

J-30773.0073.001: THE DRAWING IS A PRELIMINARY DRAFT. IT IS NOT TO BE USED FOR CONSTRUCTION. DATE: 06/28/2023 1:48 PM



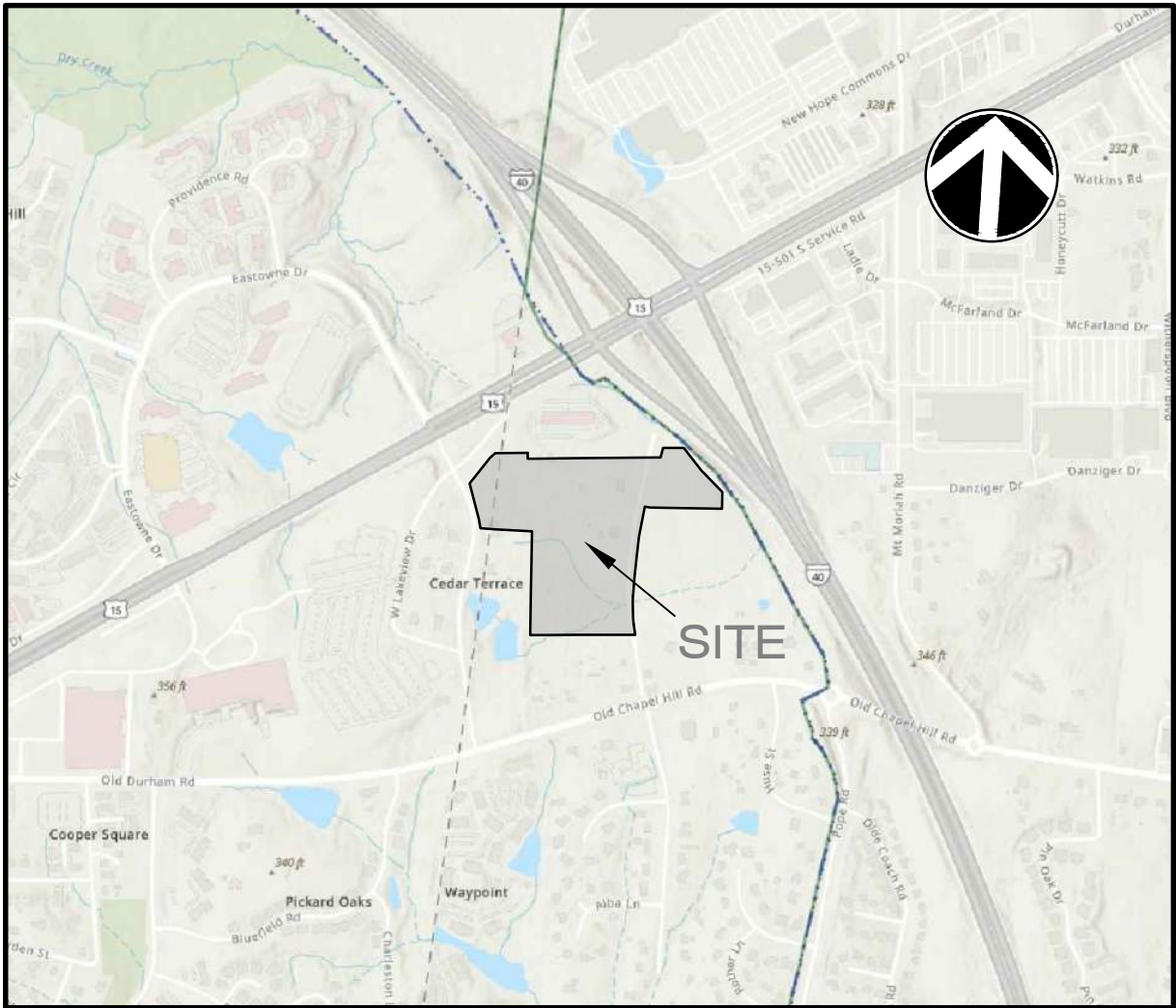
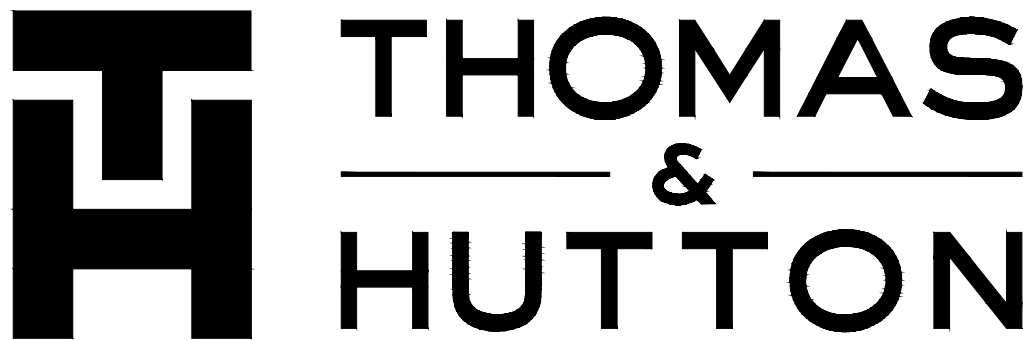
CONDITIONAL ZONING OF GATEWAY

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

J-30773.0001



PREPARED BY:



VICINITY MAP
NOT TO SCALE

J-30773.0001

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	



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

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

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

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

PARCEL 1
OWNER(S): REDWING JOCO LLC
PIN: 9799-99-85-3851
DEED BOOK: 9646 / 729

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

RESOURCE CONSERVATION NOTES

TREE PROTECTION:
REFER TO SHEET EX1.1 AND EX1.2.

ORANGE COUNTY SOLID WASTE - CONSTRUCTION WASTE REQUIREMENTS:

1. 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.**
2. PURSUANT TO THE COUNTY'S RRMO, CLEAN WOOD WASTE, SCRAP METAL, AND CORRUGATED CARDBOARD PRESENT IN CONSTRUCTION OR DEMOLITION WASTE MUST BE RECYCLED.
3. 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.
4. 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.
5. 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.

1. 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.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.

LEGEND

Water Valve		Utility Pole	
Yard Inlet		Guy Wire	
Curb Inlet/Catch Basin		Light Pole	
Mail Box		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	



GATEWAY

PROJECT LOCATION:
East Lakeview Drive
Chapel Hill, NC

CLIENT/OWNER:
NorthView Partners



DATUM: HORIZ.:

JOB NO: 307
DATE:

DRAWN:

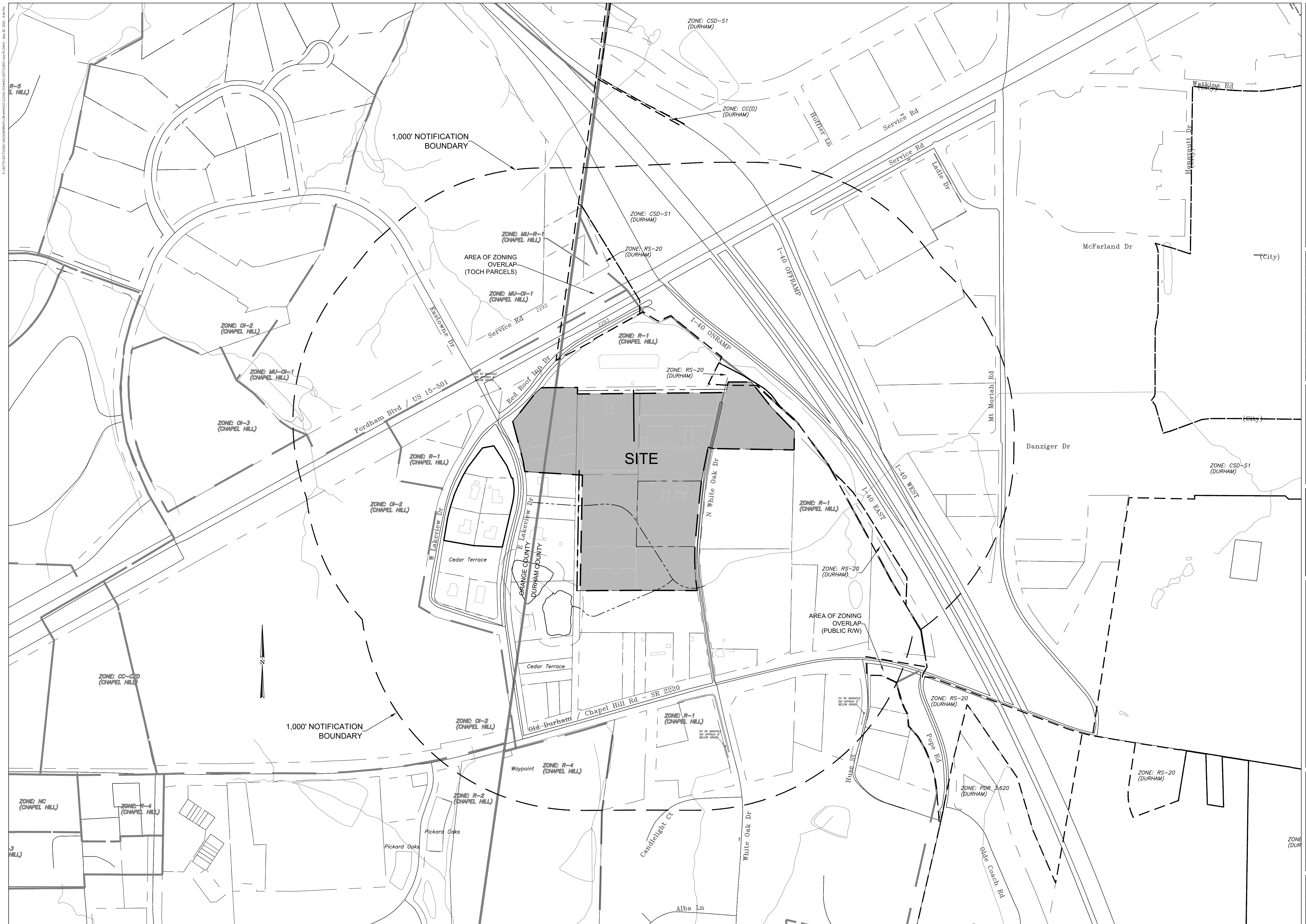
DESIGNED:

REVIEWED:

APPROVED: _____
DATE: _____

SCALE:

GO.1



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

PRELIMINARY
NOT FOR
CONSTRUCTION



**THOMAS
&
HUTTON**

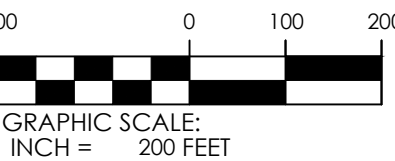
111 W. MAIN STREET
DURHAM, NC 27701
919.682.0368
www.thomasandhutton.com

AREA MAP

GATEWAY

PROJECT LOCATION:
East Lakeview Drive
Chapel Hill, NC

CLIENT/OWNER:
NorthView Partners

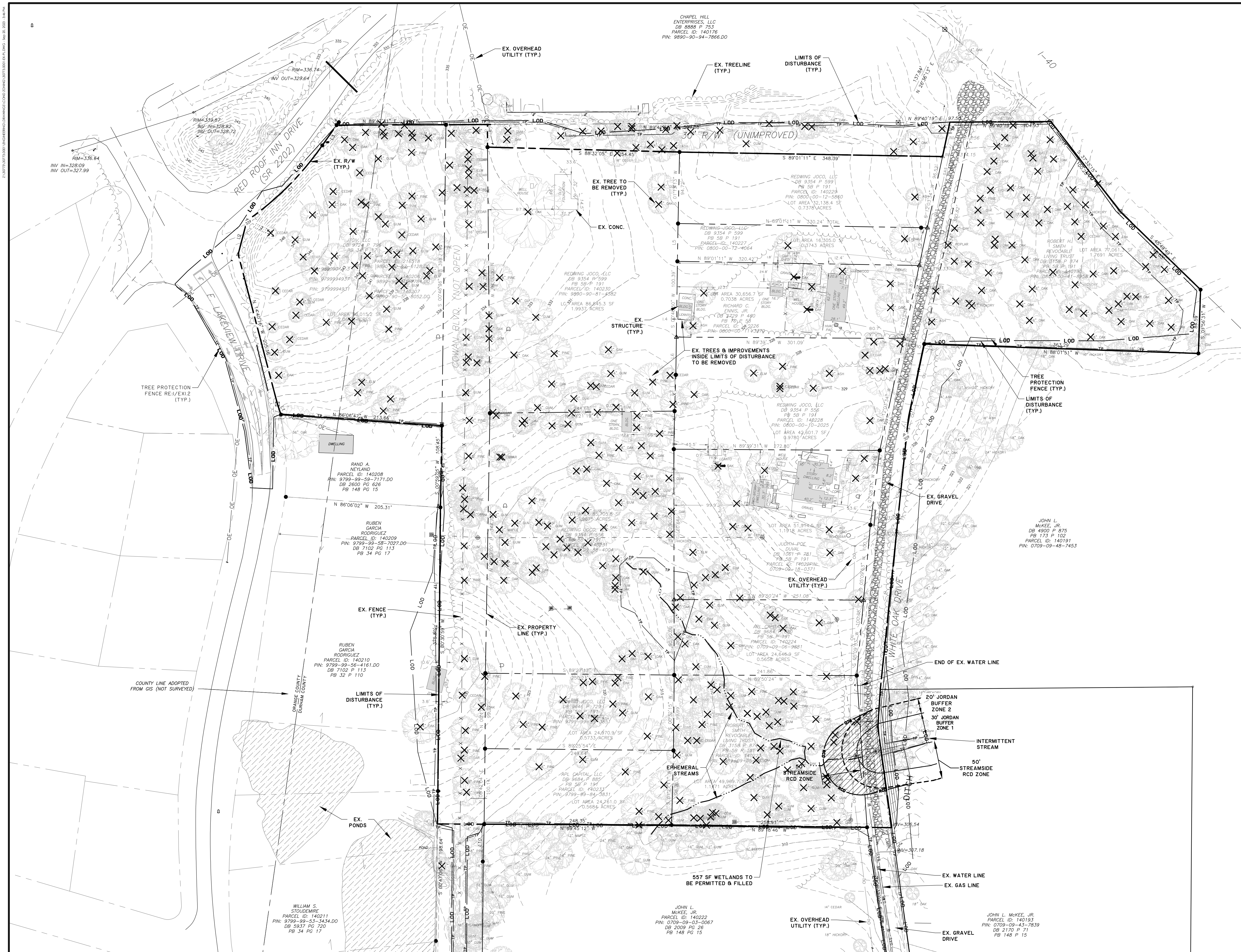


DATUM: HORIZ.:

ERT.:

JOB NO:	30773.0001
DATE:	
DRAWN:	JSA, MTC
DESIGNED:	
REVIEWED:	JSA
APPROVED:	
SCALE:	1" = 200'

GO.2



3	SUBMITTAL #4		T&H	9/20/2023	
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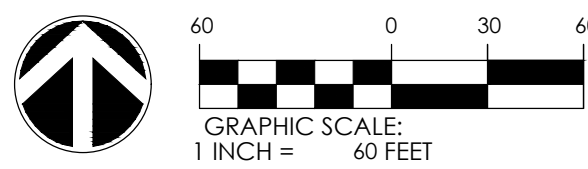
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EXISTING CONDITIONS PLAN

GATEWAY

PROJECT LOCATION:
East Lakeview Drive
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CLIENT/OWNER:
NorthView Partners



DATUM: HORIZ.:

VERT.:

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

EX1.1



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

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THOMAS & HUTTON

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STEEP SLOPE PLAN

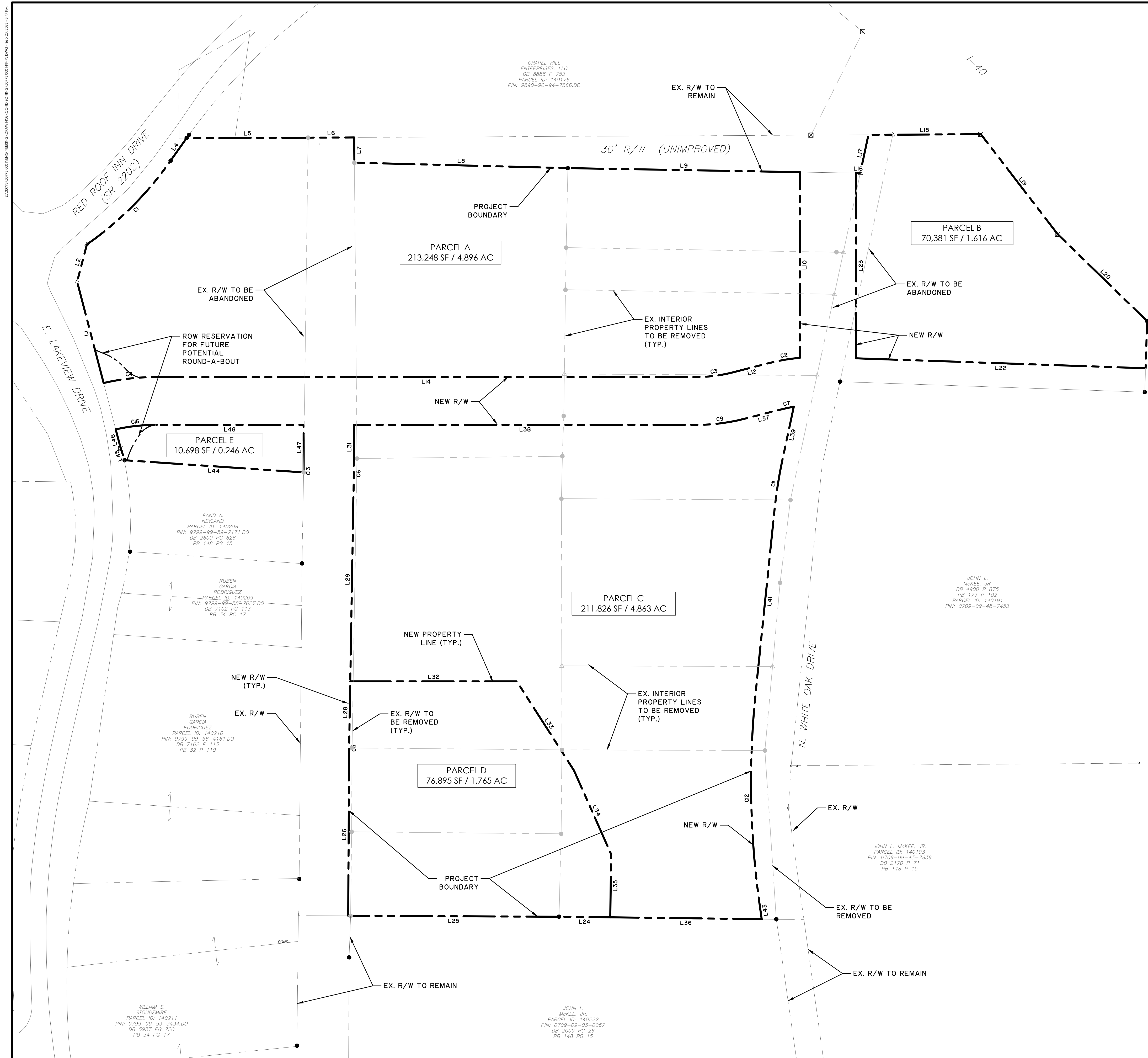
GATEWAY

PROJECT LOCATION:
East Lakeview Drive
Chapel Hill, NC

CLIENT/OWNER:
NorthView Partners

GRAPHIC SCALE:
1 INCH = 60 FEET

EX1.3



LINE TABLE			
LINE	BEARING	DISTANCE	
L1	N 14°40'17" W	124.58'	
L2	N 13°38'52" E	46.00'	
L4	S 35°22'31" E	32.93'	
L5	N 89°47'41" E	144.76'	
L6	S 89°42'49" E	54.98'	
L7	S 01°17'11" E	30.02'	
L8	S 88°32'05" E	254.45'	
L9	S 89°01'12" E	276.40'	
L10	S 00°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 01°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	126.28'
L34	S 23°54'15" E	108.87'
L35	S 04°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	53.35'
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"	

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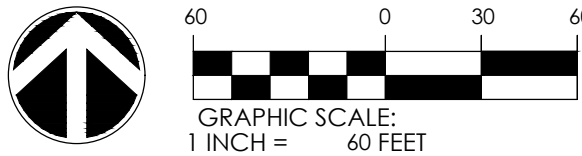
111 W. MAIN STREET
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PRELIMINARY PLAT

