

J:\30773\30773.001\30773.001\DRAWINGS\COND ZONING\30773.001\_CST.DWG - 09/26/2023 - 14:04



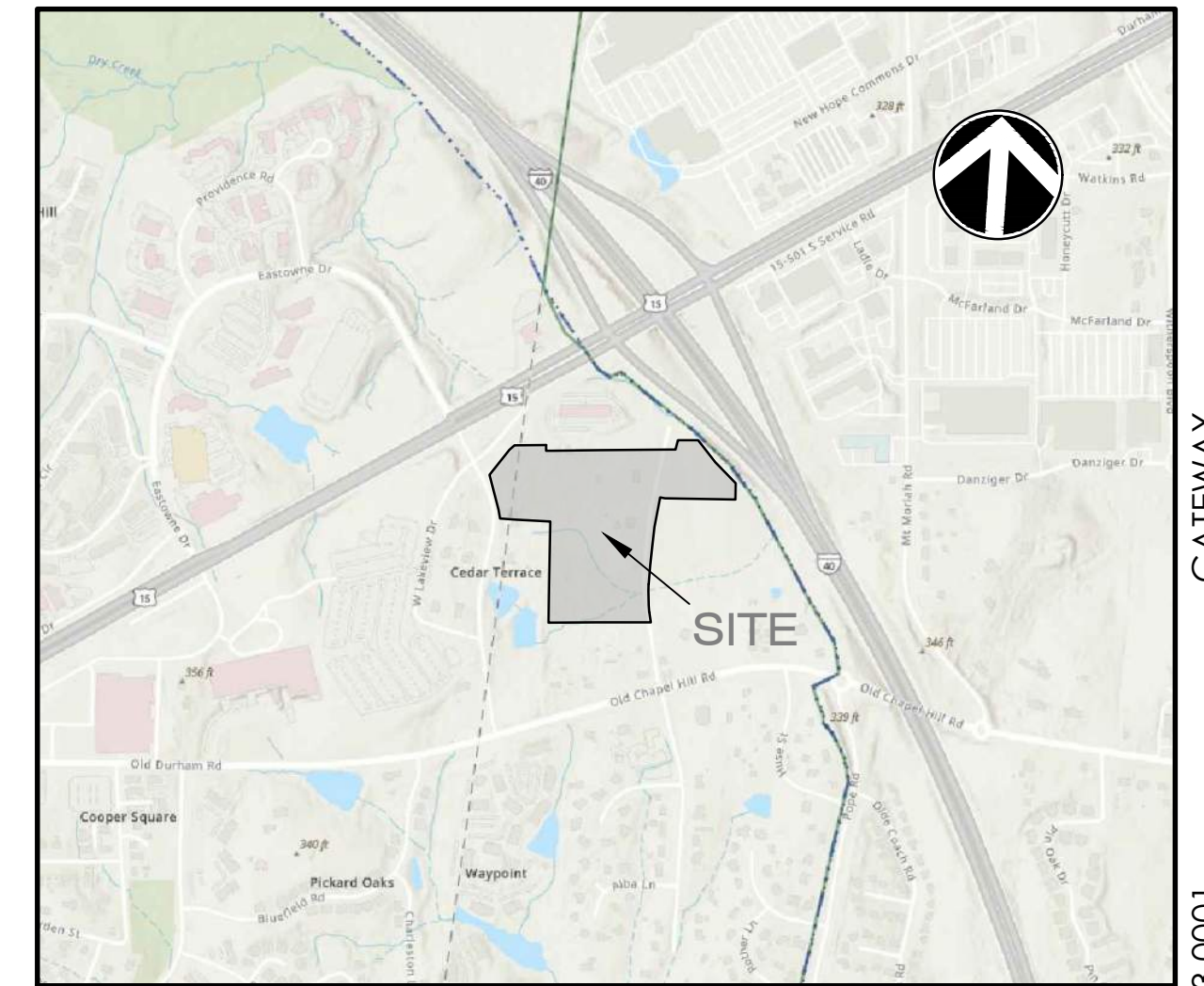
# CONDITIONAL ZONING OF GATEWAY

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  
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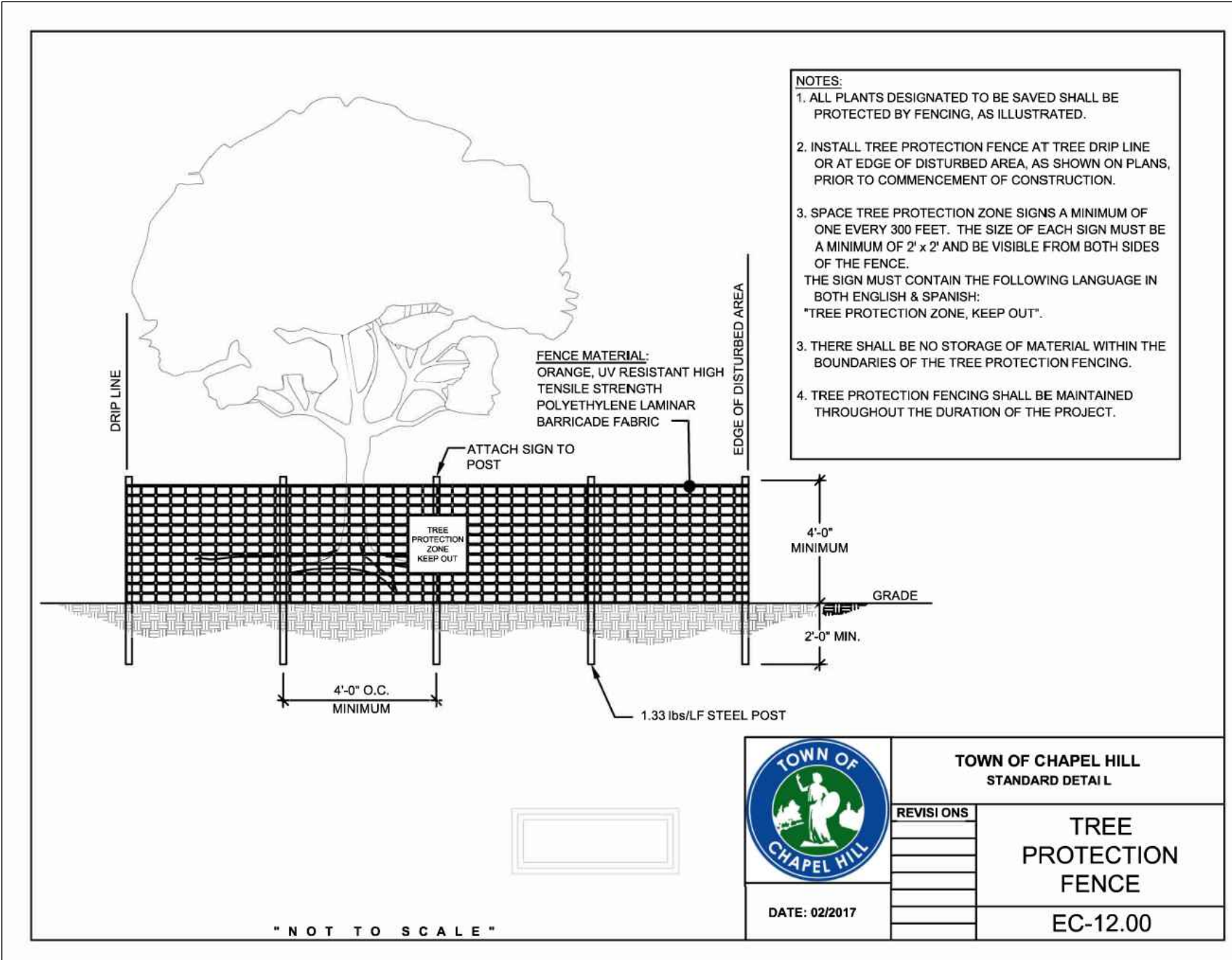
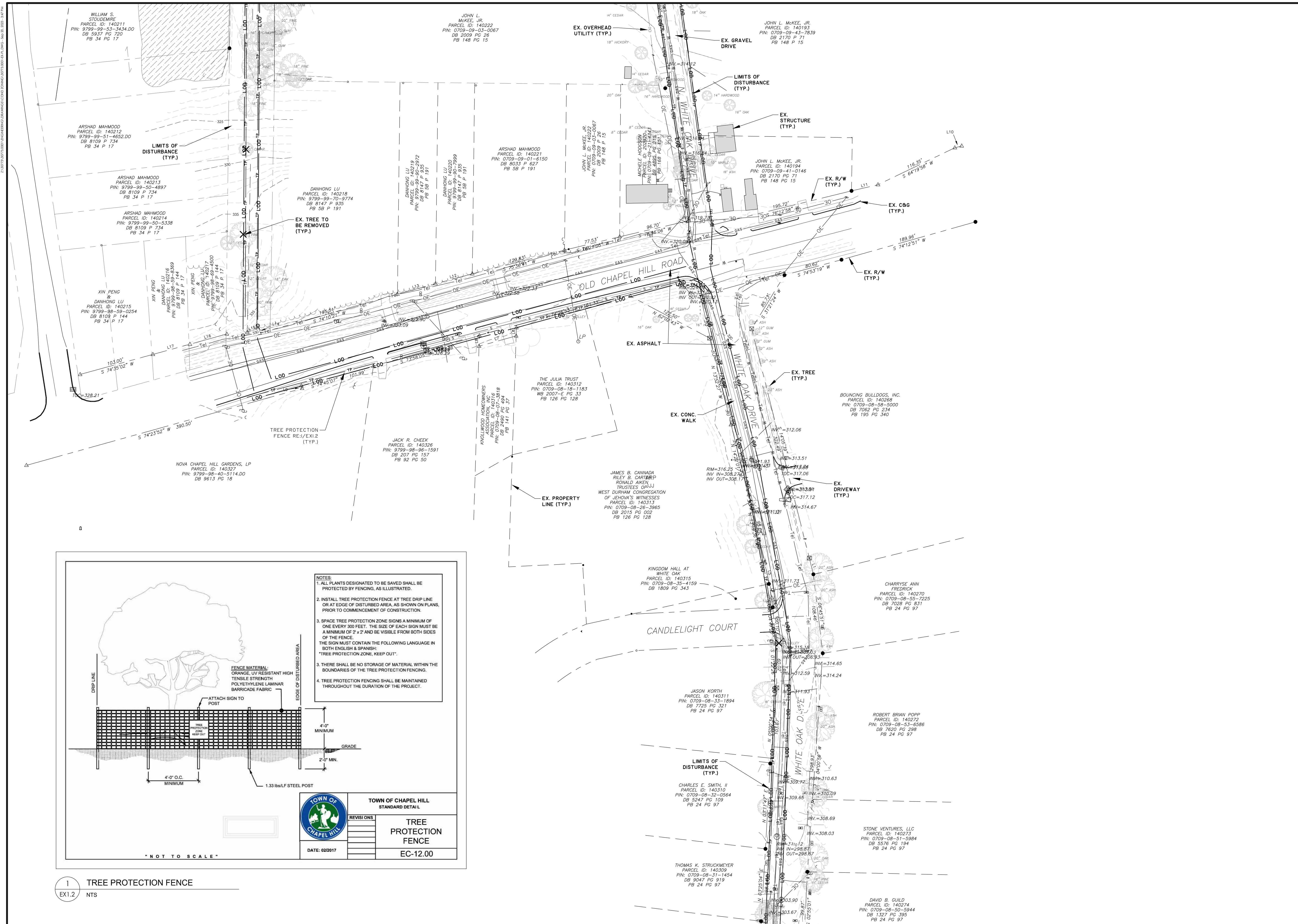












- NOTES:**
1. ALL PLANTS DESIGNATED TO BE SAVED SHALL BE PROTECTED BY FENCING, AS ILLUSTRATED.
  2. INSTALL TREE PROTECTION FENCE AT TREE DRIP LINE OR AT EDGE OF DISTURBED AREA AS SHOWN ON PLANS, PRIOR TO COMMENCEMENT OF CONSTRUCTION.
  3. SPACE TREE PROTECTION ZONE SIGNS A MINIMUM OF ONE EVERY 300 FEET. THE SIZE OF EACH SIGN MUST BE A MINIMUM OF 2' x 2' AND BE VISIBLE FROM BOTH SIDES OF THE FENCE. THE SIGN MUST CONTAIN THE FOLLOWING LANGUAGE IN BOTH ENGLISH & SPANISH: "TREE PROTECTION ZONE, KEEP OUT".
  3. THERE SHALL BE NO STORAGE OF MATERIAL WITHIN THE BOUNDARIES OF THE TREE PROTECTION FENCING.
  4. TREE PROTECTION FENCING SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT.

**TOWN OF CHAPEL HILL**  
STANDARD DETAIL

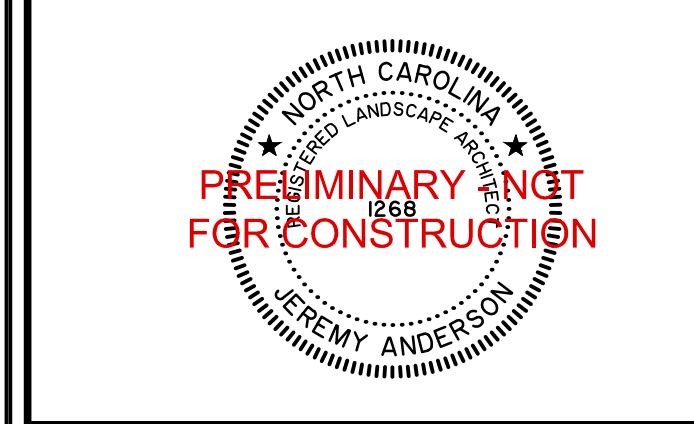
**TREE PROTECTION FENCE**  
EC-12.00

REVISIONS

DATE: 02/2017

1 TREE PROTECTION FENCE  
EX1.2 NTS

NO.	REVISIONS	BY	DATE
3	SUBMITAL #4	T&H	9/20/2023
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	INITIAL SUBMITAL	T&H	6/8/2023



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EXISTING CONDITIONS PLAN

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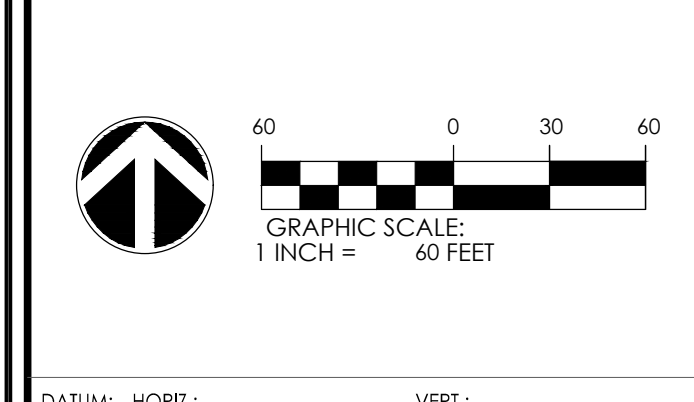
GATEWAY

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PROJECT LOCATION:  
East Lakeview Drive  
Chapel Hill, NC

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CLIENT/OWNER:  
NorthView Partners



DATUM: HORIZ.      VERT.:

JOB NO: 30773.0001

DATE:

DRAWN: AMO, JSA, MIC

DESIGNED: AMO

REVIEWED: AMO, JSA

APPROVED:

SCALE: 1" = 60'

**EX1.2**





**DISTURBANCES & IMPERVIOUS SURFACES**

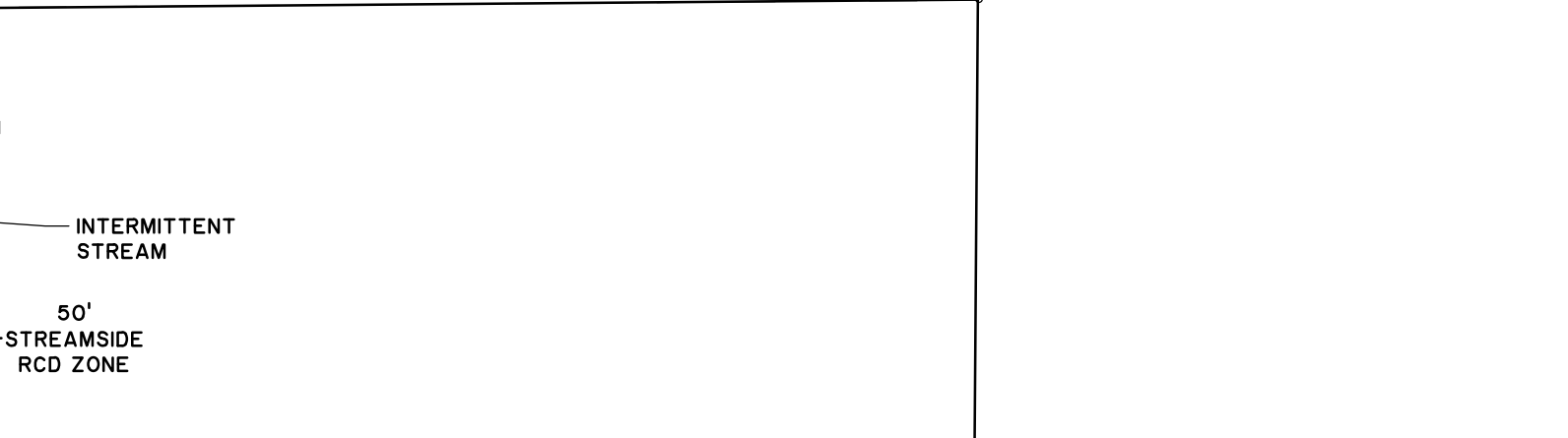
**RESOURCE CONSERVATION DISTRICT (RCD) ZONE**

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



NO.	REVISIONS	BY	DATE
3	SUBMITTAL #4	T&H	9/20/2023
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**STEEP SLOPE PLAN**

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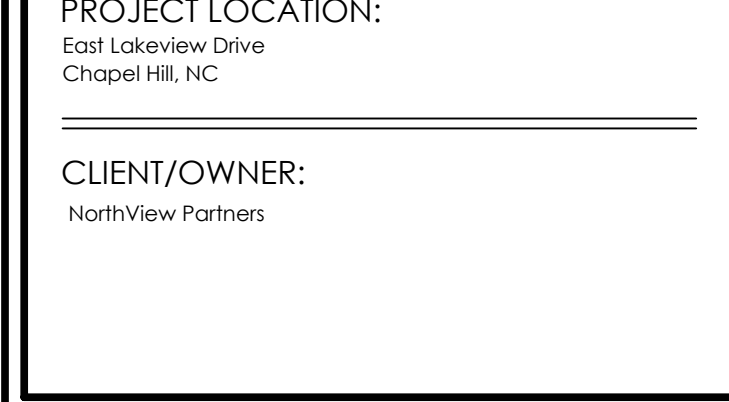
**GATEWAY**

---

**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:

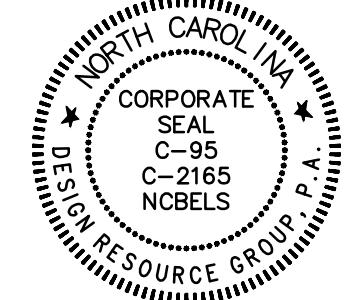
SCALE: 1" = 60'

**EX1.3**





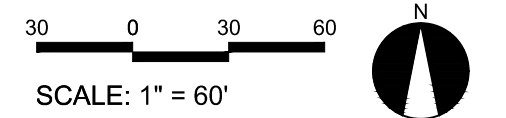




**REZONING**

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

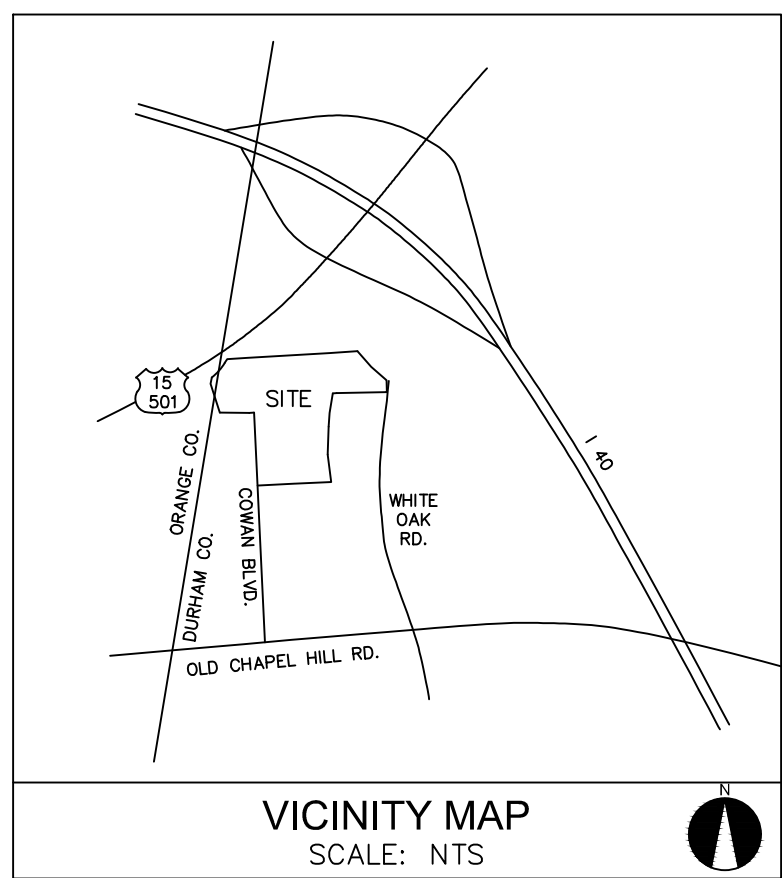
**SITE PLAN**



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

JUNE 8, 2023

REVISIONS:



**SITE DATA**

TAX MAP NO. —  
ORANGE COUNTY: 9890-90-4183, 9799-99-4937, 9799-99-4931, 9890-90-52-6125.DD, 9890-90-50-7784.DD, 9890-90-50-8052.DD, 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, 0800-12-12-4064, 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 (827,974 SF)  
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 (1.92%)  
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

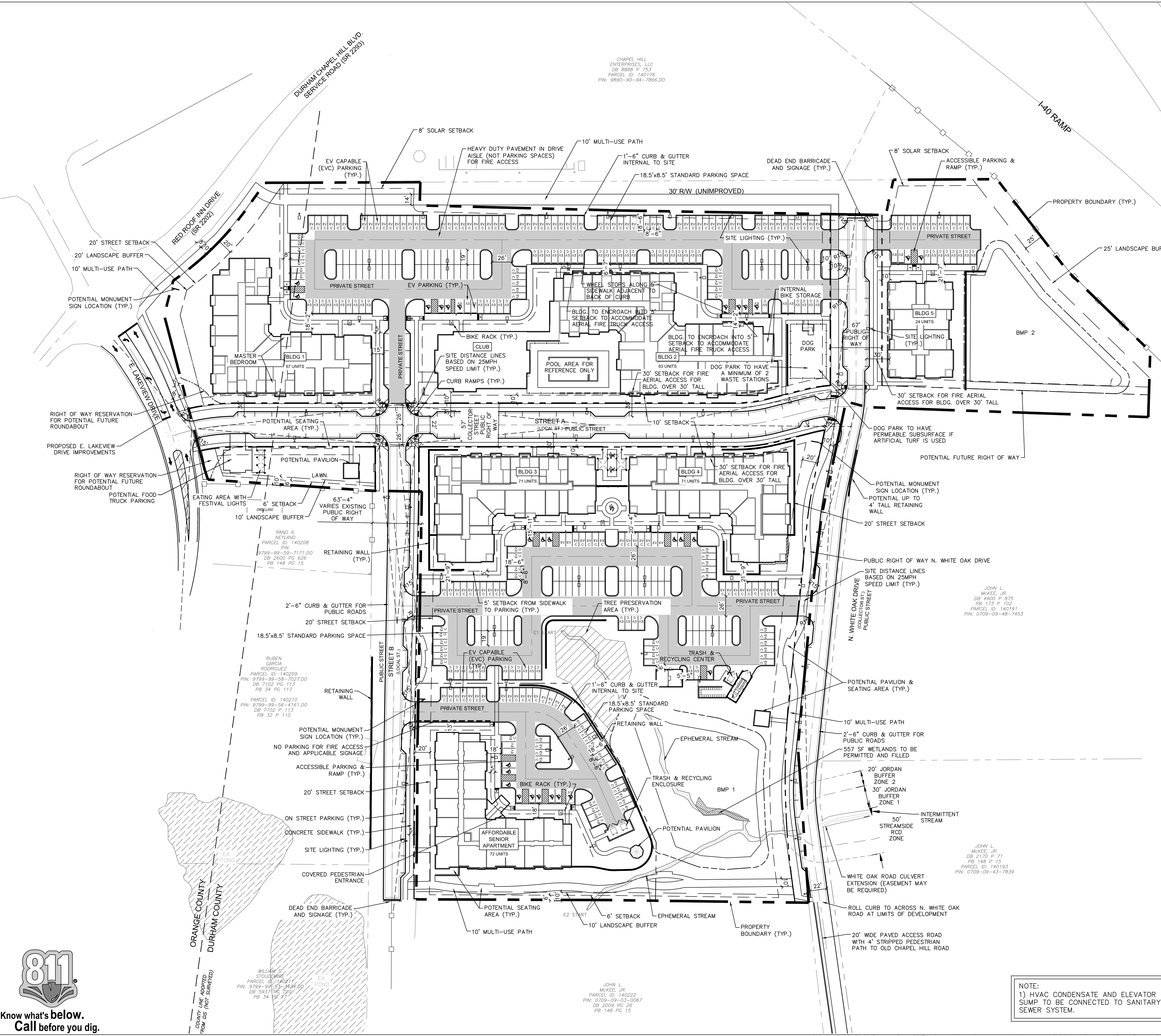
BICYCLE PARKING PROVIDED — APARTMENTS:  
79 SPACES; 4 SHORT TERM RACKS (8 SPACES) + BIKE STRUCTURE & INTERNAL BIKE SPACES (SEE ARCHITECTURAL)  
SENIOR APARTMENTS:  
16 SPACES; 1 SHORT TERM RACKS (2 SPACES) + BIKE STRUCTURE & INTERNAL BIKE SPACES (SEE ARCHITECTURAL)

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: 65' @ SETBACK, 60' @ CORE

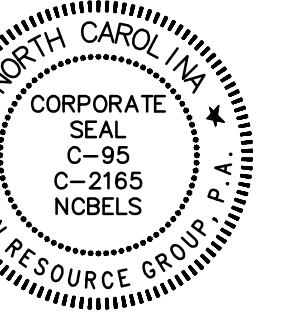
NOTE:  
1) HVAC CONDENSATE AND ELEVATOR SUMP TO BE CONNECTED TO SANITARY SEWER SYSTEM.









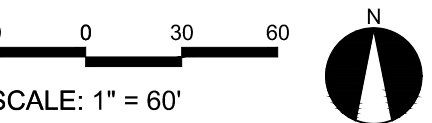


REZONING

**GATEWAY APARTMENTS**  
 CHAPEL HILL, NORTH CAROLINA

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

OPEN SPACE PLAN



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

JUNE 8, 2023

REVISIONS:

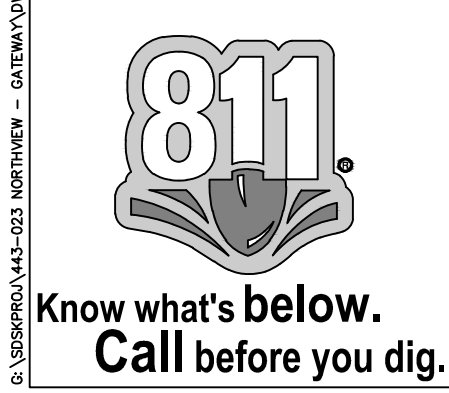
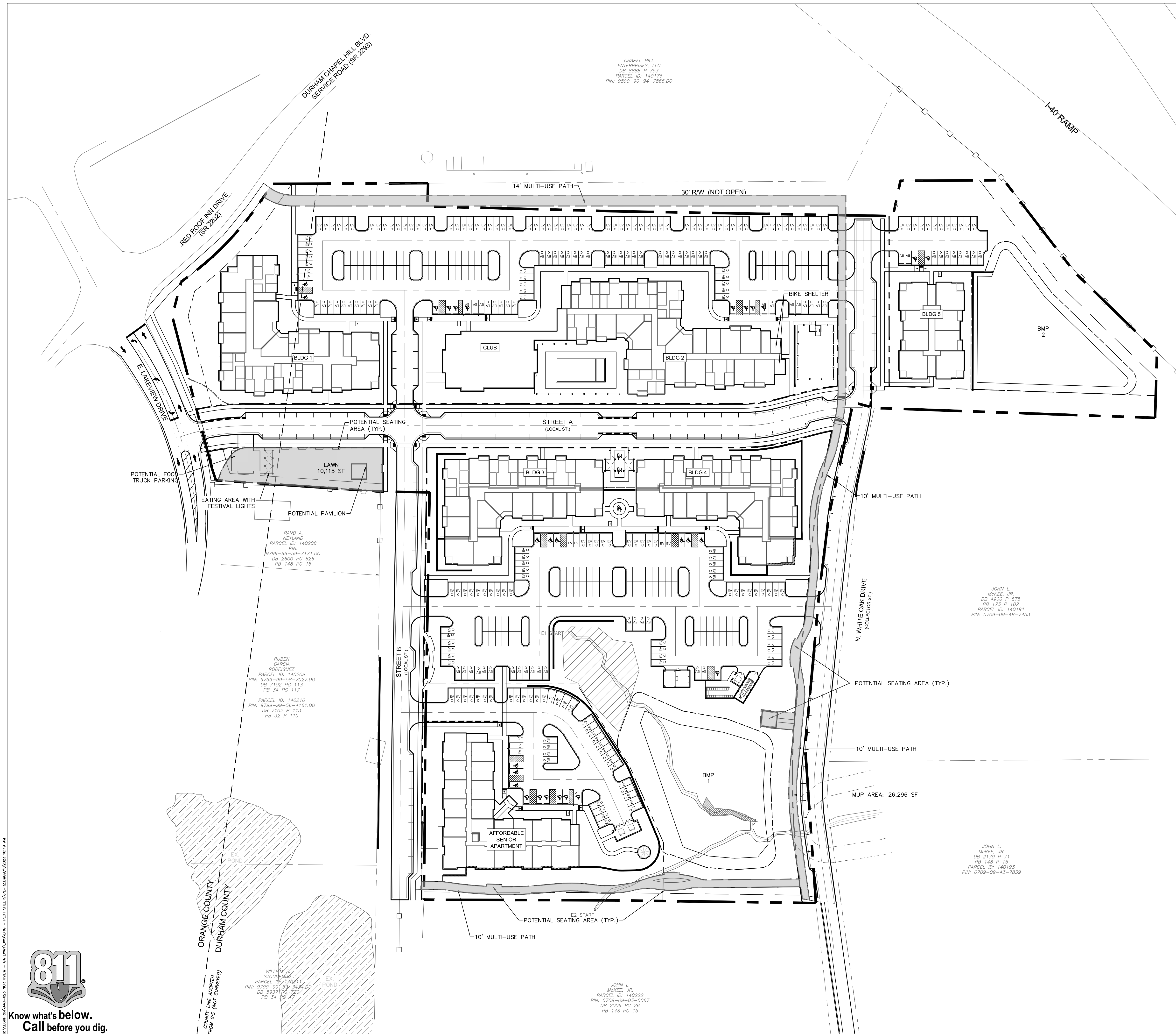
RECREATIONAL OPEN SPACE

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)  
 GREENWAY PATHS = 26,296 SF (0.60 AC)  
 RECREATIONAL OPEN SPACE PROVIDED: LAWN / PARK = 10,115 SF (0.23 AC)  
 TOTAL = 36,411 SF (0.83 AC)

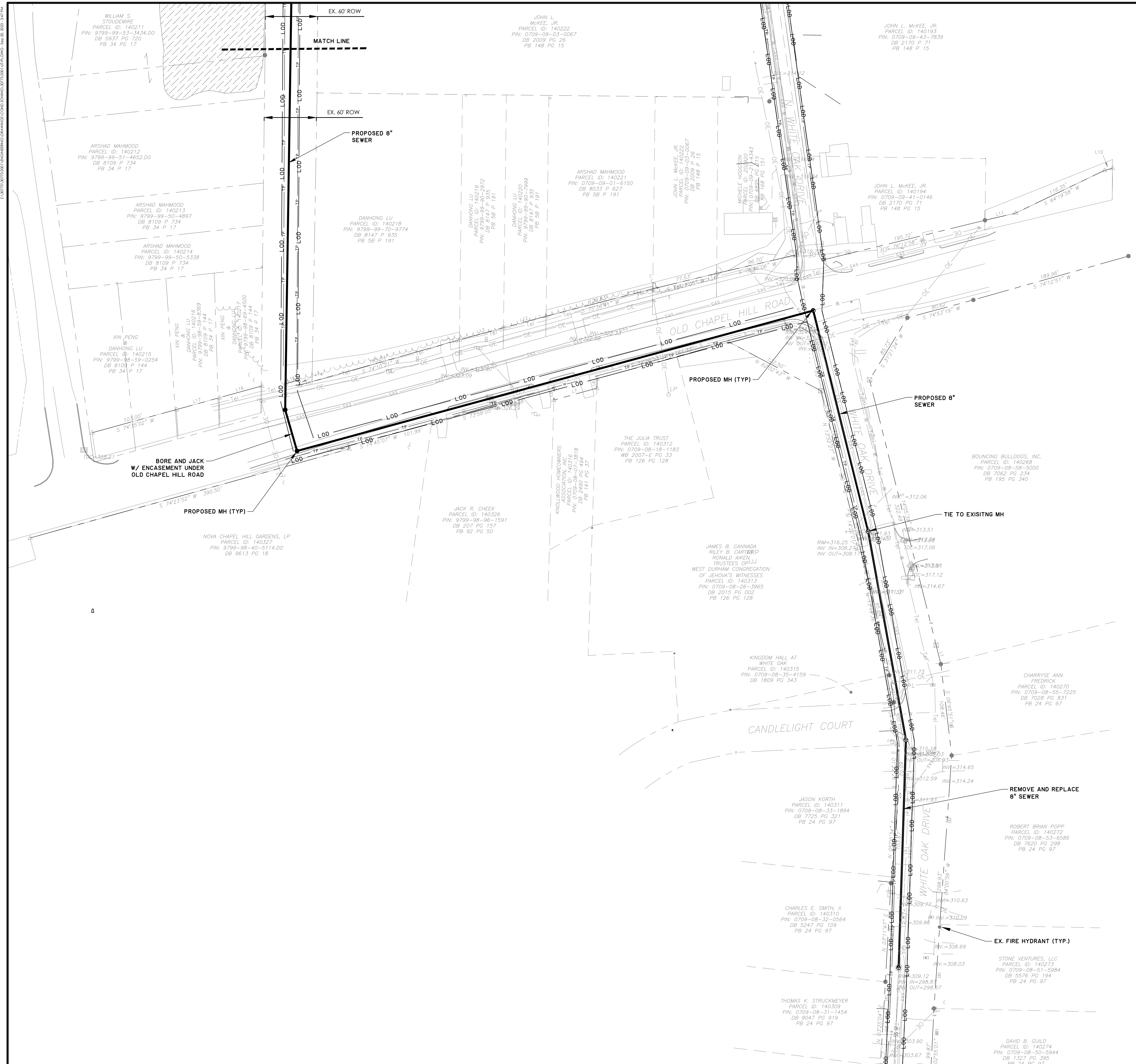
RECREATION OPEN SPACE AREA











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

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**UTILITY PLAN**

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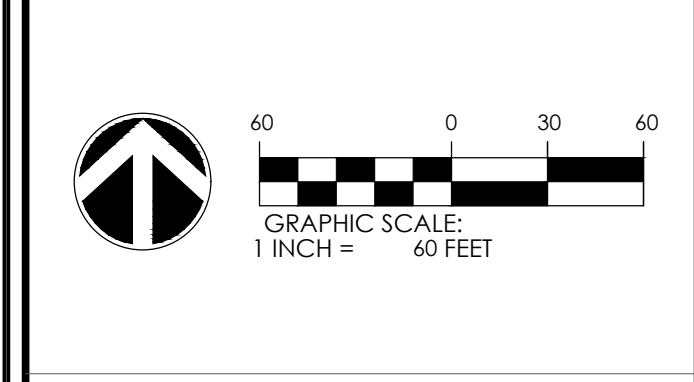
**GATEWAY**

---

**PROJECT LOCATION:**  
 East Lakeview Drive  
 Chapel Hill, NC

---

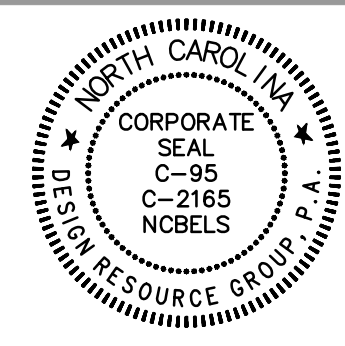
**CLIENT/OWNER:**  
 NorthView Partners



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

**C2.2**



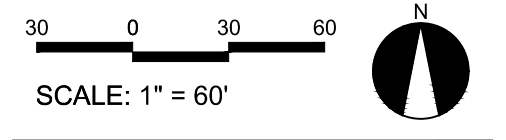


REZONING

**GATEWAY  
APARTMENTS**  
CHAPEL HILL, NORTH CAROLINA

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

GRADING &  
DRAINAGE  
PLAN



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

JUNE 8, 2023

REVISIONS:

SITE ACCESSIBILITY NOTES

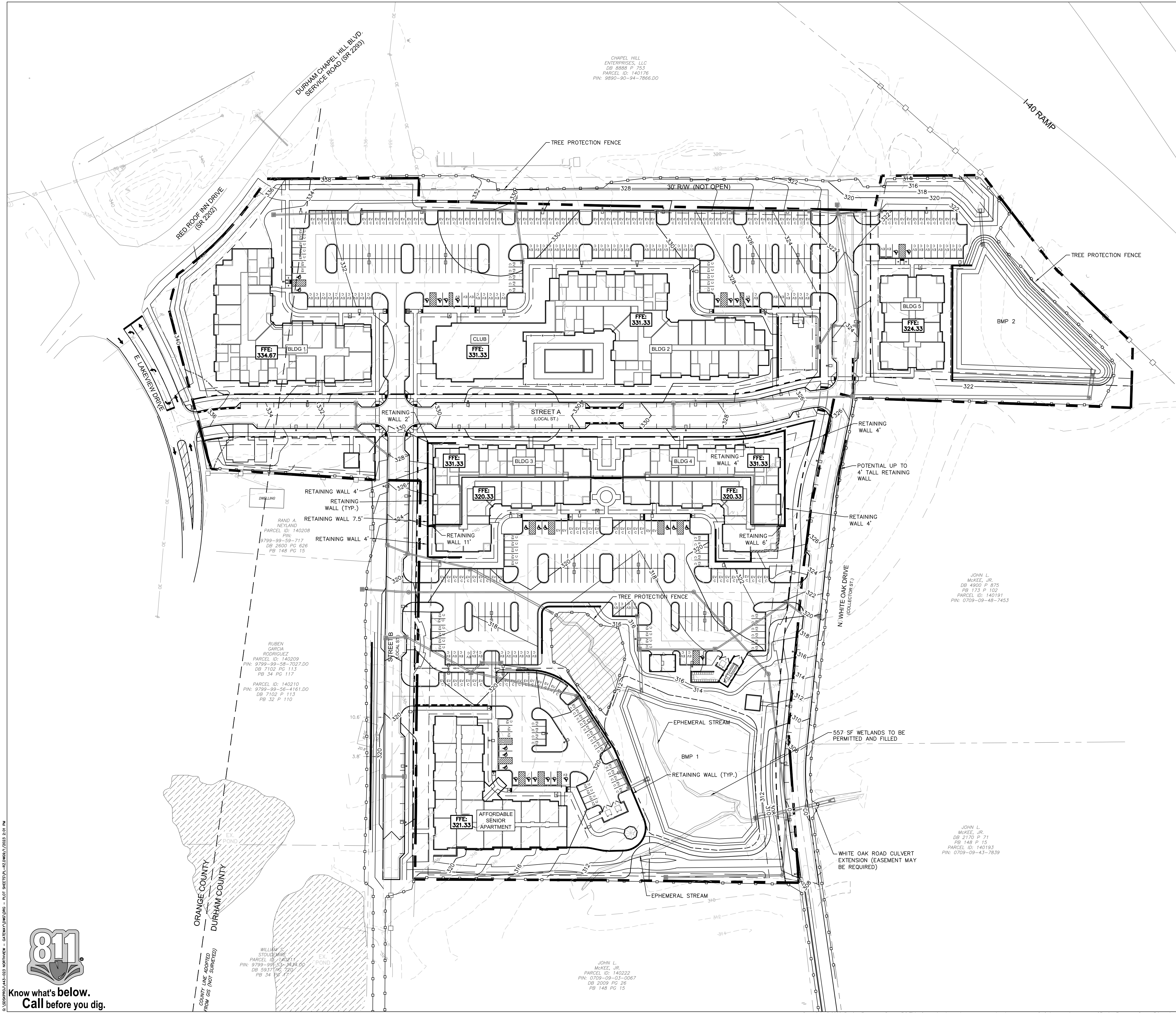
- ALL BUILDINGS WITHIN THE BOUNDARY OF THIS SITE, UNLESS OTHERWISE STATED AS EXEMPT, SHALL HAVE "ACCESSIBLE ROUTES" AS REQUIRED THAT CONFORM TO THE REQUIREMENTS OF "THE AMERICANS WITH DISABILITIES ACT," "FAIR HOUSING STANDARDS," ICC ANS A 117.1-209 AND GOVERNING STATE HANDICAP CODE STANDARDS.  
  
