NorthView Partners

DEVELOPMENT · CONSTRUCTION · INVESTMENT MANAGEMENT

CONDITIONAL ZONING

OF

GATEWAY

PREPARED FOR:

NORTHVIEW PARTNERS

6131 FALLS OF THE NEUSE ROAD

SUITE 202

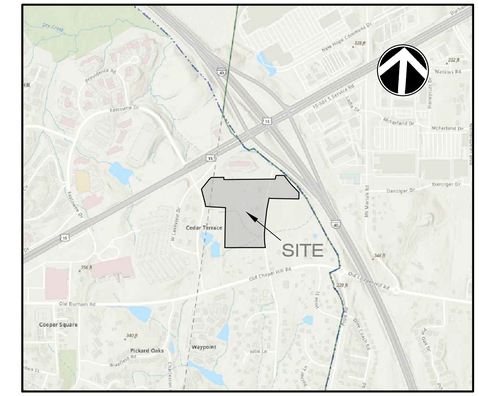
RALEIGH, NC 27609

J-30773.0001

PRELIMINARY - NOT FOR CONSTRUCTION

PREPARED BY:

THOMAS & HUTTON



VICINITY MAP

NOT TO SCALE

GATEWAY

J-30773.0001

REVISION HISTORY

REV. NO.	REVISION	BY	DATE
3	SUBMITTAL #4	T&H	9/20/2023
2	SUBMITTAL #3	T&H	9/1/2023
1	SUBMITTAL #2	T&H	7/31/2023
	INITIAL SUBMITTAL	T&H	6/8/2023

NC 811 ORG Know what's below. 811 before you dig.

THOMAS & HUTTON
111 W. Main Street
Durham, NC 27701
p.919.682.0368
www.thomasandhutton.com

PARCELS:

PARCEL A
OWNER(S): JTC IV LLC
PIN: 9890904183 (Orange side)
9890-90-52-6128.DO (Durham side)
DEED BOOK: 6786 / 712

PARCEL B
OWNER(S): JTC IV LLC
PIN: 9799994937 (Orange side)
9890-90-52-7784.DO (Durham side)
DEED BOOK: 6786 / 712

PARCEL C
OWNER(S): JTC IV LLC
PIN: 9799994931 (Orange side)
9890-90-50-8052.DO (Durham side)
DEED BOOK: 6786 / 712

PARCEL D
OWNER(S): REDWING JOCO LLC
PIN: 9890-90-81-4582
DEED BOOK: 9354 / 599

PARCEL E
OWNER(S): REDWING JOCO LLC
PIN: 0800-00-12-5860
DEED BOOK: 9354 / 599

PARCEL F
OWNER(S): REDWING JOCO LLC
PIN: 0800-00-12-4064
DEED BOOK: 9354 / 599

PARCEL G
OWNER(S): ENNIS RICHARD CALDWELL JR
PIN: 0800-00-11-3370
DEED BOOK: 2729 / 460

PARCEL H
OWNER(S): REDWING JOCO LLC
PIN: 0800-00-10-2025
DEED BOOK: 9354 / 599

PARCEL I
OWNER(S): REDWING JOCO LLC
PIN: 9799-99-88-4004
DEED BOOK: 9354 / 556

PARCEL J
OWNER(S): DUVAL JUDITH POE
PIN: 0709-09-18-0371
DEED BOOK: 1061 / 781

PARCEL K
OWNER(S): APL CAPITAL LLC
PIN: 0709-09-06-9881
DEED BOOK: 9684 / 880

PARCEL L
OWNER(S): REDWING JOCO LLC
PIN: 9799-99-85-3851
DEED BOOK: 9646 / 729

PARCEL M
OWNER(S): ROBERT H SMITH REVOCABLE
PIN: 0709-09-05-9350

PARCEL N
OWNER(S): APL CAPITAL LLC
PIN: 9799-99-84-3831
DEED BOOK: 9684 / 885

PARCEL O
OWNER(S): ROBERT H. SMITH REV. LIVING TRUST
PIN: 0800-00-41-8958
DEED BOOK: 3158 / 874

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RESOURCE CONSERVATION NOTES

STREAM BUFFERS:
THERE IS A MAPPED STREAM AND ASSOCIATED STREAM BUFFER LOCATED ON SITE. A DETERMINATION WAS COMPLETED BY CHAPEL HILL PUBLIC WORKS TO VERIFY THAT THE STREAM SHOWING UP ON THE ORANGE COUNTY SOIL SURVEY EXISTS.

FLOODPLAIN PROTECTION:
THE SITE IS NOT AFFECTED BY A MAPPED FLOODPLAIN ACCORDING TO FIRM MAPS 3710979900L, 3710989000M, 3720080000L, AND 3720070900K DATED 10/19/18.

STEEP SLOPE PROTECTION:
THERE ARE STEEP SLOPES ON SITE.

WETLANDS:
THERE ARE MAPPED WETLANDS ONSITE.

TREE PROTECTION:
REFER TO SHEET EX1.1 AND EX1.2.

TOWN OF CHAPEL HILL NOTES

1. A FIRE FLOW REPORT SHALL BE SUBMITTED TO THE TOWN FOR REVIEW AND APPROVAL PRIOR TO ISSUANCE OF A ZCP.
2. P.E. CERTIFICATION: PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY PHASE, THE APPLICANT SHALL PROVIDE A CERTIFICATION, SIGNED AND SEALED BY A NORTH CAROLINA-LICENSED PROFESSIONAL ENGINEER, THAT THE STORMWATER MANAGEMENT FACILITY IS CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS.
3. AS-BUILT PLANS: PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE APPLICANT SHALL PROVIDE CERTIFIED AS-BUILT PLANS FOR BUILDING FOOTPRINTS, PARKING LOTS, STREET IMPROVEMENTS, STORM DRAINAGE SYSTEMS AND STORMWATER MANAGEMENT STRUCTURES, AND ALL OTHER IMPERVIOUS SURFACES, AND A TALLY OF THE CONSTRUCTED IMPERVIOUS AREA. THE AS-BUILT PLANS SHOULD BE IN DXF BINARY FORMAT USING STATE PLANE COORDINATES AND NAVD 88.
4. JORDAN SURETY: PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE OWNER SHALL POST A MAINTENANCE BOND OR OTHER SURETY INSTRUMENT SATISFACTORY TO THE TOWN MANAGER, IN AN AMOUNT EQUAL TO ONE HUNDRED TWENTY-FIVE (125) PERCENT OF THE CONSTRUCTION COST OF EACH STORMWATER MANAGEMENT FACILITY TO ASSURE MAINTENANCE, REPAIR, OR RECONSTRUCTION NECESSARY FOR ADEQUATE PERFORMANCE OF THE STORMWATER MANAGEMENT FACILITY, OR ESTABLISH A STORMWATER MAINTENANCE (SINKING FUND) BUDGET AND ESCROW ACCOUNT IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 5.19 OF THE LAND USE MANAGEMENT ORDINANCE.
5. STORMWATER FACILITIES, EASEMENTS, AND OPERATIONS AND MAINTENANCE PLANS: ALL STORMWATER DETENTION, TREATMENT AND CONVEYANCE FACILITIES LOCATED ON AND BELOW THE GROUND SHALL BE WHOLLY CONTAINED WITHIN AN EASEMENT ENTITLED: "RESERVED STORMWATER FACILITY EASEMENT HEREBY DEDICATED" AND SHALL BE RESERVED FROM ANY DEVELOPMENT WHICH WOULD OBSTRUCT OR CONSTRICT THE EFFECTIVE MANAGEMENT, CONTROL, AND CONVEYANCE OF STORMWATER FROM OR ACROSS THE PROPERTY, OTHER THAN THE APPROVED DESIGN AND OPERATION FUNCTIONS. A COPY OF THE FINAL PLAT OR EASEMENT EXHIBIT, SIGNED AND SEALED BY A NORTH CAROLINA-REGISTERED LAND SURVEYOR AND RECORDED BY THE COUNTY REGISTER OF DEEDS, AND CONTAINING THE FOLLOWING NOTES SHALL BE SUBMITTED PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
   - ALL ENGINEERED STORMWATER MANAGEMENT CONTROL, TREATMENT, AND CONVEYANCE STRUCTURES ON AND BELOW THE GROUND SHALL BE WHOLLY LOCATED WITHIN AN EASEMENT ENTITLED: "RESERVED STORMWATER FACILITY EASEMENT HEREBY DEDICATED" AND SHALL BE RESERVED FROM ANY DEVELOPMENT WHICH WOULD OBSTRUCT OR CONSTRICT THE EFFECTIVE MANAGEMENT, CONTROL, AND CONVEYANCE OF STORMWATER FROM OR ACROSS THE PROPERTY, OTHER THAN THE APPROVED DESIGN AND OPERATION FUNCTIONS. A SUITABLE MAINTENANCE ACCESS (MINIMUM 20' WIDE) TO ACCOMMODATE HEAVY EQUIPMENT FROM THE NEAREST PUBLIC RIGHT-OF-WAY TO THE RESERVED STORMWATER FACILITY EASEMENT MUST BE PROVIDED AND SHOWN ON THE PLANS.
   - THE "RESERVED STORMWATER FACILITY EASEMENT(S)" AND THE FACILITIES IT/THEY PROTECT ARE CONSIDERED TO BE PRIVATE, WITH THE SOLE RESPONSIBILITY OF THE OWNER TO PROVIDE FOR ALL REQUIRED MAINTENANCE AND OPERATIONS AS APPROVED BY THE TOWN MANAGER.
   - THE RESERVED STORMWATER FACILITY EASEMENT AND THE OPERATIONS AND MAINTENANCE PLAN ARE BINDING ON THE OWNER, HEIRS, SUCCESSORS, AND ASSIGNS.
6. JORDAN STORMWATER MANAGEMENT FOR NEW DEVELOPMENT: THAT PRIOR TO ISSUANCE OF A ZONING COMPLIANCE PERMIT, THE APPLICANT SHALL SUBMIT THE FINAL JORDAN ACCOUNTING TOOL SPREADSHEET, STORMWATER REPORT, AND PLANS FOR REVIEW AND APPROVAL BY THE TOWN MANAGER. THIS PROJECT MUST COMPLY WITH THE JORDAN STORMWATER MANAGEMENT REGULATIONS OF THE LAND USE MANAGEMENT ORDINANCE TO PROVIDE THE REQUIRED REDUCTIONS IN NITROGEN AND PHOSPHORUS LOADS FOR NEW DEVELOPMENT AND REDEVELOPMENT PROJECTS.
7. STORMWATER MANAGEMENT PLAN: THAT PRIOR TO THE ISSUANCE OF A ZONING COMPLIANCE PERMIT, THE APPLICANT SHALL SUBMIT A STORMWATER MANAGEMENT PLAN FOR REVIEW AND APPROVAL BY THE TOWN MANAGER. THIS PROJECT MUST COMPLY WITH THE STORMWATER MANAGEMENT REQUIREMENTS OF THE LAND USE MANAGEMENT ORDINANCE TO PROVIDE FOR 85 PERCENT TOTAL SUSPENDED SOLIDS REMOVAL FROM THE INCREASED IMPERVIOUS AREA, RETENTION FOR 2-5 DAYS OF THE INCREASED VOLUME OF STORMWATER RUNOFF FROM THE 2-YEAR, 24-HOUR STORM, AND CONTROL OF THE STORMWATER RUNOFF RATE FOR THE 1-YEAR, 2-YEAR, AND 25-YEAR STORMS.

ORANGE COUNTY SOLID WASTE - CONSTRUCTION WASTE REQUIREMENTS:

1. ALL EXISTING STRUCTURES 500 SQUARE FEET AND LARGER SHALL BE ASSESSED PRIOR TO THE ISSUANCE OF A DEMOLITION PERMIT TO ENSURE COMPLIANCE WITH THE COUNTY'S REGULATED RECYCLABLE MATERIALS ORDINANCE (RRMO) AND TO ASSESS THE POTENTIAL FOR DECONSTRUCTION AND/OR THE REUSE OF SALVAGEABLE MATERIALS. ***CONTACT THE ORANGE COUNTY SW ENFORCEMENT OFFICER AT 919-968-2788 TO ARRANGE FOR THE ASSESSMENT.***
2. PURSUANT TO THE COUNTY'S RRMO, CLEAN WOOD WASTE, SCRAP METAL, AND CORRUGATED CARDBOARD PRESENT IN CONSTRUCTION OR DEMOLITION WASTE MUST BE RECYCLED.
3. PURSUANT TO THE COUNTY'S RRMO, ALL HAULERS OF MIXED CONSTRUCTION AND DEMOLITION WASTE WHICH INCLUDES ANY REGULATED RECYCLABLE MATERIALS SHALL BE LICENSED BY ORANGE COUNTY.
4. PRIOR TO ANY DEMOLITION OR CONSTRUCTION ACTIVITY ON THE SITE, THE APPLICANT SHALL HOLD A PRE-DEMOLITION/PRE-CONSTRUCTION CONFERENCE WITH SOLID WASTE STAFF. THIS MAY BE THE SAME PRE-CONSTRUCTION MEETING HELD WITH OTHER DEVELOPMENT/ENFORCEMENT OFFICIALS.
5. THE PRESENCE IF ANY ASBESTOS CONTAINING MATERIALS ('ACM') AND/OR OTHER HAZARDOUS MATERIALS SHALL BE HANDLED IN ACCORDANCE WITH ANY AND ALL LOCAL, STATE, AND FEDERAL REGULATIONS AND GUIDELINES.

TRANSPORTATION IMPROVEMENTS:

1. A ROW RESERVATION HAS BEEN PROVIDED AT THE INTERSECTION OF LAKEVIEW AND NEW PUBLIC STREET A, FOR A POTENTIAL ROUND-A-BOUT IN THE FUTURE.
2. CONSTRUCT NEW TWO-LANE COLLECTOR STREET WITH SIDEWALK AS A CONNECTION FROM THE SITE TO LAKEVIEW DRIVE AND EXTEND TO INTERSECT WHITE OAK DRIVE, WITH FUTURE POTENTIAL EXTENSION TO THE EAST OF THE SITE.
3. UPGRADE THE EXISTING UNPAVED SECTION OF WHITE OAK DRIVE WITHIN THE LIMITS OF THE SITE PARCEL TO A LOCAL TWO-LANE STREET WITH MULTI0USE PATH.
4. UPGRADE WHITE OAK DRIVE FROM THE SOUTHERN PROPERTY BOUNDARY TO OLD CHAPEL HILL ROAD TO PROVIDE TWO PAVED LANES WITHIN THE EXISTING RIGHT-OF WAY. THIS SECTION WILL BE FOR EMERGENCY ACCESS ONLY. THE DEVELOPER WILL POST SIGNAGE.
5. DEVELOPER WILL BUILD A VALLEY GUTTER AND ROLL CURB ACROSS WHITE OAK ROAD AT THE SITE BOUNDARY SO AS TO PERMIT FIRE TRUCKS, BUT DISSUADE GATEWAY RESIDENTS FROM USING IT.
6. THE DEVELOPER WILL FIX THE SUBGRADE AND PAVE AND STRIPE THE ROAD TO A MINIMUM OF 20 FT., INCLUDING STRIPING A 4 FT. WALKING PATH FOR THE PIECE OF N. WHITE OAK DRIVE SOUTH OF GATEWAY'S PROPERTY BOUNDARY AND UP TO OLD CHAPEL HILL ROAD. NO VERTICAL BOLLARDS ARE ALLOWED.
7. TO IMPROVE TRAFFIC OPERATIONS FOR THE EASTBOUND DIRECTION OF US 15-501 AT THE LAKEVIEW DRIVE / EASTOWNE DRIVE INTERSECTION, EXTEND THE EASTBOUND OUTER SHARED THROUGH/RIGHT-TURN LANE TO PROVIDE 450 FEET OF STORAGE TO HELP ACCOMMODATE A HIGH VOLUME OF TRAFFIC.

ABBREVIATIONS

DBL	DOUBLE		FM	FORCE MAIN (SANITARY SEWER)		PC	POINT OF CURVE			TC	TOP OF CURB
BOT	BOTTOM		FP	FINISH PAD		PH	POST HYDRANT			TH	THROAT ELEVATION
CB	CATCH BASIN		FR	FRAME		PT	POINT OF TANGENT			TG	TOP OF GUTTER
CI	CURB INLET		GI	GRATE INLET		PVC	POLYVINYL CHLORIDE			TP	TOP OF PAVEMENT
CO	CLEAN OUT		GV	GATE VALVE		RCP	REINFORCED CONCRETE PIPE			TW	TOP OF WALK
CPP	CORRUGATED PLASTIC PIPE		HDPE	HIGH DENSITY POLYETHYLENE		RC	ROLL CURB INLET			TYP	TYPICAL
DBL	DOUBLE		HI	HOODED INLET		RCP	REINFORCED CONCRETE PIPE			VI	VALLEY INLET
DI	DITCH INLET		INV	INVERT ELEVATION		RI	ROOF INLET			W	WATER
DIP	DUCTILE IRON PIPE		JB	JUNCTION BOX		RJP	RESTRAINED JOINT PIPE			W/	WITH
EL	ELEVATION		LF	LINEAR FEET		R/W	RIGHT-OF-WAY			WV	WATER VALVE
ES	END SECTION		MAX	MAXIMUM		SD	STORM DRAINAGE			YI	YARD INLET
FES	FLARED END SECTION		MIN	MINIMUM		SDMH	STORM DRAINAGE MANHOLE			YI	YARD INLET
FG	FINISH GRADE		MH	MANHOLE		SF	SQUARE FEET				
FH	FIRE HYDRANT		OC	ON CENTER		SS	SANITARY SEWER				

LEGEND

Water Valve
Yard Inlet
Curb Inlet/Catch Basin
Mail Box
Traffic Signal Box
Electric Transformer
Electric Junction Box
Gas Meter
Sanitary Sewer Manhole
Storm Sewer Manhole
Telephone Manhole
Electric Manhole
Sign
Telephone Pedestal — TEL
Fire Hydrant
Fire Department Connection — FDC
Post Indicator Valve
Water Meter
Hot Box

Utility Pole
Guy Wire
Light Pole — LP
Sewer Cleanout — CO
Flared End Section
Gas Valve — GV
Existing Iron Pipe (3/4" unless noted)
1/2" Rebar
1/2" Iron Pipe Set — IPS
Existing PK Nail
PK Nail Set — PKS
Computed Point
Concrete Monument
Tree Line
Fence
Underground Electric — UE
Underground Telephone — UT
Gas Line — GAS
Water Line — W
Overhead Utilities — OU
Storm Sewer — S
Sanitary Sewer — SS

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2	SUBMITTAL #3	T&H	9/1/2023
1	SUBMITTAL #2	T&H	7/31/2023
	INITIAL SUBMITTAL	T&H	6/8/2023

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 1868 JEREMY ANDERSON

PRELIMINARY - NOT FOR CONSTRUCTION

THOMAS & HUTTON
111 W. MAIN STREET
DURHAM, NC 27701
919.682.0368
www.thomasandhutton.com

GENERAL NOTES & INDEX

GATEWAY

PROJECT LOCATION:
East Lakeview Drive
Chapel Hill, NC

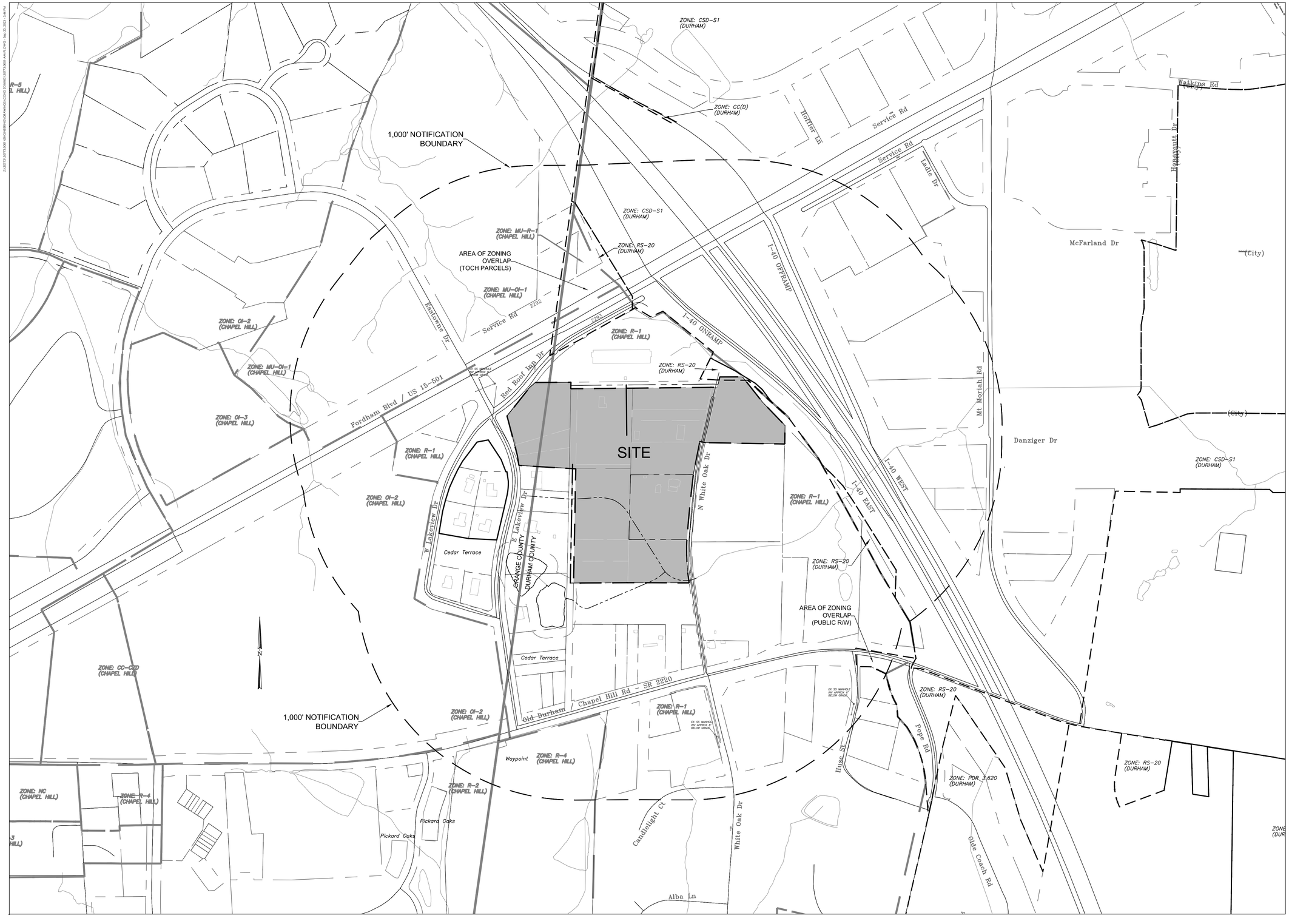
CLIENT/OWNER:
NorthView Partners

GRAPHIC SCALE:
1 INCH = ### FEET

DATUM: HORIZ.: VERT.:

JOB NO: 30773.0001
DATE:
DRAWN:
DESIGNED:
REVIEWED:
APPROVED:
SCALE:

G0.1



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PRELIMINARY
NOT FOR
CONSTRUCTION

THOMAS & HUTTON
111 W. MAIN STREET
DURHAM, NC 27701
919.682.0368
www.thomasandhutton.com

AREA MAP

GATEWAY

PROJECT LOCATION:
East Lakeview Drive
Chapel Hill, NC

CLIENT/OWNER:
NorthView Partners

GRAPHIC SCALE:
1 INCH = 200 FEET

DATUM: HORIZ.: VERT.:

JOB NO:	30773.0001
DATE:	
DRAWN:	JSA,MTC
DESIGNED:	
REVIEWED:	JSA
APPROVED:	
SCALE:	1" = 200'

G0.2

NO.	REVISIONS	BY	DATE
3	SUBMITTAL #4	T&H	9/20/2023
2	SUBMITTAL #3	T&H	9/1/2023
1	SUBMITTAL #2	T&H	7/31/2023
	INITIAL SUBMITTAL	T&H	6/8/2023

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 1568 JEREMY ANDERSON

PRELIMINARY - NOT FOR CONSTRUCTION

THOMAS & HUTTON
111 W. MAIN STREET
DURHAM, NC 27701
919.682.0368
www.thomasandhutton.com

EXISTING CONDITIONS PLAN

GATEWAY

PROJECT LOCATION:
East Lakeview Drive
Chapel Hill, NC

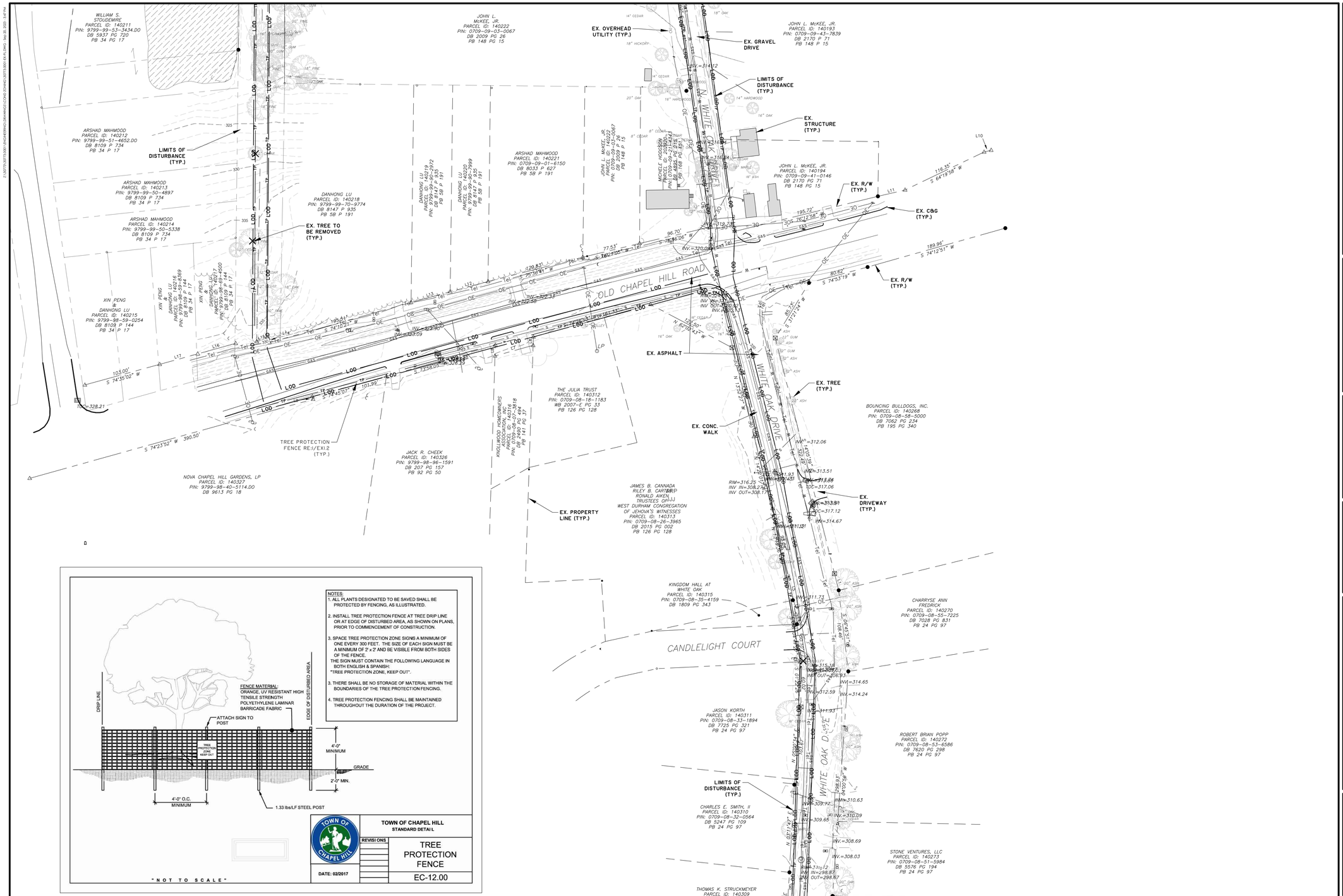
CLIENT/OWNER:
NorthView Partners

GRAPHIC SCALE: 60 0 30 60
1 INCH = 60 FEET

DATUM: HORIZ.: VERT.:

JOB NO:	30773.0001
DATE:	
DRAWN:	AMO,JSA,MTC
DESIGNED:	AMO
REVIEWED:	AMO,JSA
APPROVED:	
SCALE:	1" = 60'

EX1.1



1 EX1.2 TREE PROTECTION FENCE
NTS

NO.	REVISIONS	BY	DATE
3	SUBMITTAL #4	T&H	9/20/2023
2	SUBMITTAL #3	T&H	9/11/2023
1	SUBMITTAL #2	T&H	7/31/2023
	INITIAL SUBMITTAL	T&H	6/8/2023

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 1268 JEREMY ANDERSON
PRELIMINARY - NOT FOR CONSTRUCTION

THOMAS & HUTTON
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EXISTING CONDITIONS PLAN

GATEWAY

PROJECT LOCATION:
East Lakeview Drive
Chapel Hill, NC

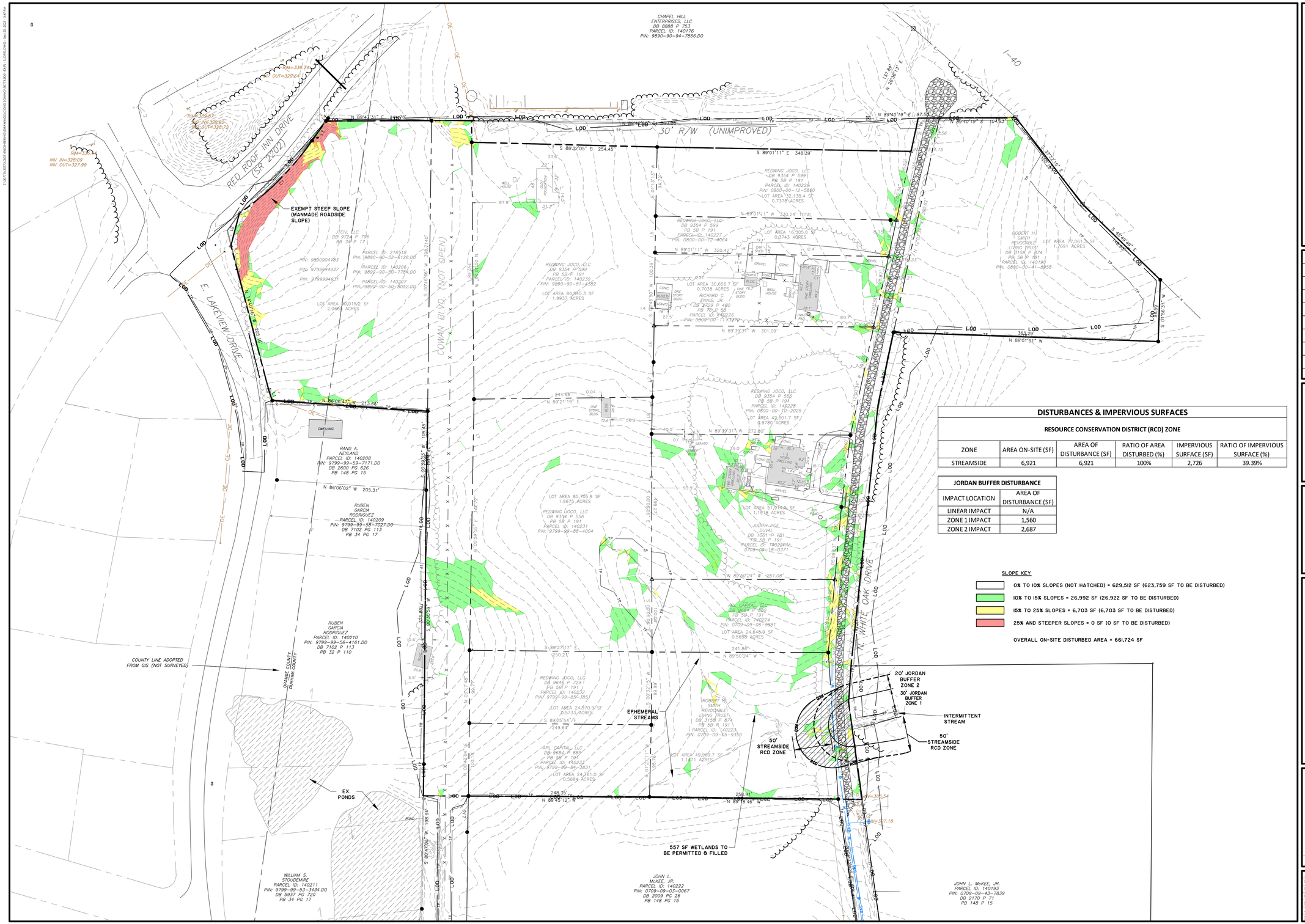
CLIENT/OWNER:
NorthView Partners

GRAPHIC SCALE: 1 INCH = 60 FEET (60 0 30 60)

DATUM: HORIZ.: VERT.:

JOB NO:	30773.0001
DATE:	
DRAWN:	AMO,JSA,MTC
DESIGNED:	AMO
REVIEWED:	AMO,JSA
APPROVED:	
SCALE:	1" = 60'

EX1.2



DISTURBANCES & IMPERVIOUS SURFACES

RESOURCE CONSERVATION DISTRICT (RCD) ZONE

ZONE	AREA ON-SITE (SF)	AREA OF DISTURBANCE (SF)	RATIO OF AREA DISTURBED (%)	IMPERVIOUS SURFACE (SF)	RATIO OF IMPERVIOUS SURFACE (%)
STREAMSIDE	6,921	6,921	100%	2,726	39.39%

JORDAN BUFFER DISTURBANCE

IMPACT LOCATION	AREA OF DISTURBANCE (SF)
LINEAR IMPACT	N/A
ZONE 1 IMPACT	1,560
ZONE 2 IMPACT	2,687

SLOPE KEY

- 0% TO 10% SLOPES (NOT HATCHED) = 629,512 SF (623,759 SF TO BE DISTURBED)
- 10% TO 15% SLOPES = 26,992 SF (26,922 SF TO BE DISTURBED)
- 15% TO 25% SLOPES = 6,703 SF (6,703 SF TO BE DISTURBED)
- 25% AND STEEPER SLOPES = 0 SF (0 SF TO BE DISTURBED)

OVERALL ON-SITE DISTURBED AREA = 661,724 SF

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	INITIAL SUBMITTAL	T&H	6/8/2023

NORTH CAROLINA PROFESSIONAL SEAL ENGINEER RESTON B ROYSTER

PRELIMINARY - NOT FOR CONSTRUCTION

THOMAS & HUTTON
111 W. MAIN STREET
DURHAM, NC 27701
919.682.0368
www.thomasandhutton.com

STEEP SLOPE PLAN

GATEWAY

PROJECT LOCATION:
East Lakeview Drive
Chapel Hill, NC

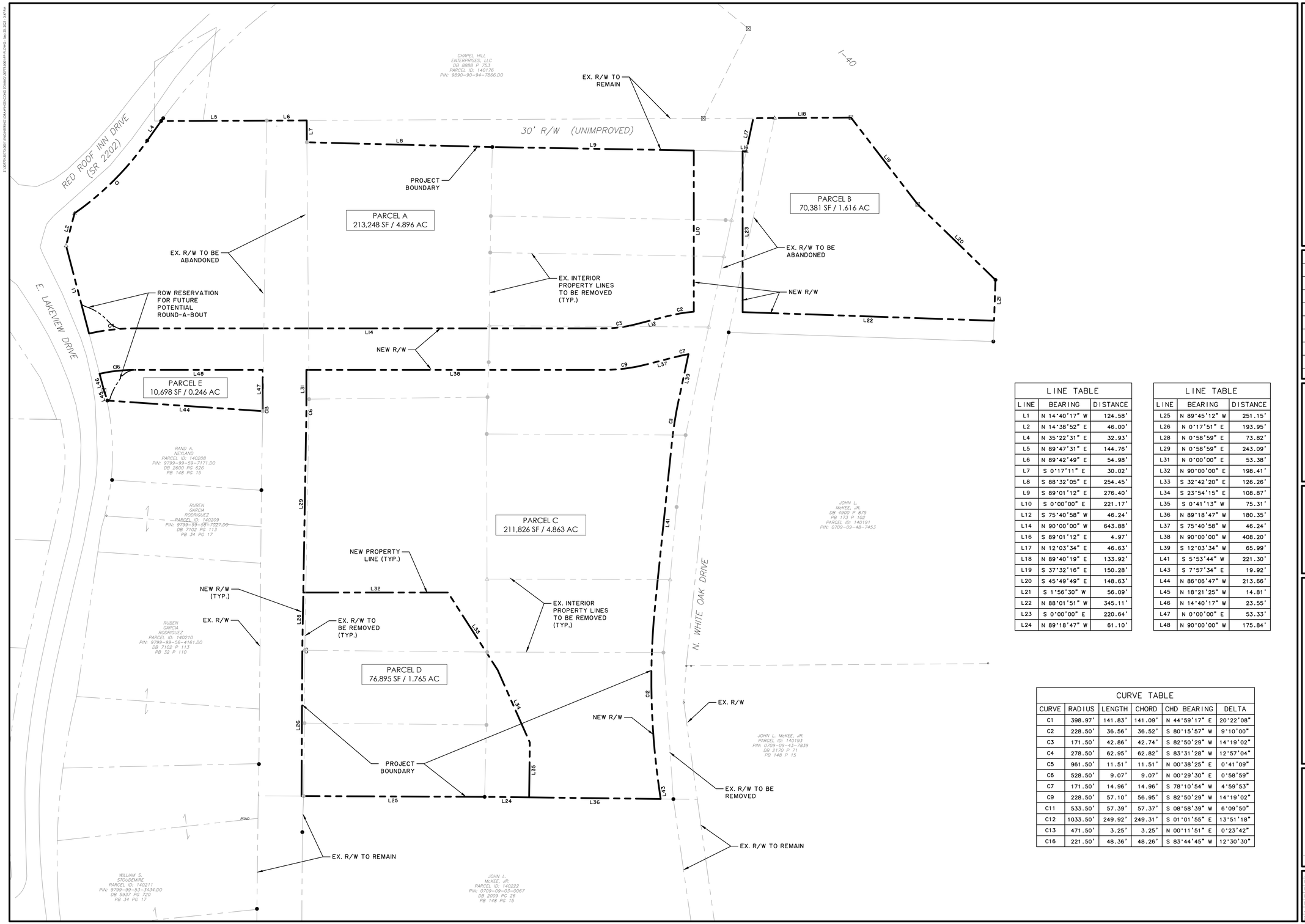
CLIENT/OWNER:
NorthView Partners

GRAPHIC SCALE: 1 INCH = 60 FEET

DATUM: HORIZ.: VERT.:

JOB NO: 30773.0001
DATE:
DRAWN: AMO, JSA
DESIGNED:
REVIEWED:
APPROVED:
SCALE: 1" = 60'

EX1.3



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 14°40'17" W	124.58'
L2	N 14°38'52" E	46.00'
L4	N 35°22'31" E	32.93'
L5	N 89°47'31" E	144.76'
L6	N 89°42'49" E	54.98'
L7	S 0°17'11" E	30.02'
L8	S 88°32'05" E	254.45'
L9	S 89°01'12" E	276.40'
L10	S 0°00'00" E	221.17'
L12	S 75°40'58" W	46.24'
L14	N 90°00'00" W	643.88'
L16	S 89°01'12" E	4.97'
L17	N 12°03'34" E	46.63'
L18	N 89°40'19" E	133.92'
L19	S 37°32'16" E	150.28'
L20	S 45°49'49" E	148.63'
L21	S 1°56'30" W	56.09'
L22	N 88°01'51" W	345.11'
L23	S 0°00'00" E	220.64'
L24	N 89°18'47" W	61.10'

LINE TABLE		
LINE	BEARING	DISTANCE
L25	N 89°45'12" W	251.15'
L26	N 0°17'51" E	193.95'
L28	N 0°58'59" E	73.82'
L29	N 0°58'59" E	243.09'
L31	N 0°00'00" E	53.38'
L32	N 90°00'00" E	198.41'
L33	S 32°42'20" E	126.26'
L34	S 23°54'15" E	108.87'
L35	S 0°41'13" W	75.31'
L36	N 89°18'47" W	180.35'
L37	S 75°40'58" W	46.24'
L38	N 90°00'00" W	408.20'
L39	S 12°03'34" W	65.99'
L41	S 5°53'44" W	221.30'
L43	S 7°57'34" E	19.92'
L44	N 86°06'47" W	213.66'
L45	N 18°21'25" W	14.81'
L46	N 14°40'17" W	23.55'
L47	N 0°00'00" E	53.33'
L48	N 90°00'00" W	175.84'

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	CHD BEARING	DELTA
C1	398.97'	141.83'	141.09'	N 44°59'17" E	20°22'08"
C2	228.50'	36.56'	36.52'	S 80°15'57" W	9°10'00"
C3	171.50'	42.86'	42.74'	S 82°50'29" W	14°19'02"
C4	278.50'	62.95'	62.82'	S 83°31'28" W	12°57'04"
C5	961.50'	11.51'	11.51'	N 00°38'25" E	0°41'09"
C6	528.50'	9.07'	9.07'	N 00°29'30" E	0°58'59"
C7	171.50'	14.96'	14.96'	S 78°10'54" W	4°59'53"
C9	228.50'	57.10'	56.95'	S 82°50'29" W	14°19'02"
C11	533.50'	57.39'	57.37'	S 08°58'39" W	6°09'50"
C12	1033.50'	249.92'	249.31'	S 01°01'55" E	13°51'18"
C13	471.50'	3.25'	3.25'	N 00°11'51" E	0°23'42"
C16	221.50'	48.36'	48.26'	S 83°44'45" W	12°30'30"

NO.	REVISIONS	BY	DATE
3	SUBMITTAL #4	T&H	9/20/2023
2	SUBMITTAL #3	T&H	9/1/2023
1	SUBMITTAL #2	T&H	7/31/2023
	INITIAL SUBMITTAL	T&H	6/8/2023

PRELIMINARY NOT FOR CONSTRUCTION

THOMAS & HUTTON
111 W. MAIN STREET
DURHAM, NC 27701
919.682.0368
www.thomasandhutton.com

PRELIMINARY PLAT

GATEWAY

PROJECT LOCATION:
East Lakeview Drive
Chapel Hill, NC

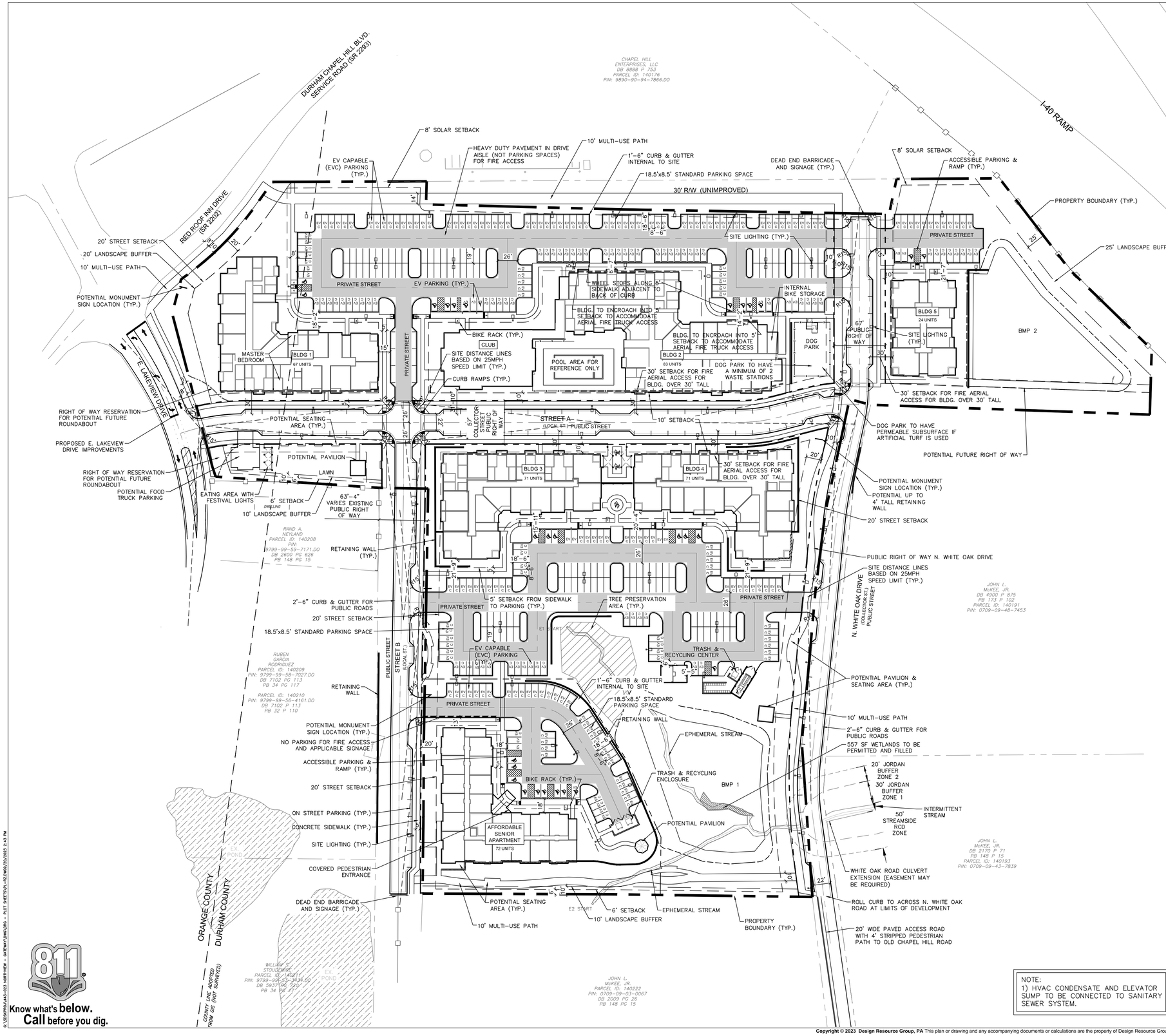
CLIENT/OWNER:
NorthView Partners

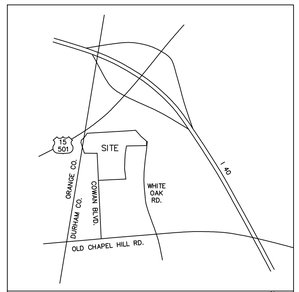
GRAPHIC SCALE:
1 INCH = 60 FEET

DATUM: HORIZ.: VERT.:

JOB NO: 30773.0001
DATE:
DRAWN: AMO, JSA
DESIGNED:
REVIEWED:
APPROVED:
SCALE: 1" = 60'

P1.0





VICINITY MAP
SCALE: NTS

SITE DATA

TAX MAP NO. – ORANGE COUNTY:	9890-90-4183, 9799-99-4937, 9799-99-4931
DURHAM COUNTY:	9890-90-52-6125.DO, 9890-90-50-7784.DO, 9890-90-50-8052.DO, 9890-90-81-4582, 9799-99-88-4004, 9799-99-85-3851, 9799-99-84-3831, 0709-09-05-9350, 0709-09-06-9881, 0709-09-18-0371, 0800-00-10-2025, 0800-00-11-3370, 0800-00-12-4064, 0800-00-12-5860, 0800-00-41-8958
EXISTING ZONING:	R-1
PROPOSED ZONING:	R-6
LAND AREA:	15.375 AC (669,759 SF)
NET LAND AREA:	13.354 AC (583,048 SF)
10% OF NET LAND AREA:	1.338 AC. (58,305 SF)
GROSS LAND AREA:	14.723 AC (641,353 SF)
LAND DISTURBANCE:	19.007 AC (827,974SF)
IMPERVIOUS AREA:	388,802 SF
PROPOSED USE:	DWELLING UNITS, MULTIFAMILY OVER 7 DWELLING UNITS
PROPOSED UNITS:	316 APARTMENT UNITS (19) STUDIO UNITS (6%) (158) 1 BEDROOM UNITS (50%) (107) 2 BEDROOM UNITS (34%) (32) 3 BEDROOM UNITS (10%) 72 SENIOR APARTMENT UNITS (57) 1 BEDROOM UNITS (79%) (15) 2 BEDROOM UNITS (21%) TOTAL = 388 UNITS
PROPOSED FLOOR AREA:	BUILDING #1 = 91,904 GSF BUILDING #2 = 101,846 GSF BUILDING #3 = 92,292 GSF BUILDING #4 = 92,292 GSF BUILDING #5 = 31,887 GSF CLUBHOUSE = 17,630 GSFG TOTAL MF = 427,851 GSF SENIORS MF = 73,630 GSF OVERALL = 501,559 GSF
DENSITY:	25.24 DUA
FLOOR AREA RATIO (FAR):	0.303
PROPOSED FLOOR AREA RATIO:	0.78
PARKING REQUIRED – APARTMENTS:	1 BEDROOM: 1 MIN.–1.25 MAX. = 177 MIN.–221 MAX. 2 BEDROOM: 1.4 MIN.–1.75 MAX. = 150 MIN.–187 MAX. 3 BEDROOM: 1.75 MIN.–2.25 MAX. = 56 MIN.–72 MAX. = 383 MIN. – 480 MAX.
SENIOR APARTMENTS:	1 BEDROOM: 1 MIN.–1.25 MAX. = 57 MIN.–71 MAX. 2 BEDROOM: 1.4 MIN.–1.75 MAX. = 21 MIN.–26 MAX. = 78 MIN. – 97 MAX.
PARKING PROVIDED – MF APARTMENTS:	332 STANDARD SPACES (216 EVC) 14 EV SPACES (3.84%) 17 ACCESSIBLE SPACES 2 EV ACCESSIBLE SPACES (0.54%) 92 ON STREET SPACES = 457 SPACES (1.45/UNIT)
SENIOR MF APARTMENTS:	40 STANDARD SPACES (40EVC) 2 EV SPACE (3.92%) 8 ACCESSIBLE SPACES 1 EV ACCESSIBLE SPACE (1.96%) 7 ON STREET SPACES = 58 SPACES (0.80/UNIT)
	TOTAL SPACES = 515 SPACES
	NOTE: – NOT ALL ON STREET PARKING TO COUNT TOWARDS MINIMUM/MAXIMUM PARKING – 3% MIN. OF ALL PARKING TO BE EV (16 SPACES MIN.) – EV CAPABLE – MF APTS. – 216 EV CAPABLE SENIOR APTS. – 40 EV CAPABLE TOTAL – 256 EVC TO BE CONVERTED FROM STANDARD PARKING SPACES
BICYCLE PARKING REQUIRED – APARTMENTS:	1 SPACE / 4 DWELLING UNITS = 79 SPACES 10% SHORT TERM = 8 SPACES 90% LONG TERM = 71 SPACES
SENIOR APARTMENTS:	1 SPACE / 4 DWELLING UNITS = 18 SPACES 10% SHORT TERM = 2 SPACES 90% LONG TERM = 16 SPACES
BICYCLE PARKING PROVIDED – APARTMENTS:	79 SPACES; 4 SHORT TERM RACKS (8 SPACES) + BIKE STRUCTURE & INTERNAL BIKE SPACES (SEE ARCHITECTURAL)
SENIOR APARTMENTS:	16 SPACES; 1 SHORT TERM RACKS (2 SPACES) + BIKE STRUCTURE & INTERNAL BIKE SPACES (SEE ARCHITECTURAL)
TREE PRESERVATION REQUIRED:	30%
TREE PRESERVATION PROVIDED:	SEE SHEET L1.0 & L1.1 FOR FURTHER DETAIL
RECREATIONAL SPACE REQUIRED:	MULTIFAMILY RATIO: 0.05 = 14.723 AC
RECREATIONAL SPACE PROVIDED:	SEE SHEET C1.1 FOR FURTHER DETAIL
STREET SETBACK:	20'
INTERIOR SETBACK:	6'
BUILDING HEIGHT ALLOWED:	55' @ SETBACK; 60' @ CORE

NOTE:
1) HVAC CONDENSATE AND ELEVATOR SUMP TO BE CONNECTED TO SANITARY SEWER SYSTEM.

DESIGN RESOURCE GROUP
LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
TRANSPORTATION PLANNING
O 2459 Wilkinson Blvd, Ste 200 Charlotte, NC 28208
P 704.343.0608
W www.drgrp.com

NORTH CAROLINA CORPORATE SEAL C-95 C-2165 NCBELS DESIGN RESOURCE GROUP, P.A.

REZONING

GATEWAY APARTMENTS
CHAPEL HILL, NORTH CAROLINA

NORTHVIEW PARTNERS
6131 FALLS OF NEUSE ROAD, SUITE 202
RALEIGH, NORTH CAROLINA 27609

SITE PLAN

SCALE: 1" = 60'

PROJECT #: 443-023
DRAWN BY: JO
CHECKED BY: SK

JUNE 8, 2023

REVISIONS:

C1.0

Know what's below. Call before you dig.

