

J:\30773\30773.0001\DRAWINGS\CONDO\DMHD\30773.0001_CSL.DWG - 09/26/2023 - 14:04



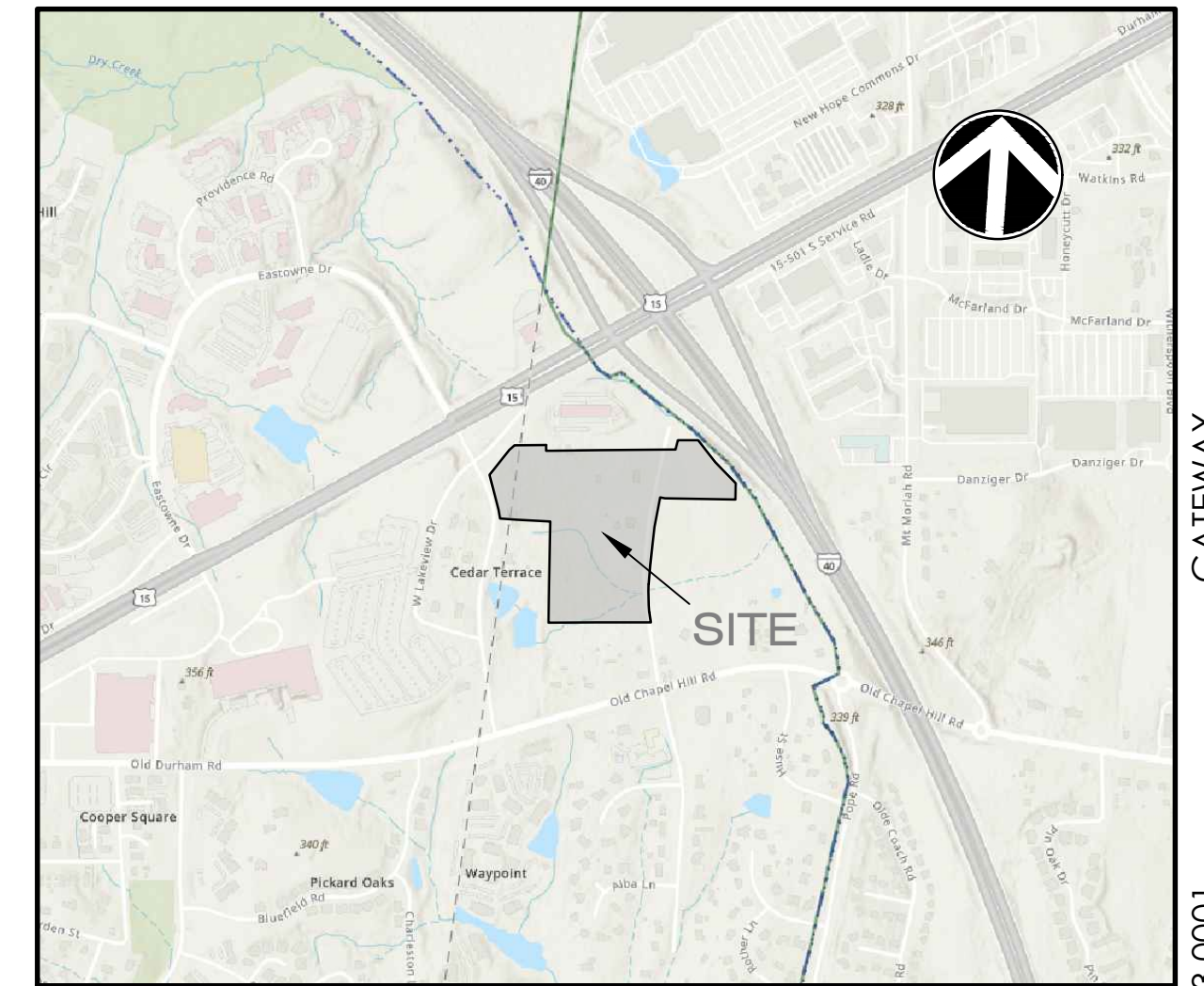
CONDITIONAL ZONING OF GATEWAY

PREPARED FOR:
NORTHVIEW PARTNERS
6131 FALLS OF THE NEUSE ROAD
SUITE 202
RALEIGH, NC 27609

J-30773.0001

PRELIMINARY, NOT
FOR CONSTRUCTION

PREPARED BY:



