Attachment G - 2

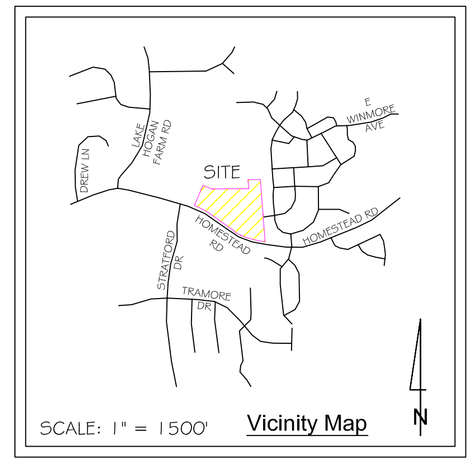
PARCEL DATA
Orange County Tax Information (Per Orange County GIS)
Parcels included in this Project: 3
Orange County Plat Book References: 120-14 and 125-25

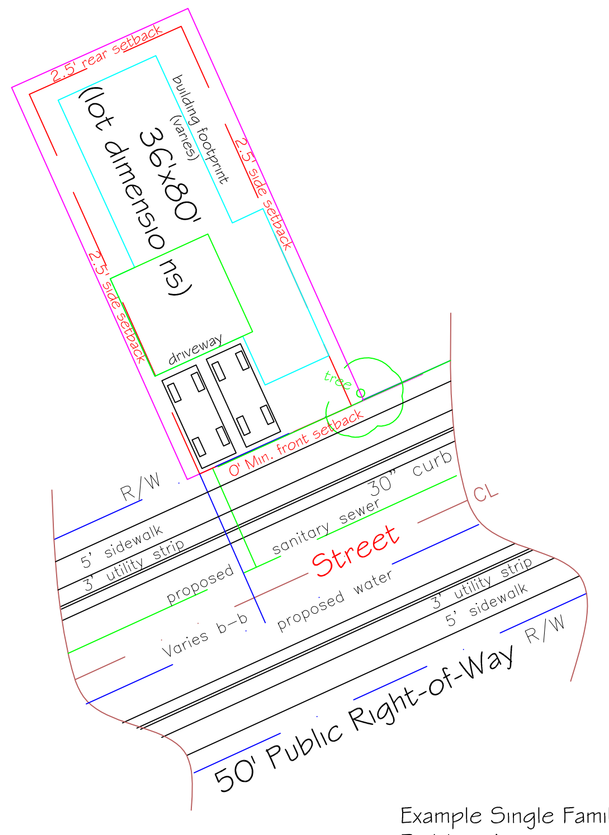
PIN: 9779285116 - 2.6Ac.
PIN: 9779276644 - 2.78Ac.
PIN: 9779284165 - 4.32Ac.

Property Address:
Unaddressed Homestead Road, Chapel Hill, North Carolina
Township: Chapel Hill Township
Watershed: Jordan Lake
River Basin: Cape Fear
Deed Reference: DB 6788, Pg 1151
Town of Carrboro Current Zoning: R20
Owner: Parker Louis, LLC

