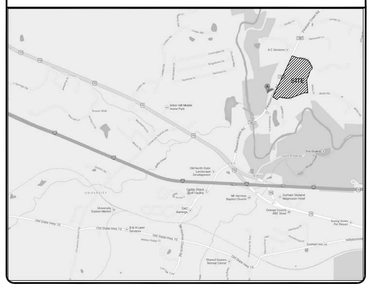
VICINITY MAP

NOT TO SCALE



PRIMARY AND SECONDARY CONSERVATION AREAS ANALYSIS

HISTORIC AND ARCHEOLOGICAL SITES
PER REVIEW OF THE NATIONAL REGISTER OF HISTORIC PLACES FOR ORANGE COUNTY NORTH CAROLINA, THIS SITE DOES NOT CONTAIN A LISTED HISTORIC PROPERTY. AN ARCHEOLOGICAL SURVEY OF THIS TRACT HAS NOT BEEN CONDUCTED, HOWEVER THERE IS NO EVIDENCE OF FORMER BUILDING FOUNDATIONS PER VISUAL OBSERVATION.

HYDROLOGY
THIS TRACT CONTAINS A RIDGE THAT RUNS NORTH-SOUTH THROUGH THE CENTER OF THE TRACT. THE EXISTING LAND SLOPES BOTH EAST TO AN UNNAMED STREAM ALONG THE EAST PROPERTY LINE AND WEST TO AN UNNAMED STREAM ALONG THE WESTERN SIDE OF THE TRACT PARALLELING AND ON THE EAST SIDE OF PLEASANT GREEN ROAD. THE WEST-MOST STREAM HAS A 65' RIPERIAN BUFFER FROM THE TOP OF EACH BANK. THE EAST-MOST STREAM HAS AN 80' RIPERIAN BUFFER FROM THE TOP OF EACH BANK. THIS STREAM BEGINS AT A SPRING LOCATED IN THE NORTHEAST PORTION OF THE TRACT JUST SOUTH OF PAPER BIRCH LANE. FROM A PREVIOUS SURVEY OF THIS SITE THERE DOES NOT APPEAR TO BE ANY WETLANDS ON THIS TRACT. PER FMIS DFIRM PANEL 9893, THIS TRACT LIES IN ZONE "X" AND CONTAINS NO FLOODPLAINS OR FLOODWAYS.

EXISTING VEGETATION
THIS TRACT IS COMPLETELY WOODED WITH MOSTLY HARDWOOD TREES. THERE ALSO APPEAR FROM ORANGE COUNTY GIS TO BE GROUPINGS OF EVERGREEN TREES IN A SOUTH CENTRAL AREA NEAR WILLETT ROAD, IN THE CENTRAL UPLAND PORTION OF THE TRACT, AND IN THE NORTHERN PORTION OF THE TRACT ALONG PAPER BIRCH LANE.

SOIL TYPES
SOIL TYPES ON THIS TRACT ARE FROM THE USDA SOIL SURVEY AND INCLUDE GeB AND GeC SOILS ALONG THE SOUTHERN PORTION OF THE TRACT AND HrB SOILS IN THE CENTRAL UPLAND PORTION OF THE TRACT. HrC AND TaD SOILS ARE LOCATED ALONG THE EAST PORTION OF THE TRACT. GeC SOILS ARE LOCATED IN THE NORTHWEST PORTION OF THE TRACT ALONG THE RIPERIAN STREAM BUFFER.

HABITATS AND WILDLIFE CORRIDORS
THIS TRACT IS INHABITED BY WILDLIFE TYPICAL OF FORESTED AREAS IN CENTRAL NORTH CAROLINA AND INCLUDE DEER, FOXES, RABBITS AND OTHER SMALL WILDLIFE SPECIES. THE TWO STREAMS AND THEIR RIPERIAN BUFFERS ON SITE ARE THOUGHT TO BE NATURAL NORTH-SOUTH CORRIDORS FOR WILDLIFE PASSING THROUGH THIS AREA.

