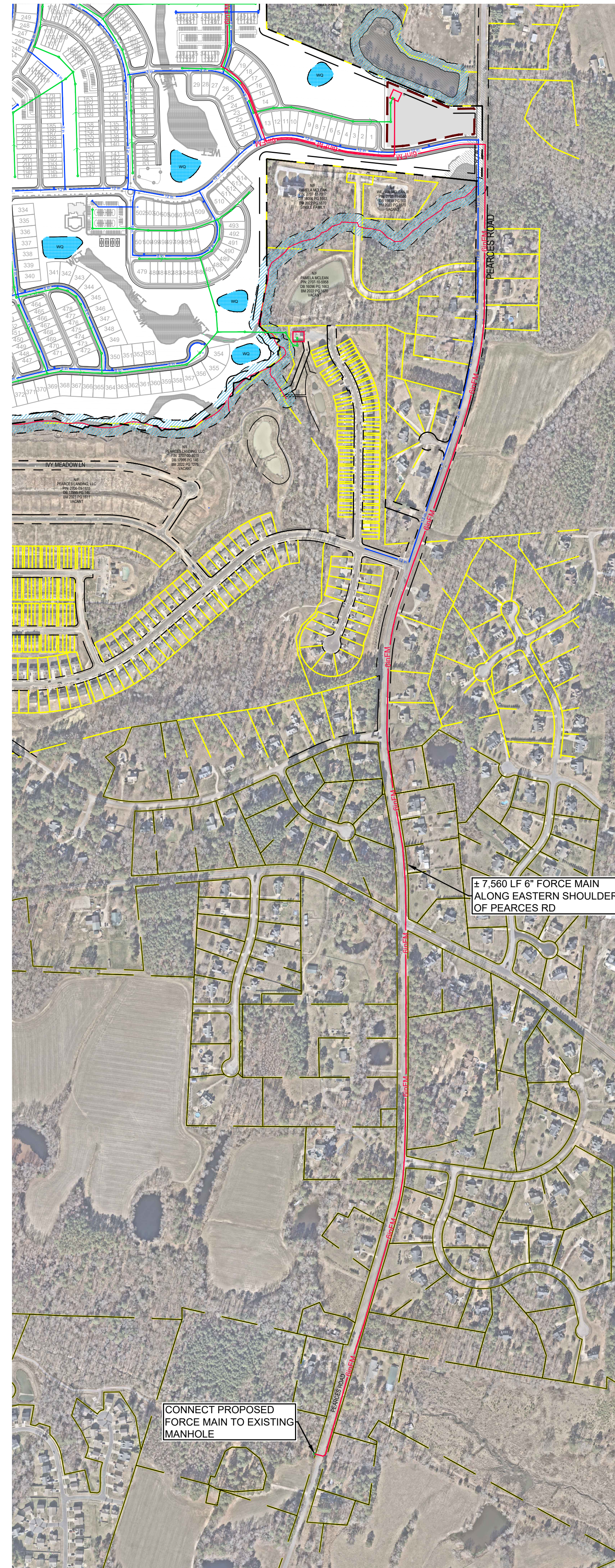
301 GLENWOOD AVE. 220  
RALEIGH, NC 27603  
PHONE: 919-367-8790  
FAX: 919-322-0032

