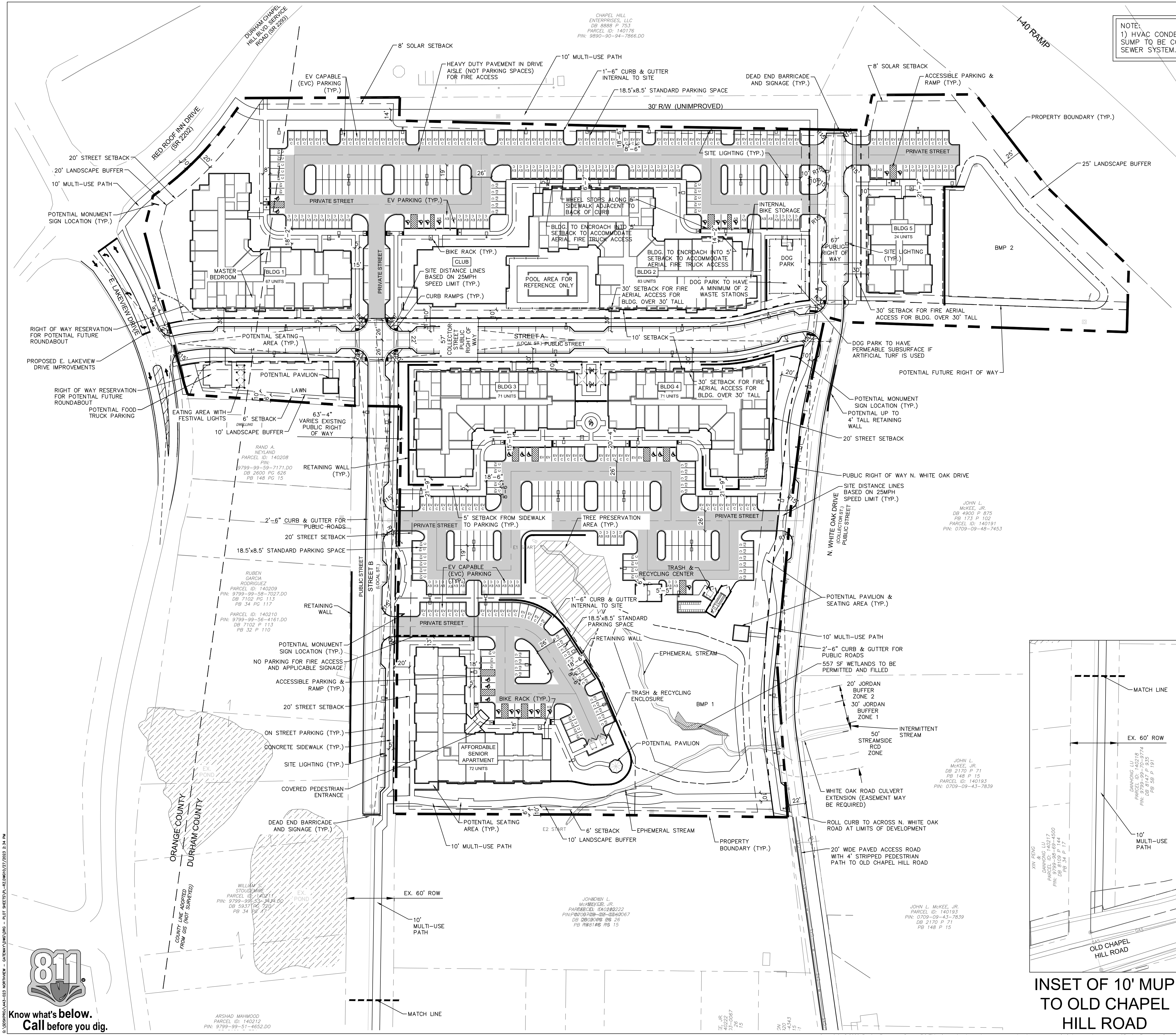
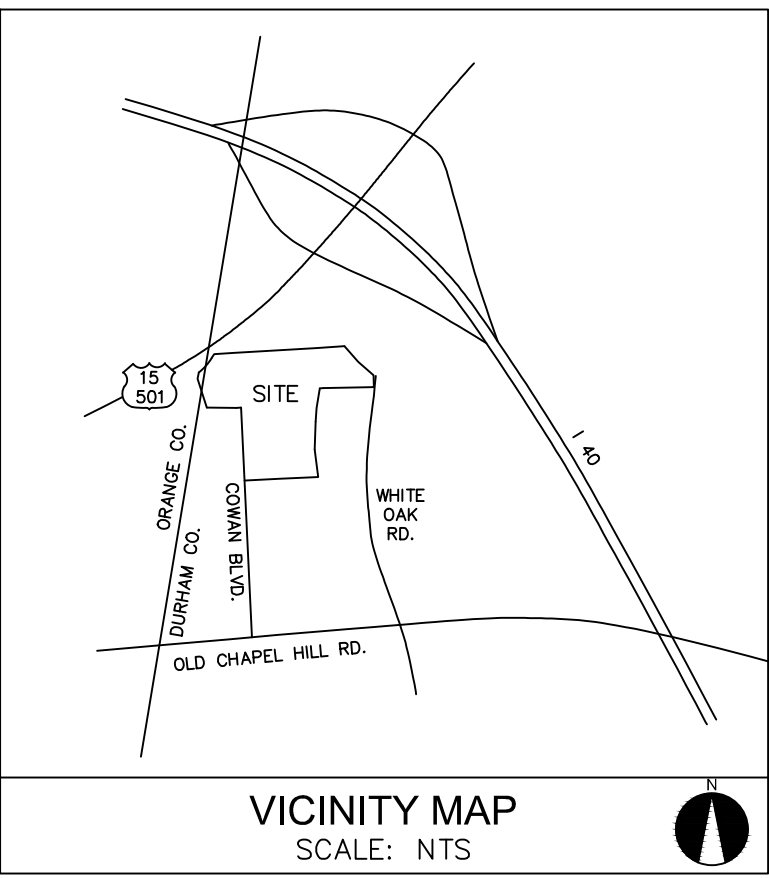




