

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'

Curve	Chord Bearing	Chord	Radius	Length
C1	N 48°36'30" E	38.44	25.00	43.85
C2	S 89°14'27" E	77.44	275.00	77.70
C3	N 83°44'20" E	7.91	211.00	7.91
C4	N 0°19'42" E	18.86	275.00	18.87
C5	N 39°25'34" W	33.27	25.00	36.41
C6	N 83°48'16" W	20.87	225.00	20.88
C7	S 49°7'54" W	7.00	5.00	7.75
C8	S 31°45'8" W	83.00	91.33	86.16
C9	S 56°43'21" E	73.45	91.33	75.59
C10	S 61°40'28" E	4.80	5.00	5.00
C11	S 89°44'31" E	44.07	275.00	44.11
C12	S 89°14'27" E	63.36	225.00	63.57
C13	N 84°4'39" E	12.87	261.00	12.89

CONDITIONAL ZONING - Notes and Information

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-10-CZ)

TOTAL PROPERTY AREA: 208,373 sf.
 20 lots at 10,000 sf./lot minimum = 200,000 sf. minimum
 Density Calculation Per LUO 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.

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.

Site Soils Classification:
 Unclassified. Classification of near surface soils shall be made per Owner's geotechnical engineering recommendations based on the evaluation of exposed subgrade soils.

Additional Borrow / Waste Note:
 If the same person conducts the land-disturbing activity and any related borrow or waste activity, the related borrow or waste activity shall constitute part of the land-disturbing activity unless the borrow or waste activity is regulated by the Division of Solid Waste Management. If the land-disturbing activity and any related borrow or waste activity are not conducted by the same person, they shall be considered separate land-disturbing activities and must be permitted either through the Sedimentation and Pollution Control Act as a one-use-borrow site or through the Mining Act.

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.

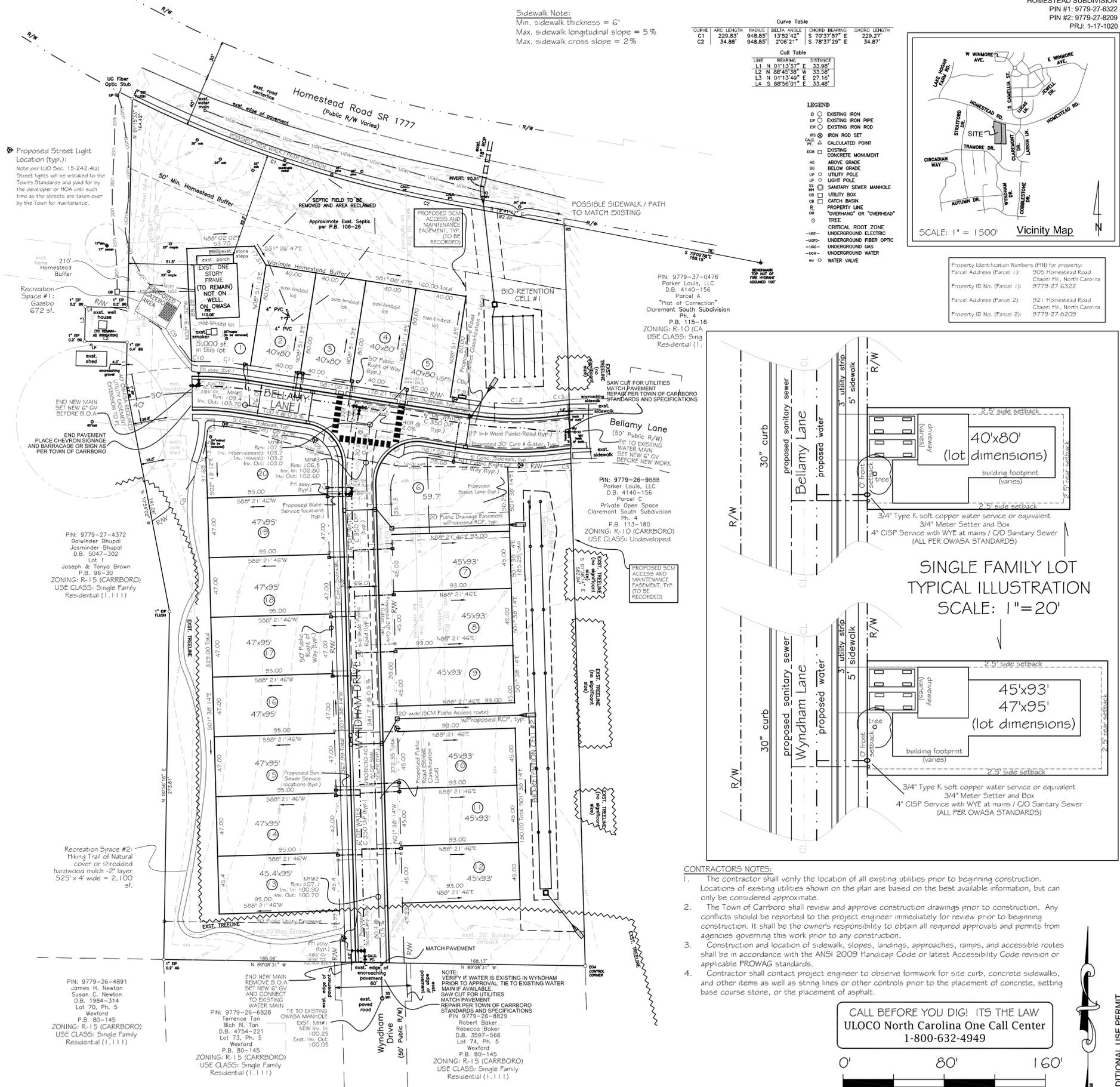
CARRBORO NOTES:
 No framing may begin until hydrants are operational.
 An all-weather travel surface must be in place on the roadway prior to receiving final plat approval and / or building permits.