www.cegroupinc.com  
License # C-1739

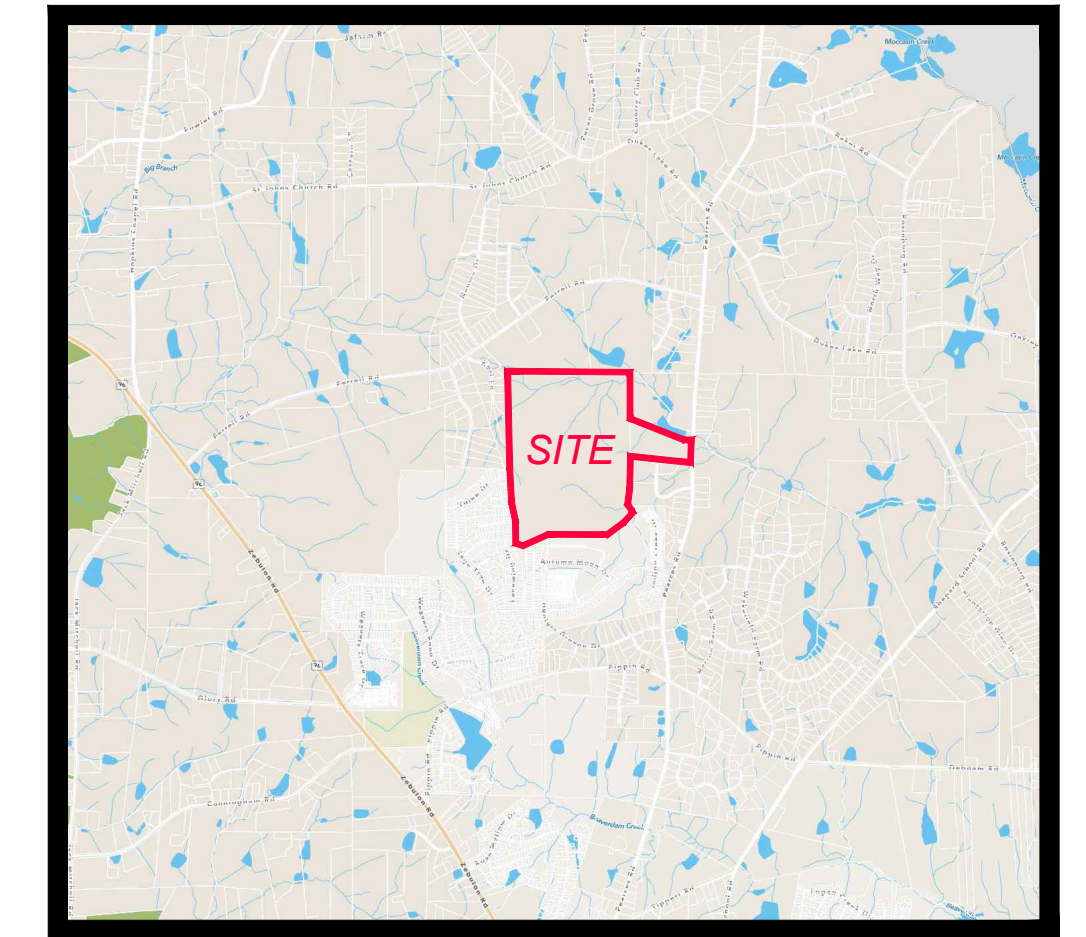




**OFF-SITE WATER MAIN EXT**  
SCALE: 1" = 200'



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



VICINITY MAP  
NTS

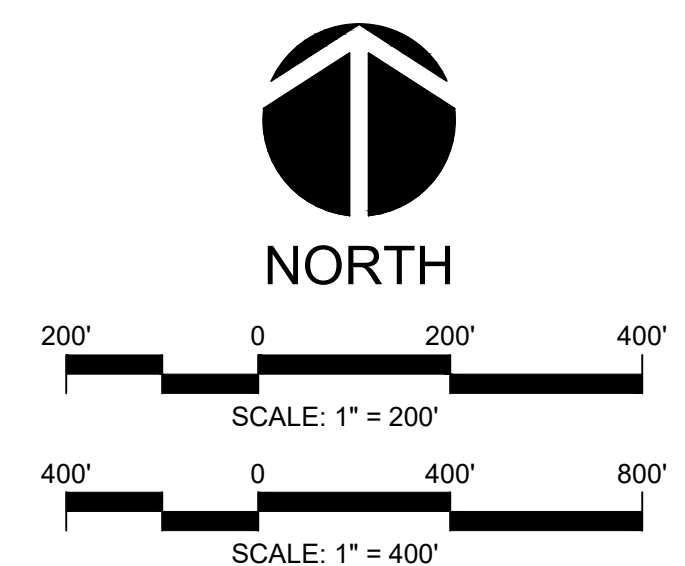
# PEARCES RD PLANNED DEVELOPMENT OFF-SITE UTILITY PLAN

