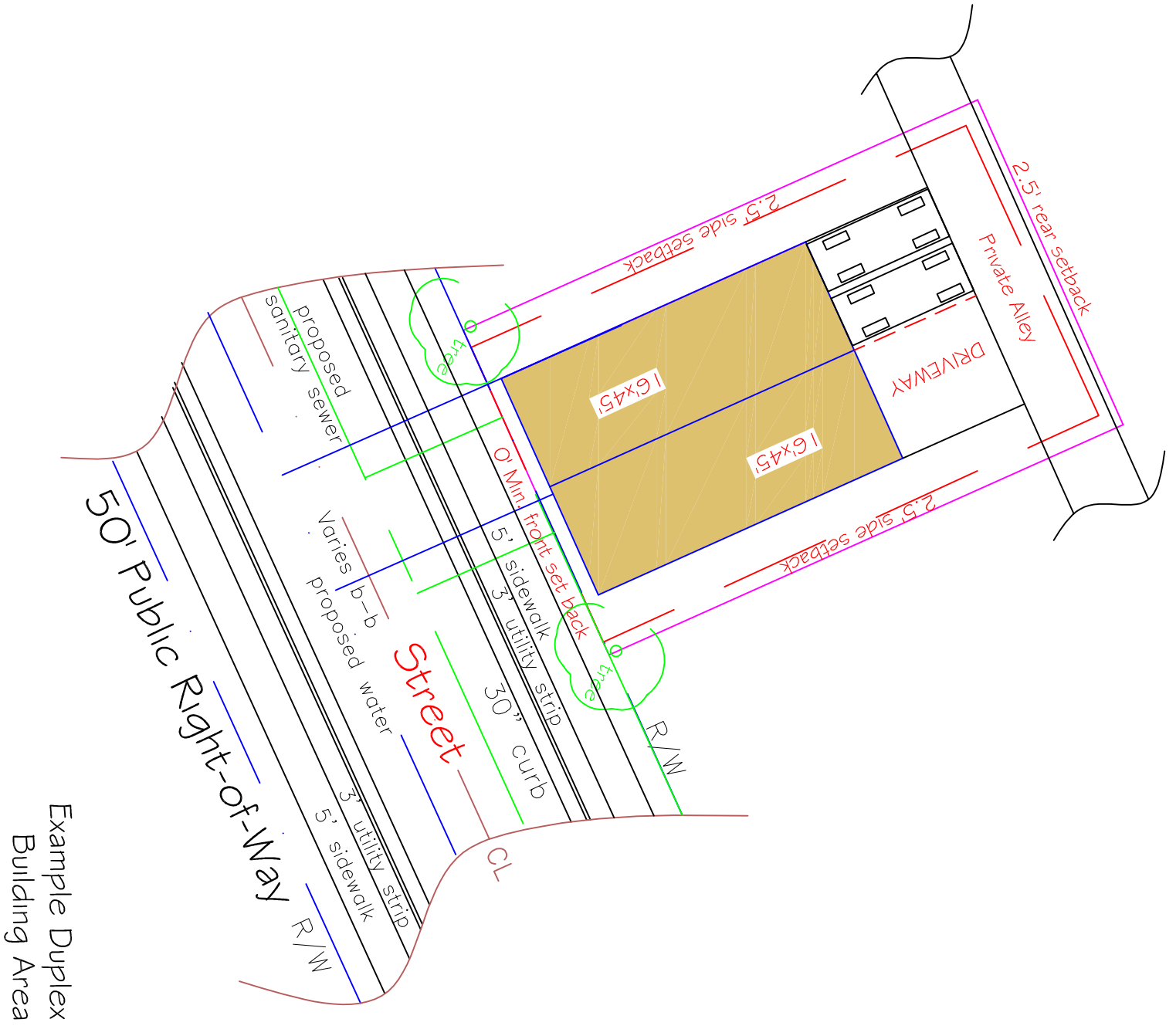
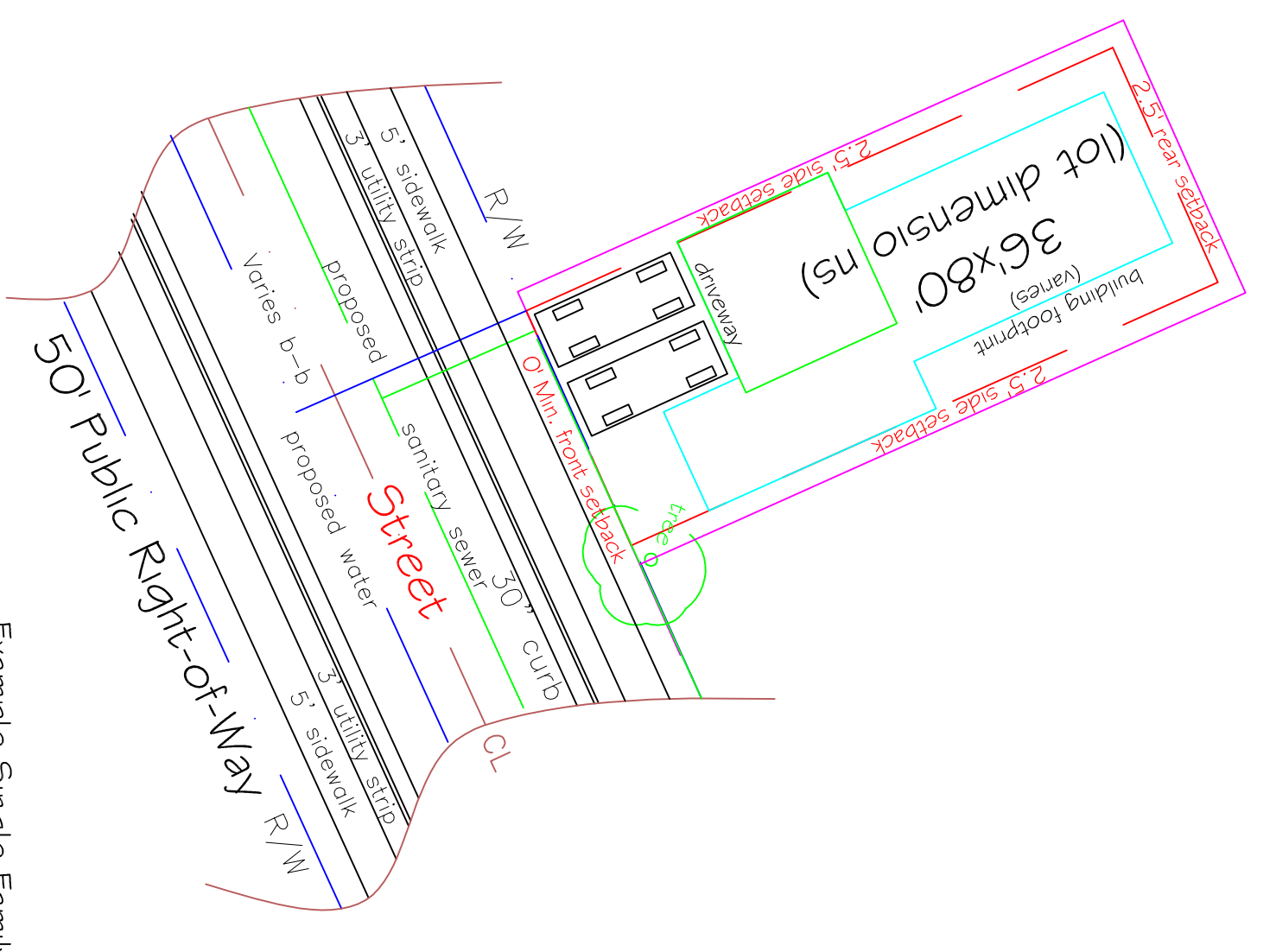
