

Property Identification Numbers (PIN) for property:
 Parcel Address (Parcel 1): 905 Homestead Road
 Property ID No. (Parcel 1): Chapel Hill, North Carolina
 9779-27-6322
 133,017.751 (30.354 acres)
 Parcel Address (Parcel 2): 921 Homestead Road
 Property ID No. (Parcel 2): Chapel Hill, North Carolina
 9779-27-8309
 75,355.451 (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 producing a site plan for the conditional permit that fully complies with all applicable provisions of The Carboro L.U.O.

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 L.U.O 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 L.U.O.

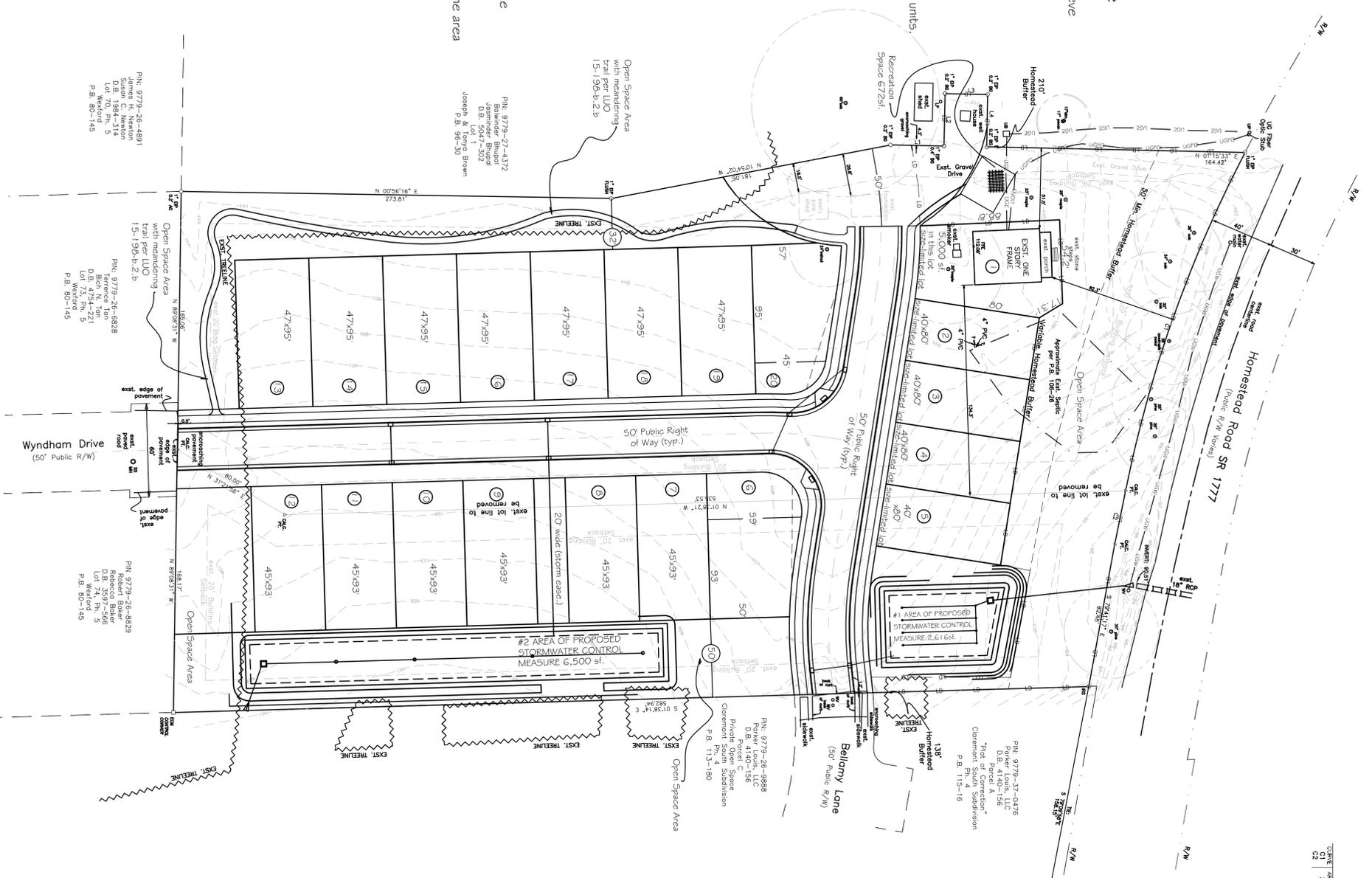
This plan proposes to leave the existing home intact. The existing gravel drive will be removed and the area that it occupies will be reclaimed.

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

CHORD BEARING	CHORD BEARING	CHORD BEARING	CHORD BEARING
C1	24.68°	C2	94.85°
C3	94.85°	C4	208.21°

