

## BRYAN PROPERTIES

Sept. 22, 2023

### **Developers Program**

Bryan Properties and NorthView Partners are excited to present the Gateway Development. The rezoning application is for 15 parcels totaling approximately 16 acres. The project is located at the southwest corner of 15-501 and Interstate-40, directly south the existing Red Roof Inn hotel. Currently, the site is mostly vacant, outside of a few single-family dwellings that will be removed.

Gateway is envisioned as a residential community consisting of 4-story, 4-story plus a basement, and 3-story multi-family buildings placed along existing and proposed rights-of-way that establish a grid pattern of development for the largely undeveloped tracts in this area of Town. The plan for Gateway has a strong emphasis on creating inviting, human-scaled streetscapes featuring buildings that front along ample sidewalks, street trees and on-street parking. Primary parking lots are placed behind the buildings. Outdoor gathering spaces are easily accessible to residents - interior and exterior meeting spaces will be built into the fabric of the community. Particular attention will be paid to extensive and durable landscaping to allow for the shading of parking areas and visually pleasing streetscapes.

The North 15/501 focus area in the Town's 2020 Future Land Use Map contemplates a mixture of residential, office and retail uses that are easily accessible by auto, bus, bike and pedestrians. Gateway will provide new multifamily housing directly adjacent to major transportation corridors and within walking and biking distance to major employment centers such as SECU's Parkline office building, Eastowne office park, and to nearby shopping at the recently completed Wegman's.

Gateway is adjacent to an existing GoTriangle commuter route on 15/501 and Chapel Hill Transit routes along on 15/501 and Old Chapel Hill Rd. Gateway includes extensions and connections to existing bike and pedestrian paths along 15/501 and Old Chapel Hill Rd. and appropriate bike facilities such as bike parking (including covered bike parking) and a bike workshop amenity are planned. Utilities are available along 15/501 and also to the south on Old Chapel Hill Road. The project scope includes the extension of existing public water and sanitary sewer services into the quadrant southwest of 15/501 and I-40.

Stormwater management will be facilitated by two stormwater ponds. Both of the proposed stormwater ponds will be wet ponds and include landscaped littoral shelves to create a biological and aesthetic edge to the ponds. The ponds may also include enhancements such as fountains to improve water quality and aesthetics, perimeter walking paths, and overlook sitting areas. The design of these ponds will meet and/or exceed the Town's threshold for stormwater quality and quantity requirements.

Gateway is a joint venture of Bryan Properties, Inc and NorthView Partners, LLC - local developers with proven track records of high-quality mixed-use and residential development within the Triangle. Bryan Properties, based in Chapel Hill, is an award-winning company that focuses on creating great places to live, work and play. NorthView Partners is based in Raleigh and has developed and built numerous multi-family communities throughout the Triangle.

## **Gateway Affordable Housing Program Proposal**

### **Primary Affordable Housing Program Option**

In order to address the Town of Chapel Hill's recommended provision of 15% of market rate units being attainable for residents making less than 80% of the Area Median Income (with half of these units being attainable for residents making 60% of AMI), the developer proposes utilization of the federal Low Income Housing Tax Credit (LIHTC) program. The intention is to follow the current "income averaging" guidelines whereby potential residents' income does not exceed 80% of the AMI and the average of all dedicated low-income units does not exceed 60% of the AMI.

Our proposal includes working with a local, experienced developer of LIHTC projects who will be the eventual applicant and owner of the affordable community. As shown on our proposed development plan, we intend to provide a site that is served by all necessary utilities (including water, sewer and stormwater retention) that will accommodate up to a 72 unit building targeted to senior citizens. We believe the proposed site of the affordable senior community is particularly well-situated as it is along a proposed Greenway that will hopefully serve as a "pedestrian spine" as depicted in the Town's development "framework" for the area referred to as Parkline East.

The site plan accommodates 316 market rate units. The Town of Chapel Hill's request is for 15% of units to be affordable which would result in 48 affordable units. Our plan provides 72 affordable units, an additional 24 affordable units. We propose that the additional 24 affordable units provided by the Gateway Development would fully meet the affordable housing component of a future 228-unit market rate development in the general area.

We understand that qualifying for an LIHTC allocation is highly competitive, but we believe that our proposal has several favorable aspects: first, it was preliminarily scored 61 out of 62 points by an experienced LIHTC developer and second, the site is located in Durham County which falls under a "Metro" area designation which historically receive a larger allocation of approved Credits. Additionally, our proposed project would not compete with other LIHTC submittals in Orange County.

Given the competitive process for allocation LIHTC approvals, we propose that, in the unlikely event our project does not receive approval within 5 consecutive annual cycle reviews, then we will dedicate the site (served by all necessary infrastructure) to the Town or a mutually-approved affordable housing developer.

### **Alternative Affordable Housing Program Option**

Additionally, the Gateway Development is willing to provide an alternative affordable housing option for Town Council to evaluate. In place of the 72 unit affordable senior building, the Gateway Development will build 24 for-sale affordable townhomes to be sold at prices determined by the below Chapel Hill AMI percentages:

- 8 Townhomes Sold to buyers at the 65% AMI Level
- 8 Townhomes Sold to buyers at the 80% AMI Level
- 8 Townhomes Sold to buyers at the 100% AMI Level

The affordability requirements of the townhomes will match that of the towns requirements for for-sale affordable housing.



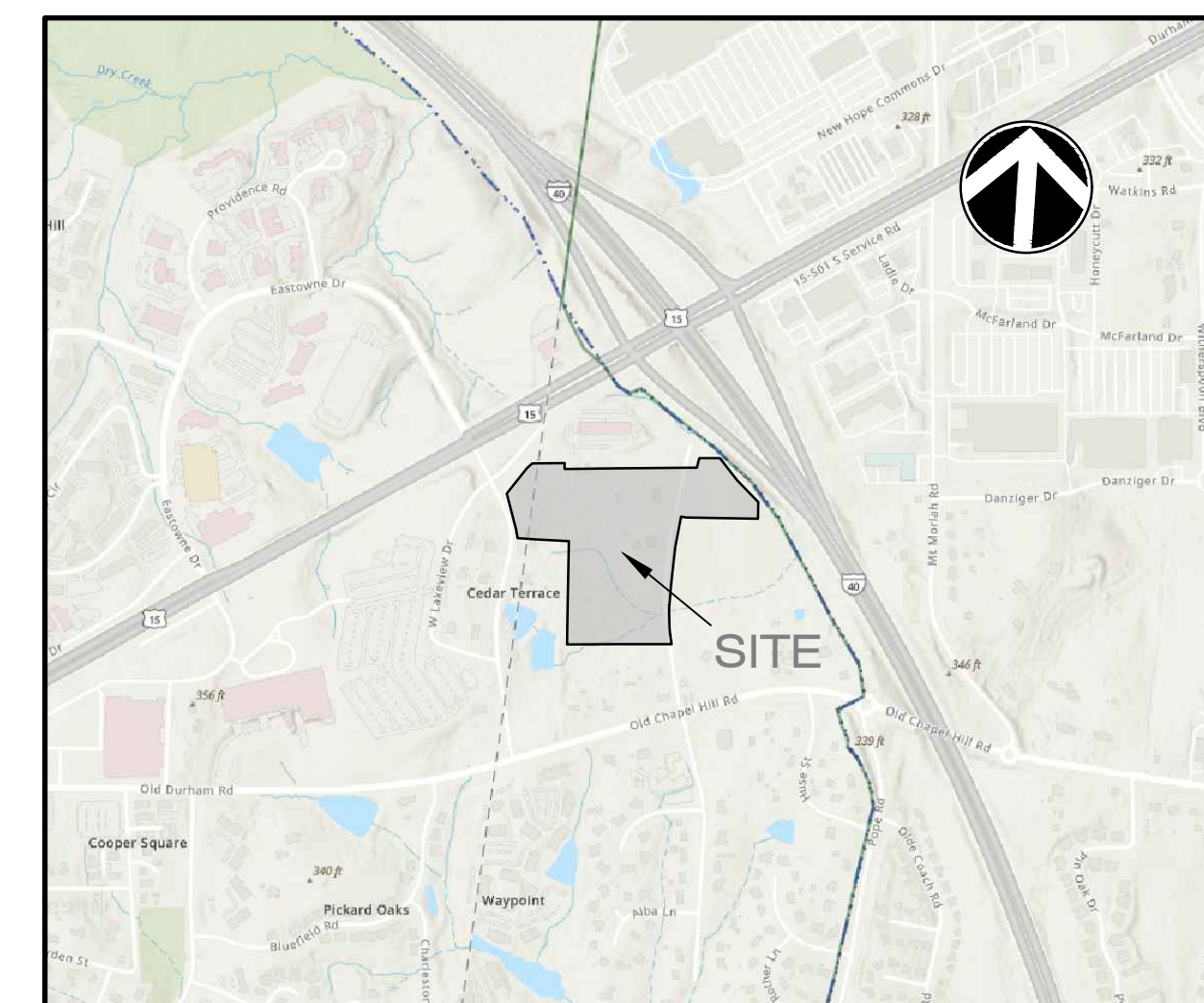
# CONDITIONAL ZONING OF GATEWAY

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

J-30773.00001

**PRELIMINARY - NOT  
FOR CONSTRUCTION**

PREPARED BY:



REVISION HISTORY				
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
REV. NO.	REVISION		BY	DATE





15:07:29 3/27/2023 10:01:10 THOMAS AND HUTTON LANDSCAPE ARCHITECTS, P.A. C:\P\DWG - 3/27/2023 - 3/4/24

PARCELS:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

TOWN OF CHAPEL HILL NOTES

- A FIRE FLOW REPORT SHALL BE SUBMITTED TO THE TOWN FOR REVIEW AND APPROVAL PRIOR TO ISSUANCE OF A ZCP.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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:

- 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.**
- PURSUANT TO THE COUNTY'S RRMO, CLEAN WOOD WASTE, SCRAP METAL, AND CORRUGATED CARDBOARD PRESENT IN CONSTRUCTION OR DEMOLITION WASTE MUST BE RECYCLED.
- 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.
- 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.
- 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:

- 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.
- 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.
- UPGRADE THE EXISTING UNPAVED SECTION OF WHITE OAK DRIVE WITHIN THE LIMITS OF THE SITE PARCEL TO A LOCAL TWO-LANE STREET WITH MULTIOUSE PATH.
- 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.
- 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.
- 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.
- 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	⊗	Utility Pole	⌂
Yard Inlet	⊗	Guy Wire	⌂
Mail Box	⊗	Light Pole	⌂
Curb Inlet/Catch Basin	⊗	Sewer Cleanout	⌂
Traffic Signal Box	⊗	Flared End Section	⌂
Electric Transformer	⊗	Gas Valve	⊗
Electric Junction Box	⊗	Existing Iron Pipe (3/4" unless noted)	⊗
Gas Meter	⊗	1/2" Rebar	⊗
Sanitary Sewer Manhole	⊗	1/2" Iron Pipe Set	⊗
Storm Sewer Manhole	⊗	Existing PK Nail	⊗
Telephone Manhole	⊗	PK Nail Set	⊗
Electric Manhole	⊗	Computed Point	⊗
Sign	⊗	Concrete Monument	⊗
Telephone Pedestal	⊗	Tree Line	⊗
Fire Hydrant	⊗	Fence	⊗
Fire Department Connection	⊗	Underground Electric	⊗
Post Indicator Valve	⊗	Underground Telephone	⊗
Water Meter	⊗	Gas Line	⊗
Hot Box	⊗	Water Line	⊗
		Overhead Utilities	⊗
		Storm Sewer	⊗
		Sanitary Sewer	⊗

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.



