



Concept Plans are intended to be an opportunity for the Town Council and some Boards and Commissions, and the community to review and consider major development proposals and their potential benefits and impacts. Applicants propose a Concept Plan with the expectation of receiving feedback on their development idea.

The following are questions that the Council may ask of an applicant during the discussion of a Concept Plan. The attached application addresses the topics below. Please contact our staff if you have any questions or if we can provide additional information (planning@townofchapelhill.org)

1. Would this project demonstrate compliance with the Comprehensive Plan?
 - a. Compliance with:
 - Small Area Plan
 - Overlay Zone / NCD
 - Study Area:
 - Land Use Plan
2. Would the proposed project comply with the Land Use map?
3. Would the proposed project require a rezoning?
4. What is the proposed zoning district?
5. Would the proposed project require modifications to the existing regulations?
6. If there is a residential component to the project, does the applicant propose to address affordable housing?
 - Has the applicant presented its Concept Plan to the Housing Advisory Board (this is a voluntary step in the process)?
 - Has the applicant met with appropriate Town staff to discuss affordable housing policy, expectations and options?
 - Is the project for ownership or rental?
7. Are there existing conditions that impact the site design (i.e. environmental features such as RCD, slopes, erosion and sedimentation, retention of trees and tree stands, stormwater drainage patterns, significant views into and out of the site)
8. Has the applicant addressed traffic impacts? Traffic and circulation issues?
9. How is the application compatible with the surrounding neighborhood and/or district?
10. Has the applicant discussed the project with adjacent neighbors?



CONCEPT PLAN APPLICATION

Parcel Identifier Number (PIN): 9789455646 Date: 8/20/2021

Section A: Project Information

Project Name: 710 N Estes Townhomes
Property Address: N Estes Dr and Somerset Dr Zip Code: 27514
Use Groups (A, B, and/or C): A Existing Zoning District: R-1
Project Description: Townhome development

Section B: Applicant, Owner and/or Contract Purchaser Information

Applicant Information (to whom correspondence will be mailed)

Name: McAdams
Address: 2905 Meridian Parkway
City: Durham State: NC Zip Code: 27713
Phone: 919-361-5000 Email: hardesty@mcadamsco.com

The undersigned applicant hereby certifies that, to the best of his knowledge and belief, all information supplied with this application is true and accurate.

Signature: *Jessie Hardesty* Date: 8/24/2021

Owner/Contract Purchaser Information:

Owner Contract Purchaser

Name: Lock7 Development
Address: 1501 11th St NW #2
City: Washington State: DC Zip Code: 20001
Phone: (202) 670-1360 Email: david@lock7.com

The undersigned applicant hereby certifies that, to the best of his knowledge and belief, all information supplied with this application is true and accurate.

Signature: *David Gorman* Date: 8/24/21



Concept Plan Project Fact Sheet

Site Description	
Project Name	710 N Estes Townhomes
Address	N Estes Dr & Somerset Dr
Property Description	Vacant property situated between future Aura development and Azalea Estates Gracious Retirement Living
Existing Land Use	Vacant
Proposed Land Use	Residential / townhomes
Orange County Parcel Identifier Numbers	9789455646
Existing Zoning	R-1
Proposed Zoning	R-5-CZD
Application Process	CZP AND ZCP
Comprehensive Plan Elements	See Comp Plan Statements
Overlay Districts	None

Topic	Requirement	Proposal	Status
Use/Density (Sec 3.7)	Max 15 du/ac	~10 du/ac	
Dimensional Standards (Sec. 3.8)	Street setbacks: 20' Interior lot setbacks: 6' Solar setback: 8'	Street setbacks: 20' Interior lot setbacks: 6' Solar setback: 8'	
Floor area (Sec. 3.8)	.303	+/- .500	
Modifications to Regulations (Sec. 4.5.6)		TBD	
Adequate Public Schools (Sec. 5.16)	LUMO	Comply with LUMO	
Inclusionary Zoning (Sec. 3.10)	15%	See Project Narrative	
Landscape			
Buffer – North (Sec. 5.6.2)	10' Type B	10' Type B	
Buffer – East (Sec. 5.6.2)	10' Type B	10' Type B	
Buffer – South (Sec. 5.6.2)	15' Type B	15' Type B	
Buffer - West (Sec. 5.6.2)	10' Type B	10' Type B	



Tree Canopy (Sec. 5.7)	30%	30%	
Landscape Standards (Sec. 5.9.6)	LUMO	Meet code requirements	
Environment			
Resource Conservation District (Sec. 3.6)	RCA located in southwest corner	RCA to be left undisturbed	
Erosion Control (Sec. 5.3.1)	LUMO	Meet code requirements	
Steep Slopes (Sec. 5.3.2)	LUMO	Avoiding steep slopes within stream buffer, some steep slopes will be graded near center of the site	
Stormwater Management (Sec. 5.4)	LUMO	Underground stormwater facility	
Land Disturbance	LUMO	~6.25 acres	
Impervious Surface (Sec. 3.8)	50%	46%	
Solid Waste & Recycling	solid waste management plan, including a recycling plan and a plan for managing and minimizing construction debris	plans provided at later date; meet code requirements	
Jordan Riparian Buffer (Sec. 5.18)	Outside of buffer	N/A	
Access and Circulation			
Road Improvements (Sec. 5.8)	TBD	TBD	
Vehicular Access (Sec. 5.8)	LUMO/Design Manual	Access from Somerset and future Aura project	
Bicycle Improvements (Sec. 5.8)	Multi-use path proposed on Estes on the Mobility & Connectivity Plan	Provide multi-use path on Estes	
Pedestrian Improvements (Sec. 5.8)	Multi-use path proposed on Estes on the Mobility & Connectivity Plan	Provide multi-use path on Estes	
Traffic Impact Analysis (Sec. 5.9)	Required by LUMO	To be conducted	
Vehicular Parking (Sec. 5.9)	LUMO	Meet code requirements (~1.5 spaces/unit)	
Transit (Sec. 5.8)	Transit route and existing bus stop adjacent to property on Estes	N/A	
Bicycle Parking (Sec. 5.9)	1 per 4 du	~20 spaces	
Parking Lot Standards (Sec. 5.9)	LUMO	Meet Code Requirements	
Technical			



