

**ORANGE COUNTY PLANNING DEPARTMENT
131 W. MARGARET LANE, SUITE 201
HILLSBOROUGH, NORTH CAROLINA 27278**



**AGENDA
ORANGE COUNTY PLANNING BOARD**

**ORANGE COUNTY WEST CAMPUS OFFICE BUILDING
131 WEST MARGARET LANE – LOWER LEVEL CONFERENCE ROOM (ROOM #004)
HILLSBOROUGH, NORTH CAROLINA 27278
Wednesday, June 4, 2014
Regular Meeting – 7:00 pm**

No.	Page(s)	Agenda Item
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- 1. **CALL TO ORDER**
- 2. **INFORMATIONAL ITEMS**
3-4 a. Planning Calendar for June and July
- 3. **APPROVAL OF MINUTES**
5-8 May 7, 2014 Regular Meeting
- 4. **CONSIDERATION OF ADDITIONS TO AGENDA**
- 5. **PUBLIC CHARGE**
Introduction to the Public Charge

The Board of County Commissioners, under the authority of North Carolina General Statute, appoints the Orange County Planning Board (OCPB) to uphold the written land development laws of the County. The general purpose of OCPB is to guide and accomplish coordinated and harmonious development. OCPB shall do so in a manner which considers the present and future needs of its residents and businesses through efficient and responsive process that contributes to and promotes the health, safety, and welfare of the overall County. The OCPB will make every effort to uphold a vision of responsive governance and quality public services during our deliberations, decisions, and recommendations.

Public Charge

The Planning Board pledges to the residents of Orange County its respect. The Board asks its residents to conduct themselves in a respectful, courteous manner, both with the Board and with fellow residents. At any time, should any member of the Board or any resident fail to observe this public charge, the Chair will ask the offending member to leave the meeting until that individual regains personal control. Should decorum fail to be restored, the Chair will recess the meeting until such time that a genuine commitment to this public charge is observed.

- 6. **CHAIR COMMENTS**

No.	Page(s)	Agenda Item
7.	9-59	<p>MAJOR SUBDIVISION CONCEPT PLAN: To review and make a decision on a major subdivision concept plan application seeking to sub-divide a 25.33 acre parcel of property into 14 single-family residential lots with 16.29 acres of common open space near the intersection of Stroud's Creek Road and NC Highway 57 in Hillsborough Township.</p> <p>Presenter: Patrick Mallett, Planner II</p>
8.		<p>COMMITTEE/ADVISORY BOARD REPORTS</p> <p>a. Board of Adjustment</p>
9.		<p>ADJOURNMENT</p>

IF AN EMERGENCY OCCURS, OR IF YOU ARE RUNNING LATE FOR THE MEETING, PLEASE LEAVE A VOICE MAIL FOR MICHAEL HARVEY (919-245-2597).

June 2014

June 2014

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July 2014

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	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Jun 1 - 7	Jun 1	2	3 7:00pm BOCC Reg Meeting (Department of Social Services) 7:30pm Town of Carrboro Alderman Meeting for JPA (Town Hall)	4 7:00pm *PLANNING BOARD MEETING (West Campus Office Bldg)	5 7:00pm BOCC Budget Work Session (Southern Human Services)	6	7
	8	9 7:00 pm Town of Chapel Hill Council Meeting for JPA Items (SHSC) 7:30pm Board of Adjustment (West Campus Office Building)- CANCELLED	10 7:00pm BOCC Budget Work Session (Link Gov't Services)	11	12 7:00pm BOCC Budget Work Session (Southern Human Services)	13	14
Jun 8 - 14	15	16	17 7:00pm BOCC Reg Meeting (Southern Human Services)	18 7:00pm OUTBoard Meeting (West Campus Office Bldg)	19	20	21
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Jun 15 - 21	29	30	Jul 1	2	3	4	5
Jun 22 - 28							
Jun 29 - Jul 5							

*Planning Board Member Attendance Required

July 2014

July 2014						August 2014							
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	Sun	Mon	Tue	Wed	Thu	Fri	Sat
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Jun 29 - Jul 5				7:00pm *PLANNING BOARD MEETING (West Campus Office Bldg)		HOLIDAY	
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Jul 6 - 12							
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Jul 13 - 19		7:30pm Board of Adjustment (West Campus Office Bldg)					
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Jul 20 - 26							
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Jul 27 - Aug 2							

*Planning Board Member Attendance Required

DRAFT
MINUTES
ORANGE COUNTY PLANNING BOARD
MAY 7, 2014
REGULAR MEETING

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MEMBERS PRESENT: Peter Hallenbeck (Chair), Cheeks Township Representative; Lisa Stuckey, Chapel Hill Township Representative; Buddy Hartley, Little River Township Representative; Maxecine Mitchell, At-Large Bingham Township; Herman Staats, At-Large, Cedar Grove Township; Tony Blake, Bingham Township Representative; James Lea, Cedar Grove Township Representative

MEMBERS ABSENT: Andrea Rohrbacher, At-Large Chapel Hill Township; Paul Guthrie, At-Large Chapel Hill Township; Vacant- Eno Township Representative; Vacant- Hillsborough Township Representative; Vacant- At-Large;

STAFF PRESENT: Craig Benedict, Planning Director; Michael Harvey, Current Planning Supervisor; Perdita Holtz, Special Projects Coordinator; Patrick Mallett, Planner II; Tina Love, Administrative Assistant II

OTHERS PRESENT: Michael Neal, Hartison Jones, Danny Jones, Pam Jones, Laney Jones

AGENDA ITEM 1: CALL TO ORDER AND ROLL CALL

AGENDA ITEM 2: INFORMATIONAL ITEMS
a) Planning Calendar for May and June
b) May 27, 2014 Quarterly Public Hearing – 7 p.m. @ Dept. of Social Services – Draft Legal Ad Attached for Information

AGENDA ITEM 3: APPROVAL OF MINUTES
APRIL 2, 2014 REGULAR MEETING

MOTION by Tony Blake to approve the April 2, 2014 Planning Board minutes. Seconded by Lisa Stuckey.
VOTE: UNANIMOUS

AGENDA ITEM 4: CONSIDERATION OF ADDITIONS TO AGENDA

AGENDA ITEM 5: PUBLIC CHARGE
Introduction to the Public Charge
The Board of County Commissioners, under the authority of North Carolina General Statute, appoints the Orange County Planning Board (OCPB) to uphold the written land development laws of the County. The general purpose of OCPB is to guide and accomplish coordinated and harmonious development. OCPB shall do so in a manner which considers the present and future needs of its citizens and businesses through efficient and responsive process that contributes to and promotes the health, safety, and welfare of the overall County. The OCPB will make every effort to uphold a vision of responsive governance and quality public services during our deliberations, decisions, and recommendations.

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55 AGENDA ITEM 6: CHAIR COMMENTS

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58 AGENDA ITEM 7: MAJOR SUBDIVISION PRELIMINARY PLAT APPLICATION: To review and make a recommendation
59 to the BOCC on a major subdivision preliminary plat application (Triple Crown Farms), located
60 off of Dairyland Road.

61 Presenter: Michael Harvey, Current Planning Supervisor

62
63 Michael Harvey: *Reviewed abstract.*

64
65 Michael Neal: *Presented a PowerPoint presentation.*

66
67 Tony Blake: I have two questions, one is, is there a fire pond or some sort of water access? The second is, I've
68 been reading the NC Legislature's agenda and they have a proposal to push road maintenance and roads from DOT
69 to the counties. I don't know if it will pass or not but has DOT proposed a turn lane or anything like that on Dairyland.

70
71 Michael Neal: No, and NCDOT has reviewed the plans. Going to the first question, the fire marshal's comment is
72 that currently there is a fire pond right here (*pointed out on map*) and there's also Buck Fork Creek and the fire
73 marshal in his letter suggested Buck Fork may provide the flow that he is requesting. That is something that we will
74 have to do, either identify this pond or somehow amend Buck Fork Creek and allow a fire point there.

75
76 Tony Blake: Ok, that's all I had.

77
78 Buddy Hartley: Lots three, four and five, is it possible to have an option for them to go to either school district?

79
80 Michael Harvey: The developer can petition, but it has never been my experience that it has been approved (by
81 Chapel Hill/Carrboro). It is our opinion that those lots will be going to Orange County Schools.

82
83 Lisa Stuckey: When I was on the Chapel Hill Board, we never approved accepting additional. It's so overcrowded
84 they are not expanding the boundary.

85
86 MOTION by Lisa Stuckey to recommend approval of the Triple Crown Subdivision preliminary plat application to the
87 BOCC. Seconded by Tony Blake.

88 VOTE: UNANIMOUS

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90
91 AGENDA ITEM 8: JOINT PLANNING LAND USE AND AGREEMENT AMENDMENT: To make a recommendation to the
92 BOCC on County-initiated amendments to the text of the Joint Planning Land Use Plan and
93 Agreement in regards to the density in the Rural Buffer land use classification and
94 clarifications on other topics. This item was heard at the March 27, 2014 Joint Planning Public
95 Hearing and was previewed at the April 2, 2014 Planning Board meeting.

96 Presenter: Michael Harvey, Current Planning Supervisor

97
98 Michael Harvey: *Reviewed abstract.*

99
100 Pete Hallenbeck: Does anyone have any questions?

101
102 MOTION by Tony Blake to recommend approval to the BOCC. Seconded by Buddy Hartley.

103 VOTE: UNANIMOUS

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106 AGENDA ITEM 9: JOINT PLANNING LAND USE AND AGREEMENT AMENDMENT: To make a recommendation to the
107 BOCC on County-initiated amendments to the text of the Joint Planning Land Use Plan and
108 Agreement in regards to allowing appropriate agricultural support enterprises in the Rural

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109 Buffer land use classification. This item was heard at the March 27, 2014 Joint Planning
 110 Public Hearing and was previewed at the April 2, 2014 Planning Board meeting.
 111 **Presenter: Perdita Holtz, Special Projects Coordinator**

112
 113 *Perdita Holtz: Reviewed Abstract*

114
 115 Pete Hallenbeck: Does anyone have any questions?

116
 117 **MOTION** by Herman Staats to recommend approval to the BOCC. Seconded by Tony Blake.

118 **VOTE: UNANIMOUS**

119
 120
 121 **AGENDA ITEM 10: 2030 COMPREHENSIVE PLAN AND UNIFIED DEVELOPMENT ORDINANCE (UDO) TEXT**
 122 **AMENDMENTS:** To make a recommendation to the BOCC on government-initiated
 123 amendments to the text of the UDO to establish a zoning program commonly referred to
 124 Agricultural Support Enterprises (ASE) within the Rural Buffer land use classification. This
 125 item was heard at the February 24, 2014 quarterly public hearing and was previewed at the
 126 April 2, 2014 Planning Board meeting. The text amendments can be adopted by the BOCC
 127 only if the Joint Planning Land Use Plan and Agreement (item #9 above) is adopted by all
 128 three local governments (Orange County, Chapel Hill, and Carrboro).

129 **Presenter: Perdita Holtz, Special Projects Coordinator**

130
 131 *Perdita Holtz: Reviewed Abstract*

132
 133 Tony Blake: I have one question, under exclusions, these apply to the rural area and the Rural Buffer or just to the
 134 Rural Buffer?

135
 136 *Perdita Holtz:* All of these apply to the outside of the Rural Buffer but it will also apply within the Rural Buffer if this
 137 amendment is adopted. No changes were necessary to that red text in order to make it apply to the Rural Buffer.

138
 139 Lisa Stuckey: There was a lot here about water usage which seemed very forward thinking to me but on page 222,
 140 the 'greenhouse with on premise sales', there was nothing in that section having to do with water.

141
 142 *Perdita Holtz:* The reason it is not in there is that is an existing use that is allowed everywhere and it doesn't
 143 currently have that ground water use standard. We are looking at it as 'do we want to make is more restrictive than it
 144 is already' for a use that is already covered in the UDO.

145
 146 Herman Staats: Didn't you also say that bona fide farming operations is not regulated by this.

147
 148 *Perdita Holtz:* Correct, and any water usage done by the bona fide farm is not regulated. It is just the additional
 149 water that would be necessary to run the regulated use.

150
 151 Pete Hallenbeck: I think, also last month we commented, you have to be pretty crazy to start up some sort of
 152 business for ag use and depend solely on well water.

153
 154 Pete Hallenbeck: Does anyone have any questions?

155
 156 **MOTION** by Lisa Stuckey to recommend approval to the BOCC. Seconded by Tony Blake.

