

SITE PLAN DOCUMENTS

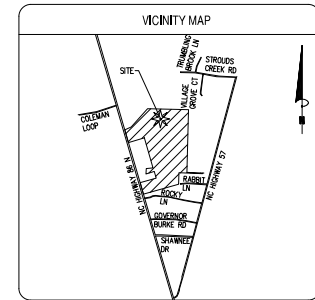
Proposed

HWY 86 SUBDIVISION

NC Hwy 86 N

Hillsborough, North Carolina

Orange County



DEVELOPER
Forestar, Inc.
Attn: Laura Haywood
8041 Arco Corporate Drive
Raleigh, NC 27617
(919) 804-7220
laurahaywood@forestar.com

SURVEY
Canoy Surveying
1154 Shonele Ln
Stem, NC 27581
(984) 377-2626
canoysurveying@gmail.com

ENVIRONMENTAL CONSULTANT
Spangler Environmental, Inc.
4338 Bland Road
Raleigh, NC 27609
(980) 308-9888
ward@spanglerenvironmental.com

TRAFFIC CONSULTANT
Bolton & Menk, Inc.
418 S Dawson Street
Raleigh, NC 27596
(919) 719-1800
allison.wise@bolton-menk.com

WELL DESIGNER
MacCONNELL & Associates, P.C.
501 Cascade Pointe Lane
Suite 103
Cary, NC 27513
(919) 467-1239
david@mconnellandassoc.com

LANDSCAPE ARCHITECT
Weston & Sampson Engineers, Inc.
424 S. Dawson Street
Raleigh, NC 27601
(978) 532-1900
steale.nicole@wseinc.com

CIVIL ENGINEER
Bowman North Carolina, Ltd.
4006 Barrett Drive
Suite 104
Raleigh, NC 27609
(919) 553-6570
donald.sever@bowman.com
FIRM# F-1445

CURRENT PROPERTY OWNERS
Estate of Lanie Brown (B.) Powell
C/O Hughes B. Powell Jr., Executor
P.O. Box 636
Smithfield, NC 27577
(919) 901-5374

Amy L. Powell
1234 Aken Street
Port Charlotte, FL 33952
910.895.1500
Jenny Powell Parks and Russell Michael Parks
560 Parkertown Road
Four Oaks, NC 27524
919.963.3733

DEVELOPMENT DATA	
LOCATION:	HWY 86 N
COUNTY:	HILLSBOROUGH, NC 27278
PROJECT:	ORANGE COUNTY
DEED BOOK/PAGE:	6847 / 744
CURRENT ZONING:	AR
PROPOSED ZONING:	R-10
ORIGINAL ACRES:	79.76 AC
AFTER FIRM DEDICATION ACRES:	78.30 AC
LAND CLASS:	VACANT
WATERSHED:	LOWER END UNPROTECTED
LOWER END UNPROTECTED HAS NO IMPERVIOUS SURFACE LIMIT:	
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL
ESTIMATED TRAFFIC GENERATED:	524 TRIPS/DAY
PROPOSED MINIMUM BUILDING SETBACKS:	
FRONT YARD:	20'
SIDE YARD:	10'
REAR YARD:	15'
CORNER YARD:	20'
MAXIMUM HEIGHT:	40 FT
MINIMUM WIDTH:	1/2" - 2" FROM STREET LEVEL
LOT ACRES:	49
TOTAL NUMBER PROPOSED LOTS:	49
MAXIMUM PROPOSED DENSITY:	0.61 UNITS PER ACRE
MINIMUM PROPOSED LOT SIZE:	20,000 SF
MINIMUM PROPOSED LOT WIDTH:	40 FT
OPEN SPACE PROVIDED:	42.25 ACRES
% OPEN SPACE PROVIDED:	53.97%

COMMITMENTS

PLEASE SEE THE NARRATIVE OF ZONING CONDITIONS OFFERED INCLUDED IN THE SUBMITTAL PACKAGE

FIRE & LIFE SAFETY DIVISION: CHRIS PENDERGRASS
(919) 245-6125
cpendergrass@orangecountync.gov
SHERIFF: CHARLES S. BLACKWOOD
(919) 245-2900
csblackwood@orangecountync.gov