Fire	LUMO/Design Manual	Met with Tommy Gregory to confirm fire was being properly addressed in concept layout	
Site Improvements		Multi-use path on Estes Dr, improvements to Somerset and/or Estes as determined by TIA	
Schools Adequate Public Facilities (Sec. 5.16)	LUMO	TBD	
Recreation Area (Sec. 5.5)	.050	.050	
Lighting Plan (Sec. 5.11)	LUMO	UNK	
Homeowners Association (Sec. 4.6)	LUMO	TBD	

Symbol	Meaning	Symbol	Meaning
	Meets Standard	M	Modification necessary
NA	Not Applicable	UNK	Not known at this time



Checklist

The following must accompany your application. Failure to do so will result in your application being considered incomplete. For assistance with this application, please contact the Chapel Hill Planning and Sustainability at (919)968-2728 or at planning@townofchapelhill.org.

x	Application fee (refer to fee schedule)	Amount Paid \$	380.00
x	Pre-application meeting – with appropriate staff (with Fire Department)		
x	Digital Files - provide digital files of all plans and documents		
x	Concept Project Fact Sheet		
x	Statement of Compliance with Design Guidelines (1 copies)		
x	Statement of Compliance with Comprehensive Plan (1 copies)		
x	Affordable Housing Proposal, if applicable (Rezoning Policy or Inclusionary Ordinance)		
x	Mailing list of owners of property within 1,000 feet perimeter of subject property (see GIS notification tool)		
x	Mailing fee for above mailing list	Amount Paid \$	101.00
x	Developer’s Program – brief written statement explaining how the existing conditions impact the site design. Including but not limited to:		
	<ul style="list-style-type: none"> • Natural features of site • Access, circulation, and mitigation of traffic impacts • Arrangement and orientation of buildings • Natural vegetation and landscaping • Impact on neighboring properties • Erosion, sedimentation, and stormwater 		
x	Resource Conservation District, Floodplain, & Jordan Buffers Determination - necessary for all submittals		
n/a	Reduced Site Plan Set (reduced to 8.5"x11")		

Plan Sets (1 copies to be submitted no larger than 24"x36")

Plans should be legible and clearly drawn. All plan sets sheets should include the following:

- Project Name
- Legend
- Labels
- North Arrow (North oriented toward top of page)
- Property Boundaries with bearing and distances
- Scale (Engineering), denoted graphically and numerically
- Setbacks and buffers
- Streams, RCD Boundary, Jordan Riparian Buffer Boundary, Floodplain, and Wetlands Boundary, where applicable



Area Map

- a) Project name, applicant, contact information, location, PIN, & legend
- b) Dedicated open space, parks, greenways
- c) Overlay Districts, if applicable
- d) Property lines, zoning district boundaries, land uses, project names of site and surrounding properties, significant buildings, corporate limit lines
- e) Existing roads (public & private), rights-of-way, sidewalks, driveways, vehicular parking areas, bicycle parking, handicapped parking, street names.
- f) 1,000' notification boundary

Existing Conditions Plan

- a) Slopes, soils, environmental constraints, existing vegetation, and any existing land features
- b) Location of all existing structures and uses
- c) Existing property line and right-of-way lines
- d) Existing utilities & easements including location & sizes of water, sewer, electrical, & drainage lines
- e) Nearest fire hydrants
- f) Nearest bus shelters and transit facilities
- g) Existing topography at minimum 2-foot intervals and finished grade
- h) Natural drainage features & water bodies, floodways, floodplain, RCD, Jordan Buffers & Watershed boundaries

Proposed Site Plan

- a) Existing building locations
- b) General location of proposed structures
- c) Parking areas
- d) Open spaces and landscaped areas
- e) Access points and circulation patterns for all modes of transportation
- f) Approximate locations of trails, pedestrian and bicycle connections, transit amenities, and parking areas
- g) Approximate location of major site elements including buildings, open areas, natural features including stream buffers, wetlands, tree stands, and steep slopes
- h) Proposed land uses and approximate location

710 N. Estes Drive in Chapel Hill, NC

Concept Plan

Project Narrative

Developer: Lock7 Development, LLC

Lock7 Development, LLC is a boutique real estate development firm with over fourteen years of development experience. We specialize in developing townhomes, multifamily buildings and mixed-use properties in North Carolina and Washington, DC. Our focus is walkable sites, targeting assets in robust, established communities. We create unique and exciting places to live and work with a strong emphasis on creative design and environmentally friendly building techniques.

Lock7 principals Patrick Conway and David Gorman met while renovating homes in Baltimore, MD and quickly established a shared vision for the future of their real estate endeavors. Their first project together in 2007 was a \$50,000 full gut renovation of an existing townhome. With gradual but steady growth, Lock7 has developed over \$400,000,000 in market valued projects and currently manages over \$90,000,000 in existing assets. Our reach continues to expand as our passion for building quality properties leads us into new markets.

