

	1. IN ORDER TO ACCOMMODATE A MORE COMPACT L PERMIT FRONT-LOADING OF SFD DETACHED LOTS 50' THESE UNITS AS A CONDITION OF THE ZONING APPRC
	2. TO FACILITATE A MORE COMPACT DESIGN AND SUF ADHERE TO THE DIMENSIONAL STANDARDS OUTLINE
	3. CHAMBLEE LAKE SHALL BE SUBJECT TO THE ARCHIT
	4. THE ADOPTED COMPREHENSIVE TRANSPORTATION WEST OF CHAMBLEE ROAD. AS EXPLAINED IN THE APP APPLIED. AS SUCH, THIS PLANNED DEVELOPMENT SHO CURTIS ROAD (IN LIEU OF THE CTP'S PROPOSED 4-LAN MULTI-PURPOSE PATH ON ONE SIDE FOR CHAMBLEE F
	5. CHAMBLEE LAKE WILL APPLY A 35% MAXIMUM IMP
	6. PURSUANT TO UDO SECTION 3.5.5.B.4, THE APPLIC/ THAT IS DETAILED AND MEETS THE REQUIREMENTS FO APPROVAL OF THIS PD, THE APPLICANT SHALL BE EXE
	7. THE APPLICANT COMMITS TO PROVIDING 30' WIDE
	8. THE APPLICANT COMMITS TO PROVIDING A 20' WIE REQUIRED 10' TYPE A BUFFER). WHERE EXISTING VEG PROVIDED.
	9. THE APPLICANT COMMITS (SUBJECT TO NCDOT REV REQUIRED 11').
	10. PERIMETER AND STREETSCAPE BUFFERS SHALL BE
	11. BASED ON THE SITE'S ACREAGE, THE UDO WOULD (5% OF THE SITE). THE APPLICANT HEREBY COMMITS (10% OF THE SITE).
	12. TO SUPPORT COMMUNITY GATHERINGS AND ACT OFF-STREET PARKING OR MARKED ON-STREET PARKIN CONVENIENT LOCATION FOR FOOD TRUCKS TO LOCAT MINIMUM OF 2 LARGER PARKING SPACES WITHIN THI AVAILABLE.
	13. IN ADDITION TO PROVIDING (AT A MINIMUM) SID THE PROPOSED DEVELOPMENT WILL FURTHER SUPPO ROAD AND THE SITE'S PROPOSED EAST-WEST COLLEC PAVED AND UNPAVED) OF AT LEAST 1 MILE IN LENGTH WITH SIDNEY CREEK'S COMMITTED IMPROVEMENTS,
	14. ALL PLANNED IMPROVEMENTS TO ROADWAYS AN INCLUDING IMPROVEMENTS THAT REQUIRE OFF-SITE SUBJECT TO NCDOT APPROVAL DURING SUBSEQUENT MAY BE ADMINISTRATIVELY APPROVED BY TOWN STA
	15. CONSTRUCTION OF A POOL AND CLUBHOUSE STRUPLAT, OR PRIOR TO ISSUANCE OF THE 150TH CERTIFIC
	16. IN ORDER TO PROTECT ADJACENT NEIGHBORHOO ACCESS.
	17. CHAMBLEE LAKE SHALL INCLUDE A PROMINENT EN
	18. AT LEAST ONE STORMWATER CONTROL POND SHA STORMWATER CONTROL MEASURE PONDS, EXCLUDIN
	19. IF A BUS PICKUP LOCATION IS APPROVED BY WAKE TRASH CAN, AND AT LEAST 5 BICYCLE SPACES SHALL B
	20. A MINIMUM OF FOUR (4) PET WASTE STATIONS SH
	21. DUE TO EXISTING FEATURES WHICH PREVENT ADD AND STREET H.
	22. IN ORDER TO FURTHER ACTIVATE THE EXISTING P MILL POND. THE EXACT LOCATION OF THIS FISHING DO ENVIRONMENTAL AGENCIES.
	23. ALL FRONT-LOADED SINGLE-FAMILY ATTACHED UN DEED-RESTRICTED AFFORDABLE HOUSING SINGLE-FAM TO AND OCCUPIED BY LOW OR MEDIAN-INCOME HOU YEARS. A RESTRICTIVE COVENANT MEMORIALIZING T AFFORDABLE UNITS UPON THE SALE OF THE AFFORDA COUNTY REGISTRY AGAINST EACH OF THE LOTS FOR T ASSIST WITH THE ADMINISTRATIVE DUTIES OF THE AF
	24. PRIOR TO ISSUANCE OF THE FINAL PLAT FOR THE FINSTALLED BY THE BUILDER IMPEDING VEHICULAR CIR
	25. ALONG THE SOUTHERN PROPERTY BOUNDARY WH INSTALL A STORMWATER DRAINAGE SWALE TO COLLE MANAGEMENT SYSTEM, WHERE THE STORMWATER R DESIGNED TO HANDLE A 25-YEAR INTENSITY STORM.
	26. EROSION CONTROL CONTAINMENT DEVICES (SUCH RUNOFF COMING FROM DISTURBED ACREAGE. DENU ALL DENUDED AREAS SHALL HAVE DOUBLE SILT FENCE
l	

CHAMBLEE LAKE

1509 CHAMBLEE ROAD ZEBULON, NORTH CAROLINA PD 2023-01 / PROJECT NUMBER 891828

CONCEPT PLAN

PROJECT NUMBER: DRH-22004 DATE: NOVEMBER 1, 2022 REVISED: SEPTEMBER 12, 2023



REQUIRED SETBACKS SFD DETACHED (FRONT LOADED) FRONT SETBACK (MIN): 20 FT SIDE SETBACK (MIN): 5 FT CORNER SETBACK (MIN): 15 FT REAR SETBACK (MIN): 20 FT

SFD DETACHED (REAR LOADED) FRONT SETBACK (MIN): 10 F SIDE SETBACK (MIN): 3 FT CORNER SETBACK (MIN): 10 FT REAR SETBACK (MIN): 20 FT

ATTACHED RESIDENTIAL (TOWNHOMES) FRONT/STREET SETBACK (MIN): 5 FT (OR 20' FOR FACE OF GARAGE ON FRONT-LOADED UNIT) SIDE SETBACK (MIN): N/A MIN. BUILDING SEPARATION: 10 FT REAR SETBACK (MIN): 20 FT

UDO SUPPLEMENTAL USE STANDARDS

- SINGLE FAMILY DWELLINGS (ATTACHED) A MINIMUM TEN FEET OF SEPARATION SHALL BE MAINTAINED BETWEEN ALL BUILDINGS IN THE DEVELOPMENT.
- BUILDINGS MUST BE SET BACK FROM PRIVATE DRIVES AND PARKING LOTS A MINIMUM OF 10 FEET.
- SINGLE FAMILY ATTACHED DEVELOPMENTS SHALL ABUT A PUBLIC STREET • GUEST PARKING SHALL ADHERE TO TABLE 5.8.4.H.
- SINGLE FAMILY DWELLINGS (DETACHED) • EXCEPT FOR SINGLE-FAMILY DETACHED DWELLINGS SUBJECT TO A DEED
- RESTRICTING LIMITING THE AGE OF RESIDENTS TO 55 YEARS OF AGE OR OLDER, THE FINISHED FLOOR ELEVATION SHALL BE AT LEAST 18 INCHES ABOVE THE FINISHED GRADE ADJACENT TO THE HOME'S PRIMARY ENTRANCE. SINGLE-FAMILY DETACHED DWELLINGS SHALL BE CONFIGURED SO THAT
- EACH SIDE OF THE DWELLING INCLUDES SOME FORM OF INGRESS OR EGRESS CAPABLE OF ALLOWING EMERGENCY EXIT FROM OR ENTRANCE INTO THE DWELLING.