UTILITY PROVIDERS
ELECTRICITY - DUKE ENERGY
WATER - PRIVATE COMPANY (TBD)
SEPTIC - ON LOT
NATURAL GAS - PUBLIC SERVICE COMPANY OF NORTH CAROLINA

SOLID DISPOSAL SERVICES:
ORANGE COUNTY WASTE MANAGEMENT



Index of Drawings	
Sheet Number	Sheet Title
C1.0	COVER SHEET
C2.0	EXISTING CONDITIONS
C3.0	EXISTING OPEN SPACE AREAS
C4.0	PRELIMINARY SITE PLAN
L100	LANDSCAPE AND OPEN SPACE PLAN
L000	CONCEPT PLAN RENDERING

Bowman

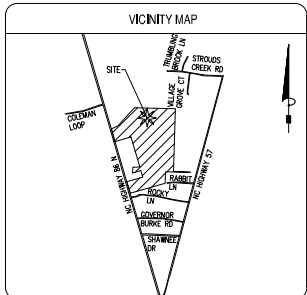
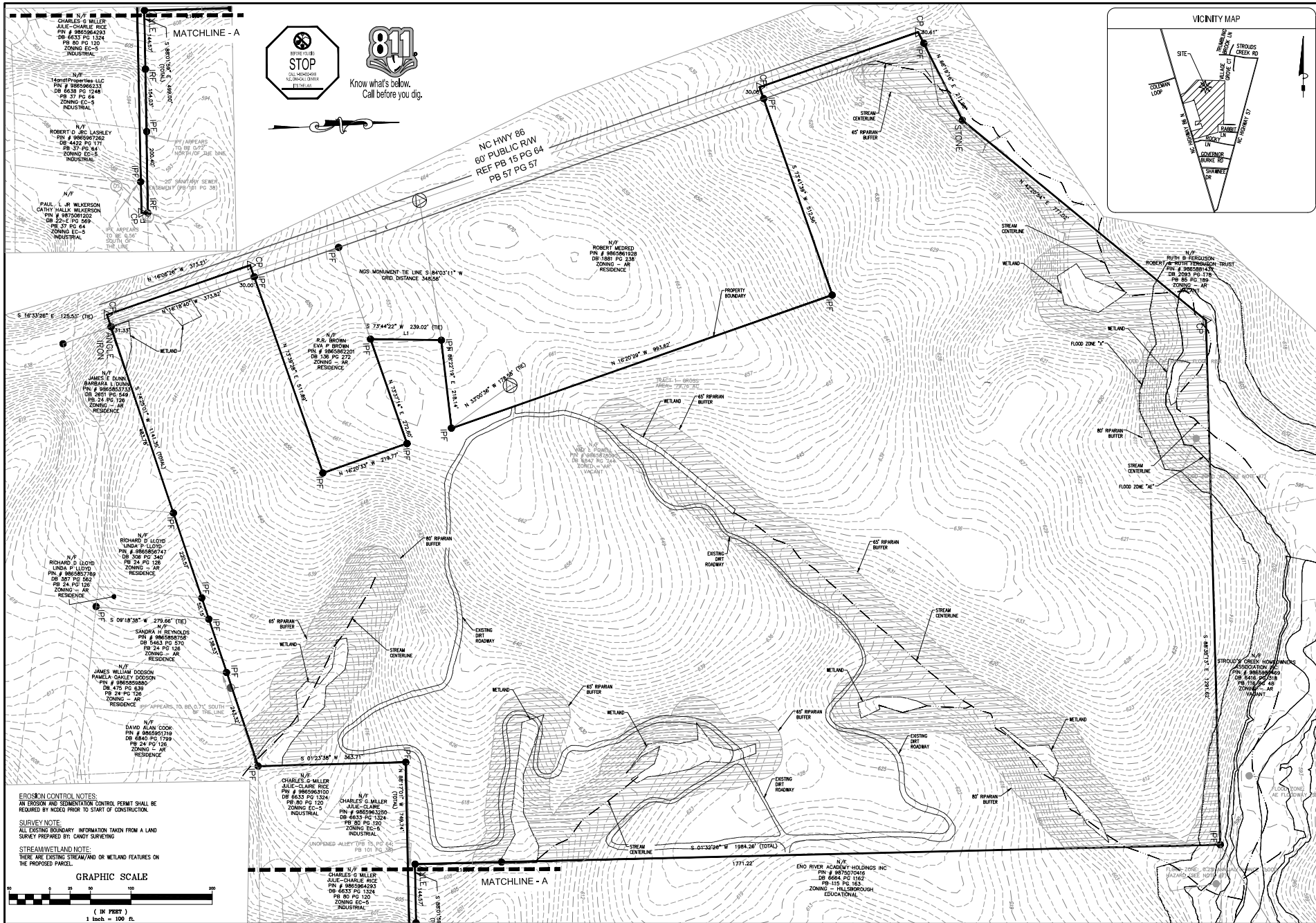
Bowman North Carolina Ltd.
4006 BARRETT DR
Suite 104
RALEIGH, NC 27609
Phone: (919) 553-6570
bowman.com
Bowman North Carolina Ltd.