Site Location and Conditions

The proposed development site is a vacant piece of land located at 710 N. Estes Drive or PIN #9789455646 in the records of Orange County, North Carolina. The property is 7.33 acres in size with approximately 450 feet of frontage along N. Estes Drive, west of Somerset Drive and east of Martin Luther King Jr. Boulevard. The site is within the Town of Chapel Hill and is currently zoned R-2 with surrounding uses including multifamily and mixed use, single family residential and senior living. The site to the west was recently rezoned to OI-3-CZD and is known as The Aura project, which will include apartments, townhomes and retail uses. The site to the East is the Azalea Estates Retirement Community and was rezoned to R-5-CZD. To the north is the Huntington-Somerset neighborhood and the southern border is Estes Dr.

The site slopes from 470' at the high point near the Northeastern side of the property and down a low point of about 400' at its South side along North Estes Drive. A stream determination has been completed for this property and determined that segments of a perennial or intermittent stream are piped in the area. These segments do not have an associated Jordan Watershed Riparian Buffer but do have an associated buffer if the RCD applies. Relevant PINs: 9789-35-9617 (site visit 11-19-2018)

Overview of Proposed Development

Lock7 Development is proposing the redevelopment of the subject site into a townhome community with +/- 78 units. There will be approximately 12 buildings with a variety of townhomes in each building, ranging from 4-8 units in each. Each townhome will have a garage with 2-car side by side parking and additional guest parking will be distributed throughout the site. There will be a mix of three-bedroom

and four-bedroom units, and the design will be aligned with a contemporary aesthetic incorporating brick and cementitious siding with a variety of rooflines. Building elevations are still being developed with a massing concept that would encourage a residential scale of architecture with each townhome having its own unique expression to the overall façade cluster.

The Future Land Use Map shows this property as multifamily residential, and the townhome concept would provide a natural transition from the high-density Aura Development site towards the lower density existing single family residential neighborhoods and schools on N. Estes Dr. The developer's vision is to supply the market with 'missing middle' housing while providing an opportunity for ownership as opposed to rental multifamily, the likes of which is being developed throughout the region.

Affordable Housing Considerations

Lock7 Development understands the Town of Chapel Hill's objective to provide affordable housing and will present options to the Council that fulfill the Inclusionary Zoning Ordinance requirements.

August 23, 2021

Judy Johnson
Town of Chapel Hill Planning Department
405 Martin Luther King Jr Boulevard
Chapel Hill, North Carolina 27514

RE: 710 N Estes Townhomes Statements of Compliance with the Comprehensive Plan and Design Guidelines

STATEMENT OF COMPLIANCE WITH COMPREHENSIVE PLAN

The Lock7 Townhome Development submittal is proposed in accordance with the CH2020 Comprehensive Plan and the Central West Small Area Plan. The proposed plan addresses the following themes with their corresponding goals: A Place for Everyone, Community Prosperity and Engagement, Getting Around, Good Places, New Spaces, Nurturing our Community, and Town and Gown Collaboration. Similarly, it addresses various principles of the Central West Plan tied to themes listed above.

THEME 1: A PLACE FOR EVERYONE

One of the goals of Theme 1 is to provide a range of housing options for current and future residents. The Central West Plan calls for multifamily development in this area (Northeast Quadrant) and approximately 150 residential units east of the future Aura development. Occupying roughly half of the Northeast Quadrant on the Central West Plan, this proposal calls for about 70 townhomes, meeting the density goals while providing an appropriate land use transition. The site is situated with single family to the north, Azalea Estates Gracious Retirement Living to the east, and future Aura mixed-use and multifamily development to the west. Townhomes will provide a middle housing option amongst single family homes and apartments and a transition in densities.

THEME 2: COMMUNITY PROSPERITY AND ENGAGEMENT

A goal of Theme 2 is to promote a safe, vibrant and connected community as well as foster success of local businesses. The proposed development contributes to the range of housing options in the Central West Plan as mentioned above and will be well connected to the Town by transit and trails to provide easy access to local businesses in the area. The project will provide a mixed-use trail along Estes Dr, which allows easy access to the future BRT station nearby on MLK Jr. Blvd, therefore easy access to local Chapel Hill businesses and services.

THEME 3: GETTING AROUND

As noted above, the proposed multi-use trail on Estes Dr will enhance the walking and biking experience as a means of getting around in Chapel Hill. As trails connect to one another and become more widespread, they will promote a sustainable transportation system that makes walking and biking safer and more accessible, also furthering goals of the Chapel Hill Climate Action Plan. A dense townhome development as this will also support use of transit and the future BRT along MLK Jr. Blvd. In order to minimize intersections and traffic impacts along Estes Dr, this site will be

accessed from Somerset Dr and a connection from Aura. A future TIA will inform the team of additional improvements needed to ensure a development design that minimizes traffic impacts and does not subtract from the quality of life of existing neighbors and future residents.

THEME 4: GOOD PLACES, NEW SPACES

The proposed development provides new housing options to the Central West area, while simultaneously allowing for transitions between existing and future residential and commercial uses. It will be consistent with the height recommendations in the Central West Plan to maintain the residential feel of neighboring communities. Additionally, vegetated buffers will be planted appropriately to separate existing neighborhoods from new development. Amenity area will be located central to the development, to offer a space for gathering and community development.

THEME 5: NURTURING OUR COMMUNITY

This project will protect and maintain environmentally sensitive areas on the southeastern property boundary; there will be no impact to RCD area. The proposal also supports the Chapel Hill Climate Action Plan with the buildout of a multiuse path on the Estes Dr frontage. Providing connectivity and access to trails will promote active transportation via walking and biking to reduce vehicle use and emissions, therefore reducing carbon footprint and improving air quality.

