



McADAMS

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

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



SITE DATA		
OWNER	RRPV UNIVERSITY CHAPEL HILL LP ATTN: ASHLEY SAULPAUGH	
SITE ADDRESS	201 S. ESTES DRIVE	
PIN	9799125797	
CURRENT ZONING	CC	
PROPOSED ZONING	CC-CZ	
PROJECT AREA	41.71 ACRES	
PROPOSED LAND USE	USE GROUPS A, B & C	
MAXIMUM RESIDENTIAL DENSITY	15 DU / ACRE	
MAXIMUM IMPERVIOUS SURFACE		
FORDHAM BLVD FRONTAGE	SETBACK WITH PARKING	85' MAX
	SETBACK WITHOUT PARKING	20' MAX
	FRONTAGE BUILDOUT	
WILLOW DRIVE FRONTAGE	BUILD-TO ZONE	0' - 20'
	FRONTAGE BUILDOUT	20' MAX

GENERAL NOTES:

- ONE ADDITIONAL HOTEL ROOM, ABOVE WHAT IS SHOWN ON THIS PLAN, IS PERMITTED WITH THE REDUCTION OF TWO MULTIFAMILY UNITS. A MAXIMUM OF 350 HOTEL ROOMS IS PERMITTED WITHIN UNIVERSITY PLACE.
- ADDITIONAL COMMERCIAL OR OFFICE SQUARE FOOTAGE IN EXCESS OF WHAT IS SHOWN ON THIS PLAN IS PERMITTED WITH THE REDUCTION OF MULTIFAMILY UNITS. FOR EVERY TWO MULTIFAMILY UNITS REMOVED AN ADDITIONAL 1,000 SQUARE FEET OF COMMERCIAL OR OFFICE SPACE SHALL BE PERMITTED. A MAXIMUM OF 750,000 SQUARE FEET OF COMMERCIAL SQUARE FOOTAGE IS PERMITTED.
- MAXIMUM PARKING PERMITTED WITHIN THE DEVELOPMENT IS 5 SPACES PER 1,000 SQUARE FEET OF GROSS FLOOR AREA. 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.
- NO NEW IMPERVIOUS SURFACE WILL BE ADDED AS PART OF THE REDEVELOPMENT OF UNIVERSITY PLACE.
- ADDITIONAL LANDSCAPING AND LANDSCAPE ISLANDS WILL BE ADDED TO THE EXISTING PARKING AREAS, BUT THE EXISTING SURFACE PARKING WILL NOT MEET THE REQUIREMENTS OF THE TOWN OF CHAPEL HILL LUMO.
- A 12' MULTI-USE PATH WILL BE CONSTRUCTED ALONG THE FRONTAGE OF ESTES DRIVE. FINAL LOCATION OF THE 12' MULTI-USE PATH WILL BE DETERMINED AT THE TIME OF ZCP IN CONIUNCTION WITH THE TOWN OF CHAPEL HILL AND NCDOT.
- AN 8' SIDEWALK CONNECTION TO THE MULTI-USE PATH ALONG ESTES DRIVE WILL BE PROVIDED ALONG THE PROPERTY FRONTAGE OF THE FORDHAM BLVD. RIGHT-OF-WAY.
- BUS STOP MAY BE RELOCATED WITHIN THE DEVELOPMENT. LOCATION OF THE BUS STOP WILL BE DETERMINED IN CONIUNCTION WITH THE TOWN OF CHAPEL HILL.
- RECYCLING CENTER WITHIN THE DEVELOPMENT MAY BE REMOVED OR RELOCATED. IF THE RECYCLING CENTER IS REMOVED ENHANCED LANDSCAPING WILL BE INSTALLED ALONG THE FORDHAM BLVD. PROPERTY FRONTAGE.
- NO SURFACE PARKING IS PERMITTED BETWEEN WILLOW DRIVE AND THE PROPOSED STRUCTURES.
- ONE DOUBLE LOADED PARKING AISLE IS PERMITTED BETWEEN THE FORDHAM DRIVE AND PROPOSED STRUCTURES IF A 30" HEDGEROW IS PLANTED BETWEEN THE PARKING AND THE RIGHT-OF-WAY.
- A 25% REDUCTION IN REQUIRED PARKING IS PERMITTED FOR PARKING AREAS TO BE SHARED BY MULTIPLE USES.
- SHOULD DENSITY / INTENSITY OF THE USES WITHIN THE DEVELOPMENT EXCEED THE MINIMUM EXAMINED IN THE TRAFFIC IMPACT ANALYSIS, THE TRAFFIC IMPACT ANALYSIS MAY BE REVISITED WITHOUT REQUIRING A REZONING OF THE PROPERTY.

