

### DRAWING INDEX

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#### TOWN OF HILLSBOROUGH GENERAL NOTES:

- ALL WATER AND SEWER PROCEDURES FOR THE TOWN OF HILLSBOROUGH SHALL BE FOLLOWED.
- THE HILLSBOROUGH FIRE CHIEF RECOMMENDATIONS SHALL BE FOLLOWED.
- THE STORMWATER CONTROL & GRADING PLAN WILL BE REVIEWED AND APPROVED BY THE TOWN AT THE DEVELOPER'S EXPENSE, BEFORE ISSUANCE OF A ZONING PERMIT. THE PLAN SHALL BE FOLLOWED.
- ALL NEW UTILITIES SHALL BE UNDERGROUND.
- TREES TO REMAIN UNDISTURBED DURING CONSTRUCTION WILL BE FLAGGED TO THE OUTSIDE OF THE CROWN OF THE TREES TO REMAIN AND WILL BE INSPECTED BEFORE THE ZONING PERMIT IS ISSUED.
- A VESTED RIGHT PURSUANT TO G.S. 160A-385.1 AND SECTION 1.8 OF THE UNIFIED DEVELOPMENT ORDINANCE OF THE TOWN OF HILLSBOROUGH IS ESTABLISHED AS OF THE DATE HEREOF, UNLESS TERMINATED AT AN EARLIER DATE, THE VESTED RIGHT OF THE APPROVAL SHALL BE VALID UNTIL \_\_\_\_\_.
- THIS PLAN, IF APPROVED, SHALL EXPIRE IF SIGNIFICANT MEANINGFUL CONSTRUCTION HAS NOT BEGUN BY \_\_\_\_\_.

#### REQUESTED WAIVERS:

THE APPLICANT HEREBY REQUESTS WAIVERS FROM THE FOLLOWING PROVISIONS OF SECTION 6 (DEVELOPMENT STANDARDS) OF THE TOWN OF HILLSBOROUGH UDO (UNIFIED DEVELOPMENT ORDINANCE):

