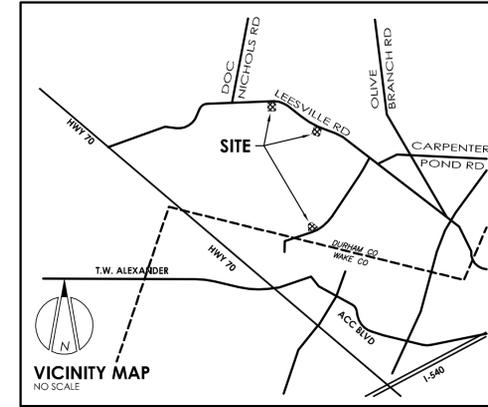


<SITE PLAN & DEVELOPMENT PLAN> DEL WEBB ENTRY MONUMENTS

LEESVILLE ROAD DURHAM, NORTH CAROLINA



FUTURE OWNER / DEVELOPER

PULTE GROUP
 RANDY KING
 1225 CRESENT GREEN DRIVE - SUITE 250
 CARY, N.C. 27518
 (919) 816-1100
 e-mail: randy.king@pultegroup.com

ENGINEER/LANDSCAPE ARCHITECT

HORVATH ASSOCIATES, PA
 TIM SIVERS
 16 CONSULTANT PLACE, SUITE 201
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 F: (919) 490-8953
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ENTRY FEATURE LANDSCAPE ARCHITECT

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 ANDREW HILL
 9101 SOUTHERN PINE BOULEVARD SUITE 200
 CHARLOTTE, NC 28273
 (704) 927-9700
 e-mail: andrew.hill@cardno.com

PROFESSIONAL LAND SURVEYOR

MSS LAND CONSULTANTS, PC
 WADE GOWERS
 6118 SAINT GILES STREET, SUITE E
 RALEIGH, N.C. 27612
 (919) 510-4464
 e-mail: gowersw@mssland.com

GENERAL NOTES

- SITE PLAN REMAINS VALID AFTER 4 YEARS ONLY FOR THOSE PORTIONS OF THE SITE THAT HAS ACTIVE PERMITS OR HAS ALREADY RECEIVED CERTIFICATES OF COMPLIANCE. DEVELOPMENT PLAN, ONCE APPROVED HAS NO EXPIRATION.
- TOPOGRAPHIC INFORMATION TAKEN FROM CITY OF DURHAM GIS MAPS.
- BOUNDARY INFORMATION COMPILED FROM DEEDS, PLATS AND FIELD SURVEY BY MSS CONSULTANTS.
- A TRAFFIC IMPACT ANALYSIS IS NOT REQUIRED FOR THIS PROJECT.
- THE RIPARIAN BUFFERS DEPICTED ON SHEET D100 AND D101 ARE SHOWN IN COMPLIANCE WITH DURHAM UNIFIED DEVELOPMENT ORDINANCE (UDO) STANDARDS IN EFFECT ON FEBRUARY 1, 2012.

AN IN-PROCESS TEXT AMENDMENT, CASE TC1100006 (RIPARIAN BUFFER REVISIONS) IS BEING CONSIDERED THAT WOULD REDUCE THE IMPACT OF REQUIRED RIPARIAN BUFFERS IF ADOPTED.

SHOULD THE AFOREMENTIONED TEXT AMENDMENT BE ADOPTED, THE COMMITTED BUFFER AS DEPICTED ON D100 AND D101 MAY DEVIATE TO THE EXTENT THAT IT COMPLIES WITH THE TEXT AMENDMENT OR THE CURRENT ORDINANCE AT THE TIME OF SITE PLAN, NOTWITHSTANDING THE ADOPTION OF THE AFOREMENTIONED TEXT AMENDMENT. DEVELOPMENT ON THIS SITE SHALL COMPLY WITH ORDINANCE STANDARDS THAT ARE IN EFFECT AS OF THE DATE OF SITE PLAN SUBMITTAL(S).
- PROTECTION OF EXISTING VEGETATION: AT THE START OF GRADING INVOLVING THE LOWERING OF EXISTING GRADE AROUND A TREE OR STRIPPING OF TOPSOIL, A CLEAN, SHARP, VERTICAL CUT SHALL BE MADE AT THE EDGE OF THE TREE SAVE AREA AT THE SAME TIME AS OTHER EROSION CONTROL MEASURES ARE INSTALLED. THE TREE PROTECTION FENCING SHALL BE INSTALLED ON THE SIDE OF THE CUT FARTHEST AWAY FROM THE TREE TRUNK AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IN THE VICINITY OF THE TREES IS COMPLETE. NO STORAGE OF MATERIALS, FILL OR EQUIPMENT AND NOT TRESPASSING SHALL BE ALLOWED WITHIN THE BOUNDARY OF THE PROTECTED AREA.
- THE LOCATION OF THE SIDEWALKS SHOWN ON THIS PLAN IS SCHEMATIC. A CITY OF DURHAM AND/OR NCDOT ENCROACHMENT PERMIT IS REQUIRED PRIOR TO ANY CONSTRUCTION. AFTER OBTAINING THE PERMIT, PLEASE CONTACT THE CITY OF DURHAM ENGINEERING CONSTRUCTION INSPECTION OFFICE @ 560-4326 FOR A PRE-CONSTRUCTION CONFERENCE AND FIELD VISIT PRIOR TO ANY WORK ON THE PROPOSED SIDEWALK.
- DRIVEWAY PERMITS:
 A. CITY OF DURHAM DRIVEWAY PERMIT IS REQUIRED PRIOR TO ANY DRIVEWAY CONSTRUCTION ON PUBLIC RIGHT-OF-WAY. SUBMIT PLANS FOR DRIVEWAY PERMIT APPROVAL TO CITY ENGINEERING DEVELOPMENT REVIEW. AFTER OBTAINING THE PERMIT, PLEASE CALL CITY OF DURHAM ENGINEERING INSPECTION OFFICE AT 560-4326 PRIOR TO START OF CONSTRUCTION.
 B. NCDOT DRIVEWAY PERMIT REQUIRED PRIOR TO CONSTRUCTION. CONTACT NCDOT AT 220-4750 FOR REQUIREMENTS
- THE DEVELOPER IS RESPONSIBLE FOR FABRICATION AND INSTALLATION OF ALL REQUIRED SIGNS AND PAVEMENT MARKINGS WITHIN THE PUBLIC RIGHT-OF-WAY. THE DEVELOPER SHALL SUBMIT A SIGNING AND MARKINGS PLAN TO THE CITY AT CONSTRUCTION PLAN STAGE FOR REVIEW AND APPROVAL. ALL SIGNS AND PAVEMENT MARKINGS, SHOWN ON THE CONSTRUCTION PLANS FOR A PARTICULAR PHASE, MUST BE IN PLACE PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY AND/OR STREET ACCEPTANCE, AS DETERMINED BY THE CITY.
- A LAND-DISTURBING PERMIT WILL BE REQUIRED PRIOR TO THE COMMENCEMENT OF ANY LAND-DISTURBING ACTIVITIES IF DISTURBED AREA EXCEEDS 12,000 SQ.FT.
- A SEDIMENTATION AND EROSION CONTROL PLAN MUST BE SUBMITTED AND APPROVED PRIOR TO THE ISSUANCE OF A LAND-DISTURBANCE PERMIT IF DISTURBED AREA EXCEEDS 20,000 SQ.FT.
- IF AN OFFSITE SOIL SPOIL OR BORROW SITE IS UTILIZED, THEN THE DISTURBED AREA FOR THE SPOIL/BORROW SITE MUST BE INCLUDED IN THE LAND-DISTURBANCE PLAN AND PERMIT UNLESS THE SPOIL/BORROW SITE ALREADY HAS A LAND-DISTURBANCE PERMIT.
- AN IMPROVEMENT SECURITY WILL BE REQUIRED PRIOR TO LAND-DISTURBING PERMIT ISSUANCE IF DISTURBED AREA EXCEEDS FIVE ACRES.
- A TREE PROTECTION INSPECTION IS REQUIRED PRIOR TO ISSUANCE OF EROSION CONTROL PERMIT.
- NO PLANTINGS OR OBSTRUCTIONS THAT IMPACT THE SIGHT DISTANCE WILL BE ALLOWED IN THE SIGHT DISTANCE TRIANGLES.
- STREET TREES MEETING THE REQUIREMENTS OF SECTION 9.6.4 OF THE UDO SHALL BE PLANTED BEFORE A CERTIFICATE OF COMPLIANCE IS ISSUED, UNLESS THE PLANTING HAS BEEN POSTPONED IN ACCORDANCE WITH THE REQUIREMENTS OF SEC. 9.11.2, EXTENSIONS FOR ALL OTHER DEVELOPMENT.

PUBLIC WORKS CONDITIONS OF APPROVAL

- PRIOR TO CONSTRUCTION OF ANY ROAD OR UTILITY IMPROVEMENTS:**
- THE DESIGNING PROFESSIONAL (A NCP.E, NCR.LS OR NCR.LA - AS REQUIRED) SHALL SUBMIT THREE (3) SETS OF CONSTRUCTION DRAWINGS TO THE PUBLIC WORKS DEPARTMENT - DEVELOPMENT REVIEW FOR REVIEW AND APPROVAL. CONSTRUCTION DRAWING APPROVAL IS REQUIRED PRIOR TO COMMENCING CONSTRUCTION (SEE CONSTRUCTION PLAN APPROVAL PROCESS). THE APPROVAL OF CONSTRUCTION DRAWINGS IS SEPARATE FROM SITE PLAN APPROVAL. CITY OFFICIALS SHALL REVIEW ALL SIZES, MATERIALS, SLOPES, LOCATIONS, EXTENSIONS AND DEPTHS FOR ALL PROPOSED UTILITIES (WATER LINES, SANITARY SEWER LINES AND STORM DRAINAGE CONVEYANCE SYSTEMS) FOR COMPLIANCE WITH ALL APPLICABLE REGULATORY STANDARDS, SPECIFICATIONS, AND BEST MANAGEMENT PRACTICES.
 - THE DESIGNING PROFESSIONAL (A NCP.E, NCR.LS OR NCR.LA - AS REQUIRED) SHALL SUBMIT ONE (1) SET OF AS-BUILT DRAWINGS TO THE PUBLIC WORKS DEPARTMENT - DEVELOPMENT REVIEW FOR REVIEW AND APPROVAL. AS-BUILT DRAWING APPROVAL IS REQUIRED PRIOR TO WATER METER INSTALLATION AND/OR SANITARY SEWER SERVICE CONNECTION AND PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- IF CONSTRUCTION DRAWINGS ARE NOT SUBMITTED FOR THE ABOVE ITEMS, THE FOLLOWING MUST BE COMPLETED PRIOR TO ANY WATERLINE TAP FOR IRRIGATION SERVICES:**
- PROVIDE TWO (2) SETS OF APPROVED SITE PLAN DOCUMENTS TO ENGINEERING INSPECTIONS, 3RD FLOOR, 101 CITY HALL PLAZA, DURHAM, NC 27701 AT LEAST 5 DAYS PRIOR TO BEGINNING CONSTRUCTION AND CONTACT ENGINEERING INSPECTIONS AT 560-4326 AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
 - A CONSTRUCTION ON CITY RIGHT-OF-WAY / PRIVATE PROPERTY PERMIT MAY BE REQUIRED. CONTACT THE PUBLIC WORKS CUSTOMER SERVICE DESK AT 560-4326.
 - AN ENCROACHMENT AGREEMENT MAY BE REQUIRED. CONTACT ENGINEERING SERVICES AT 560-4326.

SPECIAL CONDITIONS OF APPROVAL

- PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR EACH SITE PLAN PHASE / SUB-PHASE:
- DEDICATE A PUBLIC ACCESS EASEMENT FOR THE PROPOSED SIDEWALK AS ILLUSTRATED ON SHEETS D100 - D103. A COPY OF THE RECORDED PLAT MUST BE SUBMITTED WITH THE FIRST BUILDING PERMIT FOR EACH SITE PLAN PHASE / SUB-PHASE.

DESIGN COMMITMENTS

(AS PER UDO SEC. 3.5.4.D.8)
 DESIGN COMMITMENTS ARE NOT REQUIRED FOR MONUMENTAL SIGNS.

TEXT COMMITMENTS

INTENTIONALLY LEFT BLANK.