SHEET INDEX

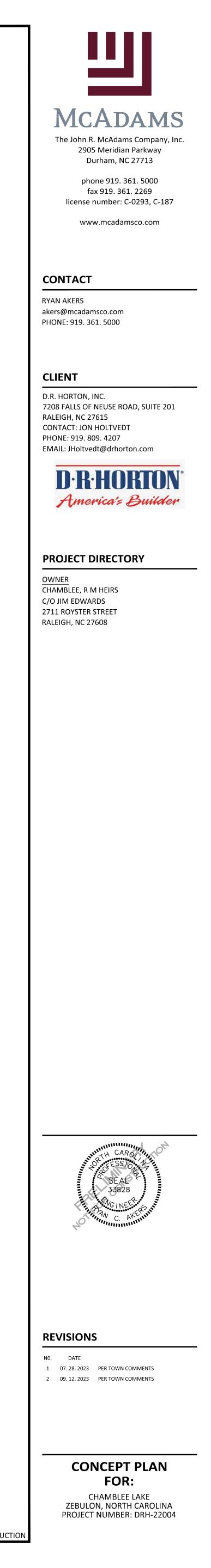
C1.00	EXISTING CONDITIONS
C2.00	SITE PLAN
C2.01	IMPROVED OPEN SPACE CONCEPTUAL DESIGN
C3.00	GRADING PLAN
C4.00	UTILITY PLAN
C8.00	SITE DETAILS
L5.00	LANDSCAPE PLAN
L5.01	LANDSCAPE NOTES & DETAILS
L6.00	LIGHTING PLAN

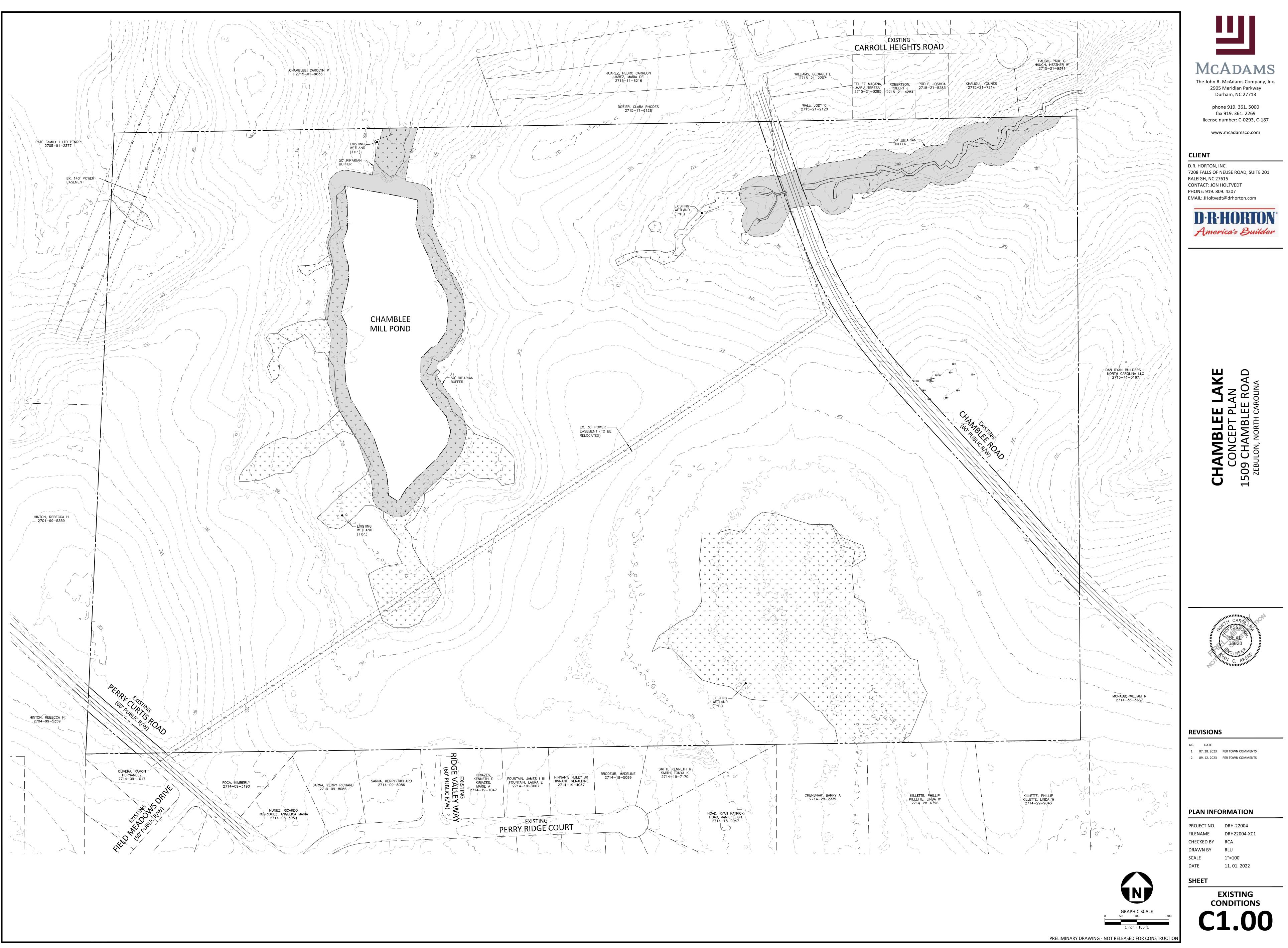
WATER ALLOCATION POINTS

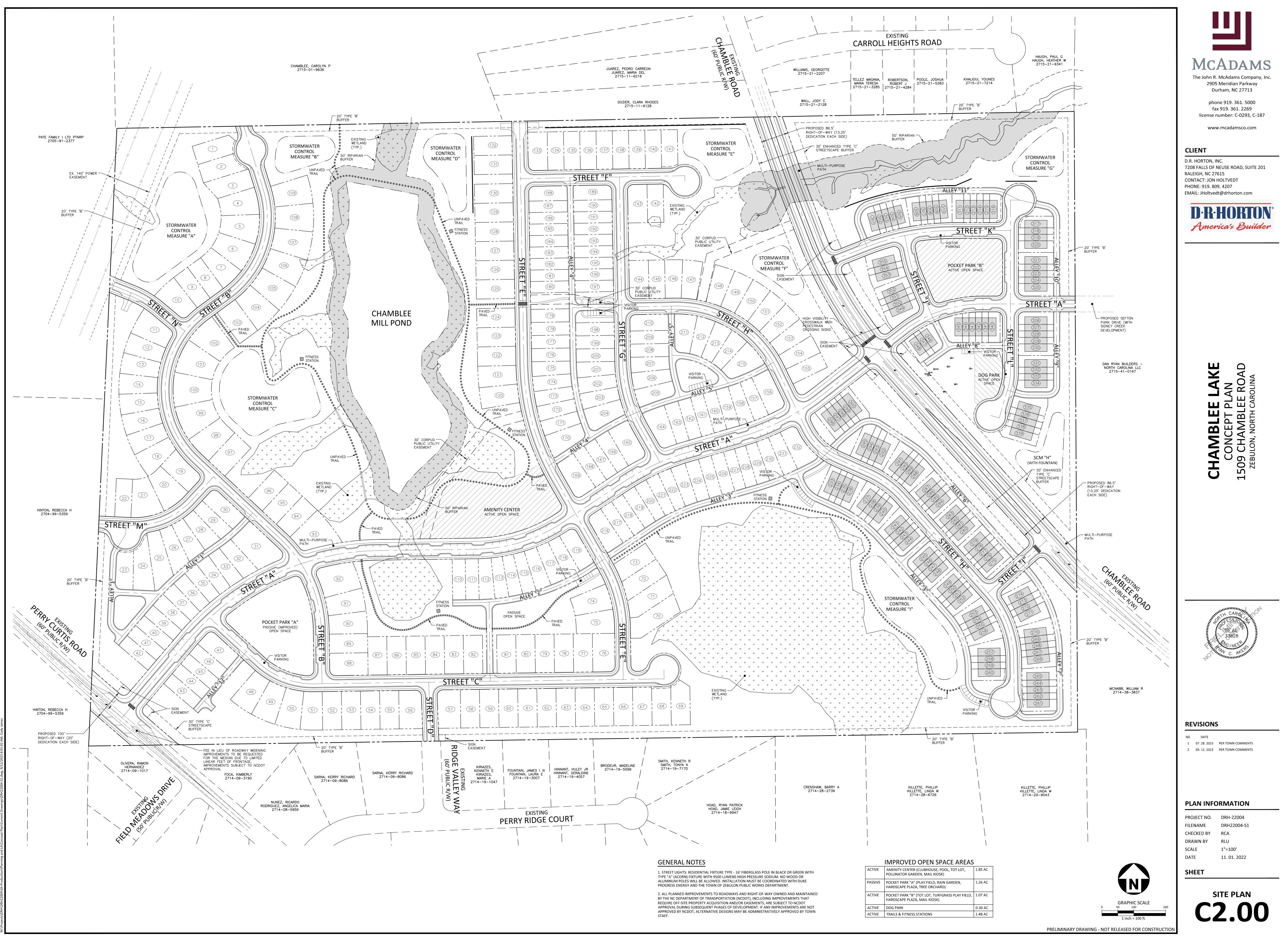
POINTS	ITEM
10	BASE POINTS
7	CONSERVATION OF NATURAL HABITAT
10	ON-STREET PARKING
4	FOUNTAIN IN SCM FOR"OUTDOOR ENHANCEMENT"
10	ARCHITECTURAL STANDARDS
3	CLUBHOUSE WITH BATHROOMS - NO MEETING SPACE
2	RESORT STYLE POOL
1	DECK OR PATIO
2	WATER PLAY APPARATUS IN POOL
4	IPEMA PLAYGROUND
3	POLLINATOR GARDEN (225 SF MINIMUM)
3	POCKET PARK (5,000 SF MINIMUM)
9	INSTALLATION OF NATIVE SHADE TREE SPECIES (10+ TREES)
5	10% AFFORDABLE HOUSING (TOWNHOMES)
73	TOTAL POINTS

