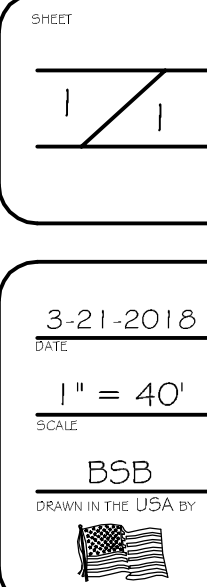


Curve Table					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	229.83'	948.85'	13°52'42"	S 70°37'57" E	229.27'
C2	34.88'	948.85'	2°06'21"	S 78°37'29" E	34.87'

Call Table		
LINE	BEARING	DISTANCE
L1	N 01°13'57" E	33.56'
L2	N 88°45'38" E	33.56'
L3	N 01°13'49" E	27.16'
L4	S 88°56'01" E	33.48'



The applicant understands and accepts that approval of this site plan exhibit does not in any way relieve applicant from reproducing a site plan for the conditional permit that fully complies with all applicable provisions of The Carrboro LUO.

TOTAL PROPERTY AREA: 208,373 sf.
20 lots at 10,000 sf./lot = 200,000sf.
Density Calculation Per LUO Section 15-182.3 (no deduction conditions)
The maximum residential density of the project shall be limited to 20 single family residential dwelling units.
This plan proposes 5 size limited lots north of the proposed Bellamy Way.
2 @ 1,100 sf. and 3 @ 1,350 sf.

The project shall be designed as an Architectural Integrated Subdivision (AIS) as referenced in the associated conditions. This site plan includes illustrative lot layout showing the locations of building setbacks, building footprints, trees, and other items to ensure buildability of the proposed lots as illustrated hereon as well as the location of any proposed open space and recreation facilities.

CUP at R-10 for this development
Front - 0' (steps and stairs 0' setback)
Side - 2.5'
Rear - 2.5' (steps and stairs 0' setback)

This plan proposes not less than 40% open space and this development proposes to comply with The Recreation Facilities Requirement - article XIII of the Carrboro LUO.

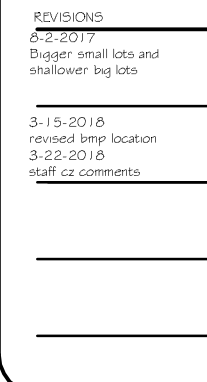
This plan proposes to leave the existing home intact. The existing gravel drive will be removed and the area that it occupies will be reclaimed.

LDO Article XIII Required Recreation Space Allocation:
Single Family Residential Area greater than 15 lots
Proposed 20 lots at 10.39 points / single family residential lot
Project Total Points : 207.8 points

Amenity(s) Required must exceed 207.78 points
 Amenity Proposed: Gazebo or Pergola 24'x28'
 $.326 \times 672 = 219$ points
 Amenity Proposed: Hiking Trail 525' x 4'
 $0.16 \times 4 \times 525 = 33.6$ points
 Total Project Recreational Facilities Points Provided: 252 points
 meets or exceeds 207.8 required points

RIGHT OF WAY CONSTRUCTION and MINIMUM PAVING SCHEDULE:
Utility construction within the public right of way, street cross section, and paving section thickness per Carrboro Town Standard Specifications and Details.

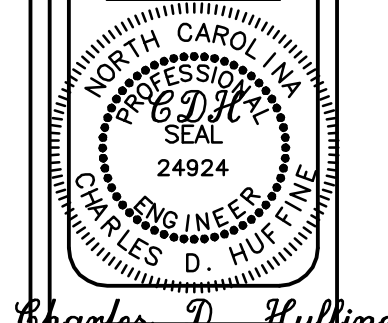
Base Survey Information provided by a survey from Freehold Land Surveys, Inc.
Carrboro, North Carolina
Developer:
Parker Louis, LLC
301 Montclair Way
Chapel Hill, NC 27516



1-17-1020

Preliminary
Rezoning Exhibit
Illustrative Site
Plan

B-22-201



Charles D. Huffine
C-1939

Rezoning Exhibit - Illustrative Site Plan 005 & 921 HOMESTEAD ROAD

OBJECT:

THE L.E.A.D.S. GROUP, P.A.

505 EAST DAVIS STREET
BURLINGTON, NC 27215
phone: (336) 227-8724
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Land Engineering And Development Services