SUMMARY OF TIA REQUIRED IMPROVEMENTS (PER APPROVED CASE # Z1100026)

- US 70 AND T.W. ALEXANDER DRIVE (SIGNALIZED)**
- RESTRIPE THE EASTBOUND (SOUTHBOUND IN THE ANALYSIS) US 70 APPROACH TO PROVIDE FOR A THIRD THROUGH LANE WHILE KEEPING THE EXISTING RIGHT-TURN LANE AND FLARE WITH ADEQUATE STORAGE AND APPROPRIATE TAPER FOR THE RIGHT-TURN MOVEMENT.
 - UPGRADE THE TRAFFIC SIGNAL TO ACCOMMODATE THE STRIPING MODIFICATION AND EASTBOUND THROUGH LANE AND ADJUST THE TIMING SPLITS ACCORDING TO THE PROJECTED FUTURE TRAFFIC PATTERNS.
- ANDREWS CHAPEL ROAD AND SITE ACCESS #1/FUTURE COLLECTOR ROAD (UNSIGNALIZED)**
- CONSTRUCT THE SOUTHBOUND APPROACH OF SITE ACCESS #1/FUTURE COLLECTOR ROAD TO PROVIDE FOR ONE INBOUND LANE AND TWO OUTBOUND LANES WITH A SHARED THROUGH/RIGHT-TURN LANE AND A LEFT-TURN LANE WITH ADEQUATE STORAGE AND APPROPRIATE TAPER.
 - WIDEN THE WESTBOUND APPROACH OF ANDREWS CHAPEL ROAD TO PROVIDE A LEFT-TURN LANE WITH ADEQUATE STORAGE AND APPROPRIATE TAPER.
 - WIDEN THE EASTBOUND APPROACH OF ANDREWS CHAPEL ROAD TO PROVIDE A LEFT-TURN LANE WITH ADEQUATE STORAGE AND APPROPRIATE TAPER.
 - CONSTRUCT THE NORTHBOUND APPROACH OF FUTURE COLLECTOR ROAD TO PROVIDE FOR ONE INBOUND AND TWO OUTBOUND LANES WITH A SHARED THROUGH/LEFT LANE AND A RIGHT-TURN LANE WITH ADEQUATE STORAGE AND APPROPRIATE TAPER.
 - STRENGTHEN THE EXISTING PAVEMENT STRUCTURE ON ANDREWS CHAPEL ROAD FROM LEESVILLE ROAD TO THE PROPOSED COLLECTOR STREET AS REQUIRED BY NCDOT.
- TW ALEXANDER DRIVE EXTENSION AND FUTURE COLLECTOR ROAD (UNSIGNALIZED)**
- CONSTRUCT THE SOUTHBOUND APPROACH OF FUTURE COLLECTOR ROAD TO PROVIDE FOR ONE INBOUND LANE AND TWO OUTBOUND LANES, A RIGHT-TURN LANE AND FUTURE LEFT-TURN LANE.
 - CONSTRUCT THE EASTBOUND APPROACH OF T.W. ALEXANDER DRIVE EXTENSION TO PROVIDE FOR AN EXCLUSIVE LEFT-TURN LANE WITH ADEQUATE STORAGE AND APPROPRIATE TAPER.

- LEESVILLE ROAD AND SITE ACCESS #2A (UNSIGNALIZED, TEMPORARY RIGHT-IN/RIGHT-OUT)**
- CONSTRUCT AN EXCLUSIVE EASTBOUND RIGHT-TURN TAPER ALONG LEESVILLE ROAD.
 - CONSTRUCT THE NORTHBOUND APPROACH OF ACCESS #2A TO PROVIDE FOR ONE INBOUND LANE AND ONE OUTBOUND LANE WITH A CENTER MEDIAN ALONG LEESVILLE ROAD TO ENFORCE LEFT-TURN RESTRICTIONS.

- LEESVILLE ROAD AND SITE ACCESS #2 (UNSIGNALIZED)**
- CONSTRUCT AN EXCLUSIVE WESTBOUND LEFT-TURN LANE ON LEESVILLE ROAD WITH ADEQUATE STORAGE AND APPROPRIATE TAPERS.
 - CONSTRUCT AN EXCLUSIVE EASTBOUND RIGHT-TURN LANE LEESVILLE ROAD WITH ADEQUATE STORAGE AND APPROPRIATE TAPERS.
 - INSTALL A TRAFFIC SIGNAL WITH STEEL POLES AND MAST ARMS (SUBJECT TO MUTCD WARRANTS AND APPROVAL BY NCDOT).
 - CONSTRUCT A COLLECTOR STREET ON THE SOUTH SIDE OF LEESVILLE ROAD TO SERVE THE PROPOSED DEVELOPMENT AND PROVIDE A NORTHSOUTH PUBLIC STREET COLLECTOR FROM T.W. ALEXANDER (VIA ACCESS #1) TO LEESVILLE ROAD (ACCESS #2). THE COLLECTOR STREET SHOULD HAVE ONE INGRESS LANE AND TWO EGRESS LANES AT LEESVILLE ROAD.
 - REMOVE SITE ACCESS #2A WITH THE CONSTRUCTION WITH PERMANENT ACCESS #2.

- LEESVILLE ROAD AND SITE ACCESS #3 (UNSIGNALIZED)**
- CONSTRUCT SITE ACCESS #3 TO PROVIDE FOR ONE INBOUND LANE AND ONE OUTBOUND LANE.
 - WIDEN THE WESTBOUND LEESVILLE ROAD APPROACH TO PROVIDE FOR AN EXCLUSIVE LEFT-TURN LANE WITH ADEQUATE STORAGE AND APPROPRIATE TAPER.

- TW ALEXANDER DRIVE AND ACC BOULEVARD (UNSIGNALIZED)**
- CONSTRUCT THE WESTBOUND APPROACH OF T.W. ALEXANDER DRIVE EXTENSION TO PROVIDE FOR ONE LEFT-TURN LANE WITH ADEQUATE STORAGE AND APPROPRIATE TAPER, ONE SHARED THROUGH/RIGHT LANE, ONE THROUGH LANE, AND TWO OUTBOUND LANES.
 - RESTRIPE THE EASTBOUND APPROACH OF T.W. ALEXANDER DRIVE TO PROVIDE ONE THROUGH LANE AND ONE SHARED THROUGH/RIGHT LANE.
 - MAINTAIN THE STOP CONTROL ON THE NORTHBOUND APPROACH OF ACC BOULEVARD.

- FUTURE T.W. ALEXANDER DRIVE EXTENSION CROSS-SECTION**
- CONSTRUCT THE T.W. ALEXANDER DRIVE EXTENSION TO PROVIDE A FOUR-LANE DIVIDED SECTION AND A CENTER LANDSCAPED MEDIAN, TWO THROUGH LANES IN BOTH DIRECTIONS, AND SIDEWALKS ON BOTH SIDES, EXTENDING FROM ITS CURRENT TERMINUS AT ACC BOULEVARD TO THE FUTURE INTERSECTION WITH THE COLLECTOR ROAD.

- BRIER CREEK PARKWAY AND ACC BOULEVARD (SIGNALIZED)**
- RE-OPTIMIZE TRAFFIC SIGNAL SPLITS ACCORDING TO THE PROJECTED FUTURE TRAFFIC PATTERNS.

IMPROVEMENTS BY OTHERS - WHICH MAY BE REQUIRED OF THIS DEVELOPMENT

- LEESVILLE ROAD AND DOC NICHOLS ROAD (UNSIGNALIZED)**
- CONSTRUCT AN EASTBOUND LEFT-TURN LANE ON LEESVILLE ROAD AT DOC NICHOLS ROAD WITH ADEQUATE STORAGE LENGTH AND APPROPRIATE TAPERS.
 - CONSTRUCT AN EXCLUSIVE SOUTHBOUND LEFT-TURN LANE ON DOC NICHOLS ROAD AT LEESVILLE ROAD WITH ADEQUATE STORAGE LENGTH AND APPROPRIATE TAPERS.
 - INSTALL A TRAFFIC SIGNAL WITH STEEL POLES AND MAST ARMS (SUBJECT TO MUTCD WARRANTS AND APPROVAL BY NCDOT).

- OLIVE BRANCH ROAD AND DOC NICHOLS ROAD (UNSIGNALIZED)**
- CONSTRUCT AN EXCLUSIVE SOUTHBOUND RIGHT-TURN LANE ON OLIVE BRANCH ROAD AT DOC NICHOLS ROAD WITH ADEQUATE STORAGE AND APPROPRIATE TAPERS.

ZONING MAP CHANGE REQUEST

EXISTING ZONE: PDR 3.700
 PROPOSED ZONE: O(D)
 DEVELOPMENT SUMMARY: THIS PLAN (Z1200020/D1200237) FOR O(D) AMENDS THE DEVELOPMENT PLAN Z1100026 TO PLACE THREE AREAS FOR MONUMENT ENTRY SIGNAGE. SEE DEVELOPMENT SUMMARY TABLE ON SHEET D100 FOR DETAILS.

SUBJECT AREA:	116,266 SF (2.669 AC)
ENTRANCE #1:	PARTIAL PIN #1: 24,078 SF (0.553 AC)
68,974 SF (1.583 AC)	RIGHT-OF-WAY: 21,193 SF (0.486 AC)
	PARTIAL PIN #2: 23,704 SF (0.544 AC)
ENTRANCE #2:	PARTIAL PIN #3: 17,769 SF (0.408 AC)
30,372 SF (0.697 AC)	PARTIAL PIN #4: 12,603 SF (0.289 AC)
ENTRANCE #3:	PARTIAL PIN #5: 16,920 SF (0.388 AC)

IMPERVIOUS AREA SUMMARY (APPROVED SITE PLAN CASE # D1100150)

F/I-B WATERSHED IMPERVIOUS AREA SUMMARY (ENTRANCE #3)
 MAXIMUM IMPERVIOUS AREA FOR DEL WEBB AMENITIES: 10,500 SF (0.241 AC)
 IMPERVIOUS AREA PROPOSED FOR DEL WEBB AMENITIES: 130 SF (0.003 AC)
 REMAINING IMPERVIOUS AREA FOR DEL WEBB AMENITIES: 10,370 SF (0.238 AC)

NON WATERSHED IMPERVIOUS AREA SUMMARY (ENTRANCE #1 & 2)
 MAXIMUM IMPERVIOUS AREA FOR DEL WEBB AMENITIES: 700,000 SF (16.07 AC)
 IMPERVIOUS AREA PROPOSED FOR ENTRANCE #1: 1,300 SF (0.03 AC)
 IMPERVIOUS AREA PROPOSED FOR ENTRANCE #2: 275 SF (0.03 AC)
 REMAINING IMPERVIOUS AREA FOR DEL WEBB AMENITIES: 698,425 SF (16.03 AC)
 ENTRANCE #2 ROAD / SIDEWALK: 10,300 SF (0.24 AC)

NOTE: ROAD AND SIDEWALK IMPERVIOUS AREA FOR ENTRANCE 1 AND 3 WERE ACCOUNTED FOR IN APPROVED SITE PLAN CASE #D1100150.

INDEX OF DRAWINGS:

D000	COVER SHEET
D001	EXISTING CONDITIONS PLAN
D100	PROPOSED SITE IMPROVEMENTS PLAN
D101	ENTRANCE #1 SITE PLAN
D101A	ENTRANCE #1 SITE PLAN
D102	ENTRANCE #2 SITE PLAN
D103	ENTRANCE #3 SITE PLAN

APPROVAL STAMP



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NORTH CAROLINA BOARD OF EXAMINERS FOR ENGINEERS AND SURVEYORS LICENSE NO.: C-0676

DEL WEBB ENTRY MONUMENTS
 LEESVILLE ROAD
 DURHAM, NORTH CAROLINA

COVER SHEET



1	FEBRUARY 15, 2013 PER CITY REVIEW AND CLIENT REVISIONS	TJS
2	MARCH 14, 2013 PER CITY 2ND REVIEW	TJS
3	MAY 16, 2013 PIN UPDATES PER GIS	TJS

DRAWN BY: TS CHECKED BY: RH

DATE: SEPTEMBER 24, 2012

SCALE: AS NOTED

PROJECT NO.: 1067

SHEET NO.:

D000

SITE & DEVELOPMENT PLAN

CASE # Z1200020 & D1200237

APPROVED ASSOCIATED DEVELOPMENT PLAN CASE # Z1100026



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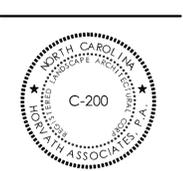
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NORTH CAROLINA BOARD OF EXAMINERS FOR ENGINEERS AND SURVEYORS LICENSE NO.: C-0676