THESE 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'
- THE PAVEMENT SLOPE WITHIN ACCESSIBLE PARKING SPACES SHALL NOT EXCEED 2% IN ALL DIRECTIONS. 1.5% IS RECOMMENDED.
- 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.

- PROTRUDING OBJECTS ON CIRCULATION PATHS WITHIN COMMON USE AREAS TO COMPLY WITH ANS 2009 SECTION 307, INCLUDING:
  - PROTRUSING 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.
  - 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.
  - 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.
- PROTRUDING OBJECTS ON CIRCULATION PATHS WITHIN PUBLIC USE AREAS TO COMPLY WITH 2010 ADA SECTION 307, INCLUDING:
  - 2010 ADA SECTION 307.2: OBJECTS PROJECTING FROM WALLS
  - 2010 ADA SECTION 307.4: MINIMUM CLEAR HEADROOM
- FLOOR AND GROUND SURFACES IN COMMON USE AREAS SHALL BE STABLE, FIRM, AND SLIP RESISTANT AND SHALL COMPLY WITH ANS 2009 SECTION 302.
- 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.
- CHANGES IN LEVEL IN COMMON USE AREAS SHALL COMPLY WITH ANS 2009 SECTION 303, INCLUDING:
  - ANS 2009 SECTION 303.2: VERTICAL
  - ANS 2009 SECTION 303.3: BEVELED
  - ANS 2009 SECTION 303.4: RAMPS
- CHANGES IN LEVEL ALONG ACCESSIBLE ROUTES AND IN ACCESSIBLE ROOMS AND SPACES WITH PUBLIC USE AREAS SHALL COMPLY WITH 2010 ADA SECTION 303, INCLUDING:
  - 2010 ADA SECTION 303.2: VERTICAL
  - 2010 ADA SECTION 303.3: BEVELED
  - 2010 ADA SECTION 303.4: RAMPS

TREE PROTECTION NOTES:

- 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.
- 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.
- 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.
- 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.
- NO ROPES, SIGNS, WIRES, UNPROTECTED ELECTRICAL INSTALLATION OR OTHER DEVICE OR MATERIAL, SHALL BE SECURED OR FASTENED AROUND OR THROUGH A TREE OR SHRUB.
- ALL PROTECTIVE MEASURES SHALL BE MAINTAINED THROUGHOUT THE LAND DISTURBING AND CONSTRUCTION PROCESS, AND SHALL NOT BE REMOVED UNTIL FINAL LANDSCAPING IS INSTALLED.
- SEE DETAIL SHEETS FOR TREE PROTECTION, TREE AND SHRUB PLANTING.

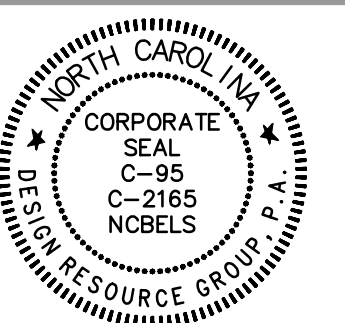


C:\WORK\14-033 NORTHVIEW - GATEWAY\DWG - PLOT SHEETS\14-033\DWG\7/2023 2 OF 10



Know what's below.  
Call before you dig.





**STANDARD ENGINEERING DEPARTMENT**

TITLE: CURB & GUTTER SECTION  
 REVISIONS: [Table]  
 DET. NO.: ST-2

SCALE: 1" = 1'-0"

**STANDARD ENGINEERING DEPARTMENT**

TITLE: TYPICAL SIDEWALK  
 REVISIONS: [Table]  
 DET. NO.: ST-4

NO SCALE

**STANDARD ENGINEERING DEPARTMENT**

TITLE: ACCESSIBLE RAMP WITH DETECTABLE WARNING DOMES  
 REVISIONS: [Table]  
 DET. NO.: ST-5.1

NOTE: DRAWING NOT TO SCALE

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

**STANDARD ENGINEERING DEPARTMENT**

TITLE: ACCESSIBLE RAMP  
 REVISIONS: [Table]  
 DET. NO.: ST-5.2

NOTE: DRAWING NOT TO SCALE. SOURCE: NCDOT STANDARD DRAWINGS

**STANDARD ENGINEERING DEPARTMENT**

TITLE: ACCESSIBLE RAMP  
 REVISIONS: [Table]  
 DET. NO.: ST-5.3

NOTE: DRAWING NOT TO SCALE. SOURCE: NCDOT STANDARD DRAWINGS

**STANDARD ENGINEERING DEPARTMENT**

TITLE: ACCESSIBLE RAMP  
 REVISIONS: [Table]  
 DET. NO.: ST-5.4

SOURCE: NCDOT STANDARD DRAWINGS

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

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

**STANDARD ENGINEERING DEPARTMENT**

TITLE: TYPICAL SIGN INSTALLATIONS  
 REVISIONS: [Table]  
 DET. NO.: ST-12

NO SCALE

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., Cr., 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 & border (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 be the same color as the superscript, 2" in height, & aligned with the bottom of the street name. The number should be centered 3/4" 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.

TITLE: STREET NAME & TRAFFIC SIGN STANDARDS  
 REVISIONS: [Table]  
 DET. NO.: ST-15

**STANDARD ENGINEERING DEPARTMENT**

TITLE: OVERHEAD STREET NAME SIGN DETAIL  
 REVISIONS: [Table]  
 DET. NO.: ST-14

FONT: Highway Gothic E/M Fed Kern RevB  
 Letter Height = 10.25" for Capital letters  
 Green material = 3M 1177CS (ECM) Electrocoat Film  
 White = 3M 3870 High Intensity

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

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.

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:



**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'

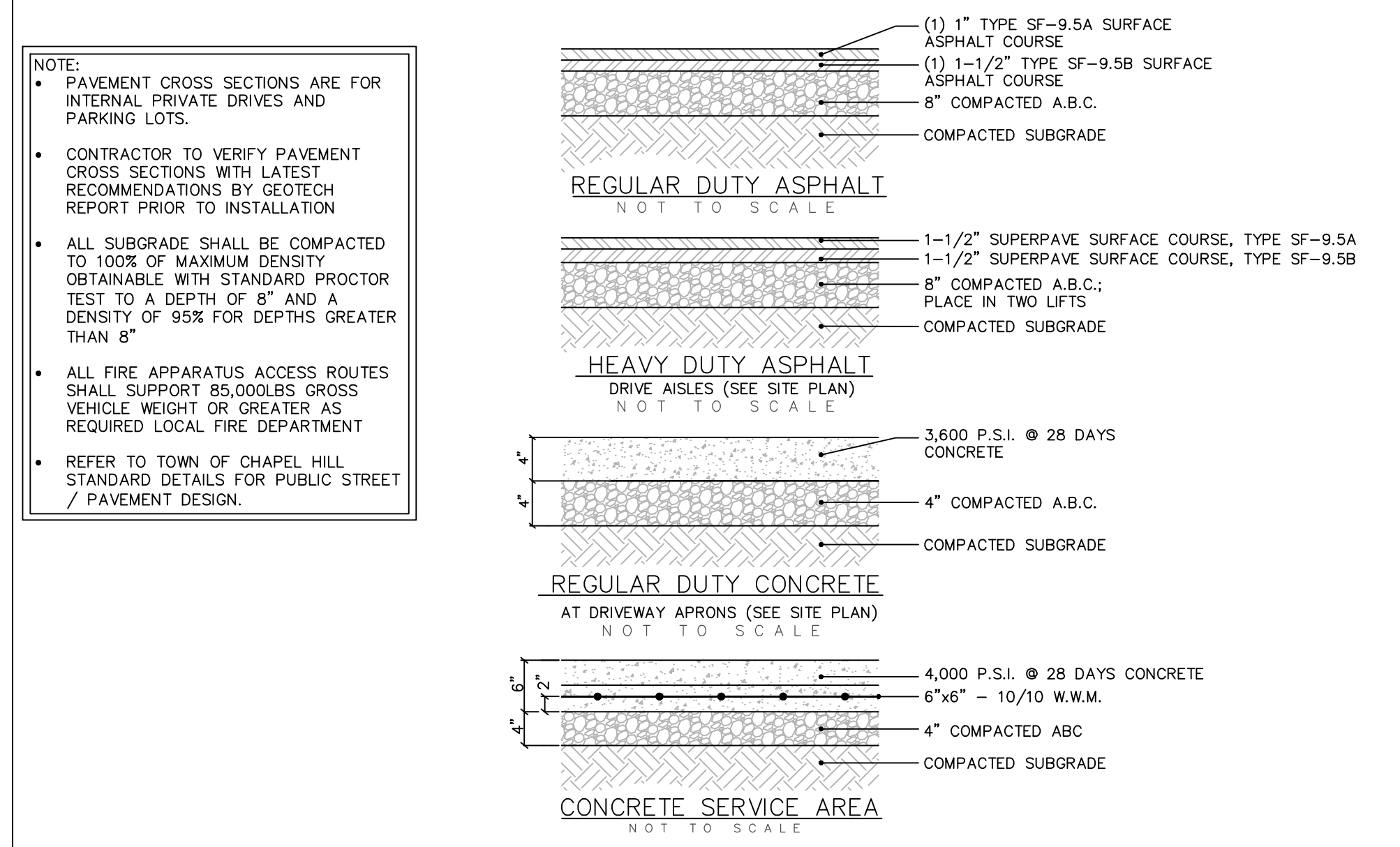
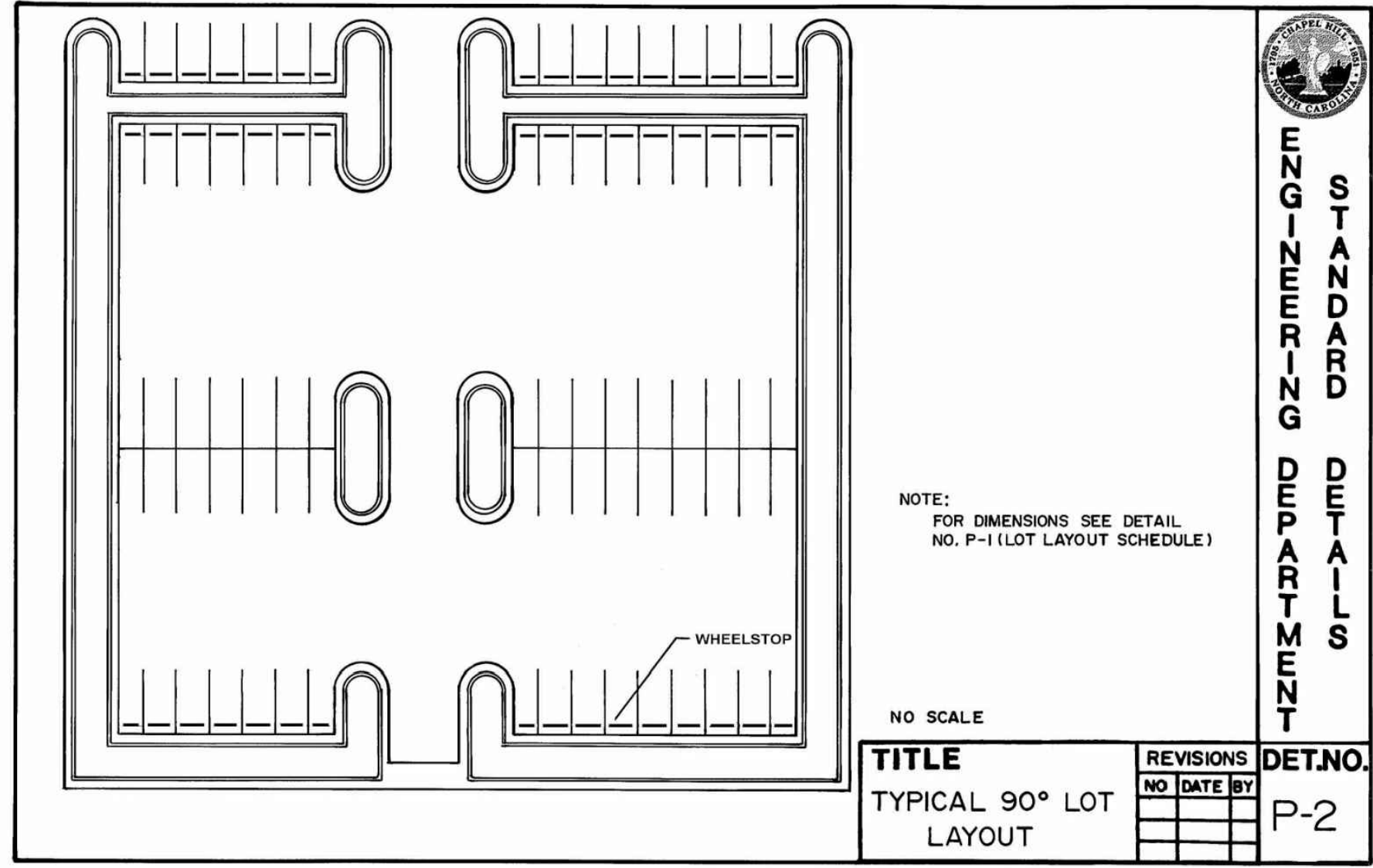
**ENGINEERING DEPARTMENT**

**TITLE: LOT LAYOUT SCHEDULE**

NO SCALE

REVISIONS: [ ]

DET. NO: P-1



1 TOWN OF CHAPEL HILL, NORTH CAROLINA DEPARTMENT OF ENGINEERING

**PARKING LOT LAYOUT & SCHEDULE**

STD. NO. REV. P-1

2 TOWN OF CHAPEL HILL, NORTH CAROLINA DEPARTMENT OF ENGINEERING

**TYPICAL 90 DEGREE PARKING LOT LAYOUT**

STD. NO. REV. P-2

3 TOWN OF CHAPEL HILL, NORTH CAROLINA DEPARTMENT OF ENGINEERING

**PRIVATE PAVEMENT CROSS SECTIONS**

STD. NO. REV. P-3

**ACCESSIBLE PARKING REQUIREMENTS**

TOTAL PARKING SPACES PROVIDED	MINIMUM NUMBER OF ACCESSIBLE 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:**

- ALL ACCESSIBLE SIGNS (R7-8P, R7-8, R7-1, AND 50.100) 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.
- IF ACCESSIBLE ROUTE IS A RAISED SIDEWALK AREA, THEN RAMPS ARE REQUIRED AT LOADING ZONE AREA. MAINTAIN MIN. 4" WIDE CONTINUOUS PASSAGE.
- VERTICAL CLEARANCE FOR VANS MUST BE GREATER THAN 98-INCHES.
- 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.

