

**McADAMS**

The John R. McAdams Company, Inc.  
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Durham, NC 27713

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**CONTACT**

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**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**

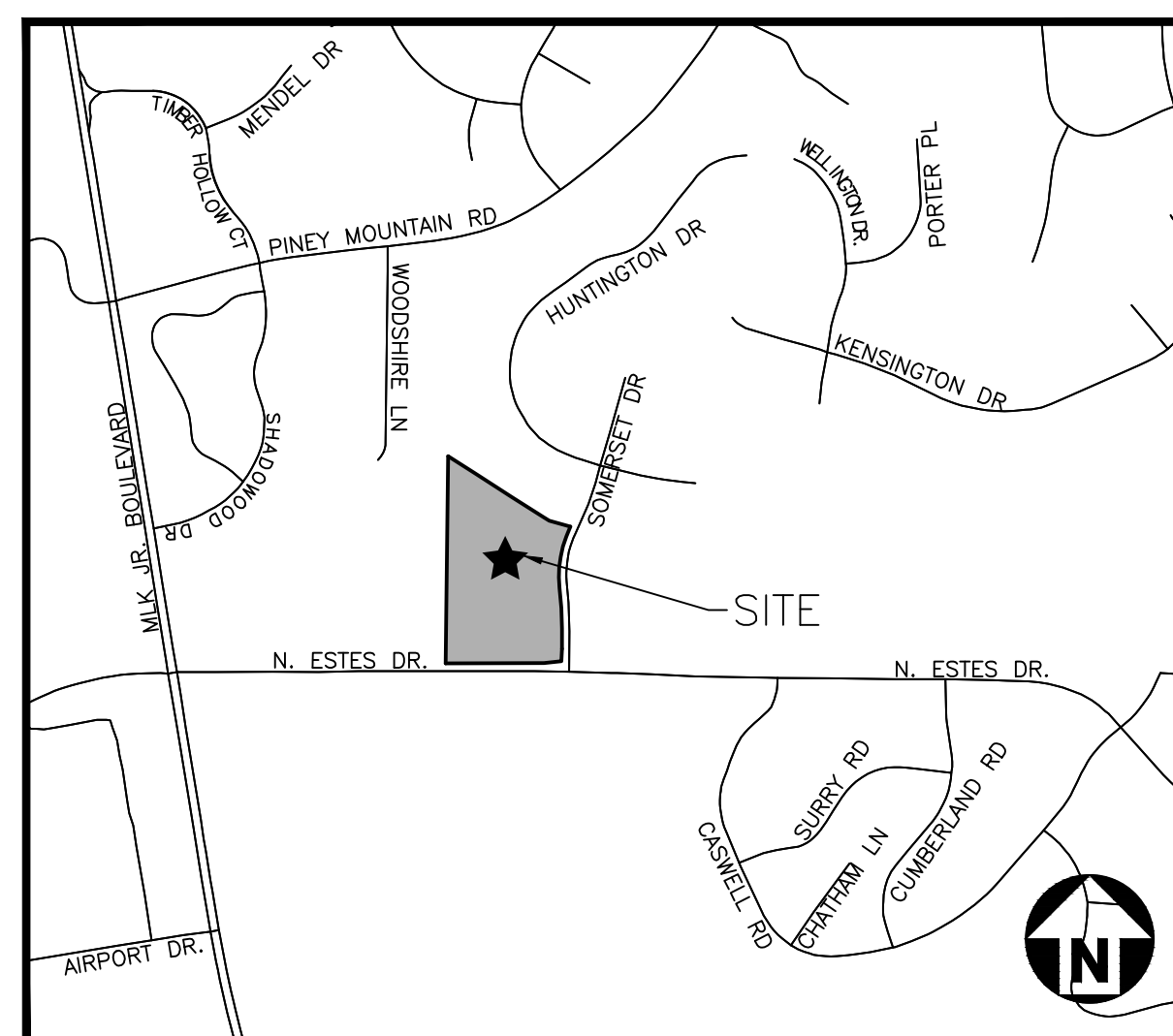
PIN	9789455646
SITE AREA	319,365 SF / 7.33 AC
GROSS LAND AREA	319,365 SF + 10%(319,365 SF) = 351,302 SF / 8.06 AC
ZONING	EXISTING R-1 PROPOSED R-5
RIVER BASIN	CAPE FEAR
WATERSHED	JORDAN LAKE
WATERSHED PROTECTION	UNPROTECTED
EXISTING USE	VACANT
PROPOSED USE	RESIDENTIAL
IMPERVIOUS	EXISTING 0.00 AC (00.0%) 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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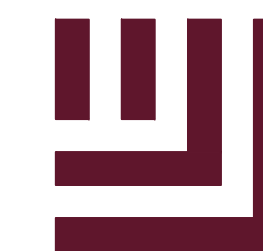
**VICINITY MAP**  
N.T.S.