ZEBULON, NC  
NOVEMBER 1, 2024

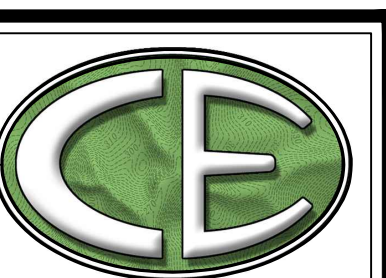
**SITE DATA**

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



**PRELIMINARY DESIGN**  
NOT RELEASED  
FOR CONSTRUCTION



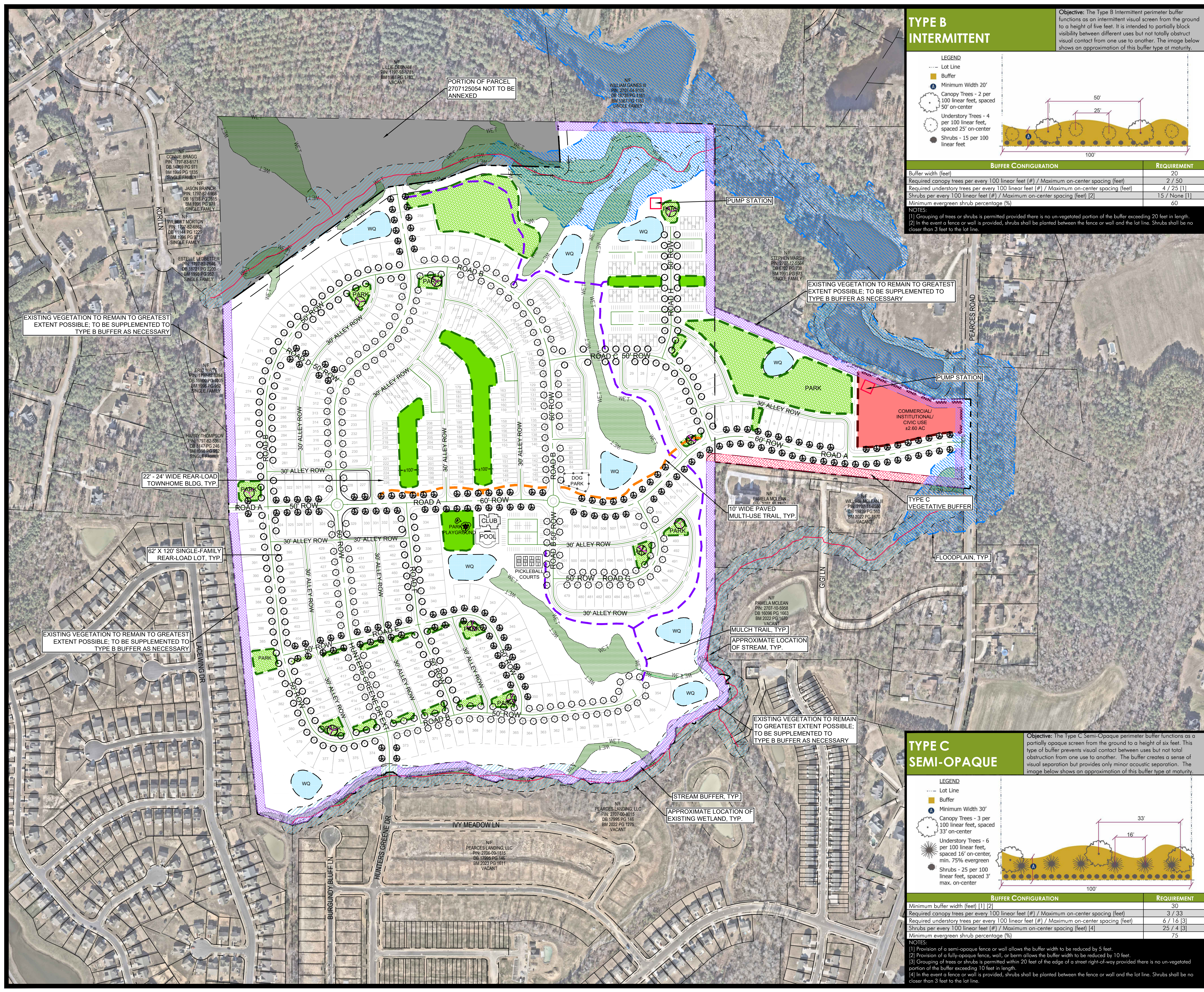
**CE GROUP**

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

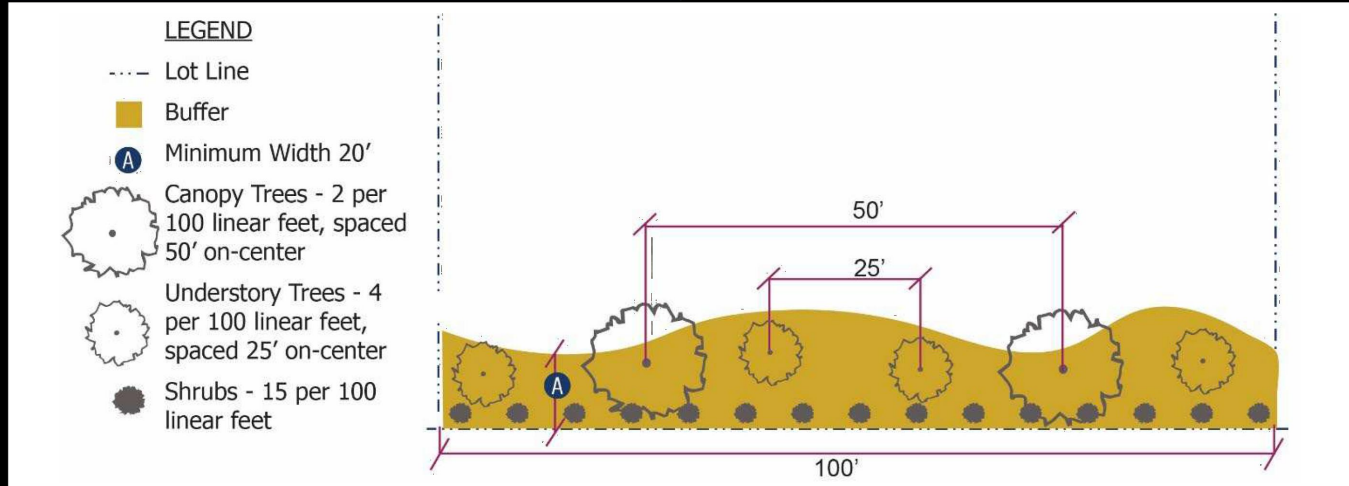
www.cegroupinc.com

License # C-1739





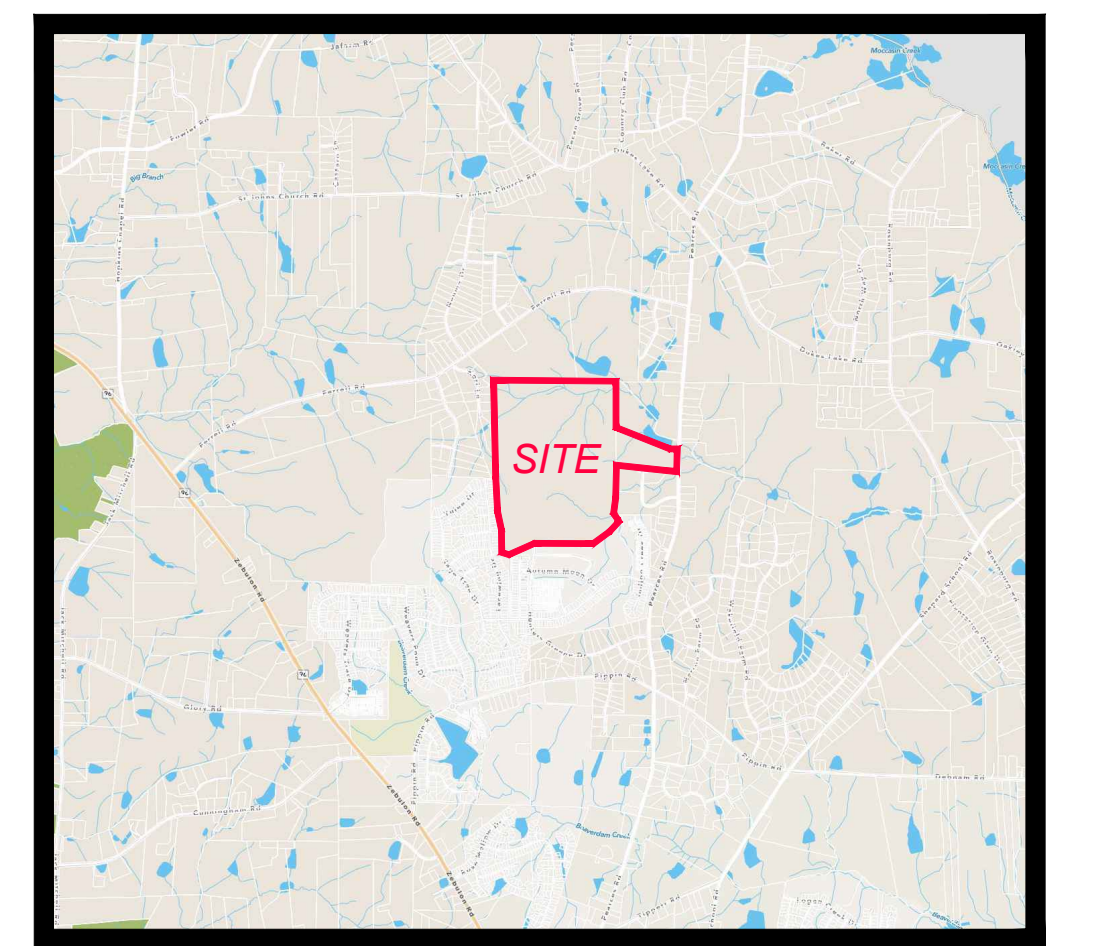
### TYPE B INTERMITTENT



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.

