

# **UNIVERSITY PLACE**

### 201 SOUTH ESTES DRIVE CHAPEL HILL, NORTH CAROLINA

## **SPECIAL USE MASTER PLAN**

PROJECT NUMBER: RAM-19000 DATE: NOVEMBER 15, 2019 REVISED: NOVEMBER 12, 2020

#### NOTES

- 1. THE PROJECT MAY BE SUBDIVIDED INTO UP TO 14 PARCELS. PUBLIC ACCESS EASEMENTS WILL BE ESTABLISHED AND THE PARCELS WILL FRONT A PUBLIC RIGHT-OF-WAY OR INTERNAL PUBLIC ACCESS EASEMENT. FINAL NUMBER OF LOTS, LOT CONFIGURATIONS AND LOCATION OF PROPERTY LINES WILL BE DETERMINED DURING THE PREPARATION OF FINAL PLANS (ZCP) FOR EACH POD.
- 2. DRIVE THRU SERVICES MAY BE PROPOSED IN ALL PODS. THE MAXIMUM NUMBER OF DRIVE THRUS WILL NOT EXCEED SIX (6) FOR THE ENTIRE DEVELOPMENT (INCLUSIVE OF TWO EXISTING DRIVE THRUS).
- 3. MAXIMUM OF 300 RESIDENTIAL UNITS SHALL BE PERMITTED AND SHALL BE TRANSFERABLE BETWEEN PODS A & C. IN THE EVENT THAT LESS THAN 600,000 SQUARE FEET OF OFFICE AND COMMERCIAL ARE CONSTRUCTED AT THE PROPERTY, UNUSED COMMERCIAL AND OFFICE SQUARE FOOTAGE MAY BE CONVERTED TO ADDITIONAL RESIDENTIAL UNITS AT A RATE OF ONE (1) ADDITIONAL RESIDENTIAL UNIT PER 1,000 SQUARE FEET OF UNUSED COMMERCIAL OR OFFICE SQUARE FOOTAGE; HOWEVER, THE TOTAL NUMBER OF RESIDENTIAL UNITS SHALL NOT EXCEED 500 TOTAL UNITS INCLUDING CONVERSIONS AND NO SINGLE POD SHALL CONTAIN MORE THAN 300 UNITS.
- 4. MAXIMUM OF 150 HOTEL ROOMS SHALL BE PERMITTED AND SHALL BE TRANSFERABLE BETWEEN PODS A & C. IN THE EVENT THAT LESS THAN 300 RESIDENTIAL UNITS ARE CONSTRUCTED AT THE PROPERTY, UNUSED RESIDENTIAL UNITS MAY BE CONVERTED TO ADDITIONAL HOTEL ROOMS AT A RATE OF ONE (1) ADDITIONAL HOTEL ROOM PER ONE (1) UNUSED RESIDENTIAL UNIT; HOWEVER, THE TOTAL NUMBER OF HOTEL ROOMS SHALL NOT EXCEED 275 ROOMS INCLUDING CONVERSIONS.
- 5. THE MAXIMUM COMMERCIAL SQUARE FOOTAGE SHALL NOT EXCEED 450,000 SQUARE FEET, THE MAXIMUM OFFICE SOUARE FOOTAGE SHALL NOT EXCEED 150.000 SOUARE FEET AND THE COMBINED COMMERCIAL AND OFFICE SQUARE FOOTAGE SHALL NOT EXCEED 600,000 SQUARE FEET. UP TO 50,000 SQUARE FEET MAY BE CONVERTED BETWEEN OFFICE AND COMMERCIAL; HOWEVER, THE TOTAL COMBINED SQUARE FOOTAGE SHALL NOT EXCEED 600,000 SQUARE FEET INCLUDING CONVERSIONS.
- 6. PODS MAY BE DEVELOPED WITH PARKING TO SERVE THE USES WITHIN THE POD IN EXCESS OF THE MAXIMUM GIVEN THAT THE PARKING PROVIDED ON THE OVERALL SITE DOES NOT EXCEED THE MAXIMUM.
- 7. NO INCREASE IN IMPERVIOUS SURFACE AREA SHALL BE PERMITTED AS PART OF THE REDEVELOPMENT OF UNIVERSITY PLACE.
- 8. IF MINOR MODIFICATIONS ARE MADE TO EXISTING PARKING AREAS, OWNER WILL NOT BE REQUIRED TO BRING THE ENTIRETY OF THE PARKING AREAS INTO FULL COMPLIANCE SO LONG AS THE RESULT OF THE MINOR MODIFICATIONS ARE CLOSER TO COMPLIANCE THAN THE EXISTING CONDITIONS.
- 9. A 10' MULTI-USE PATH WILL BE CONSTRUCTED ALONG THE FRONTAGE OF ESTES DRIVE AND FORDHAM BOULEVARD. FINAL LOCATION OF THE 10' MULTI-USE PATH WILL BE DETERMINED AT THE TIME OF ZCP IN CONJUNCTION WITH THE TOWN OF CHAPEL HILL AND NCDOT. MULTI-USE PATH MAY BE PHASED WITH CONSTRUCTION.
- 10. BUS STOP MAY BE RELOCATED. LOCATION OF THE BUS STOP WILL BE DETERMINED IN CONJUNCTION WITH THE TOWN OF CHAPEL HILL-TRANSIT.
- 11. RECYCLING CENTER WITHIN THE DEVELOPMENT MAY BE REMOVED OR RELOCATED. 12. UP TO A 30% REDUCTION IN REQUIRED PARKING IS PERMITTED FOR PARKING AREAS TO BE SHARED BY MULTIPLE USES.
- 13. SHOULD TRIP GENERATION FOR THE DENSITY / INTENSITY OF THE USES WITHIN THE DEVELOPMENT EXCEED THE MAXIMUM PEAK HOUR TRIP GENERATION EXAMINED IN THE TRAFFIC IMPACT ANALYSIS, THE TRAFFIC IMPACT ANALYSIS MAY BE REVISITED WITHOUT REQUIRING A REZONING OF THE PROPERTY OR REAPPROVAL OF THIS SPECIAL USE PERMIT.
- 14. A MINIMUM OF 20% OF THE NEW SURFACE PARKING SPACES PROVIDED WILL BE PRE-WIRED FOR ELECTRIC CHARGING STATIONS. IN ALL PODS, NEW PARKING SPACES IN PARKING LOTS WITH MORE THAN 50 SPACES SHALL HAVE ELECTRIC VEHICLE CHARGING STATIONS PROVIDED ON AT LEAST 3% OF ALL NEW PARKING SPACES. THE NEW PARKING ALONG THE INTERNAL MAIN STREET DRIVEWAY SHALL BE EXEMPT FROM THIS REQUIREMENT.