NOTE:
1) HVAC CONDENSATE AND ELEVATOR
SUMP TO BE CONNECTED TO SANITARY
SEWER SYSTEM.



SITE DATA

TAX MAP NO. 1
ORANGE COUNTY:
DURHAM COUNTY:

9890-90-4183, 9799-99-4937, 9799-99-4931
9890-90-52-6125.DD, 9890-90-50-7784.DD,
9890-90-50-8052.DD, 9890-90-81-4582,
9799-99-88-4004, 9799-99-85-3851,
9799-99-84-3831, 0709-09-05-9350,
0709-09-06-9881, 0709-09-18-0371,
0800-00-10-2025, 0800-00-11-3370,
0800-00-12-4064, 0800-00-12-5860,
0800-00-41-8958

EXISTING ZONING:
PROPOSED ZONING:

R-1
R-6

LAND AREA:
NET LAND AREA:
10% OF NET LAND AREA:
GROSS LAND AREA:

15.375 AC (669,759 SF)
13.354 AC (583,048 SF)
1.338 AC (58,305 SF)
14.723 AC (641,353 SF)

LAND DISTURBANCE:
IMPERVIOUS AREA:

19.007 AC (827,974SF)
388,802 SF

PROPOSED USE:

DWELLING UNITS, MULTIFAMILY OVER 7 DWELLING UNITS

PROPOSED UNITS:

316 APARTMENT UNITS
(19) STUDIO UNITS (6%)
(158) 1 BEDROOM UNITS (50%)
(107) 2 BEDROOM UNITS (34%)
(32) 3 BEDROOM UNITS (10%)
72 SENIOR APARTMENT UNITS
(57) 1 BEDROOM UNITS (79%)
(15) 2 BEDROOM UNITS (21%)
TOTAL = 388 UNITS

PROPOSED FLOOR AREA:

BUILDING #1 = 91,904 GSF
BUILDING #2 = 101,846 GSF
BUILDING #3 = 92,292 GSF
BUILDING #4 = 92,292 GSF
BUILDING #5 = 31,887 GSF
CLUBHOUSE = 17,630 GSF
TOTAL MF = 427,851 GSF
SENIORS MF = 73,630 GSF
OVERALL = 501,559 GSF

DENSITY:
FLOOR AREA RATIO (FAR):
PROPOSED FLOOR AREA RATIO:

25.24 DUA
0.303
0.78

PARKING REQUIRED -
APARTMENTS:

1 BEDROOM: 1 MIN.-1.25 MAX. = 177 MIN.-221 MAX.
2 BEDROOM: 1.4 MIN.-1.75 MAX. = 150 MIN.-187 MAX.
3 BEDROOM: 1.75 MIN.-2.25 MAX. = 56 MIN.-72 MAX.
= 383 MIN. - 480 MAX.
1 BEDROOM: 1 MIN.-1.25 MAX. = 57 MIN.-71 MAX.
2 BEDROOM: 1.4 MIN.-1.75 MAX. = 21 MIN.-26 MAX.
= 78 MIN. - 97 MAX.

