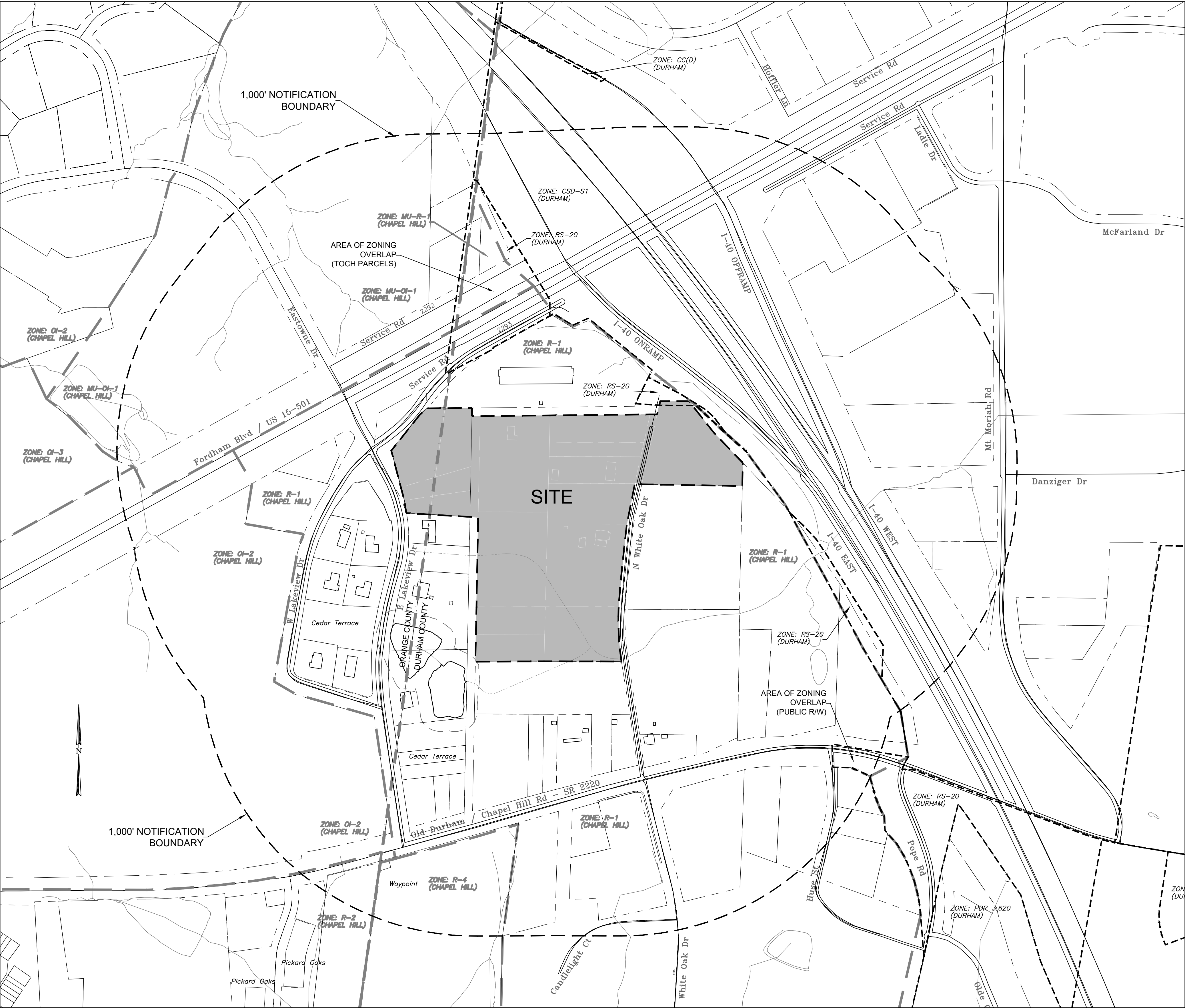


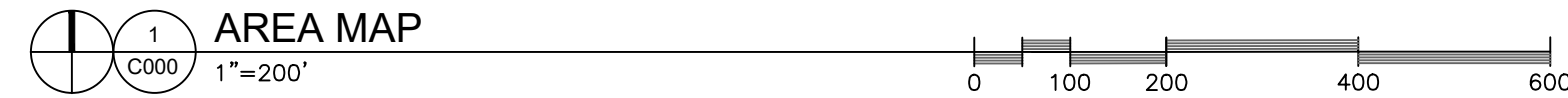
GATEWAY

EAST LAKEVIEW DRIVE, CHAPEL HILL, NC



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



AREA MAP
1"=200'