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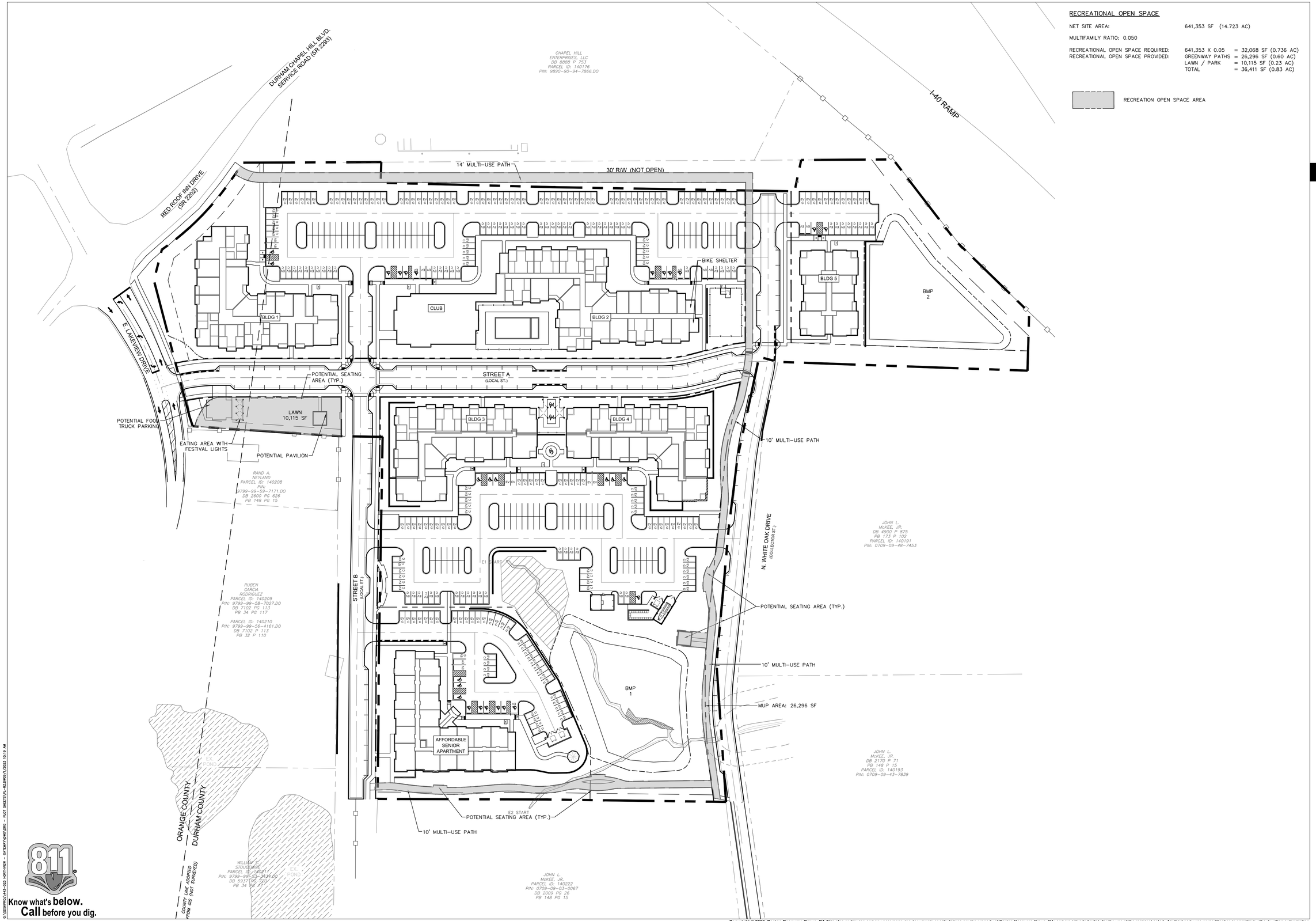

RECREATIONAL OPEN SPACE

NET SITE AREA: 641,353 SF (14.723 AC)

MULTIFAMILY RATIO: 0.050

RECREATIONAL OPEN SPACE REQUIRED:	641,353 X 0.05	= 32,068 SF (0.736 AC)
RECREATIONAL OPEN SPACE PROVIDED:	GREENWAY PATHS	= 26,296 SF (0.60 AC)
	LAWN / PARK	= 10,115 SF (0.23 AC)
	TOTAL	= 36,411 SF (0.83 AC)

RECREATION OPEN SPACE AREA

Know what's **below.** **Call** before you dig.

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NORTH CAROLINA PROFESSIONAL CORPORATE SEAL C-95 C-2165 NCBELS DESIGN RESOURCE GROUP, P.A.

REZONING

GATEWAY APARTMENTS

CHAPEL HILL, NORTH CAROLINA

NORTHVIEW PARTNERS
6131 FALLS OF NEUSE ROAD, SUITE 202
RALEIGH, NORTH CAROLINA 27609

OPEN SPACE PLAN

30 0 30 60
SCALE: 1" = 60'

PROJECT #:	443-023
DRAWN BY:	JG
CHECKED BY:	SK

JUNE 8, 2023

REVISIONS:

C1.1

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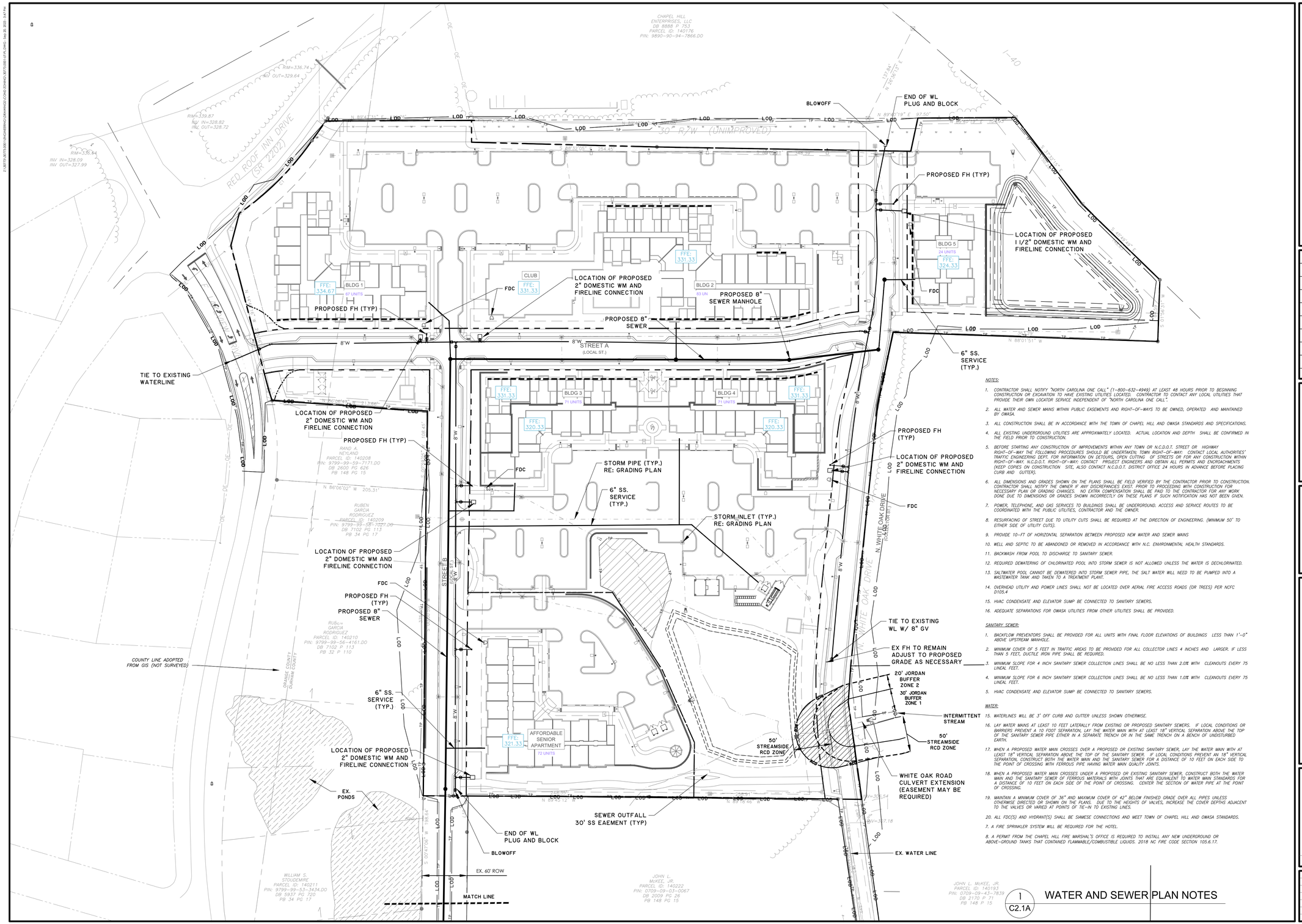
G:\DRGPROJ\443-023 NORTHVIEW - GATEWAY\DWG\DRG - PLOT SHEETS\PL-REZONOV1/2023 10:19 AM



NOTES:

1. CONTRACTOR SHALL NOTIFY "NORTH CAROLINA ONE CALL" (1-800-632-4949) AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR TO CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICE INDEPENDENT OF "NORTH CAROLINA ONE CALL".
2. ALL WATER AND SEWER MAINS WITHIN PUBLIC EASEMENTS AND RIGHT-OF-WAYS TO BE OWNED, OPERATED AND MAINTAINED BY OWASA.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF CHAPEL HILL AND OWASA STANDARDS AND SPECIFICATIONS.
4. ALL EXISTING UNDERGROUND UTILITIES ARE APPROXIMATELY LOCATED. ACTUAL LOCATION AND DEPTH SHALL BE CONFIRMED IN THE FIELD PRIOR TO CONSTRUCTION.
5. BEFORE STARTING ANY CONSTRUCTION OF IMPROVEMENTS WITHIN ANY TOWN OR N.C.D.O.T. STREET OR HIGHWAY RIGHT-OF-WAY THE FOLLOWING PROCEDURES SHOULD BE UNDERTAKEN; TOWN RIGHT-OF-WAY: CONTACT LOCAL AUTHORITIES' TRAFFIC ENGINEERING DEPT. FOR INFORMATION ON DETOURS, OPEN CUTTING OF STREETS OR FOR ANY CONSTRUCTION WITHIN RIGHT-OF-WAY. N.C.D.O.T. RIGHT-OF-WAY: CONTACT PROJECT ENGINEERS AND OBTAIN ALL PERMITS AND ENCROACHMENTS (KEEP COPIES ON CONSTRUCTION SITE, ALSO CONTACT N.C.D.O.T. DISTRICT OFFICE 24 HOURS IN ADVANCE BEFORE PLACING CURB AND GUTTER).
6. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE OWNER IF ANY DISCREPANCIES EXIST. PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADING CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
7. POWER, TELEPHONE, AND GAS SERVICES TO BUILDINGS SHALL BE UNDERGROUND. ACCESS AND SERVICE ROUTES TO BE COORDINATED WITH THE PUBLIC UTILITIES, CONTRACTOR AND THE OWNER.
8. RESURFACING OF STREET DUE TO UTILITY CUTS SHALL BE REQUIRED AT THE DIRECTION OF ENGINEERING. (MINIMUM 50' TO EITHER SIDE OF UTILITY CUTS).
9. PROVIDE 10-FT OF HORIZONTAL SEPARATION BETWEEN PROPOSED NEW WATER AND SEWER MAINS
10. WELL AND SEPTIC TO BE ABANDONED OR REMOVED IN ACCORDANCE WITH N.C. ENVIRONMENTAL HEALTH STANDARDS.
11. BACKWASH FROM POOL TO DISCHARGE TO SANITARY SEWER.
12. REQUIRED DEWATERING OF CHLORINATED POOL INTO STORM SEWER IS NOT ALLOWED UNLESS THE WATER IS DECHLORINATED.
13. SALTWATER POOL CANNOT BE DEWATERED INTO STORM SEWER PIPE, THE SALT WATER WILL NEED TO BE PUMPED INTO A WASTEWATER TANK AND TAKEN TO A TREATMENT PLANT.
14. OVERHEAD UTILITY AND POWER LINES SHALL NOT BE LOCATED OVER AERIAL FIRE ACCESS ROADS (OR TREES) PER NCFC D105.4
15. HVAC CONDENSATE AND ELEVATOR SUMP BE CONNECTED TO SANITARY SEWERS.
16. ADEQUATE SEPARATIONS FOR OWASA UTILITIES FROM OTHER UTILITIES SHALL BE PROVIDED.

SANITARY SEWER:

1. BACKFLOW PREVENTORS SHALL BE PROVIDED FOR ALL UNITS WITH FINAL FLOOR ELEVATIONS OF BUILDINGS LESS THAN 1'-0" ABOVE UPSTREAM MANHOLE.
2. MINIMUM COVER OF 5 FEET IN TRAFFIC AREAS TO BE PROVIDED FOR ALL COLLECTOR LINES 4 INCHES AND LARGER. IF LESS THAN 5 FEET, DUCTILE IRON PIPE SHALL BE REQUIRED.
3. MINIMUM SLOPE FOR 4 INCH SANITARY SEWER COLLECTION LINES SHALL BE NO LESS THAN 2.0% WITH CLEANOUTS EVERY 75 LINEAL FEET.
4. MINIMUM SLOPE FOR 6 INCH SANITARY SEWER COLLECTION LINES SHALL BE NO LESS THAN 1.0% WITH CLEANOUTS EVERY 75 LINEAL FEET.
5. HVAC CONDENSATE AND ELEVATOR SUMP BE CONNECTED TO SANITARY SEWERS.

WATER:

15. WATERLINES WILL BE 3' OFF CURB AND GUTTER UNLESS SHOWN OTHERWISE.
16. LAY WATER MAINS AT LEAST 10 FEET LATERALLY FROM EXISTING OR PROPOSED SANITARY SEWERS. IF LOCAL CONDITIONS OR BARRIERS PREVENT A 10 FOOT SEPARATION, LAY THE WATER MAIN WITH AT LEAST 18" VERTICAL SEPARATION ABOVE THE TOP OF THE SANITARY SEWER PIPE EITHER IN A SEPARATE TRENCH OR IN THE SAME TRENCH ON A BENCH OF UNDISTURBED EARTH.
17. WHEN A PROPOSED WATER MAIN CROSSES OVER A PROPOSED OR EXISTING SANITARY SEWER, LAY THE WATER MAIN WITH AT LEAST 18" VERTICAL SEPARATION ABOVE THE TOP OF THE SANITARY SEWER. IF LOCAL CONDITIONS PREVENT AN 18" VERTICAL SEPARATION, CONSTRUCT BOTH THE WATER MAIN AND THE SANITARY SEWER FOR A DISTANCE OF 10 FEET ON EACH SIDE TO THE POINT OF CROSSING WITH FERROUS PIPE HAVING WATER MAIN QUALITY JOINTS.
18. WHEN A PROPOSED WATER MAIN CROSSES UNDER A PROPOSED OR EXISTING SANITARY SEWER, CONSTRUCT BOTH THE WATER MAIN AND THE SANITARY SEWER OF FERROUS MATERIALS WITH JOINTS THAT ARE EQUIVALENT TO WATER MAIN STANDARDS FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE POINT OF CROSSING. CENTER THE SECTION OF WATER PIPE AT THE POINT OF CROSSING.
19. MAINTAIN A MINIMUM COVER OF 36" AND MAXIMUM COVER OF 42" BELOW FINISHED GRADE OVER ALL PIPES UNLESS OTHERWISE DIRECTED OR SHOWN ON THE PLANS. DUE TO THE HEIGHTS OF VALVES, INCREASE THE COVER DEPTHS ADJACENT TO THE VALVES OR VARIED AT POINTS OF TIE-IN TO EXISTING LINES.
20. ALL FDC(S) AND HYDRANT(S) SHALL BE SAMESE CONNECTIONS AND MEET TOWN OF CHAPEL HILL AND OWASA STANDARDS.
7. A FIRE SPRINKLER SYSTEM WILL BE REQUIRED FOR THE HOTEL.
8. A PERMIT FROM THE CHAPEL HILL FIRE MARSHAL'S OFFICE IS REQUIRED TO INSTALL ANY NEW UNDERGROUND OR ABOVE-GROUND TANKS THAT CONTAINED FLAMMABLE/COMBUSTIBLE LIQUIDS. 2018 NC FIRE CODE SECTION 105.6.17.

1 / C2.1A — WATER AND SEWER PLAN NOTES

NO.	REVISIONS	BY	DATE
3	SUBMITTAL #4	T&H	9/20/2023
2	SUBMITTAL #3	T&H	9/1/2023
1	SUBMITTAL #2	T&H	7/31/2023
	INITIAL SUBMITTAL	T&H	6/8/2023

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DURHAM, NC 27701
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UTILITY PLAN

GATEWAY

PROJECT LOCATION:
East Lakeview Drive
Chapel Hill, NC

CLIENT/OWNER:
NorthView Partners

GRAPHIC SCALE: 1 INCH = 60 FEET (60 0 30 60)

DATUM: HORIZ.: VERT.:

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REVIEWED:
APPROVED:
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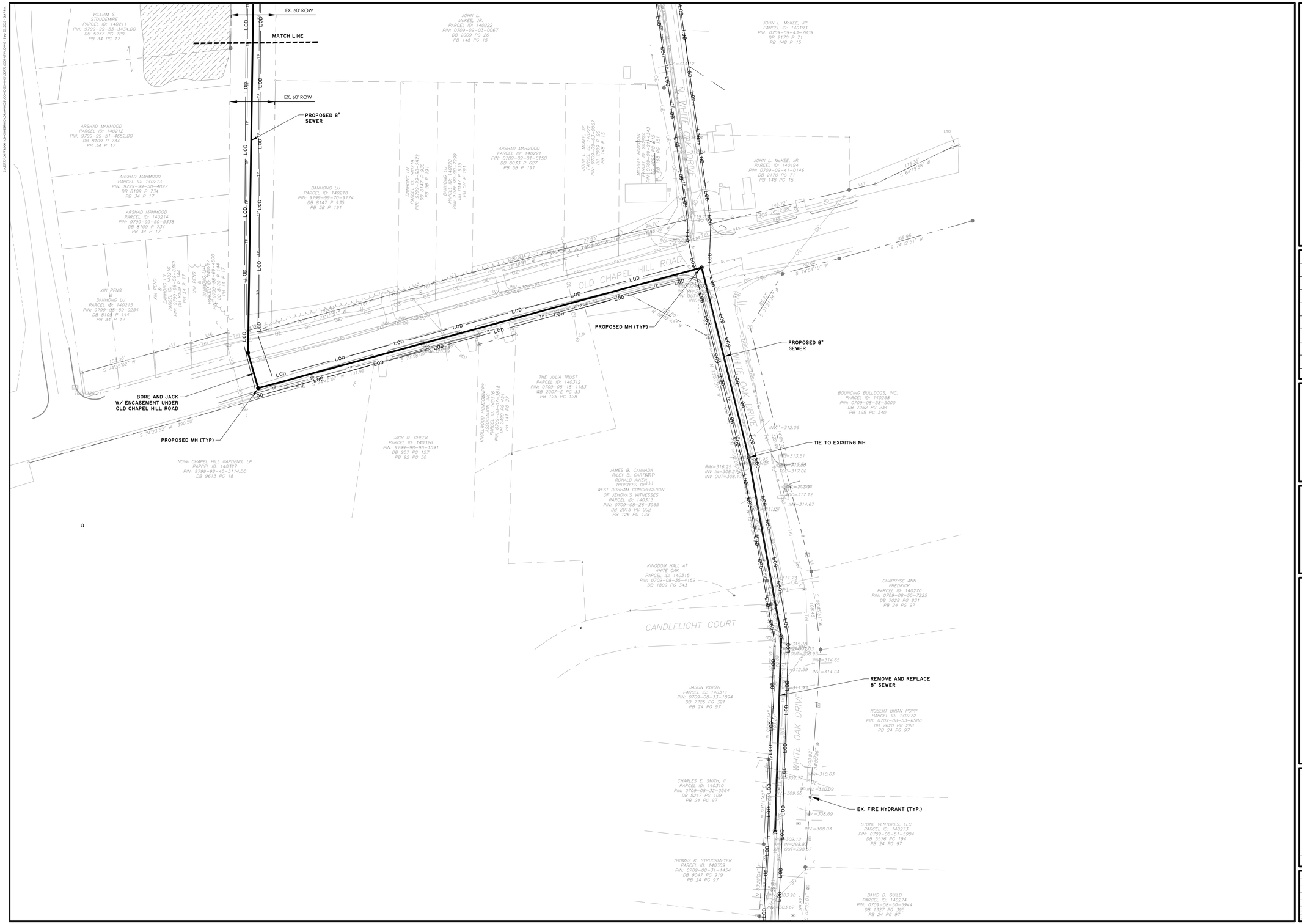
C2.1



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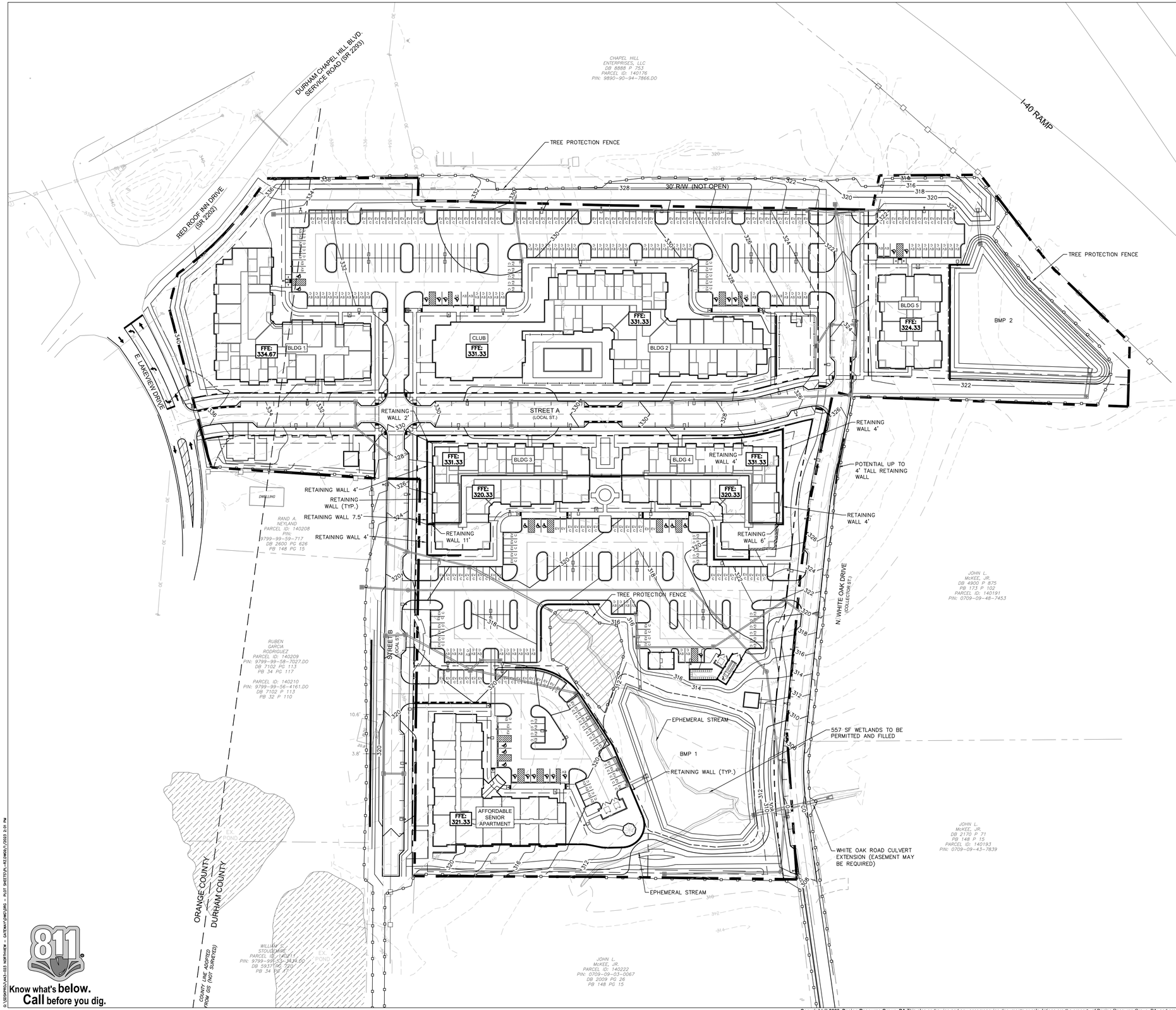

SITE ACCESSIBILITY NOTES

1. ALL BUILDINGS WITHIN THE BOUNDARY OF THIS SITE, UNLESS OTHERWISE STATED AS EXEMPT, SHALL HAVE "ACCESSIBLE ROUTES" AS REQUIRED THAT CONFORM TO THE REQUIREMENTS OF "THE AMERICANS WITH DISABILITIES ACT", "FAIR HOUSING STANDARDS", ICC ANSI A 117.1–209 AND GOVERNING STATE HANDICAP CODE STANDARDS.

   THESE STANDARDS FOR ACCESSIBILITY INCLUDE, BUT ARE NOT LIMITED TO:

   MAXIMUM WALK SLOPE = 1:20
   MAXIMUM RAMP SLOPE = 1:12 WITH RAILING
   MAXIMUM CROSS SLOPE = 1:50 (2%)
   ALL WALKS TO BE BROOM FINISHED CONCRETE UNLESS OTHERWISE SPECIFIED ON
   THESE DRAWINGS
   MAXIMUM ACCESSIBLE ROUTE LENGTH (NC) = 200'

2. THE PAVEMENT SLOPE WITHIN ACCESSIBLE PARKING SPACES SHALL NOT EXCEED 2% IN ALL DIRECTIONS. 1.5% IS RECOMMENDED.
3. CONTRACTOR TO CONTACT DESIGN RESOURCE GROUP FOR ANY VARYING SITE CONDITIONS OR DISCREPANCIES AFFECTING SITE ACCESSIBILITY REQUIREMENTS.

ADDITIONAL ACCESSIBLE ROUTE NOTES FOR ACCESSIBILITY COMPLIANCE WITH ICC/ANSI A117.1–2009, AND 2010 ADA STANDARDS.

1. PROTRUDING OBJECTS ON CIRCULATION PATHS WITHIN COMMON USE AREAS TO COMPLY WITH ANSI 2009 SECTION 307, INCLUDING:
   a. PROTRUSION LIMITS: OBJECTS WITH LEADING EDGES MORE THAN 27" AND NOT MORE THAN 80" ABOVE THE FLOOR SHALL PROTRUDE 4" MAXIMUM HORIZONTALLY INTO THE CIRCULATION PATH. EXCEPTIONS INCLUDE HANDRAILS, DOOR CLOSERS, AND DOOR STOPS.
   b. POST MOUNTED OBJECTS: OBJECTS ON POSTS OR PYLONS SHALL BE PERMITTED TO OVERHANG 4" MAXIMUM WHERE MORE THAN 27" AND NOT MORE THAN 80" ABOVE THE FLOOR. OBJECTS ON MULTIPLE POSTS OR PYLONS WHERE THE CLEAR DISTANCE BETWEEN THE POSTS OR PYLONS IS GREATER THAN 12" SHALL HAVE THE LOWEST EDGE OF SUCH OBJECT EITHER 27" MAXIMUM OR 80" MINIMUM ABOVE THE FLOOR.
   c. REDUCED VERTICAL CLEARANCE: GUARDRAILS OR OTHER BARRIERS SHALL BE PROVIDED WHERE OBJECT PROTRUSION IS BEYOND THE LIMITS ALLOWED BY SECTIONS 307.2 AND 307.3, AND WHERE THE VERTICAL CLEARANCE IS LESS THAN 80" ABOVE THE FLOOR. THE LEADING EDGE OF SUCH GUARDRAIL OR BARRIER SHALL BE 27" MAXIMUM ABOVE THE FLOOR.
2. PROTRUDING OBJECTS ON CIRCULATION PATHS WITHIN PUBLIC USE AREAS TO COMPLY WITH 2010 ADA SECTION 307, INCLUDING:
   a. 2010 ADA SECTION 307.2: OBJECTS PROJECTING FROM WALLS
   b. 2010 ADA SECTION 307.4: MINIMUM CLEAR HEADROOM
3. FLOOR AND GROUND SURFACES IN COMMON USE AREAS SHALL BE STABLE, FIRM. AND SLIP RESISTANT AND SHALL COMPLY WITH ANSI 2009 SECTIONS 302.
4. FLOOR AND GROUND SURFACES ALONG ACCESSIBLE ROUTES AND IN ACCESSIBLE ROOMS AND SPACES WITH PUBLIC USE AREAS SHALL BE STABLE, FIRM, AND SLIP–RESISTANT AND SHALL COMPLY WITH 2010 ADA SECTION 302.
5. CHANGES IN LEVEL IN COMMON USE AREAS SHALL COMPLY WITH ANSI 2009 SECTION 303, INCLUDING:
   a. ANSI 2009 SECTION 303.2: VERTICAL
   b. ANSI 2009 SECTION 303.3: BEVELED
   c. ANSI 2009 SECTION 303.4: RAMPS
6. CHANGES IN LEVEL ALONG ACCESSIBLE ROUTES AND IN ACCESSIBLE ROOMS AND SPACES WITH PUBLIC USE AREAS SHALL COMPLY WITH 2010 ADA SECTION 303, INCLUDING:
   a. 2010 ADA SECTION 303.2: VERTICAL
   b. 2010 ADA SECTION 303.3: BEVELED
   c. 2010 ADA SECTION 303.4: RAMPS

TREE PROTECTION NOTES:

1. PRIOR TO DEMOLITION, CLEARING, CONSTRUCTION, GRADING, AND INSTALLATION OF EROSION CONTROL MEASURES; TREE PROTECTIVE BARRIERS MUST BE INSTALLED AROUND ALL TREE SAVE AREAS BY THE DEVELOPER AND APPROVED BY THE CITY.