THEME 6: TOWN AND GOWN COLLABORATION

By contributing to the range of housing options in the Central West area, a wider range of people will have the opportunity to live near the University and University Hospital, promoting access for residents to health care centers as noted in the goals of Theme 6 in the Comprehensive Plan.

STATEMENT OF COMPLIANCE WITH DESIGN GUIDELINES

The Lock7 Townhome Development will be built in compliance with the Town's Design Guidelines.

The architecture will be carefully designed with high-quality materials, contemporary design, and will have thoughtful transitions to properties along the subject site's boundaries. Parking will be provided for each townhome with guest parking and amenity parking provided as parallel spots adjacent to the courtyard and clubhouse.

Landscape buffers will be designed in accordance with the Town's design manual and with the use of best practices to provide appropriate transitions between the building and streetscapes and adjacent land uses.

Vehicular connectivity will be provided from Somerset Dr and the future Aura development, and internal roadways will avoid dead-end streets as much as possible. Pedestrian connections will be provided to both Somerset and Aura and connect to the multi-use path along Estes Dr. Fire access shall be provided in accordance with code requirements.

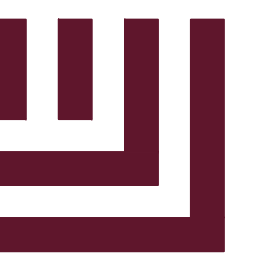
Stormwater management facilities, water, sewer, and other utilities will be provided in accordance with the applicable guidelines, standards, and regulations.

Sincerely,

MCADAMS



Jessie Hardesty
Planner, Planning + Design



McADAMS

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Durham, NC 27713

phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187

www.mcadamsco.com

CONTACT

SEAN GLEASON, PE - PROJECT MANAGER
gleason@mcadamsco.com

CLIENT

LOCK 7 DEVELOPMENT, LLC
1501 11TH STREET NW #2
WASHINGTON, DC 20001
PHONE: 202.670.1360

PROJECT DIRECTORY

710 N ESTES TOWNHOMES

710 NORTH ESTES DRIVE
CHAPEL HILL, NORTH CAROLINA, 27514

CONCEPT PLAN

PROJECT NUMBER: LKD-21001
DATE: AUGUST 24, 2021

SITE DATA

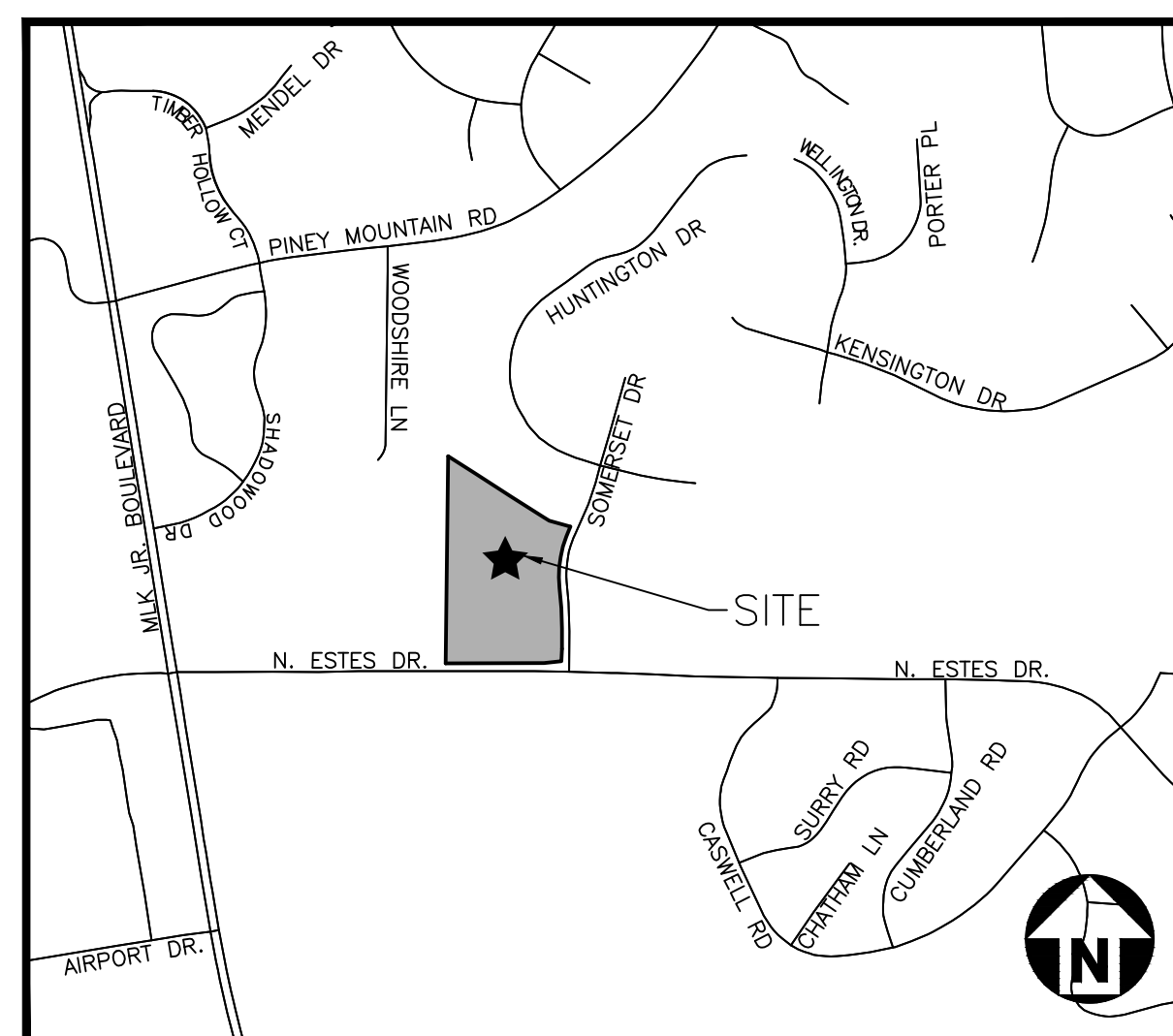
PIN	9789455646
SITE AREA	319,365 SF / 7.33 AC
GROSS LAND AREA	319,365 SF + 10%(319,365 SF) = 351,302 SF / 8.06 AC
ZONING	EXISTING R-1 PROPOSED R-5
RIVER BASIN	CAPE FEAR
WATERSHED	JORDAN LAKE
WATERSHED PROTECTION	UNPROTECTED
EXISTING USE	VACANT
PROPOSED USE	RESIDENTIAL
IMPERVIOUS	EXISTING 0.00 AC (00.0%) MAX ALLOWED 4.03 AC (50.0%) PROPOSED 3.73 (46.3%)
UNITS	PROPOSED 71 UNITS
MAXIMUM BUILDING HEIGHT	PROPOSED 3 STORIES
RECREATION SPACE	REQUIRED 0.05 * 319,365 SF = 15,968 PROPOSED 16,000 SF
SETBACKS	REQUIRED STREET = 20 FT MIN = N/A MAX INTERIOR = 6 FT SOLAR = 3 FT PROPOSED STREET = 20 FT (SOMERSET), 20 FT (N ESTES) MIN = N/A MAX INTERIOR = 6 FT SOLAR = 8 FT
DISTURBED AREA	6.25 AC