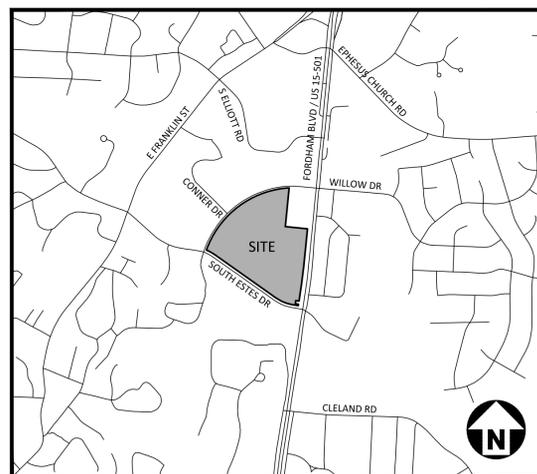
UNIVERSITY PLACE

201 SOUTH ESTES DRIVE
CHAPEL HILL, NORTH CAROLINA

CONDITIONAL USE ZONING MASTER PLAN

PROJECT NUMBER: RAM-19000

DATE: NOVEMBER 1, 2019



VICINITY MAP
N.T.S.

SHEET INDEX

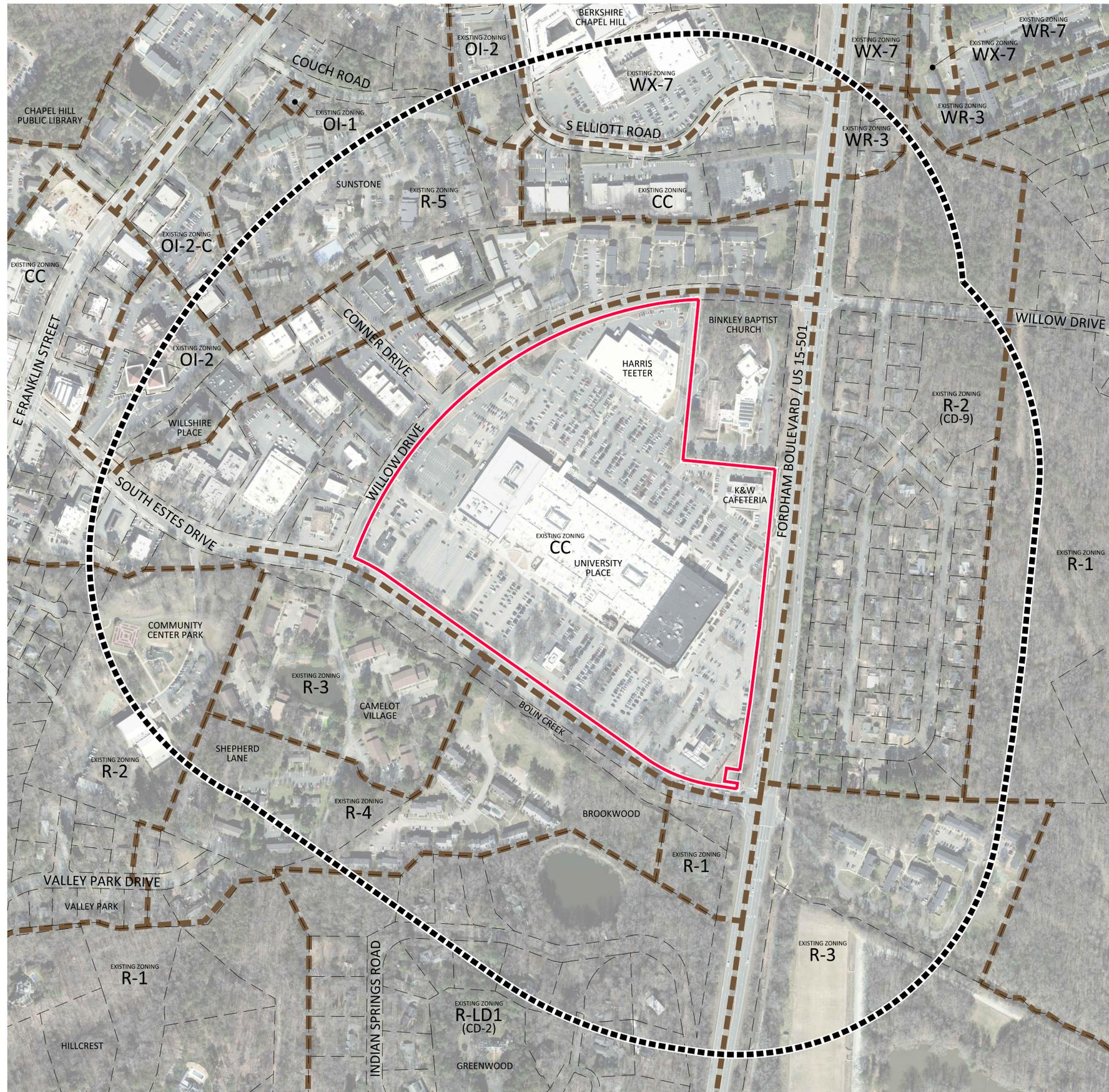
C0.00	AREA MAP
C1.00	EXISTING CONDITIONS
C2.00	PROPOSED SITE PLAN

