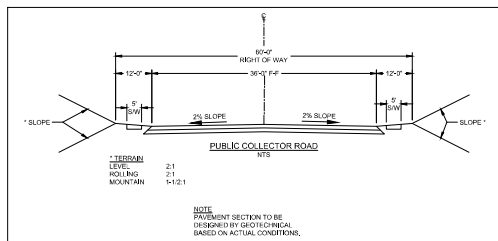


COVER SHEET	C-1
EXISTING CONDITIONS PLAN	C-2
SITE PLAN	C-3
UTILITY MASTER PLAN	C-4 - C-8
LANDSCAPE & TREE PROTECTION PLAN	C-9

1. THIS DEVELOPMENT SHALL BE SUBJECT ALL APPLICABLE USE STANDARDS DETAINED IN ARTICLE 5 AND ALL APPLICABLE DEVELOPMENT STANDARDS DETAILED IN ARTICLE 6 OF THE LATEST VERSION OF THE ORANGE COUNTY ZONING ORDINANCE.
2. THE LOWER SCHOOL HAS EXPECTED STUDENT POPULATIONS 80 STUDENTS; THE HIGH SCHOOL EXPECTED STUDENT POPULATION IS 500 STUDENTS. EMPLOYER PAVEMENT FOR THE LOWER SCHOOL IS EXPECTED TO BE 80,000 SF.; THE HIGH SCHOOL EMPLOYER PAVEMENT IS EXPECTED TO BE 40,000 SF.
3. THE SCHOOLS WILL LIKELY GENERATE APPROXIMATELY 1,720 NEW TRIPS ON A TYPICAL WEDNESDAY, WITH APPROXIMATELY 728 NEW TRIPS DURING THE SCHOOL PEAK HOUR GENERATOR.
4. FOR THE GIVEN STUDENT CAPACITY, ACQUA META CALCULATIONS STATE THAT THE #4S SCHOOL SHOULD PROVIDE OFF-PARKING STORAGE TO ACCOMMODATE A QUELIF LENGTH OF 3.98 HOURS AND THE UPPER SCHOOL, A QUELIF LENGTH OF 3.14 HOURS. QUELIF LENGTH MEASUREMENT ON THE PLAN REFLECTS THE RECOMMENDED PARKING USING THE USE OF PARALLEL ROWS AS SHOWN ON THE SITE PLAN. SHEET C-003.
5. THE SCHOOLS WILL STAGGER THEIR OPERATIONS BY 30-MINUTES TO ALLOW MAXIMUM UTILIZATION OF THE PLANNED STAGING AREAS.
6. FOR THE LOWER SCHOOL, PARENTS WILL UTILIZE A ONE-WAY FLOW PATTERN WITH THE PRIMARY INBOUND PARENT DRIVEWAY TO THE WEST OF THE SCHOOLS AND WILL EXIT TO THE EAST OF THE SCHOOLS.
7. FOR THE HIGHER SCHOOL, PARENTS WILL UTILIZE A ONE-WAY FLOW PATTERN WITH THE PRIMARY INBOUND PARENT DRIVEWAY TO THE WEST OF THE SCHOOLS AND WILL EXIT TO THE WEST OF THE HIGH SCHOOL BUILDING. STUDENT DRIVERS WILL ENTER THE NORTH SCHOOL PARKING AND VEHICLES IN THE PARKING LOT TO THE SOUTH OF THE SCHOOLS.
8. PARENTS WHO NEED ADDITIONAL TIME DURING LOADING OPERATIONS WILL BE DIRECTED TO PARK IN THE VISITOR SHORT-TERM PARKING AREA, JUST NORTH OF EACH SCHOOL.
9. IF IT IS ANTICIPATED THAT FIVE (5) - SEVEN (7) VEHICLES WILL ENTER AND EXIT THE SINGLE STAGED LOADING ZONE AT ANY GIVEN TIME,
10. CURRENT PLANS DO NOT CALL FOR ANY BAYS TO BE USED BY BUSSES TO SERVICE THEIR TRIPS.
11. THE PEAK-HOUR PORTION OF THE RECREATIONAL PORTION WILL BE LINE UP OUTSIDE TOWARD THE END OF AN ADJACENT STREET PEAK HOUR. THEREFORE, IF IT ANTICIPATED THAT MORE THAN FOUR PORTS PER HOUR WILL BE REQUIRED, THE PEAK-HOUR PORTS BELONG TO THE ADJACENT STREET RAMP.
12. TABLE 1 OF THE TRAFFIC ASSIGNMENT PROVIDED BY BLUE HORN INCORPORATED WITH THIS SUBMITTAL SHOWS THAT THE RECREATION PORTION OF SPORT INCLUDING TENNIS CLUB, BASEBALL FIELD, SOFTBALL FIELDS, PLAYGROUNDS AND SKATE PARK(WOULD) LOSE APPROXIMATELY 850 NEW TRIPS ON A TYPICAL WEDNESDAY, WITH APPROXIMATELY 100 NEW TRIPS DURING THE PEAK HOUR GENERATOR.

