LIGHTING FOR ENTRY FEATURE AREAS

EACH NEIGHBORHOOD ENTRY FEATURE SHALL BE ILLUMINATED TO ASSIST RESIDENTS AND VISITORS IN WAY-FINDING AND TO PROVIDE A WELCOMING AND ATTRACTIVE NIGHTSCAPE.

CP &L MASTERPIECE SERIES STREET LIGHTING SHALL BE LOCATED FLANKING THE ENTRANCE WAY TO THE NEIGHBORHOOD (I.E. ONE ON EITHER SIDE OF THE ROAD WAY). THE FIXTURES SHALL BE THOSE SELECTED FOR THE AMBERLY DEVELOPMENT.

SIGNAGE LIGHT FIXTURES SHALL BE SELECTED TO ILLUMINATE THE SIGN FACE ONLY, WITHOUT STRAY LIGHT OR LIGHT POLLUTION; AND SHALL BE LINE VOLTAGE OR LOW VOLTAGE BUT SHALL BE IN-GRADE OR AND LOCATED SO THAT THEY ARE NOT VISIBLE FROM THE ROADWAY.

ORNAMENTAL TREES AND/OR EVERGREEN TREES AT THE ENTRY FEATURE OR IN A MEDIAN SHALL BE LIGHTED WITH AT LEAST TWO UP-LIGHTS PER TREE.

SPECIFIC CRITERIA FOR EACH HOME TYPE

GENERAL REQUIREMENTS
REAR YARDS:
REAR YARDS SHALL MEET THE REQUIREMENTS OUTLINED UNDER "SPECIAL CONDITIONS" AT THE END OF THIS CHAPTER.

CORNER LOTS:
CORNER SIDE YARDS OF ANY DWELLING TYPE MUST MEET THE REQUIREMENTS.LAID OUT FOR FRONT YARDS. PLANT BEDS SHALL BE LAID OUT TO FLOW IN CURVILINEAR LINES AND PLANTINGS SHALL BE MASSED. ANY HV AC UNITS OR OTHER UTILITIES SHALL BE FULLY SCREENED FROM THE ARVIND OAKS CIRCLEITH FENCING OR PLANTINGS. ALL LAYOUTS FOR SIDE/COMER LOT PLANTINGS SHALL BE SUBMITTED TO THE DRB FOR REVIEW PRIOR TO INSTALLATION. THE LAYOUT MUST INDICATE THE LOCATION OF ABOVE-GROUND UTILITIES AND MECHANICAL UNITS.

SINGLE FAMILY DETACHED HOMES

REQUIRED PLANTINGS:

A MINIMUM PLANT QUANTITY SHALL BE REQUIRED FOR EACH LOT, HOWEVER IN ORDER TO MEET THE REQUIREMENTS LAID OUT UNDER "GENERAL REQUIREMENTS" OF THE INDIVIDUAL LOT LANDSCAPE STANDARDS NO ACTUAL NUMBERS OF PLANTS ARE RECOMMENDED DUE TO THE VARYING LOT SIZES AND CONDITIONS. THE DEVELOPER OF ANY NEIGHBORHOOD SHALL SUBMIT GUIDELINES TO THE DRB FOR PLANTING BASED ON THE CRITERIA ESTABLISHED IN THE "GENERAL REQUIREMENTS". THE DRB MAY REQUIRE ADDITIONAL PLANTINGS ON A LOT OR WITHIN A DEVELOPMENT IF IT DOES NOT MEET THE VISUAL AND AESTHETIC PARAMETERS OUTLINED. LOTS 60' IN WIDTH ACROSS THE HARWOOD LANERONTAGE SHALL HAVE AT LEAST 1 SHADE TREE AND ONE ORNAMENTAL TREE IN THE FRONT YARD.

