

EXHIBIT B.3

HERNDON FARMS

SITE SCHEMATIC PLAN

CHATHAM COUNTY, NORTH CAROLINA

PROJECT IMPERVIOUS AREA

TOTAL PARCEL AREA	4,262,782 SF / 53.04 AC EAST + 44.82 AC WEST
-------------------	--

MAX. IMP. ALLOWED: 24% / 1,023,068 SF

BUILDING AREAS:	410,356 SF
-----------------	------------

PAVED AREAS:	428,394 SF
--------------	------------

PERVIOUS PARKING: 5,896 SF / 2 = 2,948 SF

TOTAL IMPERVIOUS AREA: 841,698 SF (= 19.7%)

7.3.0.0.0 COMMUNITY CENTER/OFFICE
 PARKING REQUIRED: 15 SPACES
 PARKING PROVIDED: 15 SPACES
 ACCESSIBLE SPACES REQUIRED: 1
 ACCESSIBLE SPACES PROVIDED: 2
 RESIDENTIAL
 SINGLE FAMILY HOMES: 47
 DETACHED TOWNHOUSES: 34
 DUPLEXES & 1/2 UNITS TOTAL: 97 UNITS
 TOTAL: 97 UNITS
 4.5 SPACING BETWEEN BUILDINGS FOR
 DETACHED TOWNHOUSES

RESIDENTIAL SINGLE FAMILY HOMES:	45
TOWNHOMES:	19
TOTAL:	64 UNITS
SETBACKS: 10' FRONT & REAR, 5' SIDES	
15' SPACING BETWEEN BUILDINGS FOR TOWNHOUSES	
CONCREGAT CARE FACILITY	140,000 SF
PARKING REQUIRED: D:	100
PARKING PROVIDED:	113
DATACARE	10,000 SF
PARKING REQUIRED: D:	37
PARKING PROVIDED:	55

PROPOSED
LAYOUT
MAY 2021