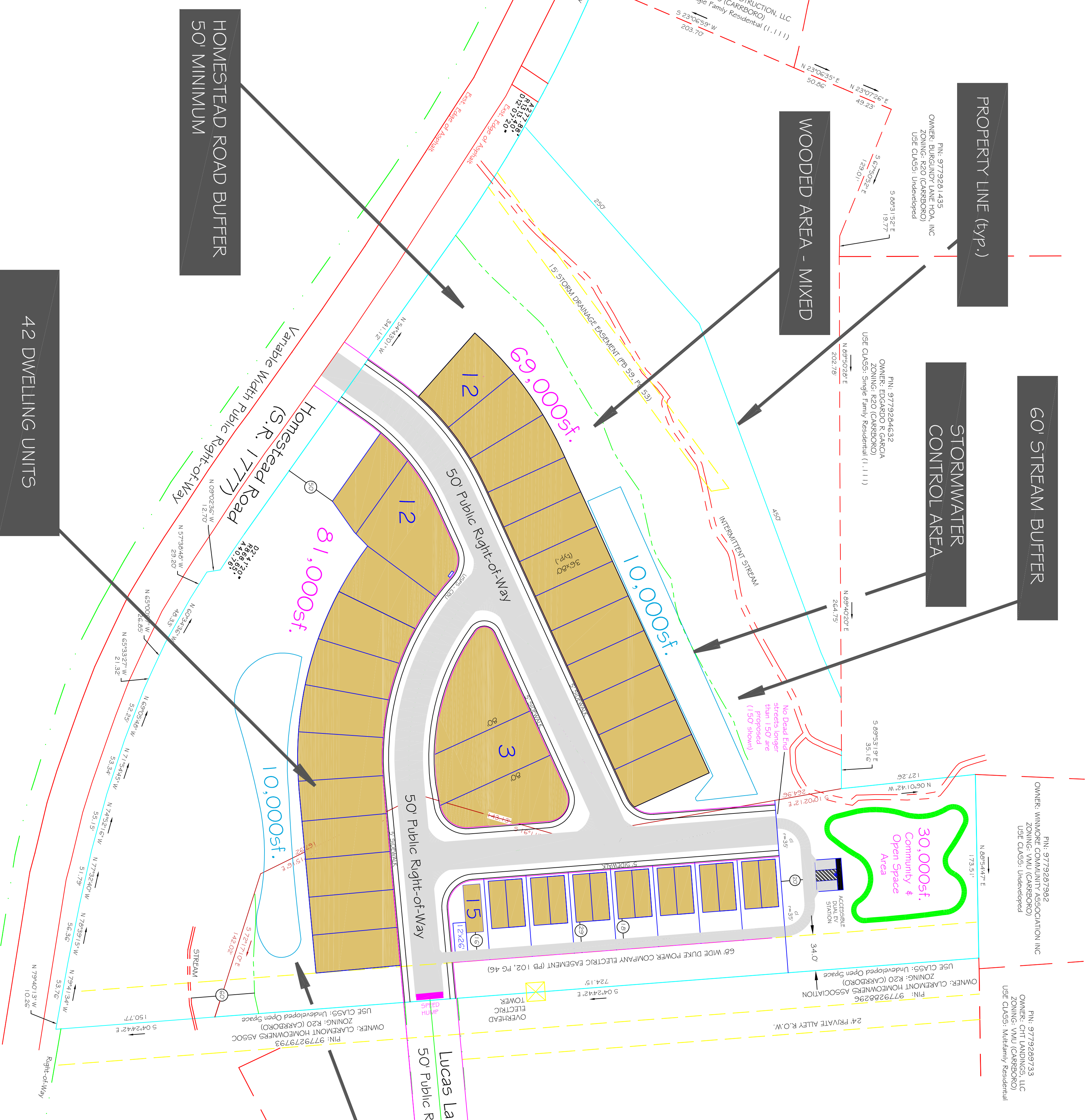