- WAIVER #1:**
- SUBSECTION 6.5 (BUFFERS), PARAGRAPH 6.5.4 (REQUIREMENTS), SUB-PARAGRAPH 6.5.4.5 - "WHEN A RESIDENTIAL PARCEL (THAT IS, A PARCEL ZONED R-40, R-20, R-15, OR R-10) IS ADJACENT TO A STREET CLASSIFIED AS ARTERIAL OR COLLECTOR, A TYPE B BUFFER SHALL BE REQUIRED ALONG THE STREET FRONTAGE, REGARDLESS OF THE REQUIREMENTS IN TABLE 6.5.9 UNLESS MODIFIED BY THE PERMIT ISSUING AUTHORITY."
  - REASON FOR NEED: THE PROPERTIES ADJOINING WEST KING STREET ARE ZONED R-15 (RESIDENTIAL). WEST KING STREET IS CLASSIFIED AS A "RESIDENTIAL COLLECTOR" STREET IN THE TOWN OF HILLSBOROUGH STREET DESIGN STANDARDS, AND A "MAJOR COLLECTOR" ON THE NCDOT FUNCTIONAL STREET CLASSIFICATION MAPS; THEREFORE, A TYPE B BUFFER IS REQUIRED ALONG THE WEST KING STREET FRONTAGE.
  - JUSTIFICATION: PROVIDING THIS BUFFER WOULD NOT BE CONSISTENT WITH THE REST OF THE SINGLE FAMILY HOUSING IN THIS AREA AND WOULD NOT BE IN HARMONY WITH THE SURROUNDING DEVELOPMENT/NEIGHBORS. NO OTHER SINGLE FAMILY LOTS UNDER NEW CONSTRUCTION OR "RENOVATIONS ALONG THIS SECTION OF KING STREET WILL BE REQUIRED TO PROVIDE THIS BUFFER. WE WOULD REQUEST THAT THE INDIVIDUAL HOMEOWNERS BE ALLOWED TO SCREEN THEIR SIDE YARDS AS THEY DESIRE.
- WAIVER #2:**
- SUBSECTION 6.5 (BUFFERS), PARAGRAPH 6.5.9 (TABLE: REQUIRED BUFFERS) - THE TABLE INDICATES THAT A TYPE A BUFFER IS REQUIRED WHEN PROPERTY ZONED R-15 (RESIDENTIAL) IS ADJACENT TO PROPERTY ZONED GC (GENERAL COMMERCIAL).
  - REASON FOR NEED: TWO PROPERTIES (HOUSING A BAR AND A SINGLEWIDE MANUFACTURED HOME) LOCATED AT THE WEST KING STREET CORNER AND ACROSS JONES AVENUE FROM THE SUBJECT PROPERTIES ARE ZONED GC; THEREFORE, A TYPE A BUFFER IS REQUIRED ALONG THE STREET FRONTAGE TO SCREEN THE PROPOSED RESIDENTIAL HOMES FROM THE PROPERTIES THAT ARE ZONED GC.
  - JUSTIFICATION: PROVIDING THIS BUFFER WOULD NOT BE CONSISTENT WITH THE REST OF THE SINGLE FAMILY HOUSING IN THIS AREA AND WOULD NOT BE IN HARMONY WITH THE SURROUNDING DEVELOPMENT/NEIGHBORS. ADDITIONALLY, IT IS NOT TYPICAL THAT A SINGLE FAMILY RESIDENCE BE REQUIRED TO SCREEN FROM ADJACENT ZONINGS AND IS OFTEN THE OTHER WAY AROUND. WE WOULD REQUEST THAT THE INDIVIDUAL HOMEOWNERS BE ALLOWED TO SCREEN FROM THE ADJACENT ZONINGS AS THEY DESIRE.
- WAIVER #3:**
- SUBSECTION 6.12 (OPEN SPACE), PARAGRAPH 6.12.3 (DEDICATION) - "OPEN SPACE SHALL BE ACCESSIBLE TO ALL LOTS IN THE DEVELOPMENT THROUGH A COMBINATION OF DIRECT ACCESS TO THE STREET AND SIDEWALKS, WALKWAYS OR CONNECTING PATHS."
  - REASON FOR NEED: THE OPEN SPACE LOTS IN THE PROPOSED SUBDIVISION ARE NOT ACCESSIBLE TO ALL LOTS THROUGH A COMBINATION OF STREETS AND SIDEWALKS, WALKWAYS OR CONNECTING PATHS. THREE OF THE LOTS FRONTING ON JONES AND BENTON STREETS MUST ACCESS THE CLOSEST OPEN SPACE LOT VIA THE STREETS ONLY. NO SIDEWALKS, WALKWAYS OR CONNECTING PATHS ARE PROPOSED TO CONNECT ANY OF THE LOTS TO THE OPEN SPACE AREAS.
  - JUSTIFICATION: SIMILAR TO WAIVER #4 BELOW, MEETING SOME OF THE STANDARDS THAT WOULD OBTAIN APPLY TO A "NEW DEVELOPMENT" ARE DIFFICULT TO APPLY AND MEET FOR THE INFILL OF EXISTING LOTS ALONG EXISTING STREET FRONTAGE. WE BELIEVE THAT THE INTENT OF THIS SECTION WAS TO ENSURE THAT ALL PARCELS IN A NEW NEIGHBORHOOD HAD ACCESS TO THE OPEN SPACE AREAS. IN THIS CASE, THERE IS ONLY ONE OPEN SPACE AREA THAT IS NOT FRONTING ON AT LEAST 2 PUBLIC RIGHTS OF WAY. EACH LOT IS SITUATED SUCH THAT IT IS EITHER ADJACENT TO OR LINKED TO THE PROPOSED OPEN SPACE AREAS VIA THE PUBLIC RIGHT OF WAY AND THEREFORE HAS ACCESS TO THE PROPOSED OPENSACE AREAS.
- WAIVER #4:**
- SUBSECTION 6.12 (OPEN SPACE), PARAGRAPH 6.12.5 (PROHIBITED USES WITHIN OPEN SPACE) - (a) STORMWATER MANAGEMENT PONDS, SWALES, CONVEYANCES, AND TREATMENT AREAS (b) RECREATION SPACE (c) RESERVED RIGHTS OF WAY (d) UTILITY, DRAINAGE, OR ACCESS EASEMENTS (e) ANY LAND HELD IN PRIVATE OWNERSHIP RATHER THAN COMMONLY HELD BY A PROPERTY OWNERS ASSOCIATION OR NON-PROFIT CONSERVATION ENTITY.
  - REASON FOR NEED: ALL THREE OF THE OPEN SPACE LOTS ARE PROPOSED TO BE USED FOR STORMWATER MANAGEMENT SWALES, CONVEYANCES AND TREATMENT AREAS. THE OPEN SPACE LOTS WILL ALSO CONTAIN A PRIVATE SEWER EASEMENT AND A REQUIRED SCM (STORMWATER CONTROL MEASURE) ACCESS AND MAINTENANCE EASEMENT.
  - JUSTIFICATION: THESE LOTS ARE NO DIFFERENT THAN ANY OF THE ADJACENT LOTS THAT HAVE BEEN DEVELOPED WITHOUT THE OPEN SPACE REQUIREMENT. DUE TO THE SUB-DIVISION AND CREATION OF MORE THAN 5 PARCELS, THESE ORDINANCE SECTIONS NOW APPLY. HOWEVER SINCE THIS IS NOT A "NEW DEVELOPMENT" AND SIMPLY THE INFILL OF EXISTING LOTS ALONG EXISTING STREET FRONTAGE, THE AREA FOR OPENSACE, STORMWATER TREATMENT AND RECREATIONAL SPACE IS LIMITED AND ALREADY ABOVE AND BEYOND WHAT ANY OTHER SINGLE FAMILY LOT IS REQUIRED TO PROVIDE. THEREFORE, WE RESPECTFULLY REQUESTS A WAIVER FROM THESE STANDARDS THAT WE FEEL WERE INTENDED TO APPLY TO NEW DEVELOPMENTS CONSISTING OF NEW INFRASTRUCTURE IMPROVEMENTS. WE HAVE PRESERVED OPEN SPACE REQUIREMENT TO PRESERVE EXISTING VEGETATION AND TREAT STORMWATER TO THE TOWNS REQUIREMENTS. WE REQUEST THAT OPEN SPACE AREAS BE ALLOWED TO ALSO CONTAIN THE NECESSARY STORMWATER CONVEYANCES AND TREATMENT DEVICES. EFFORTS TO ALSO BUFFER THE EXISTING RESIDENCE AND PROVIDE A THIRD OPTION FOR STORMWATER TREATMENT AS OPPOSED TO CREATING A LARGER BIAP AT THE CORNER OF KING AND COLLINS STREETS HAS CREATED THIS ONE AREA OF PROPOSED OPEN SPACE NOT CONNECTED TO EACH LOT VIA THE PUBLIC RIGHT OF WAY.
- WAIVER #5:**
- SUBSECTION 6.12 (OPEN SPACE), PARAGRAPH 6.12.6 (ADDITIONAL PERMITTED USES WITHIN OPEN SPACE), SUB-PARAGRAPH 6.12.6.2 - "UTILITY EASEMENTS MAY CROSS COMMON OPEN SPACE IF NECESSARY TO CONNECT TO THE AREA NETWORK. TO THE MAXIMUM EXTENT PRACTICABLE, UTILITY EASEMENT INTERSECTIONS WITH OPEN SPACE SHALL BE PERPENDICULAR TO MINIMIZE LAND DISTURBANCE. IN NO CASE SHALL A UTILITY EASEMENT RUN COINCIDENT WITH AN AREA OF COMMON OPEN SPACE FOR A LENGTH OF MORE THAN 50 FEET WITHOUT SPECIFIC AUTHORIZATION BY THE PERMIT ISSUING AUTHORITY AND A PLAN FOR MITIGATING THE IMPACT OF THE DISTURBANCE ON THE INTENT OF THE OPEN SPACE."
  - REASON FOR NEED: THE PROPOSED 20-FOOT WIDE PUBLIC SEWER EASEMENT CONNECTS TO THE AREA NETWORK; HOWEVER, A PORTION OF THE EASEMENT BEHIND PROPOSED LOT #2 RUNS COINCIDENT AND PARALLEL WITH A PROPOSED OPEN SPACE LOT FOR APPROXIMATELY 70 FEET. IN ADDITION, A PROPOSED 15.0-FOOT PRIVATE SEWER EASEMENT IS PROPOSED RUNNING PARALLEL ACROSS THE BENTON STREET FRONTAGE OF A PROPOSED OPEN SPACE LOT FOR A DISTANCE OF APPROXIMATELY 63 FEET.
  - JUSTIFICATION: REGARDING THE 70' PORTION, ONLY HALF (10') OF THE PUBLIC EASEMENT IS LOCATED ON THE REFERENCED OPEN SPACE AREA WHICH IS THE EQUIVALENT OF ~5% OF A FULL WIDTH (20') EASEMENT RUNNING "COINCIDENT" WITH AN AREA AND WOULD FALL WITHIN THE ALLOWABLE 50' THRESHOLD. ADDITIONALLY, THIS SEWER LINE IS PROPOSED DUE TO THE LACK OF SEWER INFRASTRUCTURE AVAILABLE IN THE AREA AND HAS BEEN PROPOSED AT THE REAR OF THE PROPOSED LOTS AS OPPOSED TO DISTURBING THE STREETS AND NEIGHBORS WHILE CONSTRUCTING THE LINE WITHIN THE RIGHT OF WAY TO SERVE ONLY 3 LOTS. SIMILARLY, THE AREA ALONG BENTON STREET IS NOT THE FULL WIDTH OF A STANDARD EASEMENT AND THEREFORE DOESN'T REDUCE OR RESTRICT THE OPEN SPACE IN A MANNER IN WHICH THIS PROVISION WAS LIKELY INTENDED TO ADDRESS.

### SYMBOL LEGEND

BENCHMARK	
IRON PIN SET	
IRON PIN FOUND	
CONIFEROUS TREE	
DECIDUOUS TREE	
BOLLARD	
SIGN	
SANITARY CLEANOUT	
SANITARY MANHOLE	
FLARED END SECTION	
STORM INLET	
STORM MANHOLE	
ELECTRIC BOX	
CUY WIRE ANCHOR	
LIGHT POLE	
YARD LIGHT	
POWER POLE	
GAS METER	
GAS VALVE	
TELEPHONE BOX	
FIRE HYDRANT	
WATER METER	
WATER VALVE	
BACK FLOW PREVENTER	
PVC POLYVINYL CHLORIDE PIPE	
RCP REINFORCED CONCRETE PIPE	
DIP DUCTILE IRON PIPE	
C&G CURB AND GUTTER	
INV INVERT	
ELEV ELEVATION	

