TOWN OF CHAPEL HILL

COMMUNITY DESIGN COMMISSION

January 22, 2019 - Minor Alteration Request

HILLSTONE CHAPEL HILL

1000 & 2000 Novus Lane
Chapel Hill, North Carolina

PIN #'s : 9799-36-6631, 9799-36-7662, 9799-46-1235

JDAVIS Architect / Land Planner / Landscape Architect

1. Relocation of Gas Meters onto Exterior Building Elevations
2. Building 1 - Transformer Design & Orientation

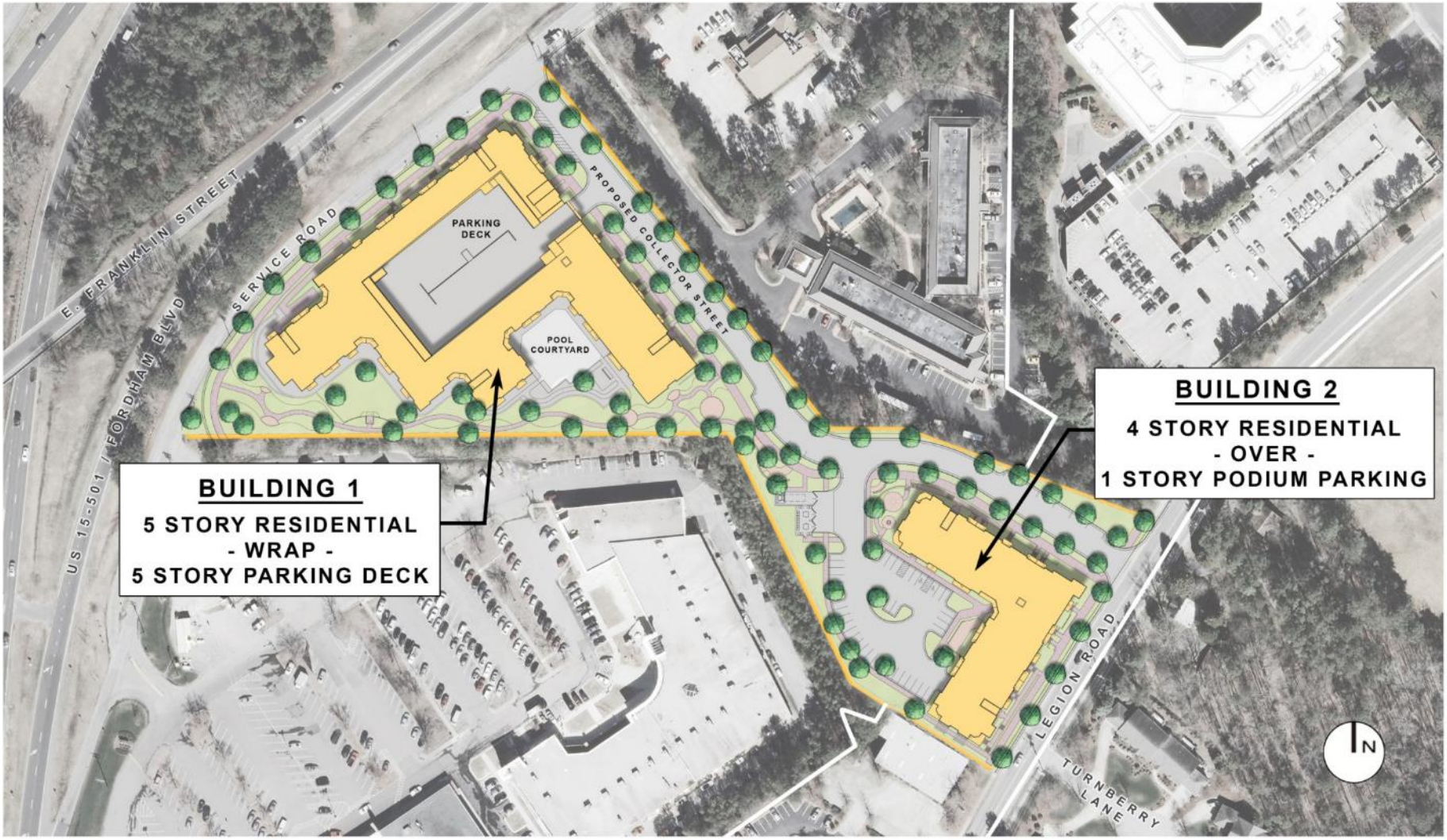
1. Relocation of Gas Meters onto Exterior Building Elevations

ISSUE:

PSNC originally approved the CDC & FDP approved locations for the gas meters within the building footprints. After construction began, PSNC rescinded this approval, stating they could not install or maintain meters within the building footprint.

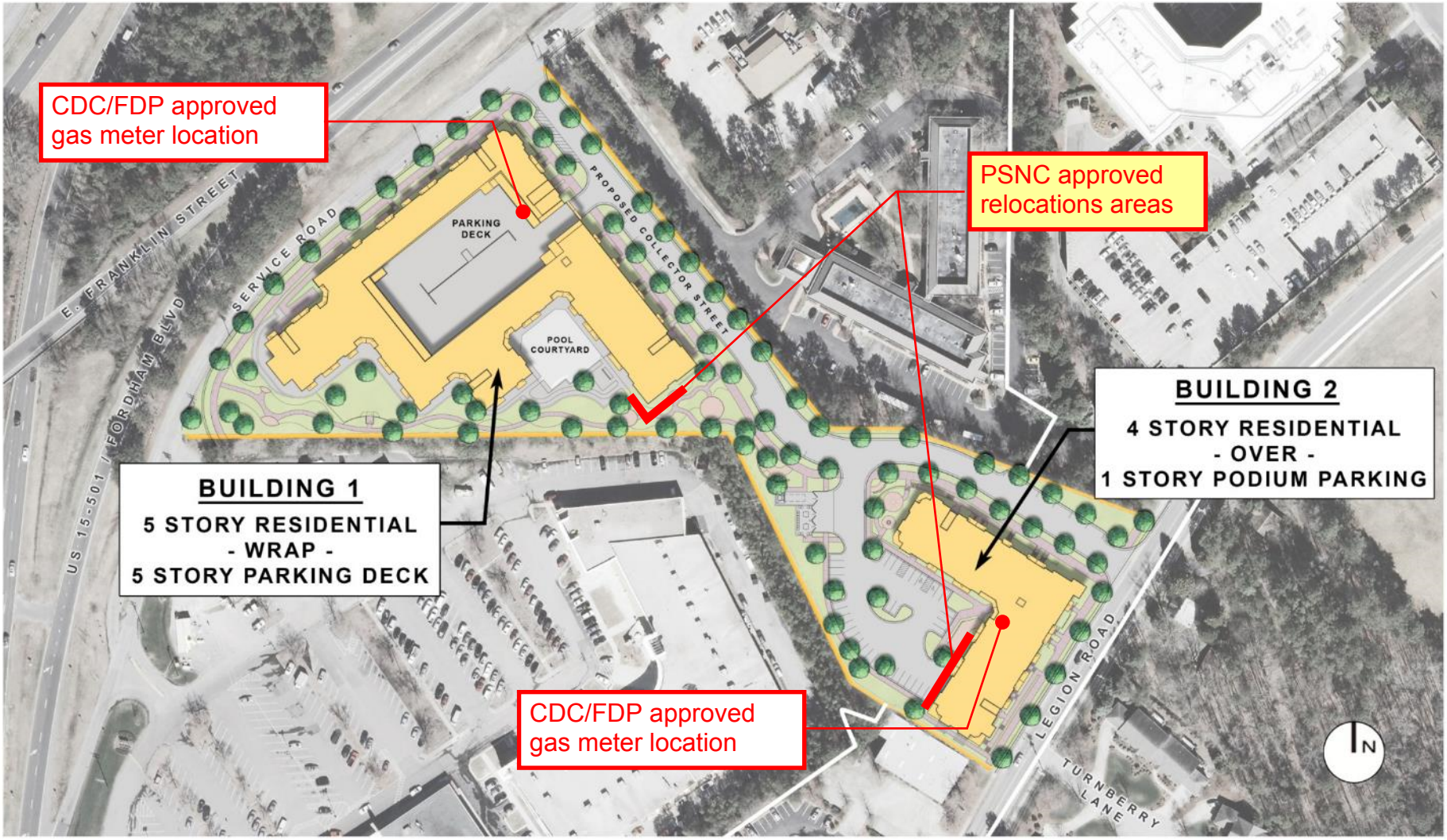
PROPOSED SOLUTION:

Relocate meters to exterior building elevations accessible by PSNC and away from street views immediately adjacent to the site.