SEE PRELIMINARY IBA FOR FORMATTER CALCULATIONS.



Know what's below.
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CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-6949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.

LAWRENCE ROAD
HILLSBOROUGH, NC 27278

SUBMITTAL #1 NOVEMBER 4, 2022
SUBMITTAL #2 DECEMBER 2, 2022

CURRENT OWNER
MEADOWMONT FARMS II, LLC
P.O. BOX 20461
GREENSBORO, NC 27420

LAWRENCE ROAD PARTNERS, LLC
JIM PARKER
320 EXECUTIVE COURT
HILLSBOROUGH, NC 27278

SUMMIT DESIGN & ENGINEERING SERVICES
WILLIAM WIRT, PE
320 EXECUTIVE COURT
HILLSBOROUGH, NC 27278
(919) 732-3883 (PHONE)
(919) 732-6676 (FAX)
WILLIAM.WIRT@SUMMITDE.COM

WATER: TOWN OF HILLSBOROUGH
K. MARIE STRANDWITZ, PE
UTILITIES DIRECTOR
105 E. CORBIN ST., HILLSBOROUGH, NC
(919) 269-9631

SEWER: TOWN OF HILLSBOROUGH
K. MARIE STRANDWITZ, PE
UTILITIES DIRECTOR
105 E. CORBIN ST., HILLSBOROUGH, NC
(919) 269-9631

EMERGENCY SERVICES:
PRIMARY ORANGE RURAL (MILLSBOROUGH) FIRE DEPARTMENT
 JEFF CASE - FIRE CHIEF
 admin@orfd.net
 (919) 733-7911

SECONDARY ENO FIRE DEPARTMENT
 BRYAN BAKER - FIRE CHIEF
 5019 US-70, DURHAM, NC 27705
 (919) 560-1125

FIRE AND LIFE SAFETY:
PRIMARY ORANGE RURAL (HILLSBOROUGH) FIRE DEPARTMENT
 JEFF CASE - FIRE CHIEF
 jcase@orange-nj.org
 (919) 732-7961

SECONDARY ENO FIRE DEPARTMENT
 BRYAN BAKER - FIRE CHIEF
 5018 US-70, DURHAM, NC 27705
 (919) 969-1126

POLICE:
PRIMARY: ORANGE COUNTY SHERIFFS OFFICE
CHARLES S. BLACKWOOD
106 E. MARGARET LANE HILLSBOROUGH, NC 27278
wsbsheriff@orangecountync.gov
(919) 245-2900

SECONDARY: HILLSBOROUGH POLICE DEPARTMENT
DUANE HAMPTON-CHIEF OF POLICE
127 N CHURTON STREET,
HILLSBOROUGH, NC 27278
(919) 296-4500



NOT TO SCALE

PARCELS
PIN: 9883194355
DB 5509 PG 448
PROPOSED ZONING : MPD-CD
84.9 ACRES

CONTACT:	LAWRENCE ROAD PARTNERS, LLC JAMES PARKER, JR. 300 KENTUCKY COURT MILLSBOROUGH, NC 27208
PARCEL ID	988194355
TOTAL LAND AREA:	84.5 ACRES
PROPERTY ADDRESS:	LAWRENCE ROAD
JURISDICTION:	ORANGE COUNTY
STATE:	NORTH CAROLINA
ZONING:	MPO-CD
CURRENT USE:	VACANT
NEW USE:	RECREATION FACILITY SCHOOLS - PREPARATORY
WATERBODIES:	LOWRIN END PROTECTED NEUSE RIVER BASIN
TOTAL NUMBER OF LOTS	3 LOTS
AVG. LOT SIZE:	1,206.61 SF (27.70 AC)
FRONT SETBACK:	2,443.1' F
PRIVATE ROADS:	1,442.1' F
SETBACKS	
FRONT SETBACK:	40'
SIDE SETBACK:	40'
REAR SETBACK:	40'
BUILDING HEIGHT MAX:	60'
SURFACED	
PAVED AREA	
SCHOOLS	334,000 SF
TENNIS	27,150 SF
BASKETBALL	112,200 SF
PUBLIC COLLECTOR ROAD	8,000 SF
TOTAL IMPROVED AREA:	682,350 SF (15.42 AC) (18.73 OF TOTAL LAND AREA)
WATER & SEWER:	TOWN OF MILLSBOROUGH

