

# GATEWAY

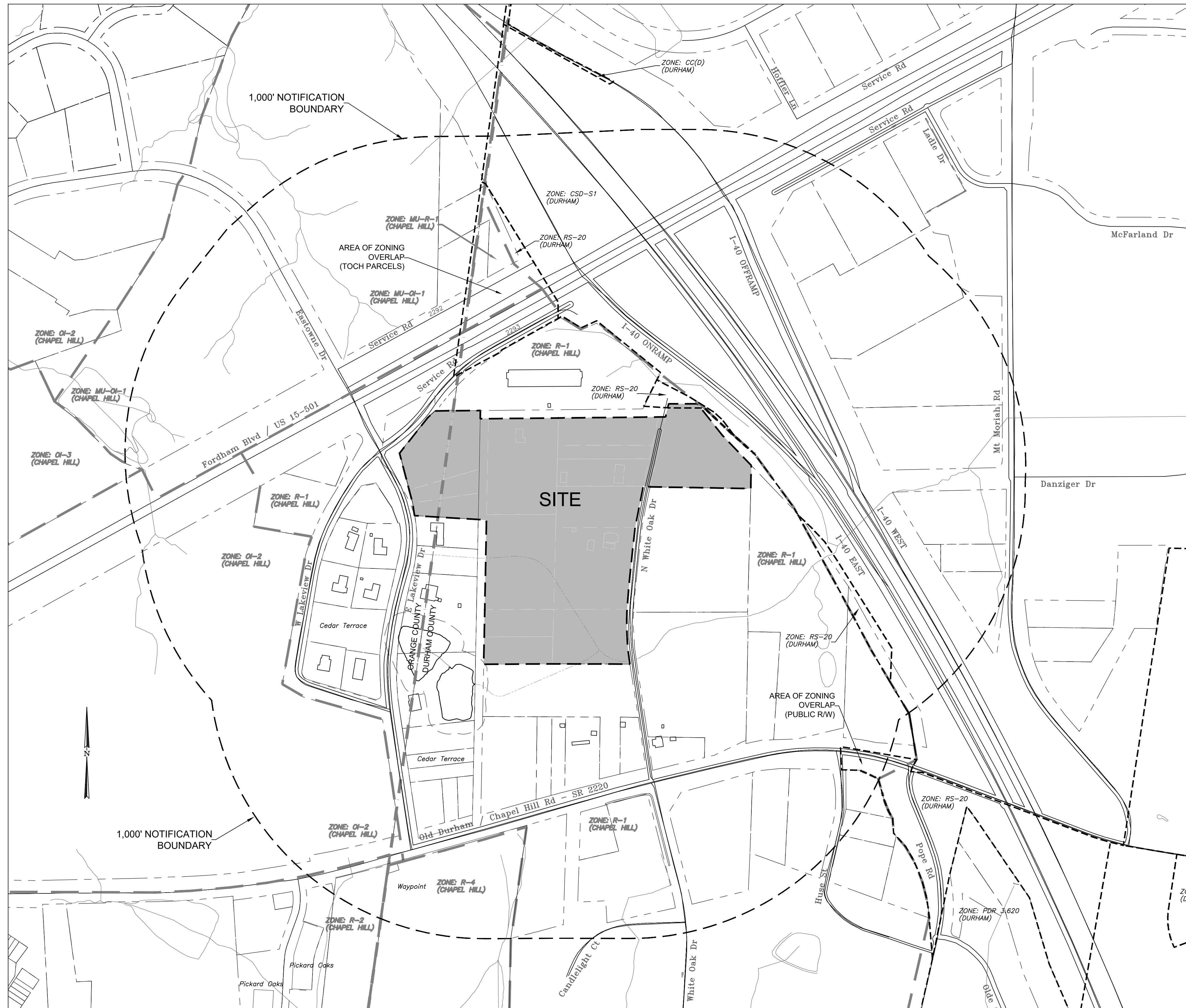
## EAST LAKEVIEW DRIVE, CHAPEL HILL, NC



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

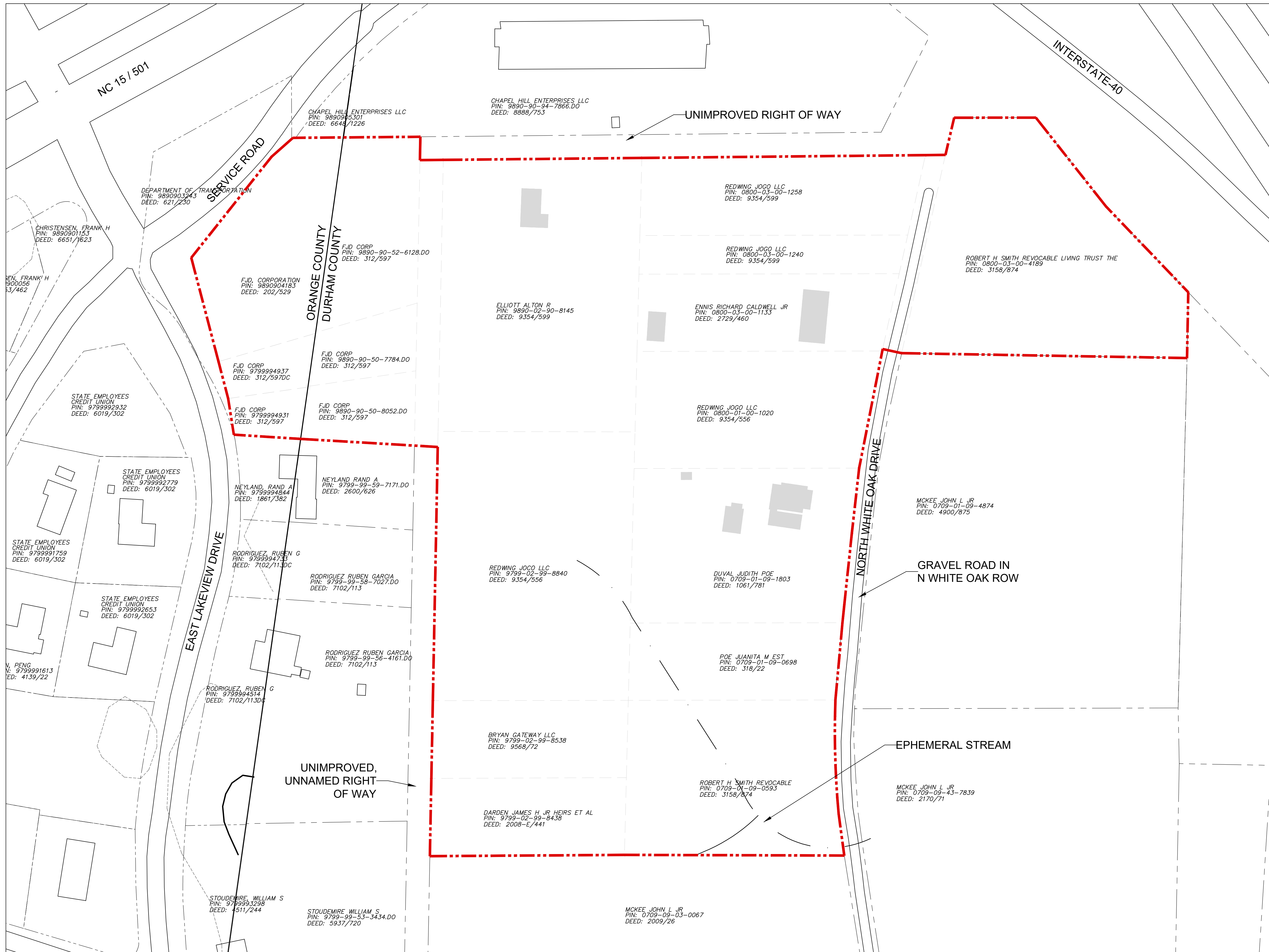
AREA MAP  
 C000  
 1"=200'



### LIST OF SHEETS

|      |   |
|------|---|
| C000 | COVER & AREA MAP                                  |
| C100 | EXISTING PARCEL OWNERSHIP                         |
| C101 | EXISTING CONDITIONS<br>RENDERED CONCEPT SITE PLAN |





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Project:

**Gateway**

E Lakeview Drive  
 Chapel Hill  
 North Carolina



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Concept Plan

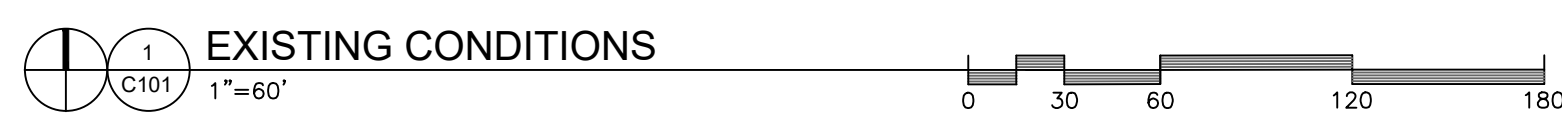
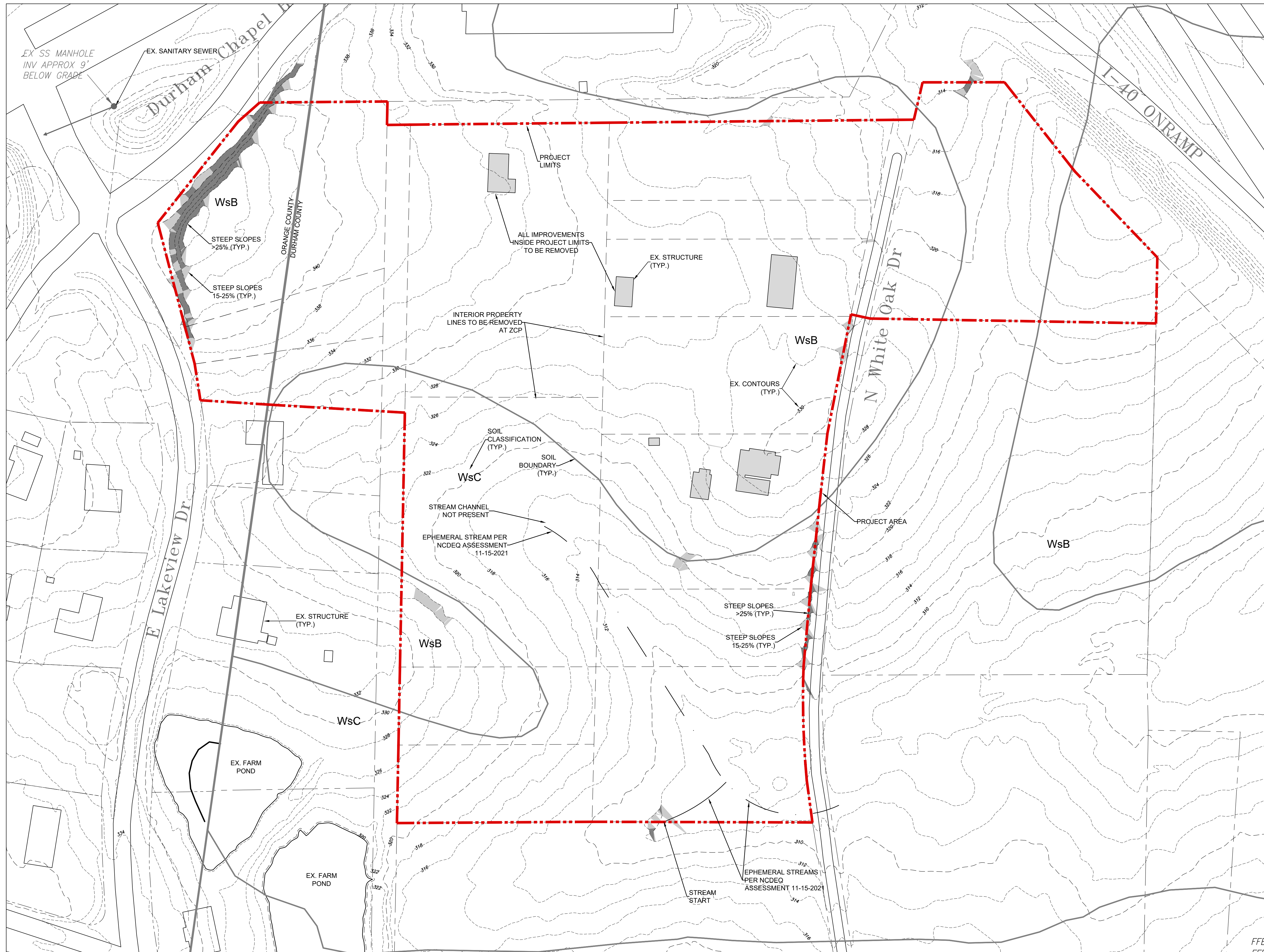
Sheet Title:

EXISTING  
 PARCEL  
 OWNERSHIP

Sheet Number

**C100**





Project:

**Gateway**  
 E Lakeview Drive  
 Chapel Hill  
 North Carolina



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|-----------|-----------------------|
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Concept plan

Sheet Title:

**EXISTING CONDITIONS**

Sheet Number  
**C101**





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