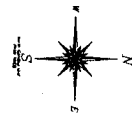
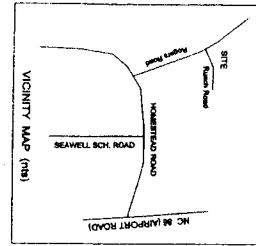


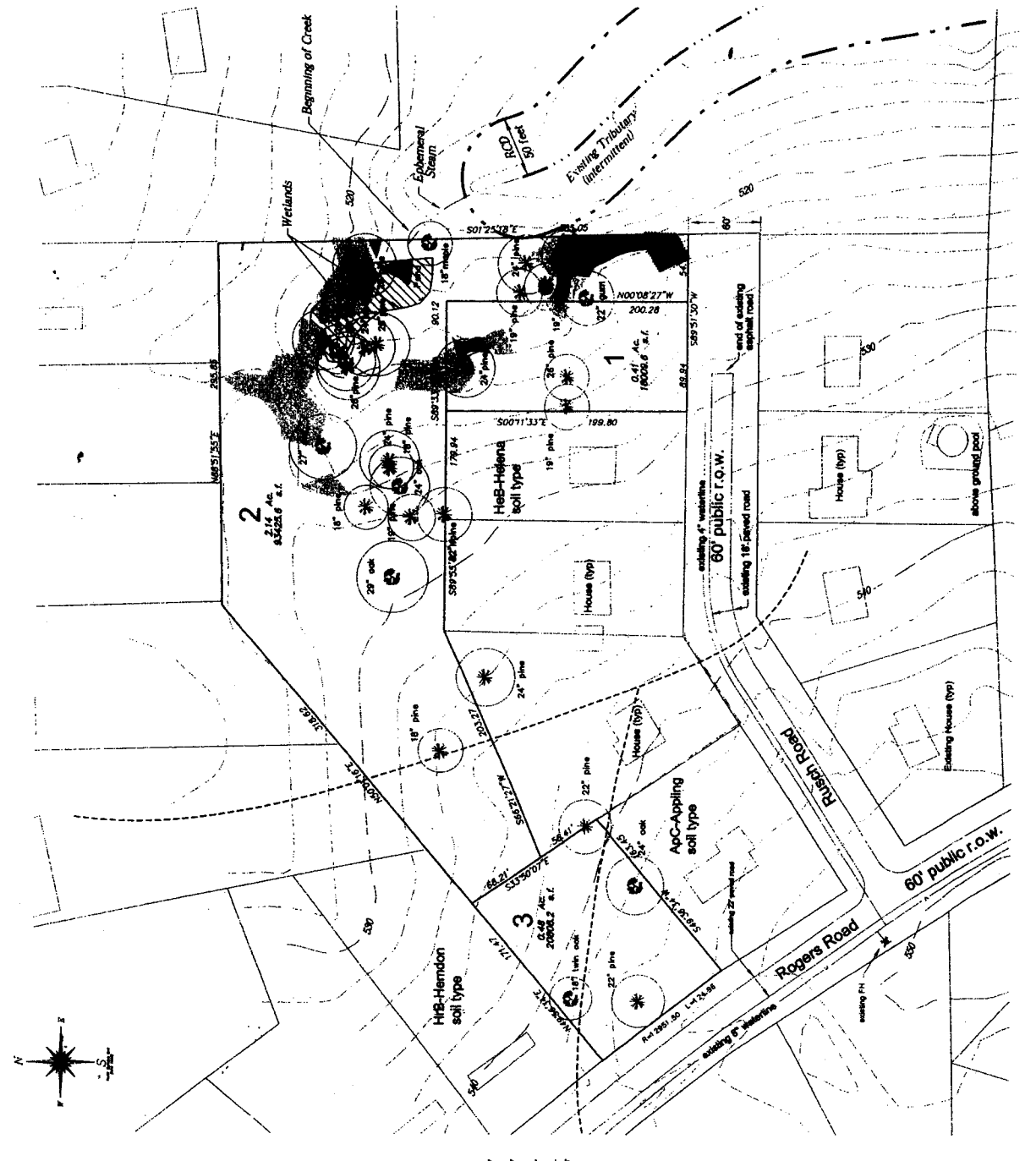
56



1000 feet from project

SCALE: 1"=150'