VICINITY MAP
NOT TO SCALE

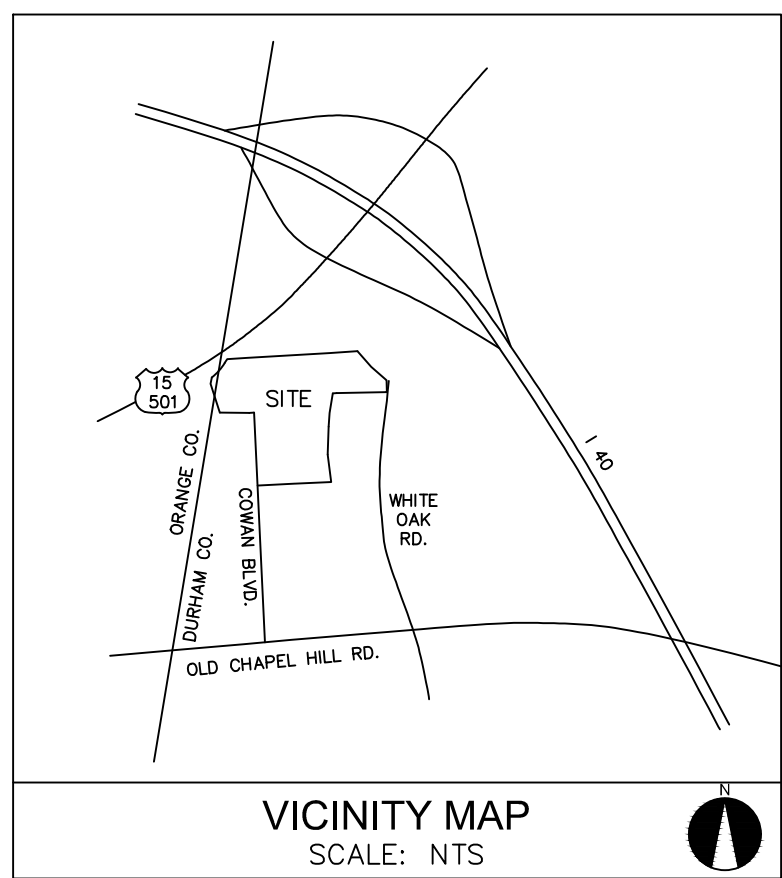
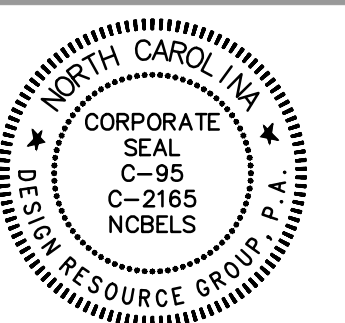
J-30773.0001

REVISION HISTORY

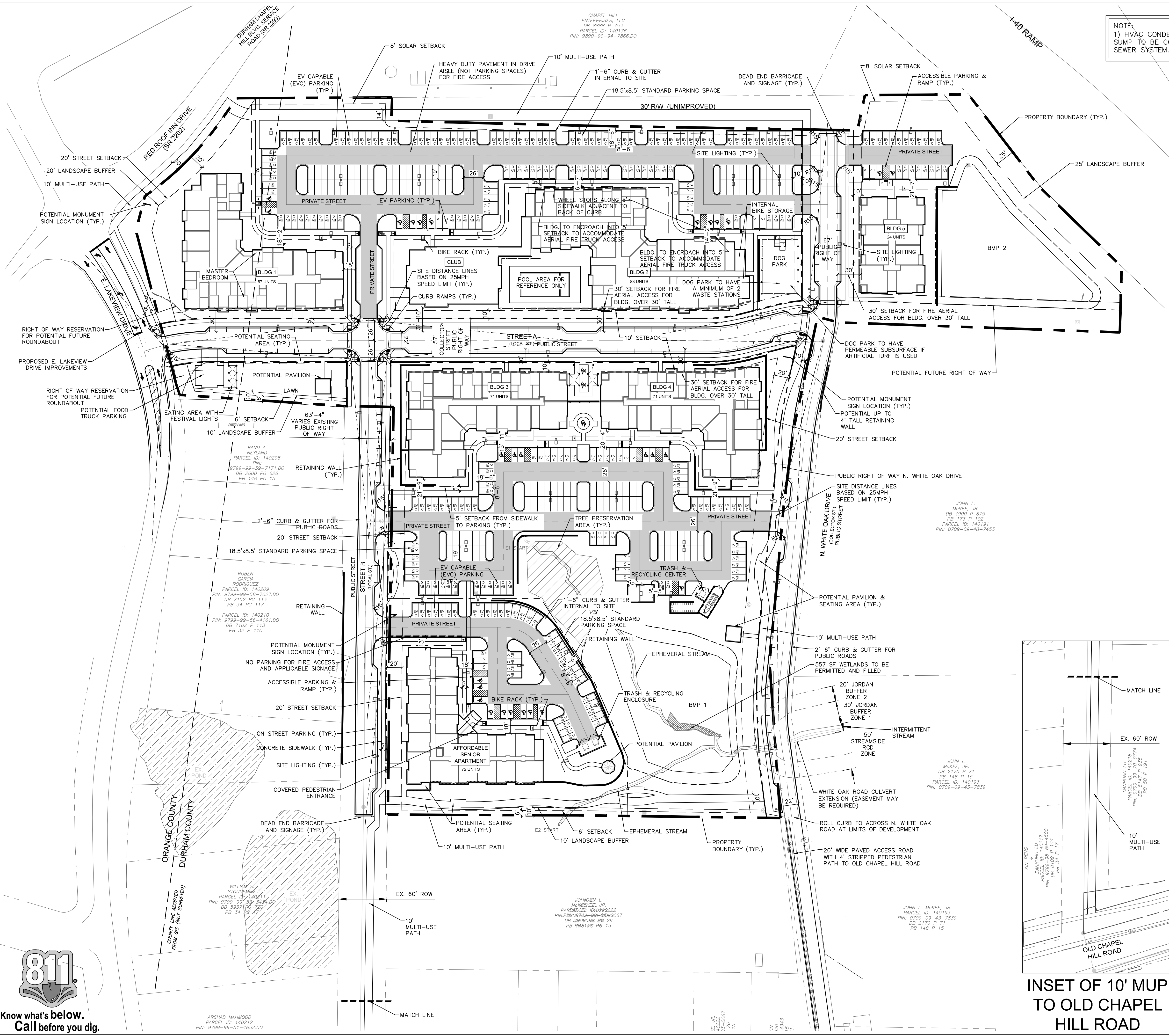
REV. NO.	REVISION	BY	DATE
3	SUBMITTAL #4	T&H	9/20/2023
2	SUBMITTAL #3	T&H	9/1/2023
1	SUBMITTAL #2	T&H	7/31/2023
	INITIAL SUBMITTAL	T&H	6/8/2023



