

PARKING & COMMON RECREATION CALCULATIONS

Single Family Lots						
Room Type	Units	Parking Factor	Parking Required	Parking Provided	Recreation Area Min. SF per DU	Min. Rec. Area Required
1 Bedroom Units	0	X 2	0	0	153	0
2 Bedroom Units	0	X 2	0	0	240	0
3 Bedroom Units	36	X 2	72	72	349	12,564
4 Bedroom Units	133	X 2	266	266	436	57,988
Totals For Single Family:	169		338	338		70,552

Townhomes						
Room Type	Units	Parking Factor	Parking Required	Parking Provided	Recreation Area Min. SF per DU	Min. Rec. Area Required
1 Bedroom Units	0	X 1.5	0	0	153	0
2 Bedroom Units	38	X 2	76	76	240	9,120
3 Bedroom Units	43	X 2	86	86	349	15,007
4 Bedroom Units	0	X 2	0	0	436	0
Totals For Single Family:	81		162	162		24,127

Apartments						
Room Type	Units	Parking Factor	Parking Required	Parking Provided	Recreation Area Min. SF per DU	Min. Rec. Area Required
1 Bedroom Units	144	X 1.5	216	216	153	22,032
2 Bedroom Units	144	X 2	288	288	240	34,560
3 Bedroom Units	24	X 2	48	48	349	8,376
4 Bedroom Units	0	X 2	0	0	436	0
Totals For Single Family:	312		552	552		64,968

Recreation Area
 Total Required: 159,647 sf +/-
 Total Provided: 185,000 sf +/-

Open Space
 Total Required: 5% of site
 Total Provided: 4.47 ac +/-

ROAD DATA

Road Name	Type	Classification	ROW Width	Road Width (BOC-BOC)	Curb Type	Length (LF)
Loves Creek Church Road (Extension)	Public	Collector	50' ROW	30' (w/ Bike Lane)	Standard	2,615 +/-
New Road A	Public	Local	26'		Roller	1,900 +/-
New Road B	Public	Local	50' ROW	26'	Roller	1,000 +/-
New Road C	Public	Local	50' ROW	26'	Roller	590 +/-
New Road D	Public	Local	50' ROW	26'	Roller	515 +/-
New Road E	Public	Local	50' ROW	26'	Roller	1,255 +/-
New Road F	Public	Minor	40' ROW	24'	Roller	375 +/-
New Road G	Public	Minor	40' ROW	24'	Roller	425 +/-
New Road H	Public	Minor	40' ROW	24'	Roller	350 +/-
Woody Lane	Public	Local	50' ROW	26'	Standard (site side only)	470 +/-
					Ribbon/None	9,505 LF Total +/-

DWELLING UNIT CALCULATIONS

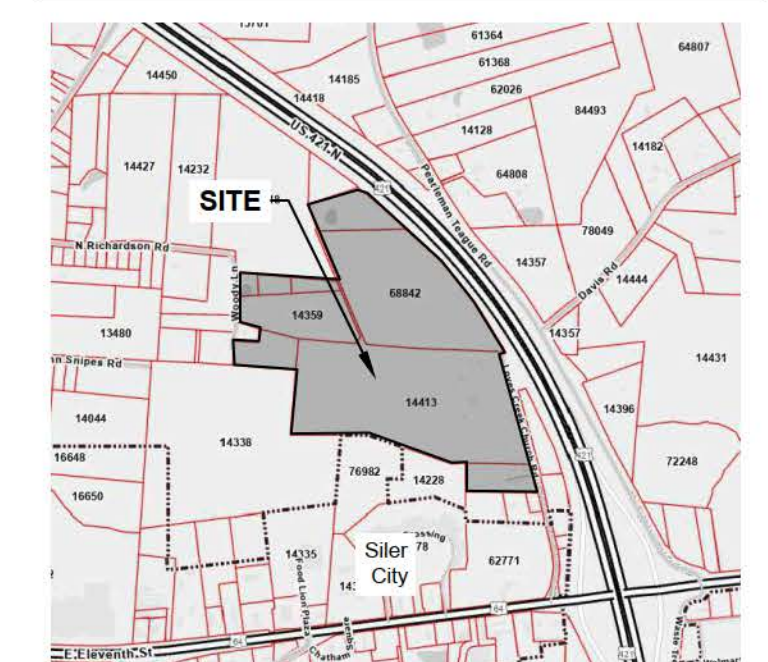
Phase	Dwelling Units	Single Family Lots*
Phase 1	10	60
Townhomes	7	46
Single Family (50')		63
Phase 2A	26	Total SF Lots: 169
Single Family (45')	17	
Single Family (50')	39	
Phase 2B	45	Townhomes
Townhomes	43	81
Single Family (45')		
Phase 3A	30	
Single Family (55')		
Phase 3B	33	Apartments
Single Family (55')		312
Phase 4A	156	Total Apartment Units: 312
Apartments		
Phase 4B	156	
Apartments		
Total Units	562	Single Family Lots 169
		Townhomes 81
		Apartments 312
		Total Units: 562
Total Acres	89.45	Density 6.28

* Note: Individual quantity allocations listed for Single Family Lot Widths may vary based on survey and final engineering.