LOTS LARGER THAN 50' IN WIDTH MUST STILL MEET THE GENERAL SPACING REQUIREMENTOF 1 TREE FOR EVERY 50 LINEAR FEET OF ROADWAY. THAT MAY MEAN THAT SOME LOTS MAY HAVE MORE THAN ONE TREE. LOTS LESS THAN 60' IN WIDTH MUST HAVE A MINIMUM OF ONE ORNAMENTAL TREE IN THE FRONT YARD, PREFERABLV NEAR THE HOUSE IF THAT LOT DOES NOT CONTAIN A SHADE TREE. PLANT BEDS SHALL BE LAID OUT IN CURVILINEAR BEDS AS OPPOSED TO STRAIGHT LINES AROUND THE DWELLING. IN ADDITION, ANY REQUIREMENTS IN THE TOWN OF CARY CODE MUST BE MET. INSTALLED PLANTS SHALL MEET A MINIMUM PLANT SIZE OF 3 GALLON FOR SHRUBS, 4" CALIPER FOR DEL WEBB AVEND FRONT YARD SHADE TREES, 8' HEIGHT FOR ORNAMENTAL TREES, 7-8' HEIGHT FOR EVERGREEN TREES, AND 2.25" POT FOR GROUNDCOVERS. PLANTS SHALL BE SELECTED FOR THEIR ADAPTABILITY TO THE LOCAL SOILS AND SHOULD BE DROUGHT TOLERANT UNLESS AN IRRIGATION SYSTEM IS INSTALLED. IT IS RECOMMENDED THAT THE LAWN TYPE OF CHOICE BE A WARM SEASON GRASSS SUCH AS BERMUDA HYBRID, ZOYSIA, OR CENTIPEDE.

SPECIFIC REQUIRED PLANTING STANDARDS
(TOWN OF CARY APPEARANCE STANDARDS):
1. EXISTING VEGETATION SHALL BE MAINTAINED TO THE MAXIMUM EXTENT POSSIBLE.
2. AFTER DWELLING CONSTRUCTION, EACH LOT SHALL HAVE THE FOLLOWING REQUIRED PLANTING:
(1) LARGE TREE (ONE IN THE FRONT YARD, ONE IN THE REAR YARD); MATURE SIZE = 40'-60' H/ PLANTED SIZE = 2" CAL.
(2) SMALL TREES (ONE IN THE FRONT YARD, ONE IN THE REAR YARD); MATURE SIZE = 15'-40' H/ PLANTED SIZE = 2" CAL.
(4) LARGE SHRUBS (NEAR FOUNDATION): MATURE SIZE = 5'-8' H/ PLANTED SIZE = 30" H SMALL (8) SMALL SHRUBS (NEAR FOUNDATION): MATURE SIZE = 2'-4' H/ PLANTED SIZE = 20" H
THESE ARE MINIMUM REQUIREMENTS; ADDITIONAL PLANTING IS ENCOURAGED.

3. EXISTING VEGETATION OR PLANTING SHALL BE PRESERVED AND/OR PROVIDED WHERE REAR YARDS BACK UP TO ONE ANOTHER OR ARE VISIBLE FROM OTHER REAR YARDS OR STREETS. THIS EXISTING AND/OR INSTALLED LANDSCAPE SHALL MEET OR EXCEED THE PLANTING CRITERIA FOR A TYPE 'B' SEMI-OPAQUE BUFFER.

INDIVIDUAL LOT LANDSCAPE STANDARDS

STATEMENT OF DESIGN INTENT

AS STATED IN THE "GENERAL PRINCIPLES OF LANDSCAPE DESIGN FOR AMBERLY", IN ORDER TO INSURE THAT THE VISUAL QUALITIES OF THE COMMUNITY ARE MAINTAINED, ALL CHANGES TO THE EXTERIOR PORTIONS OF A LOT INCLUDING NEW CONSTRUCTION, ARCHITECTURAL RENOVATIONS, INSTALLATION OF ANCILLARY STRUCTURES, CHANGES TO MAJOR PLANTINGS SUCH AS STREET PLANTINGS AND ENTRANCES, ALL IRRIGATION AND SOD, AND ALL OTHER LANDSCAPE SIGHT WORK MUST BE REVIEWED AND APPROVED BY THE DESIGN REVIEW BOARD.