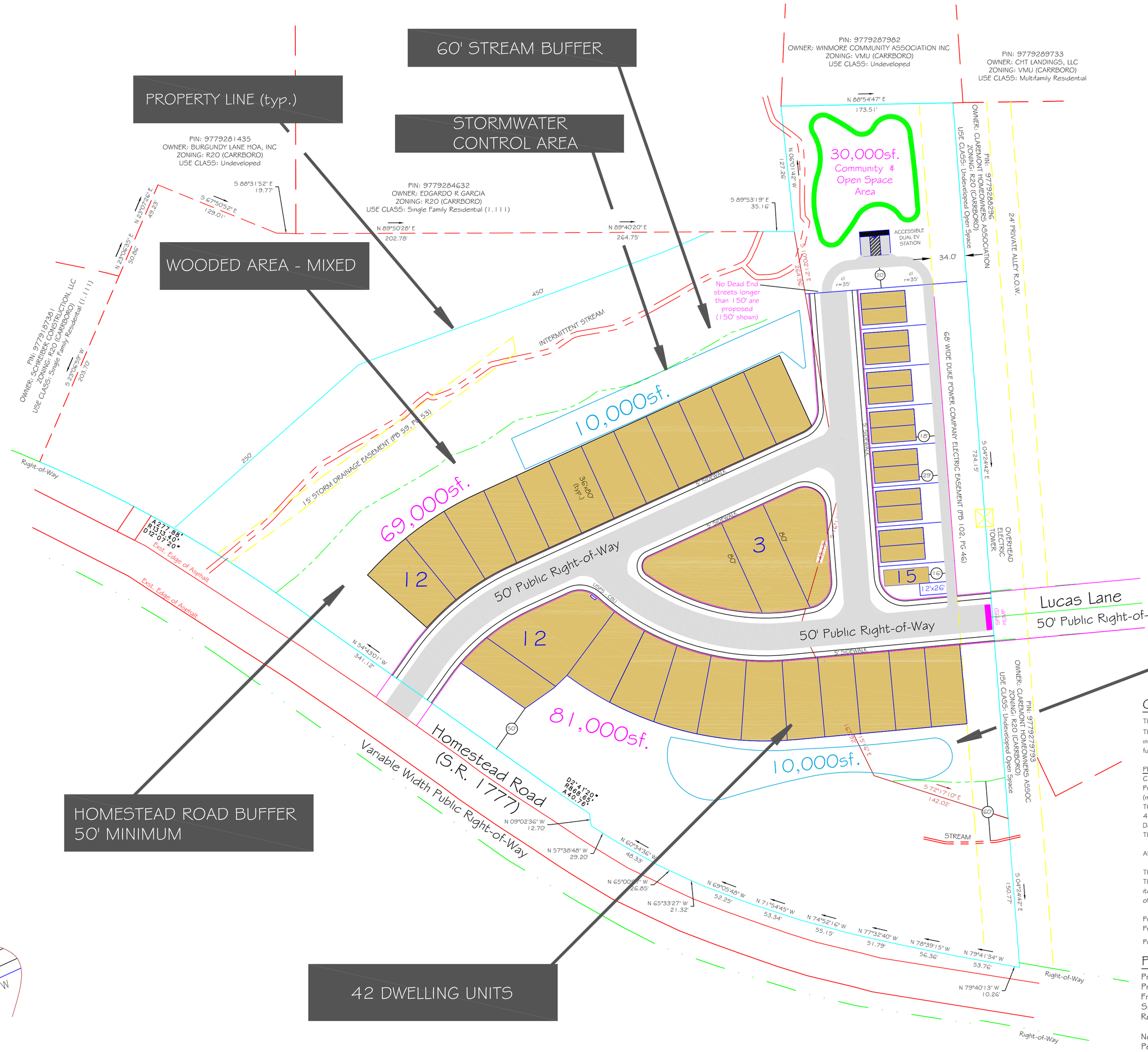
Property Identification Numbers (PIN) for property:
PIN: 9779285116
PIN: 9779276644
PIN: 9779284165