157 **VOTE: UNANIMOUS**

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 160 **AGENDA ITEM 11: COMMITTEE/ADVISORY BOARD REPORTS:**
 161 a. Board of Adjustment

**ORANGE COUNTY
PLANNING BOARD
ACTION AGENDA ITEM ABSTRACT**
Meeting Date: June 4, 2014

Action Agenda
Item No. 7

SUBJECT: Major Subdivision Concept Plan Application – Stroud’s Creek

DEPARTMENT: Planning and Inspections

PUBLIC HEARING: (Y/N)

No

ATTACHMENTS:

1. Application Package
 2. Project Vicinity Map/Future Land Use Map
 3. Staff Generated Correspondence
 4. Notes from Neighborhood Information Meeting
 5. Color Rendering of Concept Plan Under Separate Cover
 6. Concept Plan
-

INFORMATION CONTACT:

Patrick Mallett, Planner II (919) 245-2577
Michael D. Harvey, Planner III (919) 245-2597
Craig Benedict, Director (919) 245-2575

PURPOSE: To review and take action on a Major Subdivision Concept Plan application proposing a 14 lot single-family residential subdivision in accordance with the provisions of Section 2.15 and Article 7 *Subdivisions* of the Unified Development Ordinance (UDO).

BACKGROUND: The basic facts concerning the current application are as follows:

Applicant(s): Stephens Road Partners
Attention Glenn Futrell
1050 Towerview Court
Cary NC, 27513

Owner: Waterford Sterling LLC
214 South Kings Street
Leesburg VA, 20175

Agent(s): Summit Engineers
Terry Boylan and Chad Abbott
504 Meadowland Drive
Hillsborough, NC 27278

Location: Stroud’s Creek Road - Please refer to Attachment 2 for a vicinity map of the parcel.

Parcel Information:

- a. **PIN:** 9875-08-0900.
- b. **Size of Parcel:** 25.3 acres in area.

- c. **Zoning of Parcel:** Agricultural Residential (AR) and Special Flood Hazard Area Overlay District (SFHA).

The property is not located within a Watershed Protection Overlay District.

- d. **Township:** Hillsborough.

- e. **School District:** Orange County.

- f. **Future Land Use Map Designation:** Agricultural Residential and Rural Industrial Activity Node. Please refer to Attachment 2 for additional detail.

- g. **Growth Management System Designation:** Rural.

- h. **Existing Conditions/Physical Features:** Varying topography with heavy vegetation, primarily mixed hardwoods, throughout.

There are streams running through the property with varying slopes. Portions of the property are also encumbered by floodplain and wetlands.

- i. **Roads:** Vehicular access to the subdivision is proposed via Stroud's Creek Road, a NCDOT publicly maintained roadway.

The subdivision proposes to build a public road (27' wide pavement within a 40' public right-of-way) that terminates in a cul-de-sac. The site is bordered by streams, floodplain and the Pathways Elementary School. Therefore, no additional public or private vehicular access to adjacent properties is proposed or required.

The public road is designed to meet or exceed NCDOT and/or Town of Hillsborough residential street design standards. The cul-de-sac portion of the road is also designed to meet Orange County Fire and Emergency Services design preferences.

- j. **Water and Sewer Service:** The property is located within a primary public utility service area according to the Water and Sewer Management Planning Boundary Agreement (WASMPBA). The proposed residential lots will be served with public water (via a 4" domestic and 8-12" fire lines), and public sewer (via an 8" sanitary sewer line) by the Town of Hillsborough.

Surrounding Land Uses:

- a. **NORTH:** Stroud's Creek Road; an undeveloped single-family residential subdivision comprised of 40 lots all ten acres or more in size.
- b. **SOUTH:** Property within the corporate limits of the Town of Hillsborough. The property is slated for development as an office/industrial park. There is also an undeveloped 78 acre parcel within the County's planning jurisdiction zoned AR.
- c. **EAST:** Church on property zoned AR; NC Highway 57.
- d. **WEST:** Pathways Elementary School zoned AR.

Development Process, Schedule, and Action: The typical cadence for the review of a major subdivision is as follows:

- **First Action** – Planning staff schedules a Neighborhood Information Meeting (NIM).
Staff Comment – DONE. This meeting was held on May 14, 2014. Please refer to Attachment 4 for a synopsis of meeting comments.
- **Second Action** – The Planning Board reviews and takes action on the Concept Plan application approving either the ‘conventional’ or ‘flexible development’ layout.
 The Planning Board review begins on June 4, 2014. As a reminder the Concept Plan review is intended to allow Board members and the applicant to discuss the nature of the project and identify possible solutions to concerns identified by staff or surrounding property owners.
 If approved the Concept Plan serves as a ‘roadmap’ for the developer with respect to the acceptable lot and road layout as well as location of proposed/required open space and recreation areas.
- **Third Action** – Once a concept plan is approved, the Planning Board reviews and makes a recommendation on the approval of the Preliminary Plat for the project.
- **Fourth Action** – The BOCC reviews and take action on the Preliminary Plat application.
- **Fifth Action** – Once all construction activities have been completed, or appropriate bonds have been approved, staff will sign off and allow the recordation of a Final Plat allowing for the individual lots to be created.

PROPOSAL – SUBDIVISION TYPES: The petitioner has submitted a Major Subdivision Concept Plan application proposing to develop a maximum of 14 single-family residential lots with an overall proposed density for the project of 1 dwelling unit per every 1.68 acres of land area with approximately 17.29 acres of dedicated open space. Ultimately the applicant will be preserved approximately 68.32% of the site as dedicated open space. Proposed lots will be range in area from 14,217 (smallest) to 39,794 (largest) square feet in area.

In accordance with Section 2.15.2 (C) (3) of the UDO, the applicant has elected to file a Conservation Cluster Flexible Development option for this project. Required minimum lots sizes have been reduced in accordance with the provisions of Section 7.13.4 (B) (6) of the UDO.

A summary of the proposal is as follows:

Subdivision Type	Number of Lots	Average Lot Size	Area in Open Space	Open Space Percentage
Conservation Cluster Flexible Development Plan	14	Range from 14,217 to 39,794 sq. ft. in area	17.29 acres	68.25% common open space (33% typically required by the UDO)

STAFF COMMENT – SUBDIVISION TYPES: The proposal is in accordance with the anticipated densities for properties located within the Agricultural Residential land use category as defined within the adopted Comprehensive Plan as well as the Rural Designated areas as denoted on the Growth Management Systems Map. The size of the parcels is consistent for projects served by public water and sewer. It should be noted that in absence of such services, reduction of minimum lot sizes below one acre would be prohibited.

The applicant has indicated he wishes to pursue the flexible development option for this project and has not submitted a conventional option, which has the support of staff.

ROADS: The proposal involves the creation of a single public road to service the project, constructed to applicable NC Department of Transportation (DOT) and Town of Hillsborough roadway standards. The applicant intends to turn this road over for maintenance to the appropriate entity once development is completed. Specifically, the plan calls for:

- A roadway, approximately 612 linear feet in length, terminating in a cul-de-sac.
- The construction of the proposed roadway will not involve stream crossing.

STAFF COMMENT - ROADS: Staff has determined that the proposed roadway construction and layout is consistent with the requirements of the UDO. It also avoids impacting environmentally sensitive areas (e.g. wetlands and streams).

In reviewing the matter with Mr. D'Angelo Jones of NC DOT and Ms. Margaret Hauth of the Town of Hillsborough, staff has been informed that they have no concerns over the proposed roadway development, or its proposed public street access to Stroud's Creek Road.

If desired by the Orange County School System and NCDOT, the developer has proposed the construction of a 5' wide sidewalk along the right-of-way of Stroud's Creek Road. The sidewalk would be located within or alongside the right-of-way of the new residential street connection to the second access drive for Pathways Elementary School.

UTILITIES: The applicant is proposing to serve the project with public water and sewer provided by the Town of Hillsborough.

The applicant has indicated that where allowed and feasible electrical utility services for the residential homes will be located below ground.

STAFF COMMENT - UTILITIES: The Town of Hillsborough has already approved (and provided a utility agreement) to serve the property with public water (4" domestic line and 8-12" fire line) and a 8" sanitary sewer line. Please refer to an e-mail from Mr. Kenny Keel, Town of Hillsborough, contained within Attachment 3 for additional information.

STORMWATER DRAINAGE: Drainage will be engineered according to Best Management Practices (BMP) at the time of permit application for construction. The property is subject to recently adopted stormwater management guidelines limiting total nitrogen runoff of 2.2 pounds per acre annually and 0.33 pounds per acres annually for total phosphorus.

STAFF COMMENT – STORMWATER DRAINAGE: Orange County Erosion Control has not submitted comments at this time as there is no formal stormwater management plan required as part of the concept plan submittal. The applicant will be required to submit additional detail, with respect to the anticipated stormwater management plan, as part of the Preliminary Plat application package for review and comment.

OPEN SPACE: The flexible development plan denotes the maintenance of a 30' wide natural buffer along Stroud's Creek Road and a 100-foot building setback along the perimeter of the project. Open space is identified in and around the existing streams and off of the denoted floodplain areas. The total area preserved as primary and secondary open space is approximately 753, 072 square feet (17.29 acres). The proposed open space is composed of existing, mature, vegetation and trees with an approximate height of between 30 to 50 feet. The area is also heavily encumbered with identified floodplains and delineated wetlands.

STAFF COMMENT – OPEN SPACE: Staff has determined the proposed open space and land use buffers meet the requirements of the UDO.

The developer has also proposed a 50' wide Pedestrian Open Space Area (POSA) connection at the residential street (between lots 13 and 14) that would continue along the rear of lots 9-13 to connect to the sanitary sewer easement along the southern portion of the property. If desired by the Town of Hillsborough, the developer has also offered to provide a pedestrian access easement in conjunction with the sanitary sewer easement along the southern portion of the property. These provisions would provide the opportunity to have publically accessible open space on all sides of the development.

LAND USE BUFFER: The site plan indicates there will be a 30-foot buffer along Stroud's Creek Road comprised of existing, dense, vegetation composed of existing, mature, shrubs and trees with an approximate height of between 50 to 70 feet.

STAFF COMMENT – LAND USE BUFFER: Section 6.8.6 (D) of the UDO requires that this project maintain a thirty (30) foot land use buffer separating the project from adjacent roadways. Staff has determined the proposed open space and land use buffers meet the requirements of the UDO.

STAFF GENERATED CORRESPONDENCE: Attachment 3 contains the various comments for this project as of the date of abstract preparation.

PUBLIC NOTIFICATION: Section 2.15.2 (D) of the UDO requires that each property owner within 500 feet be notified by regular mail of the Neighborhood Information Meeting (NIM). Staff mailed out letters to the property owner's within 500 feet of the property concerning the May 14, 2014 NIM meeting on April 28, 2014.

ANALYSIS: As required under Section 2.15.2 (E) of the UDO, the Planning Director is required to: *'prepare and submit a recommendation'* on the concept plan to the Planning Board for consideration. In analyzing this request, the Planning Director offers the following:

1. The application has been deemed complete in accordance with the requirements of Section 2.2 and 2.15.2 of the UDO.
2. Staff has determined that the property is of sufficient size to support the proposed subdivision.

3. The proposal appears consistent with the various goals outlined within the Comprehensive Plan concerning development, including:
 - a. Land Use Overarching Goal: *Coordination of the amount, location, pattern, and designation of future land uses, with availability of County services and facilities sufficient to meet the needs of Orange County's population and economy consistent with other Comprehensive Plan element goals and objectives.*
 - b. Land Use Goal 2: *Land uses that are appropriate to on-site environmental conditions and features and that protect natural resources, cultural resources, and community character.*
 - c. Land Use Goal 3: *A variety of land uses that are coordinated within a program and pattern that limits sprawl, preserves community and rural character, minimizes land use conflicts, supported by an efficient and balanced transportation system.*
4. Staff supports the approval of the conservation cluster flexible development option as proposed by the applicant.

FINANCIAL IMPACT: Staff has determined the project would not require augmentation of County budgetary outlays to support services and that anticipated revenues from property taxes should supplement increases in cost.

RECOMMENDATION: The Planning Director recommends the Board:

1. Receive the Concept Plan application for the Stroud's Creek Subdivision, and
2. Approve the Conservation Cluster Flexible Development option and allow the applicant to proceed with the development of a preliminary plat utilizing this layout.

