

**CONSERVATION CLUSTER  
SUBDIVISION STANDARDS**

MINIMUM LOT AREA: 14,000 S.F. ( 65% REDUCTION FROM 40,000 S.F. )  
 MINIMUM LOT WIDTH: 100 FT (IN AR DISTRICT)  
 CONTACT: 30 FT ( 25% REDUCTION FROM 40' )  
 MILING ADDRESS: 20 FT  
 TELEPHONE NUMBER: 15 FT ( 25% REDUCTION FROM 20' )  
 TRACT BOUNDARY SETBACK: 100 FT  
 PROPOSED LOTS: 14  
 364,114 S.F. ( 33.00% OF TOTAL TRACT )  
 OPEN SPACE PROVIDED: 753,072 S.F. ( 68.25% OF TOTAL TRACT )  
 PRIMARY OPEN SPACE: 652,825 S.F. ( 58.17% OF OPEN SPACE )  
 SECONDARY OPEN SPACE: 100,247 S.F. ( 9.08% OF OPEN SPACE )  
 WATER SERVICE: TOWN OF HILLSBOROUGH  
 SEWER SERVICE: TOWN OF HILLSBOROUGH  
 PROPOSED ROAD: PUBLIC ( DESIGNED TO N.C.D.O.T. STANDARDS )

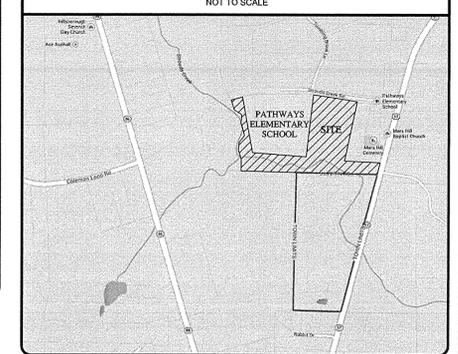
**NOTES**

- \* ITEMS SHOWN FROM PLAN BY WITHERS & REVENEL DATED 07/18/2013 (SHEET P-1).
- \*\* ITEMS SHOWN FROM AERIAL PHOTOGRAPHS.
- \*\*\* ITEMS SHOWN FROM SURVEY FIELD DATA BY SUMMIT DESIGN & ENGINEERING DATED 10/21/2013.
- 1. BOUNDARY INFORMATION FROM SURVEY FIELD DATA BY SUMMIT DESIGN & ENGINEERING DATED 10/21/2013.
- 2. TOPOGRAPHY & SOILS INFORMATION TAKEN FROM ORANGE COUNTY GIS DATA.
- 3. WETLAND BOUNDARY INFORMATION FROM S&EC SITE INSPECTION, DATED MAY 2014.
- 4. PROVIDE 30' FIRE DEPARTMENT ACCESS EASEMENT FOR VEHICLE TURNAROUND AT CUL-DE-SAC.