PROPOSED SITE PLAN

NTS



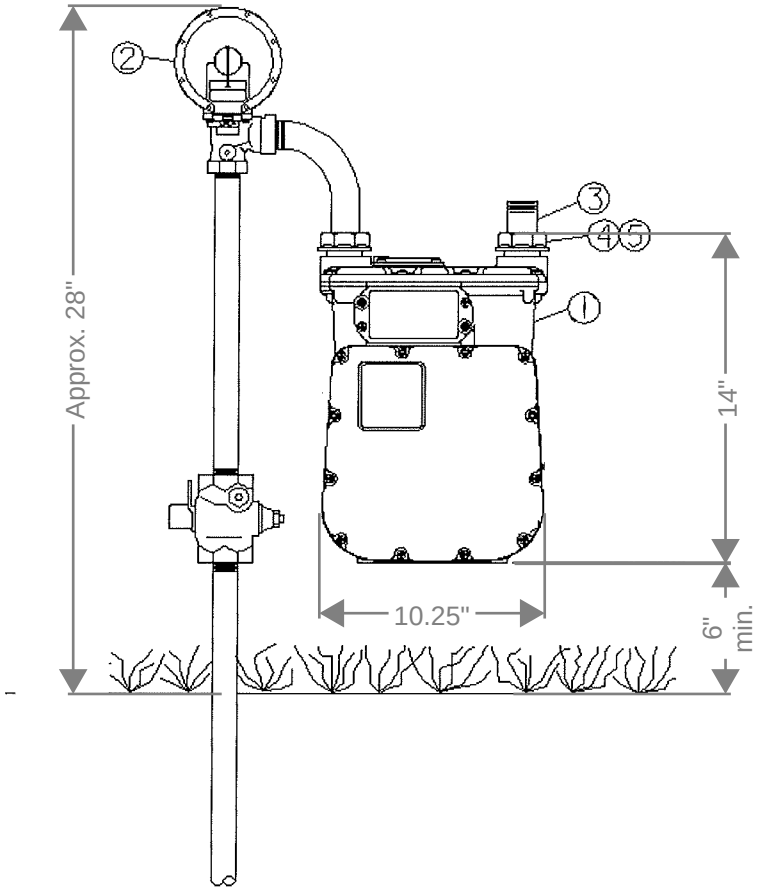
PROPOSED SITE PLAN

NTS

Standard Drawing A-425-7-1

Meter Info	
Model	Type
AL-425	3124
R-415	3232

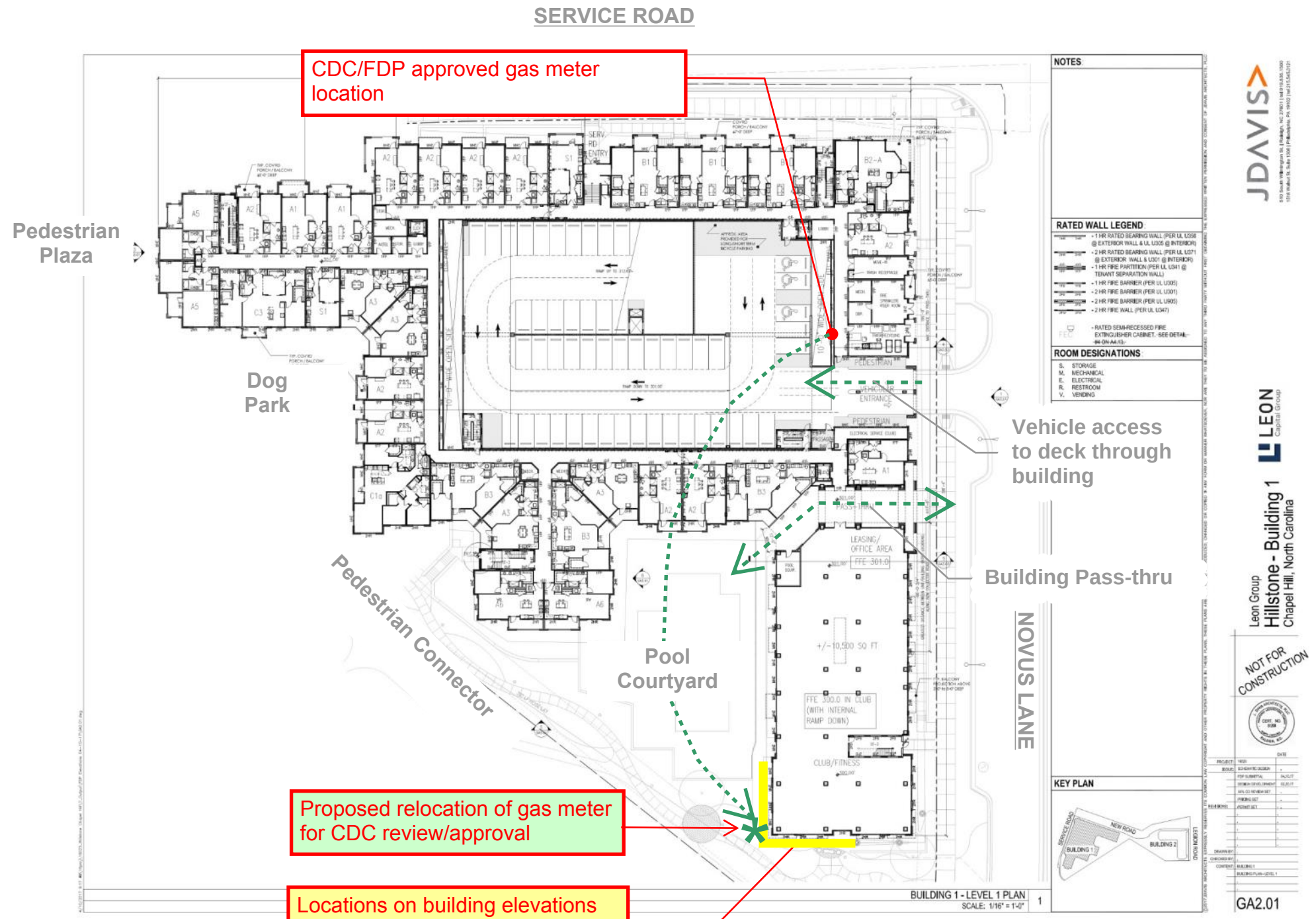
ERT Programming	
Number of Dials	4 Dial
Drive Rate	2 CF
PCOMP	Non-Comp
PCOMP Value	1.0000