HOME SITING CRITERIA:

GENERALLY, SIGHT PLANS SHALL COMPLY WITH THREE MAJOR PRINCIPLES: PRESERVE NATURAL DRAINAGE PATTERNS, CREATE OR MAINTAIN A NATURAL-LOOKING TOPOGRAPHY, AND RETAIN EXISTING VEGETATION AS MUCH AS POSSIBLE. THE SIGHT SHALL BE DEVELOPED IN A MANNER CONSISTENT WITH THE NATURAL DRAINAGE FLOW AND DESIGNED TO MEET THE DRAINAGE AND NITROGEN REDUCTION REQUIREMENTS OF THE TOWN OF CARY. SIGHT GRADING SHALL MAINTAIN A NATURAL APPEARANCE WITH SMOOTH TRANSITIONS BETWEEN GRADES AND GRACEFUL CONTOURS. A MINIMUM PITCH OVERLAND OF 2 % IS REQUIRED FOR ALL AREAS.

ALL DRAINAGE MUST BE REVIEWED AND APPROVED BY THE DRB. DRAINAGE WILL BE REVIEWED ON AN INDIVIDUAL SIGHT OR LOT BASIS AND ALL PLANS SHALL BE SUBMITTED SHOWING THE LOCATION OF THE DRAINS, THE OUTPUT AREA AND THE NEAREST INLET OR CATCH BASIN. REASONABLE EFFORTS SHALL BE MADE TO SAVE GROUPS OF TREES RATHER THEN INDIVIDUALS OR VERY SMALL STANDS (IN AREA). IT IS UNDERSTOOD THAT DUE TO THE HIGH LEVEL OF DEVELOPMENT, SIGHT CLEARING AND REGRADING WILL ELIMINATE LARGE AREAS OF TREES. HOWEVER, IF A LOT CONTAINS MATURE OR DESIRABLE TREES REASONABLE EFFORTS SHOULD BE MADE TO HAVE THE ARCHITECTURE RESPOND TO THIS ENVIRONMENT.

GENERAL REQUIREMENTS FOR LANDSCAPE PLANTINGS:

IN ADDITION TO THE STREET TREE OR STREETSCAPE PLANTING REQUIREMENTS OF THE EQUIVALENT OF ONE DECIDUOUS SHADE TREE FOR EVERY 50 LINEAR FEET OF ROADWAY, THE FRONT YARD OF EACH HOME LOT, TOWNHOUSE OR MULTI-FAMILY BUILDING SHALL CONTAIN ADDITIONAL MATERIAL AS SPECIFIED IN THE SPECIFIC CRITERIA FOR EACH HOME TYPE. THIS IN NO WAY ELIMINATES OR REDUCES THE REQUIREMENTS OF THE TOWN OF CARY CODE.

PLANT BEDS SHALL BE LAID OUT TO FLOW IN CURVILINEAR LINES, NOT STRAIGHT LINES, AND PLANTINGS SHALL BE MASSED IN GROUPINGS WHENEVER POSSIBLE. PLANTING BEDS SHALL NOT BE DESIGNED OR LAID OUT IN STRAIGHT LINES AT THE FOUNDATION OF THE DWELLING UNIT SO THAT THEY APPEAR TO BE RINGING THE DWELLING UNIT IN A "STRAIGHT JACKET" FASHION. THE USE OF ONLY ONE PLANT (MONOCULTURE) AS WELL AS TOO MANY DIFFERENT PLANTS (OVER-DIVERSIFICATION) IS DISCOURAGED. WITHIN A NEIGHBORHOOD, REPEATED USE OF A SELECT PLANT PALETTE IS DESIRABLE. ALL BED LAYOUTS AND PLANTING PLANS MUST BE SUBMITTED AND APPROVED BY THE DRB.

ALL PLANTINGS, INCLUDING LAWNS, SHALL BE SELECTED FOR THEIR ADAPTABILITY TO DROUGHT CONDITIONS. PLANTS SHOULD BE SELECTED FROM THE APPROVED PLANT LIST. PLANTS NOT ON THIS LIST MAY BE ACCEPTABLE, BUT MUST BE APPROVED BY THE DRB PRIOR TO INSTALLATION. ALL PLANTS SHALL CONFORM TO THE LATEST EDITION OF THE AMERICAN STANDARDS FOR NURSERY STOCK AND SHALL BE INSTALLED IN ACCORDANCE WITH LANDSCAPE SPECIFICATIONS.