2. THE TREE PROTECTION FENCE SHALL BE LOCATED ALONG THE PERIMETER OF THE TREE SAVE AREA (DRIP LINE PLUS 5 FEET). TREE PROTECTION FENCING FOR A FOREST CANOPY STANDS AREA IS TO BE LOCATED ALONG THE PERIMETER OF THE TREE SAVE AREA AROUND THE FOREST EDGE. TREE PROTECTION FENCING SHALL CONSIST OF ORANGE SAFETY FENCING OR A COMBINATION OF ORANGE SAFETY FENCING WITH SILT FENCING AT A MINIMUM OF 4 FEET IN HEIGHT ON METAL OR WOOD POSTS.

3. ALL TREE PROTECTION AREAS MUST BE DESIGNATED AS SUCH WITH "TREE SAVE AREA SIGNS" POSTED IN ADDITION TO THE REQUIRED PROTECTIVE FENCING. SIGNS REQUESTING SUBCONTRACTOR COOPERATION AND COMPLIANCE WITH TREE PROTECTION STANDARDS ARE RECOMMENDED FOR SITE ENTRANCES.

4. NO SOIL DISTURBANCE OR COMPACTION, STOCK PILING OF SOIL OR OTHER CONSTRUCTION MATERIAL, VEHICULAR TRAFFIC, OR STORAGE OF EQUIPMENT AND MATERIALS ARE ALLOWED WITHIN TREE SAVE AREAS.

5. NO ROPES, SIGNS, WIRES, UNPROTECTED ELECTRICAL INSTALLATION OR OTHER DEVICE OR MATERIAL, SHALL BE SECURED OR FASTENED AROUND OR THROUGH A TREE OR SHRUB.

6. ALL PROTECTIVE MEASURES SHALL BE MAINTAINED THROUGHOUT THE LAND DISTURBING AND CONSTRUCTION PROCESS, AND SHALL NOT BE REMOVED UNTIL FINAL LANDSCAPING IS INSTALLED.

7. SEE DETAIL SHEETS FOR TREE PROTECTION, TREE AND SHRUB PLANTING.

DESIGN RESOURCE GROUP

LANDSCAPE ARCHITECTURE
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O P W
2459 Wilkinson Blvd, Ste 200 Charlotte, NC 28208
704.343.0608
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NORTH CAROLINA CORPORATE SEAL C-95 C-2165 NCBELS DESIGN RESOURCE GROUP, P.A.

REZONING

GATEWAY APARTMENTS

CHAPEL HILL, NORTH CAROLINA

NORTHVIEW PARTNERS
6131 FALLS OF NEUSE ROAD, SUITE 202
RALEIGH, NORTH CAROLINA 27609

GRADING & DRAINAGE PLAN

30 0 30 60
SCALE: 1" = 60'

PROJECT #:	443-023
DRAWN BY:	JO
CHECKED BY:	SK

JUNE 8, 2023

REVISIONS:

C3.0

Know what's below. Call before you dig.

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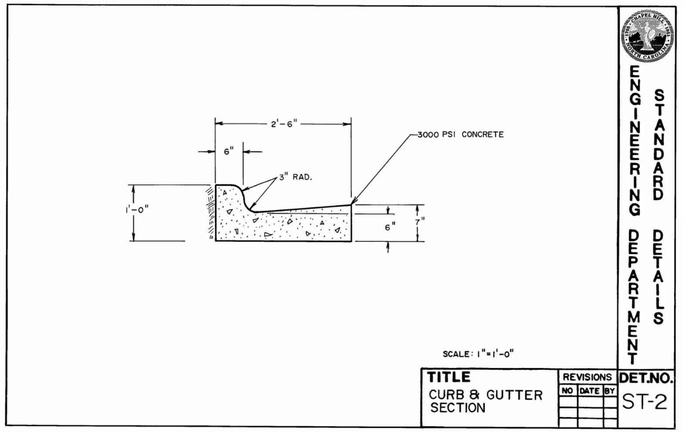
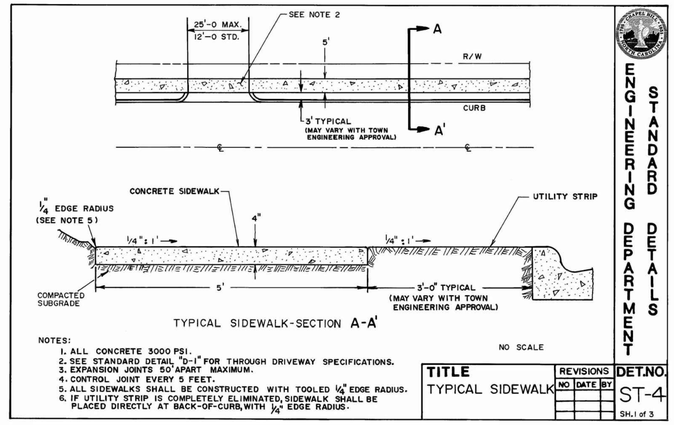
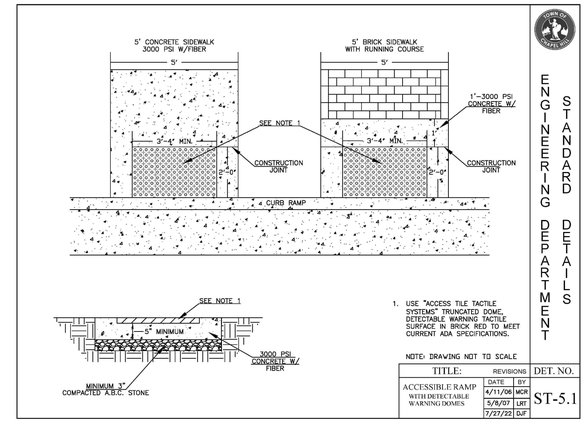


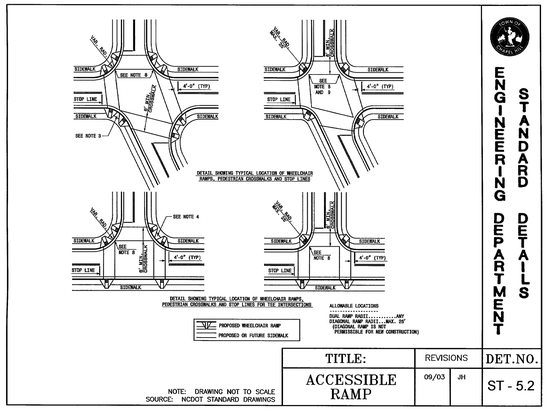
1 | TOWN OF CHAPEL HILL, NORTH CAROLINA — DEPARTMENT OF ENGINEERING | CURB AND GUTTER SECTION | STD. NO. ST-2 | REV.



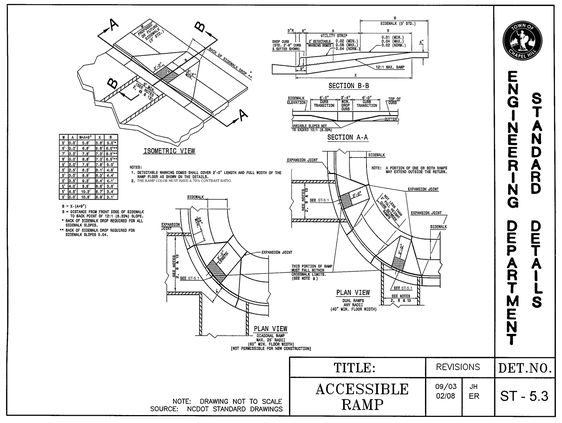
2 | TOWN OF CHAPEL HILL, NORTH CAROLINA — DEPARTMENT OF ENGINEERING | TYPICAL SIDEWALK | STD. NO. ST-4 | REV.



3 | TOWN OF CHAPEL HILL, NORTH CAROLINA — DEPARTMENT OF ENGINEERING | ACCESSIBLE RAMP WITH DETECTABLE WARNING DOMES | STD. NO. ST-5.1 | REV. 7/27/22



4 | TOWN OF CHAPEL HILL, NORTH CAROLINA — DEPARTMENT OF ENGINEERING | ACCESSIBLE RAMP | STD. NO. ST-5.2 | REV. 09/03



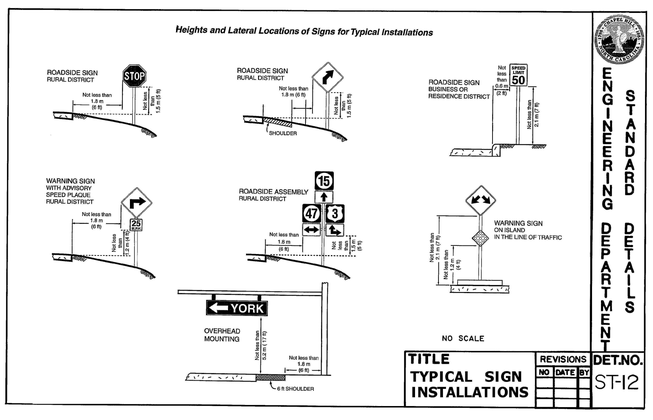
5 | TOWN OF CHAPEL HILL, NORTH CAROLINA — DEPARTMENT OF ENGINEERING | ACCESSIBLE RAMP | STD. NO. ST-5.3 | REV. 02/08

NOTES:

1. CONSTRUCT THE WALKING SURFACE WITH SLIP RESISTANCE AND A 70% CONTRASTING COLOR TO THE SIDEWALK.
2. CROSSWALK WIDTHS AND CONFIGURATION MAY VARY BUT MUST CONFORM TO TRAFFIC DESIGN STANDARDS.
3. PROVIDE WHEELCHAIR RAMPS AT LOCATIONS AS SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER. LOCATE WHEELCHAIR RAMPS AS DIRECTED BY THE ENGINEER WHERE EXISTING LIGHT POLES, FIRE HYDRANTS, DROP INLETS, ETC. AFFECT PLACEMENT. WHERE TWO RAMPS ARE INSTALLED, PLACE NOT LESS THAN TWO FEET OF FULL HEIGHT CURB BETWEEN THE RAMPS. PLACE DUAL RAMPS AS PERPENDICULAR TO THE TRAVEL LANE BEING CROSSED AS POSSIBLE .
4. DO NOT EXCEED 0.08 (12:1) SLOPE ON THE WHEELCHAIR RAMP IN RELATIONSHIP TO THE GRADE OF THE STREET.
5. CONSTRUCT WHEELCHAIR RAMPS 40" (3'-4") OR GREATER FOR DUAL RAMPS AND 60" (5'-0") OR GREATER FOR DIAGONAL RAMPS.
6. USE CONCRETE WITH A SIDEWALK FINISH IN ORDER TO OBTAIN A ROUGH NON-SKID TYPE SURFACE.
7. PLACE A 1/2" EXPANSION JOINT WHERE THE CONCRETE WHEELCHAIR RAMP JOINS THE CURB AS SHOWN ON DETAIL ST-5A.
8. PLACE THE INSIDE PEDESTRIAN CROSSWALK LINES NO CLOSER IN THE INTERSECTION BY BISECTING THE INTERSECTION RADII, WITH ALLOWANCE OF A 4' CLEAR ZONE IN THE VEHICULAR TRAVELWAY WHEN ONE RAMP IS INSTALLED. (SEE NOTE 13)
9. COORDINATE THE CURB CUT AND THE PEDESTRIAN CROSSWALK LINES SO THE FLOOR OF THE WHEELCHAIR RAMP WILL FALL WITHIN THE PEDESTRIAN CROSSWALK LINES. PLACE DIAGONAL RAMPS WITH FLARED SIDES SO 24" OF FULL HEIGHT CURB FALLS WITHIN THE CROSSWALK MARKINGS ON EACH SIDE OF THE FLARES.
10. CONSTRUCT THE PEDESTRIAN CROSSWALK A MINIMUM OF 6 FEET. A CROSSWALK WIDTH OF 8 FEET OR GREATER IS DESIRABLE.
11. USE STOP LINES, NORMALLY PERPENDICULAR TO THE LANE LINES, WHERE IT IS IMPORTANT TO INDICATE THE POINT BEHIND WHICH VEHICLES ARE REQUIRED TO STOP IN COMPLIANCE WITH A TRAFFIC SIGNAL, STOP SIGN OR OTHER LEGAL REQUIREMENT. AN UNUSUAL APPROACH SKEW MAY REQUIRE THE PLACEMENT OF THE STOP LINE TO BE PARALLEL TO THE INTERSECTION ROADWAY.
12. TERMINATE PARKING A MINIMUM OF 20 FEET BACK OF PEDESTRIAN CROSSWALK.
13. PLACE ALL PAVEMENT MARKINGS IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION AND THE NORTH CAROLINA SUPPLEMENT TO THE MUTCD.

ENGINEERING DEPARTMENT STANDARD DETAILS
TITLE:
ACCESSIBLE RAMP
REVISIONS
09/03 JH
DET.NO.
ST - 5.4
SOURCE: NCDOT STANDARD DRAWINGS

6 | TOWN OF CHAPEL HILL, NORTH CAROLINA — DEPARTMENT OF ENGINEERING | ACCESSIBLE RAMP | STD. NO. ST-5.4 | REV. 09/03



7 | TOWN OF CHAPEL HILL, NORTH CAROLINA — DEPARTMENT OF ENGINEERING | TYPICAL SIGN INSTALLATIONS | STD. NO. ST-12 | REV.

TOWN OF CHAPEL HILL
ST. NAME & TRAFFIC SIGN STANDARDS

STREET NAME SIGNS

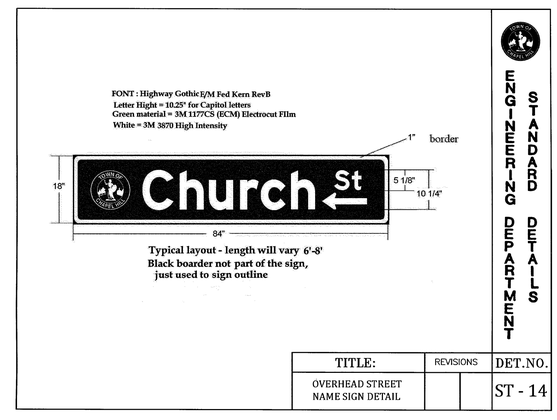
- All names will start with a 6" capital letter, followed by lower case letters. The road designations (St., Rd., Cir . . . etc will be in 50% superscript, aligned with the top letter edge.
- The color scheme should be a background of bright green with white High intensity grade letters & boarder (1/2"). The border is NOT inset.
- The street name sign should include on the left a replication of the Town seal, & on the right a block number.
- The Town seal should be the same color and height as the Street name.
- Block numbers should the same color as the superscript, 2"in height, & aligned with the bottom of the street name. The number should be centered 3 ½" below the road superscript
- The letter font should be Highway Gothic C Fed Kern RevB.
- All street name sign blades must be nine inches in height. The minimum length is 30", maximum is 48". The actual length of the blade will be dictated by the number of letters in the name.
- The street name (including Town seal, block numbers, & superscript). should be at least 4" shorter than the sign blade.
- All street name posts will be round, aluminum or steel, 2 3/8" OD., & at least 10' in length.
- STOP signs – 30" x 30"
- REGULATORY SIGNS - STOP, YIELD, DO NOT ENTER, WRONG WAY, & SPEED LIMIT signs should be fabricated with High Intensity reflective material.

ALL OTHER SIGNS

- STOP signs – 30" x 30"
- REGULATORY SIGNS - STOP, YIELD, DO NOT ENTER, WRONG WAY, & SPEED LIMIT signs should be fabricated with High Intensity reflective material.
- All other signs shall be made from Engineer Grade material.
- All other signs should be 7' from the ground to the bottom of the sign, unless more than one sign is on a post.
- Installed signs should be minimum of 2' from sign edge to the road edge.
- All other sign posts should be channel posts made of galvanized steel, 8' posts 2lbs/ft, 12' posts 3lbs/ft.
- All signs are required to be designed in accordance with the MUTCD standards.

ENGINEERING DEPARTMENT STANDARD DETAILS
TITLE:
STREET NAME & TRAFFIC SIGN STANDARDS
REVISIONS
02/08 ER
DET.NO.
ST - 15

8 | TOWN OF CHAPEL HILL, NORTH CAROLINA — DEPARTMENT OF ENGINEERING | STREET NAME AND TRAFFIC SIGN STANDARD NOTES | STD. NO. ST-15 | REV. 02/08



9 | TOWN OF CHAPEL HILL, NORTH CAROLINA — DEPARTMENT OF ENGINEERING | OVERHEAD STREET NAME SIGN | STD. NO. ST-14 | REV.

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DESIGN RESOURCE GROUP
LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
TRANSPORTATION PLANNING
O P W 2459 Wilkinson Blvd, Ste 200 Charlotte, NC 28208
704.343.0608
www.drgrp.com

NORTH CAROLINA CORPORATE SEAL C-95 C-2165 NCBELS DESIGN RESOURCE GROUP, P.A.

REZONING

GATEWAY APARTMENTS
CHAPEL HILL, NORTH CAROLINA

NORTHVIEW PARTNERS
6131 FALLS OF NEUSE ROAD, SUITE 202
RALEIGH, NORTH CAROLINA 27609

SITE DETAILS

SCALE: NTS

PROJECT #: 443-023
DRAWN BY: VA
CHECKED BY: SK

JUNE 8, 2023

REVISIONS:

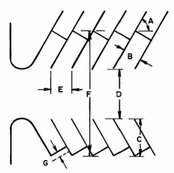
C4.0

A. STANDARD AUTOMOBILES

A	B	C	D	D'	E	F	F'	G
0°	8.0'	N/A	12.0'	20.0'	23.0'	28.0'	36.0'	N/A
45°	8.5'	18.0'	13.0'	20.0'	12.0'	49.0'	56.0'	2.0'
60°	8.5'	19.5'	16.0'	20.0'	9.8'	55.0'	59.0'	2.5'
75°	8.5'	19.8'	20.0'	20.0'	8.8'	59.6'	59.6'	3.0'
90°	8.5'	18.5'	25.0'	25.0'	8.5'	62.0'	62.0'	3.0'

B. COMPACT AUTOMOBILES

A	B	C	D	D'	E	F	F'	G
0°	8.0'	N/A	11.0'	20.0'	19.0'	27.0'	36.0'	N/A
45°	8.0'	15.3'	11.5'	20.0'	11.3'	42.1'	50.6'	1.5'
60°	8.0'	16.3'	13.3'	20.0'	9.2'	45.9	52.6'	1.8'
75°	8.0'	16.5'	16.0'	20.0'	8.2'	49.0'	53.0'	2.0'
90°	8.0'	15.5'	20.0'	20.0'	8.0'	51.0'	51.0'	2.0'



A) PARKING ANGLE
B) STALL WIDTH
C) STALL DEPTH
*D) AISLE WIDTH BETWEEN STALL LINES (ONE-WAY TRAFFIC)
E) STALL WIDTH PARALLEL TO AISLE
F) MODULE WIDTH (ONE-WAY TRAFFIC) WITH PARKING ON BOTH SIDES.
#G) VECHICLE OVERHANG
*D') TWO-WAY TRAFFIC
F') TWO-WAY TRAFFIC

*ADDITIONAL WIDTH MAY BE REQUIRED WHERE THE AISLE SERVES AS A PRINCIPAL VEHICULAR ACCESS TO ON-SITE USES OR STRUCTURES OR SERVES TWO-WAY TRAFFIC.

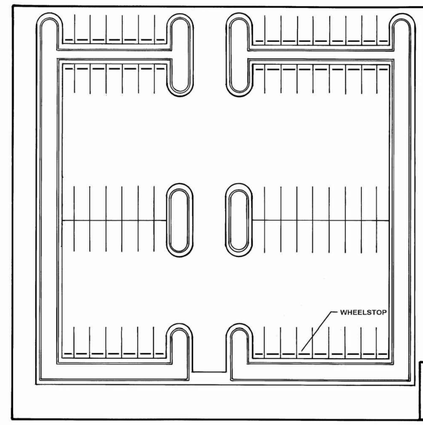
#PARKING STALLS ABUTTING SIDEWALK AND PLANTING STRIPS SHALL PROVIDE ADDITIONAL CLEARANCE BETWEEN THE STALL AND THE SIDEWALK OR PLANTING STRIP.

ENGINEERING DEPARTMENT STANDARD DETAILS

TITLE: LOT LAYOUT SCHEDULE

REVISIONS		
NO	DATE	BY

DET.NO P-1



NOTE:
FOR DIMENSIONS SEE DETAIL NO. P-1 (LOT LAYOUT SCHEDULE)

NO SCALE

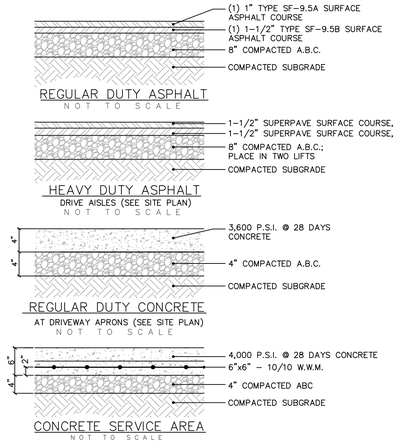
ENGINEERING DEPARTMENT STANDARD DETAILS

TITLE: TYPICAL 90° LOT LAYOUT

REVISIONS		
NO	DATE	BY

DET.NO. P-2

NOTE:
- PAVEMENT CROSS SECTIONS ARE FOR INTERNAL PRIVATE DRIVES AND PARKING LOTS.
- CONTRACTOR TO VERIFY PAVEMENT CROSS SECTIONS WITH LATEST RECOMMENDATIONS BY GEOTECH REPORT PRIOR TO INSTALLATION
- ALL SUBGRADE SHALL BE COMPACTED TO 100% OF MAXIMUM DENSITY OBTAINABLE WITH STANDARD PROCTOR TEST TO A DEPTH OF 8" AND A DENSITY OF 95% FOR DEPTHS GREATER THAN 8"
- ALL FIRE APPARATUS ACCESS ROUTES SHALL SUPPORT 85,000LBS GROSS VEHICLE WEIGHT OR GREATER AS REQUIRED LOCAL FIRE DEPARTMENT
- REFER TO TOWN OF CHAPEL HILL STANDARD DETAILS FOR PUBLIC STREET / PAVEMENT DESIGN.



DESIGN RESOURCE GROUP

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O 2459 Wilkinson Blvd, Ste 200 Charlotte, NC 28208
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1 | TOWN OF CHAPEL HILL, NORTH CAROLINA | DEPARTMENT OF ENGINEERING | PARKING LOT LAYOUT & SCHEDULE | STD. NO. P-1 | REV.

2 | TOWN OF CHAPEL HILL, NORTH CAROLINA | DEPARTMENT OF ENGINEERING | TYPICAL 90 DEGREE PARKING LOT LAYOUT | STD. NO. P-2 | REV.

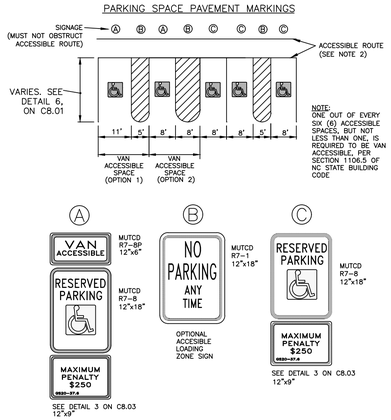
3 | PRIVATE PAVEMENT CROSS SECTIONS

ACCESSIBLE PARKING REQUIREMENTS

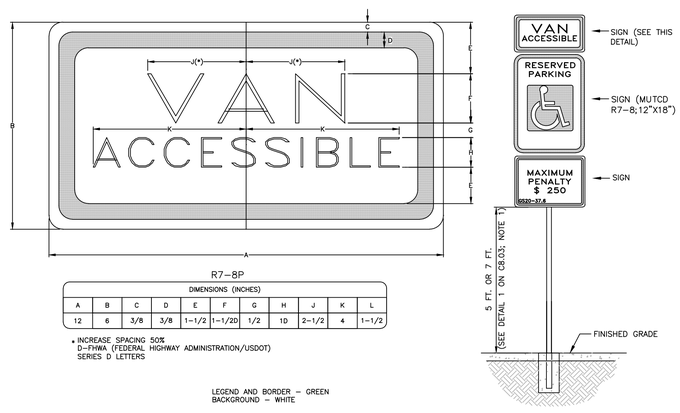
TOTAL PARKING SPACES PROVIDED	MINIMUM NUMBER OF ACCESSIBLE SPACES SPACES REQUIRED	MINIMUM NUMBER OF ACCESSIBLE SPACES REQUIRED TO BE VAN ACCESSIBLE
1 TO 25	1	1
26 TO 50	2	1
51 TO 75	3	1
76 TO 100	4	1
101 TO 150	5	1
151 TO 200	6	1
201 TO 300	7	2
301 TO 400	8	2
401 TO 500	9	2
501 TO 1000	2% OF TOTAL	1 IN EVERY 6 ACCESSIBLE SPACES
1001 AND OVER	20 PLUS 1 FOR EACH 100 OVER 1000	1 IN EVERY 6 ACCESSIBLE SPACES
REFERENCE: SECTION 1106 OF NC BUILDING CODE		

NOTES:
1. ALL ACCESSIBLE SIGNS (R7-8P, R7-8, R7-1, AND 50.10C) SHALL BE MOUNTED AT 7 FEET FROM GRADE TO BOTTOM EDGE OF SIGN FACE (PER MUTCD). MOUNTING HEIGHT CAN BE REDUCED TO 5 FEET IF PLACED IN AN AREA BETWEEN SIDEWALK AND BUILDING FACE IN WHICH PEDESTRIANS ARE NOT EXPECTED TO USE.
2. IF ACCESSIBLE ROUTE IS A RAISED SIDEWALK AREA, THEN RAMPS ARE REQUIRED AT LOADING ZONE AREA. MAINTAIN MIN. 4' WIDE CONTINUOUS PASSAGE.
3. VERTICAL CLEARANCE FOR VANS MUST BE GREATER THAN 98-INCHES.
4. THIS DETAIL IS TO PROVIDE GENERAL GUIDANCE FOR PARKING LAYOUT AND DESIGN; REFER TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) U.S. DEPARTMENT OF TRANSPORTATION AND NORTH CAROLINA DEPARTMENT OF TRANSPORTATION SUPPLEMENT AND NC BUILDING CODE FOR ADDITIONAL INFORMATION.

