



### SITE DATA

GROSS AREA	±160 ACRES
MAX. NUMBER OF PROPOSED HOMES	550 UNITS
MAX. GROSS DENSITY	4 DUA
MIN. GROSS AREA OF OPEN SPACE	20% OF GROSS AREA
MIN. BUILDABLE OPEN SPACE	20% OF GROSS OPEN SPACE

TRACT 1	
GROSS AREA	±105 AC
MAX. NUMBER OF PROPOSED HOMES	375 UNITS
MAX. GROSS DENSITY	4 DUA
MIN. GROSS AREA OF OPEN SPACE	20% OF GROSS AREA
MIN. BUILDABLE OPEN SPACE	20% OF GROSS OPEN SPACE

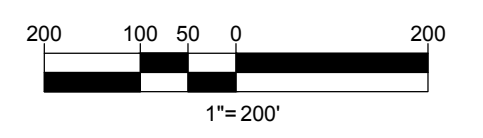
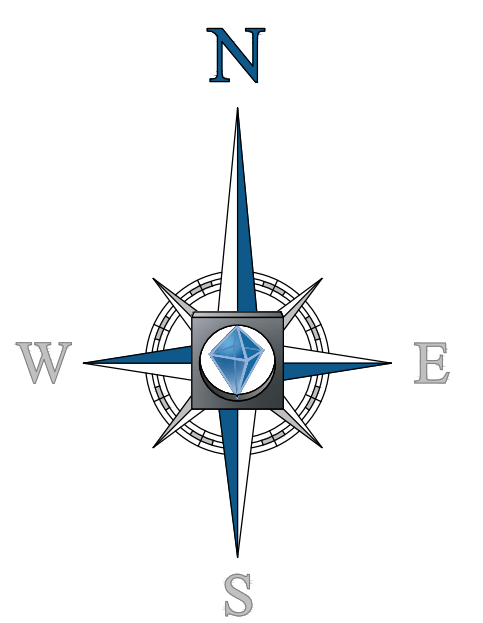
TRACT 2	
GROSS AREA	±55 AC
MAX. NUMBER OF PROPOSED HOMES	175 UNITS
MAX. GROSS DENSITY	4 DUA
MIN. GROSS AREA OF OPEN SPACE	20% OF GROSS AREA
MIN. BUILDABLE OPEN SPACE	20% OF GROSS OPEN SPACE

### GENERAL NOTES

- BOUNDARY INFORMATION IS TAKEN FROM WAKE COUNTY GIS.
- ALL AREAS ARE APPROXIMATE AND SUBJECT TO SURVEY.
- ALL DESIGN, MATERIALS, AND CONSTRUCTION WILL BE IN ACCORDANCE WITH THE TOWN OF ZEBULON ORDINANCES, STANDARDS, AND SPECIFICATIONS. ALL WATER AND SANITARY SEWER DESIGN, MATERIALS, AND CONSTRUCTION WILL BE IN ACCORDANCE WITH CITY OF RALEIGH PUBLIC UTILITIES POLICIES, STANDARDS, AND SPECIFICATIONS
- GREENWAY, TRAILS, OUTDOOR AMENITIES, AND STORMWATER CONTROL MEASURES WILL BE LOCATED IN OPEN SPACE.
- THIS PLAN IS ILLUSTRATIVE IN NATURE AND SUBJECT TO CHANGE. ITEMS THAT MAY AFFECT DESIGN INCLUDE: FINAL ALTA SURVEY, FINAL TRAFFIC IMPACT ANALYSIS, COMPLIANCE WITH REGULATORY ORDINANCES, STANDARDS, AND POLICIES, REFINEMENT OF UTILITY AND STORMWATER DESIGN, AND UNFORESEEN CIRCUMSTANCES. IT IS INTENDED TO ILLUSTRATE IN VERY GENERAL TERMS THE SCOPE, SCALE, AND CONNECTIVITY OF THIS DEVELOPMENT.

### LEGEND

	SINGLE FAMILY LOTS
	BUILDABLE OPEN SPACE
	BUFFERED OPEN SPACE
	RESIDENTIAL COLLECTOR (60' ROW)
	LOCAL STREET (50' ROW)
	GREENWAY AND TRAILS
	PHASE LINE



FUTURE SHEPARD'S PARK SUBDIVISION

TRACT 2 (PHASE 3)

TRACT 1 (PHASE 1)

TRACT 1 (PHASE 2)

OUTDOOR AMENITY CENTER

US HIGHWAY 64

KARIAL COURT

OLD BUNN ROAD (SR2320)

30' BUFFER ALONG OLD BUNN ROAD

30' BUFFER ALONG US-64

PROJECT NAME:  
**AUTUMN LAKES SUBDIVISION**  
 OLD BUNN ROAD  
 TOWN OF ZEBULON, WAKE COUNTY, NC



SHEET TITLE:  
**ILLUSTRATIVE CONCEPT PLAN**

SCALE: 1"=400'	DATE: 11-2-2016	CAD ID:	PROJECT NUMBER: NCR162057
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