#### SHEET INDEX

CO.00 C1.00 C2.00

#### AREA MAP **EXISTING CONDITIONS PROPOSED SITE PLAN**

REQUIRED ON NEW STRUCTURES. 16. OUTDOOR AMENITY SPACE SHALL BE PROVIDED FOR THE ENTIRETY OF THE PROPERTY AT A MINIMUM RATIO OF 4.6% OF GROSS LAND AREA AND SHALL BE DISTRIBUTED THROUGHOUT THE SITE. EACH POD SHALL BE REQUIRED TO PROVIDE OUTDOOR AMENITY SPACE AT A MINIMUM RATIO OF 3.6%, SO LONG AS OVERALL PROPERTY MINIMUM RATIO HAS BEEN MET.

15. ALL NEW STRUCTURES WILL BE PRE-WIRED FOR SOLAR POWER. SOLAR PANELS ARE NOT

17. UNIVERSITY PLACE WILL MEET ALL REQUIREMENTS OF THE UNIVERSITY PLACE DESIGN STANDARDS

- 18. THE PROJECT WILL INCLUDE ONE COMMERCIAL CENTER SIGN PER STREET FRONTAGE AND ONE GATEWAY SIGN LOCATED NEAR THE INTERSECTION OF FORDHAM BLVD AND ESTES DRIVE. IN ADDITION, OUTPARCEL USERS SHALL BE PERMITTED TO CONSTRUCT COMMERCIAL GROUND SIGNS. ALL OUTPARCEL SIGNS SHALL BE A MINIMUM OF 100' FROM ANY OTHER COMMERCIAL GROUND SIGNS. A GATEWAY SIGN SHALL DIFFER FROM A COMMERCIAL CENTER SIGN BY INCREASING HEIGHT LIMIT FROM 14' TO 24' AND WIDTH FROM 10' TO 12' WITH A DISPLAY SURFACE OF 144 SF (VS 72 SF) AND THICKNESS OF 24" (VS. 12"). ILLUMINATION SHALL BE PERMITTED DURING NON-BUSINESS HOURS.
- 19. STREETS OR ACCESS POINTS IDENTIFIED MAY BE REQUIRED TO SHIFT TO ADDRESS THE FINAL LAYOUT OF THE PODS OR TO ACCOMMODATE TRANSPORTATION/TRAFFIC DESIGN REQUIREMENTS BY NCDOT AND/OR THE TOWN. FINAL ALIGNMENTS TO BE DETERMINED WITH FINAL PLANS (ZCP).
- 20. THE LOCATION AND SIZE OF THE PEDESTRIAN CIRCULATION WILL BE DETERMINED IN COORDINATION WITH THE TOWN OF CHAPEL HILL PARKS AND RECREATION STAFF DURING THE FINAL LAYOUT OF PODS "A, C & D". PEDESTRIAN ACCESS WILL BE PROVIDED THROUGHOUT THE UNIVERSITY PLACE DEVELOPMENT. PRIVATE PEDESTRIAN FACILITIES WILL CONNECT TO EXISTING AND FUTURE PUBLIC PEDESTRIAN FACILITIES ALONG FORDHAM BOULEVARD AND SOUTH ESTES DRIVE
- 21. THE PROPOSED PLAZA/OUTDOOR AMENITY SPACE DESIGNS SHALL BE ADA ACCESSIBLE, PAVED OR LANDSCAPED AND MAY INCLUDE UN-ENCLOSED ROOFED OR COVERED AREAS.
- 22. NUMBER, TYPE, LOCATION AND DESIGN OF BICYCLE RACKS REQUIRED WILL BE DETERMINED AS PART OF ZONING COMPLIANCE PERMIT.
- 23. FINAL POD LAYOUT, VEHICULAR CIRCULATION, FLOOR AREAS, MIX OF USES, BUILDING HEIGHT AND PARKING AREAS ARE TO BE DETERMINED BY THE APPLICANT DURING PREPARATION OF FINAL PLANS (ZCP).
- 24. FOOD TRUCKS ARE A PERMITTED BY-RIGHT ACCESSORY USE. VENDORS SHALL BE REQUIRED TO RECEIVE AN APPROVED ZONING COMPLIANCE PERMIT IN COMPLIANCE WITH SECTION 6.20(A) OF THE LUMO.
- 25. GIVEN THAT SCREENING AND OTHER REQUIREMENTS ARE MET, STRUCTURED PARKING MAY BE LOCATED IN THE BUILD-TO ZONES.
- 26. WHEN THERE IS A QUESTION AS TO COMPLIANCE WITH THE APPROVED SPECIAL USE PERMIT. ASSOCIATED MASTER PLAN AND DESIGN STANDARDS THE TOWN MANAGER SHALL HAVE THE AUTHORITY TO DETERMINE COMPLIANCE.
- 27. IF PARKING, ACCESS, OR OTHER INTERNAL DRIVEWAYS, ETC ARE MODIFIED TO ACCOMMODATE THE RECONFIGURATION OF EXISTING SPACE AND NO NEW BUILDINGS, THOSE MODIFICATIONS SHALL NOT BE SUBJECT TO ANY FRONTAGE. BUILD-TO ZONE. OR OTHER REQUIREMENTS UNLESS MODIFICATIONS ARE TO ACCOMMODATE NEW BUILDINGS, IN WHICH CASE THEY SHALL BE SUBJECT TO ALL REQUIREMENTS FOR NEW BUILDINGS, INCLUDING FRONTAGE, BUILD-TO ZONE, ETC.
- 28. MODIFICATION OF THE LUMO TO ALLOW EXISTING AND PROPOSED CONSTRUCTION WITHIN THE RESOURCE CONSERVATION DISTRICT.
- 29. THE OVERALL PROJECT WILL BE COMPLETED IN PHASES WHICH MAY INCLUDE SUBPHASES. 30. ALL SIDEWALKS AND MULTIUSE PATHS CROSSING SITE ENTRANCES WILL HAVE A MINIMUM 5-FOOT WIDE PEDESTRIAN CROSSWALK.