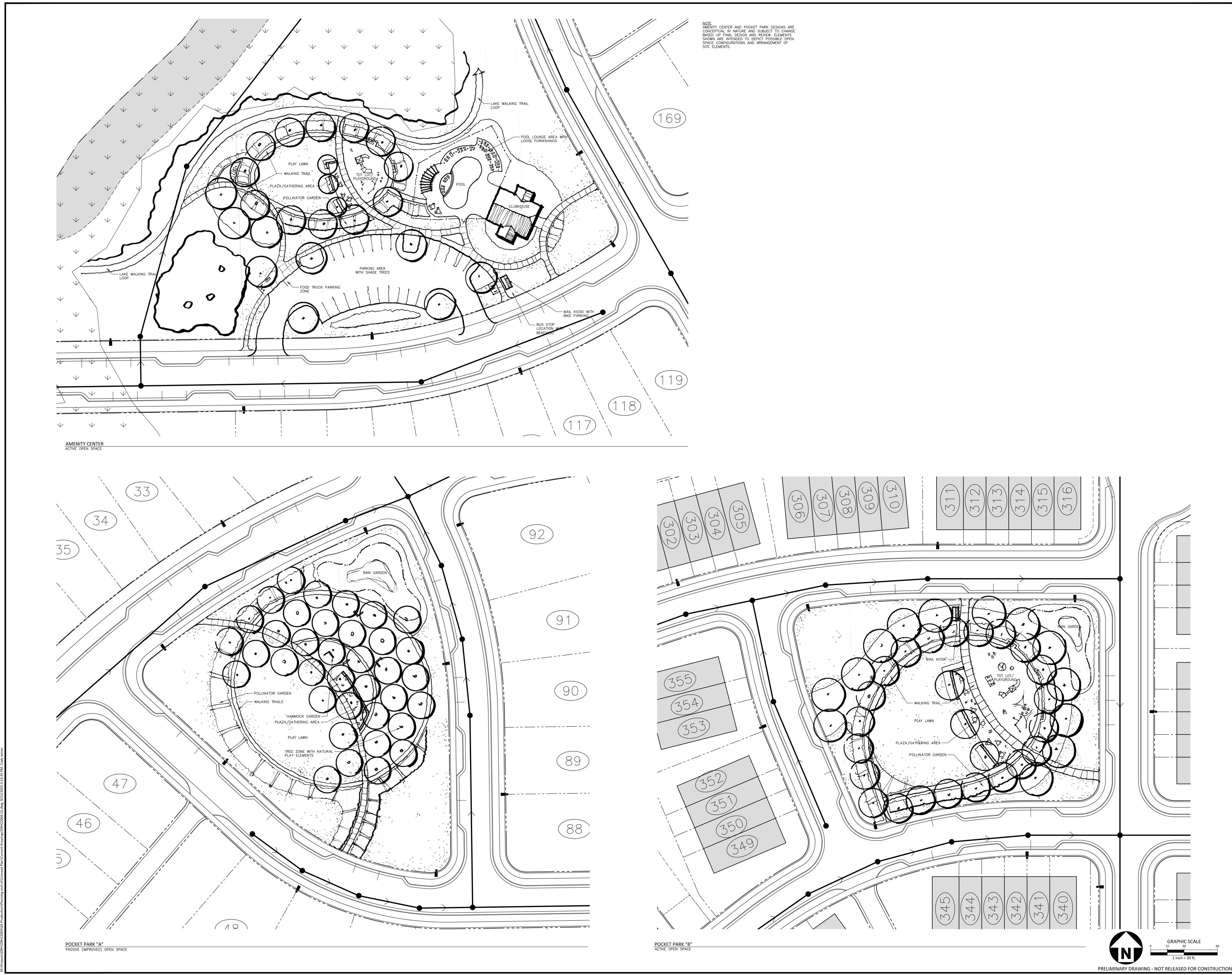
SITE DATA

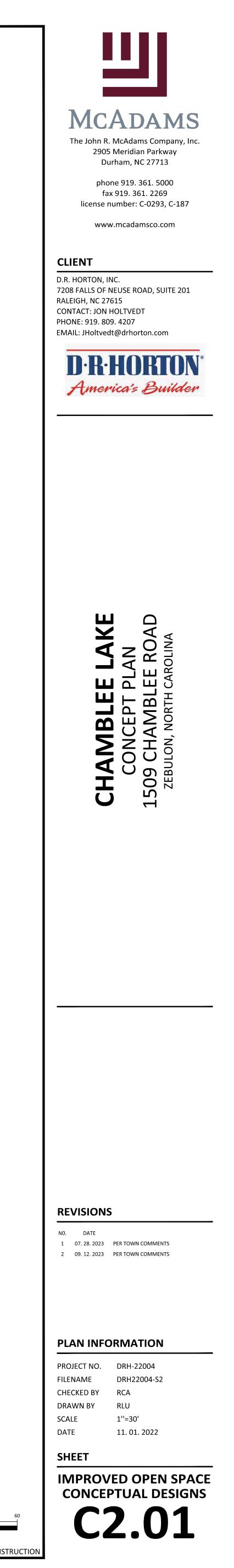
PIN	2715-10-1559			
REAL ESTATE ID	0012701			
SITE AREA	136.00 AC			
RIVER BASIN	NEUSE			
WATERSHED	MOCCASIN CREEK			
EXISTING ZONING	R-30 (WAKE COUNTY ZONING)			
PROPOSED ZONING	PLANNED DEVELOPMENT (R4 BASE)			
PROPOSED USES	SINGLE FAMILY DETACHED AND TOWNHOUSES INCLUDING ACCESSORY USES			
DENSITY	355 UNITS / 136.00 AC = 2.61 DU/AC			
TREE SAVE	REQUIRED	136.00 AC x 5% = 6.80 AC		
	PROVIDED	10.00 AC MINIMUM		
OPEN SPACE	REQUIRED	136.00 AC x 10% = 13.60 AC		
	PROVIDED	48.50 AC - PASSIVE		
		4.70 AC - ACTIVE		
		1.85 AC - AMENITY CENTER		
		1.07 AC - POCKET PARK "B"		
		0.30 AC - DOG PARK		
		1.48 AC - TRAILS/FITNESS STATIONS		
		53.20 AC - TOTAL		
ACTIVE	REQUIRED	136.00 AC x 2.5% = 3.40 AC		
OPEN SPACE	PROVIDED	4.70 AC		
GUEST PARKING	REQUIRED	355 UNITS x 0.25 SPACES/UNIT = 89 SPACES		
	PROVIDED	194 SPACES		
PUBLIC	LENGTH OF NEW PUBLIC ROADS - 14,790 LF			
MPROVEMENT	LENGTH OF MULTI-USE PATHS - 4,304 LF			
	LENGTH OF TRAILS - 6,389 LF			
	LENGTH OF SIDEWALKS - 27,104 LF			
CURRENT FUTURE SUBURBAN RESIDENTIAL (SR)		IDENTIAL (SR)		
PROPOSED FUTURE AND USE				
EMA FLOODPLAIN	EMA FLOODPLAIN NOT PRESENT (FIRM PANEL 3720270500K, EFFECTIVE 7/19/2022)			