PARKING PROVIDED -
MF APARTMENTS:

332 STANDARD SPACES (216 EVC)
14 EV SPACES (3.84%)
17 ACCESSIBLE SPACES
2 EV ACCESSIBLE SPACES (0.54%)
92 ON STREET SPACES
= 457 SPACES (1.45/UNIT)
40 STANDARD SPACES (40EVC)
2 EV SPACE (3.92%)
8 ACCESSIBLE SPACES
1 EV ACCESSIBLE SPACE (1.96%)
7 ON STREET SPACES
= 58 SPACES (0.80/UNIT)
TOTAL SPACES = 515 SPACES

SENIOR MF APARTMENTS:

NOTE:
- NOT ALL ON STREET PARKING TO COUNT
TOWARDS MINIMUM/MAXIMUM PARKING
- 3% MIN. OF ALL PARKING TO BE EV (16 SPACES MIN.)
- EV CAPABLE - MF APTS. = 216 EV CAPABLE
SENIOR APTS. = 40 EV CAPABLE
TOTAL = 256 EVC TO BE
CONVERTED FROM
STANDARD PARKING
SPACES

BICYCLE PARKING REQUIRED -
APARTMENTS:

1 SPACE / 4 DWELLING UNITS = 79 SPACES
10% SHORT TERM = 8 SPACES
90% LONG TERM = 71 SPACES
1 SPACE / 4 DWELLING UNITS = 18 SPACES
10% SHORT TERM = 2 SPACES
90% LONG TERM = 16 SPACES

SENIOR APARTMENTS:

BICYCLE PARKING PROVIDED -
APARTMENTS:

79 SPACES; 4 SHORT TERM RACKS (8 SPACES) +
BIKE STRUCTURE & INTERNAL BIKE SPACES
(SEE ARCHITECTURAL)
16 SPACES; 1 SHORT TERM RACKS (2 SPACES) +
BIKE STRUCTURE & INTERNAL BIKE SPACES
(SEE ARCHITECTURAL)

SENIOR APARTMENTS:

TREE PRESERVATION REQUIRED:
TREE PRESERVATION PROVIDED:

30%
SEE SHEET L1.0 & L1.1 FOR FURTHER DETAIL

RECREATIONAL SPACE REQUIRED:
RECREATIONAL SPACE PROVIDED:

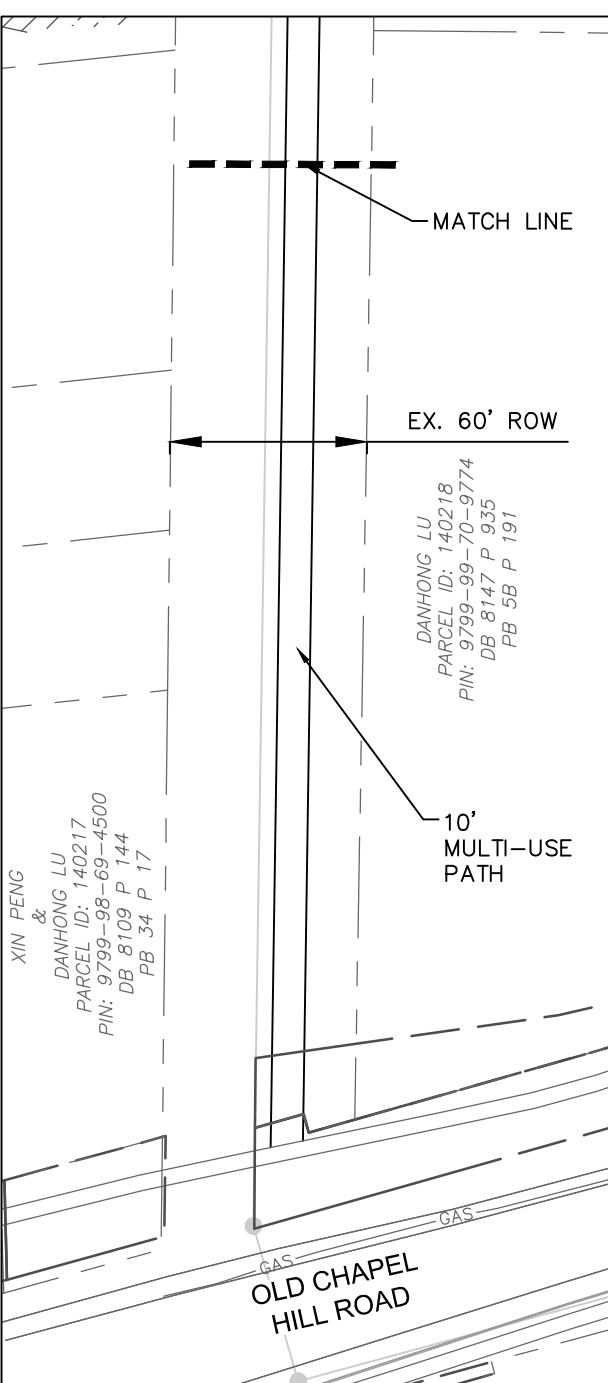
MULTIFAMILY RATIO: 0.05 = 14.723 AC
SEE SHEET C1.1 FOR FURTHER DETAIL

STREET SETBACK:
INTERIOR SETBACK:

20'

BUILDING HEIGHT ALLOWED:

65' @ SETBACK, 60' @ CORE

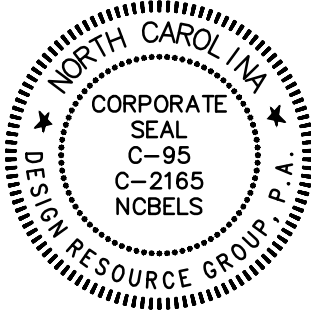


INSET OF 10' MUP
TO OLD CHAPEL
HILL ROAD



LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
TRANSPORTATION PLANNING

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



REZONING

GATEWAY
APARTMENTS
CHAPEL HILL, NORTH CAROLINA

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

SITE PLAN

30 0 30 60 N
SCALE: 1" = 60'

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

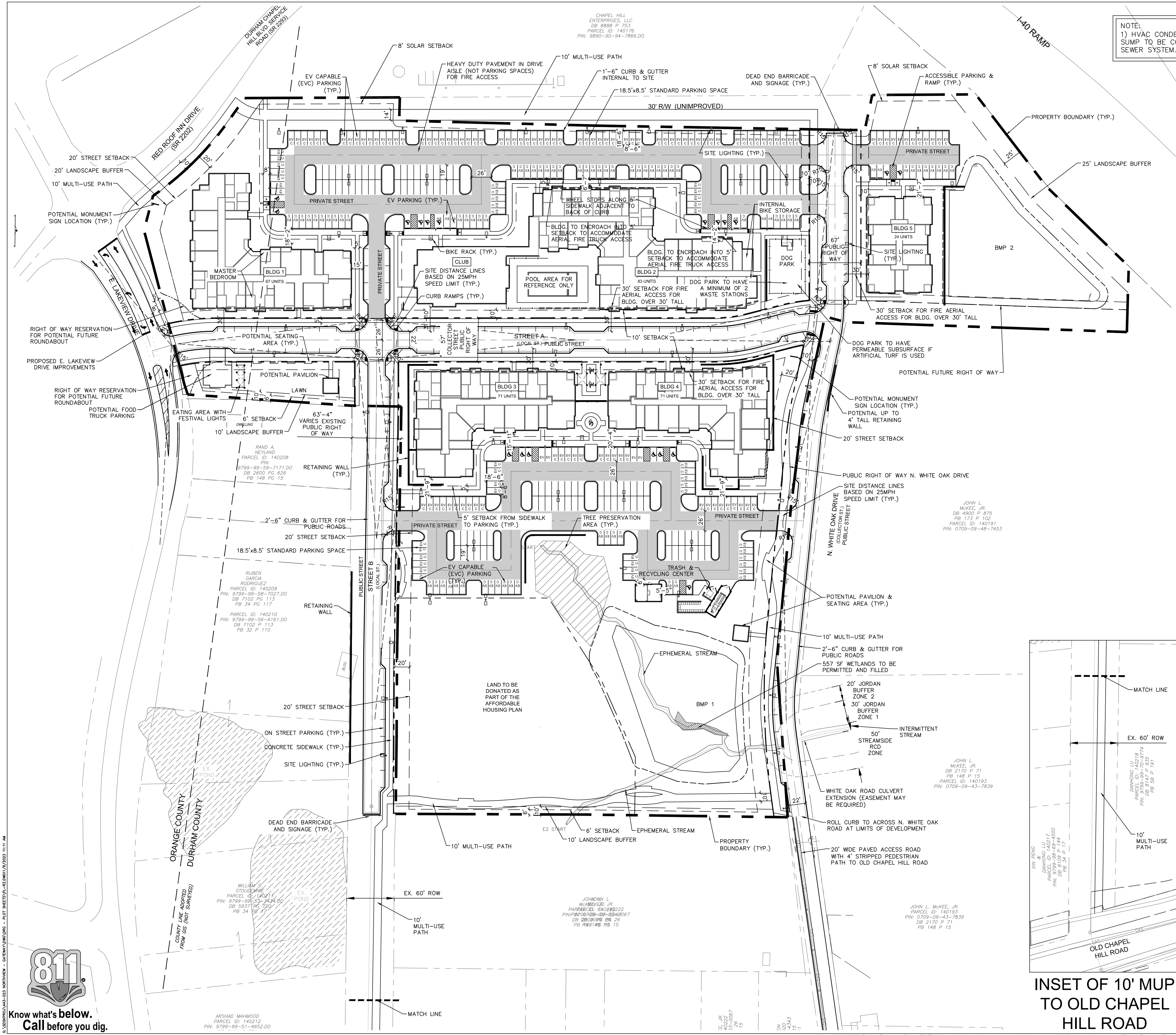
JUNE 8, 2023

REVISIONS:

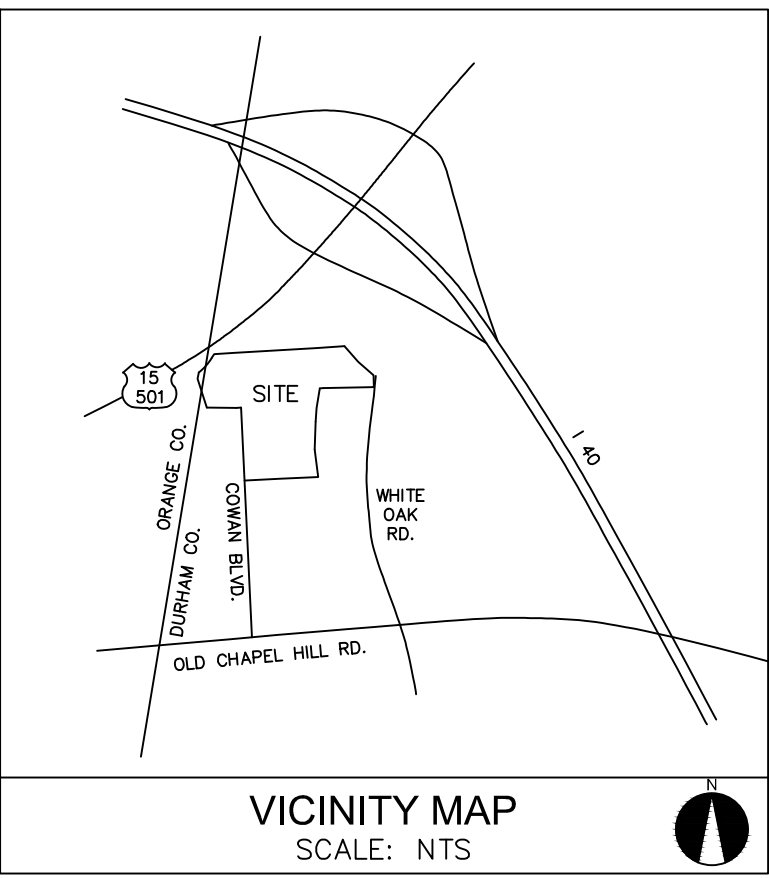
- 07.31.23 SUBMITAL #2
- 08.01.23 SUBMITAL #3
- 08.20.23 ADDRESS STAFF COMMENTS
- 10.13.23 UPDATED MUP PATH



Know what's below.
Call before you dig.



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



SITE DATA

TAX MAP NO. _____
ORANGE COUNTY:
DURHAM COUNTY:

9890-90-4183, 9799-99-4937, 9799-99-4931
9890-90-52-6125.DD, 9890-90-50-7784.DD,
9890-90-50-8052.DD, 9890-90-81-4582,
9799-99-88-4004, 9799-99-85-3851,
9799-99-84-3831, 0709-09-05-9350,
0709-09-06-9881, 0709-09-18-0371,
0800-00-10-2023, 0800-00-11-3370,
0800-00-12-4064, 0800-00-12-5860,
0800-00-41-8958

EXISTING ZONING:
PROPOSED ZONING:

R-1
R-6

LAND AREA:
NET LAND AREA:
10% OF NET LAND AREA:
GROSS LAND AREA:

15.375 AC (669,759 SF)
13.354 AC (583,048 SF)
1.338 AC (58,305 SF)
14.723 AC (641,353 SF)

LAND DISTURBANCE:
IMPERVIOUS AREA:

19.007 AC (827,974SF)
388,802 SF

PROPOSED USE:

DWELLING UNITS, MULTIFAMILY OVER 7 DWELLING UNITS

PROPOSED UNITS:

316 APARTMENT UNITS
(19) STUDIO UNITS (6%)
(158) 1 BEDROOM UNITS (50%)
(107) 2 BEDROOM UNITS (34%)
(32) 3 BEDROOM UNITS (10%)
72 SENIOR APARTMENT UNITS
(57) 1 BEDROOM UNITS (79%)
(15) 2 BEDROOM UNITS (21%)
TOTAL = 388 UNITS

PROPOSED FLOOR AREA:

BUILDING #1 = 91,904 GSF
BUILDING #2 = 101,846 GSF
BUILDING #3 = 92,292 GSF
BUILDING #4 = 92,292 GSF
BUILDING #5 = 31,887 GSF
CLUBHOUSE = 17,630 GSF
TOTAL MF = 427,851 GSF
SENIORS MF = 73,630 GSF
OVERALL = 501,559 GSF

DENSITY:
FLOOR AREA RATIO (FAR):
PROPOSED FLOOR AREA RATIO:

25.24 DUA
0.303
0.78

PARKING REQUIRED -
APARTMENTS:

1 BEDROOM: 1 MIN.-1.25 MAX. = 177 MIN.-221 MAX.
2 BEDROOM: 1.4 MIN.-1.75 MAX. = 150 MIN.-187 MAX.
3 BEDROOM: 1.75 MIN.-2.25 MAX. = 56 MIN.-72 MAX.
= 383 MIN. - 480 MAX.
1 BEDROOM: 1 MIN.-1.25 MAX. = 57 MIN.-71 MAX.
2 BEDROOM: 1.4 MIN.-1.75 MAX. = 21 MIN.-26 MAX.
= 78 MIN. - 97 MAX.

