

LLOYD FARM

Carrboro, North Carolina

Rezoning Site Plan

SITE DATA

Parcel ID #'s: 9778-19-6618 / 9779-10-7351 /
9778-09-7922 / 9779-20-0449

Existing Zoning: B-4, R-10 & R-20

Proposed Zoning: B-4-CZ
(Portions of R-10 & R-20 to remain)

Acreage: 40.08 AC

DEVELOPMENT PROGRAM

Commercial Uses	Size
Anchor: Grocery Store Mezzanine	60,300± SF 4,100± SF
Minors: Retail / Office / Restaurant	23,600± SF
Outparcels: Retail / Restaurant / Bank	32,400± SF
Total	120,400± SF

Note:

The uses illustrated on the outparcel lots are speculative in nature and these lots could be developed with other uses permissible in the B-4-CZ zoning district.

Residential Uses	Size
Senior Living	220± Units

Commercial Uses Parking	Size
Grocery / Main Retail Area	343± Spaces
Outparcels	171± Spaces

Developer
Carrboro Retail, LLC c/o Argus Development Group

Sources
GIS data from Orange County and Town of Carrboro
Topography: Surveyed 2011 @ 2' increments
Wetlands / Streams: WRN Consultants - Hickory, NC
Surveyed Boundary: BBM Associates, Inc. - Raleigh, NC



THE DESIGN RESPONSE
214 E. Chatham Street
P.O. Box 3585
Cary, NC 27519-3585
(919) 469-2080



50' 0 100'

DATE: 2-10-2016

SCALE: 1"=100'

DRAWN BY: EJK, JLS

JOB NO.: 058-001

SHEET NO. 1

4-30-2016 Senior Living Details
DATE: REVISION:

OF 1 SHEETS