**SITE INFORMATION**

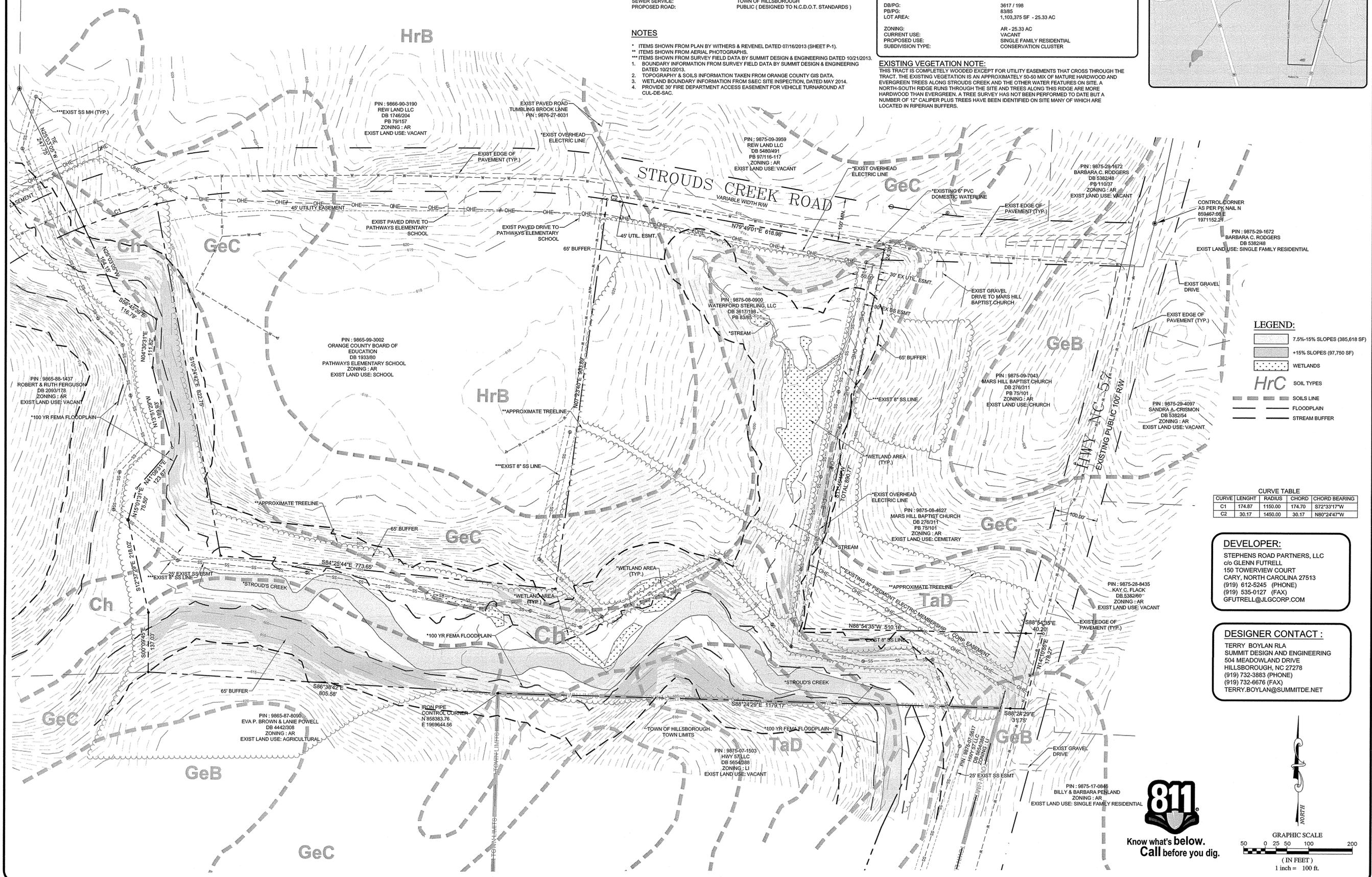
CURRENT OWNER: WATERFORD STERLING, LLC  
 DEVELOPER: STEPHENS ROAD PARTNERS, LLC  
 CONTACT: GLENN FUTRELL  
 MAILING ADDRESS: 150 TOWERVIEW COURT  
 CARY, NORTH CAROLINA 27513  
 919-612-5245  
 PIN: 9875-08-0900  
 PROPERTY ADDRESS: STROUDS CREEK ROAD, HILLSBOROUGH, NC 27278  
 PLANNING JURISDICTION: ORANGE COUNTY  
 STATE: NORTH CAROLINA  
 WATERSHED OVERLAY DISTRICT: LOWER ENO UNPROTECTED  
 RIVER BASIN: NEUSE  
 DB/PG: 3617 / 198  
 PB/PG: 83/85  
 LOT AREA: 1,103,375 SF - 25.33 AC  
 ZONING: AR - 25.33 AC  
 CURRENT USE: VACANT  
 PROPOSED USE: SINGLE FAMILY RESIDENTIAL  
 SUBDIVISION TYPE: CONSERVATION CLUSTER