SHEET INDEX

C0.01	AREA MAP
C1.00	EXISTING CONDITIONS
C2.00	SITE PLAN

ARCHITECTURAL

A1	CONCEPT SITE PLAN
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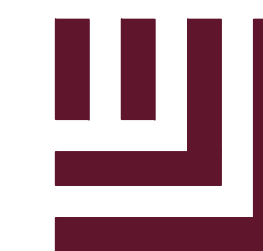
VICINITY MAP
N.T.S.

REVISIONS

NO. DATE

CONCEPT PLAN DRAWINGS FOR:

710 N ESTES TOWNHOMES
CHAPEL HILL, NORTH CAROLINA, 27514
PROJECT NUMBER: LDK-21001



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WASHINGTON, DC 20001
PHONE: 202.670.1360

710 N ESTES TOWNHOMES

710 N ESTES DR.
CHAPEL HILL, NORTH CAROLINA

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO. LKD-21001
FILENAME LKD21001-AM1
CHECKED BY XXX
DRAWN BY KST
SCALE 1" = 150'
DATE 08.24.2021

SHEET

AREA MAP

C0.01



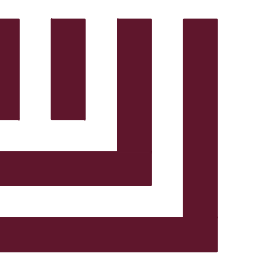
GRAPHIC SCALE
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1 inch = 150 ft.

SEE SHEET C0.00 FOR ALL PROJECT, SITE,
GRADING, STORM DRAINAGE AND UTILITY
NOTES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE
WITH NCDOT AND THE CURRENT TOWN OF
CHAPEL HILL ENGINEERING DESIGN AND
CONSTRUCTION STANDARDS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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710 N ESTES TOWNHOMES

710 N ESTES DR.
CHAPEL HILL, NORTH CAROLINA

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO. LKD-21001
FILENAME LKD21001-XC1
CHECKED BY XXX
DRAWN BY KST
SCALE 1" = 40'
DATE 08.24.2021

SHEET

EXISTING CONDITIONS

C1.00

- LEGEND**
- PROPERTY BOUNDARY
 - ADJOINING PARCEL SHAPEFILE
 - WOODLINE
 - LANDSCAPED AREA
 - OVERHEAD UTILITY
 - FIBER OPTIC LINE
 - GAS LINE
 - WATER LINE
 - UNDERGROUND ELECTRIC
 - WOOD FENCE
 - CHAIN LINK FENCE
 - JORDAN LAKE RIPARIAN BUFFER
 - TRANSMISSION RIGHT OF WAY
 - OWASA EASEMENT
 - REBAR FOUND
 - IRON PIPE FOUND
 - IRON PIPE SET
 - CONCRETE MONUMENT FOUND
 - SANITARY SEWER MANHOLE
 - SANITARY SEWER CLEANOUT
 - STORM CATCH BASIN
 - UTILITY POLE
 - GUY WIRE
 - LIGHT POLE
 - SIGN
 - FIBER OPTIC MARKER
 - FIBER OPTIC HANDHOLE
 - FIBER OPTIC BOX
 - COMMUNICATIONS VAULT
 - TRAFFIC HANDHOLE
 - TRAFFIC SIGNAL BOX
 - ELECTRIC METER
 - WATER VALVE
 - WATER MANHOLE
 - WATER METER
 - HYDRANT
 - GAS VALVE
 - GAS TEST STATION
 - MAILBOX
 - ELECTRIC TRANSFORMER
 - IRRIGATION CONTROL VALVE
 - TEMPORARY BENCHMARK

