

111 JONES AVENUE

Hillsborough, NC

FACTS REGARDING THE DEVELOPMENT OF 3.44 ACRES IN WEST HILLSBOROUGH

The property has been entitled with the City of Hillsborough. Chad Abbott with C3 Engineering has been handling the engineering and construction drawings. There are conditions that have to be met to record a final plat for building lots. The known conditions are, but may not be limited to:

- Install a sidewalk across King street stretching from Jones Avenue to Collins Avenue
- Make a Payment in Lieu of recreational space (approx \$27,000)
- Install (3) rain garden type stormwater ponds (1 upper and 2 lower)
- Extend sewer from W. King Street up to the lower lots on Jones Avenue and Collins (install a manhole and 6" line)
- Permits: DOT for an encroachment permit, OC review fee, sewer extension permit, Demolition permit)
- Demolish 2 old brick buildings
- County to install water - sewer meters to each lot (typical building cost). There are 5 water taps already paid for.

The Seller will deliver an 11 lot survey ready to record and approved construction drawings to the Buyer during their due diligence period for further review.

Based on the CD's and final platted lots it should take no longer than 90 days to be ready to pull permits and start building homes. The seller is willing to discuss a termed takedown schedule for the right building partner.

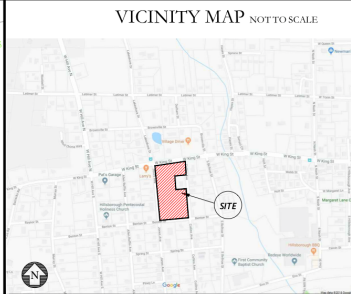
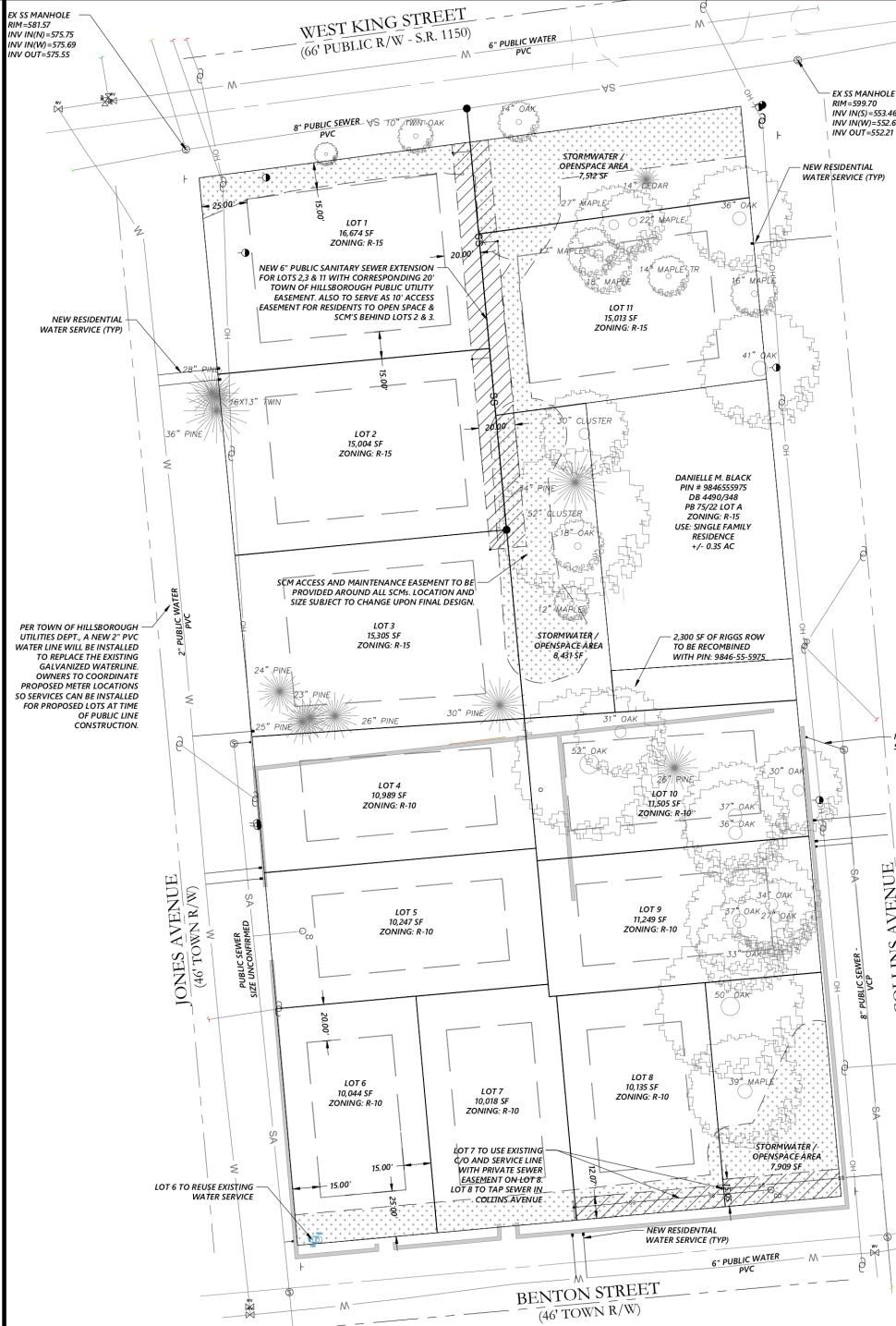
Real Estate by Design



