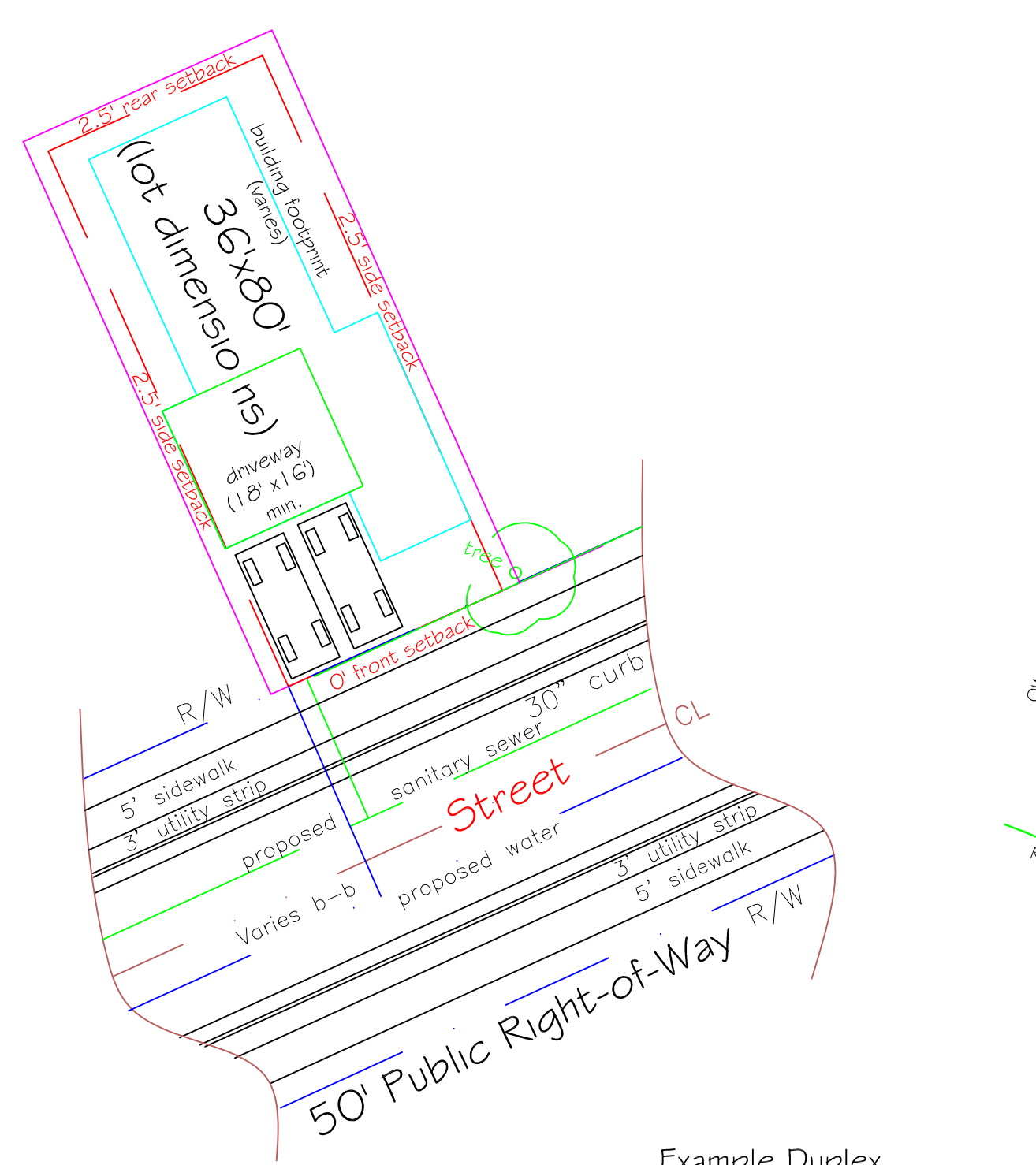


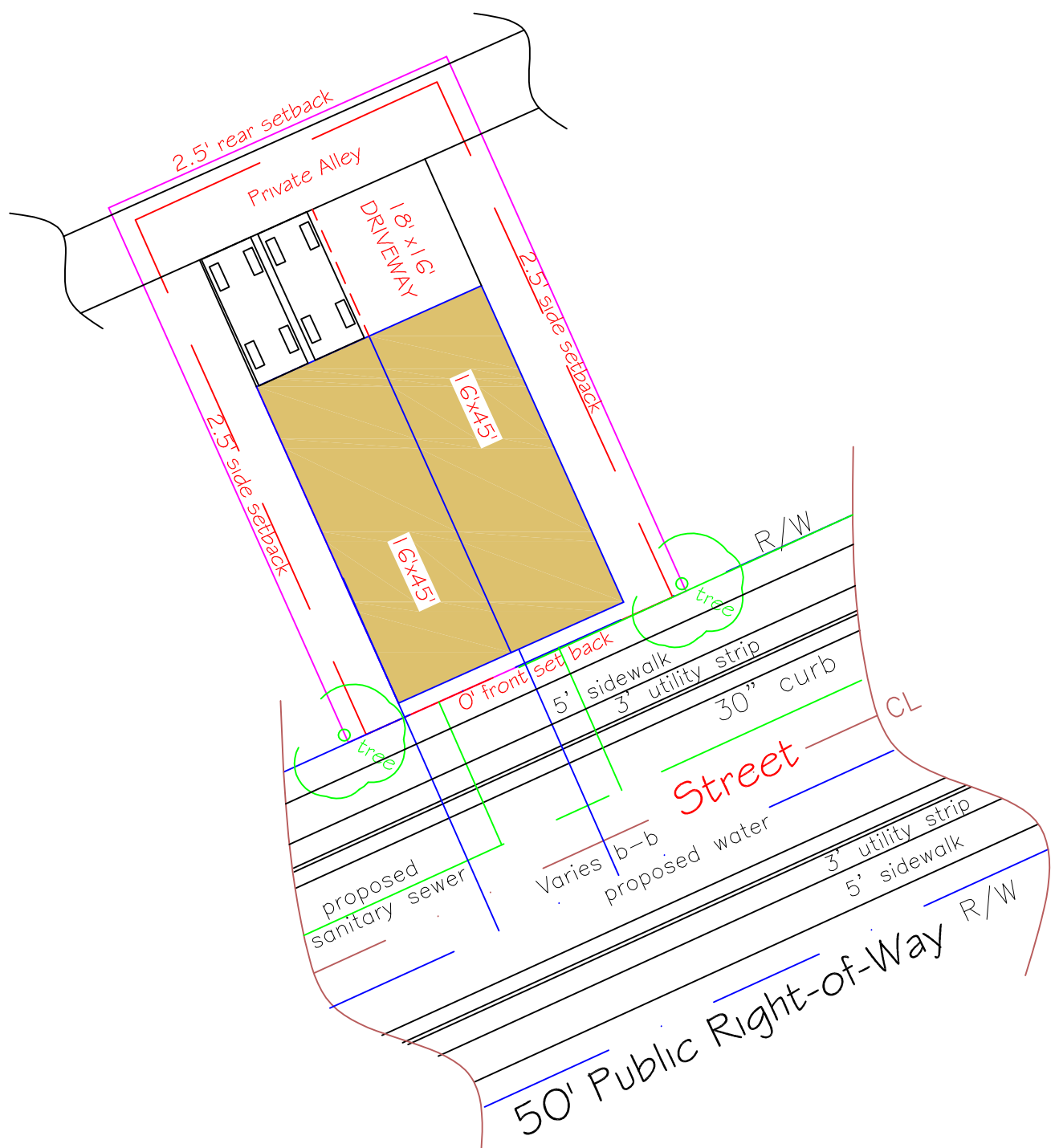
PARCEL DATA
 Orange County Tax Information (Per Orange County GIS)
 Parcels Included in this Project: 3
 Orange County Tax Book References: 120-14 and 125-25

Pin: 9779288116 - 2.6Ac
 Pin: 9779276044 - 2.75Ac
 Pin: 9779284165 - 4.32Ac

Property Address:
 Unaddressed Homestead Road, Chapel Hill, North Carolina
 Watershed: Jordan Lake
 River Basin: Cape Fear
 Dead Reference: OD 6786, Pg 1151
 Town of Carrboro Current Zoning: R20
 Owner: Parker Louis, LLC