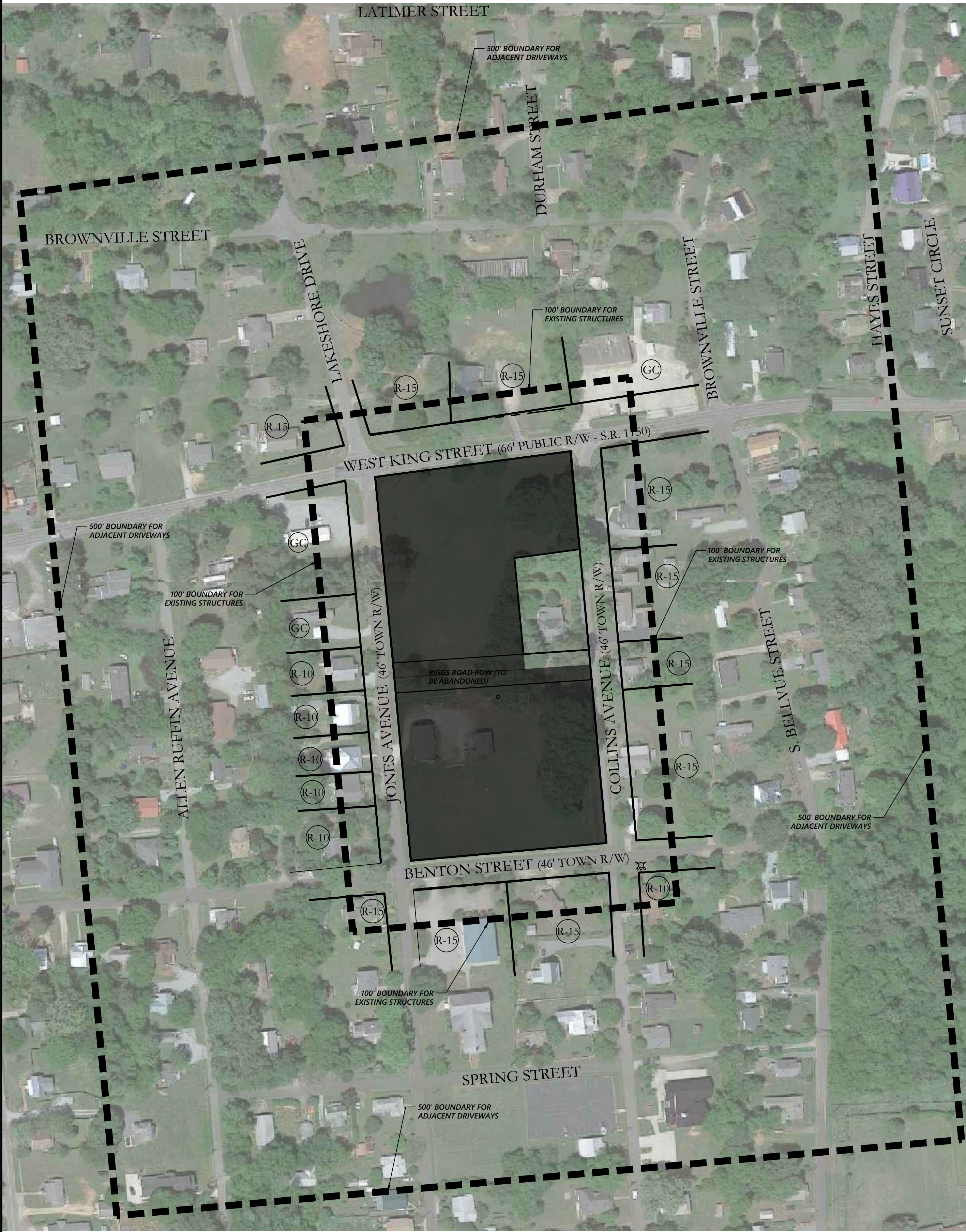
WATER LINE	W
OVERHEAD ELECTRIC LINE	OH
SANITARY LINE	SA
GAS LINE	G
PROPERTY LINE	
RIGHT OF WAY LINE	
EXISTING STORM PIPE	
EXISTING TREE LINE	