7	
6	
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3	
2	
1	PER ORANGE COUNTY COMMENTS
	11/09/2022 GS

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SLU-MIT DESIGN AND
ENGINEERING SERVICES**

PROJECT ENGINEER/ARCH-ITECT
VILLAVIA, ART (@SUMMITDE.COM)

PROJECT MANAGER
MC-MAC, CELA (@SUMMITDE.COM)

OWN BY
CH-LOTTE, JENNED (@SUMMITDE.COM)

FIRST ISSUE DATE

NO. OF ISSUES

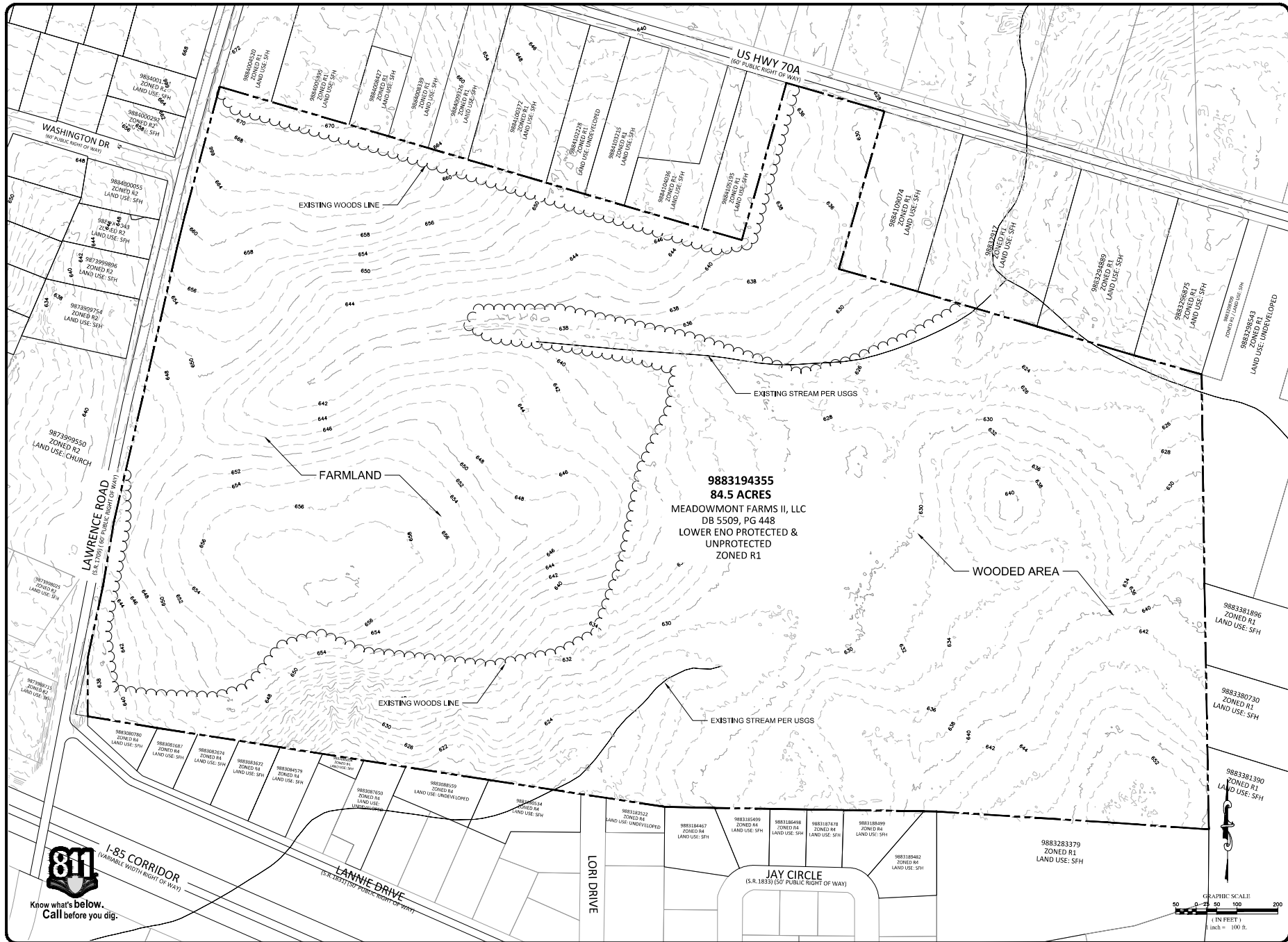


↑ SUMMIT
 Building and Engineering Solutions
 One Vantage at 3000
 300 University Court
 Philadelphia, PA 19104
 Voice 215-381-1000 Fax 215-381-1001
 www.summit-solutions.com

