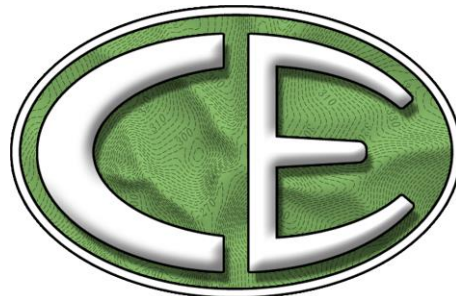


**Pearces Rd**  
**Planned Development**  
**Town of Zebulon, NC**

**Developer: TBM Partners, LLC.**

November 2024



**CE GROUP**

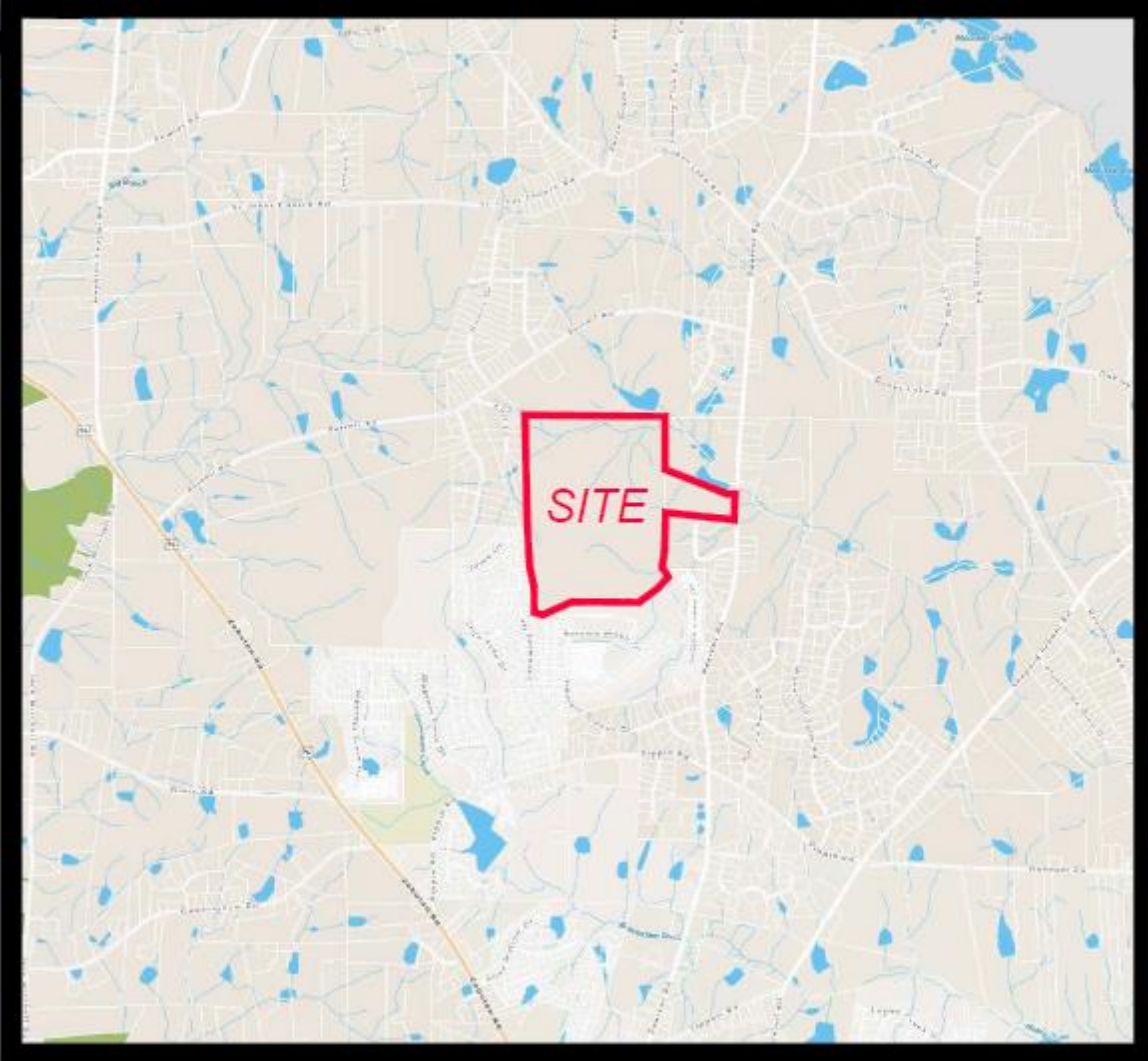
*301 GLENWOOD AVENUE, SUITE 220, RALEIGH, NC 27603*  
*Phone: (919) 367-8790 License # C-1739*