APPLICATION FOR MAJOR SUBDIVISION CONCEPT PLAN APPROVAL

DATE: 4/3/2014 9/06SUBDIVISION NAME: Stroud's CreekLOCATION: Strouds Creek RoadOWNER/DEVELOPER: Stephens Road Partners, LLCADDRESS: 150 Towerview Court PHONE # (919) 612-5245Cary, NC 27513AGENT/CONTACT: Glenn Futrell PHONE # (919) 612-5245

A SUMMARY INFORMATION

PIN: 9875-08-0900Orange County Tax Map Block Lot(s) Twp Hillsborough Total acreage: 25.33Zoning AR Total Lots 14 Bonus Units 0 Open Space acresAcreage in road right-of-way acres, Linear feet in new roads , Public Private Class Adjacent zoning and land uses: AR-Church (E), AR-School (W), LI (S), AR (N)Water Supply: Public (Provider: Hillsborough), Community, or IndividualWastewater Disposal: Public (Provider: Hillsborough), Community, or IndividualFire District: Orange Rural F.D. School District Orange Co. Schools

B. SUBMITTAL REQUIREMENTS

 Orange County Tax Map showing the location of the subject property Stamped envelopes addressed to each property owner within 500 feet of the subject property Application fee (~~\$250.00 + \$5.00/lot~~) SEE FEE SCHEDULE Twenty-five (25) copies of the Concept Plan and Site Analysis Map at a scale not less than 1"=200' Comparison of potential impacts of Conventional versus Flexible Development Plan (see reverse)

Applicants may submit a three-part Concept Plan including a Site Analysis Map, Conventional Subdivision Plan, and a Flexible Development Plan OR a combined Site Analysis and Flexible Development Plan. Each Concept Plan submittal must include the following information:

1. GENERAL INFORMATION: Each Site Analysis Map and Development Plan shall contain:

 Sketch vicinity map Plotted boundaries of the tract from deeds or recorded plats. Total acreage to be subdivided Tax map, block, and lot number reference PIN Name, address and telephone number of the subdivider the person responsible for the subdivision design Scale, north arrow, and date of plan preparation Subdivision name2. SITE ANALYSIS MAP – Refer to Section 7.14.2 of the Subdivision Regulations

Primary Conservation Areas including:

 Ten-foot contours with slope analysis showing 7.5%-15% slopes and slopes > 15% Soil types from the USDA Soil Survey or a soils map prepared by a soil scientist Hydrology including drainage patterns, wetlands, streams, ponds, floodplains, etc. Identified natural areas, habitats, and wildlife corridors Historic and archaeological sites (National Register, Study List, local landmark, etc.)

Secondary Conservation Areas including:

 Vegetation including open and wooded areas described by dominant species and age Current land use and land cover including pasture, cropland, structures, cemeteries, etc. Scenic views on site as well as from the site to off-site features Historic and archaeological sites

Transportation and Utility Systems:

 Railroad and road rights-of-way Easements for roads and utilities Public and private water and sewer lines, storm drainage facilities

3. **CONVENTIONAL SUBDIVISION PLAN** In addition to General Information listed above, shall include:

- N/A ✓ Proposed street layout, travelway and right-of-way widths, connections to existing roads
- N/A ✓ Proposed arrangement of the lots, including size and number
- N/A Location of soils suitable for individual septic systems

4. **FLEXIBLE DEVELOPMENT PLAN** In addition to General Information listed under Item #1 above,

- ✓ Proposed street layout, travelway and right-of-way widths, connections to existing roads
- ✓ Proposed arrangement of the lots, including size and number
- ✓ Location, type, and acreage of proposed open space, whether part of individual lots or in a separate lot dedicated to a homeowners association, or other public or private entity
- N/A Preliminary soil suitability analyses for 50% of the proposed lots with soils map prepared in consultation with the Orange County Health Department

Density Bonuses

Total bonus units proposed _____ units

- Location: _____ Transition Area (2.5 units/acre maximum density without rezoning)
- (check 1) _____ Utility Service Area, Utility Provider _____ (1.3 units/acre max)
 - _____ Within ¼ mile of interstate, HOV, busway route (2.5 units/acre maximum)
 - _____ Within half mile of transit station as shown on regional transit plan (5 units/acre max)
- _____ Acres of open space over 33% located on site = 1 bonus unit/acre over 33%
- _____ Acres of open space over 33% @ off-site location Tax Map Ref. _____, Zoning _____
 - _____ acres Primary Conservation Area x 1 bonus unit/5 acres = _____ bonus units
 - _____ acres Secondary Conservation Area in 2-ac. zoning district x 1 unit/2 ac. = _____ bonus units
 - _____ acres Secondary Conservation Area in 1-ac. zoning district x 1 bonus unit/ac. = _____ units
- _____ % Units designated for affordable housing _____ on site or _____ off site (see Article 6.28)

5. **COMPARISON OF POTENTIAL IMPACTS FROM DEVELOPMENT OF CONCEPT PLAN**

	Conventional Subdivision	versus	Flexible Development
Linear feet of new roads	_____ linear feet		<u>612 LF</u> linear feet
Number of stream crossings	_____		<u>1</u>
Acres of farmland lost	_____ acres		<u>0</u> acres
Habitat/Natural area lost	<u>N/A</u> acres		<u>7</u> acres
Acres of woodland lost	_____ acres		<u>7</u> acres
Wetlands destroyed	_____ acres		<u>0</u> acres
Slopes > 15% disturbed	_____ acres		<u>0</u> acres
Historic/archaeological sites disturbed	_____ sites		<u>0</u> sites
Visual change (circle 1)	significant / moderate / minimal		significant / moderate / minimal

I certify that to the best of my knowledge the information contained above, and in the supporting documents, is a factual representation of the proposed development. I acknowledge that by signing this application, the Orange County Planning and Inspections Department is authorized, pursuant to N.C. Gen. Stat. Section 153a-360, to make as many inspections of the subject property as may be necessary to verify that the proposed work outlined herein is consistent with the provisions of all applicable State and local laws, ordinances and regulations. By signing this application, I acknowledge and agree that inspectors, zoning officers, erosion control officers, and other staff of the Orange County Planning & Inspections Department have a right, upon presentation of proper credentials, to enter the subject property at any reasonable hour for the purposes of inspection or other enforcement action.

[Signature] 4/2/14 Stephens Road Pastures, LLC
 APPLICANT'S SIGNATURE DATE OWNER'S SIGNATURE DATE
 by Alvin Fathall - manager 4-2-14

FEES:	Amount	Date Paid	Receipt #

**NORTH CAROLINA
ORANGE COUNTY**

**TOWN OF HILLSBOROUGH
WATER/SEWER EXTENSION CONTRACT**

THIS CONTRACT is entered into this 17th day of Sept., 2013, by and between Waterford Development 2 (hereinafter the "Developer") and the Town of Hillsborough, a North Carolina municipal corporation (hereinafter the "Town"):

WHEREAS, the Developer proposes to extend the Town water and sewer system to serve Sterling Estates Subdivision (hereinafter the "Project"); and

WHEREAS, the Developer has agreed to pay certain costs associated with the proposed extension; and

WHEREAS, at its meeting held September 9, 2013, the Hillsborough Town Council authorized the proposed extension subject to execution of this agreement and compliance with its terms;

NOW, THEREFORE, the Developer and the Town, and the heirs, successors, and assigns of each of them agree:

(1) Subject to Developer's compliance with the terms and conditions set forth herein, and subject to Developer obtaining any necessary approval from the State of North Carolina or any other agency or authority, the Town will permit the connection of improvements constructed for the above-referenced project to the Town water and sewer systems.

a) The Town reserves the right to refuse to allow connection to or use of the Town water and/or sewer system (i) when such connection would cause the Town's system or the operation thereof to be in violation of any applicable state or federal requirement; or (ii) for reasons not known or foreseen by the Town at the time this contract was executed that would create a clear and present danger to the public health or safety. Reasons for refusal to allow connection shall include, but not be limited to, lack of water supply or lack of capacity of one or more components of the water or sewer system.

b) The Town's authorization to connect to the Town's water and sewer system under this agreement shall expire if (i) substantial (i.e. more than token) construction of the project has not begun within two years from the date upon which this contract was executed; (ii) after construction begins, construction ceases for a continuous period of at least one year (unless a result of an action by the Town); or (iii) the extension to be constructed pursuant to this contract has not been connected to the Town's system in accordance with the requirements set forth herein within three (3) years from the date upon which this contract was executed.

(2) Nothing in this contract shall be construed as constituting express or implied approval of the Project by the Town under any applicable Town zoning, subdivision, or other land use ordinance.

(3) The Developer agrees to comply with or satisfy the following terms and conditions as well as those set forth in Appendix A and acknowledges that the Town's authorization to connect the proposed extension to the Town's system is specifically contingent upon compliance with or satisfaction of the same. If these conditions are not met, the extension agreement will be rendered null and void and the Developer will need to re-negotiate a new contract for extension of service from the Town.

A. General Conditions:

1. Unless otherwise explicitly and specifically stated, Developer shall bear the costs and expenses of all of the obligations and duties created by this contract, including without limitation, engineering and legal fees incurred by the Town in connection with the proposed extension.
2. The Town will permit the physical connection of the extension to the Town's water or sewer system only after all of the conditions set forth in Sections B and C and any additional conditions appended hereto have been satisfied.
3. The Town shall own and maintain the improvements constructed under this contract after they are dedicated and accepted. However, if within one year of the date that the offer of dedication of the extension constructed pursuant to this contract is accepted, or within one year of the date of completion of all construction for each phase, whichever occurs later, defects in workmanship or materials are discovered in work done pursuant to this contract by or for the Developer, the Developer shall see that such defects are promptly corrected at the Developer's expense. Construction and warranty bonding shall be as required by current Town policies.
4. The Town may make or authorize extensions or connections to or from any of the improvements constructed pursuant to this contract without permission of the Developer.
5. Developer's construction of improvements pursuant to this contract shall not relieve Developer of the obligation to pay applicable fees under the Town's water and sewer policies, except as amended by Appendix A.
6. Developer's construction of improvements pursuant to this contract does not affect the Town's policy with respect to the fees to be paid to the Town by property owners other than Developer for connection to the improvements constructed by Developer pursuant to this contract. Nor shall Developer have any right to collect fees from persons connecting onto or extending the improvements constructed under this contract.
7. Water and sewer service which meet minimum State standards will be provided to this development. The Town makes no other warranty as to any particular water quality, quantity or pressure to be provided.

8. All fees and charges to be paid pursuant to this contract shall be calculated in accordance with the fee schedule in effect when the fees and charges are paid.
9. This contract may be assigned by the Developer, but such successor or assignee shall obtain no rights hereunder until after it has provided the Town with a written acknowledgment of its obligations and responsibilities under this agreement.

However, this contract is specific to the Project described above and any change or alteration in the approved intended use, i.e. residential and commercial development, of such project shall, absent the written consent of the Town, void this contract.

10. The words "line" or "lines" shall include "main or "mains" unless the contract otherwise requires. "Sewer" means "sanitary sewer."
11. This contract shall be deemed made in and shall be construed in accordance with the law of North Carolina. Any dispute between the parties of this agreement may be referred, at the request of the Town, for binding arbitration through the private Adjudication Center at Duke University.

B. Pre-Construction Conditions

1. The Developer shall engage a licensed Professional Engineer to prepare plans and specifications for the construction of water improvements and/or sanitary sewer improvements to serve the Project.
2. The Developer shall secure approval of the construction plans by the following agencies or authorities, to the extent applicable:

Town Engineer/Utilities Director
North Carolina Department of Environment and Natural Resources
North Carolina Department of Transportation

3. The Developer shall obtain any necessary encroachment agreements or easements for use of property not owned by the undersigned Developer or project owner.

C. Construction Conditions:

1. Unless otherwise provided in this contract, all construction shall be in accordance with Town policy, standards and specifications.
 - a) The Town shall designate the size and type of material for all water and sewer lines.
 - b) All work shall be subject to inspection by the Town. No line may be covered up until such inspection has taken place and if any line or facility is covered up prior to inspection, the Town may require such line or facility to be uncovered or exposed to view at the Developer's expense to facilitate such inspection.

- c) The Town will require any testing to determine that the work complies with Town standards and specifications. All such testing shall be at the Developer's expense.
 - d) The Developer's Engineer shall provide construction observation.
 - e) An Engineer's representative shall be onsite each day that meaningful work is performed and shall prepare daily logs to be submitted weekly to the Town Engineer.
 - f) All construction shall be performed by a contractor licensed to perform this type of work in North Carolina.
 - g) The Contractor shall have a field superintendent onsite at all times during construction.
2. The Developer shall bear the total cost of all water and/or sewer construction within the Project and the total cost of all water and/or sewer construction required to extend service to the project.

D. Post-Construction Conditions:

Before the Town will allow water to flow to the project or permit use of the Town sewer system to serve the project, Developer shall:

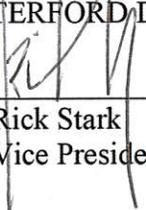
- 1. Furnish the Town three printed copies and one electronic copy of the record drawings, together with:
 - a) the contractor's affidavit that the drawings accurately represent the as-built improvements, and
 - b) a certificate of compliance executed by the Professional Engineer of record indicating that work has been performed in substantial compliance with the approved plans and specifications.
 - c) a Contractor's Affidavit and Release of Liens from all subcontractors and materialmen.
 - d) a Warranty from a viable Surety in the name of the Town of Hillsborough for a period of 1 year from the date of completion of all construction for the project.
- 2. Convey to the Town and record or cause to have recorded in the Orange County Registry all deeds of easement and plats showing all water and/or sewer easements required to serve the project.