GATEWAY

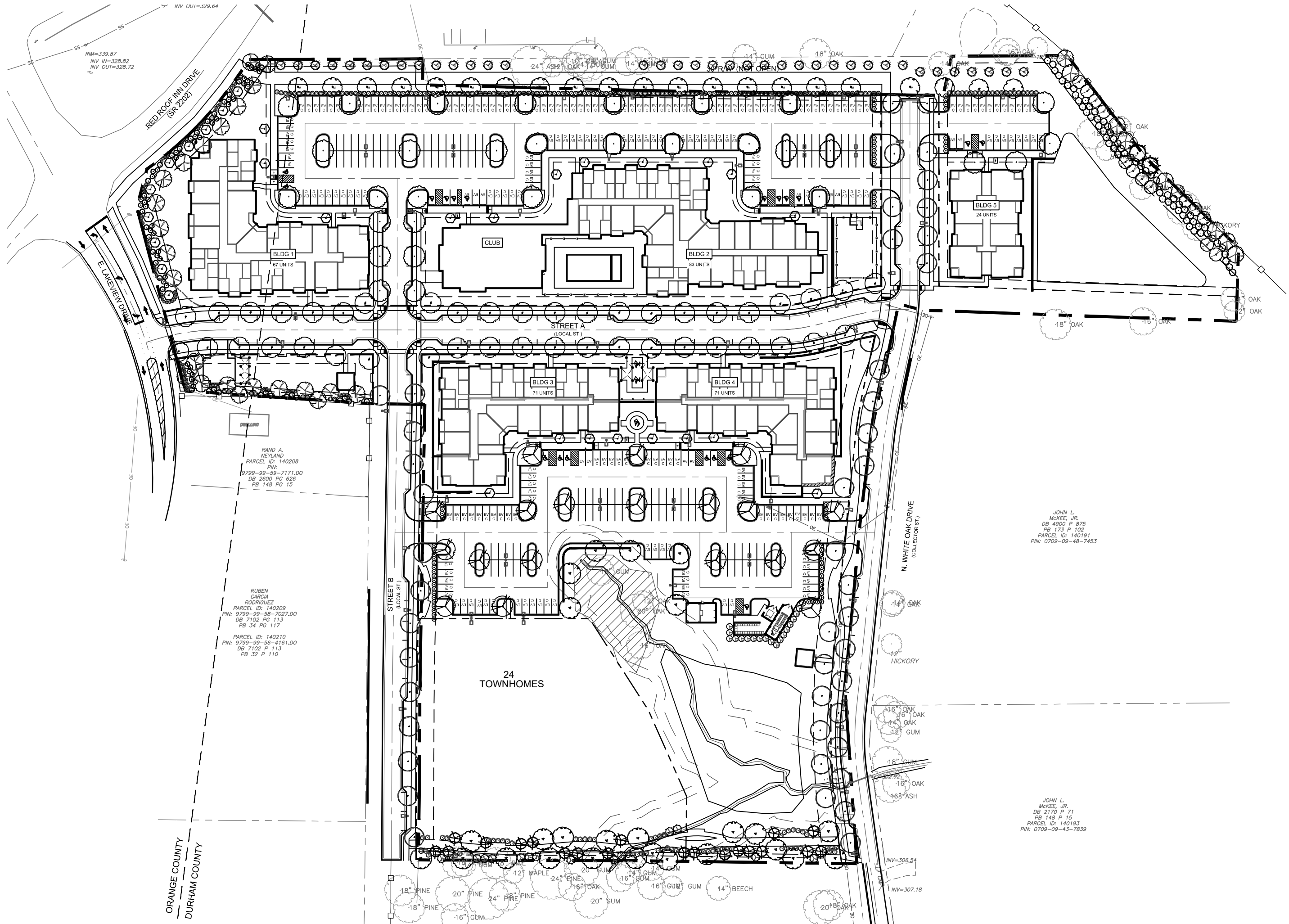
PROJECT LOCATION:
East Lakeview Drive
Chapel Hill, NC

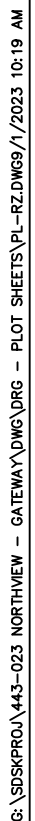
CLIENT/OWNER:
NorthView Partners



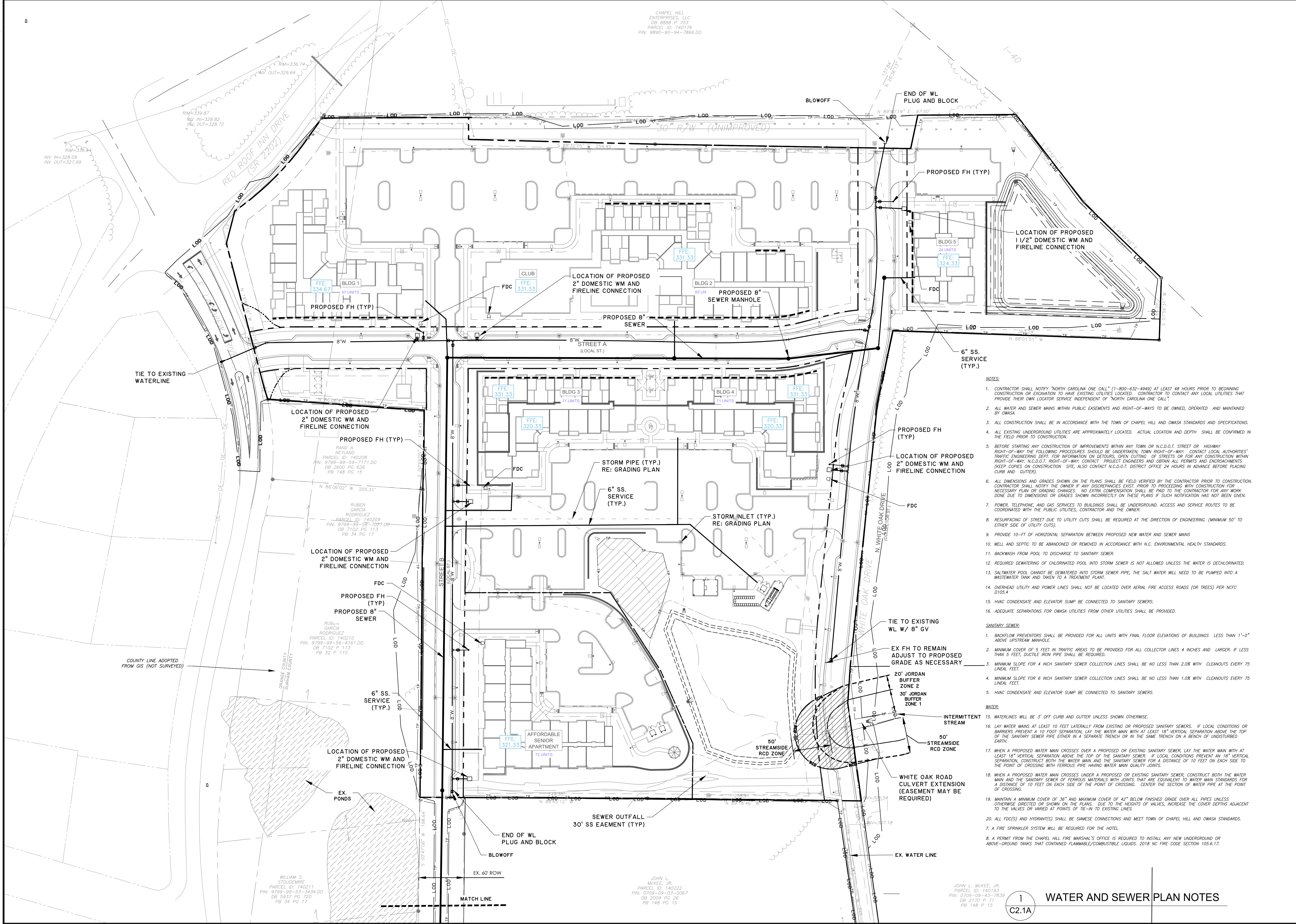
JOB NO:	30773.0001
DATE:	
DRAWN:	AMO, JSA
DESIGNED:	
REVIEWED:	
APPROVED:	
SCALE:	1" = 60'

P1.0





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



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NOTES:

- CONTRACTOR SHALL NOTIFY "NORTH CAROLINA ONE CALL" (1-800-632-4949) AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR TO CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICE INDEPENDENT OF "NORTH CAROLINA ONE CALL".
- ALL WATER AND SEWER MAINS WITHIN PUBLIC EASEMENTS AND RIGHT-OF-WAYS TO BE OWNED, OPERATED AND MAINTAINED BY OWASA.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF CHAPEL HILL AND OWASA STANDARDS AND SPECIFICATIONS.
- ALL EXISTING UNDERGROUND UTILITIES ARE APPROXIMATELY LOCATED. ACTUAL LOCATION AND DEPTH SHALL BE CONFIRMED IN THE FIELD PRIOR TO CONSTRUCTION.
- BEFORE STARTING ANY CONSTRUCTION OF IMPROVEMENTS WITHIN ANY TOWN OR N.C.D.O.T. STREET OR "HIGHWAY" RIGHT-OF-WAY THE FOLLOWING PROCEDURES SHOULD BE UNDERSTOOD: TOWN RIGHT-OF-WAY: CONTACT LOCAL AUTHORITIES' TRAFFIC ENGINEERING DEPT. FOR INFORMATION ON DETOURS, OPEN CUTTING OF STREETS OR FOR ANY CONSTRUCTION WITHIN RIGHT-OF-WAY. N.C.D.O.T. RIGHT-OF-WAY: CONTACT PROJECT ENGINEERS AND OBTAIN ALL PERMITS AND ENCROACHMENTS (KEEP COPIES ON CONSTRUCTION SITE. ALSO CONTACT N.C.D.O.T. DISTRICT OFFICE 24 HOURS IN ADVANCE BEFORE PLACING CURB AND GUTTER).
- ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE OWNER IF ANY DISCREPANCIES EXIST. PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADING CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- POWER, TELEPHONE, AND GAS SERVICES TO BUILDINGS SHALL BE UNDERGROUND. ACCESS AND SERVICE ROUTES TO BE COORDINATED WITH THE PUBLIC UTILITIES, CONTRACTOR AND THE OWNER.
- RESURFACING OF STREET DUE TO UTILITY CUTS SHALL BE REQUIRED AT THE DIRECTION OF ENGINEERING. (MINIMUM 50' TO EITHER SIDE OF UTILITY CUTS).
- PROVIDE 10'-FT OF HORIZONTAL SEPARATION BETWEEN PROPOSED NEW WATER AND SEWER MAINS
- WELL AND SEPTIC TO BE ABANDONED OR REMOVED IN ACCORDANCE WITH N.C. ENVIRONMENTAL HEALTH STANDARDS.
- BACKWASH FROM POOL TO DISCHARGE TO SANITARY SEWER.
- REQUIRED DEMATERING OF CHLORINATED POOL INTO STORM SEWER IS NOT ALLOWED UNLESS THE WATER IS DECHLORINATED.
- SALTWATER POOL CANNOT BE DEMATERED INTO STORM SEWER PIPE, THE SALT WATER WILL NEED TO BE PUMPED INTO A WASTEWATER TANK AND TAKEN TO A TREATMENT PLANT.
- OVERHEAD UTILITY AND POWER LINES SHALL NOT BE LOCATED OVER AERIAL FIRE ACCESS ROADS (OR TREES) PER NCTC 0105.4
- HVAC CONDENSATE AND ELEVATOR SUMP BE CONNECTED TO SANITARY SEWERS.
- ADEQUATE SEPARATIONS FOR OWASA UTILITIES FROM OTHER UTILITIES SHALL BE PROVIDED.

SANITARY SEWER:

- BACKFLOW PREVENTORS SHALL BE PROVIDED FOR ALL UNITS WITH FINAL FLOOR ELEVATIONS OF BUILDINGS LESS THAN 1'-0" ABOVE UPSTREAM MANHOLE.
- MINIMUM COVER OF 5 FEET IN TRAFFIC AREAS TO BE PROVIDED FOR ALL COLLECTOR LINES 4 INCHES AND LARGER. IF LESS THAN 5 FEET, DUCTILE IRON PIPE SHALL BE REQUIRED.
- MINIMUM SLOPE FOR 4 INCH SANITARY SEWER COLLECTION LINES SHALL BE NO LESS THAN 2.0% WITH CLEANOUTS EVERY 75 LINEAL FEET.
- MINIMUM SLOPE FOR 6 INCH SANITARY SEWER COLLECTION LINES SHALL BE NO LESS THAN 1.0% WITH CLEANOUTS EVERY 75 LINEAL FEET.
- HVAC CONDENSATE AND ELEVATOR SUMP BE CONNECTED TO SANITARY SEWERS.

WATER:

- WATERLINES WILL BE 3' OFF CURB AND GUTTER UNLESS SHOWN OTHERWISE.
- LAY WATER MAINS AT LEAST 10 FEET LATERSLATERALLY FROM EXISTING OR PROPOSED SANITARY SEWERS. IF LOCAL CONDITIONS OR BARRIERS PREVENT A 10 FOOT SEPARATION, LAY THE WATER MAIN WITH AT LEAST 18" VERTICAL SEPARATION ABOVE THE TOP OF THE SANITARY SEWER PIPE EITHER IN A SEPARATE TRENCH OR IN THE SAME TRENCH ON A BENCH OF UNDISTURBED EARTH.
- WHEN A PROPOSED WATER MAIN CROSSES OVER A PROPOSED OR EXISTING SANITARY SEWER, LAY THE WATER MAIN WITH AT LEAST 18" VERTICAL SEPARATION ABOVE THE TOP OF THE SANITARY SEWER. IF LOCAL CONDITIONS PREVENT AN 18" VERTICAL SEPARATION, CONSTRUCT BOTH THE WATER MAIN AND THE SANITARY SEWER FOR A DISTANCE OF 10 FEET ON EACH SIDE TO THE POINT OF CROSSING WITH FERROUS PIPE HAVING WATER MAIN QUALITY JOINTS.
- WHEN A PROPOSED WATER MAIN CROSSES UNDER A PROPOSED OR EXISTING SANITARY SEWER, CONSTRUCT BOTH THE WATER MAIN AND THE SANITARY SEWER OF FERROUS MATERIALS WITH JOINTS THAT ARE EQUIVALENT TO WATER MAIN STANDARDS FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE POINT OF CROSSING. CENTER THE SECTION OF WATER PIPE AT THE POINT OF CROSSING.
- MAINTAIN A MINIMUM COVER OF 36" AND MAXIMUM COVER OF 42" BELOW FINISHED GRADE OVER ALL PIPES UNLESS OTHERWISE DIRECTED OR SHOWN ON THE PLANS. DUE TO THE HEIGHTS OF VALVES, INCREASE THE COVER DEPTHS ADJACENT TO THE VALVES OR VALVED AT POINTS OF TIE-IN TO EXISTING LINES.
- A FIRE SPRINKLER SYSTEM WILL BE REQUIRED FOR THE HOTEL.
- A PERMIT FROM THE CHAPEL HILL FIRE MARSHAL'S OFFICE IS REQUIRED TO INSTALL ANY NEW UNDERGROUND OR ABOVE-GROUND TANKS THAT CONTAINED FLAMMABLE/COMBUSTIBLE LIQUIDS. 2018 NC FIRE CODE SECTION 105.6.17.

UTILITY PLAN

GATEWAY

PROJECT LOCATION:
East Lakeview Drive
Chapel Hill, NC

CLIENT/OWNER:
NorthView Partners

GRAPHIC SCALE:
1 INCH = 60 FEET

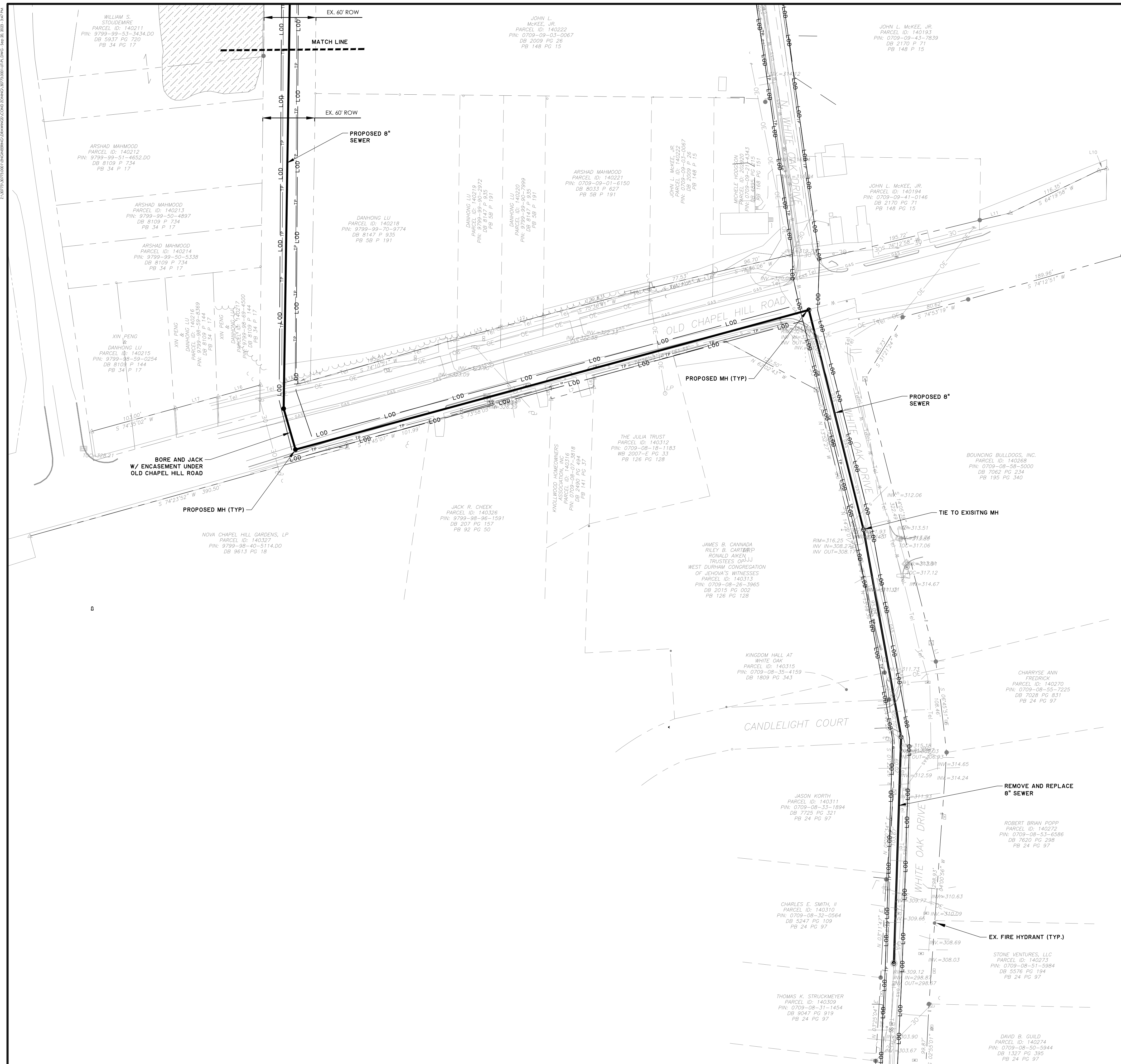
DATUM: HORIZ.: VERT.:

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

1
C2.1A

WATER AND SEWER PLAN NOTES

C2.1



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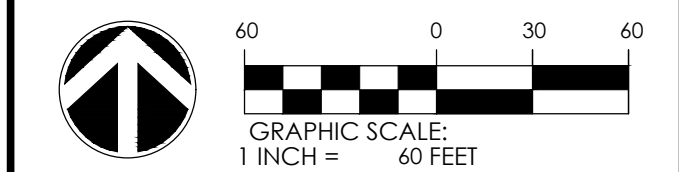
111 W. MAIN STREET
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UTILITY PLAN

GATEWAY

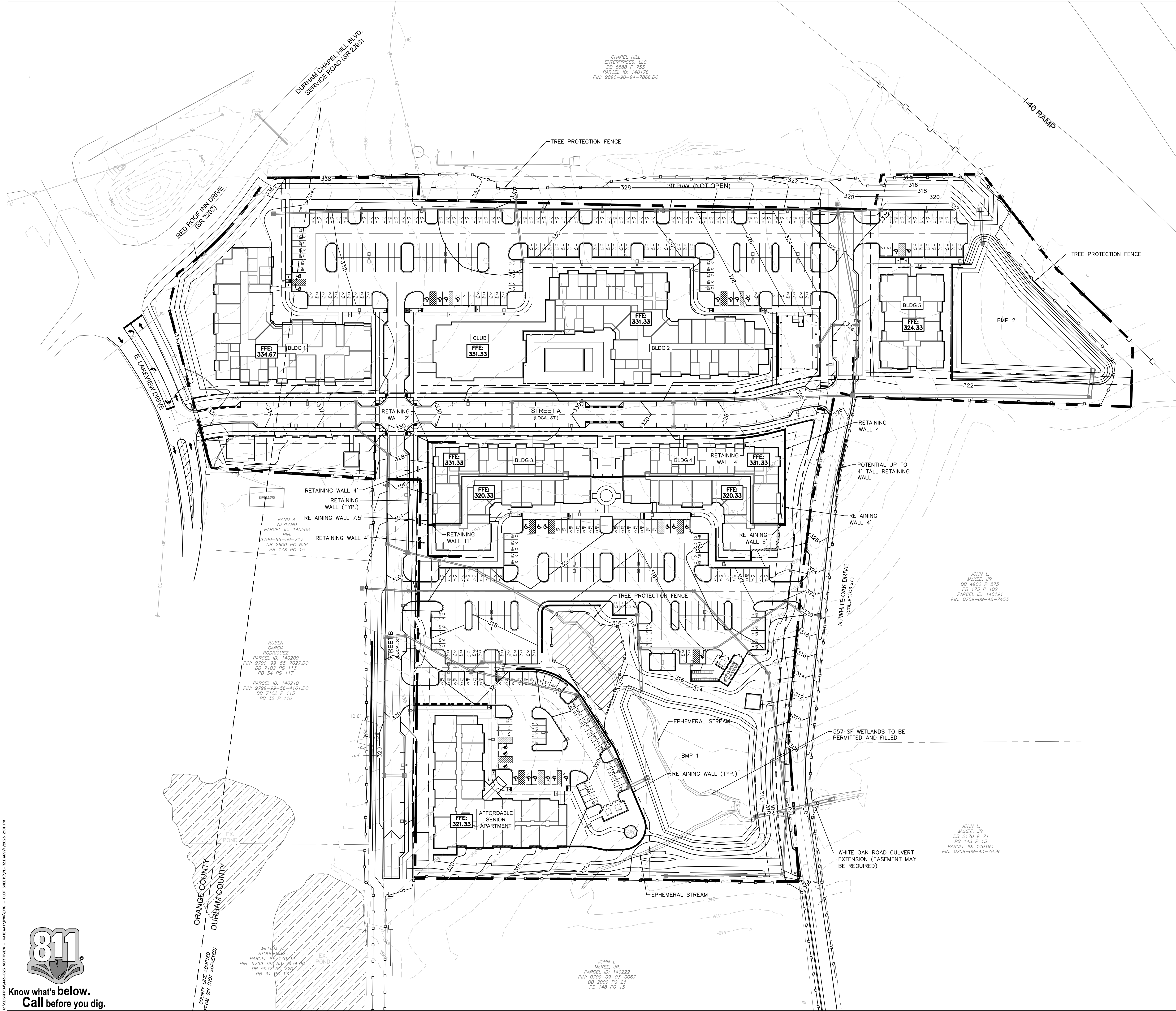
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DRAWN:	AMO, JSA	
DESIGNED:		
REVIEWED:		
APPROVED:		
SCALE:	1" = 60'	

C2.2



SITE ACCESSIBILITY NOTES

- 1. 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'
- 2. THE PAVEMENT SLOPE WITHIN ACCESSIBLE PARKING SPACES SHALL NOT EXCEED 2% IN ALL DIRECTIONS. 1.5% IS RECOMMENDED.
- 3. 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.

