



SITE DATA		
PIN	988011464	
ADDRESS	2510 Homestead Road Chapel Hill, NC 27516	
SITE AREA (GROSS)	±6.26 AC / 273,077 SF	
NET LAND AREA (NLA)	5.78 AC / 251,927 SF	
ZONING	EXISTING	R-2
	PROPOSED	R-CP-CZD
RIVER BASIN	Cape Fear	
WATERSHED	Jordan Lake - Booker Creek	
EXISTING USE	Residential - Single Family	
PROPOSED USE	Multi-Family	
ACTIVE RECREATION SPACE	REQUIRED	3,778 SF (1.5% of N.L.A.)
	PROPOSED	±10,000 SF
BUILDING SETBACKS	REQUIRED	Street = 10' Interior = 0' Solar = N/A
	PROPOSED	Street = 10'
		Interior = 0'
		Solar = N/A
BUFFERS	REQUIRED	North: 10' Type 'A' Buffer East: None - Ex. Buffers on Adjoining Property South: 30' Type 'C' Buffer West: 10' Type 'A' Buffer
	PROPOSED	North: 10' Type 'A' Undisturbed R.C.D.
		East: None - Ex. Buffers on Adjoining Property
		South: 20' Type 'C' Buffer - See Design Modification West: 10' Type 'A' - Undisturbed R.C.D.
TREE COVERAGE	REQUIRED	30%
	PROPOSED	±40%

SITE DATA 02

- PROJECT BOUNDARY
- EXISTING STREAM AND CREEK
- UPLAND RCD
- MANAGED RCD
- STREAMSIDE RCD
- EPHEMERAL STREAM
- PARKING AREA
- BUILDING AREA
- GREENWAY EASEMENT
- GREENWAY CONNECTOR
- MULTI-USE PATH
- PEDESTRIAN PATH
- VEHICULAR CIRCULATION
- SITE ACCESS
- PROPOSED POND
- PERIMETER LANDSCAPE BUFFER



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