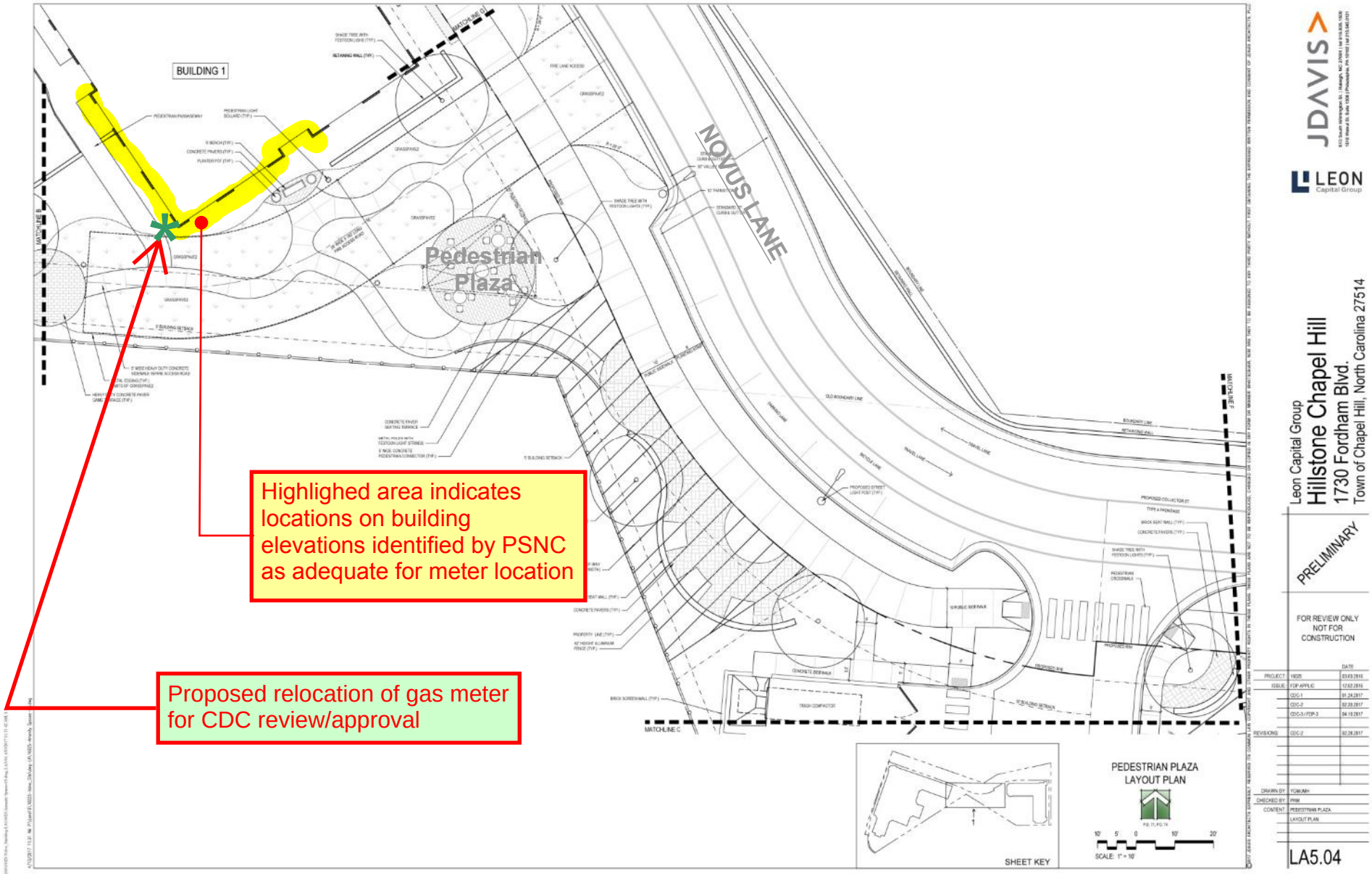


Pressures	
Customer Delivery	7" WC
Metering Pressure	7" WC
Minimum Inlet	30 PSIG
Maximum Inlet	60 PSIG

Total Connected Load	
1 Appliance	251-425 CFH
2 Appliances or more	314-531 CFH

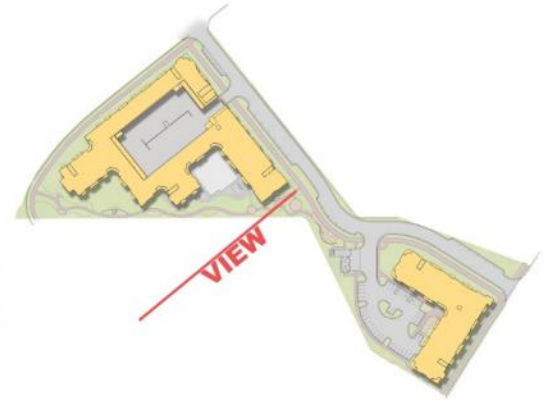
Notes


SERVICE ROAD
CDC/FDP approved gas meter location
Pedestrian Plaza
Dog Park
Pedestrian Connector
Pool Courtyard
Vehicle access to deck through building
Building Pass-thru
NOVUS LANE
Proposed relocation of gas meter for CDC review/approval
Locations on building elevations identified by PSNC as adequate for meter relocation
NOTES
RATED WALL LEGEND
ROOM DESIGNATIONS
KEY PLAN
BUILDING 1 - LEVEL 1 PLAN
SCALE: 1/16" = 1'-0"
JDAVIS
LEON Capital Group
Leon Group
Hillstone - Building 1
Chapel Hill, North Carolina
NOT FOR CONSTRUCTION
GA2.01



DESIGN ALTERNATE 4: BLOCK PERIMETER AT BUILDING 1

Locations on building elevation identified by PSNC as adequate for meter relocation

