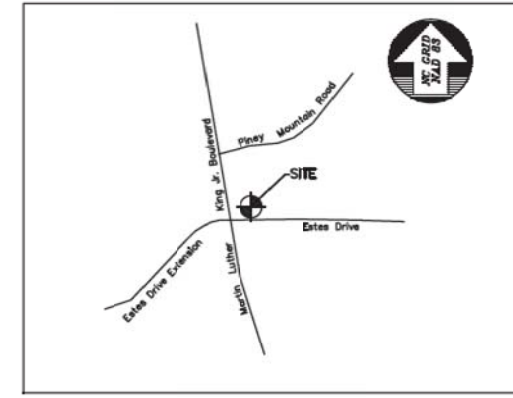


CONCEPT PLAN DRAWINGS

FOR

CAROLINA FLATS @ ESTES

CHAPEL HILL, NORTH CAROLINA



VICINITY MAP
N15

DRAWING LIST

SHEET	DRAWING TITLE
01	COVER SHEET
02	AREA (NOTIFICATION) MAP
03	AERIAL
04	EXISTING CONDITIONS
05	CONTEXT #1
06	CONTEXT #2
07	CAROLINA FLATS @ ESTES, CONCEPT PLAN W/FUTURE UNC
08	CAROLINA FLATS - IN CONTEXT
09	BUILDING FORM IN OUTLINE

BALLENTINE ASSOCIATES, P.A.
 221 PROVIDENCE ROAD, CHAPEL HILL, N.C. 27514
 (919) 929-0481 (919) 459-4789
 LICENSED PROFESSIONAL ENGINEER
 LICENSE NO. 24505
 NORTH CAROLINA
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PROFESSIONAL SEAL
 GEORGE J. RETSCHE, ENGINEER
 LICENSE NO. 029127
 NORTH CAROLINA

NOT FOR CONSTRUCTION
 029127
 ENGINEER
 GEORGE J. RETSCHE
 NORTH CAROLINA

DATE	REVISIONS
12 MAR 12	CONCEPT UPDATED


OWNER INFORMATION
PROGRESSIVE CAPITAL GROUP, LLC
 545 DEANEY AVENUE
 BLDG. #9
 ORLANDO, FL 32801
OWNER'S REPRESENTATIVE:
 RUSS GREER
 PH. (407) 846-3670
 FAX (407) 426-7282
 EMAIL: rgreer@progressivecapital.com

DATE	ISSUED
15 FEB 12	CONCEPT PLANS
12 MAR 12	CDC

CAROLINA FLATS @ ESTES
 CHAPEL HILL, NC
CONCEPT PLAN DRAWINGS

JOB NUMBER: 111015.00
DATE: 15 FEB 12
SCALE: AS SHOWN
DRAWN BY: MH
REVIEWED BY: GJR

SHEET
01

CIVIL ENGINEER:

BALLENTINE ASSOCIATES, P.A.
 221 PROVIDENCE ROAD, CHAPEL HILL, N.C. 27514
 (919) 929-0481 (919) 459-4789

PLANNER / LANDSCAPE ARCHITECT:

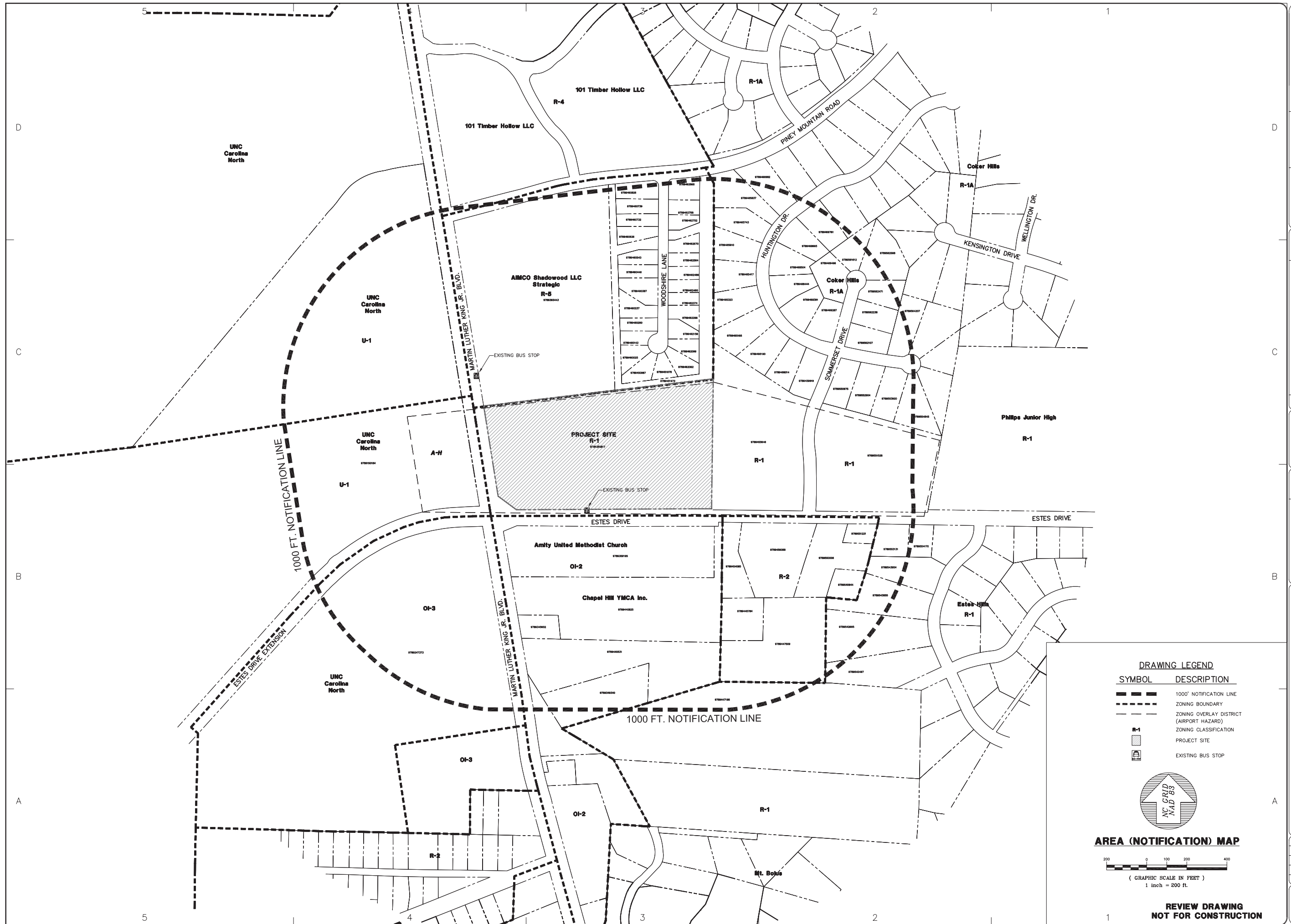
THE DESIGN RESPONSE
 1616 EVANS ROAD, SUITE 205
 CARY, NC 27513
 (919) 678-8050 Fax (919) 678-6150

ARCHITECT:

J DAVIS ARCHITECTS
 510 GLENWOOD AVE., SUITE 201 | RALEIGH, NC 27603 | TEL 919.835.1500 | FAX 919.835.1510

REVIEW DRAWING
NOT FOR CONSTRUCTION

N:\Projects\111015_00 Estes Apartments\DWG\BA-Moore\Plan\0001-Area Map-Estes.dwg, 2/14/2012 11:59:24 AM, rmbaob



DRAWING LEGEND

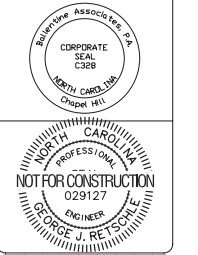
SYMBOL	DESCRIPTION
--- ---	1000' NOTIFICATION LINE
- - - - -	ZONING BOUNDARY
- . - . -	ZONING OVERLAY DISTRICT (AIRPORT HAZARD)
R-1	ZONING CLASSIFICATION
[Shaded Box]	PROJECT SITE
[Bus Stop Icon]	EXISTING BUS STOP

AREA (NOTIFICATION) MAP

(GRAPHIC SCALE IN FEET)
1 inch = 200 ft.

