

GATEWAY

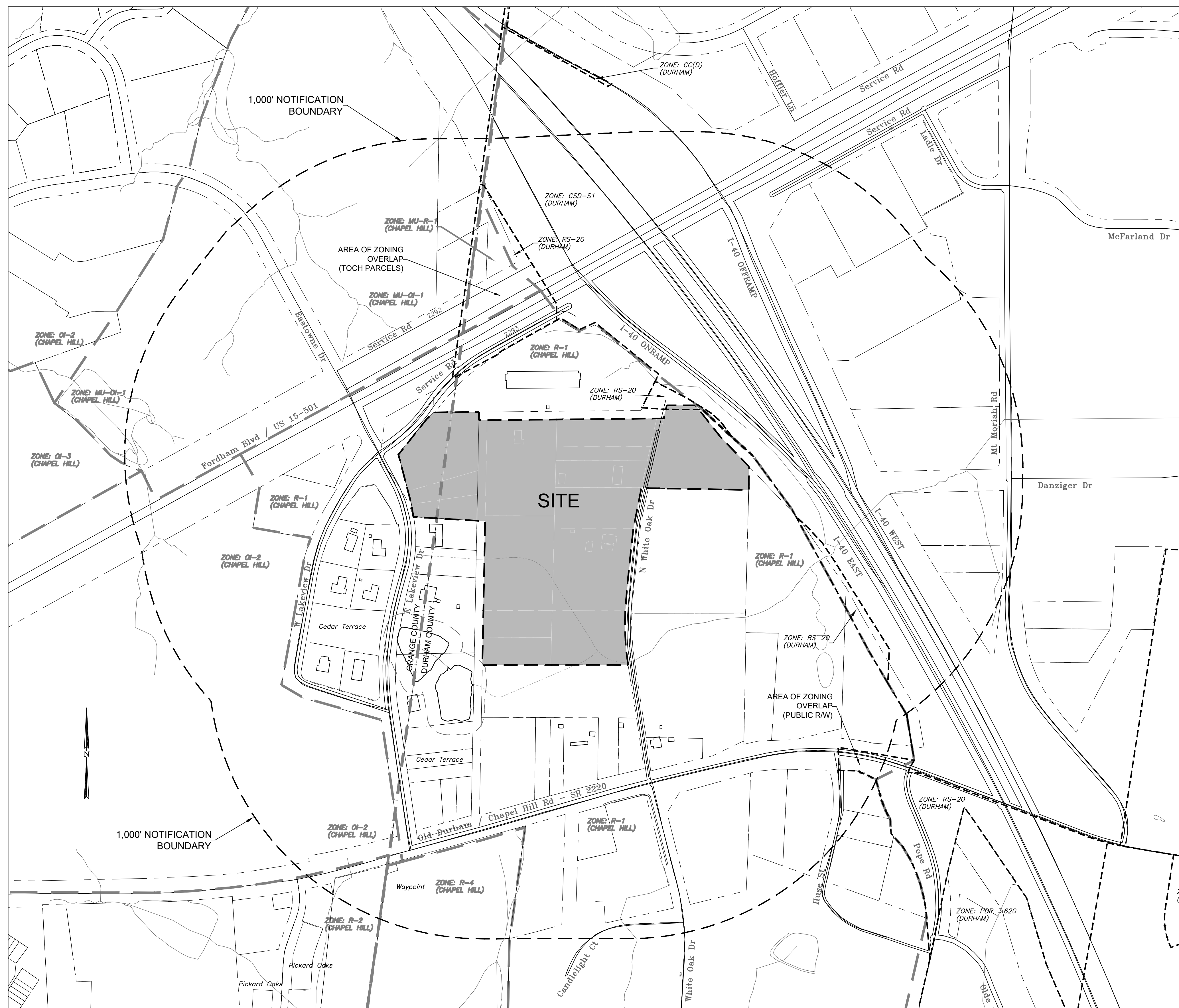
EAST LAKEVIEW DRIVE, CHAPEL HILL, NC



111 West Main Street
 Durham, N.C. 27701
 p 919.682.0368
 f 919.688.5646
 www.cjtpa.com

NC BOARD OF EXAMINERS FOR
 ENGINEERS AND SURVEYORS
 LIC # C-1209

NC BOARD OF
 LANDSCAPE ARCHITECTS
 LIC # C-104

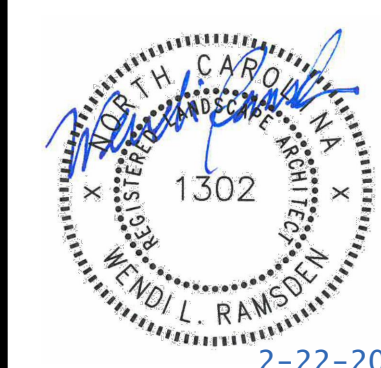


SITE DATA

PIN:	PARCELS IN ASSEMBLAGE DESCRIBED ON SHEET C100
CONTRACT PURCHASER:	BRYAN PROPERTIES, INC
ENVIRONMENTAL CONSTRAINTS:	NONE
TOTAL LAND AREA:	686,964 SF / 15.77 AC (NET)
EXISTING ZONING:	R-1
PROPOSED ZONING:	POSSIBLY OI-3
PROPOSED LAND DISTURBANCE:	665,500 SF / >15 AC
EXISTING IMPERVIOUS ON-SITE:	16,000 SF / 0.37 AC
PROPOSED IMPERVIOUS ON-SITE:	413,800 SF / 9.2 AC
PROPOSED USE:	
MULTI-FAMILY RESIDENTIAL:	380 UNITS
TOTAL SQUARE FOOTAGE:	574,700 SF
FLOOR AREA RATIO:	.871
PARKING PROVIDED:	535 SPACES