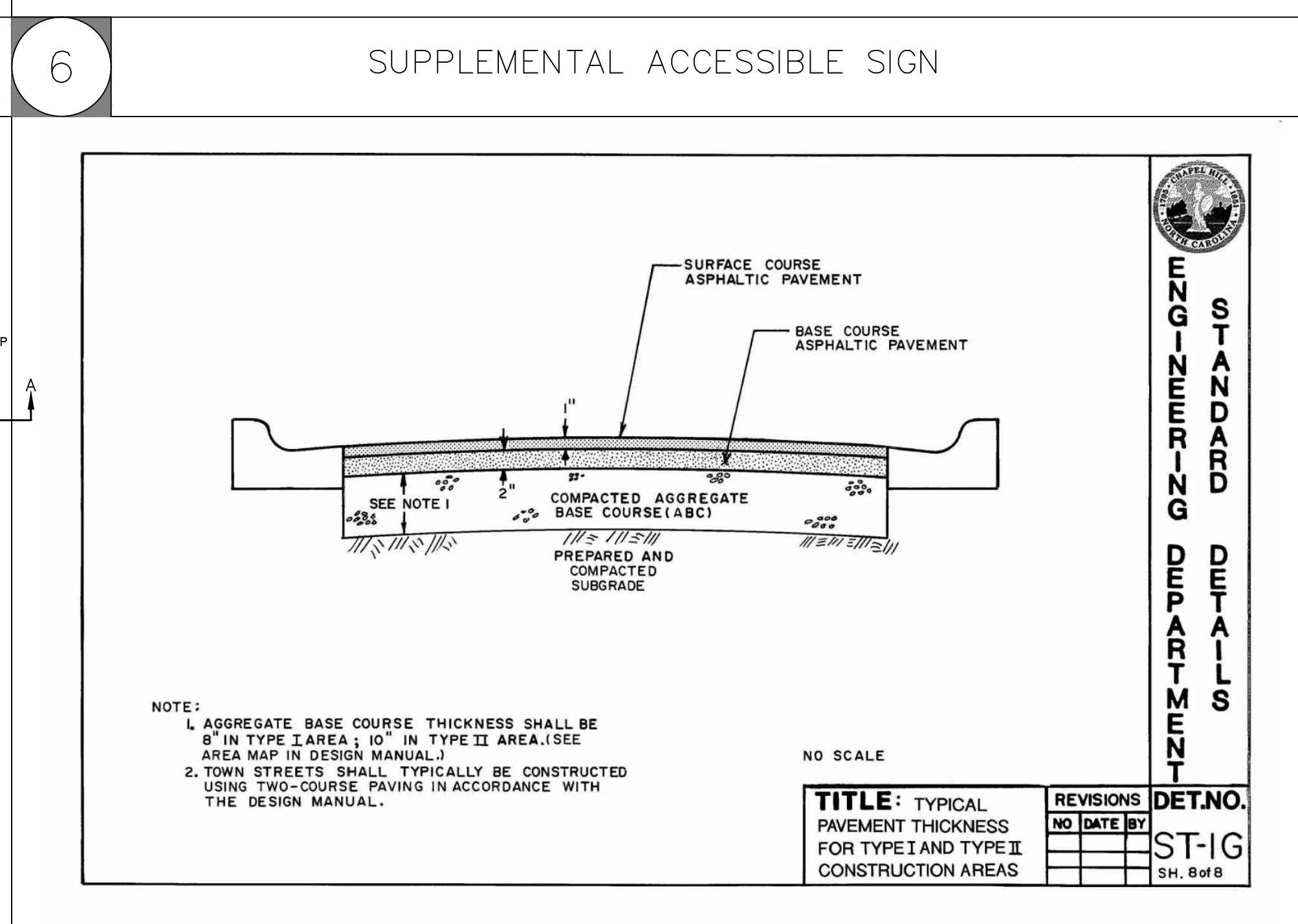
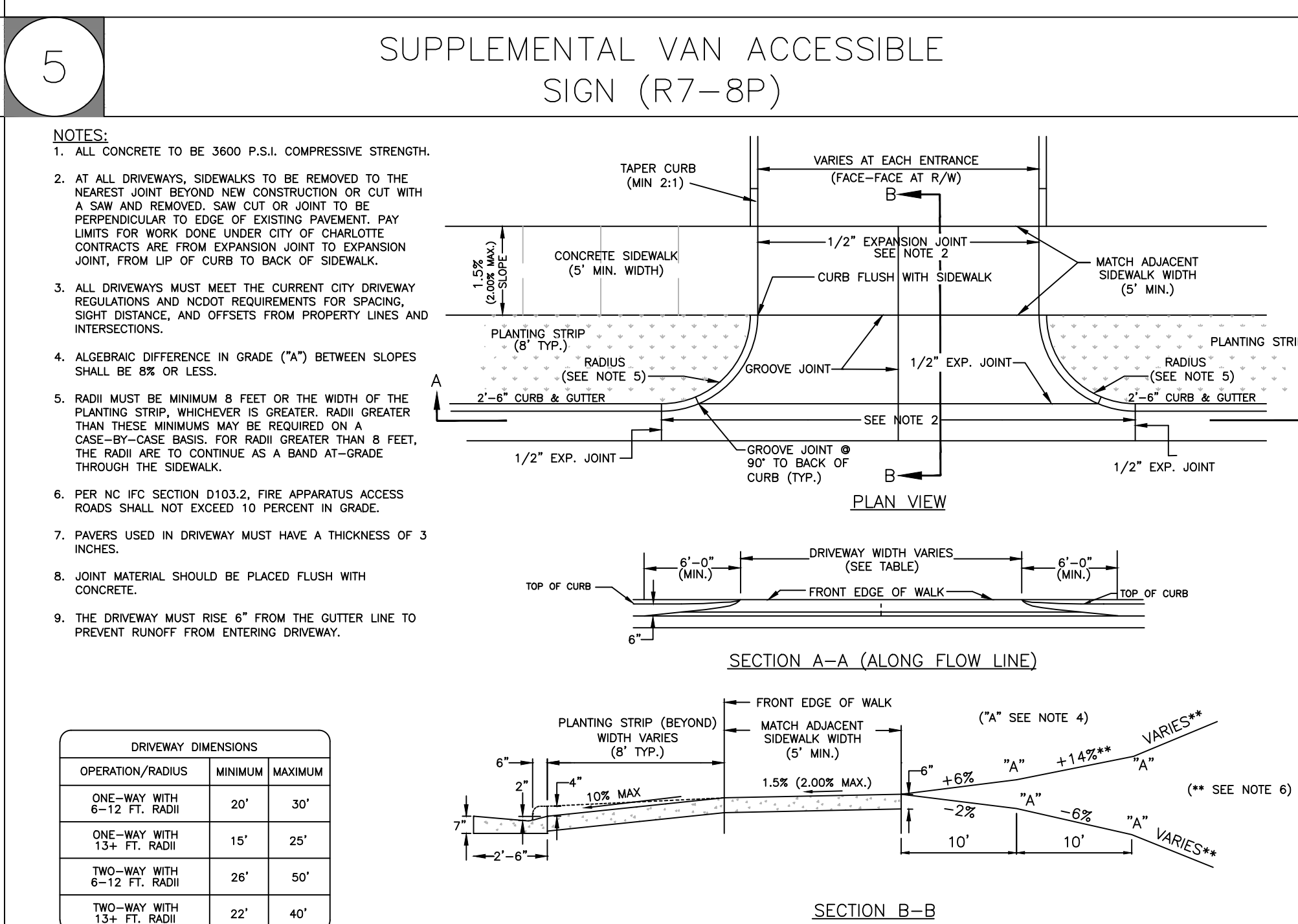
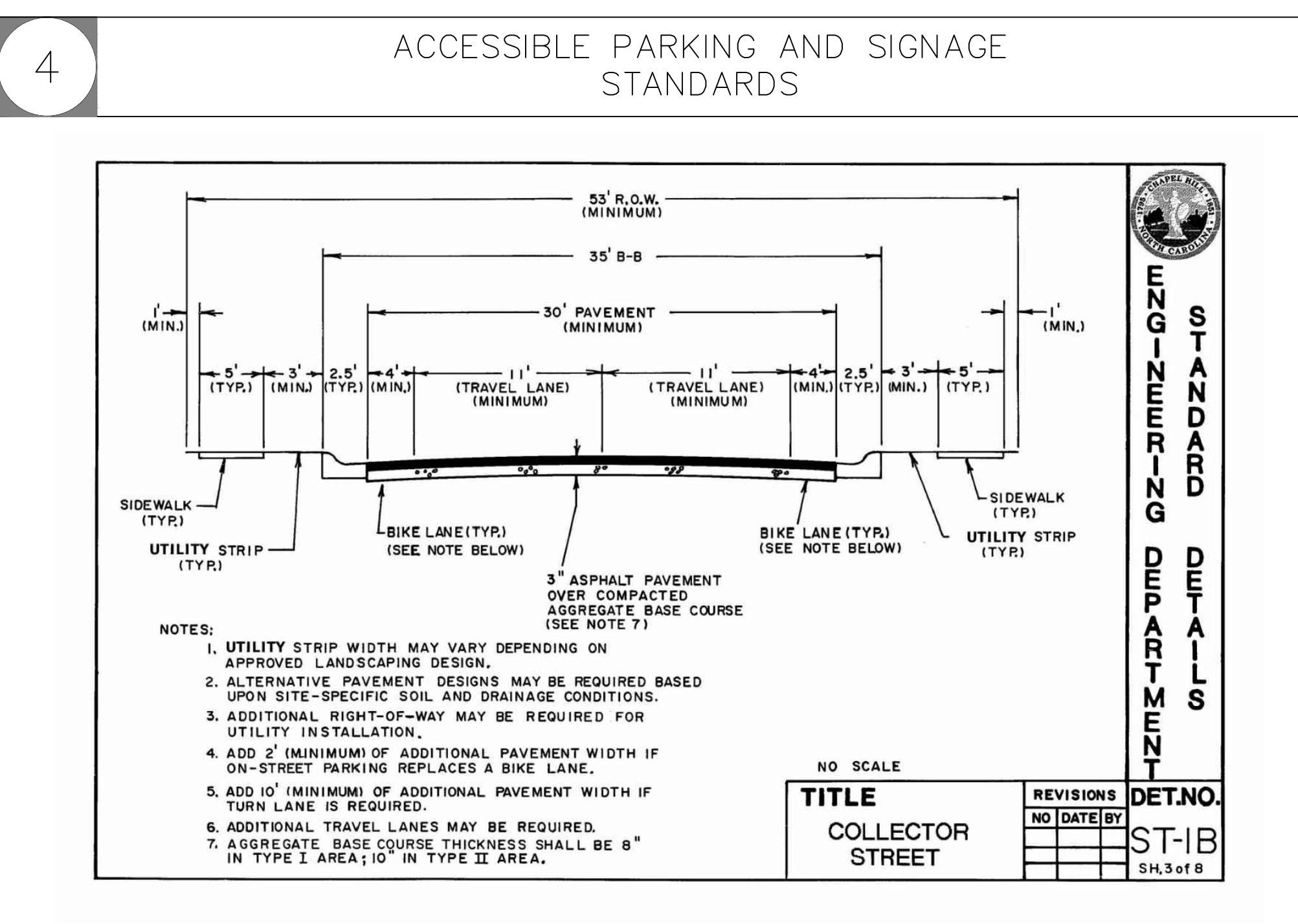
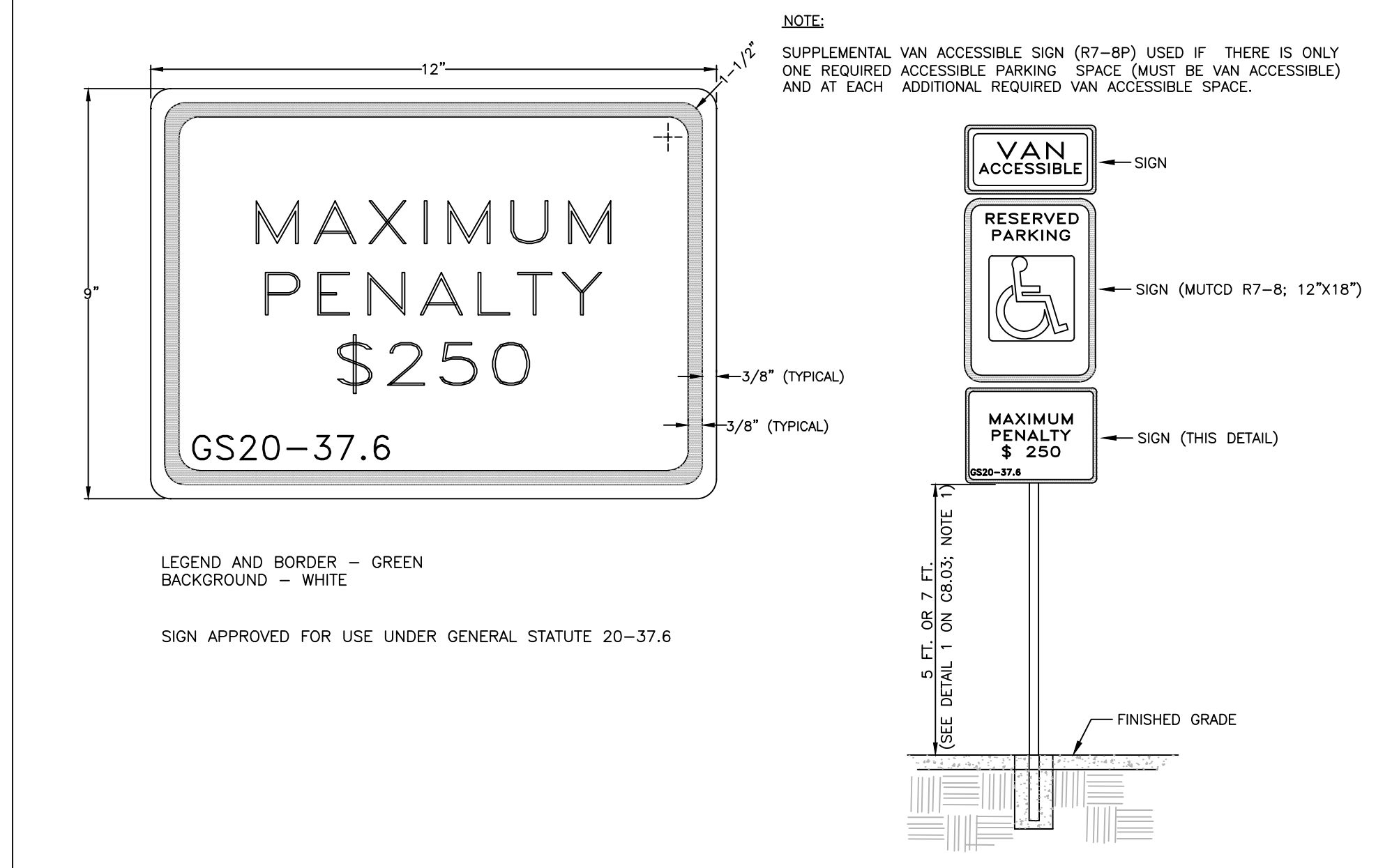
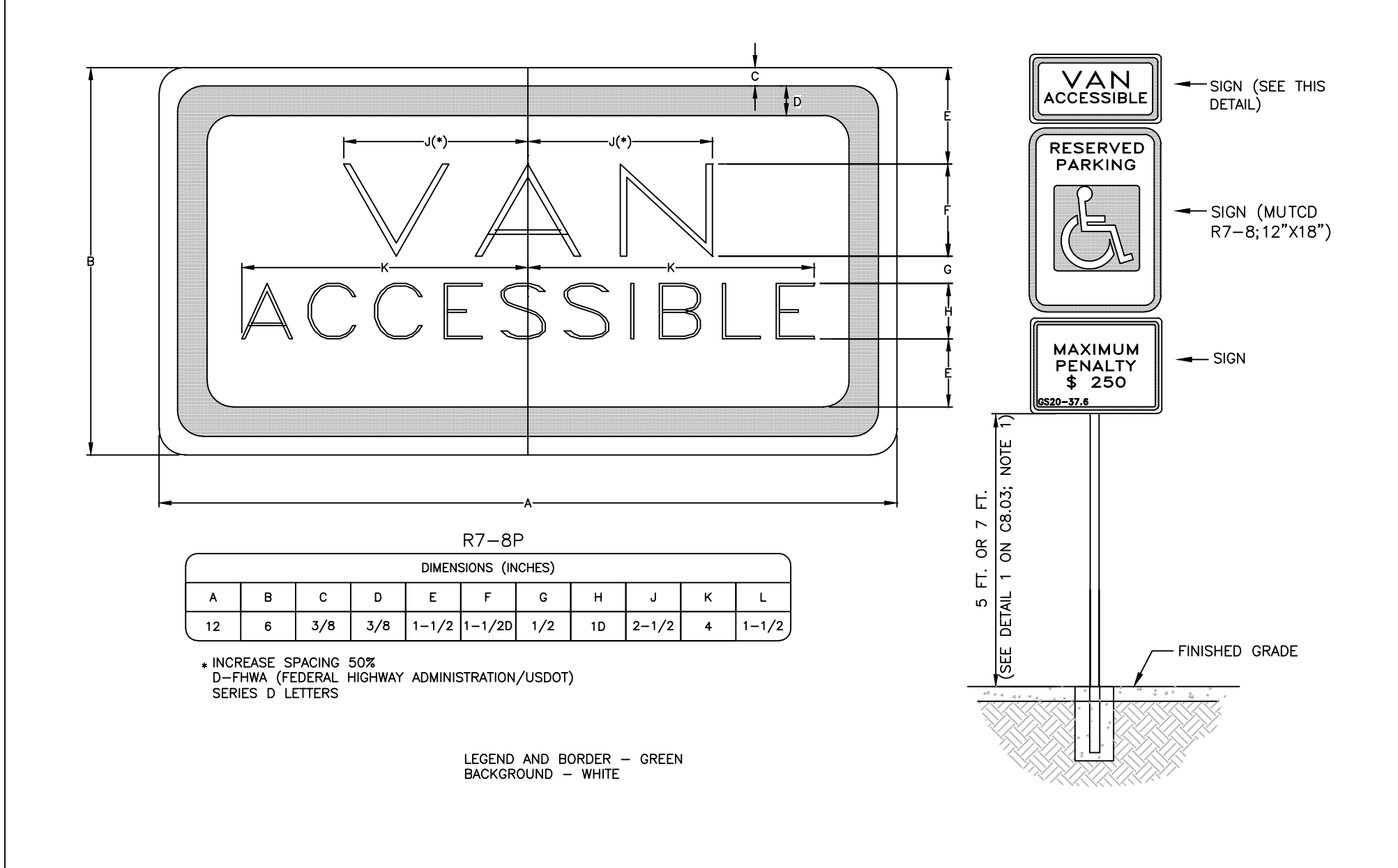
**ENGINEERING DEPARTMENT**

**TITLE: ACCESSIBLE PARKING REQUIREMENTS**

NO SCALE

REVISIONS: [ ]

DET. NO: P-4



4 TOWN OF CHAPEL HILL, NORTH CAROLINA DEPARTMENT OF ENGINEERING

**COLLECTOR STREET**

STD. NO. REV. ST-1B

5 TOWN OF CHAPEL HILL, NORTH CAROLINA DEPARTMENT OF ENGINEERING

**DRIVEWAY DETAIL WITH PLANTING STRIP AND STANDARD CURB**

STD. NO. REV. ST-1B

6 TOWN OF CHAPEL HILL, NORTH CAROLINA DEPARTMENT OF ENGINEERING

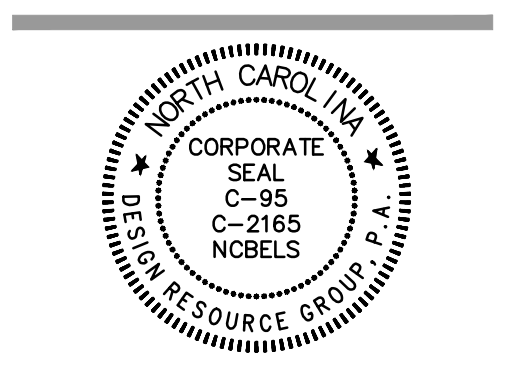
**TYPICAL PAVEMENT THICKNESS FOR TYPE I AND TYPE II CONSTRUCTION AREAS**

STD. NO. REV. ST-1G



LANDSCAPE ARCHITECTURE  
CIVIL ENGINEERING  
TRANSPORTATION PLANNING

2459 Wilkinson Blvd, Ste 200 Charlotte, NC 28208  
704.343.0608  
www.drgpr.com



REZONING

GATEWAY APARTMENTS  
CHAPEL HILL, NORTH CAROLINA

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

SITE DETAILS

SCALE: NTS

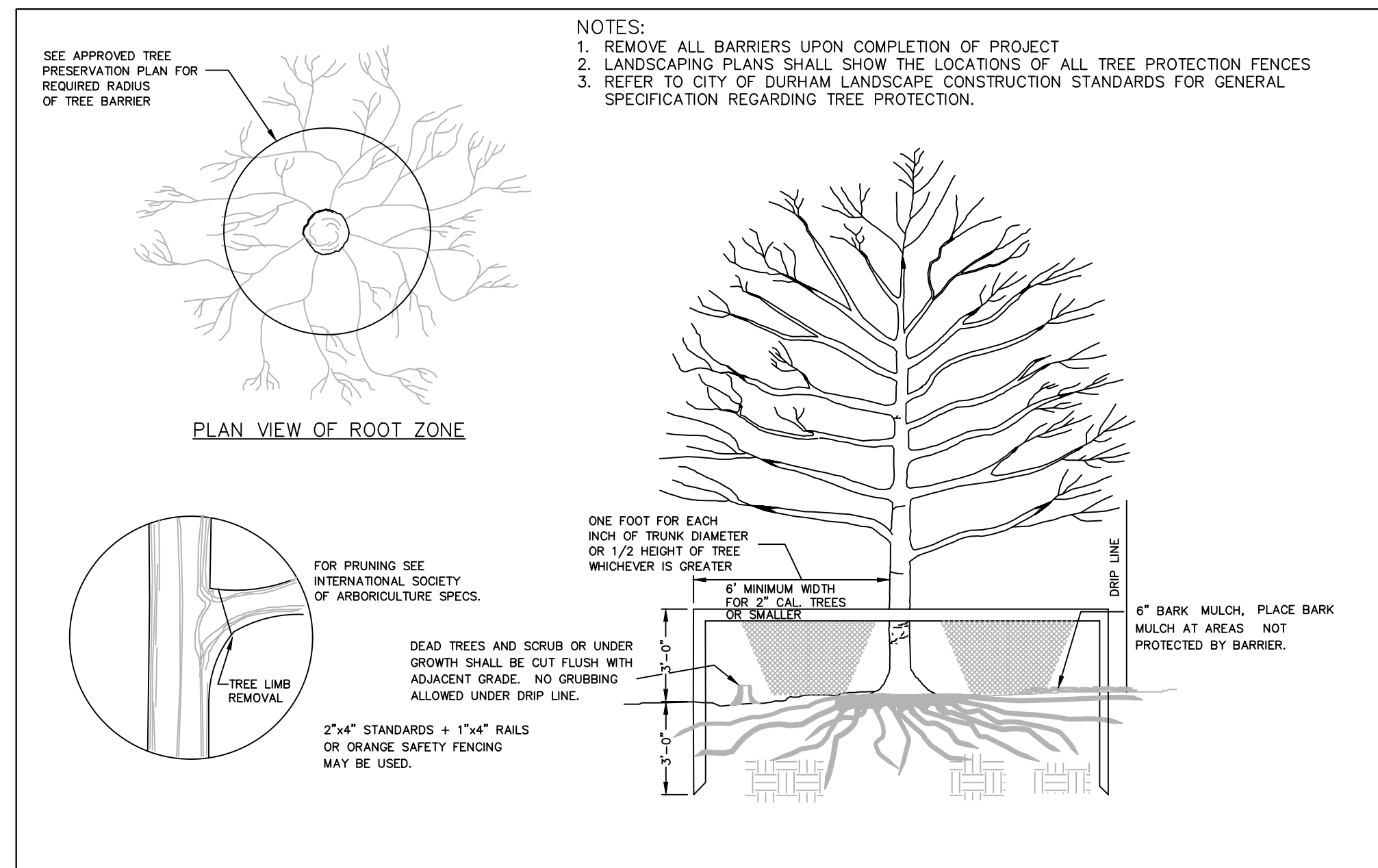
PROJECT #: 443-023  
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JUNE 8, 2023