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



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



SITE DATA

TAX MAP NO. 8990-90-4183, 9799-99-4937, 9799-99-4931
ORANGE COUNTY: 8990-90-52-6125.D0, 8990-90-50-7784.D0,
DURHAM COUNTY: 8990-90-50-8052.D0, 8990-90-81-4582,
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 = 12,630 GSF
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)
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

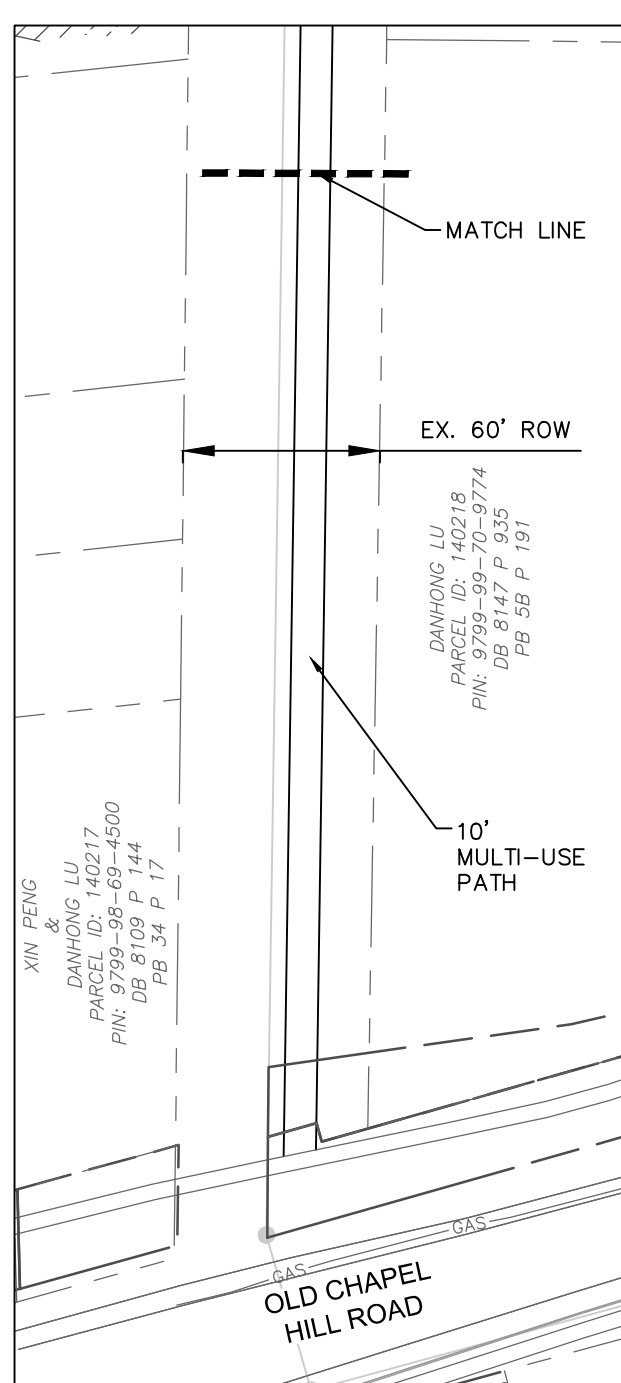
BICYCLE PARKING REQUIRED - APARTMENTS:
1 SPACE / 4 DWELLING UNITS = 79 SPACES
10% SHORT TERM = 9 SPACES
90% LONG TERM = 71 SPACES
SENIOR APARTMENTS:
1 SPACE / 4 DWELLING UNITS = 18 SPACES
10% SHORT TERM = 2 SPACES
90% LONG TERM = 16 SPACES