**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.



VICINITY MAP  
NTS

# PEARCES RD PLANNED DEVELOPMENT MASTER LANDSCAPE PLAN

ZEBULON, NC  
NOVEMBER 1, 2024

SITE DATA

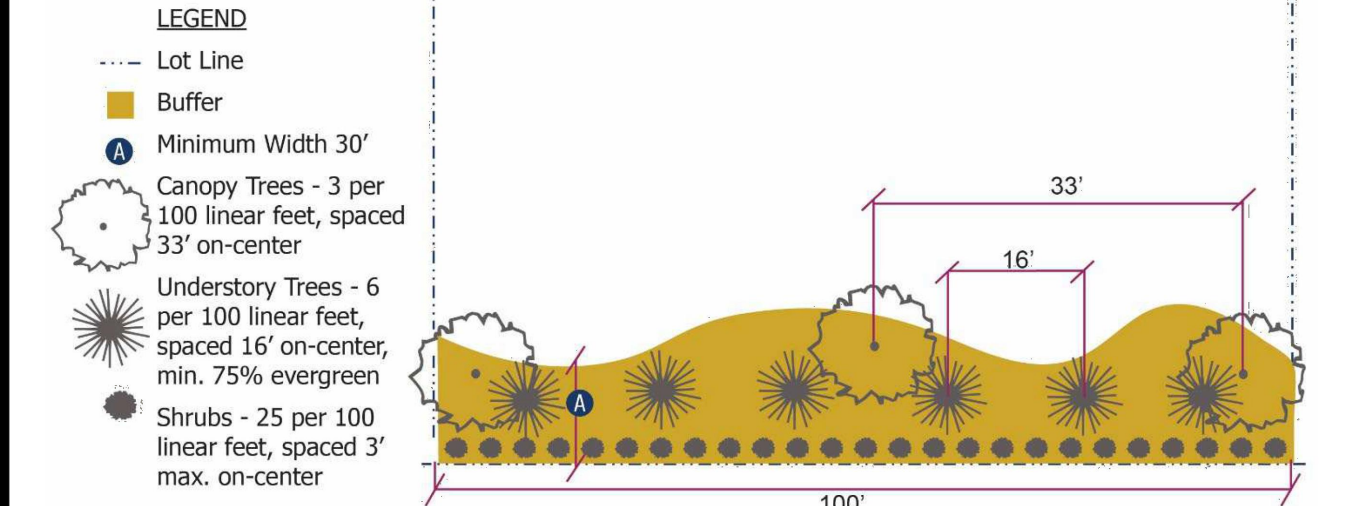
TOTAL PROJECT AREA=	±161.046 AC
PIN=	1797914808, 2707125054
EXISTING ZONING=	R-30 (WAKE COUNTY)

### PLANT SCHEDULE PEARCES RD LA PLAN

SYMBOL	CODE	BOTANICAL / COMMON NAME
<b>TREES</b>		
○	ACE OGL	Acer rubrum / October Glory / October Glory Red Maple
○	QUE LYR	Quercus lyrata / Overcup Oak
○	ZEL SER	Zeikova serrata / Japanese Zeikova
<b>LARGE TREE</b>		
⊗	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
<b>BUFFER</b>		
▨	N/A	Buffer Type B (Intermittent)
▨	N/A	Buffer Type C (Semi Opaque)

- POCKET PARK
- COMMON LAWN/ AMENITY SITE
- MULCH TRAIL
- 10' WIDE PAVED MULTI-USE TRAIL

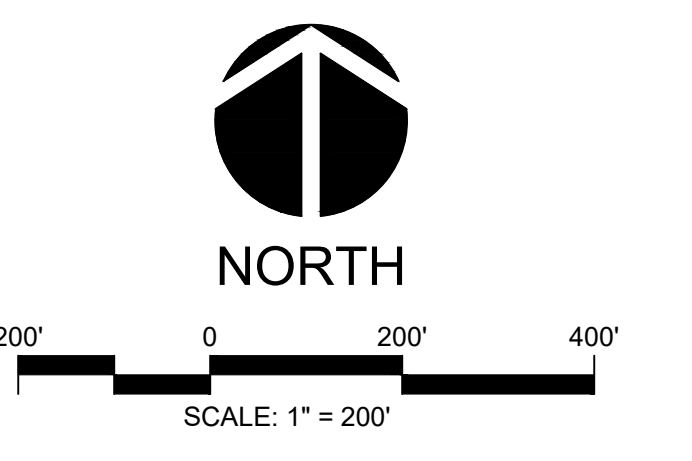
### TYPE C SEMI-OPAQUE



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.

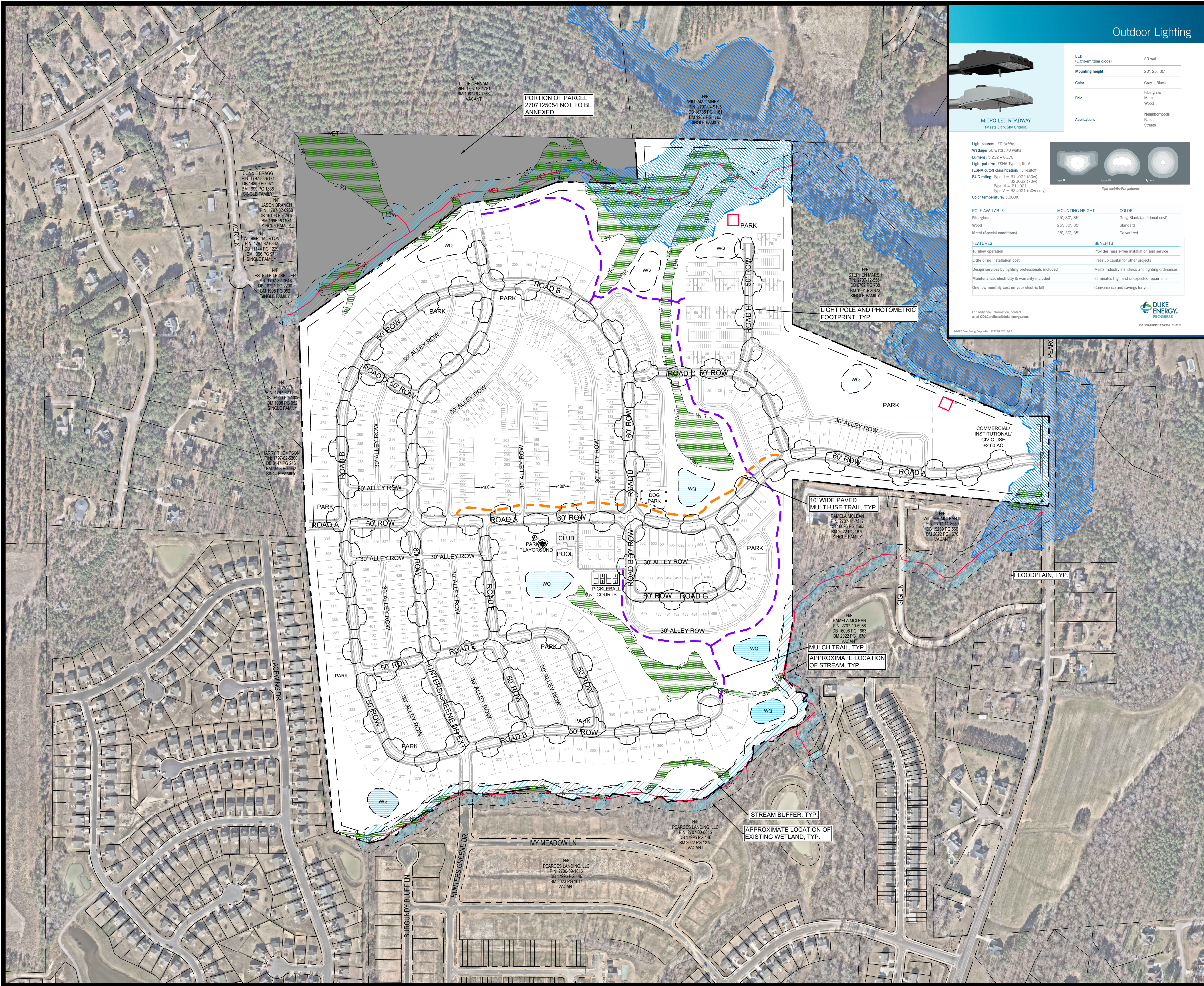
**Objective:** The Type C Semi-Opaque perimeter buffer functions as a partially opaque screen from the ground to a height of six feet. This type of buffer prevents visual contact between uses but not total obstruction from one use to another. The buffer creates a sense of visual separation but provides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