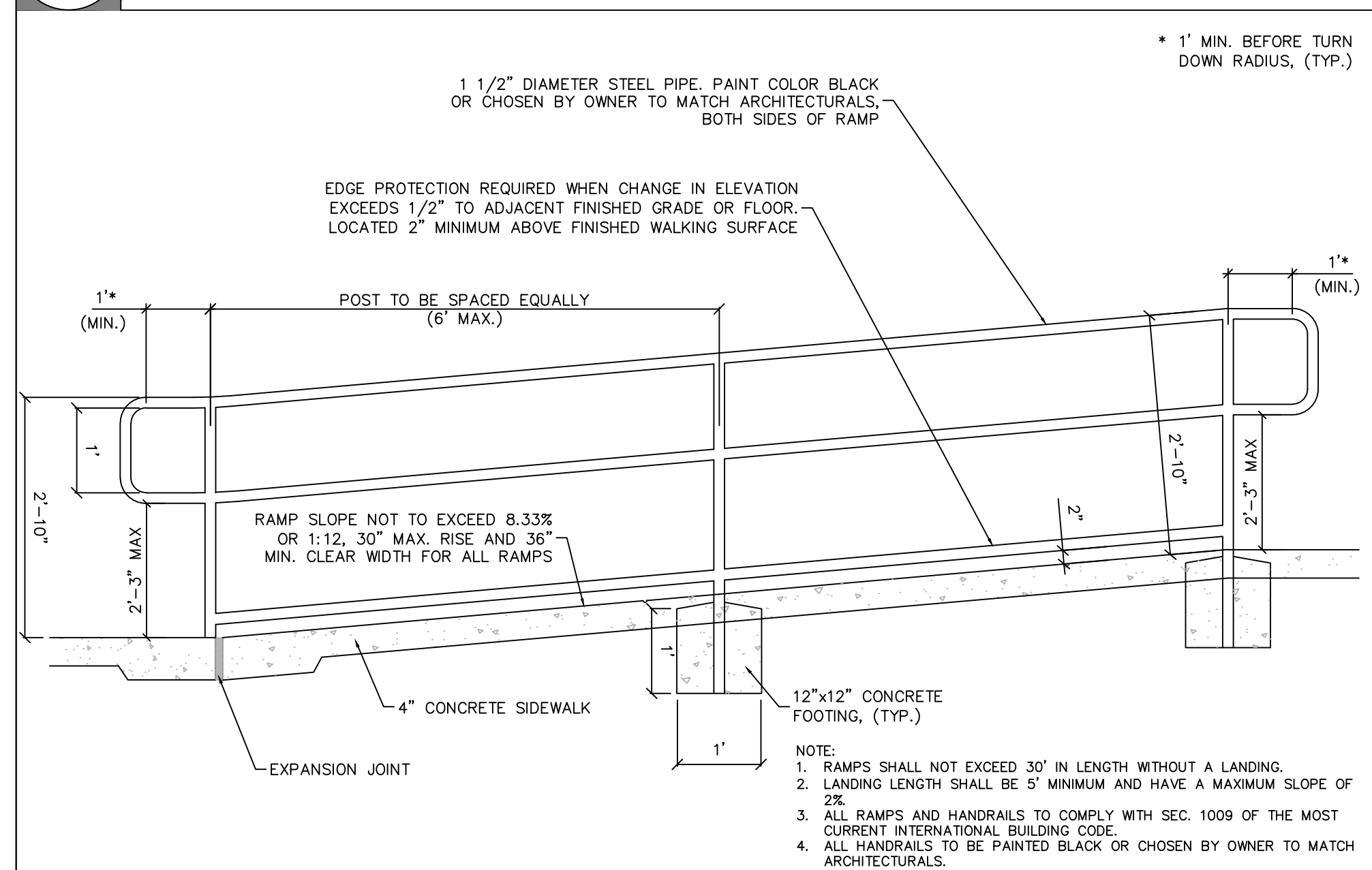
REVISIONS:

C4.1

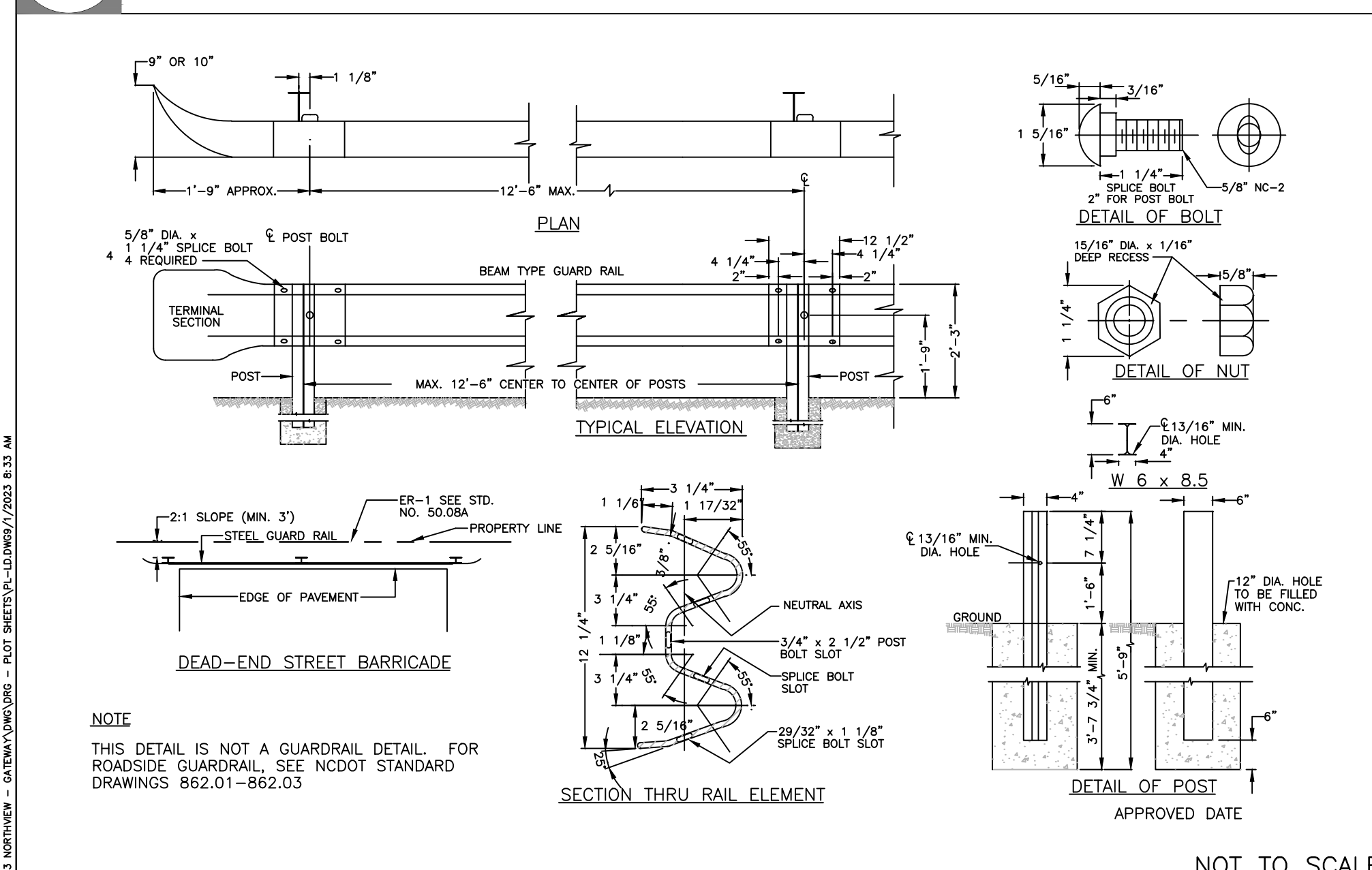




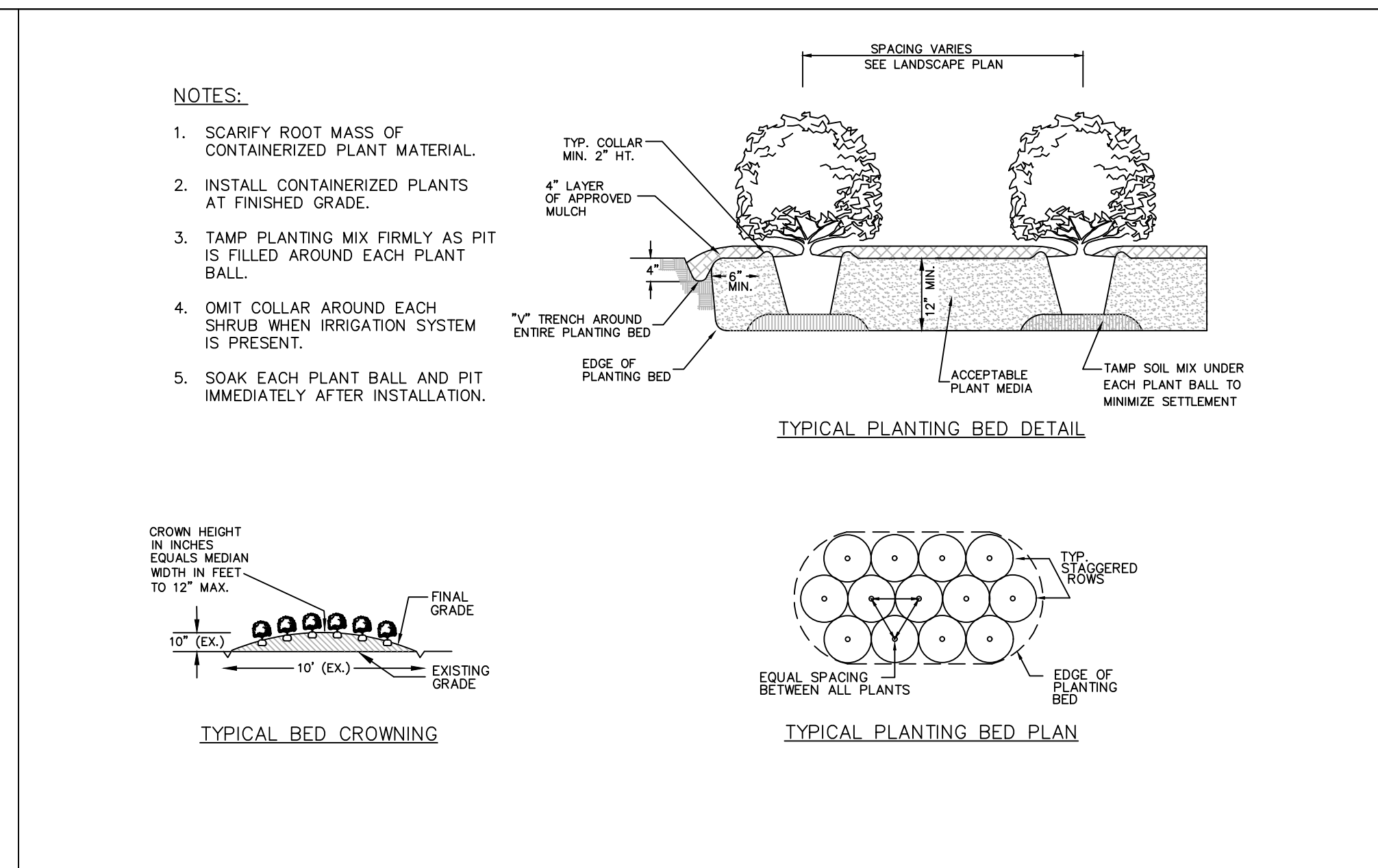
1 TREE PROTECTION DETAIL



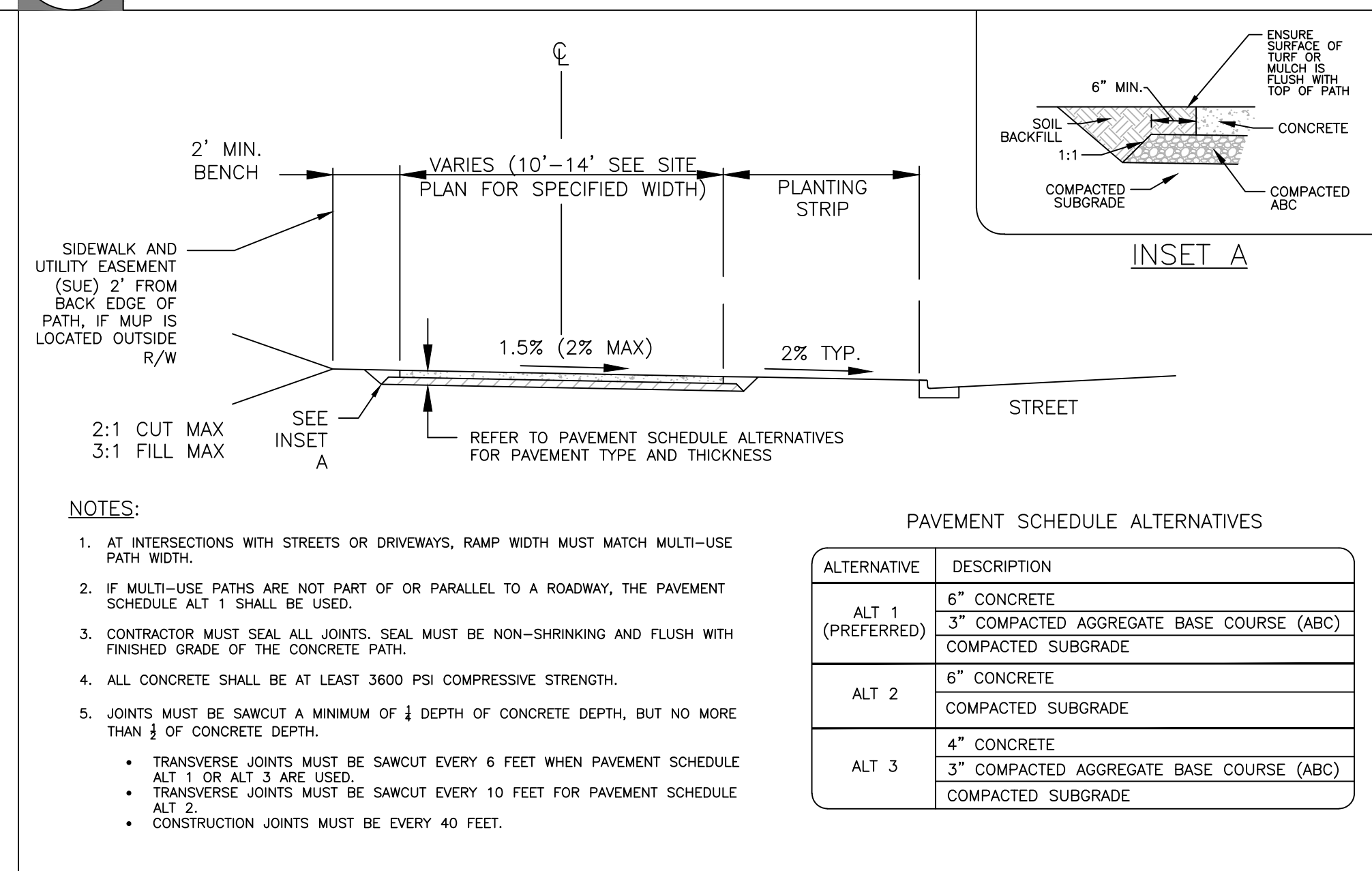
4 ACCESSIBLE RAMP



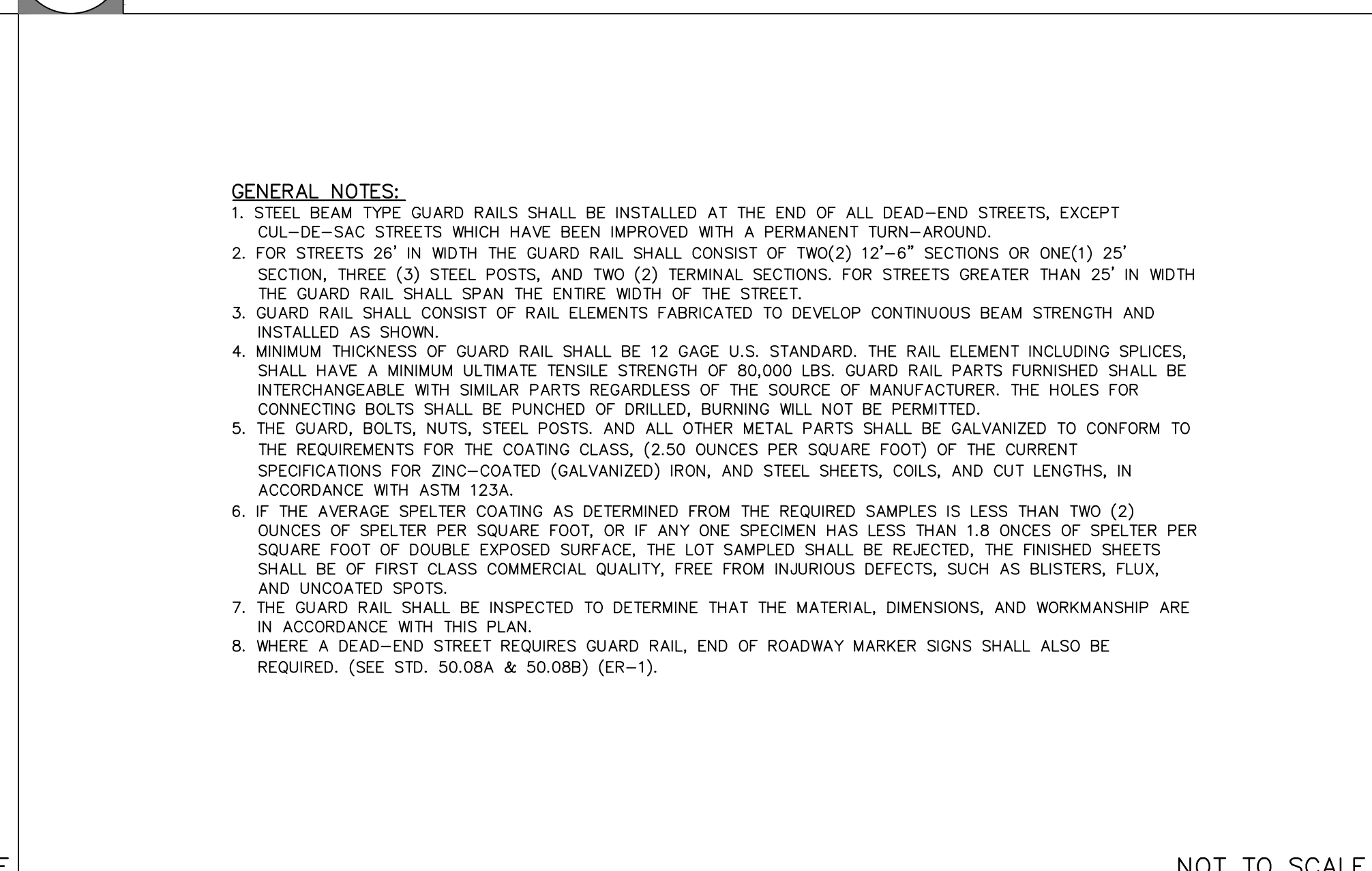
7 DEAD END STREET BARRICADE



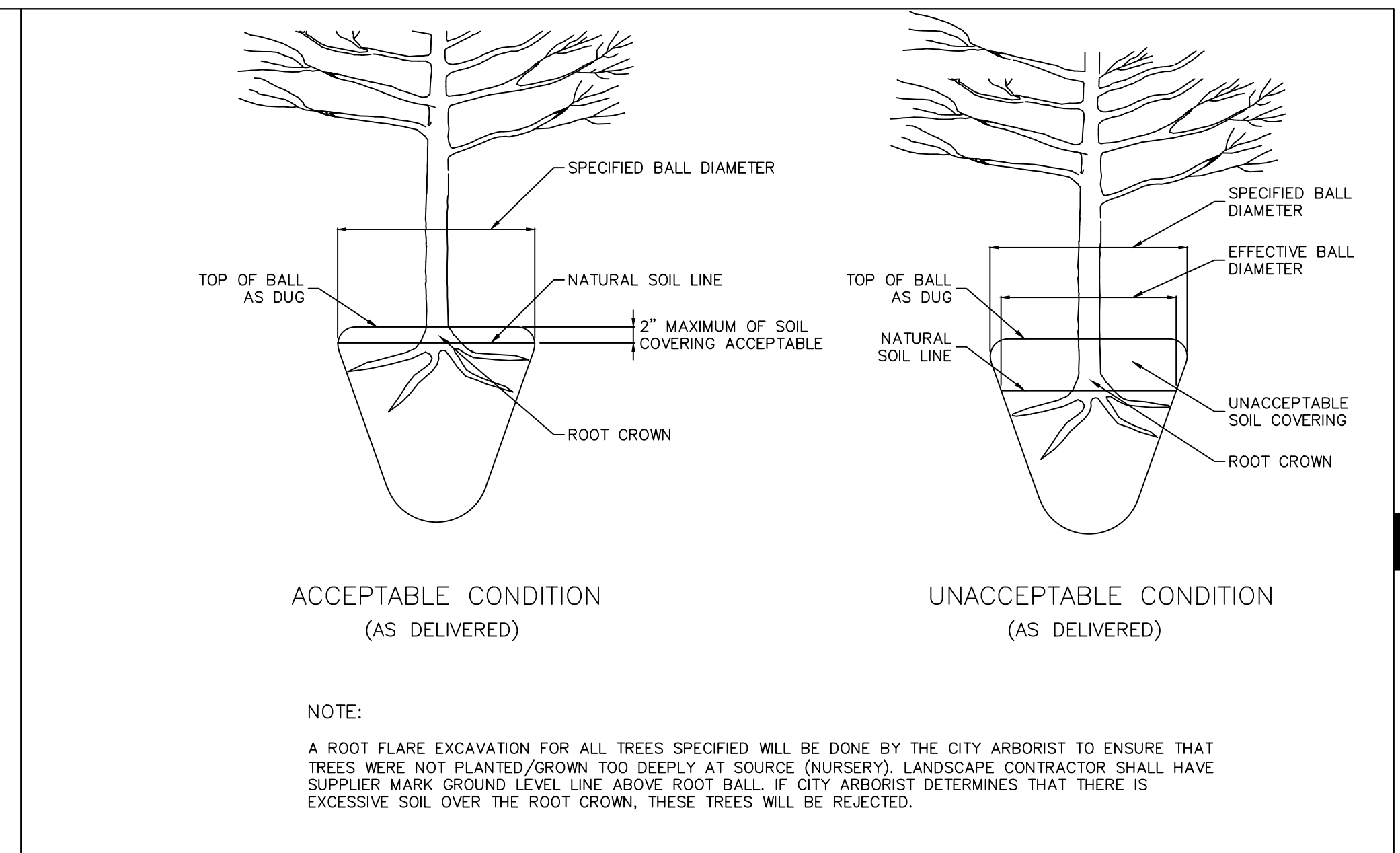
2 SHRUB PLANTING BED



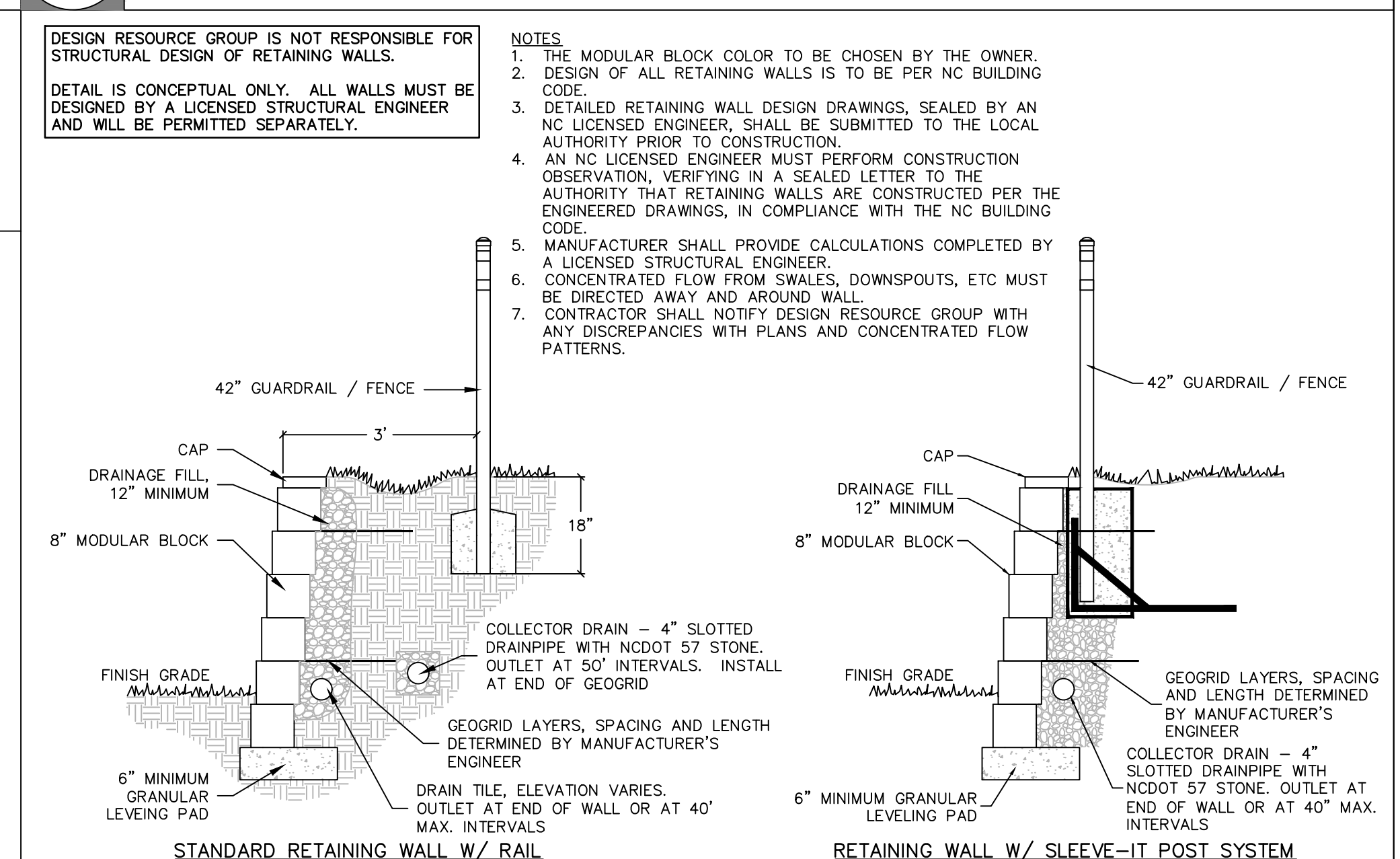
5 MULTI-USE PATH (MUP)



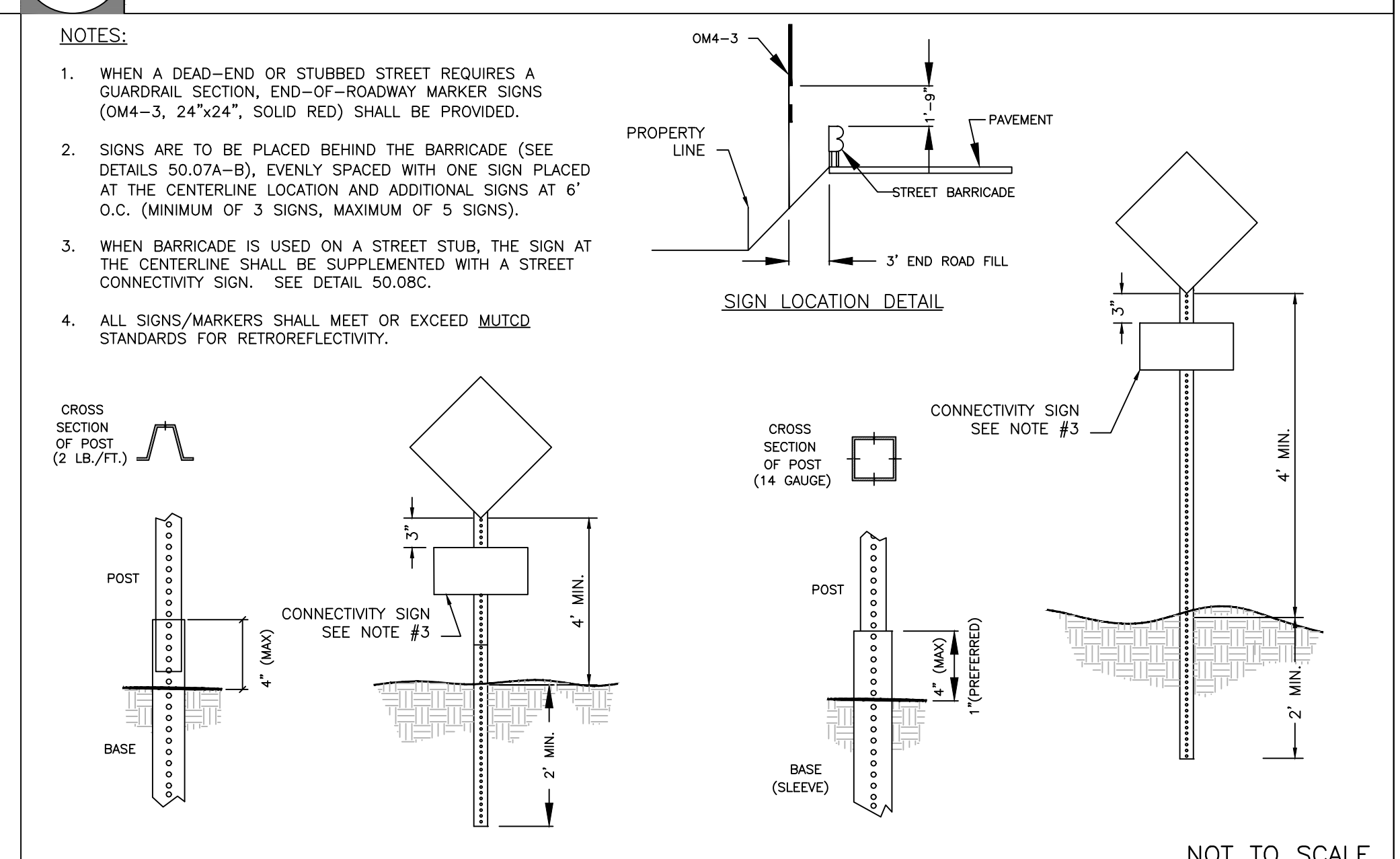
8 DEAD END STREET BARRICADE GENERAL NOTES



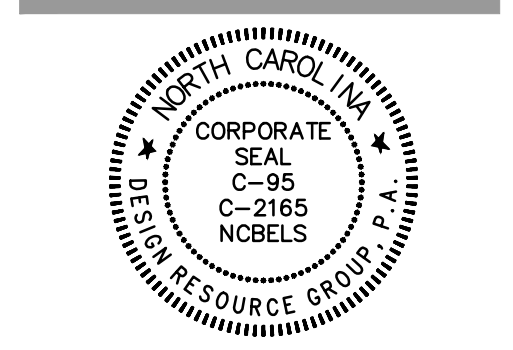
3 ROOT FLARE DEPTHS (TREE ROOT BALL CONDITION ON TREES FROM SUPPLIERS)



6 MODULAR BLOCK RETAINING WALL



9 END OF ROADWAY MARKER



REZONING

**GATEWAY APARTMENTS**  
 CHAPEL HILL, NORTH CAROLINA

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

SITE DETAILS

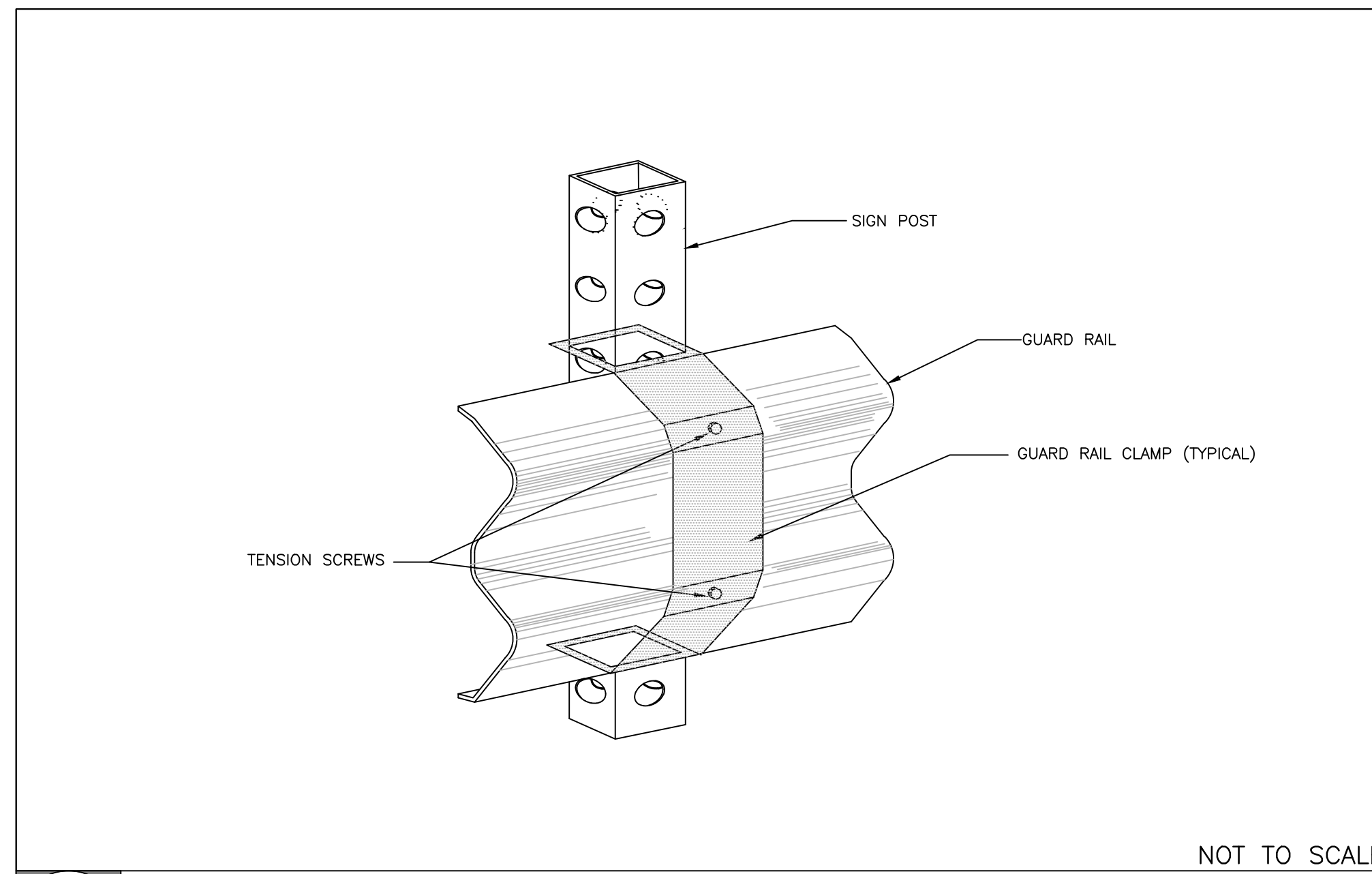
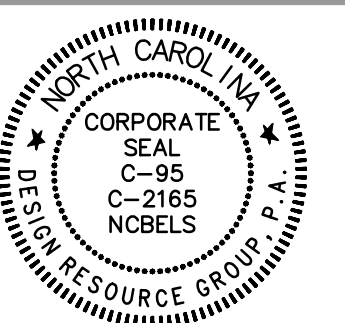
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PROJECT #: 443-023  
 DRAWN BY: VA  
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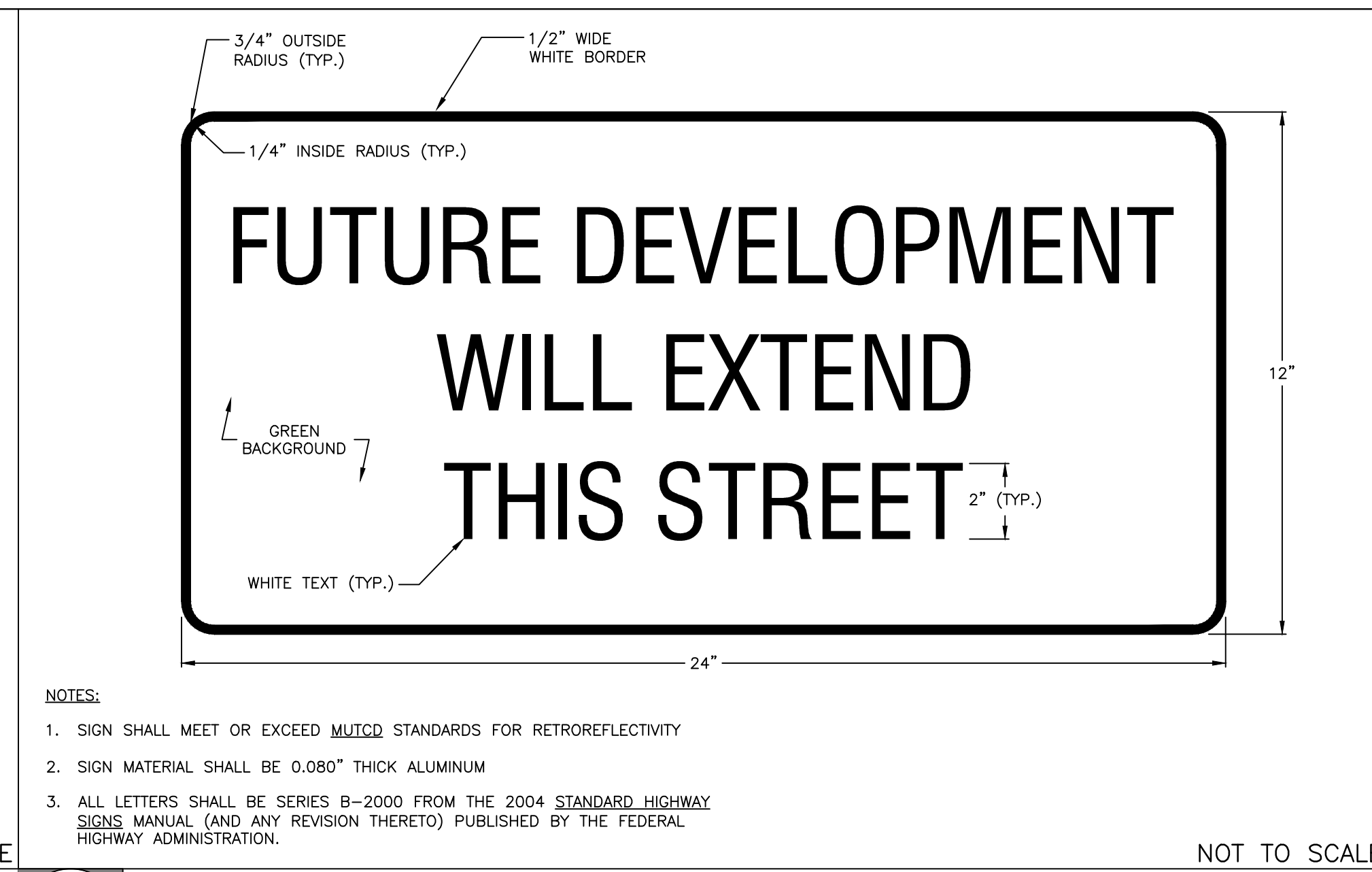
JUNE 8, 2023

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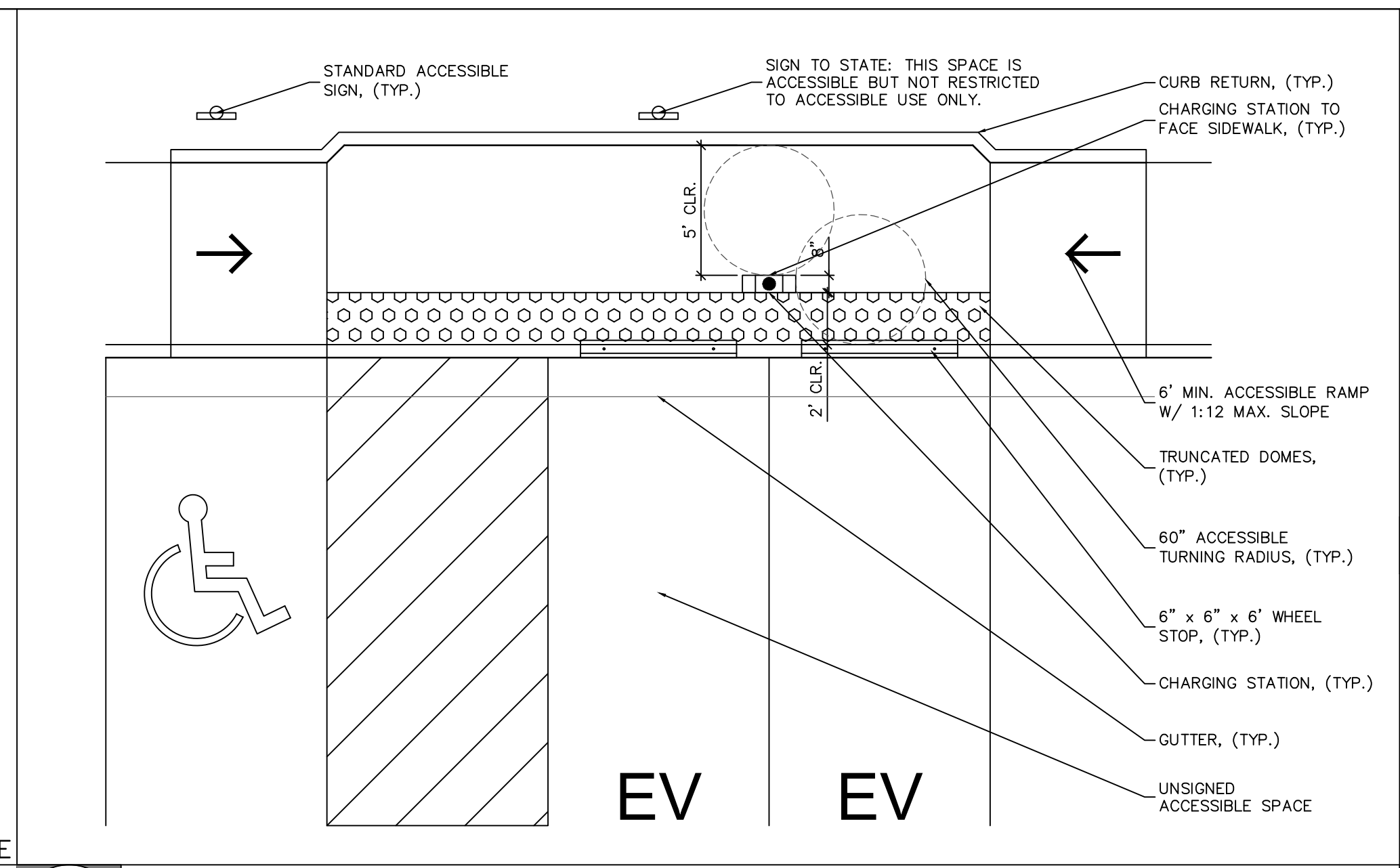




