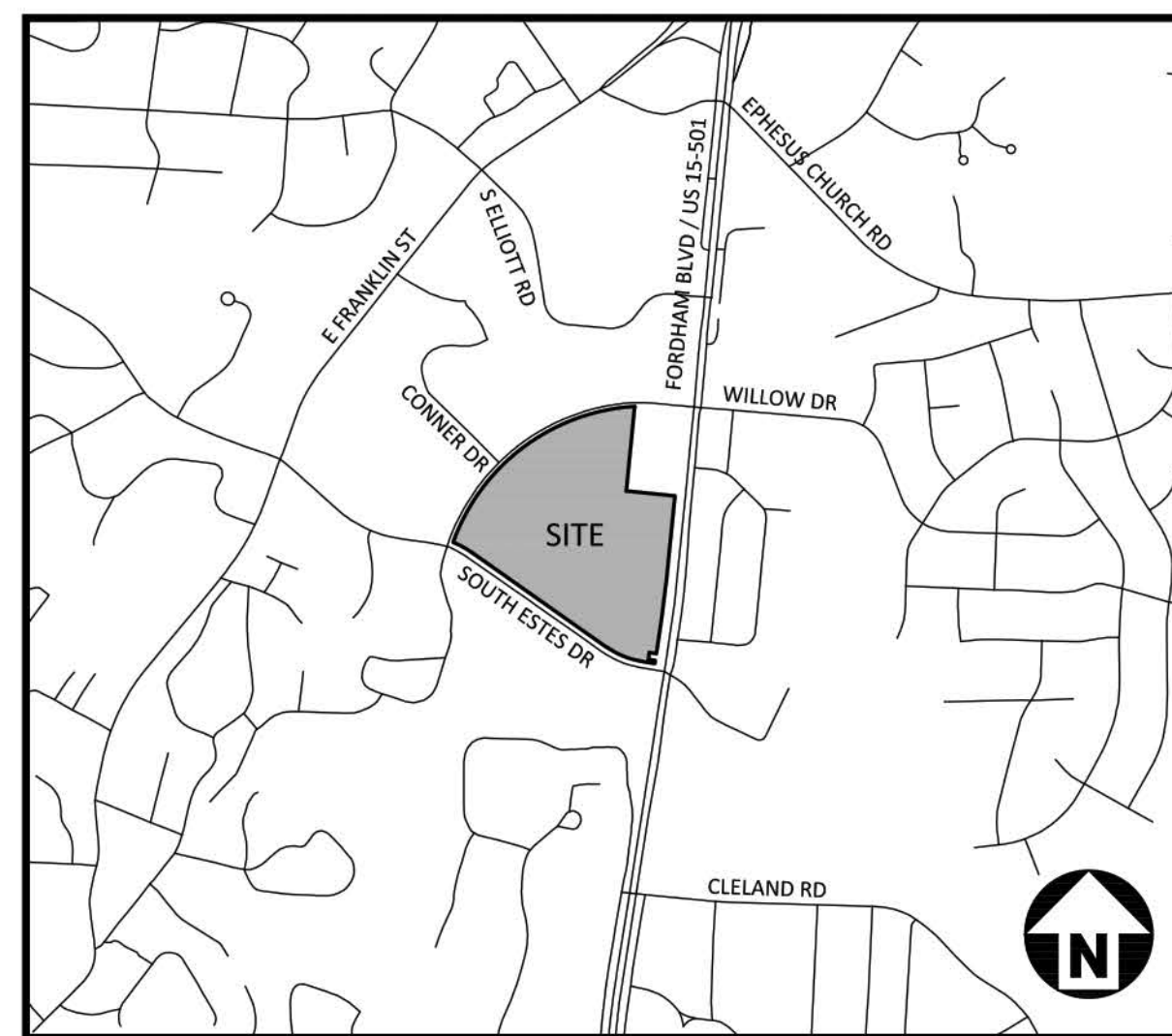


UNIVERSITY PLACE

201 SOUTH ESTES DRIVE
CHAPEL HILL, NORTH CAROLINA

CONCEPT PLAN
PROJECT NUMBER: RAM-19000
DATE: AUGUST 27, 2019



VICINITY MAP
N.T.S.