**REVIEW DRAWING
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BALLENTINE ASSOCIATES, P.A.
 REGISTERED PROFESSIONAL ENGINEER
 1919 929 - 0461
 4799 W. STATE STREET, SUITE 200
 CHAPEL HILL, NC 27517
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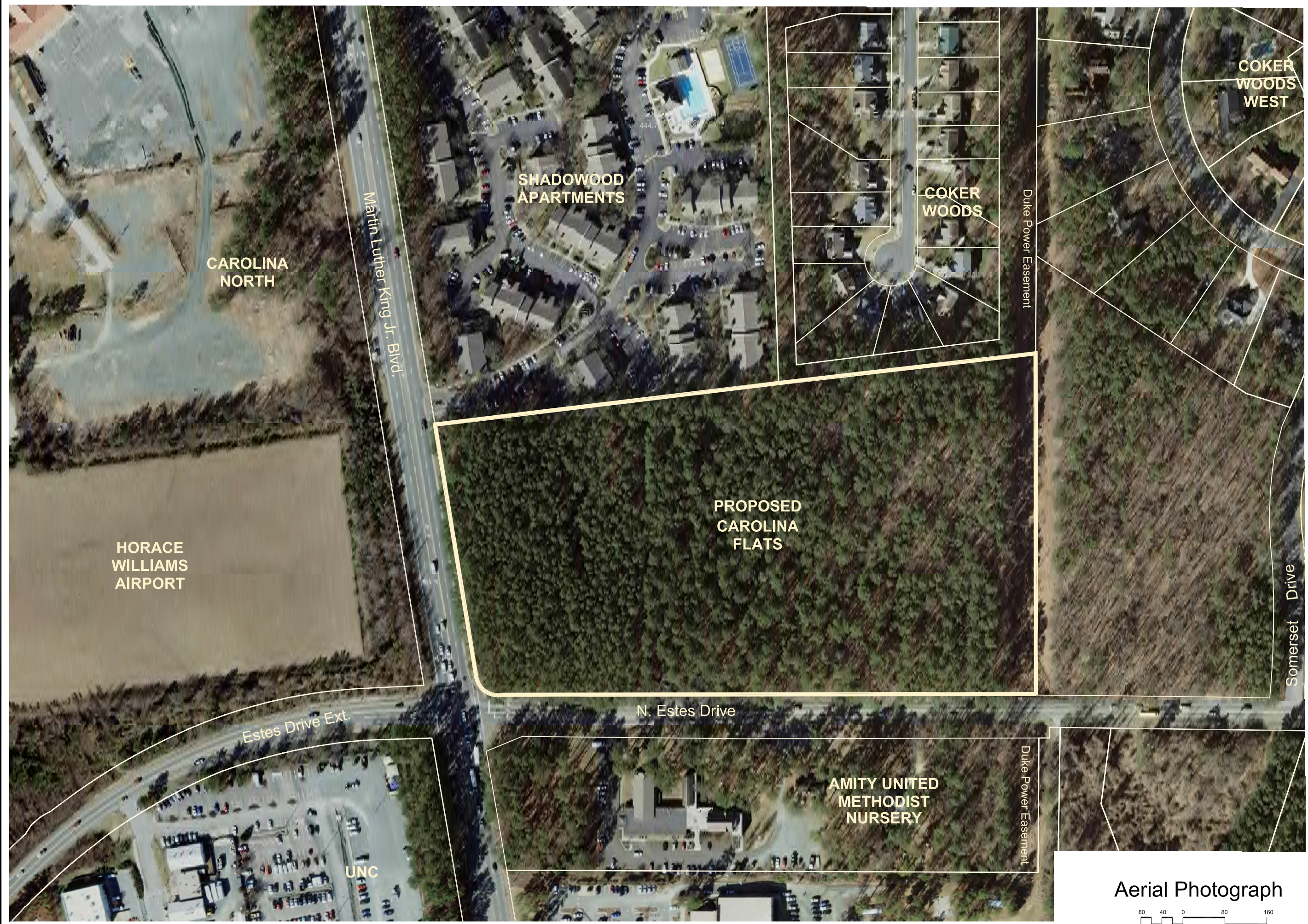
DATE	REVISIONS

OWNER INFORMATION
 PROGRESSIVE CAPITAL GROUP, LLC
 545 DELANEY AVENUE
 BLDG. #9
 ORLANDO, FL 32801
OWNERS REPRESENTATIVE:
 RUSS GREER
 PH. (407) 849-3670
 FAX (407) 426-7282
 EMAIL: rgreer@progressivecapital.org