**VICINITY MAP**  
NOT TO SCALE



**EXISTING VEGETATION NOTE:**

THIS TRACT IS COMPLETELY WOODED EXCEPT FOR UTILITY EASEMENTS THAT CROSS THROUGH THE TRACT. THE EXISTING VEGETATION IS AN APPROXIMATELY 50-50 MIX OF MATURE HARDWOOD AND EVERGREEN TREES ALONG STROUDS CREEK AND THE OTHER WATER FEATURES ON SITE. A NORTH-SOUTH RIDGE RUNS THROUGH THE SITE AND TREES ALONG THIS RIDGE ARE MORE HARDWOOD THAN EVERGREEN. A TREE SURVEY HAS NOT BEEN PERFORMED TO DATE BUT A NUMBER OF 12" CALIPER PLUS TREES HAVE BEEN IDENTIFIED ON SITE MANY OF WHICH ARE LOCATED IN RIPARIAN BUFFERS.



**LEGEND:**

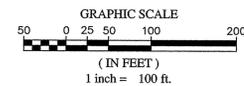
- 7.5%-15% SLOPES (385,618 SF)
- +15% SLOPES (97,750 SF)
- WETLANDS
- HrC SOIL TYPES
- SOILS LINE
- FLOODPLAIN
- STREAM BUFFER

**CURVE TABLE**

| CURVE | LENGTH | RADIUS  | CHORD  | CHORD BEARING |
|-------|--------|---------|--------|---------------|
| C1    | 174.87 | 1150.00 | 174.70 | S72°33'17"W   |
| C2    | 30.17  | 1450.00 | 30.17  | N80°24'47"W   |

**DEVELOPER:**  
 STEPHENS ROAD PARTNERS, LLC  
 c/o GLENN FUTRELL  
 150 TOWERVIEW COURT  
 CARY, NORTH CAROLINA 27513  
 (919) 612-5245 (PHONE)  
 (919) 535-0127 (FAX)  
 GFUTRELL@JLGCORP.COM

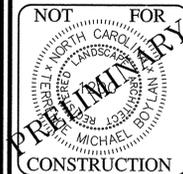
**DESIGNER CONTACT:**  
 TERRY BOYLAN RLA  
 SUMMIT DESIGN AND ENGINEERING  
 504 MEADOWLAND DRIVE  
 HILLSBOROUGH, NC 27278  
 (919) 732-3893 (PHONE)  
 (919) 732-6676 (FAX)  
 TERRY.BOYLAN@SUMMITDE.NET



| NO. | REVISIONS | DATE | BY |
|-----|-----------|------|----|
| 7   |           |      |    |
| 6   |           |      |    |
| 5   |           |      |    |
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| 1   |           |      |    |

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 LAND SURVEYOR OR ANY OTHER PERSON  
 WHO ALTERS THIS DOCUMENT IS REQUIRED  
 TO SIGN AND STATE THE DATE OF THE  
 MODIFICATION AND THE REASON FOR THE  
 MODIFICATION OF THE DOCUMENT.

PROJECT ENGINEER/ARCHITECT  
 PROJECT MANAGER  
 DRAWN BY  
 SCALE  
 NTS

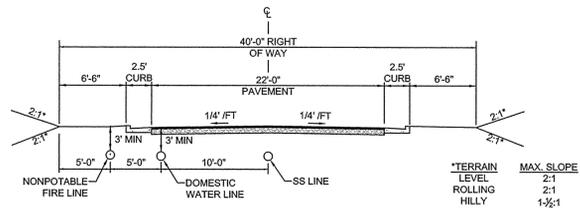


**SUMMIT**  
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 www.summit-engineer.com

**CONCEPTUAL SUBDIVISION PLAN**  
**STROUDS CREEK ROAD SUBDIVISION**  
 HILLSBOROUGH TOWNSHIP  
 ORANGE COUNTY, NORTH CAROLINA

