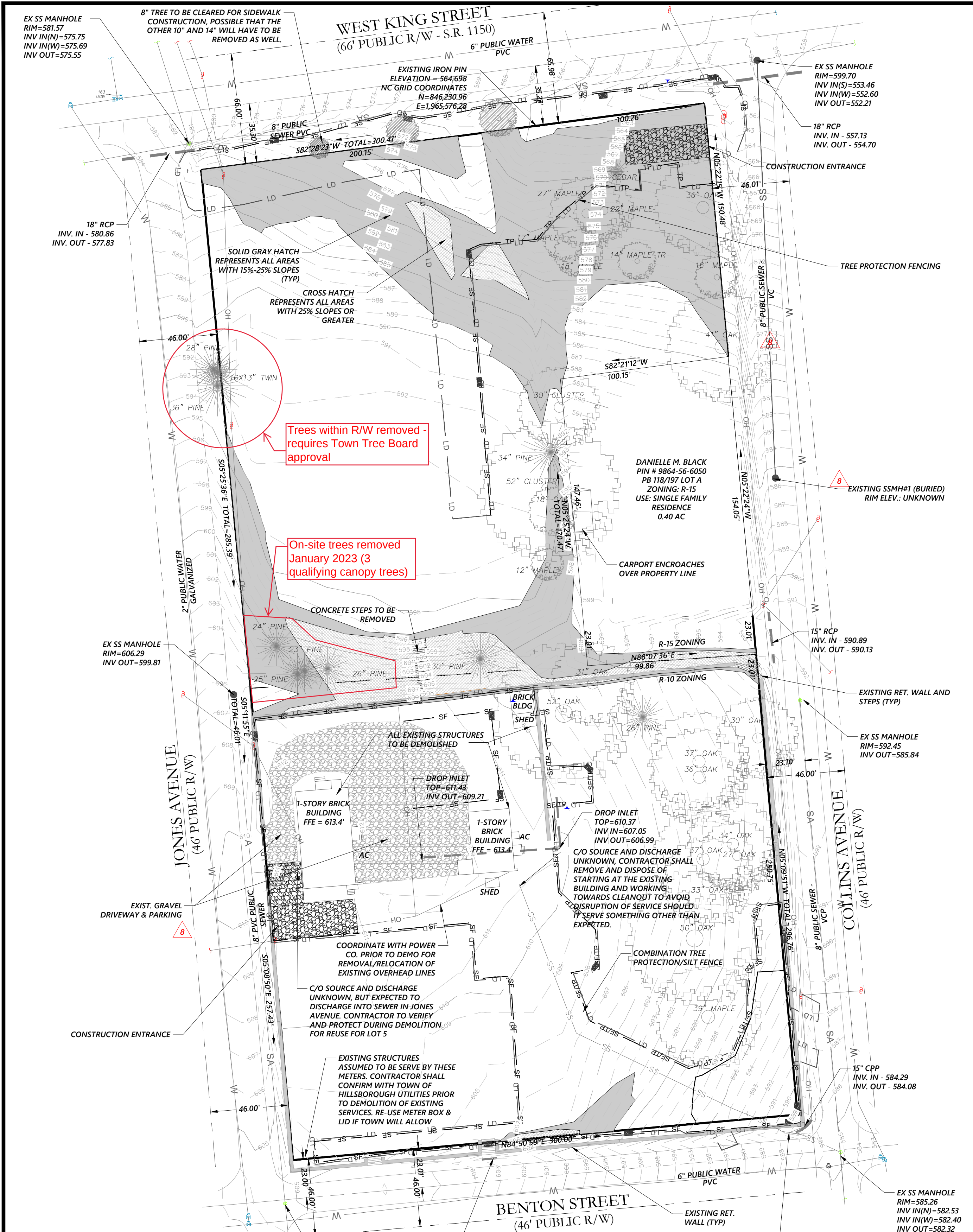
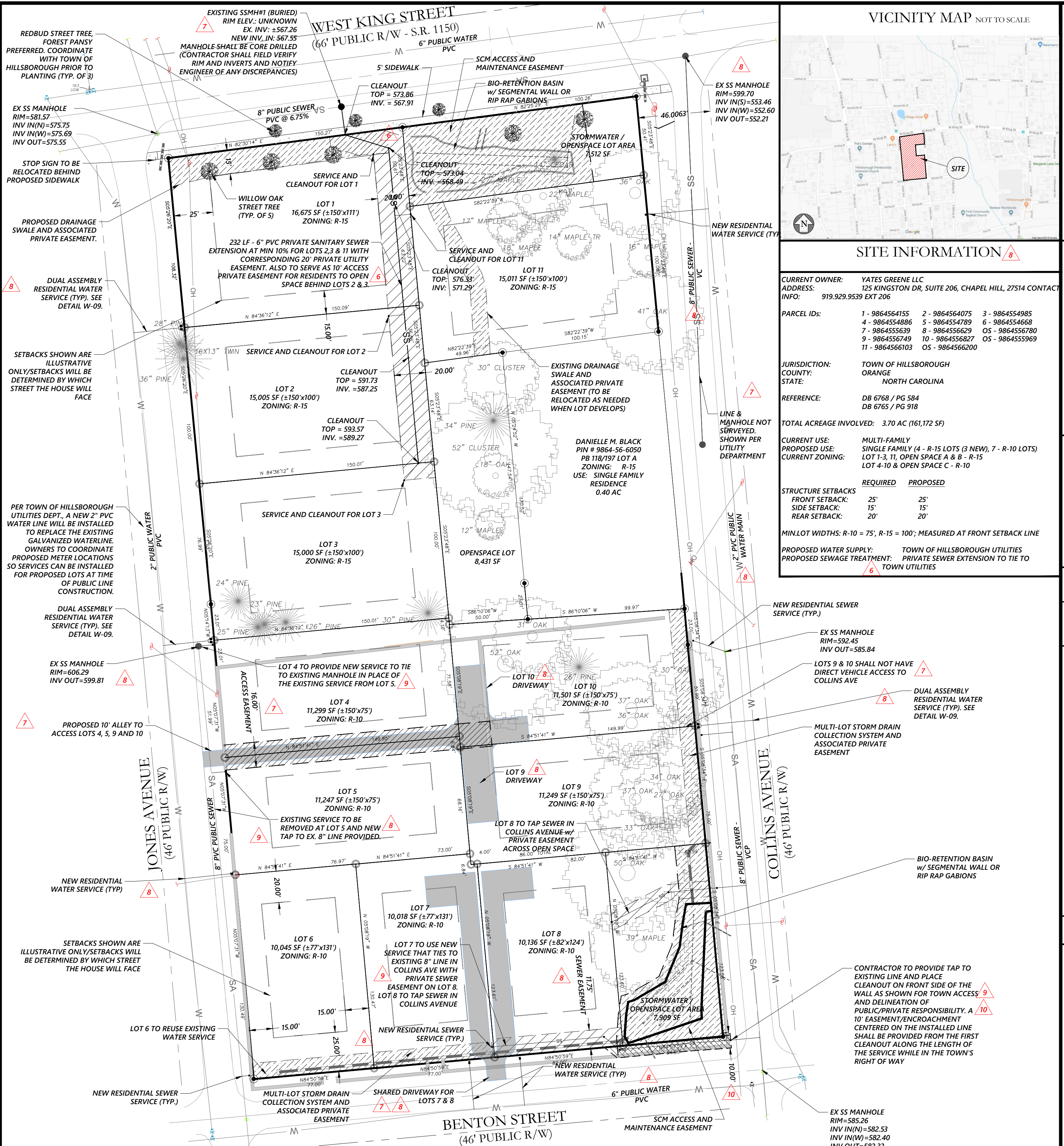