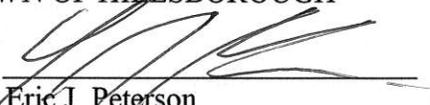
- 3. Formally dedicate to the Town all physical improvements constructed to serve the project that is the subject of this contract, which improvements shall become part of the Town water and sewer system and will thereafter be owned and maintained by the Town.

IN TESTIMONY WHEREOF, the parties hereto have executed this Contract in duplicate originals, as of the day and year first above written.

WATERFORD DEVELOPMENT 2

TOWN OF HILLSBOROUGH

By:  _____

By:  _____

Rick Stark
Vice President Land Development

Eric J. Peterson
Town Manager

ATTEST:

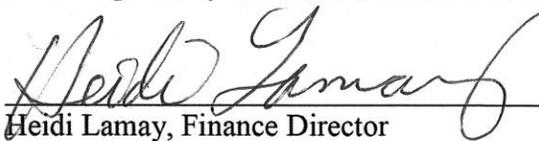
ATTEST:





Town Clerk
Katherine M. Cathey

This instrument has been preaudited in the manner required by the Local Government Budget and Fiscal Control Act.



Heidi Lamay, Finance Director

List of Appendices:

Appendix A (p. 6 of contract)

Project: STERLING ESTATES SUBDIVISION

TOWN OF HILLSBOROUGH WATER/SEWER EXTENSION CONTRACT

APPENDIX A

Developer agrees to satisfy the following conditions in addition to those set forth in the WATER/SEWER EXTENSION CONTRACT before the Town will permit the connection of improvements constructed for the above referenced project to the Town water and sewer system:

- 1) The Project shall consist of 1 Phase having up to 14 new single family residential lots. All capital facilities fees shall be paid prior to construction of the water and sewer utilities. Capital facilities fees shall be charged at the prevailing rate at the time fees are paid.
- 2) Public water and sanitary sewer facilities for the project may include, but not be limited to, approximately 500 LF of 6-inch water main, and approximately 500 LF of 8-inch gravity sewer. Minimum 6-inch diameter tie-in shall be made to the Town's water system at Strouds Creek Parkway. Minimum 8-inch diameter tie-in shall be made to the Town's sewer system at one or two locations along the Pathways School sewer outfall.
- 3) All utilities shall be installed per Town Specifications & Details after the plans are approved by the Town Engineer and applicable State agencies.

PIEDMONT ELECTRIC MEMBERSHIP CORPORATION
P.O. DRAWER 1179 HILLSBOROUGH NORTH CAROLINA 27278

STATE OF NORTH CAROLINA
COUNTY OF ORANGE

BOOK 2021 PAGE 157

PREPARED BY: BOBBY RAY
JOB NAME: ORANGE CO. BOARD OF EDUCATION
JOB NO.: 102-51296

9875-08-0900
4.3.14 HB

THIS INDENTURE, MADE AND ENTERED INTO THIS 1 DAY OF OCTOBER, 19 99, BY AND BETWEEN APEX NORTHWEST PARTNERSHIP, J. MICHAEL EDWARDS, ROSE G. EDWARDS, FISHEL BEIGEL, ESTHER BEIGEL, RICHARD G. SHATZ, TAMMY SHATZ, RICKEY G. EDWARDS, MARTHA EDWARDS:

BY AGENT: J. MICHAEL EDWARDS, Tony Huang, General Partner of Apex Northwest

Partnership Hereinafter called Grantor (whether one or more), and PIEDMONT ELECTRIC MEMBERSHIP CORPORATION, hereinafter called Grantee:

WITNESSETH: That Grantor, for a good and valuable consideration, the receipt of which is hereby acknowledged, does grant and convey unto Grantee, its successors and assigns the perpetual right to enter upon lands of Grantor and erect, construct, reconstruct, replace, maintain and use poles, wires, lines, cables, and all necessary and proper foundations, footings, crossarms and other appliances and fixtures for the purposes of transmitting and/or distributing electric power and for Grantee's communication purposes, and the right to cut, trim or control the growth of trees, shrubbery and other obstacles which may be deemed by Grantee to be an interference or danger to the operation and maintenance of said line or system or which may be judged by the Grantee to impair public safety by virtue of its proximity to said line or system: (said rights and controls to apply to an area within 25 feet on each side of the center of said right of way), and to license, permit, or otherwise agree to the joint use or occupancy of the line or system by any other person, association or corporation for electrification or telephone purposes, with the understanding that all facilities installed on Grantor's land at Grantee's expense, shall remain the property of Grantee, removal at the option of Grantee. The land of the Grantor over which said rights and easements are granted is a part of the property described as follows: All the above owners own 25.37 acres more or less south of the new western bypass, property west of Mars Hill Baptist Church. Easement to relocate, the existing three phase overhead line. The new 50' overhead power line easement shall be south of the Western Bypass and along the East boundary property line. *Note 50' right of way required for poles and guy wires. See Exhibit A" attached.

HILLSBOROUGH TOWNSHIP, ORANGE COUNTY, STATE OF NORTH CAROLINA. THE UNDERSIGNED COVENANT THAT THEY ARE THE OWNERS OF THE ABOVE DESCRIBED LANDS AND THAT THE SAID LANDS ARE FREE AND CLEAR OF ENCUMBRANCES AND LIENS OF WHATSOEVER CHARACTER, WITH THE RIGHT TO CONVEY THE SAID RIGHTS AND EASEMENTS AND WILL WARRANT AND DEFEND THE TITLE TO THESE RIGHTS AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER.

IN WITNESS WHEREOF, THIS INSTRUMENT IS EXECUTED ON THE DATE FIRST ABOVE WRITTEN, SIGNED, SEALED, AND DELIVERED IN THE PRESENCE OF:

Apex Northwest Partnership

J. Michael Edwards

Rose G. Edwards

Fishel Beigel

Esther Beigel

Richard G. Shatz

Tammy Shatz

Rickey G. Edwards

Martha Edwards

By Agent: J. Michael Edwards

Tony Huang, General Partner of Apex Northwest Partnership

_____ WITNESS

_____ WITNESS

J. Michael Edwards

Rose G. Edwards

APEX NORTHWEST PARTNERSHIP
a North Carolina partnership,

By: [Signature]
GENERAL PARTNER



STATE OF NORTH CAROLINA
COUNTY OF Wake

I, Natalie R. Bolatto, Notary Public of the
aforesaid County and State, do hereby certify that
Tony Huang, GENERAL PARTNER of APEX NORTHWEST
PARTNERSHIP, a North Carolina Partnership, personally appeared
before me this day and acknowledged the due execution of the
foregoing instrument.

Witness my hand and seal, this the 9th day of
October, 1999.

Natalie R. Bolatto
NOTARY PUBLIC

My commission expires: July 25, 2004

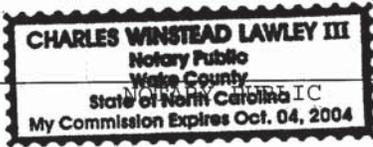
J. Michael Edwards (SEAL) (SEAL)
J. MICHAEL EDWARDS

STATE OF NORTH CAROLINA
COUNTY OF Wake

I, Charles W. Lawley III, Notary Public of the
aforesaid County and State, do hereby certify that J. MICHAEL
EDWARDS, personally appeared before me this day and acknowledged
the due execution of the foregoing instrument.

Witness my hand and seal, this the 25th day of
October, 1999.

[Handwritten Signature]



My commission expires: October 04, 2004

Rose G. Edwards (SEAL)
ROSE G. EDWARDS

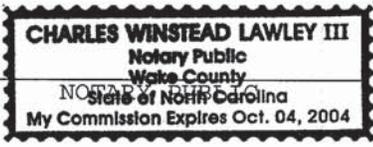
STATE OF NORTH CAROLINA

COUNTY OF Wake

I, Charles W. Lawley III, Notary Public of the aforesaid County and State, do hereby certify that ROSE G. EDWARDS, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

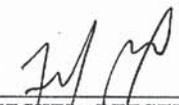
Witness my hand and seal, this the 15th day of October, 1999.

(Handwritten signature)



My commission expires: October 04, 1999

BOOK 2021 PAGE 161

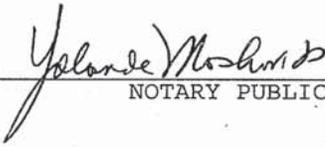


FISHEL BEIGEL (SEAL)

STATE OF New York
~~NORTH CAROLINA~~
COUNTY OF Kings

I, Yolanda Moskowitz, Notary Public of the
aforesaid County and State, do hereby certify that **FISHEL BEIGEL**,
personally appeared before me this day and acknowledged the due
execution of the foregoing instrument.

Witness my hand and seal, this the 20 day of
Oct, 1999.



NOTARY PUBLIC

My commission expires:

6/30/2000
YOLANDA MOSKOVITS
Notary Public State of New York
No. 24-1602410
Qualified in Kings County
Commission Expires March 30 1997
6/30/2000

Tammy Shatz (SEAL)
TAMMY SHATZ

New York

STATE OF ~~NORTH CAROLINA~~
COUNTY OF Westchester

I, James C. Nardozi, Notary Public of the
aforesaid County and State, do hereby certify that TAMMY SHATZ,
personally appeared before me this day and acknowledged the due
execution of the foregoing instrument.

Witness my hand and seal, this the 20th day of
October, 1999.

James C. Nardozi
NOTARY PUBLIC

My commission expires:

JAMES C NARDOZZI
Notary Public, State of New York
No. 01NA6080402
Qualified in Westchester County
Commission Expires June 18, 1999-2001

BOOK 2021 PAGE 165

Rickey G. Edwards (SEAL)
RICKEY G. EDWARDS

STATE OF NORTH CAROLINA
COUNTY OF Wake

I, the undersigned, Notary Public of the
aforesaid County and State, do hereby certify that RICKEY G.
EDWARDS personally appeared before me this day and acknowledged
the execution of the foregoing instrument.



Witness my hand and seal, this the 27 day of
October, 1999.

Darlene S. Keith
NOTARY PUBLIC

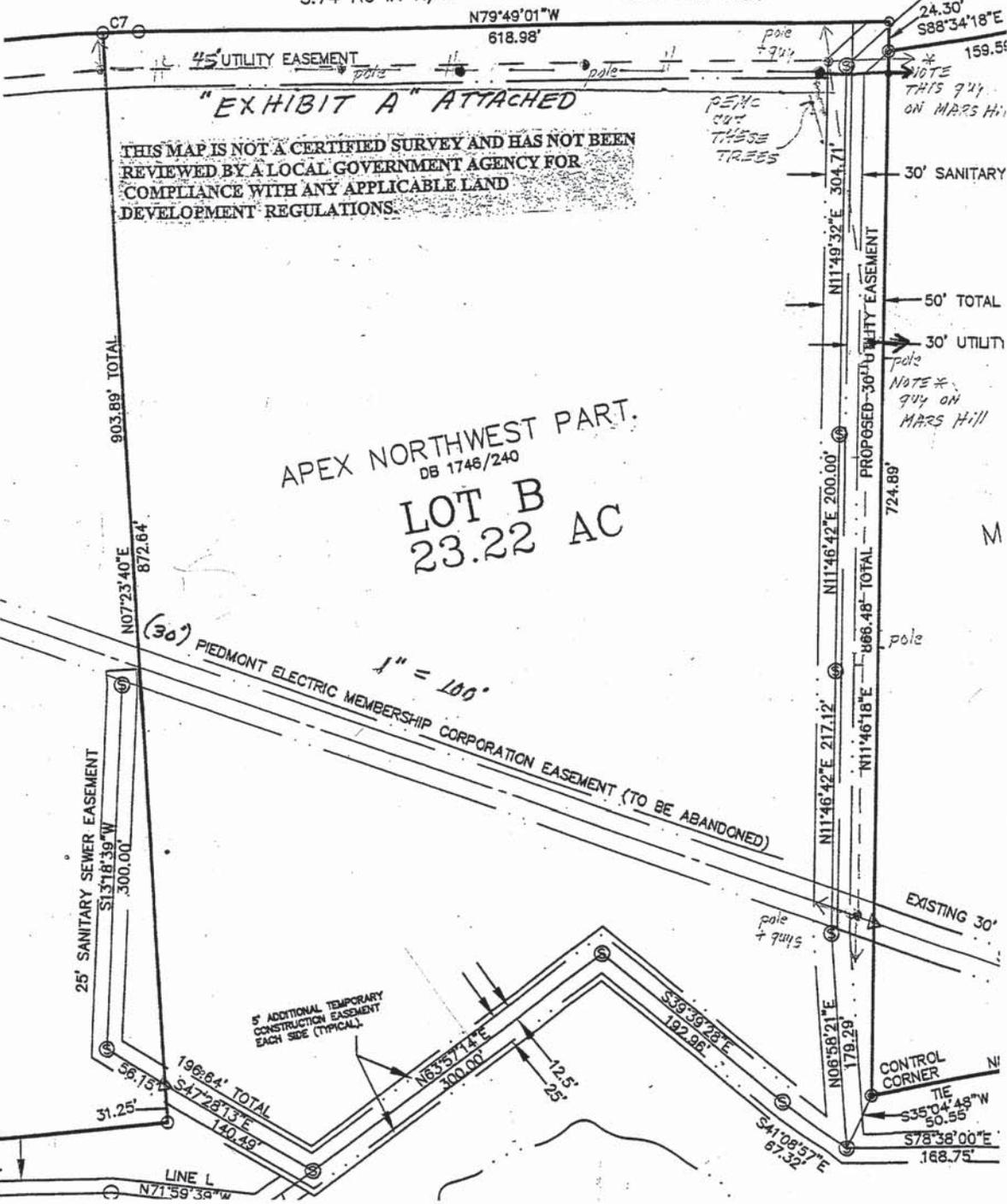
My commission expires: 8-5-2002

WESTERN BYPASS

PROPOSED VARIABLE WIDTH R/W
5.74 AC IN R/W

BOOK 2021 PAGE 167

VARIABLE WIDTH
MINIMUM 100'



"EXHIBIT A" ATTACHED

THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.