- 1. PROTRUDING OBJECTS ON CIRCULATION PATHS WITHIN COMMON USE AREAS TO COMPLY WITH ANSI 2009 SECTION 307, INCLUDING:
 - a. 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.
 - b. 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.
 - c. 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.
- 2. PROTRUDING OBJECTS ON CIRCULATION PATHS WITHIN PUBLIC USE AREAS TO COMPLY WITH 2010 ADA SECTION 307, INCLUDING:
 - a. 2010 ADA SECTION 307.2: OBJECTS PROJECTING FROM WALLS
 - b. 2010 ADA SECTION 307.4: MINIMUM CLEAR HEADROOM
- 3. FLOOR AND GROUND SURFACES IN COMMON USE AREAS SHALL BE STABLE, FIRM, AND SLIP RESISTANT AND SHALL COMPLY WITH ANSI 2009 SECTIONS 302.
- 4. 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.
- 5. CHANGES IN LEVEL IN COMMON USE AREAS SHALL COMPLY WITH ANSI 2009 SECTION 303, INCLUDING:
 - a. ANSI 2009 SECTION 303.2: VERTICAL
 - b. ANSI 2009 SECTION 303.3: BEVELED
 - c. ANSI 2009 SECTION 303.4: RAMPS
- 6. CHANGES IN LEVEL ALONG ACCESSIBLE ROUTES AND IN ACCESSIBLE ROOMS AND SPACES WITH PUBLIC USE AREAS SHALL COMPLY WITH 2010 ADA SECTION 303, INCLUDING:
 - a. 2010 ADA SECTION 303.2: VERTICAL
 - b. 2010 ADA SECTION 303.3: BEVELED
 - c. 2010 ADA SECTION 303.4: RAMPS

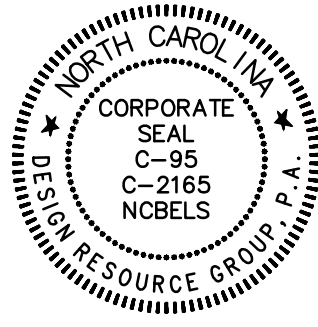
TREE PROTECTION NOTES:

- 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 (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.
- 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, WRES, 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.



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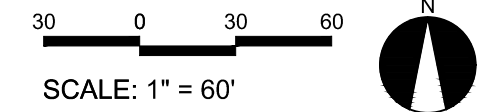


REZONING

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:



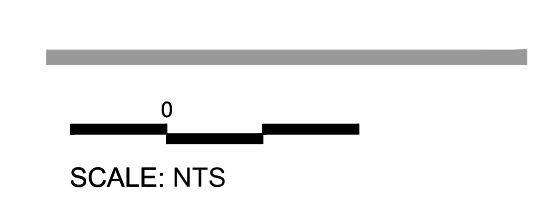
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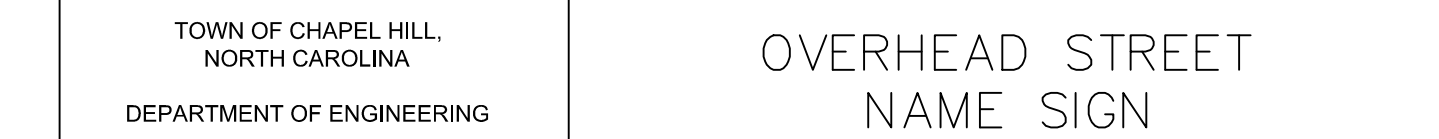
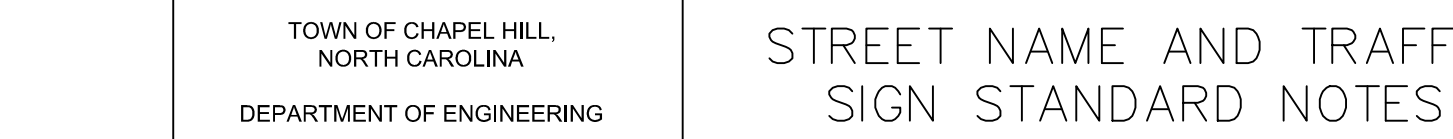


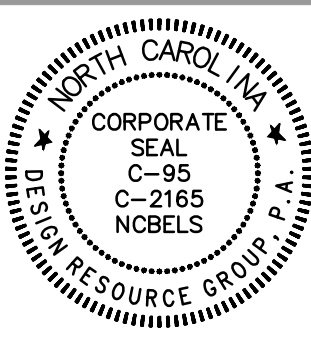
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NORTHVIEW PARTNERS
6131 FALLS OF NEUSE ROAD, SUITE 202
RALEIGH, NORTH CAROLINA 27609

SITE DETAILS

0
SCALE: NTS

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

JUNE 8, 2023

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'	16.0'	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'	

* ADDITIONAL WIDTH MAY BE REQUIRED WHERE THE AISLE SERVES AS A PRINCIPAL VEHICULAR ACCESS TO ON-SITE USES OR STRUCTURES OR SERVES TWO-WAY TRAFFIC.

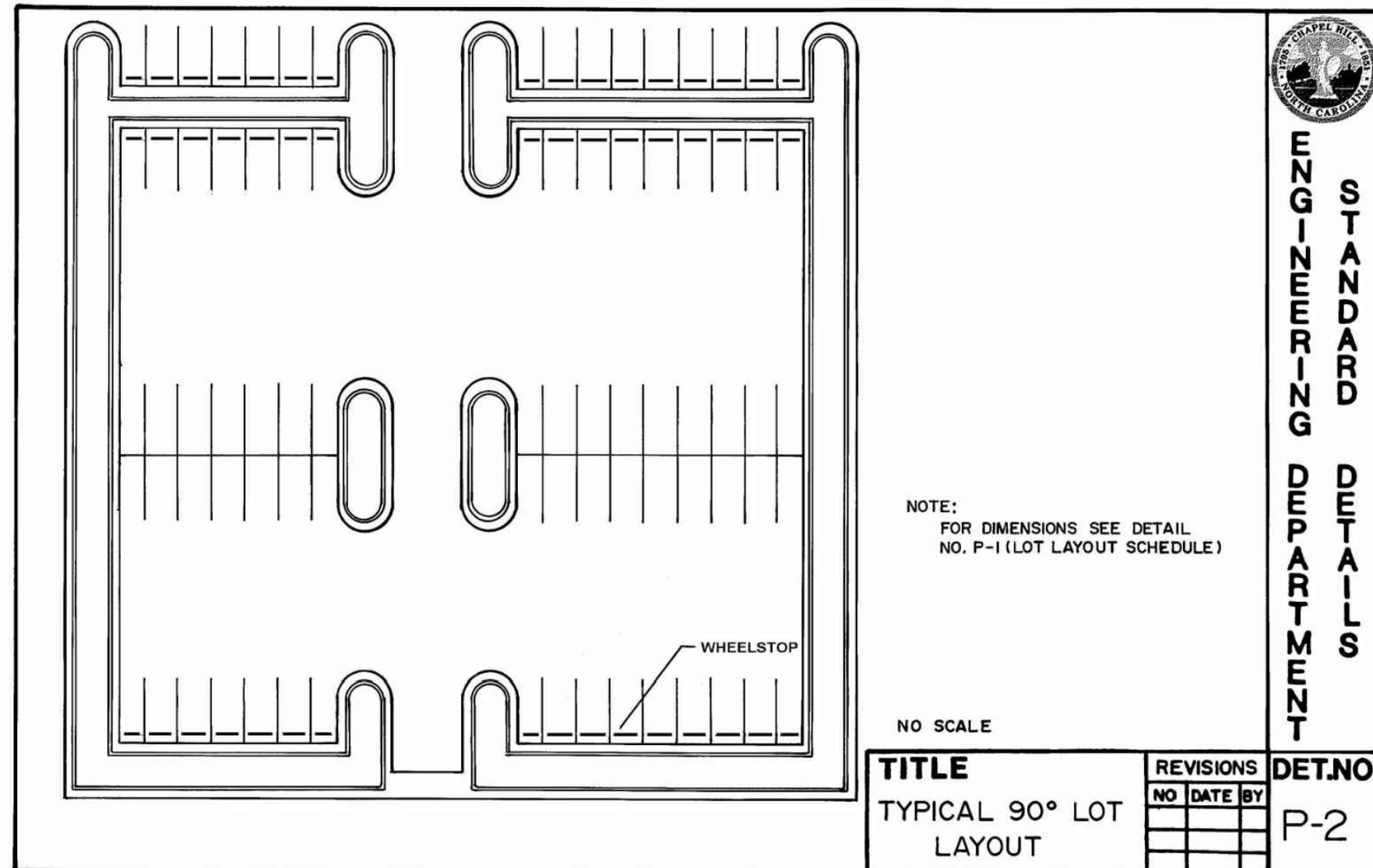
PARKING STALLS ABUTTING SIDEWALK AND PLANTING STRIPS SHALL PROVIDE ADDITIONAL CLEARANCE BETWEEN THE STALL AND THE SIDEWALK OR PLANTING STRIP.

A) PARKING ANGLE
B) STALL WIDTH
C) STALL DEPTH
D) AISLE WIDTH BETWEEN STALL LINES (ONE-WAY TRAFFIC)
E) STALL WIDTH PARALLEL TO AISLE
F) MODULE WIDTH (ONE-WAY TRAFFIC) WITH PARKING ON BOTH SIDES.
#G) VEHICLE OVERHANG
*D) TWO-WAY TRAFFIC
F) TWO-WAY TRAFFIC

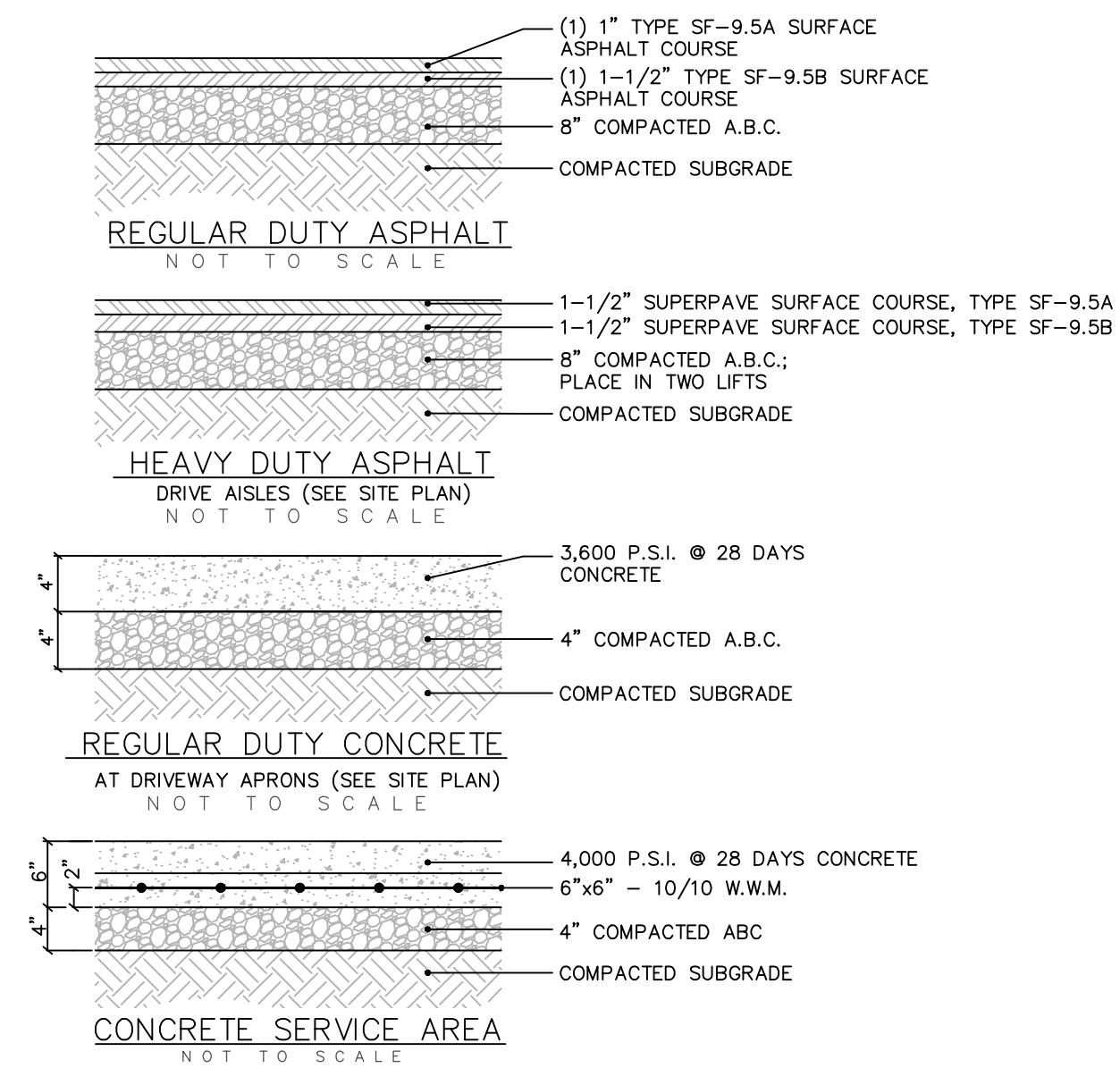
TITLE: LOT LAYOUT SCHEDULE

REVISIONS: NO DATE BY

DET. NO.: P-1



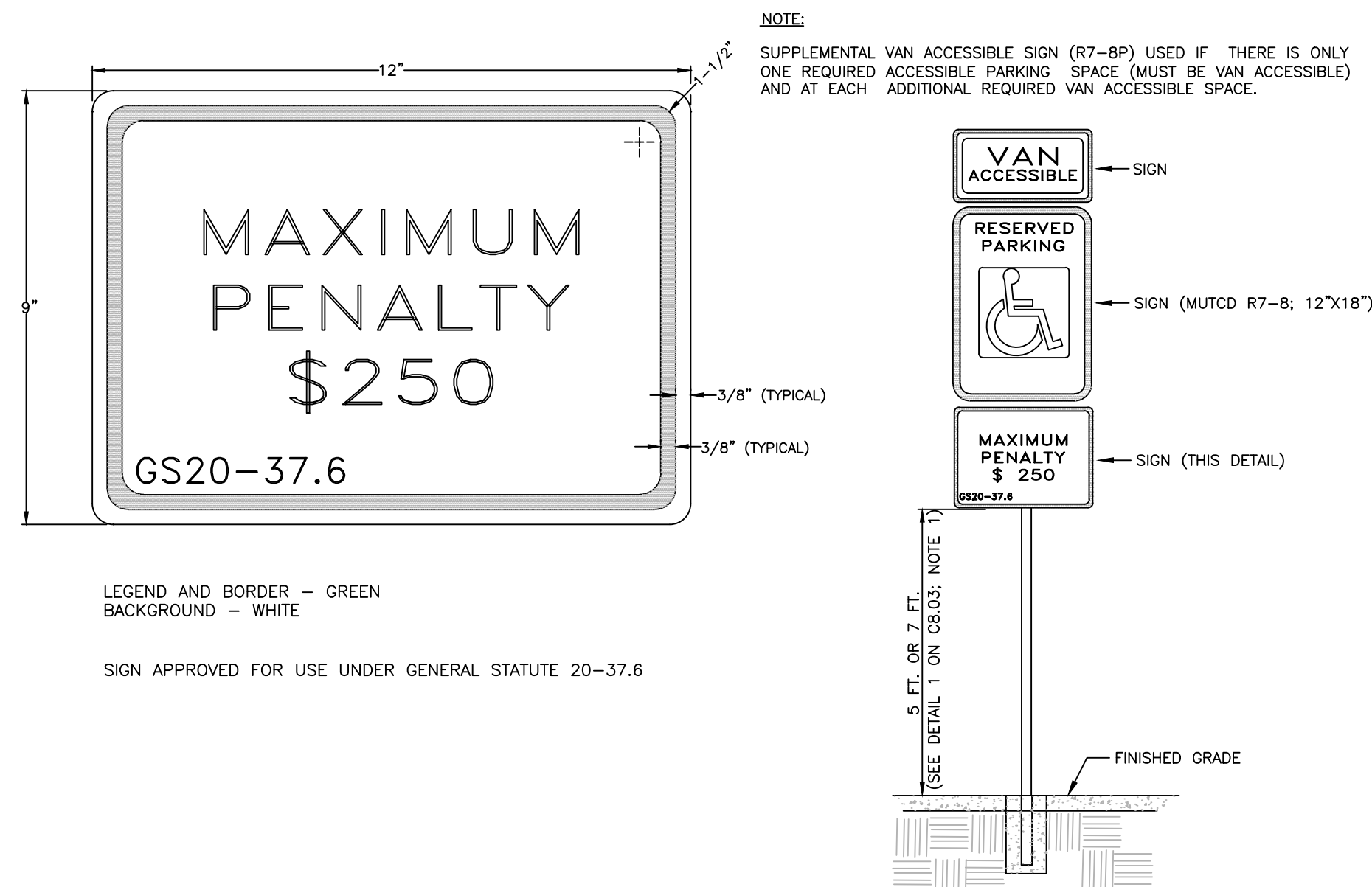
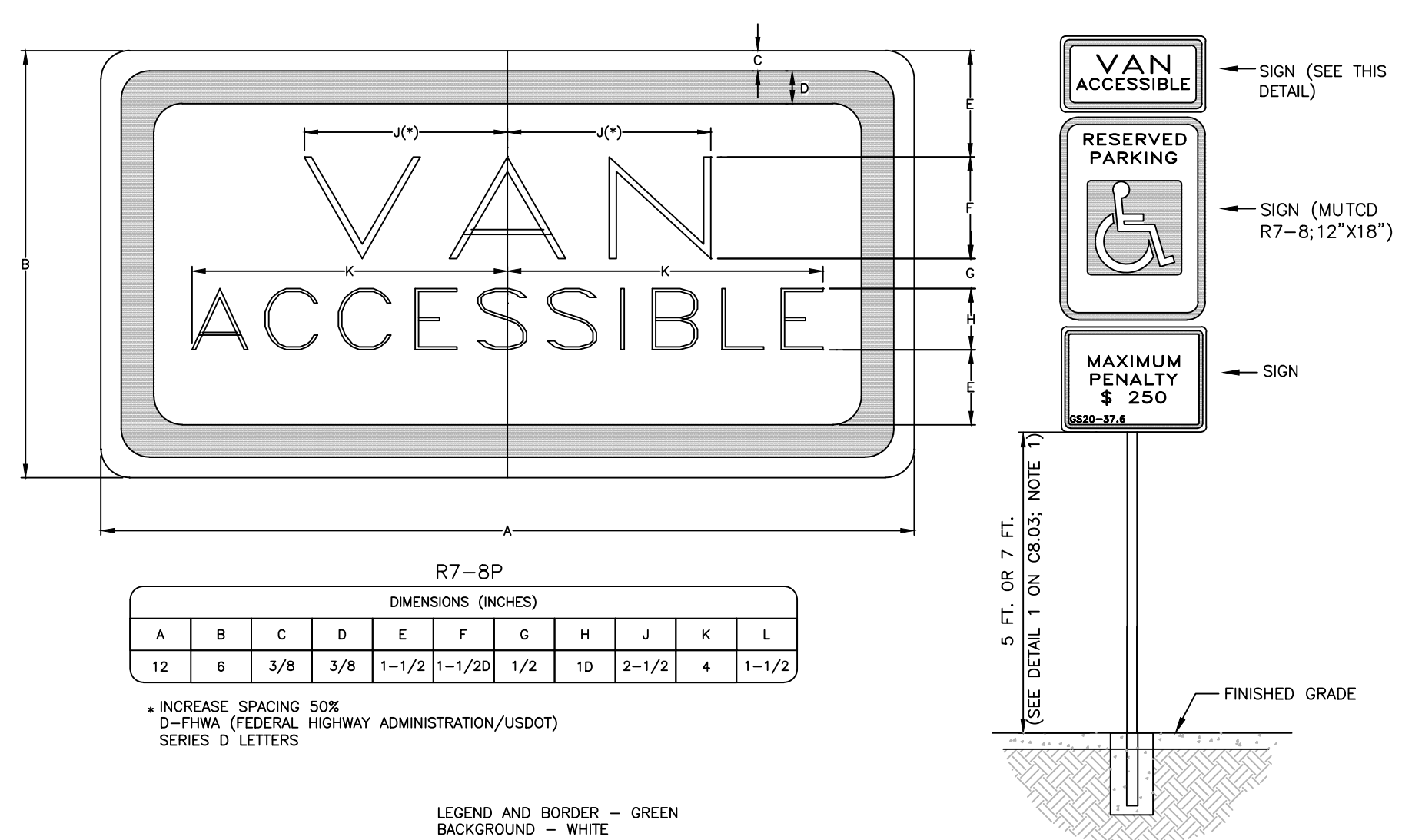
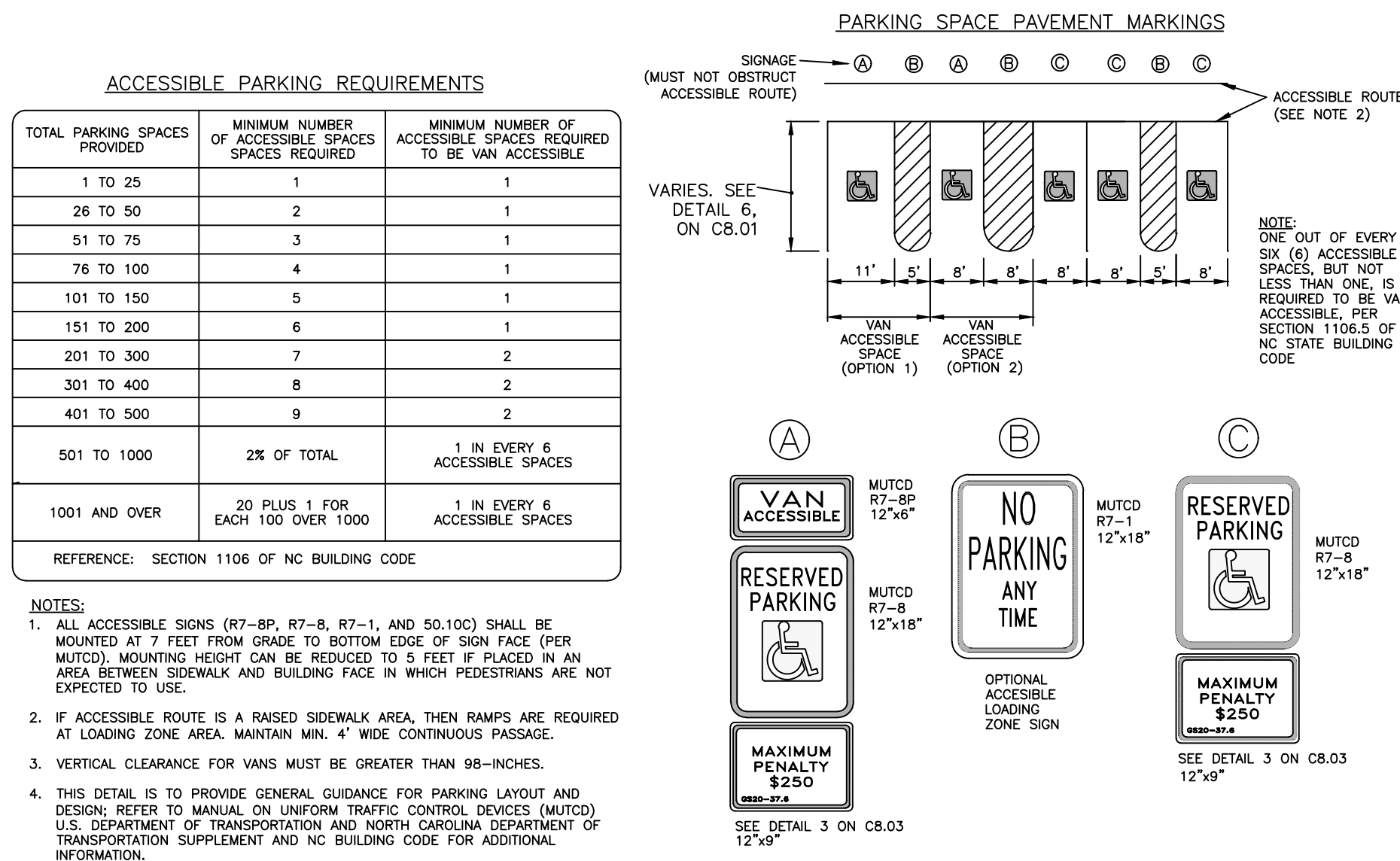
- NOTE:
- PAVEMENT CROSS SECTIONS ARE FOR INTERNAL PRIVATE DRIVES AND PARKING LOTS.
 - CONTRACTOR TO VERIFY PAVEMENT CROSS SECTIONS WITH LATEST RECOMMENDATIONS BY GEOTECH REPORT PRIOR TO INSTALLATION.
 - ALL SUBGRADE SHALL BE COMPACTED TO 100% OF MAXIMUM DENSITY OBTAINABLE WITH STANDARD PROCTOR TEST TO A DEPTH OF 8" AND A DENSITY OF 95% FOR DEPTHS GREATER THAN 8".
 - ALL FIRE APPARATUS ACCESS ROUTES SHALL SUPPORT 85,000 LBS GROSS VEHICLE WEIGHT OR GREATER AS REQUIRED LOCAL FIRE DEPARTMENT.
 - REFER TO TOWN OF CHAPEL HILL STANDARD DETAILS FOR PUBLIC STREET / PAVEMENT DESIGN.