- General Notes:**
- All construction methods and materials shall conform to the Town of Carrboro Standard Specifications & Details and the NC Plumbing Code.
 - Boundary, topographic, and existing feature information provided by a survey prepared by Freehold Land Surveys, Inc. Chapel Hill, North Carolina (Job Number J24795).
 - Water (c350 DIP typ.) service is proposed via a 6" tie to existing water main as shown on plan.
 - Sanitary Sewer (Protecto 401) is proposed via a 8" tie to existing sanitary sewer manhole as shown on plan.
 - Exact size and location of all applicable utilities and easements to be field verified prior to construction.
 - Contact the project engineer immediately with any conflicts regarding the design or construction of the project. All field adjustments shall be verified by the project engineer prior to construction.
 - Construction and location of sidewalk, slopes, landings, approaches, ramps, and accessible routes shall be in accordance with the ANSI 2009 Handicap code or latest Accessibility Code revision or applicable PROWAG standards.
 - Contractor shall contact project engineer to observe formwork for site curb, concrete sidewalks, and other items as well as string lines or other controls prior to the placement of concrete, setting base course stone, or the placement of asphalt.
 - Compaction of fill materials, approval of residual subgrade, soil proof rolls, stone placement, and/or other materials testing functions shall be in accordance with the project geotechnical engineer's guidance, specifications, recommendations, and testing standards.

Plan Prepared for:
 Parker Louis, LLC
 301 Montclair Way
 Chapel Hill, North Carolina 27516
 Contact: Adam Zinn at 919-422-6477

Proposed Lot Area Table

Lot #	Area (sf.)	Area (ac.)
1	4,989	0.11
2	3,200	0.07
3	3,200	0.07
4	3,200	0.07
5	3,200	0.07
6	5,086	0.12
7	4,185	0.10
8	4,185	0.10
9	4,185	0.10
10	4,185	0.10
11	4,185	0.10
12	4,185	0.10
13	4,312	0.10
14	4,465	0.10
15	4,465	0.10
16	4,465	0.10
17	4,465	0.10
18	4,465	0.10
19	4,465	0.10
20	4,684	0.11



Sidewalk Note:
 Min. sidewalk thickness = 6"
 Max. sidewalk longitudinal slope = 5%
 Max. sidewalk cross slope = 2%

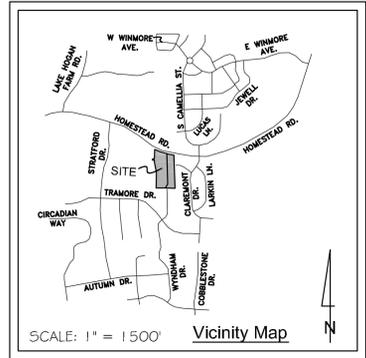
Curve Table

Curve	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	229.83'	948.85'	13°52'42"	S 70°37'57" E	229.83'
C2	34.88'	948.85'	7°36'21"	S 78°37'29" E	34.87'