C1	AREA MAP JAN 25, 2005	<b>RUSCH HOLLOW</b> NEIGHBORHOOD Chapel Hill, North Carolina	Applicant Habitat for Humanity Orange County, Inc. 122 S. Churton Street Hillsborough, NC 27278	Date _____ _____ _____	 <b>MITCHELL WESTENDORF, P.A.</b>  Engineering and Surveying P.O. Box 408 • Orange, North Carolina 27554 Phone: (919) 852-2007 • Fax: (919) 852-2005
		<b>REZONING AND SPECIAL USE PERMIT</b>			



**SITE ANALYSIS**

The slopes on this site are not excessive and do not pose any problems for the proposed use as a single family subdivision. Most of the site contains slopes less than 10%.

There is a mix of tree species with a fairly even distribution of sizes and hardwoods. Significant trees with a diameter of 18" or greater are shown on this plan. The entire site is wooded.

A small pond along the western boundary is approximately 240 square feet. The pond is approximately 1 foot deep or less.

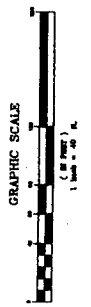
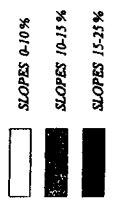
The following are the 3 primary soil types on the site:  
Holston (HrB)  
Holston (HrA)  
Cappling (Ap-C)

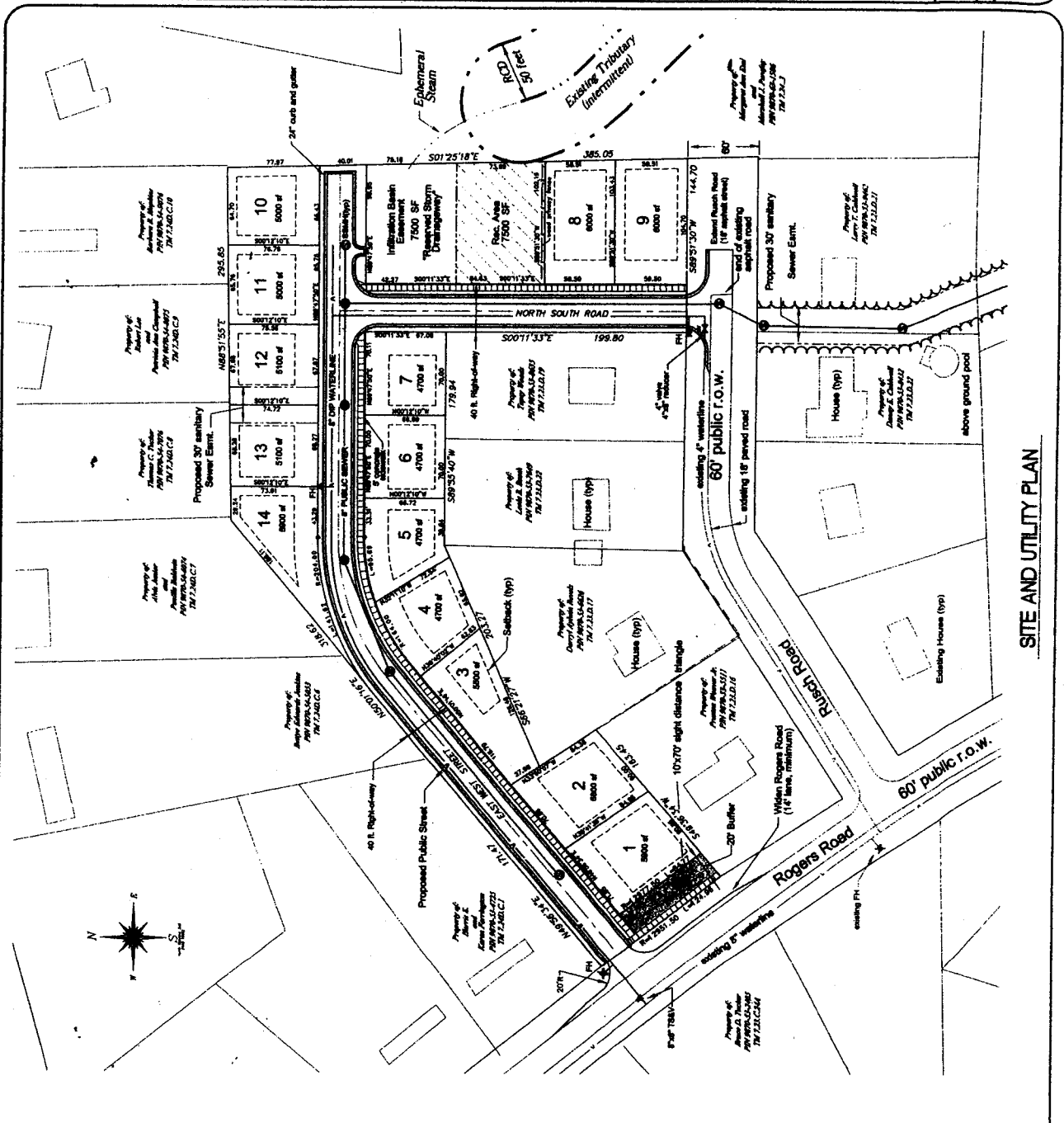
Rogers Road is a 27' wide asphalt public street maintained by NCDOT.  
Rusch Road is a 18' wide asphalt public street.