PARKING SPACE PAVEMENT MARKINGS



NOTE:
ONE OUT OF EVERY SIX (6) ACCESSIBLE SPACES, BUT NOT LESS THAN ONE, IS REQUIRED TO BE VAN ACCESSIBLE, PER SECTION 1106.5 OF NC STATE BUILDING CODE



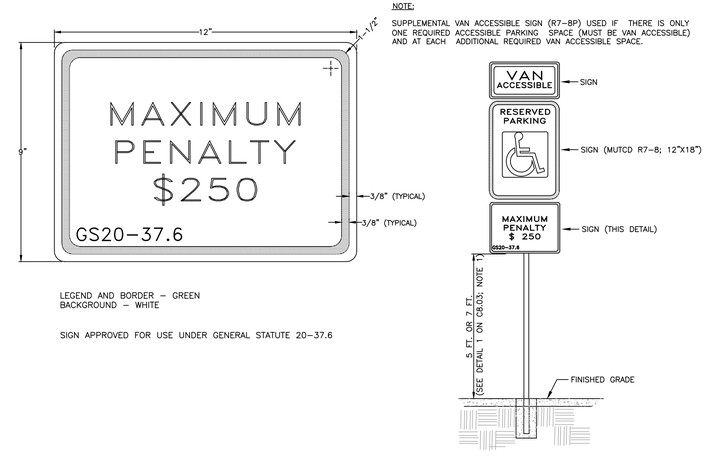
R7-8P

DIMENSIONS (INCHES)											
A	B	C	D	E	F	G	H	J	K	L
12	6	3/8	3/8	1-1/2	1-1/20	1/2	1D	2-1/2	4	1-1/2

* INCREASE SPACING 50%
D-FHWA (FEDERAL HIGHWAY ADMINISTRATION/USDOT) SERIES D LETTERS

LEGEND AND BORDER - GREEN
BACKGROUND - WHITE

NOTE:
SUPPLEMENTAL VAN ACCESSIBLE SIGN (R7-8P) USED IF THERE IS ONLY ONE REQUIRED ACCESSIBLE PARKING SPACE (MUST BE VAN ACCESSIBLE) AND AT EACH ADDITIONAL REQUIRED VAN ACCESSIBLE SPACE.



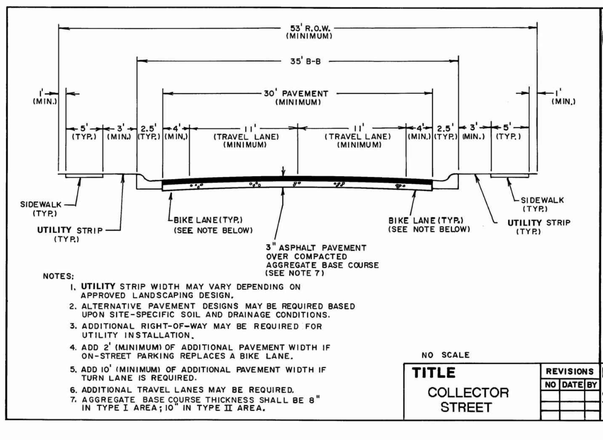
LEGEND AND BORDER - GREEN
BACKGROUND - WHITE

SIGN APPROVED FOR USE UNDER GENERAL STATUTE 20-37.6

4 | ACCESSIBLE PARKING AND SIGNAGE STANDARDS

5 | SUPPLEMENTAL VAN ACCESSIBLE SIGN (R7-8P)

6 | SUPPLEMENTAL ACCESSIBLE SIGN



NOTES:
1. UTILITY STRIP WIDTH MAY VARY DEPENDING ON APPROVED LANDSCAPING DESIGN.
2. ALTERNATIVE PAVEMENT DESIGNS MAY BE REQUIRED BASED UPON SITE-SPECIFIC SOIL AND DRAINAGE CONDITIONS.
3. ADDITIONAL RIGHT-OF-WAY MAY BE REQUIRED FOR UTILITY INSTALLATION.
4. ADD 2' (MINIMUM) OF ADDITIONAL PAVEMENT WIDTH IF ON-STREET PARKING REPLACES A BIKE LANE.
5. ADD 10' (MINIMUM) OF ADDITIONAL PAVEMENT WIDTH IF TURN LANE IS REQUIRED.
6. ADDITIONAL TRAVEL LANES MAY BE REQUIRED.
7. AGGREGATE BASE COURSE THICKNESS SHALL BE 8" IN TYPE I AREA; 10" IN TYPE II AREA.

NO SCALE

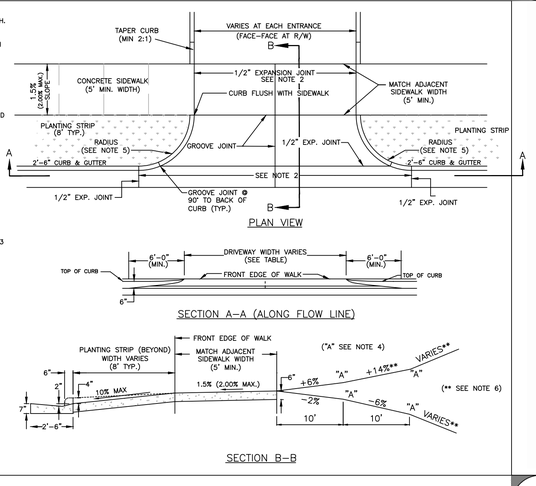
ENGINEERING DEPARTMENT STANDARD DETAILS

TITLE: COLLECTOR STREET

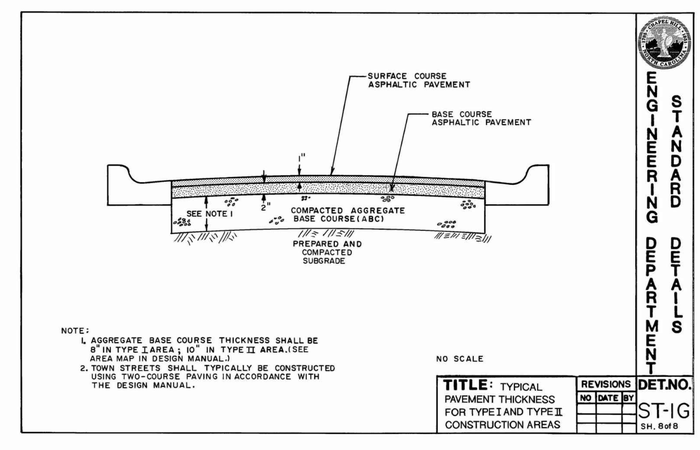
REVISIONS		
NO	DATE	BY

DET.NO. ST-1B
SH. 3 of 8

NOTES:
1. ALL CONCRETE TO BE 3600 P.S.I. COMPRESSIVE STRENGTH.
2. AT ALL DRIVEWAYS, SIDEWALKS TO BE REMOVED TO THE NEAREST JOINT BEYOND NEW CONSTRUCTION OR CUT WITH A SAW AND REMOVED. SAW CUT OR JOINT TO BE PERPENDICULAR TO EDGE OF EXISTING PAVEMENT. PAY LIMITS FOR WORK DONE UNDER CITY OF CHARLOTTE CONTRACTS ARE FROM EXPANSION JOINT TO EXPANSION JOINT, FROM LIP OF CURB TO BACK OF SIDEWALK.
3. ALL DRIVEWAYS MUST MEET THE CURRENT CITY DRIVEWAY REGULATIONS AND NCDOT REQUIREMENTS FOR SPACING, SIGHT DISTANCE, AND OFFSETS FROM PROPERTY LINES AND INTERSECTIONS.
4. ALGEBRAIC DIFFERENCE IN GRADE ("A") BETWEEN SLOPES SHALL BE 8% OR LESS.
5. RADII MUST BE MINIMUM 8 FEET OR THE WIDTH OF THE PLANTING STRIP, WHICHEVER IS GREATER. RADII GREATER THAN THESE MINIMUMS MAY BE REQUIRED ON A CASE-BY-CASE BASIS. FOR RADII GREATER THAN 8 FEET, THE RADII ARE TO CONTINUE AS A BAND AT-GRADE THROUGH THE SIDEWALK.
6. PER NC IFC SECTION D103.2, FIRE APPARATUS ACCESS ROADS SHALL NOT EXCEED 10 PERCENT IN GRADE.
7. PAVERS USED IN DRIVEWAY MUST HAVE A THICKNESS OF 3 INCHES.
8. JOINT MATERIAL SHOULD BE PLACED FLUSH WITH CONCRETE.
9. THE DRIVEWAY MUST RISE 6" FROM THE GUTTER LINE TO PREVENT RUNOFF FROM ENTERING DRIVEWAY.



DRIVEWAY DIMENSIONS		
OPERATION/RADIUS	MINIMUM	MAXIMUM
ONE-WAY WITH 6-12 FT. RADII	20'	30'
ONE-WAY WITH 13+ FT. RADII	15'	25'
TWO-WAY WITH 6-12 FT. RADII	26'	50'
TWO-WAY WITH 13+ FT. RADII	22'	40'



NOTE:
1. AGGREGATE BASE COURSE THICKNESS SHALL BE 8" IN TYPE I AREA; 10" IN TYPE II AREA.(SEE AREA MAP IN DESIGN MANUAL.)
2. TOWN STREETS SHALL TYPICALLY BE CONSTRUCTED USING TWO-COURSE PAVING IN ACCORDANCE WITH THE DESIGN MANUAL.

NO SCALE

ENGINEERING DEPARTMENT STANDARD DETAILS

TITLE: TYPICAL PAVEMENT THICKNESS FOR TYPE I AND TYPE II CONSTRUCTION AREAS

REVISIONS		
NO	DATE	BY

DET.NO. ST-1G
SH. 8 of 8

7 | TOWN OF CHAPEL HILL, NORTH CAROLINA | DEPARTMENT OF ENGINEERING | COLLECTOR STREET | STD. NO. ST-1B | REV.

8 | DRIVEWAY DETAIL WITH PLANTING STRIP AND STANDARD CURB

9 | TOWN OF CHAPEL HILL, NORTH CAROLINA | DEPARTMENT OF ENGINEERING | TYPICAL PAVEMENT THICKNESS FOR TYPE I AND TYPE II CONSTRUCTION AREAS | STD. NO. ST-1G | REV.

GATEWAY APARTMENTS
CHAPEL HILL, NORTH CAROLINA

NORTHVIEW PARTNERS
6131 FALLS OF NEUSE ROAD, SUITE 202
RALEIGH, NORTH CAROLINA 27609

REZONING

SITE DETAILS

SCALE: NTS

PROJECT #: 443-023
DRAWN BY: VA
CHECKED BY: SK

JUNE 8, 2023

REVISIONS:

C4.1

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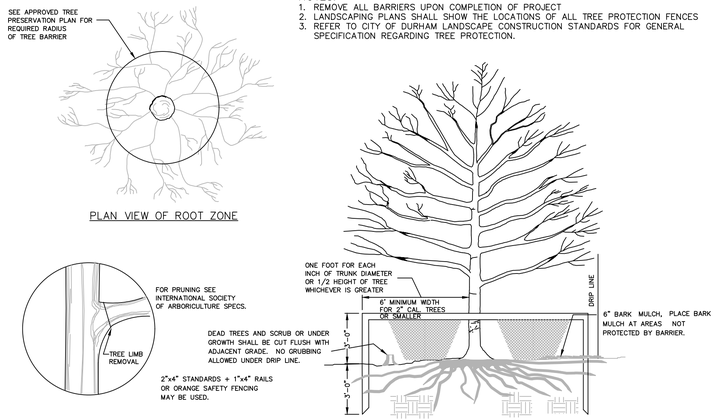
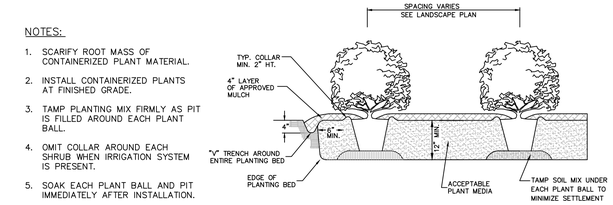
G:\2023\PROJ\443-023 NORTHVIEW - GATEWAY\DWG\PDS - PLOT SHEETS\PL-LD\PROJ\7/2023 8:29 AM

NOTES:
1. REMOVE ALL BARRIERS UPON COMPLETION OF PROJECT
2. LANDSCAPING PLANS SHALL SHOW THE LOCATIONS OF ALL TREE PROTECTION FENCES
3. REFER TO CITY OF DURHAM LANDSCAPE CONSTRUCTION STANDARDS FOR GENERAL SPECIFICATION REGARDING TREE PROTECTION.

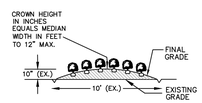


1 TREE PROTECTION DETAIL

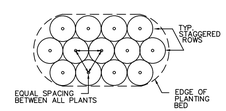
NOTES:
1. SCARIFY ROOT MASS OF CONTAINERIZED PLANT MATERIAL.
2. INSTALL CONTAINERIZED PLANTS AT FINISHED GRADE.
3. TAMP PLANTING MIX FIRMLY AS PIT IS FILLED AROUND EACH PLANT BALL.
4. OMIT COLLAR AROUND EACH SHRUB WHEN IRRIGATION SYSTEM IS PRESENT.
5. SOAK EACH PLANT BALL AND PIT IMMEDIATELY AFTER INSTALLATION.



TYPICAL PLANTING BED DETAIL

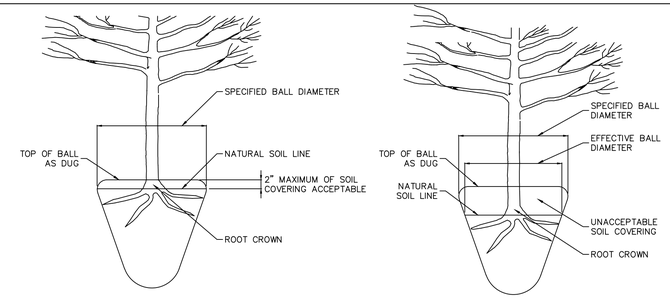


TYPICAL BED CROWNING



TYPICAL PLANTING BED PLAN

2 SHRUB PLANTING BED



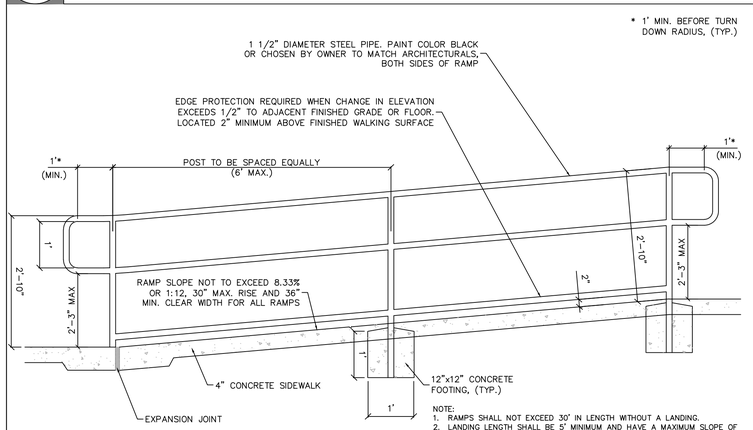
ACCEPTABLE CONDITION
(AS DELIVERED)

UNACCEPTABLE CONDITION
(AS DELIVERED)

NOTE:

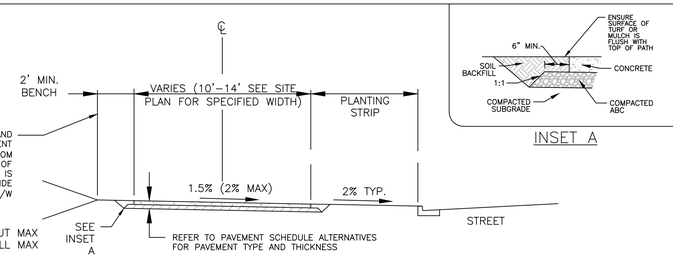
A ROOT FLARE EXCAVATION FOR ALL TREES SPECIFIED WILL BE DONE BY THE CITY ARBORIST TO ENSURE THAT TREES WERE NOT PLANTED/GROWN TOO DEEPLY AT SOURCE (NURSERY). LANDSCAPE CONTRACTOR SHALL HAVE SUPPLIER MARK GROUND LEVEL LINE ABOVE ROOT BALL. IF CITY ARBORIST DETERMINES THAT THERE IS EXCESSIVE SOIL OVER THE ROOT CROWN, THESE TREES WILL BE REJECTED.

3 ROOT FLARE DEPTHS (TREE ROOT BALL CONDITION ON TREES FROM SUPPLIERS)



NOTE:
1. RAMPS SHALL NOT EXCEED 30' IN LENGTH WITHOUT A LANDING.
2. LANDING LENGTH SHALL BE 5' MINIMUM AND HAVE A MAXIMUM SLOPE OF 2%.
3. ALL RAMPS AND HANDRAILS TO COMPLY WITH SEC. 1009 OF THE MOST CURRENT INTERNATIONAL BUILDING CODE.
4. ALL HANDRAILS TO BE PAINTED BLACK OR CHOSEN BY OWNER TO MATCH ARCHITECTURALS.

4 ACCESSIBLE RAMP



INSET A

NOTES:
1. AT INTERSECTIONS WITH STREETS OR DRIVEWAYS, RAMP WIDTH MUST MATCH MULTI-USE PATH WIDTH.
2. IF MULTI-USE PATHS ARE NOT PART OF OR PARALLEL TO A ROADWAY, THE PAVEMENT SCHEDULE ALT 1 SHALL BE USED.
3. CONTRACTOR MUST SEAL ALL JOINTS. SEAL MUST BE NON-SHRINKING AND FLUSH WITH FINISHED GRADE OF THE CONCRETE PATH.
4. ALL CONCRETE SHALL BE AT LEAST 3600 PSI COMPRESSIVE STRENGTH.
5. JOINTS MUST BE SAWCUT A MINIMUM OF ¼ DEPTH OF CONCRETE DEPTH, BUT NO MORE THAN ½ OF CONCRETE DEPTH.
   - TRANSVERSE JOINTS MUST BE SAWCUT EVERY 6 FEET WHEN PAVEMENT SCHEDULE ALT 1 OR ALT 3 ARE USED.
   - TRANSVERSE JOINTS MUST BE SAWCUT EVERY 10 FEET FOR PAVEMENT SCHEDULE ALT 2.
   - CONSTRUCTION JOINTS MUST BE EVERY 40 FEET.

PAVEMENT SCHEDULE ALTERNATIVES

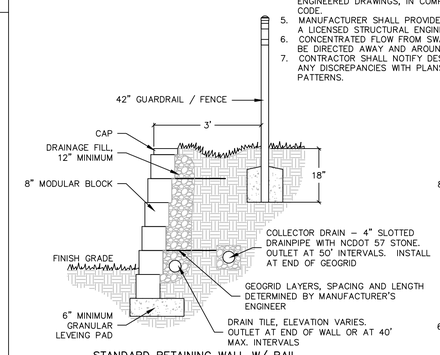
ALTERNATIVE	DESCRIPTION
ALT 1 (PREFERRED)	6" CONCRETE
	3" COMPACTED AGGREGATE BASE COURSE (ABC)
	COMPACTED SUBGRADE
ALT 2	6" CONCRETE
	COMPACTED SUBGRADE
ALT 3	4" CONCRETE
	3" COMPACTED AGGREGATE BASE COURSE (ABC)
	COMPACTED SUBGRADE

5 MULTI-USE PATH (MUP)

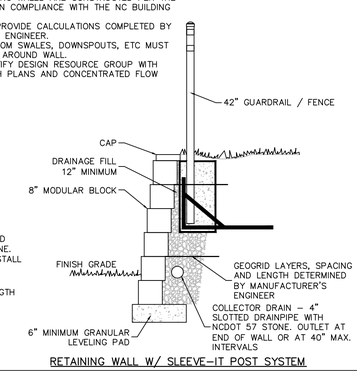
DESIGN RESOURCE GROUP IS NOT RESPONSIBLE FOR STRUCTURAL DESIGN OF RETAINING WALLS.

DETAIL IS CONCEPTUAL ONLY. ALL WALLS MUST BE DESIGNED BY A LICENSED STRUCTURAL ENGINEER AND WILL BE PERMITTED SEPARATELY.

NOTES
1. THE MODULAR BLOCK COLOR TO BE CHOSEN BY THE OWNER.
2. DESIGN OF ALL RETAINING WALLS IS TO BE PER NC BUILDING CODE.
3. DETAILED RETAINING WALL DESIGN DRAWINGS, SEALED BY AN NC LICENSED ENGINEER, SHALL BE SUBMITTED TO THE LOCAL AUTHORITY PRIOR TO CONSTRUCTION.
4. AN NC LICENSED ENGINEER MUST PERFORM CONSTRUCTION OBSERVATION, VERIFYING IN A SEALED LETTER TO THE AUTHORITY THAT RETAINING WALLS ARE CONSTRUCTED PER THE ENGINEERED DRAWINGS, IN COMPLIANCE WITH THE NC BUILDING CODE.
5. MANUFACTURER SHALL PROVIDE CALCULATIONS COMPLETED BY A LICENSED STRUCTURAL ENGINEER.
6. CONCENTRATED FLOW FROM SWALES, DOWNSPOUTS, ETC MUST BE DIRECTED AWAY AND AROUND WALL.
7. CONTRACTOR SHALL NOTIFY DESIGN RESOURCE GROUP WITH ANY DISCREPANCIES WITH PLANS AND CONCENTRATED FLOW PATTERNS.

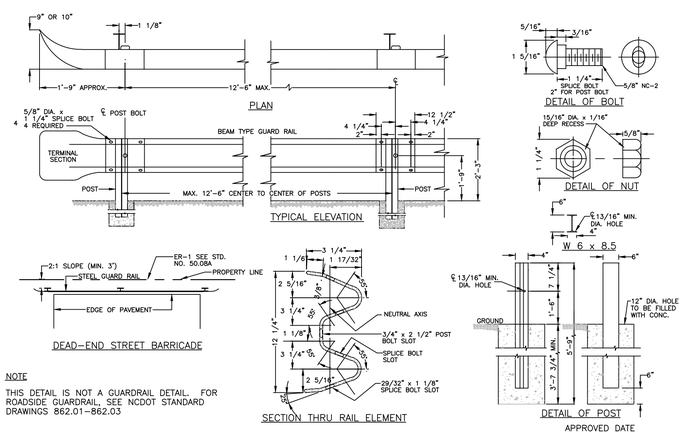


STANDARD RETAINING WALL W/ RAIL



RETAINING WALL W/ SLEEVE-IT POST SYSTEM

6 MODULAR BLOCK RETAINING WALL



NOTE

THIS DETAIL IS NOT A GUARDRAIL DETAIL. FOR ROADSIDE GUARDRAIL, SEE NCDOT STANDARD DRAWINGS 862.01-862.03

NOT TO SCALE

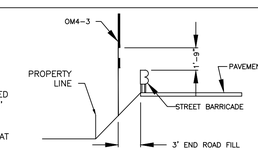
7 DEAD END STREET BARRICADE

GENERAL NOTES:
1. STEEL BEAM TYPE GUARD RAILS SHALL BE INSTALLED AT THE END OF ALL DEAD-END STREETS, EXCEPT CUL-DE-SAC STREETS WHICH HAVE BEEN IMPROVED WITH A PERMANENT TURN-AROUND.
2. FOR STREETS 26' IN WIDTH THE GUARD RAIL SHALL CONSIST OF TWO(2) 12'-6" SECTIONS OR ONE(1) 25' SECTION, THREE (3) STEEL POSTS, AND TWO (2) TERMINAL SECTIONS. FOR STREETS GREATER THAN 25' IN WIDTH THE GUARD RAIL SHALL SPAN THE ENTIRE WIDTH OF THE STREET.
3. GUARD RAIL SHALL CONSIST OF RAIL ELEMENTS FABRICATED TO DEVELOP CONTINUOUS BEAM STRENGTH AND INSTALLED AS SHOWN.
4. MINIMUM THICKNESS OF GUARD RAIL SHALL BE 12 GAGE U.S. STANDARD. THE RAIL ELEMENT INCLUDING SPLICES, SHALL HAVE A MINIMUM ULTIMATE TENSILE STRENGTH OF 80,000 LBS. GUARD RAIL PARTS FURNISHED SHALL BE INTERCHANGEABLE WITH SIMILAR PARTS REGARDLESS OF THE SOURCE OF MANUFACTURER. THE HOLES FOR CONNECTING BOLTS SHALL BE PUNCHED OF DRILLED, BURNING WILL NOT BE PERMITTED.
5. THE GUARD, BOLTS, NUTS, STEEL POSTS. AND ALL OTHER METAL PARTS SHALL BE GALVANIZED TO CONFORM TO THE REQUIREMENTS FOR THE COATING CLASS, (2.50 OUNCES PER SQUARE FOOT) OF THE CURRENT SPECIFICATIONS FOR ZINC-COATED (GALVANIZED) IRON, AND STEEL SHEETS, COILS, AND CUT LENGTHS, IN ACCORDANCE WITH ASTM 123A.
6. IF THE AVERAGE SPELTER COATING AS DETERMINED FROM THE REQUIRED SAMPLES IS LESS THAN TWO (2) OUNCES OF SPELTER PER SQUARE FOOT, OR IF ANY ONE SPECIMEN HAS LESS THAN 1.8 ONCES OF SPELTER PER SQUARE FOOT OF DOUBLE EXPOSED SURFACE, THE LOT SAMPLED SHALL BE REJECTED, THE FINISHED SHEETS SHALL BE OF FIRST CLASS COMMERCIAL QUALITY, FREE FROM INJURIOUS DEFECTS, SUCH AS BLISTERS, FLUX, AND UNCOATED SPOTS.
7. THE GUARD RAIL SHALL BE INSPECTED TO DETERMINE THAT THE MATERIAL, DIMENSIONS, AND WORKMANSHIP ARE IN ACCORDANCE WITH THIS PLAN.
8. WHERE A DEAD-END STREET REQUIRES GUARD RAIL, END OF ROADWAY MARKER SIGNS SHALL ALSO BE REQUIRED. (SEE STD. 50.08A & 50.08B) (ER-1).

