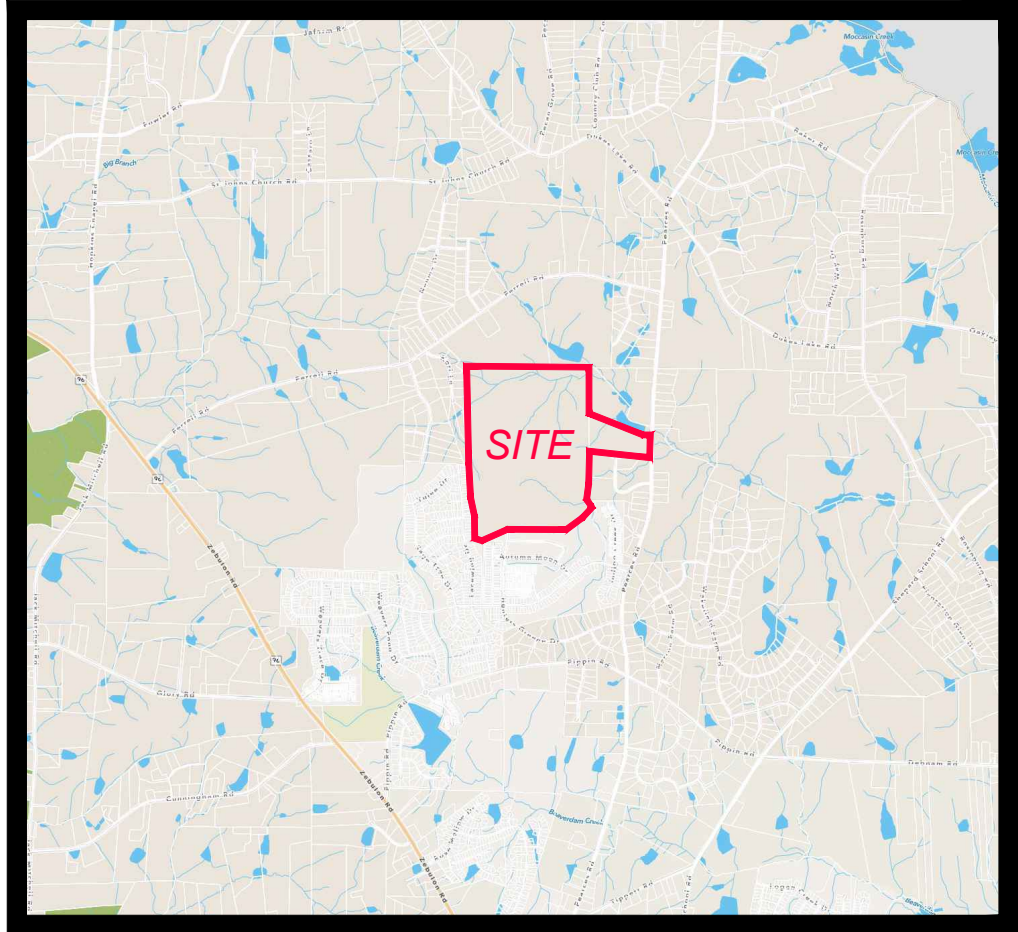
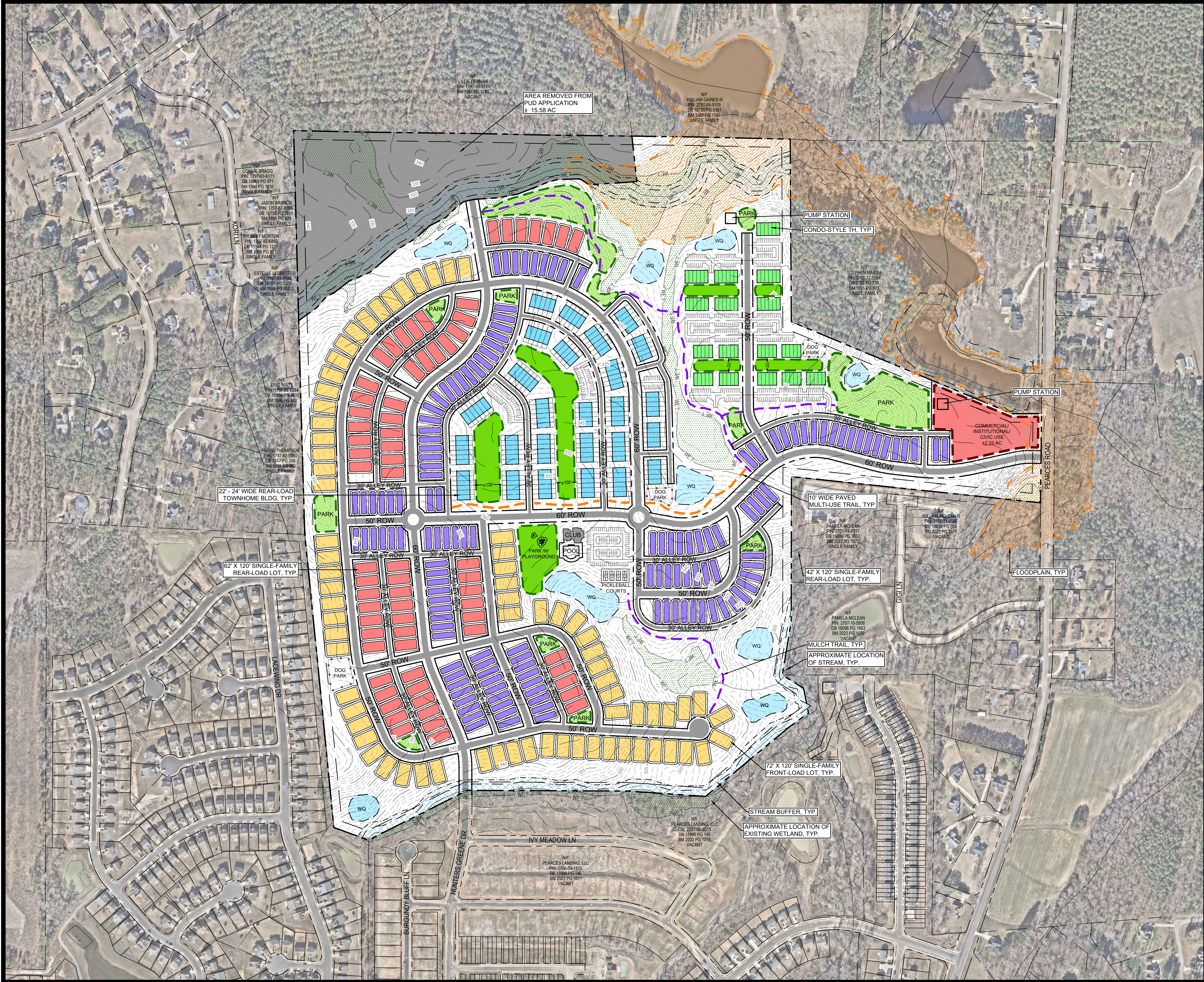