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: 65' @ SETBACK, 60' @ CORE

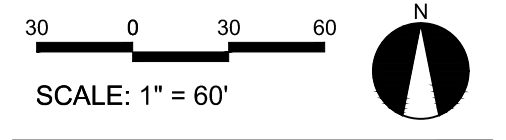


**INSET OF 10' MUP
TO OLD CHAPEL
HILL ROAD**

REZONING

**GATEWAY
APARTMENTS**
CHAPEL HILL, NORTH CAROLINA
NORTHVIEW PARTNERS
6131 FALLS OF NEUSE ROAD, SUITE 202
RALEIGH, NORTH CAROLINA 27609

SITE PLAN

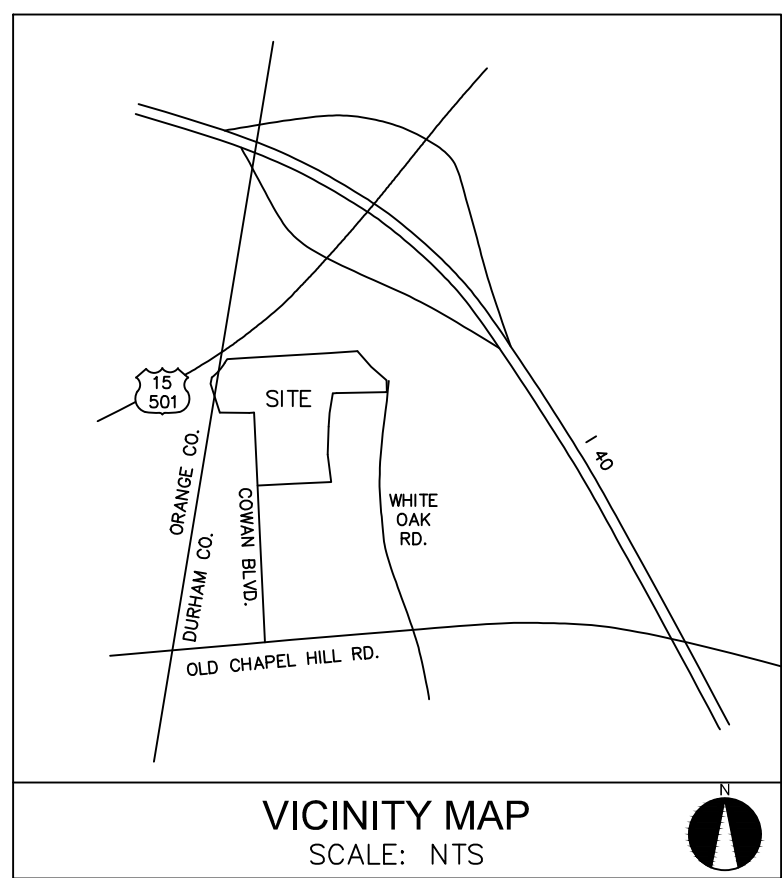
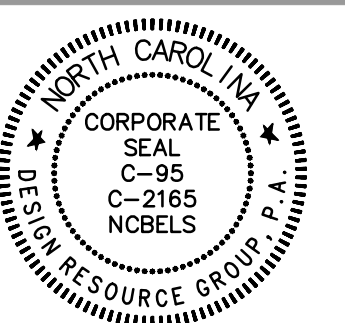


