

McADAMS

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CLIENT

LOCK7 DEVELOPMENT
1101 CONNECTICUT AVENUE NW #450
WASHINGTON, DC 20036
DAVID GORMAN
PHONE: 202.670.1360



PROJECT DIRECTORY

ARCHITECT
CI DESIGN INC.
414 FAYETTEVILLE STREET
RALEIGH, NORTH CAROLINA, 27601
PHONE: 410.384.4244

710 N ESTES TOWNHOMES

710 N ESTES DR
CHAPEL HILL, NORTH CAROLINA 27514

CONDITIONAL ZONING PERMIT

PROJECT NUMBER: LKD-21001

DATE: 12. 30. 2021

REVISED: 10. 18. 2022

SHEET INDEX

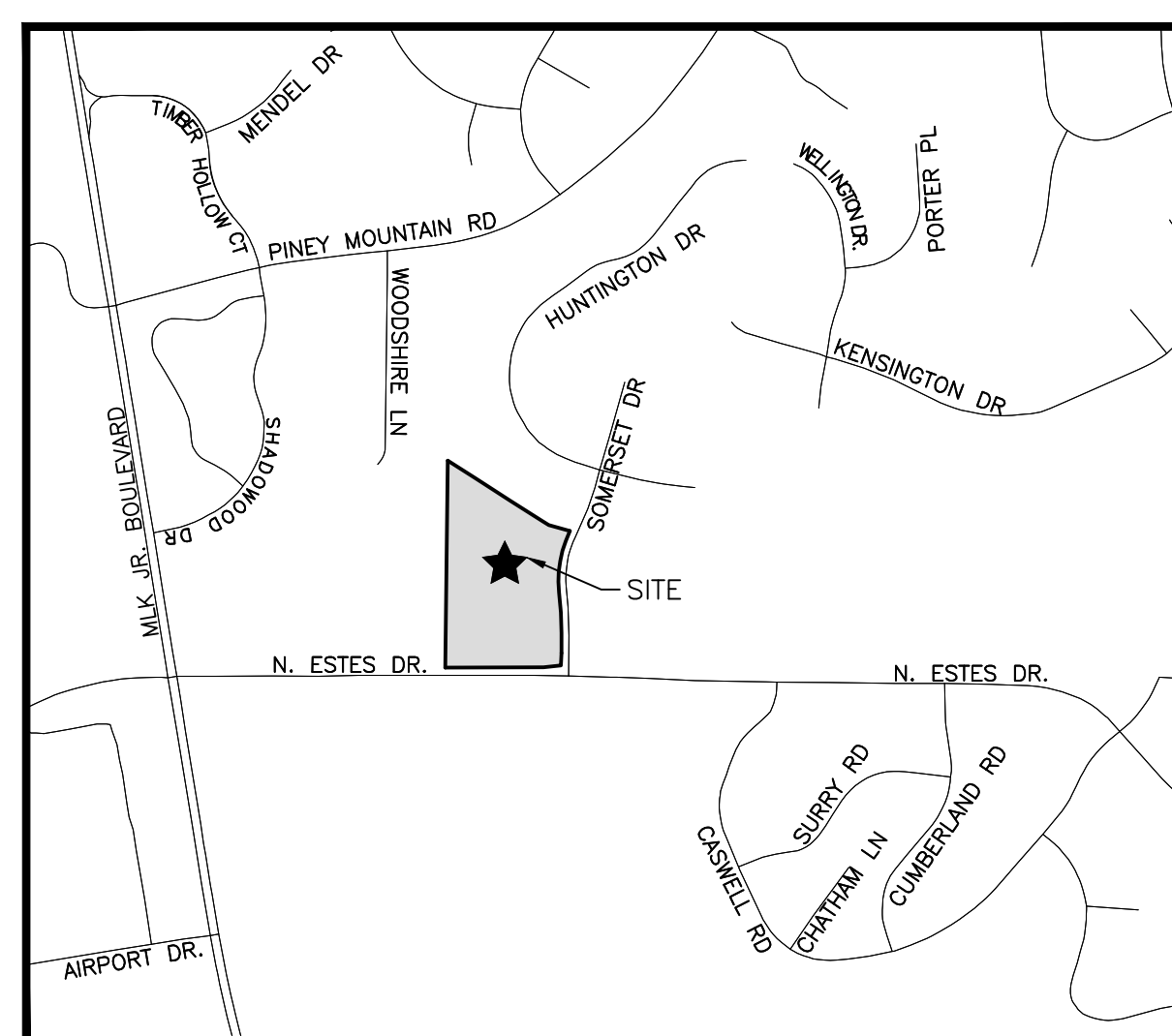
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ADDITIONAL SHEETS BY OTHERS