AMBERLY MASTER PROPERTY OWNERS ASSOCIATION, INC. (HOA) AND THEIR AGENTS, HEIRS OR ASSIGNS SHALL BE RESPONSIBLE FOR THE INSTALLATION, PRESERVATION AND MAINTENANCE OF ALL PLANTINGS AND PHYSICAL FEATURES SHOWN ON THIS PLAN. THE HOA SHALL BE RESPONSIBLE FOR ANNUAL MAINTENANCE OF THE VEGETATION TO INCLUDE BUT NOT LIMITED TO:

A. FERTILIZATION: LAWN: SUBMIT REPRESENTATIVE SOIL SAMPLES OF TURF AREAS FOR AGRONOMIC CHEMICAL ANALYSIS EVERY FIVE YEARS OR WHENEVER TURF IS PERFORMING POORLY. TEST SHOULD DETERMINE NEED FOR LIME, NITROGEN, PHOSPHORUS, POTASSIUM AND MINOR NUTRIENTS. APPLY LIME AND FERTILIZER PRODUCTS AS RECOMMENDED BY THE SOIL LABORATORY. OBTAIN SEPARATE RECOMMENDATIONS FOR COOL SEASON TURF IN GENERAL, OR THE SPECIFIED TYPE OF WARM SEASON TURF.

FERTILIZE ESTABLISHED COOL SEASON TURF IN THE FALL. USE A COMPLETE ANALYSIS (N-P-K) TURF FERTILIZER PRODUCT APPLIED AT A RATE THAT WILL PROVIDE A SLOW UNIFORM RELEASE AT A MINIMUM RATE OF 2.0 LBS PER 1000 SQUARE FEET OF NITROGEN DURING THE PERIOD FROM SEPT - DEC. MORE THAN ONE APPLICATION MAY BE REQUIRED. FOR FERTILIZING NEWLY SEEDED OR SODDED COOL SEASON TURF DURING MONTHS OUTSIDE THE SEPT - DEC. TIME PERIOD, FOLLOW THE FERTILIZATION RECOMMENDATIONS OF THE NC COOPERATIVE EXTENSION SERVICE. FERTILIZE ESTABLISHED WARM SEASON TURF DURING THE GROWING SEASON AT FERTILIZER RATES RECOMMENDED BY A SOIL TEST OR BY THE NC COOPERATIVE EXTENSION SERVICE. INFORM THE SOIL LABORATORY OF THE SPECIFIC TYPE OF WARM SEASON TURF GROWN

B. PRUNING: PRUNING SHALL BE LIMITED TO REMOVAL OF DEAD WOOD OR BRANCHES FOR TREES OR FOR SIGHT DISTANCES/SAFETY REASONS. THE SHIGO STANDARDS SHOULD BE ADHERED TO. THE PRUNING OF SHRUBS SHALL BE LIMITED TO THE PRUNING NECESSARY TO MAINTAIN THE NATURAL SHAPE OF THE PLANT EXCEPT FOR SHEARED HEDGES.

C. PEST CONTROL: PRE-EMERGENT WEED CONTROL FOR LAWNS AND SHRUB BEDS MAY BE APPLIED PRIOR TO THE GROWING SEASON. CHEMICAL TREATMENT FOR INSECT INFESTATION AND DISEASE MAY BE APPLIED TO ADDRESS A PROBLEM.

D. MULCHING: MULCHING SHALL BE MAINTAINED AT A DEPTH OF 2-3" IN PLANT BEDS. MULCH SHALL BE REAPPLIED EVERY TWO YEARS.

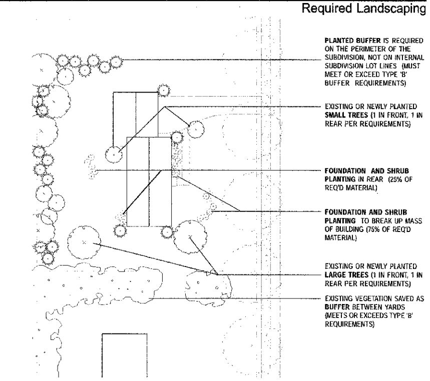
E. MOWING: PRIMARY FESCUE LAWNS SHALL BE MAINTAINED AT A HEIGHT OF 3" AND SHALL BE MOWED APPROXIMATELY 30 TIMES PER YEAR. SECONDARY TURF AREAS MAY BE MAINTAINED HIGHER AND LESS FREQUENTLY. WARM SEASON GRASSES SHALL BE MOWED AS NEEDED DURING THE GROWING SEASON TO MAINTAIN THE RECOMMENDED HEIGHT OF THE SPECIES OF TURF GRASS.