The John R. McAdams Company, Inc 2905 Meridian Parkway Durham, NC 27713

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

www.mcadamsco.com

#### CONTACT

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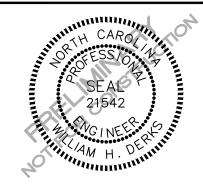
#### CLIENT

RAM REALTY ADVISORS 127 W. WORTHINGTON AVENUE, SUITE 290 CHARLOTTE, NORTH CAROLINA 28203 CONTACT: MR. ASHLEY SAULPAUGH PHONE: 704. 377. 6730 EMAIL: asaulpaugh@ramrealestate.com



#### **PROJECT DIRECTORY**

OWNER RRPV UNIVERSITY CHAPEL HILL LP 4801 PGA BOULEVARD C/O RAM REALTY ADVISORS PALM BEACH GARDENS, FLORIDA 33418

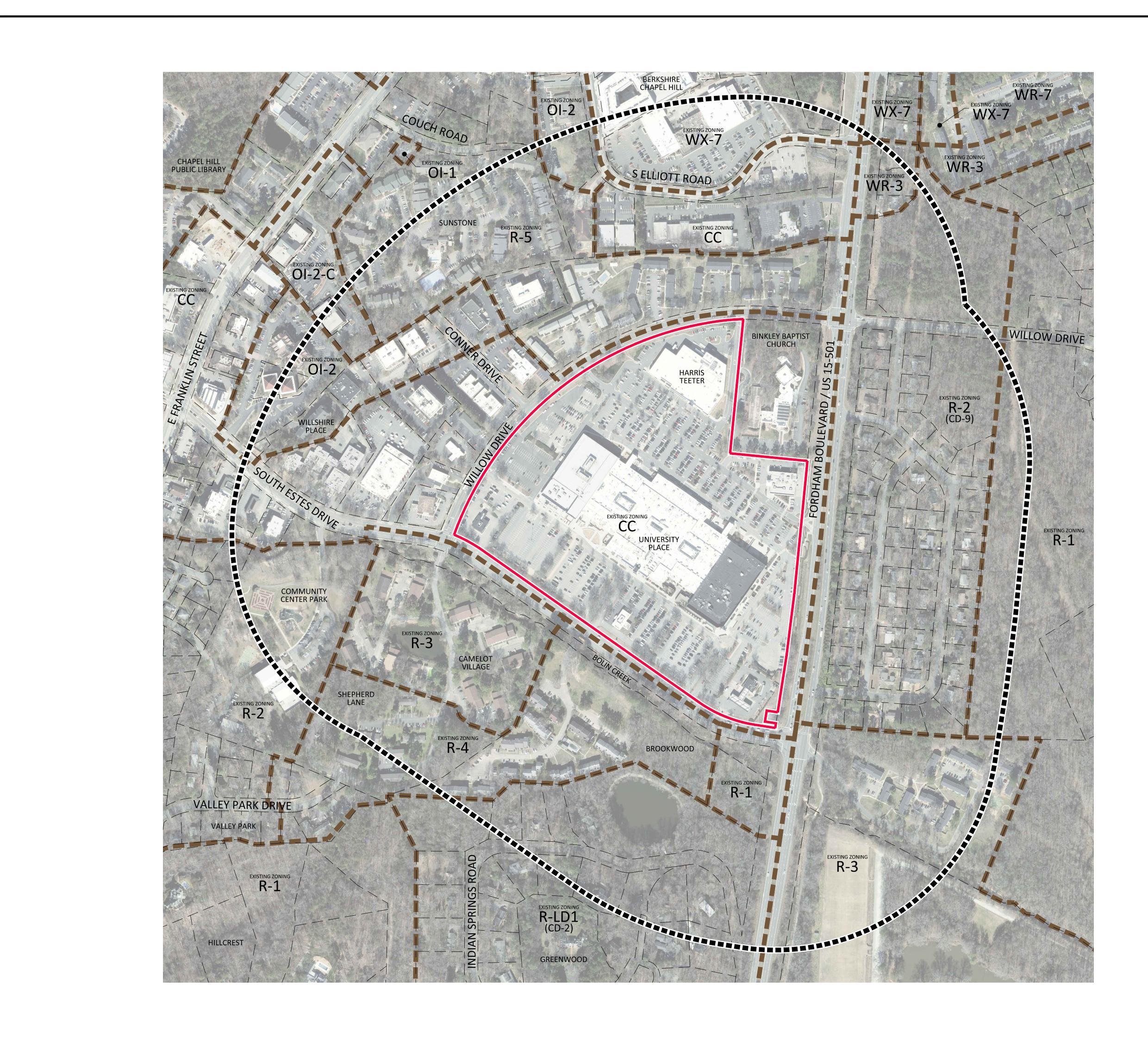


#### REVISIONS

NO. DATE 1 11. 12. 2020 PER TOWN COMMENTS

#### SPECIAL USE **MASTER PLAN FOR:** UNIVERSITY PLACE CHAPEL HILL, NORTH CAROLINA

PROJECT NUMBER: RAM-19000