**REVISIONS**

NO. DATE

**CONCEPT PLAN DRAWINGS FOR:**

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



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**710 N ESTES TOWNHOMES**

710 N ESTES DR.  
CHAPEL HILL, NORTH CAROLINA

**REVISIONS**

NO. DATE

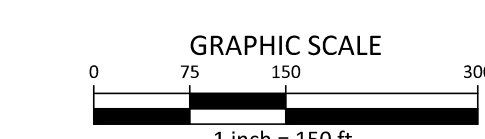
**PLAN INFORMATION**

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**

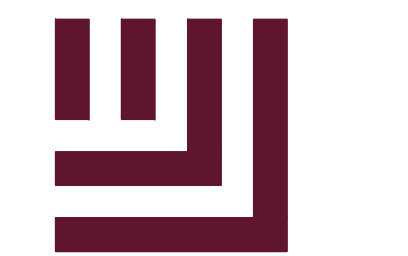


SEE SHEET C0.00 FOR ALL PROJECT, SITE,  
GRADING, STORM DRAINAGE AND UTILITY  
NOTES

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

M:\Projects\LKD21001\04-Production\Engineering\Construction\Drawings\1 - Concept Plan\Drawings\LKD21001-AM1.dwg, 8/23/2021 5:07:50 PM, Trowbridge, 6069



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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

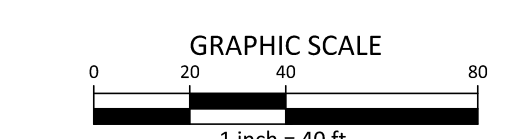
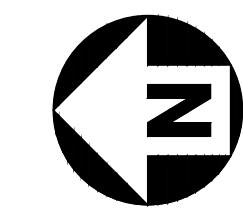
EXISTING CONDITIONS

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

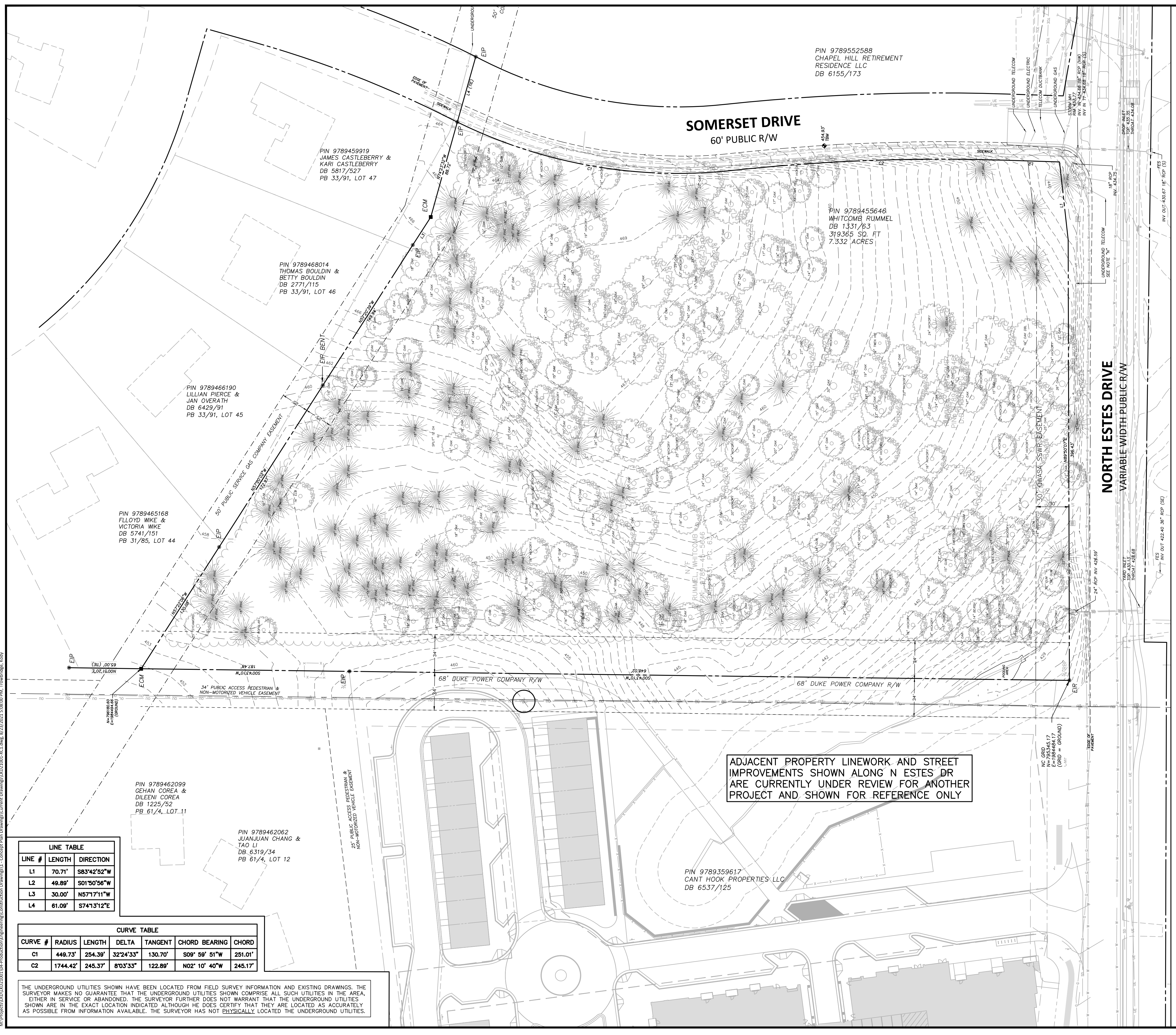
1. THIS EXISTING CONDITIONS SURVEY WAS COMPLETED ON OCTOBER 8, 2020.
2. BEARINGS AND COORDINATES SHOWN ON THE PLAT ARE BASED ON NORTH CAROLINA STATE PLANE GRID NAD 83 (2001) ADJUSTMENT UNLESS NOTED OTHERWISE.
3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS NOTED OTHERWISE.
4. VERTICAL DATUM IS NAVD 88 BASED ON NCGS BARCLAY AND STAKE LOCATED ON THE WEST SIDE OF SOMERSET DR. LABELED "SPK ELEV 455.11".
5. AREAS SHOWN ON THIS MAP COMPUTED BY THE COORDINATE METHOD.
6. PROPERTY OWNER INFORMATION OBTAINED FROM ORANGE COUNTY GIS.
7. 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.