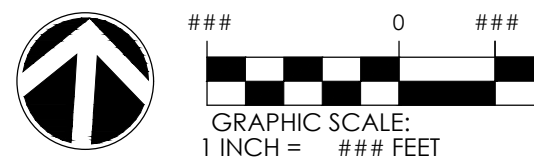
111 W. MAIN STREET  
DURHAM, NC 27701  
919.682.0368  
www.thomasandhutton.com

GENERAL NOTES & INDEX

GATEWAY

PROJECT LOCATION:  
East Lakeview Drive  
Chapel Hill, NC

CLIENT/OWNER:  
NorthView Partners



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

G0.1

















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



**THOMAS  
&  
HUTTON**

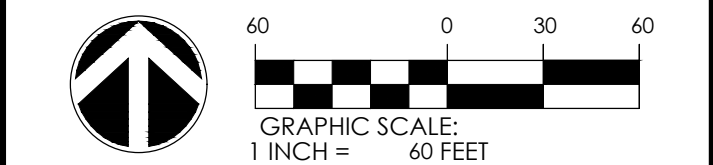
111 W. MAIN STREET  
DURHAM, NC 27701  
919.682.0368  
[www.thomasandhutton.com](http://www.thomasandhutton.com)

## STEEP SLOPE PLAN

## GATEWAY

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

CLIENT/OWNER:  
NorthView Partners

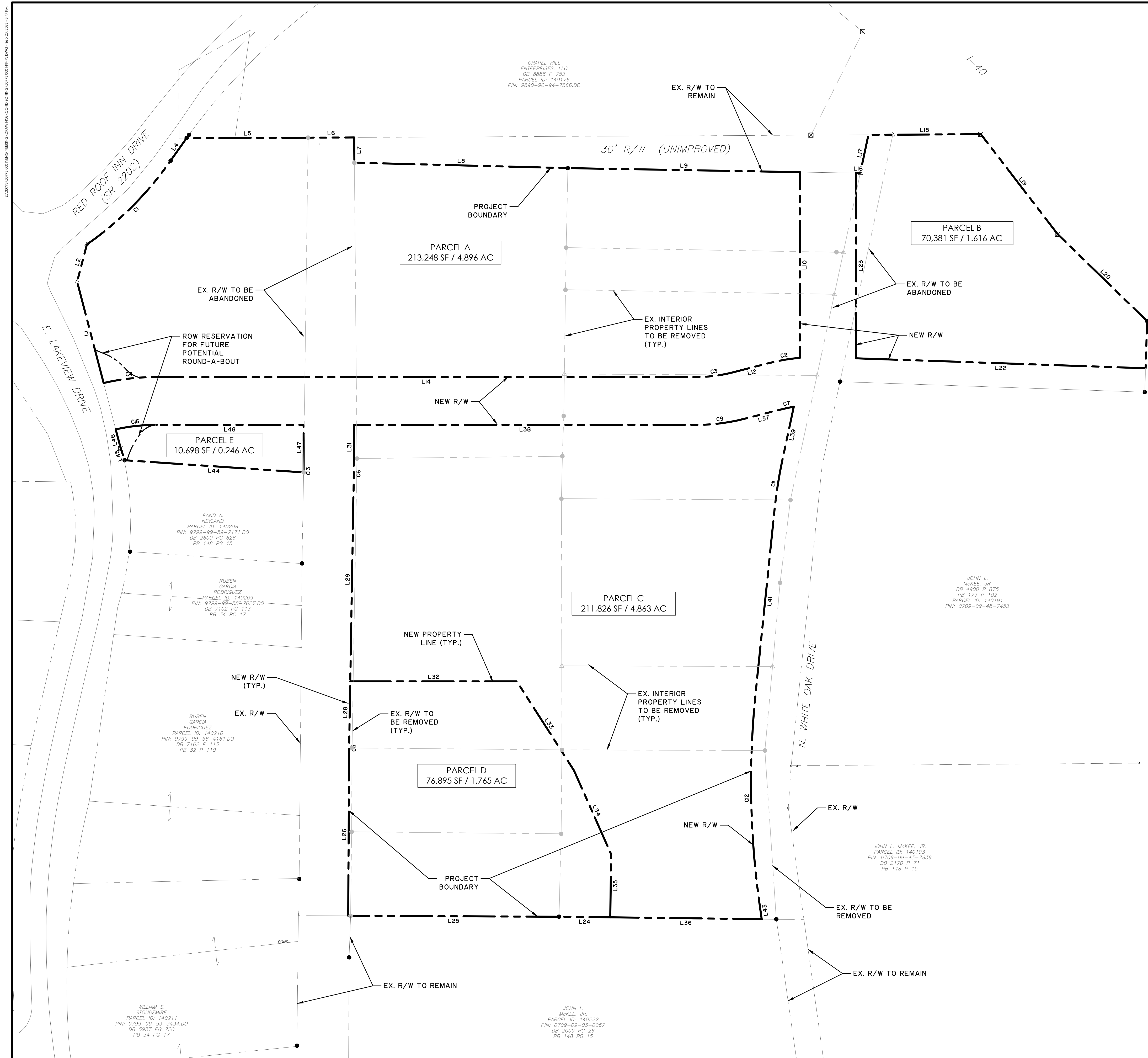


DATUM:   HORIZ.:                      VERT.:

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

### EX1.3





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	50.92'
L7	S 0°17'11" E	34.08'
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°19'04"	
C4	278.50'	62.95'	62.82'	S 83°31'28" W	12°57'02"	
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"	

PRELIMINARY  
NOT FOR  
CONSTRUCTION



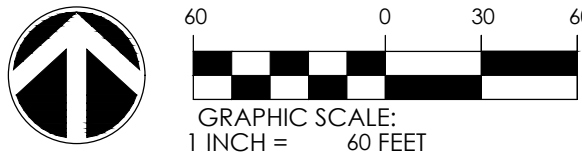
111 W. MAIN STREET  
DURHAM, NC 27701  
919.682.0368  
[www.thomasandhutton.com](http://www.thomasandhutton.com)

## PRELIMINARY PLAT

## GATEWAY

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

CLIENT/OWNER:  
NorthView Partners



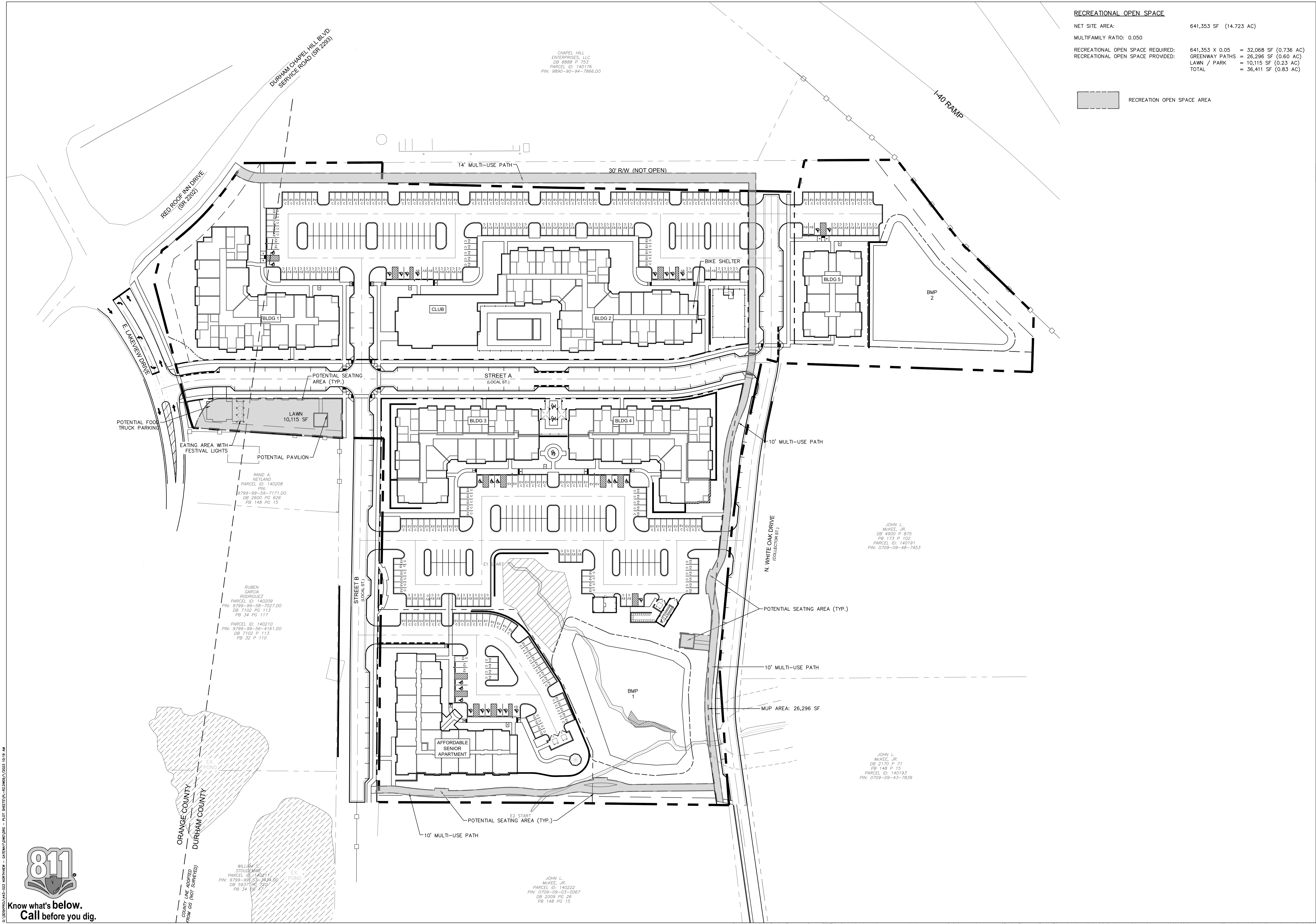
JOB NO:	30773.0001
DATE:	
DRAWN:	AMO, JSA
DESIGNED:	
REVIEWED:	
APPROVED:	
SCALE:	1" = 60'