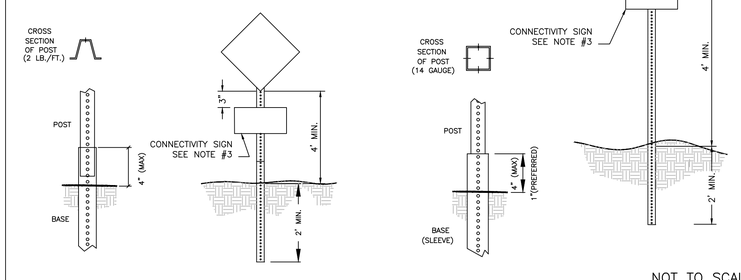
NOT TO SCALE

8 DEAD END STREET BARRICADE GENERAL NOTES

NOTES:
1. WHEN A DEAD-END OR STUBBED STREET REQUIRES A GUARDRAIL SECTION, END-OF-ROADWAY MARKER SIGNS (OM4-3, 24"x24", SOLID RED) SHALL BE PROVIDED.
2. SIGNS ARE TO BE PLACED BEHIND THE BARRICADE (SEE DETAILS 50.07A-B). EVENLY SPACED WITH ONE SIGN PLACED AT THE CENTERLINE LOCATION AND ADDITIONAL SIGNS AT 6' O.C. (MINIMUM OF 3 SIGNS, MAXIMUM OF 5 SIGNS).
3. WHEN BARRICADE IS USED ON A STREET STUB, THE SIGN AT THE CENTERLINE SHALL BE SUPPLEMENTED WITH A STREET CONNECTIVITY SIGN. SEE DETAIL 50.08C.
4. ALL SIGNS/MARKERS SHALL MEET OR EXCEED MUTCD STANDARDS FOR RETROREFLECTIVITY.



SIGN LOCATION DETAIL



NOT TO SCALE

9 END OF ROADWAY MARKER

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CHAPEL HILL, NORTH CAROLINA

NORTHVIEW PARTNERS
6131 FALLS OF NEUSE ROAD, SUITE 202
RALEIGH, NORTH CAROLINA 27609

SITE DETAILS

SCALE: NTS

PROJECT #: 443-023
DRAWN BY: VA
CHECKED BY: SK

JUNE 8, 2023

REVISIONS:

C4.2

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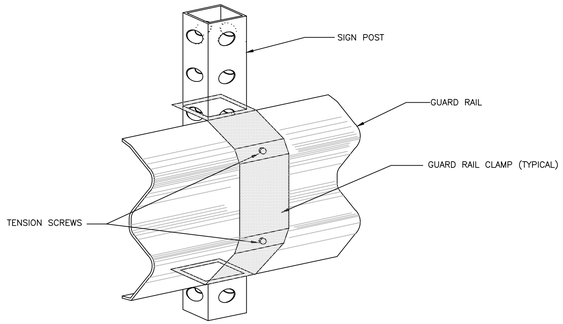
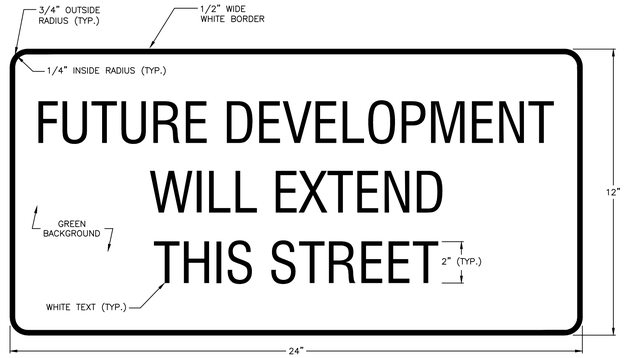


NOT TO SCALE

1 END OF ROADWAY MARKER GUARD RAIL CLAMP INSTALLATION

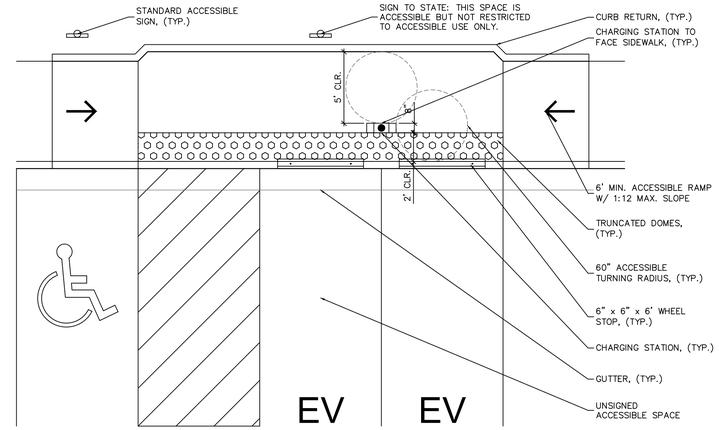


NOTES:

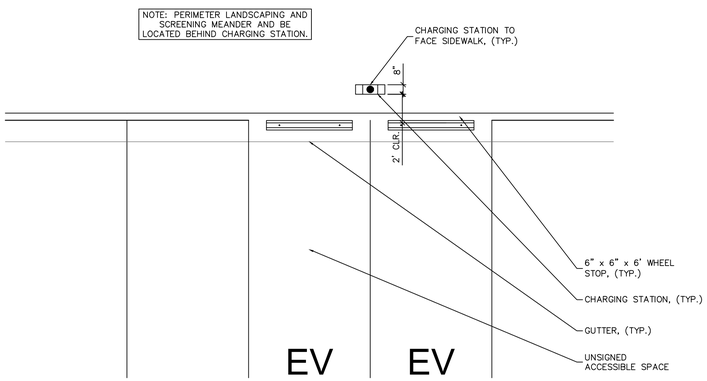
1. SIGN SHALL MEET OR EXCEED MUTCD STANDARDS FOR RETROREFLECTIVITY
2. SIGN MATERIAL SHALL BE 0.080" THICK ALUMINUM
3. ALL LETTERS SHALL BE SERIES B-2000 FROM THE 2004 STANDARD HIGHWAY SIGNS MANUAL (AND ANY REVISION THERETO) PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION.

NOT TO SCALE

2 STREET CONNECTIVITY SIGN FOR END-OF-ROAD BARRICADE



3 EVC STATION PARKING ADJ. TO SIDEWALK



4 EVC STATION PARKING ADJ. TO LANDSCAPING

5 NOT USED

6 NOT USED

7 NOT USED

8 NOT USED

9 NOT USED

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NORTHVIEW PARTNERS
6131 FALLS OF NEUSE ROAD, SUITE 202
RALEIGH, NORTH CAROLINA 27609

SITE DETAILS

SCALE: NTS

PROJECT #: 443-023
DRAWN BY: VA
CHECKED BY: SK

JUNE 8, 2023

REVISIONS:

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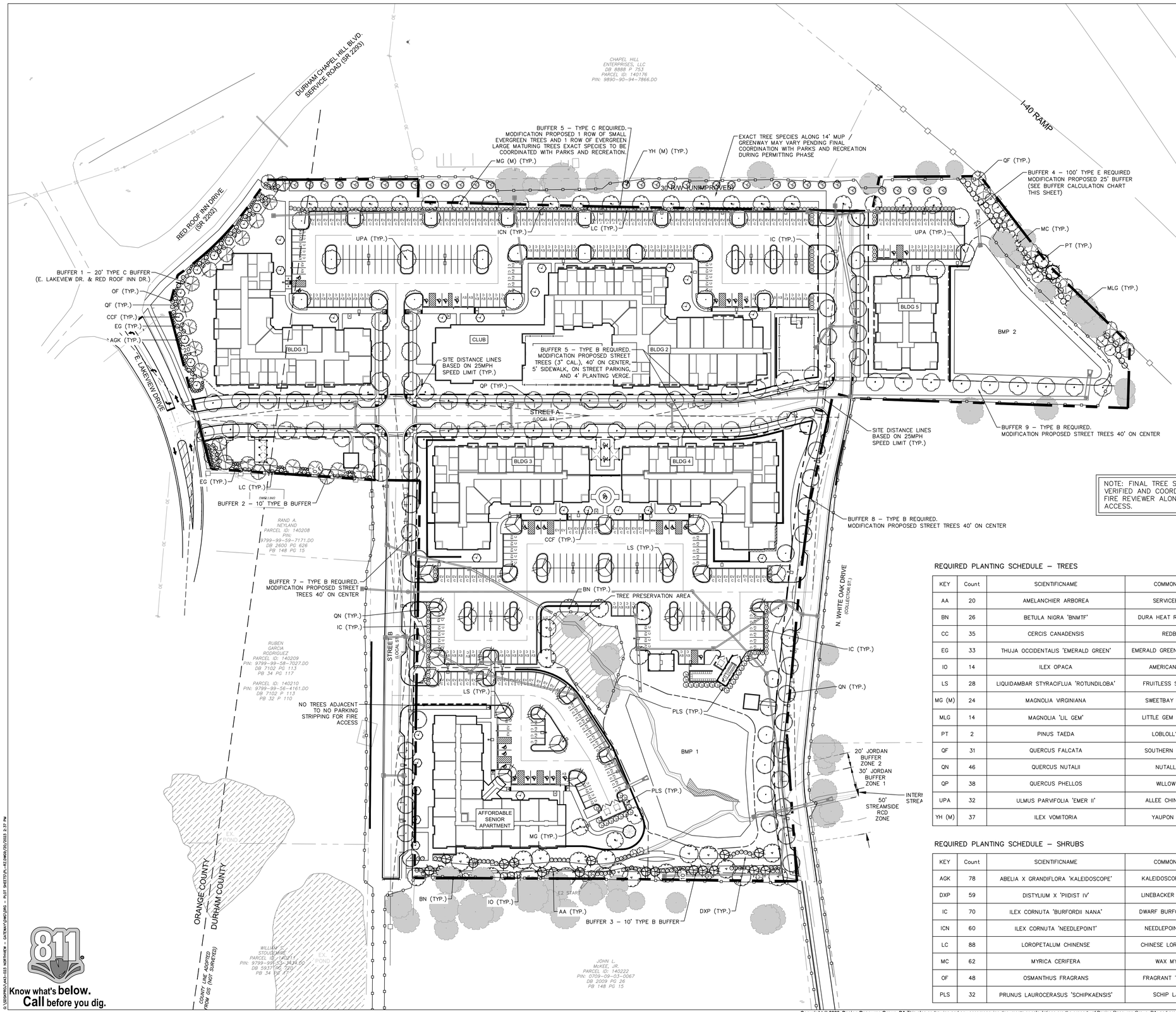

NOTE: FINAL TREE SELECTION TO BE VERIFIED AND COORDINATED WITH FIRE REVIEWER ALONG AERIAL TRUCK ACCESS.

PARKING LOT SHADING REQUIREMENTS

ONE LARGE MATURING TREE PER 2,000 S.F. OF IMPERVIOUS AREA. ALL PARKING SPACES WITHIN 50 FT. OF A TREE.

BUILDINGS 1, 2, & 5 PARKING LOT – 74,520 SF
REQUIRED: 37 TREES
PROVIDED: 37 TREES

BUILDINGS 3 & 4 PARKING LOT – 56,390 SF
REQUIRED: 28 TREES
PROVIDED: 28 TREES

AFFORDABLE SENIOR APARTMENT PARKING LOT – 21,578 SF
REQUIRED: 11 TREES
PROVIDED: 12 TREES

BUFFER REQUIREMENTS

BUFFER 1 – 20' TYPE C BUFFER – 363 LF
4 LARGE TREES + 8 SMALL TREES + 30 SHRUBS
REQUIRED: 15 LARGE TREES + 29 SMALL TREES + 109 SHRUBS
PROVIDED: 15 LARGE TREES + 29 SMALL TREES + 110 SHRUBS

BUFFER 2 – 10' TYPE B BUFFER – 198 LF
4 LARGE TREES + 7 SMALL TREES + 12 SHRUBS
REQUIRED: 8 LARGE TREES + 14 SMALL TREES + 24 SHRUBS
PROVIDED: 8 LARGE TREES + 14 SMALL TREES + 24 SHRUBS

BUFFER 3 – 10' TYPE B BUFFER – 488 LF
4 LARGE TREES + 7 SMALL TREES + 12 SHRUBS
REQUIRED: 20 LARGE TREES + 34 SMALL TREES + 59 SHRUBS
PROVIDED: 20 LARGE TREES + 34 SMALL TREES + 59 SHRUBS

BUFFER 4 – 25' BUFFER – 344 LF
3 LARGE TREES + 4 SMALL TREES + 18 SHRUBS
REQUIRED: 10 LARGE TREES + 14 SMALL TREES + 62 SHRUBS
PROVIDED: 10 LARGE TREES + 14 SMALL TREES + 62 SHRUBS

STREET TREES

LINEAR FEET OF ROAD FRONTAGE ALONG MAINTAINED R/W INCLUDING DRIVEWAYS.

STREET A – 857 LF
REQUIRED: 857/40 = 21.42 X 2 = 43 TREES
PROVIDED: 43 TREES

STREET B – 584 LF + 57 LF = 641
REQUIRED: 641/40 = 16 TREES
PROVIDED: 16 TREES

WHITEHALL ROAD – 889 LF + 210 LF = 1,100 LF
REQUIRED: 1,100/40 = 27 TREES
PROVIDED: 27 TREES

TREE CANOPY COVERAGE SEE L1.1 FOR FURTHER DETAIL

REQUIRED PLANTING SCHEDULE – TREES

KEY	Count	SCIENTIFICNAME	COMMONNAME	CAL.	HT.	NOTE
AA	20	AMELANCHIER ARBOREA	SERVICEBERRY	2"	8–10'	FULL CROWN, STRAIGHT CENTRAL LEADER
BN	26	BETULA NIGRA 'BNMTF'	DURA HEAT RIVER BIRCH	3"	14–16'	3–5 CANE MAX.
CC	35	CERCIS CANADENSIS	REDBUD	2–2.5"	8–10'	FULL CROWN, STRAIGHT CENTRAL LEADER
EG	33	THUJA OCCIDENTALIS 'EMERALD GREEN'	EMERALD GREEN ARBORVITAE	–	4–6'	FULL TO GROUND, STRAIGHT CENTRAL LEADER
IO	14	ILEX OPACA	AMERICAN HOLLY	–	6–8'	FULL TO GROUND, STRAIGHT CENTRAL LEADER
LS	28	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA'	FRUITLESS SWEETGUM	3"	14–16'	FULL CROWN, STRAIGHT CENTRAL LEADER
MG (M)	24	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	3"	14–16'	MITIGATION / GREENWAY TREE
MLG	14	MAGNOLIA 'LIL GEM'	LITTLE GEM MAGNOLIA	2" MIN.	8–10'	FULL CROWN, WELL MATCHED SPECIMENS
PT	2	PINUS TAEDA	LOBLOLLY PINE		8–10'	FULL TO GROUND, STRAIGHT CENTRAL LEADER
QF	31	QUERCUS FALCATA	SOUTHERN RED OAK	3"	14–16'	FULL CROWN, STRAIGHT CENTRAL LEADER
QN	46	QUERCUS NUTALII	NUTALL OAK	3"	14–16'	FULL CROWN, STRAIGHT CENTRAL LEADER
QP	38	QUERCUS PHELLOS	WILLOW OAK	3"	14–16'	FULL CROWN, STRAIGHT CENTRAL LEADER
UPA	32	ULMUS PARVIFOLIA 'EMER II'	ALLEE CHINESE ELM	3"	14–16'	FULL CROWN, STRAIGHT CENTRAL LEADER
YH (M)	37	ILEX VOMITORIA	YAUPON HOLLY		8–10'	MITIGATION / GREENWAY TREE

REQUIRED PLANTING SCHEDULE – SHRUBS

KEY	Count	SCIENTIFICNAME	COMMONNAME	CAL.	HT.	NOTE
AGK	78	ABELIA X GRANDIFLORA 'KALEIDOSCOPE'	KALEIDOSCOPE ABELIA		18–24"	FULL BUSHY CONTAINER
DXP	59	DISTYLIUM X 'PIIDIST IV'	LINEBACKER DISTYLIUM		30–36"	FULL BUSHY CONTAINER
IC	70	ILEX CORNUTA 'BURFORDII NANA'	DWARF BURFORD HOLLY		24–30"	FULL BUSHY CONTAINER
ICN	60	ILEX CORNUTA 'NEEDLEPOINT'	NEEDLEPOINT HOLLY		18–24"	FULL BUSHY CONTAINER
LC	88	LOROPETALUM CHINENSE	CHINESE LOROPETALUM		24–30"	FULL BUSHY CONTAINER
MC	62	MYRICA CERIFERA	WAX MYRTLE		3–4'	FULL BUSHY CONTAINER
OF	48	OSMANTHUS FRAGRANS	FRAGRANT TEA OLIVE		30–36"	FULL BUSHY CONTAINER
PLS	32	PRUNUS LAUROCERASUS 'SCHIPKAENSIS'	SCHIP LAUREL		30–36"	FULL BUSHY CONTAINER

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CHAPEL HILL, NORTH CAROLINA

NORTHVIEW PARTNERS
6131 FALLS OF NEUSE ROAD, SUITE 202
RALEIGH, NORTH CAROLINA 27609

LANDSCAPE PLAN

30 0 30 60
SCALE: 1" = 60'

PROJECT #: 443-023
DRAWN BY: JO
CHECKED BY: SK

JUNE 8, 2023

REVISIONS:

L1.0

Know what's below. Call before you dig.

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TREE COVERAGE SUMMARY

EXISTING LAND AREA: 15.37 AC (669,759 SF)
NET LAND AREA: 13.385 AC (583,048 SF)

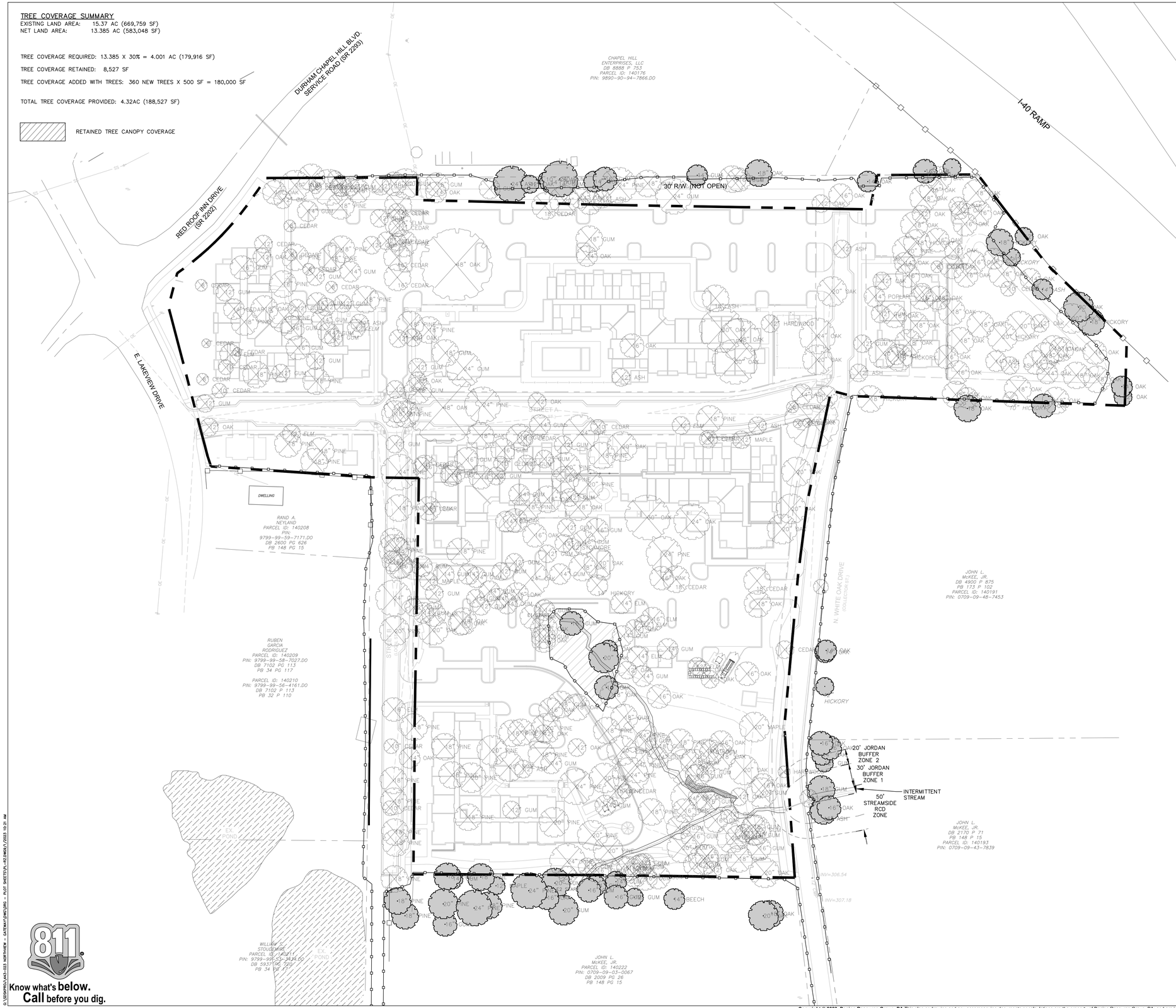
TREE COVERAGE REQUIRED: 13.385 X 30% = 4.001 AC (179,916 SF)

TREE COVERAGE RETAINED: 8,527 SF

TREE COVERAGE ADDED WITH TREES: 360 NEW TREES X 500 SF = 180,000 SF

TOTAL TREE COVERAGE PROVIDED: 4.32AC (188,527 SF)

RETAINED TREE CANOPY COVERAGE



TREE PROTECTION NOTES:

1. PRIOR TO DEMOLITION, CLEARING, CONSTRUCTION, GRADING, AND INSTALLATION OF EROSION CONTROL MEASURES; TREE PROTECTIVE BARRIERS MUST BE INSTALLED AROUND ALL TREE SAVE AREAS BY THE DEVELOPER AND APPROVED BY THE CITY.
2. THE TREE PROTECTION FENCE SHALL BE LOCATED ALONG THE PERIMETER OF THE TREE SAVE AREA (DRIP LINE PLUS 5 FEET). TREE PROTECTION FENCING FOR A FOREST CANOPY STANDS AREA IS TO BE LOCATED ALONG THE PERIMETER OF THE TREE SAVE AREA AROUND THE FOREST EDGE. TREE PROTECTION FENCING SHALL CONSIST OF ORANGE SAFETY FENCING OR A COMBINATION OF ORANGE SAFETY FENCING WITH SILT FENCING AT A MINIMUM OF 4 FEET IN HEIGHT ON METAL OR WOOD POSTS.
3. ALL TREE PROTECTION AREAS MUST BE DESIGNATED AS SUCH WITH "TREE SAVE AREA SIGNS" POSTED IN ADDITION TO THE REQUIRED PROTECTIVE FENCING. SIGNS REQUESTING SUBCONTRACTOR COOPERATION AND COMPLIANCE WITH TREE PROTECTION STANDARDS ARE RECOMMENDED FOR SITE ENTRANCES.
4. NO SOIL DISTURBANCE OR COMPACTION, STOCK PILING OF SOIL OR OTHER CONSTRUCTION MATERIAL, VEHICULAR TRAFFIC, OR STORAGE OF EQUIPMENT AND MATERIALS ARE ALLOWED WITHIN TREE SAVE AREAS.
5. NO ROPES, SIGNS, WIRES, UNPROTECTED ELECTRICAL INSTALLATION OR OTHER DEVICE OR MATERIAL, SHALL BE SECURED OR FASTENED AROUND OR THROUGH A TREE OR SHRUB.
6. ALL PROTECTIVE MEASURES SHALL BE MAINTAINED THROUGHOUT THE LAND DISTURBING AND CONSTRUCTION PROCESS, AND SHALL NOT BE REMOVED UNTIL FINAL LANDSCAPING IS INSTALLED.
7. SEE DETAIL SHEETS FOR TREE PROTECTION, TREE AND SHRUB PLANTING

TREE PLANTING NOTES

PLANTING MATERIAL

1. MINIMUM SHADE TREE SIZE AT PLANTING IS 2"–2.5" CALIPER AND 10'–12' TALL AT TIME OF PLANTING. ORNAMENTAL TREES SHALL MEASURE 1.5–2" CALIPER FOR SINGLE–STEM AND 1–1.5" CALIPER FOR ALL MULTI–STEM TREES AND BE A MINIMUM 6–8' IN HEIGHT AT TIME OF PLANTING.
2. LARGE SHRUBS, PLANTED FOR SCREENING PURPOSES SHALL MEASURE A MINIMUM OF 3–3.5' IN HEIGHT AT TIME OF PLANTING. SHRUBS PLANTED FOR SCREENING PURPOSES SHALL FORM A REQUIRED DENSITY TO BLOCK VISIBILITY WITHIN 3 YEARS FROM DATE OF INSTALLATION.
3. SMALL SHRUBS SHALL MEASURE A MINIMUM OF 18–24" IN SPREAD AND/OR HEIGHT AT TIME OF PLANTING.
4. ALL NEW TREES MUST HAVE STRAIGHT TRUNKS WITH STRONG CENTRAL LEADERS INTACT TO THE TOP OF THE CROWN UNLESS MULTI–STEM TREES ARE SPECIFIED. ALL REQUIRED TREES SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY, HAVE NORMAL GROWTH HABITS, HAVE WELL–DEVELOPED BRANCHES, BE VIGOROUS AND HAVE FIBROUS ROOT SYSTEMS. TREES WITH MAJOR GIRDLING ROOTS WILL NOT BE ACCEPTED. TREES WITH CO–DOMINANT BRANCHING WILL NOT BE ACCEPTED. TREES THAT HAVE BEEN SHEARED, TOPPED OR CUT BACK TO MULTIPLY THE BRANCHING STRUCTURE WILL NOT BE ACCEPTED. TREE SHALL BE FREE OF ABRASIONS, DAMAGE, DISEASE, PESTS AND CRACKS. ALL PRUNING CUTS GREATER THAN ½ INCH DIAMETER SHALL HAVE CALLUS TISSUE FORMED PRIOR TO PLANTING. NO PRUNING CUT ON THE TRUNK SHALL BE MORE THAN ONE–HALF THE DIAMETER OF THE CENTRAL LEADER AT THE HEIGHT WHERE THE CUT IS MADE. ROOT FLARES SHALL BE LOCATED AT GRADE. TREES WITH MORE THAN 2" OF SOIL COVERING ROOT BALL/FLARE WILL NOT BE ACCEPTED.
5. SIZE OF REQUIRED PLANTS, SPREAD OF ROOTS AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH ANSI Z60.1 (LATEST EDITION) AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION, EXCEPT WHERE SPECIFIED/AUTHORIZED BY THE ADMINISTRATOR.
6. ALL REQUIRED TREES OF A PARTICULAR SPECIES AND VARIETY SHALL BE UNIFORM IN SIZE AND CONFIGURATION.
7. THE PRESENCE OF OVERHEAD POWER LINES REQUIRES STREET YARD TREES TO BE ORNAMENTAL TREES. LARGER SHADE TREE VARIETIES ARE ENCOURAGED WHERE OVERHEAD POWER LINES ARE NOT PRESENT.

PLANTING REQUIREMENTS

8. SEE DETAIL SHEETS FOR TREE AND SHRUB PLANTING DETAILS.
9. PLASTIC HOSE PARTS WILL NOT BE ACCEPTED FOR TREE STAKING.
10. ALL STRAPPING, AND TOP ⅔ OF WIRE BASKET AND BURLAP MUST BE CUT AWAY AND REMOVED FROM ROOT BALL WHEN PLANTING.
11. FOR NEW PLANTING AREAS, REMOVE ALL PAVEMENT, GRAVEL SUB–BASE AND CONSTRUCTION DEBRIS; REMOVE COMPACTED SOIL AND ADD 18" NEW TOPSOIL, OR TILL AND AMEND THE TOP 18" OF EXISTING SOIL TO MEET TOPSOIL/PLANTING MIX STANDARDS FOR TREES.
12. TREES PLANTED IN NCDOT RIGHT–OF–WAY WILL NEED APPROVAL FROM NCDOT.

