Attachment 4

HANOVER POINTE

SUB AREA A

DEVELOPMENT PLAN

CASE # Z1500011

REVISED: 05-20-15
REVISED: 06-08-15

CONSULTANT:

STEWART

101 WEST MAIN ST.
DURHAM, NC 27701
T 919.866.4792

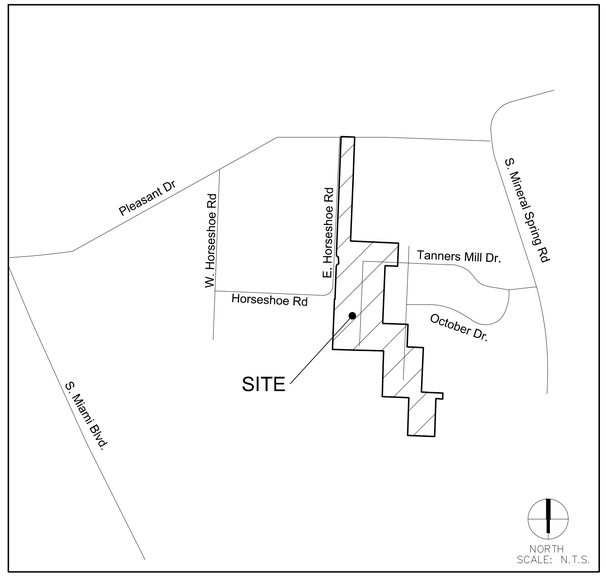
FIRM LICENSE #: C-1051
www.stewartinc.com
PROJECT #: C13090

ROBERT SHUNK
RSHUNK@STEWARTINC.COM

APPLICANT:

LENNAR CAROLINAS
909 AVIATION PARKWAY, SUITE 1500
MORRISVILLE, NC 27560
CONTACT: STEVE LEACH
PH - 919.337.0233

VICINITY MAP



TEXT COMMITMENTS:

1. PROVIDE A 50 FOOT, 80% OPACITY BUFFER ALONG THE NORTHERN PROPERTY LINE OF PARCEL 0840-02-85-0505, ALONG THE EASTERN AND NORTHERN PROPERTY LINE OF PARCEL 0840-02-75-8741 EXTENDING NORTHWARD TO THE POINT OPPOSITE THE PROJECT BOUNDARY LINE IDENTIFIED AS S87° 25' 20"E, 355.58' AS SHOWN ON DP 2.0
2. ZERO LOT LINE HOUSES WILL NOT BE PERMITTED.
3. THE DEVELOPER SHALL PROVIDE $500 PER DWELLING UNIT AT THE TIME OF BUILDING PERMIT AS A DONATION TO THE DURHAM PUBLIC SCHOOL SYSTEM.
4. HOUSING TYPE LIMITED TO SINGLE FAMILY.

PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY:

5. INTERSECTION IMPROVEMENTS AT PLEASANT DRIVE AND HORSESHOE DRIVE SHALL BE PROVIDED AS SHOWN ON DP 2.0 AND AS DIRECTED BY THE NCDOT.
6. WILL IMPROVE EAST HORSESHOE DRIVE, SOUTH HORSESHOE DRIVE AND A PORTION OF WESTERN HORSESHOE DRIVE FROM ITS INTERSECTION WITH SOUTH HORSESHOE DRIVE TO PLEASANT DRIVE PER NCDOT STANDARDS.

PARCEL / OWNER INFORMATION:

PIN	OWNER NAME	SITE ADDRE	OWNER ADDRESS
0840-02-76-9408	LENNAR CAROLINAS LLC	2023 TANNERS MILL DR	909 Aviation Pkwy, Morrisville, NC 27560
0840-02-76-9448	LENNAR CAROLINAS LLC	2025 TANNERS MILL DR	909 Aviation Pkwy, Morrisville, NC 27560
0840-02-76-9478	LENNAR CAROLINAS LLC	2027 TANNERS MILL DR	909 Aviation Pkwy, Morrisville, NC 27560
0840-02-86-0418	LENNAR CAROLINAS LLC	2029 TANNERS MILL DR	909 Aviation Pkwy, Morrisville, NC 27560
0840-02-86-0457	LENNAR CAROLINAS LLC	2033 TANNERS MILL DR	909 Aviation Pkwy, Morrisville, NC 27560
0840-02-86-0487	LENNAR CAROLINAS LLC	2035 TANNERS MILL DR	909 Aviation Pkwy, Morrisville, NC 27560
0840-02-86-1427	LENNAR CAROLINAS LLC	2037 TANNERS MILL DR	909 Aviation Pkwy, Morrisville, NC 27560
0840-02-86-1467	LENNAR CAROLINAS LLC	2039 TANNERS MILL DR	909 Aviation Pkwy, Morrisville, NC 27560
0840-02-86-1497	LENNAR CAROLINAS LLC	2041 TANNERS MILL DR	909 Aviation Pkwy, Morrisville, NC 27560
0840-02-86-2437	LENNAR CAROLINAS LLC	2043 TANNERS MILL DR	909 Aviation Pkwy, Morrisville, NC 27560
0840-02-86-2476	LENNAR CAROLINAS LLC	2045 TANNERS MILL DR	909 Aviation Pkwy, Morrisville, NC 27560
0840-02-76-9345	LENNAR CAROLINAS LLC	1002 THOUGHTFUL SPOT LN	909 Aviation Pkwy, Morrisville, NC 27560
0840-02-76-9340	LENNAR CAROLINAS LLC	1004 THOUGHTFUL SPOT LN	909 Aviation Pkwy, Morrisville, NC 27560
0840-02-76-9237	LENNAR CAROLINAS LLC	1006 THOUGHTFUL SPOT LN	909 Aviation Pkwy, Morrisville, NC 27560
0840-02-76-9233	LENNAR CAROLINAS LLC	1008 THOUGHTFUL SPOT LN	909 Aviation Pkwy, Morrisville, NC 27560
0840-02-76-9139	LENNAR CAROLINAS LLC	1010 THOUGHTFUL SPOT LN	909 Aviation Pkwy, Morrisville, NC 27560
0840-02-76-9135	LENNAR CAROLINAS LLC	1014 THOUGHTFUL SPOT LN	909 Aviation Pkwy, Morrisville, NC 27560
0840-02-76-9131	LENNAR CAROLINAS LLC	1016 THOUGHTFUL SPOT LN	909 Aviation Pkwy, Morrisville, NC 27560
0840-02-76-9038	LENNAR CAROLINAS LLC	1018 THOUGHTFUL SPOT LN	909 Aviation Pkwy, Morrisville, NC 27560
0840-02-76-9024	LENNAR CAROLINAS LLC	1020 THOUGHTFUL SPOT LN	909 Aviation Pkwy, Morrisville, NC 27560
0840-02-76-9020	LENNAR CAROLINAS LLC	1022 THOUGHTFUL SPOT LN	909 Aviation Pkwy, Morrisville, NC 27560
0840-02-75-9926	LENNAR CAROLINAS LLC	1024 THOUGHTFUL SPOT LN	909 Aviation Pkwy, Morrisville, NC 27560
0840-02-75-9922	LENNAR CAROLINAS LLC	1026 THOUGHTFUL SPOT LN	909 Aviation Pkwy, Morrisville, NC 27560
0840-02-75-9829	LENNAR CAROLINAS LLC	1030 THOUGHTFUL SPOT LN	909 Aviation Pkwy, Morrisville, NC 27560
0840-02-75-9815	LENNAR CAROLINAS LLC	1032 THOUGHTFUL SPOT LN	909 Aviation Pkwy, Morrisville, NC 27560
0840-02-75-9811	LENNAR CAROLINAS LLC	1034 THOUGHTFUL SPOT LN	909 Aviation Pkwy, Morrisville, NC 27560
0840-02-85-1810	LENNAR CAROLINAS LLC	1033 THOUGHTFUL SPOT LN	909 Aviation Pkwy, Morrisville, NC 27560
0840-02-85-1814	LENNAR CAROLINAS LLC	1031 THOUGHTFUL SPOT LN	909 Aviation Pkwy, Morrisville, NC 27560
0840-02-85-1808	LENNAR CAROLINAS LLC	1029 THOUGHTFUL SPOT LN	909 Aviation Pkwy, Morrisville, NC 27560
0840-02-85-1902	LENNAR CAROLINAS LLC	1025 THOUGHTFUL SPOT LN	909 Aviation Pkwy, Morrisville, NC 27560
0840-02-85-1905	LENNAR CAROLINAS LLC	1023 THOUGHTFUL SPOT LN	909 Aviation Pkwy, Morrisville, NC 27560
0840-02-85-1909	LENNAR CAROLINAS LLC	1021 THOUGHTFUL SPOT LN	909 Aviation Pkwy, Morrisville, NC 27560
0840-02-86-1013	LENNAR CAROLINAS LLC	1019 THOUGHTFUL SPOT LN	909 Aviation Pkwy, Morrisville, NC 27560
0840-02-86-1017	LENNAR CAROLINAS LLC	1017 THOUGHTFUL SPOT LN	909 Aviation Pkwy, Morrisville, NC 27560
0840-02-86-1111	LENNAR CAROLINAS LLC	1015 THOUGHTFUL SPOT LN	909 Aviation Pkwy, Morrisville, NC 27560
0840-02-86-1114	LENNAR CAROLINAS LLC	1011 THOUGHTFUL SPOT LN	909 Aviation Pkwy, Morrisville, NC 27560
0840-02-86-1118	LENNAR CAROLINAS LLC	1009 THOUGHTFUL SPOT LN	909 Aviation Pkwy, Morrisville, NC 27560
0840-02-86-1212	LENNAR CAROLINAS LLC	1007 THOUGHTFUL SPOT LN	909 Aviation Pkwy, Morrisville, NC 27560
0840-02-86-1226	LENNAR CAROLINAS LLC	1005 THOUGHTFUL SPOT LN	909 Aviation Pkwy, Morrisville, NC 27560
0840-02-86-1320	LENNAR CAROLINAS LLC	1003 THOUGHTFUL SPOT LN	909 Aviation Pkwy, Morrisville, NC 27560
0840-02-86-1324	LENNAR CAROLINAS LLC	1001 THOUGHTFUL SPOT LN	909 Aviation Pkwy, Morrisville, NC 27560
0840-02-85-2941	LENNAR CAROLINAS LLC	1026 SPACIOUS SKIES LN	909 Aviation Pkwy, Morrisville, NC 27560
0840-02-85-2847	LENNAR CAROLINAS LLC	1028 SPACIOUS SKIES LN	909 Aviation Pkwy, Morrisville, NC 27560
0840-02-85-2844	LENNAR CAROLINAS LLC	1030 SPACIOUS SKIES LN	909 Aviation Pkwy, Morrisville, NC 27560
0840-02-85-2840	LENNAR CAROLINAS LLC	1034 SPACIOUS SKIES LN	909 Aviation Pkwy, Morrisville, NC 27560
0840-02-85-2746	LENNAR CAROLINAS LLC	1036 SPACIOUS SKIES LN	909 Aviation Pkwy, Morrisville, NC 27560
0840-02-85-2743	LENNAR CAROLINAS LLC	1038 SPACIOUS SKIES LN	909 Aviation Pkwy, Morrisville, NC 27560
0840-02-85-2649	LENNAR CAROLINAS LLC	1040 SPACIOUS SKIES LN	909 Aviation Pkwy, Morrisville, NC 27560
0840-02-85-2635	LENNAR CAROLINAS LLC	1042 SPACIOUS SKIES LN	909 Aviation Pkwy, Morrisville, NC 27560
0840-02-85-2632	LENNAR CAROLINAS LLC	1046 SPACIOUS SKIES LN	909 Aviation Pkwy, Morrisville, NC 27560
0840-02-85-2538	LENNAR CAROLINAS LLC	1048 SPACIOUS SKIES LN	909 Aviation Pkwy, Morrisville, NC 27560
0840-02-85-2535	LENNAR CAROLINAS LLC	1050 SPACIOUS SKIES LN	909 Aviation Pkwy, Morrisville, NC 27560
0840-02-85-2531	LENNAR CAROLINAS LLC	1052 SPACIOUS SKIES LN	909 Aviation Pkwy, Morrisville, NC 27560
0840-02-85-2427	LENNAR CAROLINAS LLC	1054 SPACIOUS SKIES LN	909 Aviation Pkwy, Morrisville, NC 27560
0840-02-85-2424	LENNAR CAROLINAS LLC	1056 SPACIOUS SKIES LN	909 Aviation Pkwy, Morrisville, NC 27560
0840-02-85-4404	LENNAR CAROLINAS LLC	1055 SPACIOUS SKIES LN	909 Aviation Pkwy, Morrisville, NC 27560
0840-02-85-4408	LENNAR CAROLINAS LLC	1053 SPACIOUS SKIES LN	909 Aviation Pkwy, Morrisville, NC 27560
0840-02-85-4502	LENNAR CAROLINAS LLC	1051 SPACIOUS SKIES LN	909 Aviation Pkwy, Morrisville, NC 27560
0840-02-85-4505	LENNAR CAROLINAS LLC	1049 SPACIOUS SKIES LN	909 Aviation Pkwy, Morrisville, NC 27560
0840-02-85-4509	LENNAR CAROLINAS LLC	1047 SPACIOUS SKIES LN	909 Aviation Pkwy, Morrisville, NC 27560
0840-02-85-4603	LENNAR CAROLINAS LLC	1043 SPACIOUS SKIES LN	909 Aviation Pkwy, Morrisville, NC 27560
0840-02-85-4616	LENNAR CAROLINAS LLC	1041 SPACIOUS SKIES LN	909 Aviation Pkwy, Morrisville, NC 27560
0840-02-85-4710	LENNAR CAROLINAS LLC	1039 SPACIOUS SKIES LN	909 Aviation Pkwy, Morrisville, NC 27560
0840-02-85-4714	LENNAR CAROLINAS LLC	1037 SPACIOUS SKIES LN	909 Aviation Pkwy, Morrisville, NC 27560
0840-02-85-4213	NC PROPERTIES II LLC	168 BEALL ST	14120 Ballantyne Corp Pl 400, Charlotte, NC 28277
0840-02-85-5212	NC PROPERTIES II LLC	182 BEALL ST	14120 Ballantyne Corp Pl 400, Charlotte, NC 28277
0840-02-76-9902	LENNAR CAROLINAS LLC	1011 E HORSESHOE RD	909 Aviation Pkwy, Morrisville, NC 27560
0840-02-75-9905	LENNAR CAROLINAS LLC	1035 THOUGHTFUL SPOT LN	909 Aviation Pkwy, Morrisville, NC 27560
0840-02-76-8458	LENNAR CAROLINAS LLC	2021 TANNERS MILL DR	909 Aviation Pkwy, Morrisville, NC 27560
0840-02-85-8679 (PARTIAL)	LENNAR CAROLINAS LLC	2033 OCTOBER DR	909 Aviation Pkwy, Morrisville, NC 27560

SHEET INDEX

DP-1.0 EXISTING CONDITIONS PLAN
DP-2.0 PROPOSED DEVELOPMENT PLAN

SITE DATA:

1. GROSS SITE ACREAGE: 13.47 AC
2. EXISTING ZONING: PDR 4.760
3. PROPOSED ZONING: PDR 6.038
4. OVERLAY DISTRICT: F/J-B
5. RIVER BASIN: NEUSE

APPROVAL STAMP:

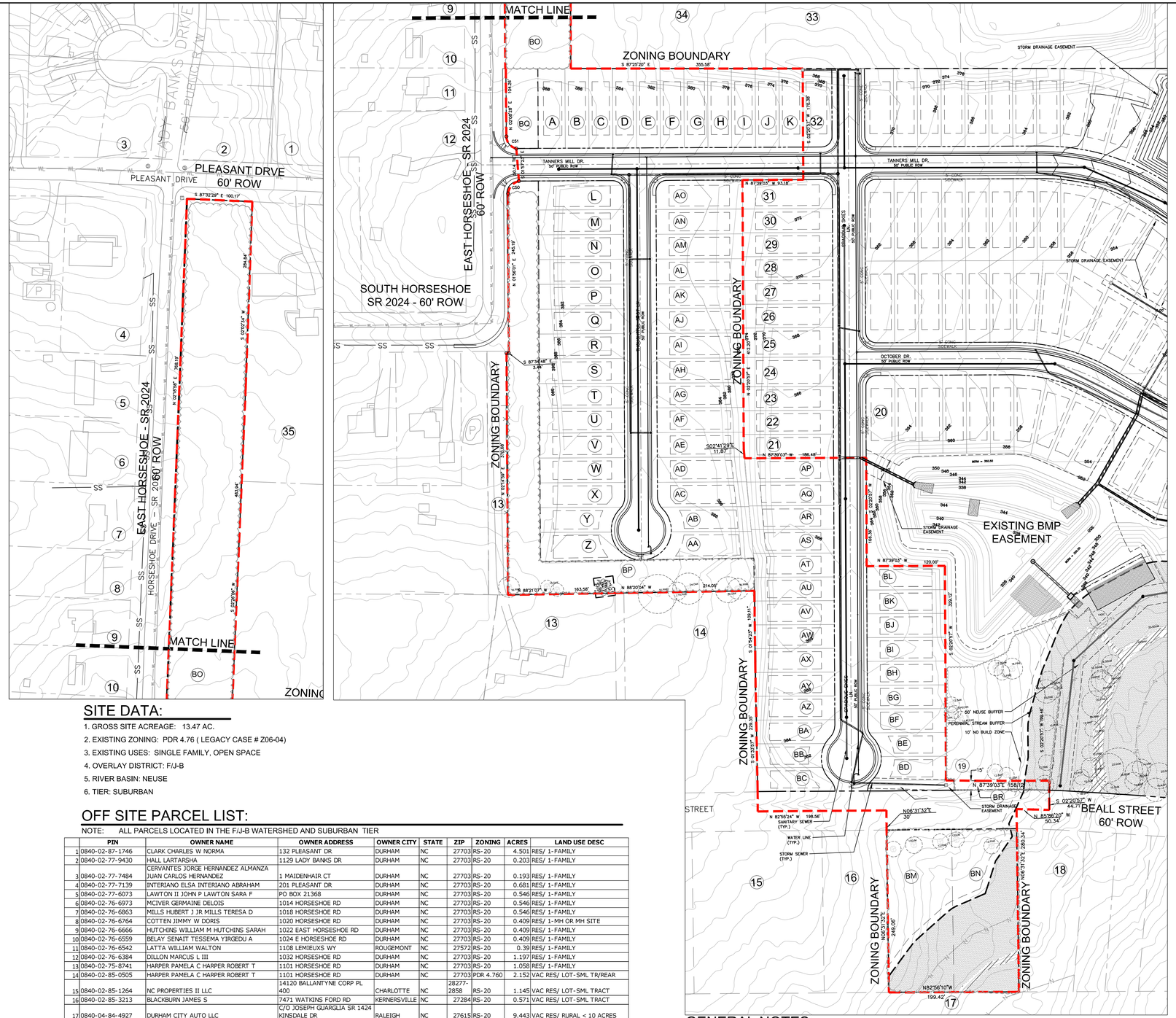
LEGACY CASE Z06-04 & P04-67

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT SEAL 3470 ROBERT C. SHUNK 9-15-15

ON SITE PARCEL LIST:

NOTE: ALL PARCELS LOCATED IN THE F/J-B WATERSHED AND SUBURBAN TIER

	PIN	OWNER NAME	SITE ADDRE	ACRES	ZONING	LAND USE DESC
A	0840-02-76-9408	LENNAR CAROLINAS LLC	2023 TANNERS MILL DR	0.116	PRD 4.760	VAC RES/ LOT-SML TRACT
B	0840-02-76-9448	LENNAR CAROLINAS LLC	2025 TANNERS MILL DR	0.102	PRD 4.760	VAC RES/ LOT-SML TRACT
C	0840-02-76-9478	LENNAR CAROLINAS LLC	2027 TANNERS MILL DR	0.102	PRD 4.760	VAC RES/ LOT-SML TRACT
D	0840-02-86-0418	LENNAR CAROLINAS LLC	2029 TANNERS MILL DR	0.102	PRD 4.760	VAC RES/ LOT-SML TRACT
E	0840-02-86-0457	LENNAR CAROLINAS LLC	2033 TANNERS MILL DR	0.102	PRD 4.760	VAC RES/ LOT-SML TRACT
F	0840-02-86-0487	LENNAR CAROLINAS LLC	2035 TANNERS MILL DR	0.101	PRD 4.760	VAC RES/ LOT-SML TRACT
G	0840-02-86-1427	LENNAR CAROLINAS LLC	2037 TANNERS MILL DR	0.101	PRD 4.760	VAC RES/ LOT-SML TRACT
H	0840-02-86-1467	LENNAR CAROLINAS LLC	2039 TANNERS MILL DR	0.101	PRD 4.760	VAC RES/ LOT-SML TRACT
I	0840-02-86-1497	LENNAR CAROLINAS LLC	2041 TANNERS MILL DR	0.101	PRD 4.760	VAC RES/ LOT-SML TRACT
J	0840-02-86-2437	LENNAR CAROLINAS LLC	2043 TANNERS MILL DR	0.101	PRD 4.760	VAC RES/ LOT-SML TRACT
K	0840-02-86-2476	LENNAR CAROLINAS LLC	2045 TANNERS MILL DR	0.101	PRD 4.760	VAC RES/ LOT-SML TRACT
L	0840-02-76-9345	LENNAR CAROLINAS LLC	1002 THOUGHTFUL SPOT LN	0.132	PRD 4.760	VAC RES/ LOT-SML TRACT
M	0840-02-76-9340	LENNAR CAROLINAS LLC	1004 THOUGHTFUL SPOT LN	0.114	PRD 4.760	VAC RES/ LOT-SML TRACT
N	0840-02-76-9237	LENNAR CAROLINAS LLC	1006 THOUGHTFUL SPOT LN	0.114	PRD 4.760	VAC RES/ LOT-SML TRACT
O	0840-02-76-9233	LENNAR CAROLINAS LLC	1008 THOUGHTFUL SPOT LN	0.114	PRD 4.760	VAC RES/ LOT-SML TRACT
P	0840-02-76-9139	LENNAR CAROLINAS LLC	1010 THOUGHTFUL SPOT LN	0.114	PRD 4.760	VAC RES/ LOT-SML TRACT
Q	0840-02-76-9135	LENNAR CAROLINAS LLC	1014 THOUGHTFUL SPOT LN	0.114	PRD 4.760	VAC RES/ LOT-SML TRACT
R	0840-02-76-9131	LENNAR CAROLINAS LLC	1016 THOUGHTFUL SPOT LN	0.114	PRD 4.760	VAC RES/ LOT-SML TRACT
S	0840-02-76-9038	LENNAR CAROLINAS LLC	1018 THOUGHTFUL SPOT LN	0.114	PRD 4.760	VAC RES/ LOT-SML TRACT
T	0840-02-76-9024	LENNAR CAROLINAS LLC	1020 THOUGHTFUL SPOT LN	0.114	PRD 4.760	VAC RES/ LOT-SML TRACT
U	0840-02-76-9020	LENNAR CAROLINAS LLC	1022 THOUGHTFUL SPOT LN	0.114	PRD 4.760	VAC RES/ LOT-SML TRACT
V	0840-02-75-9926	LENNAR CAROLINAS LLC	1024 THOUGHTFUL SPOT LN	0.114	PRD 4.760	VAC RES/ LOT-SML TRACT
W	0840-02-75-9922	LENNAR CAROLINAS LLC	1026 THOUGHTFUL SPOT LN	0.114	PRD 4.760	VAC RES/ LOT-SML TRACT
X	0840-02-75-9829	LENNAR CAROLINAS LLC	1030 THOUGHTFUL SPOT LN	0.113	PRD 4.760	VAC RES/ LOT-SML TRACT
Y	0840-02-75-9815	LENNAR CAROLINAS LLC	1032 THOUGHTFUL SPOT LN	0.1	PRD 4.760	VAC RES/ LOT-SML TRACT
Z	0840-02-75-9811	LENNAR CAROLINAS LLC	1034 THOUGHTFUL SPOT LN	0.122	PRD 4.760	VAC RES/ LOT-SML TRACT
AA	0840-02-85-1810	LENNAR CAROLINAS LLC	1033 THOUGHTFUL SPOT LN	0.13	PRD 4.760	VAC RES/ LOT-SML TRACT
AB	0840-02-85-1814	LENNAR CAROLINAS LLC	1031 THOUGHTFUL SPOT LN	0.11	PRD 4.760	VAC RES/ LOT-SML TRACT
AC	0840-02-85-1808	LENNAR CAROLINAS LLC	1029 THOUGHTFUL SPOT LN	0.12	PRD 4.760	VAC RES/ LOT-SML TRACT
AD	0840-02-85-1902	LENNAR CAROLINAS LLC	1025 THOUGHTFUL SPOT LN	0.118	PRD 4.760	VAC RES/ LOT-SML TRACT
AE	0840-02-85-1905	LENNAR CAROLINAS LLC	1023 THOUGHTFUL SPOT LN	0.116	PRD 4.760	VAC RES/ LOT-SML TRACT
AF	0840-02-85-1909	LENNAR CAROLINAS LLC	1021 THOUGHTFUL SPOT LN	0.116	PRD 4.760	VAC RES/ LOT-SML TRACT
AG	0840-02-86-1013	LENNAR CAROLINAS LLC	1019 THOUGHTFUL SPOT LN	0.116	PRD 4.760	VAC RES/ LOT-SML TRACT
AH	0840-02-86-1017	LENNAR CAROLINAS LLC	1017 THOUGHTFUL SPOT LN	0.116	PRD 4.760	VAC RES/ LOT-SML TRACT
AI	0840-02-86-1111	LENNAR CAROLINAS LLC	1015 THOUGHTFUL SPOT LN	0.116	PRD 4.760	VAC RES/ LOT-SML TRACT
AJ	0840-02-86-1114	LENNAR CAROLINAS LLC	1011 THOUGHTFUL SPOT LN	0.116	PRD 4.760	VAC RES/ LOT-SML TRACT
AK	0840-02-86-1118	LENNAR CAROLINAS LLC	1009 THOUGHTFUL SPOT LN	0.116	PRD 4.760	VAC RES/ LOT-SML TRACT
AL	0840-02-86-1212	LENNAR CAROLINAS LLC	1007 THOUGHTFUL SPOT LN	0.116	PRD 4.760	VAC RES/ LOT-SML TRACT
AM	0840-02-86-1226	LENNAR CAROLINAS LLC	1005 THOUGHTFUL SPOT LN	0.116	PRD 4.760	VAC RES/ LOT-SML TRACT
AN	0840-02-86-1320	LENNAR CAROLINAS LLC	1003 THOUGHTFUL SPOT LN	0.116	PRD 4.760	VAC RES/ LOT-SML TRACT
AO	0840-02-86-1324	LENNAR CAROLINAS LLC	1001 THOUGHTFUL SPOT LN	0.134	PRD 4.760	VAC RES/ LOT-SML TRACT
AP	0840-02-85-2941	LENNAR CAROLINAS LLC	1026 SPACIOUS SKIES LN	0.113	PRD 4.760	VAC RES/ LOT-SML TRACT
AQ	0840-02-85-2847	LENNAR CAROLINAS LLC	1028 SPACIOUS SKIES LN	0.11	PRD 4.760	VAC RES/ LOT-SML TRACT
AR	0840-02-85-2844	LENNAR CAROLINAS LLC	1030 SPACIOUS SKIES LN	0.108	PRD 4.760	VAC RES/ LOT-SML TRACT
AS	0840-02-85-2840	LENNAR CAROLINAS LLC	1034 SPACIOUS SKIES LN	0.105	PRD 4.760	VAC RES/ LOT-SML TRACT
AT	0840-02-85-2746	LENNAR CAROLINAS LLC	1036 SPACIOUS SKIES LN	0.103	PRD 4.760	VAC RES/ LOT-SML TRACT
AU	0840-02-85-2743	LENNAR CAROLINAS LLC	1038 SPACIOUS SKIES LN	0.103	PRD 4.760	VAC RES/ LOT-SML TRACT
AV	0840-02-85-2649	LENNAR CAROLINAS LLC	1040 SPACIOUS SKIES LN	0.102	PRD 4.760	VAC RES/ LOT-SML TRACT
AW	0840-02-85-2635	LENNAR CAROLINAS LLC	1042 SPACIOUS SKIES LN	0.102	PRD 4.760	VAC RES/ LOT-SML TRACT
AX	0840-02-85-2632	LENNAR CAROLINAS LLC	1046 SPACIOUS SKIES LN	0.102	PRD 4.760	VAC RES/ LOT-SML TRACT
AY	0840-02-85-2538	LENNAR CAROLINAS LLC	1048 SPACIOUS SKIES LN	0.101	PRD 4.760	VAC RES/ LOT-SML TRACT
AZ	0840-02-85-2535	LENNAR CAROLINAS LLC	1050 SPACIOUS SKIES LN	0.101	PRD 4.760	VAC RES/ LOT-SML TRACT
BA	0840-02-85-2531	LENNAR CAROLINAS LLC	1052 SPACIOUS SKIES LN	0.097	PRD 4.760	VAC RES/ LOT-SML TRACT
BB	0840-02-85-2427	LENNAR CAROLINAS LLC	1054 SPACIOUS SKIES LN	0.084	PRD 4.760	VAC RES/ LOT-SML TRACT
BC	0840-02-85-2424	LENNAR CAROLINAS LLC	1056 SPACIOUS SKIES LN	0.093	PRD 4.760	VAC RES/ LOT-SML TRACT
BD	0840-02-85-4404	LENNAR CAROLINAS LLC	1055 SPACIOUS SKIES LN	0.087	PRD 4.760	VAC RES/ LOT-SML TRACT
BE	0840-02-85-4408	LENNAR CAROLINAS LLC	1053 SPACIOUS SKIES LN	0.089	PRD 4.760	VAC RES/ LOT-SML TRACT
BF	0840-02-85-4502	LENNAR CAROLINAS LLC	1051 SPACIOUS SKIES LN	0.1	PRD 4.760	VAC RES/ LOT-SML TRACT
BG	0840-02-85-4505	LENNAR CAROLINAS LLC	1049 SPACIOUS SKIES LN	0.101	PRD 4.760	VAC RES/ LOT-SML TRACT
BH	0840-02-85-4509	LENNAR CAROLINAS LLC	1047 SPACIOUS SKIES LN	0.101	PRD 4.760	VAC RES/ LOT-SML TRACT
BI	0840-02-85-4603	LENNAR CAROLINAS LLC	1043 SPACIOUS SKIES LN	0.101	PRD 4.760	VAC RES/ LOT-SML TRACT
BJ	0840-02-85-4616	LENNAR CAROLINAS LLC	1041 SPACIOUS SKIES LN	0.101	PRD 4.760	VAC RES/ LOT-SML TRACT
BK	0840-02-85-4710	LENNAR CAROLINAS LLC	1039 SPACIOUS SKIES LN	0.101	PRD 4.760	VAC RES/ LOT-SML TRACT
BL	0840-02-85-4714	LENNAR CAROLINAS LLC	1037 SPACIOUS SKIES LN	0.101	PRD 4.760	VAC RES/ LOT-SML TRACT
BM	0840-02-85-4213	NC PROPERTIES II LLC	168 BEALL ST	0.57	PRD 4.760	VAC RES/ LOT-SML TRACT
BN	0840-02-85-5212	NC PROPERTIES II LLC	182 BEALL ST	0.568	PRD 4.760	VAC RES/ LOT-SML TRACT
BO	0840-02-76-9902	LENNAR CAROLINAS LLC	1011 E HORSESHOE RD	1.765	PRD 4.760	VAC RES/ DEVELOPER
BP	0840-02-75-9905	LENNAR CAROLINAS LLC	1035 THOUGHTFUL SPOT LN	1.084	PRD 4.760	VAC RES/ HOMEOWNERS ASSOC
BQ	0840-02-76-8458	LENNAR CAROLINAS LLC	2021 TANNERS MILL DR	0.135	PRD 4.760	VAC RES/ HOMEOWNERS ASSOC
BR	0840-02-85-8679 (PARTIAL)	LENNAR CAROLINAS LLC	2033 OCTOBER DR	0.692	PRD 4.760	VAC RES/ HOMEOWNERS ASSOC