1 TOWN OF CHAPEL HILL, NORTH CAROLINA
DEPARTMENT OF ENGINEERING
PARKING LOT LAYOUT & SCHEDULE

2 TOWN OF CHAPEL HILL, NORTH CAROLINA
DEPARTMENT OF ENGINEERING
TYPICAL 90 DEGREE PARKING LOT LAYOUT

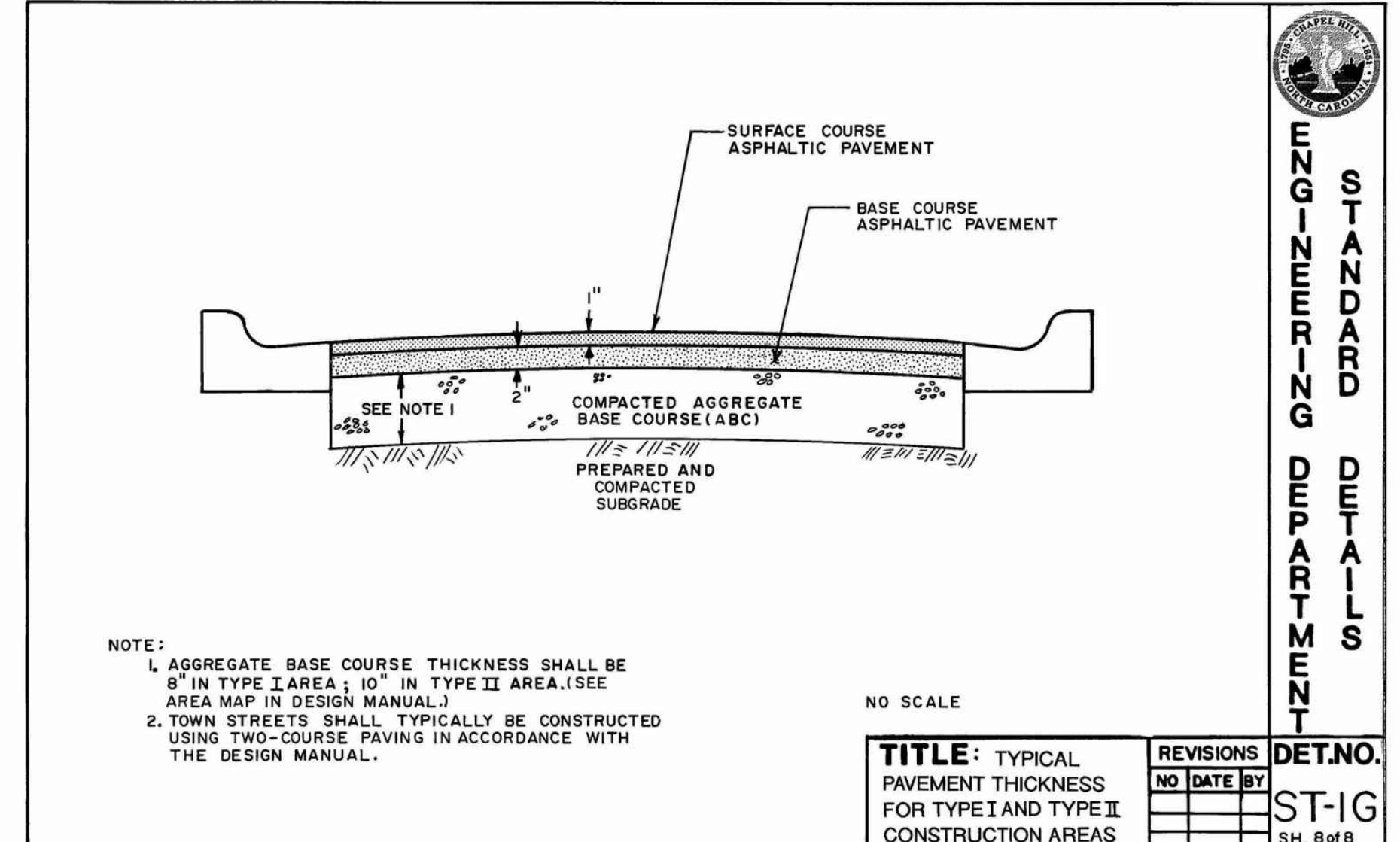
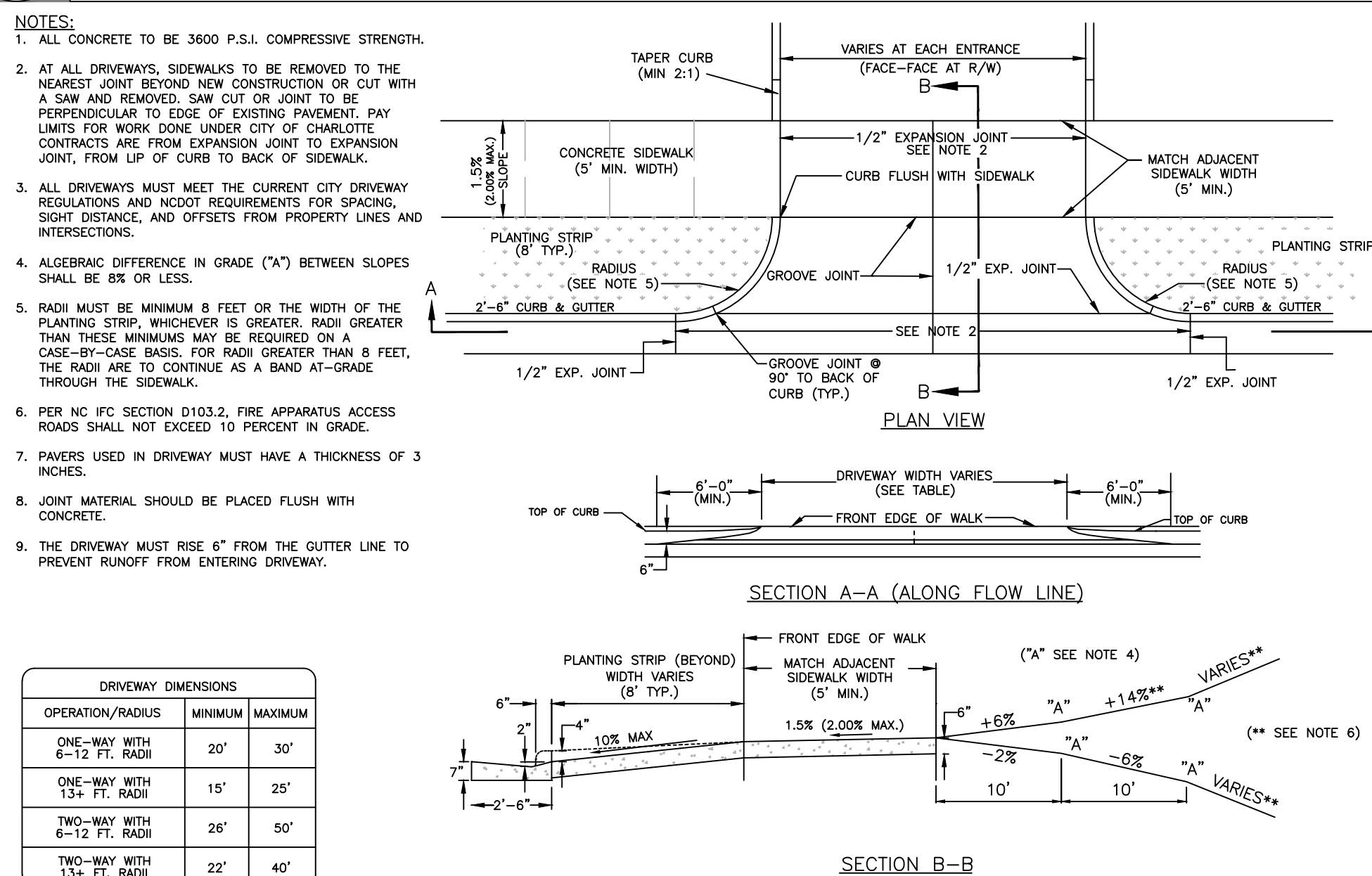
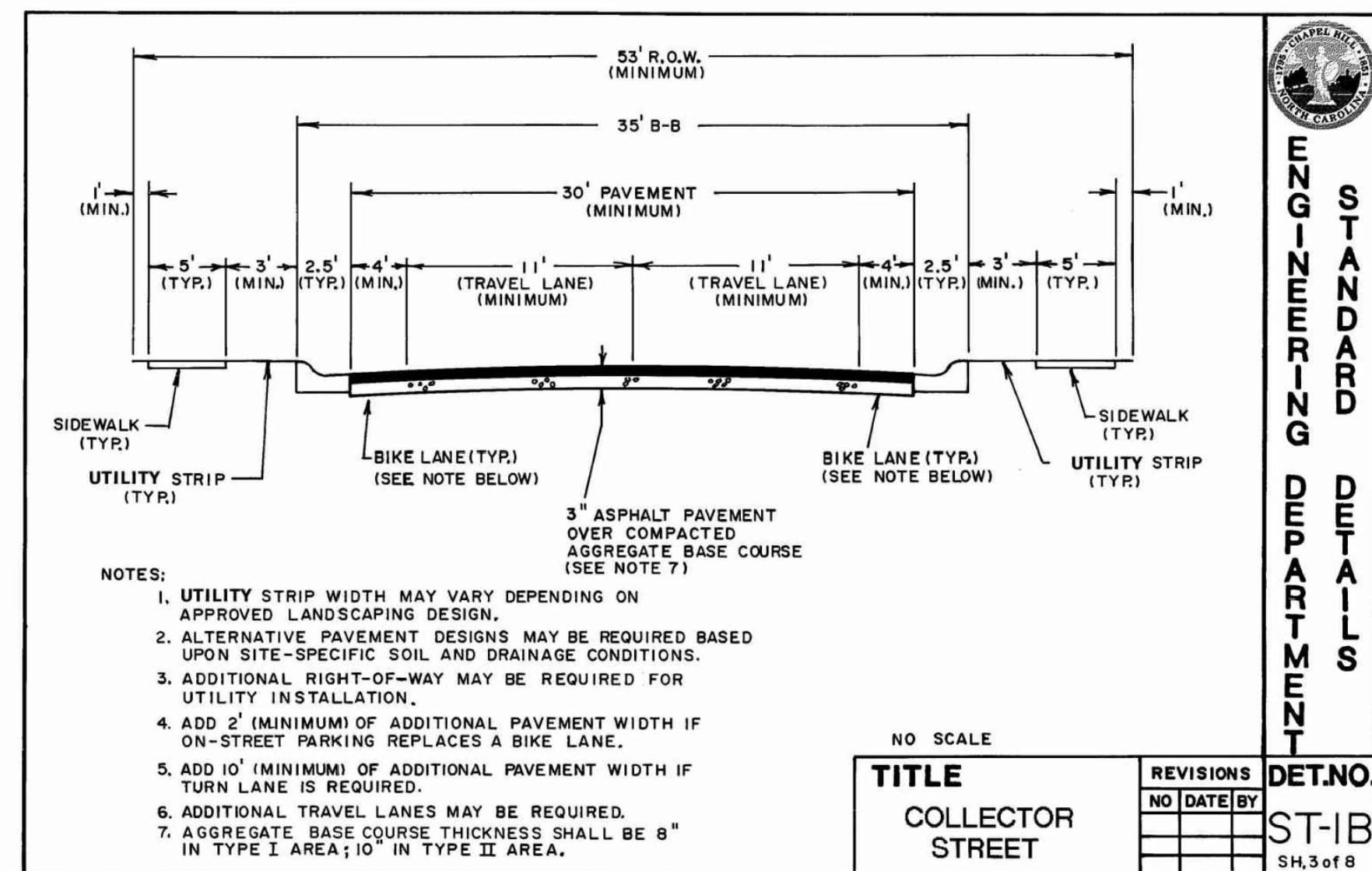
3 PRIVATE PAVEMENT CROSS SECTIONS