**PRELIMINARY DESIGN**  
NOT RELEASED FOR CONSTRUCTION

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





### Outdoor Lighting



**MICRO LED ROADWAY**  
(Meets Dark Sky Criteria)

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 = B11002 (50w) (50/0/0/0/0/0/0w)  
 Type III = B11003  
 Type V = B11001 (50w only)  
 Color temperature: 3,000K



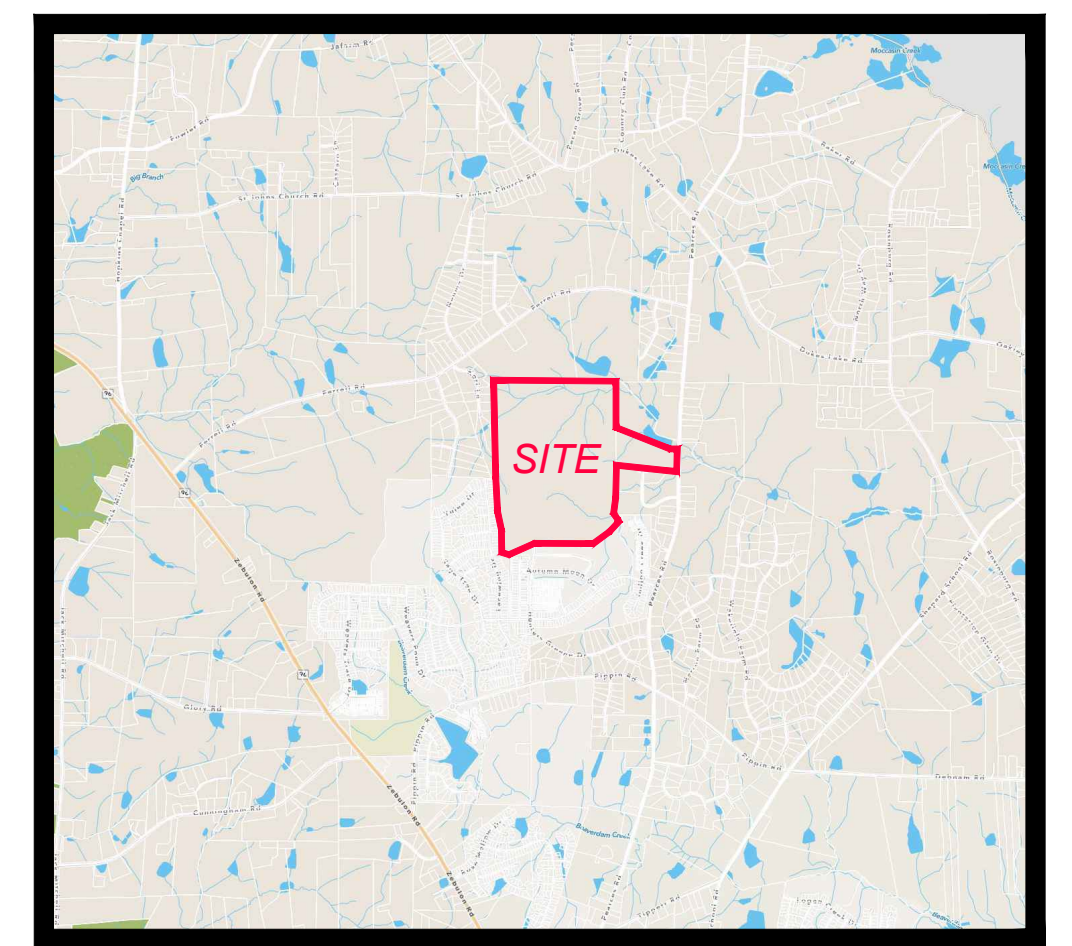


POLE AVAILABLE	MOUNTING HEIGHT	COLOR
Fiberglass	25', 30', 35'	Gray, Black (additional cost)
Wood	25', 30', 35'	Standard
Metal (Special conditions)	25', 30', 35'	Galvanized

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	Eliminate high and unexpected repair bills
One low monthly cost on your electric bill	Convenience and savings for you



For additional information, contact us at 1.800.444.4444 or dukeenergy.com



*VICINITY MAP*  
NTS

# PEARCES RD PLANNED DEVELOPMENT MASTER LIGHTING PLAN

ZEBULON, NC  
NOVEMBER 1, 2024

SITE DATA

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



SCALE: 1" = 200'

**PRELIMINARY DESIGN**  
NOT RELEASED  
FOR CONSTRUCTION



**CE GROUP**

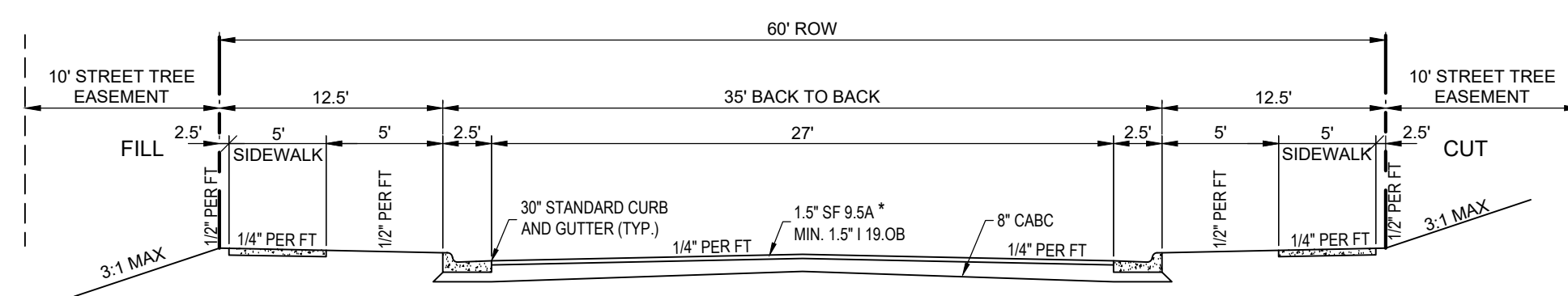
301 GLENWOOD AVE. 220  
RALEIGH, NC 27603  
PHONE: 919-367-8790  
FAX: 919-322-0032