SITE DATA:

1. GROSS SITE ACREAGE: 13.47 AC.
2. EXISTING ZONING: PDR 4.76 (LEGACY CASE # Z06-04)
3. EXISTING USES: SINGLE FAMILY, OPEN SPACE
4. OVERLAY DISTRICT: F/J-B
5. RIVER BASIN: NEUSE
6. TIER: SUBURBAN

OFF SITE PARCEL LIST:

NOTE: ALL PARCELS LOCATED IN THE F/J-B WATERSHED AND SUBURBAN TIER

	PIN	OWNER NAME	OWNER ADDRESS	OWNER CITY	STATE	ZIP	ZONING	ACRES	LAND USE DESC
1	0840-02-87-1746	CLARK CHARLES W NORMA	132 PLEASANT DR	DURHAM	NC	27703	RS- 20	4.501	RES/ 1-FAMILY
2	0840-02-77-9430	HALL LARTARSHA	1129 LADY BANKS DR	DURHAM	NC	27703	RS- 20	0.203	RES/ 1-FAMILY
3	0840-02-77-7484	CERVANTES JORGE HERNANDEZ ALMANZA JUAN CARLOS HERNANDEZ	1 MAIDENHAIR CT	DURHAM	NC	27703	RS- 20	0.193	RES/ 1-FAMILY
4	0840-02-77-7139	INTERIANO ELSA INTERIANO ABRAHAM	201 PLEASANT DR	DURHAM	NC	27703	RS- 20	0.681	RES/ 1-FAMILY
5	0840-02-77-6073	LAWTON II JOHN P LAWTON SARA F	PO BOX 21368	DURHAM	NC	27703	RS- 20	0.546	RES/ 1-FAMILY
6	0840-02-76-6973	MCIVER GERMAINE DELOIS	1014 HORSESHOE RD	DURHAM	NC	27703	RS- 20	0.546	RES/ 1-FAMILY
7	0840-02-76-6863	MILLS HUBERT J JR MILLS TERESA D	1018 HORSESHOE RD	DURHAM	NC	27703	RS- 20	0.546	RES/ 1-FAMILY
8	0840-02-76-6764	COTTEN JIMMY W DORIS	1020 HORSESHOE RD	DURHAM	NC	27703	RS- 20	0.409	RES/ 1-MH OR MH SITE
9	0840-02-76-6666	HUTCHINS WILLIAM M HUTCHINS SARAH	1022 EAST HORSESHOE RD	DURHAM	NC	27703	RS- 20	0.409	RES/ 1-FAMILY
10	0840-02-76-6559	BELAY SENAIT TESSEMA YIRGEDU A	1024 E HORSESHOE RD	DURHAM	NC	27703	RS- 20	0.409	RES/ 1-FAMILY
11	0840-02-76-6542	LATTA WILLIAM WALTON	1108 LEMIEUXS WY	ROUGEMONT	NC	27572	RS- 20	0.39	RES/ 1-FAMILY
12	0840-02-76-6384	DILLON MARCUS L III	1032 HORSESHOE RD	DURHAM	NC	27703	RS- 20	1.197	RES/ 1-FAMILY
13	0840-02-75-8741	HARPER PAMELA C HARPER ROBERT T	1101 HORSESHOE RD	DURHAM	NC	27703	RS- 20	1.058	RES/ 1-FAMILY
14	0840-02-85-0505	HARPER PAMELA C HARPER ROBERT T	1101 HORSESHOE RD	DURHAM	NC	27703	PDR 4.760	2.152	VAC RES/ LOT-SML TR/REAR
15	0840-02-85-1264	NC PROPERTIES II LLC	14120 BALLANTYNE CORP PL 400	CHARLOTTE	NC	28277-2858	RS- 20	1.145	VAC RES/ LOT-SML TRACT
16	0840-02-85-3213	BLACKBURN JAMES S	7471 WATKINS FORD RD	KERNERSVILLE	NC	27284	RS- 20	0.571	VAC RES/ LOT-SML TRACT
17	0840-04-84-4927	DURHAM CITY AUTO LLC	C/O JOSEPH GUARGLIA SR 1424 KINSDALE DR	RALEIGH	NC	27615	RS- 20	9.443	VAC RES/ RURAL < 10 ACRES
18	0840-02-85-6232	WILLIAMS TONY ALFRED	2319 SANDERS AVE	DURHAM	NC	27703	RS- 20	0.785	VAC RES/ LOT-SML TRACT
19	0840-02-85-8679	LENNAR CAROLINAS LLC	909 AVIATION PKWY STE 700	MORRISVILLE	NC	27560	RS- 20	9.502	VAC RES/ HOMEOWNERS ASSOC
20	0840-02-85-3989	LENNAR CAROLINAS LLC	909 AVIATION PKWY STE 700	MORRISVILLE	NC	27560	RS- 20	0.121	VAC RES/ LOT-SML TRACT
21	0840-02-85-2945	LENNAR CAROLINAS LLC	909 AVIATION PKWY STE 700	MORRISVILLE	NC	27560	PDR 4.760	0.115	VAC RES/ LOT-SML TRACT
22	0840-02-85-2948	LENNAR CAROLINAS LLC	909 AVIATION PKWY STE 700	MORRISVILLE	NC	27560	PDR 4.760	0.115	VAC RES/ LOT-SML TRACT
23	0840-02-86-2042	LENNAR CAROLINAS LLC	909 AVIATION PKWY STE 700	MORRISVILLE	NC	27560	PDR 4.760	0.115	VAC RES/ LOT-SML TRACT
24	0840-02-86-2046	LENNAR CAROLINAS LLC	909 AVIATION PKWY STE 700	MORRISVILLE	NC	27560	PDR 4.760	0.143	VAC RES/ LOT-SML TRACT
25	0840-02-86-2141	LENNAR CAROLINAS LLC	909 AVIATION PKWY STE 700	MORRISVILLE	NC	27560	PDR 4.760	0.143	VAC RES/ LOT-SML TRACT
26	0840-02-86-2155	LENNAR CAROLINAS LLC	909 AVIATION PKWY STE 700	MORRISVILLE	NC	27560	PDR 4.760	0.115	VAC RES/ LOT-SML TRACT
27	0840-02-86-2158	LENNAR CAROLINAS LLC	909 AVIATION PKWY STE 700	MORRISVILLE	NC	27560	PDR 4.760	0.115	VAC RES/ LOT-SML TRACT
28	0840-02-86-2252	LENNAR CAROLINAS LLC	909 AVIATION PKWY STE 700	MORRISVILLE	NC	27560	PDR 4.760	0.115	VAC RES/ LOT-SML TRACT
29	0840-02-86-2256	LENNAR CAROLINAS LLC	909 AVIATION PKWY STE 700	MORRISVILLE	NC	27560	PDR 4.760	0.115	VAC RES/ LOT-SML TRACT
30	0840-02-86-2259	LENNAR CAROLINAS LLC	909 AVIATION PKWY STE 700	MORRISVILLE	NC	27560	PDR 4.760	0.115	VAC RES/ LOT-SML TRACT
31	0840-02-86-2353	LENNAR CAROLINAS LLC	909 AVIATION PKWY STE 700	MORRISVILLE	NC	27560	PDR 4.760	0.139	VAC RES/ LOT-SML TRACT
32	0840-02-86-3416	LENNAR CAROLINAS LLC	909 AVIATION PKWY STE 700	MORRISVILLE	NC	27560	PDR 4.760	0.122	VAC RES/ LOT-SML TRACT
33	0840-02-86-3788	LOVITTE GRAHAM C LOVITTE BETTY H	3123 S MIAMI BLVD	DURHAM	NC	27703	RS- 20	3.474	VACANT LAND (UNDIFF)
34	0840-02-86-1716	BELL BEATRICE LEWIS DWIGHT	125 PLEASANT DR	DURHAM	NC	27703	RS- 20	2.903	VAC RES/ LOT-SML TRACT
35	0840-02-87-0049	RISBON STEPHANIE J	129 PLEASANT DR	DURHAM	NC	27703	RS- 20	1.677	RES/ 1-FAMILY