PROJECT #: 443-023
DRAWN BY: JO
CHECKED BY: SK

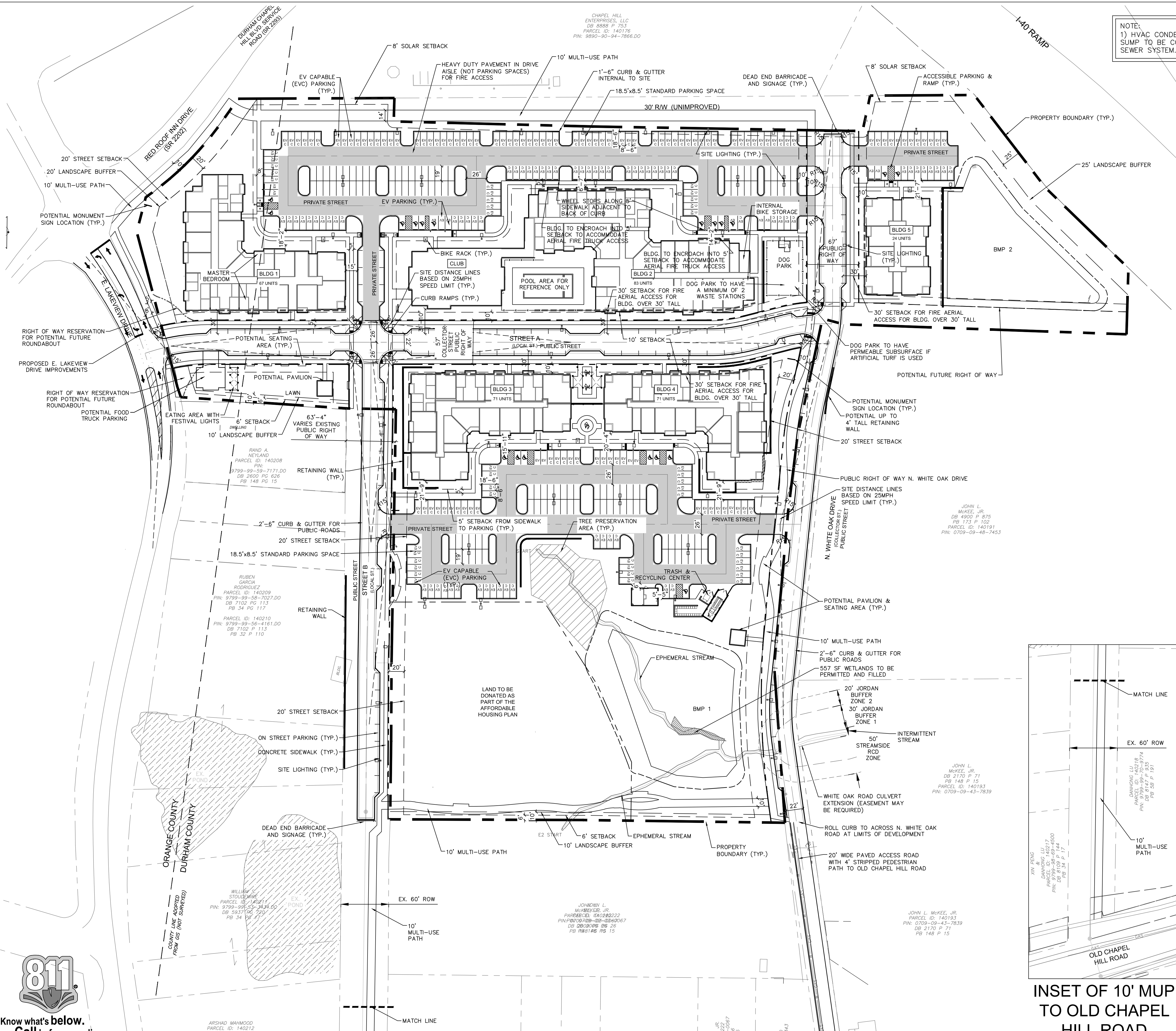
JUNE 8, 2023

REVISIONS:
1. 07.31.23 SUBMITAL #2
2. 08.01.23 SUBMITAL #3
3. 08.20.23 ADDRESS STAFF COMMENTS
4. 10.13.23 UPDATED MUP PATH