www.cegroupinc.com  
License # C-1739



# PEARCES RD PLANNED DEVELOPMENT MASTER PLAN DETAILS

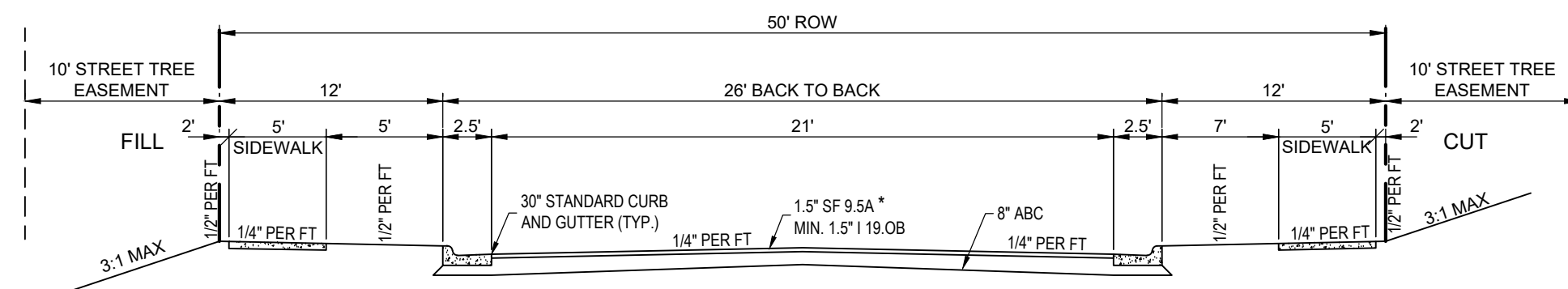
ZEBULON, NC  
NOVEMBER 1, 2024



- 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

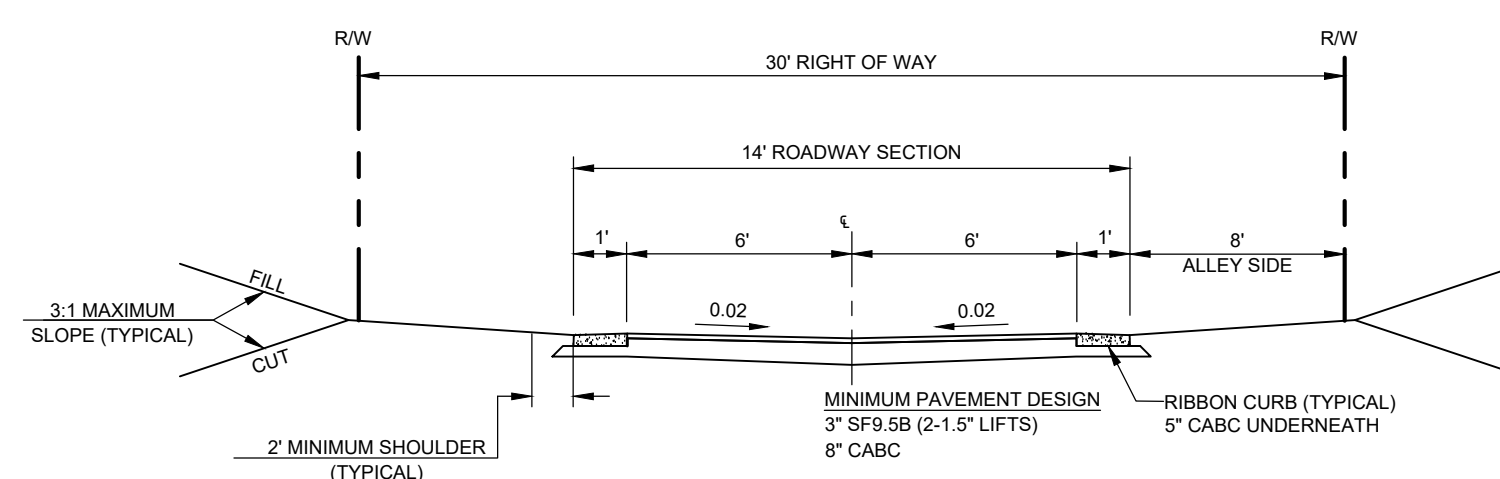
NOT TO SCALE  
(APPLIES TO ROAD A, PORTION OF ROAD B, AND HUNTERS GREENE DR)



- NOTES:**
- \* 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.