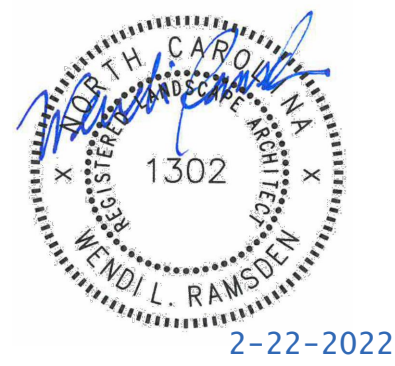
CJT P.A.
111 West Main Street
Durham, N.C. 27701
p 919.682.0368
f 919.688.5646
www.cjtpa.com

NC BOARD OF EXAMINERS FOR ENGINEERS AND SURVEYORS
LIC # C-1209
NC BOARD OF LANDSCAPE ARCHITECTS
LIC # C-104

Project:

Gateway

E Lakeview Drive
Chapel Hill
North Carolina



PRELIMINARY-DO NOT USE FOR CONSTRUCTION

CJT Job Number: 2119

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

Concept Plan

Sheet Title:

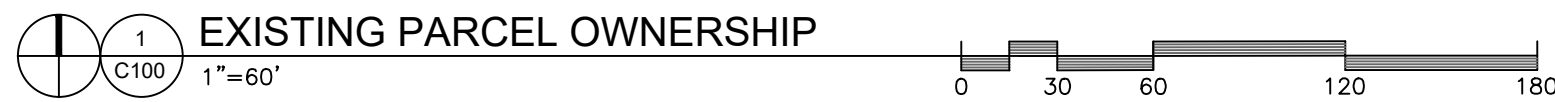
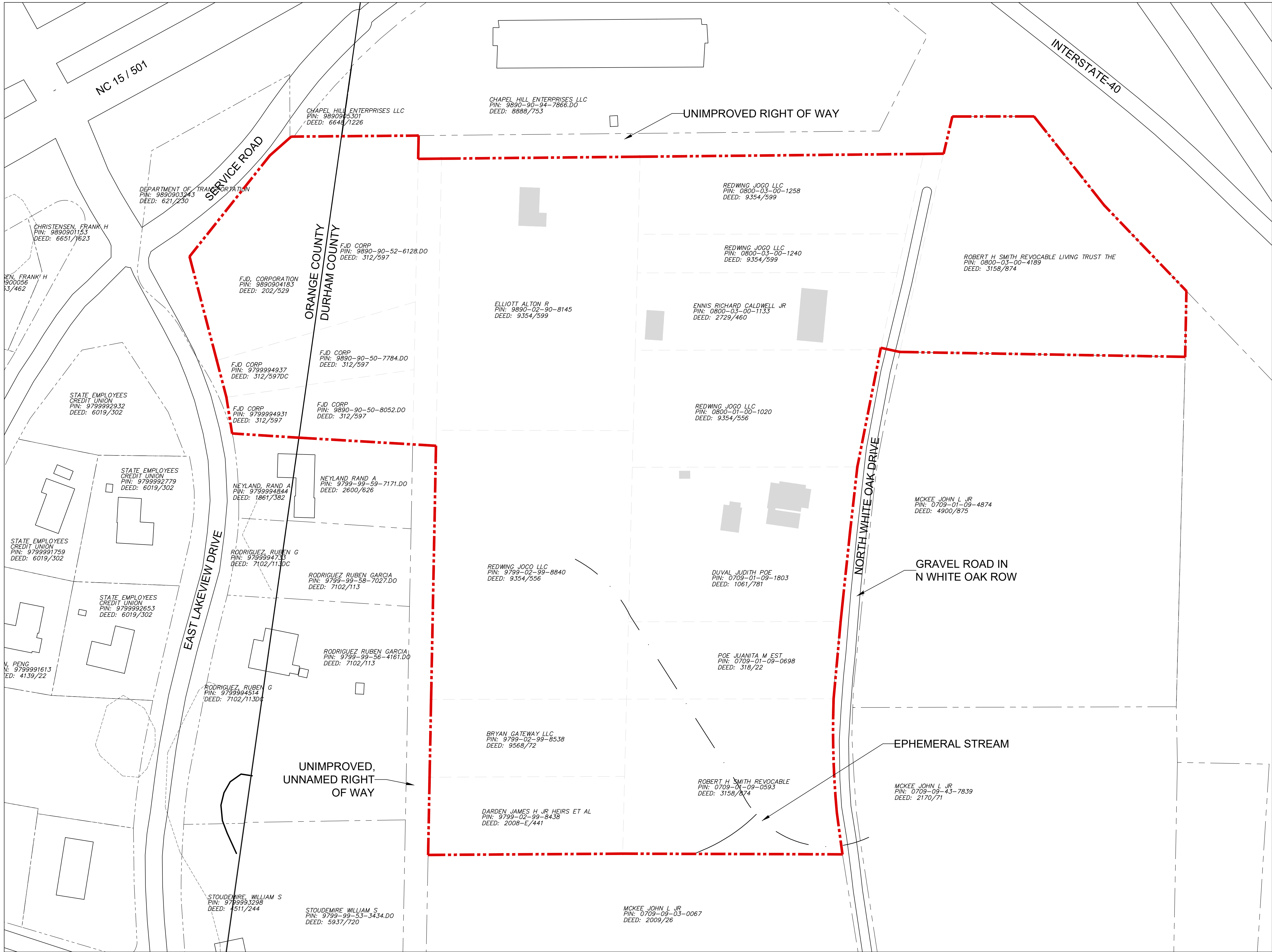
COVER & AREA MAP