DEVELOPER:

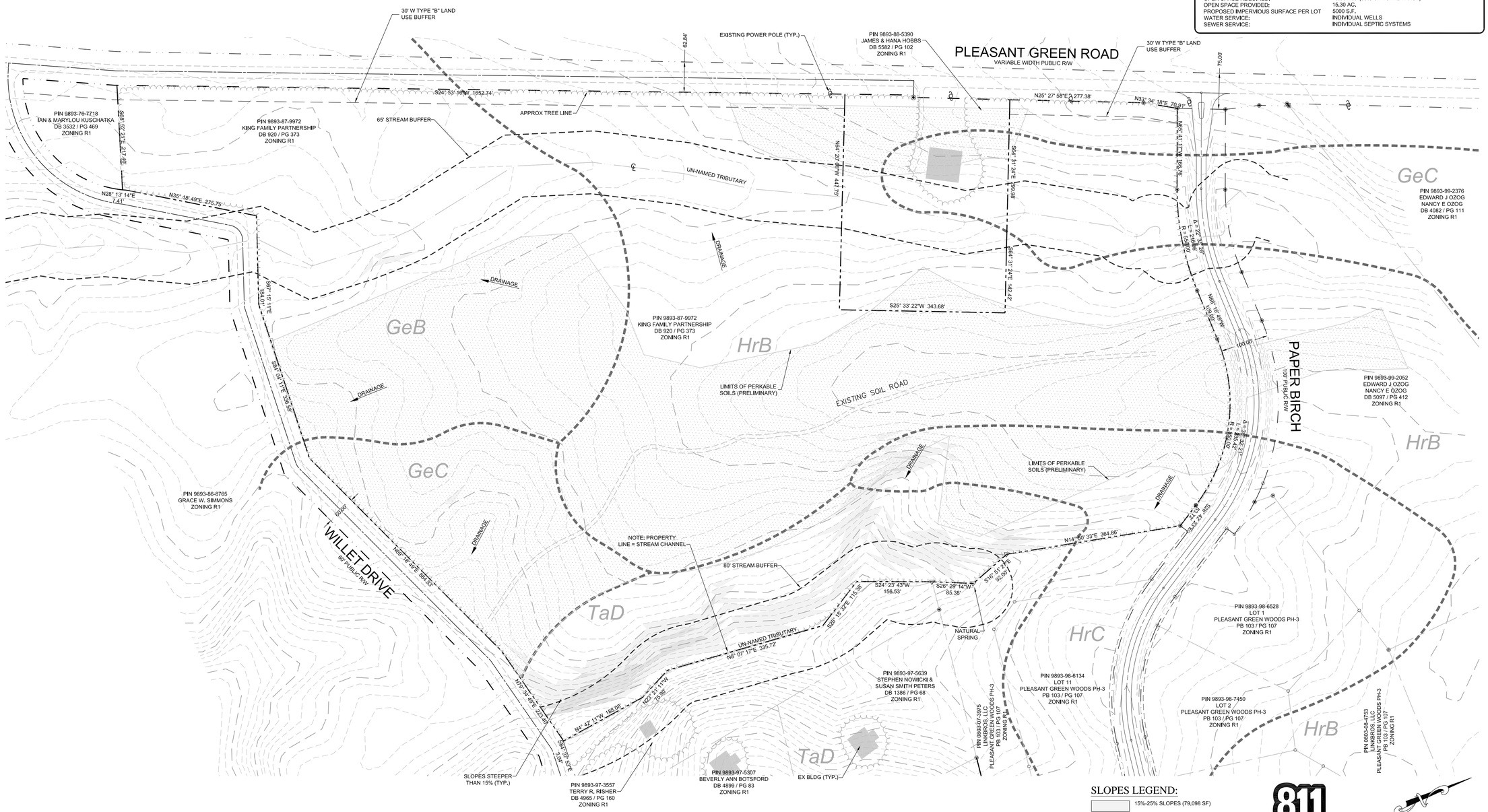
DREES HOMES
c/o DAVID LAZZO
7701 SIX FORKS ROAD SUITE 132
RALEIGH, NC 27615
(919) 844-9288 (PHONE)
(919) 844-1210 (FAX)
DLAZZO@DREESHOMES.COM

DESIGNER CONTACT :