The John R. McAdams Company, Inc. 2905 Meridian Parkway Durham, NC 27713

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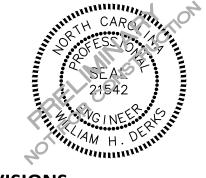
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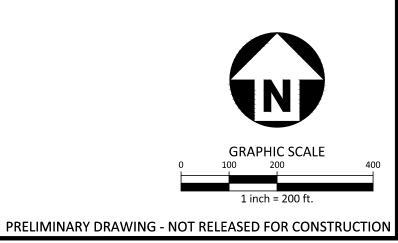
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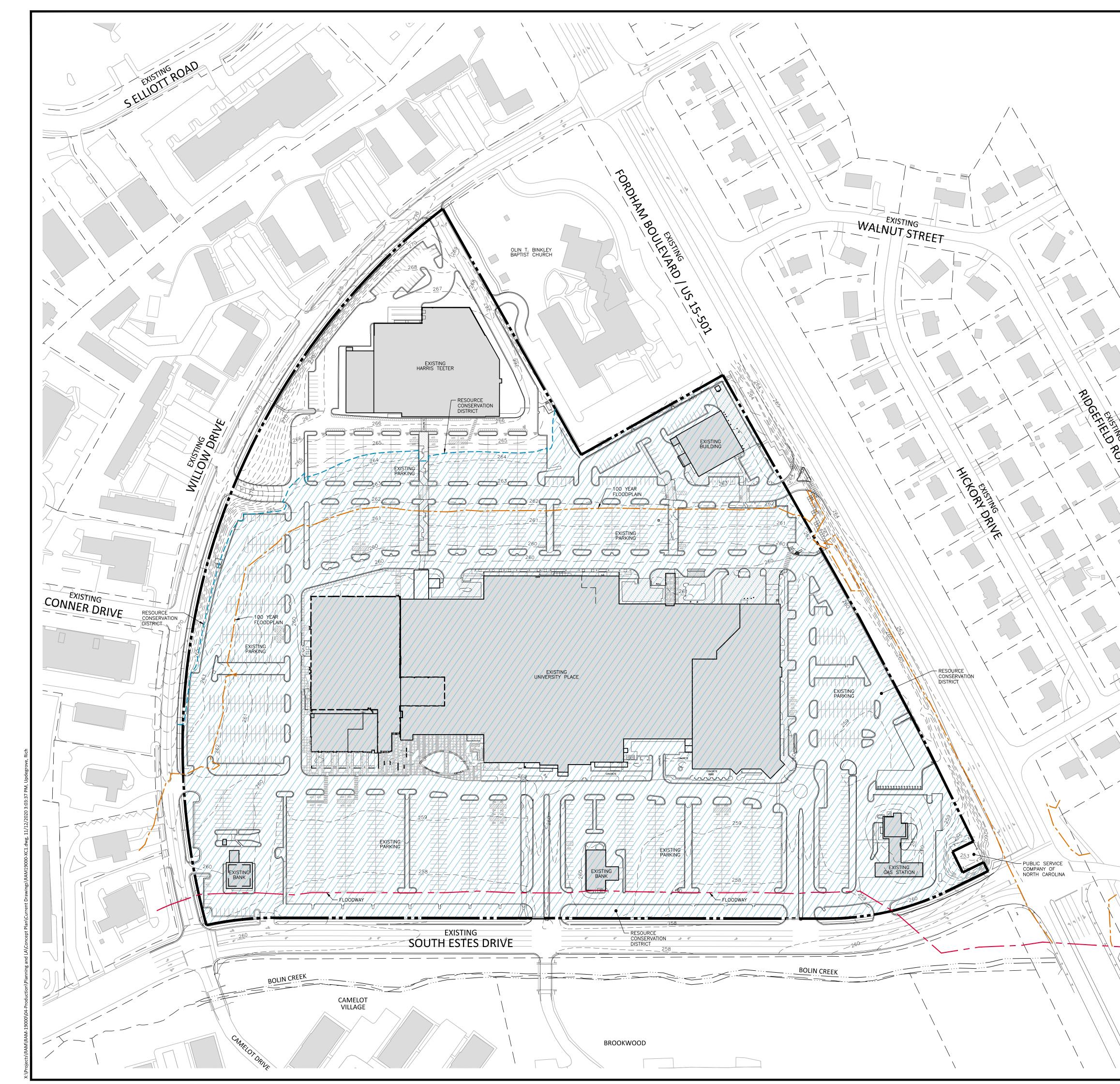
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#### PLAN INFORMATION

SHEET	
DATE	11. 15. 2019
SCALE	1"=200'
DRAWN BY	GLJ
CHECKED BY	WHD
FILENAME	RAM19000-AM1
PROJECT NO.	RAM-19000











SITE AREA (PIN 9799125797) **ZZZZ** RESOURCE CONSERVATION DISTRICT (RCD)

FLOODWAY



The John R. McAdams Company, Inc. 2905 Meridian Parkway Durham, NC 27713

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

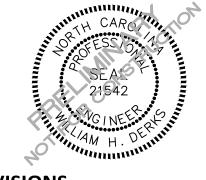
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#### CLIENT