# P1.0









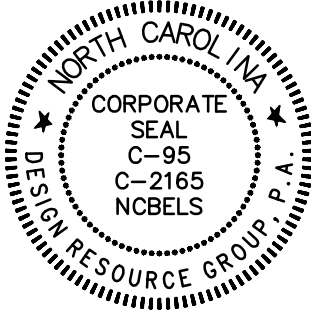
RECREATIONAL OPEN SPACE			
NET SITE AREA:	641,353 SF	(14.723 AC)	
MULTIFAMILY RATIO: 0.050			
RECREATIONAL OPEN SPACE REQUIRED:	641,353 X 0.05	= 32,068 SF (0.736 AC)	
RECREATIONAL OPEN SPACE PROVIDED:	GREENWAY PATHS	= 26,296 SF (0.60 AC)	
	LAWN / PARK	= 10,115 SF (0.23 AC)	
	TOTAL	= 36,411 SF (0.83 AC)	

RECREATION OPEN SPACE AREA



LANDSCAPE ARCHITECTURE  
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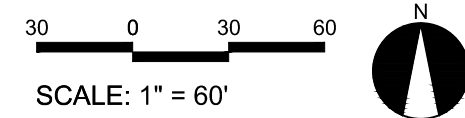


REZONING

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:

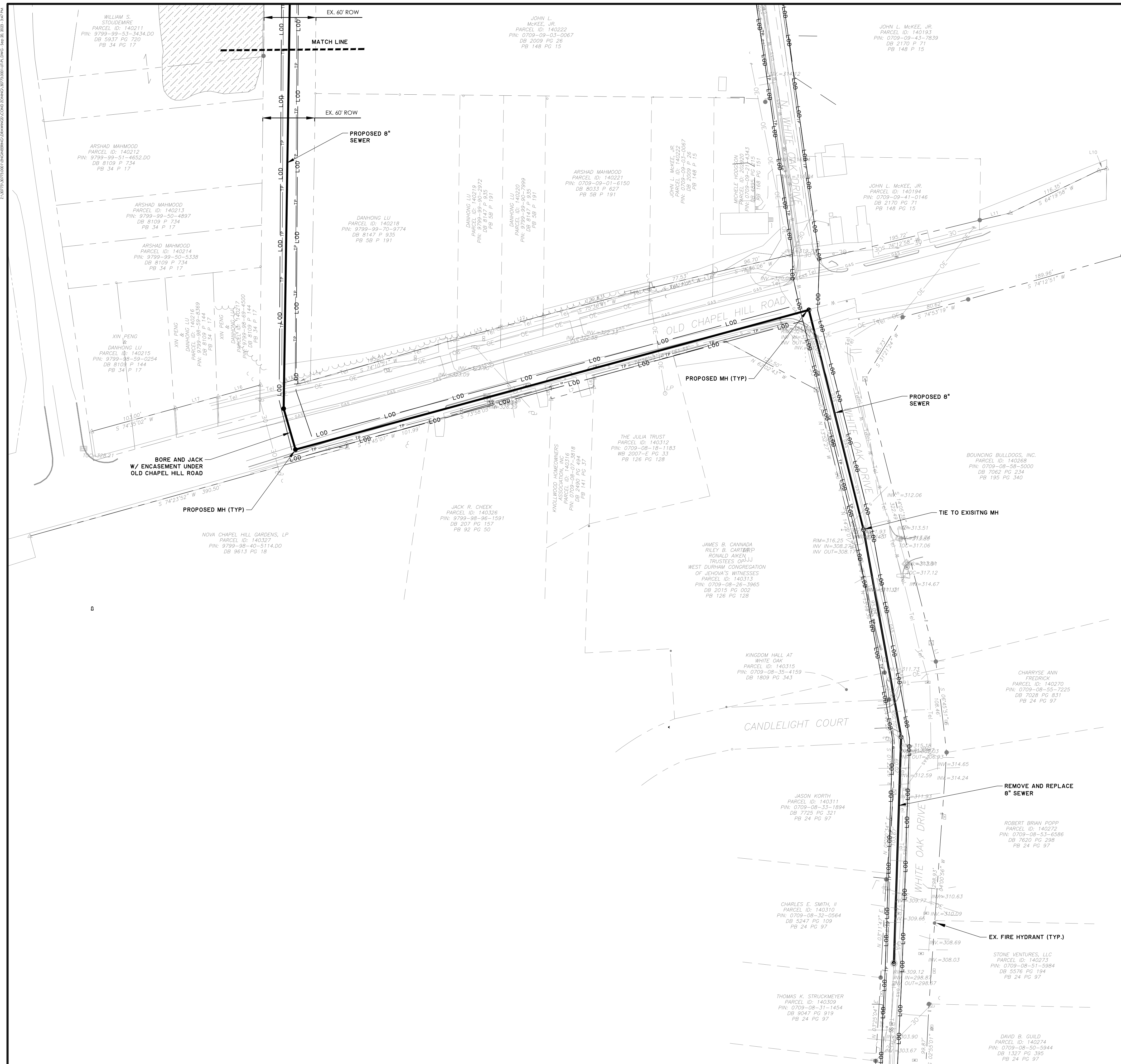


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3	SUBMITTAL #4	T&H	9/20/2023
2	SUBMITTAL #3	T&H	9/1/2023
1	SUBMITTAL #2	T&H	7/31/2023
	INITIAL SUBMITTAL	T&H	6/8/2023
NO.	REVISIONS	BY	DATE



**THOMAS  
&  
HUTTON**

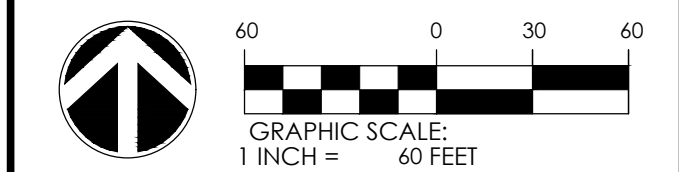
111 W. MAIN STREET  
DURHAM, NC 27701  
919.682.0368  
[www.thomasandhutton.com](http://www.thomasandhutton.com)

## UTILITY PLAN

## GATEWAY

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

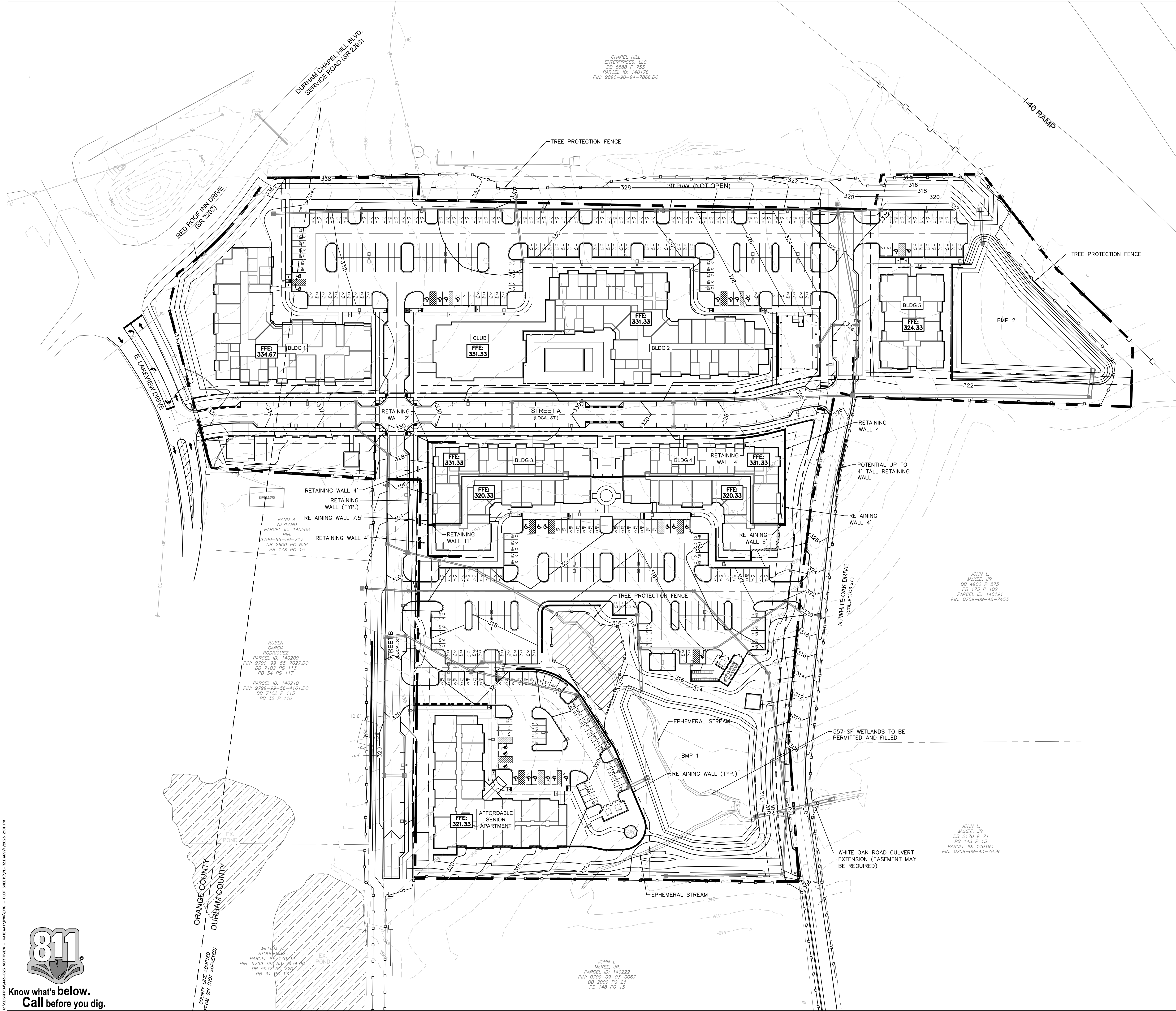
CLIENT/OWNER:  
NorthView Partners



DATUM: HORIZ.:		VERT.:	
JOB NO: 30773.0001 DATE: DRAWN: AMO, JSA DESIGNED: REVIEWED: APPROVED: SCALE: 1" = 60'		<div style="text-align: center; font-size: 48pt; font-weight: bold;">C2.2</div>	

