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: | 413,151 SF |
| PAVED AREAS: | 452,695 SF |
| PERVIOUS PARKING: | 20,532 SF / 2 = 10,266 SF |
| | |
| TOTAL IMPERVIOUS AREA: | 876,112 SF (= 20.6%) |

2300 SF COMMUNITY CENTER/OFFICE
PARKING REQUIRED: 16 SPACES
PARKING PROVIDED: 16 SPACES
ACCESSIBLE SPACES REQUIRED: 1
ACCESSIBLE SPACES PROVIDED: 2

RESIDENTIAL
SINGLE FAMILY HOMES: 47
DETACHED TOWNHOUSES: 34
DUPLEXES: 8 (16 UNITS TOTAL)
TOTAL: 97 UNITS
SETBACKS: 10' FRONT & REAR; 5' SIDES
15' 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 | |
| CONGREGANT CARE FACILITY | 140,000 SF |
| PARKING REQUIRED: | 101 |
| PARKING PROVIDED: | 113 |
| DAYCARE | 10,000 SF |
| PARKING REQUIRED: | 37 |
| PARKING PROVIDED: | 55 |

PROPOSED
LAYOUT
AUG 2021