NOTE:
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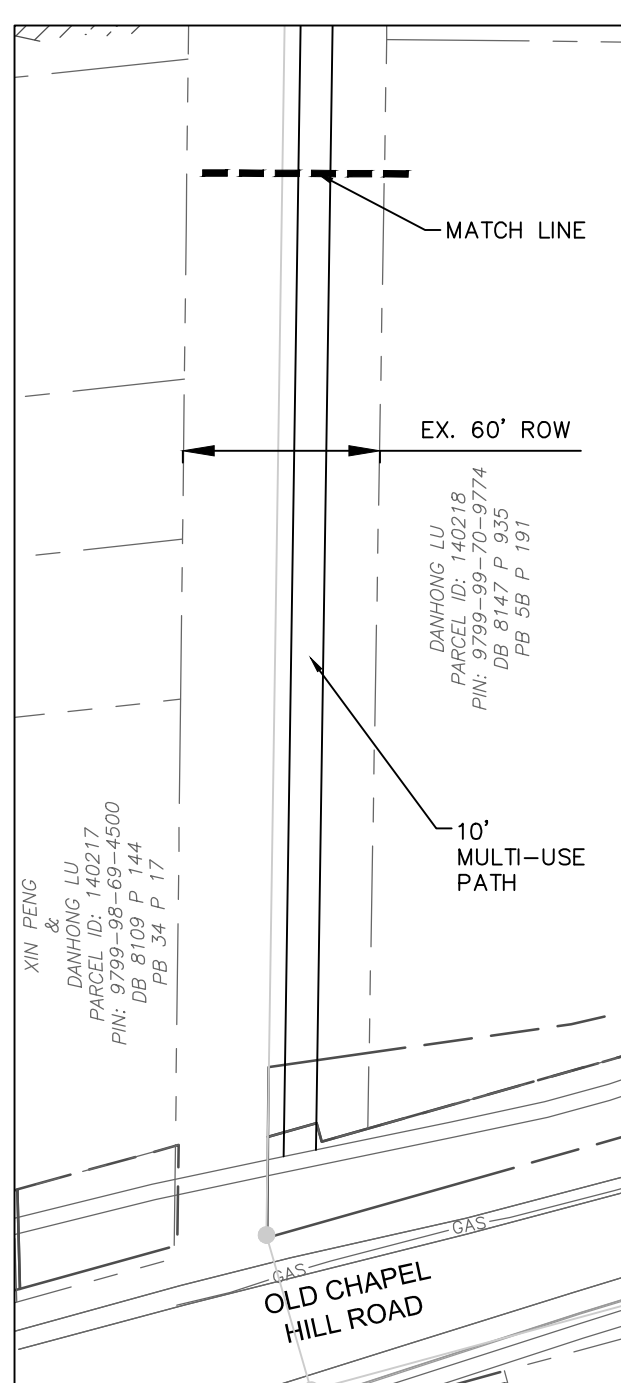
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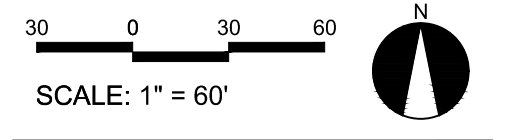
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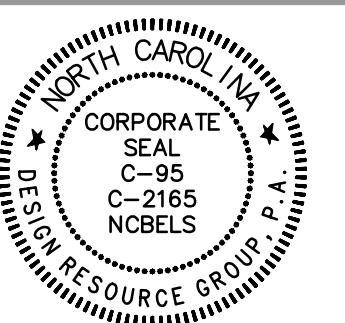