APEX NORTHWEST PART.
DB 1746/240
LOT B
23.22 AC

1" = 100'

25' SANITARY SEWER EASEMENT

(30') PIEDMONT ELECTRIC MEMBERSHIP CORPORATION EASEMENT (TO BE ABANDONED)

5' ADDITIONAL TEMPORARY CONSTRUCTION EASEMENT EACH SIDE (TYPICAL)

CONTROL CORNER

LINE L
N71°59'38"W

TIE
S35°04'48"W
50.55'

S78°38'00"E
168.75'

pole
+
simb

NOTE #
944 ON
MARS Hill

POLE
+
944
P.E.M.C.
CUT
THESE
TREES

30' SANITARY

50' TOTAL

30' UTILITY

pole

EXISTING 30'

N

M

N

903.89' TOTAL

N07°23'40"E
872.04'

(30')

S13°18'39"W
300.00'

56.13'

31.25'

196.64' TOTAL
S47°28'13"E
140.49'

N71°59'38"W

N83°57'14"E
300.00'

12.5'
25'

S39°39'28"E
192.92'

N06°58'21"E
179.29'

pole
+
simb

S41°08'57"E
67.32'

N11°46'42"E
217.12'

N11°46'42"E
200.00'

N11°49'32"E
304.71'

24.30'
S88°34'18"E

159.55'

NOTE #
944 ON
MARS Hill

POLE
+
944

30' UTILITY

50' TOTAL

30' SANITARY

PROPOSED 30' UTILITY EASEMENT

724.89'

866.48' TOTAL

pole

NOTE #
944 ON
MARS Hill

POLE
+
944

N11°46'18"E

ORANGE COUNTY BUILDING PERMIT
ORANGE COUNTY BUILDING INSPECTIONS DIVISION
(919) 245-2600
(919) 644-3347 FAX
WWW.CO.ORANGE.NC.US/PLANNING/INDEX.HTM

RECEIPT

RECEIPT NUMBER:R14-001474

Applicant:STEPHENS ROAD PARTNERS LLC

APD #: MI14-00028TYPE:
Miscellaneous Items
SITE ADDRESS:
PARCEL:

TRANSACTION DATE:05/12/2014TOTAL
PAYMENT: **350.00**
TOTAL PAID FROM CURRENCY:**350.00**

TRANSACTION LIST:

Type	Method	Description Amount
Payment	Check	1161 350.00
		TOTAL:350.00

ACCOUNT ITEM LIST:

Description Account Code	Current Pmts
ZONING PERMIT 10620003-430401	350.00
TOTAL:350.00	

RECEIPT ISSUED BY:MHARVEY INITIALS:
MDH
ENTERED DATE:05/12/2014 TIME:
11:24 AM

AR

Attachment 2 - Vicinity Map

Pathways Elementary School

Subject Parcel

STROUDS CREEK RD

Lower End
Unprotected
Watershed

Falls Lake
Nitrogen - 2.2 lbs/ac/yr
Phosphorous - 0.43 lbs/ac/yr

Variable width stream buffer

Variable width stream buffer

Town of Hillsborough

HI

PIN#: 9875080900
LLC WATERFORD STERLING

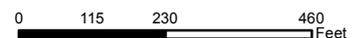
214 S KING ST
LEESBURG, VA 20175

Data shown on this map is obtained from Orange County GIS and is for reference only. Exact locations and boundaries should be verified. Map prepared by Orange County Planning & Inspections.

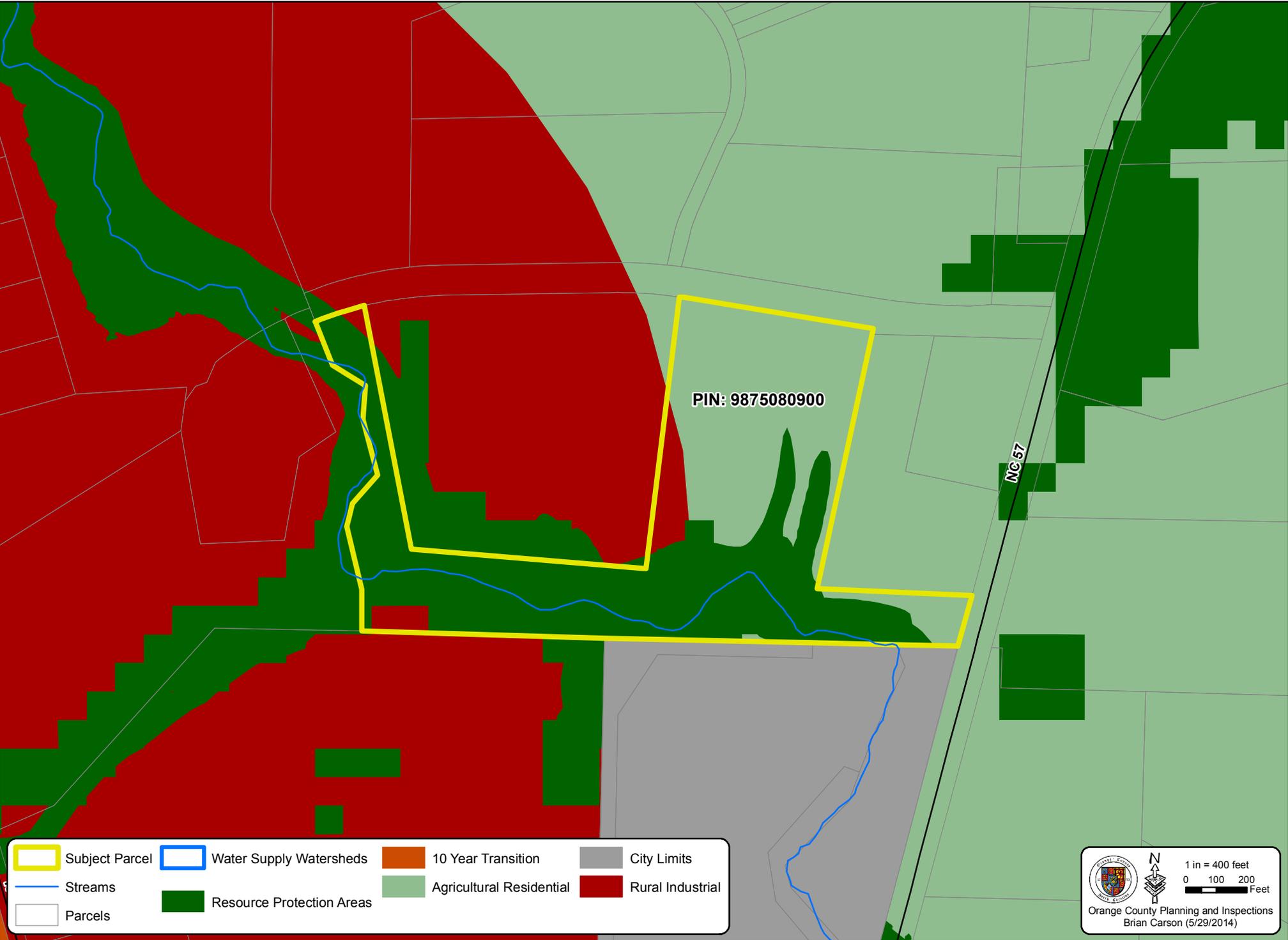
- USGS Water Feature
- Soils Survey Water Feature
- OC Updated Water Feature
- Water Body
- River Basins
- Watershed
- Parcels
- Township
- School System Boundary
- Contours
- County Boundary
- Soils
- Zoning
- City Limits
- ETJ
- Conservation Easements Held by Others
- Orange County Conservation Easements
- 100 YR Floodplain (Effective 02/02/07)
- Floodway (Effective 02/02/07)
- 500 YR Floodplain (Effective 02/02/07)
- Buildings
- Water and Sewer Boundary



1 inch = 300 feet



Future Land Use Map



	Subject Parcel		Water Supply Watersheds		10 Year Transition		City Limits
	Streams		Resource Protection Areas		Agricultural Residential		Rural Industrial
	Parcels						

 1 in = 400 feet
0 100 200 Feet

 Orange County Planning and Inspections
Brian Carson (5/29/2014)



Date: April 25, 2014

To: Michael Kelly
Orange County Planning & Inspections Department
Current Planning Division

From: Alan Clapp
Orange County Health Department
Environmental Health Director

RE: Stroud's Creek Road Subdivision
PIN: 9875080900

Michael,

Environmental Health will not have any involvement in this subdivision if served by water and sewer. After reviewing the Site Plans C-1 and C-2, it appears well and septic systems will not be used.

Let me know if you require anything further.

Alan

Michael Kelly

From: Kenny Keel <Kenny.Keel@hillsboroughnc.org>
Sent: Friday, April 25, 2014 10:23 AM
To: Michael Kelly; Tom King
Subject: RE: Strouds Creek Major Subdivision
Attachments: SterlingEstatesWSExtContract2013-executed.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Michael,

The approved and fully executed Water Sewer Extension Contract is attached, which documents Hillsborough's intention to serve Sterling Estates. I have not received detailed utilities plans for the project yet, so I can't say for sure about hydrant location. However, one of the plans you provided shows a fire hydrant at the cul-de-sac. I will likely also require one near the subdivision entrance as well.

Kenny Keel, PE <><
 Town Engineer/Utilities Director
 Town of Hillsborough
 919-732-1270 ext 75
 Fax 919-644-2390
kenny.keel@hillsboroughnc.org
www.ci.hillsborough.nc.us

Pursuant to NCGS Chapter 132, Public Records, this electronic mail message and any attachments hereto, as well as any electronic mail message(s) that may be sent in response to it 'may' be considered public record and as such are subject to request and review by anyone at anytime

From: Michael Kelly [<mailto:mkelly@orangecountync.gov>]
Sent: Thursday, April 24, 2014 5:08 PM
To: Tom King; Kenny Keel
Subject: Strouds Creek Major Subdivision
Importance: High

Dear Tom & Kenny:

Orange County Current Planning is in the process of reviewing a proposed 14 lot major subdivision located along Strouds Creek Rd. and NC Hwy. 57. It is expected that all 14 lots will be serviced by water and sewer from the Town of Hillsborough. Could you please provide Orange County Planning with documentation attesting to such as well as the location(s) of fire hydrants throughout the parcel to provide water and fire protection?

Thank you,
 D. Michael Kelly, Planning Technician
 Orange County Planning & Inspections Department
 Current Planning Division
 131 W. Margaret Ln., Ste. 201 (Physical Location)
 P.O. Box 8181 (Mail)
 Hillsborough, NC 27278
 (919) 245-2598 - phone
 (919) 644-3002 – fax

MEMORANDUM

TO: Michael Kelly, Orange County Current Planning
 FROM: Jeff Scouten, Orange County Solid Waste Management
 SUBJECT: Stroud's Creek Road Conceptual Subdivision Plan Review Comments
 DATE: May 1, 2014

I have completed my review of the subject plan and I offer the following comments that must be addressed before I can make a recommendation for approval:

- Solid Waste Management Plan – Please have the applicant complete the attached Solid Waste Management Plan document and return to me for review and approval.
- Standard Plan Notes – Please add the following standard notes in a prominent location on the plan:

Construction Waste:

1. By Orange County Ordinance, clean wood waste, scrap metal and corrugated cardboard, all present in construction waste, must be recycled.
 2. By Orange County Ordinance, all haulers of construction waste must be properly licensed.
 3. Prior to any demolition or construction activity on the site the applicant will hold a pre-demolition/pre-construction conference with the County's Solid Waste staff. This may be the same meeting held with other development officials.
 4. The presence of any asbestos containing material ('ACM') or other hazardous materials in construction and demolition waste shall be handled in accordance with any and all local, state, and federal regulations and guidelines.
- Solid Waste Collection – The collection of solid waste will be either by private collector/hauler or the residents may elect to take their solid waste to one of the 5 solid waste convenience centers. The closest one to the project site is the Walnut Grove Church Road SWCC located at the intersection of HWY 86 and Walnut Grove Church Road north of Hillsborough. If the Town ultimately annexes this project, the Town's Public Works Department would provide garbage pickup.
 - Recycling Collection – This project may qualify for rural curbside recycling collection. The applicant must contact the Orange County Recycling Programs Supervisor at 919-968-2788 x224 to request service. If it doesn't qualify for service by the County residents may still take their recyclables to one of the 5 solid waste convenience centers. The closest one to the project site is the Walnut Grove Church Road SWCC located at the intersection of HWY 86 and Walnut Grove Church Road north of Hillsborough.