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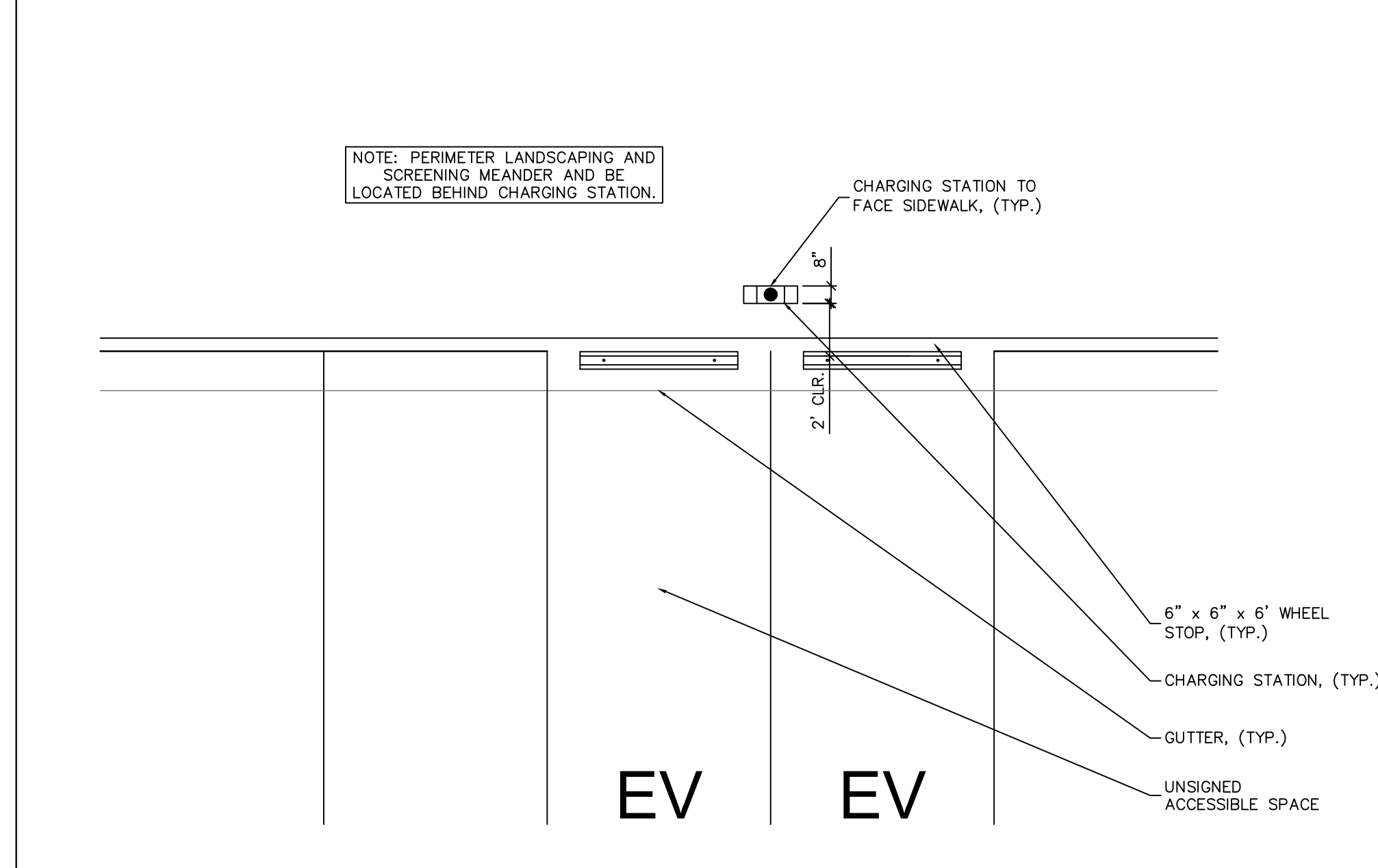
NOT TO SCALE



1 END OF ROADWAY MARKER  
GUARD RAIL CLAMP INSTALLATION

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

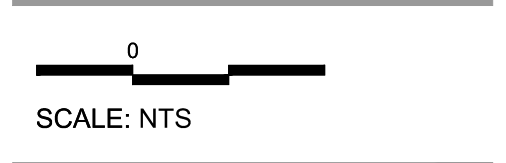
9 NOT USED

REZONING

**GATEWAY  
APARTMENTS**  
CHAPEL HILL, NORTH CAROLINA

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

SITE DETAILS



PROJECT #: 443-023  
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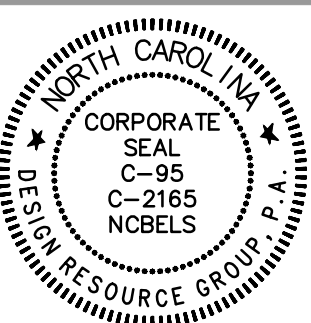
JUNE 8, 2023

REVISIONS:

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REZONING

GATEWAY  
APARTMENTS  
CHAPEL HILL, NORTH CAROLINA

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

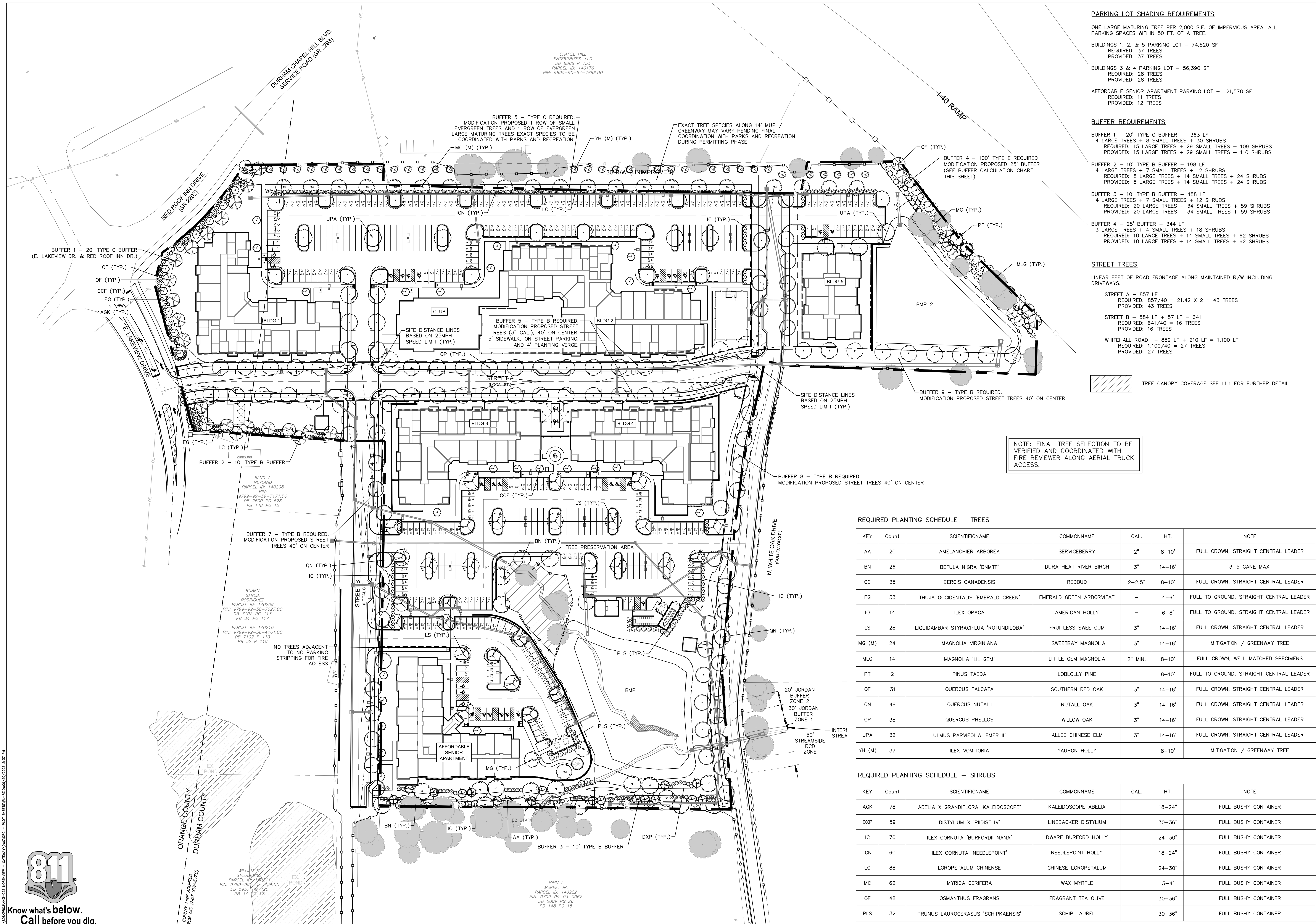
LANDSCAPE  
PLAN

SCALE: 1" = 60'

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

JUNE 8, 2023

REVISIONS:



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 + 28 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 STYRAOFLUA '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 BURFORDII 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

C:\WORK\1033 NORTHVIEW - L1.0\DWG\1033 NORTHVIEW - L1.0.dwg - DATE: 06/08/2023 9:37 AM



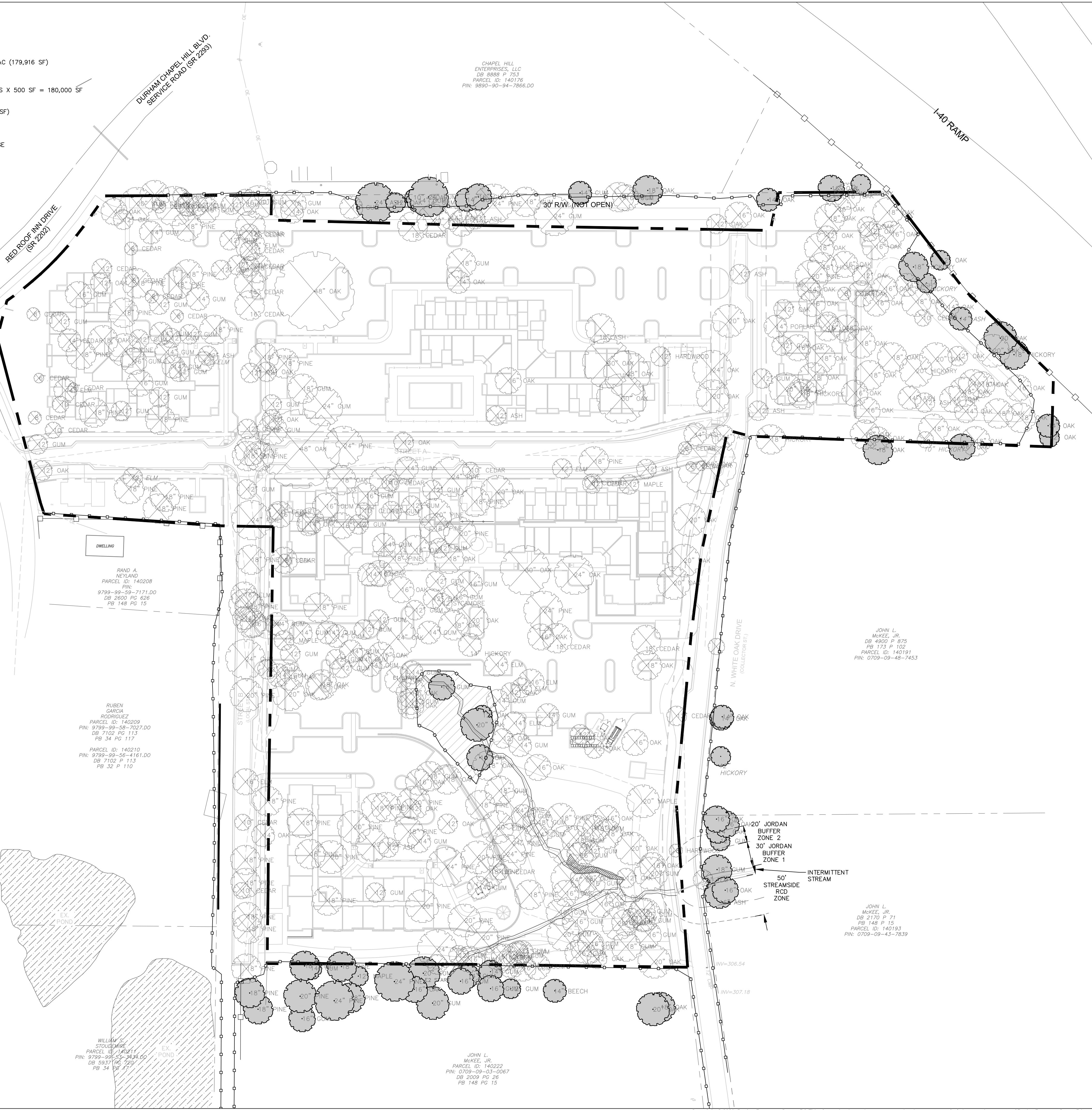
Know what's below.  
Call before you dig.



**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 1/2 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. DETAIL HOSE PARTS WILL NOT BE ACCEPTED FOR TREE STAKING.
10. ALL STRAPPING, AND TOP 1/2 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.
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.

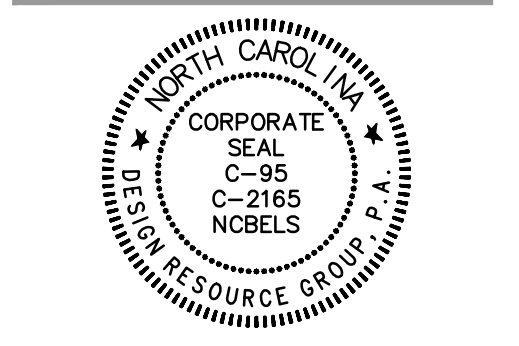
AMENDED SOIL SHALL HAVE A CATION EXCHANGE CAPACITY (CEC) FROM 5 TO 25 CMOL +/KG(MEQ/100G)

AMENDED SOIL SHALL HAVE NORMAL CONTENTS OF NITROGEN, PHOSPHORUS, 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.



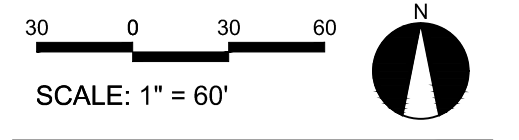
LANDSCAPE ARCHITECTURE  
 CIVIL ENGINEERING  
 TRANSPORTATION PLANNING  
 2459 Wilkinson Blvd, Ste 200 Charlotte, NC 28208  
 704.343.0608  
 www.drgpr.com



**REZONING**

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

**LANDSCAPE PROTECTION PLAN & NOTES**



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

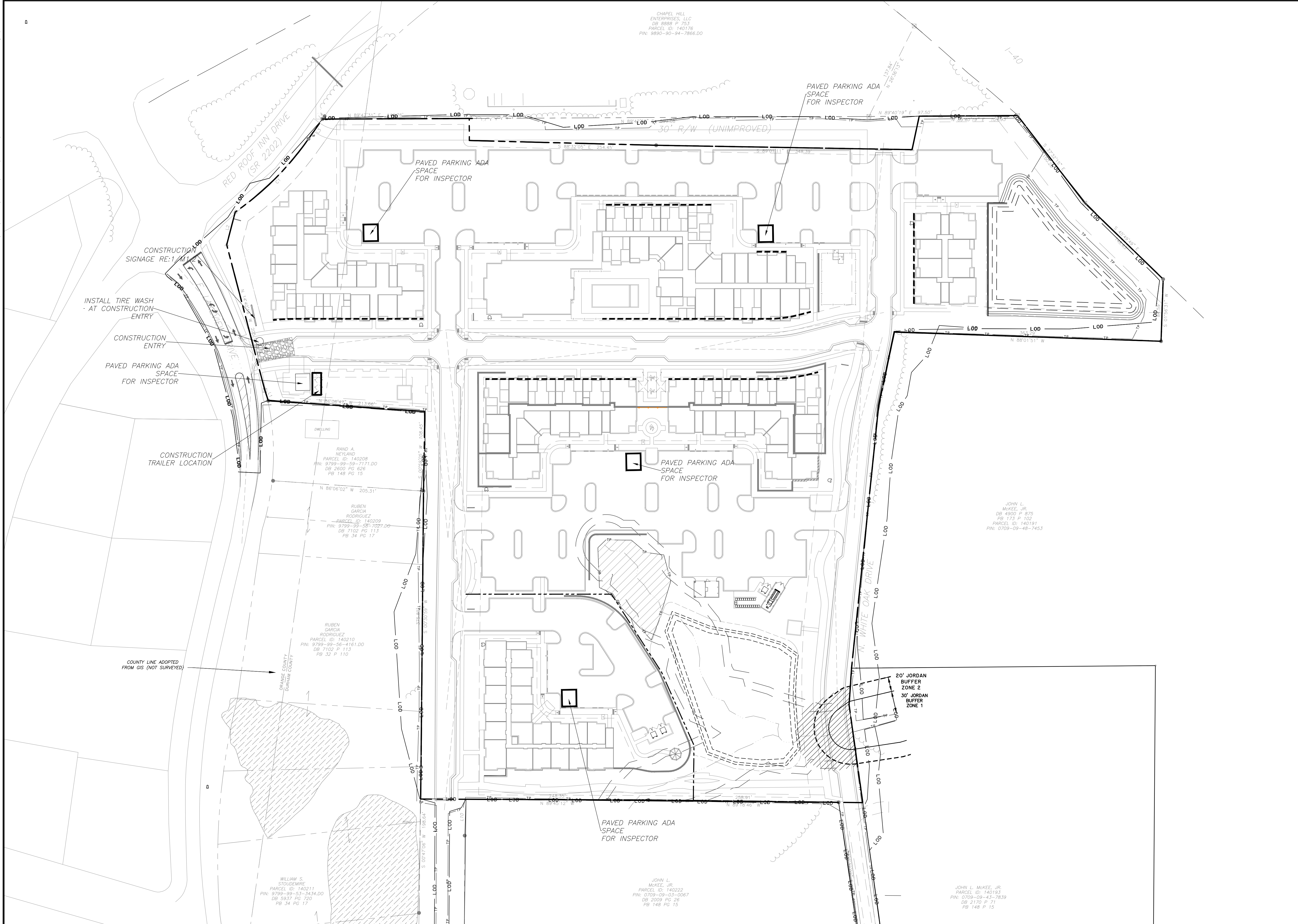
JUNE 8, 2023

REVISIONS:





23/07/2023 10:57:33 AM USER: JAMES.LONG DRAWN: 2023/07/20 10:57:33 AM PROJECT: CONSTRUCTION MANAGEMENT PLAN - 140222 - 140222 - 140222