SHEET INDEX

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



MCADAMS

The John R. McAdams Company, Inc.
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phone 919. 361. 5000
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license number: C-0293, C-187

www.mcadamsco.com

CONTACT

CHARLIE YOKLEY
yokley@mcadamsco.com
PHONE: 919. 361. 5000

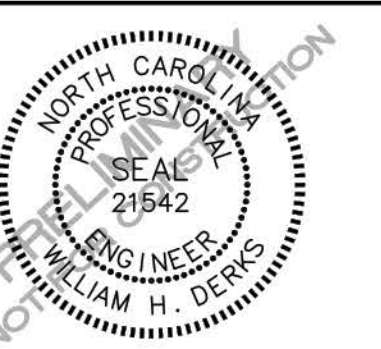
CLIENT

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

CONCEPT PLAN FOR:

UNIVERSITY PLACE
CHAPEL HILL, NORTH CAROLINA
PROJECT NUMBER: RAM-19000



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CHARLOTTE, NORTH CAROLINA 28203



**UNIVERSITY PLACE
CONCEPT PLAN
201 SOUTH ESTES DRIVE
CHAPEL HILL, NORTH CAROLINA**



REVISIONS

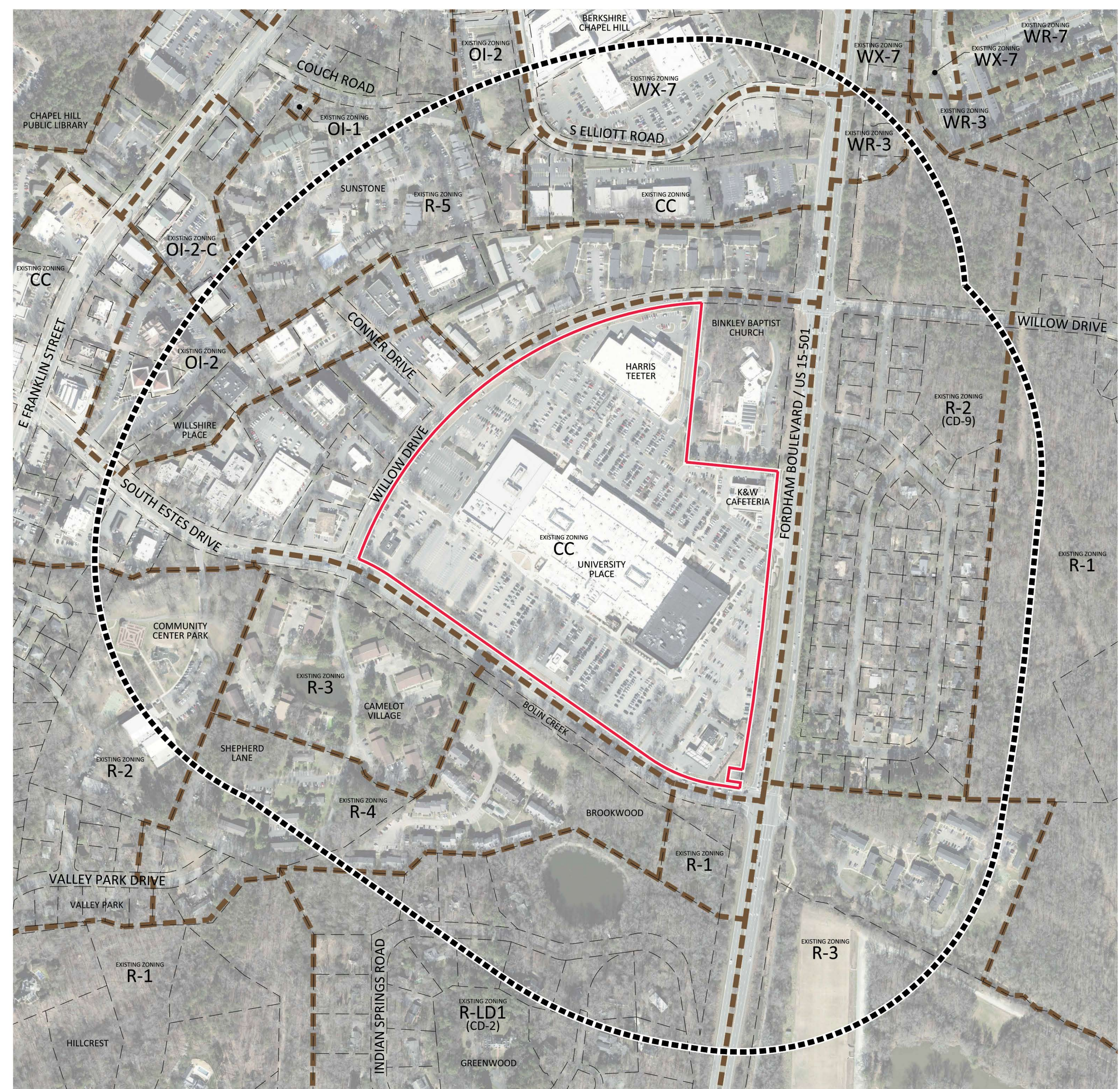
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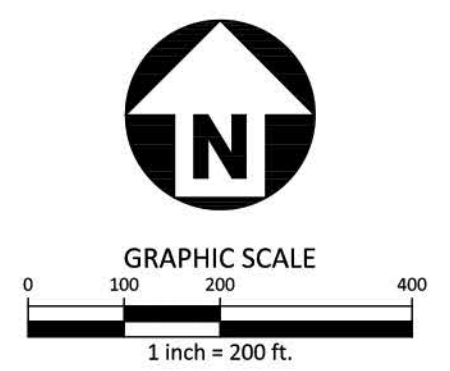
PROJECT NO. RAM-19000
FILENAME RAM19000-AM1
CHECKED BY WHD
DRAWN BY RLU
SCALE 1"=200'
DATE 08.27.2019