COVER SHEET
Hwy 86
HIGHWAY 86 N
HILLSBOROUGH, NC
ORANGE COUNTY

PRELIMINARY
DO NOT
USE FOR
CONSTRUCTION



PLAN STATUS		
9/24/25	REVISED PER COUNTY'S COMMENTS	
DATE	DESCRIPTION	
DC	DC	DS
DESIGN	DRAWN	CHKD
SCALE	1/8" = 1'-0"	
JOB No.	220242-01-002	
DATE	SEPTEMBER 24, 2025	
FILE No.		
	C1.0	
SHEET		



Bowman

Bowman North Carolina Ltd.
4008 BARRETT DR
Suite 104
HILLSBORO, NC 27608
Phone: (919) 555-5570
bowman.com

EXISTING CONDITIONS
Hwy 86
HIGHWAY 86 N
HILLSBOROUGH, NC ORANGE COUNTY

PRELIMINARY
DO NOT
USE FOR
CONSTRUCTION



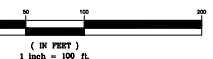
PLAN STATUS		
1/2/25	REVIEW	FOR COUNTY COMMENTS
DATE DESCRIPTION		
DC	DESIGN	DC
DS	DRAWN	CHKD
SCALE	1" = 100'	
JOB No.	220242-01-002	
DATE	SEPTEMBER 24, 2025	
FILE No.		
SHEET	C-2.0	

EROSION CONTROL NOTES:
AN EROSION AND SEDIMENTATION CONTROL PERMIT SHALL BE
REQUIRED BY NCEC PRIOR TO START OF CONSTRUCTION.

SURVEY NOTE:
ALL EXISTING BOUNDARY INFORMATION TAKEN FROM A LAND
SURVEY PREPARED BY: CANTY SURVEYING

STREAM/WETLAND NOTE:
THERE ARE EXISTING STREAM/WETLAND FEATURES ON
THE PROPOSED PARCEL.

GRAPHIC SCALE



TREE SYMBOL LEGEND

- OAK
- MAPLE
- POPLAR
- SWEETGUM
- HICKORY
- ELM
- PINE

INDIVIDUAL TREES IDENTIFIED WERE ALL HARDWOOD SPECIES GREATER THAN 18" DBH AND PINE SPECIES GREATER THAN 12" DBH ANYWHERE ON SITE, OR ALL TREES GREATER THAN 12" IN ANY PROTECTED BUFFER AREA.



THIS PROPERTY WAS PREVIOUSLY OPEN FIELD OR PASTURE LAND IN THE CENTER OF THE SITE. A MAJORITY OF LARGE TREES ALONG THE EDGES WERE DESTROYED BY AN F3 TORNADO IN 1992. EVIDENCE OF THIS DAMAGE IS STILL VISIBLE TODAY WITH THE NUMBER OF FALLEN TREES AND NATURAL LOGS SCATTERED IN THE WOODED AREAS. THE EXISTING TREES TO REMAIN ON SITE ARE PREDOMINATELY SMALL HARDWOODS RANGING FROM APPROXIMATELY 20" TO 38" DBH, NO UNIQUE OR EXCEPTIONALLY LARGE TREES HAVE BEEN IDENTIFIED IN AREAS THAT ARE PROPOSED TO BE DEVELOPED.