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

NO.	REVISIONS	BY	DATE



**THOMAS & HUTTON**

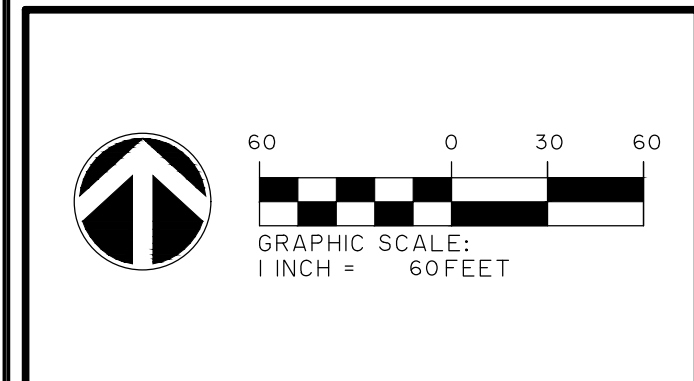
111 W. MAIN STREET  
DURHAM, NC 27701  
919.682.0368  
www.thomasandhutton.com

**CONSTRUCTION MANAGEMENT**

**GATEWAY**

**PROJECT LOCATION:**  
East Lakeview Drive  
Chapel Hill, NC

**CLIENT/OWNER:**  
NorthView Partners

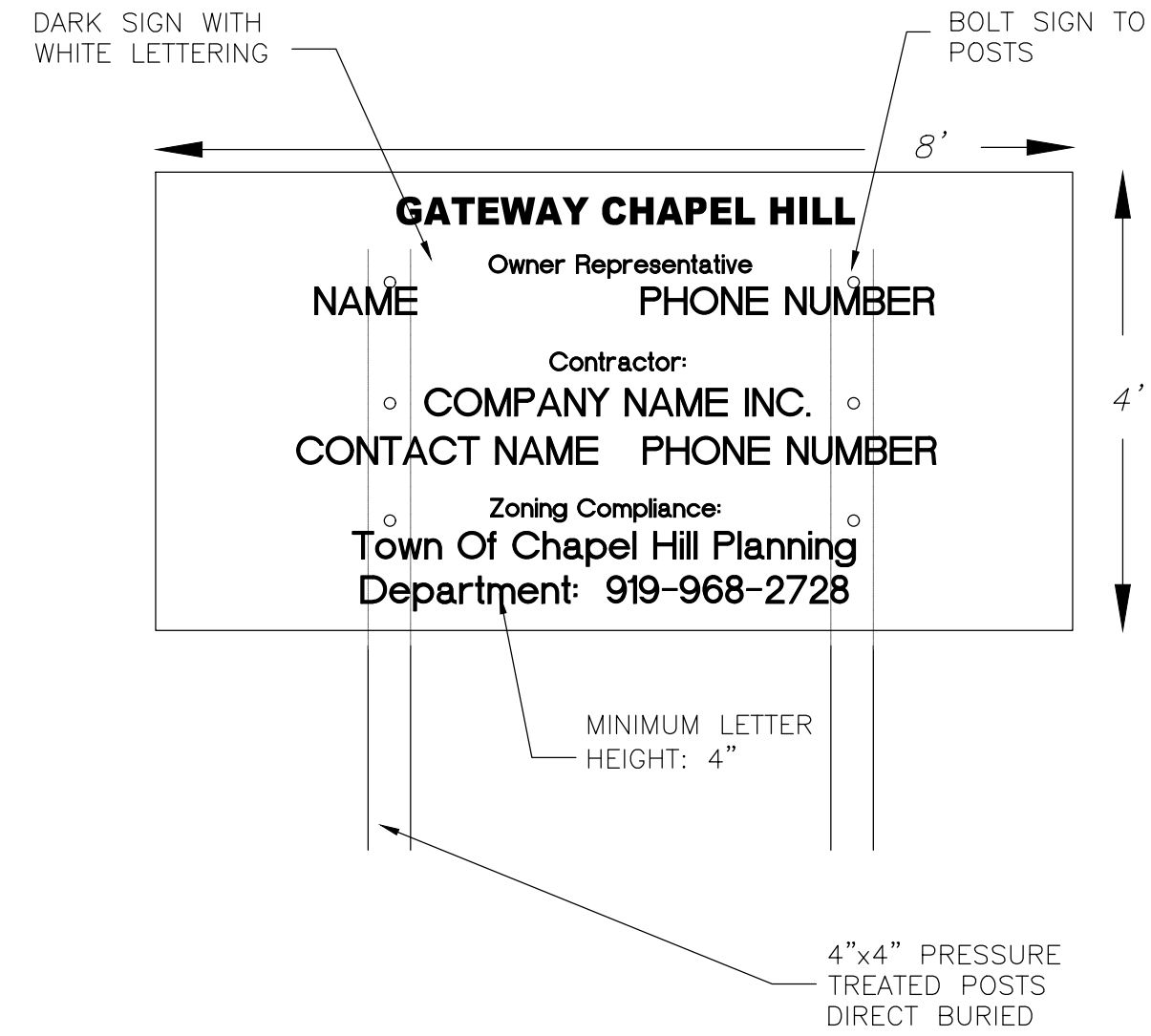


DATUM: HORIZ:	VERT:
JOB NO: 30773.0001	
DATE:	
DRAWN: AMO	
DESIGNED:	
REVIEWED:	
APPROVED:	
SCALE: 1" = 60'	

**M1.1**



25/07/2023 10:07:33 AM (MUNICIPALITY OF CHAPEL HILL) 30773.0001 - FPC - CONSTRUCTION MANAGEMENT PLAN - 14th 25.07.2023 - 10:07:33 AM



**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. 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.

**1 CONSTRUCTION SIGNAGE DETAIL**

**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 KEYS, CAPABLE OF BEING OPERATED BY ONE PERSON, AND SHALL BE INSTALLED AND MAINTAINED ACCORDING TO UL 325 AND ASTM F 2200 NC FPC 2012.

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.

**3 FIRE PROTECTION NOTES**

**4 TRAFFIC / PEDESTRIAN CONTROL NOTES**

NO.	REVISIONS	BY	DATE
3	SUBMITAL#4#4	TBH	9/20/2023
2	SUBMITAL#3#3	TBH	9/1/2023
1	SUBMITAL#2#2	TBH	7/31/2023
	INITIALS/SUBMITAL	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

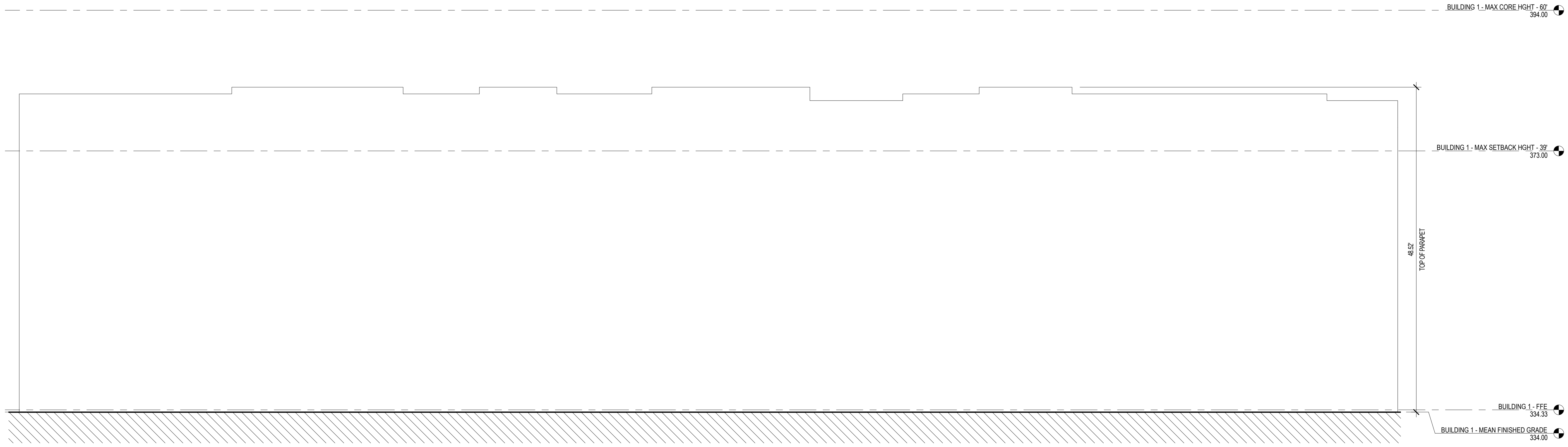
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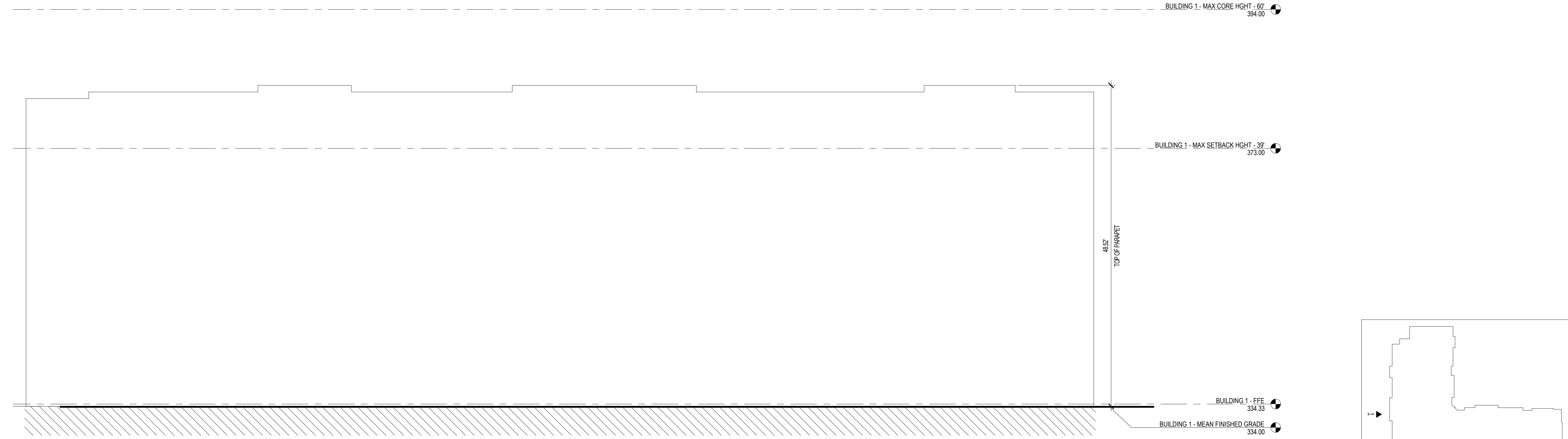


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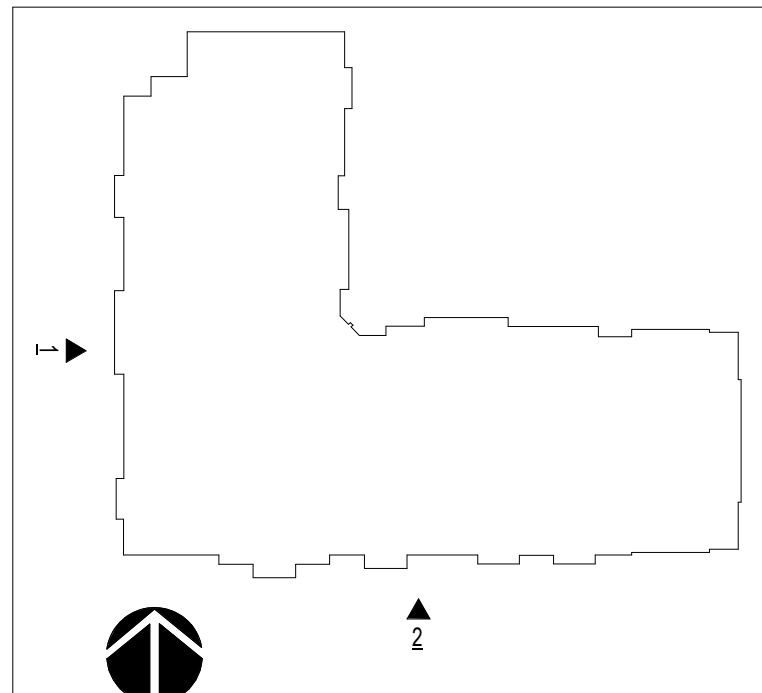


BUILDING 1 - SOUTH - STREET 'A'  
1/8" = 1'-0"

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BUILDING 1 - WEST - E. LAKEVIEW DRIVE  
1/8" = 1'-0"



REVISION	DESCRIPTION	DATE

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

CONTENT:  
BUILDING 1 ELEVATIONS

NOT FOR CONSTRUCTION

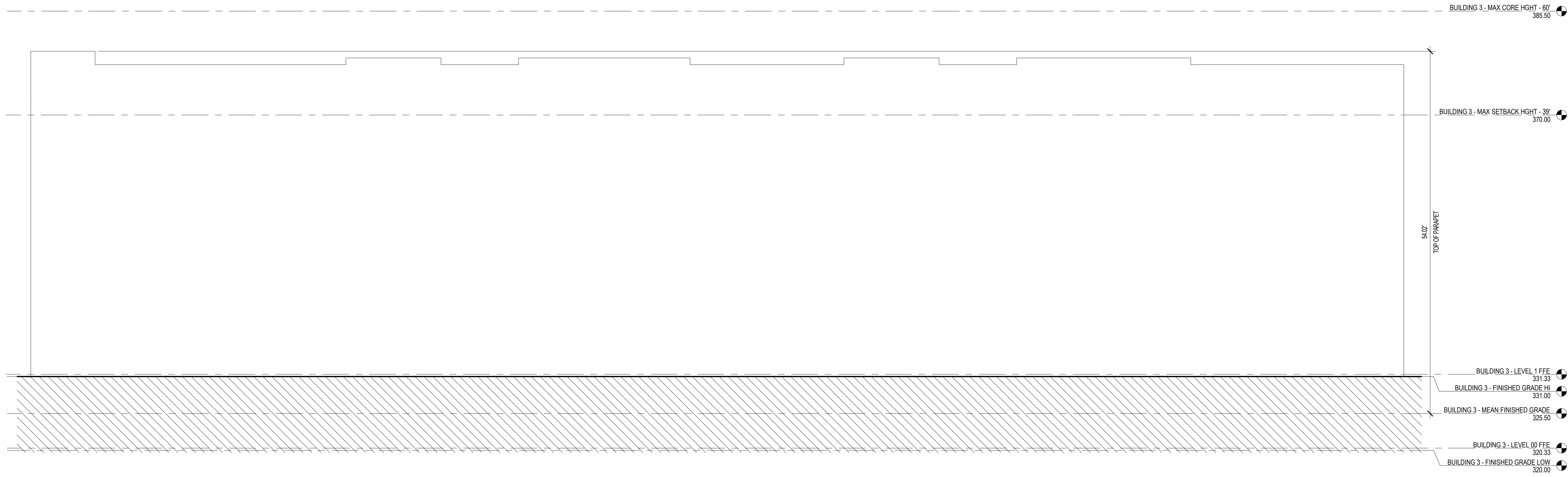




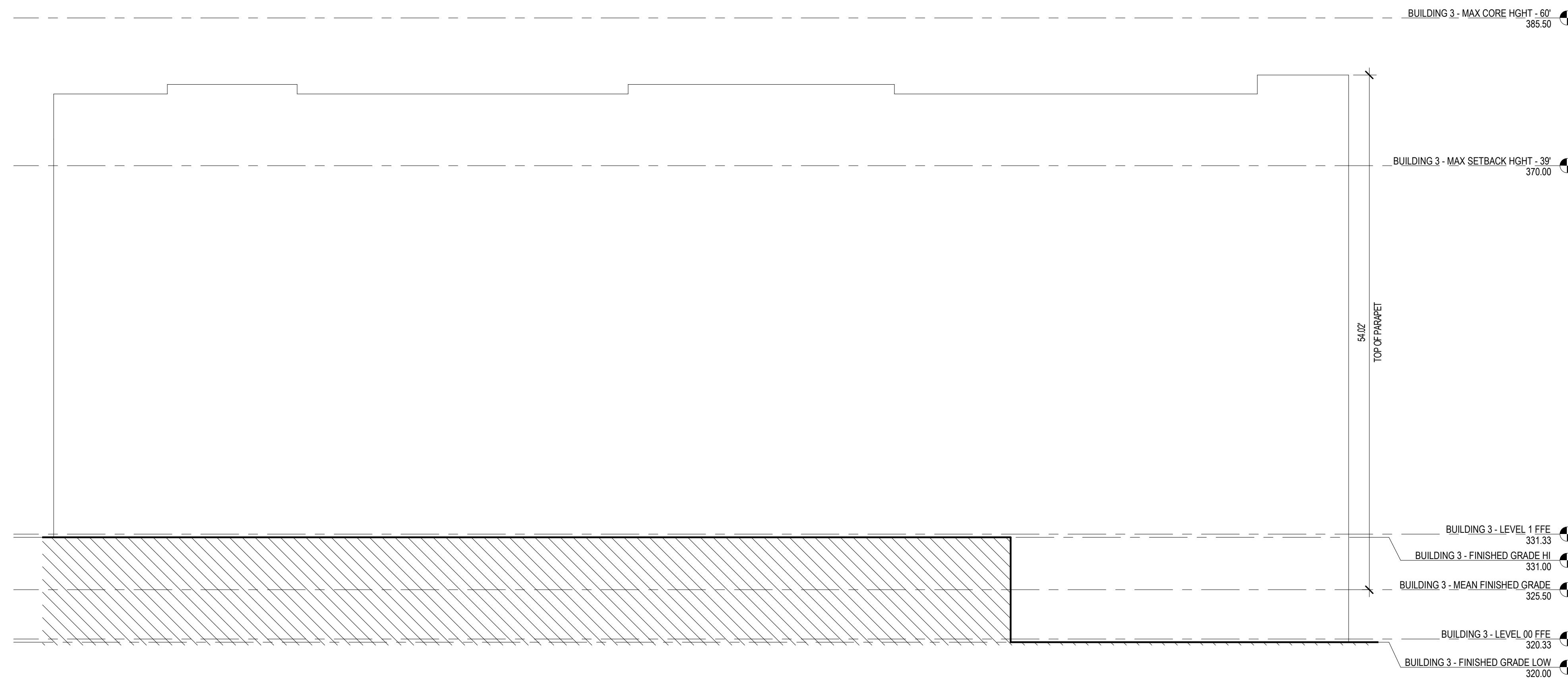




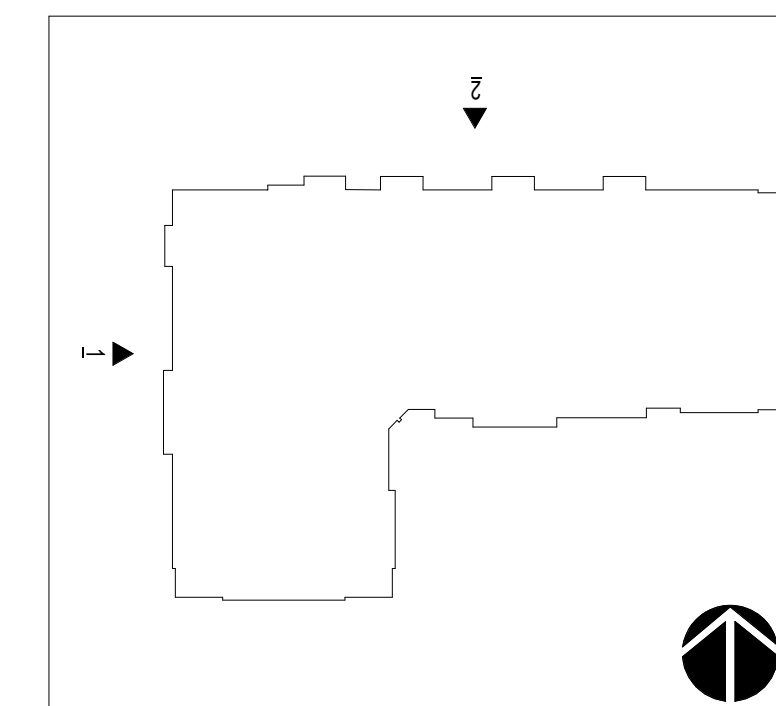




BUILDING 3 - NORTH - STREET 'A' 2  
1/8" = 1'-0"



BUILDING 3 - WEST - STREET 'B' 1  
1/8" = 1'-0"



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REVISION	DESCRIPTION	DATE

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

CONTENT:

BUILDING 3 ELEVATIONS
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NORTHVIEW PARTNERS  
GATEWAY APARTMENTS

CHAPEL HILL, NORTH CAROLINA

A.04