GENERAL NOTES:

1. FLOODPLAIN: BASED ON THE THE EFFECTIVE FIRM FLOODPLAIN MAP PANEL 3720084000J, DATED 5/02/06, THE SITE IS NOT ENCUMBERED BY FLOODPLAIN.
2. STREAM BUFFER: THERE ARE 50' NEUSE RIVER BUFFERS, AND 100' CITY OF DURHAM F/J-B WATERSHED OVERLAY DISTRICT BUFFERS ON SITE THE DELINEATION OF INTERMITTENT, PERENNIAL AND UNREGULATED STREAMS WAS PROVIDED BY LAND MANAGEMENT AND WAS APPROVED BY DWQ ON 1/4/06. THESE DELINEATIONS HAVE NOT CHANGED AND ARE REFLECTED PER ZONING CASE # Z6-04 AND SITE PLAN APPROVAL D1300009.
3. STEEP SLOPES: THERE ARE NO STEEP SLOPES ON SITE.
4. WETLANDS: THERE ARE NO WETLANDS ON SITE.
5. BOUNDARY INFORMATION PROVIDED BY PLAT BOOK/PAGE 42/41, 192/390-393, 193/106-109, ZONING CASE, Z06-04
6. ON-SITE TOPOGRAPHY PER APPROVED CONSTRUCTION DRAWINGS
7. OFF-SITE TOPOGRAPHY, PLANAMETRICS AND PARCEL LINES PER DURHAM GIS.
8. THE SITE IS WITHIN THE LITTLE LICK CREEK OPEN SPACE STUDY AND EAST DURHAM OPEN SPACE PLAN.

STEWART
101 WEST MAIN ST
DURHAM, NC 27701
T 919.866.4792
FIRM LICENSE #: C-1051
www.stewartinc.com
PROJECT #: C13090

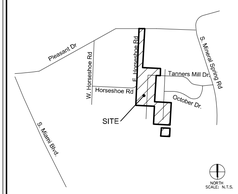
Client:

LENNAR CAROLINAS
909 AVIATION PARKWAY, SUITE 1500
MORRISVILE , NC 27560
T: 919.337.0233

Project:

HANOVER POINTE REZONING

Vicinity map:



Seal:

PRELIMINARY - DO NOT USE FOR CONSTRUCTION

Issued for:

DEVELOPMENT PLAN

No.	Date	Description
1	4/16/2015	REV PER CITY COMMENTS
-		
-		
-		
-		
-		
-		
-		
-		
-		

0 40 80 160 NORTH

Scale: 1"=80'

Title:

EXISTING CONDITIONS

Project number:
Date: 02.23.2015
Drawn by:
Approved by: RCS

Sheet: DP 1.0

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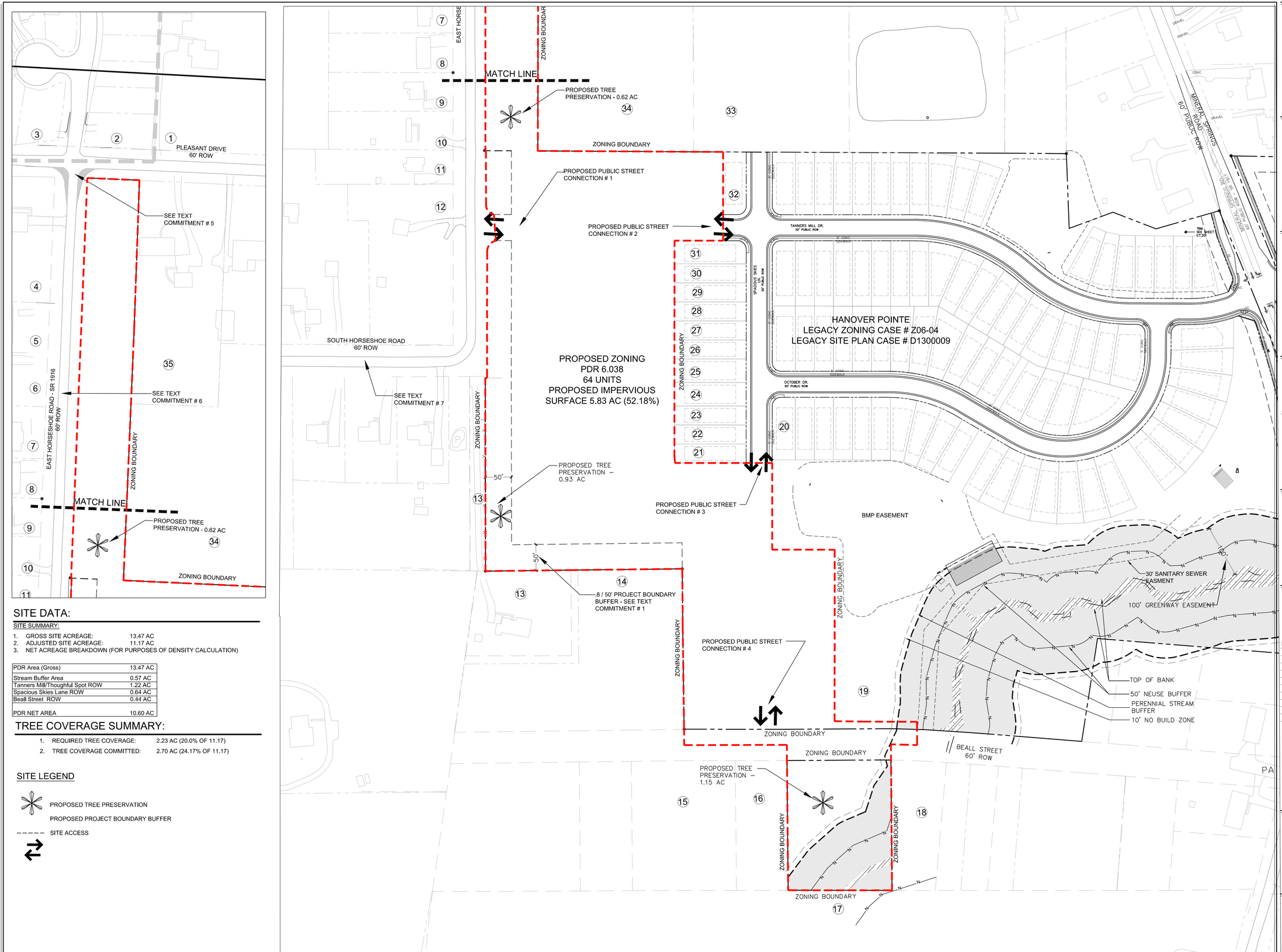