## C2.2





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 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'
- 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 ANSI 2009 SECTION 307, INCLUDING:
  - 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.
  - 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 ANSI 2009 SECTIONS 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 ANSI 2009 SECTION 303, INCLUDING:
  - ANSI 2009 SECTION 303.2: VERTICAL
  - ANSI 2009 SECTION 303.3: BEVELED
  - ANSI 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

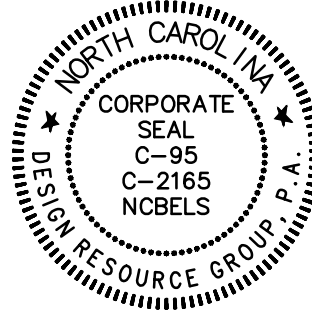
TREE PROTECTION NOTES:

- 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 (DIP 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, WRES, 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.



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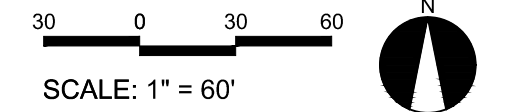


REZONING

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:



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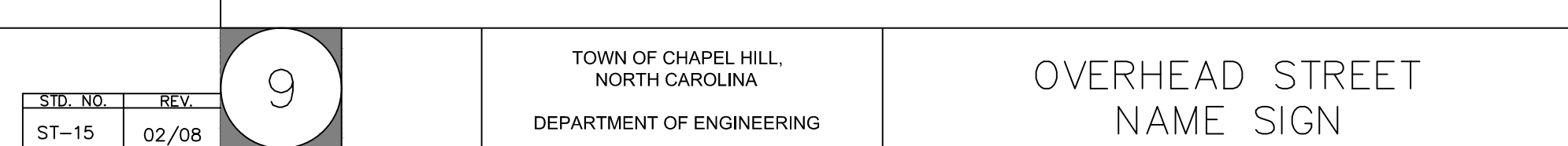
**NORTHVIEW PARTNERS**  
6131 FALLS OF NEUSE ROAD, SUITE 202  
RALEIGH, NORTH CAROLINA 27609

SCALE: NTS

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

JUNE 8, 2023

REVISIONS:











## (3)

RETAINING WALL W/ SLEEVE-IT POST SYSTEM



NOT TO SCALE



NOT TO SCALE



NOT TO SCALE



**NORTHVIEW PARTNERS**  
3131 FALLS OF NEUSE ROAD, SUITE 202  
RALEIGH, NORTH CAROLINA 27609

REVISIONS:





NOT USED

NOT USED

NOT USED

NOT USED

NOT USED

**GATEWAY  
APARTMENTS**  
CHAPEL HILL, NORTH CAROLINA

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

## SITE DETAILS

0  
SCALE: NTS

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

JUNE 8, 2023

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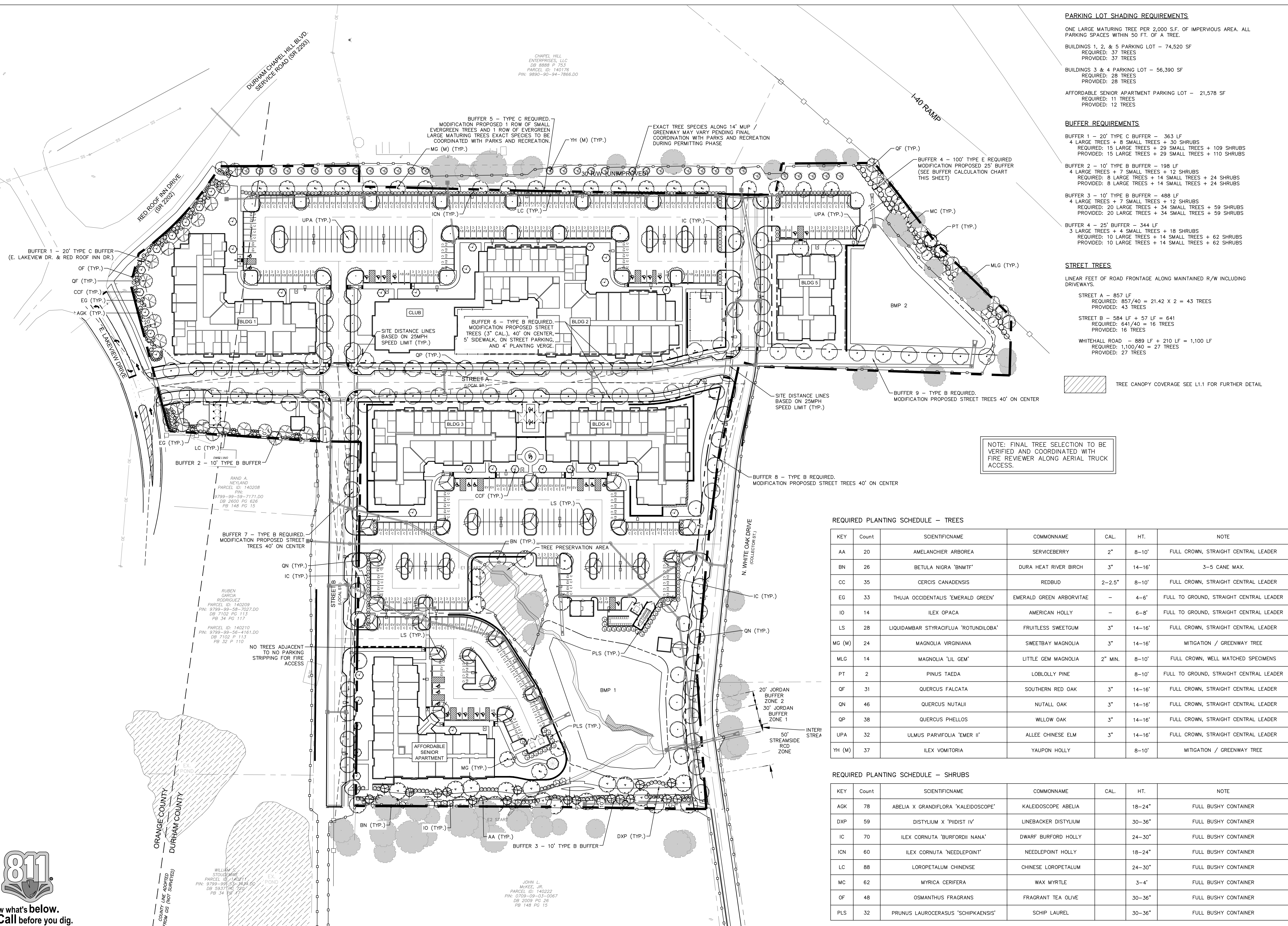
**NORTHVIEW PARTNERS**  
6131 FALLS OF NEUSE ROAD, SUITE 202  
RALEIGH, NORTH CAROLINA 27609

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

JUNE 8, 2023

REVISIONS:

L1.0



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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

DURHAM CHAPEL HILL BLVD  
SERVICE ROAD (SR 2293)

CHAPEL HILL  
ENTERPRISES, LLC  
DB 8888 P 753  
PARCEL ID: 140175  
PIN: 9890-90-94-7666.00

RED ROCK INN DRIVE  
(SR 2202)

E. LAKEVIEW DRIVE

RAND A. NEYLAND  
PARCEL ID: 140208  
PIN: 9799-09-59-7171.00  
DB 2600 PG 626  
PB 148 PG 15

RUBEN GARCIA RODRIGUEZ  
PARCEL ID: 140209  
PIN: 9799-09-58-7027.00  
DB 7102 PG 113  
PB 34 PG 117  
PARCEL ID: 140210  
PIN: 9799-09-56-4161.00  
DB 7102 P 113  
PB 32 P 110

WILLIAM STODOLSKI  
PARCEL ID: 140211  
PIN: 9799-09-53-8888.00  
DB 5937 PG 220  
PB 34 PG 117

JOHN L. MCKEE, JR.  
PARCEL ID: 140222  
PIN: 0709-09-03-0067  
DB 2009 PG 26  
PB 148 PG 15

JOHN L. MCKEE, JR.  
DB 4900 P 875  
PG 173 P 102  
PARCEL ID: 140191  
PIN: 0709-09-48-7453

JOHN L. MCKEE, JR.  
DB 2170 P 71  
PB 148 P 15  
PARCEL ID: 140193  
PIN: 0709-09-43-7839

I-40 RAMP

30' R/W (NOT OPEN)

N. WHITE OAK DRIVE  
(COLLESTON BLVD)

INTERMITTENT  
STREAM  
50'  
STREAMSIDE  
BUD ZONE

TREE PROTECTION NOTES:

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- SEE DETAIL SHEETS FOR TREE PROTECTION, TREE AND SHRUB PLANTING

TREE PLANTING NOTES

PLANTING MATERIAL

- 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.
- 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.
- SMALL SHRUBS SHALL MEASURE A MINIMUM OF 18"-24" IN SPREAD AND/OR HEIGHT AT TIME OF PLANTING.
- ALL NEW TREES MUST HAVE STRAIGHT TRUNKS WITH STRONG CENTRAL LEADERS 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.
- 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.
- ALL REQUIRED TREES OF A PARTICULAR SPECIES AND VARIETY SHALL BE UNIFORM IN SIZE AND CONFIGURATION.
- 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