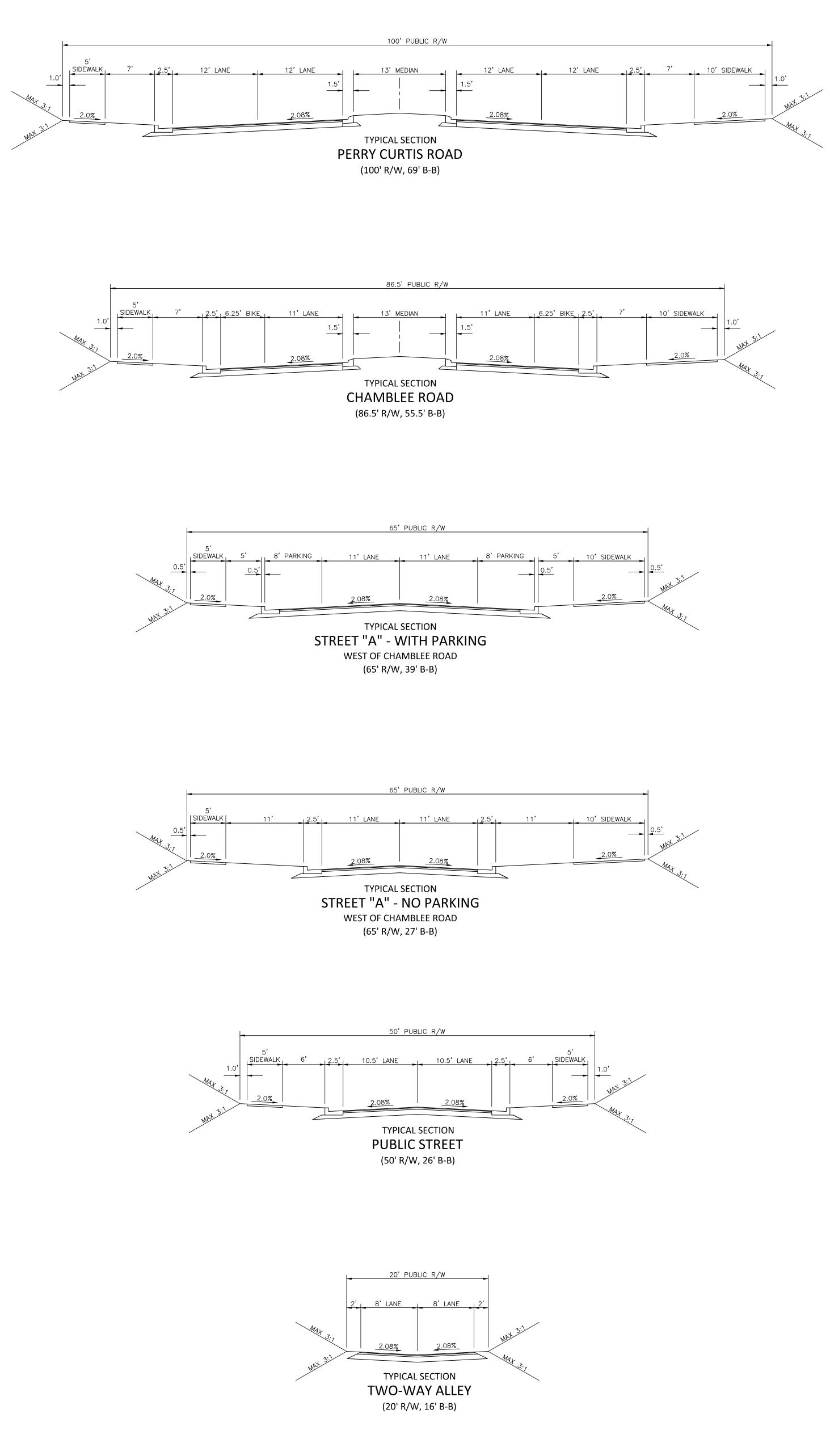


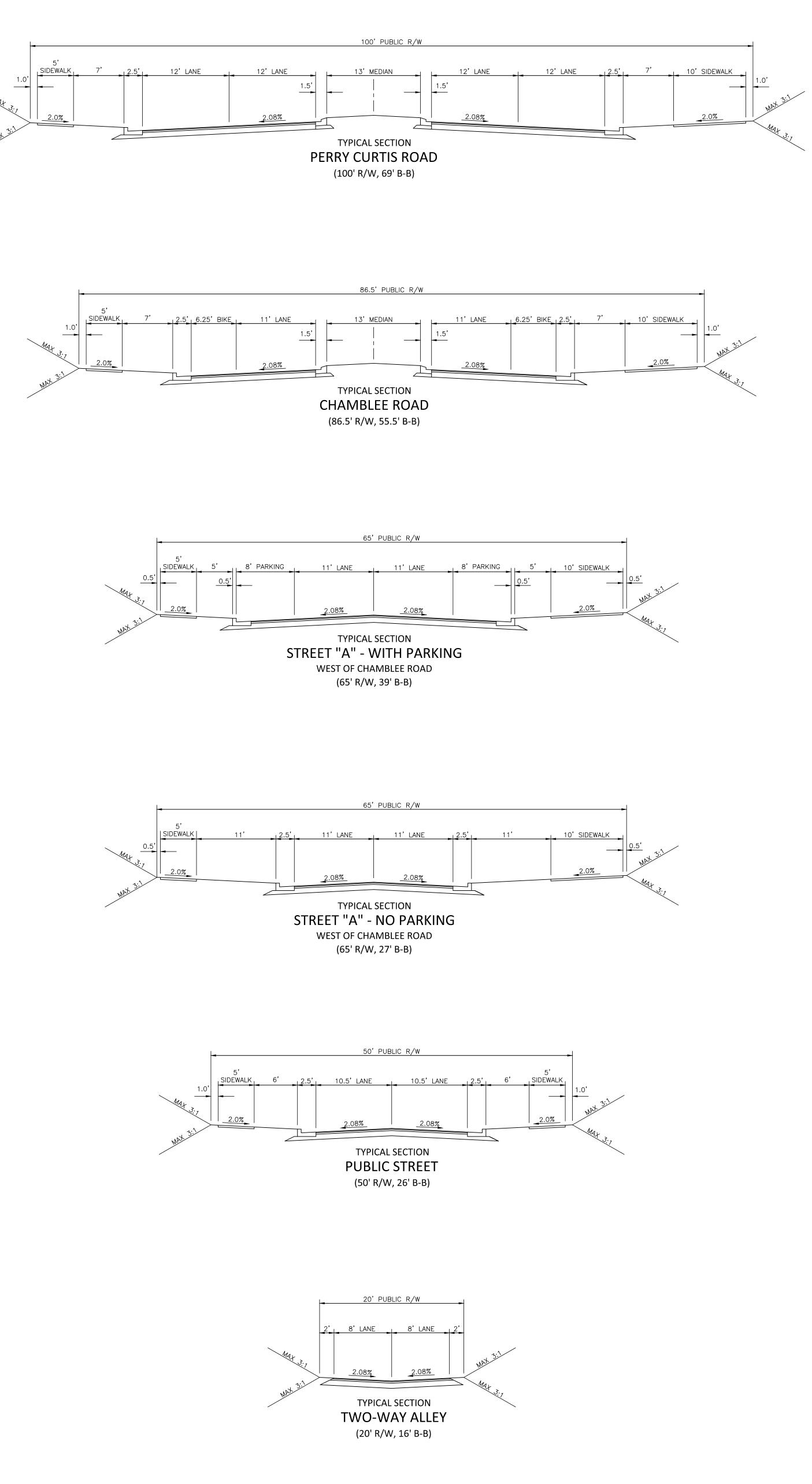
4\DRH22004\04-Production\Planning and LA\Concept Plan\Current Drawings\DRH22004-G1.dwg, 9/11/2023 5:52:16 PM, Katie Anders