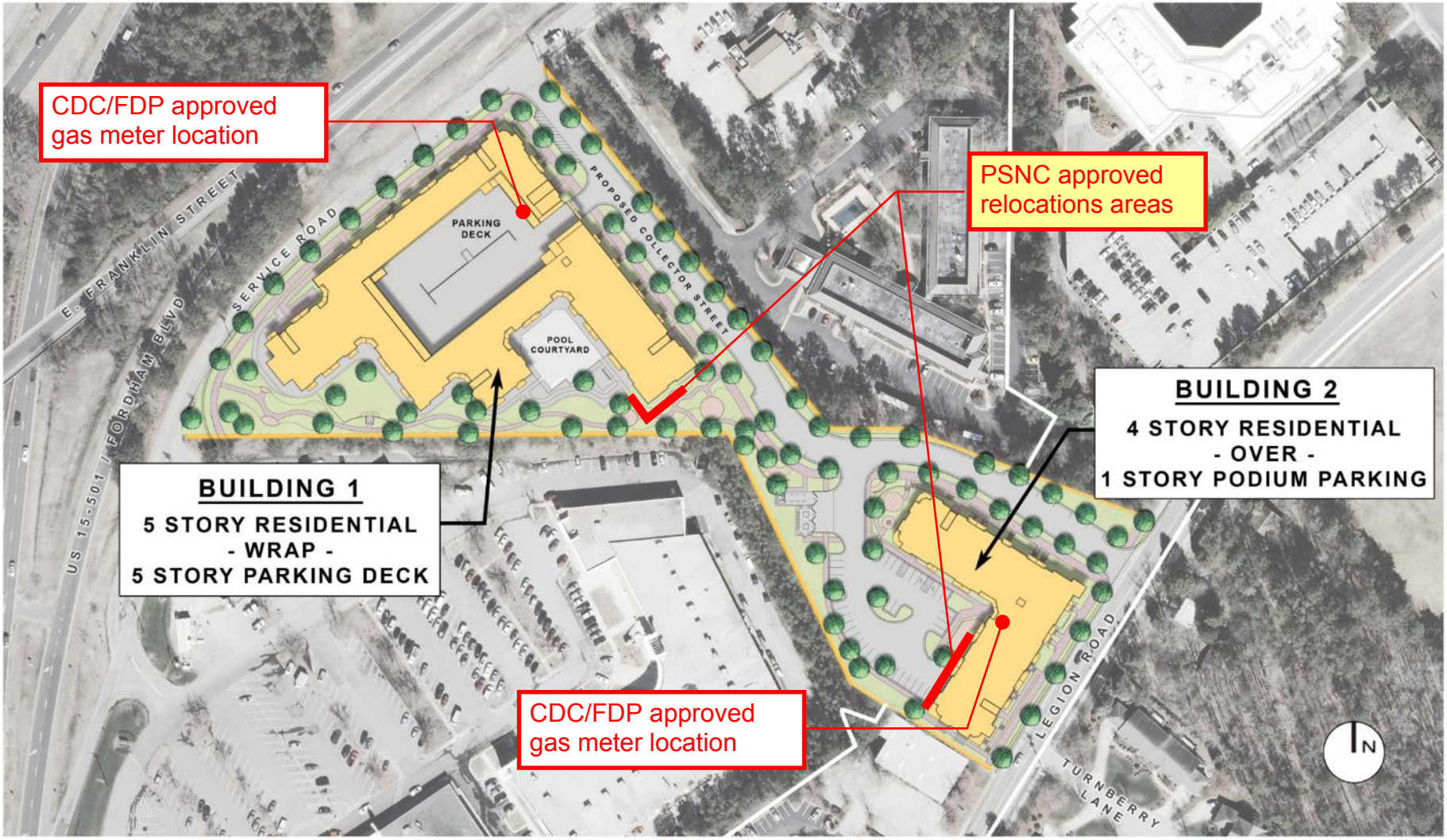


EAST ELEVATION - BUILDING 1 FACING PEDESTRIAN CONNECTOR

Locations on building elevation identified by PSNC as adequate for meter location

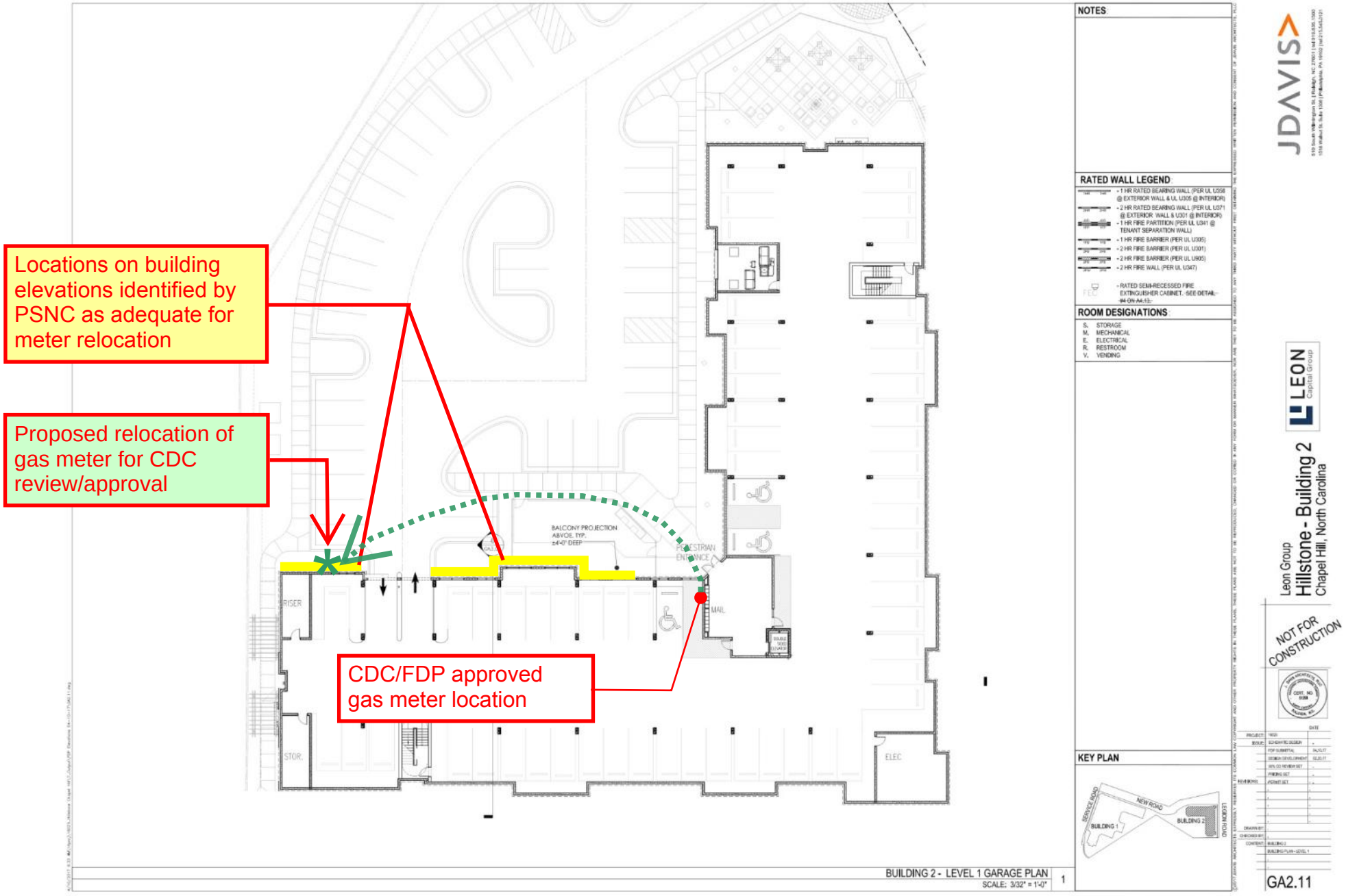
Proposed relocation of gas meter for CDC review/approval

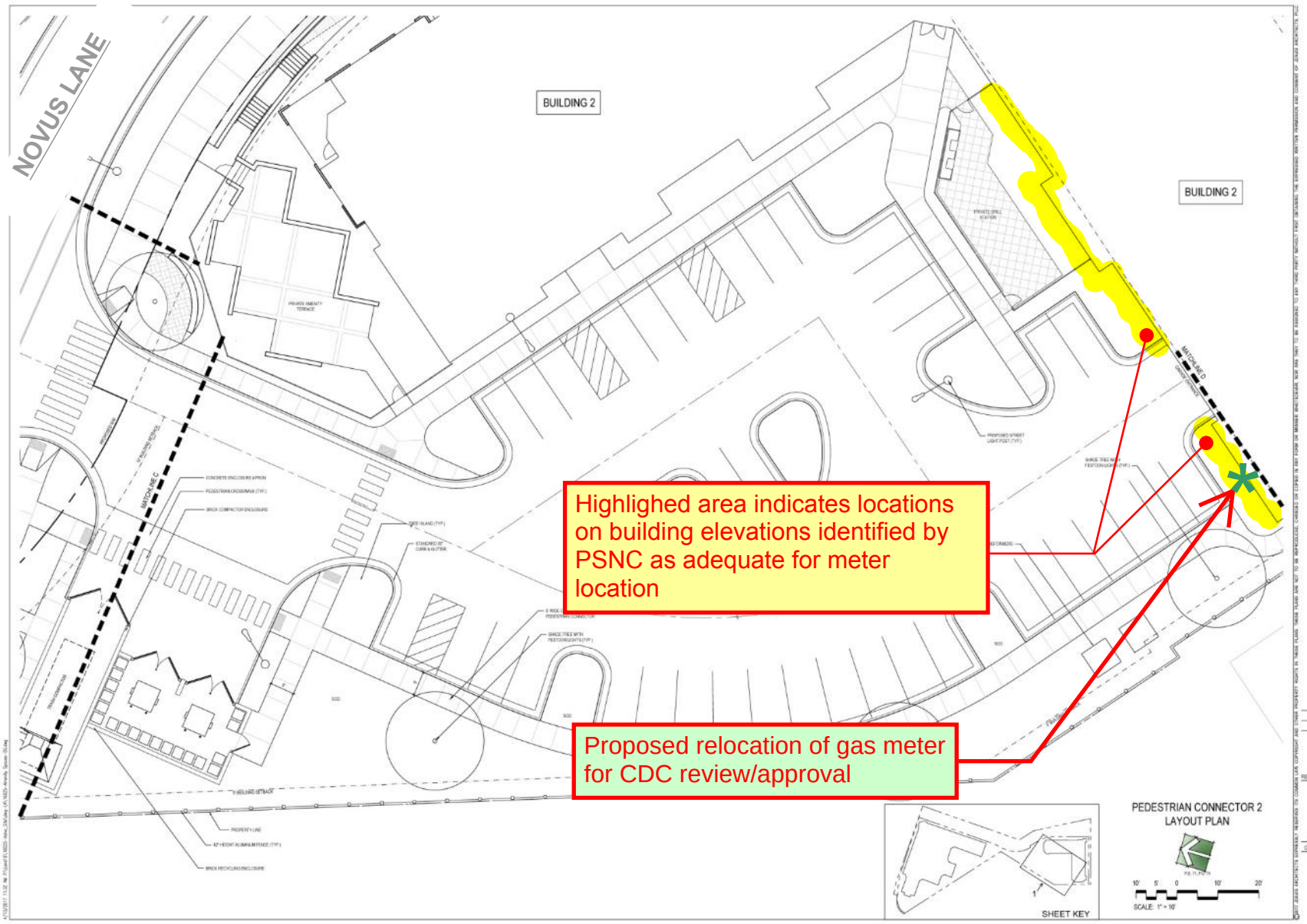
ELEVATIONS - BUILDING 1 AT POOL COURTYARD