SITE DATA:

SITE SUMMARY:

1. GROSS SITE ACREAGE: 13.47 AC
2. ADJUSTED SITE ACREAGE: 11.17 AC
3. NET ACREAGE BREAKDOWN (FOR PURPOSES OF DENSITY CALCULATION)

PDR Area (Gross)	13.47 AC
Stream Buffer Area	0.57 AC
Tanners Mill/Thoughful Spot ROW	1.22 AC
Spacious Skies Lane ROW	0.64 AC
Beall Street ROW	0.44 AC
PDR NET AREA	10.60 AC

TREE COVERAGE SUMMARY:

1. REQUIRED TREE COVERAGE: 2.23 AC (20.0% OF 11.17)
2. TREE COVERAGE COMMITTED: 2.70 AC (24.17% OF 11.17)

SITE LEGEND

PROPOSED TREE PRESERVATION

PROPOSED PROJECT BOUNDARY BUFFER

SITE ACCESS

J:\C15018 - Hanover Pointe Rezoning\DWGS\Development Plan\DP-2.0.dwg Jul 13, 2015 - 1:40pm

STEWART

101 WEST MAIN ST
DURHAM, NC 27701
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FIRM LICENSE #: C-1051
www.stewartinc.com
PROJECT #: C13090

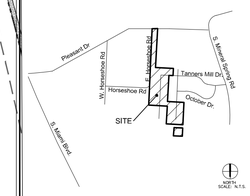
Client:

LENNAR CAROLINAS
909 AVIATION PARKWAY, SUITE 1500
MORRISVILE , NC 27560
T: 919.337.0233

Project:

HANOVER POINTE REZONING

Vicinity map:



Seal:

PRELIMINARY - DO NOT USE FOR CONSTRUCTION

Issued for:

DEVELOPMENT PLAN

No.	Date	Description
1	4/16/2015	REV PER CITY COMMENTS
2	6/8/2015	REV PER CITY COMMENTS

0' 40' 80' 160' NORTH
PB 38 PG 136

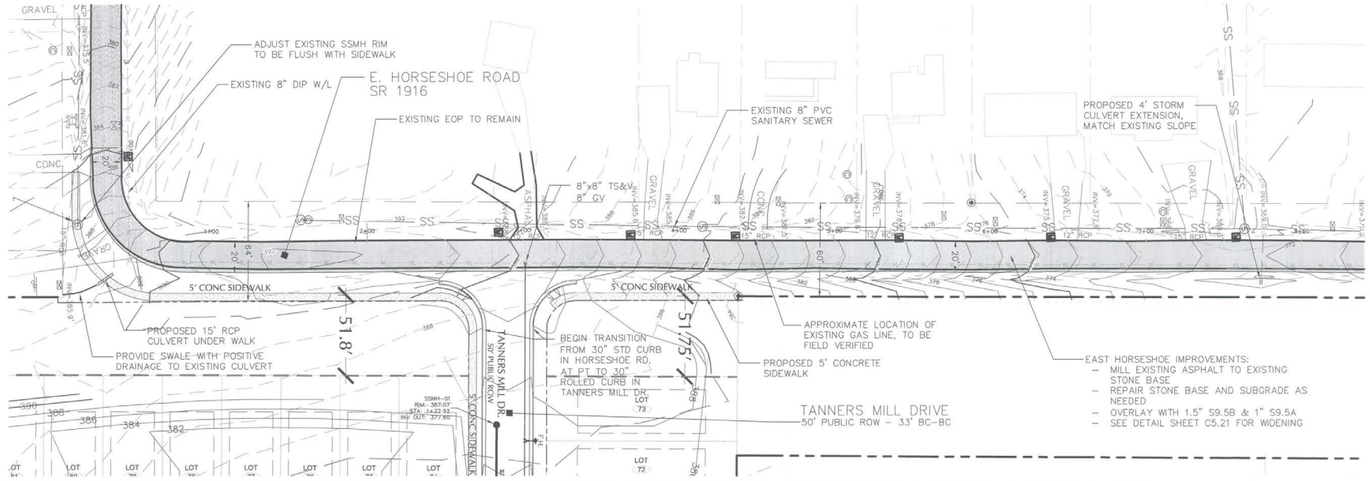
Scale: 1" = 80'

Title:

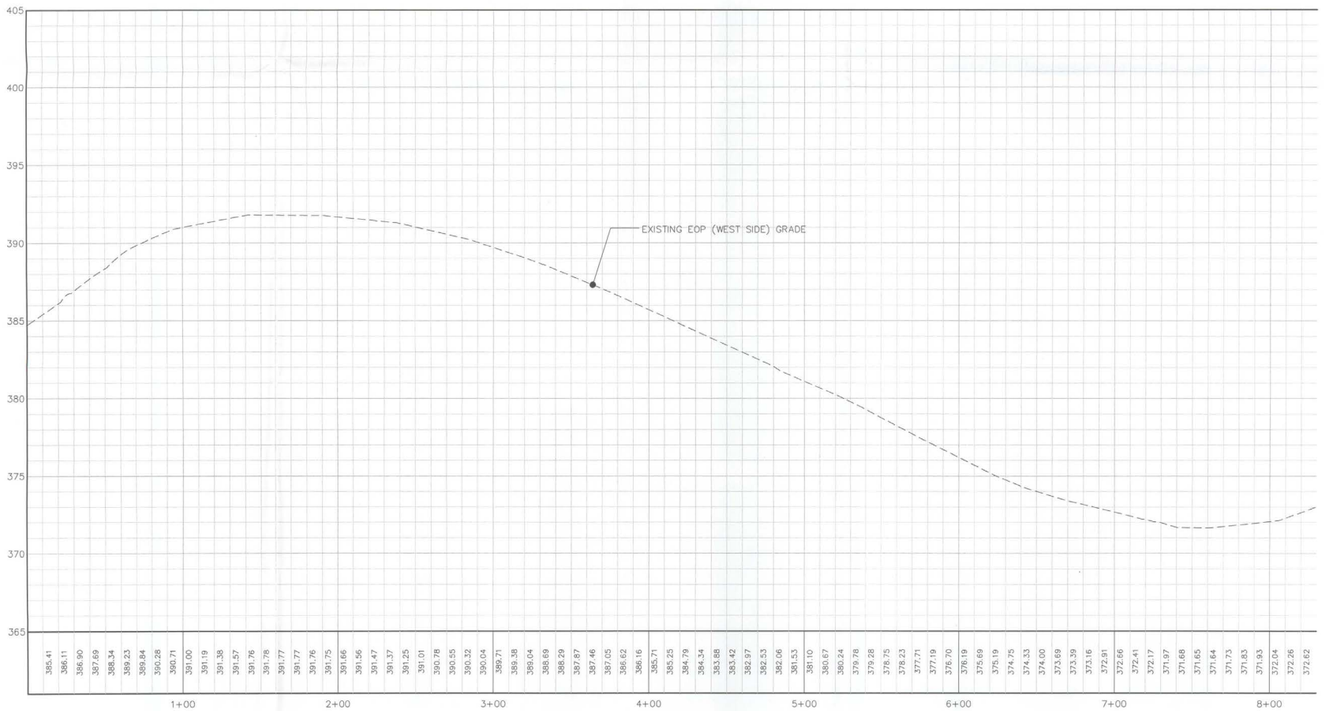
PROPOSED DEVELOPMENT PLAN

Project number: C1500 Sheet:
Date: 02.23.2015
Drawn by: RCS
Approved by: RCS

DP2.0



NOTES:
1. CONTRACTOR TO ADJUST ALL EXISTING RIMS, VALVE BOXES, CLEANOUTS TO MATCH FINISHED GRADE.
2. CONTRACTOR TO FIELD VERIFY GAS LINE LOCATION WITH PSNC PRIOR TO CONSTRUCTION
3. CONTRACTOR TO RELOCATE WATER METERS AND WATER METER BOXES AS NEEDED AND SET TO FINISHED GRADE.