- SEE DETAIL SHEETS FOR TREE AND SHRUB PLANTING DETAILS.
- PLASTIC HOSE PARTS WILL NOT BE ACCEPTED FOR TREE STAKING.
- ALL STRAPPING, AND TOP 1/4 OF WIRE BASKET AND BURLAP MUST BE CUT AWAY AND REMOVED FROM ROOT BALL WHEN PLANTING.
- 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.
- TREES PLANTED IN NCDOT RIGHT-OF-WAY WILL NEED APPROVAL FROM NCDOT.
- UTILITY ISSUES
- IF ANY UTILITY IS BEING INSTALLED IN OR NEAR ANY REQUIRED TREE(S), CALL LANDSCAPE ARCHITECT TO RESOLVE PRIOR TO UTILITY INSTALLATION.
- LARGE MATURING TREES MAY NOT BE PLANTED WITHIN 25' OF OVERHEAD POWER DISTRIBUTION OR TRANSMISSION LINES
- IF TREES CONFLICT WITH ANY UTILITIES OR SIGNS, CALL LANDSCAPE ARCHITECT TO RESOLVE BEFORE PLANTING
- 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:

- 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
- 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 EXTRANEANUS 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)

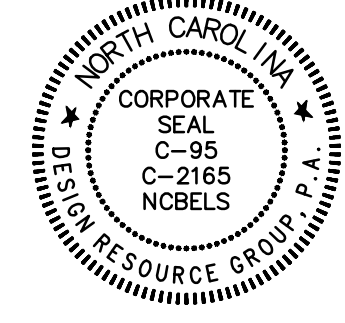
AMENDED SOIL SHALL HAVE NORMAL CONTENTS OF NITROGEN, PHOSPHOROUS, POTASSIUM, CALCIUM, MAGNESIUM, SULFUR, AND PROPER MICRONUTRIENT LEVELS. NUTRIENT LEVELS MUST SATISFY GROWING NEEDS (AS RECOMMENDED BY LAB REPORT) OF THE EXISTING OR PLANNED PLANT MATERIAL.

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



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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 N  
SCALE: 1" = 60'

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

JUNE 8, 2023

REVISIONS:



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PAVED PARKING ADA  
SPACE  
FOR INSPECTOR

PAVED PARKING ADJ.  
SPACE  
FOR INSPECTOR

CONSTRUCTION  
SIGNAGE RE: 1/M12

INSTALL TIRE WASH  
- AT CONSTRUCTION-

~~CONSTRUCTION ENTRY~~

PAVED PARKING ADA  
SPACE  
FOR INSPECTOR

CONSTRUCTION  
TRAILER LOCATION

DWELLING

RAND A.  
NEYLAND  
PARCEL ID: 140208  
PIN: 9799-99-59-7171.DO  
DB 2600 PG 626  
PB 148 PG 15

RUBEN  
GARCIA  
RODRIGUEZ  
— PARCEL ID: 140209  
PIN: 9799-99-58-7027.06  
DB 7102 PG 113  
PR 34 PG 17

RUBEN  
GARCIA  
RODRIGUEZ  
PARCEL ID: 140210  
PIN: 9799-99-56-4161.DO  
DB 7102 P 113

COUNTY LINE ADOPTED  
FROM GIS (NOT SURVEYED)

WILLIAM S.  
STOUDEMIRE  
PARCEL ID: 140211  
PIN: 9799-99-53-3434.DO  
DB 5937 PG 720  
PB 34 PG 17

JOHN L.  
McKEE, JR.  
PARCEL ID: 140222  
PIN: 0709-09-03-0067  
DB 2009 PG 26  
PB 148 PG 15

JOHN L. McKEE, JR.  
PARCEL ID: 140193  
PIN: 0709-09-43-7835  
DB 2170 P 71  
PB 148 P 15

20' JORDAN  
BUFFER  
ZONE 2

30' JORDAN  
BUFFER  
ZONE 1

PAVED PARKING ADA  
SPACE  
FOR INSPECTOR



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DURHAM, NC 27701  
919.682.0368  
[www.thomasandhutton.com](http://www.thomasandhutton.com)

CONSTRUCTION  
MANAGEMENT

## GATEWAY

**PROJECT LOCATION:**

East Lakeview Drive  
Chapel Hill, NC

CLIENT/OWNER:

NorthView Partners



60 0 30

GRAPHIC SCALE:  
1 INCH = 60 FEET

DATUM: HORIZ.:

VERT.

JOB NO: 30773.000

DATE:

DRAWN: AM

DESIGNED: \_\_\_\_\_

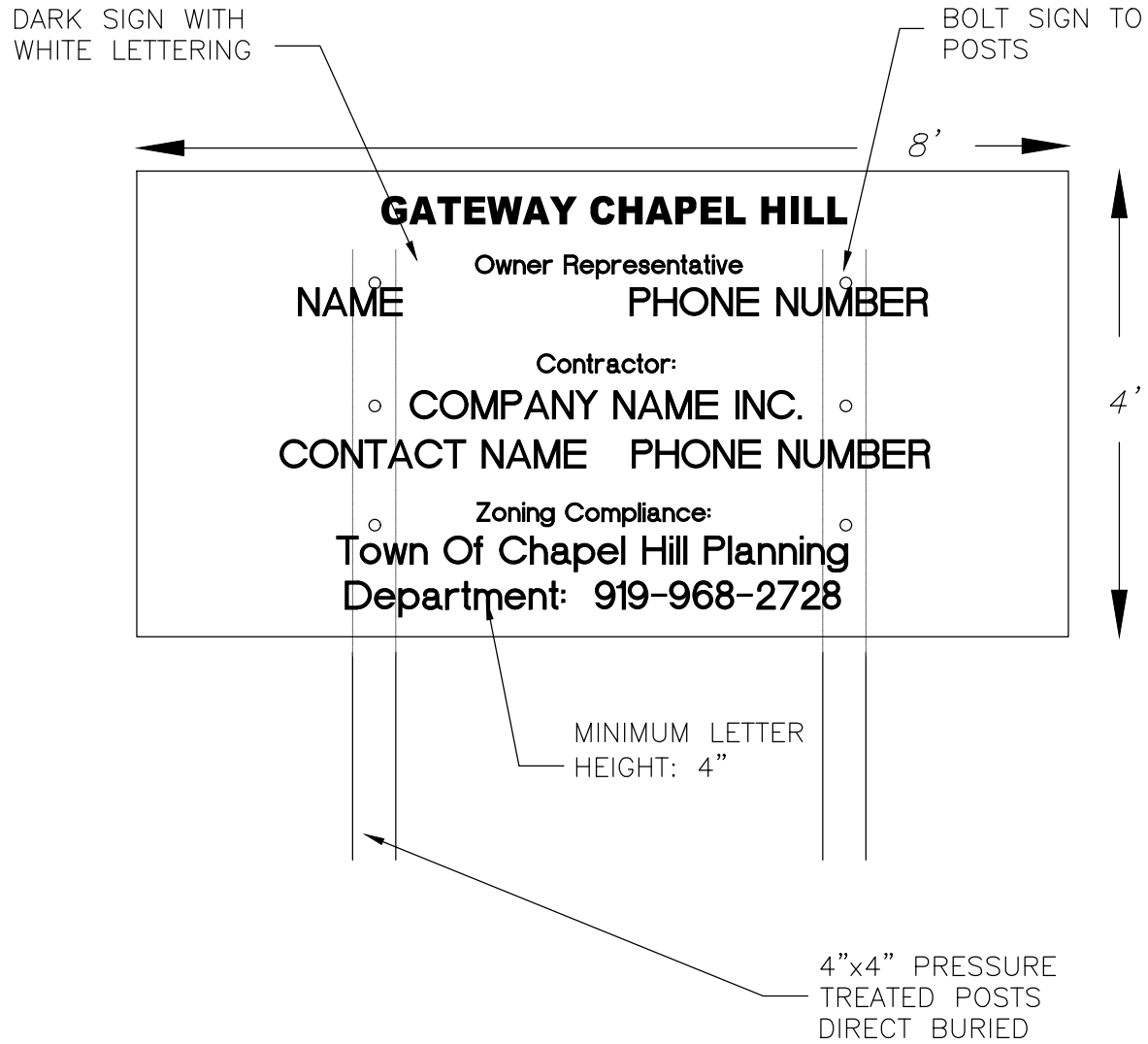
REVIEWED: \_\_\_\_\_

APPROVED: \_\_\_\_\_

## M1.1



23.0773, 30773.0001 CONSTRUCTION MANAGEMENT PLAN - SEP 25, 2023 - 5:47 PM



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  
M1.2  
CONSTRUCTION SIGNAGE DETAIL

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.