4 ACCESSIBLE PARKING AND SIGNAGE STANDARDS

5 SUPPLEMENTAL VAN ACCESSIBLE SIGN (R7-8P)

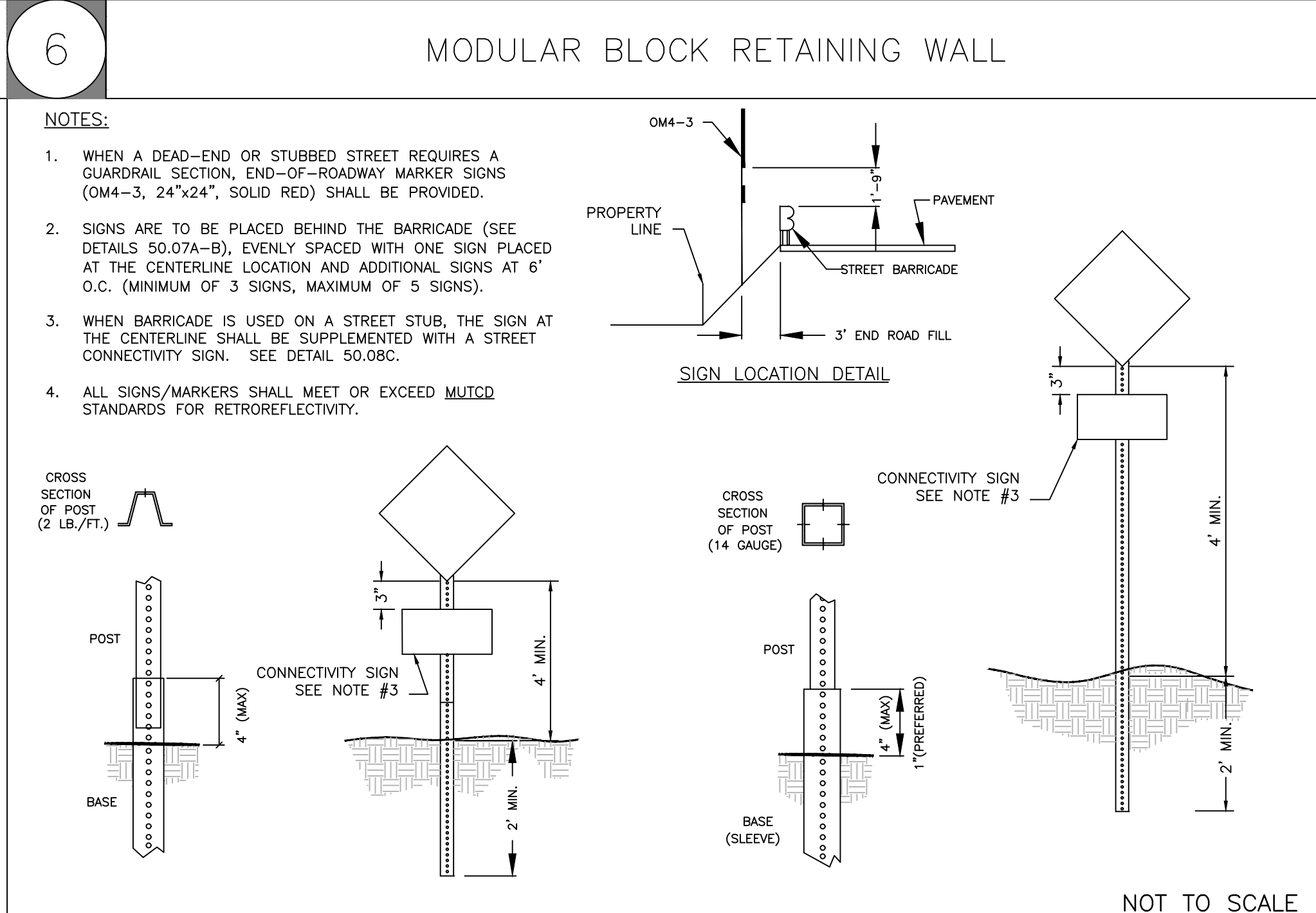
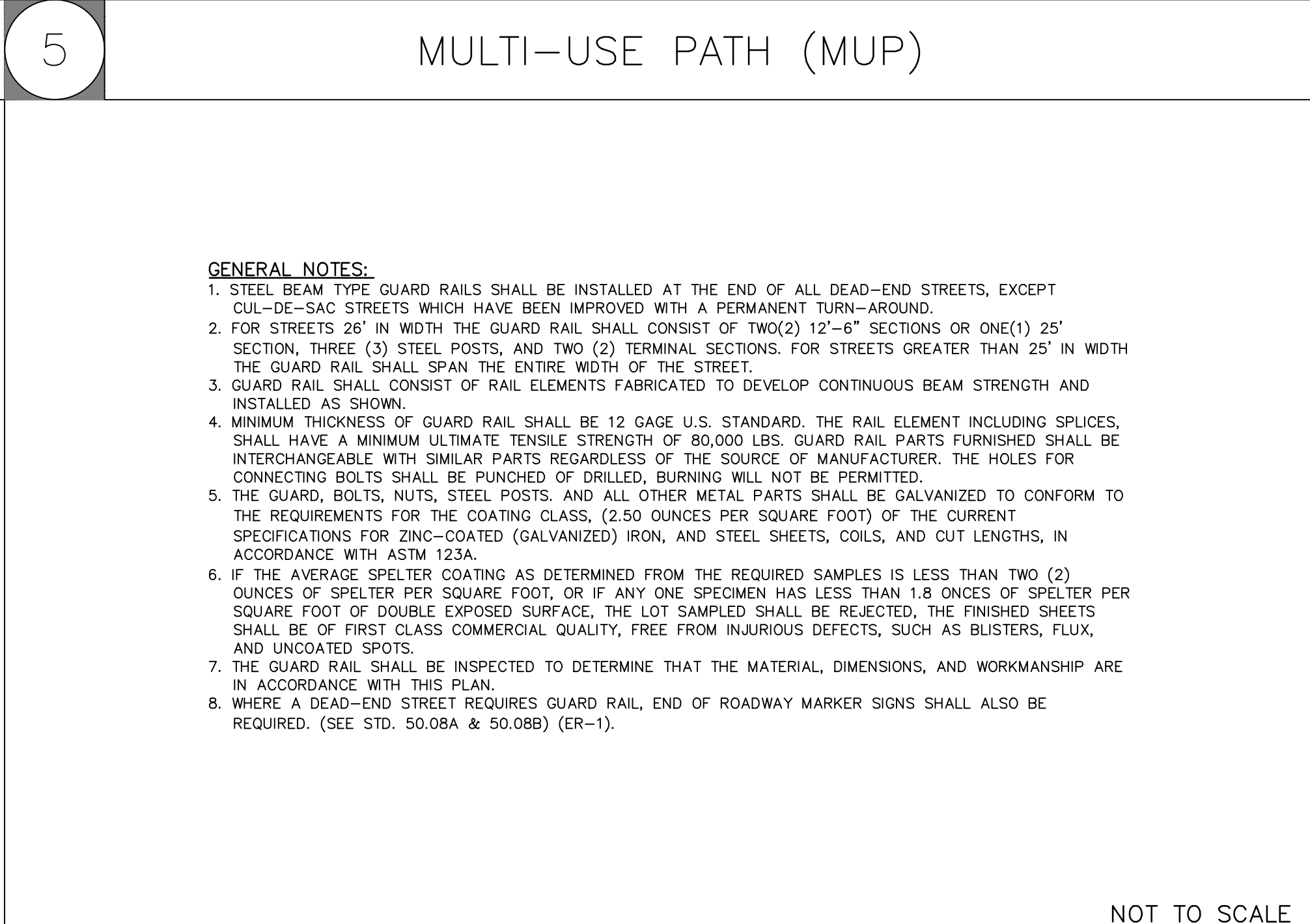
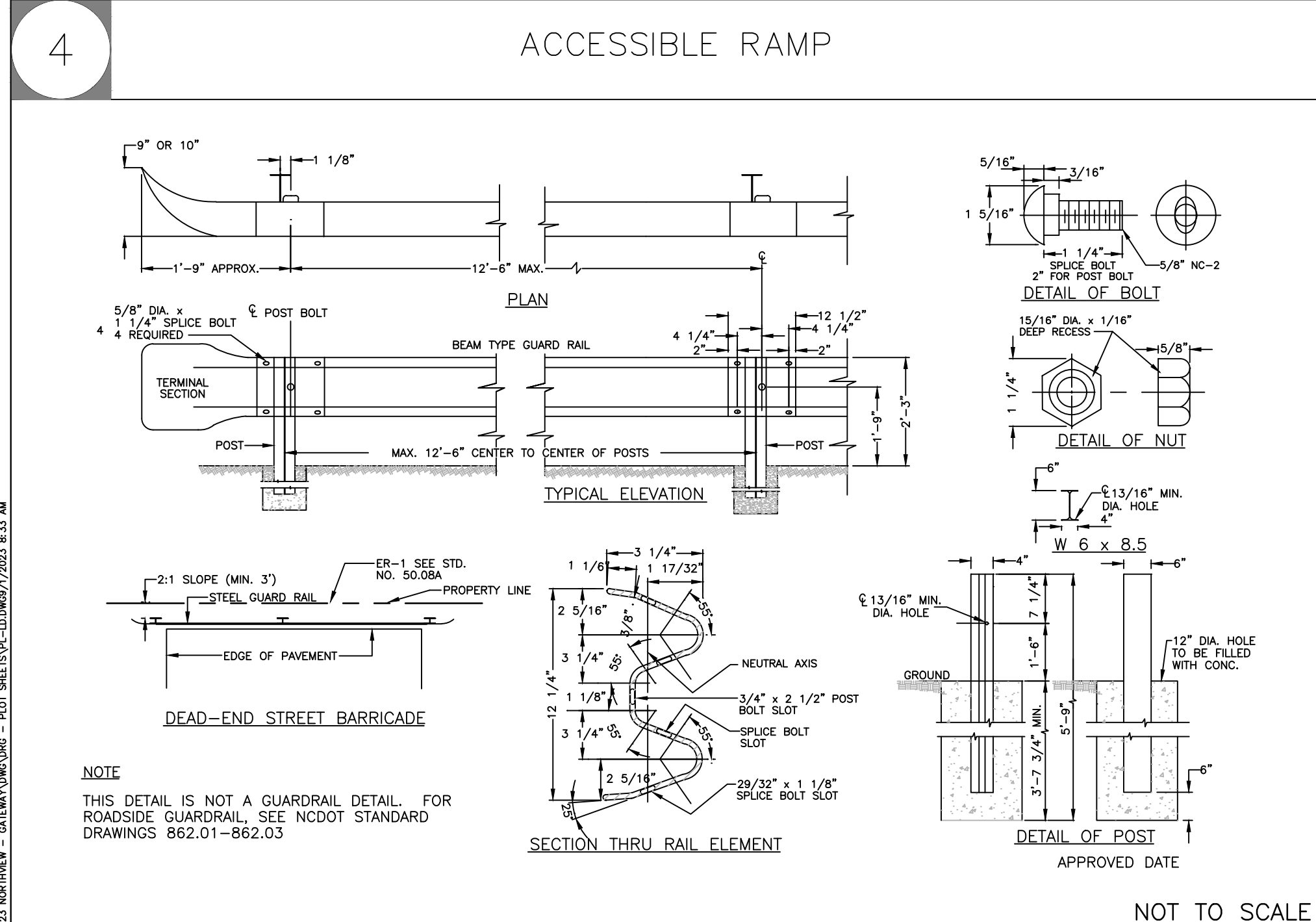
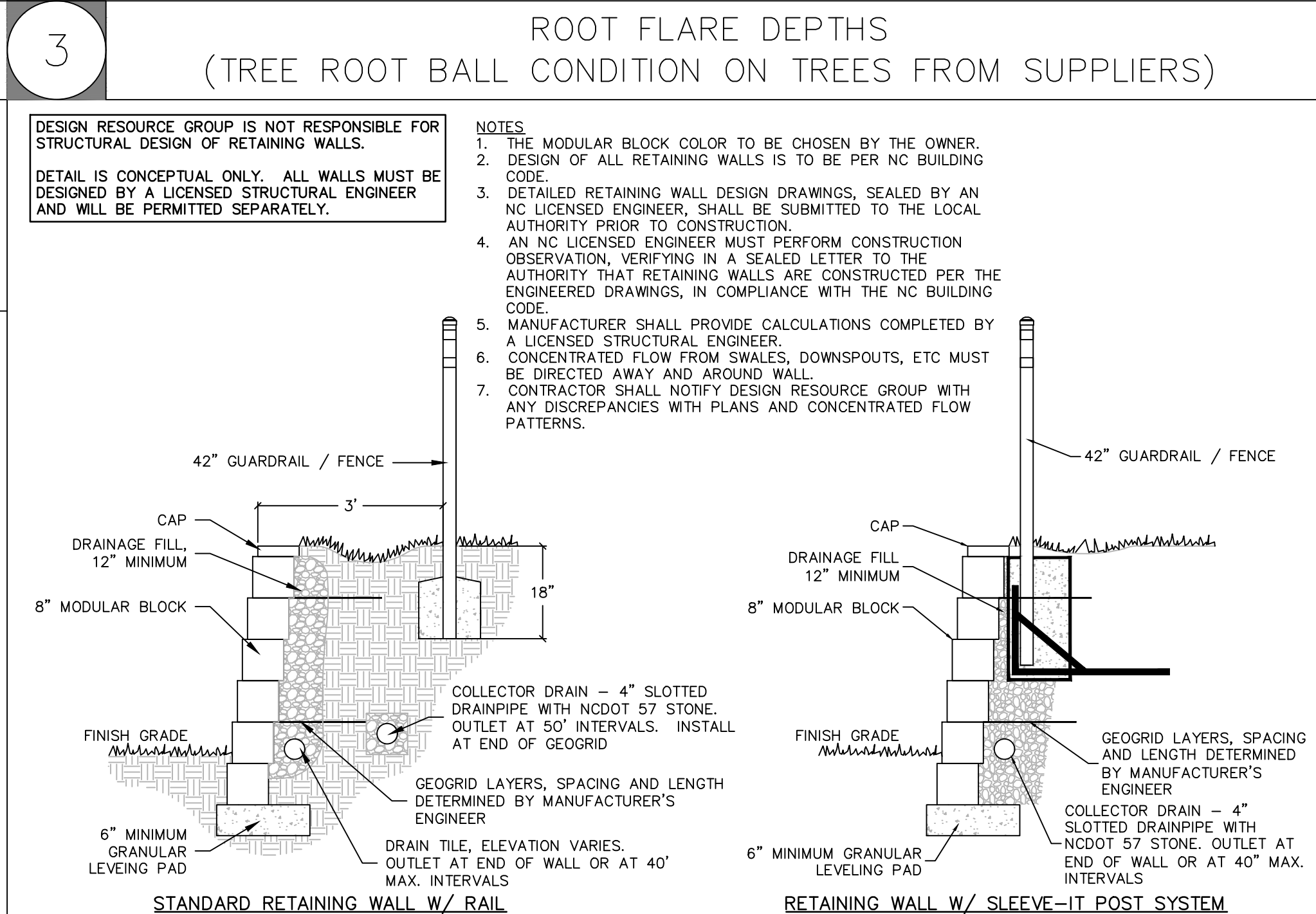
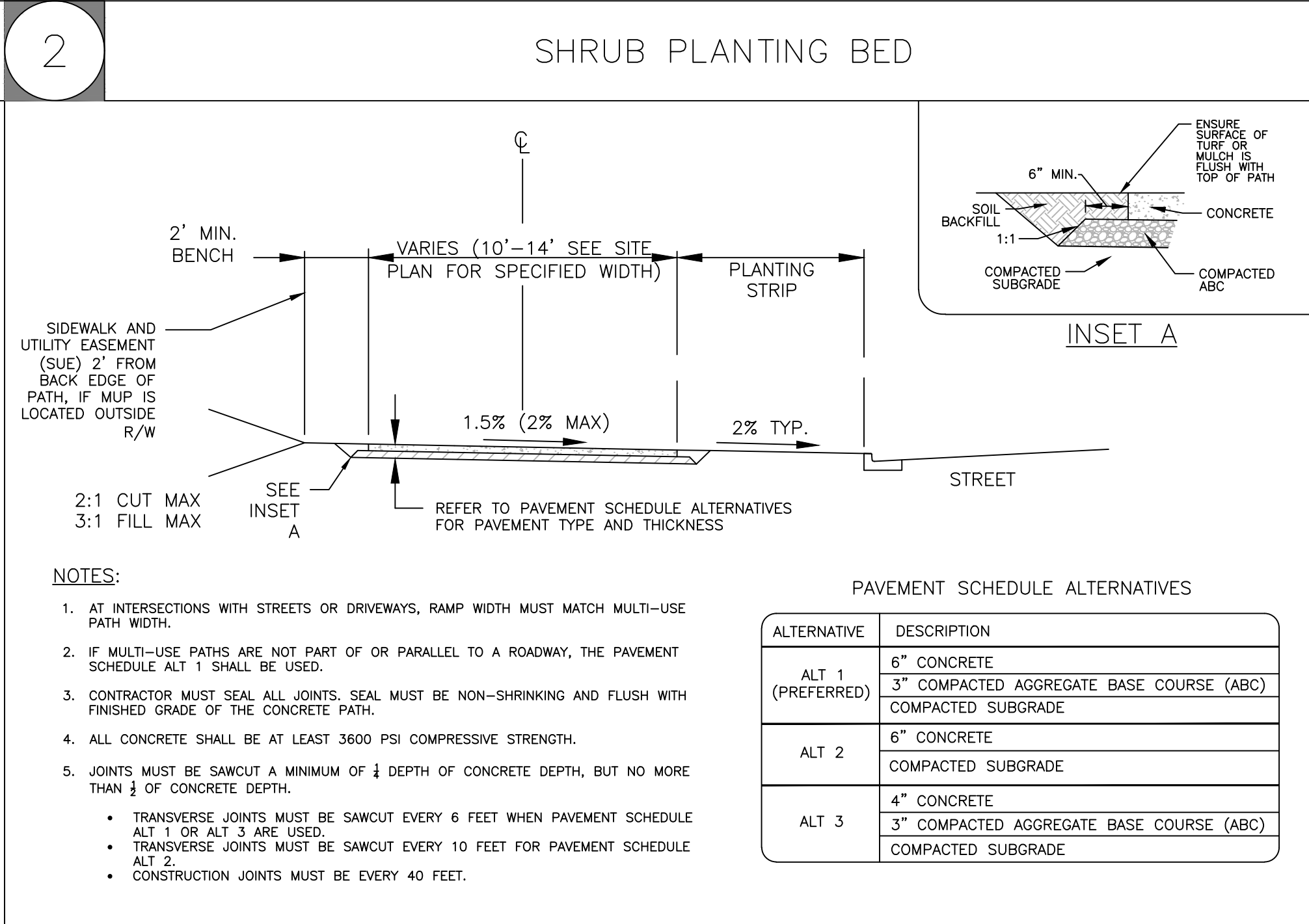
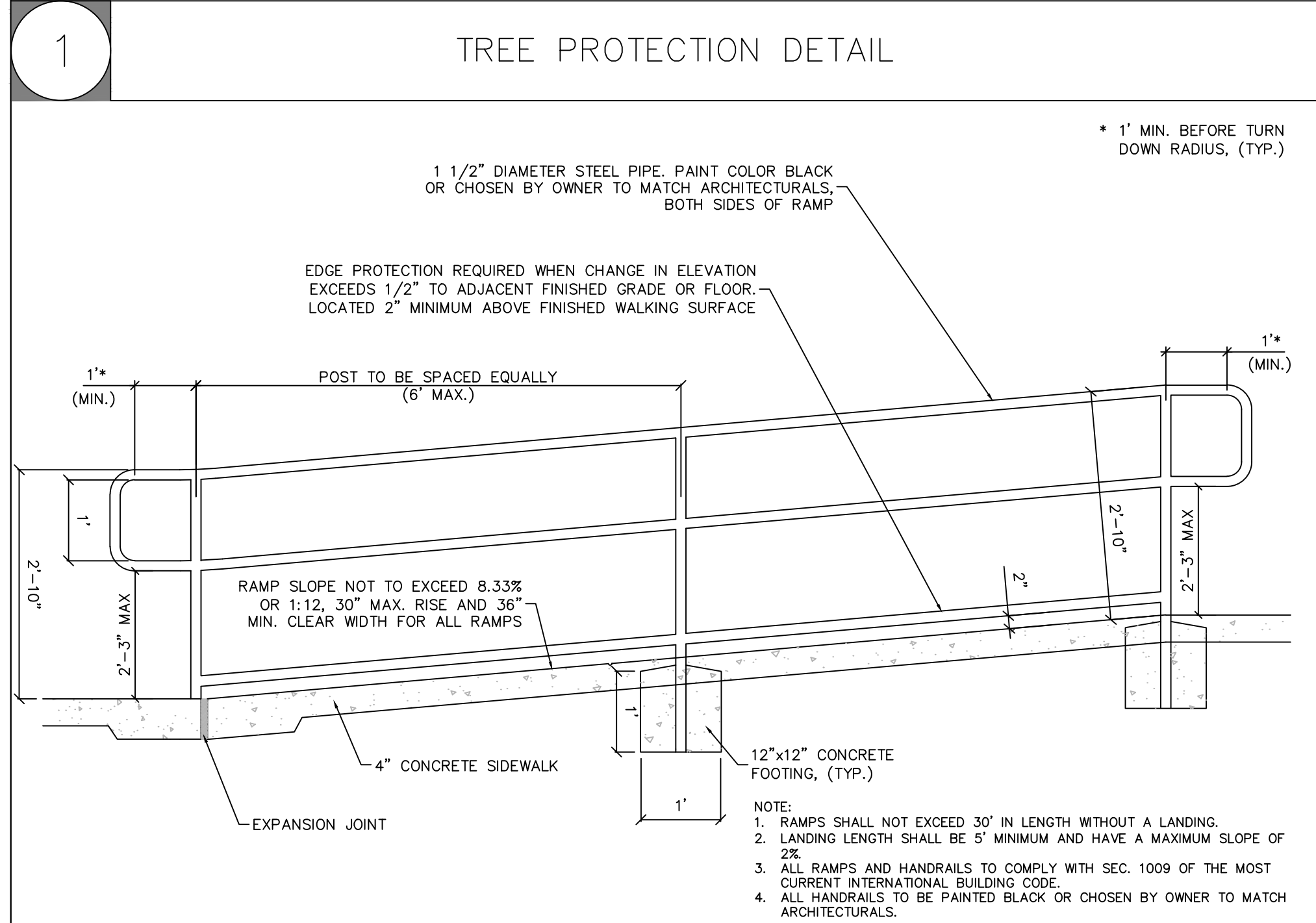
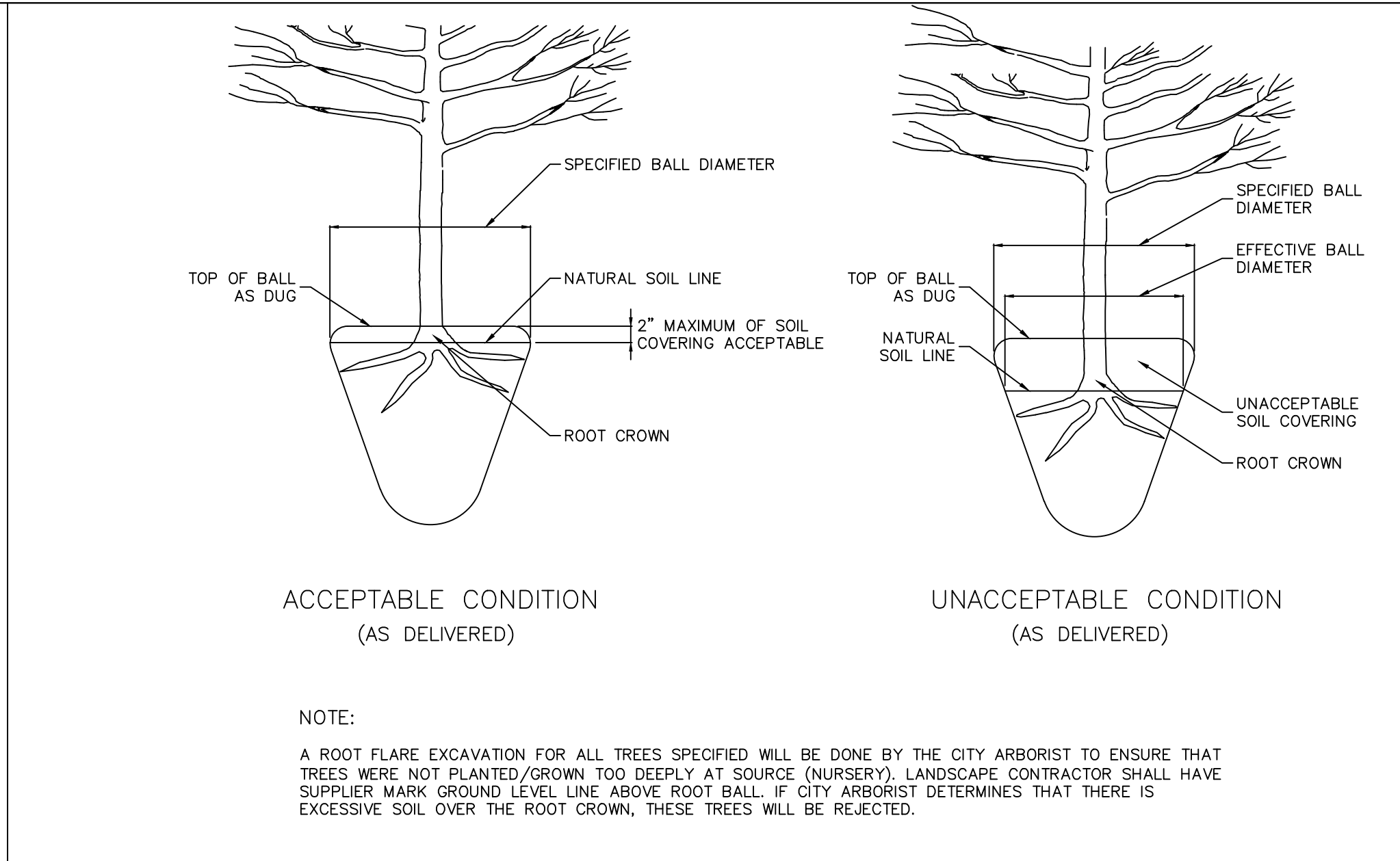
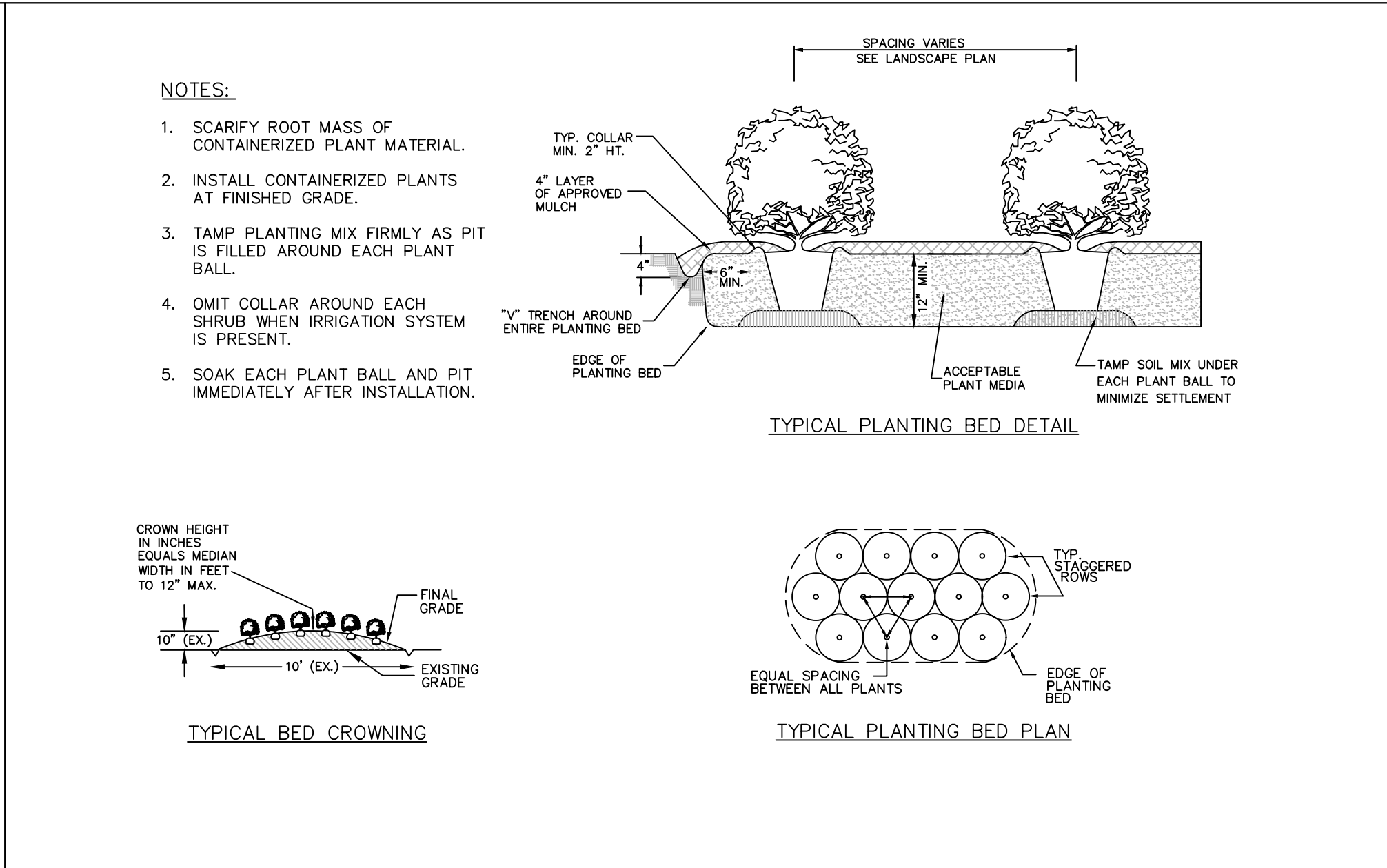
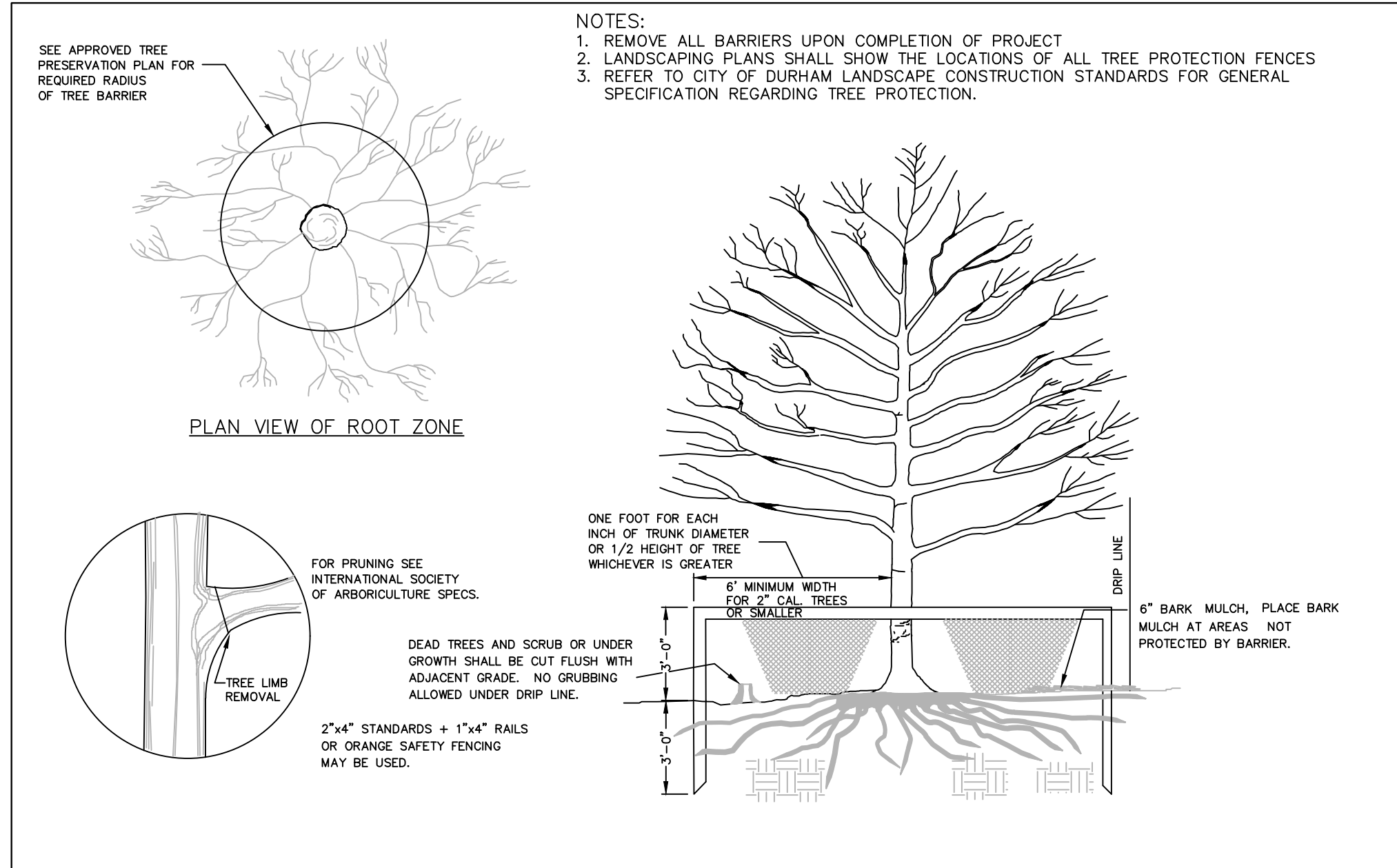
6 SUPPLEMENTAL ACCESSIBLE SIGN