PARKING PROVIDED -
MF APARTMENTS:

332 STANDARD SPACES (216 EVC)
14 EV SPACES (3.84%)
17 ACCESSIBLE SPACES
2 EV ACCESSIBLE SPACES (0.54%)
92 ON STREET SPACES
= 457 SPACES (1.45/UNIT)
40 STANDARD SPACES (40EVC)
2 EV SPACE (3.92%)
8 ACCESSIBLE SPACES
1 EV ACCESSIBLE SPACE (1.96%)
7 ON STREET SPACES
= 58 SPACES (0.80/UNIT)
TOTAL SPACES = 515 SPACES

SENIOR MF APARTMENTS:

NOTE:
- NOT ALL ON STREET PARKING TO COUNT
TOWARDS MINIMUM/MAXIMUM PARKING
- 3% MIN. OF ALL PARKING TO BE EV (16 SPACES MIN.)
- EV CAPABLE - MF APTS. = 216 EV CAPABLE
SENIOR APTS. = 40 EV CAPABLE
TOTAL = 256 EVC TO BE
CONVERTED FROM
STANDARD PARKING
SPACES

BICYCLE PARKING REQUIRED -
APARTMENTS:

1 SPACE / 4 DWELLING UNITS = 79 SPACES
10% SHORT TERM = 8 SPACES
90% LONG TERM = 71 SPACES
1 SPACE / 4 DWELLING UNITS = 18 SPACES
10% SHORT TERM = 2 SPACES
90% LONG TERM = 16 SPACES

BICYCLE PARKING PROVIDED -
APARTMENTS:

79 SPACES; 4 SHORT TERM RACKS (8 SPACES) +
BIKE STRUCTURE & INTERNAL BIKE SPACES
(SEE ARCHITECTURAL)
16 SPACES; 1 SHORT TERM RACKS (2 SPACES) +
BIKE STRUCTURE & INTERNAL BIKE SPACES
(SEE ARCHITECTURAL)

TREE PRESERVATION REQUIRED:
TREE PRESERVATION PROVIDED:

30%
SEE SHEET L1.0 & L1.1 FOR FURTHER DETAIL

RECREATIONAL SPACE REQUIRED:
RECREATIONAL SPACE PROVIDED:

MULTIFAMILY RATIO: 0.05 = 14,723 AC
SEE SHEET C1.1 FOR FURTHER DETAIL

STREET SETBACK:
INTERIOR SETBACK:

20'
6'

BUILDING HEIGHT ALLOWED:

65' @ SETBACK, 60' @ CORE

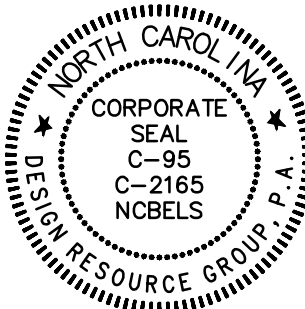


INSET OF 10' MUP
TO OLD CHAPEL
HILL ROAD



LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
TRANSPORTATION PLANNING

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

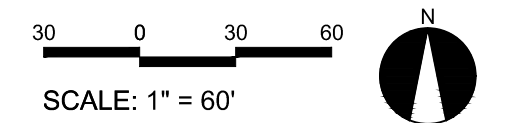


REZONING

**GATEWAY
APARTMENTS**
CHAPEL HILL, NORTH CAROLINA

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

SITE PLAN



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

JUNE 8, 2023

REVISIONS:

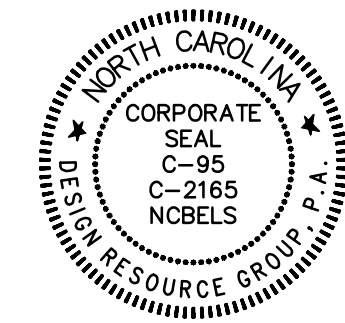
- 07.31.23 SUBMITAL #2
- 08.01.23 SUBMITAL #3
- 08.20.23 ADDRESS STAFF COMMENTS
- 10.13.23 UPDATED MUP PATH



Know what's below.
Call before you dig.