DEL WEBB ENTRY MONUMENTS
 LEESVILLE ROAD
 DURHAM, NORTH CAROLINA

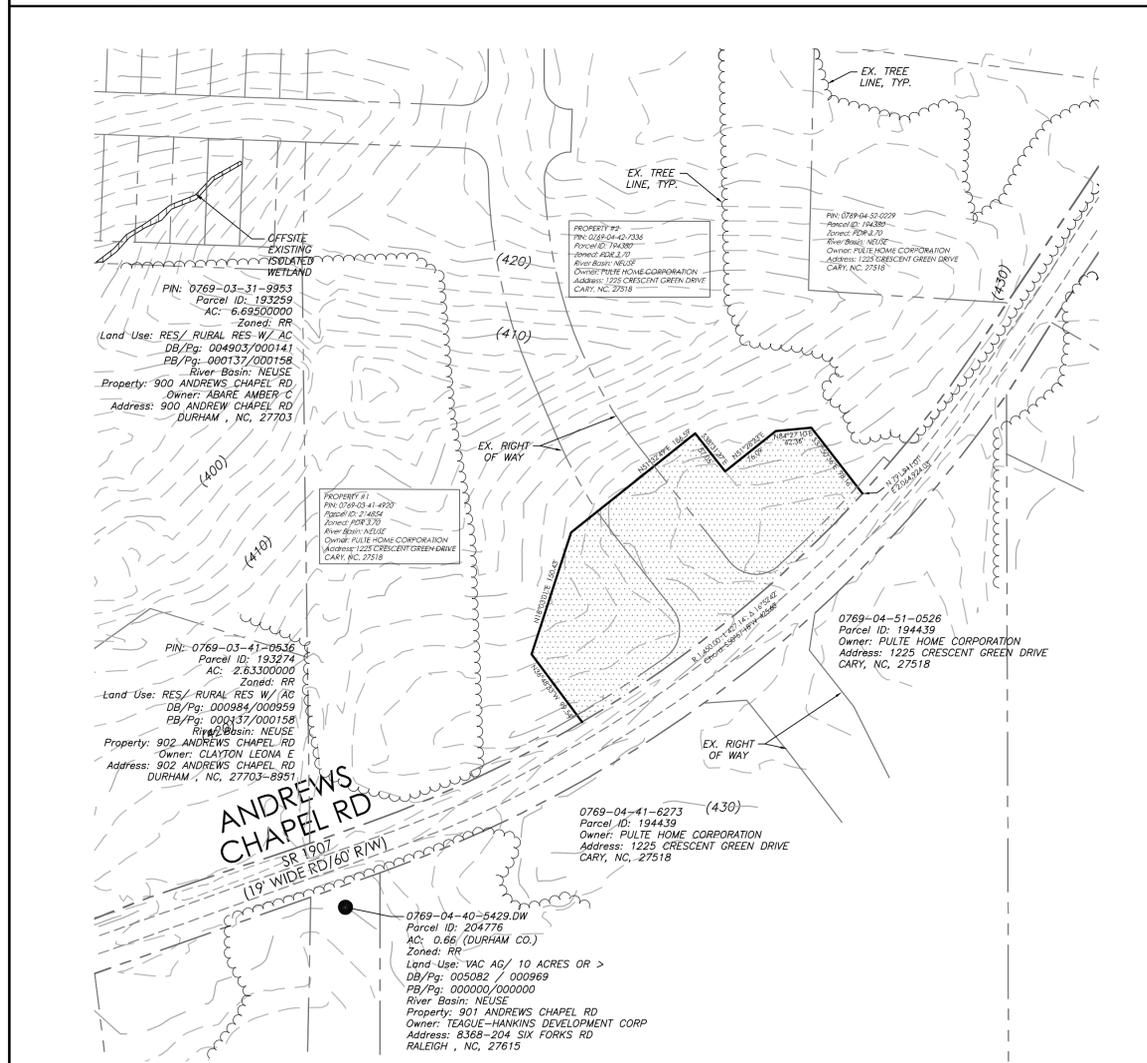
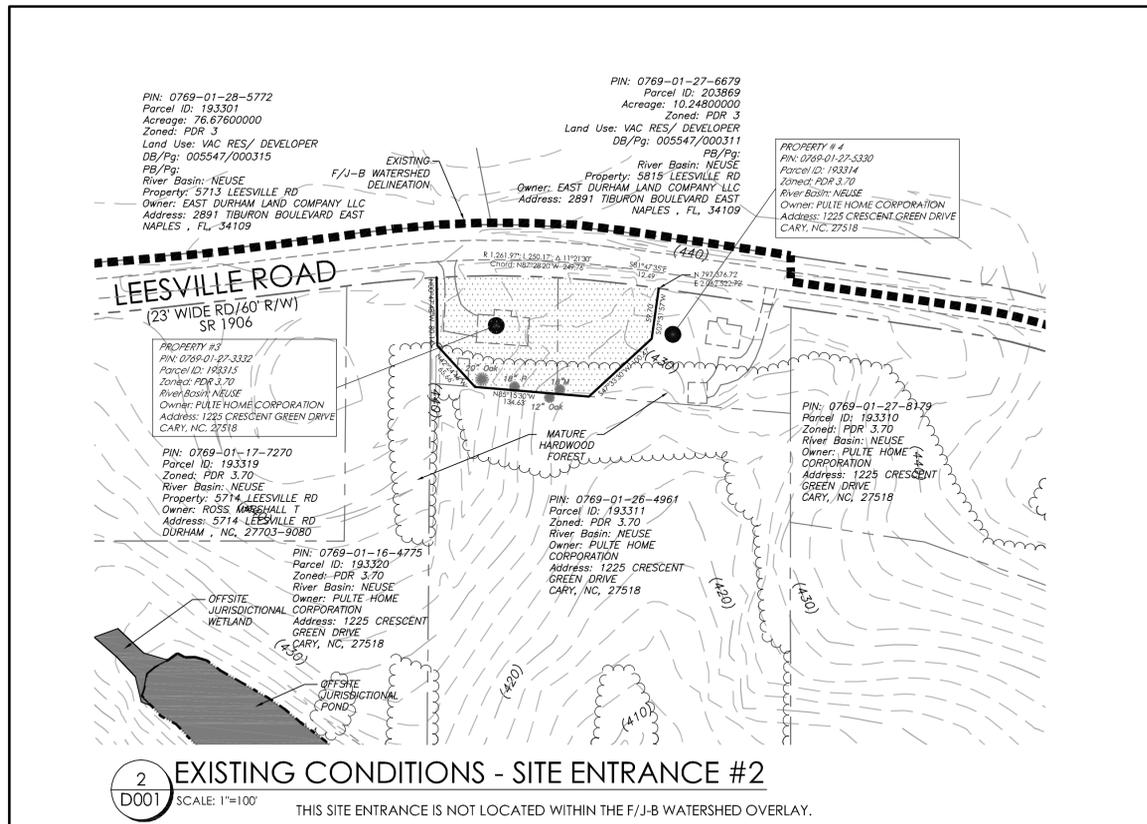
EXISTING CONDITIONS PLAN



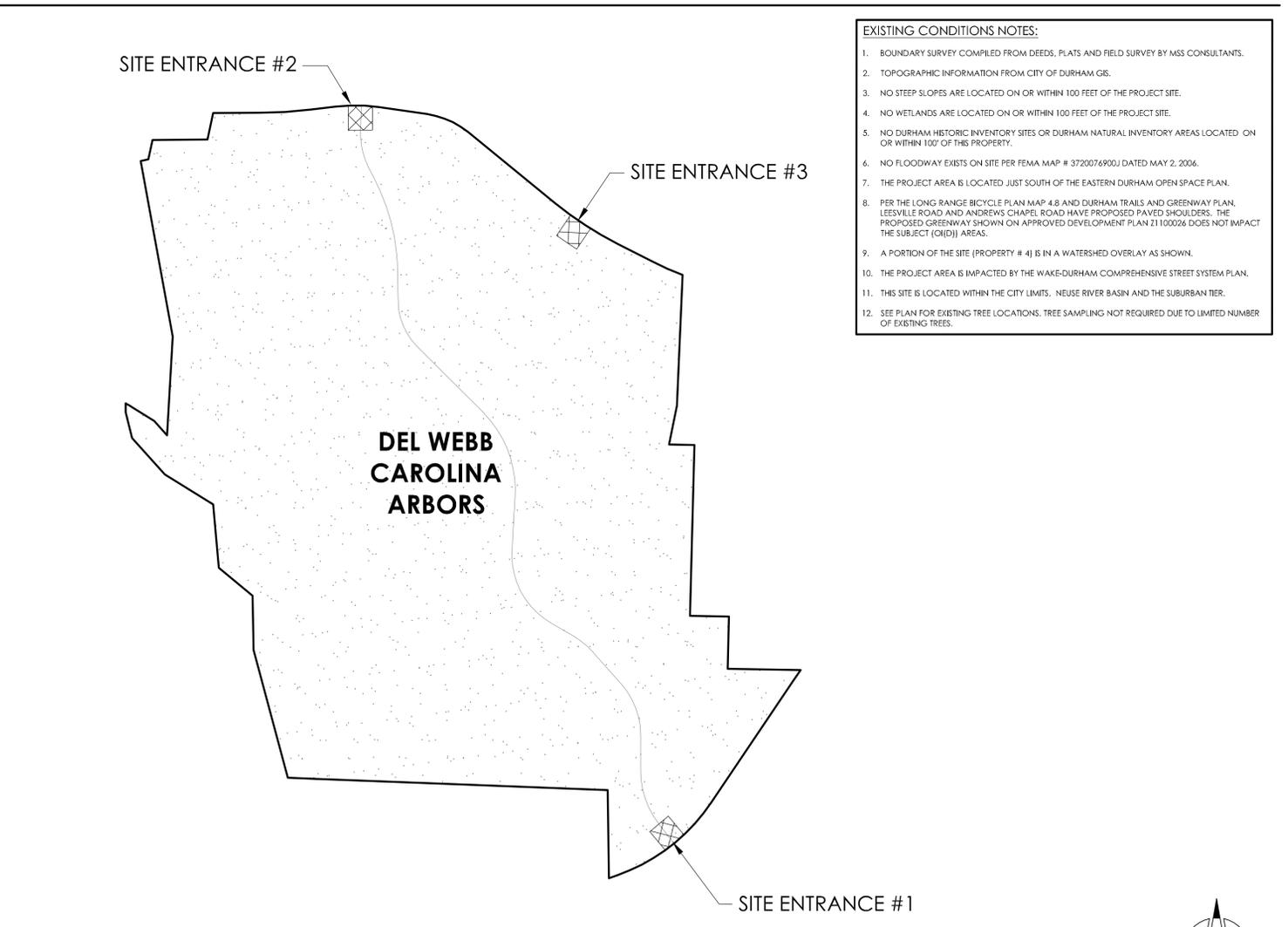
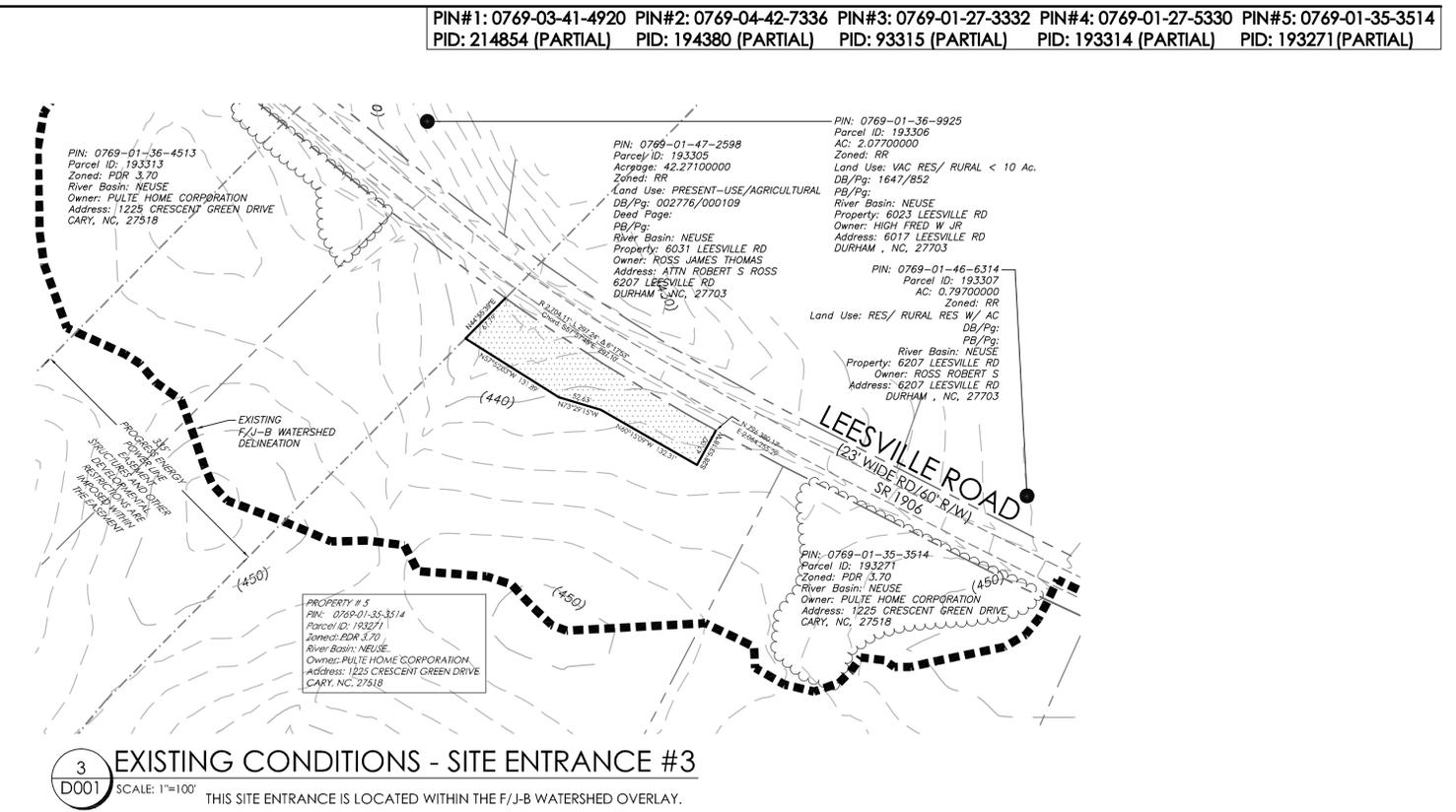
TREE SURVEY ONLY		
1	FEBRUARY 15, 2013 PER CITY REVIEW AND CLIENT REVISIONS	TJS
2	MARCH 14, 2013 PER CITY 2ND REVIEW	TJS
3	MAY 16, 2013 PIN UPDATES PER GIS	TJS

DRAWN BY: **TS** CHECKED BY: **RH**
 DATE: **SEPTEMBER 24, 2012**
 SCALE: **AS NOTED**
 PROJECT NO. **1067**
 SHEET NO. **D001**

SITE & DEVELOPMENT PLAN



1 EXISTING CONDITIONS - SITE ENTRANCE #1
 SCALE: 1"=100' THIS SITE ENTRANCE IS NOT LOCATED WITHIN THE F/J-B WATERSHED OVERLAY.