UTILITY ISSUES

13. IF ANY UTILITY IS BEING INSTALLED IN OR NEAR ANY REQUIRED TREE(S), CALL LANDSCAPE ARCHITECT TO RESOLVE PRIOR TO UTILITY INSTALLATION.
14. LARGE MATURING TREES MAY NOT BE PLANTED WITHIN 25' OF OVERHEAD POWER DISTRIBUTION OR TRANSMISSION LINES
15. IF TREES CONFLICT WITH ANY UTILITIES OR SIGNS, CALL LANDSCAPE ARCHITECT TO RESOLVE BEFORE PLANTING
16. ADJUST TREE PLANTING LOCATIONS TO AVOID EXISTING UNDERGROUND UTILITIES. PLANT 15' FROM ALL UNDERGROUND UTILITIES.

AMENDED SOIL (AS):

AMENDED SOIL (AS) MAY BE MET IN ONE OF THE FOLLOWING WAYS:

1. PREPARING THE EXISTING SOIL FOR PLANTING BY TILLING TO A DEPTH OF 18", AND ADDING SOME NEW PLANTING MIX AND/OR ORGANIC MATTER. THIS OPTION MAY ALSO REQUIRE THE REMOVAL OF SOME EXISTING SOIL ALONG WITH OTHER MITIGATION WORK AND SOIL AMENDMENTS TO IMPROVE SOIL STRUCTURE
2. REMOVING ALL EXISTING SOIL FROM A TREE ORDINANCE PROTECTED/REQUIRED PLANTING AREA AND REPLACING IT WITH NEW PLANTING MIX AND OTHER SOIL AMENDMENTS.

PLANTING MIX USED FOR AMENDED SOIL SHALL HAVE UNIFORM COMPOSITION THROUGHOUT, WITH A MIXTURE OF SUBSOIL. IT SHALL BE FREE OF STONES, LUMPS, LIVE PLANTS AND THEIR ROOTS, STICKS, AND OTHER EXTRANEOUS MATTER. IT SHALL CONTAIN NO MAN–MADE MATERIALS UNLESS OTHERWISE SPECIFIED. PLANTING MIX SHALL NOT BE USED WHILE IN A FROZEN OR MUDDY CONDITION.

UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS, NEW/ADDED PLANTING MIX SHALL CONTAIN THE FOLLOWING SPECIFIED PERCENTAGES OF CONSTITUENTS:

CLAY	MIN. 10%/MAX. 40%
SAND	MIN. 20%/MAX. 50%
SILT	MIN. 20%/MAX. 50%
ORGANIC MATTER	MIN. 5%/MAX. 10%

ORGANIC MATTER IS DEFINED AS COMPOST/HUMUS SUCH AS SAWDUST OR LEAF MOLD THAT HAS COMPLETED THE DECOMPOSITION PROCESS. PERCENTAGE OF ORGANIC MATTER SHALL BE DETERMINED BY LOSS ON IGNITION OF MOISTURE FREE SAMPLES DRIED AT 65 DEGREES.

AMENDED SOIL SHALL HAVE AN ACIDITY RANGE OF pH 5.5 TO 7.0.

AMENDED SOIL SHALL HAVE A CATION EXCHANGE CAPACITY (CEC) FROM 5 TO 25 CMOL +/KG(MEQ/100G)

AMENDED SOIL SHALL HAVE NORMAL CONTENTS OF NITROGEN, PHOSPHOROUS, POTASSIUM, CALCIUM, MAGNESIUM, SULFUR, AND PROPER MICRONUTRIENT LEVELS. NUTRIENT LEVELS MUST SATISFY GROWING NEEDS (AS RECOMMENDED BY LAB REPORT) OF THE EXISTING OR PLANNED PLANT MATERIAL.

LAB TESTING MAY BE REQUIRED TO VERIFY THE QUALITY OF EXISTING SOILS, AS AND OTHER SOIL AMENDMENTS.

DESIGN RESOURCE GROUP

LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
TRANSPORTATION PLANNING

O 2459 Wilkinson Blvd, Ste 200 Charlotte, NC 28208
P 704.343.0608
W www.drgrp.com

NORTH CAROLINA CORPORATE SEAL C–95 C–2165 NCBELS DESIGN RESOURCE GROUP, P.A.

REZONING

GATEWAY APARTMENTS

CHAPEL HILL, NORTH CAROLINA

NORTHVIEW PARTNERS
6131 FALLS OF NEUSE ROAD, SUITE 202
RALEIGH, NORTH CAROLINA 27609

LANDSCAPE PROTECTION PLAN & NOTES

30 0 30 60
SCALE: 1" = 60'

PROJECT #: 443-023
DRAWN BY: JO
CHECKED BY: SK

JUNE 8, 2023

REVISIONS:

L1.1

Know what's below. Call before you dig.

G:\DESIGN\443-023 NORTHVIEW - GATEWAY\DWG\DRG - PLOT SHEETS\L-RZ(MOD)1/2023 10:21 AM

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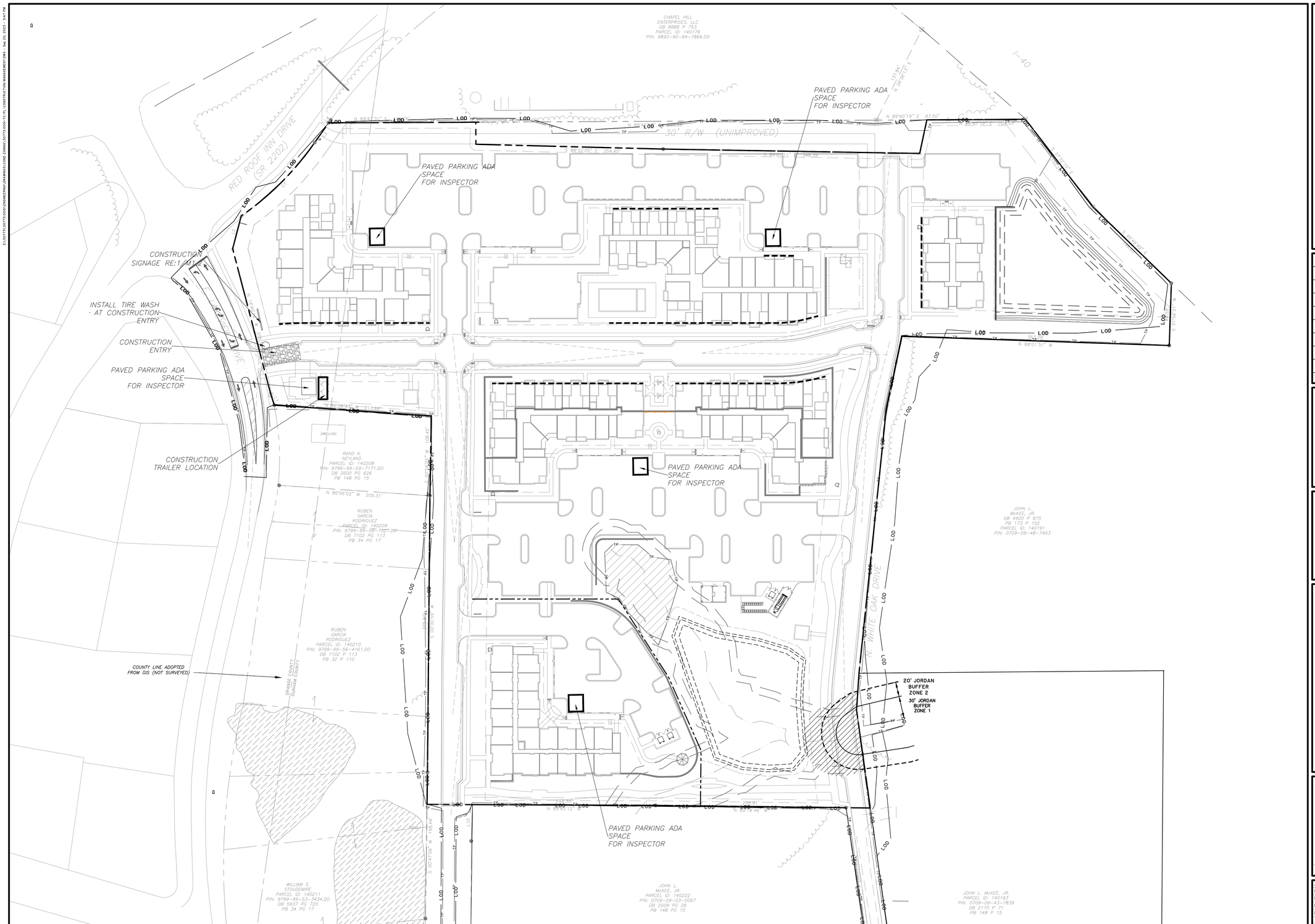


NO.	REVISIONS	BY	DATE
3	SUBMITTAL #4	TBH	9/20/2023
2	SUBMITTAL #3	TBH	9/1/2023
1	SUBMITTAL #2	TBH	7/31/2023
	INITIAL SUBMITTAL	TBH	6/8/2023

THOMAS & HUTTON
111 W. MAIN STREET
DURHAM, NC 27701
919.682.0368
www.thomasandhutton.com

CONSTRUCTION MANAGEMENT

GATEWAY

PROJECT LOCATION:
East Lakeview Drive
Chapel Hill, NC

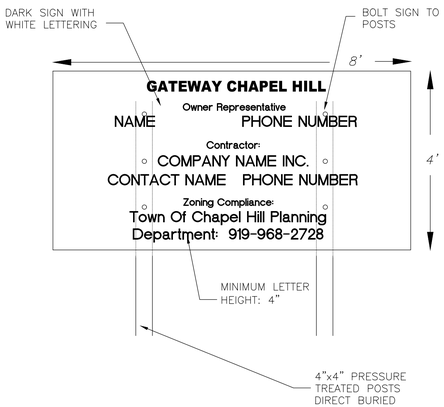
CLIENT/OWNER:
NorthView Partners

60 0 30 60
GRAPHIC SCALE:
1 INCH = 60 FEET

DATUM: HORIZ.: VERT.:

JOB NO:	30773.0001
DATE:	
DRAWN:	AMO
DESIGNED:	
REVIEWED:	
APPROVED:	
SCALE:	1" = 60'

M1.1



NOTES:
1. AT A MINIMUM, THE SIGN IS TO INCLUDE THE FOLLOWING INFORMATION: PROJECT NAME, OWNER CONTACT, CONTRACTOR CONTACT, ZONING COMPLIANCE CONTACT.
2. SIGN IS TO BE A MAXIMUM OF 4' X 8'
3. SIGN IS TO BE REMOVED AT PROJECT COMPLETION
4. THE SIGN WILL NEED A SEPARATE PERMIT THROUGH TOWN OF CHAPEL HILL PLANNING DEPARTMENT

1 / M1.2 CONSTRUCTION SIGNAGE DETAIL

1. *ALL CONSTRUCTION TRAFFIC AND PARKING IS CONFINED TO THE PROJECT SITE.*
2. *NO CONSTRUCTION PARKING WILL BE ALLOWED ON ADJACENT RESIDENTIAL STREETS.*
3. *HOURS OF CONSTRUCTION ARE MONDAY TO FRIDAY 7 AM TO 6 PM, AND SATURDAY AS NEEDED BETWEEN 8 AM AND 6 PM. THERE WILL BE NO CONSTRUCTION ON SUNDAYS.*
   THE TOWN OF CHAPEL HILL NOISE ORDINANCE MUST BE COMPLIED WITH. THE TOWN ORDINANCE SPECIFIES CONSTRUCTION OPERATIONS ARE LIMITED TO 7 AM TO 9 PM WEEKDAYS, AND 8 AM TO 9 PM WEEKENDS.
   ANY ROCK REMOVAL WORK NEEDS TO BE COORDINATED WITH TOWN ADMINISTRATION, AND NEIGHBORS NOTIFIED IN ADVANCE.
4. *PROVIDE PAVED ON-SITE PARKING FOR INSPECTORS AT EACH UNDER-CONSTRUCTION BUILDING FOR THE DURATION OF THE CONSTRUCTION PROJECT.*
5. *ALL MATERIAL STORAGE AND CONSTRUCTION PARKING IS TO OCCUR IN THE FOOTPRINTS OF PROPOSED PARKING AND BUILDING AREAS AND IS NOT TO EXTEND BEYOND SHOWN AND APPROVED LIMITS OF DISTURBANCE OR INTO ANY RIGHT OF WAY.*

2 / M1.2 CONSTRUCTION STAGING NOTES

1. *CONTRACTOR SHALL MAINTAIN A FIRE WATCH DURING THE CONSTRUCTION OR DEMOLITION OF "HOT WORK" THAT MAY SUBJECT MATERIALS TO SPONTANEOUS COMBUSTION. THE FIRE WATCH SHALL CONSIST OF AT LEAST ONE PERSON WITH A MEANS OF COMMUNICATING AN ALARM TO 911, SHALL HAVE A WRITTEN ADDRESS POSTED IN A CONSPICUOUS LOCATION, AND SHALL MAINTAIN CONSTANT PATROLS.*
2. *ALL CONSTRUCTION AND DEMOLITION SHALL COMPLY WITH THE CURRENT EDITION OF CHAPTER 14 OF THE NC FPC (FIRE CODE).*
3. *ANY TEMPORARY FENCING OF CONSTRUCTION AREAS MUST INCLUDE GATES SIZED FOR FIRE / EMERGENCY ACCESS. ANY PERMANENT OR TEMPORARY GATES ACROSS FIRE ACCESS DRIVES SHALL BE A MINIMUM WIDTH OF 20', EITHER SWINGING OR SLIDING TYPE, HAVE AN EMERGENCY MEANS OF OPERATION, AND SHALL BE OPERABLE BY EITHER FORCIBLE ENTRY OR KEYED, CAPABLE OF BEING OPERATED BY ONE PERSON, AND SHALL BE INSTALLED AND MAINTAINED ACCORDING TO UL 325 AND ASTM F 2200 NC FPC 2012.*

3 / M1.2 FIRE PROTECTION NOTES

1. SIGNS SHOWN ON THIS PLAN ARE REQUIRED DURING THE CONSTRUCTION OF THIS PROJECT.
2. CONSTRUCTION REQUIRING TEMPORARY LANE CLOSURES ON PUBLIC STREETS NEEDS TOWN APPROVAL. TEMPORARY LANE CLOSURES ARE ONLY ALLOWED DURING DAYLIGHT HOURS.
3. CONTRACTOR MUST CONTACT CHAPEL HILL TRANSIT AT LEAST 5 BUSINESS DAYS PRIOR TO ANY CONSTRUCTION REQUIRING ANY LANE CLOSURES WHICH MIGHT AFFECT BUS ROUTES.
4. ALL WORK ZONE SIGNAGE SHALL COMPLY WITH APPLICABLE M.U.T.C.D. STANDARDS AND DETAILS.
5. PRIOR TO ANY TRAFFIC LANE CLOSURES, IT WILL BE NECESSARY TO CONTACT TOWN OF CHAPEL HILL ENGINEERING DIVISION AT 919-968-2833, AT LEAST 5 WORKING DAYS BEFORE THE PROPOSED WORK TO APPLY FOR A LANE CLOSURE PERMIT.
6. SIGNS AND TEMPORARY BARRICADES AS NEEDED WILL BE PLACED TO DIRECT PEDESTRIANS WHEN SIDEWALKS ARE IN THE CONSTRUCTION AREAS.

4 / M1.2 TRAFFIC / PEDESTRIAN CONTROL NOTES

NO.	REVISIONS	BY	DATE
3	SUBMITTAL #4	TBH	9/20/2023
2	SUBMITTAL #3	TBH	9/1/2023
1	SUBMITTAL #2	TBH	7/31/2023
	INITIAL SUBMITTAL	TBH	6/8/2023

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CONSTRUCTION MANAGEMENT

GATEWAY

PROJECT LOCATION:
East Lakeview Drive
Chapel Hill, NC

CLIENT/OWNER:
NorthView Partners

GRAPHIC SCALE:
1 INCH = ##FEET

DATUM: HORIZ.: VERT.:

JOB NO:	30773.0001
DATE:	
DRAWN:	AMO
DESIGNED:	
REVIEWED:	
APPROVED:	
SCALE:	########

M1.2

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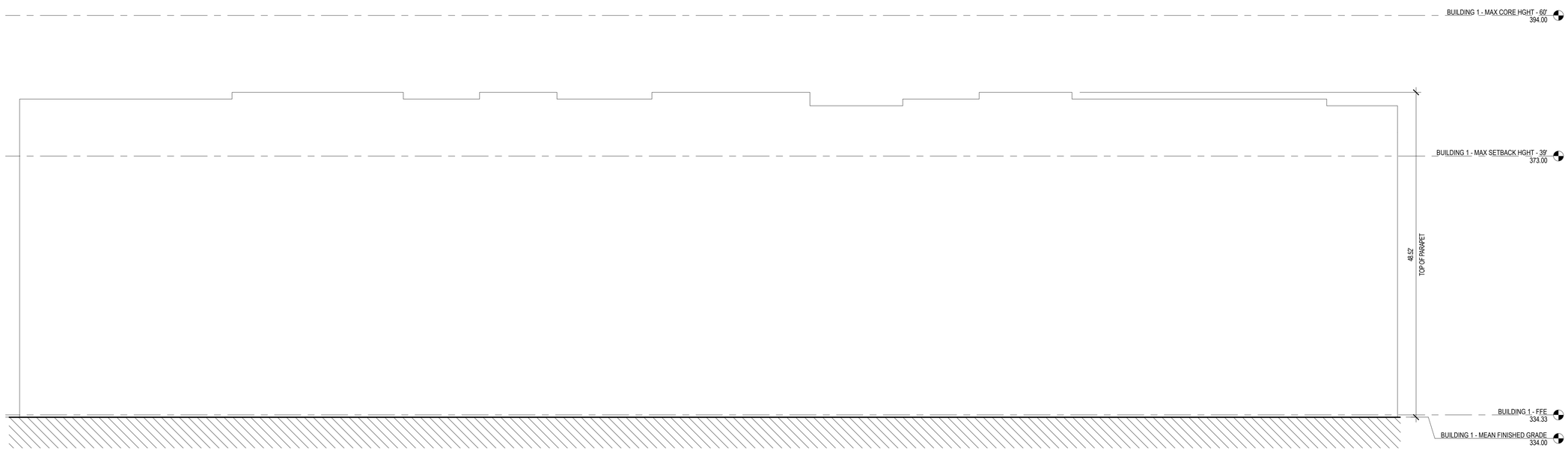
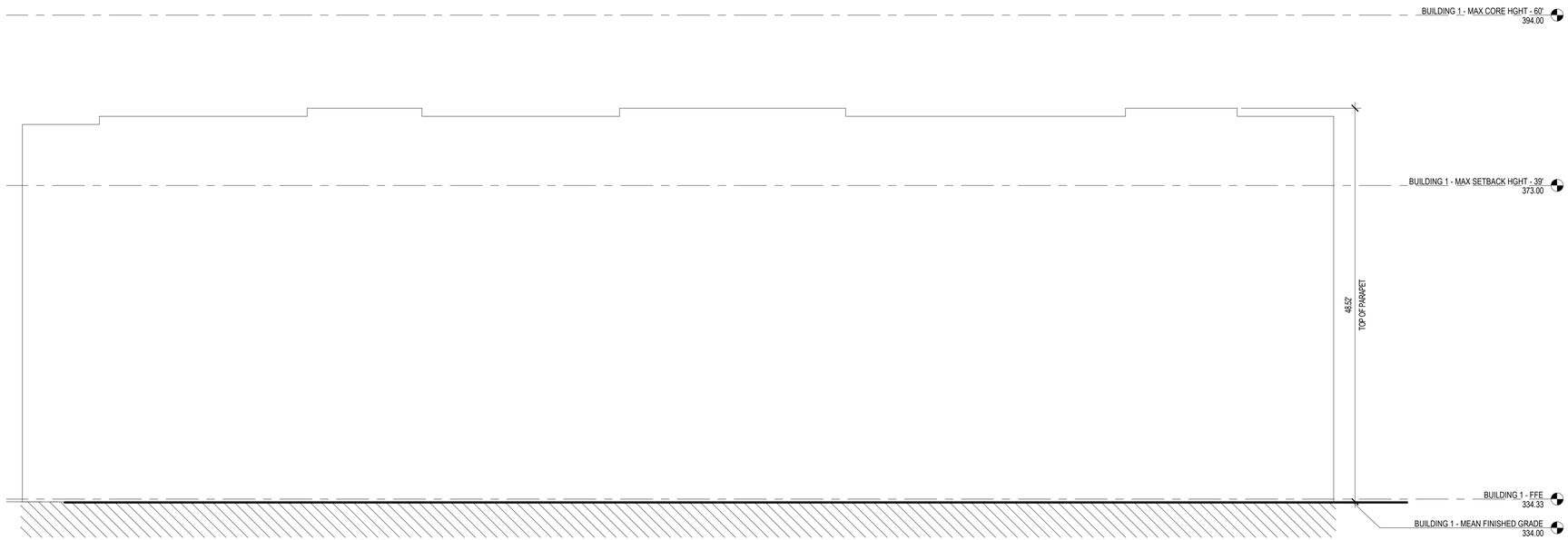
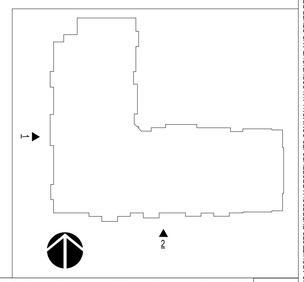


BUILDING 1 - SOUTH - STREET 'A' | 2

1/8" = 1'-0"





BUILDING 1 - WEST - E. LAKEVIEW DRIVE | 1

1/8" = 1'-0"

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NORTHVIEW PARTNERS
GATEWAY APARTMENTS
CHAPEL HILL, NORTH CAROLINA

NOT FOR CONSTRUCTION

		DATE
PROJECT:	21120.00	
ISSUE:	REZONING	06/08/2023

REVISION	DESCIPTION	DATE

CONTENT:
BUILDING 1 ELEVATIONS

A.01

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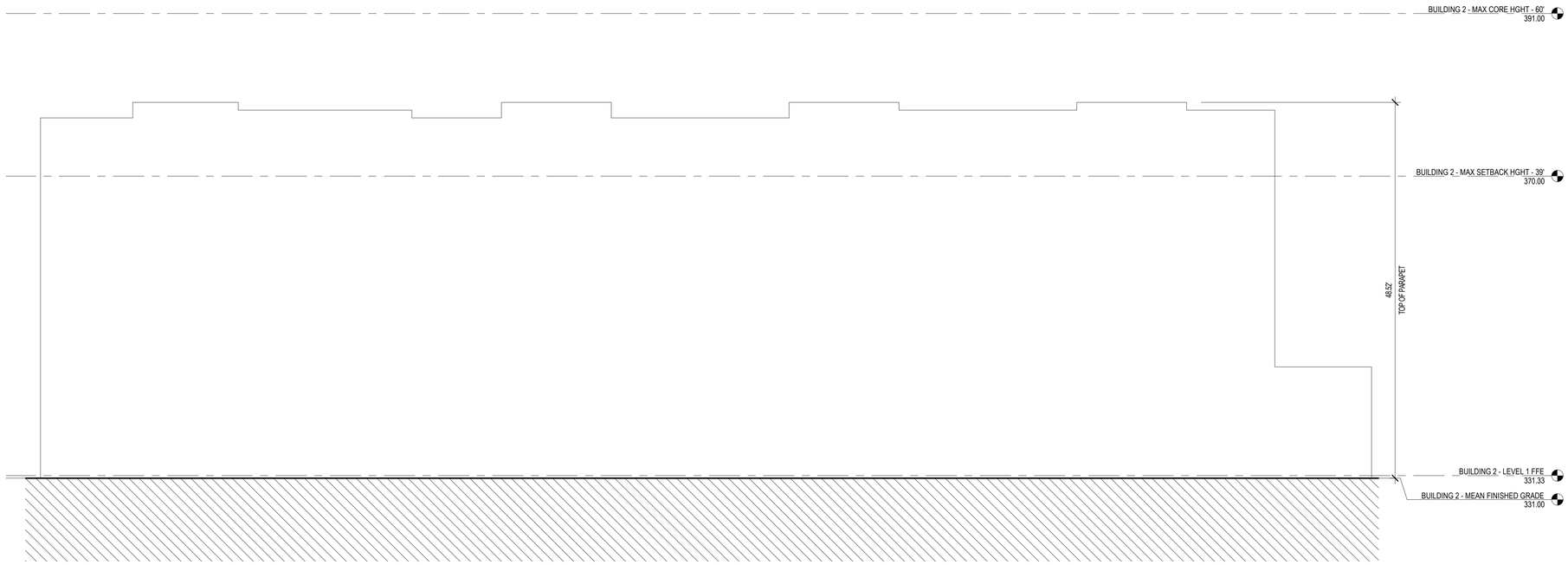

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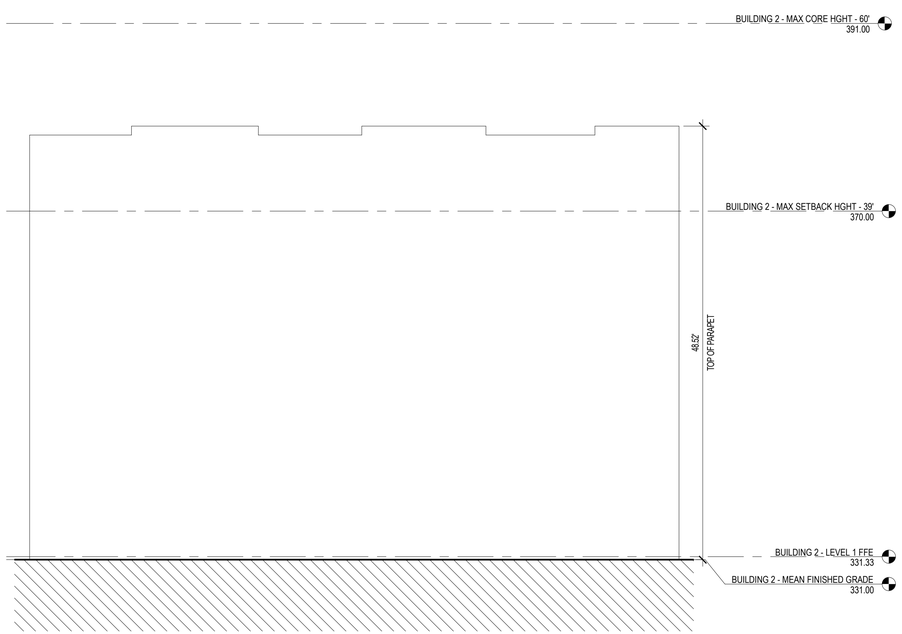