020	RENDERED SITE PLAN
021	3-PLEX ELEVATIONS
022	STACKED TOWNHOME ELEVATIONS
023	INTERLOCKING TOWNHOME ELEVATIONS
024	REAR-LOAD TOWNHOME ELEVATIONS
024	FRONT-LOAD TOWNHOME ELEVATIONS

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-CZD
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 (125,651 SF) (50.0%)
	PROPOSED	PER LUMO (50% OF GLA)
UNITS	PROPOSED	40 TOWNHOME UNITS 12 DUPLEX'S (24 UNITS) 1 TRIPLEX'S (1 1BR'S, 2 2BR'S) (3 UNITS) 8 QUADPLEX'S (16 1BR'S, 16 2BR'S) (32 UNITS) 8 INTERLOCKING TOWNHOME UNITS
		107 TOTAL UNITS
DENSITY	MAXIMUM	15 UNITS/ACRE
	PROPOSED	13.3 UNITS/ACRE
VEHICULAR PARKING	REQUIRED	N/A FOR TOWNHOME/DUPLEX TRIPLEX/QUADPLEX (MULTI-FAMILY) 17 1BR'S @ 1 SPACE MIN = 17 SPACES MIN @ 1.25 SPACE MAX = 22 SPACES MAX 18 2BR'S @ 1.4 SPACE MIN = 26 SPACES MIN @ 1.75 SPACE MAX = 32 SPACES MAX
	PROPOSED	TOTAL REQUIRED - 43 SPACES TOTAL MAX - 54 SPACES
	PROPOSED	43 SPACES FOR THE TRIPLEX/QUADPLEX UNITS (18 GARAGE SPACES, 18 DRIVEWAY SPACES, 7 SURFACE PARKING) 18 ADDITIONAL SPACES PROVIDED ON SITE
ACCESSIBLE PARKING	REQUIRED	2 SPACES (1 VAN)
	PROPOSED	4 SPACES (3 VAN)
BIKE PARKING	REQUIRED	TRIPLEX/QUADPLEX (MULTI-FAMILY) 1 PER 4 UNITS * 35 UNITS = 9 SPACES
	PROPOSED	23 SPACES
BUILDING HEIGHT	ALLOWED	35'
SETBACK	PROPOSED	39'
BUILDING HEIGHT CORE	ALLOWED	60'
	PROPOSED	60'
RECREATION SPACE	REQUIRED	0.05 * 351,302 SF = 17,565 SF FEE IN LIEU 17,565 SF * 1.55 * \$12.00 * 25% = \$81,677.25
	PROPOSED	17,600 SF
SETBACKS	REQUIRED	STREET = 20 FT MIN = N/A MAX INTERIOR = 6 FT SOLAR = 8 FT
	PROPOSED	STREET = 20 FT (SOMERSET), 20 FT (N ESTES) MIN = N/A MAX INTERIOR = 6 FT SOLAR = 8 FT
BUFFERS	REQUIRED	NORTH - 10' TYPE B SOUTH - 30' TYPE D EAST - 20' TYPE C WEST - 10' TYPE B
	PROPOSED	NORTH - 20' TYPE C SOUTH - 10' TYPE A EAST - 10-20' TYPE C WEST - 0-20' MODIFIED TYPE, SEE SHEET L5.00 FOR DETAILS
DISTURBED AREA	290,000 SF (6.66 AC)	



VICINITY MAP

N.T.S.



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REVISIONS

NO.	DATE	REVISION
1	04. 13. 2022	REVISED PER 1ST ZCP COMMENTS
2	06. 21. 2022	REVISED PER 2ND ZCP COMMENTS
3	10. 18. 2022	REVISED PER CZP ORDINANCE
4		
5		
6		