MISC. CALCS	
SLOPE DATA:	
400 SF & GRADE CHANGE > 10'	NONE ANTICIPATED
TOTAL AREAS BEING DISTURBED	51,830 SF (1.19 ACRES)
PROPERTY w/ 15% - 25% SLOPE	31,790 SF = 19.74%
15% - 25% SLOPES DISTURBED	11,211 SF = 35.26%
PROPERTY w/ > 25% SLOPES	7,289 SF = 4.52%
25% OR > SLOPES DISTURBED	791 SF = 10.85%
TREE DATA	
CANOPY TREES REMOVED	NONE, PER IND. LOT BUILD
CANOPY TREES RETAINED	29
TREES > 24" REMOVED	0**
APPROX. PRE. DEV. TREE COVER	29,016 SF***
APPROX. POST. DEV. TREE COVER	29,016 SF***
*THIS IS AN APPLICATION AND PLAN FOR THE INFILL OF EXISTING PROPERTY AND STRICT SUB-DIVISION OF LOTS. NO NEW DEVELOPMENT OR INFRASTRUCTURE OTHER THAN THE PUBLIC 8" SEWER LINE AND THE STORMWATER CONTROL MEASURES IS TO BE UNDERTAKEN BY THIS APPLICANT.	
**NO TREES > 24" DBH ARE PROPOSED TO BE REMOVED. EFFORTS HAVE BEEN MADE TO LOCATE UTILITIES AND SCMS IN AREAS THAT WILL AVOID SUCH ACTIVITIES	
***AREA OF TREE CANOPY/COVER CALCULATED FROM AREAS SHOWN ON THE MAP AND PROVIDED BY SURVEYOR BASED ON DBH SIZES	