**SITE ANALYSIS MAP**  
 CONSERVATION CLUSTER SUBDIVISION

PROJECT NO.  
**14-0050**  
 DRAWING NAME:  
 14-0050\_SITE\_ANALYSIS  
 SHEET NO.  
**C-1**



TYPICAL ROADWAY SECTION

**CONSERVATION CLUSTER SUBDIVISION STANDARDS**

MINIMUM LOT AREA: 14,000 S.F. (65% REDUCTION FROM 40,000 S.F.)  
 MINIMUM LOT WIDTH: 100 FT (IN AR DISTRICT)  
 FRONT SETBACK: 30 FT (25% REDUCTION FROM 40')  
 PROPOSED LOTS: 14  
 MINIMUM FRONTAGE ON CUL-DE-SAC: 20 FT  
 SIDE & REAR SETBACKS: 15 FT (25% REDUCTION FROM 20')  
 TRACT BOUNDARY SETBACK: 100 FT  
 OPEN SPACE PROVIDED: 364,114 S.F. (33.00% OF TOTAL TRACT)  
 OPEN SPACE REQUIRED: 753,072 S.F. (68.25% OF TOTAL TRACT)  
 PRIMARY OPEN SPACE: 652,825 S.F. (59.17% OF OPEN SPACE)  
 SECONDARY OPEN SPACE: 100,247 S.F. (9.09% OF OPEN SPACE)  
 WATER SERVICE: TOWN OF HILLSBOROUGH  
 SEWER SERVICE: TOWN OF HILLSBOROUGH  
 PROPOSED ROAD: PUBLIC (DESIGNED TO N.C.D.O.T. STANDARDS)

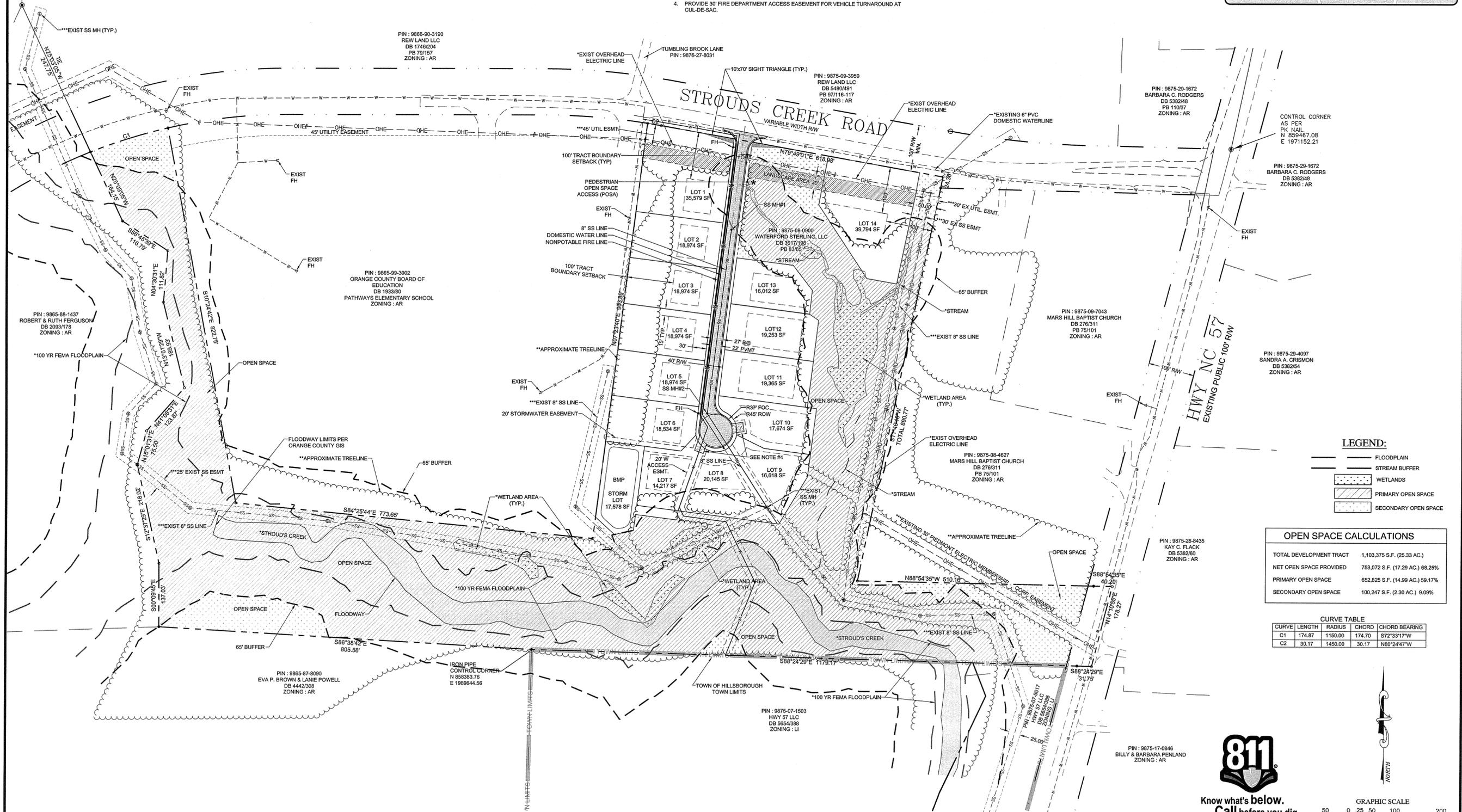
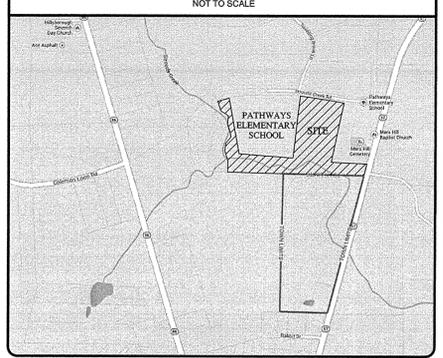
**NOTES**