Project:

Gateway
 E Lakeview Drive
 Chapel Hill
 North Carolina



PRELIMINARY-DO NOT USE FOR CONSTRUCTION

CJT Job Number: 2119

Drawn	WLR, MTC
Checked	WLR
Date	2-22-22 Cond Rezoning
Revisions	

Concept Plan

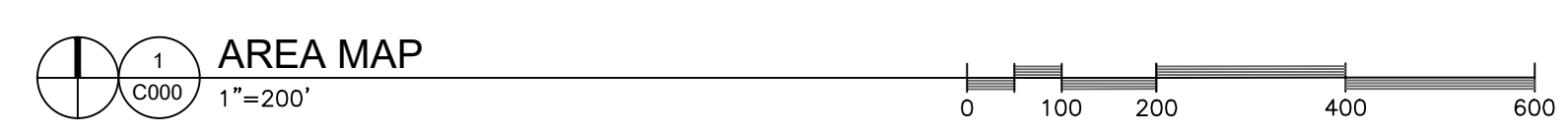
Sheet Title:

COVER & AREA MAP

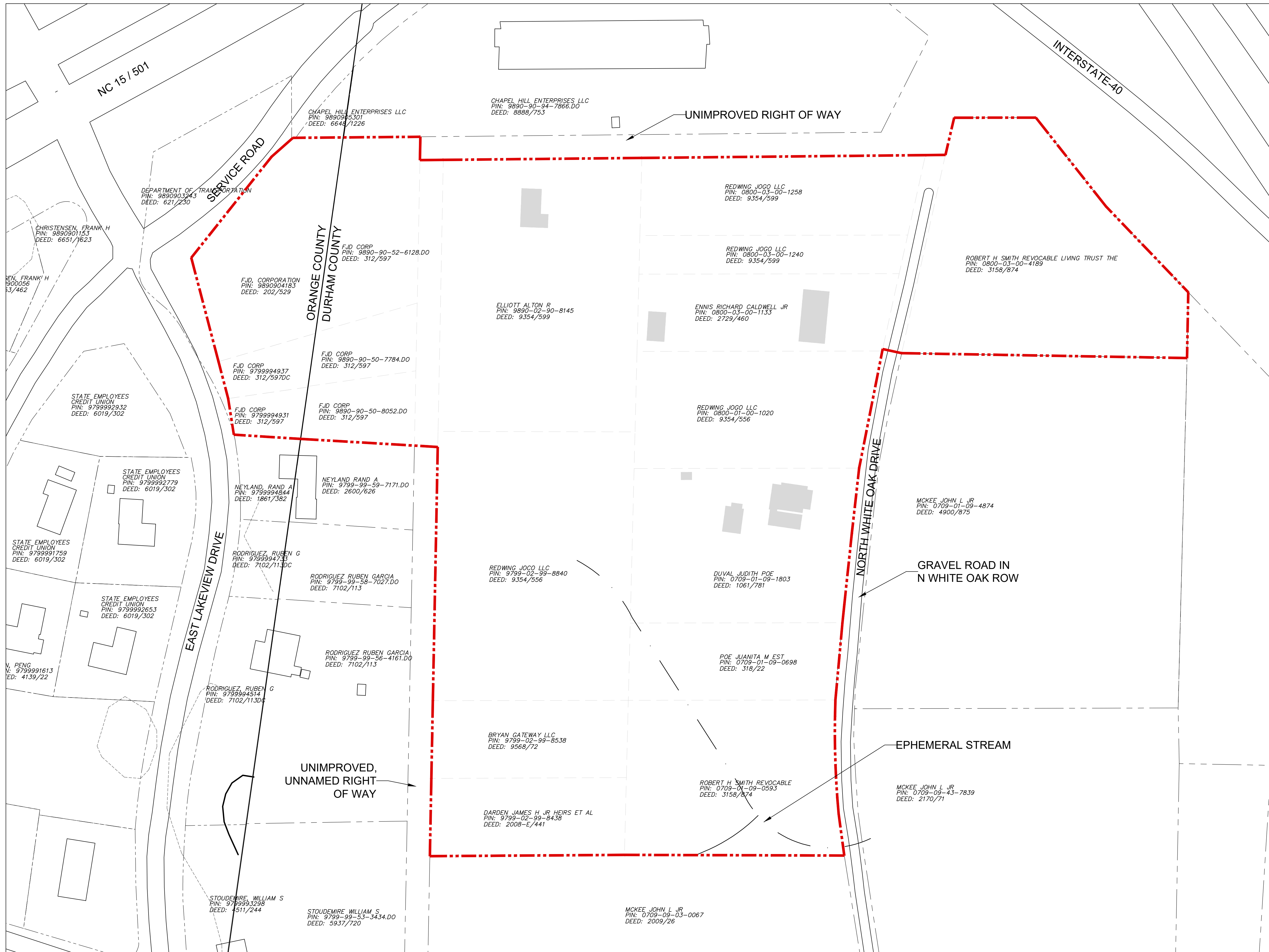