- WAIVER #6:**
- SUBSECTION 6.12 (OPEN SPACE), PARAGRAPH 6.12.6 (ADDITIONAL PERMITTED USES WITHIN OPEN SPACE), SUB-PARAGRAPH 6.12.6.2 (DESIGN REQUIREMENTS) - "ALL RESIDENTIAL DEVELOPMENTS SHALL PROVIDE WALKWAYS CONNECTING RESIDENCES AND OPEN OR COMMON AREAS. THIS MAY BE ACCOMPLISHED WITH SIDEWALKS ALONG STREET FRONTAGES OR WALKWAYS THROUGH RECORDED ACCESS OR UTILITY EASEMENTS."
  - REASON FOR NEED: NO WALKWAYS OR SIDEWALKS ALONG STREETS, OR ACCESS OR UTILITY EASEMENTS ARE PROPOSED TO CONNECT RESIDENCES TO THE OPEN SPACE LOTS.
  - JUSTIFICATION: SIMILAR TO WAIVER #4 ABOVE, MEETING SOME OF THE STANDARDS THAT WOULD OBTAIN APPLY TO A "NEW DEVELOPMENT" ARE DIFFICULT TO APPLY AND MEET FOR THE INFILL OF EXISTING LOTS ALONG EXISTING STREET FRONTAGE. WE BELIEVE THAT THE INTENT OF THIS SECTION WAS TO ENSURE THAT ALL PARCELS IN A NEW NEIGHBORHOOD HAD ACCESS TO THE OPEN SPACE AREAS. IN THIS CASE, THERE IS ONLY ONE OPEN SPACE AREA THAT IS NOT FRONTING ON AT LEAST 2 PUBLIC RIGHTS OF WAY. EACH LOT IS SITUATED SUCH THAT IT IS EITHER ADJACENT TO OR LINKED TO THE PROPOSED OPEN SPACE AREAS VIA THE PUBLIC RIGHT OF WAY AND THEREFORE HAS ACCESS TO THE PROPOSED OPENSACE AREAS.
- WAIVER #7:**
- SUBSECTION 6.12 (OPEN SPACE), PARAGRAPH 6.12.7 (LAND CHARACTERISTICS), SUB-PARAGRAPH 6.12.7.2 - "OPEN SPACE SHALL BE ARRANGED TO HAVE BOTH CONTIGUITY AND CONNECTIVITY WITHIN THE DEVELOPMENT DEDICATING THE OPEN SPACE AND TO ANY SURROUNDING DEDICATED OPEN SPACE. FOR THE PURPOSES OF THIS PARAGRAPH, CONTIGUITY SHALL MEAN THAT THE PARCEL BEING OFFERED AS OPEN SPACE IS OF SUFFICIENT AREA TO BE MEANINGFUL IN ACHIEVING THE INTENT OF OPEN SPACE AND CONNECTIVITY SHALL MEAN THAT THE PARCEL BEING OFFERED AS OPEN SPACE SHALL BE LOCATED SO THAT A PERSON OR WILDLIFE CAN MOVE BETWEEN OPEN SPACE PARCELS WITHOUT TRAVELING ACROSS PRIVATE PROPERTY OR ALONG A PUBLIC ROAD OR SIDEWALK."
  - REASON FOR NEED: THE THREE OPEN SPACE PARCELS ARE NOT ARRANGED SO AS TO HAVE CONTIGUITY OR CONNECTIVITY WITHIN THE DEVELOPMENT. RESIDENTS OF THE DEVELOPMENT WISHING TO ACCESS THE VARIOUS OPEN SPACE LOTS WILL EITHER SOMETIMES HAVE TO CROSS PRIVATE PROPERTY OR WALK ALONG THE PERIMETER STREETS. NO SIDEWALKS ARE PROPOSED.
  - JUSTIFICATION: SIMILAR TO WAIVER #4#8#6 ABOVE, MEETING SOME OF THE STANDARDS THAT WOULD OBTAIN APPLY TO "NEW DEVELOPMENT" ARE DIFFICULT TO APPLY AND MEET FOR THE INFILL OF EXISTING LOTS ALONG EXISTING STREET FRONTAGE. WE BELIEVE THAT THE INTENT OF THIS SECTION WAS TO ENSURE THAT ALL PARCELS IN A NEW NEIGHBORHOOD HAD ACCESS TO THE OPEN SPACE AREAS. IN THIS CASE, THERE IS ONLY ONE OPEN SPACE AREA THAT IS NOT FRONTING ON AT LEAST 2 PUBLIC RIGHTS OF WAY. EACH LOT IS SITUATED SUCH THAT IT IS EITHER ADJACENT TO OR LINKED TO THE PROPOSED OPEN SPACE AREAS BE THE PUBLIC RIGHT OF WAY AND THEREFORE HAS ACCESS TO THE PROPOSED OPENSACE AREAS.
- WAIVER #8:**
- SUBSECTION 6.17 (SIDEWALKS AND WALKWAYS), PARAGRAPH 6.17.3 (GENERAL PROVISIONS), SUB-PARAGRAPH 6.17.3.1 (DEVELOPMENT SITES), FIRST INTERNAL PARAGRAPH - "IF A PARCEL FRONTS ON A STREET SEGMENT DESIGNATED AS A HIGH PRIORITY OR ORANGE COUNTY PRIORITY SIDEWALK SEGMENT IN THE SIDEWALK RECOMMENDATION MAP OF THE COMMUNITY CONNECTIVITY PLAN, ANY NEW DEVELOPMENT ON THAT PARCEL SHALL CONSTRUCT A PUBLIC SIDEWALK ALONG THE DESIGNATED FRONTAGE. THE PERMIT ISSUING AUTHORITY MAY MODIFY THIS REQUIREMENT UPON PRESENTATION BY THE APPLICANT FOR DEVELOPMENT APPROVAL OR COMPETENT EVIDENCE DEMONSTRATING THAT STRICT COMPLIANCE WITH THIS STANDARD IS ECONOMICALLY FEASIBLE OR REASONABLY PRACTICABLE DUE TO TOPOGRAPHY, RIPARIAN BUFFER REQUIREMENTS, OR OTHER SIMILAR REASONS. THE PERMIT ISSUING AUTHORITY MAY, AS A CONDITION OF ANY WAIVER OR MODIFICATION OF THIS SIDEWALK REQUIREMENT, REQUIRE A PARTIAL PAYMENT EQUAL TO NO MORE THAN THE COST OF THE SIDEWALK SEGMENT FOR WHICH THE WAIVER OR MODIFICATION ARE GRANTED. ALL PAYMENTS RECEIVED SHALL BE DEPOSITED INTO THE TOWN'S SIDEWALK CONSTRUCTION CAPITAL FUND."
  - REASON FOR NEED: WEST KING STREET IS IDENTIFIED AS A "HIGH PRIORITY SIDEWALK" STREET ON THE "COMPREHENSIVE PEDESTRIAN PLAN" FOUND IN THE ADOPTED COMMUNITY CONNECTIVITY PLAN.
  - JUSTIFICATION: WE WOULD RESPECTFULLY REQUEST THE ABILITY TO PROVIDE A PAYMENT IN LIEU FOR THE FRONTAGE ALONG KING STREET. IF CONSTRUCTED, THIS SIDEWALK WOULD HAVE NO OTHER SIDEWALK TO TIE TO AND THE CONSTRUCTION OF THE WALKWAY WOULD RESULT IN THE UNNECESSARY REMOVAL OF VEGETATION AS WELL AS ADDITIONAL DISTURBED AREAS. IT WOULD BE BETTER SERVED THAT THE TOWN PROVIDE A SIDEWALK USING PAYMENT IN LIEU FUNDS TO CONSTRUCT LARGER SECTIONS OF SIDEWALK ALONG THIS CORRIDOR, AS AN EXTENSION OF THOSE SECTIONS THAT ARE ALREADY BUILT. ADDITIONALLY THOSE SECTIONS THAT DO EXIST ARE ON THE NORTH SIDE OF KING STREET AND CONSTRUCTING A SIDEWALK TO NO WHERE ON THE SOUTH WOULD NOT BE BENEFICIAL TO ANY OF THE RESIDENTS ON THE WEST SIDE OF HILLSBOROUGH OR THE RESIDENTS FOR THE PROPOSED SINGLE FAMILY LOTS.
- WAIVER #9:**
- SUBSECTION 6.19 (STEEP SLOPES), PARAGRAPH 6.19.3 (DEVELOPMENT STANDARDS), SUB-PARAGRAPH 6.19.3.3 - "NO MORE THAN 25% OF ANY INDICATED AREA WITH A SLOPE BETWEEN 15% AND 25% MAY BE DISTURBED."
  - REASON FOR NEED: THERE IS THE POTENTIAL THAT 25% OR MORE OF SLOPES BETWEEN 15% AND 25% WILL NEED TO BE GRADED FOR INSTALLATION OF SCMS (STORMWATER CONTROL MEASURES) AND UTILITIES.
  - JUSTIFICATION: THE DESIGN FOR THE SCMS HAS NOT BEEN FINALIZED DUE TO THE OWNERS DECIDING WHICH DEVICES ARE LEAST INVASIVE AND MOST EFFICIENT FOR THE REQUIRED TREATMENT. HOWEVER, AS IS SHOWN ON SHEET C-2, THERE IS A SECTION OF STEEP SLOPES TO THE REAR OF LOT 1 & 2 WHERE THE PROPOSED STORMWATER LOTS ARE. EVEN FOR PURPOSES OF INSTALLING SOMETHING UNDERGROUND AND RETURNING THE GRADES TO EXISTING CONDITIONS WOULD REDUCE THE DISTURBANCE OF SLOPES. THEREFORE, WE WOULD RESPECTFULLY REQUEST A WAIVER FROM THIS ORDINANCE SECTION TO ALLOW THE DISTURBANCE FOR PURPOSES OF SCM INSTALLATION AND UTILITY INSTALLATION (SEWER MAIN TO REAR OF LOTS 1 & 2). THERE WILL BE NO MASS GRADING OF THIS LOT AS THIS ORDINANCE SECTION WAS INTENDED TO ADDRESS.
- WAIVER #10:**
- SUBSECTION 6.19 (STEEP SLOPES), PARAGRAPH 6.19.3 (DEVELOPMENT STANDARDS), SUB-PARAGRAPH 6.19.3.4 - "NO MORE THAN 25% OF ANY INDICATED AREA WITH A SLOPE GREATER THAN 25% MAY BE DISTURBED."
  - REASON FOR NEED: THERE IS THE POTENTIAL THAT 25% OR MORE OF SLOPES GREATER THAN 25% WILL NEED TO BE GRADED FOR INSTALLATION OF SCMS (STORMWATER CONTROL MEASURES) AND UTILITIES.
  - JUSTIFICATION: THE DESIGN FOR THE SCMS HAS NOT BEEN FINALIZED DUE TO THE OWNERS DECIDING WHICH DEVICES ARE LEAST INVASIVE AND MOST EFFICIENT FOR THE REQUIRED TREATMENT. HOWEVER, AS IS SHOWN ON SHEET C-2, THERE IS A SECTION OF STEEP SLOPES TO THE REAR OF LOT 1 & 2 WHERE THE PROPOSED STORMWATER LOTS ARE. EVEN FOR PURPOSES OF INSTALLING SOMETHING UNDERGROUND AND RETURNING THE GRADES TO EXISTING CONDITIONS WOULD REDUCE THE DISTURBANCE OF SLOPES. THEREFORE, WE WOULD RESPECTFULLY REQUEST A WAIVER FROM THIS ORDINANCE SECTION TO ALLOW THE DISTURBANCE FOR PURPOSES OF SCM INSTALLATION AND UTILITY INSTALLATION (SEWER MAIN TO REAR OF LOTS 1 & 2). THERE WILL BE NO MASS GRADING OF THIS LOT AS THIS ORDINANCE SECTION WAS INTENDED TO ADDRESS.

