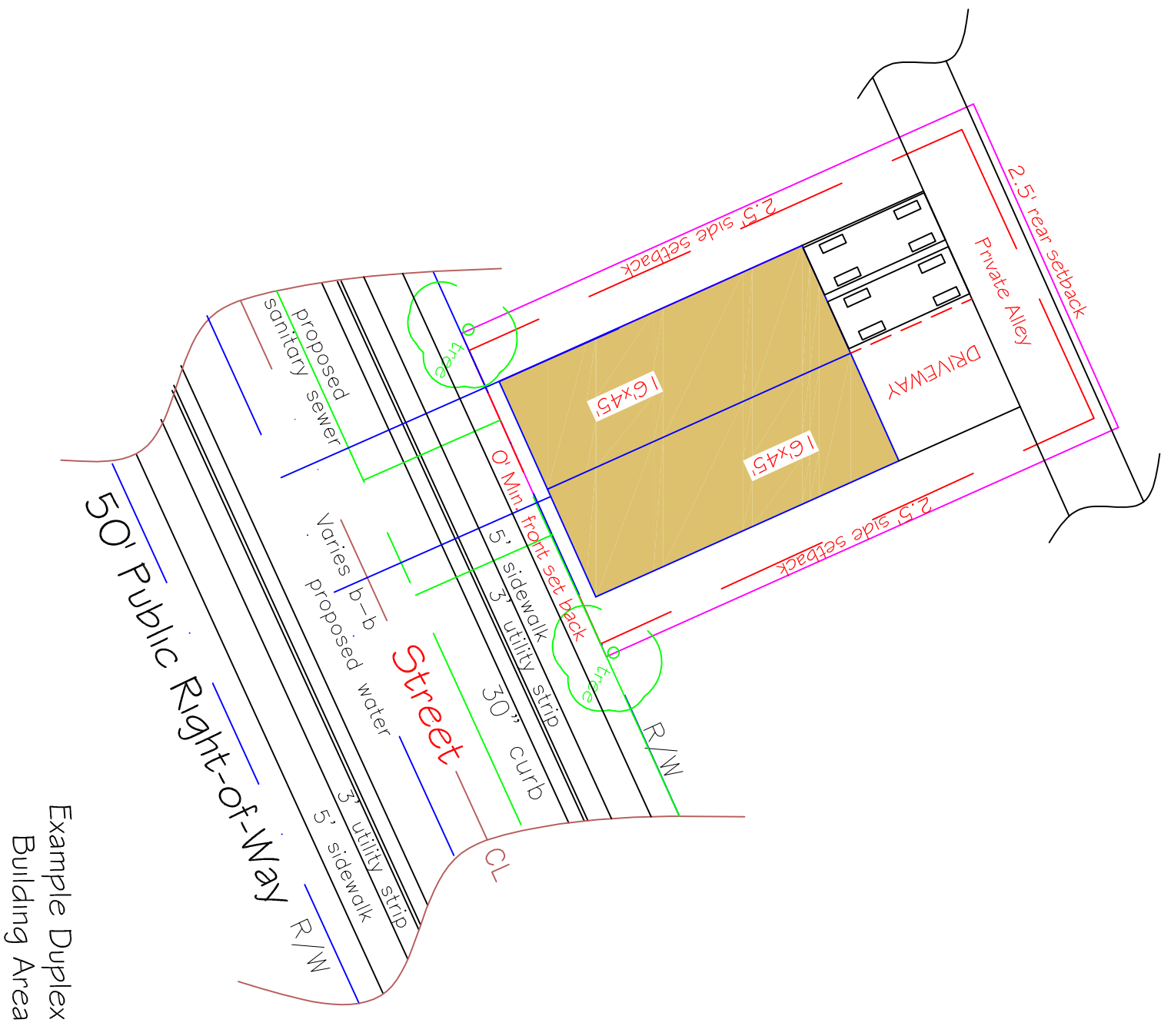
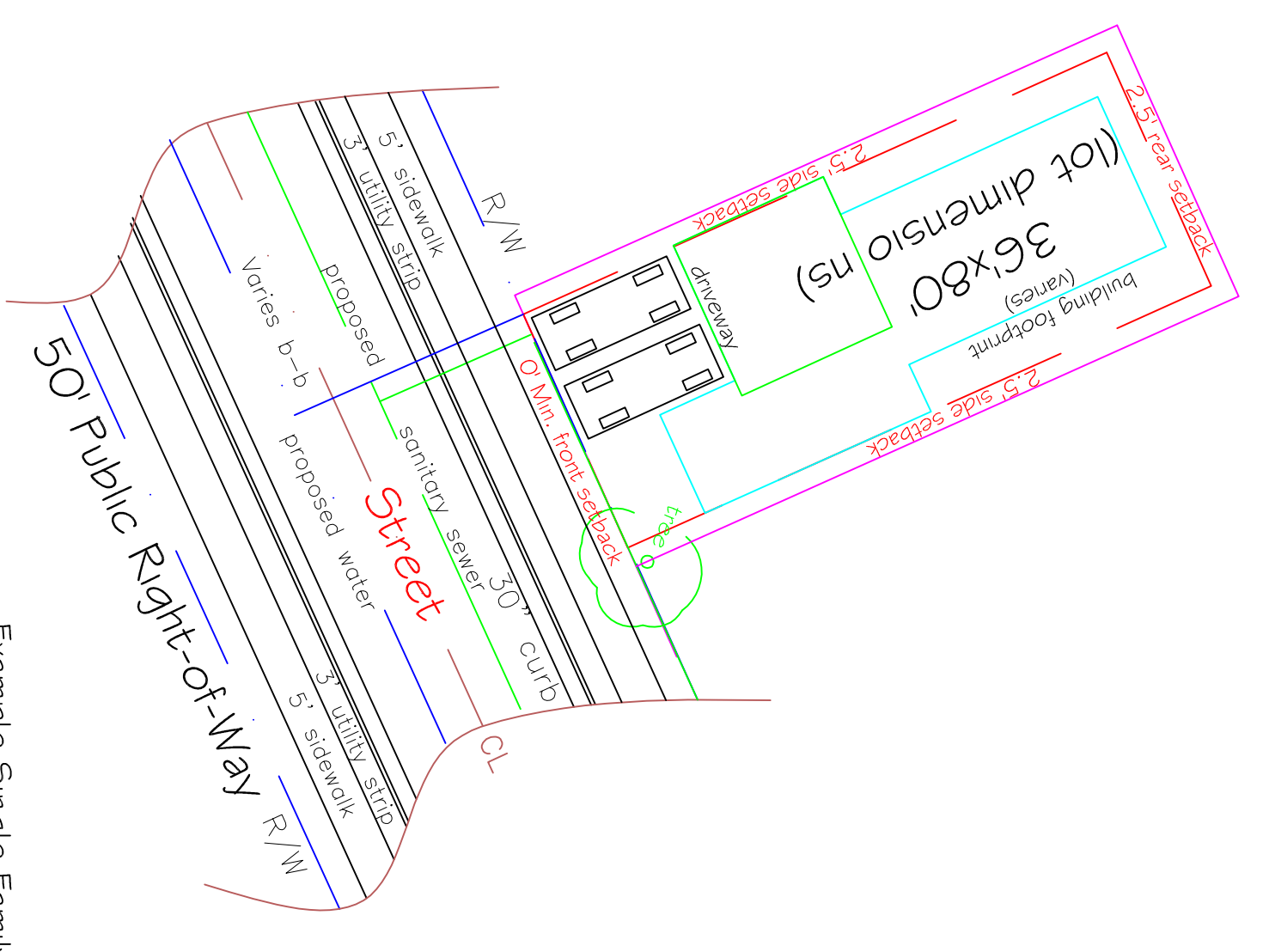