*PROVIDING CIVIL / SITE & INFRASTRUCTURE CONSULTING SERVICES SINCE 1998*

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SECTION 2: VICINITY MAP



### SECTION 3: PROJECT DATA

Project Name: Pearces Rd Property

Developer: TBM Partners, LLC  
Attn: Joe Cebina  
6131 Falls of Neuse Rd, Suite 200  
Raleigh, NC 27609

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

Designated Point of Contact Clay Matthews (CE Group, Inc.)

Current and Proposed Zoning  
Current: R-30 (Wake County)  
Proposed: PD (Town of Zebulon)

Current and Proposed Land Use  
Current: Vacant  
Proposed: PD

### SECTION 4: PURPOSE STATEMENT

The Pearces Rd Property is a proposed PUD 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 Pearce 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 3.19 dwelling units per acre. The project will provide flexibility in residential building type as well as  $\pm 2.6$  acres of commercial, institutional, and civic use. The minimum detached single family lot size will exceed 5,040 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 homes and townhomes.

**SECTION 5: PERMITTED USES**

The Project includes residential uses and residential support uses including:

- 1) Single Family (SF) and Townhomes (TH)
- 2) Community Recreation Facility (Private)
- 3) Park (Active)
- 4) Park (Passive)
- 5) Daycare (Adult or Child)
- 6) Cultural Facility / Library
- 7) Fire / EMS / Police Station / Life Safety
- 8) Utility Minor
- 9) General Office / Medical or Dental Office
- 10) Youth Center
- 11) Co-working Space

**SECTION 6: DESIGN CONTROLS**

- A. Maximum Density for the Project is 3.19 units per acre.
- B. Proposed Maximum Height of Buildings is 35 feet, Maximum Stories: 3

C. Setbacks:

<i>Detached Single-Family</i>	<i>SF Front-Load</i>	<i>SF Rear-Load</i>
Front Yard	25'	15'
Side Yard	5'	5'
Rear Yard	20'	30'
Side Corner	15'	10'
Minimum space between Buildings	10'	10'
<i>Attached Single-Family</i>	<i>Townhome</i>	<i>Condo</i>
Front Yard	15'	15' from ROW
Side Yard	0'	0'
Rear Yard	30'	15' from ROW
Side Corner	10'	15' from ROW

Minimum space between Buildings                    20'    20'

*Commercial/ Institutional/ Civic*  
All Commercial/ Institutional/ Civic setbacks and building separation to comply with Town of Zebulon UDO requirements.

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

E. Perimeter Buffer    40' Vegetated (Existing or Planted)

**SECTION 7: PARKING**

Off-Street Parking

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

Each Townhome (TH) is rear-loaded with a minimum 30' from the right-of-way (alley) to the garage with an additional 8' before the alley pavement providing ample space for two vehicles end to end. In addition, we have included satellite parking offering an additional +/- 56 spaces.

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

On-Street Parking

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

**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.
- 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 UDO. This project will meet all stormwater quantity and quality reduction requirements. The proposed devices will 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 maintaining and operation of these features.

## SECTION 11: PARKS AND RECREATION

The project will have internal private parks along with a central amenity with 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.

## SECTION 12: 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).

### SECTION 13: PHASING

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

### SECTION 14: 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 quality features.



**APPENDIX: ARCHITECTURAL EXAMPLES**

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



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



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



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



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



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



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



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





Site Amenity  
(Front View)



Site Amenity  
(Rear View)