There is an existing 4" waterline along the west side of Rogers Road.  
There is an existing 4" waterline along the north side of Rusch Road.

Property of:

1. Habitat for Humanity Orange County, Inc.	TN 72310.20	0.41 acres
2. Habitat for Humanity Orange County, Inc.	TN 72310.14	2.14 acres
3. Habitat for Humanity Orange County, Inc.	TN 72310.15	0.48 acres
		Total area = 2.03 acres





**SITE NOTES**

CURRENT ZONING = R-1, 17,000 SF MINIMUM LOT SIZE  
 NET LAND AREA = 3.81 ACRES  
 PROPOSED ZONING = R-SS-C  
 14 LOTS TOTAL

11 LOTS SINGLE FAMILY  
 1 Lot 1 - Single Family (17 units total)  
 Lot 2 - duplex  
 Lot 3 - duplex  
 Remaining Lots - Single Family  
 Front Yards = (15'-5'-1')

MINIMUM LOT SIZE = 4,700 sq ft  
 MAXIMUM LOT SIZE = 6,000 sq ft

RECREATION AREA PROVIDED: 2,500 sq ft (0.7% net land area)

RECREATION AREA IMPROVEMENTS  
 for lot 10  
 sound privacy fence along lot 8

STREET SETBACK = 30 FEET  
 SIDE AND REAR SETBACK = 4 FEET

PUBLIC WATER: All 1" waterlines will be installed in the new subdivision street and connected to the existing 4" waterline in Rogers Road and the existing 1" waterline in Rusch Road.

PUBLIC SEWER: A sanitary pipe sewer will be installed in an existing sewer mainline in the New Homeowners' Plan subdivision. See Sheet C2.

**PROPOSED STREET SECTION**

5.0'	3.0'	5.0'	2.0'	5.0'
20' Pavement				
40' Right-of-Way				

**GRAPHIC SCALE**  
 1 inch = 40 ft.





MITCHELL WESTENDORF, P.A.