SURVEY NOTES

- THIS EXISTING CONDITIONS SURVEY WAS COMPLETED ON OCTOBER 8, 2020.
- BEARINGS AND COORDINATES SHOWN ON THE PLAT ARE BASED ON NORTH CAROLINA STATE PLANE GRID NAD 83 (2001) ADJUSTMENT UNLESS NOTED OTHERWISE.
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS NOTED OTHERWISE.
- VERTICAL DATUM IS NAVD 88 BASED ON NCGS BARCLAY AND STAKE LOCATED ON THE WEST SIDE OF SOMERSET DR. LABELED "SPK ELEV 455.11".
- AREAS SHOWN ON THIS MAP COMPUTED BY THE COORDINATE METHOD.
- PROPERTY OWNER INFORMATION OBTAINED FROM ORANGE COUNTY GIS.
- THE SUBJECT PROPERTIES ARE **NOT** LOCATED IN A SPECIAL FLOOD HAZARD ZONE. THEY ARE LOCATED IN ZONE "X" AS DEFINED BY F.E.M.A F.I.R.M COMMUNITY PANEL #3710978900J, DATED FEBRUARY 2, 2007.



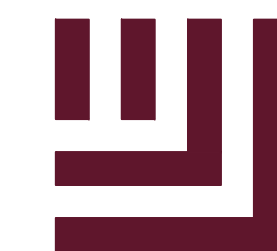
GRAPHIC SCALE
1 inch = 40 ft.

SEE SHEET C0.00 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH NC DOT AND THE CURRENT TOWN OF CHAPEL HILL ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION





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710 N ESTES TOWNHOMES

710 N ESTES DR.
CHAPEL HILL, NORTH CAROLINA

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO. LKD-21001
FILENAME LKD21001-S1
CHECKED BY XXX
DRAWN BY KST
SCALE 1" = 40'
DATE 08.24.2021

SHEET

SITE PLAN

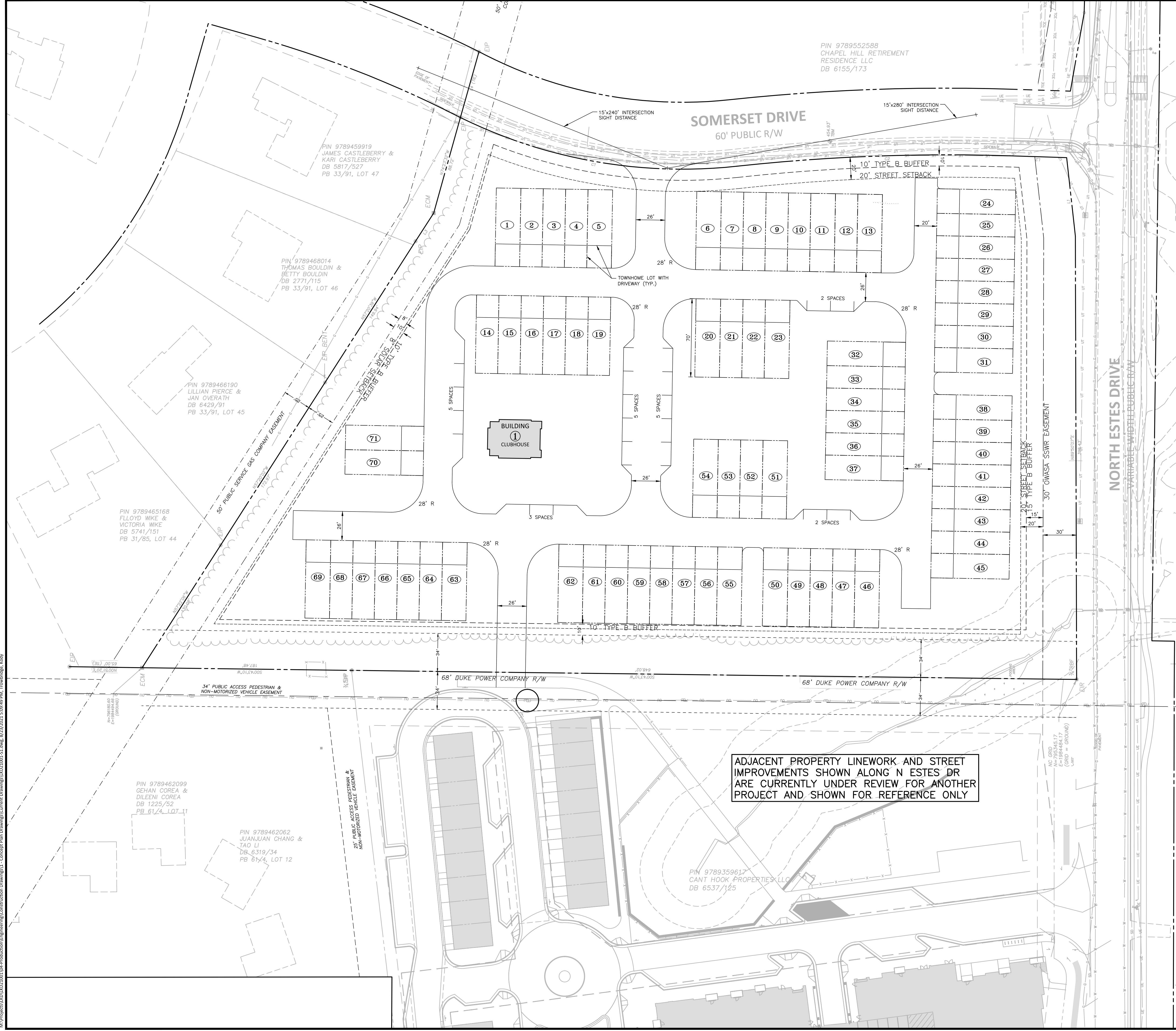
C2.00

SITE LEGEND

- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACCESSIBLE PARKING STALL
- VAN ACCESSIBLE PARKING STALL
- PARKING SPACE COUNT
- ACCESSIBLE RAMPS
- ACCESSIBLE ROUTE
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- HEAVY DUTY ASPHALT PAVEMENT