ISSUED	DATE
CONCEPT PLANS	15 FEB 12

CAROLINA FLATS @ ESTES
 CHAPEL HILL, NC
CONCEPT PLAN DRAWINGS

JOB NUMBER: 111015.00
DATE: 15 FEB 12
SCALE: AS SHOWN
DRAWN BY: MN
REVIEWED BY: GJR
SHEET 02



1616 Evans Road, Suite 205
 Cary, NC 27513
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NORTH

Carolina Flats @ Estes

Chapel Hill, North Carolina

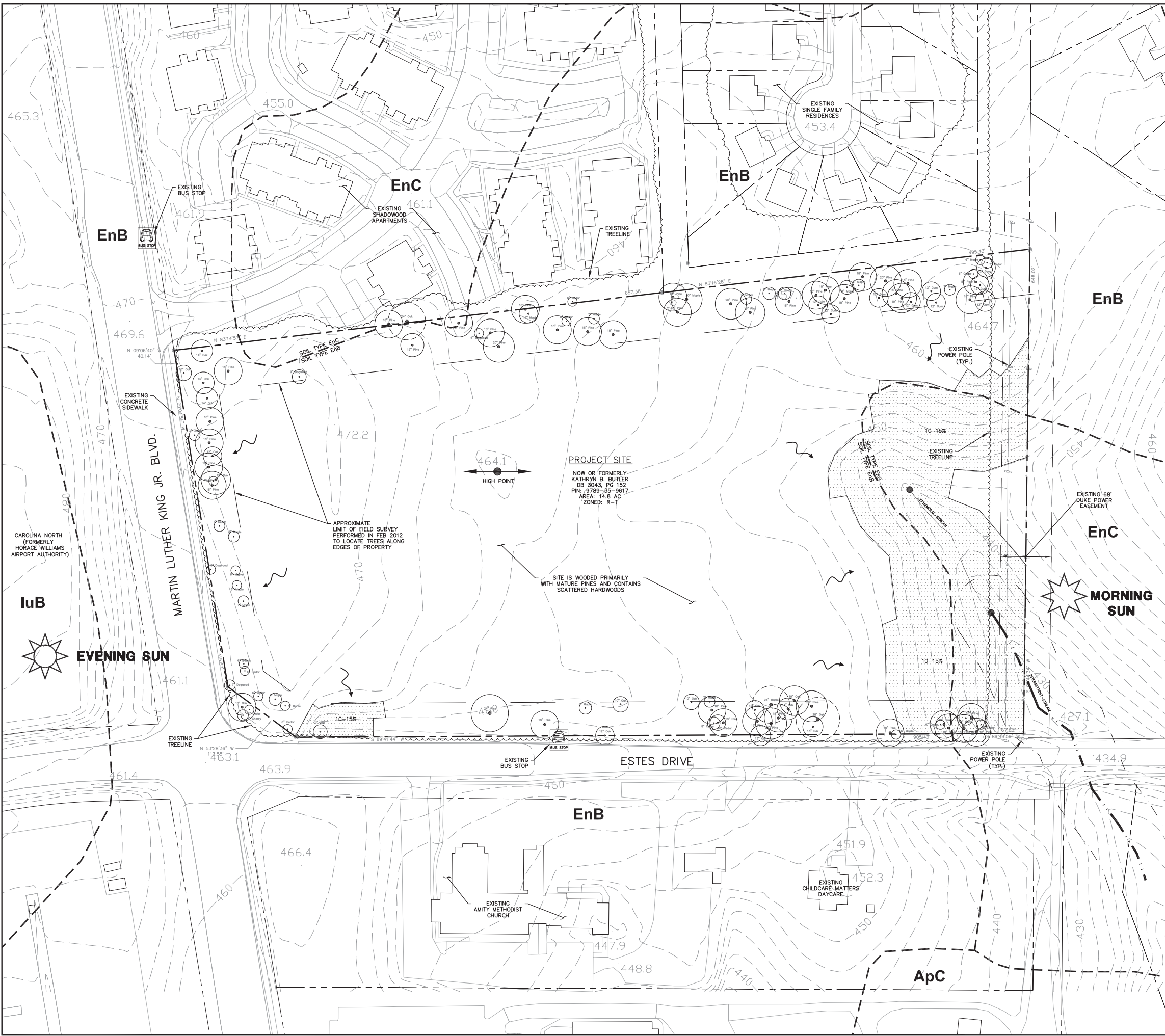
Concept Plan Drawing

DATE:	REVISION:
DATE:	2-15-12
SCALE:	1"=80'
DRAWN BY:	EJK
JOB NO.:	063-001
SHEET NO.	

03

Aerial Photograph





NOTES

- A FIELD SURVEY WAS PERFORMED BY BALLENTINE ASSOCIATES TO LOCATE THE PROPERTY BOUNDARY, TO LOCATE THE EXISTING TREELINES ALONG THE ROAD FRONTS, AND TO LOCATE RARE AND SPECIMEN TREES WITHIN APPROXIMATELY 40' OF THE PROPERTY LINES ALONG THE ROAD FRONTS AND ADJACENT TO EXISTING DEVELOPMENT TO THE NORTH.
- ALL INFORMATION SHOWN ON THIS DRAWING OTHER THAN AS DESCRIBED ABOVE, IS BASED ON CHAPEL HILL AND ORANGE COUNTY GIS DATA.