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  
M1.2  
FIRE PROTECTION NOTES

4  
M1.2  
TRAFFIC / PEDESTRIAN CONTROL NOTES

3	SUBMITAL#4#4	TBH	9/20/2023
2	SUBMITAL#3#3	TBH	9/11/2023
1	SUBMITAL#2#2	TBH	7/31/2023
	INITIALS:SUBMITAL	TBH	6/8/2023
NO.	REVISIONS	BY	DATE



THOMAS  
&  
HUTTON

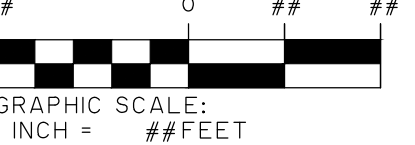

111 W. MAIN STREET  
DURHAM, NC 27701  
919.682.0368  
www.thomasandhutton.com

CONSTRUCTION  
MANAGEMENT

GATEWAY

PROJECT LOCATION:  
East Lakeview Drive  
Chapel Hill, NC

CLIENT/OWNER:  
NorthView Partners



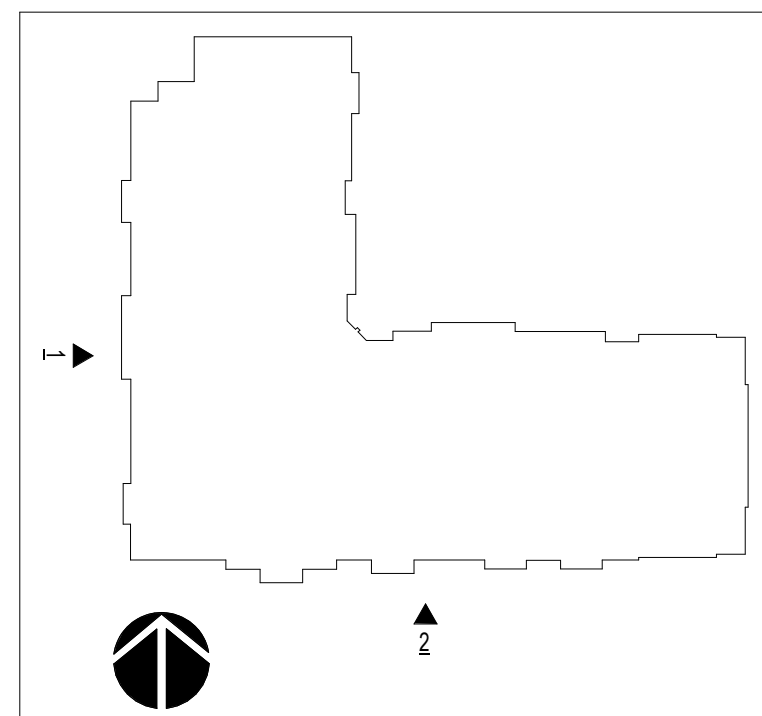
GRAPHIC SCALE:  
1 INCH = 100 FEET

DATUM: HORIZ.: VERT.:

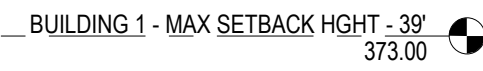
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DATE:  
DRAWN: AMO  
DESIGNED:  
REVIEWED:  
APPROVED:  
SCALE: #####

M1.2

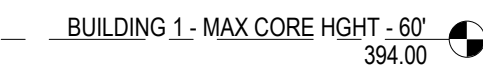




1



2



2

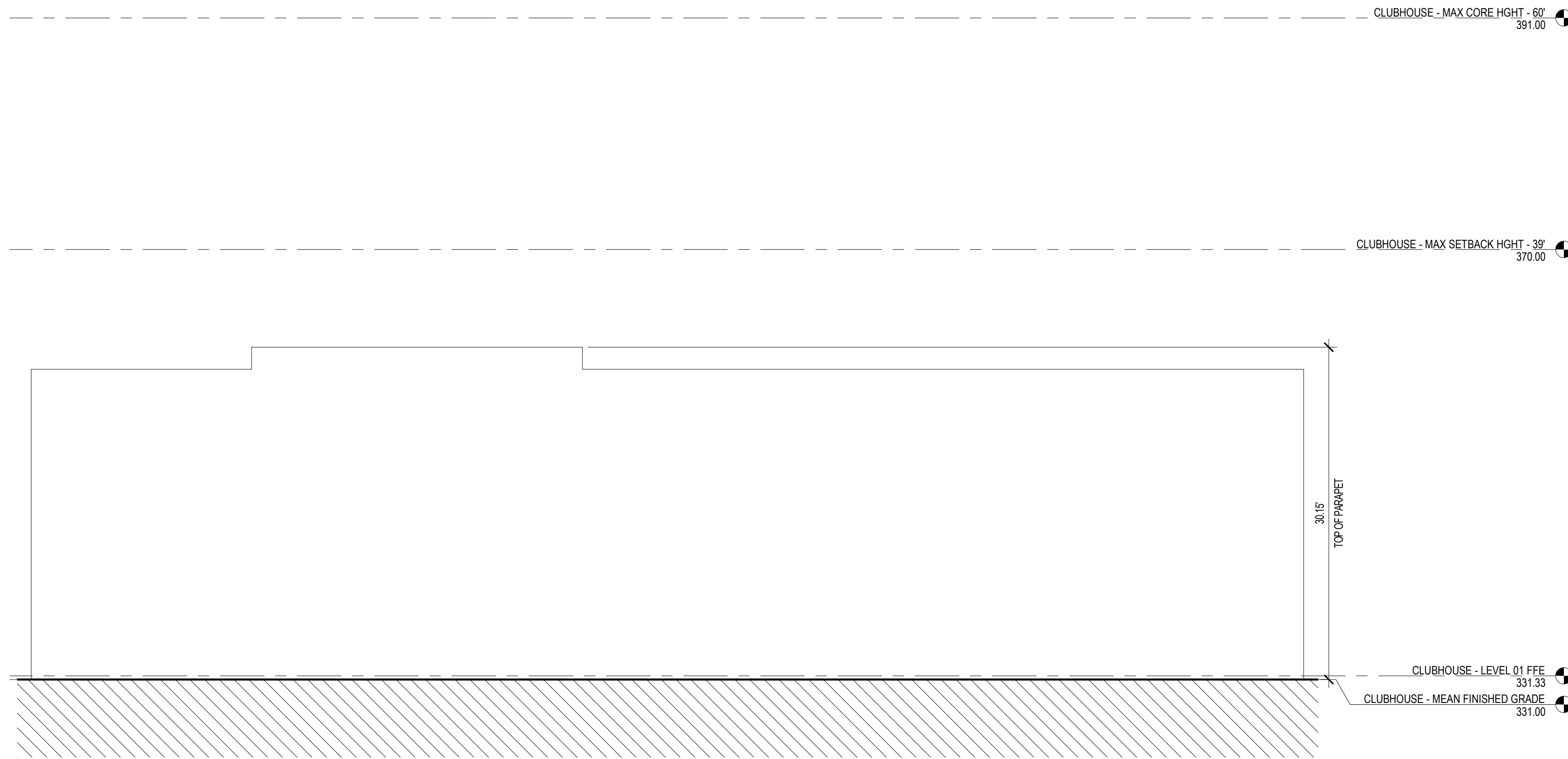
PROJECT:	21120.00	
ISSUE:	REZONING	06/08/2023





NOT FOR  
CONSTRUCTION

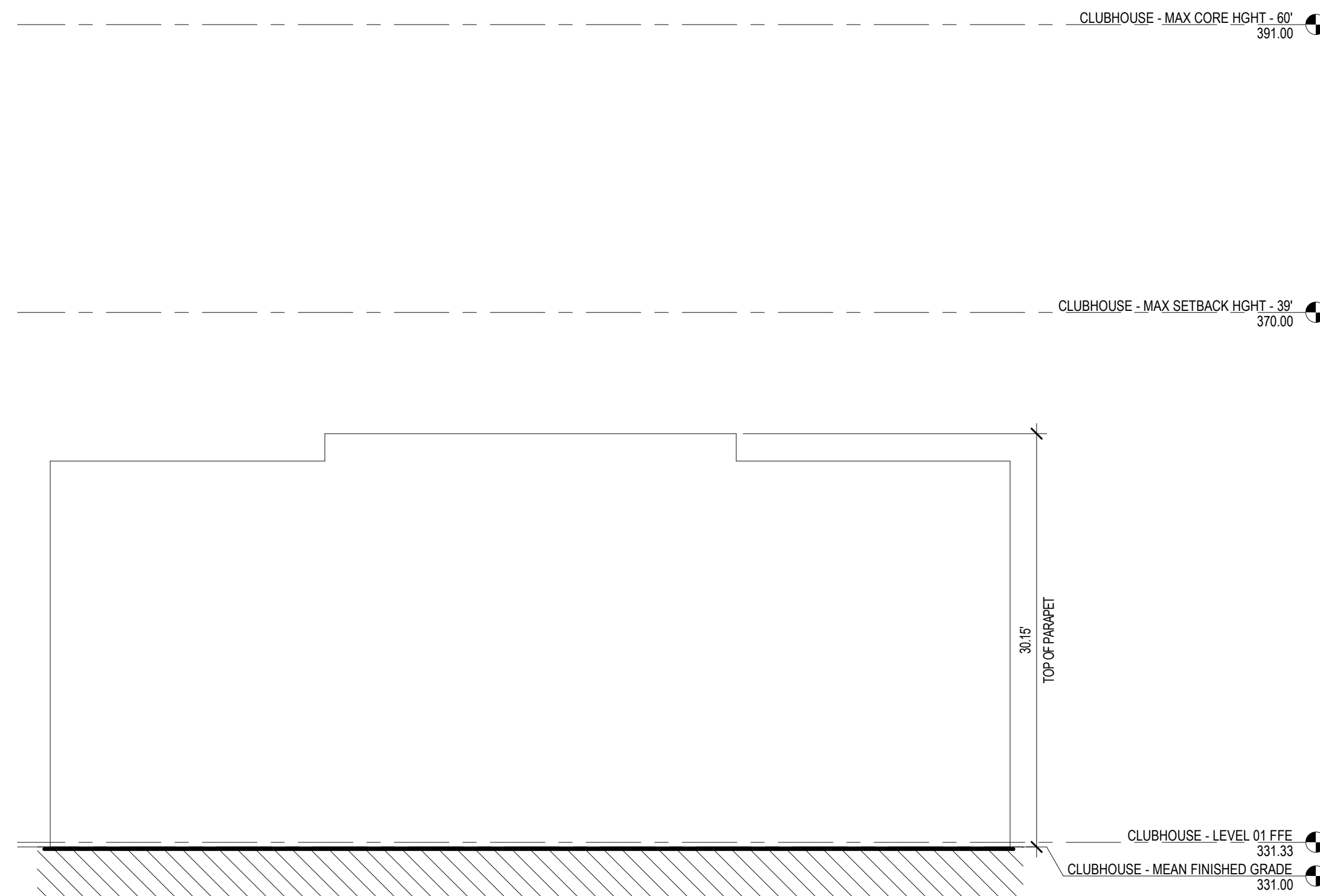




CLUBHOUSE - SOUTH - STREET 'A'

$$1/8'' = 1'-0''$$

2



CLUBHOUSE - WEST - STREET 'B'