PROPOSED PLAN INFORMATION
 Prepared by: The L.E.A.D.S. Group, P.A.
 Project Name: Carrboro Homestead
 Date: 10/1/2023
 Project Location: 301 Montclair Way, Chapel Hill, NC 27516
 Project No.: 122-1011
 Project Manager: [Redacted]
 Project Engineer: [Redacted]
 Project Surveyor: [Redacted]



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



PROPERTY LINE (typ.)
 OWNER: SCHRIEBER CONSTRUCTION, LLC
 ZONING: R20 (CARRBORO)
 USE CLASS: Single Family Residential (1,111)

60' STREAM BUFFER
 OWNER: EDWARDS CORP
 ZONING: R20 (CARRBORO)
 USE CLASS: Single Family Residential (1,111)

WOODED AREA - MIXED
 OWNER: EDWARDS CORP
 ZONING: R20 (CARRBORO)
 USE CLASS: Single Family Residential (1,111)

STORMWATER CONTROL AREA
 OWNER: EDWARDS CORP
 ZONING: R20 (CARRBORO)
 USE CLASS: Single Family Residential (1,111)

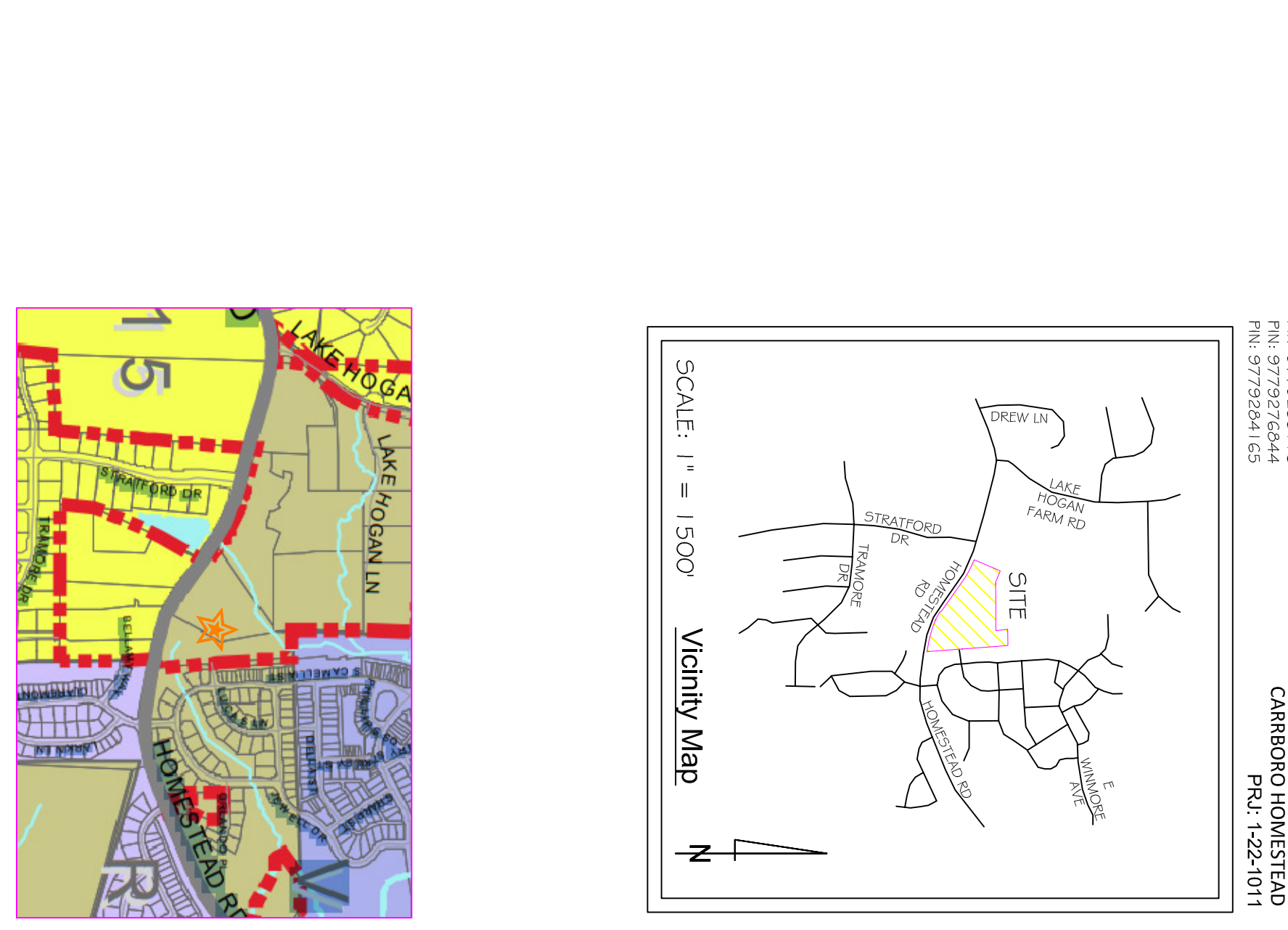
42 DWELLING UNITS
 HOMESTEAD ROAD BUFFER
 50' MINIMUM

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 as part of this development plan 1.5, 1.98.
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. FPK Carrboro Code 12-1.4 b 1 and c. 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.



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 in any way, reduce 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 SUF-A in the subsequent permit if the zoning map amendment is approved)
 TOTAL PROJECT AREA: 9.7 Acres
 42 Units on 35 lots on 3.0 Acres (density of 1.23 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, and are limited to, single family and duplex.