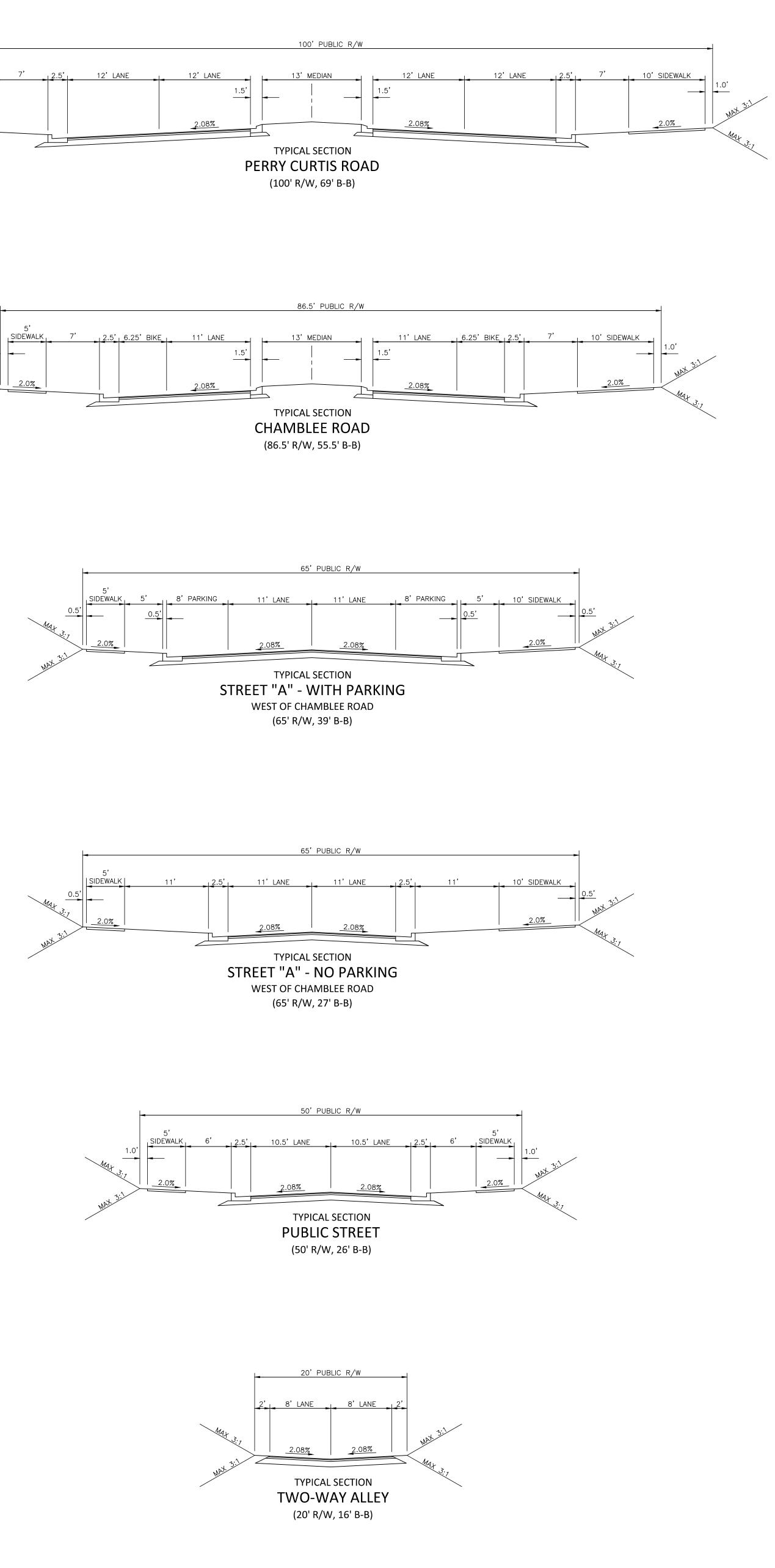




TYPICAL MONUMENT SIGN NOT TO SCALE

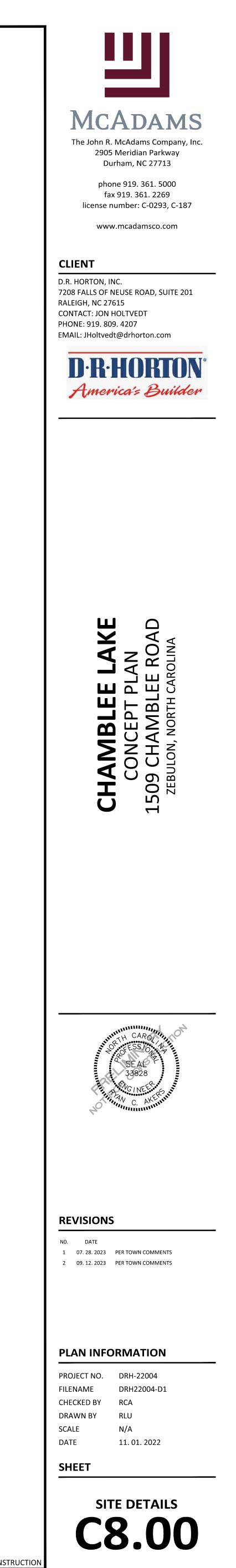


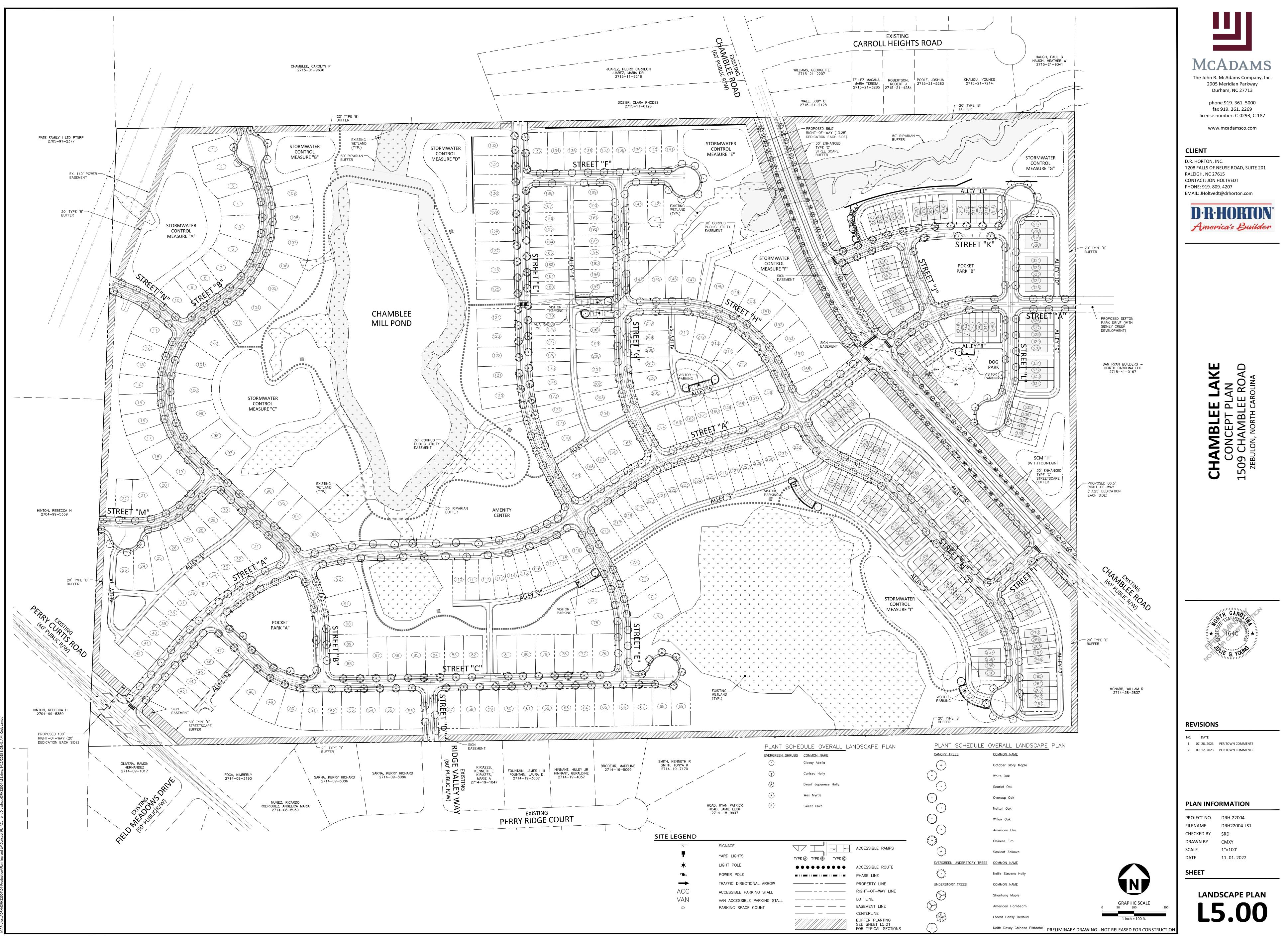






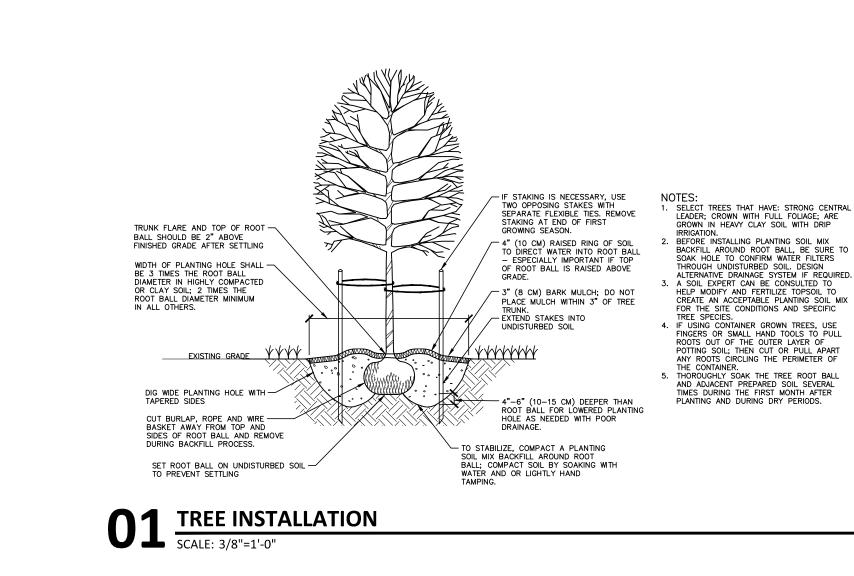






	ENERAL LANDSCAPE NOTES: ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE	LANDSCAF	PE C
	TOWN OF ZEBULON AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.	STREET TREES	
•	CONTRACTOR IS RESPONSIBLE FOR THE SITE INSPECTION BEFORE LANDSCAPE CONSTRUCTION AND INSTALLATION IN ORDER TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS.	TREES REQUIRED:	10
•	LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES BEFORE BEGINNING DEMOLITION OR INSTALLATION.	PROVIDED: STREET NAME B	10
•	CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE NOTES, SPECIFICATIONS, DRAWINGS OR SITE CONDITIONS FOR RESOLUTION PRIOR TO INSTALLATION.	TREES REQUIRED: PROVIDED:	73 74
	ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. THIS PLAN IS FOR PLANTING PURPOSES ONLY. FOR INFORMATION REGARDING BUILDINGS,	STREET NAME C	
	GRADING, WALLS, ETC., REFER TO ARCHITECTURE, SITE AND GRADING PLANS. VERIFICATION OF TOTAL PLANT QUANTITIES AS SHOWN IN THE PLANT SCHEDULE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.	TREES REQUIRED: PROVIDED:	55 55
	CONTRACTOR TO ENSURE PROPER STABILIZATION AND SEEDING OF THE SITE IN ACCORDANCE WITH APPLICABLE REGULATIONS.	STREET NAME D	
	LANDSCAPE MATERIAL SHALL BE WELL FORMED, VIGOROUS, GROWING SPECIMENS WITH GROWTH TYPICAL OF VARIETIES SPECIFIED AND SHALL BE FREE FROM DAMAGE, INSECTS AND DISEASES. MATERIAL SHALL EQUAL OR SURPASS #1 QUALITY AS DEFINED IN THE CURRENT ISSUE OF "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.	TREES REQUIRED: PROVIDED: <u>STREET NAME E</u>	6 (6
•	ALL PLANT MATERIAL IS TO BE CAREFULLY HANDLED BY THE ROOT BALL, NOT THE TRUNK, BRANCHES AND/OR FOLIAGE OF THE PLANT. MISHANDLED PLANT MATERIAL MAY BE REJECTED BY THE LANDSCAPE ARCHITECT.	TREES REQUIRED: PROVIDED:	66 66
•	ALL PLANT MATERIAL IS TO BE WELL ROOTED, NOT ROOT BOUND, SUCH THAT THE ROOT BALL REMAINS INTACT THROUGHOUT THE PLANTING PROCESS. DEFICIENT PLANT MATERIAL MAY BE REJECTED BY THE LANDSCAPE ARCHITECT OR OWNER.	STREET NAME F	
•	ALL PLANTS TO BE A MINIMUM OF WHAT IS SPECIFIED IN THE PLANT SCHEDULE. ANY CHANGES OR SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND GOVERNING JURISDICTION PRIOR TO ANY HOLE BEING DUG.	TREES REQUIRED: PROVIDED: STREET NAME G	20 21
-	CONTRACTOR TO COORDINATE WITH OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT TO ESTABLISH THE EXTENTS OF MULCH/SEED/SOD IF NOT SPECIFICALLY SHOWN ON PLANS.	TREES REQUIRED: PROVIDED:	32 32
	CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE IN ALL PLANTING AREAS. PROPOSED TREES TO BE PLANTED A MINIMUM 10 FEET FROM ANY LIGHT POLE AS	STREET NAME H	
	MEASURED FROM TRUNK OF THE TREE TO THE POLE. PROPOSED TREES TO BE PLANTED A MINIMUM 5 FEET FROM ANY FIRE HYDRANT AS	TREES REQUIRED: PROVIDED:	66 69
	MEASURED FROM TRUNK OF THE TREE TO THE HYDRANT. CONTRACTOR SHALL COMPLETE SOIL TEST IN ALL PLANTING AREAS TO DETERMINE SOIL AMENDMENT REQUIREMENTS UNLESS WAIVED BY OWNER'S REPRESENTATIVE.	STREET NAME I	
	CONTRACTOR SHALL ADJUST PH AND FERTILITY BASED UPON THE SOIL TEST RESULTS. TOPSOIL SHALL BE FREE OF MATERIAL LARGER THAN 1.0 INCH IN DIAMETER OR LENGTH	TREES REQUIRED:	6 (
	AND SHALL NOT CONTAIN SLAG, CINDERS, STONES, LUMPS OF SOIL, STICKS, ROOTS, TRASH, OR OTHER EXTRANEOUS MATERIAL.	PROVIDED: STREET NAME J	6
•	LOOSEN SUBGRADE / SURFACE SOIL TO A MINIMUM DEPTH OF 6 INCHES. APPLY SOIL AMENDMENTS AND FERTILIZERS AS REQUIRED BY THE SOIL TEST RESULTS TO ACHIEVE A HEALTHY GROWING MEDIA AND MIX THOROUGHLY INTO TOP 4 INCHES OF SOIL. SPREAD PLANTING SOIL MIX TO A DEPTH OF 6 INCHES BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLEMENT. DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.	TREES REQUIRED: PROVIDED:	8 (8
	IF IMPORTED TOPSOIL IS REQUIRED, THE SUBGRADE SHALL BE SCARIFIED OR TILLED TO A DEPTH OF AT LEAST 6 INCHES PRIOR TO INSTALLATION OF IMPORTED TOPSOIL. FOLLOWING INSTALLATION OF IMPORTED TOPSOIL, THE TOPSOIL SHALL BE TILLED TO INTEGRATE THE SOIL PROFILES.	STREET NAME K TREES REQUIRED: PROVIDED:	18 18