### LOCAL STREET TYPICAL SECTION

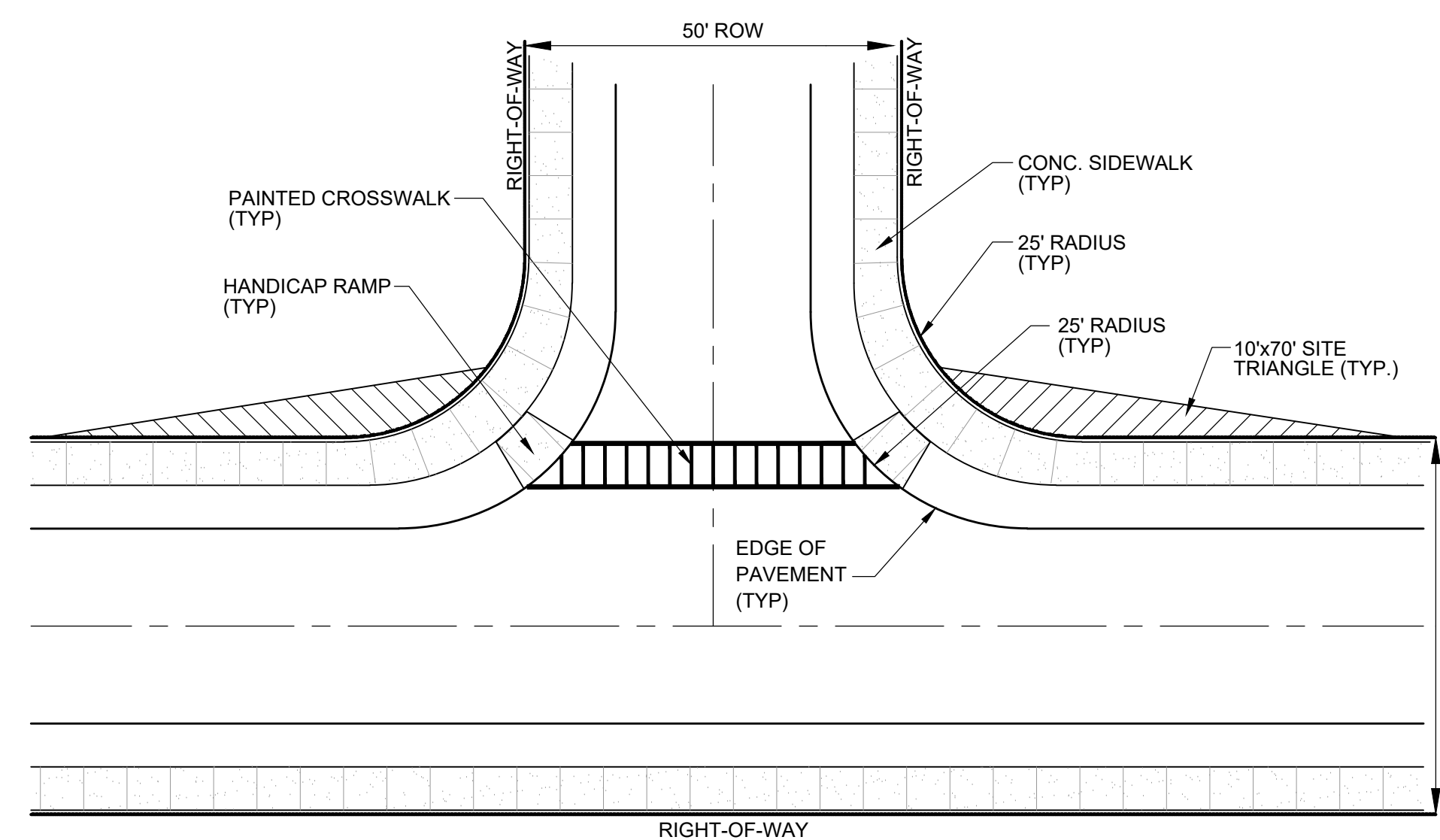
NOT TO SCALE  
(APPLIES TO PORTION OF ROAD B, ROAD C, ROAD D, ROAD E, AND ROAD F)



- 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.
  - 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.

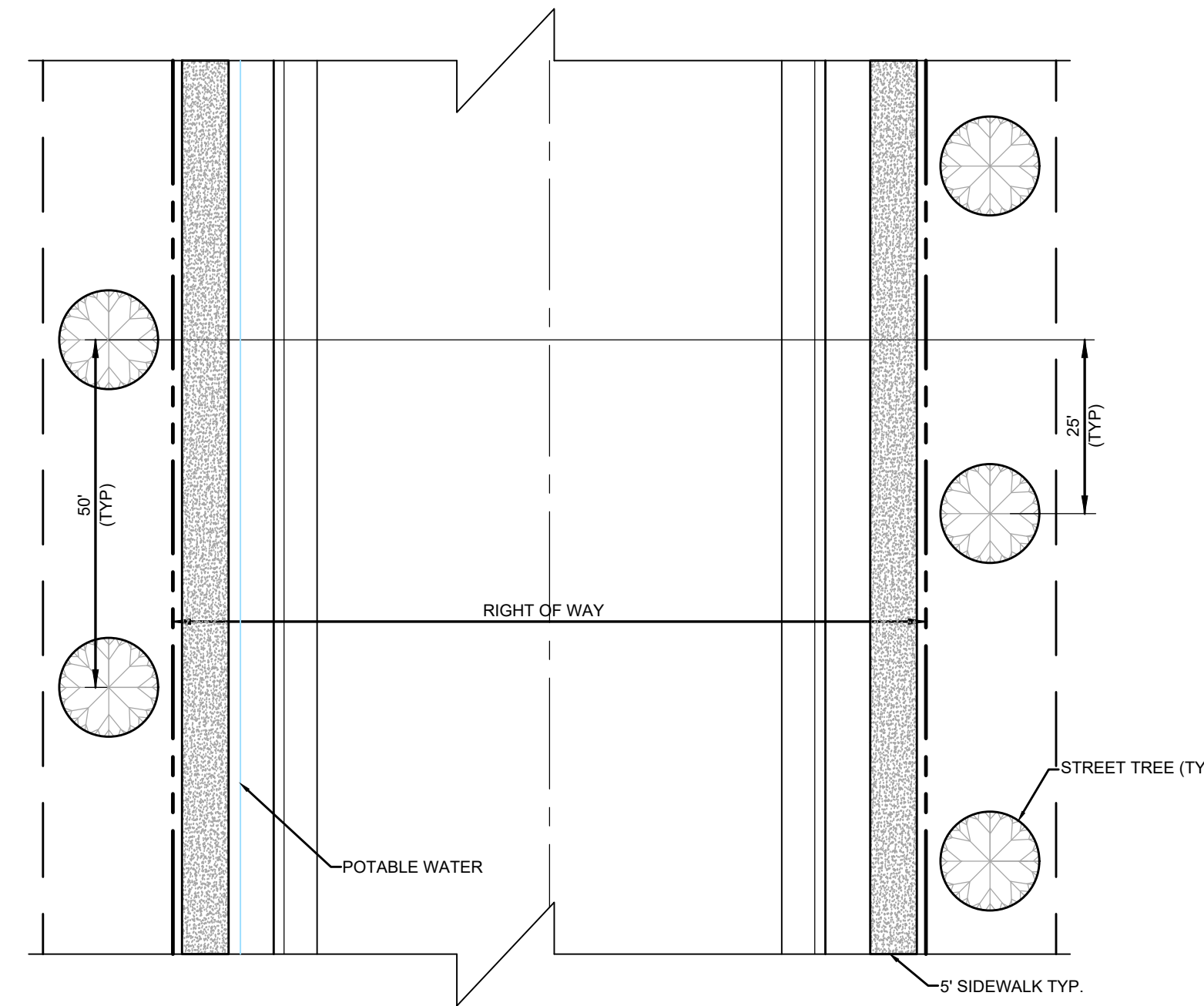
### PRIVATE ALLEY TYPICAL SECTION

NOT TO SCALE  
(APPLIES TO ALLEYS A - R)