$$1/8'' = 1'-0''$$

1

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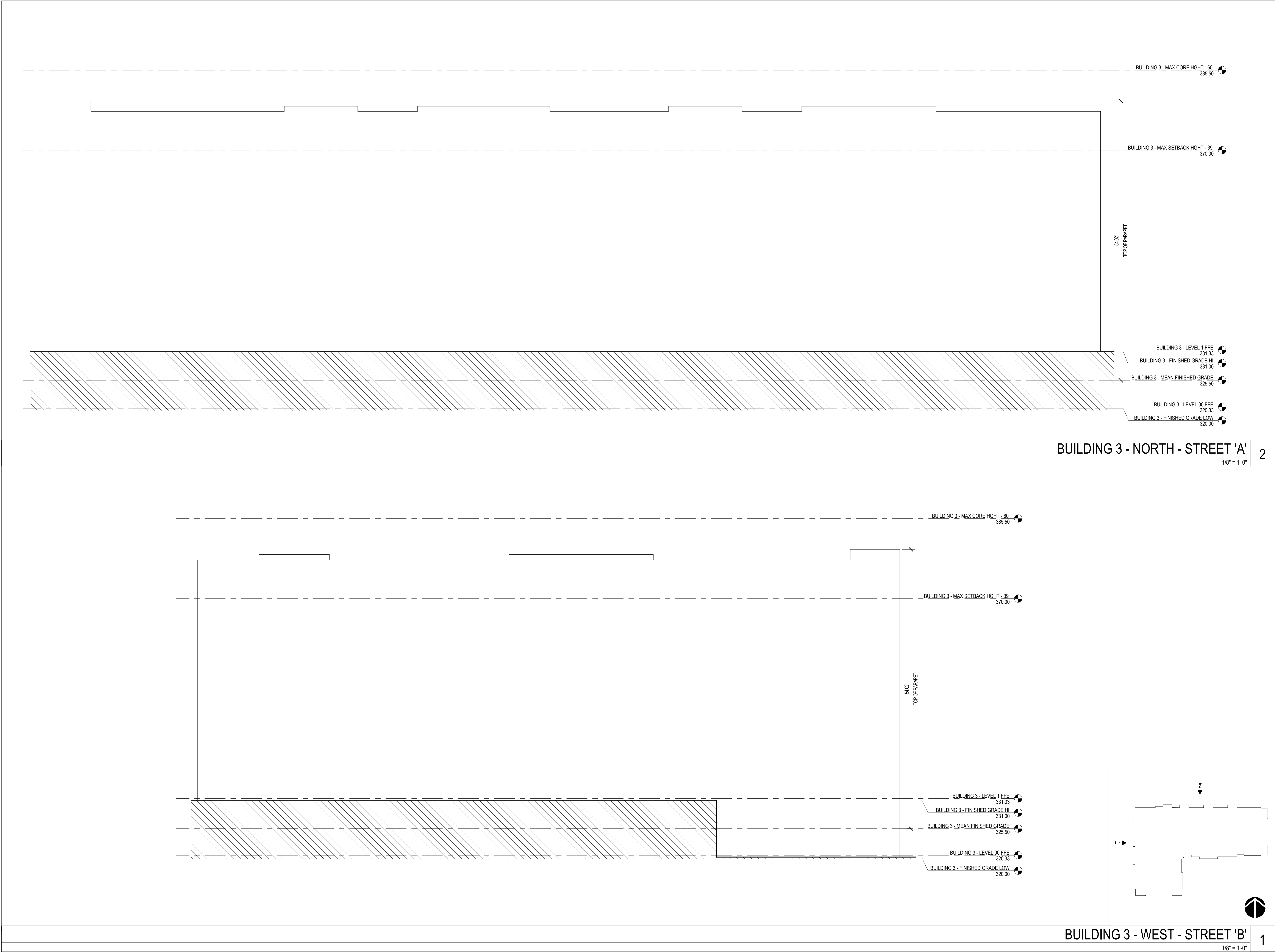
[illegible]

NORTHVIEW PARTNERS  
GATEWAY APARTMENTS

CHAPEL HILL, NORTH CAROLINA



6/7/2023 5:43:24 PM \\js-iso1\user\jcd\jason\Documents\Autodesk\My Projects\2120\_Lakeview\_Central\_v21\_jason.milead.rvt



BUILDING 3 - NORTH - STREET 'A'

2

1/8" = 1'-0"

BUILDING 3 - WEST - STREET 'B'

1

1/8" = 1'-0"

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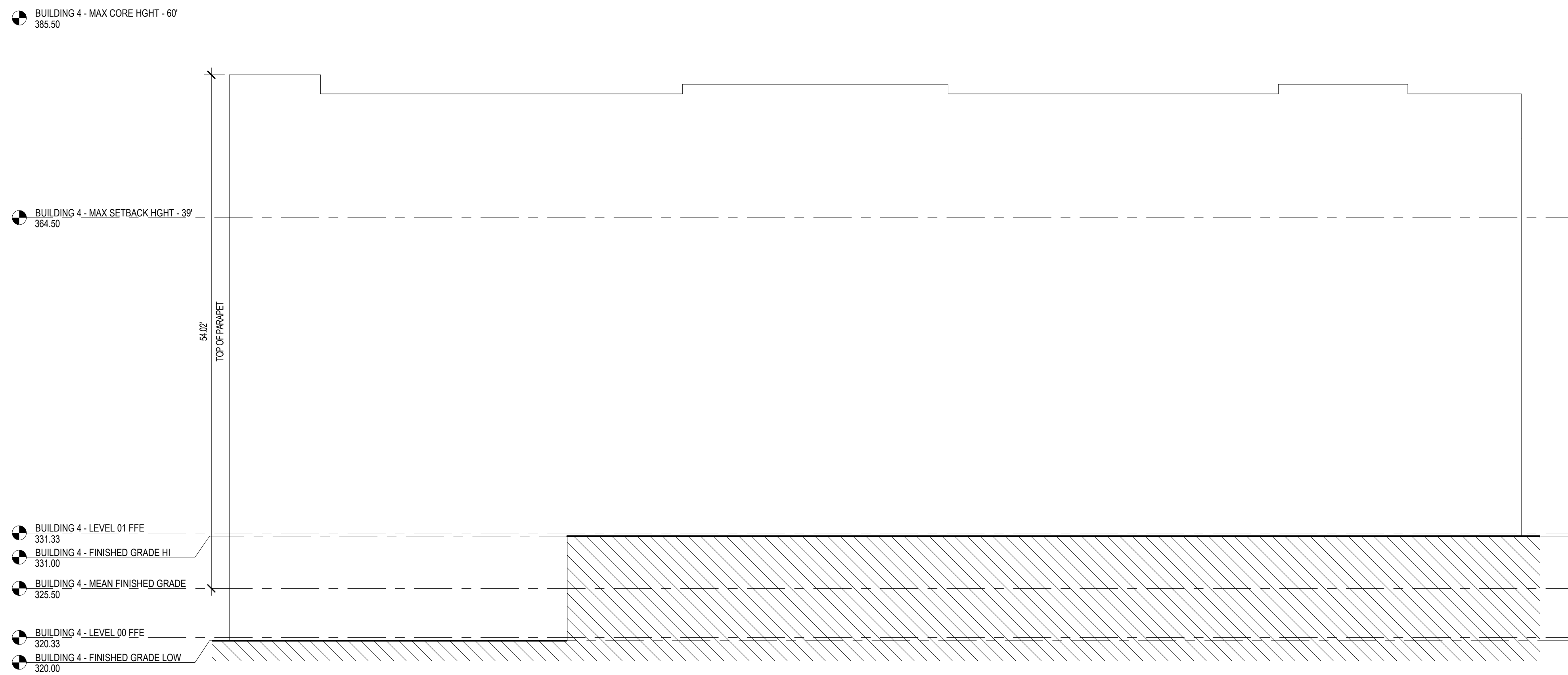
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ISSUE:		REZONING	06/08/2023
REVISION	DESCRIPTION	DATE	
CONTENT:			
BUILDING 3 ELEVATIONS			