RAM REALTY ADVISORS 127 W. WORTHINGTON AVENUE, SUITE 290 CHARLOTTE, NORTH CAROLINA 28203



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REVISIONS

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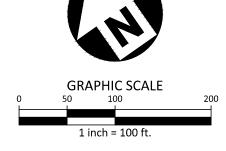
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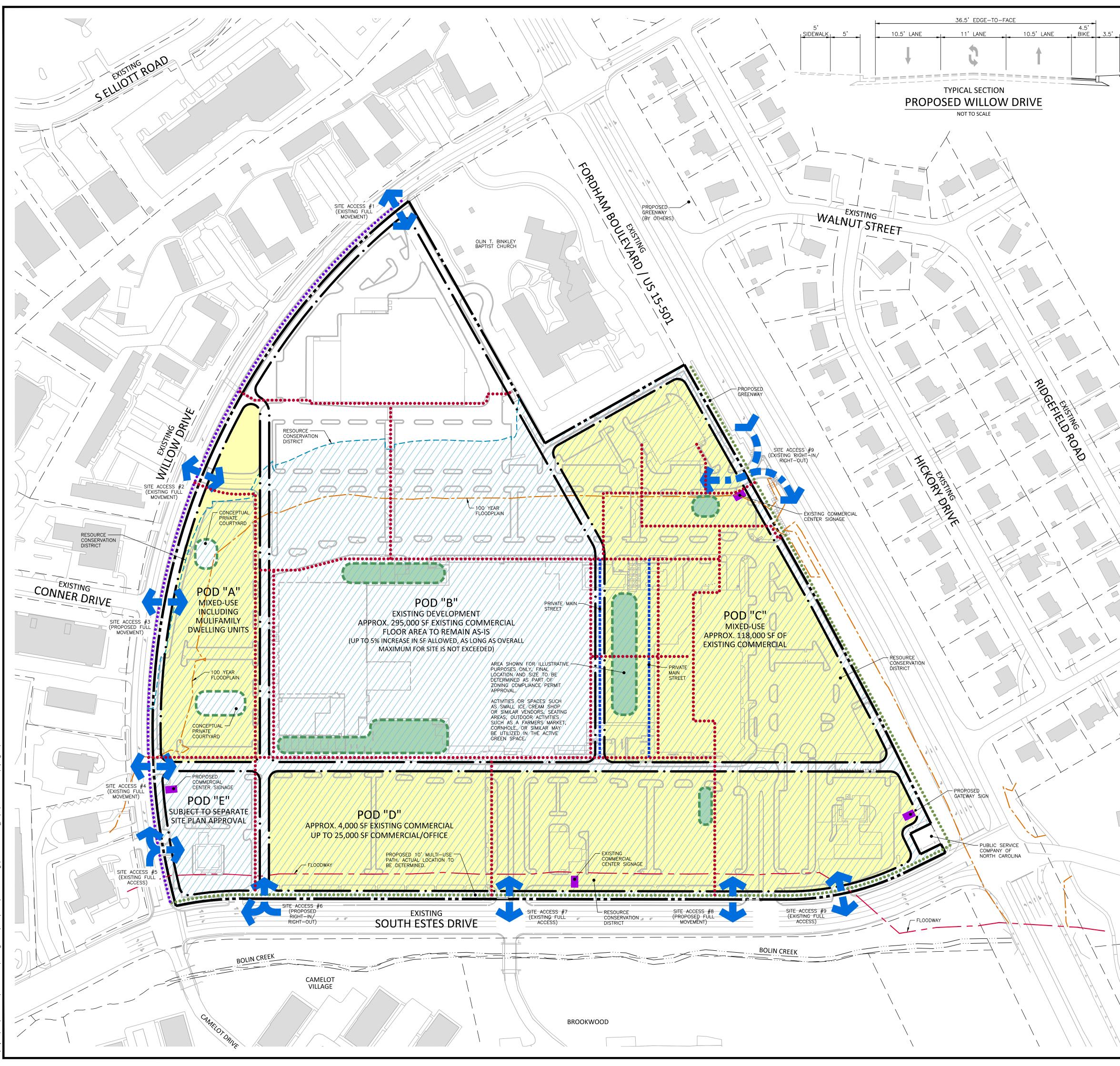
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PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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PARKING WILL MEET THE STANDARDS PROVIDED IN THE UNIVERSITY PLACE DESIGN STANDARDS.         IMPERVIOUS AREA         EXISTING IMPERVIOUS (MAXQ)       1,472,295 SF       77.9%         PROPOSED IMPERVIOUS (MAXQ)       1,472,295 SF       75.0%         SETBACKS					
PARKING WILL MEET THE STANDARDS PROVIDED IN THE UNIVERSITY PLACE DESIGN STANDARDS.         IMPERVIOUS AREA         EXISTING IMPERVIOUS (MAXQ)       1,472,295 SF       77.9%         PROPOSED IMPERVIOUS (MAXQ)       1,472,295 SF       75.0%         SETBACKS					
EXISTING IMPERVIOUS 1,472,295 SF 77.9% PROPOSED IMPERVIOUS (MAX) 1,417,682 SF 75.0% SETBACKS EXISTING SETBACKS 2 CONTRACT SETAT SET SET SET SET SET SETS SETA SET SETS SETA SET SETS SETA SET SETS SETA SETT SET SETA SET SETA SET SETS SETA SETT SET SETA SET SETT SET		ARDS PROVIDED IN	THE UNIVERSITY PL	ACE DESIGN STAND	ARDS.
EXISTING IMPERVIOUS 1,472,295 SF 77.9% PROPOSED IMPERVIOUS (MAX) 1,417,682 SF 75.0% SETBACKS EXISTING SETBACKS 2 CONTRACT SETAT SET SET SET SET SET SETS SETA SET SETS SETA SET SETS SETA SET SETS SETA SETT SET SETA SET SETA SET SETS SETA SETT SET SETA SET SETT SET					
EXITING SETRACKS		1,472,295 SF	77.9%		
EXISTING SETBACKS  FORDHAM BLVD  22  FORDHAM BLVD  22  WILLOW DR  23  WILLOW DR  24  X  X  X  X  X  X  X  X  X  X  X  X  X	PROPOSED IMPERVIOUS (MAX)	1,417,682 SF	75.0%		
FORDHAM BLVD         22'         Image: Constraint of the second s					
ESTES DR 22'		22'			
INTERIOR       8'       Image: Solar SCTEACK       9'         SOLAR SCTEACK       9'       Image: Solar SCTEACK       Image: Solar SCTEACK         PROPOSED SETBACKS       Image: Solar SCTEACK       Image: Solar SCTEACK       Image: Solar SCTEACK         PROPOSED SETBACKS VARY, FRONTAGE REQUIREMENTS VARY BY STREET. SEE UNIVERSITY PLACE DESIGN       Image: Solar SCTEACK       Image: Solar SCTEACK         BUILDING HEIGHT       Image: Solar SCTEACK       Image: Solar SCTEACK       Image: Solar SCTEACK       Image: Solar SCTEACK         BUILDING HEIGHT       Image: Solar SCTEACK       Image: Solar SCTEACK       Image: Solar SCTEACK       Image: Solar SCTEACK         SECONDARY       GO'       Image: Solar SCTEACK       Image: Solar SCTEACK       Image: Solar SCTEACK         SECONDARY       GO'       Image: Solar SCTEACK       Image: Solar SCTEACK       Image: Solar SCTEACK         SECONDARY       GO' TYPE D       Image: Solar SCTEACK       Image: Solar SCTEACK       Image: Solar SCTEACK         SECONDARY       GO' TYPE D       Image: Solar SCTEACK       Image: Solar SCTEACK       Image: Solar SCTEACK         FORDHAM BLVD       GO' TYPE D       Image: Solar SCTEACK       Image: Solar SCTEACK       Image: Solar SCTEACK         FORDHAM BLVD       GO' TYPE D       Image: Solar SCTEACK       Image: Solar SCTEACK       Image: Solar<	ESTES DR	22'			
SOLAR SETBACK 9' PROPOSED SETBACKS PROPOSED SETBACKS PROPOSED SETBACKS VARY, FRONTAGE REQUIREMENTS VARY BY STREET. SEE UNIVERSITY PLACE DESIGN STANDARDS. BUILDING HEIGHT ALLOWED HEIGHT(MAX) PROPOSED HEIGHT(MAX) POD A &C POD I I I I I I I I I I I I I I I I I I I					