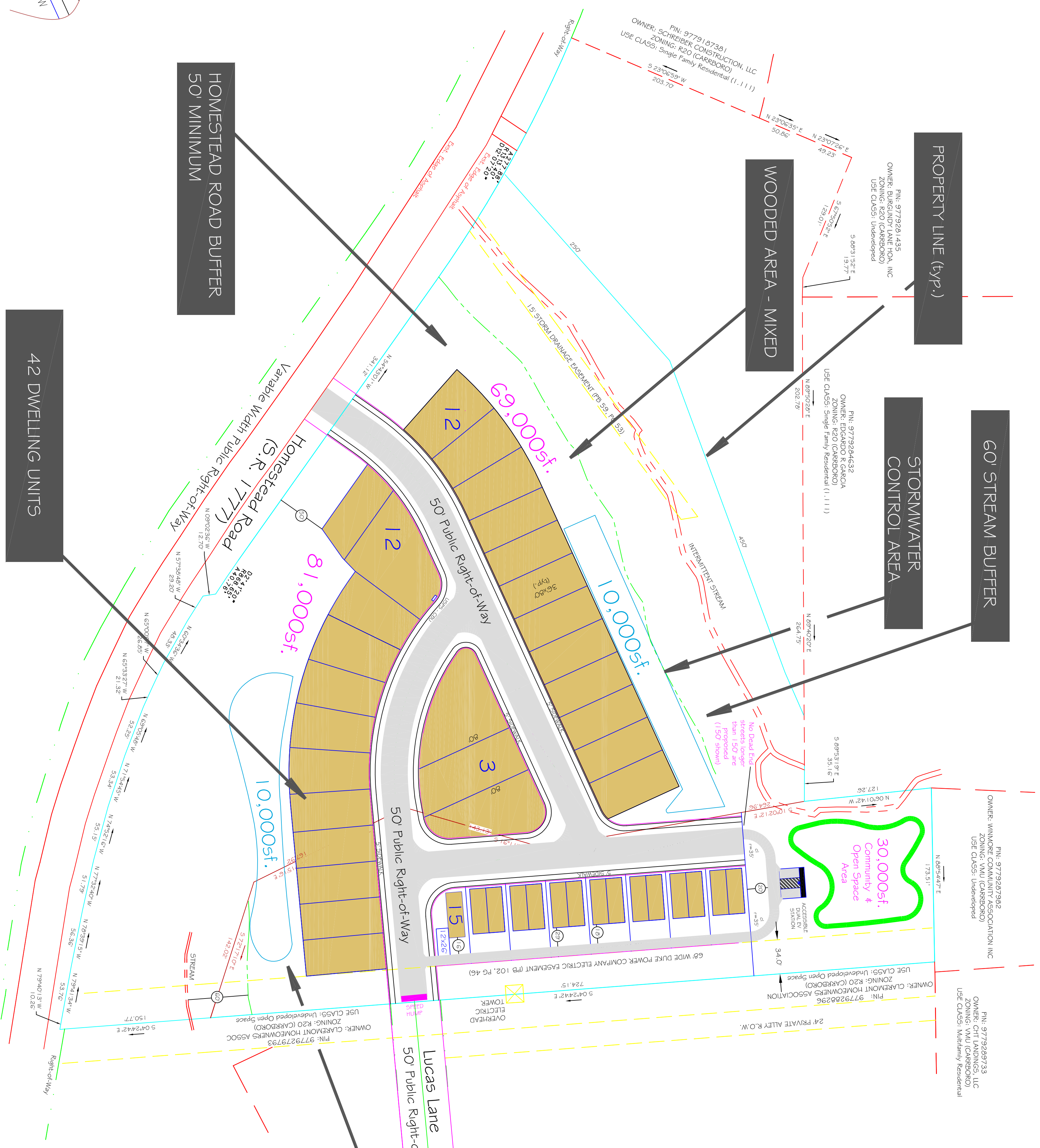