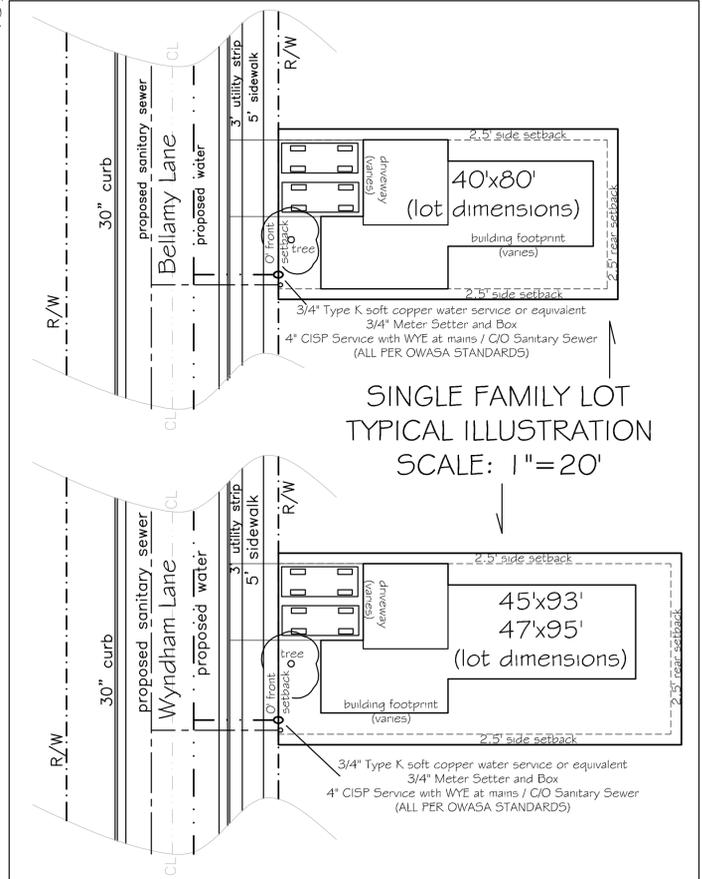
Call Table

LINE	BEARING	DISTANCE
L1	N 01°13'57" E	33.98'
L2	N 88°45'38" W	35.58'
L3	N 01°13'49" E	27.16'
L4	S 88°56'01" E	33.48'

- LEGEND**
- EXISTING IRON
 - EXISTING IRON PIPE
 - EXISTING IRON ROD
 - IRON ROD SET
 - EXISTING CALCULATED POINT
 - EXISTING CONCRETE MONUMENT
 - ABOVE GRADE
 - BELOW GRADE
 - UTILITY POLE
 - UTILITY POLE
 - SANITARY SEWER MANHOLE
 - UTILITY BOX
 - CATCH BASIN
 - PROPERTY LINE
 - "OVERHANG" OR "OVERHEAD"
 - TREE
 - CRITICAL ROOT ZONE
 - UNDERGROUND ELECTRIC
 - UNDERGROUND FIBER OPTIC
 - UNDERGROUND GAS
 - UNDERGROUND WATER
 - WATER VALVE



Property Identification Numbers (PIN) for property:
 Parcel Address (Parcel 1): 905 Homestead Road, Chapel Hill, North Carolina, 9779-27-6322
 Parcel Address (Parcel 2): 921 Homestead Road, Chapel Hill, North Carolina, 9779-27-6209



- CONTRACTORS NOTES:**
- The contractor shall verify the location of all existing utilities prior to beginning construction. Locations of existing utilities shown on the plan are based on the best available information, but can only be considered approximate.
 - The Town of Carrboro shall review and approve construction drawings prior to construction. Any conflicts should be reported to the project engineer immediately for review prior to beginning construction. It shall be the owner's responsibility to obtain all required approvals and permits from agencies governing this work prior to any construction.
 - Construction and location of sidewalk, slopes, landings, approaches, ramps, and accessible routes shall be in accordance with the ANSI 2009 Handicap Code or latest Accessibility Code revision or applicable PROWAG standards.
 - Contractor shall contact project engineer to observe formwork for site curb, concrete sidewalks, and other items as well as string lines or other controls prior to the placement of concrete, setting base course stone, or the placement of asphalt.

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

Graphic Scale
 Scale: 1" = 40'

PRELIMINARY PURPOSES ONLY, NOT APPROVED FOR CONSTRUCTION

SEAL
 2/8
 3-21-2018
 1" = 40'
 BSB
 DRAWN IN THE USA BY
 ENGINEER
 1-17-1020
 SITE & UTILITY PLAN
 6-10-2019
 NORTH CAROLINA PROFESSIONAL SEAL
 24924
 CHARLES D. HUFFINE
 C-1939
 KENTFIELD SUBDIVISION
 THE L.E.A.D.S. GROUP, P.A.
 100 EAST PARK STREET
 RALEIGH, NC 27615
 PHONE: (336) 222-9747
 FAX: (336) 222-9749