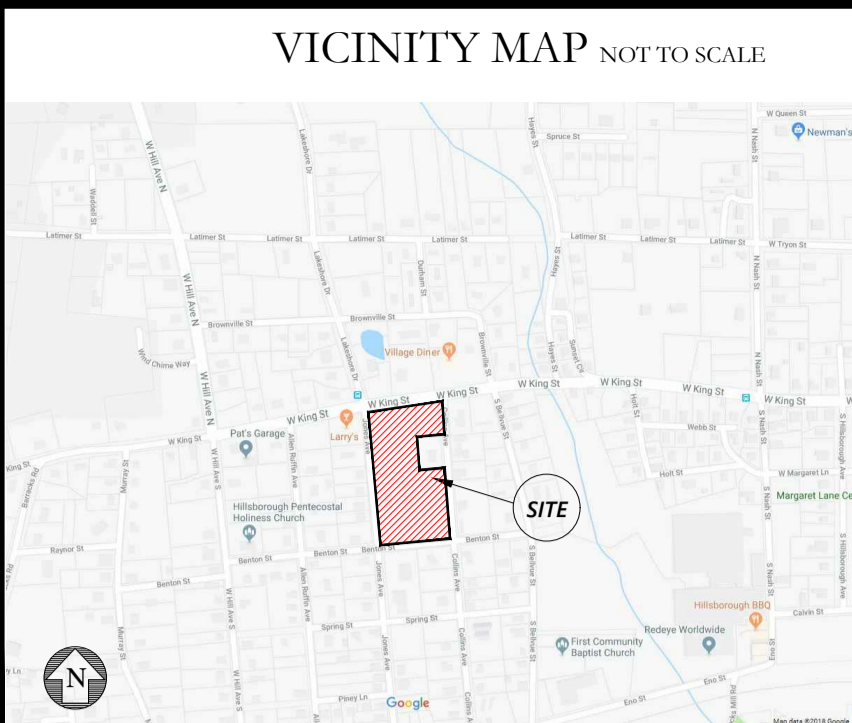
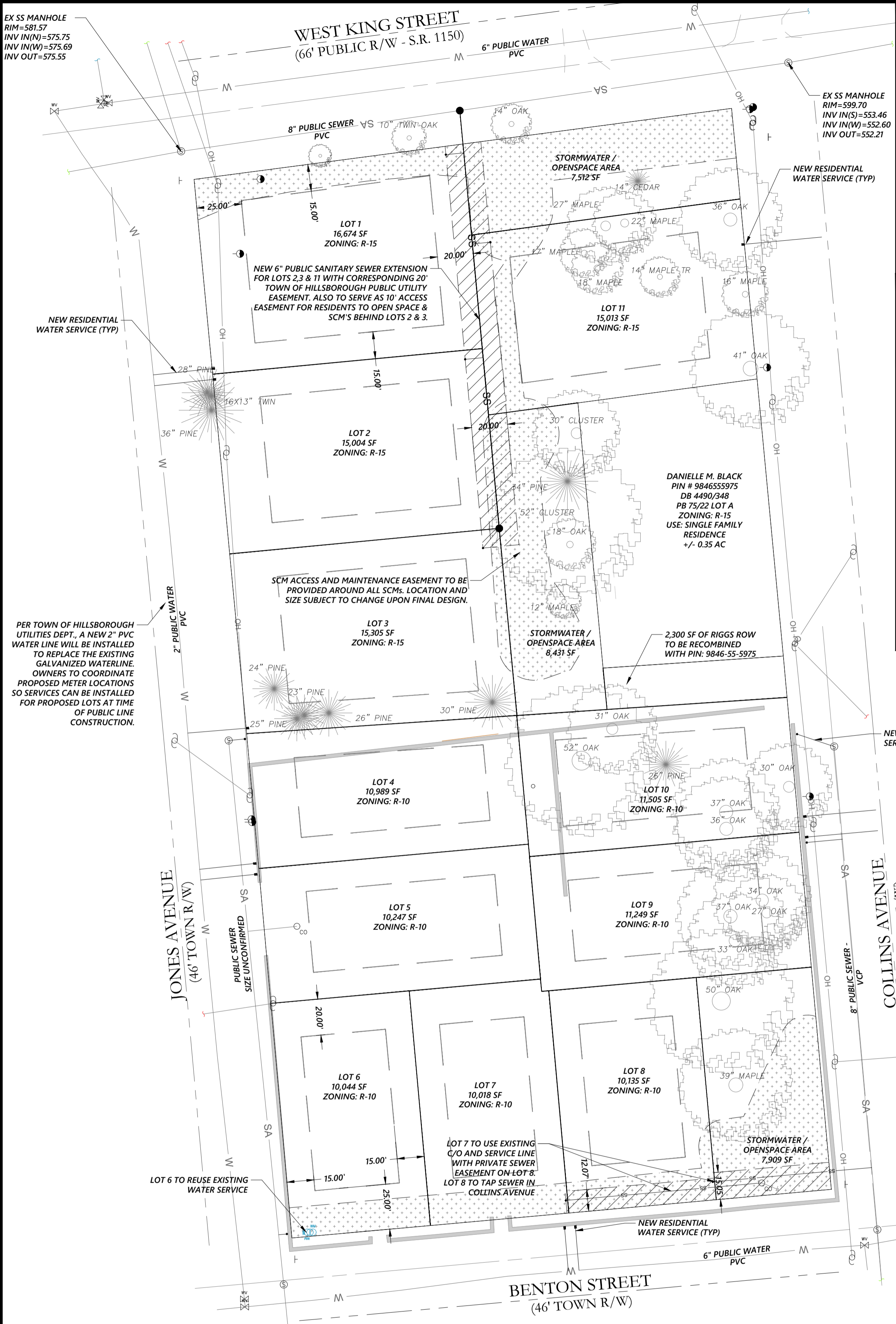