SHEET

**AREA MAP
C0.00**



LEGEND
SITE AREA (PIN 9799125797)
ZONING BOUNDARY LINE
1,000' NOTIFICATION BUFFER



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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CHARLOTTE, NORTH CAROLINA 28203



**UNIVERSITY PLACE
CONCEPT PLAN
201 SOUTH ESTES DRIVE
CHAPEL HILL, NORTH CAROLINA**



REVISIONS

NO. DATE

PLAN INFORMATION

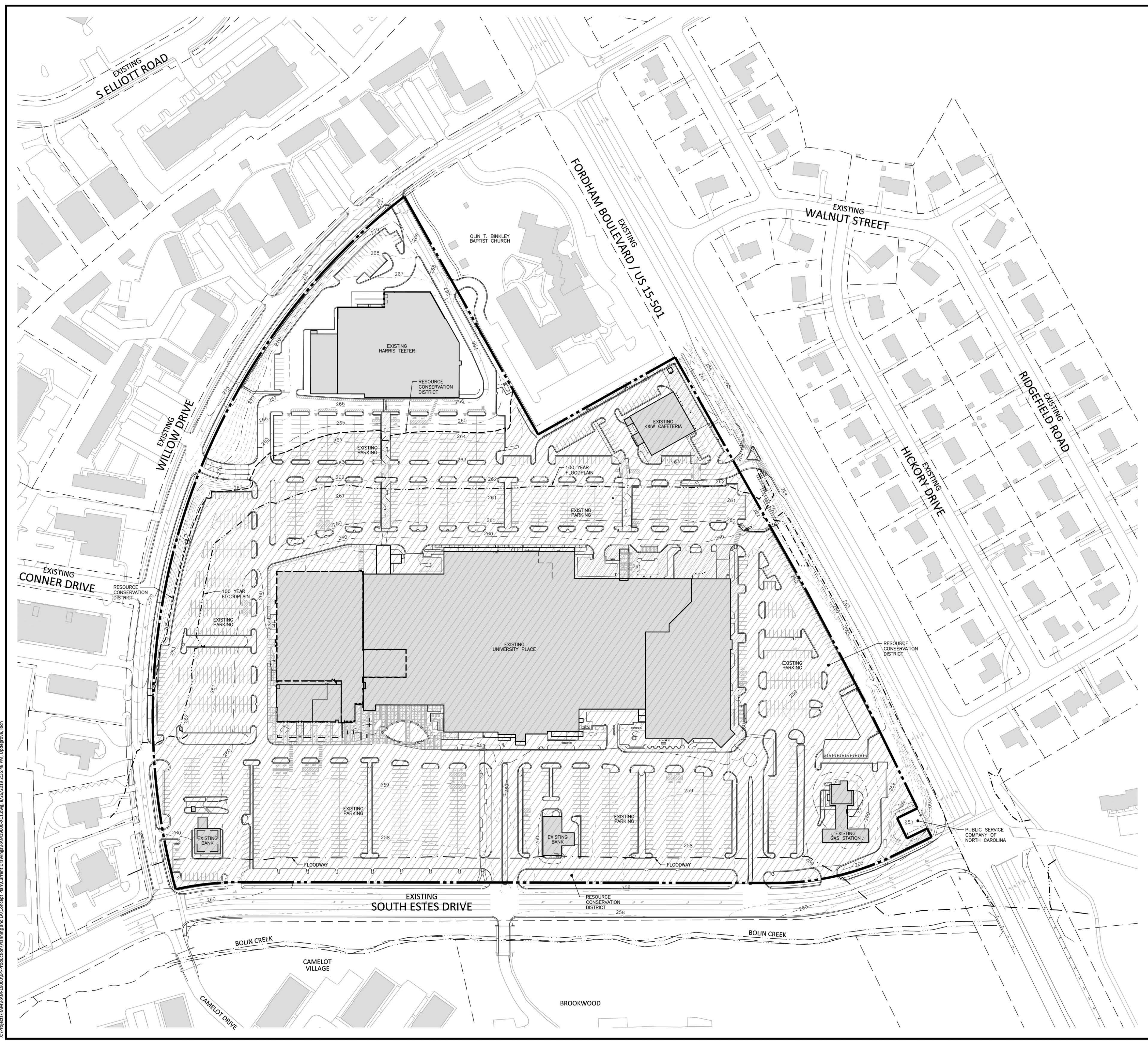
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FILENAME RAM19000-XC1
CHECKED BY WHD
DRAWN BY RLU
SCALE 1"=100'
DATE 08.27.2019