TOTAL SITE AREA: 78.3 ACRES
PRIMARY OPEN SPACE: 17.4 ACRES (22.25%)



Call file name: P:\Private\Forester Group\ENIGS-0271-Hwy 86 Subdivision\06-CAD\02-Conditional\0211-EXISTING OPEN SPACE.dwg

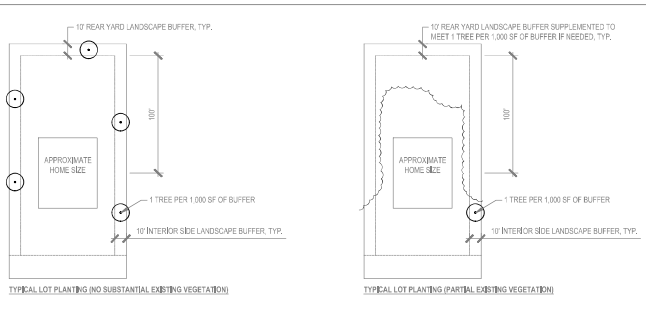
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Bowman North Carolina Ltd.
4008 BARRETT DR
Suite 104
RALEIGH, NC 27609
Phone: (919) 555-6870
bowman.com
Bowman North Carolina Ltd.

EXISTING OPEN SPACE AREA PLAN
Hwy 86
HIGHWAY 86 N
HILLSBOROUGH, NC ORANGE COUNTY

Weeks & Simpson
Water & Land Engineers, Inc.
425 E. Green Street
Raleigh, NC 27601
919.555.1900
www.weeksandsimpson.com

PLAN STATUS		
NOV/15	REVISED PER COUNTY COMMENT	
DATE	DESCRIPTION	
NS DESIGN	NS RC	
SCALE	1" = 100'	
JOB No.	220242-01-002	
DATE	SEPTEMBER 24, 2025	
FILE No.		
SHEET	C2.1	