 The project shall be designed as an Architectural Integrated Silhouette (AIS) as referenced in the associated conditions.
 The project shall be designed to ensure that the proposed uses are integrated herein as well as the location of any proposed open space and recreation facilities.
Proposed Impervious Surface Area: 3 Acres (130,609sf)
Proposed Open Space: 9 Acres
Proposed Project Boundary: Cross area is 9.7 Acres
PROPOSED MINIMUM BUILDING SETBACKS
 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 Carrboro Zoning Ordinance R20 Zoning
 Boundary Setback - 20'
 Right of Way Setback - 35'
 Road Centerline Setback - 55'

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

This plan proposes not less than 40% open space and this development proposes to comply with the minimum requirements for ULOCO. The ULOCO One Call Center will provide the location of two District Utility Charging stations provided.

Graphic Scale
 Scale: 1" = 60'

PRELIMINARY PURPOSES ONLY, NOT APPROVED FOR CONSTRUCTION

THE L.E.A.D.S. GROUP, P.A.
 365 EAST DAVIS STREET
 BUILDING 200
 Phone: (336) 227-9274
 Fax: (336) 227-9278
 Land Engineering And Development Services

REZONING EXHIBIT
 PROJECT NUMBER: 1-22-1011
 FEDERAL NUMBER: 5-25-2023

CARRBORO HOMESTEAD ZONING CONCEPT
 Town of Carrboro
 Orange County, North Carolina
 5-25-2023

IB 2
 3-14-2022
 1" = 60'
 BSB/COH
 3-30-2022
 12-9-2022
 2-28-2023
 3-23-2023
 5-25-2023

Blondie J. Wallace
 C-1939

Stamp: NORTH CAROLINA PROFESSIONAL SURVEYOR 2874