REVISIONS

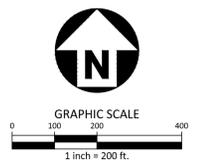
NO. DATE

MASTER PLAN FOR:

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



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



McADAMS
 The John R. McAdams Company, Inc.
 2905 Meridian Parkway
 Durham, NC 27713
 phone 919. 361. 5000
 fax 919. 361. 2269
 license number: C-0293
 www.mcadamsco.com

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



UNIVERSITY PLACE
 CONDITIONAL USE ZONING MASTER PLAN
 201 SOUTH ESTES DRIVE
 CHAPEL HILL, NORTH CAROLINA

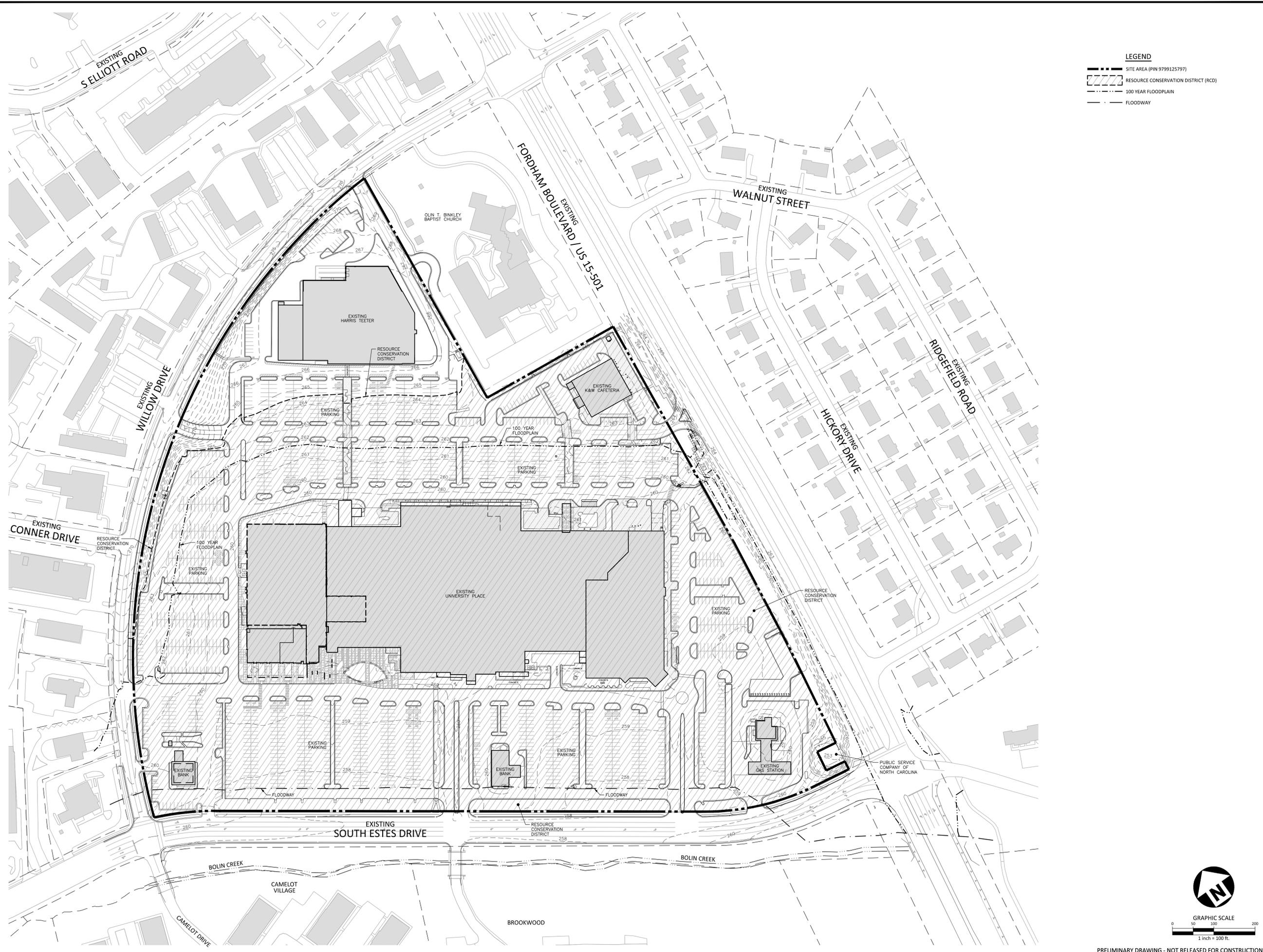


REVISIONS
 NO. DATE

PLAN INFORMATION
 PROJECT NO. RAM-19000
 FILENAME RAM19000-AM1
 CHECKED BY WHD
 DRAWN BY GLJ
 SCALE 1"=200'
 DATE 11. 01. 2019
SHEET

AREA MAP
C0.00

X:\Projects\RAM\19000\04-Production\Planning and LA\Concept Plans\Current Drawings\RAM19000-AM1.dwg, 11/7/2019 7:56:36 AM, Jenkins, Garrett



LEGEND

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



McADAMS

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

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

www.mcadamsco.com

CLIENT

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



UNIVERSITY PLACE
CONDITIONAL USE ZONING MASTER PLAN
201 SOUTH ESTES DRIVE
CHAPEL HILL, NORTH CAROLINA



REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	RAM-19000
FILENAME	RAM19000-XC1
CHECKED BY	WHD
DRAWN BY	GLJ
SCALE	1"=100'
DATE	11. 01. 2019

SHEET

EXISTING
CONDITIONS
C1.00

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

X:\Projects\RAM\RAM-19000\04-Production\Planning and L&C\Concept Plans\Current Drawings\RAM19000-XC1.dwg, 11/21/2019 7:54:53 AM, Jenkins, Garrett



McADAMS

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

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

www.mcadamsco.com

CLIENT

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



UNIVERSITY PLACE
CONDITIONAL USE ZONING MASTER PLAN
201 SOUTH ESTES DRIVE
CHAPEL HILL, NORTH CAROLINA



REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO. RAM-19000
FILENAME RAM19000-S1
CHECKED BY WHD
DRAWN BY GLJ
SCALE 1"=100'
DATE 11.01.2019