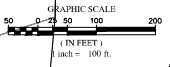
**PRELIMINARY PLANS FOR
LAWRENCE ROAD DEVELOPMENT**
LAWRENCE ROAD
HILLSBOROUGH, NC

COVER SHEET

PROJECT NO.
22-0214
DRAWING NAME:
22-0214_CS.dwg
SHEET NO.
C-1



811
Know what's below.
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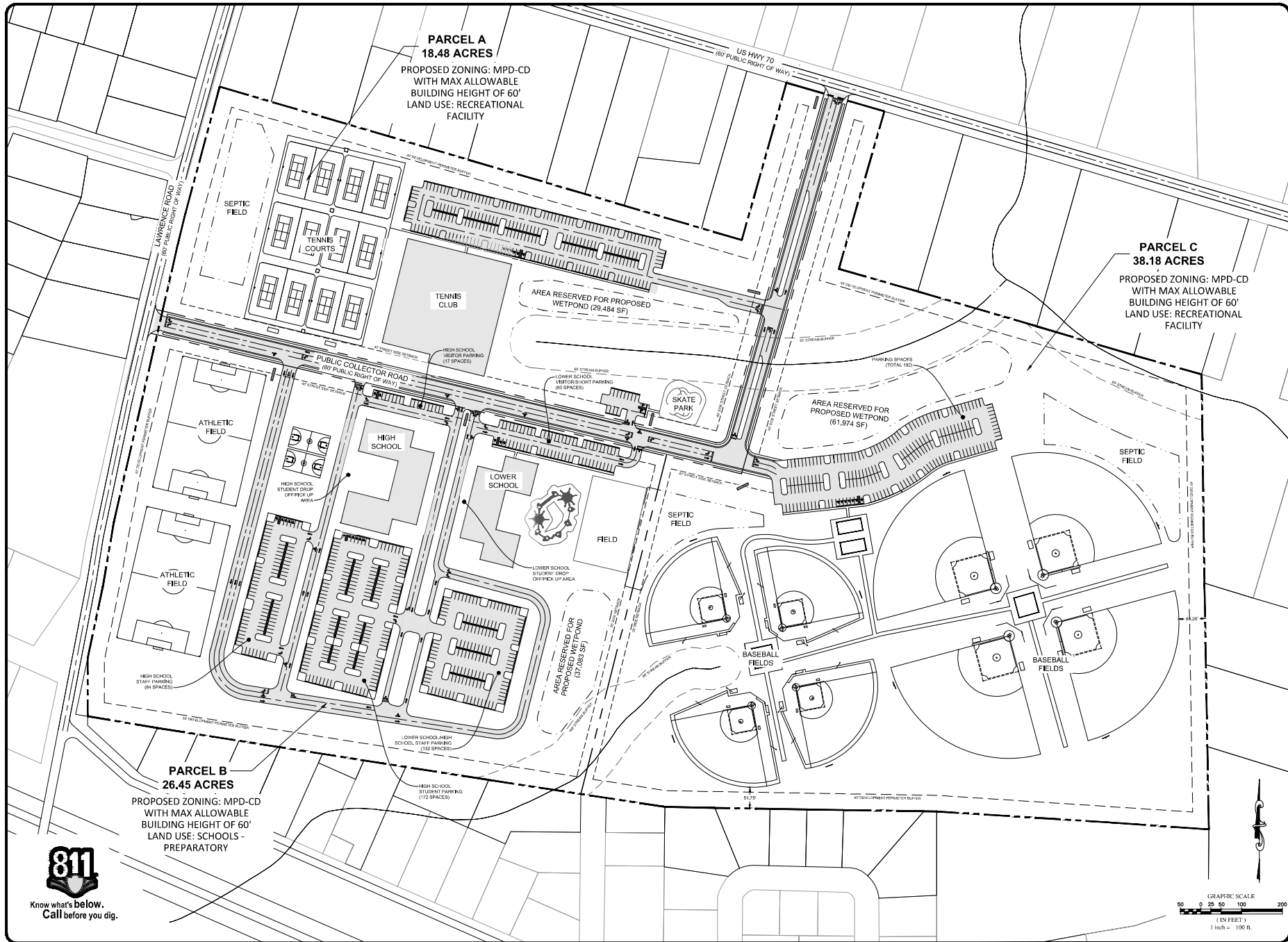
PROJECT NO. 22-0214
DRAWING NAME: 22-0214_S.dwg
SHEET NO. C-2