PROJ. DATA
 Project Name: Information Per Orange County GIS
 Project Location: 301 Montclair Way, Chapel Hill, NC 27516
 Date: 11/11/2023
 Project No.: 2023-001
 Project Manager: [Name]
 Project Engineer: [Name]



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



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 shall not constitute an approval of the project. B. The applicant shall be responsible for obtaining all necessary permits from all applicable agencies. C. The applicant shall be responsible for obtaining all necessary approvals from all applicable agencies. D. The applicant shall be responsible for obtaining all necessary approvals from all applicable agencies.

PROPOSED ZONING MAP AMENDMENT:
 Current Zoning Designation: R-3-CZ (R-3, Conditional)
 Proposed Zoning Designation: R-3-CZ (R-3, Conditional)
 TOTAL PROJECT AREA: 9.77 Acres
 42 Units on 35 lots on 10.0 acres (1.023 units per acre)
 The maximum residential density for the project shall be limited to 20 residential dwelling units per acre.

All lots shown herein are proposed to be, and are intended to, be single family and duplex.

The project shall be designed as an architectural integrated development (AID) as referenced in the associated conditions. The project shall be designed to meet the minimum standards for AID as referenced in the associated conditions. The project shall be designed to meet the minimum standards for AID as referenced in the associated conditions. The project shall be designed to meet the minimum standards for AID as referenced in the associated conditions.

PROPOSED MINIMUM BUILDING SETBACKS

Proposed Impervious Surface Area: 3 Acres (130,600sf)
 Proposed Open Space: 9 Acres
 Proposed Project Boundary: Cross area: 9.77 Acres
 Proposed Project Boundary: Cross area: 9.77 Acres
 Proposed Development Setback: 20'
 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 underlying zoning Per Town of Carboro 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 minimum standards for AID as referenced in the associated conditions. The project shall be designed to meet the minimum standards for AID as referenced in the associated conditions. The project shall be designed to meet the minimum standards for AID as referenced in the associated conditions. The project shall be designed to meet the minimum standards for AID as referenced in the associated conditions.

CALL BEFORE YOU DIG! IT'S THE LAW
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1-800-632-4949

GRAPHIC SCALE
 Scale: 1" = 60'

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