	PLANT MATERIALS ARE TO BE GUARANTEED FOR A PERIOD OF 12 MONTHS. PLANT MATERIALS WHICH REMAIN UNHEALTHY WILL BE REPLACED BY THE LANDSCAPE CONTRACTOR BEFORE THE EXPIRATION OF THE GUARANTEE PERIOD OR IMMEDIATELY IF SO	STREET NAME L	
	DIRECTED BY THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT. ALL TREE PLANTINGS SHALL BE MULCHED TO A DEPTH OF 3 INCHES, AND WITH A MINIMUM 3 FOOT RADIUS FROM BASE OF TREE OR TO DRIPLINE. MULCH SHALL BE FREE OF TRASH AND MAINTAINED WEED FREE. MULCH SHALL NOT COVER THE ROOT FLARE. CONFIRM	TREES REQUIRED: PROVIDED:	29 29
	MULCH SPECIFICATIONS WITH OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.	STREET NAME M TREES REQUIRED:	16
	ROOT SYSTEMS FROM SUN SCALD, DRYING, SWEATING, WHIPPING, AND OTHER HANDLING AND TYING DAMAGE. DO NOT BEND OR BIND-TIE TREES OR SHRUBS IN SUCH A MANNER AS TO DESTROY THEIR NATURAL SHAPE. PROVIDE PROTECTIVE COVERING OF EXTERIOR PLANTS DURING DELIVERY. DO NOT DROP EXTERIOR PLANTS DURING DELIVERY AND HANDLING.	PROVIDED:	16
	DELIVER EXTERIOR PLANTS AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND INSTALL IMMEDIATELY. IMMEDIATELY AFTER UNLOADING, STAND THE TREES UP TO REDUCE THE RISK OF SUN SCALD. PROPERLY STAGED TREES ARE STANDING, UNTIED AND SPACED. UNLESS IMMEDIATELY INSTALLED, SET EXTERIOR PLANTS AND TREES IN SHADE, PROTECT FROM WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOTS MOIST.	TREES REQUIRED: PROVIDED:	9 (9
	SEE LANDSCAPE DETAILS FOR TREE STAKING REQUIREMENTS. EXCAVATE EDGES OF ALL PLANTING BEDS TO 2 INCH DEPTH TO FORM A NEAT AND CRISP	CHAMBLEE ROAD**	
	CONTRACTOR SHALL REMOVE DEBRIS AND FINE GRADE ALL PLANTING AREAS PRIOR TO	REQUIRED: PROVIDED:	12 12
	INSTALLATION. REMOVE GUY WIRES AND STAKES AT END OF WARRANTY PERIOD OR ESTABLISHMENT.	**NOTE: STREET TREE AND SHALL BE IN A REQUIRMENTS. AL	ACCOR
	FINISH GRADING: GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. GRADE TO WITHIN PLUS OR MINUS 1/2 INCH OF FINISH ELEVATION. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES. LIMIT FINISHED GRADING TO AREAS THAT CAN BE PLANTED IN THE IMMEDIATE	NCDOT. VEHICLE USE AF	REAS
	FUTURE. STRUCTURAL SOILS REQUIRED FOR LANDSCAPE ISLANDS AND STRIPS LOCATED IN PARKING AREAS PER SECION 5.6.9.B.7 OF THE ZEBULON UDO.	VISITOR PARKING ARI	
	ARRANTY & MAINTENANCE:	REQUIRE PROVIDE SHRUBS:	
	WARRANTY: INSTALLER SHALL REPAIR OR REPLACE ANY PLANTINGS THAT FAIL IN MATERIALS, WORKMANSHIP, OR GROWTH WITHIN ONE YEAR AFTER THE DATE OF SUBSTANTIAL COMPLETION. FAILURES	SHRUBS: PROVIDE SOIL:	D:
	 INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING: DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM LACK OF ADEQUATE MAINTENANCE, 	REQUIRE LANDSCAPE ISLA ISLANDS AND ST	ND W
	NEGLECT, ABUSE BY OWNER, OR INCIDENTS THAT ARE BEYOND CONTRACTOR'S CONTROL. • STRUCTURAL FAILURES INCLUDING PLANTINGS FALLING OR	MEDIAN PLANT	ING:
	BLOWING OVER. MAINTENANCE: INITIAL MAINTENANCE SHALL BE PROVIDED	MEDIANS WILL B	
	IMMEDIATELY AFTER EACH AREA IS PLANTED AND CONTINUE UNTIL SUBSTANTIAL COMPLETION. UPON SUBSTANTIAL COMPLETION, MAINTENANCE FOR ALL PLANT MATERIAL SHALL BE PROVIDED FOR ONE YEAR AT A MINIMUM SHALL INCLUDE:	NOTE: ALL PLAN	ΓINGS
	 TREE AND SHRUB MAINTENANCE: MAINTAIN PLANTINGS BY PRUNING, CULTIVATING, WATERING, WEEDING, FERTILIZING, RESTORING PLANTING SAUCERS, AND RESETTING TO PROPER 	BUILDING L	<u>4N</u> [
	GRADES OR VERTICAL POSITION, AS REQUIRED TO ESTABLISH HEALTHY, VIABLE PLANTINGS. SPRAY OR TREAT AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE.	TOWNHOMES	
	 GROUND COVER AND PLANT MAINTENANCE: MAINTAIN AND ESTABLISH PLANTINGS BY WATERING, WEEDING, FERTILIZING, MULCHING, AND OTHER OPERATIONS AS REQUIRED TO 	1 TREE (UN	
	 MOLCHING, AND OTHER OPERATIONS AS REQUIRED TO ESTABLISH HEALTHY, VIABLE PLANTINGS. PROTECT EXTERIOR PLANTS FROM DAMAGE DUE TO LANDSCAPE OPERATIONS, OPERATIONS BY OTHER CONTRACTORS AND TRADES, AND OTHERS. MAINTAIN PROTECTION DURING INSTALLATION AND MAINTENANCE PERIODS. TREAT, REPAIR, OR 	TO AVOID U REQUIRED F THE TOWN AREAS	RESI
	REPLACE DAMAGED PLANTINGS.	SINGLE FAMILY	- FRC
		1 CANOPY 1	
		SINGLE FAMILY -	- REA