4 VICINITY MAP
 SCALE: NOT TO SCALE



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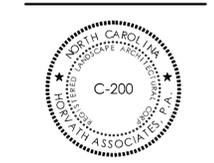
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NORTH CAROLINA BOARD OF EXAMINERS FOR ENGINEERS AND SURVEYORS LICENSE NO.: C-0676

DEL WEBB ENTRY MONUMENTS
 LEESVILLE ROAD
 DURHAM, NORTH CAROLINA

PROPOSED SITE IMPROVEMENTS PLAN



1	FEBRUARY 15, 2013	PER CITY REVIEW AND CLIENT REVISIONS	TJS
2	MARCH 14, 2013	PER CITY 2ND REVIEW	TJS
3	MAY 16, 2013	PIN UPDATES PER GIS	TJS

DRAWN BY: **TS** CHECKED BY: **RH**

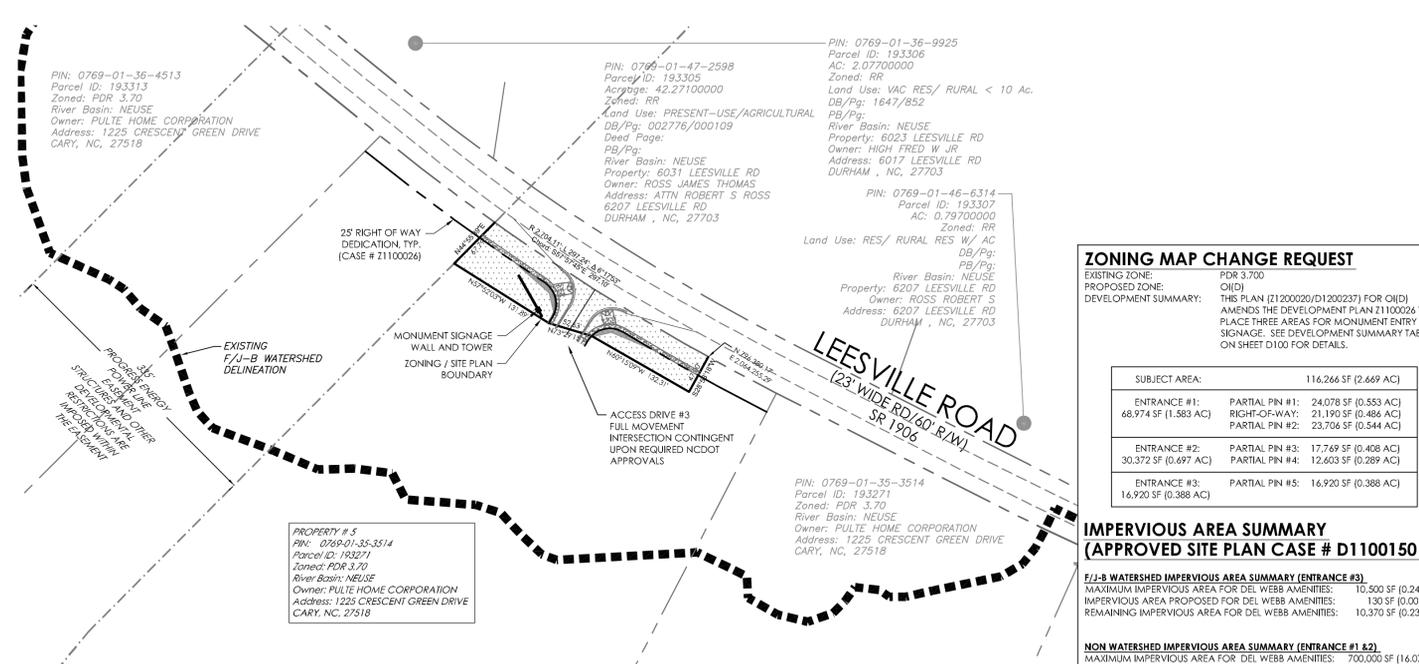
DATE: **SEPTEMBER 24, 2012**

SCALE: **AS NOTED**

PROJECT NO. **1067**

SHEET NO. **D100**

SITE & DEVELOPMENT PLAN



ZONING MAP CHANGE REQUEST

EXISTING ZONE: PDR 3.700
 PROPOSED ZONE: O(D)
 DEVELOPMENT SUMMARY: THIS PLAN (21200020/D1200237) FOR O(D) AMENDS THE DEVELOPMENT PLAN 21100026 TO PLACE THREE AREAS FOR MONUMENT ENTRY SIGNAGE. SEE DEVELOPMENT SUMMARY TABLE ON SHEET D100 FOR DETAILS.

SUBJECT AREA:	116,266 SF (2.669 AC)
ENTRANCE #1:	PARTIAL PIN #1: 24,078 SF (0.553 AC) RIGHT-OF-WAY: 21,190 SF (0.486 AC) PARTIAL PIN #2: 23,706 SF (0.544 AC)
ENTRANCE #2:	PARTIAL PIN #3: 17,769 SF (0.408 AC) PARTIAL PIN #4: 12,603 SF (0.289 AC)
ENTRANCE #3:	PARTIAL PIN #5: 16,920 SF (0.388 AC)

IMPERVIOUS AREA SUMMARY (APPROVED SITE PLAN CASE # D1100150)

F/J-B WATERSHED IMPERVIOUS AREA SUMMARY (ENTRANCE #3)

MAXIMUM IMPERVIOUS AREA FOR DEL WEBB AMENITIES: 10,500 SF (0.241 AC)
 IMPERVIOUS AREA PROPOSED FOR DEL WEBB AMENITIES: 130 SF (0.003 AC)
 REMAINING IMPERVIOUS AREA FOR DEL WEBB AMENITIES: 10,370 SF (0.238 AC)

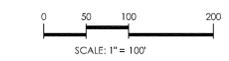
NON WATERSHED IMPERVIOUS AREA SUMMARY (ENTRANCE #1 & 2)

MAXIMUM IMPERVIOUS AREA FOR DEL WEBB AMENITIES: 700,000 SF (16.07 AC)
 IMPERVIOUS AREA PROPOSED FOR ENTRANCE #1: 1,300 SF (0.03 AC)
 IMPERVIOUS AREA PROPOSED FOR ENTRANCE #2: 275 SF (0.03 AC)
 REMAINING IMPERVIOUS AREA FOR DEL WEBB AMENITIES: 698,425 SF (16.03 AC)
 ENTRANCE #2 ROAD / SIDEWALK: 10,500 SF (0.241 AC)

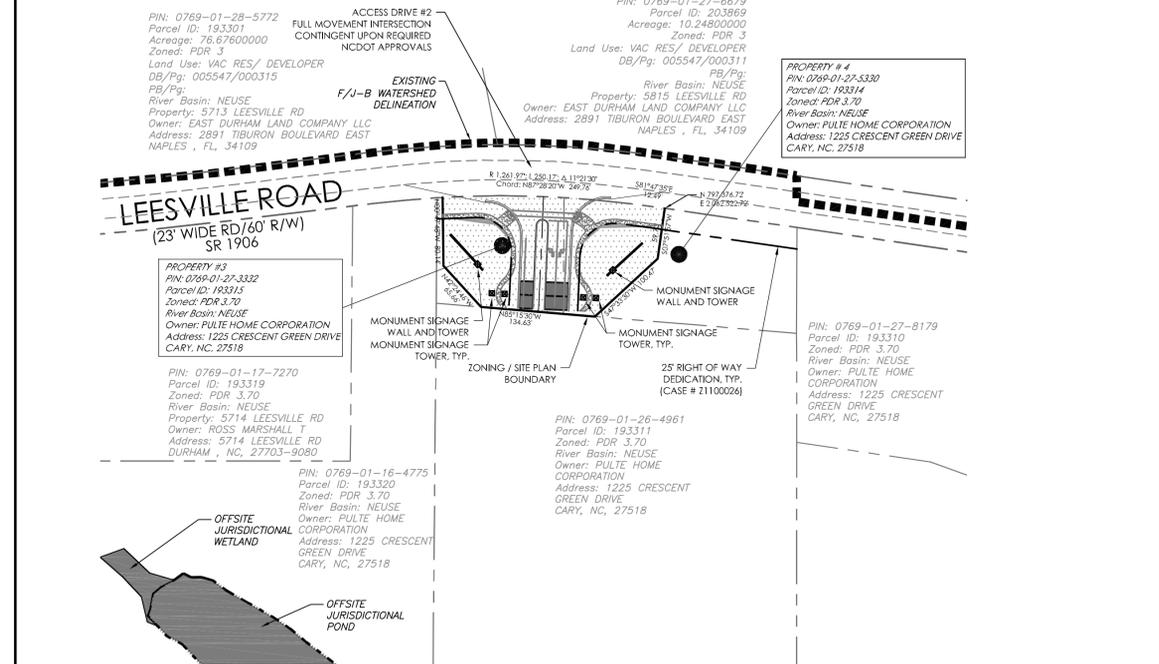
NOTE: ROAD AND SIDEWALK IMPERVIOUS AREA FOR ENTRANCE 1 AND 3 WERE ACCOUNTED FOR IN APPROVED SITE PLAN CASE #D1100150.

3 SITE IMPROVEMENT PLANS - SITE ENTRANCE #3
 SCALE: 1"=100' SEE SHEET D103 FOR ADDITIONAL INFORMATION.
 THIS SITE ENTRANCE IS LOCATED WITHIN THE F/J-B WATERSHED OVERLAY.