Sheet Number
C000

LIST OF SHEETS

C000	COVER & AREA MAP
C100	EXISTING PARCEL OWNERSHIP
C101	EXISTING CONDITIONS RENDERED CONCEPT SITE PLAN



AREA MAP
 C000
 1"=200'



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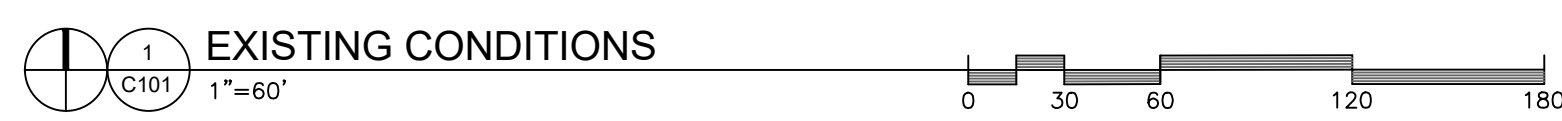
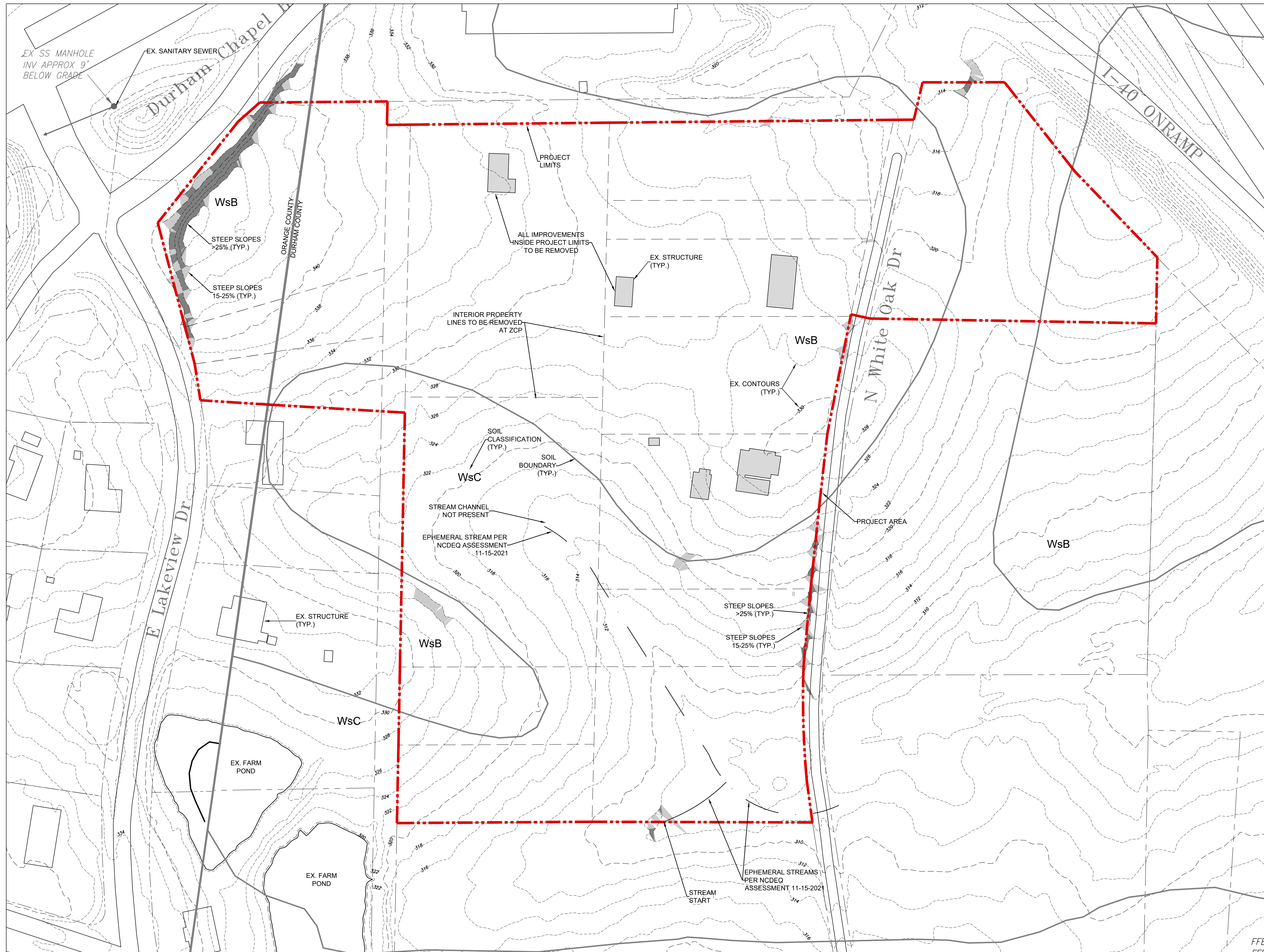
Concept Plan