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REZONING

**GATEWAY
APARTMENTS**
CHAPEL HILL, NORTH CAROLINA

NORTHVIEW PARTNERS
6131 FALLS OF NEUSE ROAD, SUITE 202
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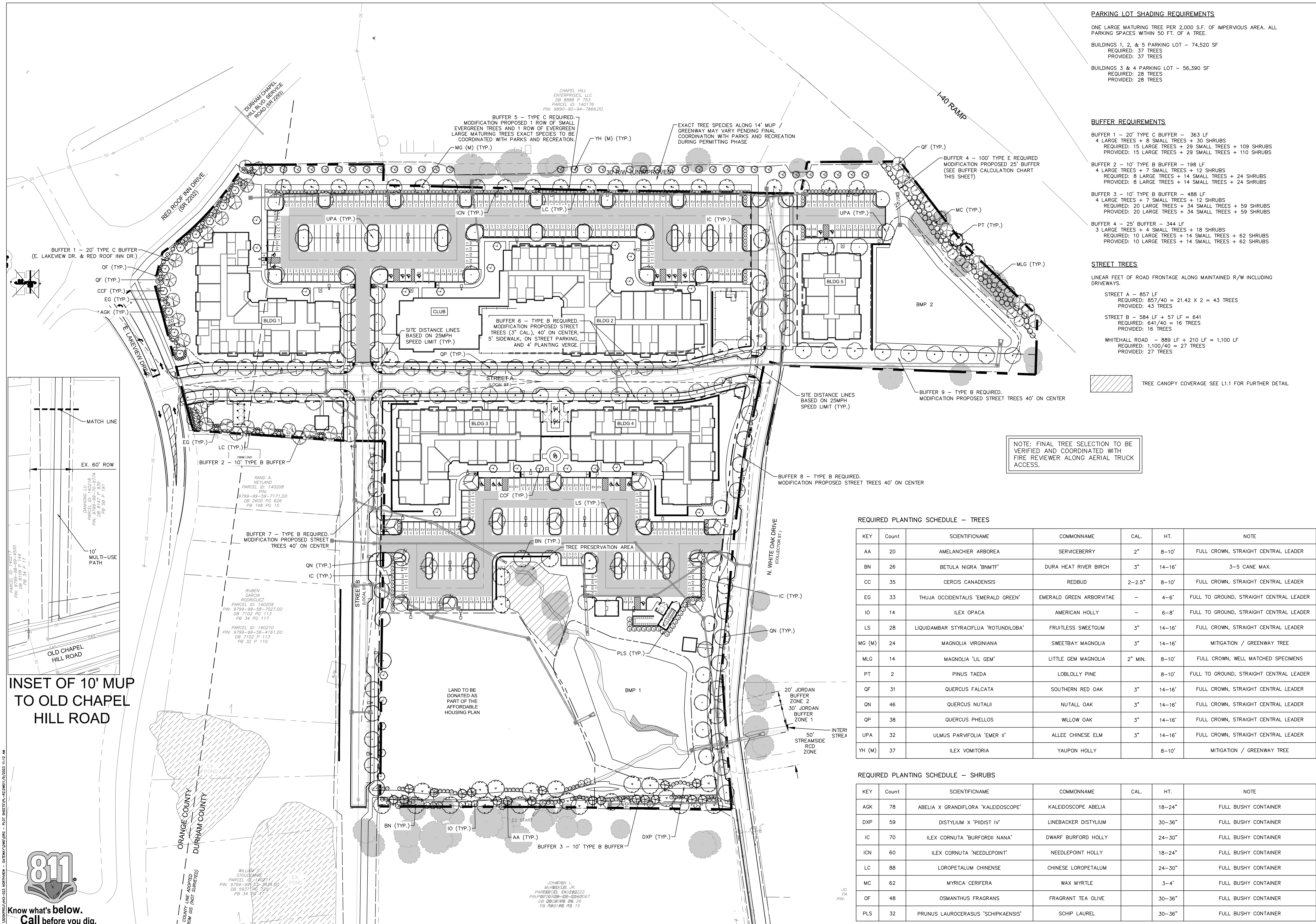
LANDSCAPE
PLAN

SCALE: 1" = 60'

PROJECT #: 443-023
DRAWN BY: JO
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JUNE 8, 2023

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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

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

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

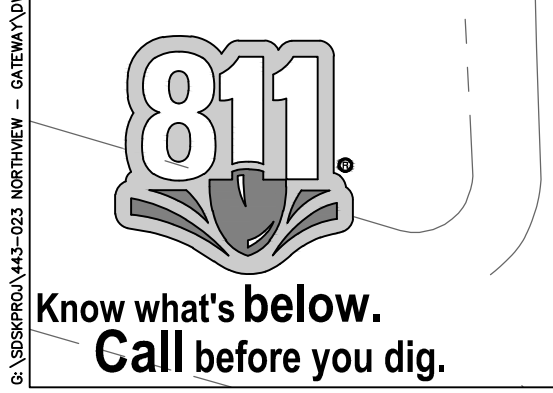
REQUIRED PLANTING SCHEDULE - TREES

KEY	Count	SCIENTIFICNAME	COMMONNAME	CAL.	HT.	NOTE
AA	20	AMELANCHIER ARBOREA	SERVICEBERRY	2"	8-10'	FULL CROWN, STRAIGHT CENTRAL LEADER
BN	26	BETULA NIGRA 'BNMT'	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 STYRAOIFLUA '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 NUTALLII	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