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



PIN 9789552588  
CHAPEL HILL RETIREMENT  
RESIDENCE LLC  
DB 6155/173

PIN 9789455646  
WHITCOMB RUMMEL  
DB 1331/63  
319365 SQ. FT  
7.332 ACRES

PIN 9789459919  
JAMES CASTLEBERRY &  
KARI CASTLEBERRY  
DB 5817/527  
PB 33/91, LOT 47

PIN 9789468014  
THOMAS BOULDIN &  
BETTY BOULDIN  
DB 2771/115  
PB 33/91, LOT 46

PIN 9789466190  
LILLIAN PIERCE &  
JAN OVERATH  
DB 6429/91  
PB 33/91, LOT 45

PIN 9789465168  
FLOYD WIKE &  
VICTORIA WIKE  
DB 5741/151  
PB 31/85, LOT 44

PIN 9789462099  
GEHAN COREA &  
DILEENI COREA  
DB 1225/52  
PB 61/4, LOT 11

PIN 9789462062  
JUANJUAN CHANG &  
TAO LI  
DB 6319/34  
PB 61/4, LOT 12

PIN 9789359617  
CANT HOOK PROPERTIES, LLC  
DB 6537/125

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

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	70.71'	S83°42'52"W
L2	49.89'	S01°50'56"W
L3	30.00'	N57°17'11"W
L4	61.09'	S74°13'12"E

CURVE TABLE

CURVE #	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
C1	449.73'	254.39'	32°24'33"	130.70'	S09°59'51"W	251.01'
C2	1744.42'	245.37'	8°03'33"	122.89'	N02°10'40"W	245.17'

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

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 Consultant Address2  
 Consultant Phone Number  
 Consultant Web Site

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 Consultant Phone Number  
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PRELIMINARY  
 FOR REVIEW ONLY  
 THESE DOCUMENTS ARE FOR DESIGN  
 REVIEW AND NOT INTENDED FOR  
 BIDDING, CONSTRUCTION, OR PERMIT  
 PURPOSES. THEY WERE PREPARED BY  
 OR UNDER THE SUPERVISION OF  
 CI DESIGN.

# 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"

A1



Files: Drive03\_Design\03A-Concept\_Masterplan\03A\_2020\03A-Concepts\Site Plan.dwg 8/20/2021 6:02:16 PM