Sheet Title:

EXISTING
 PARCEL
 OWNERSHIP

Sheet Number

C100



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Project:

Gateway

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 North Carolina



PRELIMINARY-DO NOT USE FOR CONSTRUCTION

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Concept plan

Sheet Title:

EXISTING CONDITIONS

Sheet Number
C101



SITE DATA	
FEBRUARY 21, 2022	
SITE AREA:	15.76 ACRES
PROPOSED F.A.R.:	.8
APARTMENTS	
PROPOSED UNITS:	308
PARKING:	465 SPACES = 1.51/UNIT
	14 EV SPACES = 3%
	77 BIKE SPACES = 1 PER 4 UNITS
AFFORDABLE SENIOR APARTMENTS	
PROPOSED UNITS:	72
PARKING:	72 SPACES @ 1.0/UNIT
	2 EV SPACES = 3%
	18 BIKE SPACES = 1 PER 4 UNITS

Gateway Concept Plan East Lakeview Drive

DEVELOPER'S PROGRAM

Concept Plan Submittal

February 22, 2022

Gateway is an assemblage of 13 parcels (of which 11 are vacant and 2 have occupied single family homes) and two existing, but unbuilt-upon public right-of-ways that date back to a 1925 subdivision plat. The properties are located in the vicinity of the northwest corner of US 15/501 and East Lakeview Drive and west of I-40. The proposed development is located in the North 15/501 focus area as identified by the Town's 2020 Future Land Use Map.

Gateway is envisioned as a residential community consisting of 4 story and 4 story plus a basement multi-family buildings placed along existing and proposed right-of-ways that establish a grid pattern of development for the largely undeveloped tracts in this area of Town. The plan for Gateway has a strong emphasis on creating inviting, human-scaled streetscapes featuring buildings that front along ample sidewalks, street trees and on-street parking. Primary parking lots are placed behind the buildings. Outdoor gathering spaces are easily accessible to residents - interior and exterior meeting spaces will be built into the fabric of the community. Particular attention will be paid to extensive and durable landscaping to allow for shading of parking areas and visually pleasing streetscapes.

The North 15/501 focus area in the Town's 2020 Future Land Use Map contemplates a mixture of residential, office and retail uses that are easily accessible by auto, bus, bike and pedestrians. Gateway will provide new multifamily housing directly adjacent to major transportation corridors and within walking and biking distance to major employment centers such as SECU's Parkline office building, Eastowne office park, and to nearby shopping at the recently completed Wegman's.

Gateway is adjacent to an existing GoTriangle commuter route on 15/501 and Chapel Hill Transit routes along on 15/501 and Old Chapel Hill Rd. Gateway includes extensions and connections to existing bike and pedestrian paths along 15/501 and Old Chapel Hill Rd. and appropriate bike facilities such as bike parking (including covered bike parking) and a bike workshop amenity are envisioned.

The property is characterized by gentle rolling upland terrain with an ephemeral stream at the south end of the property. Utilities are available along 15/501 and also to the south on Old Chapel Hill Road. The project scope

includes the extension of existing public water and sanitary sewer services into the quadrant southwest of 15/501 and I-40.

Gateway is a joint venture of Bryan Properties, Inc and NorthView Partners, LLC - local developers with proven track records of high-quality mixed-use and residential development within the Triangle. Bryan Properties, based in Chapel Hill, is an award-winning company that focuses on creating great places to live, work and play. NorthView Partners is based in Raleigh and has developed and built numerous multi-family communities throughout the Triangle.

Developer Objectives

The Gateway plan is an inviting urban village in an overlooked area of Town along major transportation corridors and nearby excellent employment, service and retail destinations. The developers' objectives are closely aligned with the Town's vision as identified in the Charting Our Future update including the Town's Future Land Use Map. This conceptual plan is intended to start an enlightening and productive dialog between the developers, their consultants and the Town Council and its Advisory Boards.

Gateway Concept Plan East Lakeview Drive

STATEMENT OF COMPLIANCE CHAPEL HILL COMPREHENSIVE PLAN

Concept Plan Submittal

February 22, 2022

Community Choices and Connections

Gateway is proposed in accordance with the Chapel Hill Comprehensive Plan including the Charting Our Future update and the Future Land Use Map (FLUM). Two general concepts from Town's 2020 Comprehensive Plan are Community Choices and Community Connections which are defined in the plan as:

Community Choices: The community would like more choices about where and how people can live and house their families and more choices about how they travel through town. The community also would like more choices about where to shop and how to meet daily needs, and where they can work and play in Chapel Hill.

Community Connections: The community desires more connections and improved opportunities to meet others and to embrace the diversity of those who live, work, and play in the community. Community members want more connections in how they can get around and access to safe pedestrian and bicycle transportation. They want new development to address the ideals that the community has expressed in the Chapel Hill 2020 comprehensive plan.