TYPE (A) TYPE (B) TYPE (C)

●●●●●●●●●●



ADJACENT PROPERTY LINework AND STREET IMPROVEMENTS SHOWN ALONG N ESTES DR ARE CURRENTLY UNDER REVIEW FOR ANOTHER PROJECT AND SHOWN FOR REFERENCE ONLY



GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

SEE SHEET C0.00 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

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PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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414 fayetteville street
 raleigh, nc 27601
 t: 919.589.1820
 f: 443.569.6430
 www.ci-designinc.com

OWNER:
Lock7 Development
 1101 Connecticut Ave NW #450
 Washington, DC 20036
 https://lock7.com/

Consultant Discipline
Consultant Name
 Consultant Address1
 Consultant Address2
 Consultant Phone Number
 Consultant Web Site

Consultant Discipline
Consultant Name
 Consultant Address1
 Consultant Address2
 Consultant Phone Number
 Consultant Web Site

Consultant Discipline
Consultant Name
 Consultant Address1
 Consultant Address2
 Consultant Phone Number
 Consultant Web Site

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CONCEPT SITE PLAN

710 NORTH ESTES DRIVE
 CHAPEL HILL, NORTH CAROLINA
 CLIENT: LOCK7 DEVELOPMENT

DESIGN
 DELIVERABLE: FOR REVIEW
 ISSUE DATE: 08/20/2021
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PROJECT NUMBER: P200457

CONCEPT SITE PLAN
 1" = 50'-0"



Files: Drive03_Design\03A-Concept_Masterplan\03A_2020\03A-Concepts\Site_Plan.dwg 8/20/2021 6:02:16 PM