7 TOWN OF CHAPEL HILL, NORTH CAROLINA
DEPARTMENT OF ENGINEERING
COLLECTOR STREET

8 DRIVEWAY DETAIL WITH PLANTING STRIP AND STANDARD CURB

9 TOWN OF CHAPEL HILL, NORTH CAROLINA
DEPARTMENT OF ENGINEERING
TYPICAL PAVEMENT THICKNESS FOR TYPE I AND TYPE II CONSTRUCTION AREAS





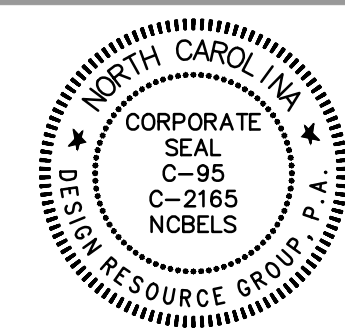
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APARTMENTS**
CHAPEL HILL, NORTH CAROLINA

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

SITE DETAILS

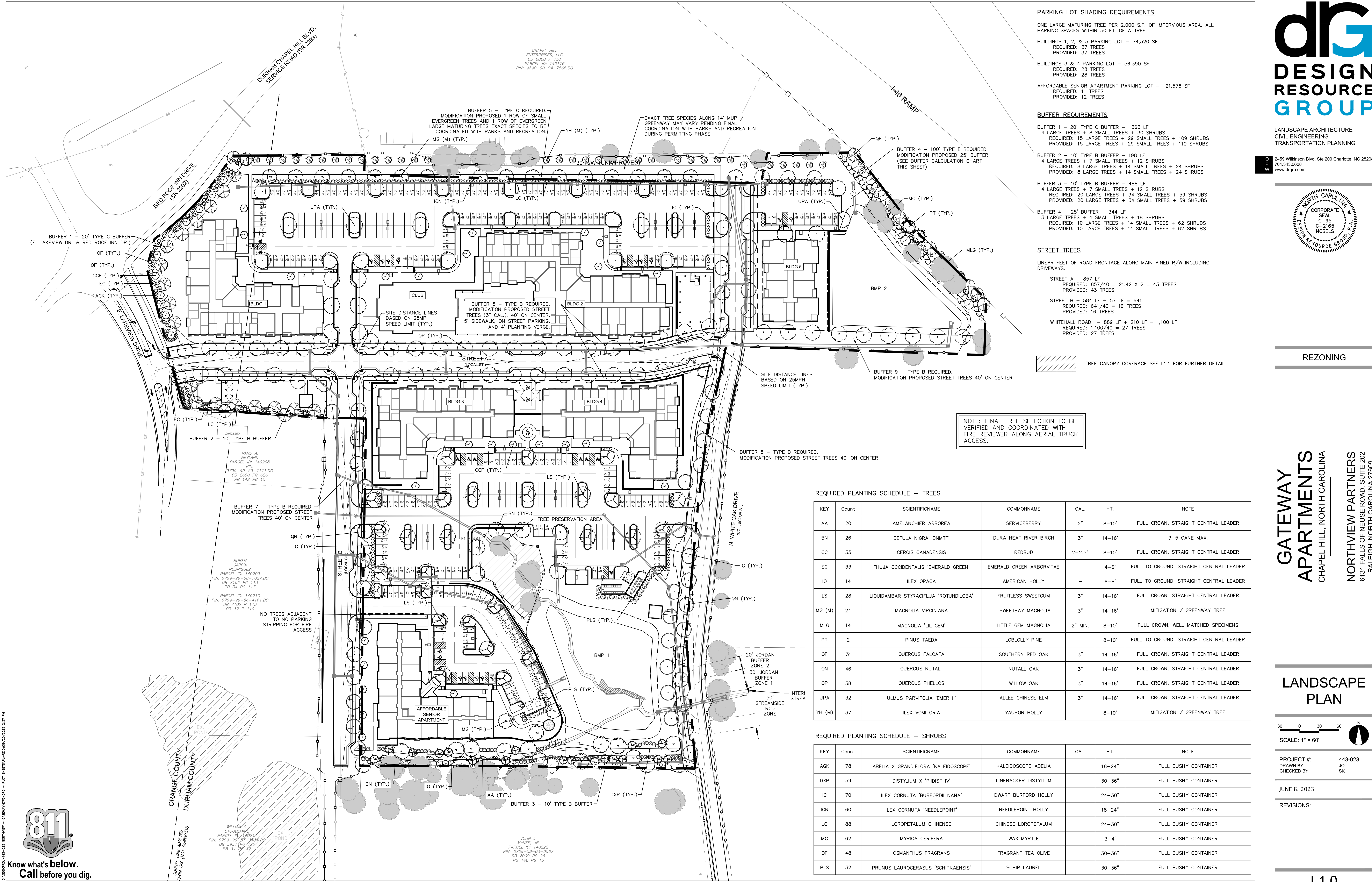
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SCALE: NTS

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

REVISIONS:

C4.3



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 + 12 SHRUBS
REQUIRED: 8 LARGE TREES + 14 SMALL TREES + 24 SHRUBS
PROVIDED: 8 LARGE TREES + 14 SMALL TREES + 24 SHRUBS

BUFFER 3 - 10' TYPE B BUFFER - 488 LF
4 LARGE TREES + 7 SMALL TREES + 12 SHRUBS
REQUIRED: 20 LARGE TREES + 34 SMALL TREES + 59 SHRUBS
PROVIDED: 20 LARGE TREES + 34 SMALL TREES + 59 SHRUBS

BUFFER 4 - 25' BUFFER - 344 LF
3 LARGE TREES + 4 SMALL TREES + 18 SHRUBS
REQUIRED: 10 LARGE TREES + 14 SMALL TREES + 62 SHRUBS
PROVIDED: 10 LARGE TREES + 14 SMALL TREES + 62 SHRUBS

STREET TREES

LINEAR FEET OF ROAD FRONTAGE ALONG MAINTAINED R/W INCLUDING DRIVEWAYS.

STREET A - 857 LF
REQUIRED: 857/40 = 21.42 X 2 = 43 TREES
PROVIDED: 43 TREES

STREET B - 584 LF + 57 LF = 641
REQUIRED: 641/40 = 16 TREES
PROVIDED: 16 TREES

WHITEHALL ROAD - 889 LF + 210 LF = 1,100 LF
REQUIRED: 1,100/40 = 27 TREES
PROVIDED: 27 TREES

TREE CANOPY COVERAGE SEE L1.1 FOR FURTHER DETAIL

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

REQUIRED PLANTING SCHEDULE - TREES

KEY	Count	SCIENTIFICNAME	COMMONNAME	CAL.	HT.	NOTE
AA	20	AMELANCHIER ARBOREA	SERVICEBERRY	2"	8-10'	FULL CROWN, STRAIGHT CENTRAL LEADER
BN	26	BETULA NIGRA 'BNMT'	DURA HEAT RIVER BIRCH	3"	14-16'	3-5 CANE MAX.
CC	35	CERCIS CANADENSIS	REDBUD	2-2.5"	8-10'	FULL CROWN, STRAIGHT CENTRAL LEADER
EG	33	THUJA OCCIDENTALIS 'EMERALD GREEN'	EMERALD GREEN ARBORVITAE	-	4-6'	FULL TO GROUND, STRAIGHT CENTRAL LEADER
IO	14	ILEX OPACA	AMERICAN HOLLY	-	6-8'	FULL TO GROUND, STRAIGHT CENTRAL LEADER
LS	28	LIQUIDAMBAR STYRAOIFLUA 'ROTUNDILOBA'	FRUITLESS SWEETGUM	3"	14-16'	FULL CROWN, STRAIGHT CENTRAL LEADER
MG (M)	24	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	3"	14-16'	MITIGATION / GREENWAY TREE
MLG	14	MAGNOLIA 'LIL GEM'	LITTLE GEM MAGNOLIA	2" MIN.	8-10'	FULL CROWN, WELL MATCHED SPECIMENS
PT	2	PINUS TAEDA	LOBLOLLY PINE		8-10'	FULL TO GROUND, STRAIGHT CENTRAL LEADER
QF	31	QUERCUS FALCATA	SOUTHERN RED OAK	3"	14-16'	FULL CROWN, STRAIGHT CENTRAL LEADER
QN	46	QUERCUS NUTALLI	NUTTALL OAK	3"	14-16'	FULL CROWN, STRAIGHT CENTRAL LEADER
QP	38	QUERCUS PHELLOS	WILLOW OAK	3"	14-16'	FULL CROWN, STRAIGHT CENTRAL LEADER
UPA	32	ULMUS PARVIFOLIA 'EMER II'	ALLEE CHINESE ELM	3"	14-16'	FULL CROWN, STRAIGHT CENTRAL LEADER
YH (M)	37	ILEX VOMITORIA	YAUPON HOLLY		8-10'	MITIGATION / GREENWAY TREE

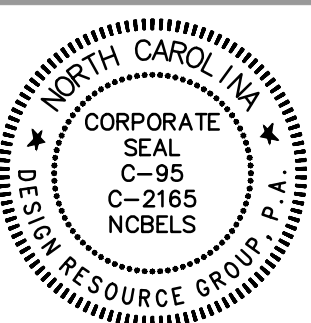
REQUIRED PLANTING SCHEDULE - SHRUBS

KEY	Count	SCIENTIFICNAME	COMMONNAME	CAL.	HT.	NOTE
AGK	78	ABELIA X GRANDIFLORA 'KALEIDOSCOPE'	KALEIDOSCOPE ABELIA		18-24"	FULL BUSHY CONTAINER
DXP	59	DISTYLIUM X 'PIDIST IV'	LINEBACKER DISTYLIUM		30-36"	FULL BUSHY CONTAINER
IC	70	ILEX CORNUTA 'BURFORDII NANA'	DWARF BURFORD HOLLY		24-30"	FULL BUSHY CONTAINER
ICN	60	ILEX CORNUTA 'NEEDLEPOINT'	NEEDLEPOINT HOLLY		18-24"	FULL BUSHY CONTAINER
LC	88	LOROPETALUM CHINENSE	CHINESE LOROPETALUM		24-30"	FULL BUSHY CONTAINER
MC	62	MYRICA CERIFERA	WAX MYRTLE		3-4'	FULL BUSHY CONTAINER
OF	48	OSMANTHUS FRAGRANS	FRAGRANT TEA OLIVE		30-36"	FULL BUSHY CONTAINER
PLS	32	PRUNUS LAUROCERASUS 'SCHIPKAENSIS'	SCHIP LAUREL		30-36"	FULL BUSHY CONTAINER



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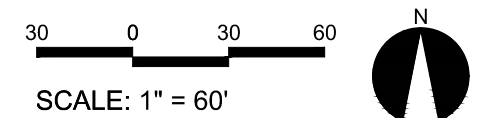


REZONING

GATEWAY
APARTMENTS
CHAPEL HILL, NORTH CAROLINA

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

LANDSCAPE
PLAN



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

JUNE 8, 2023

REVISIONS:



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

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 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. PLASTIC HOSE PARTS WILL NOT BE ACCEPTED FOR TREE STAKING.
10. ALL STRAPPING, AND TOP 1/3 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)

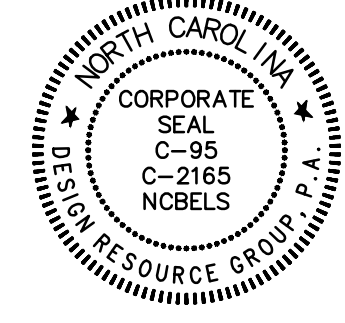
AMENDED SOIL SHALL HAVE NORMAL CONTENTS OF NITROGEN, PHOSPHOROUS, POTASSIUM, CALCIUM, MAGNESIUM, SULFUR, AND PROPER MICRONUTRIENT LEVELS. NUTRIENT LEVELS MUST SATISFY GROWING NEEDS (AS RECOMMENDED BY LAB REPORT) OF THE EXISTING OR PLANNED PLANT MATERIAL.

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



LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
TRANSPORTATION PLANNING

2459 Wilkinson Blvd, Ste 200 Charlotte, NC 28208
704.343.0608
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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
PROTECTION
PLAN & NOTES

30 0 30 60
SCALE: 1" = 60'

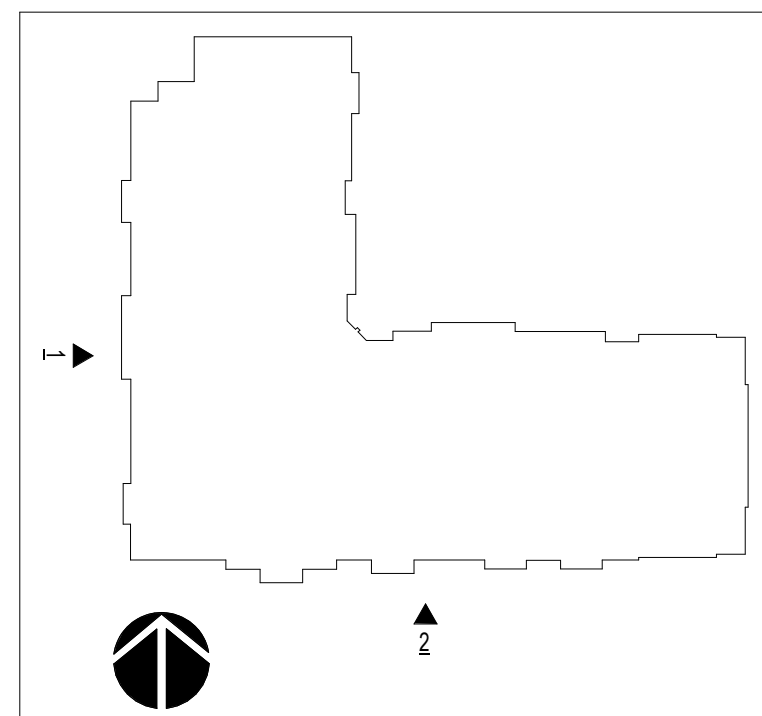
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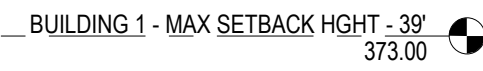
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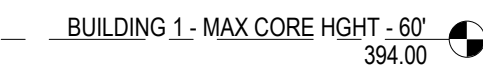
Know what's below.
Call before you dig.