LEGEND

- 453.4 SPOT GRADE
- ☉ POWER POLE
- PROPERTY CORNER
- OVERHEAD POWER LINE
- - - PROPERTY LINE
- - - EASEMENT LINE
- - - SURVEY LIMITS
- ~ STORM DRAINAGE FLOW
- Wx0 SOIL TYPES
- Enc SOIL TYPES
- WIC2 SOIL TYPES
- Existing Tree Line (dashed)

SLOPE LEGEND

- SLOPES LESS THAN 10% (stippled pattern)
- SLOPES BETWEEN 10% AND 15% (cross-hatched pattern)

SPECIMEN AND RARE TREE LEGEND

- RARE TREE SHOWING CRITICAL ROOT ZONE (dashed circle)
- SPECIMEN TREE SHOWING CRITICAL ROOT ZONE (solid circle)

EXISTING CONDITIONS

NC CR 17 AND 63

1" = 60' FT

REVIEW DRAWING NOT FOR CONSTRUCTION

BALLENTINE ASSOCIATES, P.A.
 PROFESSIONAL ASSOCIATION OF ARCHITECTS
 1919 767 0461
 1919 767 0461
 1919 767 0461
 1919 767 0461

CORPORATE SEAL CODE
 NORTH CAROLINA
 CHAPEL HILL

NORTH CAROLINA PROFESSIONAL ENGINEER
 NOT FOR CONSTRUCTION
 029127
 GEORGE J. PETSCHE

DATE	REVISIONS	NUM	DATE	ISSUED
			15 FEB 12	CONCEPT PLANS

OWNER INFORMATION
 PROGRESSIVE CAPITAL GROUP, LLC
 545 DELANEY AVENUE
 BLDG. #9
 ORLANDO, FL 32801
 OWNERS REPRESENTATIVE:
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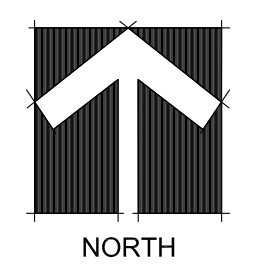
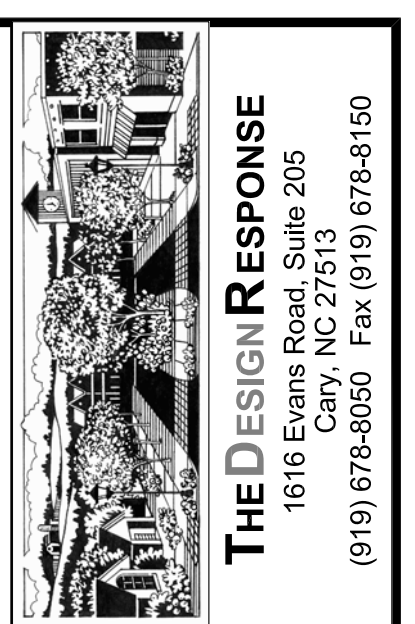
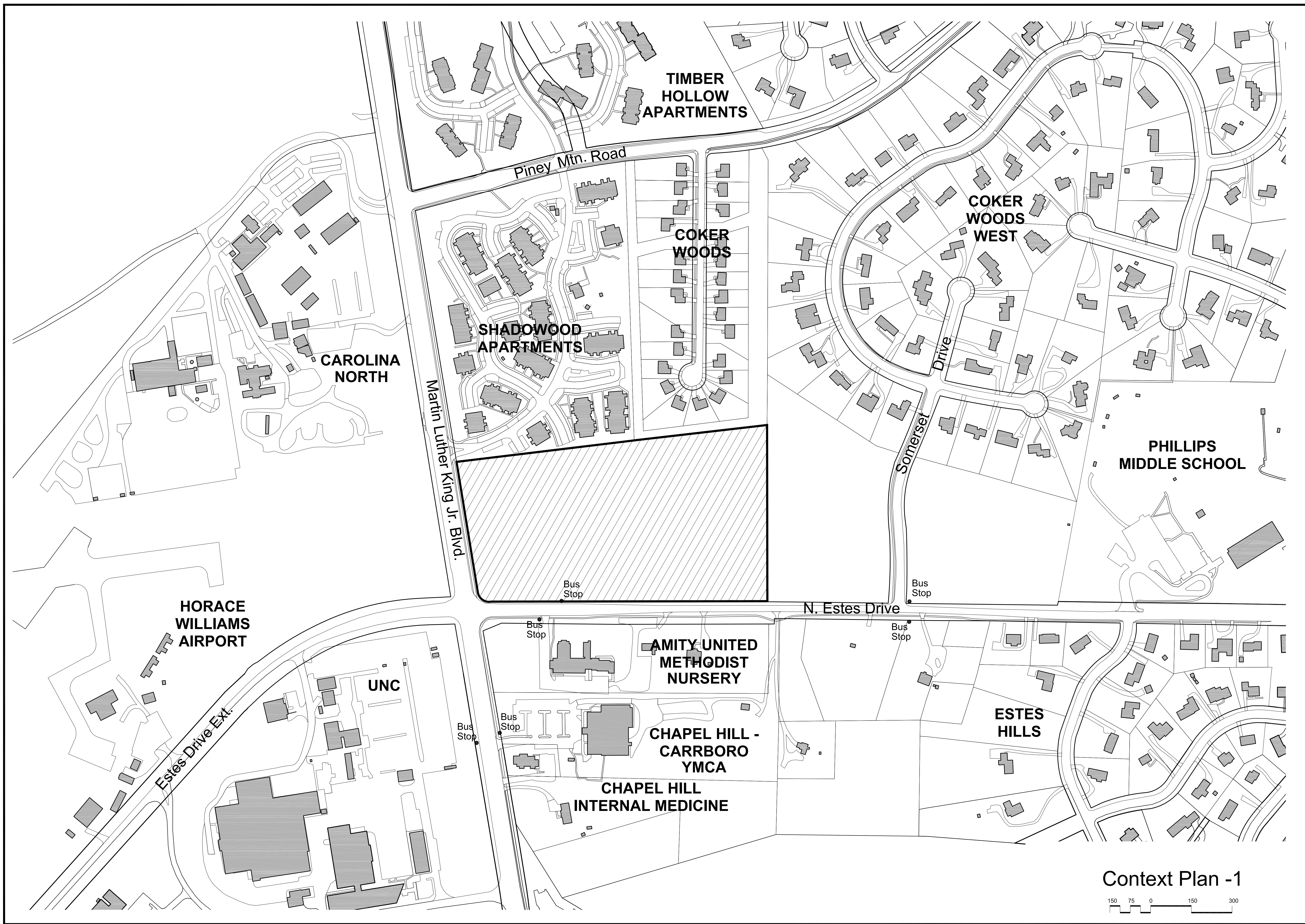
CAROLINA FLATS @ ESTES
 CHAPEL HILL, NC