PROPOSED SETBACKS VARY, FRONTAGE REQUIREMENTS VARY BY STREET. SEE UNIVERSITY PLACE DESIGN         STANDARDS.         BUILDING HEIGHT         ALLOWED HEIGHT (MAX)         PRIMARY       34'         SECONDARY       60'         PROPOSED BLIGHT (MAX)       POD A &C         PROPOSED HEIGHT (MAX)       POD A &C         SECONDARY       90' (7.STORY)         34' (3-STORY)       45' (3-STORY)         SECONDARY       90' (7.STORY)         SECONDARY       90' (7.STORY)         45' (3-STORY)       45' (3-STORY)         SECONDARY       90' (7.STORY)         VILLOW DR       30' - TYPE D         WILLOW DR       30' - TYPE D         ADJACENT TO CHURCH       20' - TYPE D         FORDHAM BLVD       0'         GOMPAR BLVD       0'         FRONTAGE REQUIREMENTS VARY PER STREET. SEE UNIVERSITY PLACE DESIGN STANDARDS.         TREE CANOPY COVERAGE       10'         MULTIFAMILY       30%       10'         MULTIFAMILY       30%       10'         MULTIFAMILY       30%       10' <td>SOLAR SETBACK</td> <td></td> <td></td> <td></td> <td></td>	SOLAR SETBACK				
BUILDING HEIGHT           ALLOWED HEIGHT (MAX)         I           PRIMARY         34'         I           SECONDARY         60'         I           PROPOSED HEIGHT (MAX)         POD A &C         POD I         I           PROPOSED HEIGHT (MAX)         POD A &C         POD I         I           PROPOSED HEIGHT (MAX)         POD A &C         POD I         I           PRIMARY         75' (5-STORY)         34' (3-STORY)         I         I           SECONDARY         90' (7-STORY)         45' (3-STORY)         I         I           SECONDARY         90' (7-STORY)         45' (3-STORY)         I         I           SECONDARY         90' (7-STORY)         45' (3-STORY)         I         I           SECONDARY         30' - TYPE D         I         I         I           FORDHAM BLVD         30' - TYPE D         I         I         I           PROPOSE DUFFERS         I         I         I         I           FORDHAM BLVD         0'         I         I         I           FORDED BUFFERS         I         I         I         I           FORDHAM BLVD         0'         I         I         I	PROPOSED SETBACKS VARY. FR	 ONTAGE REQUIREM	ENTS VARY BY STRE	EET. SEE UNIVERSITY	PLACE DESIGN
ALLOWED HEIGHT (MAX)       Image: SeconDary       Sa4'       Image: SeconDary       Sa4'         SECONDARY       60'       Image: SeconDary       POD A &C       POD D       Image: SeconDary       POD A &C       POD D       Image: SeconDary       POD A &C       POD D       Image: SeconDary       Image: SeconD	STANDARDS.				
PRIMARY         34'         Image: Constraint of the second	BUILDING HEIGHT			1	
SECONDARY         60'         Instant         Instant           PROPOSED HEIGHT (MAX)         POD A &C         POD D         Instant           PRIMARY         75' (S-STORY)         34' (3-STORY)         Instant           SECONDARY         90' (7-STORY)         45' (3-STORY)         Instant           SECONDARY         90' (7-STORY)         45' (3-STORY)         Instant           LANDSCAPE BUFFERS         Instant         Instant         Instant           EXISTING BUFFERS         30' - TYPE D         Instant         Instant           FORDHAM BLVD         30' - TYPE D         Instant         Instant           ADJACENT TO CHURCH         20' - TYPE D         Instant         Instant           ADJACENT TO CHURCH         20' - TYPE D         Instant         Instant           VILLOW DR         30' - TYPE D         Instant         Instant           ADJACENT TO CHURCH         20' - TYPE D         Instant         Instant           VILLOW DR         0'         Instant         Instant           WILLOW DR         0'         Instant         Instant           REQUIRED COVERAGE (MIN)         Instant         Instant           MULTIFAMILY         30%         Instant         Instant		34'			
PRIMARY         75' (5-STORY)         34' (3-STORY)	SECONDARY				
LANDSCAPE BUFFERS         EXISTING BUFFERS         EXISTING BUFFERS         FORDHAM BLVD       30' - TYPE D         ESTES DR       30' - TYPE D         MULLOW DR       30' - TYPE D         ADJACENT TO CHURCH       20' - TYPE D         PROPOSED BUFFERS					
EXISTING BUFFERSImage: constraint of the sector	SECONDARY	90' (7-STORY)	45' (3-STORY)		
FORDHAM BLVD         30' - TYPE D         Image: Constraint of the sector	LANDSCAPE BUFFERS				
ESTES DR30' - TYPE DImage: Constraint of the const		30' - TYPE D			
ADJACENT TO CHURCH20' TYPE DImage: Constraint of the constraint of t					
PROPOSED BUFFERSImage: constraint of the section of the					