Gateway Compliance:

Community Choices: Gateway will contribute to currently unmet housing needs in this area of Town. It is accessible to transit corridors that connect to key destinations such as downtown and UNC campus. Residents will have a short walk or bicycle ride to work, grocery, and medical service destinations. As this North 15/501 Focus Area is developed south and west of the Gateway project, the walkable and bikeable destination choices will increase. The site also provides easy vehicular access to major arterial roads in town and to Interstate 40.

Community Connections: The development proposal will provide important connections for those who live in the new community in the form of physical connections as well as social connections. Physical connections are provided at multiple spots within the site to existing and future adjacent developments, as well as to public transit access. Social connections will be

provided with expanded housing choices provided close to a variety of commercial and employment opportunities.

Charting Our Future Guiding Principles

The new Gateway community proposed at East Lakeview Drive is being designed to comply with the guiding principles of the Chapel Hill Comprehensive Plan Charting Our Future update from 2020. The principals are:

1. Demonstrate the Town’s commitment to effectively respond to the threats associated with climate change as well as environmental stewardship and resiliency.
2. Ensure equitable planning and development.
3. Encourage a diversity of housing types.
4. Promote distinctive, safe, and attractive neighborhoods.
5. Cultivate a vibrant and inclusive community.
6. Direct investment along key transportation corridors and promote construction of transit and multi-modal transportation options in concert with the Town’s regional transportation partners.
7. Support and facilitate economic development, including the development of flexible and varied types of retail and offices spaces; job creation; innovation; and entrepreneurship, through redevelopment and infill development, in order to expand and diversify the Town’s tax base to enable the Town’s fiscal resiliency.
8. Provide appropriate transition between land uses and buildings of different scales.
9. Preserve and maintain Chapel Hill’s appearance and create the quality of design and development the Town desires.
10. Cooperate and collaborate with all of the Town’s regional partners especially the University of North Carolina at Chapel Hill and UNC Health.

Gateway Compliance:

Gateway is proposed in accordance with the Chapel Hill Comprehensive Plan including the Charting Our Future update and the Future Land Use Map (FLUM).

Gateway will offer a variety of housing choices: one, two and three bedroom market rate multifamily housing as well as multifamily housing for seniors earning 60% or less of the area median income. The development will support multiple transportation options as the property is adjacent to existing transit corridors along 15/501 and Old Chapel Hill Rd, and connects and extends existing bike and pedestrian paths leading to nearby office, service and retail

destinations. For those working in downtown Chapel Hill or at the University and Hospital complex, Chapel Hill Transit is available. The recently developed UNC Healthcare facility is within a quarter mile of the site. Gateway residents will have easy access to Interstate 40.

The property is within the North 15/501 Focus Area that has been identified in the Town's plan as appropriate for development of multifamily in 4-6 story structures. Gateway fits well in this area as it puts forth a proposed street network that will allow for the orderly development of nearby vacant parcels in the future and is within the Town's existing urban services boundary.

The developers intend to employ the best practices available at the time of construction to address issues of environmental sustainability. Particular attention will be paid to the energy efficiency of the buildings. Stormwater runoff will be addressed with multiple mitigation facilities throughout the site. Bicycle parking and electric charging stations for cars will be provided as well.

Gateway will provide streetscapes and outdoor areas that are visually pleasing while offering residents the opportunity for planned and spontaneous interactions in a safe and comfortable environment. The developers have a proven track record of building residential neighborhoods in the Triangle and in Charlotte that have been recognized for successfully creating a sense of place and a sense of community.

Gateway Concept Plan East Lakeview Drive

STATEMENT OF COMPLIANCE CHAPEL HILL DESIGN GUIDELINES

Concept Plan Submittal

February 22, 2022

Chapel Hill's Design Guidelines provide guidance for the design of new projects. The stated purpose of the Design Guidelines document "is to assure that new designs remain in continuity with the town's existing design 'successes,' and at the same time inspire exciting and creative additions to the community's blend of distinctive buildings from many eras" (p. 1). The Chapel Hill Design Guidelines provide multiple categories of criteria for design. Gateway demonstrates compliance with each.

Chapel Hill General Design Criteria

Design Criteria: Livability

Buildings and outdoor spaces should be designed to fit human scale, harmonize with design of streets, and accommodate pedestrian traffic.

Design Criteria: Visual Impact

New public and private projects should be visually appealing, and compatible with other development in the surrounding area.

Design Criteria: Vegetation

Landscape design concepts should preserve existing trees and incorporate native new trees and shrubbery. The landscape theme should be aesthetically compatible with that of the surrounding neighborhood.

Design Criteria: Mobility

Land design concepts should provide a network of roads, bicycle paths and lanes, and sidewalks that give strong consideration to the safety of motorists, cyclists, joggers, and walkers.

Design Criteria: Activity Centers

Structures and complexes should enhance community life by use of "destination points" such as arcades, lobbies, and ground-level retail stores, while at the same time providing for safe movement of vehicles and pedestrians.