BUILDING 2 - COURTYARD NORTH - STREET 'A' | 2

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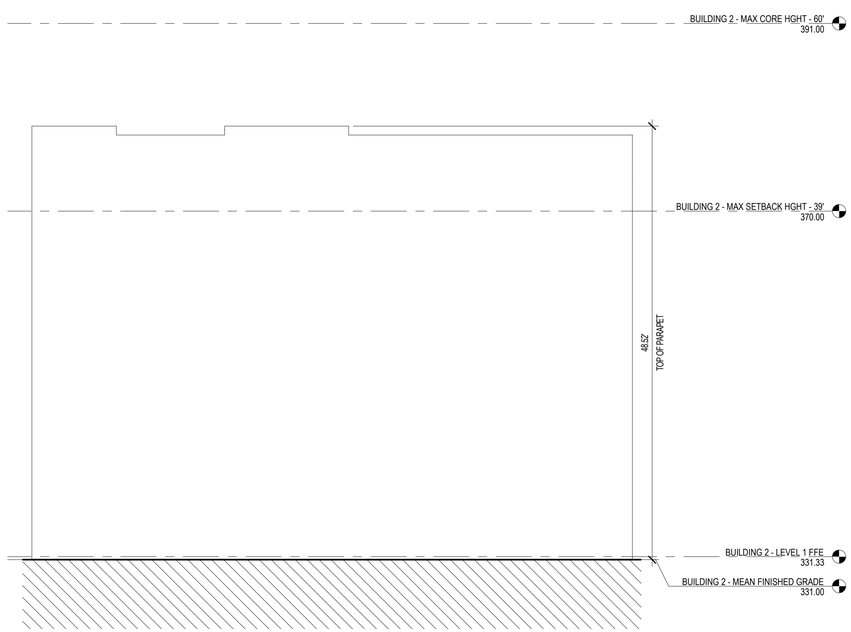

BUILDING 2 - COURTYARD WEST - STREET 'A' | 1

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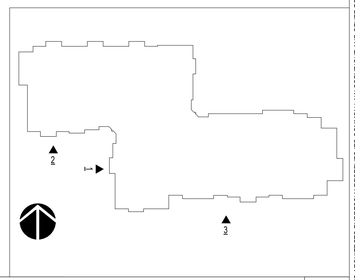

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CONTENT:

BUILDING 2 ELEVATIONS

A.02

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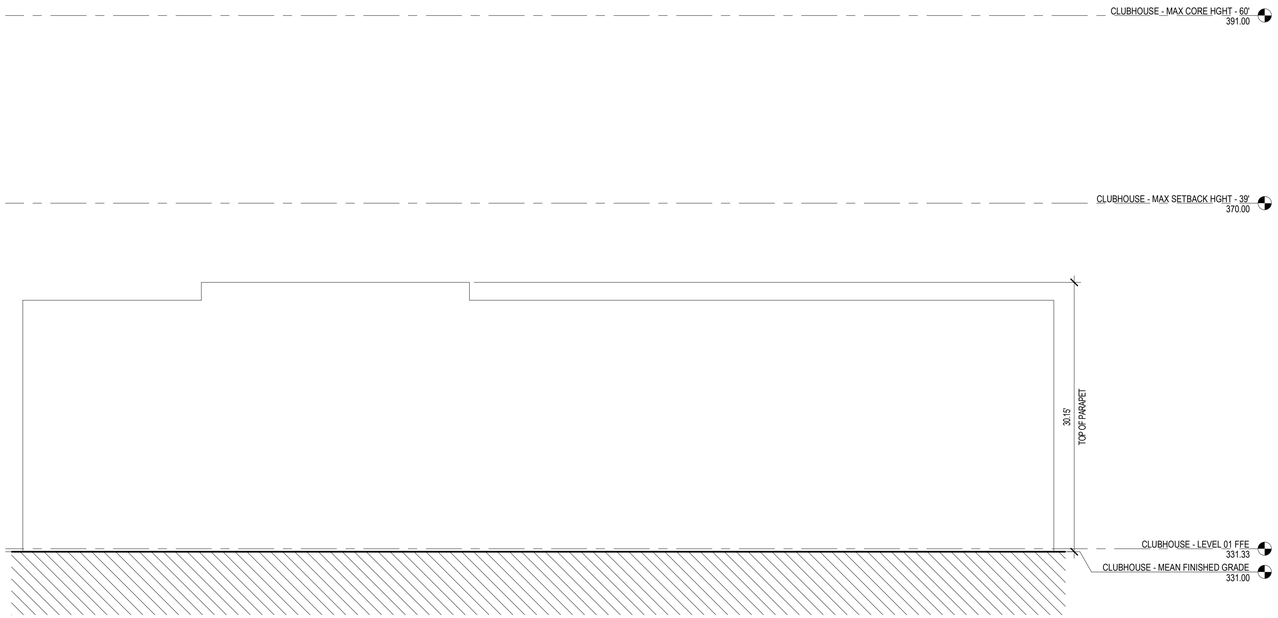

CLUBHOUSE - SOUTH - STREET 'A' | 2

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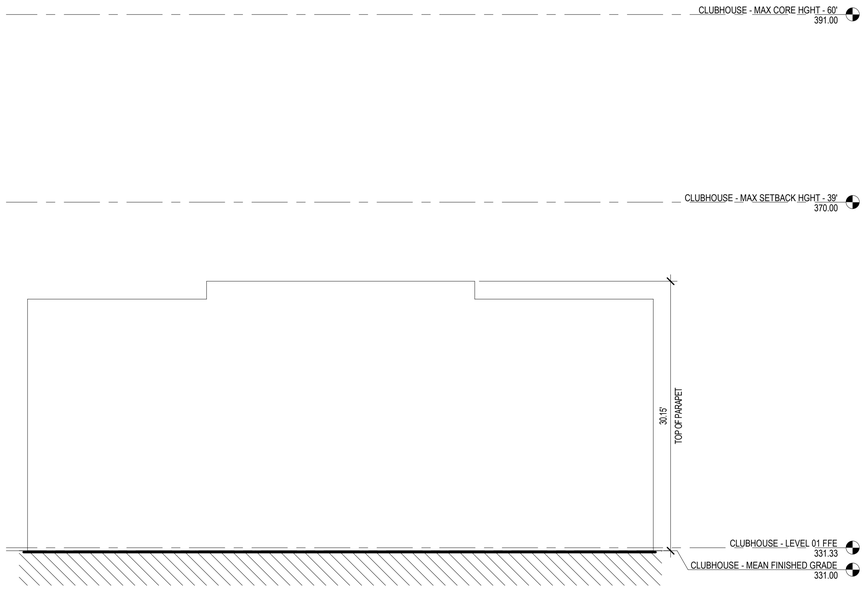

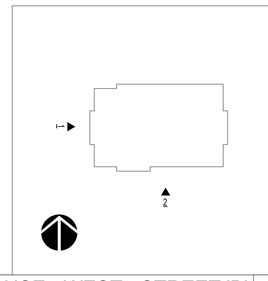

CLUBHOUSE - WEST - STREET 'B' | 1

1/8" = 1'-0"

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NORTHVIEW PARTNERS
GATEWAY APARTMENTS
CHAPEL HILL, NORTH CAROLINA

NOT FOR CONSTRUCTION

		DATE
PROJECT:	21120.00	
ISSUE:	REZONING	06/08/2023

REVISION	DESCIPTION	DATE

CONTENT:
CLUBHOUSE ELEVATIONS

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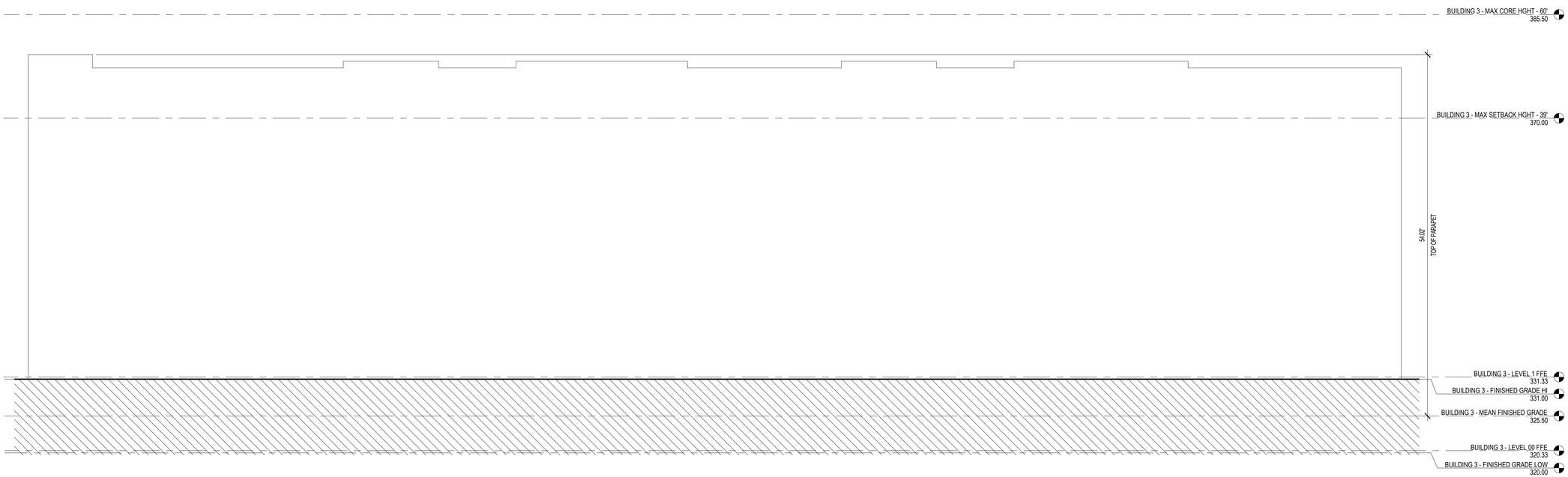

BUILDING 3 - NORTH - STREET 'A' 2

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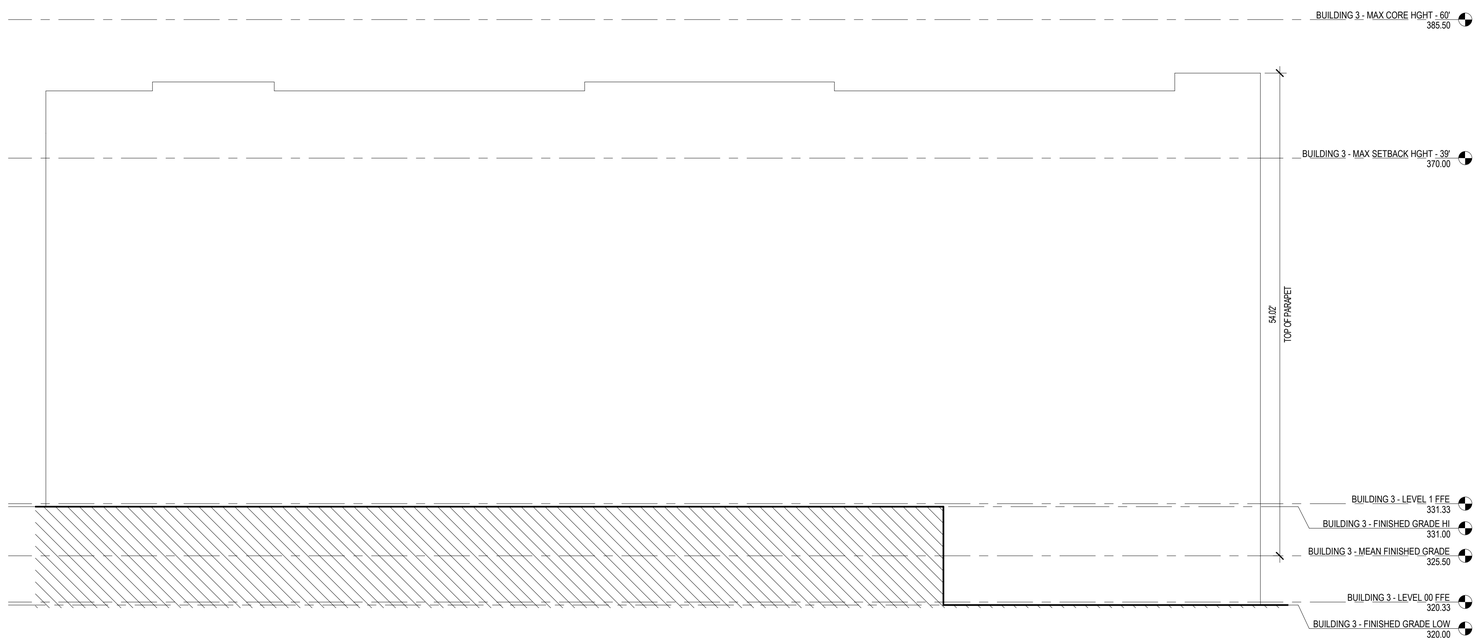

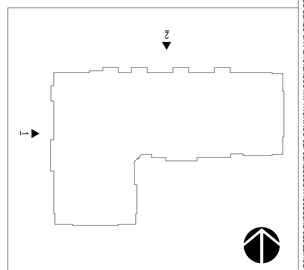

BUILDING 3 - WEST - STREET 'B' 1

1/8" = 1'-0"

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NORTHVIEW PARTNERS
GATEWAY APARTMENTS
CHAPEL HILL, NORTH CAROLINA

NOT FOR CONSTRUCTION

		DATE
PROJECT:	21120.00	
ISSUE:	REZONING	06/08/2023

REVISION	DESCIPTION	DATE

CONTENT:
BUILDING 3 ELEVATIONS

A.04

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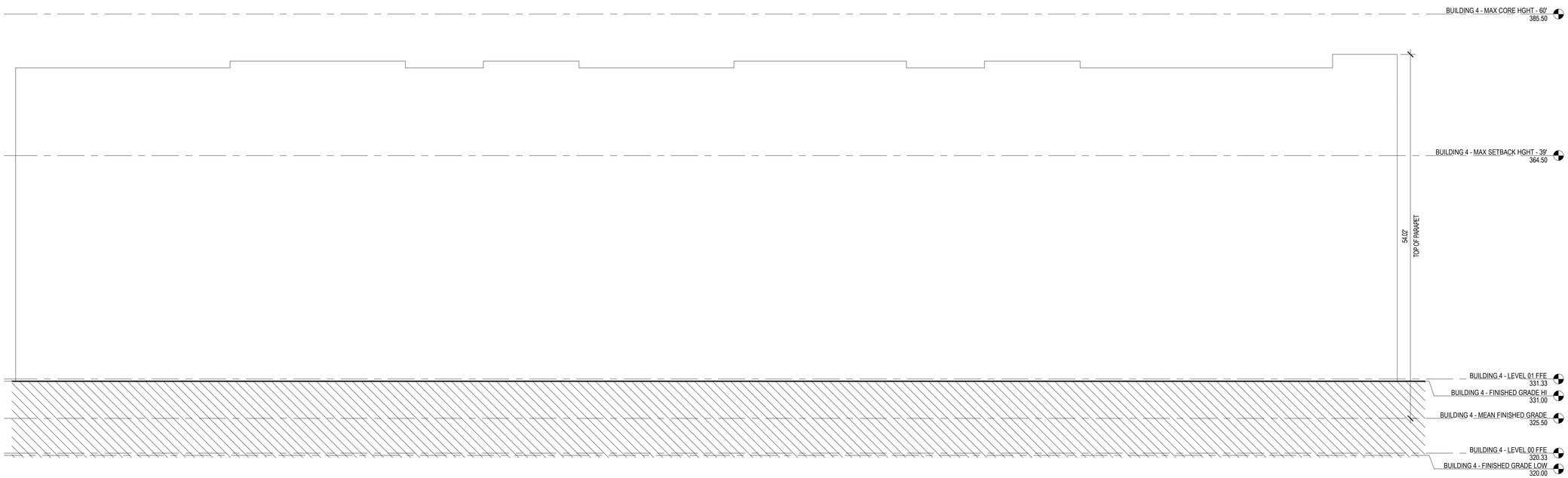
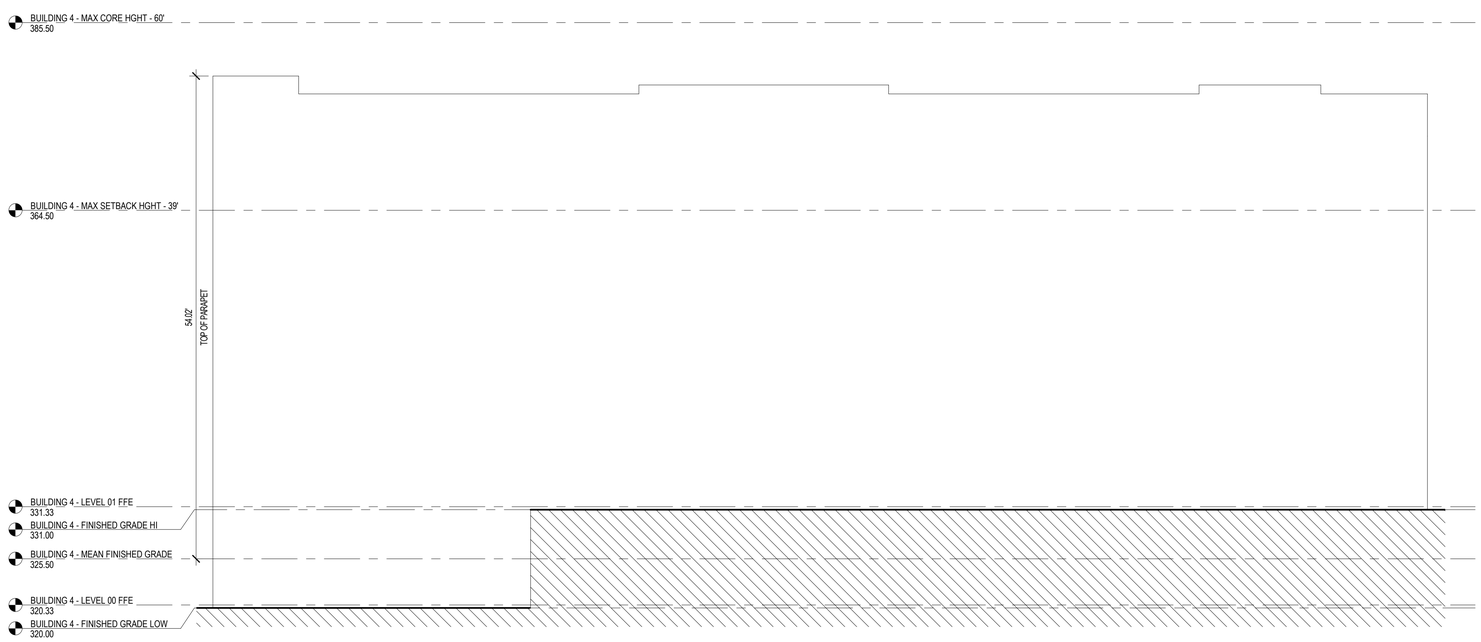
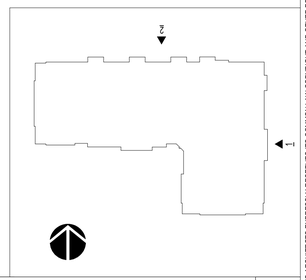


BUILDING 4 - NORTH - STREET 'A' | 2

1/8" = 1'-0"





BUILDING 4 - EAST - N. WHITE OAK DRIVE | 1

1/8" = 1'-0"

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BUILDING 4 ELEVATIONS

A.05

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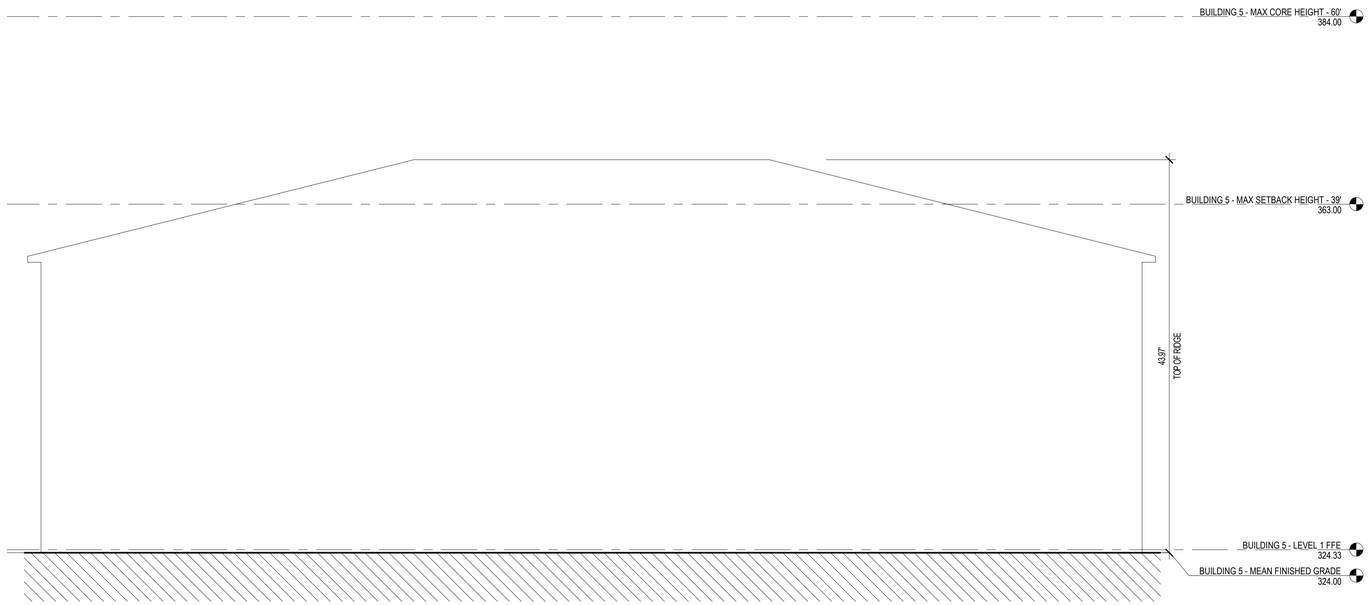
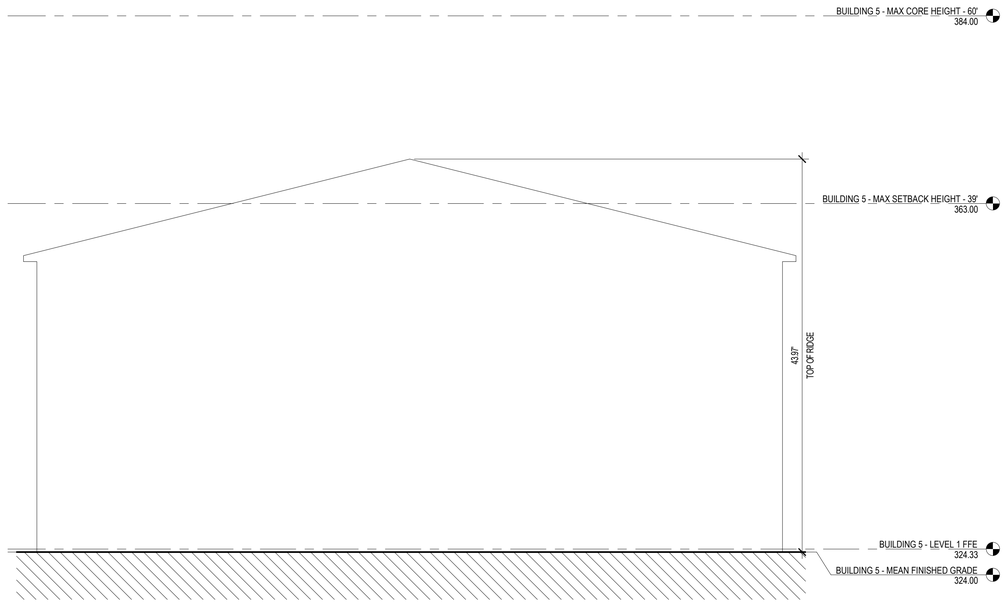
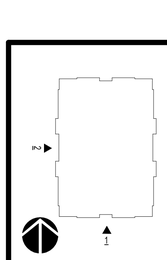


BUILDING 5 - WEST - N. WHITE OAK DRIVE | 2

1/8" = 1'-0"





BUILDING 5 - SOUTH - STREET 'A' | 1

1/8" = 1'-0"

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CONTENT:
BUILDING 5 ELEVATIONS

A.06

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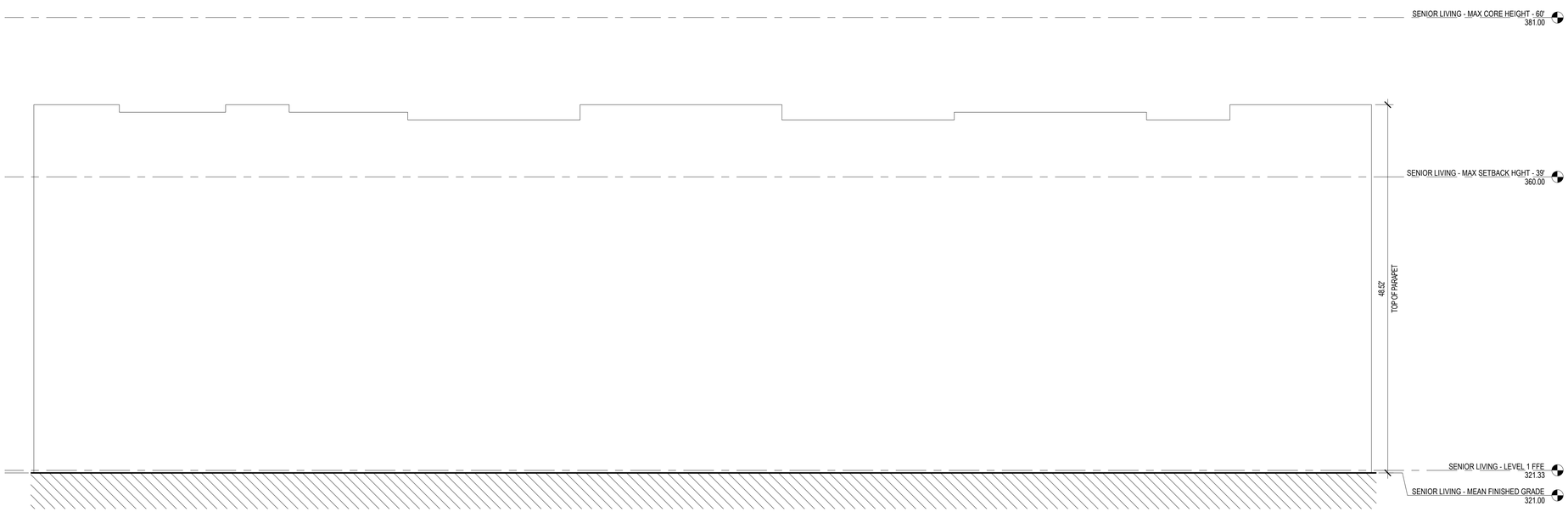

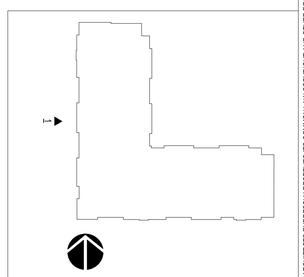

SENIOR LIVING - WEST - STREET 'B' | 1

1/8" = 1'-0"

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SENIOR LIVING ELEVATIONS

A.07

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