EX SS MANHOLE
RIM=581.57
INV IN(N)=575.75
INV IN(W)=575.69
INV OUT=575.55



SITE INFORMATION

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

PARCEL IDS: 1) 9864-55-4749 - 1.34 AC., 2) 9864-55-4749 - 1.75 AC., 3) 9864-55-5150 - 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) & 3) - R-15, 2) R-10

STRUCTURE SETBACKS	REQUIRED	PROPOSED
FRONT SETBACK:	25'	25'
SIDE SETBACK:	15'	15'
REAR SETBACK:	20'	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 - 036242

DESIGN & ENGINEERING, PLLC

NC Firm License #: P-1764
P.O. Box 361
Credmoor, NC 27522-0361
919.625.7368

NOT FOR CONSTRUCTION

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

LAND COVER CALCS

EXISTING FEATURES:	AMOUNT	DEMO
CONCRETE STEPS	268 SF	268 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

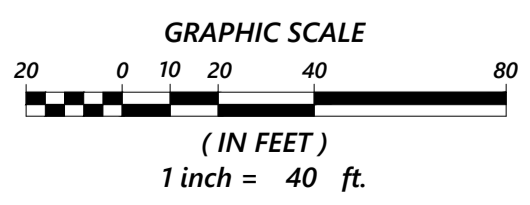
	REQ'D	PROPOSED
OPEN SPACE (10%):	16,711 SF	23,852 SF*
REC SPACE (1/35AC / LOT):	12,445.71 SF	PAY IN LIEU

*NOTE THAT SCM'S ARE ALSO PROPOSED IN THE OPEN SPACE WITH THE APPROXIMATE AMOUNT OF SURFACE AREA REQUIRED TO BE AFFECTED BY SCM'S 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

SITE / UTILITY PLAN



CONDITIONAL SUB-DIVISION PLANS
MATHEWSON/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