

Property Identification Numbers (PIN) for property:	
Parcel Address (Parcel 1):	905 Homestead Road Chapel Hill, North Carolina 9779-27-6322
Property ID No. (Parcel 1):	133,017.75f. (30.354 acres)
Parcel Address (Parcel 2):	921 Homestead Road Chapel Hill, North Carolina 9779-27-6309
Property ID No. (Parcel 2):	75,355.45f. (1.730 Acres)

**CONDITIONAL ZONING - Notes and Information**

The site plan is illustrative. The project as shown will require a conditional use permit.  
 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 Carboro LUO.

Current Zoning Designation: R-15  
 Proposed Zoning Designation: R-10, Conditional (R-10-CZ)

**TOTAL PROPERTY AREA:** 208,373 sf  
 20 lots at 10,000 sf/lot = 200,000sf.  
 Density Calculation Per LUO Section 15-1-82.3 (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.

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

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 MINIMUM BUILDING SETBACKS**

- 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)

Note: Existing Setback for underlying zoning Per Town of Carboro Zoning Ordinance

- R15 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 Carboro 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 24x28
- .326 x 672 = 219 points
- Amenity Proposed: Hiking Trail 525' x 4'
- 0.16 x 4 x 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:**

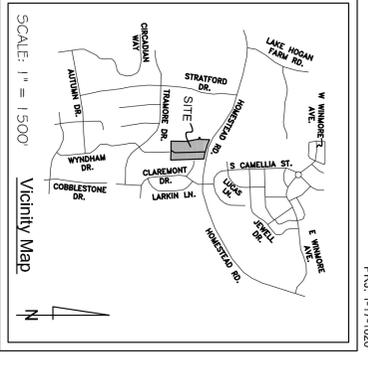
Utility construction within the public right of way, street cross section, and paving section thickness per Carboro Town Standard Specifications and Details.

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

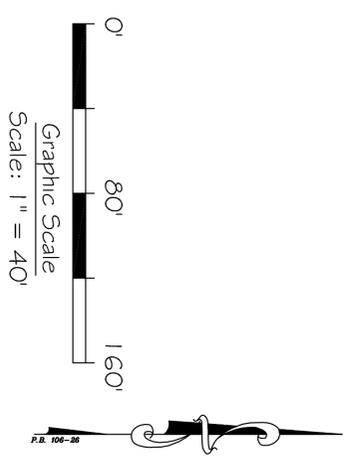


Curve Table

Curve	Length	Radius	Chord Bearing	Chord Length
C1	24.88'	94.85'	S 79°27'29" E	24.87'
C2	94.85'	208.21'	S 79°27'29" E	94.87'



- LEGEND**
- EXISTING IRON PIPE
  - EXISTING IRON ROD
  - EXISTING CONCRETE
  - EXISTING MANDREL
  - EXISTING MANHOLE
  - EXISTING SANDY SAND MANHOLE
  - UTILITY BOX
  - PROPERTY LINE
  - "OVERSHOULDER" OR "OVERBANK"
  - CRITICAL ROOT ZONE
  - UNDERGROUND ELECTRIC
  - UNDERGROUND OIL
  - UNDERGROUND WATER
  - WATER WAVE



**THE L.E.A.D.S. GROUP, P.A.**  
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 Land Engineering And Development Services  
 LIC# 001997  
 C#10939

PROJECT  
**Rezoning Exhibit - Illustrative Site Plan**  
**905 & 921 HOMESTEAD ROAD**

Tree Avoidance  
 RW For  
 Proposed Circle

Preliminary  
 Rezoning Exhibit  
 Illustrative Site  
 Plan

1-17-1020  
 PROJECT NUMBER  
 REPORT NUMBER

DATE: 3-21-2018  
 SCALE: 1" = 40'  
 SHEET: BSB  
 DRAWING TITLE: LDO PER

PROJECT: HOMESTEAD SUBDIVISION  
 PIN #1: 9779-27-6322  
 PIN #2: 9779-27-6309  
 PIN# 1-17-1020