Thank you for the opportunity to review this application and please do not hesitate to contact me should you have any questions or wish to discuss this matter further.



Orange County Solid Waste Management Plan



All development applications must provide a detailed solid waste management plan, including a recycling plan and a plan for management of construction debris. The following form must be completed to fulfill this requirement. This form must be completed and approved to satisfy the requirement of a plan for management of construction debris. Please complete all information in its entirety. Assistance in completing this form is available from the Orange County Solid Waste Staff at (919) 968-2788 x107 or x109.

COMPLETE ALL INFORMATION BELOW

(Incomplete contact information will delay plan review and approval.)

Project Name _____

Property ID #: _____ Permit: _____

Project Location _____

Project Owner _____

Contact Person _____

Address _____

Telephone (____) ____-_____

Fax/Mobile (____) ____-_____ / (____) ____-_____

Design Firm _____

Contact Person _____

Address _____

Telephone (____) ____-_____

Fax/Mobile (____) ____-_____ / (____) ____-_____

Date _____

Provide a brief description of the work to be performed under this application:

(For example: construct a new commercial building [include use/sq. ft.], apartment complex [# units], place of worship, horizontal improvements for subdivision, etc.)

1. **Site Preparation Wastes (landclearing, demolition, deconstruction)**

During site preparation for a project the amount of waste destined for a construction waste landfill or an inert debris landfill should be minimized or diverted for reuse or recycling. Many materials can be reused, recycled, or salvaged, provided that materials are kept separate. This approach may also reduce overall project waste disposal costs. **Regulated Recyclable Materials (clean wood waste, scrap metal and corrugated cardboard) generated in Orange County must be recycled.** During demolition activities, metal and wood are often not “reasonably possible to separate” or doing so may present health and safety concerns (asbestos, lead paint, etc.). In these cases only, are regulated materials not required to be separated for recycling. Consider whether the following materials will be generated on this project, *in any quantity*, and indicate the management method(s).

<input checked="" type="checkbox"/> 1. Trees and Plant Materials:	
<input type="checkbox"/>	No tree/plant wastes will be produced (proceed to # 2)
<input type="checkbox"/>	Tree waste will be salvaged as timber, mulch, or boiler fuel
<input type="checkbox"/>	Valuable plants will be removed for replanting
<input type="checkbox"/>	Landclearing and inert debris landfill (LCID)
<input type="checkbox"/>	Construction and demolition debris landfill (C&D)
<input type="checkbox"/>	Other (specify):

<input checked="" type="checkbox"/> 2. Dirt, Rock, Clean Fill, Inert materials to be removed from site:	
<input type="checkbox"/>	No inert materials will be removed from the site (proceed to # 3)
<input type="checkbox"/>	Site Needs Fill
<input type="checkbox"/>	Will be hauled to site needing fill.
<input type="checkbox"/>	Construction and demolition debris landfill (C&D)
<input type="checkbox"/>	Landclearing and inert debris landfill (LCID)
<input type="checkbox"/>	Other (specify):

<input checked="" type="checkbox"/> 3. Asphalt Paving:	
<input type="checkbox"/>	No asphalt wastes will be produced (proceed to # 4)
<input type="checkbox"/>	Recycled at asphalt-paving producer
<input type="checkbox"/>	Used on or off site. Describe use:
<input type="checkbox"/>	Disposed in an approved landfill (Orange County Landfill charges no tipfee if clean)
<input type="checkbox"/>	Other (specify):

<input checked="" type="checkbox"/> 4. Concrete, Brick, Block, other Aggregate materials:	
<input type="checkbox"/>	No aggregate materials will be removed from the site (proceed to # 5)
<input type="checkbox"/>	Recycled as scrap at an aggregate producer
<input type="checkbox"/>	Used on or off site: Describe use:
<input type="checkbox"/>	Construction and demolition debris landfill (C&D)
<input type="checkbox"/>	Landclearing and inert debris landfill (LCID)

	Other (specify):
<input checked="" type="checkbox"/>	5. Metal Scrap (metal wastes are required by ordinance to be recycled)
	No metal waste will be produced (proceed to # 6)
	Segregated for on-site recycling collection
	Recycle at Orange County Landfill (no tip fee charged)
	Segregated for hauling to scrap dealer by general contractor
	Segregated for hauling to scrap dealer by sub-contractor
	Certified Commingled Recycling Facility
	Other (specify):

<input checked="" type="checkbox"/>	6. Clean Wood Wastes (clean wood wastes are required to be recycled)
	No clean wood wastes will be produced (proceed to # 7)
	Segregated for on-site recycling collection
	Recycle at Orange County Landfill (reduced tip fee charged)
	Saved and used on future jobs
	Separated for private salvage or charity
	Certified Commingled Recycling Facility
	Other (specify):

<input checked="" type="checkbox"/>	7. Demolition/Salvage of Buildings or Structures on the Site:
	No structure(s) will be removed (proceed to Construction Waste section)
	Structure(s) must be removed. Please describe (include square footage for each structure):
If any structure described above is greater than 500 ft ² , it must be assessed for deconstruction possibilities. Please call Solid Waste Staff at (919) 968-2788 x107 or x109 to arrange an assessment.	
Could the structure(s) be moved from the site?	YES NO Don't Know
Has the sale or donation of the structures been considered? Please explain:	YES NO
How will the structure be removed otherwise?	
What is the timetable on removal of the structure(s)?	
Are there salvageable materials (hardwood floors, fixtures, molding, that can be removed for reuse prior to demolition? If Yes, Please list (use a separate sheet if necessary):	YES NO Don't Know

Have, or will, these materials been offered for sale or donation?	YES	NO
---	-----	----

2. Construction Wastes

During the construction phase there are multiple options for recycling building materials. **Regulated Recyclable Materials (clean wood waste, scrap metal and corrugated cardboard) generated in Orange County must be recycled.** Although other materials are not required to be recycled, you are highly encouraged to do so. One of the best methods of recycling is to separate the materials on the jobsite. You may also combine materials for delivery to a certified recycling facility. Specifying waste reduction/recycling practices on a project will assure better performance.

<input checked="" type="checkbox"/>	1. Clean Wood Wastes (clean wood wastes are required by ordinance to be recycled)
	No clean wood wastes will be produced (proceed to # 2)
	Segregated for on-site recycling collection
	Recycle at Orange County Landfill (reduced tip fee charged)
	Saved and used on future jobs
	Separated for private salvage or charity
	Certified Commingled Recycling Facility
	Other (specify):

<input checked="" type="checkbox"/>	2. Metal Scrap (metal wastes are required by ordinance to be recycled)
	No metal waste will be produced (proceed to # 3)
	Segregated for on-site recycling collection
	Recycle at Orange County Landfill (no tip fee charged)
	Segregated for hauling to scrap dealer by general contractor
	Segregated for hauling to scrap dealer by sub-contractor
	Certified Commingled Recycling Facility
	Other (specify):

<input checked="" type="checkbox"/>	3. Concrete, Brick, Block, other Aggregate materials:
	No aggregate materials will be removed from the site (proceed to # 4)
	Recycled as scrap at an aggregate producer
	Used on or off site: Describe use:
	Construction and demolition debris landfill (C&D)
	Landclearing and inert debris landfill (LCID)
	Other (specify):

<input checked="" type="checkbox"/>	4. Corrugated Cardboard (cardboard wastes are required to be recycled)
	No cardboard waste will be produced (proceed to # 5)
	Segregated for on-site recycling collection
	Recycle at Orange County Landfill (no tip fee charged)
	Segregated for hauling to paper dealer by general contractor
	Segregated for hauling to paper dealer by sub-contractor
	Certified Commingled Recycling Facility

	Other (specify):
--	------------------

5. Drywall

	No drywall waste will be produced (proceed to # 6)
--	--

	Segregated for on-site recycling collection
	Used on site as agricultural supplement
	Disposed in an approved landfill
	Certified Commingled Recycling Facility
	Other (specify):

6. Other Materials

	No other wastes will be produced (proceed to # 7)
--	---

Please specify other wastes that will be produced and how they will be managed:

	Plastics (including vinyl and shrink-wrap):
	Carpet and padding:
	Shingles:
	Fixtures (sinks, tubs, lighting, etc):
	Other (specify):
	Other (specify):
	Other (specify):

7. Bulk Containers (Dumpsters)

County ordinance requires that any bulk waste container be labeled to define what materials are intended or prohibited from being deposited in them and be serially numbered. Hauling Licenses are required for vehicles greater than 9000 GVW in Orange County. Ensure that your waste haulers is licensed. You may contact Orange County Solid Waste for a list of licensees at (919) 968-2788 x107 or x109.

	There will be one or more bulk containers at the site for construction wastes.
	Contractors will be required to remove own wastes without the use of bulk containers.
	Corral or similar system will be used.

3. Recycling After Occupancy

Depending on the eventual use of the structure, different waste materials will be produced and available for recycling. Recyclable materials must be separated into categories based on collection methods.

PLANNING REQUIREMENTS:

- **Indicate location of all bulk waste containers for refuse and recycling. Plan must show location of all containers, even if using existing refuse/recycling enclosures. Standard details/notes for any of the following are available from Orange County Solid Waste Management (919-968-2788 x107 or x109).**
- **All refuse/recycling containers are required to be on concrete pads.**
- **Provide a detailed and scaled plan of all bulk waste containers areas that show: each container labeled, required screening, lighting, overhead clearances, bollards, and concrete pad.**
- **Indicate whether refuse/recycling area will be gated. Any doors/gates will need retainers to be latched open for refuse/recycling collection.**
- **Ensure adequate collection vehicle access to all containers for deposit and collection. Access templates are available from Orange County Solid Waste Management.**
- **Sharing of exterior recycling locations is acceptable if a joint access/shared-use agreement is filed and the deeds of all properties amended.**

<input checked="" type="checkbox"/>	Check materials that will be generated once the structure is ready for occupancy:
	Standard: glass bottles, metal cans, newspaper, glossy magazines, #1 plastics, #2 plastics
	Corrugated Cardboard (not including waxed or single layer cardboard)
	Mixed Paper: junk mail, cereal boxes
	Office Paper: white or colored copy paper, confidential papers
	Restaurant: food wastes, cooking oil, disposable dining ware
	Other Plastics: #5, #7
	Business specific wastes (please describe):

<u>Cardboard Recycling Requirement</u>	
Orange County Ordinance requires recyclable corrugated cardboard to be kept separate from all other refuse. All developments must provide for cardboard recycling. If the facility's garbage will be collected from a bulk container (dumpster), a second waste container is likely to be required for cardboard. Public recycling drop-off sites can accommodate a very limited amount of commercial use (no > 50 boxes per week).	
	Site Plan includes space for cardboard recycling container on Sheet # _____
	Corrugated Cardboard will be handled in an alternate manner. Description Required:

<input checked="" type="checkbox"/>	Collection Type: This project will be served by the following collection methods. <u>Check all that apply.</u>
	Exterior individual or cooperative-use bulk waste container site. May be suitable for apartment complexes, restaurants, places of worship, educational facility, office building, retail/office/restaurant combinations
	Garbage dumpster
	Garbage compactor
	Cardboard dumpster
	Cardboard compactor
	Recycling carts for glass, cans, plastic bottles, newspaper, magazines, office paper (co-mingled)
	Cooking grease rendering container (required for any commercial kitchen facility)

	Food waste collection container (If qualify based on volume; contact OCSW staff for details of program)
	Standard “curbside” recycling collection. May be suitable for single-family developments and subdivisions, including some duplex, triples, and townhome developments.



Orange County
Emergency Services

510 Meadowlands Drive
Hillsborough, NC 27278
919.245.6100

April 28, 2014

To: Waterford Sterling, LLC

From: Jason B. Shepherd, Orange County Fire Marshal

Re: Stroud's Creek Subdivision

To Whom It May Concern:

I have reviewed the concept plans of the subdivision and have the following comments:

1. Please provide an overlay of the fire hydrant locations and distribution.
2. The diameter of the cul-de-sac shall be 96'.