EXISTING CONDITIONS & DEMO PLAN



LAND COVER CALCS	
EXISTING FEATURES:	
CONCRETE STEPS	268 SF
ROCK WALL	836 SF
BLDGs, SHED, ATTACHMENTS	3,338 SF
TOTAL EXISTING IMPERVIOUS:	4,442 SF
TOTAL REMAINING IMPERVIOUS:	836 SF
PROPOSED FEATURES:	
DRIVES, WALKS, PATIOS	1,000 SF*
BLDGs, SHEDS, ATTACHMENTS	3,500 SF
TOTAL PROPOSED IMPERVIOUS:	4,500 SF
TOTAL IMPERVIOUS AREA:	50,336 SF
TOTAL DISTURBED AREA:	61,875 SF
VEGETATED/LAWN AREA:	114,755.17
OPEN SPACE (10%):	
REQ'D	16,111 SF
REC SPACE (1/35AC / LOT):	13,690 SF
* NOTE THAT 1,000 SF IS ALLOCATED TO EACH LOT, BUT CAN BE SHARED/SHIFTED AS NEEDED	
**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 5,000 SF	

NOTES:

- AN APPROVED NCDOT 3-PARTY ENCROACHMENT AGREEMENT BETWEEN THE OWNER, NCDOT AND THE TOWN WILL BE REQUIRED FOR THE PROPOSED 6" PRIVATE SEWER LINE AND SIDEWALK ALONG WEST KING STREET.
- AN APPROVED NCDOT NON-UTILITY ENCROACHMENT AGREEMENT WILL BE REQUIRED FOR ANY PRIVATE STORMWATER DISCHARGES OR PIPES INTO THE PUBLIC ROW.
- RECREATION SPACE IN-LIEU PAYMENT WAS MADE DECEMBER 13, 2021.

SITE / UTILITY PLAN

VICINITY MAP NOT TO SCALE

SITE INFORMATION

CURRENT OWNER: YATES GREENE LLC
ADDRESS: 125 KINGSTON DR, SUITE 206, CHAPEL HILL, 27514 CONTACT INFO: 919.929.9539 EXT 206

PARCEL ID: 1 - 9864564155 2 - 9864564075 3 - 9864554985
4 - 9864554886 5 - 9864554789 6 - 9864554668
7 - 9864555539 8 - 9864556629 OS - 9864556780
9 - 9864556749 10 - 9864556827 OS - 9864555969
OS - 9864566200

JURISDICTION: TOWN OF HILLSBOROUGH
COUNTY: ORANGE
STATE: NORTH CAROLINA

REFERENCE: DB 6768 / PG 584
DB 6765 / PG 918

TOTAL ACREAGE INVOLVED: 3.70 AC (161,172 SF)

CURRENT USE: MULTI-FAMILY
PROPOSED USE: SINGLE FAMILY (4 - R-15 LOTS (3 NEW), 7 - R-10 LOTS)
CURRENT ZONING: LOT 1-3: R-10, OPEN SPACE A & B - R-15
LOT 4-10 & OPEN SPACE C - 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: PRIVATE SEWER EXTENSION TO TIE TO TOWN UTILITIES

NO.	DATE	BY	REVISIONS
10	06-17-22	CEA	TOWN OF HILLSBOROUGH UTILITIES COMMENTS
9	06-08-22	CEA	TOWN OF HILLSBOROUGH UTILITIES COMMENTS
8	04-20-22	ABA	TOWN OF HILLSBOROUGH SUBMITTAL
7	03-09-22	ABA	TOWN OF HILLSBOROUGH SUBMITTAL
6	12-03-21	ABA	TOWN OF HILLSBOROUGH SUBMITTAL
5	05-21-21	JHS	ORANGE COUNTY - EC COMMENT #1
4	11-26-18	ABA	TOWN OF HILLSBOROUGH SUBMITTAL

NO.	DATE	BY	REVISIONS
3	06-17-22	CEA	TOWN OF HILLSBOROUGH UTILITIES COMMENTS
2	06-08-22	CEA	TOWN OF HILLSBOROUGH UTILITIES COMMENTS
1	04-20-22	ABA	TOWN OF HILLSBOROUGH SUBMITTAL

CONSTRUCTION DRAWINGS
JONES AVENUE LOTS
(FORMERLY 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-1.2

OWNER INFORMATION

YATES GREENE LLC
PAUL SNOOK
125 KINGSTON DRIVE, SUITE 206
CHAPEL HILL, NC 27514
919.929.9539 EXT. 206
snoopa@yatesgreene.com

DESIGN
ENGINEERING, PLLC

NC Firm License #: P-1764
P.O. Box 306, 306 S. 1st St., Suite 206
CHAPEL HILL, NC 27514
919.625.7368

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 40 ft.