# CONDITIONAL SUB-SUBDIVISION

## 111 JONES AVENUE

### HILLSBOROUGH, NC 27278



ADJACENT PROPERTY & DRIVEWAY MAP SCALE 1" = 100'

### VICINITY MAP NOT TO SCALE



### 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, 219864-55-4749 - 1.75 AC, 319864-56-5150 - 0.35 AC  
**TOWN:** 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) 8 - R-15, 2) R-10

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

### PROJECT CONTACTS

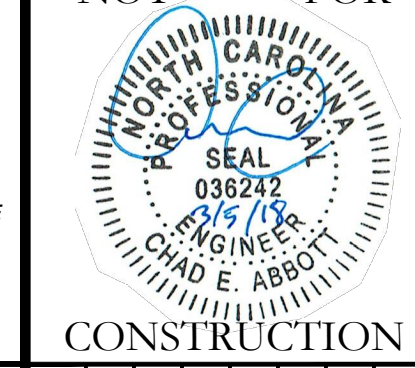
<b>CIVIL ENGINEER:</b>	C-3 DESIGN & ENGINEERING, PLLC CHAD E. ABBOTT, PE P.O. BOX 361 CREEDEMOR, NC 27565 919-625-7368 / chad@cdesigneng.com
<b>SURVEYOR:</b>	SUMMIT DESIGN & ENGINEERING SERVICES, PLLC 504 MEADOWLAND DRIVE HILLSBOROUGH, NC 27278 919-732-3883
<b>PLANNING:</b>	TOWN OF HILLSBOROUGH - TOM KING 101 EAST ORANGE STREET, HILLSBOROUGH, NC 919-296-9472 / tom.king@townofhillsborough.gov
<b>FIRE MARSHAL:</b>	TOWN OF HILLSBOROUGH - JERRY WAGNER 101 EAST ORANGE STREET, HILLSBOROUGH, NC 919-241-4801 / jerry.wagner@townofhillsborough.gov
<b>PUBLIC WORKS:</b>	TOWN OF HILLSBOROUGH - KEN HINES 101 EAST ORANGE STREET, HILLSBOROUGH, NC 919-296-9601 / ken.hines@townofhillsborough.gov
<b>WATER &amp; SEWER:</b>	TOWN OF HILLSBOROUGH - NATHAN CATES 101 EAST ORANGE STREET, HILLSBOROUGH, NC 336-516-4614 / nathan.cates@townofhillsborough.gov
<b>ELECTRIC:</b>	DUKE ENERGY 1-800-636-0581
<b>NCDOT:</b>	CHUCK EDWARDS, PE / DeANGELO JONES 127 EAST CRESCENT SQUARE DRIVE, GRAHAM, NC 336-570-6833 / cnedwards@ncdot.gov or djones1@ncdot.gov

### SUBMITTAL & REVIEW LOG

JANUARY 10th, 2018 - CONCEPT PLAN SUBMITTAL  
 JANUARY 22nd, 2018 - TRC DEADLINE FOR MARCH BOARD OF ADJUSTMENT MTG  
 FEBRUARY 6th, 2018 - TRC MEETING AND REVIEW  
 FEBRUARY 19th, 2018 - TRC REVISIONS DEADLINE FOR MARCH BOA MTG  
 FEBRUARY 28th, 2018 - FINAL TRC REVISIONS FOR MARCH BOA MTG  
 MARCH 30th, 2018 - ADDITIONAL FINAL REVISIONS FOR MARCH BOA MTG

**OWNER INFORMATION**  
 JAMES MATTHEWSON / MICHAEL DOUGLAS  
 200 SOUTH NASH STREET  
 HILLSBOROUGH, NC 27278  
 919.638.4027

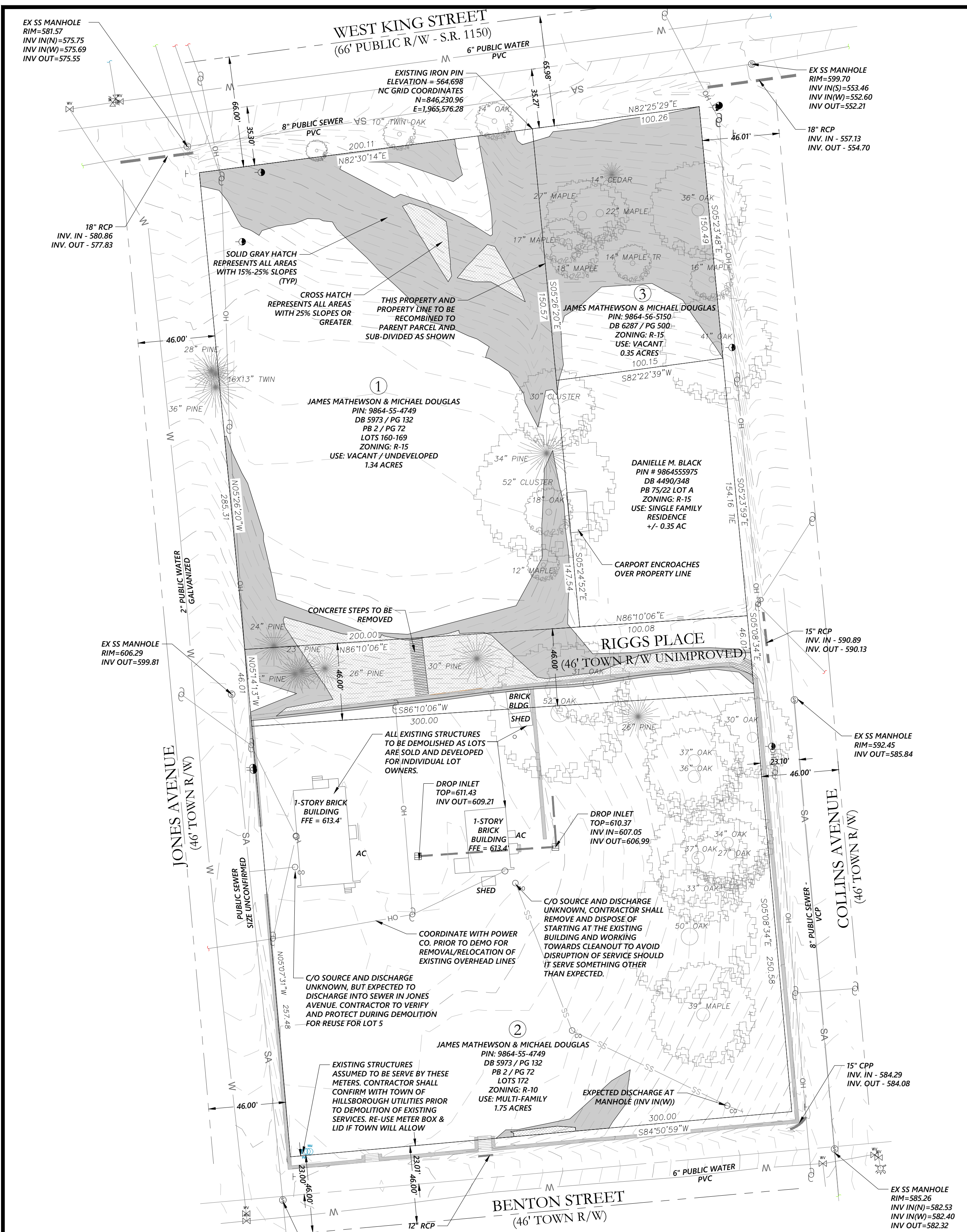
**APPLICANT / ENGINEER**  
 CHAD E. ABBOTT, PE - 056242  
**DESIGN & ENGINEERING, PLLC**  
 NC Firm License #: P-17174  
 P.O. Box 361  
 Creedmoor, NC 27522-0361  
 919.625.7368