TERRY BOYLAN RLA
SUMMIT DESIGN AND ENGINEERING
504 MEADOWLAND DRIVE
HILLSBOROUGH, NC 27278
(919) 732-3883 (PHONE)
(919) 732-6676 (FAX)
terry.boylan@summitde.net

SITE INFORMATION

PIN:	9893-87-9972
PROPERTY ADDRESS:	4507 PLEASANT GREEN ROAD, DURHAM, NC 27705
PLANNING JURISDICTION:	ORANGE COUNTY
STATE:	NORTH CAROLINA
WATERSHED:	LOWER ENO PROTECTED OVERLAY DISTRICT
RIVER BASIN:	NEUSE
DB/PG:	920 / 373
LOT AREA:	46.34 AC (LISTED - ORANGE COUNTY GIS) 43.82 AC (CALC. - ORANGE COUNTY GIS)
ZONING:	R1 - RURAL RESIDENTAIL
CURRENT USE:	VACANT
PROPOSED USE:	RESIDENTIAL SUBDIVISION (CONSERVATION)
MIN REQUIRED LOT SIZE:	40,000 SF
MIN REQUIRED LOT WIDTH:	130'
TRACT BOUNDARY SETBACK	100'
FRONT SETBACK:	40'
CORNER SIDE SETBACK:	40'
SIDE SETBACK:	20'
REAR SETBACK:	20'
BLDG HEIGHT (MAX.):	25'
WATERSHED OVERLAY DISTRICT: L-ENO-PW	36% IMPERVIOUS SURFACE LIMIT WITHOUT C & G
PROPOSED LOTS:	16
OPEN SPACE REQUIRED:	15.30 AC. (33% OF TOTAL TRACT)
OPEN SPACE PROVIDED:	15.30 AC.
PROPOSED IMPERVIOUS SURFACE PER LOT	5000 S.F.
WATER SERVICE:	INDIVIDUAL WELLS
SEWER SERVICE:	INDIVIDUAL SEPTIC SYSTEMS



SLOPES LEGEND:

- 15%-25% SLOPES (79,098 SF)
- +25% SLOPES (12,076 SF TOTAL)
- PERKABLE SOILS
- HrC SOIL TYPES

Know what's below. Call before you dig.

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 100 ft.

7								
6								
5								
4								
3								
2							...	...
1							...	...
							DATE	BY

REVISIONS

COPYRIGHT © 2013
SUMMIT DESIGN AND ENGINEERING SERVICES

DRAWING ALTERATION
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, PROFESSIONAL ENGINEER, LANDSCAPE ARCHITECT, OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF THIS DOCUMENT IN ANY WAY, ANY LICENSEE WHO ALTERS THIS DOCUMENT SHALL ATTACH TO IT THE ORIGINAL SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY THE ALTERER'S SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATION.

PROJECT ENGINEER/ARCHITECT
TMB
PROJECT MANAGER
TMB
DRAWN BY
EKK
SCALE
1" = 100'

PRELIMINARY
NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT
MICHAEL BOYLAN

SUMMIT DESIGN AND ENGINEERING SERVICES
Creatively Inspired - Technically Executed
Land Planning
504 Meadowland Drive
Hillsborough, NC 27278-8551
Voice (919) 732-3883 Fax (919) 732-6676
www.summit-engineer.com

CONCEPTUAL SUBDIVISION PLAN
PLEASANT GREEN WOODS PH-IV

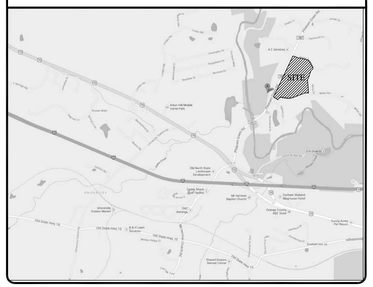
PAPER BIRCH LANE
ORANGE COUNTY, N.C 27705

SITE ANALYSIS MAP

PROJECT NO.
13-0269
DRAWING NAME:
13-SITE
SHEET NO.
C-1

K:\2013\13-0269\Civil\Current Drawings\Site Analysis Map.dwg, 1/21/2014 2:29:03 PM, Adobe PDF (temporary).pc3

VICINITY MAP
NOT TO SCALE



DEVELOPER:

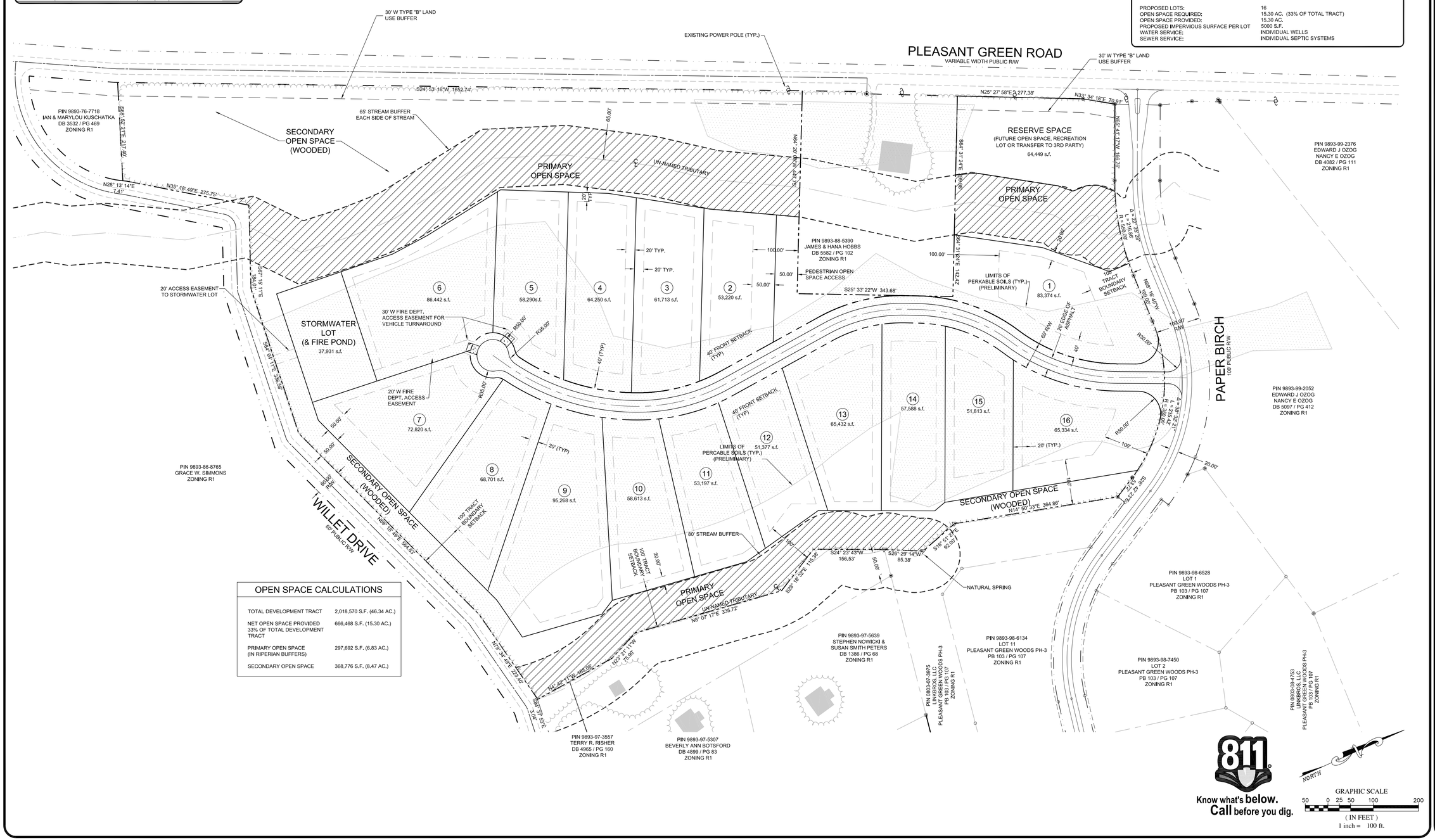
DREES HOMES
c/o DAVID LAZZO
7701 SIX FORKS ROAD SUITE 132
RALEIGH, NC 27615
(919) 844-9288 (PHONE)
(919) 844-1210 (FAX)
DLAZZO@DREESHOMES.COM

DESIGNER CONTACT :