PRELIMINARY PLANS FOR
LAWRENCE ROAD DEVELOPMENT
HILLSBOROUGH, NC

NOT FOR CONSTRUCTION

SUMMIT
LAND SURVEYING & ENGINEERING, LLC
10000 Highway 100, Suite 100
Hillsborough, NC 27549
Phone: 919.444.1111
Fax: 919.444.1112
www.summitland.com

DATE: 08/14/2024
BY: [Signature]
CHECKED BY: [Signature]
APPROVED BY: [Signature]



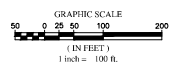
PARCEL A
18.48 ACRES
PROPOSED ZONING: MPD-CD
WITH MAX ALLOWABLE
BUILDING HEIGHT OF 60'
LAND USE: RECREATIONAL
FACILITY

PARCEL C
38.18 ACRES
PROPOSED ZONING: MPD-CD
WITH MAX ALLOWABLE
BUILDING HEIGHT OF 60'
LAND USE: RECREATIONAL
FACILITY

PARCEL B
26.45 ACRES
PROPOSED ZONING: MPD-CD
WITH MAX ALLOWABLE
BUILDING HEIGHT OF 60'
LAND USE: SCHOOLS -
PREPARATORY



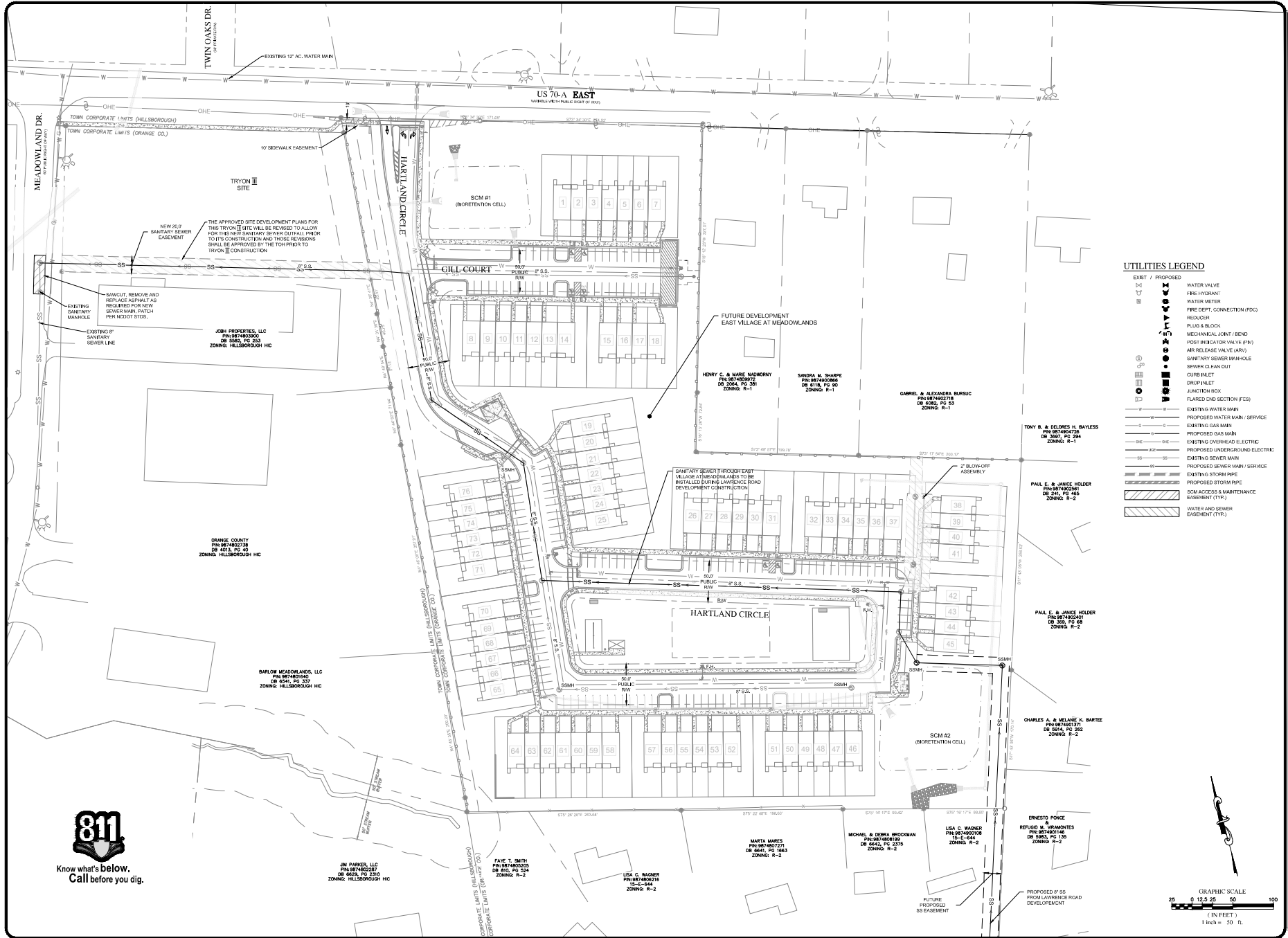
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PROJECT NO. 22-0214
DRAWING NAME: 22-0214_S.dwg
SHEET NO. C-3