F. PLANT PROTECTION: AVOID EXCESS INTRUSION INTO THE ROOT ZONE AREA OF ESTABLISHED PLANTINGS.

G. WATERING: IF ANY IRRIGATION SYSTEM IS UTILIZED, THE SYSTEM SHALL BE REGULATED TO PROVIDE APPROXIMATELY 1" OF RAINFALL PER WEEK DURING THE GROWING SEASON.

FAILURE TO MAINTAIN ALL PLANTINGS IN ACCORDANCE WITH THIS PLAN MAY CONSTITUTE A VIOLATION OF THE UNIFIED DEVELOPMENT ORDINANCE AND MAY RESULT IN FINES.

SINGLE FAMILY RESIDENTIAL PLANTING STANDARDS
Required Landscaping

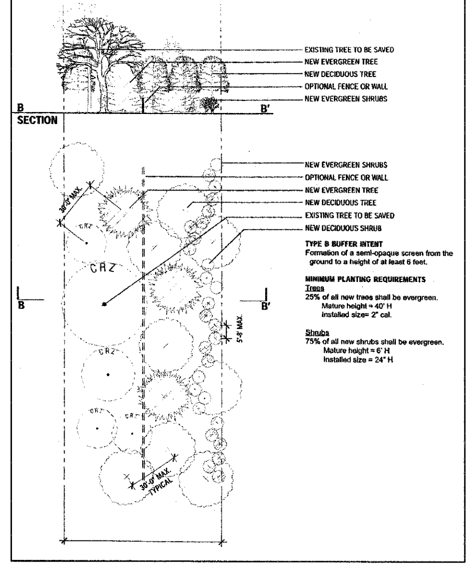


NOTES
1. Existing vegetation shall be maintained to the maximum extent possible.
2. After dwelling construction, each lot shall have the following required planting:
   - **(2) Large Trees** (one in the front yard, one in the rear yard)
     Mature size = 40'-60' H
     Planted size = 2"cal.
   - **(2) Small Trees** (one in the front yard, one in the rear yard)
     Mature size = 15'-40' H
     Planted size = 2"cal.
   - **(4) Large Shrubs** (near foundation)
     Mature size = 5'-8' H
     Planted size = 30" H
   - **(8) Small Shrubs** (near foundation)
     Mature size = 2'-4' H
     Planted size = 20" H

   These are minimum requirements; additional planting is encouraged.
3. Existing vegetation or planting shall be preserved and/or provided where rear yards back up to one another or are visible from other rear yards or streets. This existing and/or installed landscape shall meet or exceed the planting criteria for a Type 'B' Semi-Opaque Buffer.
4. Reduction in required vegetation may be approved for lots smaller than 8,000 square feet in size.

REF SEC: 14.1.5
REVISED:
DETAIL NO: **LA-11**

BUFFER PLANTING STANDARDS
Type B Semi-opaque



TYPE B BUFFER INTENT
Formation of a semi-opaque screen from the ground to a height of at least 6 feet.

MINIMUM PLANTING REQUIREMENTS
Trees
25% of all new trees shall be evergreen.
Mature height = 40' H
Installed size= 2" cal.

Shrubs
75% of all new shrubs shall be evergreen.
Mature height = 6' H
Installed size = 24" H

04-SB-028
APPROVED
TOWN OF CARY

Approved by DRC Date 6/13/05
Planning KR Date 7/11/05
Engineering TS Date 7-12-05

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NORTH CAROLINA PROFESSIONAL SEAL 024627 ENGINEER DONALD A. BEYER 6/20/05

RELEASED FOR CONSTRUCTION

Carolina Preserve by Del Webb at Amberly
Phase 1
Cary, NC
GS Carolina
3412 1/2 Hillsborough St.
Raleigh, NC 27607

REVISIONS

PROJECT #: 04-4036 DATE: 6/25/05
DRAWN BY: JE CHECKED BY: DS

TITLE
LANDSCAPE PLAN DETAILS

SHEET
L1.1.0

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