TERRY BOYLAN RLA
SUMMIT DESIGN AND ENGINEERING
504 MEADOWLAND DRIVE
HILLSBOROUGH, NC 27278
(919) 732-3883 (PHONE)
(919) 732-6676 (FAX)
terry.boylan@summitde.net

SITE INFORMATION

PIN:	9893-87-9972
PROPERTY ADDRESS:	4507 PLEASANT GREEN ROAD, DURHAM, NC 27705
PLANNING JURISDICTION:	ORANGE COUNTY
STATE:	NORTH CAROLINA
WATERSHED:	LOWER ENO PROTECTED OVERLAY DISTRICT
RIVER BASIN:	NEUSE
DB/PG:	920 / 373
LOT AREA:	46.34 AC (LISTED - ORANGE COUNTY GIS) 43.82 AC (CALC. - ORANGE COUNTY GIS)
ZONING:	R1 - RURAL RESIDENTAIL
CURRENT USE:	VACANT
PROPOSED USE:	RESIDENTIAL SUBDIVISION (CONSERVATION)
MIN REQUIRED LOT SIZE:	40,000 SF
MIN REQUIRED LOT WIDTH:	130'
TRACT BOUNDARY SETBACK	100'
FRONT SETBACK:	40'
CORNER SIDE SETBACK:	40'
SIDE SETBACK:	20'
REAR SETBACK:	20'
BLDG HEIGHT (MAX.):	25'
WATERSHED OVERLAY DISTRICT:	
L-ENO-PW	36% IMPERVIOUS SURFACE LIMIT WITHOUT C & G
PROPOSED LOTS:	16
OPEN SPACE REQUIRED:	15.30 AC. (33% OF TOTAL TRACT)
OPEN SPACE PROVIDED:	15.30 AC.
PROPOSED IMPERVIOUS SURFACE PER LOT	5000 S.F.
WATER SERVICE:	INDIVIDUAL WELLS
SEWER SERVICE:	INDIVIDUAL SEPTIC SYSTEMS



Know what's below. Call before you dig.

OPEN SPACE CALCULATIONS

TOTAL DEVELOPMENT TRACT	2,018,570 S.F. (46.34 AC.)
NET OPEN SPACE PROVIDED 33% OF TOTAL DEVELOPMENT TRACT	666,468 S.F. (15.30 AC.)
PRIMARY OPEN SPACE (IN RIPERIAN BUFFERS)	297,692 S.F. (6.83 AC.)
SECONDARY OPEN SPACE	368,776 S.F. (8.47 AC.)

7		
6		
5		
4		
3		
2	...	...
1	...	...
	REVISIONS	DATE BY

COPYRIGHT © 2013
SUMMIT DESIGN AND ENGINEERING SERVICES
DRAWING ALTERATION
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF ENGINEER, LANDSCAPE ARCHITECT, OR LAND SURVEYOR, TO ALTER IN ANY WAY, ANY ITEM ON THIS DOCUMENT IN ANY WAY. ANY LICENSEE WHO ALTERS THIS DOCUMENT SHALL ATTACH TO IT THE ORIGINAL SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY THE ALTERER'S SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATION.

PROJECT ENGINEER/ARCHITECT
TMB
PROJECT MANAGER
TMB
DRAWN BY
EKK
SCALE
1" = 100'

PRELIMINARY
NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT
TERRY MICHAEL BOYLAN

SUMMIT DESIGN AND ENGINEERING SERVICES
Creatively Inspired - Technically Executed
504 Meadowland Drive
Hillsborough, NC 27278-8551
Voice (919) 732-3883 Fax (919) 732-6676
www.summit-engineer.com

CONCEPTUAL SUBDIVISION PLAN
PLEASANT GREEN WOODS PH-IV
PAPER BIRCH LANE
ORANGE COUNTY, N.C 27705

FLEX DEVELOPMENT PLAN

PROJECT NO.
13-0269
DRAWING NAME:
13-FLEXIBLE
SHEET NO.
C-2

K:\2013\13-0269\Civil\Current Drawings\FLEX DEVELOPMENT PLAN.dwg, 1/21/2014 2:32:12 PM, Adobe PDF (temporary).pc3