PROPOSED SITE PLAN

NTS


Locations on building elevations identified by PSNC as adequate for meter relocation
Proposed relocation of gas meter for CDC review/approval
CDC/FDP approved gas meter location
NOTES
RATED WALL LEGEND
ROOM DESIGNATIONS
S. STORAGE
M. MECHANICAL
E. ELECTRICAL
R. RESTROOM
V. VENDING
KEY PLAN
BUILDING 1
BUILDING 2
NEW ROAD
SERVICE ROAD
LEGION ROAD
BALCONY PROJECTION ABVOE, TYP. ±4'-0" DEEP
PEDESTRIAN ENTRANCE
RISER
MAIL
STOR.
ELEC
BUILDING 2 - LEVEL 1 GARAGE PLAN
SCALE: 3/32" = 1'-0"
1
JDAVIS
LEON Capital Group
Leon Group
Hillstone - Building 2
Chapel Hill, North Carolina
NOT FOR CONSTRUCTION
GA2.11



JDAVIS

LEON Capital Group

Leon Capital Group
Hillstone Chapel Hill
1730 Fordham Blvd.
Town of Chapel Hill, North Carolina 27514

PRELIMINARY

FOR REVIEW ONLY
NOT FOR
CONSTRUCTION

		DATE
PROJECT	16025	03.03.2016
ISSUE	FOR APPLIC	12.02.2016
	CDC-1	01.24.2017
	CDC-2	02.28.2017
	CDC-3 / FDP-3	04.10.2017
REVISIONS	CDC-2	02.28.2017
DRAWN BY	YOM/AM	
CHECKED BY	PRM	
CONTENT	PEDESTRIAN CONNECTOR 2 LAYOUT PLAN	