CONCEPT PLAN DRAWINGS

JOB NUMBER: 111015.00
 DATE: 15 FEB 12
 SCALE: AS SHOWN
 DRAWN BY: MN
 REVIEWED BY: GJR

SHEET 04

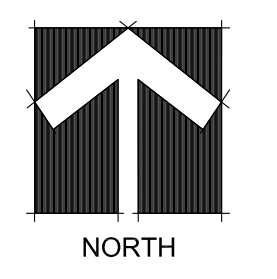
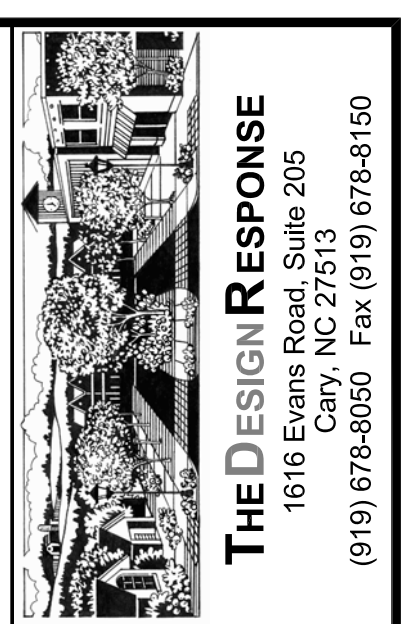
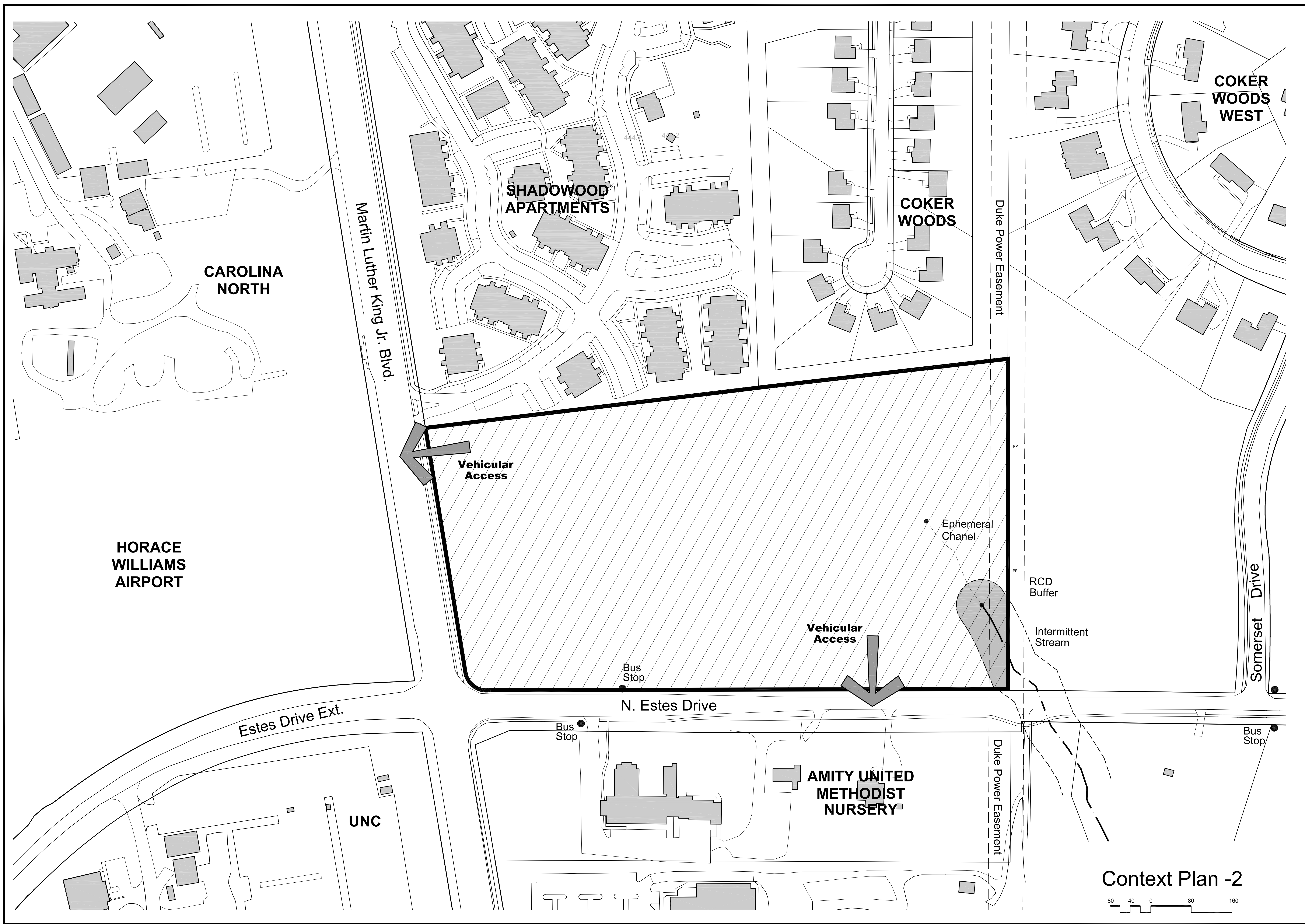
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Carolina Flats @ Estes
 Chapel Hill, North Carolina
 Concept Plan Drawing