ESTES DR0'Image: Constraint of the constraint of t	PROPOSED BUFFERS				
ADJACENT TO CHURCH10'IntermediateFRONTAGE REQUIREMENTS VARY PER STREET. SEE UNIVERSITY PLACE DESIGN STANDARDS.TREE CANOPY COVERAGEREQUIRED COVERAGE (MIN)MULTIFAMILY30%IntermediateCOMMERCIAL30%IntermediateOFFICE30%IntermediateMULTIFAMILY30%IntermediateOFFICE30%IntermediateMULTIFAMILY20%IntermediatePROPOSED COVERAGE (MIN)IntermediateMULTIFAMILY20%IntermediateOFFICE20%IntermediateOFFICE20%IntermediateOFFICE20%IntermediateMIXED USE20%IntermediateRECREATION AREAREQUIRED OUTDOOR AMENITY SPACERATIOREQUIRED OUTDOOR AMENITY SPACE0.04639.4 ACREQUIRED OUTDOOR AMENITY SPACEIntermediateREQUIRED OUTDOOR AMENITY SPACEIntermediateRATIOPROJECT AREAREQ. REC. SPACEREQUIRED OUTDOOR AMENITY SPACEIntermediateRATIOPROJECT AREAREQ. REC. SPACE					
FRONTAGE REQUIREMENTS VARY PER STREET. SEE UNIVERSITY PLACE DESIGN STANDARDS.         TREE CANOPY COVERAGE         REQUIRED COVERAGE (MIN)         MULTIFAMILY       30%					
REQUIRED COVERAGE (MIN)Image: Comparison of the comparison			UNIVERSITY PLACE	DESIGN STANDARD	S.
REQUIRED COVERAGE (MIN)Image: Comparison of the comparison					
COMMERCIAL30%IntermediateOFFICE30%IntermediateMIXED USE40%IntermediatePROPOSED COVERAGE (MIN)IntermediateMULTIFAMILY20%IntermediateCOMMERCIAL20%IntermediateOFFICE20%IntermediateOFFICE20%IntermediateMIXED USE20%IntermediateRECREATION AREA20%IntermediateREQUIRED OUTDOOR AMENITY SPACEREQUIRED OUTDOOR AMENITY SPACE0.04639.4 ACREQUIRED OUTDOOR AMENITY SPACE0.04639.4 AC1.81 acPROPOSED OUTDOOR AMENITY SPACERATIOPROPOSED OUTDOOR AMENITY SPACE0.04639.4 AC1.81 acPROPOSED OUTDOOR AMENITY SPACERATIOPROJECT AREAREQ. REC. SPACEREQUIRED OUTDOOR AMENITY SPACE0.04639.4 AC1.81 acPROPOSED OUTDOOR AMENITY SPACERATIOPROJECT AREAREQ. REC. SPACE	REQUIRED COVERAGE (MIN)				
OFFICE30%IntermediateIntermediateMIXED USE40%IntermediateIntermediatePROPOSED COVERAGE (MIN)IntermediateIntermediateMULTIFAMILY20%IntermediateIntermediateCOMMERCIAL20%IntermediateIntermediateOFFICE20%IntermediateIntermediateOFFICE20%IntermediateIntermediateMIXED USE20%IntermediateIntermediateRECREATION AREAREQUIRED OUTDOOR AMENITY SPACENationRATIOPROJECT AREAREQUIRED OUTDOOR AMENITY SPACE0.04639.4 AC1.81 acPROPOSED OUTDOOR AMENITY SPACERATIOPROJECT AREAREQUIRED OUTDOOR AMENITY SPACE0.04639.4 AC1.81 acPROPOSED OUTDOOR AMENITY SPACERATIOPROJECT AREAREQ. REC. SPACERATIOPROJECT AREAREQ. REC. SPACERATIOPROJECT AREA					
PROPOSED COVERAGE (MIN)         Image: Constant of the second of the	OFFICE	30%			
MULTIFAMILY20%Image: Constraint of the second		40%			
OFFICE         20%         Instance         Instance           MIXED USE         20%         Instance         Instance           RECREATION AREA           REQUIRED OUTDOOR AMENITY SPACE         Instance           REQUIRED OUTDOOR AMENITY SPACE         RATIO         PROJECT AREA         REQ. REC. SPACE           REQUIRED OUTDOOR AMENITY SPACE         0.046         39.4 AC         1.81 ac           PROPOSED OUTDOOR AMENITY SPACE         RATIO         PROJECT AREA         REQ. REC. SPACE	MULTIFAMILY				
RECREATION AREA         REQUIRED OUTDOOR AMENITY SPACE         REQUIRED OUTDOOR AMENITY SPACE       RATIO         PROPOSED OUTDOOR AMENITY SPACE       0.046         SPROPOSED OUTDOOR AMENITY SPACE       1.81 ac         RATIO       PROJECT AREA         REQUIRED OUTDOOR AMENITY SPACE       RATIO         REQUERED OUTDOOR AMENITY SPACE       RATIO					
REQUIRED OUTDOOR AMENITY SPACERATIOPROJECT AREAREQ. REC. SPACEREQUIRED OUTDOOR AMENITY SPACE0.04639.4 AC1.81 acPROPOSED OUTDOOR AMENITY SPACERATIOPROJECT AREAREQ. REC. SPACE					
RATIOPROJECT AREAREQ. REC. SPACEREQUIRED OUTDOOR AMENITY SPACE0.04639.4 AC1.81 acPROPOSED OUTDOOR AMENITY SPACERATIOPROJECT AREAREQ. REC. SPACE	RECREATION AREA				
REQUIRED OUTDOOR AMENITY SPACE     0.046     39.4 AC     1.81 ac       PROPOSED OUTDOOR AMENITY SPACE     Image: colored co	REQUIRED OUTDOOR AMENITY	SPACE	RATIO		REO REC SDACE
RATIO PROJECT AREA REQ. REC. SPACE					
	PROPOSED OUTDOOR AMENITY	SPACE	RATIO	PROJECT ARFA	REQ. REC. SPACE