NO.	DATE	BY
6		
5		
4		
3	3-5-18	CEA
2	2-27-18	CEA
1	2-19-18	CEA
	1-22-18	CEA
		REVISIONS

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

**COVER SHEET**  
 C3 PROJECT #: 17-032  
 REVIEW PROJECT #: XX-XXX  
 SHEET #: C-1



**MISC. CALCS**

**SLOPE DATA:**

400 SF & GRADE CHANGE > 10'	NONE ANTICIPATED
TOTAL AREAS BEING GRADED	TBD - ONLY FOR SCM'S*
PROPERTY w/ 15% - 25% SLOPE	31,799 SF = 19.74%
15% - 25% SLOPES DISTURBED	TBD - ONLY FOR SCM'S*
PROPERTY w/ > 25% SLOPES	7,289 SF = 4.52%
25% OR > SLOPES DISTURBED	TBD - ONLY FOR SCM'S*

**TREE DATA**

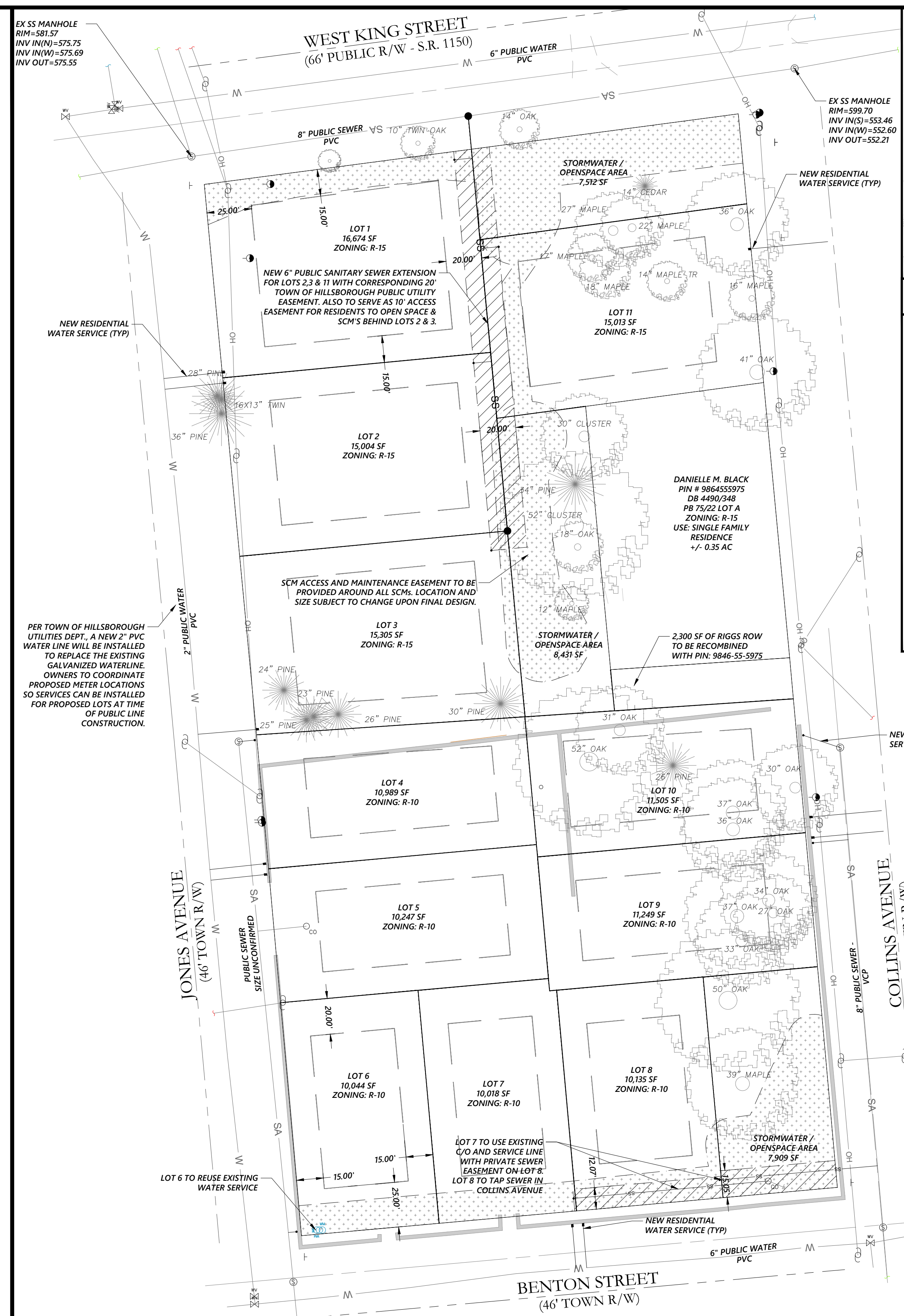
CANOPY TREES REMOVED	NONE, PER IND. LOT BUILD
CANOPY TREES RETAINED	29
TREES > 24" REMOVED	0**
APPROX. PRE. DEV. TREE COVER	29,016 SF***
APPROX. POST DEV. TREE COVER	29,016 SF***

\*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 6" 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 SCM'S 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:	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

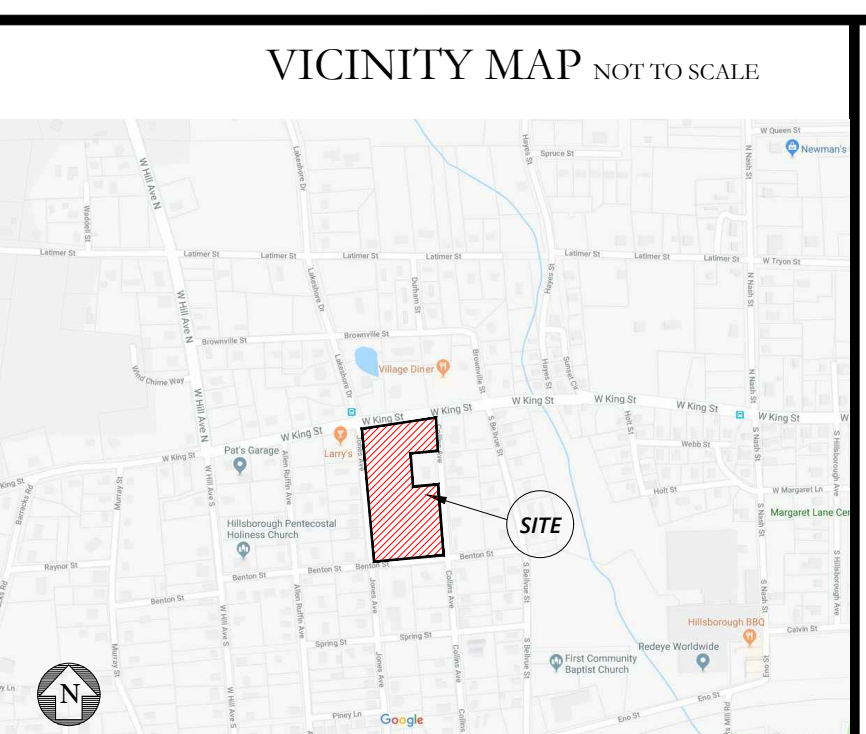
	REQ'D	PROPOSED
OPEN SPACE (10%):	16,111 SF	23,852 SF*
REC SPACE (1/35AC / LOT):	13,690 SF	PAY IN LIEU