SHEET

**EXISTING
CONDITIONS
C1.00**

LEGEND

- SITE AREA (PIN 9799125797)
- RESOURCE CONSERVATION DISTRICT (RCD)
- 100 YEAR FLOODPLAIN
- FLOODWAY



GRAPHIC SCALE
0 50 100 200
1 inch = 100 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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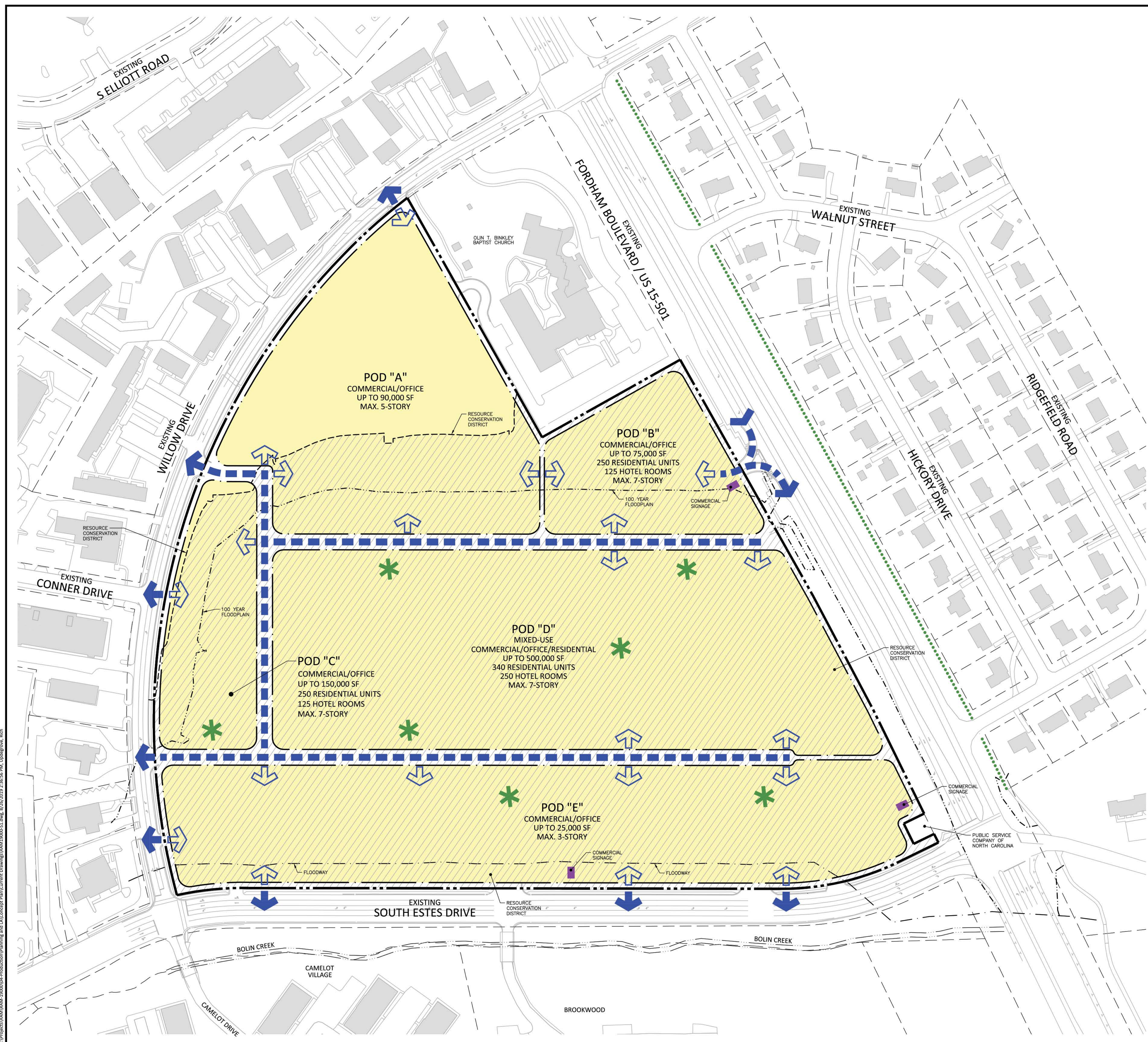
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**UNIVERSITY PLACE
CONCEPT PLAN
201 SOUTH ESTES DRIVE
CHAPEL HILL, NORTH CAROLINA**