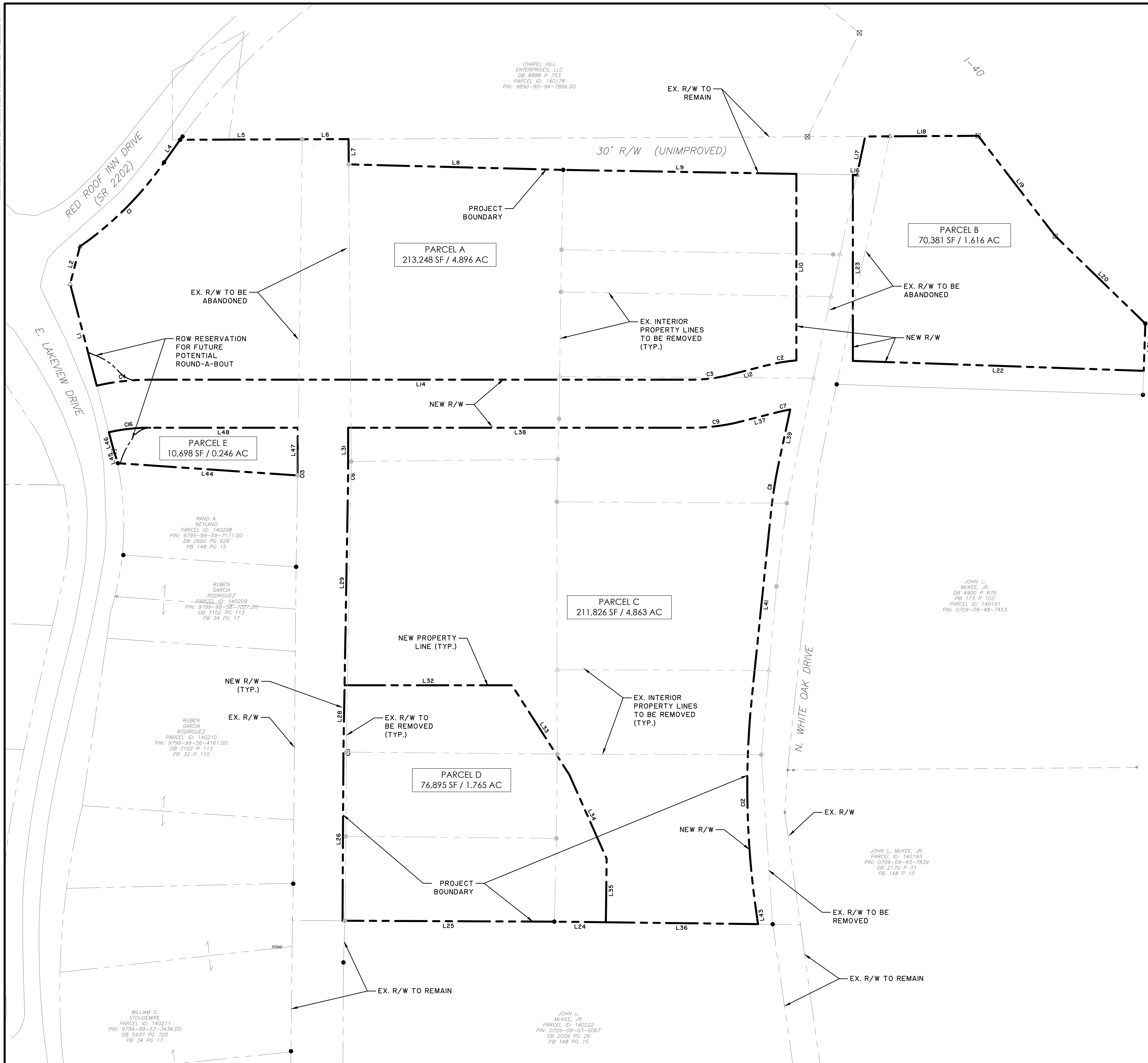
REQUIRED PLANTING SCHEDULE - SHRUBS

KEY	Count	SCIENTIFICNAME	COMMONNAME	CAL.	HT.	NOTE
AGK	78	ABELIA X GRANDIFLORA 'KALEIDOSCOPE'	KALEIDOSCOPE ABELIA	-	18-24"	FULL BUSHY CONTAINER
DXP	59	DISTYLIUM X 'PIDIST 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

INSET OF 10' MUP TO OLD CHAPEL HILL ROAD



2:30/20/2023 10:00 AM (LOCAL TIME) 2023/10/20 10:00 AM (LOCAL TIME) 2023/10/20 10:00 AM (LOCAL TIME)



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	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	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**

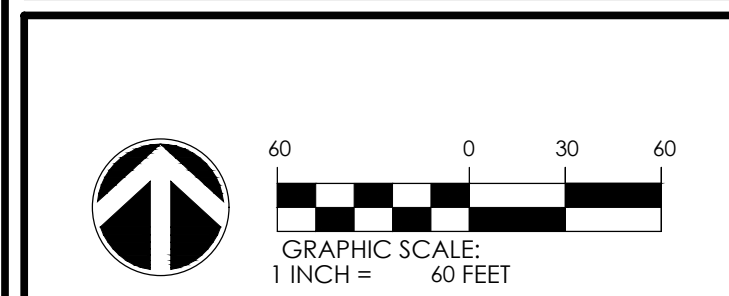
111 W. MAIN STREET
 DURHAM, NC 27701
 919.682.0368
 www.thomasandhutton.com

PRELIMINARY PLAT

 GATEWAY

PROJECT LOCATION:
 East Lakeview Drive
 Chapel Hill, NC

CLIENT/OWNER:
 NorthView Partners



DATUM: HORIZ.: _____ VERT.: _____

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

P1.0