NORTHVIEW PARTNERS  
GATEWAY APARTMENTS

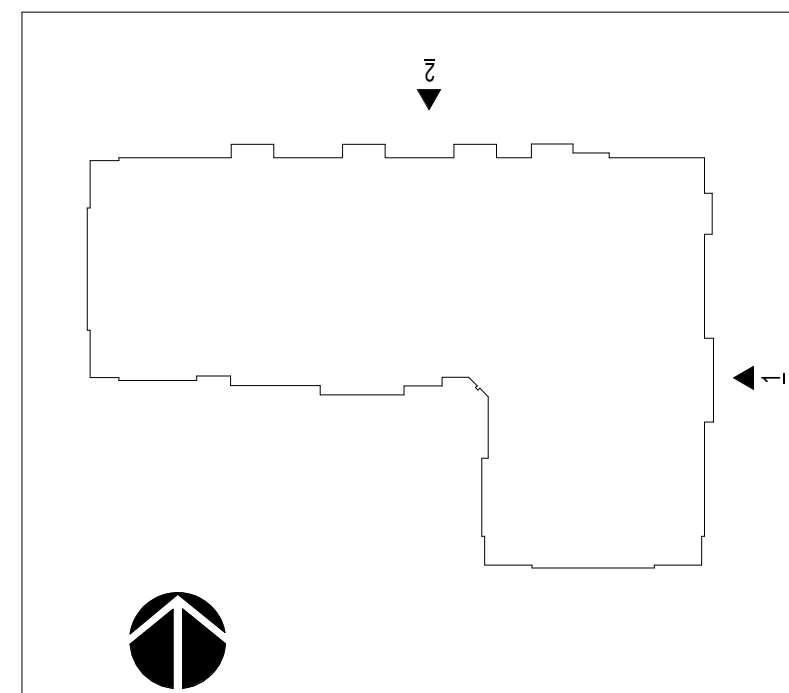
CHAPEL HILL, NORTH CAROLINA

NOT FOR  
CONSTRUCTION





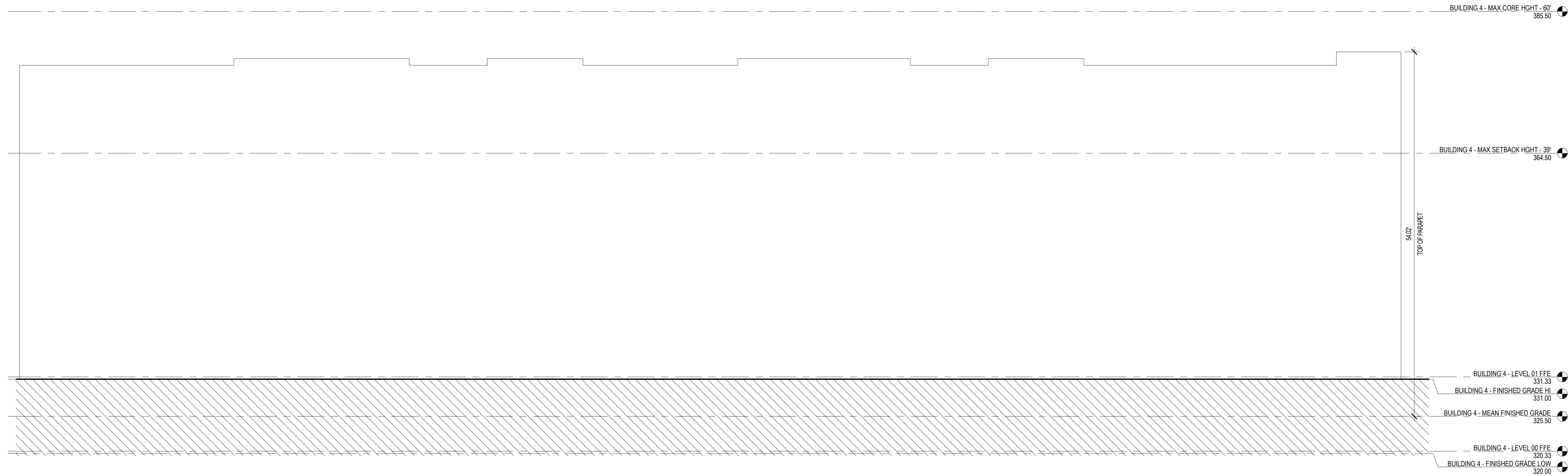
BUILDING 4 - EAST - N. WHITE OAK DRIVE



CONTENT:	
	BUILDING 4 ELEVATIONS

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

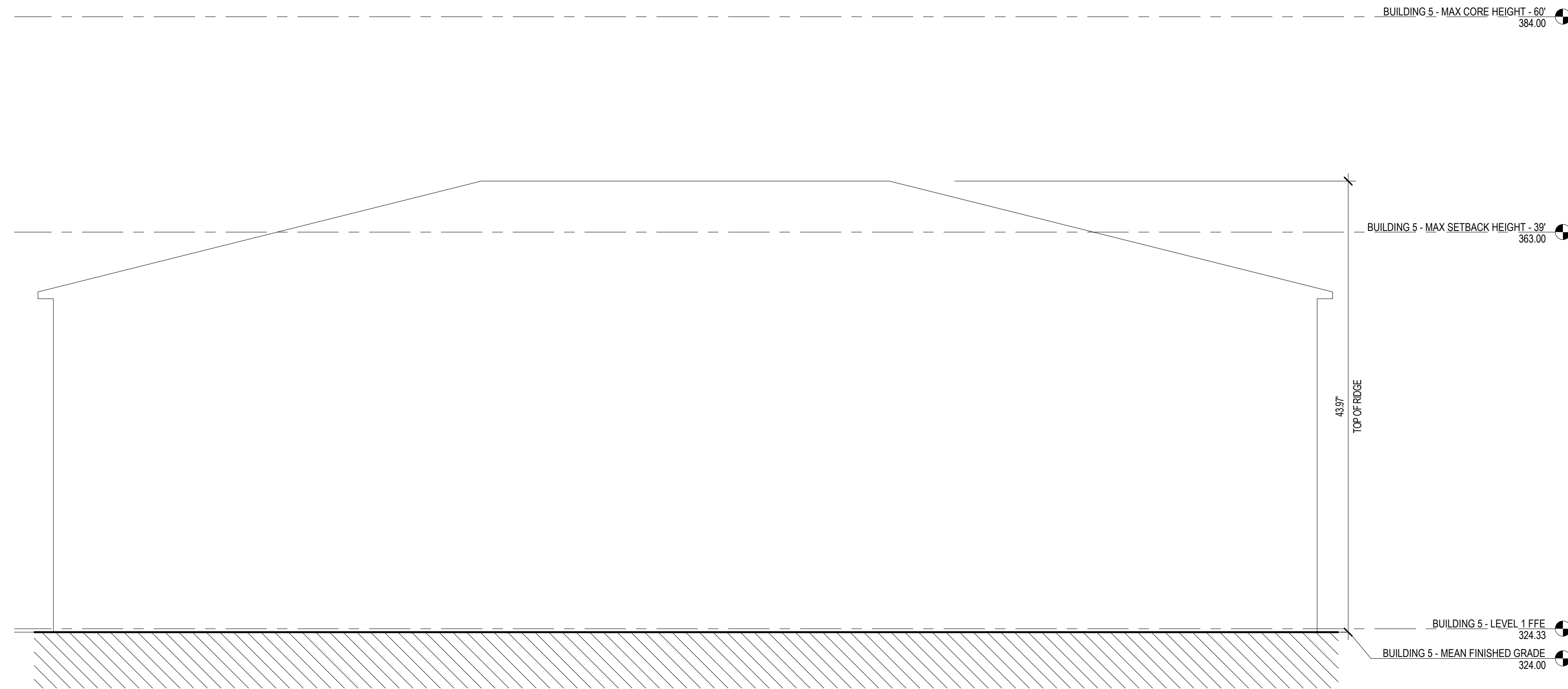
NOT FOR  
CONSTRUCTION



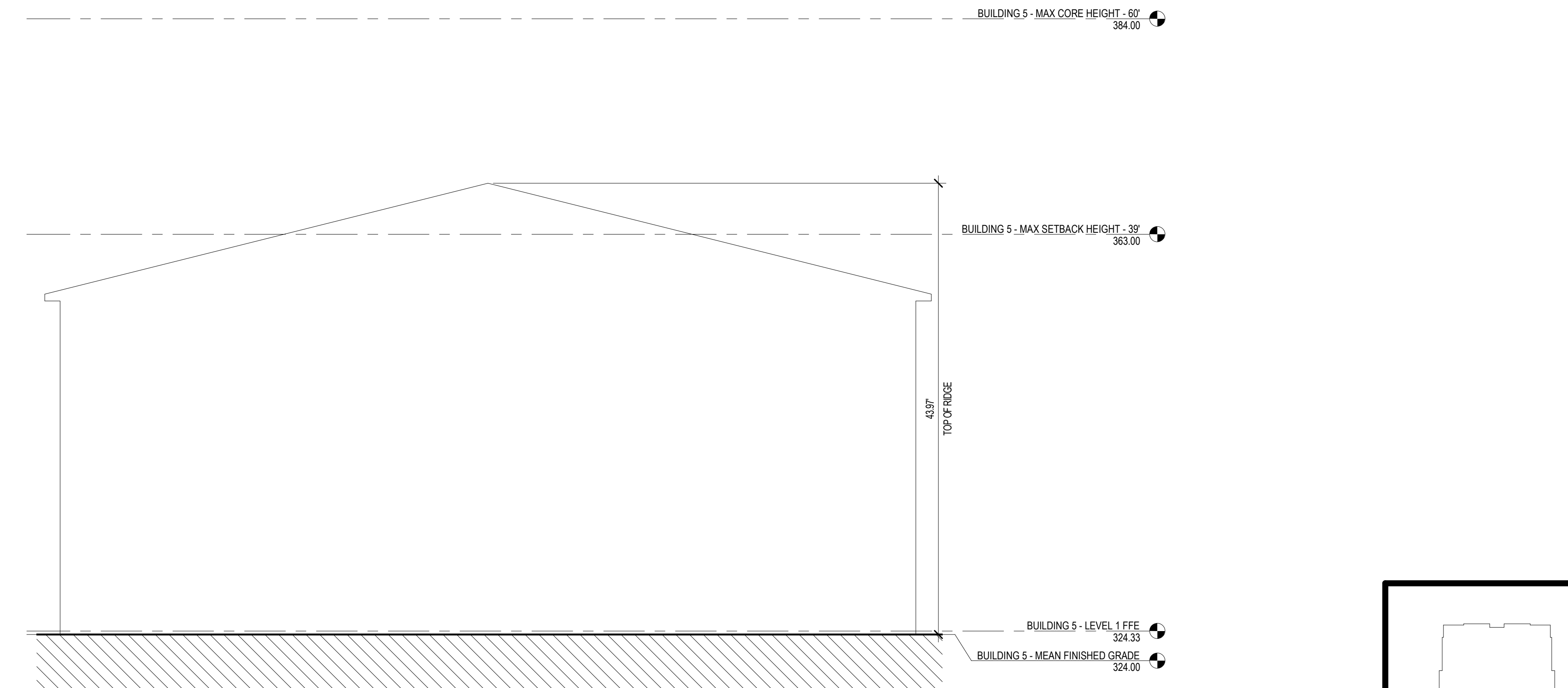
BUILDING 4 - NORTH - STREET 'A'

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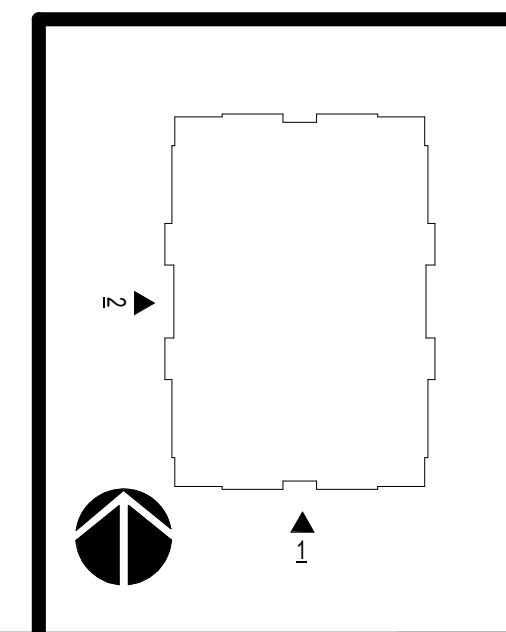




BUILDING 5 - WEST - N. WHITE OAK DRIVE



BUILDING 5 - SOUTH - STREET 'A'



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PROJECT:	21120.00	DATE
ISSUE:	REZONING	06/08/2023
REVISION	DESCRIPTION	DATE
CONTENT:		
	BUILDING 5 ELEVATIONS	

NORTHVIEW PARTNERS  
GATEWAY APARTMENTS

CHAPEL HILL, NORTH CAROLINA