*OUTDOOR AMENITY SPACE TO BE PROVIDED THROUGH A COMBINATION OF INTERNAL GREENS, PLAZAS			0.046	39.4 AC	1.81 ac*
	LEGEND	)			
LEGEND		<b>–</b> (PIN 9799125797)			
SITE AREA (PIN 9799125797)			,		
SITE AREA (PIN 9799125797)					
SITE AREA (PIN 9799125797) RESOURCE CONSERVATION DISTRICT (RCD) 100 YEAR FLOODPLAIN					
SITE AREA (PIN 9799125797) RESOURCE CONSERVATION DISTRICT (RCD) 100 YEAR FLOODPLAIN FLOODWAY					
SITE AREA (PIN 9799125797) RESOURCE CONSERVATION DISTRICT (RCD) 100 YEAR FLOODPLAIN FLOODWAY DEVELOPMENT POD					
SITE AREA (PIN 9799125797) RESOURCE CONSERVATION DISTRICT (RCD) 100 YEAR FLOODPLAIN FLOODWAY DEVELOPMENT POD FUTURE GREENWAY / MULTI-USE PATH			NECTIVITY*		
SITE AREA (PIN 9799125797) RESOURCE CONSERVATION DISTRICT (RCD) 100 YEAR FLOODPLAIN FLOODWAY DEVELOPMENT POD FUTURE GREENWAY / MULTI-USE PATH INTERNAL PEDESTRIAN CONNECTIVITY*					
SITE AREA (PIN 9799125797) RESOURCE CONSERVATION DISTRICT (RCD) 100 YEAR FLOODPLAIN FLOODWAY DEVELOPMENT POD FUTURE GREENWAY / MULTI-USE PATH INTERNAL PEDESTRIAN CONNECTIVITY* 5' SIDEWALK					
SITE AREA (PIN 9799125797) RESOURCE CONSERVATION DISTRICT (RCD) 100 YEAR FLOODPLAIN FLOODWAY DEVELOPMENT POD FUTURE GREENWAY / MULTI-USE PATH INTERNAL PEDESTRIAN CONNECTIVITY* 5' SIDEWALK PRIVATE MAIN STREET	PLAZA / OU	ITDOOR AMENITY	SPACE		
SITE AREA (PIN 9799125797) RESOURCE CONSERVATION DISTRICT (RCD) 100 YEAR FLOODPLAIN FLOODWAY DEVELOPMENT POD FUTURE GREENWAY / MULTI-USE PATH INTERNAL PEDESTRIAN CONNECTIVITY* 5' SIDEWALK	CONCEPTU	AL PRIVATE COUR	TYARD		
SITE AREA (PIN 9799125797) RESOURCE CONSERVATION DISTRICT (RCD) 100 YEAR FLOODPLAIN FLOODWAY DEVELOPMENT POD FUTURE GREENWAY / MULTI-USE PATH INTERNAL PEDESTRIAN CONNECTIVITY* 5' SIDEWALK PRIVATE MAIN STREET					
SITE AREA (PIN 9799125797) RESOURCE CONSERVATION DISTRICT (RCD) 100 YEAR FLOODPLAIN FLOODWAY DEVELOPMENT POD FUTURE GREENWAY / MULTI-USE PATH INTERNAL PEDESTRIAN CONNECTIVITY* 5' SIDEWALK PRIVATE MAIN STREET PLAZA / OUTDOOR AMENITY SPACE CONCEPTUAL PRIVATE COURTYARD					
SITE AREA (PIN 9799125797) RESOURCE CONSERVATION DISTRICT (RCD) 100 YEAR FLOODPLAIN FLOODWAY DEVELOPMENT POD FUTURE GREENWAY / MULTI-USE PATH INTERNAL PEDESTRIAN CONNECTIVITY* 5' SIDEWALK PRIVATE MAIN STREET PLAZA / OUTDOOR AMENITY SPACE CONCEPTUAL PRIVATE COURTYARD SITE ACCESS				_	
SITE AREA (PIN 9799125797) RESOURCE CONSERVATION DISTRICT (RCD) 100 YEAR FLOODPLAIN FLOODWAY DEVELOPMENT POD FUTURE GREENWAY / MULTI-USE PATH INTERNAL PEDESTRIAN CONNECTIVITY* 5' SIDEWALK PRIVATE MAIN STREET PLAZA / OUTDOOR AMENITY SPACE CONCEPTUAL PRIVATE COURTYARD					
SITE AREA (PIN 9799125797) RESOURCE CONSERVATION DISTRICT (RCD) 100 YEAR FLOODPLAIN FLOODWAY DEVELOPMENT POD FUTURE GREENWAY / MULTI-USE PATH INTERNAL PEDESTRIAN CONNECTIVITY* 5' SIDEWALK PRIVATE MAIN STREET PLAZA / OUTDOOR AMENITY SPACE CONCEPTUAL PRIVATE COURTYARD SITE ACCESS * INTERNAL PEDESTRIAN CONNECTIVITY IS					
SITE AREA (PIN 9799125797) RESOURCE CONSERVATION DISTRICT (RCD) 100 YEAR FLOODPLAIN FLOODWAY DEVELOPMENT POD FUTURE GREENWAY / MULTI-USE PATH INTERNAL PEDESTRIAN CONNECTIVITY* 5' SIDEWALK PRIVATE MAIN STREET PLAZA / OUTDOOR AMENITY SPACE CONCEPTUAL PRIVATE COURTYARD SITE ACCESS * INTERNAL PEDESTRIAN CONNECTIVITY IS					7
SITE AREA (PIN 9799125797) RESOURCE CONSERVATION DISTRICT (RCD) 100 YEAR FLOODPLAIN FLOODWAY DEVELOPMENT POD FUTURE GREENWAY / MULTI-USE PATH INTERNAL PEDESTRIAN CONNECTIVITY* 5' SIDEWALK PRIVATE MAIN STREET PLAZA / OUTDOOR AMENITY SPACE CONCEPTUAL PRIVATE COURTYARD SITE ACCESS * INTERNAL PEDESTRIAN CONNECTIVITY IS					

DAMS Adams Company, Inc. eridian Parkway am, NC 27713 919. 361. 5000 19. 361. 2269 umber: C-0293 cadamsco.com ORS TON AVENUE, SUITE 290 I CAROLINA 28203



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TOWN COMMENTS

#### MATION

PROPOSED SITE PLAN				
SHEET				
DATE	11. 15. 2019			
SCALE	1"=100'			
DRAWN BY	GLJ			
CHECKED BY	WHD			
ILENAME	RAM19000-S1			
PROJECT NO.	RAM-19000			

C2.00

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

**GRAPHIC SCALE** 

100

1 inch = 100 f