Example Duplex Building Area

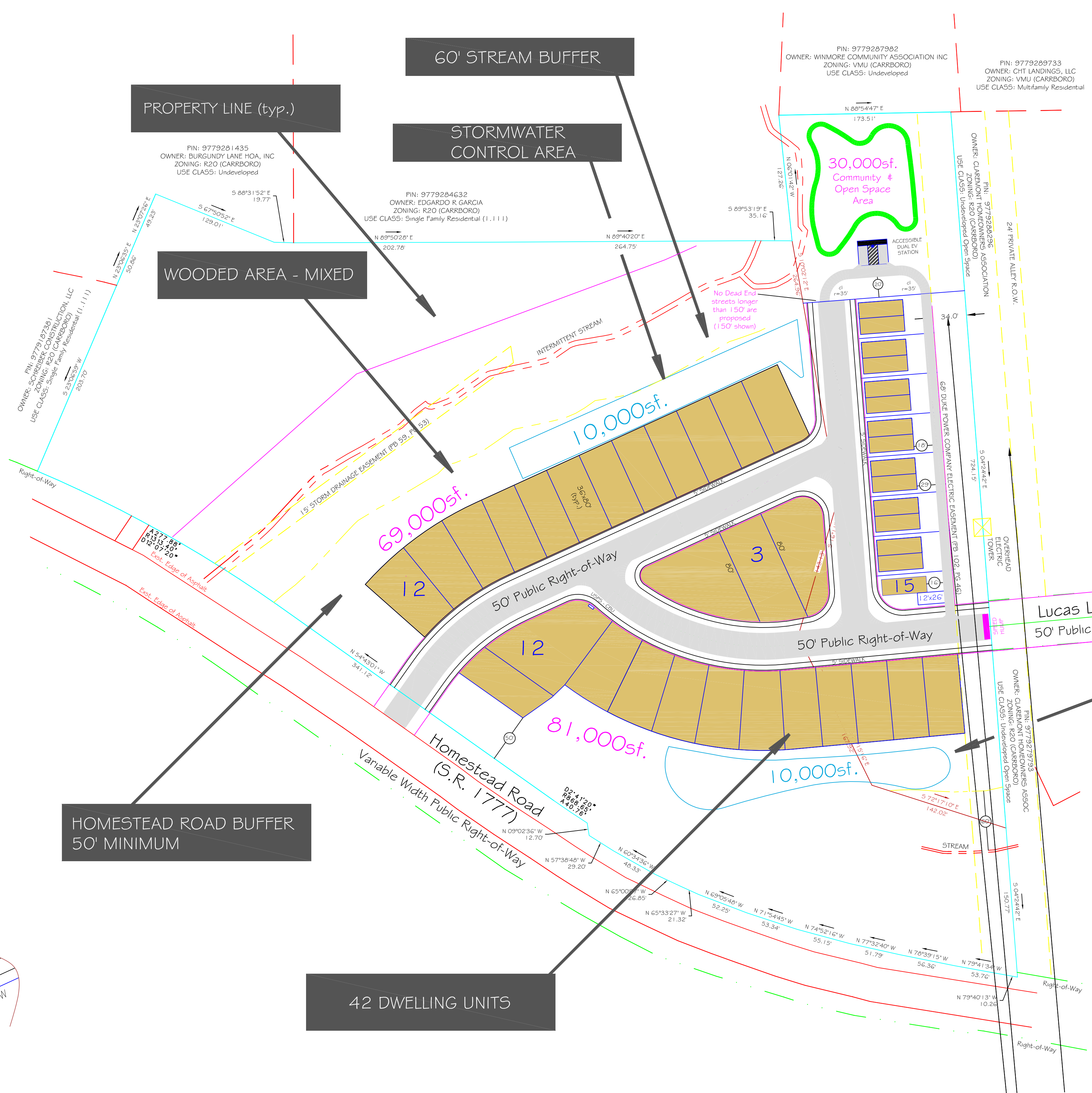


Example Single Family Building Area

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



Notes and Information

The site plan is illustrative. The project as shown will require a special 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 special use permit that fully complies with all applicable provisions of The Carrboro LUD.

Current Zoning Designation: R-20
 Proposed Zoning Designation: R-3 SUP-A

TOTAL PROPERTY AREA: 9.7 Acres
 42 Units on 9.7 Acres results in 4.3 units / acre
 Density Calculation Per LUD Section 15-182.3 (no deduction conditions)
 The maximum residential density of 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 (130,600sf.)
 Proposed Open Space: 5 Acres
 Proposed Project Boundary Gross Area: 9.7 Acres

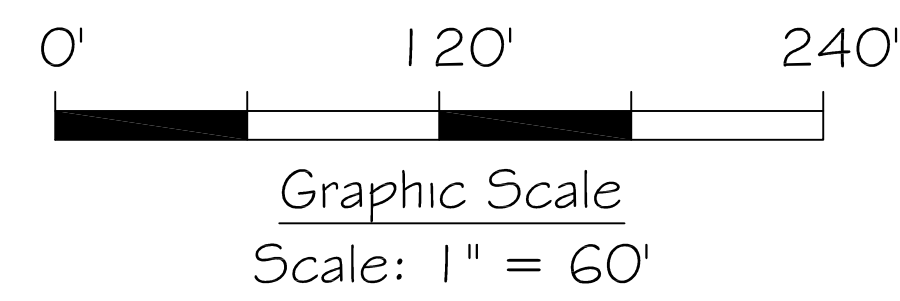
PROPOSED MINIMUM BUILDING SETBACKS

Proposed Development Setbacks
 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 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 LUD.
 Two Electric Vehicle Charging stations provided.