Design Criteria: Views

Streets, buildings, and parking lots should enhance the urban environment by providing pleasant vistas and geographic orientations.

In addition, the Charting Our Future update provides Character Type Principles for the Focus Areas which offer guidance for future development including multi-family and townhomes which echo these design criteria.

Gateway Compliance:

The conceptual plan proposes approximately 380 residential units on approximately 16 acres.

Livability. Gateway will emphasize the creation of gathering spaces – both indoors and outdoors. Interior rooms will feature recreation and co-working/work from home reservable spaces. Exterior spaces will place an emphasis on creating outdoor “rooms” by utilizing buildings, hardscape designs and landscaping. Sidewalks and bike paths will provide for recreational and transportation needs of cyclists and walkers.

Visual Impact. The visual impact of the proposed development will be compatible with its location being a “village” scale of development that falls between urban and suburban intensities. Surface parking lots will be located along the rear of the buildings. The buildings will be brought forward to address the street in a manner that pays close attention to proper enfront ratios. The facades of the buildings will feature appropriate transparency and articulations. Existing vegetation will be preserved where possible and will be augmented by extensive planting of long-life shade trees along streets and within parking areas. Additional landscaping will be utilized in the pocket parks and courtyards to create outdoor rooms that foster community interaction.

Vegetation. The Gateway landscape plan will focus on the use of durable native plantings that will ensure an aesthetically pleasing environment that will continually improve with the passage of time and plant maturity. Compliance with the Town’s tree canopy coverage requirements and general landscaping requirements will ensure landscaping that integrates with the area.

Mobility. The plan for Gateway accommodates a variety of interconnected transportation choices – walker-friendly sidewalks located along tree-lined streets, dedicated bike and pedestrian paths with connections to existing and future paths, and easy vehicular connections and access to adjacent arterials and Interstate 40. Additionally, residents will be nearby existing Town and regional transit routes such that dedicated stops could be provided within the Gateway community.

Activity Centers. Outdoor gathering spaces are envisioned within Gateway through the provision of interspersed pocket pocks and courtyards. Each

clubhouse in the communities will be designed in a manner to encourage both programmed and spontaneous activity and to promote a stimulating environment for residents and their guests.

Views. Thoughtful placement of buildings and landscaping are intended to enhance and promote pleasing vistas from the inside of units looking outward. Buildings placed close behind the sidewalks along tree-lined streets will provide pleasing views for pedestrians.

Gateway - The partners have a proven track record of designing, building and managing highly livable and popular communities such as Southern Village in Chapel Hill and Meridian at Harrison Pointe in Cary. The developers/builders are excited about the opportunity to provide the present and future residents of Chapel Hill a quality residential community in this underserved but conveniently located area of Town.

Gateway Concept Plan East Lakeview Drive

AFFORDABLE HOUSING AND WORKFORCE HOUSING PLAN

Concept Plan Submittal **February 22, 2022**

The developers propose to offer affordable housing with a 72 unit building with financing provided via the low income housing tax credit program. The site has been shown to an experienced local developer of projects employing this program and it has been deemed viable under the current regulatory environment.

The current configuration includes 72 units targeted to seniors with average incomes at or below 60% of the average median income for Orange County. This unit count represents 26 more affordable units than is recommended in the Town's current ordinance using 15% of the proposed total of 308 units shown on the Concept Plan. The developers look forward to working with the Town to consider options as to how these additional units might be possibly applied towards other nearby, proposed projects.



CONCEPT PLAN APPLICATION

Parcel Identifier Number (PIN): 9890 90 4183 / 9799 99 4937/9799 99 4931 +12 more Date: 22 Feb 2022

Section A: Project Information

Project Name: Gateway
Property Address: East Lakeview Drive south of 15/501 Zip Code: _____
Use Groups (A, B, and/or C): A Existing Zoning District: R-1
Project Description: Multi-family residential (approx 380 units), approx. 535 parking spaces, and surface storm detention ponds

Section B: Applicant, Owner and/or Contract Purchaser Information

Applicant Information (to whom correspondence will be mailed)

Name: CJT, PA Attn: Wendi Ramsden
Address: 111 W Main Street
City: Durham State: NC Zip Code: 27701
Phone: (919) 682-0368 Email: wramsdencjt@gmail.com

The undersigned applicant hereby certifies that, to the best of his knowledge and belief, all information supplied with this application is true and accurate.

Signature: *Wendi Ramsden* Date: 2-21-2022

Owner/Contract Purchaser Information:

Owner Contract Purchaser

Name: Bryan Properties, Inc
Address: 400 Market Street, Suite 115
City: Chapel Hill State: NC Zip Code: 27516
Phone: (919) 933-4422 Email: drb@bpropnc.com

The undersigned applicant hereby certifies that, to the best of his knowledge and belief, all information supplied with this application is true and accurate.

Signature: *DRB* President Date: 2-17-22
for Bryan Properties, Inc.