NOT FOR CONSTRUCTION
SUMMIT
PRELIMINARY PLANS FOR
LAWRENCE ROAD DEVELOPMENT
HILLSBOROUGH, NC
Site Plan

PROJECT: LAWRENCE ROAD DEVELOPMENT
DRAWING: PRELIMINARY PLANS FOR
LAWRENCE ROAD DEVELOPMENT
HILLSBOROUGH, NC
DATE: 08/14/2024
BY: J. H. HARRIS
CHECKED BY: J. H. HARRIS
APPROVED BY: J. H. HARRIS



UTILITIES LEGEND

EXIST / PROPOSED

- WATER VALVE
- FIRE HYDRANT
- WATER METER
- FIRE DEPT. CONNECTION (FDC)
- REDUCER
- PLUG & BLOCK
- MECHANICAL JOINT / BEND
- POST INDICATOR VALVE (PIV)
- AIR RELEASE VALVE (ARV)
- SANITARY SEWER MANHOLE
- SEWER CLEAN OUT
- CURB INLET
- DROP INLET
- JUNCTION BOX
- FLARED END SECTION (FES)
- EXISTING WATER MAIN
- PROPOSED WATER MAIN / SERVICE
- EXISTING GAS MAIN
- PROPOSED GAS MAIN
- EXISTING OVERHEAD ELECTRIC
- PROPOSED UNDERGROUND ELECTRIC
- EXISTING SEWER MAIN
- PROPOSED SEWER MAIN / SERVICE
- EXISTING STORM PIPE
- PROPOSED STORM PIPE
- SCM ACCESS & MAINTENANCE EASEMENT (TYP.)
- WATER AND SEWER EASEMENT (TYP.)

NO.	DATE	REVISIONS
1	1/16/2022	DATE
2		
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NOT FOR CONSTRUCTION

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PRELIMINARY PLANS FOR LAWRENCE ROAD DEVELOPMENT

MASTER UTILITY PLAN

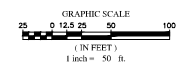
PROJECT NO: 22-0214

DRAWING NAME: 22-0214_U.dwg

SHEET NO: C-4



Know what's **below**.
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SUMMIT ENGINEERING & CONSTRUCTION 10000 LANTANA DRIVE, SUITE 100 FARMINGTON, CT 06030 TEL: 860.634.1100 FAX: 860.634.1101 WWW.SUMMIT-ENG.COM		PROJECT NO.: 22-0214		PROJECT NAME: 22-0214_UtilityP.dwg		PROJECT MANAGER: DAVID A. WILLIAMS		PROJECT ENGINEER: DAVID A. WILLIAMS		PROJECT CHECKER: DAVID A. WILLIAMS		PROJECT DATE: 04/25/2022		PROJECT REVISIONS: 05		PROJECT DATE: 04/25/2022	

12" x 12" EXTENDED
STAINLESS STEEL 180°
SLEEVE AND 12" CIV

BORE AND JACK NEW 12"
WATER LINE UNDER HWY. 70A

EXISTING 12" WL

US HWY 70A
(SEE PUBLIC RIGHT OF WAY)