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 ULOCO North Carolina One Call Center
 1-800-632-4949



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' x 18'
Provisions: 2 EV (electric vehicle) charging space is required per 15 lots. The EV Space shall be an accessible space. A connection to Lucas lane is proposed with a speed hump 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 Setbacks of 0' Front, 2.5' Side, 2.5' rear
Provisions: No Homestead Sidewalk / Sidepath is proposed.

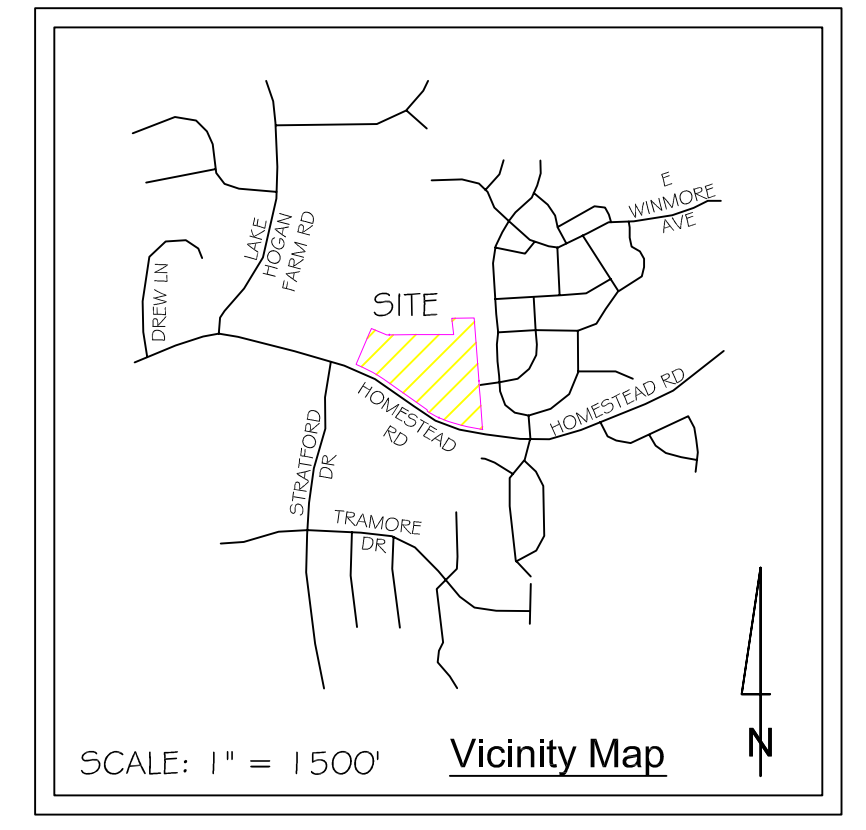
Multi-family Units having 3 or more units require automatic sprinkler systems.
 No 3 or more unit multi-family buildings are proposed.
 Only single family and duplex buildings are proposed.

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.

PRELIMINARY PURPOSES ONLY, NOT APPROVED FOR CONSTRUCTION

Property Identification Numbers (PIN) for property:
 PIN: 9779288116
 PIN: 9779276044
 PIN: 9779284165

CARRBORO HOMESTEAD
 PRJ: 1-22-1011



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

REVISIONS:
 3-30-2022
 12-9-2022
 2-28-2023
 3-23-2023

PROJECT NUMBER: 1-22-1011
 PERSONAL NUMBER:

REZONING EXHIBIT
 3-23-2023
 NORTH CAROLINA PROFESSIONAL SEAL
 24924
 CHARLES D. HUFFINE
 C-1939

CARRBORO HOMESTEAD ZONING CONCEPT

PROJECT: THE L.E.A.D.S. GROUP, P.A.
 505 LAKE DAVENPORT STREET
 CHAPEL HILL, NC 27516
 PHONE: (336) 232-2274
 FAX: (336) 232-2274
 WWW.LEADS-NC.COM

Land Engineering And Development Services