Sheet Number

C000

LIST OF SHEETS

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



Project:

Gateway

E Lakeview Drive
Chapel Hill
North Carolina



PRELIMINARY-DO NOT
USE FOR CONSTRUCTION

CJT Job Number: 2119

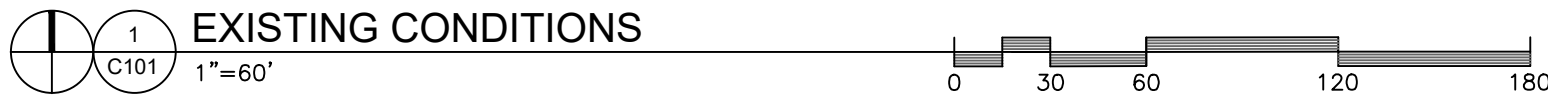
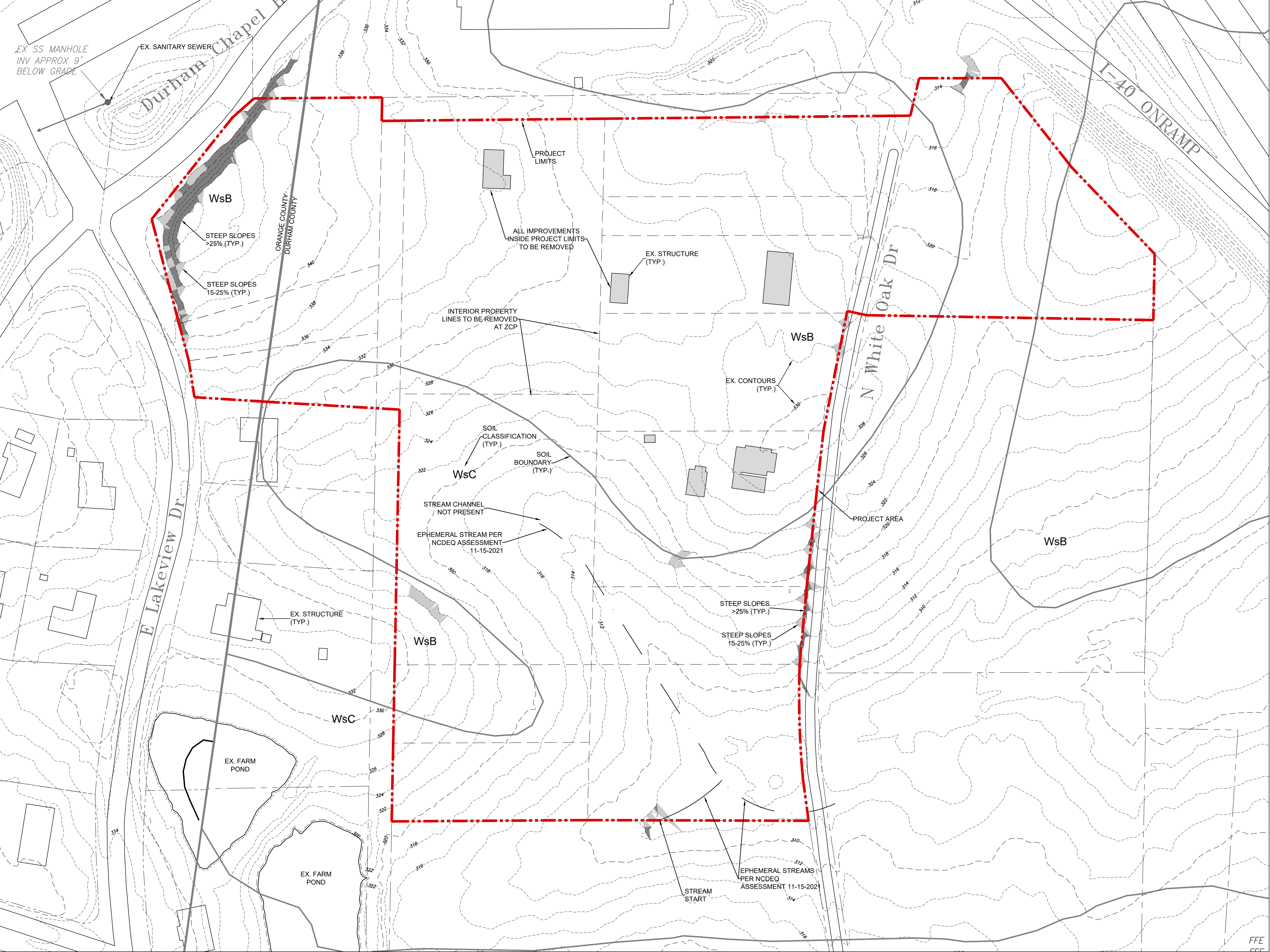
Drawn	WLR, MTC
Checked	WLR
Date	2-22-22 Cond Rezoning
Revisions	

Concept Plan

Sheet Title:

EXISTING
PARCEL
OWNERSHIP

Sheet Number
C100



ENGINEERING PLANNING LANDSCAPE ARCHITECTURE

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111 West Main Street
Durham, N.C. 27701
p 919.682.0368
f 919.688.5646
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Project:

Gateway

E Lakeview Drive
Chapel Hill
North Carolina



PRELIMINARY-DO NOT
USE FOR CONSTRUCTION

CJT Job Number: 2119

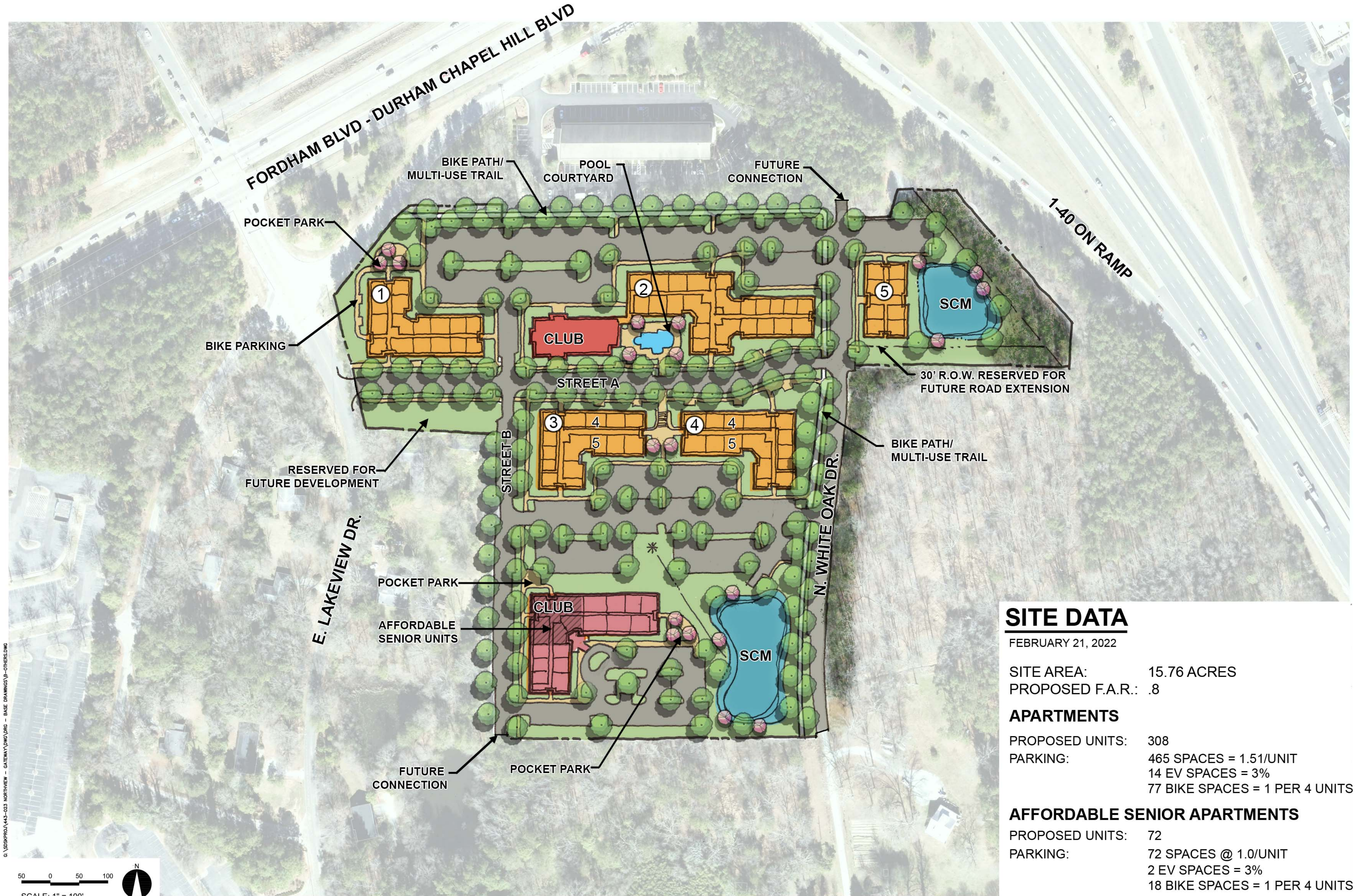
Drawn	WLR, MTC
Checked	WLR
Date	2-22-22 Cond Rezoning
Revisions	

Concept Plan

Sheet Title:

EXISTING
CONDITIONS

Sheet Number
C101



SITE DATA

FEBRUARY 21, 2022

SITE AREA: 15.76 ACRES
PROPOSED F.A.R.: .8

APARTMENTS

PROPOSED UNITS: 308
PARKING: 465 SPACES = 1.51/UNIT
14 EV SPACES = 3%
77 BIKE SPACES = 1 PER 4 UNITS

AFFORDABLE SENIOR APARTMENTS

PROPOSED UNITS: 72
PARKING: 72 SPACES @ 1.0/UNIT
2 EV SPACES = 3%
18 BIKE SPACES = 1 PER 4 UNITS