AGUIAR EULALIO
WOODROW PROPERTIES, L.P.
PIN 0003292017
DB 6737, PG 1449
ZONING: R-1

YOUNG ROBERT T
PIN 0003292017
DB 6603, PG 38
ZONING: R-1

RUIZ MITZY JACK W RODRIGUEZ
PIN 0003292017
DB 6665, PG 2347
ZONING: R-1

SHERMAN PROPERTIES LLC
PIN 0003292017
DB 6626, PG 983
ZONING: R-1

BULLOCK RANDY F
PIN 0003292017
DB 702, PG 672
ZONING: R-1

WILLIAMS LURE E SR
PIN 0003292017
DB 240, PG 718
ZONING: R-1

OSBORN ANDREW T
WETZEL ELLIOTT L
PIN 0003292017
DB 6331, PG 248
ZONING: R-1

PUBLIC COLLECTOR ROAD
(SEE PUBLIC RIGHT OF WAY)

40' DEVELOPMENT PERIMETER BUFFER

65' STREAM BUFFER

UNNAMED INTERMITTENT / PERENNIAL STREAM

65' STREAM BUFFER

AREA RESERVED FOR
PROPOSED WETPOND

40' SIDE STREET SETBACK

12" CIVIL SETBACK

12" CIVIL SETBACK

12" CIVIL SETBACK

12" CIVIL SETBACK

12" CIVIL SETBACK

12" CIVIL SETBACK

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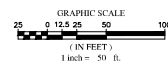
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BASEBALL
FIELDS

BASEBALL
FIELDS

SEPTIC
FIELD

40' DEVELOPMENT PERIMETER BUFFER



NO.	DATE	BY
1	1/16/2022	BR
2		
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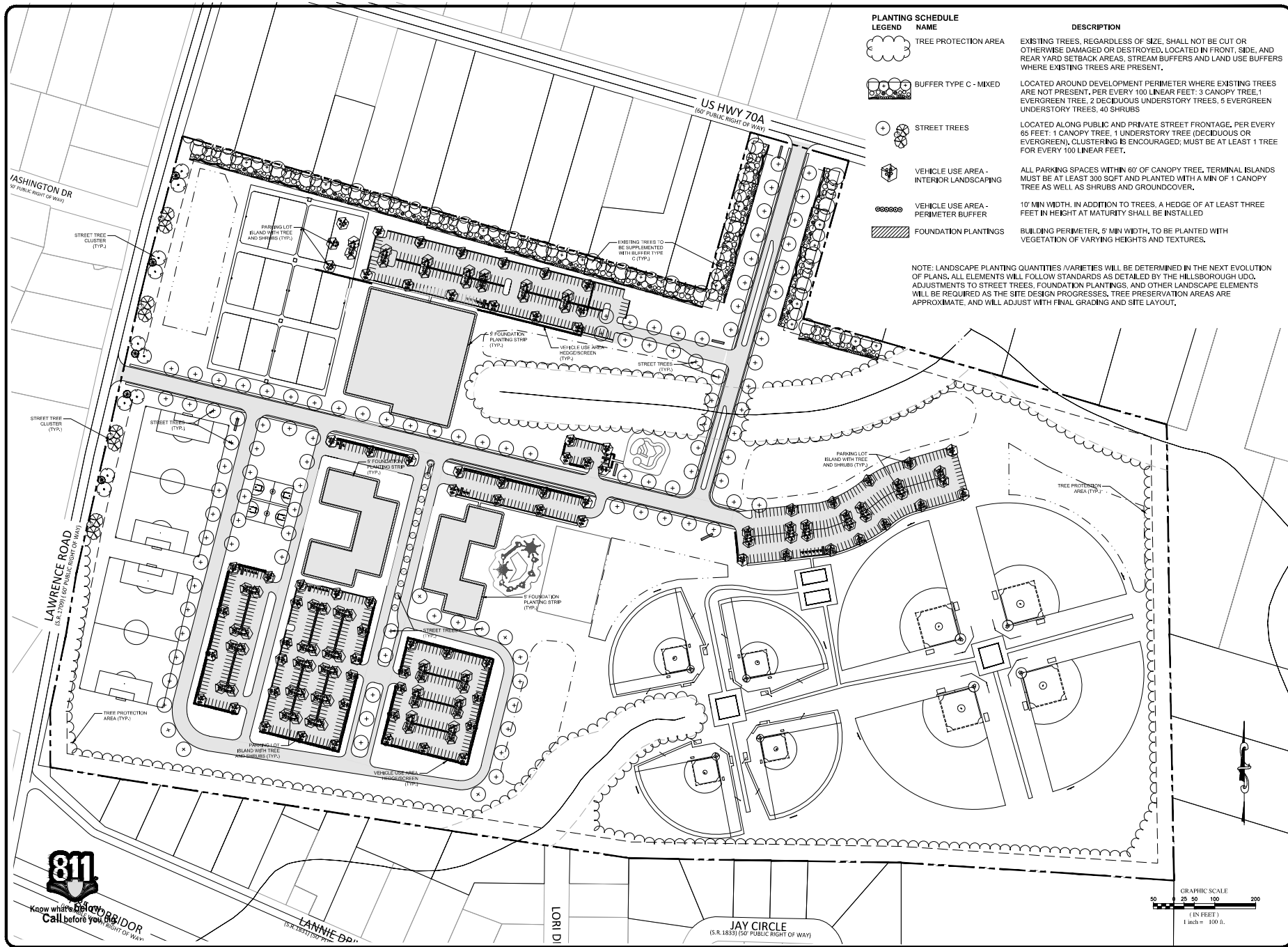
FOR THE CLIENT:
SHERMAN PROPERTIES LLC
10000 WILLOW CREEK DRIVE
SUITE 100
DALLAS, TEXAS 75243
TEL: 214-343-1234
FAX: 214-343-1235
WWW.SHERMANPROPERTIES.COM