DATE:	REVISION:
DATE: 2-15-12	
SCALE: 1"=150'	
DRAWN BY: EJK	
JOB NO.: 063-001	
SHEET NO.	
05	
OF 9 SHEETS	

Context Plan -1
 150 75 0 150 300



Carolina Flats @ Estes

Chapel Hill, North Carolina

Concept Plan Drawing

DATE:	REVISION:
DATE: 2-15-12	
SCALE: 1"=80'	
DRAWN BY: EJK	
JOB NO.: 063-001	
SHEET NO.	
06	
OF 9 SHEETS	

Context Plan -2

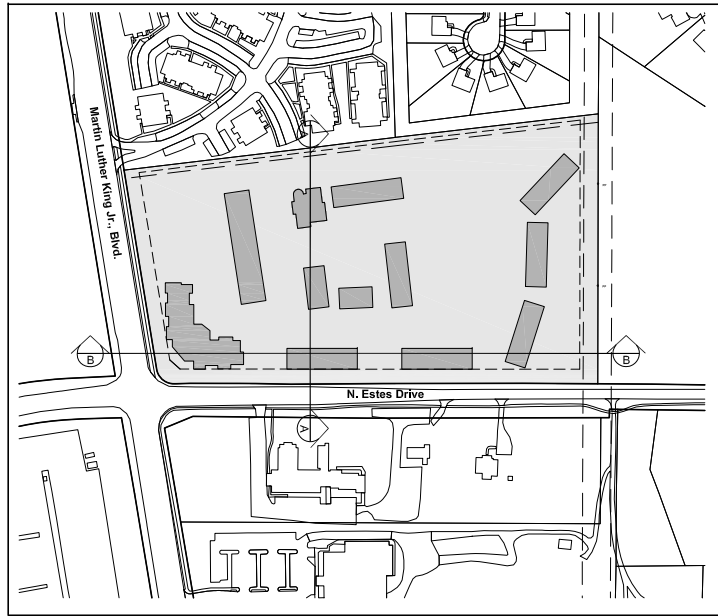


Carolina Flats at Estes
 Chapel Hill, North Carolina
 Concept Plan w/ Future UNC

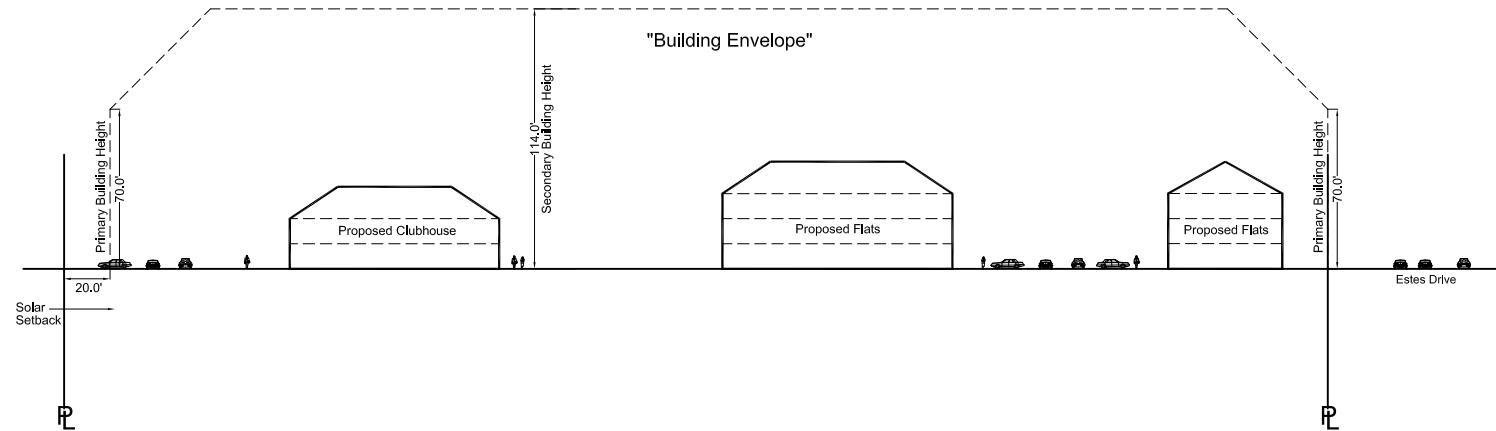
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SHEET NO.	

1

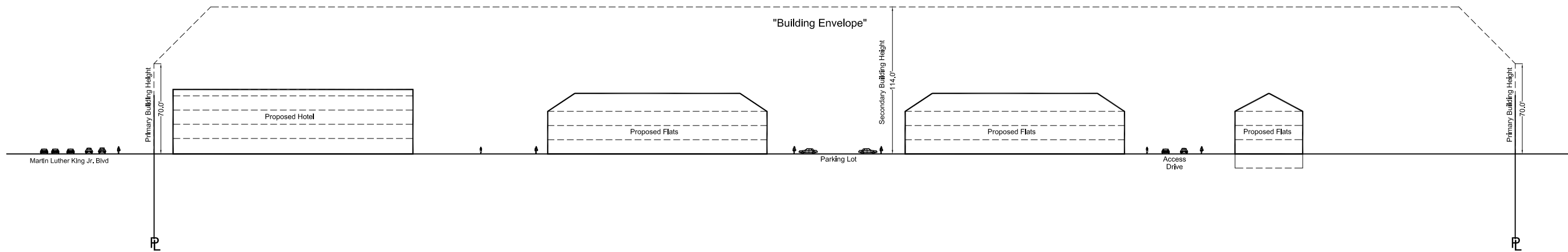




Key Map

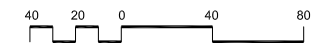


A Elevation Outline
- Looking East (From MLK Blvd.)



B Elevation Outline
- Looking North (From Estes Drive)

Building Form in Outline



Carolina Flats @ Estes
Chapel Hill, North Carolina
Concept Plan Drawing

DATE:	REVISION:
2-15-12	
1"=40'	
EJK	
063-001	