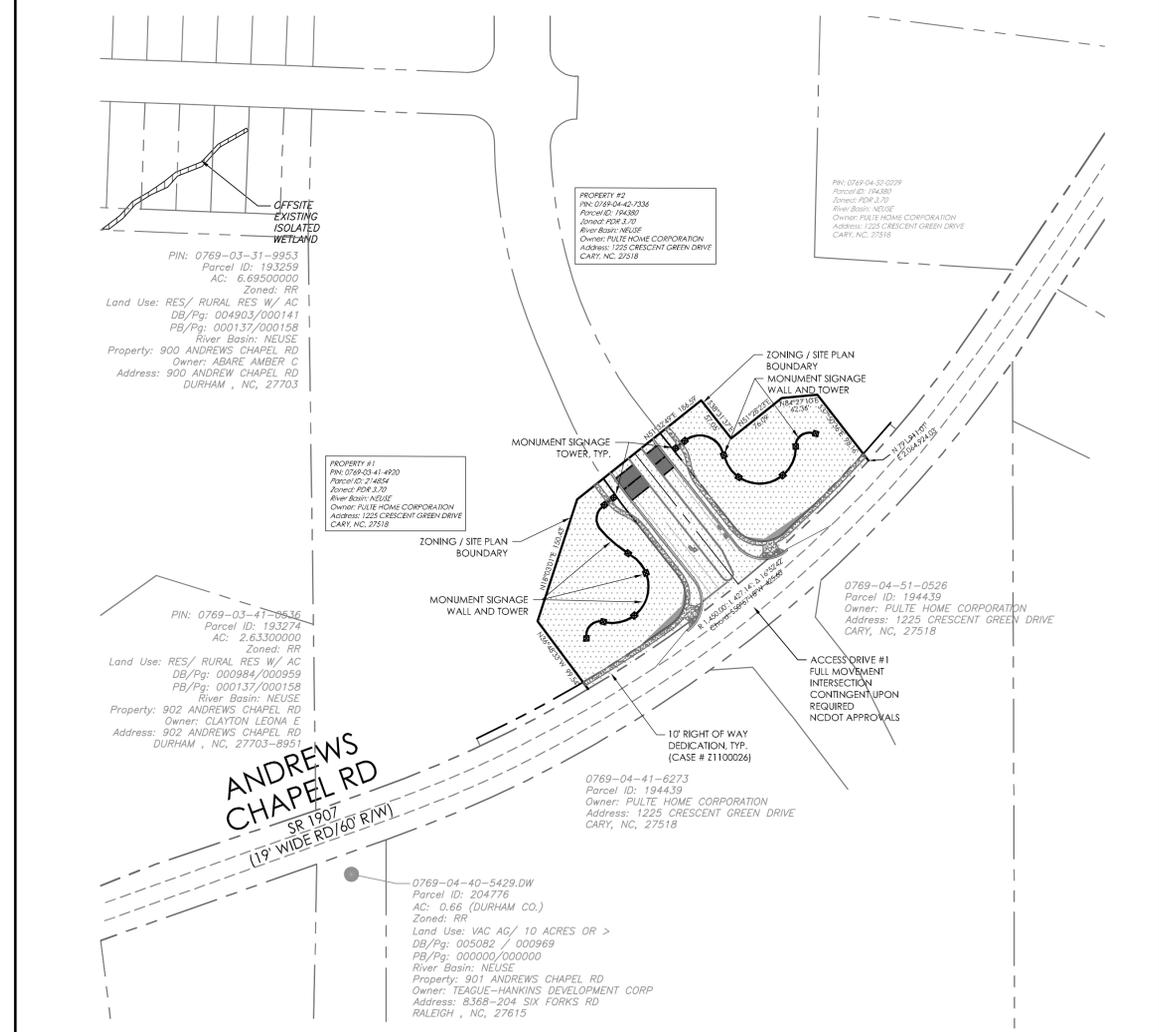
	APPROVED DEVELOPMENT PLAN CASE # Z1100026	PROPOSED DEVELOPMENT PLAN CASE # Z12-00020	
		AMENDED DEVELOPMENT PLAN	O&I (D)
SITE SUMMARY			
GROSS LAND AREA:	431.61 AC	428.94 AC	2.67 AC
EXISTING ZONING:	-	PDR 3.700	PDR 3.700
PROPOSED ZONING:	PDR 3.7	PDR 3.700	O&I (D)
EXISTING USE:	SINGLE FAMILY, FORESTRY, AGRICULTURE	SINGLE FAMILY, FORESTRY, AGRICULTURE	SINGLE FAMILY, FORESTRY, AGRICULTURE
PROPOSED USE:	SINGLE AND MULTI-FAMILY	SINGLE AND MULTI-FAMILY	SIGNAGE
WATERSHED:	F/J-B PARTIAL	F/J-B PARTIAL	NONE AND F/J-B PARTIAL
RIVER BASIN:	NEUSE	NEUSE	NEUSE
CITY LIMIT:	-	INSIDE	INSIDE
URBAN GROWTH AREA:	INSIDE	N/A	N/A
TIER:	SUBURBAN	SUBURBAN	SUBURBAN
LOT SUMMARY			
RESIDENTIAL MAXIMUM BUILDING HEIGHT:	35'	35'	35'
CLUBHOUSE MAXIMUM BUILDING HEIGHT:	50' (75' FOR DISTINCTIVE ARCH. FEATURES)	50' (75' FOR DISTINCTIVE ARCH. FEATURES)	N/A
IMPERVIOUS SUMMARY			
TOTAL AREA:	431.61 AC	428.94 AC	2.67 AC
EXISTING IMPERVIOUS AREA:	194,309 SF (4.46 AC)	COMBINATION OF 194,309 SF (4.46 AC) (SEE IMPERVIOUS AREA CHART FOR MORE DETAIL)	
PROPOSED IMPERVIOUS AREA:	194,224 AC (45% MAXIMUM)	COMBINATION OF 194,224 AC (45% MAXIMUM) (SEE IMPERVIOUS AREA CHART FOR MORE DETAIL)	
TREE COVERAGE SUMMARY			
TOTAL DEVELOPABLE AREA:	385.38 AC	383.13 AC	2.25 AC
REQUIRED TREE COVERAGE:	77.076 AC (20% OF DEVELOPABLE AREA)	COMBINATION OF 77.076 AC (20% OF DEVELOPABLE AREA)	
PROPOSED TREE COVERAGE:	77.076 AC (20% MINIMUM)	COMBINATION OF 77.076 AC (20% MINIMUM)	
OPEN SPACE SUMMARY			
REQUIRED OPEN SPACE:	69.058 AC (16% OF GROSS LAND AREA)	COMBINATION OF 69.058 AC (16% OF GROSS LAND AREA)	
PROPOSED OPEN SPACE:	69.058 AC (16% MINIMUM)	COMBINATION OF 69.058 AC (16% MINIMUM)	
CALCULATIONS			
DEDICATED RIGHT-OF-WAY ALONG LEESVILLE ROAD:	99,216 SF [2.278 AC]	85,178 SF [1.955 AC]	14,038 SF (0.322 AC)
DEDICATED RIGHT-OF-WAY ALONG ANDREWS CHAPEL ROAD:	22,022 SF (0.506 AC)	17,751 SF (0.407 AC)	4,271 SF (0.098 AC)
TRACT AREA WITH STREAM BUFFER:	1,785,315 SF (40.985 AC)	1,785,315 SF (40.985 AC)	0
TRACT AREA WITH FLOODWAY:	0 SF (0 AC)	0 SF (0 AC)	0
TRACT AREA WITHIN FLOODWAY FRINGE:	907,679 SF [20.837 AC]	907,679 SF [20.837 AC]	0
FLOODWAY FRINGE AREA OUTSIDE STREAM BUFFERS:	187,696 SF (4.309 AC) X 50% = 2.154 AC	187,696 SF (4.309 AC) X 50% = 2.154 AC	0
TRACT AREA WITHIN STEEP SLOPES:	216,066 SF (4.960 AC)	216,066 SF (4.960 AC)	0
STEEP SLOPES INSIDE STREAM BUFFER:	200,317 SF (4.599 AC)	200,317 SF (4.599 AC)	0
STEEP SLOPES OUTSIDE STREAM BUFFER:	15,749 SF (0.362 AC) X 85% = 0.307 AC	15,749 SF (0.362 AC) X 85% = 0.307 AC	0
DEVELOPABLE AREA:	385.38 AC	383.13 AC	2.25 AC
MAXIMUM NUMBER OF UNITS:	1,314 UNITS	1,314 UNITS	N/A



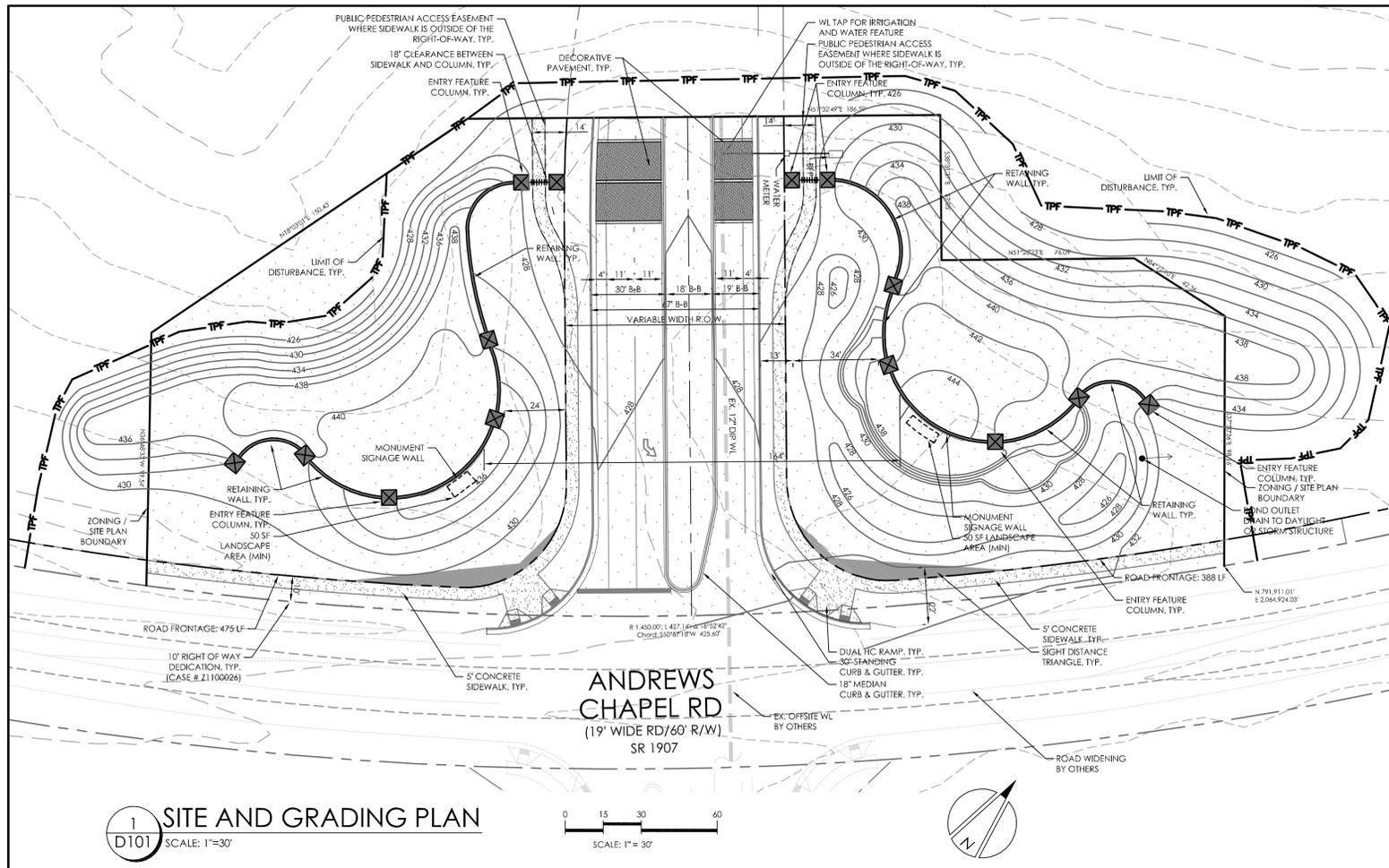
MONUMENT ELEVATIONS AND DETAILS PROVIDED BY ANDREW HILL, P.L.A. OF CARBON (NC) INC.
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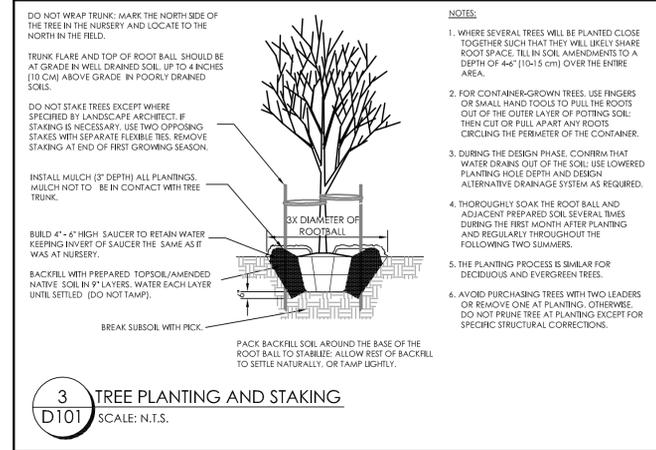
2 SITE IMPROVEMENT PLANS - SITE ENTRANCE #2
 SCALE: 1"=100' SEE SHEET D102 FOR ADDITIONAL INFORMATION.
 THIS SITE ENTRANCE IS NOT LOCATED WITHIN THE F/J-B WATERSHED OVERLAY.



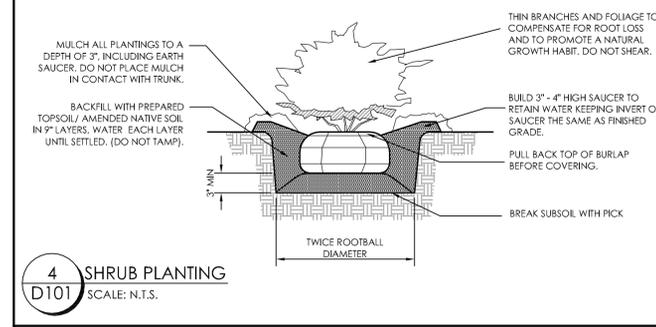
1 SITE IMPROVEMENT PLAN - SITE ENTRANCE #1
 SCALE: 1"=100' SEE SHEET D101 AND D101A FOR ADDITIONAL INFORMATION.
 THIS SITE ENTRANCE IS NOT LOCATED WITHIN THE F/J-B WATERSHED OVERLAY.