1



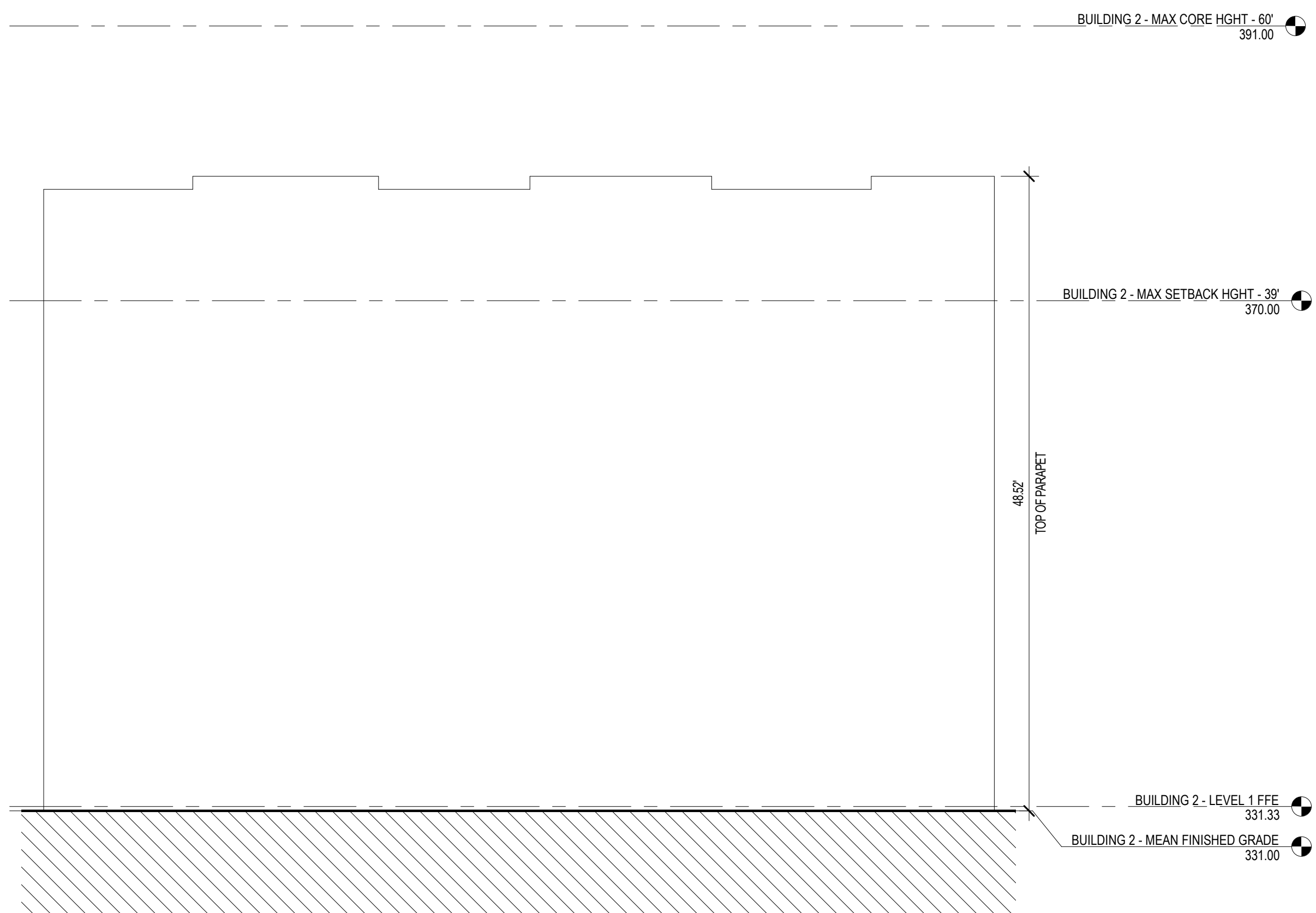
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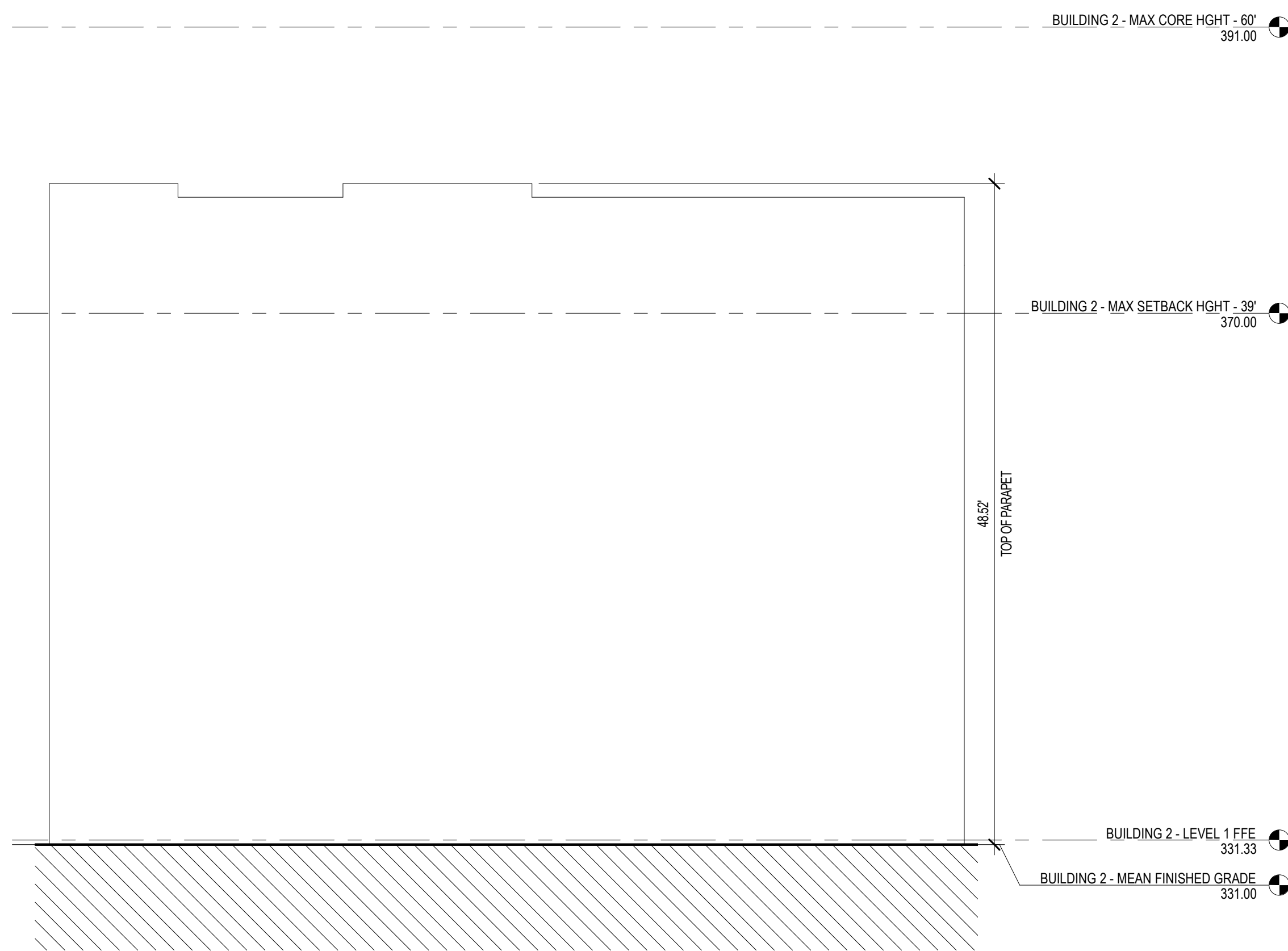
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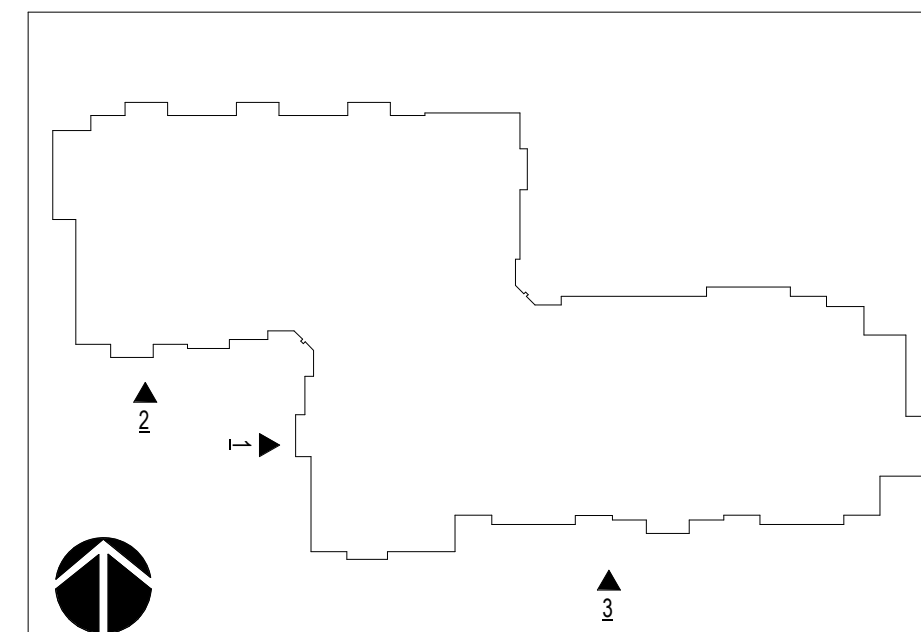
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ISSUE:	REZONING	06/08/2023



BUILDING 2 - COURTYARD NORTH - STREET 'A'



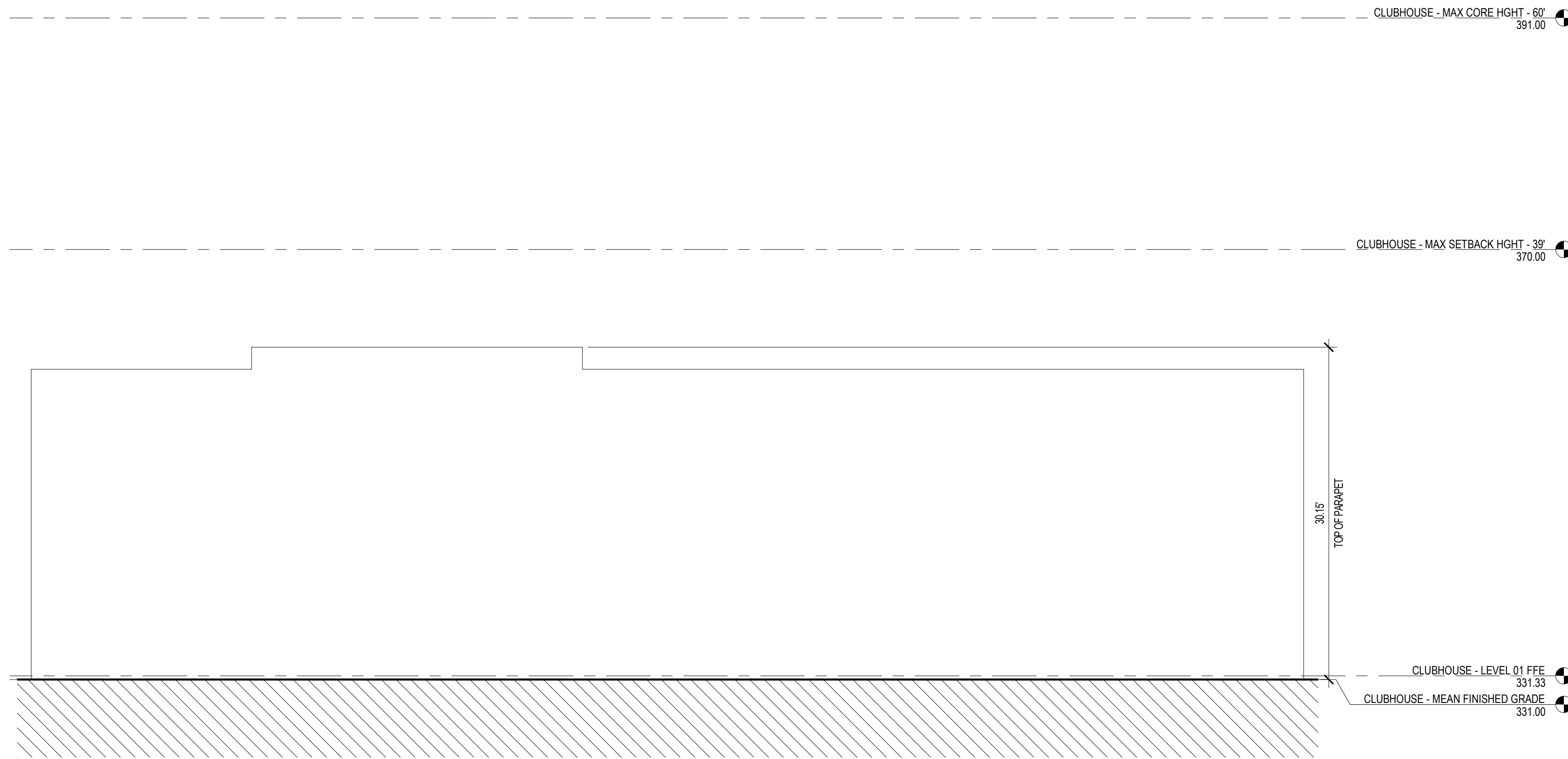
BUILDING 2 - COURTYARD WEST - STREET 'A'



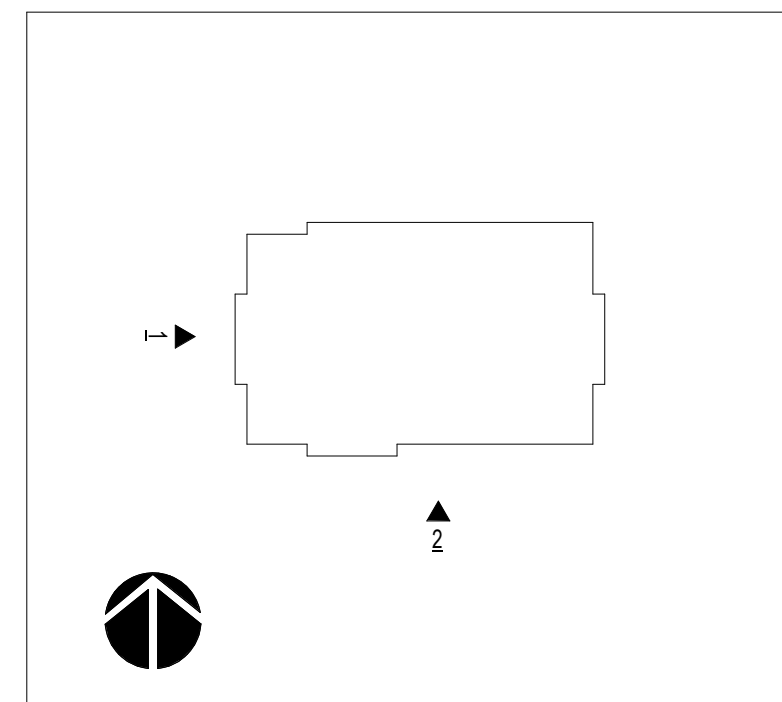
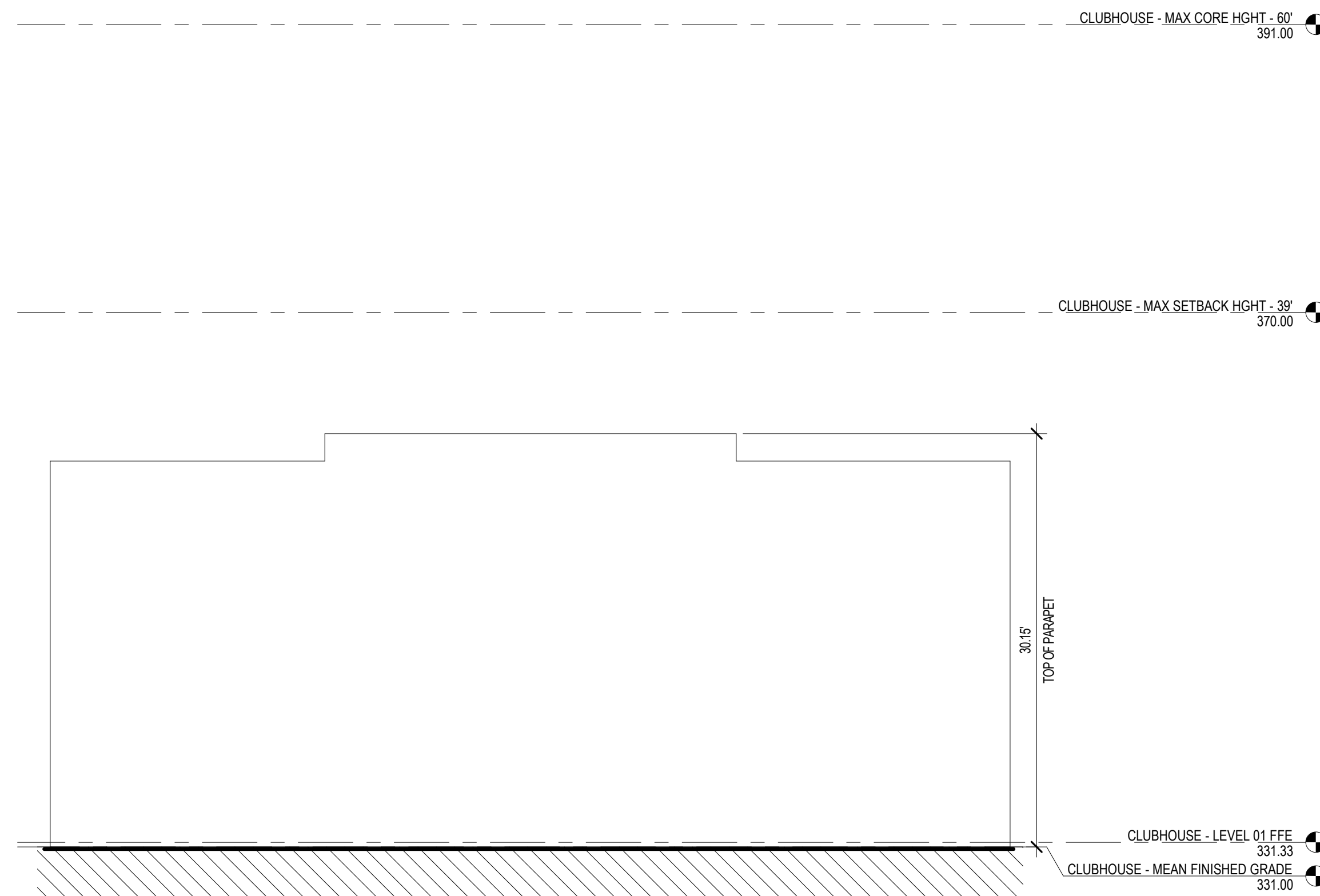
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ISSUE:	REZONING	06/08/2023
REVISION	DESCRIPTION	DATE
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CLUBHOUSE - SOUTH - STREET 'A'



