

Property Identification Numbers (PIN) for property:	
Parcel Address (Parcel 1):	905 Homestead Road Chapel Hill, North Carolina 9779-27-6322 133,017.7sf. (30.354 acres)
Parcel Address (Parcel 2):	921 Homestead Road Chapel Hill, North Carolina 9779-27-8209 75,355.4sf. (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 reproducing a site plan for the conditional permit that fully complies with all applicable provisions of The Carrboro LUO.

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 LUO Section 15-182.3 (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 Carrboro 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 Carrboro LUO.

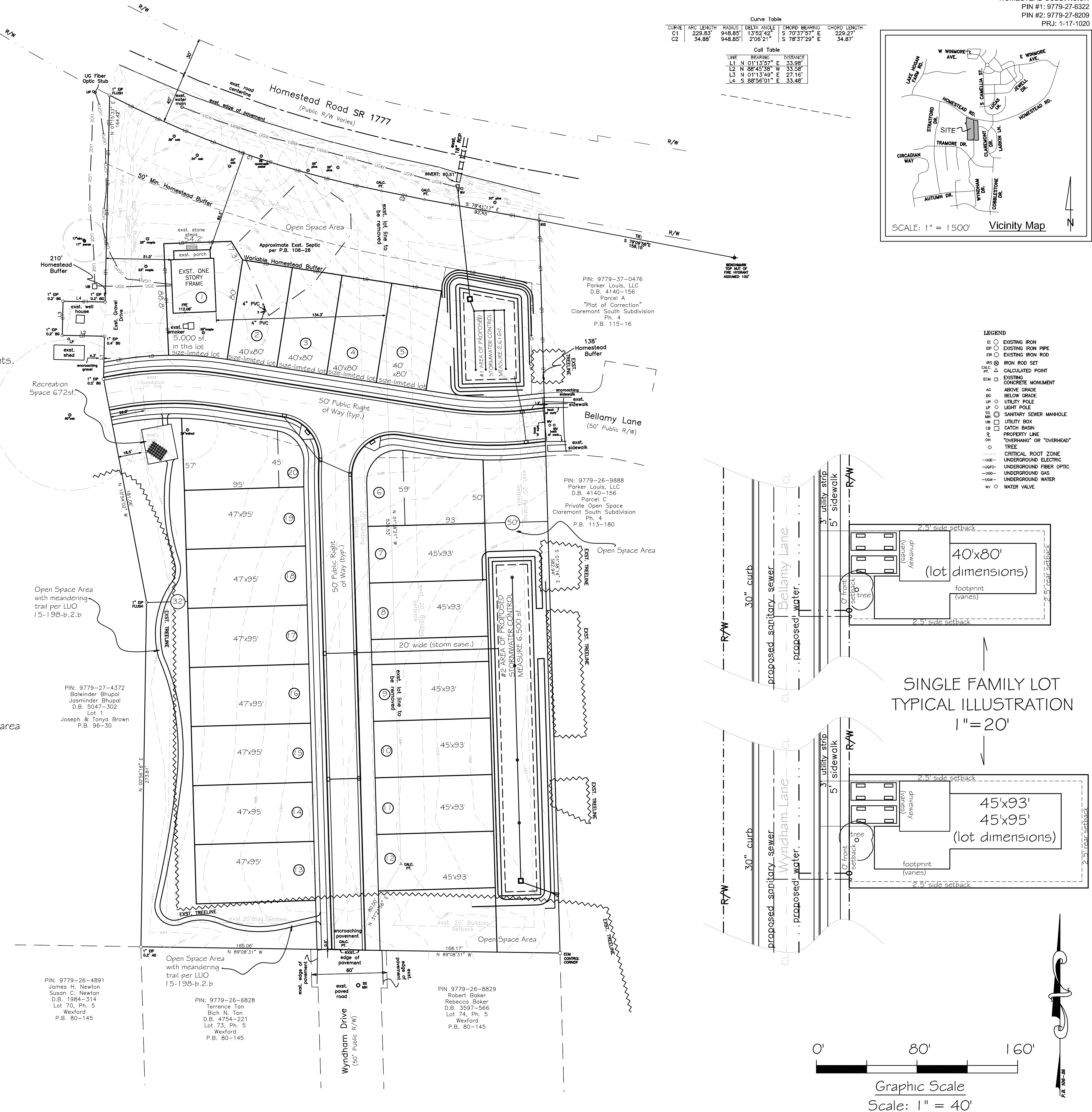
This plan proposes to leave the existing home intact. The existing gravel drive will be removed and the area that it occupies will be reclaimed.

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 Carrboro Town Standard Specifications and Details.

Base Survey Information provided by a survey from Freehold Land Surveys, Inc.
Carrboro, North Carolina
Developer:
Parker Louis, LLC
301 Montclair Way
Chapel Hill, NC 27516



3-21-2018

1" = 40'

B5B

Drawn in the USA by

3-15-2018

Revised map location

3-15-2018

Revised map location

1-17-1020

PRELIMINARY

Preliminary
Rezoning Exhibit
Illustrative Site
Plan

8-22-2018

SEAL

24924

CHARLES D. HUFFMAN

C-1939

Rezoning Exhibit - Illustrative
Site Plan
905 & 921 HOMESTEAD ROAD

THE L.E.A.D.S. GROUP, P.A.

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Land Engineering And Development Services