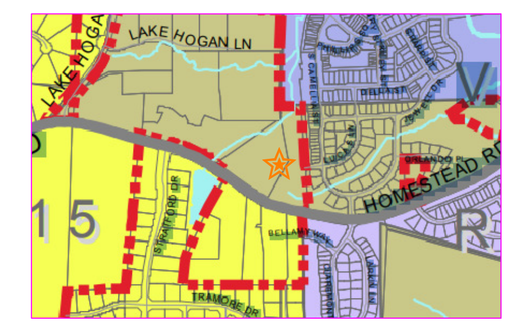
CARRBORO HOMESTEAD
PRJ: 1-22-1011

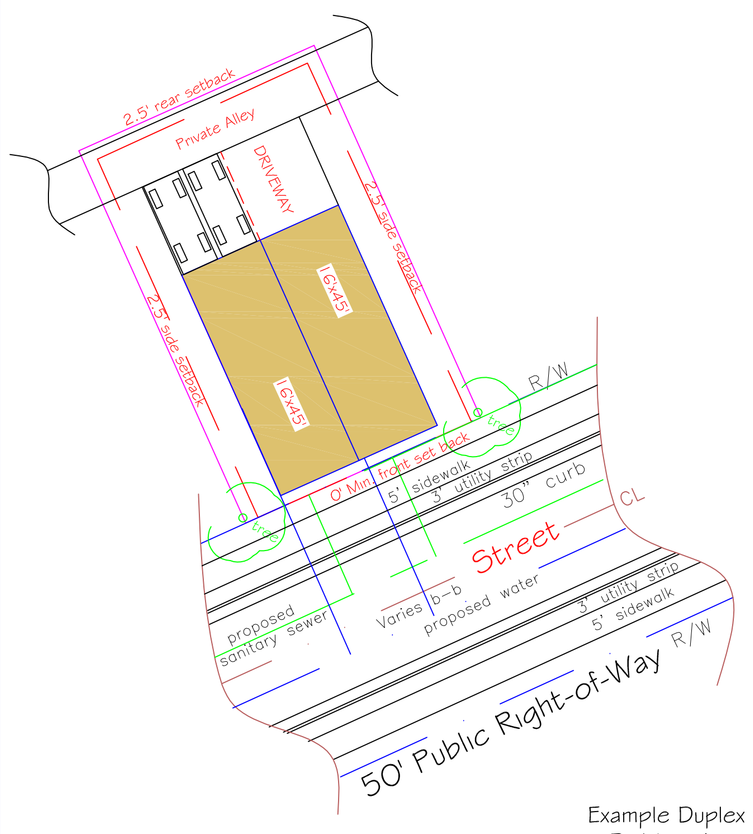




Example Single Family Building Area







Example Duplex Building Area

CONDITIONAL ZONING - Notes and Information

The site plan is illustrative. The project as shown will require a special use permit-A.
The applicant understands and accepts that approval of the zoning map amendment exhibit does not in any way relieve applicant from reproducing a site plan for the special use permit-A that fully complies with all applicable provisions of The Carrboro Land Use Ordinance.

PROPOSED ZONING MAP AMENDMENT:
Current Zoning Designation: R-20
Proposed Zoning Designation: R-3-CZ (R-3, Conditional)
(note: The SUP-A is the subsequent permit if the zoning map amendment is approved)
TOTAL PROPERTY AREA: 9.7 Acres.
42 Units on 35 lots on 9.7 Acres results in 4.3 units / acre
Density Calculation Per LUO Section 15-182.3 (no deduction conditions)
The maximum residential density for the project shall be limited to 20 residential dwelling units per acre.

All lots shown hereon are proposed as, and are limited to, single family and duplex.

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.

Proposed Impervious Surface Area: 3 Acres (130,680sf.)
Proposed Open Space: 5 Acres

Proposed Project Boundary Gross area: 9.7 Acres

PROPOSED MINIMUM BUILDING SETBACKS

Proposed Development Setbacks
Property Boundary Setback - 20'
Front - 0' (steps and stairs 0' setback)
Side - 2.5'
Rear - 2.5' (steps and stairs 0' setback)

Note: Existing Setback for underlyng zoning
Per Town of Carrboro Zoning Ordinance
R20 Zoning
Boundary Setback - 20'
Right of Way Setback - 35'
Road Centerline Setback - 55'

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.
Two Electric Vehicle Charging stations provded.

Requirement: 25% of the homes / units will be size-limited homes / units
Requirement: No more than 20% of the multi-family units will have more than 3 bedrooms

Provisions: Parking Space minimum size shall be 8.5' x 18'
Provisions: 2 EV (electric vehicle) charging spaces required per 15 lots.
Provisions: The EV Space shall be an accessible space.
Provisions: A connection to Lucas lane is proposed at the common eastern property line.
Provisions: An 8,000sf. play field is proposed as part of this development plan 15.198.
Provisions: A zero setback is proposed west of the Overhead power line right of way. No buffering or screening of this right of way is required or proposed.
Provisions: Proposed Minimum Building Setbacks of 0' Front, 2.5' Side, 2.5' rear, 20' Project Boundary

Multi-family Units having 3 or more units require automatic sprinkler systems.
No 3 or more unit multi-family buildings are proposed.
Only single family and duplex buildings are proposed.

All required fire department connections shall be on the street side of each building and activation of the sprinkler system shall activate both a local building alarm and a supervisory alarm at a 24 hour certified and licensed alarm monitoring service, PER Carrboro Code 12-14 b 1 and e. Fire access shall be an unobstructed width not less than 20'. Fire hydrants and Knox boxes where applicable will be provided with designated locations provided on the construction drawings.

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, Imagery from Carrboro GIS.
Developer:
Parker Louis, LLC
301 Montclair Way
Chapel Hill, NC 27516

CALL BEFORE YOU DIG! ITS THE LAW
ULOCO North Carolina One Call Center
1-800-632-4949

0' 120' 240'
Graphic Scale
Scale: 1" = 60'

HABS(2011)

PRELIMINARY PURPOSES ONLY, NOT APPROVED FOR CONSTRUCTION

SHEET 1B / 2

DATE 3-14-2022
SCALE 1" = 60'
DRAWN IN THE USA BY BSB/CDH

REVISIONS
3-30-2022
12-9-2022
2-28-2023
3-23-2023
5-25-2023

PROJECT NUMBER 1-22-1011
PROPOSAL NUMBER

REZONING EXHIBIT

5-25-2023
NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 24924 CHARLES D. HUFFINE
Charles D. Huffine
C-1939

PROJECT
CARRBORO HOMESTEAD ZONING CONCEPT
Orange County, North Carolina
Town of Carrboro

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