LISA ELLIS | 919-606-1754 | LISA@LISAELLIS.COM



111 JONES AVENUE LOT PLAT



SITE INFORMATION

CURRENT OWNER: JAMES MATHEWSON / MICHAEL DOUGLAS
ADDRESS: 200 SOUTH NASH STREET, HILLSBOROUGH NC 27278
CONTACT INFO: 919.638.4027

PARCEL ID: 19864-55-4749 - 1.34 AC, 29864-55-4749 - 1.75 AC, 39864-55-5950 - 0.35 AC
JURISDICTION: TOWN OF HILLSBOROUGH
COUNTY: ORANGE
STATE: NORTH CAROLINA

REFERENCES:
1) DB 5973 / PG 132, PB 2 / PG 72
2) DB 5973 / PG 132, PB 2 / PG 72
3) DB 6287 / PG 500, PB 75 / PG 22

ORIGINAL PARCELS: 3.434 AC (149,603.91 SF)
RIGGS ROAD ROW AREA: 0.264 AC (11,501.26 SF)
TOTAL PARENT PARCEL: 3.698 AC (161,105.17 SF)

CURRENT USE: 1) VACANT, 2) MULTI-FAMILY, 3) VACANT
PROPOSED USE: SINGLE FAMILY (4 - R-15 LOTS (3 NEW), 7 - R-10 LOTS)
CURRENT ZONING: 1) R-15, 2) R-10

REQUIRED	PROPOSED
FRONT SETBACKS	25'
SIDE SETBACKS	15'
REAR SETBACKS	20'

MIN. LOT WIDTHS: R-10 = 75', R-15 = 100'; MEASURED AT FRONT SETBACK LINE

PROPOSED WATER SUPPLY: TOWN OF HILLSBOROUGH UTILITIES
PROPOSED SEWAGE TREATMENT: TOWN OF HILLSBOROUGH UTILITIES

OWNER INFORMATION

JAMES MATHEWSON / MICHAEL DOUGLAS
200 SOUTH NASH STREET
HILLSBOROUGH, NC 27278
919.638.4027

APPLICANT / ENGINEER
CHAD E. ABBOTT, PE - 05632

DESIGN & ENGINEERING, PLLC
NC Firm License #: P-1764
Greensboro, NC 27332-0361
919.625.7368

NOT FOR CONSTRUCTION

SEAL
088242
CHAD E. ABBOTT

NO.	REVISIONS	DATE	BY
6			
5			
4			
3			
2	TOWN OF HILLSBOROUGH TRC COMMENTS #2	2-27-18	CEA
1	TOWN OF HILLSBOROUGH TRC COMMENTS	2-19-18	CEA
	FIRST ISSUED	1-22-18	CEA

LAND COVER CALCS

EXISTING FEATURES:	AMOUNT	DEMO
CONCRETE STEPS	288 SF	288 SF
ROCK WALL	2,350 SF	TBD
BLDGs, SHED, ATTACHMENTS	3,338 SF	3,338 SF
TOTAL EXISTING IMPERVIOUS:	5,956 SF	3,606 SF
TOTAL REMAINING IMPERVIOUS:	2,350 SF	

PROPOSED FEATURES:	PER LOT	TOTAL
DRIVES, WALKS, PATIOS	1,000 SF	11,000 SF
BLDGs, SHEDs, ATTACHMENTS	3,000 SF	33,000 SF
TOTAL PROPOSED IMPERVIOUS:	4,000 SF	44,000 SF

TOTAL IMPERVIOUS AREA:	46,350 SF
TOTAL DISTURBED AREA:	TBD SF
VEGETATED/LAWN AREA:	114,755.17 SF

OPEN SPACE (10%):	REQ'D	PROPOSED
REC SPACE (1/35AC / LOT):	16,111 SF	23,852 SF
PAY IN LIEU:	12,445.71 SF	

*NOTE THAT SCMs ARE ALSO PROPOSED IN THE OPEN SPACE WITH THE APPROXIMATE AMOUNT OF SURFACE AREA REQUIRED TO BE AFFECTED BY SCMs BEING ABOUT 4,000 SF