\*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 NOT BE REQUIRED FOR ANY PRIVATE STORMWATER DISCHARGES OR PIPES INTO THE PUBLIC ROW

**SITE / UTILITY PLAN**



**SITE INFORMATION**

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

PARCEL ID: 119864-55-4749 - 1.34 AC., 219864-55-4749 - 1.75 AC., 319864-56-5150 - 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

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 - 056242

**DESIGN & ENGINEERING, PLLC**

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

**NOT FOR CONSTRUCTION**

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

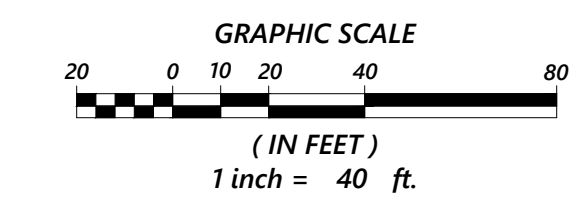
**CONDITIONAL SUB-DIVISION PLANS**

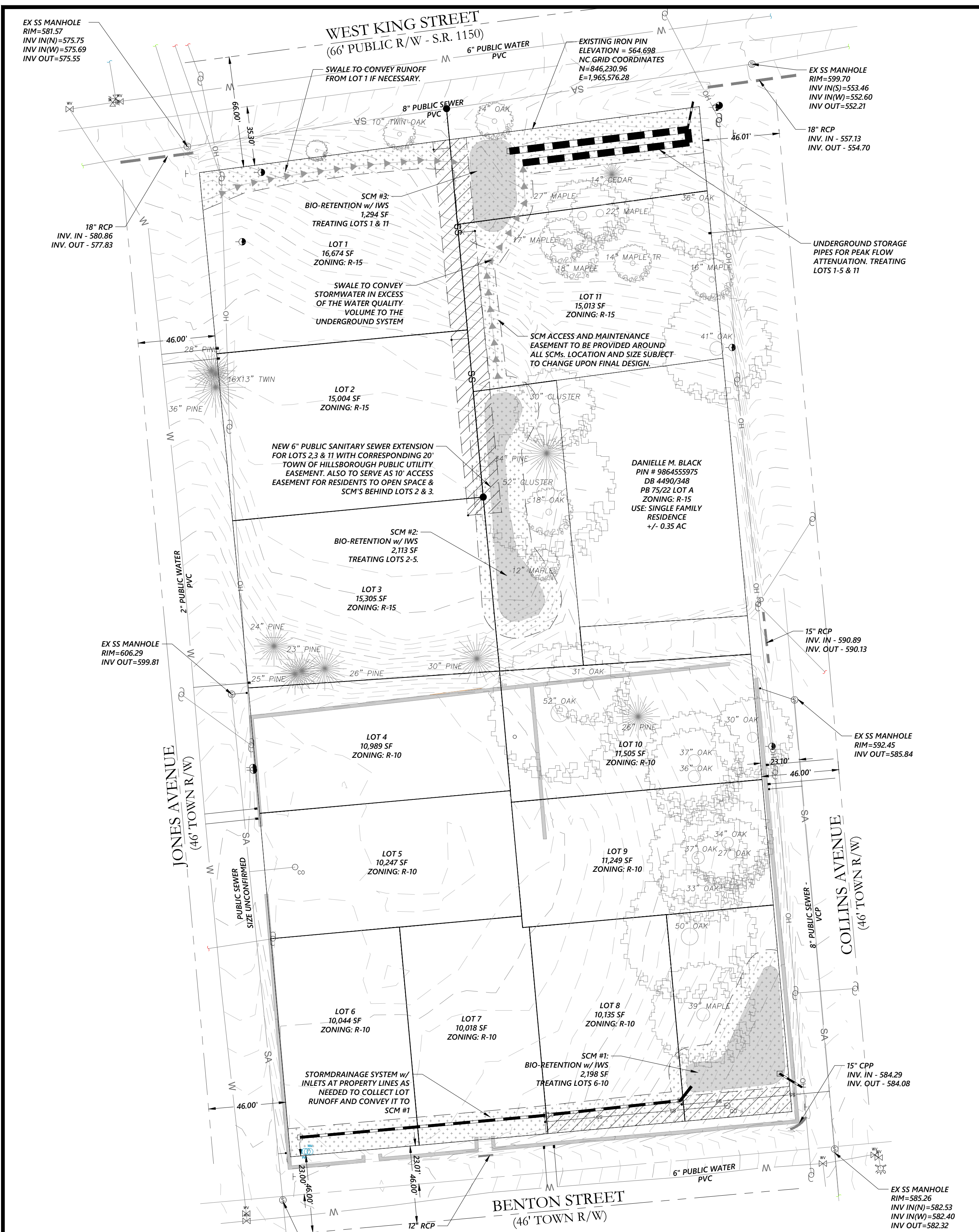
**MATTHEWSON/DOUGLAS LOTS**

111 JONES AVENUE  
 HILLSBOROUGH, NC 27278

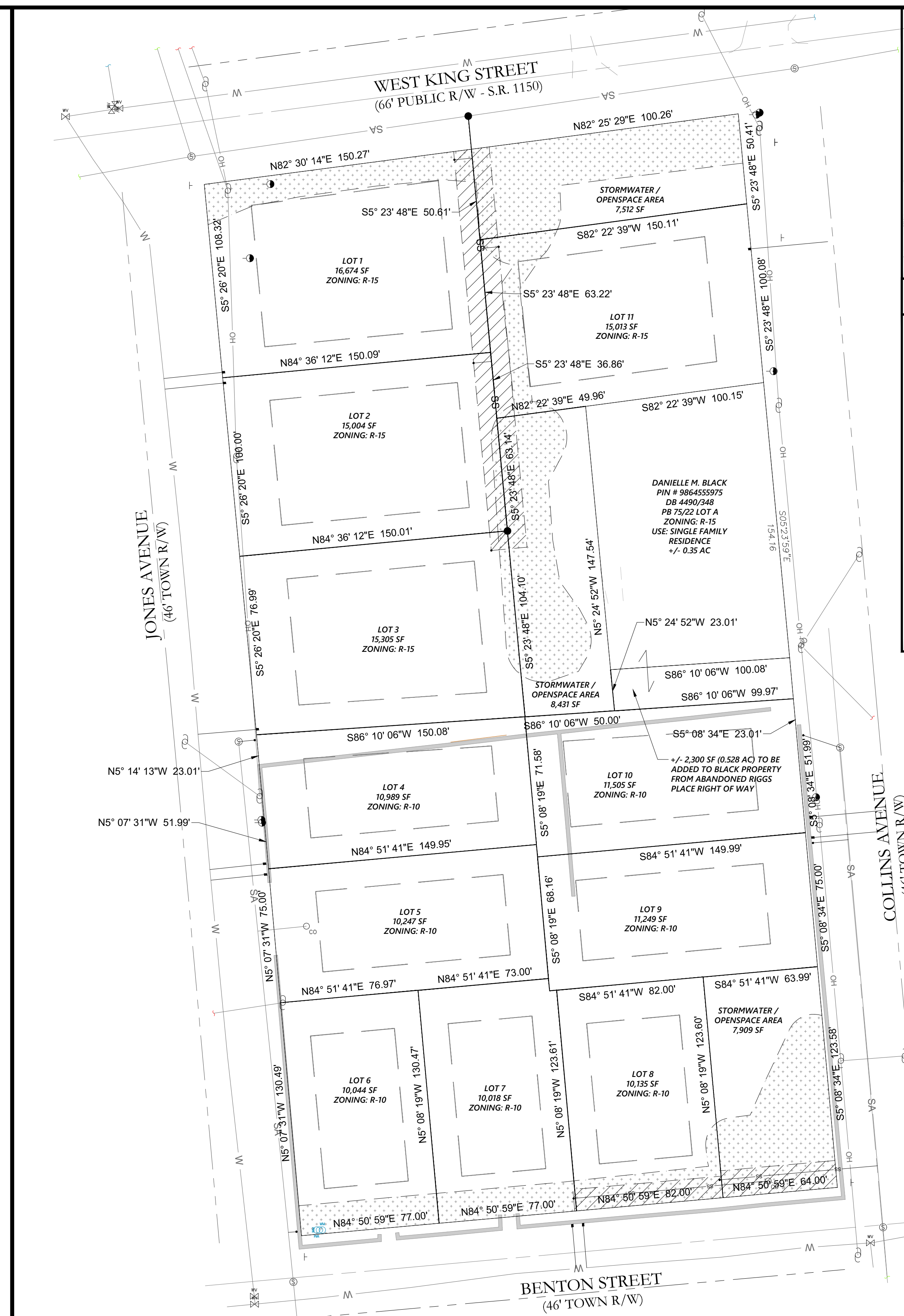
**EX. CONDITIONS, & DEMO PLAN / SITE & UTILITY PLAN**