N.ESTES TOWNS

CHAPEL HILL, NORTH CAROLINA

CONCEPT DESIGN

PROGRESS

24 AUGUST 2021



CONTEMPORARY MATERIALITY



FRONT STOOP/YARD EXPERIENCE



ROOF TERRACE

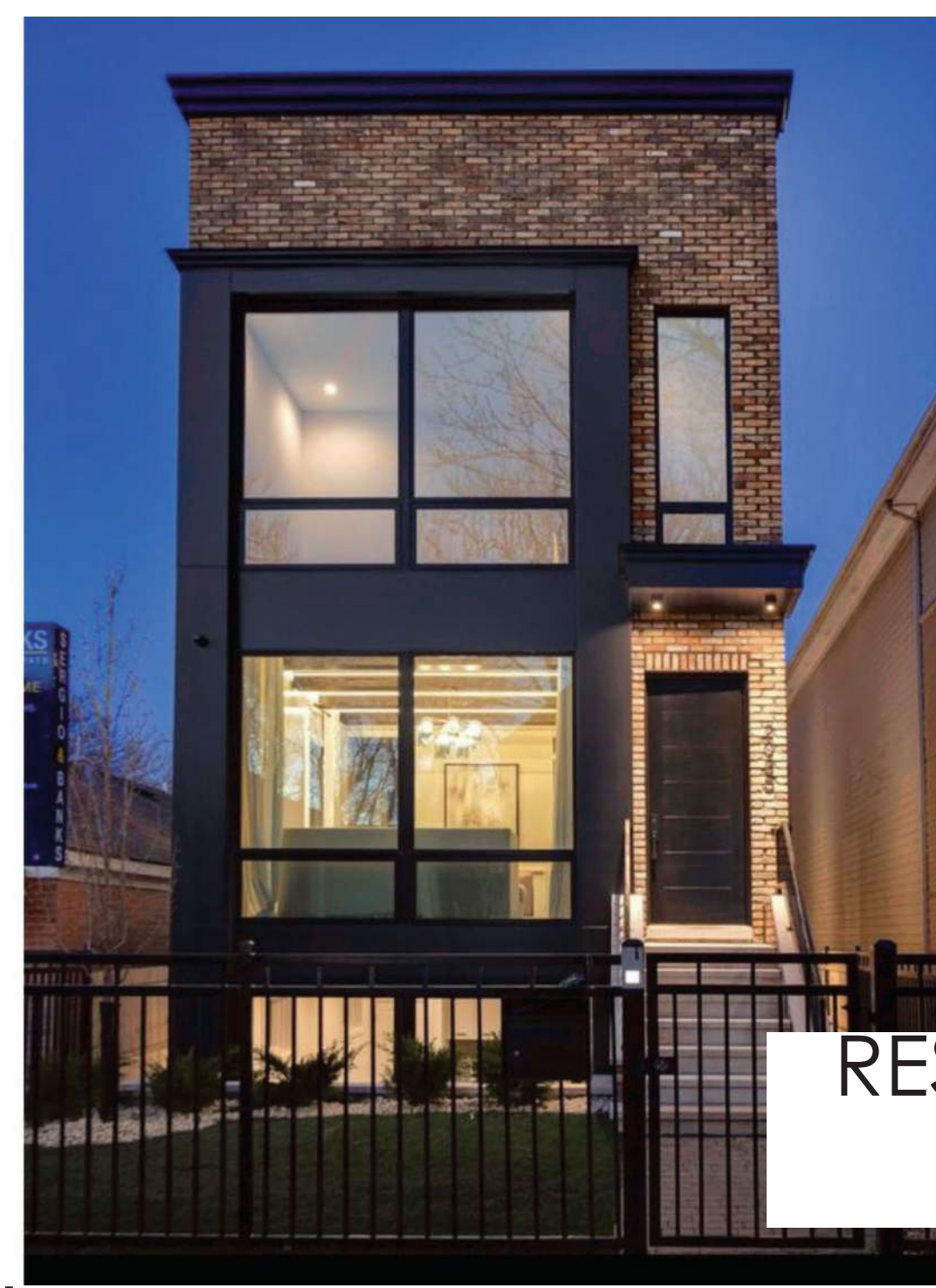


NATURAL DAYLIGHTING

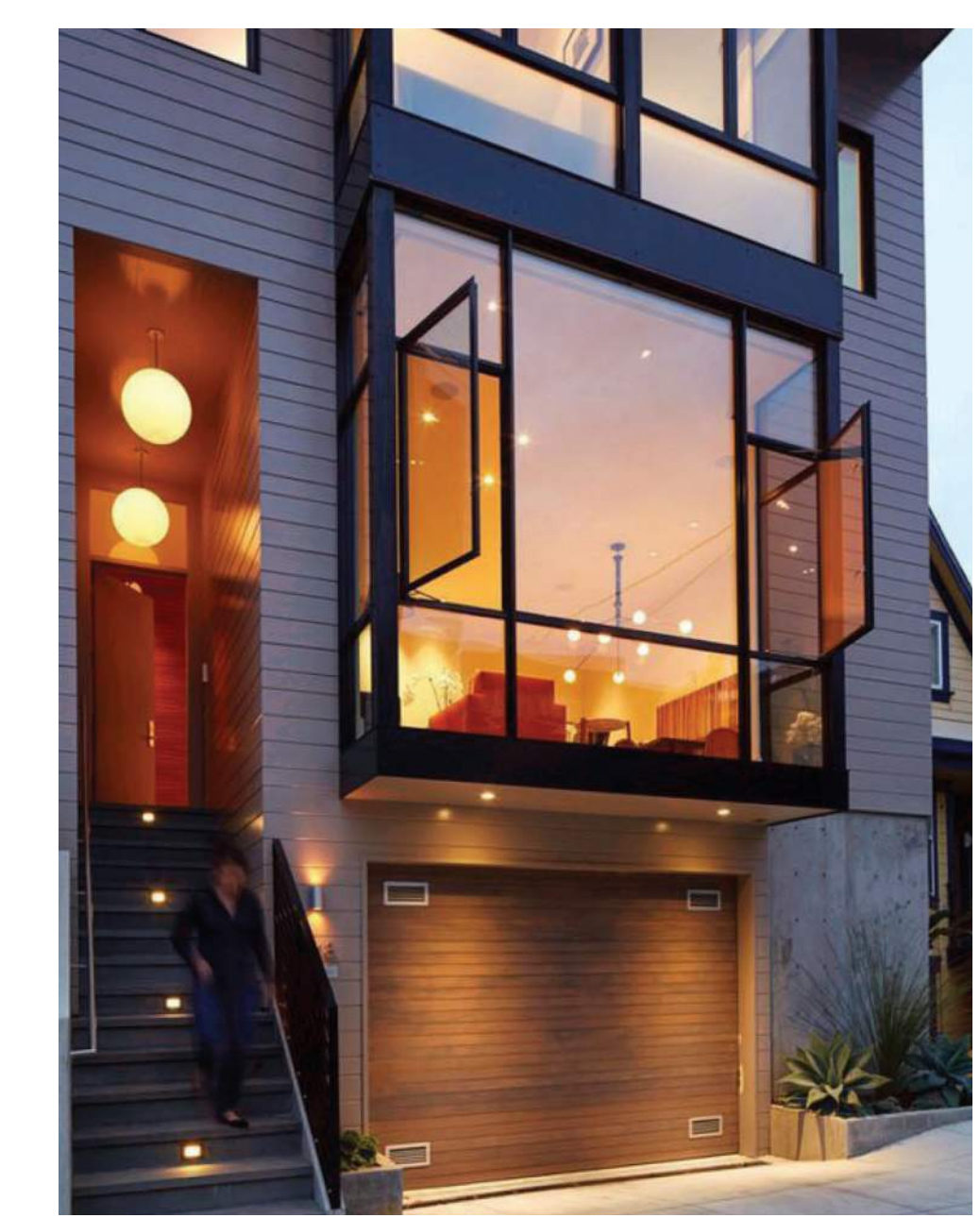


ARCHITECTURAL IMAGERY :

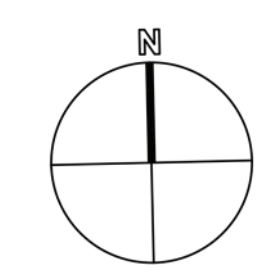
- CONTEMPORARY MATERIALITY
- ROOF TERRACES
- RESIDENTIAL SCALE MASSING
- FRONT STOOP/YARD EXPERIENCE
- GARAGE ACCESS
- NATURAL DAYLIGHTING
- EXTERIOR LIGHTING
- COMMUNITY GREENS



RESIDENTIAL SCALE MASSING



GARAGE ACCESS



SITE PLAN
SCALE: 1" = 100'-0"