### TYPICAL INTERSECTION DETAIL

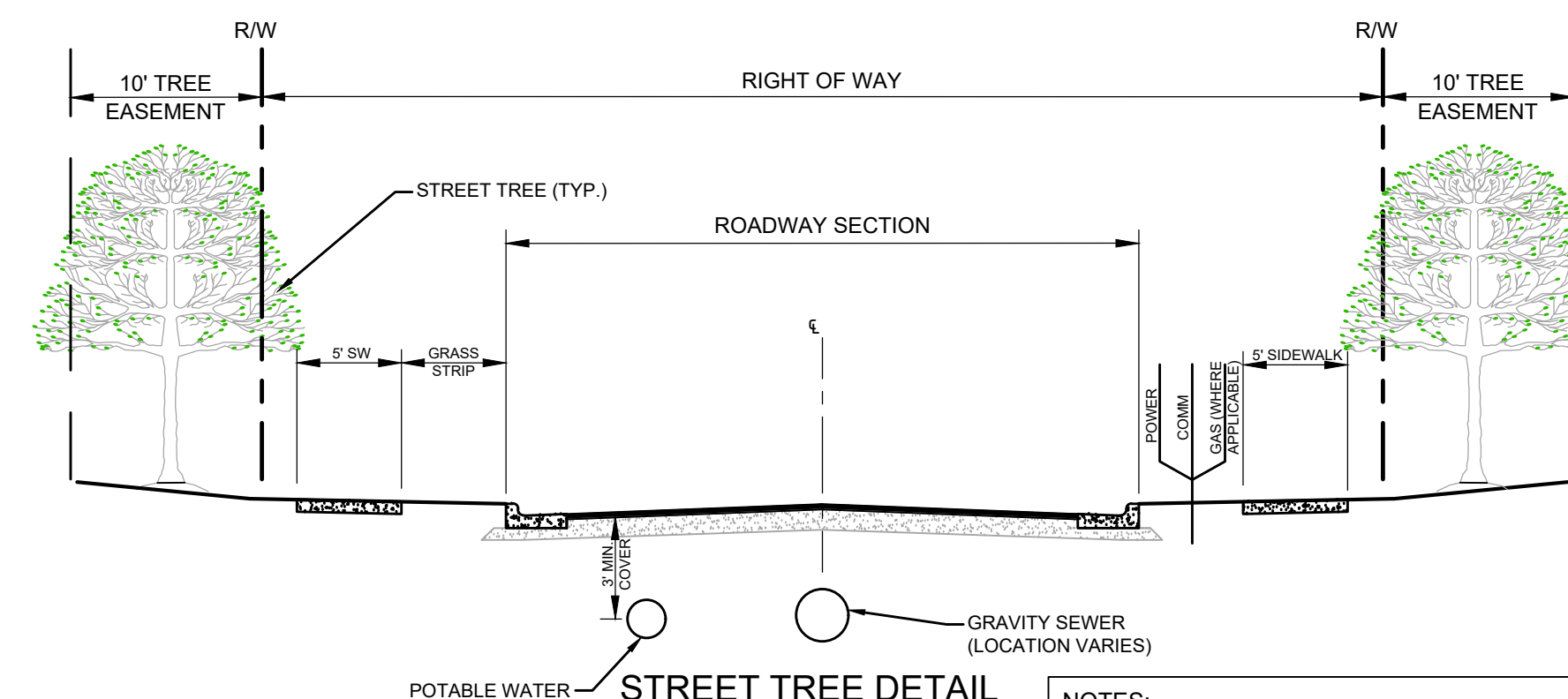
NOT TO SCALE



### STREET TREE DETAIL (PLAN VIEW)

NOT TO SCALE

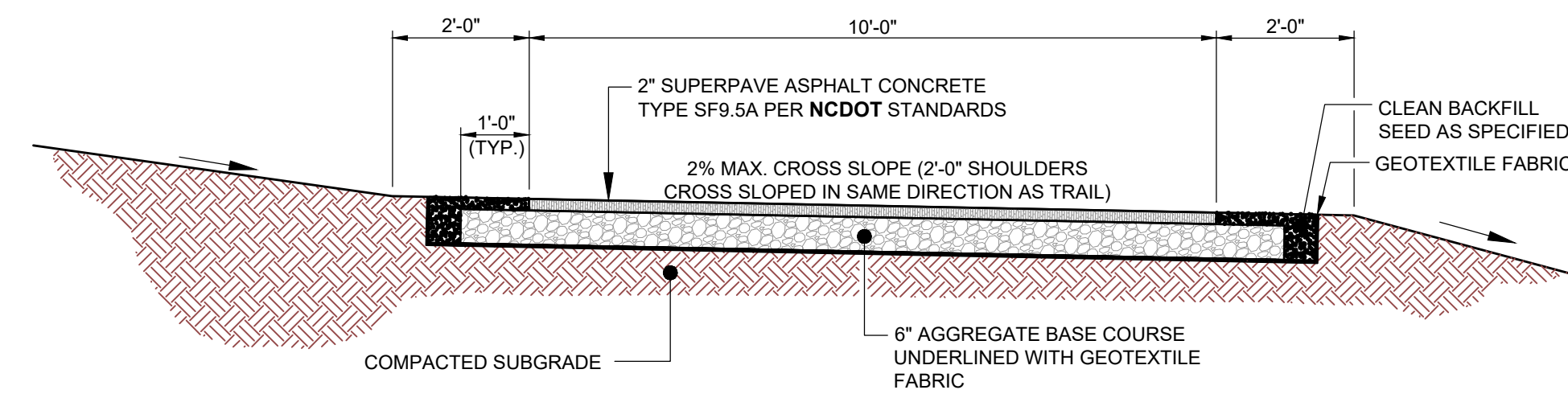
- NOTES:**
- 1. STREET TREES TO BE INSTALLED ACCORDING TO SECTION 5.6.13 OF TOWN OF ZEBULON'S UNIFIED DEVELOPMENT ORDINANCE.
  - 2. CONTRACTOR TO MINIMIZE CONFLICTS BETWEEN UTILITIES TO THE GREATEST EXTENT POSSIBLE.
  - 3. LOCATION OF WATER MAIN MAY VARY ON WHICH SIDE OF THE STREET IT IS INSTALLED.



### 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

**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