Gateway Concept Plan Lakeview Road

APPLICATION QUESTIONS

Concept Plan Submittal

February 22, 2022

1. Would this project demonstrate compliance with the Comprehensive Plan?
Compliance with:
 - Small Area Plan – N/A
 - Overall Zone / NCD – N/A, *requesting rezoning*
 - Study Area – N/A
 - Land Use Plan – *Complies with the guidelines and design as characterized for the North 15/501 Focus Area as described in the Future Land Use Map update December 2020*

2. Would the proposed project comply with the Land Use map?
Yes, the project complies with the December 2020 Future Land Use Map report.

3. Would the proposed project require a rezoning:
Yes.

4. What is the proposed zoning district?
Possibly OI-3.

5. Would the proposed project require modifications to the existing regulations?
Yes.
The site is 15.76 acres, with less than 1% of the slopes >25% and less than 1% of the slopes 15-25%. The steep slopes are located along street edges, likely manmade when roads were built. Most of the steep slopes on site will be disturbed.
The project will request reduction of the landscape buffer along I-40.
The project will request reduction or elimination of landscape buffers adjacent to streets and like uses.

6. If there is a residential component to the project, does the applicant propose to address affordable housing?
The project is entirely residential. The developer is working with the Town's Affordable Housing staff.
 - a. Has the applicant presented its concept plan to the Housing Advisory Board?
No. This will happen during the concept plan review process.
 - b. Has the applicant met with appropriate Town staff to discuss affordable housing policy, expectations, and options?
Yes, they have had an initial meeting, and will continue to meet with Town staff as the plan progresses.
 - c. Is the project for ownership or rental?
The residential units will be rental.

7. Are there existing conditions that impact the site design (ie: environmental features such as RCD, slopes, erosion and sedimentation, retention of trees and tree stands, stormwater drainage patterns, significant views into and out of the site)

There are no jurisdictional streams on site, though there is an ephemeral stream running diagonally through the southern portion of the property. That portion of the site is where the stormwater pond will be placed.

The property will require water and sanitary sewer extensions from 15/501 from south of Old Chapel Hill Road at White Oak.

The project proposes to include public streets including one major east-west street which aligns with possible road construction over I-40 into Durham. The project also includes improvement of a portion of the existing White Oak Road, and construction of a public street in the existing unnamed right of way along the western boundary of the project.

8. Has the applicant addressed traffic impacts? Traffic and circulation issues?

A traffic engineer has been working with the developer and design team. A TIA will be commissioned at the time of the next phase of design. By creating new public streets the project will improve the street grid and

9. How is the application compatible with the surrounding neighborhood and/or district?

The project is compatible with the Town's master planning effort for this and adjacent parcels. It provides multifamily residential in 4-6 story buildings which supports the Town's desired uses and presentation as described in the December 2020 Future Land Use Plan.

10. Has the applicant discussed the project with adjacent neighbors?

The developer has been in discussion with neighbors since 2005 and is working to coordinate with other potential developers of nearby projects.



Concept Plan Project Fact Sheet

Site Description	
Project Name	Gateway
Address	E Lakeview Drive
Property Description	16 acres south of NC 15/501 east of E Lakeview Dr (OrCo/DurCo)
Existing Land Use	A few single family homes - site is mostly wooded
Proposed Land Use	Multi-family residential
Orange County Parcel Identifier Numbers	9890 90 4183, 9799 99 4937, 9799 99 4931 and 12 parcels in Durham Co
Existing Zoning	R-1
Proposed Zoning	OI-3
Application Process	Concept Plan >> Development Agreement >> ZCP
Comprehensive Plan Elements	Located in the North 15 501 Corridor focus area. Comprehensive plan calls for multi-family residential and office , 4-6 stories in this location.
Overlay Districts	no

Topic	Requirement	Proposal	Status
Use/Density (Sec 3.7)	Multi-Family >7 permitted	Multi-family 380 units	✓
Dimensional Standards (Sec. 3.8)	lot area 2,000 sf, frontage 15 lf no height or setback limitations	exceeds lot area and frontage	✓
Floor area (Sec. 3.8)	.566	.871	✓
Modifications to Regulations (Sec. 4.5.6)	steep slopes buffers	-reduction of all perimeter buffer -disturbance of all steep slopes	M
Adequate Public Schools (Sec. 5.16)	Unknown at this time. Will be investigated at next level submittal. Durham County schools.		UNK
Inclusionary Zoning (Sec. 3.10)	Required	Consistent with Town vision. Details to be provided at CZ submittal.	✓
Landscape			
Buffer – North (Sec. 5.6.2)	100' buffer against I-40	50'	M
Buffer – East (Sec. 5.6.2)	10'	0'-10' modification request	M
Buffer – South (Sec. 5.6.2)	10'	10'	✓
Buffer - West (Sec. 5.6.2)	10'	modification request anticipated	M