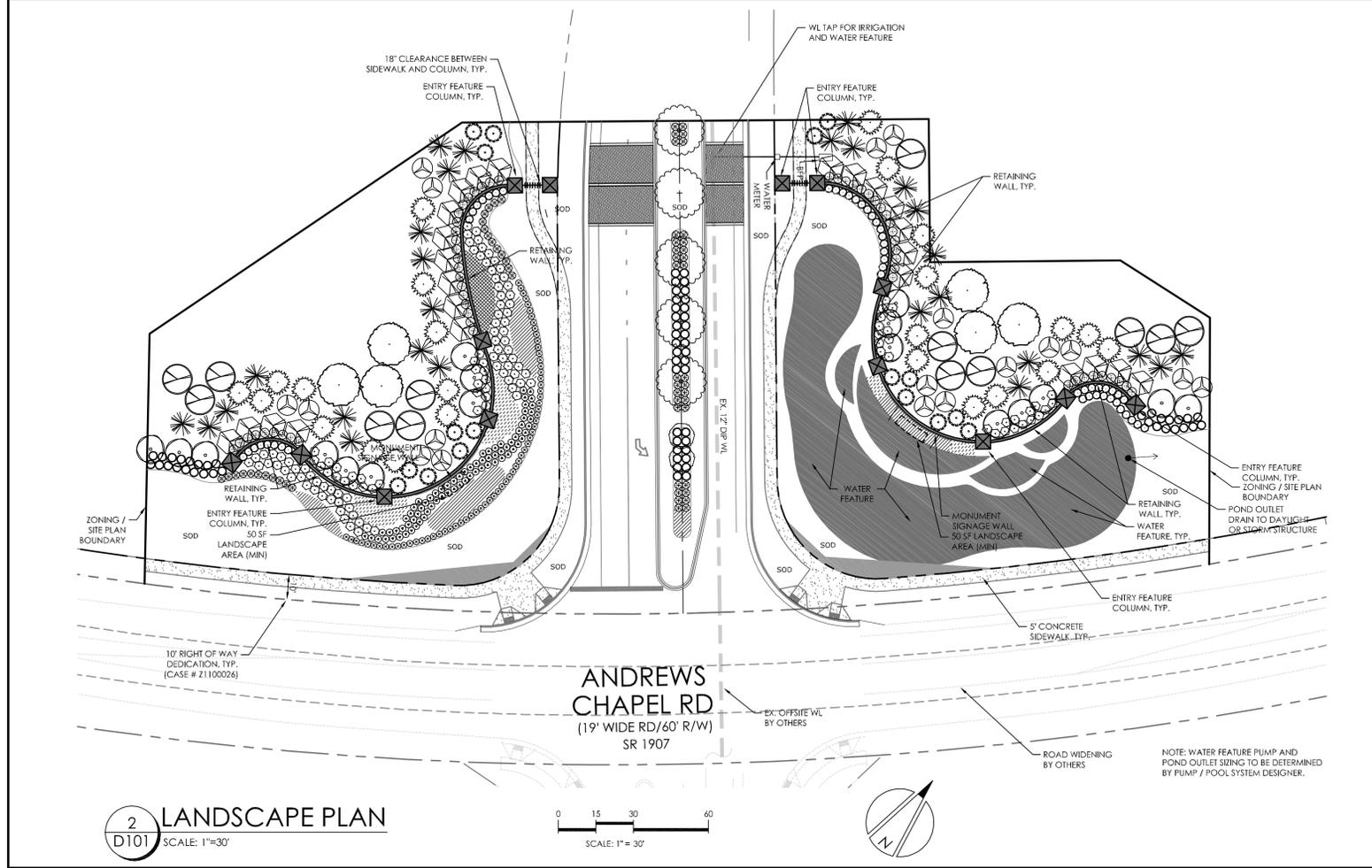
1 SITE AND GRADING PLAN
 D101 SCALE: 1"=30'



3 TREE PLANTING AND STAKING
 D101 SCALE: N.T.S.



4 SHRUB PLANTING
 D101 SCALE: N.T.S.



2 LANDSCAPE PLAN
 D101 SCALE: 1"=30'

ENTRANCE #1
 TOTAL SITE AREA: 68,974 SF (1.58 AC)
 TOTAL DISTURBED AREA: 74,977 SF (1.72 AC)

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	SPACING	MIN. HT.	TOTAL	REQUIRED OR SUPPLEMENTAL
CANOPY TREE							
(Symbol)	WILLOW OAK	QUERCUS PHellos	2.5" CAL.	AS SHOWN	5	5	SUPPLEMENTAL
(Symbol)	"OCTOBER GLORY" MAPLE	ACER RUBRUM "OCTOBER GLORY"	2.5" CAL.	AS SHOWN	6	6	REQUIRED
(Symbol)	"YOSHINO" JAPANESE CEDAR	CRYPTOMERIA JAP. "YOSHINO"	8'-0" HT.	AS SHOWN	27	27	SUPPLEMENTAL
(Symbol)	GREEN GIANT ARBORVITAE	THUJA STANOEII 'RUSCATA'	8'-0" HT.	AS SHOWN	24	24	SUPPLEMENTAL
(Symbol)	"NELLIE R. STEVENS" HOLLY	ILEX CORNUTA 'NELLIE R. STEVENS'	8'-0" HT.	AS SHOWN	17	17	SUPPLEMENTAL
(Symbol)	DEODAR CEDAR	CEDRUS DEODORA	8'-0" HT.	AS SHOWN	13	13	SUPPLEMENTAL
(Symbol)	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	8'-0" HT.	AS SHOWN	18	18	12 REQ / 6 SUP
UNDERSTORY TREE							
(Symbol)	YOSHINO CHERRY	PRUNUS X YEDDOENSIS	2.5" CAL.	AS SHOWN	17	17	SUPPLEMENTAL
(Symbol)	"FOREST PANSY" REDBUD	CRISIS CAROLINENSIS 'FOREST PANSY'	2.5" CAL.	AS SHOWN	24	24	SUPPLEMENTAL
(Symbol)	"MOTHEZ CHAIR WITBLE - MULTI-TRUNK"	LAGERSTROEMIA INDICA 'MOTHEZ'	8'-0" HT.	AS SHOWN	1	1	SUPPLEMENTAL
SHRUBS							
(Symbol)	EVER RED LOROPETALUM	LEPTOCARPUS CHRYSEUS 'NANUS 100'	3'-6" O.C.	2' HT.	131	131	SUPPLEMENTAL
(Symbol)	"NEEDLEPOINT" HOLLY	ILEX 'NEEDLEPOINT'	3'-6" O.C.	2' HT.	69	69	SUPPLEMENTAL
(Symbol)	OTTO LUYKEN LAUREL	PRUNUS LAUROCASSIS 'OTTO LUYKEN'	3'-0" O.C.	15" HT.	50	50	SUPPLEMENTAL
(Symbol)	AUTUMN HORNBACH ENDORE AZALEA	AZALEA 'DONLEOP'	3'-0" O.C.	2' HT.	54	54	SUPPLEMENTAL
(Symbol)	KALEIDOSCOPE ABELIA	ABELIA GRANDIFLORA 'KALEIDOSCOPE'	3'-0" O.C.	15" HT.	18	18	SUPPLEMENTAL
(Symbol)	AUTUMN ANGEL ENDORE AZALEA	AZALEA 'ROBLEO'	2'-6" O.C.	15" HT.	76	76	SUPPLEMENTAL
(Symbol)	"THE POWER MACHINA"	NAEPLIS DOMESTICA 'THE POWER'	2'-2"-6" O.C.	15" HT.	65	65	SUPPLEMENTAL
(Symbol)	SEASONAL COLOR/ ANNUALS BASED ON TIME OF YEAR, ASSUME 6" SPACING						REQUIRED
(Symbol)	MORNING LIGHT MAIDEN GRASS	NEOSANTALBIS SIMONIS 'MORNING LIGHT'	3'-0" O.C.	15" HT.	27	27	SUPPLEMENTAL
(Symbol)	ZEBRA GRASS	NEOSANTALBIS SIMONIS 'ZEBRA'	2'-6" O.C.	15" HT.	32	32	SUPPLEMENTAL

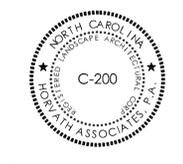
NOTE: PLANTINGS SHOWN AS REQUIRED ARE FOR THE ALTERNATIVE STREETSCAPE OR REQUIRED SIGN PLANTINGS. SUPPLEMENTAL PLANTING TYPES, SIZE, QUANTITY, AND LOCATIONS ARE SCHEMATIC AND MAY BE REVISED BY OWNER AT TIME OF INSTALLATION.



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DEL WEBB ENTRY MONUMENTS
 LEESVILLE ROAD
 DURHAM, NORTH CAROLINA

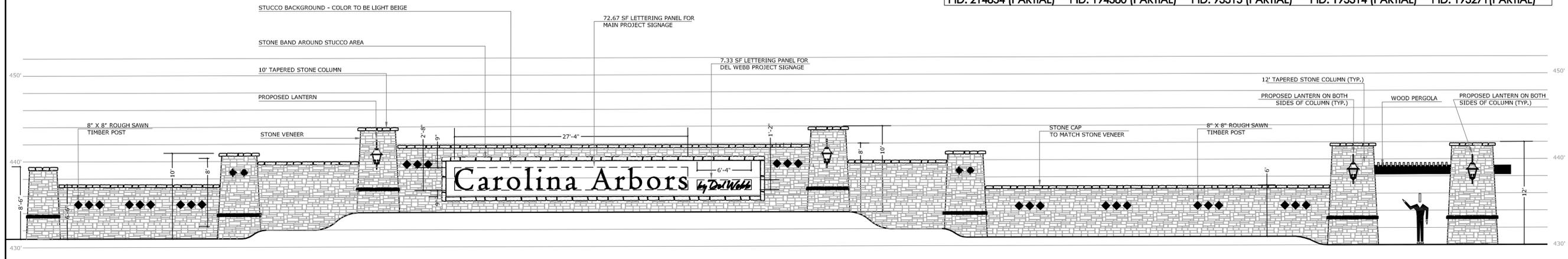
ENTRANCE #1 SITE PLAN



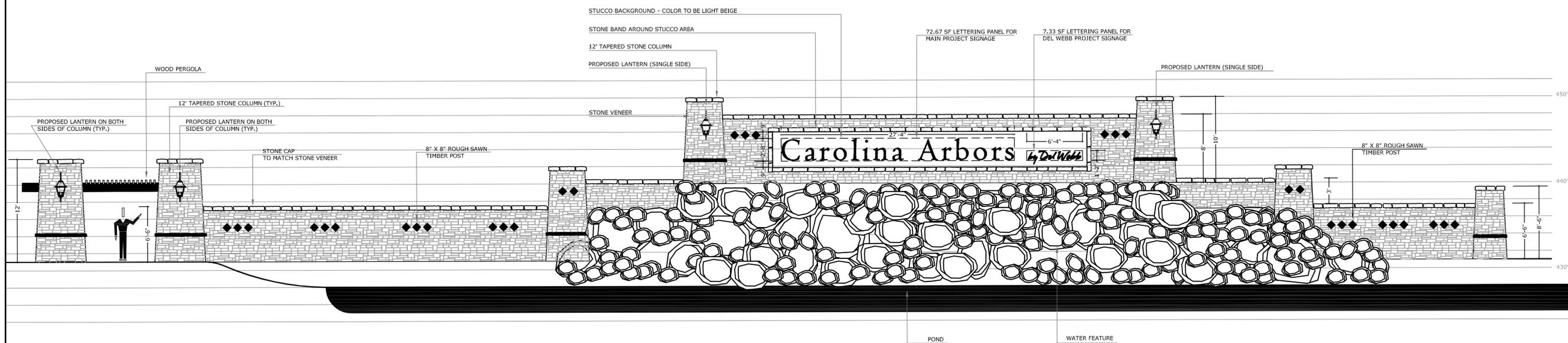
1	FEBRUARY 15, 2013	PER CITY REVIEW AND CLIENT REVISIONS	TJS
2	MARCH 14, 2013	PER CITY 2ND REVIEW	TJS
3	MAY 16, 2013	PIN UPDATES PER GS	TJS