FOR THE ENGINEER:
SUMMIT ENGINEERING, INC.
10000 WILLOW CREEK DRIVE
SUITE 100
DALLAS, TEXAS 75243
TEL: 214-343-1234
FAX: 214-343-1235
WWW.SUMMITENGINEERING.COM



PRELIMINARY PLANS FOR
LAWRENCE ROAD DEVELOPMENT
LAWRENCE ROAD
WILSONBOROUGH, NC
UTILITY MASTER PLAN

PROJECT NO.:
22-0214
DRAWING NAME:
22-0214_UtilityP.dwg
SHEET NO.:
C-7



PLANTING SCHEDULE

LEGEND	NAME
	TREE PROTECTION AREA
	BUFFER TYPE C - MIXED
	STREET TREES
	VEHICLE USE AREA - INTERIOR LANDSCAPING
	VEHICLE USE AREA - PERIMETER BUFFER
	FOUNDATION PLANTINGS

DESCRIPTION
EXISTING TREES, REGARDLESS OF SIZE, SHALL NOT BE CUT OR OTHERWISE DAMAGED OR DESTROYED, LOCATED IN FRONT, SIDE, AND REAR YARD SETBACK AREAS, STREAM BUFFERS AND LAND USE BUFFERS WHERE EXISTING TREES ARE PRESENT.
LOCATED AROUND DEVELOPMENT PERIMETER WHERE EXISTING TREES ARE NOT PRESENT, PER EVERY 100 LINEAR FEET: 3 CANOPY TREE, 1 EVERGREEN TREE, 2 DECIDUOUS UNDERSTORY TREES, 5 EVERGREEN UNDERSTORY TREES, 40 SHRUBS
LOCATED ALONG PUBLIC AND PRIVATE STREET FRONTAGE, PER EVERY 65 FEET: 1 CANOPY TREE, 1 UNDERSTORY TREE (DECIDUOUS OR EVERGREEN), CLUSTERING IS ENCOURAGED; MUST BE AT LEAST 1 TREE FOR EVERY 100 LINEAR FEET.
ALL PARKING SPACES WITHIN 60' OF CANOPY TREE, TERMINAL ISLANDS MUST BE AT LEAST 300 SQFT AND PLANTED WITH A MIN OF 1 CANOPY TREE AS WELL AS SHRUBS AND GROUND COVER.
10' MIN WIDTH, IN ADDITION TO TREES, A HEDGE OF AT LEAST THREE FEET IN HEIGHT AT MATURITY SHALL BE INSTALLED
BUILDING PERIMETER, 5' MIN WIDTH, TO BE PLANTED WITH VEGETATION OF VARYING HEIGHTS AND TEXTURES.

NOTE: LANDSCAPE PLANTING QUANTITIES /VARIETIES WILL BE DETERMINED IN THE NEXT EVOLUTION OF PLANS. ALL ELEMENTS WILL FOLLOW STANDARDS AS DETAILED BY THE HILLSBOROUGH UDO. ADJUSTMENTS TO STREET TREES, FOUNDATION PLANTINGS, AND OTHER LANDSCAPE ELEMENTS WILL BE REQUIRED AS THE SITE DESIGN PROGRESSES. TREE PRESERVATION AREAS ARE APPROXIMATE, AND WILL ADJUST WITH FINAL GRADING AND SITE LAYOUT.

811 Know what's below Call before you dig 888/DOR		SUMMIT PRELIMINARY PLANS FOR LAWRENCE ROAD DEVELOPMENT LANDSCAPE & TREE PROTECTION PLAN PROJECT NO: 22-0214 DRAWING NAME: 22-0214_LS.dwg SHEET NO: C-9
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