SHEET

PROPOSED
SITE PLAN
C2.00

GENERAL NOTES

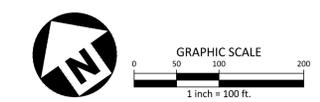
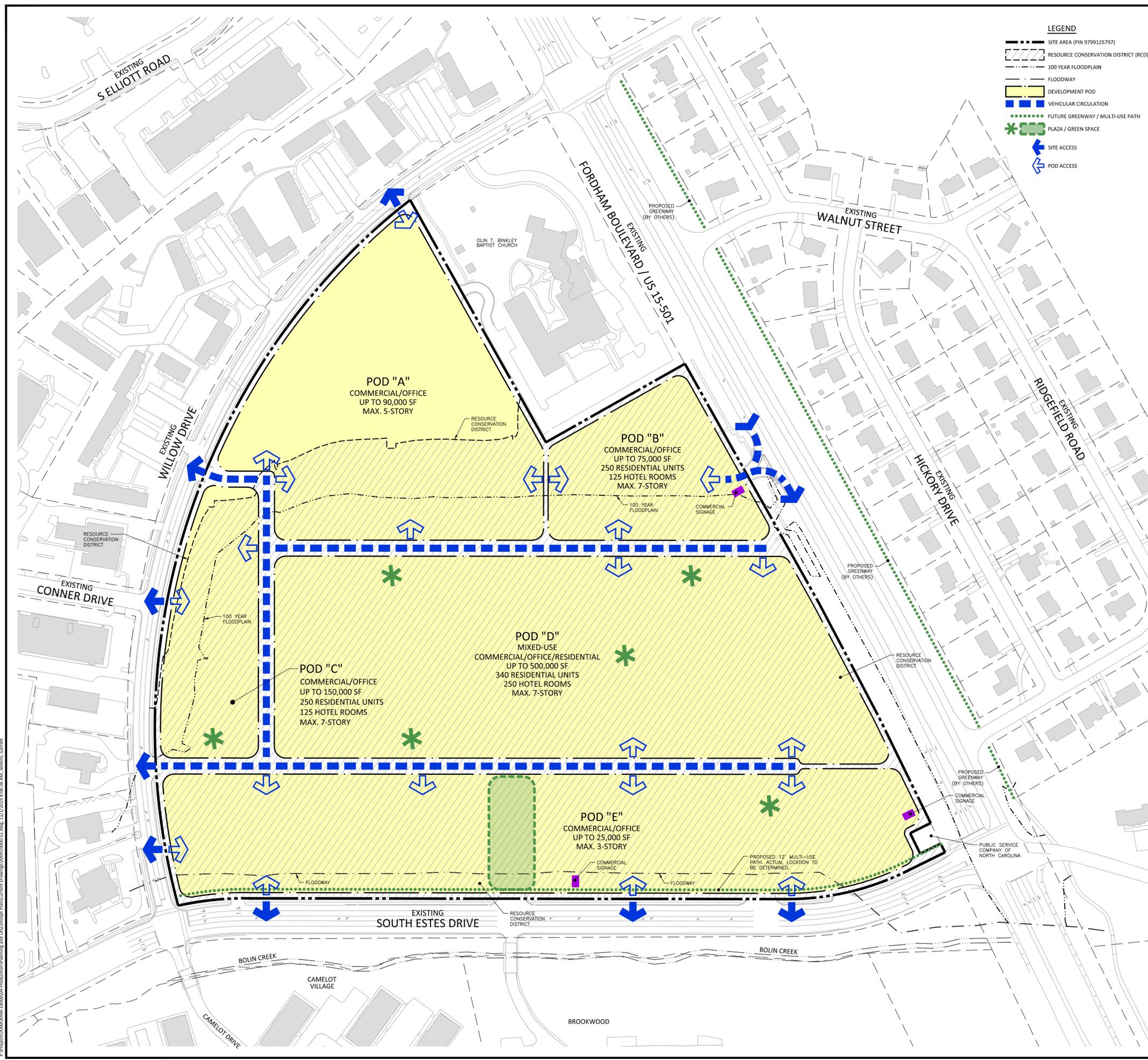
1. FINAL POD LAYOUT, VEHICULAR CIRCULATION, FLOOR AREAS, MIX OF USES, BUILDING HEIGHTS AND PARKING AREAS ARE TO BE DETERMINED BY THE APPLICANT DURING PREPARATION OF FINAL PLANS (ZCP).
2. THE PROJECT MAY BE SUBDIVIDED INTO UP TO 14 PARCELS. PUBLIC ACCESS EASEMENTS WILL BE ESTABLISHED AND THE PARCELS WILL 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".