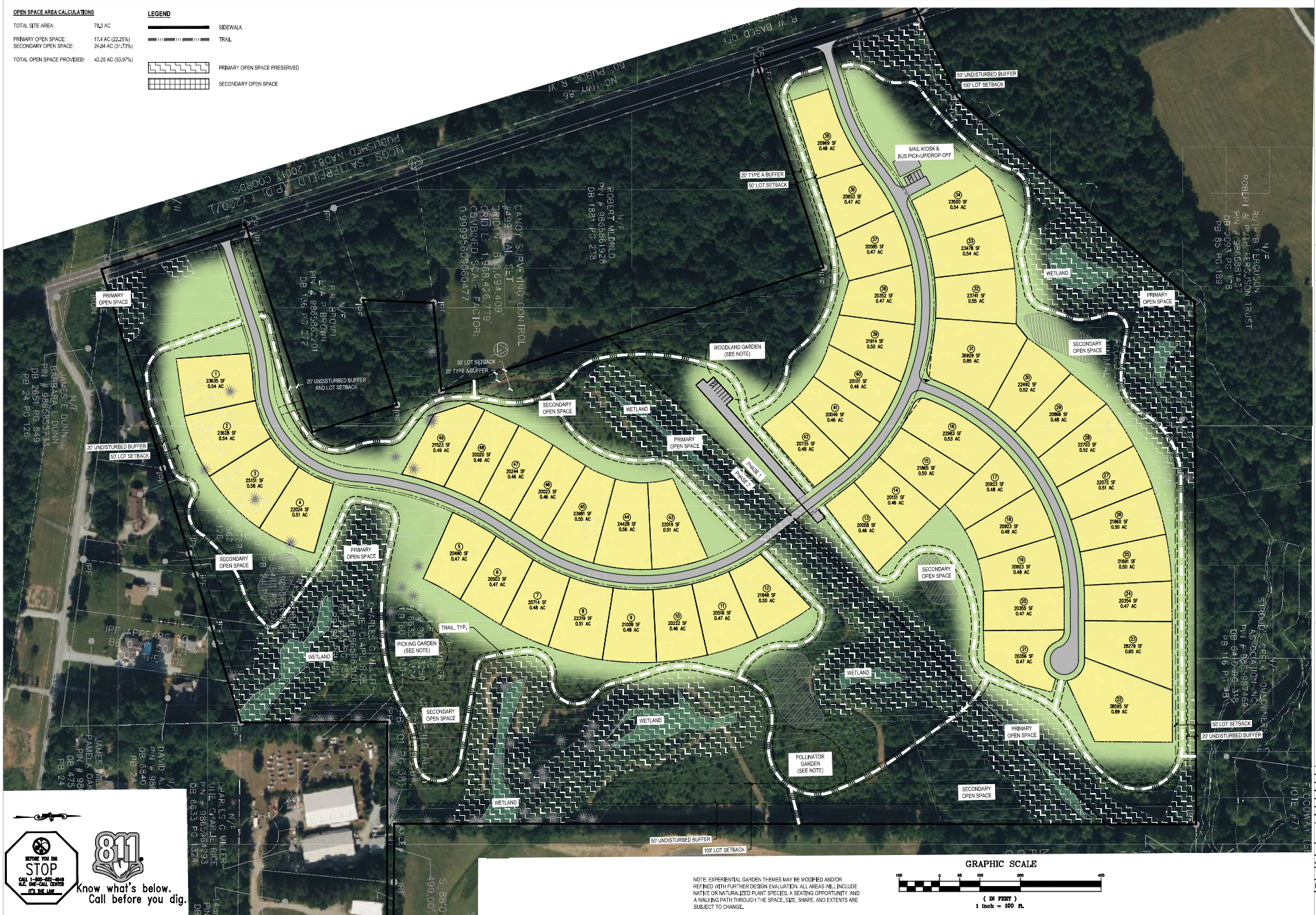


OPEN SPACE AREA CALCULATIONS

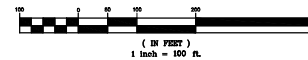
TOTAL SITE AREA: 78.3 AC
 PRIMARY OPEN SPACE: 11.4 AC (22.25%)
 SECONDARY OPEN SPACE: 24.34 AC (31.07%)
 TOTAL OPEN SPACE PROVIDED: 42.25 AC (53.97%)

LEGEND

— SIDEWALK
 - - - - - TRAIL
 [Pattern] PRIMARY OPEN SPACE PRESERVED
 [Pattern] SECONDARY OPEN SPACE



GRAPHIC SCALE



NOTE: EXPERIMENTAL GARDEN THEMES MAY BE MODIFIED AND/OR REFINED WITH FURTHER DESIGN EVALUATION. ALL AREAS WILL INCLUDE NATIVE OR NATURALIZED PLANT SPECIES. A SEATING OPPORTUNITY AND A WALKING PATH THROUGH THE SPACE, SIZE, SHAPE, AND EXTENTS ARE SUBJECT TO CHANGE.



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Call the number 811 or visit the website 811.org. The number 811 is a national emergency number for utility services. The website 811.org provides information about the 811 service and how to use it.

Bowman

Bowman North Carolina Ltd.
 4008 BARRETT DR
 Suite 104
 RALEIGH, NC 27609
 Phone: (919) 555-6872
 bowman.com
 Bowman North Carolina Ltd.

CONCEPT OPEN SPACE RENDERING

Hwy 86
 HIGHWAY 86 N
 HILLSBOROUGH, NC
 ORANGE COUNTY

Weeks & Company Inc.
 421 S. Green Street
 Raleigh, NC 27601
 919.252.1900
 www.weeksandcompany.com

PLAN STATUS			
DATE	BY	REVIEWED BY	COMMENTS
DATE	DESCRIPTION	NS	RC
NS	NS	NS	RC
DESIGN	DRAWN	CHKD	CHKD
SCALE	1" = 100'		
JOB No. 220242-01-002			
DATE SEPTEMBER 24, 2025			
FILE No.			
SHEET L000			