Respectfully Submitted,

A handwritten signature in black ink that reads "Jason B. Shepherd". The signature is stylized and written in a cursive-like font.

Jason B. Shepherd
Orange County Fire Marshal

Cc: Orange County Planning and Inspection Department
Orange Grove Fire Department

ORANGE COUNTY PLANNING & INSPECTIONS DEPARTMENT

Craig N. Benedict, AICP, Director
Administration 245-2575

Erosion Control Division
(919) 245-2586
(919) 644-3002 (FAX)
www.co.orange.nc.us



131 W. Margaret Lane
Suite 200
P.O. Box 8181
Hillsborough, NC 27278



May 22, 2014

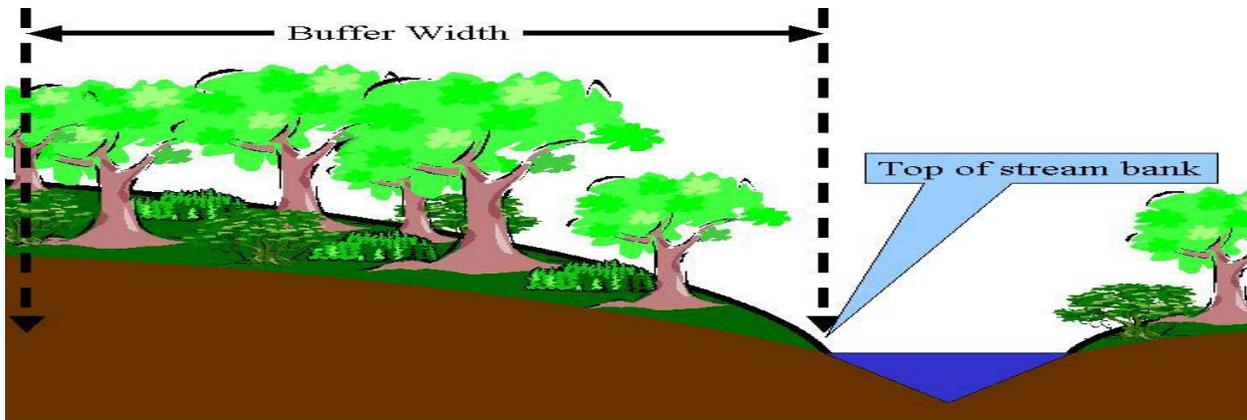
Branston, LLC
Attn: Glenn Futrell
150 Towerview Ct.
Cary, NC 27513

Re: Orange County Unified Development Ordinance Surface Water Identification
Lower Eno Unprotected Watershed
PIN: 9875080900

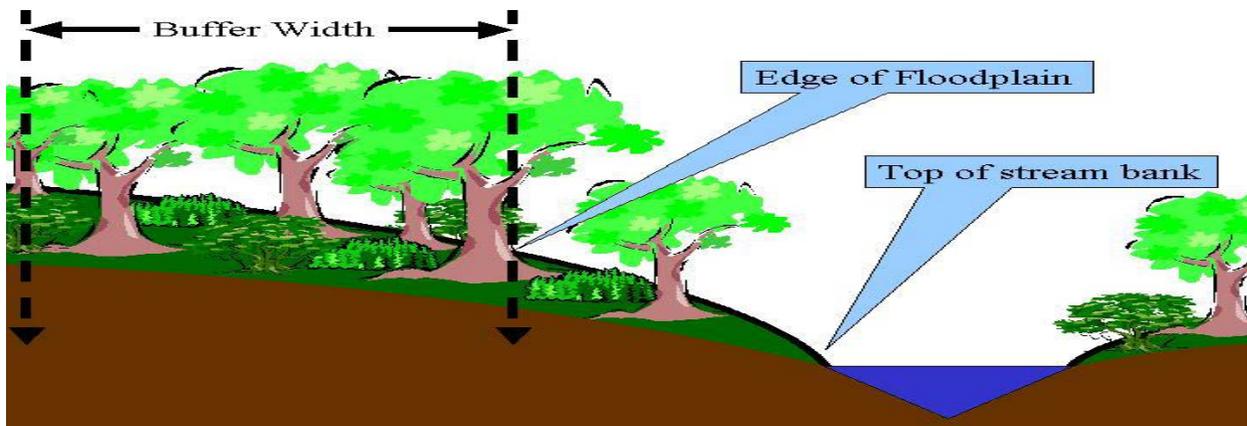
Dear Mr. Futrell:

This letter serves as confirmation of an on-site surface water identification made by Orange County Erosion Control Division staff for the referenced parcel. Orange County enforces a stream buffer along streams and water features in the County per the Orange County Unified Development Ordinance (see Section 6.13 Stream Buffers).

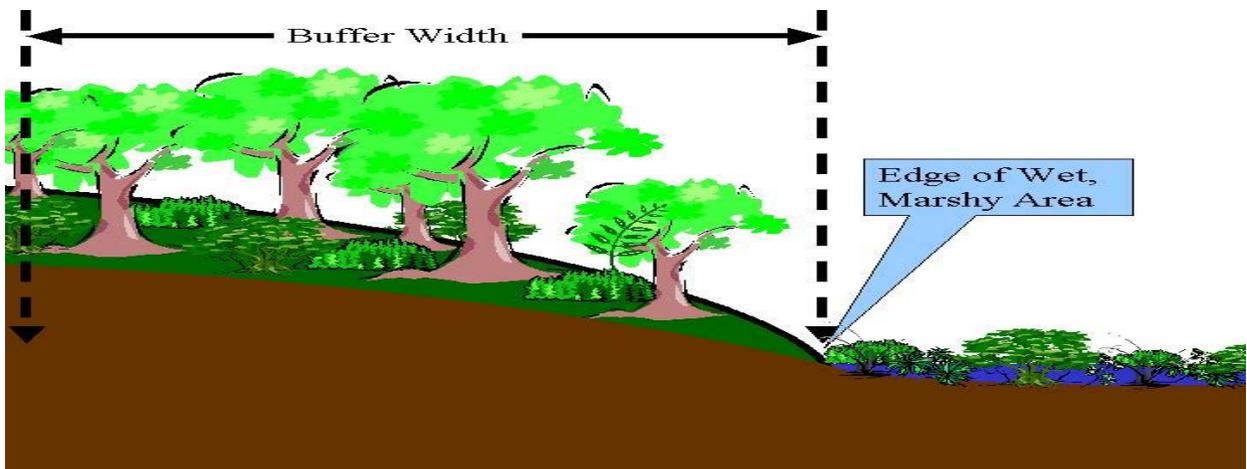
According to current Orange County GIS imagery of the parcel, there are (4) previously mapped water features, however, topography maps showed possible other water features that could be present and needed evaluation. Each of the water features are noted on the attached aerial photo and those that were found subject to buffer regulations will require an undisturbed buffer along both sides, as calculated per the referenced Ordinance regulations. These undisturbed buffer areas shall be measured from the top of the stream bank, outer edge of wet, marshy areas, or outer edge of the floodplain where applicable. In the instance where a water feature has braided stream segments with channels running parallel to one another, the buffer shall be measured from the outermost bank on either side. See below for examples of how the buffer is to be measured in varying situations:



OR



OR



The following is a description of how the buffers affect the property:

1. Feature A, a previously mapped water feature, is present in the field and therefore subject to buffer regulations. The actual field location of the feature has been corrected on the Orange County GIS system and the beginning point has been flagged in the field for reference. The required stream buffer will either be a 65' or 80' undisturbed buffer along both sides depending on the slope value, as calculated per the referenced Ordinance regulations.
2. Feature A-1, a previously unmapped water feature, is present in the field and therefore subject to buffer regulations. The field location of the feature has been added to the Orange County GIS system and the beginning point has been flagged in the field for reference. The required buffer will either be a 65' or 80' undisturbed buffer along both sides depending on the slope value, as calculated per the referenced Ordinance regulations.
3. Feature B, a previously mapped water feature, is present in the field and therefore subject to buffer regulations. The actual field location of the feature has been corrected on the Orange County GIS system and the beginning point has been flagged in the field for reference. The required stream buffer will either be a 65' or 80' undisturbed buffer along both sides depending on the slope value, as calculated per the referenced Ordinance regulations.
4. Feature C, a previously unmapped wet, marshy area, is present in the field and therefore subject to buffer regulations. The field location of this area has been flagged in the field for reference. The required buffer will either be a 65' or 80' undisturbed buffer along both sides depending on the slope value, as calculated per the referenced Ordinance regulations.
5. Feature D, a previously mapped braided water feature with associated floodway and floodplain, is present in the field and therefore subject to buffer regulations. The actual field location of the feature has been corrected on the Orange County GIS system. The required stream buffer will either be a 65' or 80' undisturbed buffer along both sides depending on the slope value, as calculated per the referenced Ordinance regulations.
6. Feature E, a previously mapped water feature, is present in the field and therefore subject to buffer regulations. The actual field location of the feature has been corrected on the Orange County GIS system. The required stream buffer will either be a 65' or 80' undisturbed buffer along both sides depending on the slope value, as calculated per the referenced Ordinance regulations.

If you have questions about this determination, please contact me at (919) 245-2587. However, if you have further questions about the application of the Unified Development Ordinance to this parcel, how to calculate the buffer lengths, or possible restoration requirements, please contact Michael Harvey, Current Planning Supervisor at 919-245-2597.

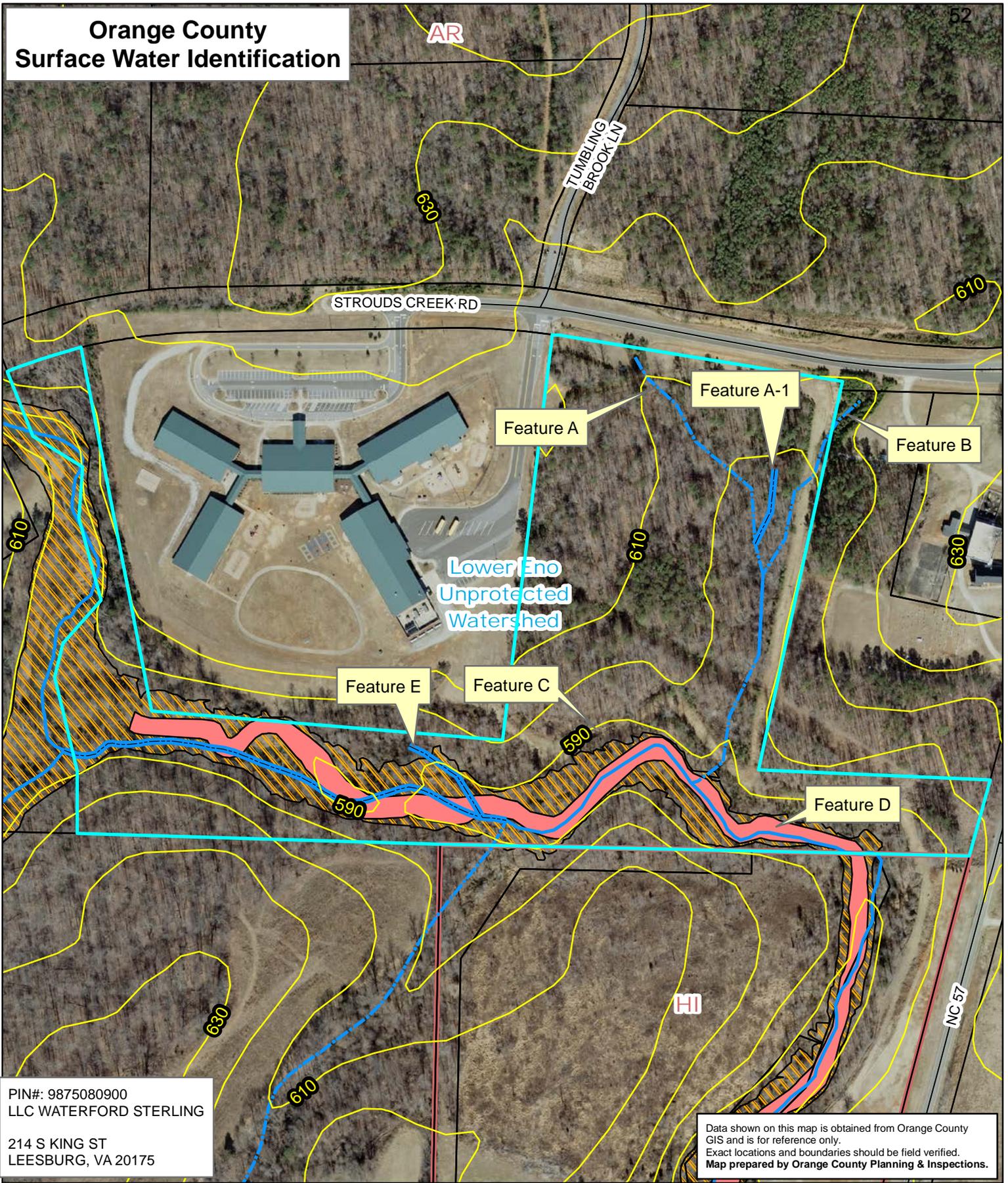
Sincerely,



Wesley Poole
Erosion Control Officer

Attachments: Aerial Photograph / Map
cc: File

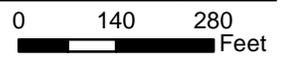
Orange County Surface Water Identification



PIN#: 9875080900
 LLC WATERFORD STERLING
 214 S KING ST
 LEESBURG, VA 20175

Data shown on this map is obtained from Orange County GIS and is for reference only. Exact locations and boundaries should be field verified. Map prepared by Orange County Planning & Inspections.