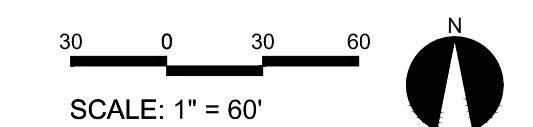
O 2459 Wilkinson Blvd, Ste 200 Charlotte, NC 28208
P 704.343.0608
W www.drgrp.com



REZONING

**GATEWAY
APARTMENTS**
CHAPEL HILL, NORTH CAROLINA

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

LANDSCAPE
PLAN

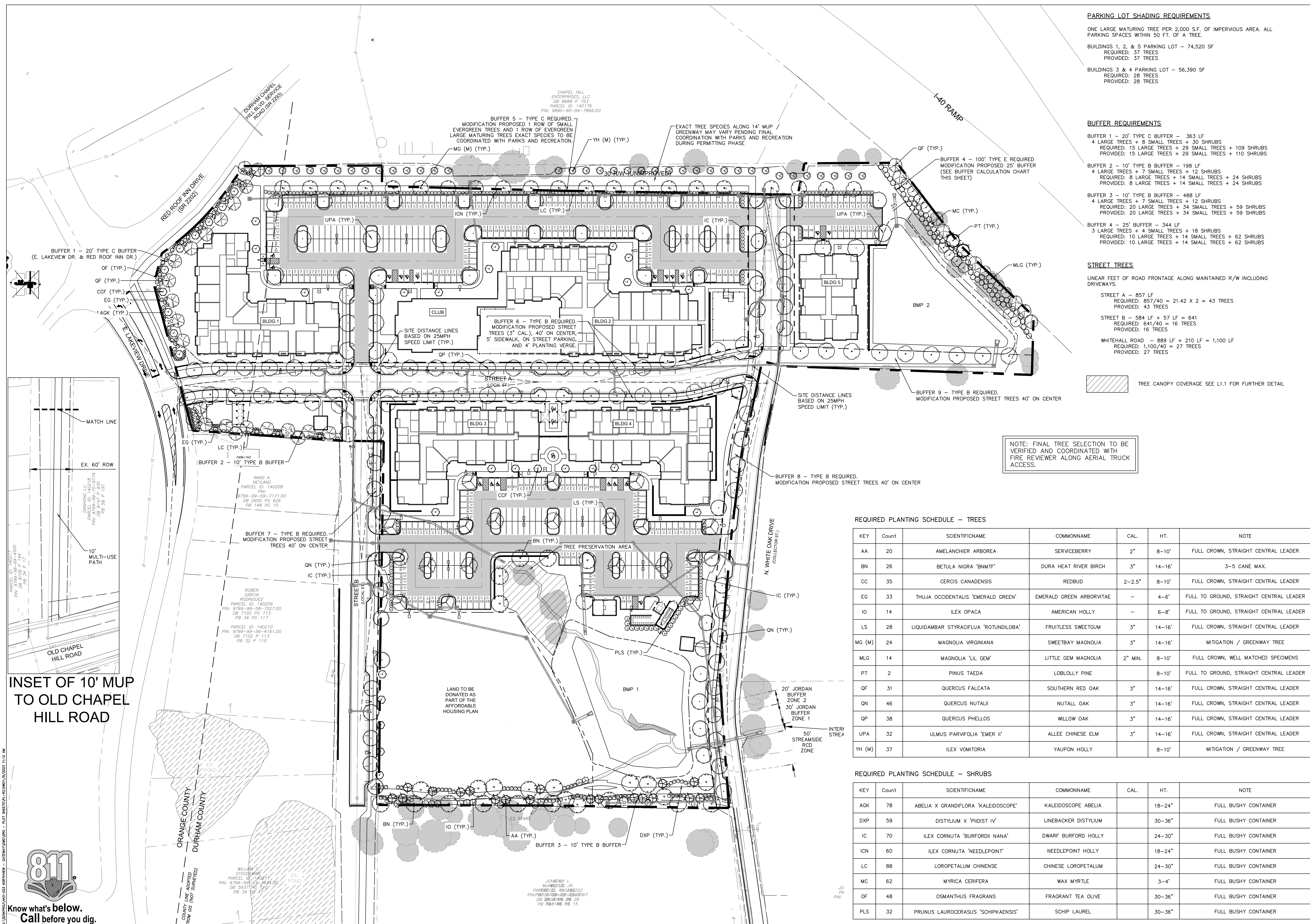
PROJECT #: 443-023
DRAWN BY: JO
CHECKED BY: SK

JUNE 8, 2023

REVISIONS:

1. 07.31.23 SUBMITAL #2
2. 09.01.23 SUBMITAL #3
3. 09.20.23 ADDRESS STAFF COMMENTS
4. 10.13.23 UPDATED MUP PATH

L1.0

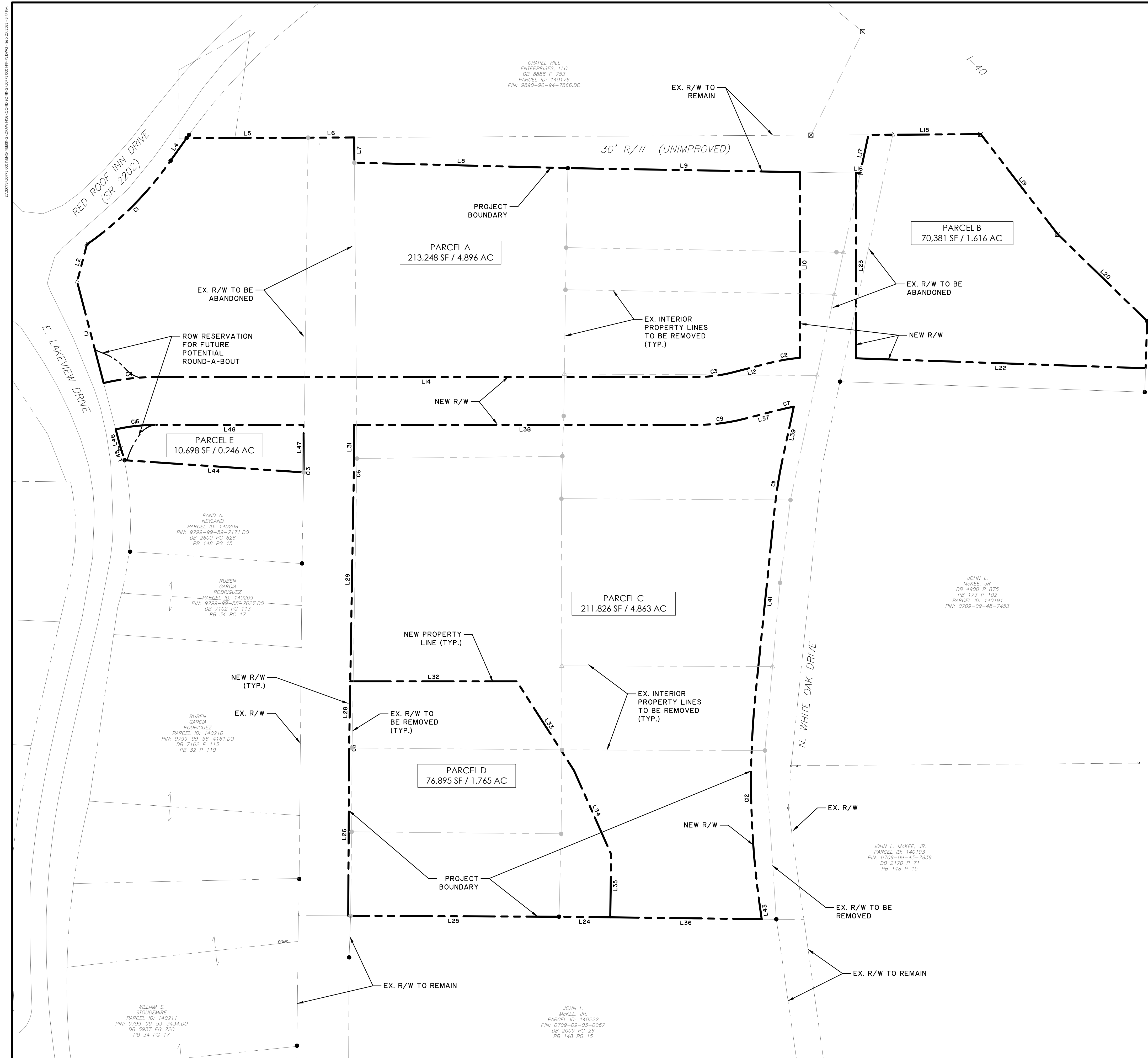


Copyright © 2023 Design Resource Group, PA. This plan or drawing and any accompanying documents or calculations are the property of Design Resource Group, PA, and are intended solely for the use of the recipient noted. No third party use or modification is permitted without written authorization.

S:\SDSKPROJ\443-023 NORTHVIEW - GATEWAY\DWG\DRG - PLOT SHEETS\PL-RZ.DWG 11/9/2023 11:12 AM



Know what's below.
Call before you dig.



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 0°17'11" E	30.02'	
L8	S 88°32'05" E	254.45'	
L9	S 89°01'12" E	276.40'	
L10	S 0°00'01" 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"	

--	--	--	--	--

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	

PRELIMINARY
NOT FOR
CONSTRUCTION

TH

THOMAS

&

HUTTON

111 W. MAIN STREET
DURHAM, NC 27701
919.462.0348
www.thomasandhutton.com

PRELIMINARY PLAT

GATEWAY

PROJECT LOCATION:
East Lakeview Drive
Chapel Hill, NC

CLIENT/OWNER:
NorthView Partners



60

0

30

60

GRAPHIC SCALE:
1 INCH = 60 FEET

DATUM: HOREZ.:VERT.:

JOB NO.: 30773.0001

DATE:

DRAWN: AMO, JSA

DESIGNED:

REVIEWED:

APPROVED:

SCALE: 1" = 60'

P1.0