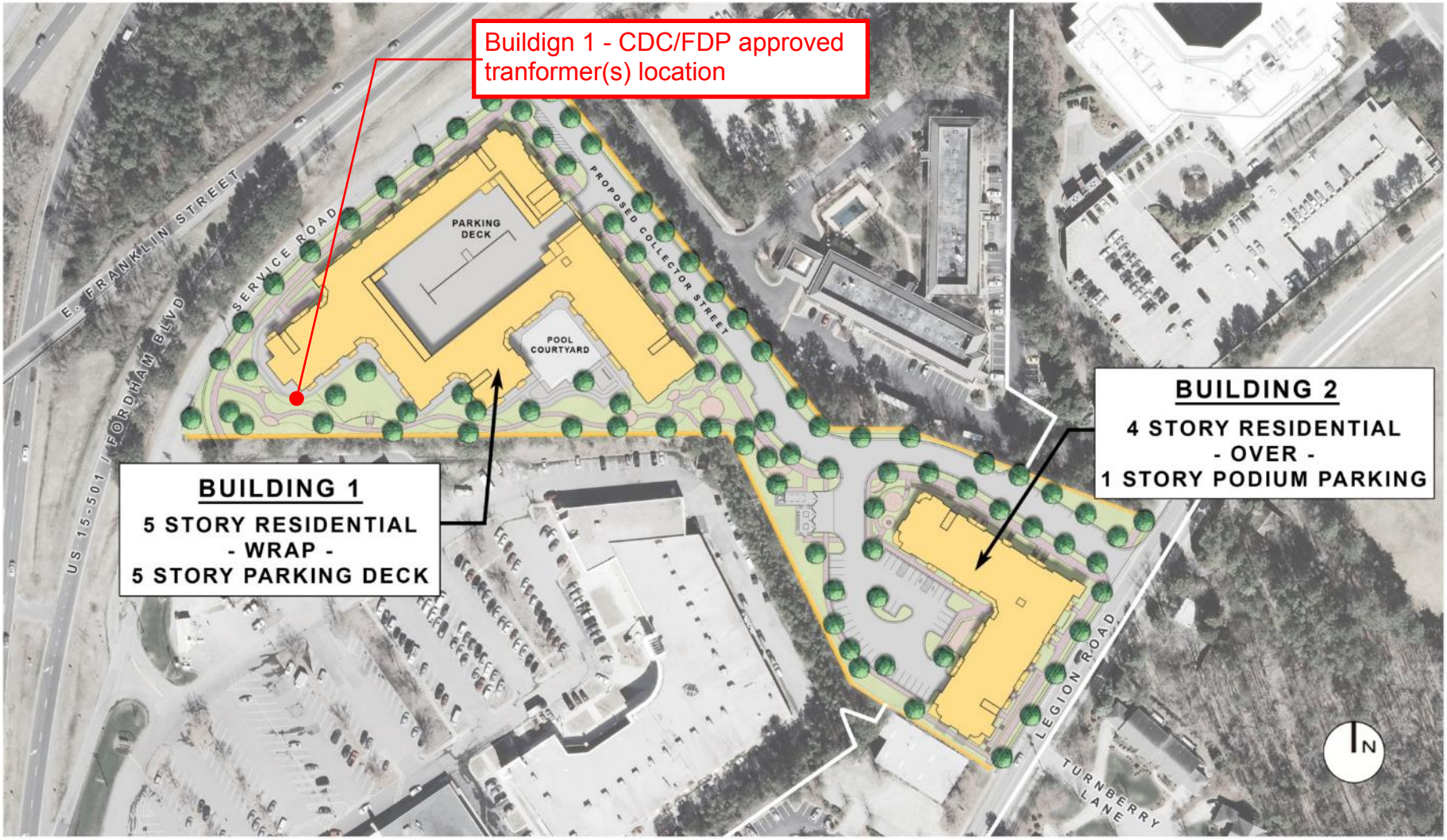
LA5.07

WEST ELEVATION - BUILDING 2

2. Building 1 - Transformer Design & Orientation

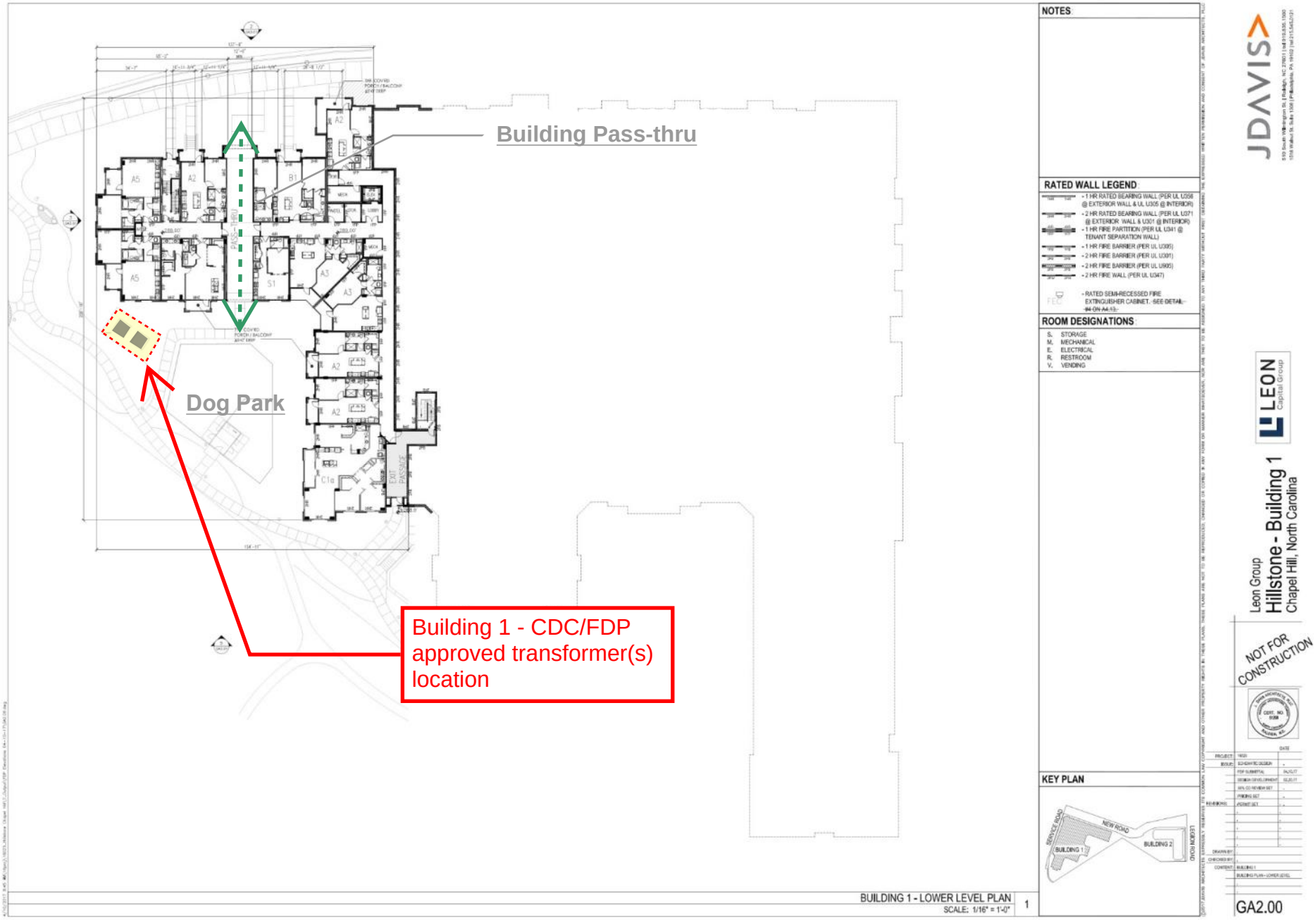
ISSUE:
The original Building 1 design called for (2) transformers per the estimated electrical loads developed by the Engineer of Record for the projecet. Duke Energy is responsible for the final design of the site electrical service, which was not completed until AFTER construction began. The final Duke Energy Design requires (4) transformers which will require a larger pad footprint.

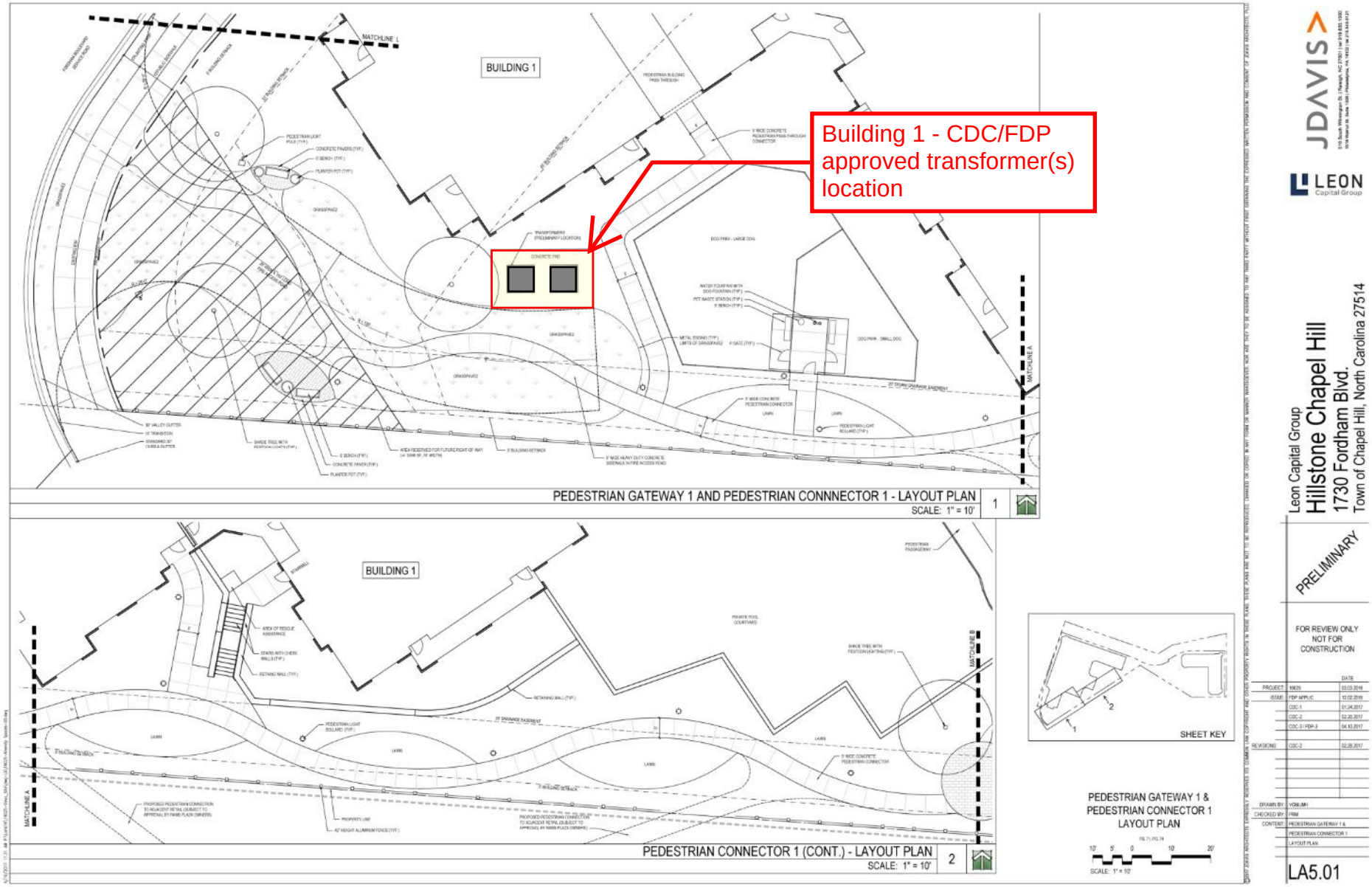
PROPOSED SOLUTION:
Locate the (4) transformers in the previously approved locations. This thereby maintains a location away from street views immediately adjacent to the site, yet still accessible to Duke Energy for maintenance.