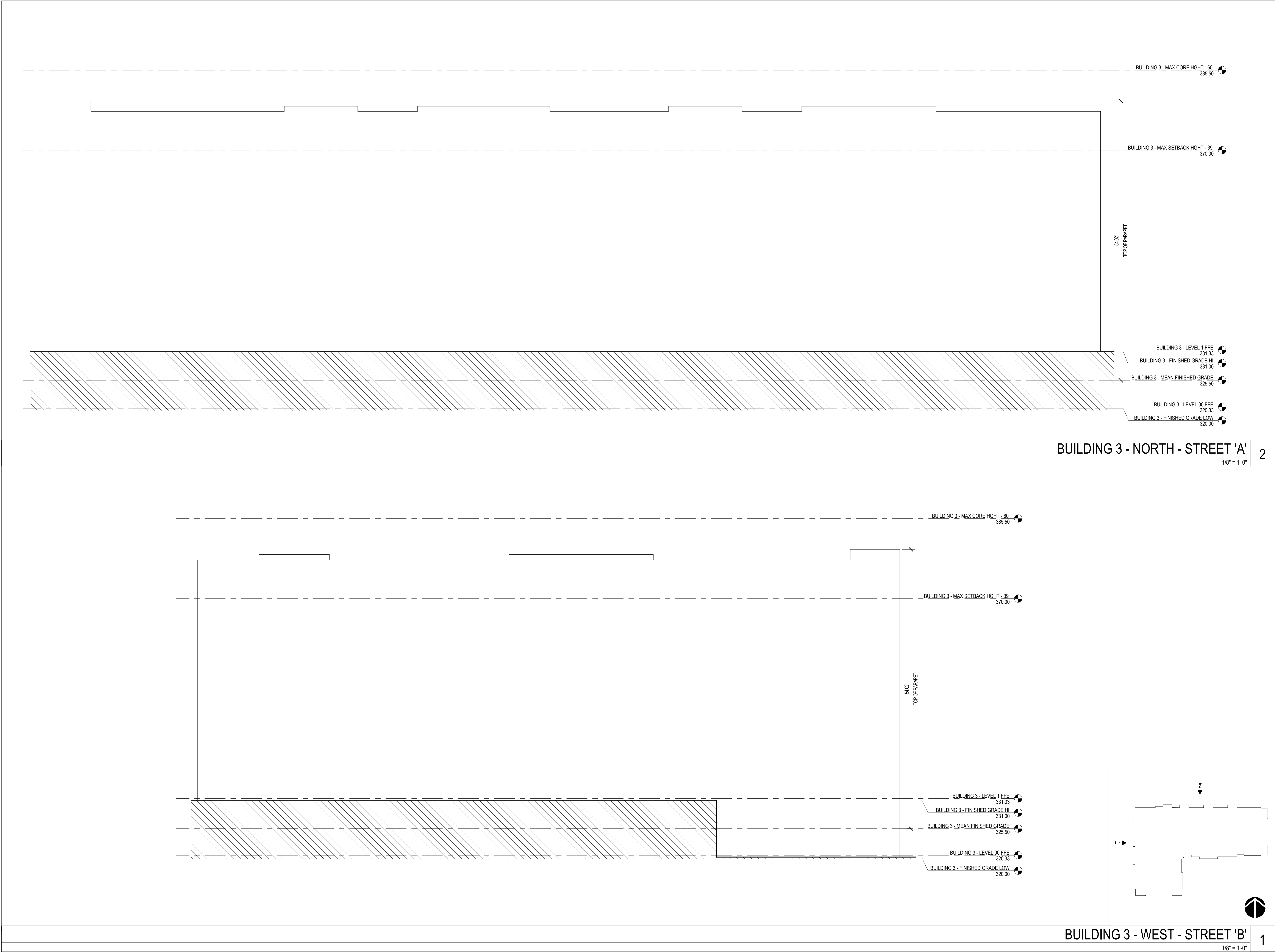
CLUBHOUSE - WEST - STREET 'B'

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

NORTHVIEW PARTNERS
GATEWAY APARTMENTS

CHAPEL HILL, NORTH CAROLINA

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

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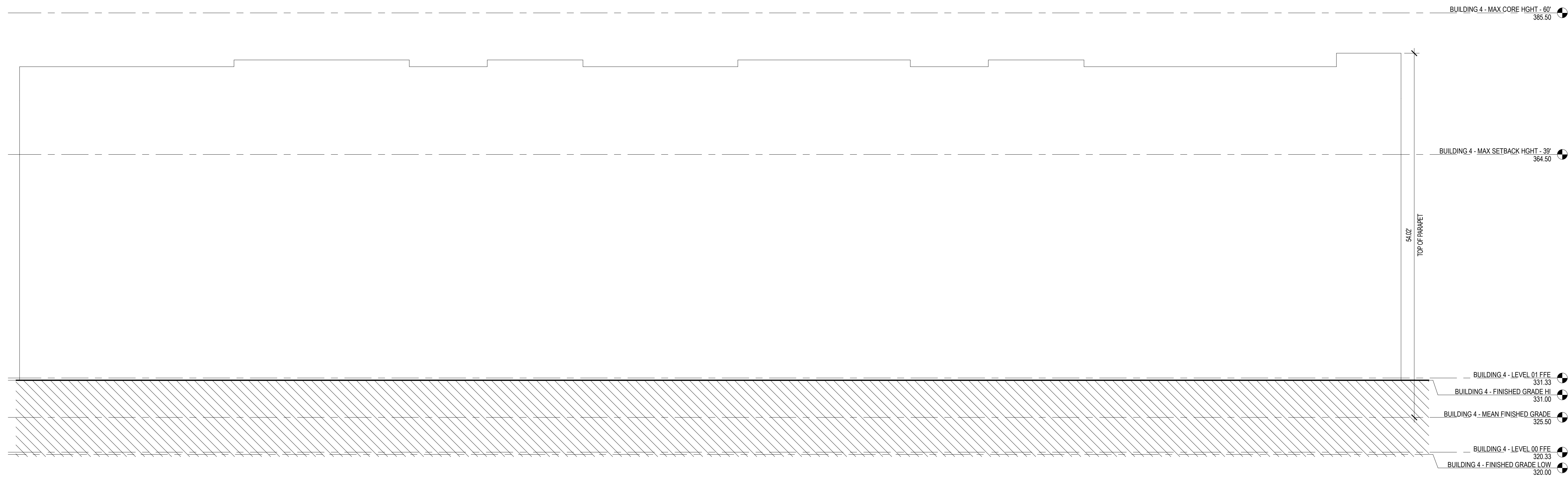
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REVISION	DESCRIPTION	DATE	
CONTENT:			
BUILDING 3 ELEVATIONS			

NORTHVIEW PARTNERS
GATEWAY APARTMENTS

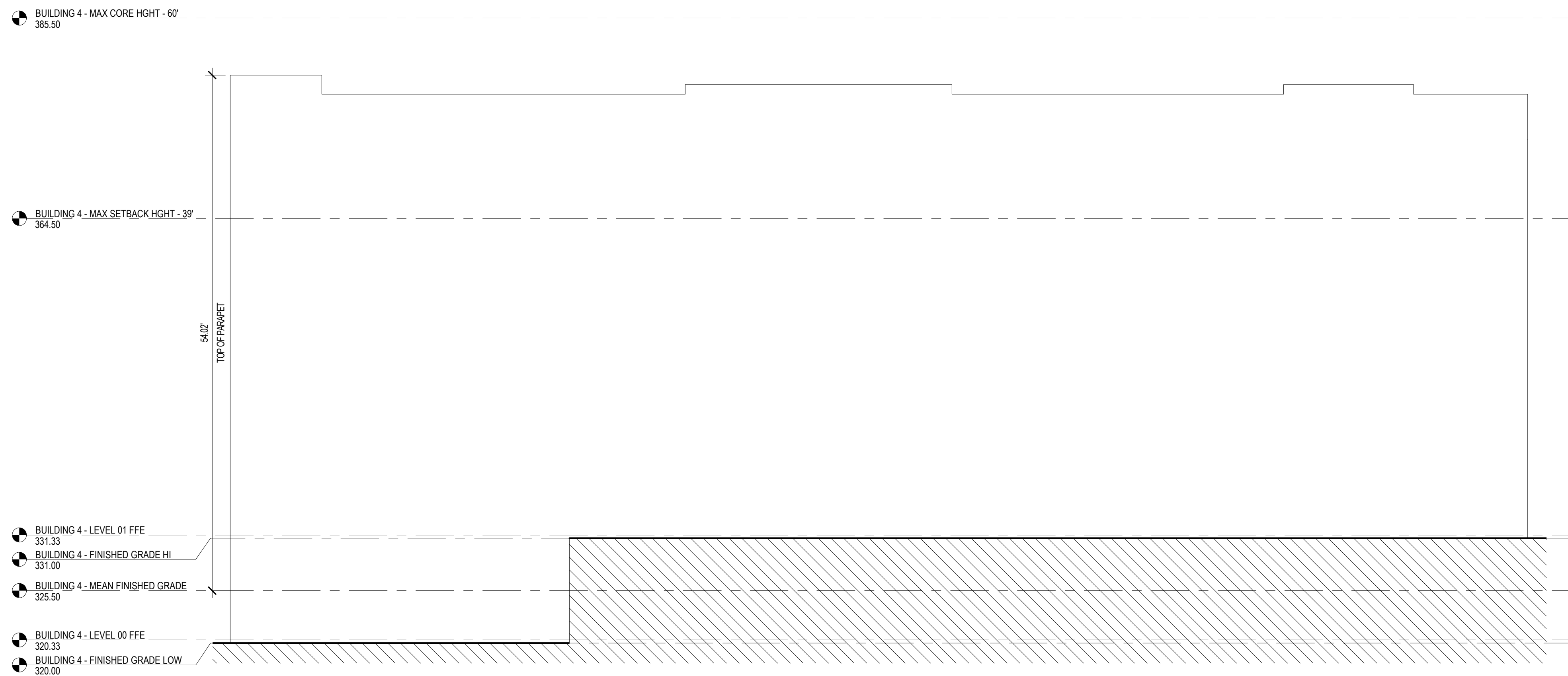
CHAPEL HILL, NORTH CAROLINA

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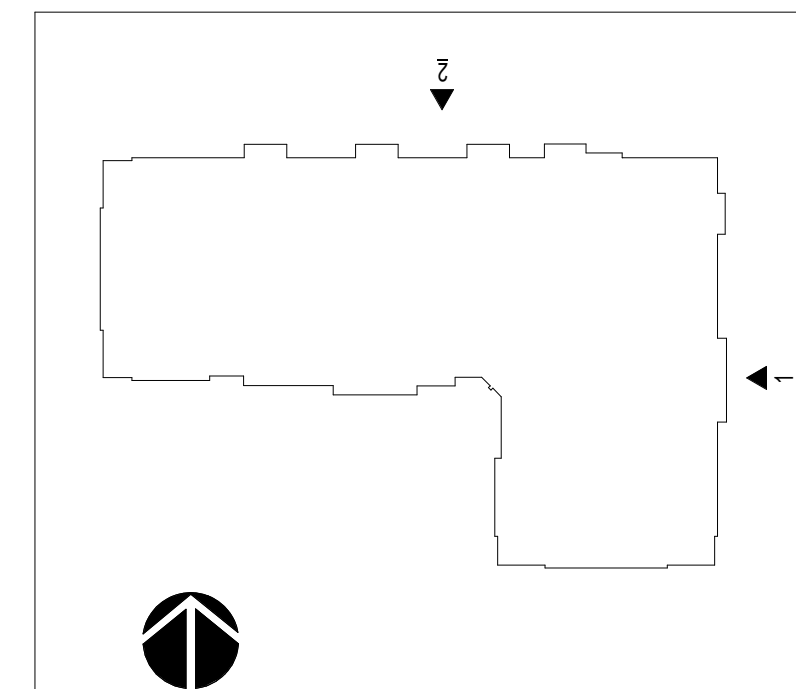
BUILDING 3 - WEST - STREET 'B'
1/8" = 1'-0"



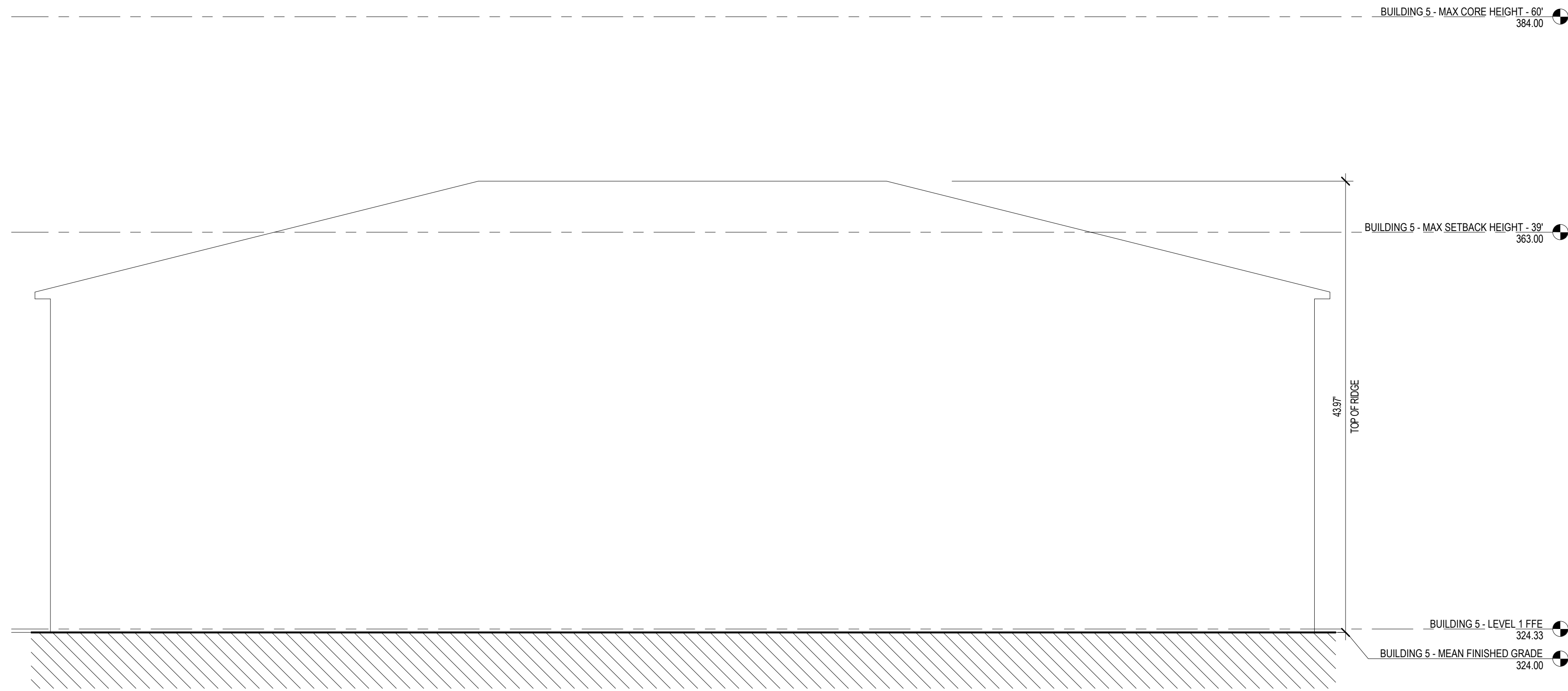
BUILDING 4 - NORTH - STREET 'A'



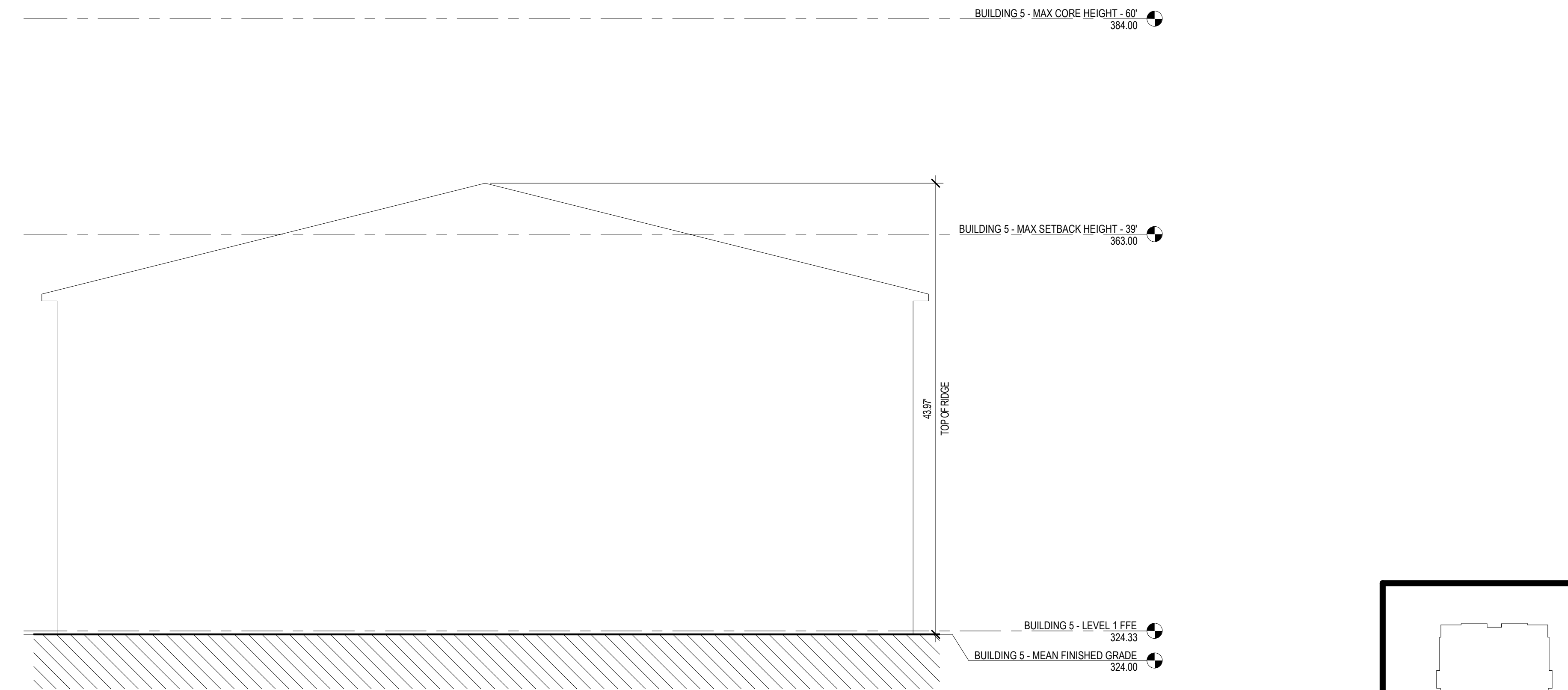
BUILDING 4 - EAST - N. WHITE OAK DRIVE



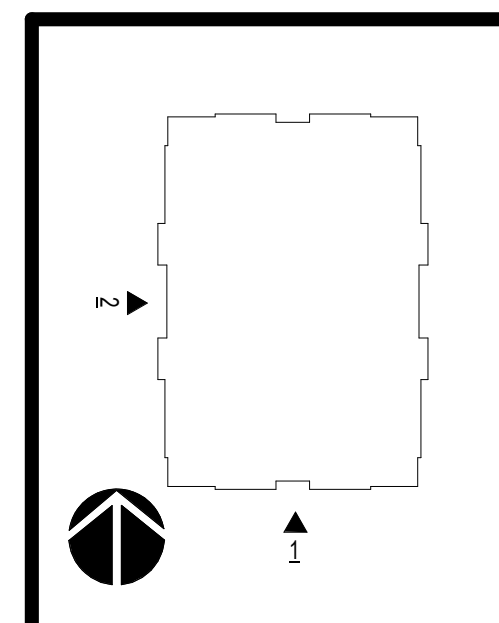
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ISSUE:	REZONING	06/08/2023
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CONTENT:	BUILDING 4 ELEVATIONS	



BUILDING 5 - WEST - N. WHITE OAK DRIVE



BUILDING 5 - SOUTH - STREET 'A'

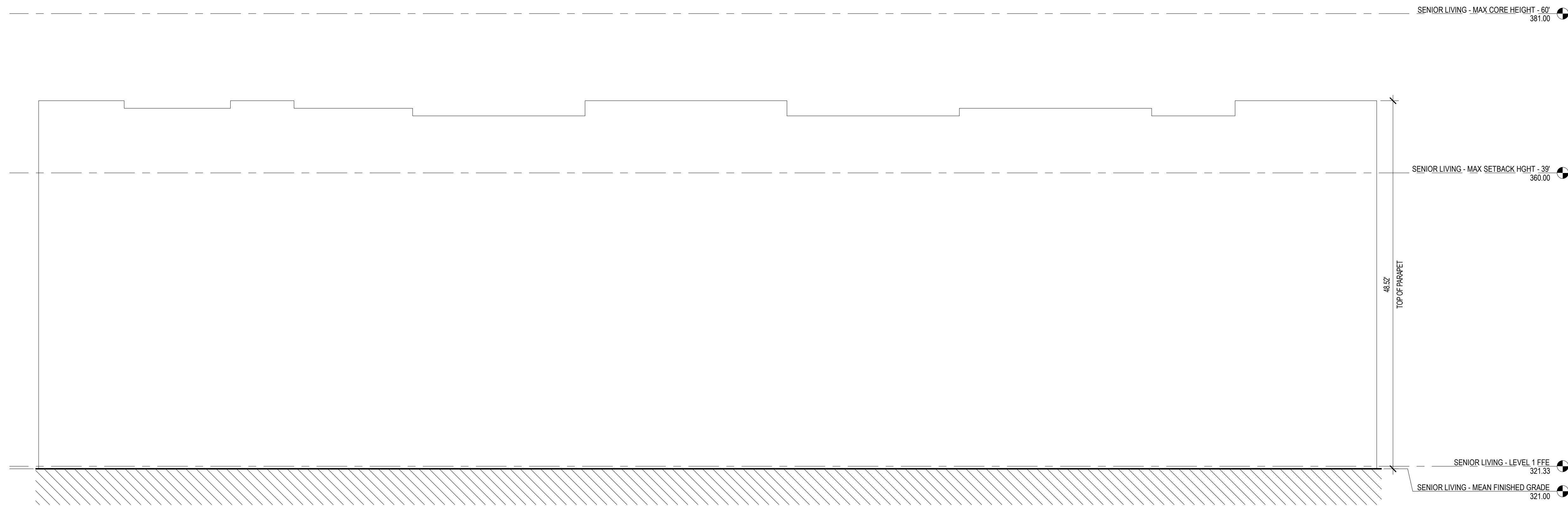


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	BUILDING 5 ELEVATIONS	

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SENIOR LIVING - WEST - STREET 'B'

1

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

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