USGS Water Feature	Parcels	Zoning	100 YR Floodplain (Effective 02/02/07)
Soils Survey Water Feature	Township	City Limits	Floodway (Effective 02/02/07)
OC Updated Water Feature	School System Boundary	ETJ	500 Year Floodplains (Effective 02/02/07)
Water Bodies	Contours	Conservation Easements Held by Others	Buildings
River Basins	County	Orange County Conservation Easements	Streams (Deleted)
Watershed	Soils	Water and Sewer Boundary	



ORANGE COUNTY PLANNING and INSPECTIONS DEPARTMENT

Craig N. Benedict, AICP, Director

Erosion Control Division



RECEIPT

RECEIPT NUMBER: R14-001626

To: BRANSTON LLC

APD #: EC14-0032

TYPE: Erosion Control Application

TMBL:

PROJECT NAME:

PARCEL: 9875080900

TRANSACTION DATE: 05/22/2014	TOTAL PAYMENT:	200.00
	TOTAL PAID FROM CURRENCY:	200.00

TRANSACTION LIST:

Type	Method	Description	Amount
Payment	Check	1120	200.00
Total :			200.00

ACCOUNT ITEM LIST:

FEE DESCRIPTION	ACCOUNT CODE	CALCULATED FEES
STORMWATER MGMT PLAN	10625003-430	200.00
Total :		200.00
Balance Due:		\$0.00

RECEIPT ISSUED BY: WPOOLE
ENTERED DATE: 05/22/2014

INITIALS: WP
TIME: 12:23 PM

Please retain this receipt for your records.

ORANGE COUNTY PLANNING & INSPECTIONS DEPARTMENT
Craig N. Benedict, AICP, Director

Current Planning
(919) 245-2575
(919) 644-3002 (FAX)
www.orangecountync.gov



131 W. Margaret Lane Suite
201
P. O. Box 8181
Hillsborough, NC 27278



STROUD'S CREEK NEIGHBORHOOD INFORMATION MEETING NOTES
WEDNESDAY, MAY 14, 2014

LOCATION: ORANGE COUNTY PLANNING DEPT. SECOND FLOOR CONFERENCE RM.

TIME: 12:00-1:00 PM

MEETING ORGANIZER: TERRY BOYLAN

Stephen's Road Partners is seeking Concept Plan approval from Orange County Planning staff regarding a proposed 15 lot major subdivision. Per Section 2.15 of the Orange County Unified Development Ordinance (UDO), entitled *Major Subdivisions*, a neighborhood information meeting was held by the developer. Three adjacent property owners were in attendance, the developer, two staff from Summit Design and Engineering, and three staff from Orange County Planning.

Stroud's Creek Major Subdivision Background:

Applicant: Glenn Futrell, Stephens Road partners, LLC, Cary NC

PIN: 9875-08-0900 Agricultural Residential (AR)/ Lower Eno Unprotected W/S

Total Acreage: 25.33 acres

Legal Description: PB 3617/ PG 198

Proposal: Applicant is proposing a 15 lot major subdivision (Stroud's Creek) in Orange County with 16.29 acres devoted towards Primary and Secondary Open Space. Applicant submitted Major Subdivision Concept Plan to Current Planning staff for review on April 23, 2014.

Adjacent property owners were presented with a concept plan of the proposed development at the meeting and questions pertaining to the development and County subdivision process were answered by staff. Namely, property owners asked the following concerns:

- I. New road construction and maintenance; - COMMENT: The roads would be built to NC DOT public road standards and maintained by either NC DOT or the Town of Hillsborough.
- II. Public utilities (water and sewer for project); - COMMENT: The Town would be providing public water/sewer. The question was asked if the service could be expanded beyond this project to serve other adjacent property. Planning staff indicated there would be no such opportunity as the Town of Hillsborough has already indicated they are not going to allow for the extension of services beyond this parcel.

- III. Details regarding Open Space, stream buffers, floodplain and potential pedestrian access; COMMENT: The applicant indicated they would like to obtain final approvals by the end of the year if at all possible and begin construction in the spring of 2015.
- IV. Development timeframe.

The meeting was meant to serve as an informational session and provide adjacent property owners with an overview of the major subdivision process in Orange County. The next public meeting will be held on June 4, 2014 at 7:00 pm where the Orange County Planning Board will discuss Stroud's Creek.

The meeting was adjourned at 12:30 p.m.

COPY**ORANGE COUNTY PLANNING & INSPECTIONS DEPARTMENT****Craig N. Benedict, AICP, Director**

Current Planning
(919) 245-2575
(919) 644-3002 (FAX)
www.orangecountync.gov



131 W. Margaret Lane
Suite 201
P. O. Box 8181
Hillsborough, NC 27278



April 28, 2014

**RE: NOTICE OF NEIGHBORHOOD INFORMATION MEETING – REVIEW OF
 MAJOR SUBDIVISION CONCEPT PLAN APPLICATION**

To Whom It May Concern:

The Orange County Unified Development Ordinance (UDO) requires that any Major Subdivision Concept Plan Application proposing the creation of more than five new lots is required to hold a Neighborhood Information Meeting (NIM). This meeting is to allow for property owners within 500 feet of the subject property to review and discuss the proposal with the applicant and/or their agents.

You are receiving this letter because you are listed as the owner/owners of property within the aforementioned distance of a proposed major subdivision off of Strouds Creek Road and North Carolina Highway 57.

Please be advised that the Orange County Planning Department has, in accordance with the provisions of Section 2.15.2 of the UDO, scheduled NIM to allow for the presentation of a Major Subdivision Concept Plan Application, submitted by Summit Design and Engineering Services. A summary of the project is as follows:

The subdivision will be located on a 25.3 acre tract of property located in the Agricultural Residential (AR) Zoning and Lower Eno Unprotected Watershed Overlay Districts. As proposed, the subdivision will contain fourteen single-family residential home sites, of varying acres in size, with approximately 18 acres reserved for primary and secondary open space. Access to all lots will be provided via Strouds Creek Rd. All lots will be served by water and sewer from the Town of Hillsborough.

(Please refer to the insert aerial photo and site plans denoting the subject property).

As previously alluded to, the purpose of the NIM is to provide an opportunity for you, as a property owner to ask questions about the proposed development plan. At this meeting, Orange County Planning Department staff will describe the subdivision review process in greater detail and answer questions relating to this process and various subdivision

regulations. The applicant and their agents will also be on hand to answer specific questions related to the project.

The NIM has been scheduled as follows:

Date: May 14, 2014

Time: 12:00 to 1:00 p.m.

**Place: Second Floor Conference Room
West Campus Office Building
131 West Margaret Lane
Hillsborough, North Carolina 27278**

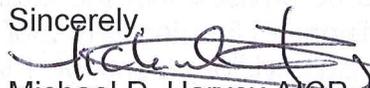
A map has been attached denoting the location of the West Campus Office Building.

Please be advised the NIM is the first step in the process associated with the review of a Major Subdivision Concept Plan application through Orange County. The Planning Board is scheduled to review the complete application at their **June 4, 2014 regularly scheduled meeting at 7:00 p.m.** The meeting will be held at the West Campus Office Building, located at 131 West Margaret Lane, in the Ground Floor Conference Room, the same meeting room as the NIM.

You are encouraged to attend the Planning Board meeting to ask any additional questions. Please contact the Board's Clerk; Tina Love, if you would like to speak at the June 4th Planning Board meeting.

If you require additional assistance, please contact a Department staff member at (919) 245-2575. Thank you for your attention to this matter.

Sincerely,

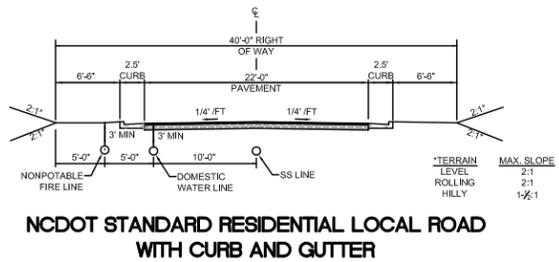

Michael D. Harvey AICP, CFO, CZO
Current Planning Supervisor

ENCLOSURES:

- Exhibit A & B: Copy of the Concept Plan Maps [Sheets C-1 & C-2]
- Exhibit C: Color Aerial Photo of the Subject Property
- Exhibit D: Map Denoting Location of the West Campus Office Building

CC: Craig N. Benedict, Planning Director
File

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Attachment 5

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')
 MINIMUM FRONTAGE ON CUL-DE-SACS: 20 FT
 SIDE & REAR SETBACKS: 15 FT (25% REDUCTION FROM 20')
 PROPOSED LOTS: 14
 OPEN SPACE REQUIRED: 364,114 S.F. (33.00% OF TOTAL TRACT)
 OPEN SPACE PROVIDED: 753,072 S.F. (68.25% OF TOTAL TRACT)
 PRIMARY OPEN SPACE: 652,926 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)

SURVEY NOTES

- * ITEMS SHOWN FROM PLAN BY WITHERS & REVENEL DATED 07/16/2013 (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.

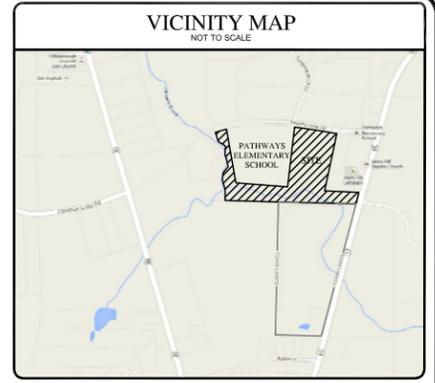
SITE INFORMATION

CURRENT OWNER: WATERFORD STERLING, LLC
 DEVELOPER: STEPHENS ROAD PARTNERS, LLC
 CONTACT: GLENN FUTRELL
 MAILING ADDRESS: 100 TOWERVIEW COURT, CARY, NORTH CAROLINA 27513
 TELEPHONE NUMBER: 919-412-5245

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 NEUSE

DB/PG: 3617 / 198
 FB/PG: 8385
 LOT AREA: 1,103,375 SF - 25.33 AC

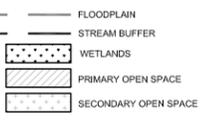
ZONING: AR - 25.33 AC
 CURRENT USE: VACANT
 PROPOSED USE: SINGLE FAMILY RESIDENTIAL CONSERVATION CLUSTER



NOTES

- WHERE ALLOWED BY UTILITY PROVIDER, ALL PROPOSED UTILITIES WILL BE UNDERGROUND.
- PENDING APPROVAL BY ORANGE COUNTY SCHOOLS AND NCDOT, A 5' CONCRETE SIDEWALK WILL BE INSTALLED ALONG STROUDS CREEK ROAD BETWEEN THE PROPOSED CUL-DE-SAC AND EAST-MOST DRIVEWAY INTO SCHOOL PROPERTY IN NCDOT RIGHT OF WAY OR IN AN EASEMENT ON LOT 1.
- A 20' WIDE SANITARY SEWER AND PUBLIC ACCESS EASEMENT SHALL BE PLATTED BETWEEN LOT 8 AND LOT 9.
- PROVIDE A 30' x 20' FIRE DEPARTMENT ACCESS EASEMENT FOR FIRE VEHICLE "Y" TURNAROUND.

LEGEND:

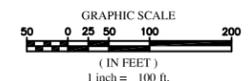


CURVE TABLE

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



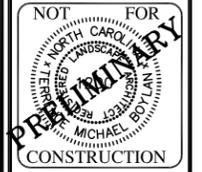
Know what's below.
Call before you dig.



NO.	DATE	BY	REVISIONS
7			
6			
5			
4			
3			
2			
1			

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 SUMMIT DESIGN AND ENGINEERING SERVICES
 PROJECT ENGINEER/ARCHITECT: MICHAEL BOYLAN
 PROJECT MANAGER: KSW
 DRAWN BY: KSW
 SCALE: 1" = 100'

CONTROL CORNER AS PER PIN N 859467.08 E 1971152.21
 PIN: 9875-29-1672 BARBARA C. RODGERS DB 538248 ZONING: AR



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 www.summit-engineer.com

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