Tree Canopy (Sec. 5.7)	min 30%	>10% + new planted trees	☑
Landscape Standards (Sec. 5.9.6)		expect proposed landscaping to meet LUMO standards	☑
Environment			
Resource Conservation District (Sec. 3.6)	present	will be protected	☑
Erosion Control (Sec. 5.3.1)	required	State regulations will be met	☑
Steep Slopes (Sec. 5.3.2)	present on site perimeter	disturbance of man-made steep slopes expected	N/A
Stormwater Management (Sec. 5.4)	required	ponds proposed	☑
Land Disturbance	will require State permit	>4 ac - will require State permit	☑
Impervious Surface (Sec. 3.8)	.5/.7	9.5 ac .60	☑
Solid Waste & Recycling	required	provided	☑
Jordan Riparian Buffer (Sec. 5.18)	present	protected	☑
Access and Circulation			
Road Improvements (Sec. 5.8)	unknown	road improvements anticipated	UNK
Vehicular Access (Sec. 5.8)		2 driveways proposed	☑
Bicycle Improvements (Sec. 5.8)	unknown	Bicycle parking provided on site. Bike route proposed	UNK
Pedestrian Improvements (Sec. 5.8)	street sidewalk	street sidewalk proposed	☑
Traffic Impact Analysis (Sec. 5.9)	unknown	will be provided at next level application as needed	UNK
Vehicular Parking (Sec. 5.9)		approx 535 spaces proposed	☑
Transit (Sec. 5.8)	unknown	no transit improvements proposed	UNK
Bicycle Parking (Sec. 5.9)	required	provided in building and on site	☑
Parking Lot Standards (Sec. 5.9)	per Town Design Manual	will meet Town code	☑
Technical			



Fire	required	access will meet State code	☑
Site Improvements	required	will be provided	☑
Schools Adequate Public Facilities (Sec. 5.16)	unknown	will be investigated at next level submittal	UNK
Recreation Area (Sec. 5.5)	required	indoor and outdoor rec facilities will be provided	☑
Lighting Plan (Sec. 5.11)	required	will meet Town code	☑
Homeowners Association (Sec. 4.6)	NA		NA

Symbol	Meaning	Symbol	Meaning
☑	Meets Standard	M	Modification necessary
NA	Not Applicable	UNK	Not known at this time



Checklist

The following must accompany your application. Failure to do so will result in your application being considered incomplete. For assistance with this application, please contact the Chapel Hill Planning and Sustainability at (919)968-2728 or at planning@townofchapelhill.org.

	Application fee (refer to fee schedule)	Amount Paid \$	380.00
n/a	Pre-application meeting – with appropriate staff		
X	Digital Files - provide digital files of all plans and documents		
X	Concept Project Fact Sheet		
X	Statement of Compliance with Design Guidelines (1 copies)		
X	Statement of Compliance with Comprehensive Plan (1 copies)		
X	Affordable Housing Proposal, if applicable (Rezoning Policy or Inclusionary Ordinance)		
X	Mailing list of owners of property within 1,000 feet perimeter of subject property (see GIS notification tool)		
	Mailing fee for above mailing list	Amount Paid \$	50.00
X	Developer’s Program – brief written statement explaining how the existing conditions impact the site design. Including but not limited to:		
	<ul style="list-style-type: none"> • Natural features of site • Access, circulation, and mitigation of traffic impacts • Arrangement and orientation of buildings • Natural vegetation and landscaping • Impact on neighboring properties • Erosion, sedimentation, and stormwater 		
X	Resource Conservation District, Floodplain, & Jordan Buffers Determination - necessary for all submittals		
X	Reduced Site Plan Set (reduced to 8.5"x11")		

Plan Sets (1 copies to be submitted no larger than 24"x36")

Plans should be legible and clearly drawn. All plan sets sheets should include the following:

- Project Name
- Legend
- Labels
- North Arrow (North oriented toward top of page)
- Property Boundaries with bearing and distances
- Scale (Engineering), denoted graphically and numerically
- Setbacks and buffers
- Streams, RCD Boundary, Jordan Riparian Buffer Boundary, Floodplain, and Wetlands Boundary, where applicable



Area Map

- a) Project name, applicant, contact information, location, PIN, & legend
- b) Dedicated open space, parks, greenways
- c) Overlay Districts, if applicable
- d) Property lines, zoning district boundaries, land uses, project names of site and surrounding properties, significant buildings, corporate limit lines
- e) Existing roads (public & private), rights-of-way, sidewalks, driveways, vehicular parking areas, bicycle parking, handicapped parking, street names.
- f) 1,000' notification boundary

Existing Conditions Plan

- a) Slopes, soils, environmental constraints, existing vegetation, and any existing land features
- b) Location of all existing structures and uses
- c) Existing property line and right-of-way lines
- d) Existing utilities & easements including location & sizes of water, sewer, electrical, & drainage lines
- e) Nearest fire hydrants
- f) Nearest bus shelters and transit facilities
- g) Existing topography at minimum 2-foot intervals and finished grade
- h) Natural drainage features & water bodies, floodways, floodplain, RCD, Jordan Buffers & Watershed boundaries

Proposed Site Plan

- a) Existing building locations
- b) General location of proposed structures
- c) Parking areas
- d) Open spaces and landscaped areas
- e) Access points and circulation patterns for all modes of transportation
- f) Approximate locations of trails, pedestrian and bicycle connections, transit amenities, and parking areas
- g) Approximate location of major site elements including buildings, open areas, natural features including stream buffers, wetlands, tree stands, and steep slopes
- h) Proposed land uses and approximate location