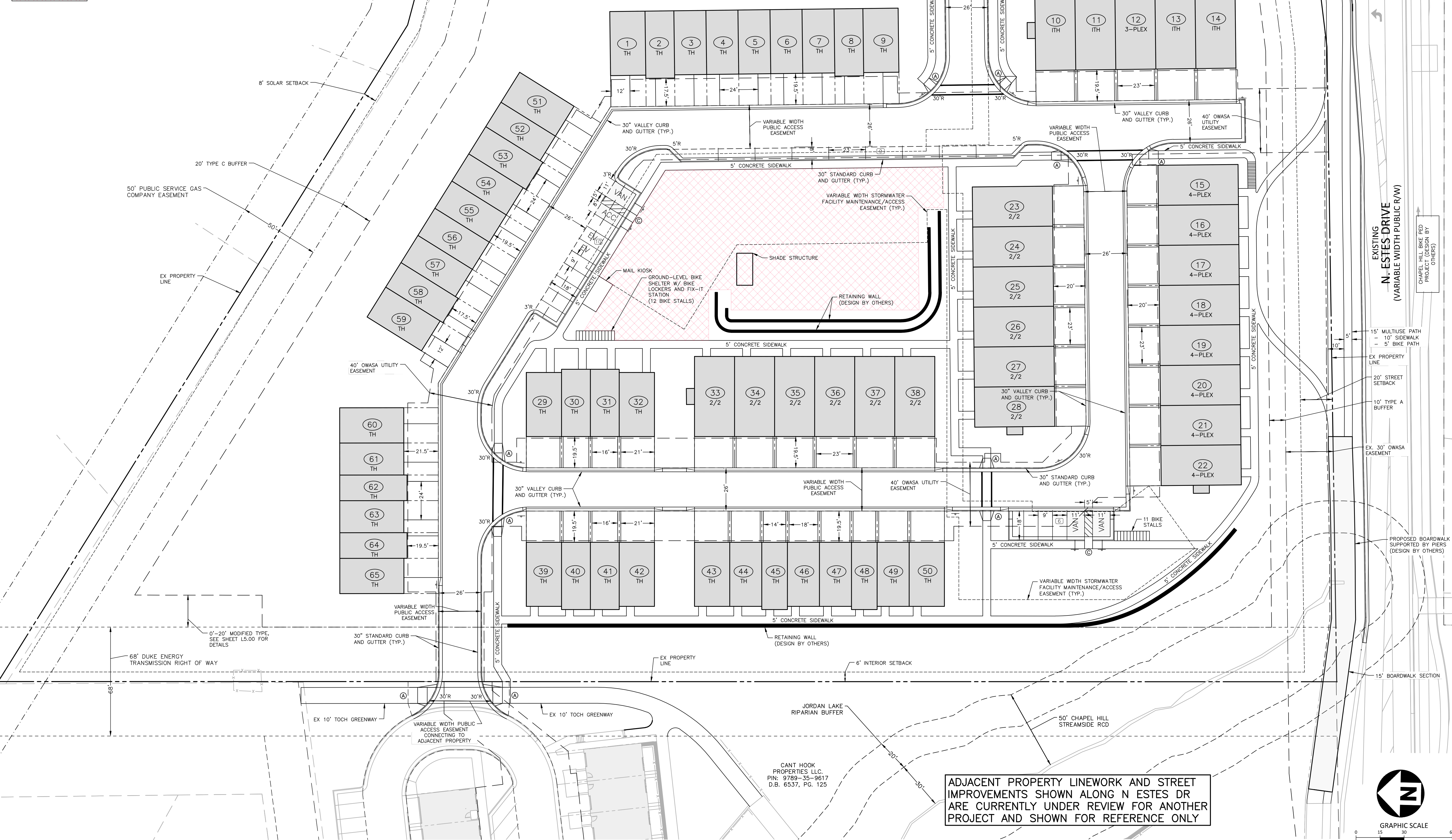
CONDITIONAL ZONING PERMIT PLANS FOR:
710 N ESTES TOWNHOMES

710 N ESTES DR
CHAPEL HILL, NORTH CAROLINA 27514
PROJECT NUMBER: LKD-21001



SITE LEGEND

- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACCESSIBLE PARKING STALL
- VAN ACCESSIBLE PARKING STALL
- PARKING SPACE COUNT
- ACCESSIBLE RAMPS
- TYPE A ACCESSIBLE ROUTE
- TYPE B ACCESSIBLE ROUTE
- TYPE C ACCESSIBLE ROUTE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- RECREATIONAL AREA
17,600 SF



CHAPEL HILL RETIREMENT
RESIDENCE LLC.
PIN: 9789-55-2588
D.B. 6155, PG. 173

EXISTING
SOMERSET DRIVE
(60' WIDTH PUBLIC R/W)

EXISTING
N. ESTES DRIVE
(VARIABLE WIDTH PUBLIC R/W)

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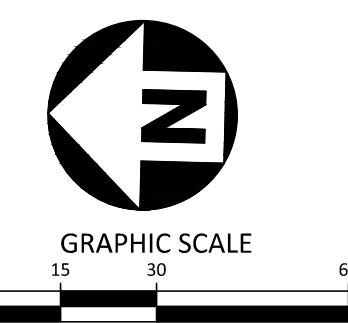
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PLAN INFORMATION

PROJECT NO. LKD-21001
FILENAME LKD21001-OAS1
CHECKED BY SIC / ZNB
DRAWN BY WHM
SCALE 1" = 30'
DATE 12.30.2021

SITE PLAN
C2.00

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



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