NOTES:

- THE OWNER WILL RECEIVE CREDIT FOR THE EXISTING WATER & SEWER CONNECTIONS OR BE ALLOWED TO REUSE THEM AS NEEDED.
- AN APPROVED NCDOT 3-PARTY ENCROACHMENT AGREEMENT BETWEEN THE OWNER, NCDOT AND THE TOWN WILL BE REQUIRED FOR THE PROPOSED 6" PUBLIC SEWER LINE.
- AN APPROVED NCDOT NON-UTILITY ENCROACHMENT AGREEMENT WILL BE REQUIRED FOR ANY PRIVATE STORMWATER DISCHARGES OR PIPES INTO THE PUBLIC ROW.



CONDITIONAL SUB-DIVISION PLANS
MATTHEWSON/DOUGLAS LOTS
111 JONES AVENUE
HILLSBOROUGH, NC 27278

EX. CONDITIONS, & DEMO PLAN / SITE & UTILITY PLAN

C3 PROJECT #: 17-032

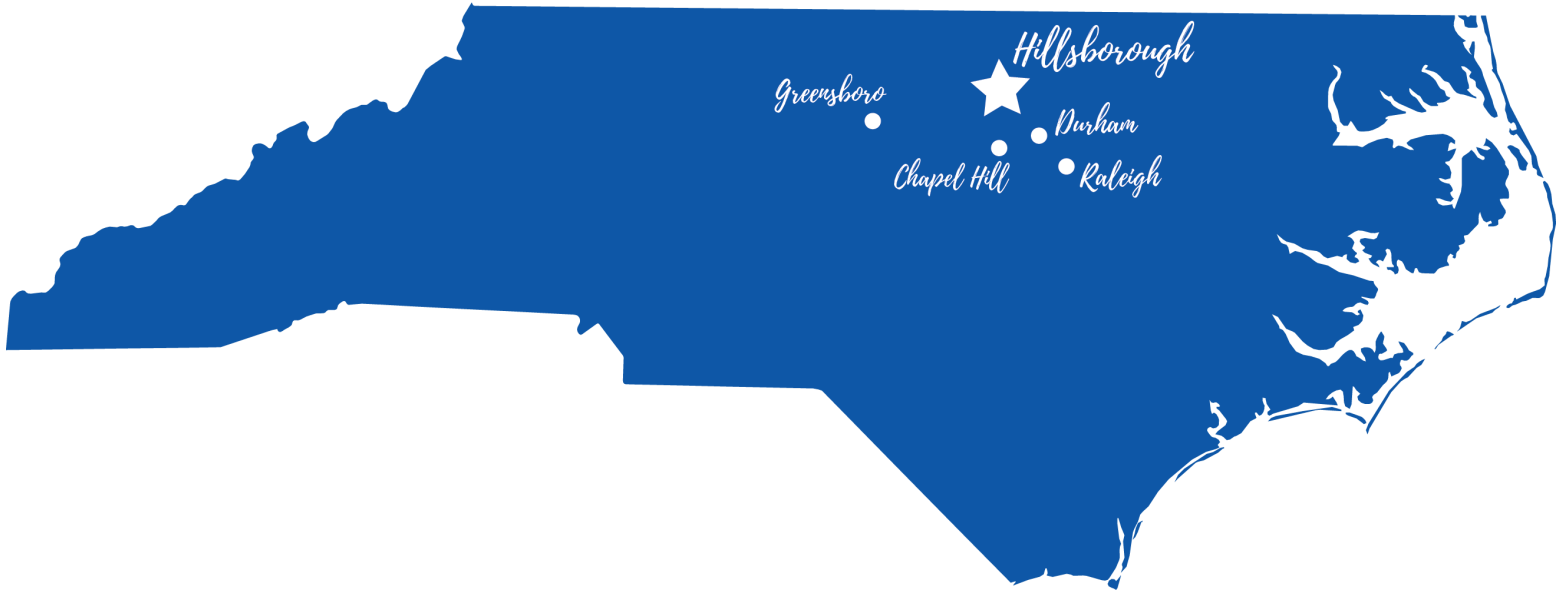
REVIEW PROJECT #: XX-XXX

SHEET #: C-2

GRAPHIC SCALE
0 10 20 40
(IN FEET)
1 inch = 40 ft.

REVISIONS

CONVENIENT TO THE TRIANGLE



From

Chapel Hill
Durham
Greensboro
Raleigh

Distance

12 miles
14 miles
42 miles
38 miles

Time

20 minutes
18 minutes
43 minutes
43 minutes



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