PROPOSED SITE PLAN

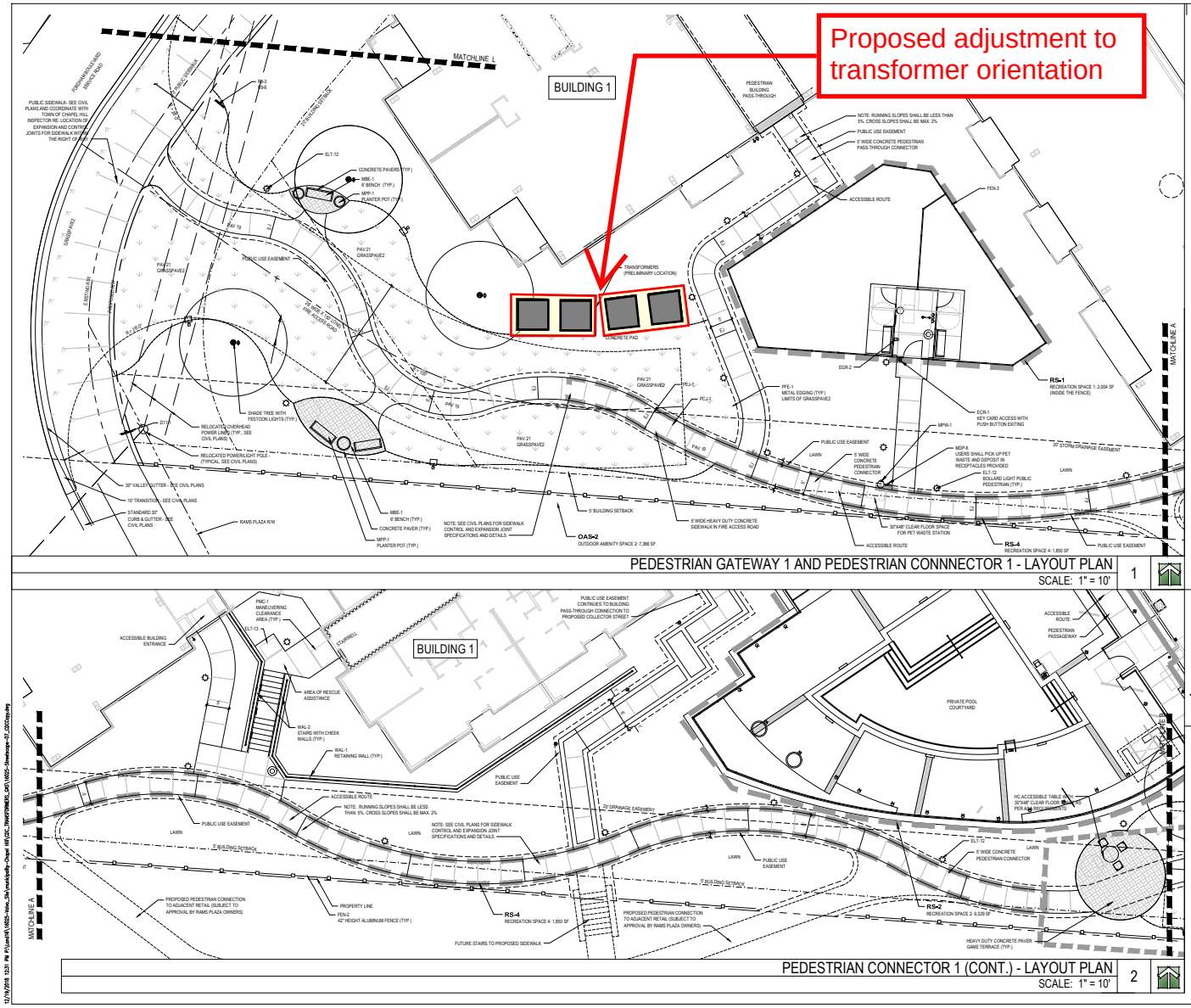
NTS


Building Pass-thru
Dog Park
Building 1 - CDC/FDP approved transformer(s) location
NOTES
RATED WALL LEGEND
ROOM DESIGNATIONS
S. STORAGE
M. MECHANICAL
E. ELECTRICAL
R. RESTROOM
V. VENDING
KEY PLAN
BUILDING 1 - LOWER LEVEL PLAN
SCALE: 1/16" = 1'-0"
1
JDAVIS
LEON Capital Group
Leon Group
Hillstone - Building 1
Chapel Hill, North Carolina
NOT FOR CONSTRUCTION
GA2.00



DESIGN ALTERNATE 4: BLOCK PERIMETER AT BUILDING 1

ORIGINAL APPROVED PLAN LAYOUT



LEGEND- STREETSCAPE

KEY	ITEM	DETAIL	NOTE	REF*	SUB**
PAVEMENTS					
PAV-2	Concrete Paver Type A - Oning	3 / LA3.10	-	-	PS
PAV-4	Concrete Paver Type C - Band	4 / LA3.10	-	-	PS
PAV-10	Concrete Pavement - Public Walk	2 / LA3.10	-	C	-
PAV-14	Accessible Ramp	6 / LA3.04	-	-	-
PAV-16	Concrete Stairs	-	-	-	-
PAV-17	Concrete Pavers-Streetscape	5 / LA3.02; 3 / LA3.10	-	-	PS
PAV-18	Concrete Pavement in R/W	-	-	C	-
PAV-19	Concrete Pavement in Trash Area & Firelane	1 / LA3.12	-	-	-
PAV-20	Decompossed Granite	6 / LA3.10	-	-	PS
PAV-21	Grasspave2	1-3 / LA3.13	-	C	SD
PSE-3	Concrete Paver Sealant- Site	-	-	-	CS
PEJ-1	Expansion Joint	2 / LA3.10	-	-	CS
PCJ-1	Control Joint	2 / LA3.10	-	-	-
PCP-1	Concrete Paver Edging	3 / LA3.10	-	-	PS
PFE-1	Flexible Metal Edging	8 / LA3.10	-	-	CS
PMC-1	Maneuvering Clearance at Doors & Gates - Maximum 2.0% Slope in All Directions	-	-	-	-
PMC-3	Area of Rescue Assistance	-	-	A	-
STRUCTURES					
SSH-3	Pergola-Pad Gateway 2	1 / 3.03	2	ST	CO
WALLS & FENCES					
WAL-1	Retaining Wall	1 / LA3.04	-	ST	-
WAL-2	Cheekwall Concrete Steps	4 / LA3.04	-	ST	-
WAL-3	Seat Wall	3 / LA3.04	-	-	-
WAL-4	Brick Screen Wall	7 / LA3.04	-	-	-
WAL-5	Green Screen Wall	1 / LA3.01	-	-	SD/CO
WAL-6	Compactor / Recycle Center Enclosure	1 / LA3.12	-	A	-
FEN-2	42" Aluminum Railing - Garden/Grill Courtyard/Site	5 / LA3.04	-	-	CS/CO
FEN-4	Aluminum Fence & Gates - Dog Park-Puppy Panel	3 / LA3.08	-	-	CS/CO
ELECTRICAL & PLUMBING					
ECR-1	Key Card Reader	-	-	E	CS
EDO-1	Weatherproof Duplex Outlet	-	-	E	CS
EGR-1	Auto Gate Release - Pole Mounted	7 / LA3.08	-	E	CS
EGR-2	Auto Gate Release - Surface Mounted	-	-	E	CS
ELT-3	In Ground Up Light	-	-	E	CS
ELT-4	Festoon Light	3 / LA3.02	-	E	CS
ELT-5	Pole Light - Pedestrian	4 / LA3.02	-	E	CS
ELT-6	USB Bollards	1 / LA3.02	-	E	CS
ELT-7	Step Light	4 / LA3.04	-	E	CS
ELT-8	USB Outlet	-	-	E	CS
ELT-9	Festoon Light Pole	10 / LA3.10	-	-	SD
ELT-10	Beacon Light	-	-	E	CS
ELT-11	Beacon Light With Mounting Pot	-	-	E	CS
ELT-12	Bollard Light-Public Pedestrian	2 / LA3.02; 9 / LA3.09	-	E	CS
ELT-13	2-Way Communication System	-	-	E	CS
PHB-1	Hose Bibb	-	-	P	CS
PHB-2	In Ground Hose Bibb	-	-	P	CS
PWS-1	Water Service	-	-	P	-
MISCELLANEOUS					
MBS-1	Bench	1 / LA3.06	-	-	CS/CO
MBL-1	Building Line Allcare	-	-	-	-
MBR-1	Bike Repair Station	4 / LA3.01	-	E	CS/CO
MBR-2	Bike Rack	5 / LA3.08; 2 / LA3.01	-	-	CS/CO
MPP-1	Planter Pot Type 1	3 / LA3.01	-	-	CS/CO
MPM-1	Planter Potting Mix	-	-	-	CS
MPW-1	Pet Waste Station	7 / LA3.10	-	-	CS
MSI-1	Shared Use Path Signage	1, 2 / LA3.05	-	-	-
MWR-1	Waste Receptacle	2 / LA3.11	-	-	CS/CO
DRAINAGE & UTILITIES					
DDT-1	Drain Basin w/ Grate Inlet	6 / LA3.08	-	C	CS
DDT-2	Drain Basin w/ Dome Inlet	6 / LA3.08	-	C	CS
DDT-3	Channel Drain	4 / LA3.06	-	C	CS
DPU-1	Perforated Underdrain Pipe	-	-	-	-