C3 PROJECT #: 17-032  
 REVIEW PROJECT #: XX-XXX  
 SHEET #: C-2





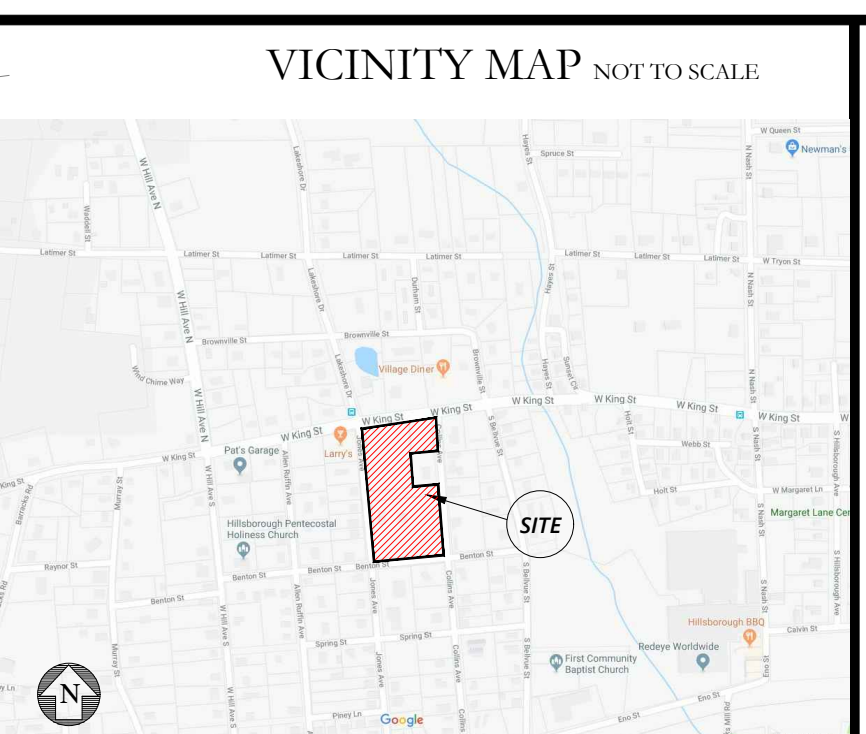
GRADING & STORMWATER MANAGEMENT PLAN



METES & BOUNDS MAP

LAND COVER CALCS		PRELIM. STORM CALCS	
EXISTING FEATURE:	AMOUNT	DEMO	REQUIRED WATER QUALITY VOL
CONCRETE STEPS	268 SF	268 SF	+/- 3,970 SF
ROCK WALL	2,350 SF	TBD	WATER QUALITY VOL SHOWN
BLDGS, SHED, ATTACHMENTS	3,338 SF	3,338 SF	+/- 5,605 SF
TOTAL EXISTING IMPERVIOUS:	5,956 SF	3,606 SF	USDA HYDROLOGIC SOILS
TOTAL REMAINING IMPERVIOUS:	2,350 SF		B
PROPOSED FEATURE:	PER LOT	TOTAL	POST DEV. N EXPORT
DRIVES, WALKS, PATIOS	1,000 SF	11,000 SF	4.24 LB/AC/YR
BLDGS, SHEDS, ATTACHMENTS	3,000 SF	33,000 SF	REQ'D EXPORT FOR BUY DOWN
TOTAL PROPOSED IMPERVIOUS	4,000 SF	44,000 SF	2.45 LB/AC/YR
TOTAL IMPERVIOUS AREA:	46,350 SF		POST DEV. P EXPORT
TOTAL DISTURBED AREA	TBD SF		0.90 LB/AC/YR
VEGETATED/LAWN AREA	114,755 SF		REQ'D EXPORT FOR BUY DOWN
			0.615 LB/AC/YR
			POST DEV. P EXPORT w/ SCM
			0.41 LB/AC/YR

NOTES:  
 1. AN ACCESS & MAINTENANCE EASEMENT SHALL BE PROVIDED AROUND ALL SCM'S INCLUDING DRAINAGE DIVERSIONS & SWALES AND SHOWN TO BE CONNECTED TO THE PUBLIC ROW PRIOR TO FINAL PLAT APPROVAL.  
 2. THE STORMWATER MANAGEMENT PLAN SHALL BE IMPLEMENTED BY THE FUTURE LOT OWNERS AND A PROPERTY OWNER'S ASSOCIATION (POA) FORMED FOR THE CONSTRUCTION & MAINTENANCE OF THE SCM'S.  
 3. AN EROSION & SEDIMENT CONTROL PLAN AND PERMIT WILL BE REQUIRED IF 20,000 SF OR MORE OF LAND IS DISTURBED AT ANY ONE TIME BY A COMMON BUILDER OR ENTITY REGARDLESS IF DISTURBANCE IS ON NON-CONTIGUOUS LOTS.



**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., 39864-56-5150 - 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: TIVACANT, 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

REQUIRED	PROPOSED
FRONT SETBACK:	25'
SIDE SETBACK:	15'
REAR SETBACK:	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

**NOT FOR CONSTRUCTION**

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

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

**GRADING, & STORMWATER MANAGEMENT PLAN**

C3 PROJECT #: 17-032  
 REVIEW PROJECT #: XX-XXX  
 SHEET #: C-3

GRAPHIC SCALE  
 1 inch = 40 ft.

**OWNER INFORMATION**  
 JAMES MATTHEWSON / MICHAEL DOUGLAS  
 200 SOUTH NASH STREET  
 HILLSBOROUGH, NC 27278  
 919.638.4027

**APPLICANT / ENGINEER**  
 CHAD E. ABBOTT, P.E. - 056242  
**DESIGN & CONSTRUCTION**  
**C3 ENGINEERING, PLLC**  
 NC Firm License #: P-1764  
 P.O. Box 361  
 Creedmoor, NC 27522-0361  
 919.625.7368