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 PLANNING JURISDICTION: ORANGE COUNTY  
 STATE: NORTH CAROLINA  
 WATERSHED OVERLAY DISTRICT: LOWER ENO UNPROTECTED NEUSE  
 RIVER BASIN:  
 DB/PG: 3617 / 198  
 PB/PC: 8385  
 LOT AREA: 1,103,375 SF - 25.33 AC  
 ZONING: AR - 25.33 AC  
 CURRENT USE: VACANT  
 PROPOSED USE: SINGLE FAMILY RESIDENTIAL  
 SUBDIVISION TYPE: CONSERVATION CLUSTER

**VICINITY MAP**  
NOT TO SCALE



**LEGEND:**

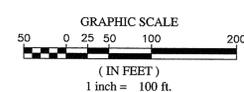
- FLOODPLAIN
- STREAM BUFFER
- WETLANDS
- PRIMARY OPEN SPACE
- SECONDARY OPEN SPACE

**OPEN SPACE CALCULATIONS**

|                         |                                 |
|-------------------------|---------------------------------|
| TOTAL DEVELOPMENT TRACT | 1,103,375 S.F. (25.33 AC.)      |
| NET OPEN SPACE PROVIDED | 753,072 S.F. (17.29 AC.) 68.25% |
| PRIMARY OPEN SPACE      | 652,825 S.F. (14.99 AC.) 59.17% |
| SECONDARY OPEN SPACE    | 100,247 S.F. (2.30 AC.) 9.09%   |

**CURVE TABLE**

| CURVE | LENGTH | RADIUS  | CHORD  | CHORD BEARING |
|-------|--------|---------|--------|---------------|
| C1    | 174.87 | 1150.00 | 174.70 | S72°33'17"W   |
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**CONCEPTUAL SUBDIVISION PLAN**  
**STROUDS CREEK ROAD SUBDIVISION**  
 HILLSBOROUGH TOWNSHIP  
 ORANGE COUNTY, NORTH CAROLINA

**FLEXIBLE DEVELOPMENT PLAN**

PROJECT NO. 14-0050  
 DRAWING NAME: 14-0050\_FLEX  
 SHEET NO. C-2

DATE: \_\_\_\_\_

REVISIONS:

| NO. | DATE | BY |
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**SUMMIT DESIGN AND ENGINEERING SERVICES**  
 504 Meadowdale Drive  
 Cary, NC 27513  
 Phone: (919) 752-5555  
 Fax: (919) 752-5555  
 www.summit-engineer.com

**PROJECT ENGINEER/ARCHITECT**  
 PROJECT MANAGER  
 DRAWN BY: KSW  
 SCALE: 1" = 100'

**NOT FOR CONSTRUCTION**

**811**  
 Know what's below.  
 Call before you dig.