Note: All annotations are "typical" unless otherwise noted.
* Reference: A=Arch, C=Civil, E=Elec, P=Plumbing, SP=Swim Pool, ST=Structural
** Submittal: CS=Cut Sheet, PS=Physical Sample, CC=Color Sample, SD=Shop Dwg, MI=Mock-Up

SHEET KEY

NOTES:
1. SEE SHEET LA1.01 FOR MATERIALS & PRODUCTS SPECIFICATIONS SCHEDULE.
2. SEE SHEET LA1.01 FOR GENERAL NOTES, ACCESSIBILITY NOTES AND GRADING & DRAINAGE NOTES.
3. SEE SHEET LA3.01 FOR STREETSCAPE LEGEND.
4. SEE SHEET LA3.05 FOR SIDEWALK/MULTI-PURPOSE TRAIL SIGNAGE DETAILS AND INFORMATION.

PEDESTRIAN GATEWAY 1 & PEDESTRIAN CONNECTOR 1 LAYOUT PLAN

PS: 71, PG: 74

SCALE: 1" = 10'

JDAVIS
510 South Wilmington St. | Raleigh, NC 27601 | tel 919.835.1500
1518 Walnut St, Suite 1300 | Philadelphia, PA 19102 | tel 215.545.8121

LEON Capital Group

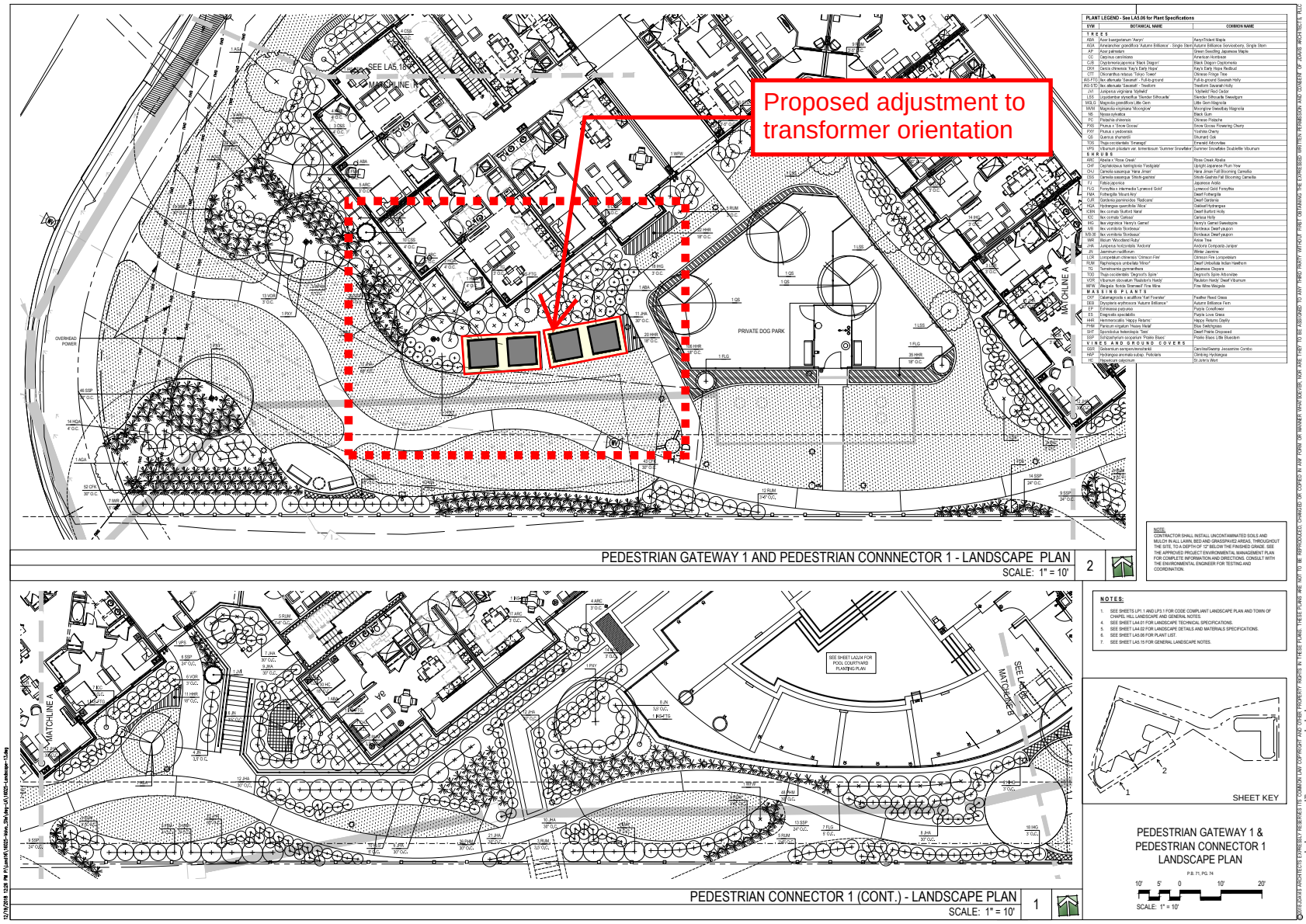
Leon Capital Group
Hillstone Chapel Hill
Town of Chapel Hill, North Carolina 27514

NC REGISTERED LANDSCAPE ARCHITECT
CERT. NO. 5120
RALEIGH, N.C.

		DATE
PROJECT:	16025	03.03.2016
ISSUE:	FDP APPLIC	12.02.2016
	CDC-1	01.24.2017
	PERMIT SET	06.19.2017
	FDP-5	08.11.2017
	CMP SET	08.16.2017
	FDP-6	10.02.2017
	COORD/CLARIFICATION	10.31.2017
REVISIONS	REVW. COMM'S COORD	02.02.2018
	IFC SET	04.20.2018
	FDP PP/FIRE REVS	06.05.2018
	FDP PP/FIRE REV COMM	07.11.2018
DRAWN BY:	MH	
CHECKED BY:	PBM	
CONTENT:	PEDESTRIAN GATEWAY 1 & PEDESTRIAN CONNECTOR 1 LAYOUT PLAN	

LA5.01

PROPOSED MODIFICATION TO TRANSFORMER LAYOUT



PROPOSED ADJUSTMENT TO LANDSCAPE SCREENING SURROUND TRANSFORMERS

BEFORE

AFTER

BEFORE - AFTER LANDSCAPE ADJUSTMENTS