- LEGEND**
- SITE AREA (PIN 9799125797)
 - RESOURCE CONSERVATION DISTRICT (RCD)
 - 100 YEAR FLOODPLAIN
 - FLOODWAY
 - DEVELOPMENT POD
 - VEHICULAR CIRCULATION
 - FUTURE GREENWAY (BY OTHERS)
 - * PLAZA / GREEN SPACE
 - SITE ACCESS
 - POD ACCESS

GENERAL NOTES

1. 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).
2. 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.
3. DRIVE THRU SERVICES MAY BE PROPOSED IN ALL PODS. THE MAXIMUM NUMBER OF DRIVE THRUS WILL NOT EXCEED FIVE (5) FOR THE ENTIRE DEVELOPMENT (INCLUSIVE OF TWO EXISTING DRIVE THRUS). A MAXIMUM OF THREE (3) DRIVE THRUS WILL BE ALLOWED ALONG THE SOUTH ESTES DRIVE RIGHT-OF-WAY.
4. 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).
5. 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 "D" & "E". 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.
6. THE PROJECT MAY INCLUDE GROUND SIGNS AT ACCESS POINTS ALONG ALL STREET FRONTAGES. GROUND SIGNS MAY BE ALLOWED AT EACH FULL ACCESS INTERSECTION AND A SINGLE GROUND SIGN AT EACH RIGHT-IN/RIGHT-OUT ENTRANCE. IN ADDITION, COMMERCIAL SIGNAGE IS PROPOSED BY THE RIGHT-IN/RIGHT-OUT ENTRANCE IN POD "B" ALONG FORDHAM BOULEVARD, IN THE SOUTHEAST CORNER OF POD "E" ALONG FORDHAM BOULEVARD AND NEAR THE CENTER OF POD "E" ALONG SOUTH ESTES DRIVE. A UNIFIED SIGN PLAN WILL BE SUBMITTED TO THE TOWN FOR APPROVAL PRIOR TO ISSUANCE OF THE FIRST ZCP.
7. THE PROPOSED PLAZA/GREEN SPACE DESIGNS SHALL BE ADA ACCESSIBLE, PAVED OR LANDSCAPED AND MAY INCLUDE UN-ENCLOSED ROOFED OR COVERED AREAS.
8. MAXIMUM OF 590 RESIDENTIAL UNITS ON SITE; UNITS SHALL BE TRANSFERABLE BETWEEN PODS "B, C & D".
9. MAXIMUM OF 250 HOTEL ROOMS ON SITE; ROOMS SHALL BE TRANSFERABLE BETWEEN PODS "B, C, & D".



REVISIONS

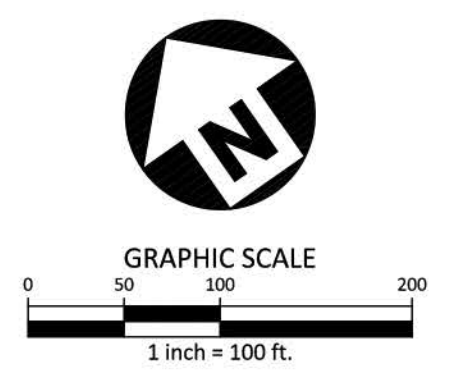
NO. DATE

PLAN INFORMATION

PROJECT NO.	RAM-19000
FILENAME	RAM19000-51
CHECKED BY	WHD
DRAWN BY	RLU
SCALE	1"=100'
DATE	08.27.2019

SHEET

**PROPOSED
SITE PLAN
C2.00**



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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