DRAWN BY: TS
CHECKED BY: RH
DATE: SEPTEMBER 24, 2012
SCALE: AS NOTED
PROJECT NO.: 1067
SHEET NO.: D101

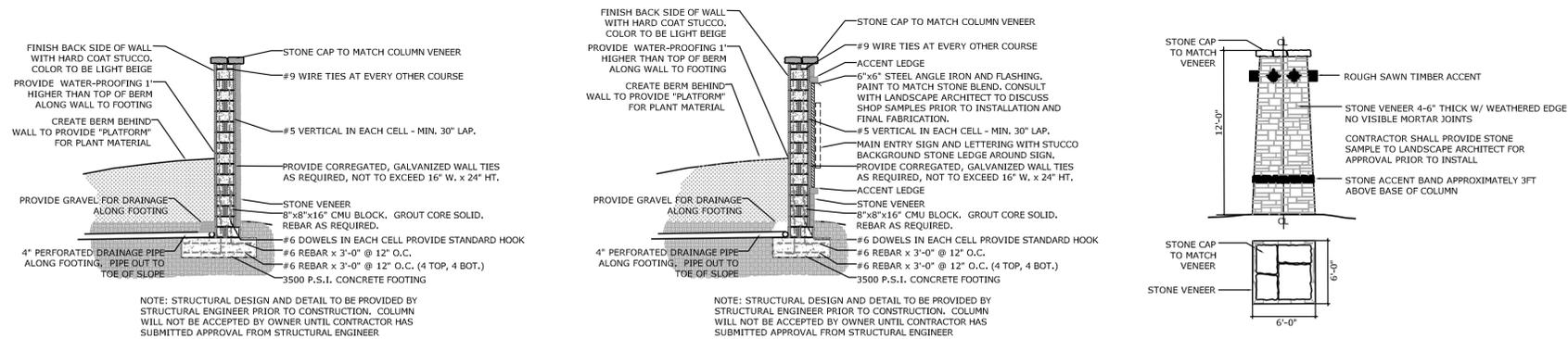
Drawings 10/0067 Active Adult Community Development Plan Working - SIGNAGE/067D101-06 SITE.dwg, 5/16/2013 11:38:40 AM, L1



1 ENTRY FEATURE ELEVATION - SOUTHWEST
 D101A SCALE: NOT TO SCALE



2 ENTRY FEATURE ELEVATION - NORTHEAST
 D101A SCALE: NOT TO SCALE



3 ENTRY FEATURE DETAILS
 D101A SCALE: NOT TO SCALE



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DEL WEBB
ENTRY MONUMENTS
 LEESVILLE ROAD
 DURHAM, NORTH CAROLINA

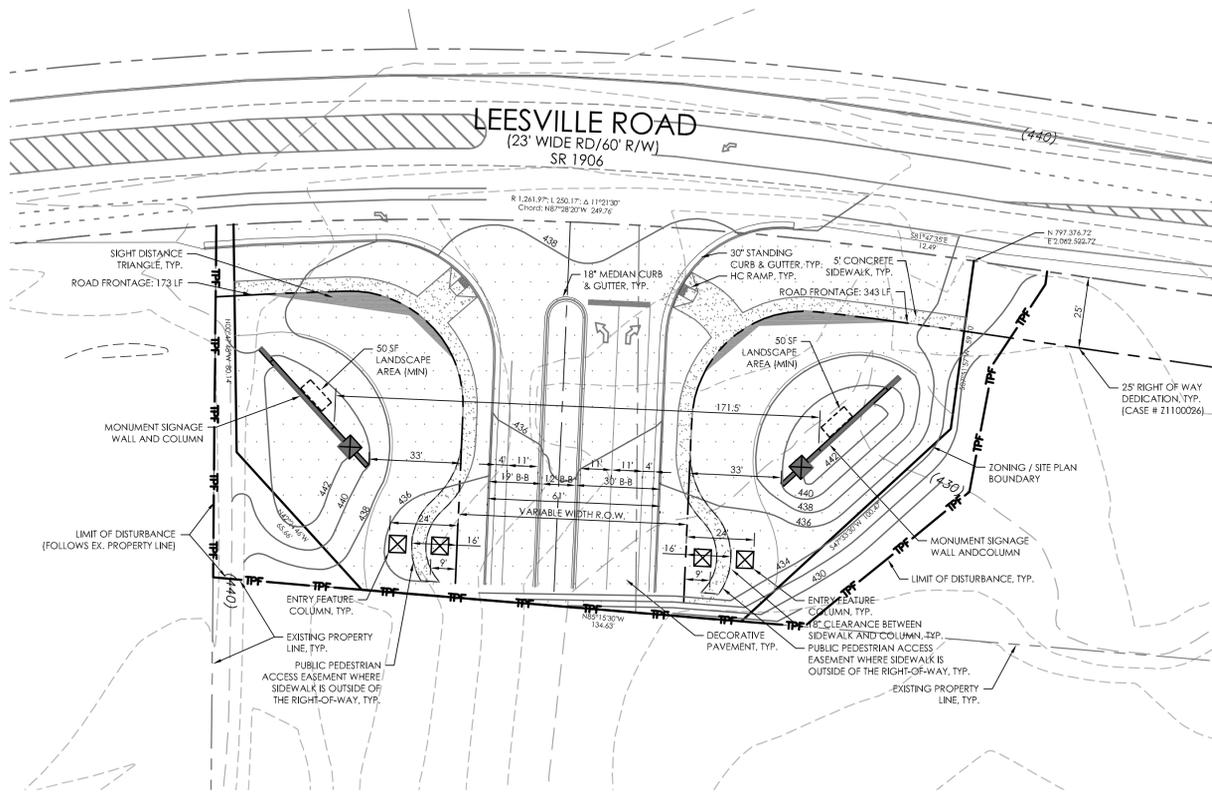
ENTRANCE #1
 SITE PLAN



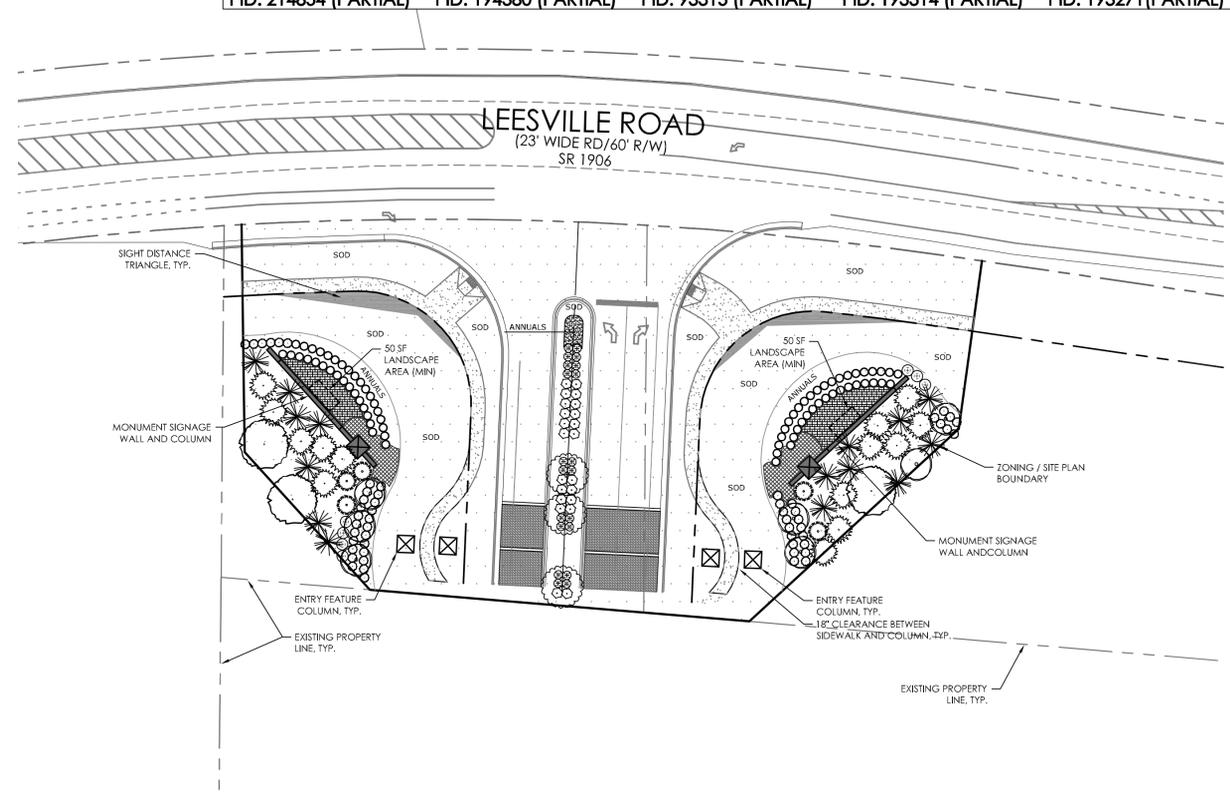
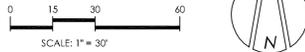
1	FEBRUARY 15, 2013	PER CITY REVIEW AND CLIENT REVISIONS	TJS
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DRAWN BY: TS
 CHECKED BY: RH
 DATE: SEPTEMBER 24, 2012
 SCALE: AS NOTED
 PROJECT NO.: 1067
 SHEET NO.: D101A

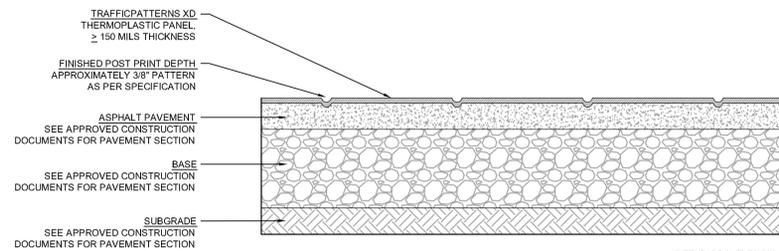
SITE & DEVELOPMENT PLAN



1 SITE & GRADING PLAN
 D102 SCALE: 1"=30'



2 LANDSCAPE PLAN
 D102 SCALE: 1"=30'



DETAIL PROVIDED BY:
Flint
 TRADING INC.

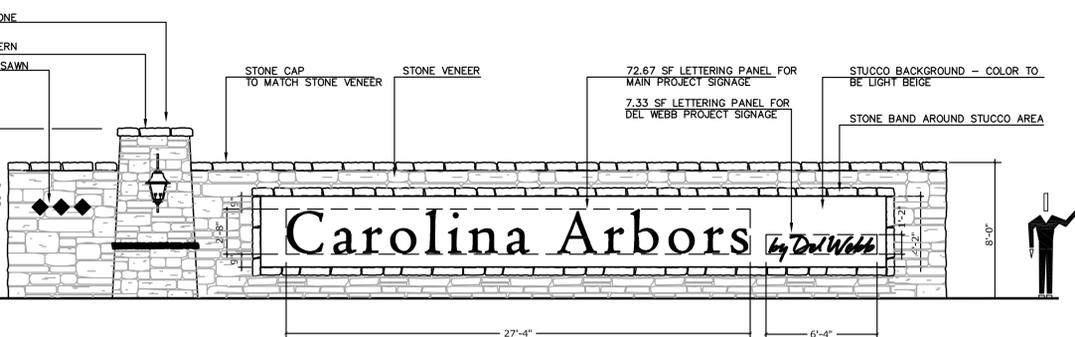
3 DECORATIVE PAVEMENT
 D102 SCALE: NOT TO SCALE

ENTRANCE #2
 TOTAL SITE AREA: 30,370 SF (0.69 AC)
 TOTAL DISTURBED AREA: 35,005 SF (0.80 AC)

MATERIALS SCHEDULE

SYMBOL	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	SPACING	MIN HT.	TOTAL	REQUIRED OR SUPPLEMENTAL
(Symbol)		WILLOW OAK	QUERCUS PHellos	2.5" CAL.	AS SHOWN		3	SUPPLEMENTAL
(Symbol)		'OCTOBER GLORY' MAPLE	ACER RUBRUM 'OCTOBER GLORY'	2.5" CAL.	AS SHOWN		3	REQUIRED
(Symbol)		YOSHINO CHERRY	PRUNUS X YEDOENSIS	2.5" CAL.	AS SHOWN		7	REQUIRED
(Symbol)		'YOSHINO' JAPANESE CEDAR	CRYPTOMERIA JAP. 'YOSHINO'	8'-0" HT.	AS SHOWN		10	SUPPLEMENTAL
(Symbol)		LETYLAND CYPRESS	CUPRESSOCYPARIS LETYLANDII	8'-0" HT.	AS SHOWN		14	SUPPLEMENTAL
(Symbol)		'NELLIE R. STEVENS' HOLLY	ILEX CORNUTA 'NELLIE R. STEVENS'	8'-0" HT.	10'-0" O.C.		5	SUPPLEMENTAL
(Symbol)		'NEEDLEPOINT' HOLLY	ILEX 'NEEDLEPOINT'	3'-6" O.C.		24" HT.	23	SUPPLEMENTAL
(Symbol)		AUTUMN ANGEL ENCORE AZALEA	AZALEA 'ROBLEG'	2'-6" O.C.		15" HT.	71	SUPPLEMENTAL
(Symbol)		OTTO LUYKEN LAUREL	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	3'-0" O.C.		15" HT.	53	SUPPLEMENTAL
(Symbol)		BURGUNDY REDLEAF LOROPETALUM	LOROPETALUM CHINENSIS BURGUNDY	4'-0" O.C.		24" HT.	11	SUPPLEMENTAL
(Symbol)		KALEIDOSCOPE ABELIA	ABELIA X GRANDIFLORA 'KALEIDOSCOPE'	3'-0" O.C.		15" HT.	20	SUPPLEMENTAL
(Symbol)		HAMELIN FOUNTAIN GRASS	PENNISETUM A. 'HAMELIN'	3'-0" O.C.		15" HT.	18	REQUIRED
(Symbol)		HAMELIN FOUNTAIN GRASS	PENNISETUM A. 'HAMELIN'	3'-0" O.C.		15" HT.	30	SUPPLEMENTAL
(Symbol)		ZEBRA GRASS	MISCANTHUS SINENSIS 'ZEBRIUS'	2'-6" O.C.		15" HT.	55	SUPPLEMENTAL