CALCULATIONS 5423 LF 09 (1/50 LF) 36251 73 (1/50 LF) 2716 LF 5 (1/50 LF) 284 L (1/50 LF) 3261 l 6 (1/50 LF) 989 LF 0 (1/50 LF) 2 (1/50 LF) 3278 LF 56 (1/50 LF) (1/50 LF) 353 LF (1/50 LF) L8 (1/50 LF) Ə (1/50 LF) 792 LF 5 (1/50 LF) 1/50 LF) 5 (1/25 LF CHAMBLEE ROAD ARE LOCATED WITHIN NCDOT RIGHT-OF-WAY RDANCE WITH NCDOT STANDARDS AND CLEAR ZONE NTINGS IN MEDIAN ARE SUBJECT TO REVIEW AND APPROVAL BY 48 TOTAL SPACES = 4 [1 CANOPY TREE PER 12 SPACES] = 10 = SINGLE CONTINUOUS ROW OF EVERGREEN SHRUBS = 1,000 CUBIC FEET OF SOIL PER TREE FOR EVERY 'ITH PROPERLY-PREPARED STRUCTURAL SOIL FOR ALL LANDSCAPE ANTED WITH THE FOLLOWING STANDARD: AND 15 SHRUBS PER 100 LINEAR FEET. S IN MEDIAN ARE SUBJECT TO REVIEW AND APPROVAL BY NCDOT. IDSCAPE REQUIREMENTS: STORY OR CANOPY) OR 2 ORNAMENTAL TREES PER LOT ITY AND DRIVEWAY CONFLICTS WITHIN TOWNHOME AREAS, IDENTIAL SITE LANDSCAPING MAY BE LOCATED EITHER ON ME LOT ITSELF OR WITHIN NEARBY HOA OWNED COMMON ONT LOADED E AND 1 UNDERSTORY TREE AR LOADED TREES FOUNDATION PLANTINGS



ALL RESIDENTIAL LOTS SHALL HAVE APPROPRIATE SHRUBS LOCATED WITHIN

10' OF THE BUILDING FOUNDATION WHICH IS VISIBLE FROM THE STREET, IN

<u>SMALL_SHRUB_SPECIES</u> (INSTALLED_AT_18'' HT. MIN.)

BUXUS SP. - BOXWOOD SPECIES

ABELIA X GRANDIFLORA – ABELIA CULTIVARS

ILEX SP. – HOLLY SPECIES (CARISSA, GLABRA, YAUPON, ETC.) PRUNUS LAUROCERASUS SPP. – ENGLISH LAUREL CULTIVARS RHAPHIOLEPSIS SPP. – INDIAN HAWTHORN CULTIVARS

ACCORDANCE WITH SECTION 5.6.11.D.1 OF THE UDO

PREFFERED PLANT SPECIES FOR RESIDENTIA

ACER BOERGERANOM – TRIDEINI MAPLE NYSSA SYLVATICA 'GREEN GABLE – BLACK GUM QUERCUS ALBA – WHITE OAK QUERCUS LYRATA – OVERCUP OAK QUERCUS NIGRA – WATER OAK QUERCUS PHELLOS – WILLOW OAK ULMUS PARVIFOLIA – LACEBARK ELM

ILEX X 'EMILY BRUNER' - EMILY BRUNER HOLLY

ILEX X ATTENUATA 'FOSTERI' - FOSTER HOLLY

ILEX X 'NELLIE R STEVENS' – NELLIE STEVENS HOLLY

JUNIPERUS CHINENSIS 'SPARTAN' – SPARTAN JUNIPER

VIBURNUM AWABUKI 'CHINDO' – CHINDO VIBURNUM

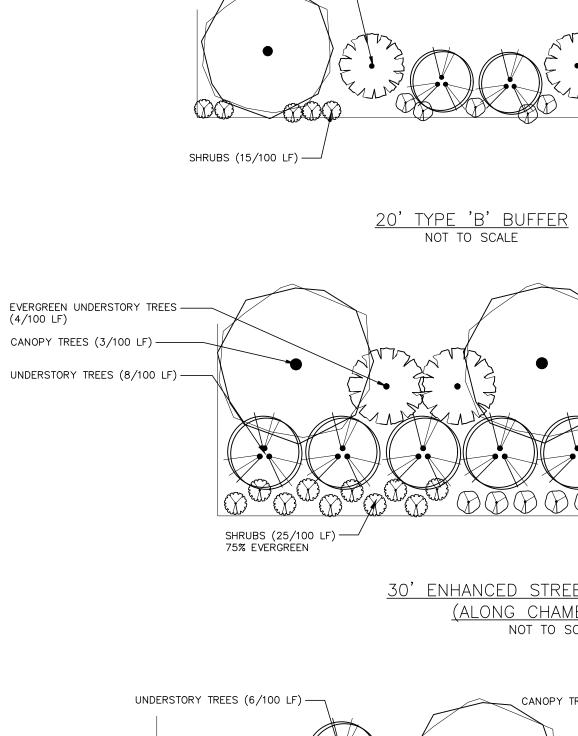
LARGE DECIDUOUS TREE SPECIES (INSTALLED AT 2.5" CAL.)