APPROVED
NC DOT
DISTRICT ENGINEER
D52 32 15 016

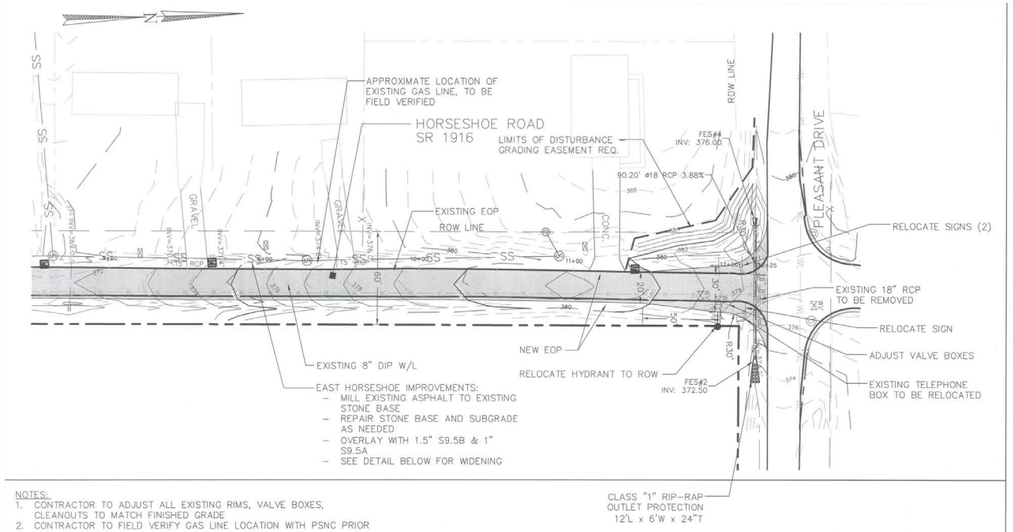
Hanover Point A

HORSESHOE RD PLAN & PROFILE

Planning Commission Meeting

08/11/2015

STEWART



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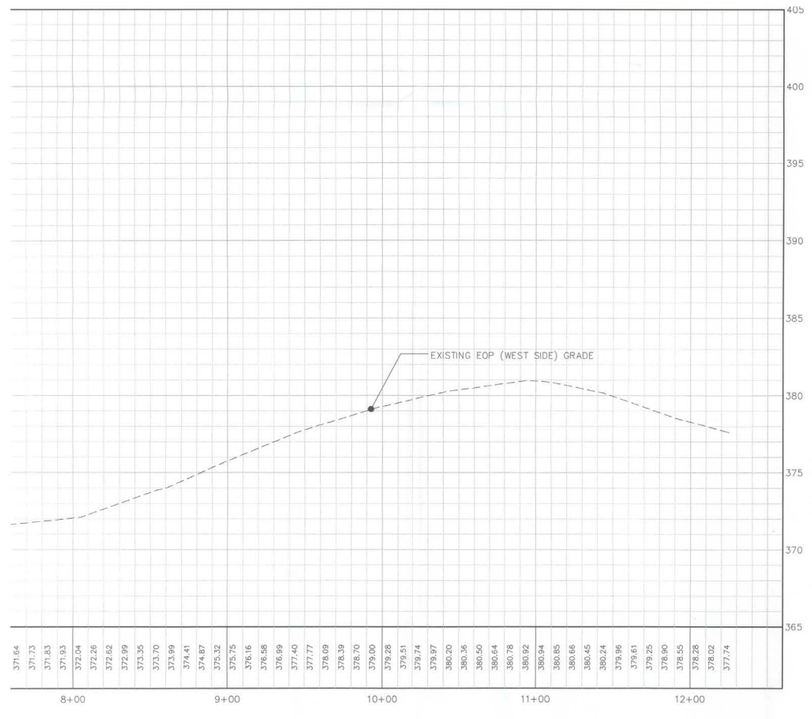
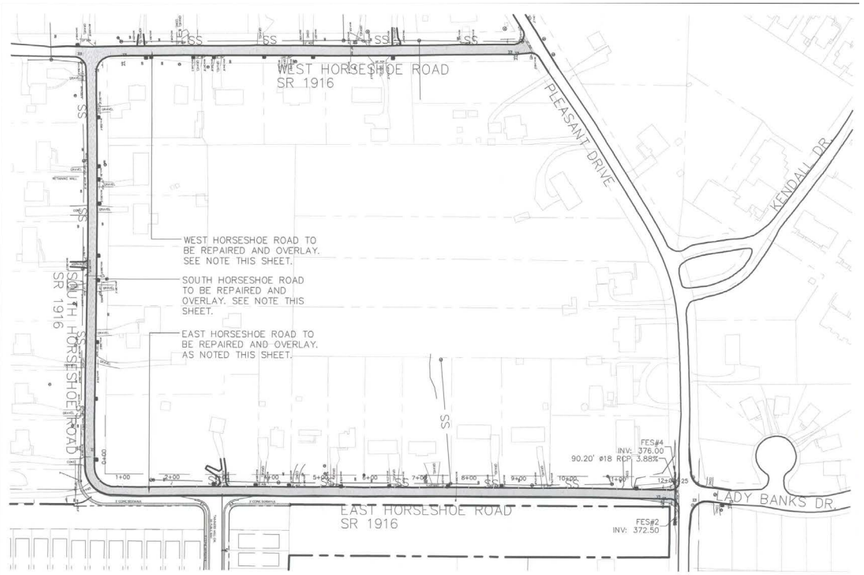
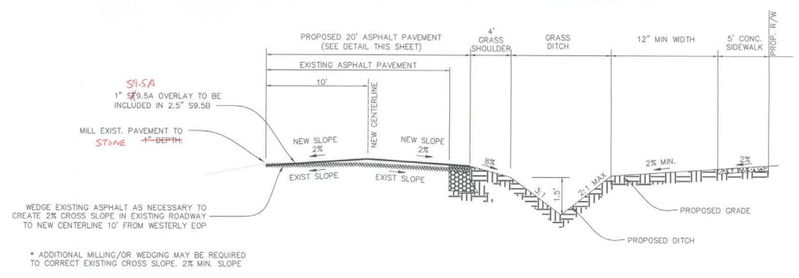


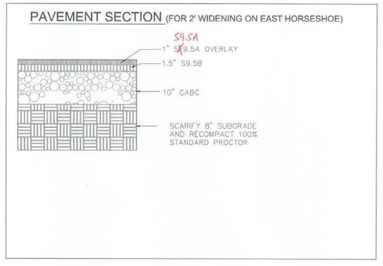


HORSESHOE ROAD IMPROVEMENT NOTES PER ZONING:

WILL IMPROVE SOUTH HORSESHOE DRIVE AND A PORTION OF WESTERN HORSESHOE DRIVE FROM ITS INTERSECTION WITH SOUTH HORSESHOE DRIVE TO PLEASANT DRIVE PER NCDOT STANDARDS. CONTRACTOR TO REPAIR DEFICIENT PAVEMENT SECTIONS AND RESURFACE WTIH 1" S9.5A. MILL THE PAVEMENT AT TIE INS ON WEST HORSESHOE DRIVE.



TYPICAL ROADWAY SECTION



APPROVED
NC DOT
DISTRICT ENGINEER
D52 32 15 016

Hanover Point A

HORSESHOE ROAD PLAN & PROFILE

Planning Commission Meeting

08/11/2015

STEWART