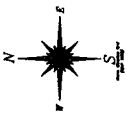
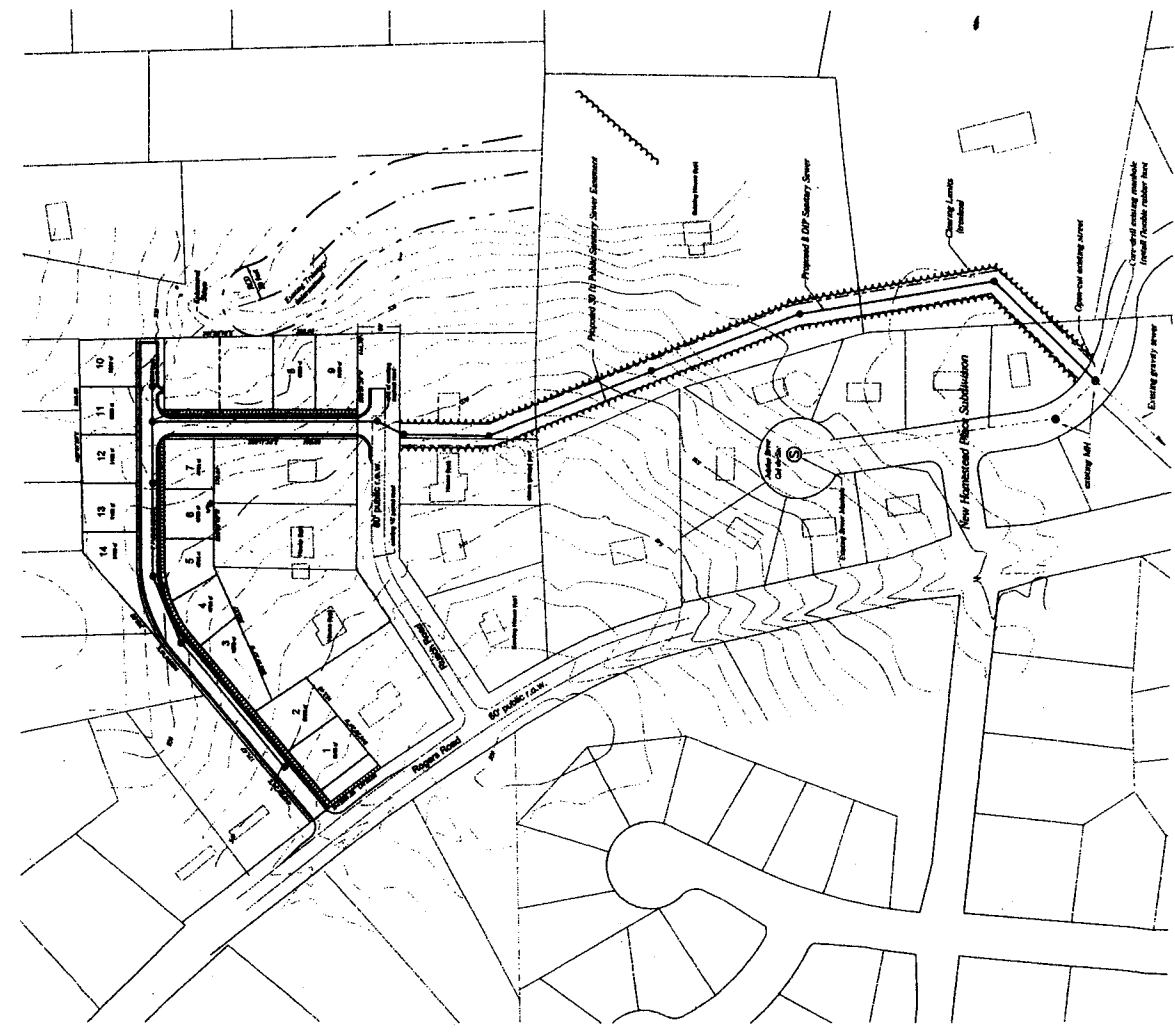
Date \_\_\_\_\_