LEGEND

- SITE AREA (PIN 9799125797)
- RESOURCE CONSERVATION DISTRICT (RCD)
- 100 YEAR FLOODPLAIN
- FLOODWAY
- DEVELOPMENT POD
- VEHICULAR CIRCULATION
- FUTURE GREENWAY / MULTI-USE PATH
- PLAZA / GREEN SPACE
- SITE ACCESS
- POD ACCESS

SITE DATA TABLE

SITE ACREAGE		FAR	DWELLINGS UNITS	
TOTAL SITE	39.4 ac	0.429	15 DUA	
	1,716,469 SF			
MIX OF USES				
EXISTING MIX OF USES				
RESIDENTIAL	0 DUA			
COMMERCIAL/OFFICE	415,258 SF			
HOTEL	0 Rooms			
PROPOSED MIX OF USES (MAX)				
RESIDENTIAL	591 DUA			
COMMERCIAL/OFFICE	450,000 SF			
OFFICE	150,000 SF			
HOTEL	250 Rooms			
PARKING				
	VEHICULAR (MIN)	VEHICULAR (MAX)	BICYCLE	
RETAIL	1.25/DUA*	1/200 SF	1/2500 SF	0.9/KEY
OFFICE	2.25/DUA*	1/200 SF	1/250 SF	1.25/KEY
HOTEL	1 PER 6 DUA	1/2500 SF	1/2500 SF	1/15 KEYS
*Number required varies with number of bedrooms per unit				
PROPOSED PARKING				
	VEHICULAR (MIN)	VEHICULAR (MAX)	BICYCLE	
RETAIL	1.25/DUA*	1/200 SF	1/2500 SF	0.9/KEY
OFFICE	2.25/DUA*	1/200 SF	1/250 SF	1.25/KEY
HOTEL	1 PER 6 DUA	1/2500 SF	1/2500 SF	1/15 KEYS
*Number required varies with number of bedrooms per unit				
SHARED PARKING - UP TO 20% BELOW MINIMUM MAY BE PROPOSED DUE TO SHARED PARKING BETWEEN MIX OF USES				
IMPERVIOUS AREA				
MAX IMPERVIOUS	70%	1,201,528 SF		
CURRENT IMPERVIOUS	77.60%	1,409,905 SF		
PROPOSED (MAX)	75%	1,362,666 SF	31.3 ac	
BUILDING HEIGHT				
ALLOWED HEIGHT (MAX)				
PRIMARY	34'			
SECONDARY	60'			
PROPOSED HEIGHT (MAX)				
PRIMARY	BLOCK A	BLOCK B/C/D/E	BLOCK F/G/H/I	
SECONDARY	75' (5-STORY)	90' (7-STORY)	45' (3-STORY)	30'
LANDSCAPE BUFFERS				
REQUIRED BUFFERS				
FORDHAM BLVD	30' - TYPE D			
ESTES DR	30' - TYPE D			
WILLOW DR	30' - TYPE D			
ADJACENT TO CHURCH	20' - TYPE D			
PROPOSED BUFFERS				
FORDHAM BLVD	0'			
ESTES DR	30' - TYPE D			
WILLOW DR	0'			
ADJACENT TO CHURCH	10'			
TREE CANOPY COVERAGE				
REQUIRED COVERAGE (MIN)				
MULTIFAMILY	30%			
COMMERCIAL/OFFICE	30%			
MIXED USE	40%			
PROPOSED COVERAGE (MIN)				
MULTIFAMILY	15%			
COMMERCIAL/OFFICE	15%			
MIXED USE	15%			
RECREATION AREA				
REQUIRED RECREATION SPACE		RATIO	PROJECT AREA	REQ. REC. SPACE
REQUIRED REC. SPACE		0.046		TBD
NOTES				
1- FINAL BLOCK LAYOUT, VEHICULAR CIRCULATION, FLOOR AREAS, MIX OF USES, BUILDING HEIGHTS AND PARKING AREAS ARE TO BE DETERMINED BY THE APPLICANT DURING SUBMITTAL OF ZCP.				
2- INTERNAL STREETS AND/OR ACCESS POINTS MAY BE REQUIRED TO SHIFT TO ADDRESS THE FINAL LAYOUT OF THE BLOCKS OR TO ACCOMMODATE TRANSPORTATION/TRAFFIC DESIGN REQUIREMENTS BY DOT. FINAL LOCATIONS/ALIGNMENTS TO BE DETERMINED DURING SUBMITTAL OF ZCP.				
3- THE PROJECT MAY BE SUBDIVIDED INTO SEPARATE PARCELS, BUT WILL STILL BE SUBJECT TO APPLICABLE REGULATIONS OUTLINED HEREIN.				



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

X:\Projects\RAM\RAM_19000\04-Production\Planning and LA Concept Plans\Current Drawings\RAM19000-S1.dwg, 11/7/2019 8:06:56 AM, Jenkins, Garrett