<u>SMALL EVERGREEN TREE SPECIES</u> (INSTALLED AT 5–6' HT)

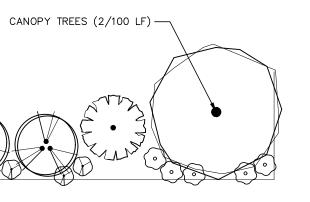
ILEX VOMITORIA - YAUPON HOLLY

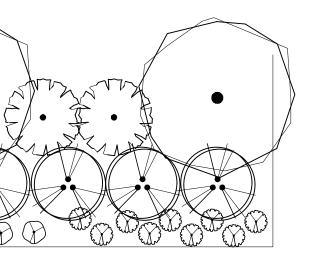
ACER BUERGERANUM – TRIDENT MAPLE

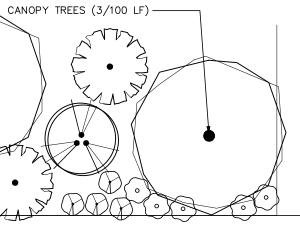
30' ENHANCED STREETSCAPE BUFFER (ALONG CHAMBLEE RD) NOT TO SCALE UNDERSTORY TREES (6/100 LF) — \neg SHRUBS (25/100 LF) ——— <u>30' TYPE 'C' BUFFER</u> NOT TO SCALE

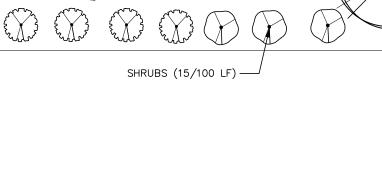


UNDERSTORY TREES (4/100 LF)

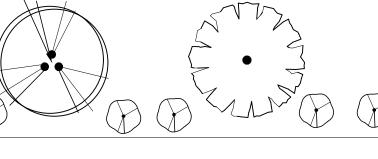


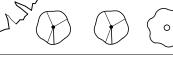


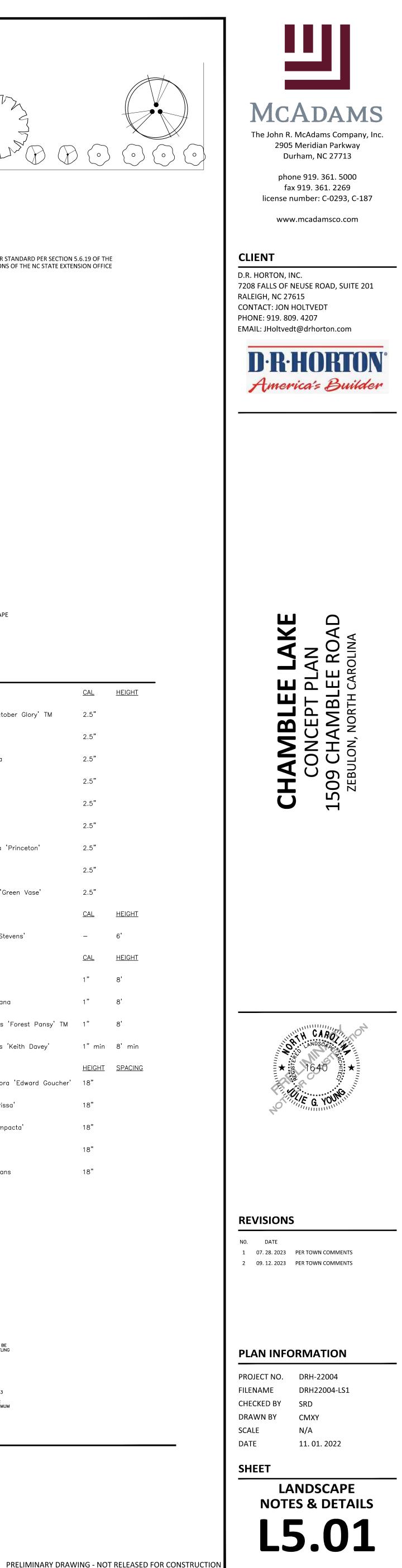




UNDERSTORY TREES (4/100 LF)







<u>10' SCM BUFFER</u> NOT TO SCALE

NOTE: ALL LANDSCAPING SURROUNDING THE SCM SHALL MEET THE TYPE A BUFFER STANDARD PER SECTION 5.6.19 OF THE UDO. ALL PLANTINGS WITHIN THE POND AREA SHALL MEET THE RECOMMENDATIONS OF THE NC STATE EXTENSION OFFICE FOR STORMWATER WETLAND CONSTRUCTION.

BUFFER PLANT SPECIES

LARGE DECIDUOUS TREES QUERCUS PALUSTRIS - PIN OAK QUERCUS RUBRA - RED OAK QUERCUS BICOLOR - SWAMP WHITE OAK BETULA NIGRA - RIVER BIRCH LIRIODENDRON TULIPIFERA - TULIP POPLAR NYSSA SYLVATICA - BLACK TUPELO ACER RUBRUM - RED MAPLE TAXODIUM DISTICHUM

EVERGREENS ILEX X 'NELLIE STEVENS' - NELLIE STEVENS HOLLY MAGNOLIA GRANDIFLORA - SOUTHERN MAGNOLIA JUNIPERUS VIRGINIANA - EASTERN REDCEDAR ILEX OPACA - AMERICAN HOLLY PINUS TAEDA - LOBLOLLY PINE CUPRESSUS ARIZONICA - ARIZONA CYPRESS

SMALL DECIDUOUS TREES CERCIS CANADENSIS - RED BUD CORNUS KOUSA - DOGWOD CARPINUS CAROLINA - EASTERN HORNBEAM

AMELANCHIER ARBOREA - SERVICEBERRY CORNUS FLORIDA - EASTERN FLOWERING DOGWOOD CHIONANTHUS VIRGINICUS - FRINGETREE

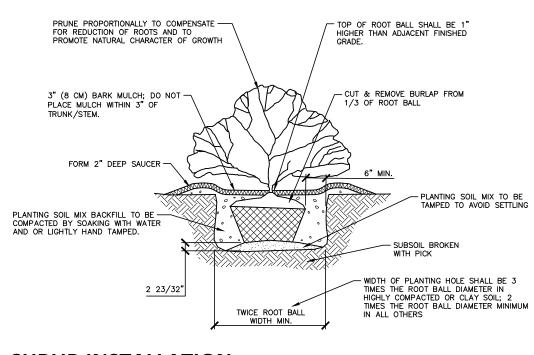
SHRUBS

OSMANTHUS FRAGRANS - TEA OLIVE CAMELLIA JAPONICA - CAMELLIA MYRICA CERIFERA - SOUTHERN WAX MYRTLE CHAMAECYPARIS PISIFERA - THREADLEAF FALSECYPRESS LINDERA BENZOIN - SPICEBUSH HYDRANGEA QUERCIFOLIA - OAKLEAF HYDRANGEA VIBURNUM AWABUKI - CHINDO VIBURNUM CORNUS SERICEA - RED TWIG DOGWOOD CLETHRA ALNIFOLIA - SUMMER SWEET PRUNUS CAROLINIANA - CAROLINA CHERRY LAUREL

NOTE: ADDITIONAL SPECIES MAY BE ALLOWED AT THE APPROVAL OF THE LANDSCAPE ARCHITECT

PLANT SCHEDULE OVERALL LANDSCAPE PLAN

CANOPY TREES				BOTANICAL NAME	<u>CAL</u>	HEIGHT
(+)	ARO	74	October Glory Maple	Acer rubrum 'October Glory' TM	2.5"	
	QAW	46	White Oak	Quercus alba	2.5"	
\bigcirc	QCS	65	Scarlet Oak	Quercus coccinea	2.5"	
	QLO	28	Overcup Oak	Quercus lyrata	2.5"	
\bigcirc	QNN	123	Nuttall Oak	Quercus nuttallii	2.5"	
\odot	QPW	14	Willow Oak	Quercus phellos	2.5"	
\bigcirc	UAP	61	American Elm	Ulmus americana 'Princeton'	2.5"	
E o J	UPC	107	Chinese Elm	Ulmus parvifolia	2.5"	
\bigcirc	ZSG	16	Sawleaf Zelkova	Zelkova serrata 'Green Vase'	2.5"	
EVERGREEN UNDERSTORY TREES	<u>CODE</u>	<u>QTY</u>	COMMON NAME	BOTANICAL NAME	<u>CAL</u>	<u>HEIGHT</u>
	INS	6	Nellie Stevens Holly	llex x 'Nellie R Stevens'	_	6'
UNDERSTORY TREES	<u>CODE</u>	<u>QTY</u>	COMMON NAME	BOTANICAL NAME	<u>CAL</u>	<u>HEIGHT</u>
\bigotimes	ATR	41	Shantung Maple	Acer truncatum	1"	8'
\bigcirc	CCA	18	American Hornbeam	Carpinus caroliniana	1"	8'
	CCP	35	Forest Pansy Redbud	Cercis canadensis 'Forest Pansy' TM	1"	8'
\bigcirc	PCD	30	Keith Davey Chinese Pistache	Pistacia chinensis 'Keith Davey'	1" min	8' min
EVERGREEN SHRUBS	<u>CODE</u>	<u>QTY</u>	COMMON NAME	BOTANICAL NAME	<u>HEIGHT</u>	<u>SPACING</u>
\odot	AGEG	90	Glossy Abelia	Abelia x grandiflora 'Edward Goucher'	18"	
\bigcirc	ICCC	63	Carissa Holly	llex cornuta 'Carissa'	18"	
\bigotimes	ICCD	122	Dwarf Japanese Holly	llex crenata 'Compacta'	18"	
(+)	MCWM	12	Wax Myrtle	Myrica cerifera	18"	
.	OFSO	19	Sweet Olive	Osmanthus fragrans	18"	



02 SHRUB INSTALLATION SCALE: 3/8"=1'-0"