Applicant \_\_\_\_\_  
122 S. Carolina Street  
Hickory, NC 27731

RUSCH HOLLOW  
MEADOWOOD  
CHapel Hill, North Carolina  
REZONING AND  
SPECIAL USE PERMIT

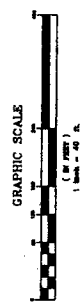
OFFSITE SEWER  
PLAN  
July 22, 2020

CS



**GENERAL UTILITY NOTES**

1. STANDARDS AND SPECIFICATIONS - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ORANGE WATER AND SEWER AUTHORITY STANDARDS AND SPECIFICATIONS LATEST REVISION.
2. PRECONSTRUCTION CONFERENCE - CONTRACTOR SHALL BE RESPONSIBLE FOR ATTENDING PRECONSTRUCTION CONFERENCE WITH THE CITY ENGINEER AND INSPECTOR PRIOR TO THE START OF ANY UTILITY CONSTRUCTION.
3. OMSA'S OPERATIONS DEPARTMENT SHALL BE CONTACTED AT LEAST 48 HOURS IN ADVANCE PRIOR TO REQUESTS FOR UTILITY LOCATES.
4. THE CONTRACTOR SHALL CALL NORTH CAROLINA ONE CALL AT LEAST 48 HOURS PRIOR TO ANY EXISTING UTILITIES.
5. THE CONTRACTOR AT ALL TIMES, KEEP THE PROGRESS FREE FROM ACCUMULATIONS OF WASTE MATERIALS OR MATERIAL CAUSED BY THE CONSTRUCTION. THE CONTRACTOR SHALL VERIFY CONDITIONS PRIOR TO THE START OF ANY WORK AND NOTIFY THE ENGINEERING OFFICE IMMEDIATELY.
6. NO PLACEMENT OR ENCROACHMENTS ALLOWED WITHIN OMSA EASEMENTS. EASEMENTS SHALL BE SETBACK WHEN CONSTRUCTION IS COMPLETE.
7. SEWER SERVICES LOCATED WITHIN PUBLIC RIGHT-OF-WAYS OR OTHER PUBLIC AREAS SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE WITH 12\"/>
8. ALL UTILITIES SHALL BE CONSTRUCTED TO THE DEPT. OF PUBLIC WORKS APPROVAL BY LOCAL HEALTH DEPARTMENT AND CITY ENGINEER'S CERTIFICATION AT THE CLOSE OF THE PROJECT.
9. MANHOLES LOCATED IN PAVEMENT, CONCRETE OR OTHER TRAFFIC AREAS SHALL BE SET AT 18\"/>
10. ALL UTILITY LOCATES SHALL BE CONDUCTED IN ACCORDANCE WITH THE OMSA CONSTRUCTION MANUAL. THE FOLLOWING DOCUMENTS MUST BE REVIEWED AND APPROVED BY OMSA BEFORE THE ACCEPTANCE OF THE PROJECT AND THE SETTING OF METERS BY OMSA:
  - OMSA'S CERTIFICATION OF PUBLIC WATER AND SEWER EXTENSIONS
  - LETTER OF INDICATION
  - AS BUILT DRAWINGS (INCLUDING 1"=100' SCALE SITE PLAN)
  - GENERAL BIDDING SPECIFICATIONS
11. SEWER PIPES LOCATED UNDER PAVED AREAS SHALL BE PLACED WITHIN A 24\"/>
12. ALL UTILITY LOCATES SHALL BE CONDUCTED IN ACCORDANCE WITH THE OMSA CONSTRUCTION MANUAL. THE FOLLOWING DOCUMENTS MUST BE REVIEWED AND APPROVED BY OMSA BEFORE THE ACCEPTANCE OF THE PROJECT AND THE SETTING OF METERS BY OMSA:
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  - AS BUILT DRAWINGS (INCLUDING 1"=100' SCALE SITE PLAN)
  - GENERAL BIDDING SPECIFICATIONS



Offsite Sewer