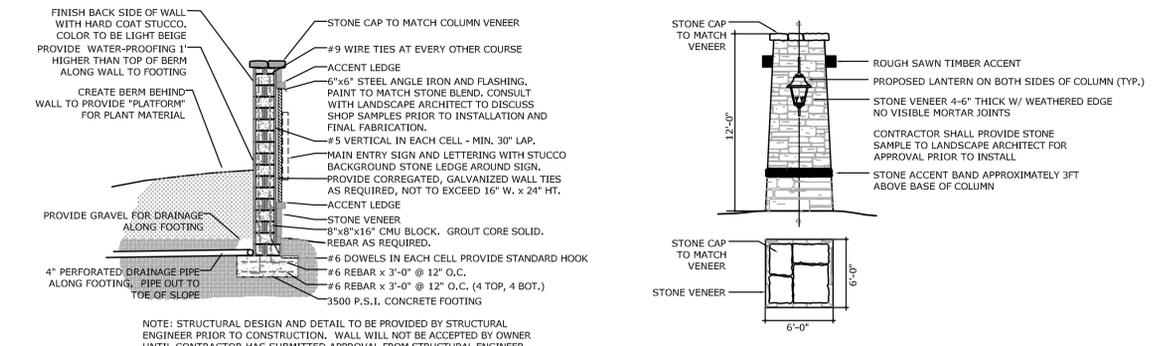
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4 ENTRY FEATURE ELEVATION
 D102 SCALE: 1"=5'



NOTE: BOTH SIGN ELEVATIONS MATCH.



5 ENTRY FEATURE DETAILS
 D102 SCALE: NOT TO SCALE

NOTE: STRUCTURAL DESIGN AND DETAIL TO BE PROVIDED BY STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION. WALL WILL NOT BE ACCEPTED BY OWNER UNTIL CONTRACTOR HAS SUBMITTED APPROVAL FROM STRUCTURAL ENGINEER.



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DEL WEBB
ENTRY MONUMENTS
 LEESVILLE ROAD
 DURHAM, NORTH CAROLINA

ENTRANCE #2
 SITE PLAN



1	FEBRUARY 15, 2013	PER CITY REVIEW AND CLIENT REVISIONS	TJS
2	MARCH 14, 2013	PER CITY 2ND REVIEW	TJS
3	MAY 16, 2013	PIN UPDATES PER GIS	TJS

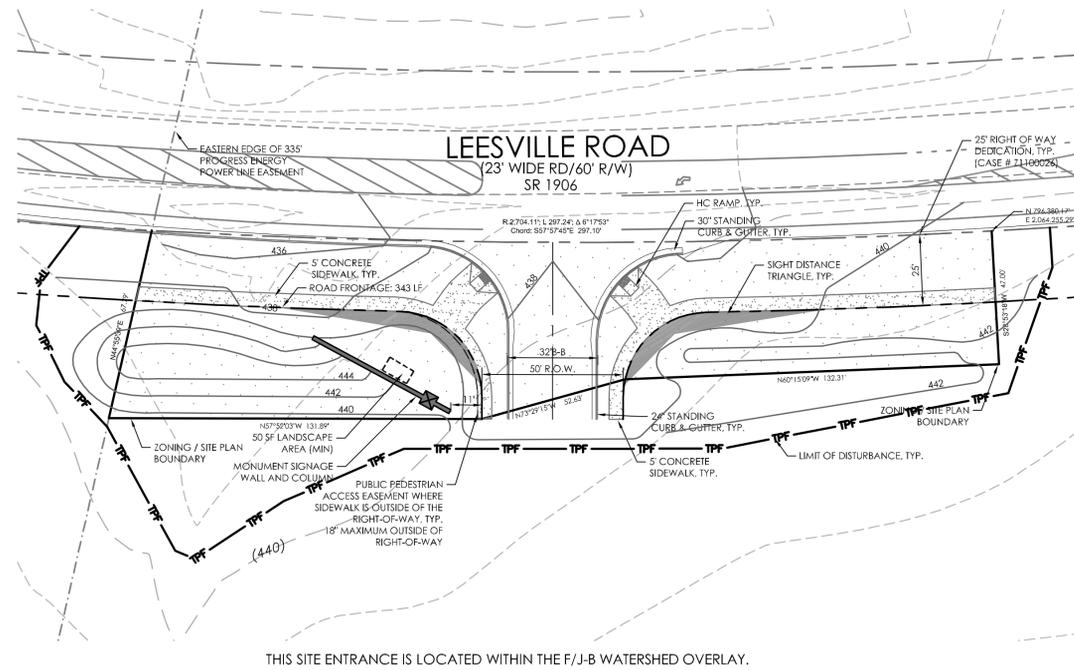
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 DATE: SEPTEMBER 24, 2012
 SCALE: AS NOTED
 PROJECT NO.: 1067
 SHEET NO.:

D102

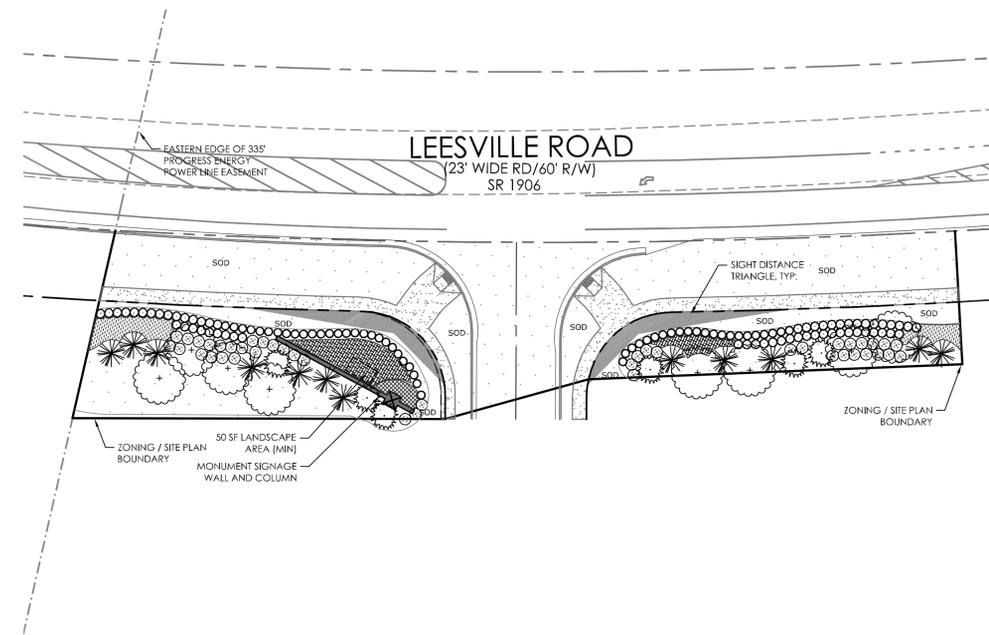
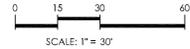
SITE & DEVELOPMENT PLAN

MONUMENT ELEVATIONS AND DETAILS PROVIDED BY ANDREW HILL, P.L.A. OF CARDNO (NC) INC.

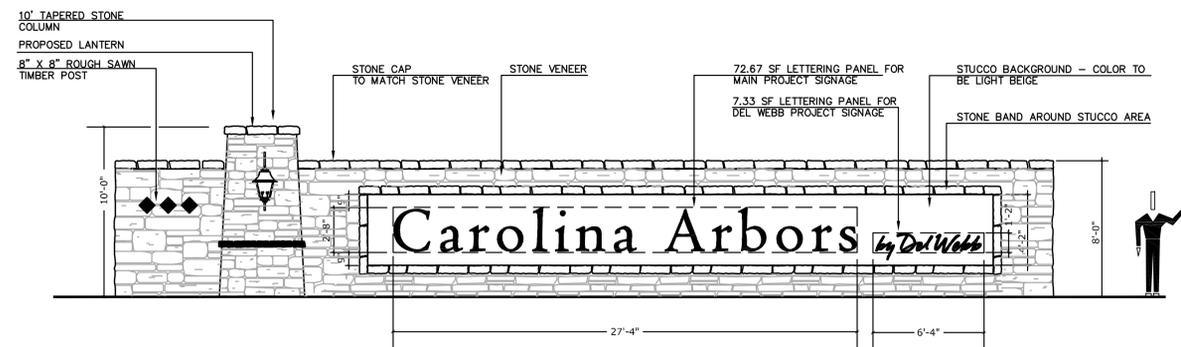
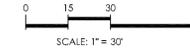
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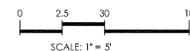
1 SITE AND GRADING PLAN
 D103 SCALE: 1"=30'



1 LANDSCAPE PLAN
 D103 SCALE: 1"=30'



2 ENTRY FEATURE ELEVATION
 D103 SCALE: 1"=5'



PLANT MATERIALS SCHEDULE

SYM.	COMMON NAME	BOTANICAL NAME	SIZE	SPACING	MIN HT.	TOTAL	REQUIRED OR SUPPLEMENTAL
—	WILLOW OAK	QUERCUS PHELLOS	2.5" CAL.	AS SHOWN	8	8	REQUIRED
—	"YOSHINO" JAPANESE CEDAR	CRYPTOMERIA JAP. "YOSHINO"	8'-0" HT.	AS SHOWN	12	12	SUPPLEMENTAL
—	LEYLAND CYPRESS	CUPRESSOCYPARIS LEYLANDII	8'-0" HT.	AS SHOWN	5	5	SUPPLEMENTAL
○	AUTUMN ANGEL ENCORE AZALEA	AZALEA "ROBLEG"	2'-6" O.C.	15" HT.	51	51	SUPPLEMENTAL
○	OTTO LUYKEN LAUREL	FRUNUS LAUROCARISUS "OTTO LUYKEN"	3'-0" O.C.	15" HT.	58	58	SUPPLEMENTAL
⊕	BURGUNDY REDLEAF LOROPETALUM	LOROPETALUM CHINENSIS BURGUNDY	4'-0" O.C.	24" HT.	46	46	SUPPLEMENTAL
—	MORNING LIGHT MAIDEN GRASS	MISCANTHUS SINENSIS "MORN. LIGHT"	3'-0" O.C.	15" HT.	30	30	SUPPLEMENTAL
—	HAMELN FOUNTAIN GRASS	PENNISETUM A. "HAMELN"	3'-0" O.C.	15" HT.	9	9	REQUIRED
—	HAMELN FOUNTAIN GRASS	PENNISETUM A. "HAMELN"	3'-0" O.C.	15" HT.	26	26	SUPPLEMENTAL
—	ZEBRA GRASS	MISCANTHUS SINENSIS "ZEBRINUS"	2'-6" O.C.	15" HT.	10	10	SUPPLEMENTAL
SEASONAL COLOR/ ANNUALS BASED ON TIME OF YEAR. ASSUME 6" SPACING							SUPPLEMENTAL

NOTE: PLANTINGS SHOWN AS REQUIRED ARE FOR THE ALTERNATIVE STREETSCAPE OR REQUIRED SIGN PLANTINGS. SUPPLEMENTAL PLANTING TYPES, SIZE, QUANTITY, AND LOCATIONS ARE SCHEMATIC AND MAY BE REVISED BY OWNER AT TIME OF INSTALLATION.

ENTRANCE #3

TOTAL SITE AREA: 16,920 SF (0.39 AC)
 TOTAL DISTURBED AREA: 26,330 SF (0.60 AC)



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DEL WEBB ENTRY MONUMENTS
 LEESVILLE ROAD
 DURHAM, NORTH CAROLINA

ENTRANCE #3
 SITE PLAN



1	FEBRUARY 15, 2013 PER CITY REVIEW AND CLIENT REVISIONS	TJS
2	MARCH 14, 2013 PER CITY 2ND REVIEW	TJS
3	MAY 16, 2013 PIN UPDATES PER GIS	TJS

DRAWN BY: TS CHECKED BY: RH

DATE: SEPTEMBER 24, 2012

SCALE: AS NOTED

PROJECT NO.: 1067

SHEET NO.:

D103

SITE & DEVELOPMENT PLAN