VICINITY MAP
NTS

PEARCES RD CONCEPT PLAN

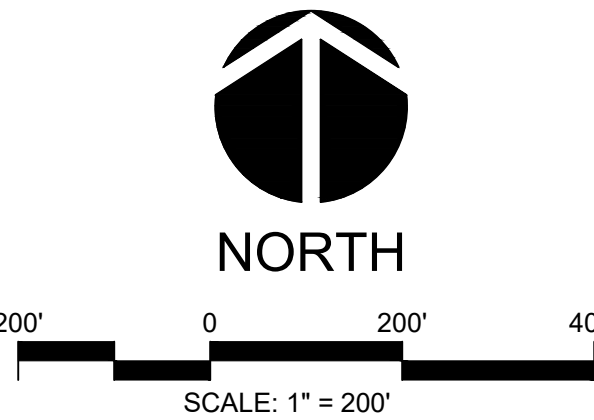
ZEBULON, NC
JULY 22, 2024

SITE DATA

TOTAL PROJECT AREA=	±160.62 AC
PIN=	1797914808, 2707125054
EXISTING ZONING=	R-30 (WAKE COUNTY)
TOTAL INSTITUTIONAL/ COMM=	±2.33 AC
TOTAL UNITS=	±513 (3.19 DU/ AC)
TOWNHOMES=	±87 UNITS (CONDO-STYLE)
	±146 UNITS (REAR-LOAD)
SINGLE FAMILY LOTS=	±139 (42' X 120' REAR-LOAD)
	±68 (62' X 120' REAR-LOAD)
	±73 (72' X 120' FRONT-LOAD)
TOTAL LF OF ROADS=	±7,405 LF (60' ROW)
	±9,410 LF (50' ROW)
	±12,815 LF (30' ALLEY ROW)
OPEN SPACE REQUIRED=	±17.6 AC MIN. (10% OF DEV. AREA)

LEGEND

	18' WIDE CONDO-STYLE TOWNHOME
	22' - 24' WIDE REAR-LOAD TOWNHOME
	42' X 120' SINGLE-FAMILY REAR-LOAD LOT
	62' X 120' SINGLE-FAMILY REAR-LOAD LOT
	72' X 120' SINGLE-FAMILY FRONT-LOAD LOT
	POCKET PARK
	COMMON LAWN/ AMENITY SITE
	MULCH TRAIL
	10' WIDE PAVED MULTI-USE TRAIL



PRELIMINARY DESIGN
NOT RELEASED
FOR CONSTRUCTION



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