Site Boundary - Metes and Bounds

Line #/Curve #	Length	Direction/Delta	Radius
1	599.00	S86° 36' 16.4"E	
2	578.46	S04° 44' 28.4"W	
3	448.11	S89° 52' 06.1"E	
4	236.06	S89° 55' 32.4"E	
5	311.27	S70° 33' 33.1"E	
6	447.34	S70° 36' 20.3"E	
7	126.99	N89° 35' 50.3"E	
8	248.77	S01° 25' 05.2"E	
9	325.98	N89° 43' 05.6"E	
10	202.91	N89° 39' 32.6"E	
11	109.69	N89° 44' 17.6"E	
12	361.70	N12° 59' 18.1"W	
C1	486.30	004.31	6466.87
13	57.63	N18° 15' 41.1"W	
14	383.71	N17° 00' 07.6"W	
15	147.05	N17° 00' 07.6"W	
C2	938.79	009.74	5524.72
C3	270.07	002.80	5524.72
C4	569.04	005.90	5524.72
16	481.46	S72° 26' 45.7"W	
17	27.43	S01° 49' 00.2"W	
18	227.39	S24° 22' 33.7"E	
19	20.50	S68° 25' 57.9"W	
20	475.15	S24° 19' 59.3"E	
21	405.82	N85° 48' 39.2"W	
22	294.00	N85° 55' 56.5"W	
23	196.80	N85° 47' 18.9"W	
24	214.97	S05° 18' 20.7"E	
25	154.15	S04° 34' 52.0"W	
26	70.58	S02° 48' 54.0"W	
27	219.90	S75° 06' 11.3"E	
28	122.26	S02° 35' 16.7"W	
29	214.22	N87° 40' 22.4"W	
30	210.78	S02° 30' 38.9"W	

VICINITY MAP



SITE DATA

Jurisdiction: Siler City ETJ, Chatham County, NC
Purpose Statement: Request to rezone the existing A-R & R-6 zoning to R3 Conditional Use to allow mixed residential uses.
Zoning: Existing Zoning: A-R & R-6; Proposed Zoning: R-3 Conditional Use
Site Acreage: Total Site Acreage: 89.45 Acres +/-
Watershed Data: Site is not located in a water supply watershed
Infrastructure: Water: Public; Sewer: Public; Road: Public, 9,505 LF +/-
Building Setbacks: Boundary Line: 4'; Street: 20'; Lots Abutting A-R: 20' from boundary line; Max. Building Height: 60'
Bufferyards (Adj. to Residential): Single Family: N/A; Townhomes: Type C; Apartments: Type C
Streetyards: Single Family: N/A; Townhomes: Type C; Apartments: Type C

NOTES

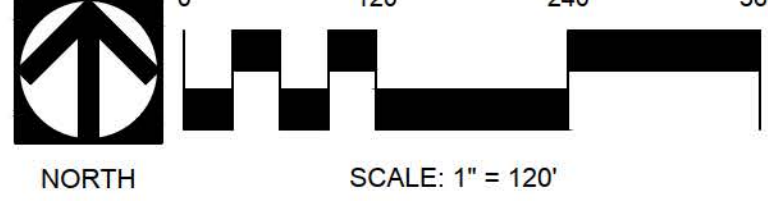
- Boundary and Topographic Information**
 Boundary & Topographic information utilized from available City/County GIS data.
- General Notes**
- Architectural footprints may change per final architectural design. Modifications to the building footprint and any subsequent site layout modifications shall require review by Planning Staff.
 - Landscaping within buffers, streetyards, and parking lots are conceptual. Final landscape plans shall be required to meet ordinance requirements and any additional conditions as part of the zoning approval.
 - Proposed stormwater management devices, storm drainage, and utility layouts are schematic. Final layout and locations may change per final engineering documents.
 - Phase lines shown are approximate. Locations may change based on final engineering and market conditions.
 - Proposed lot lines and measurements are approximate and may change based on survey data and final engineering.

OWNERS / PETITIONERS

PN #	Deed Bk-Pg	Owner & Address	Zoning
14413	0955-0776	Grady Ray Coble Genie R. Coble 7485 Airport Road Bear Creek, NC 27207	A-R & R-6
68842	014E-0460	Carol H. Reeves Deborah H. Tilson 5045 NC Highway 210 Rocky Point, NC	A-R
14423	0509-0321	Tyrone Eugene Jackson ETAL 2515 Kersey Street Greensboro, NC 27406	A-R
14233	0509-0319	Tyrone Eugene Jackson ETAL 2515 Kersey Street Greensboro, NC 27406	A-R
14421	0509-0319	Tyrone Eugene Jackson ETAL 2515 Kersey Street Greensboro, NC 27406	A-R
14359	0509-0321	Tyrone Eugene Jackson ETAL 2515 Kersey Street Greensboro, NC 27406	A-R
14425	0509-0321	Tyrone Eugene Jackson ETAL 2515 Kersey Street Greensboro, NC 27406	A-R
14180	1129-0318	Genie Rushee Coble 7485 Airport Road Bear Creek, NC 27207	R-6

LOVES CREEK CHURCH ROAD ASSEMBLAGE

PREPARED BY: **stimmel**
 601 N. TRADE STREET, SUITE 200
 WINSTON-SALEM, NC 27101
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SEALS:
PRELIMINARY DRAWING
 SEAL
 NOT APPROVED FOR CONSTRUCTION
 PROJECT NAME & LOCATION:

LOVES CREEK CHURCH ROAD ASSEMBLAGE
 SILER CITY ETJ, CHATHAM COUNTY, NC

- PLANS FOR:
- PRE-SUBMITTAL
 - SUBMITTAL
 - REVISED SUBMITTAL
- CLIENT / APPLICANT:
 Mr. Ben Howard
 Windsor Development Group IV, LLC
 1007 Battleground Ave, Suite 301
 Greensboro, NC 27408
 P: 336.455.3498
 E: bhoward@windsorcommercial.us

DATE	DESCRIPTION
06/13/2023	Submittal
SUBMITTAL DATE:	06/22/2023
PROJECT NO:	23-100
DRAWN BY:	SCO
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Rezoning Submittal

RZ - 01