

CONCEPT PLAN PROPOSAL

Applicant Information

Name: Gurlitz Architectural Group, PA
Address: 5310 South Alston Avenue, Suite 220
City: Durham State: NC Zip: 27713
Phone (Work): (919) 489-9000 FAX: (919) 493-8937 E-Mail: Doug@gurlitzarchitects.com

Property Owner Information (included as attachment if more than one owner)

Name: Gateway Bank and Trust Co. Phone:
Address: 3600 Glenwood Ave., Suite 150
City: Raleigh State: NC Zip: 27612

Development Information

Name of Development: Gateway Bank
Tax Map: 479-1-001 Block: F Lot(s): 6A Parcel ID #: 9798-04-72-5845
Address/Location: Corner of NC Highway 54 and Barbee Chapel Road
Existing Zoning: R-5 New Zoning District if Rezoning Proposed:
Proposed Size of Development (Acres / Square Feet): 2.34 acres / 101,930 SF
Permitted / Proposed Floor Area (Square Feet): 30,855 SF (.303 ratio)- / 9,000 SF
Minimum # Parking Spaces Required: 26 spaces #Proposed: 42 spaces
Proposed Number of Dwelling Units: n/a # Units per Acre: n/a
Existing / Proposed Impervious Surface Area (Square Feet): n/a / 40,162 SF
Is this Concept Plan subject to additional review by Town Council? NO

The undersigned applicant hereby certifies that: a) the property owner authorizes the filing of this proposal b) authorizes on-site review by authorized staff; and c) to the best of his/her knowledge and belief, all information supplied with this proposal is true and accurate.

Signature: [Handwritten Signature] Date: December 20, 2006

Please submit 20 sets of all materials, or 35 sets of all materials including reduced (8 1/2" by 11") copies of aloncept Plan is subject to additional review by the Town Council, no later than the first day of the month. Materials must be collated and folded to fit into a 12" x 15" envelope.

The Community Design Commission meets regularly on the third Wednesday of each month. Meetings with the Town Council will be scheduled after the Community Design Commission meeting. For confirmation of a meeting dates and the placement of your request on the agenda, please call the Planning Department at (919) 968-2728.





## **Gateway Bank - Meadowmont**

### **Developers Program**

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The developer of the Gateway Bank project is Gateway Bank. The program is to build a 9,000 SF two story building that will house their branch bank use on the ground floor and have a residual 4,000 SF upper story available for office use. The building will have both an exterior ATM and drive through teller aisles.

### **Statement of Compliance**

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This project is consistent with the Town's Design Guidelines as well as the Meadowmont Design Guidelines. The Meadowmont Guidelines, however, do not address the issue of a drive through teller at this site. It follows architectural, screening, buffer and setback standards that have been approved by the Town of Chapel Hill under the Meadowmont Special Use Permit/Masterplan. The drawings accompanying this statement indicate all setbacks, buffers and screening items.

The vehicular entry to this site is along Barbee Chapel Road at the southeast corner of the property. It is an extension of the drive connecting this site to the Courtyard Hotel site on the adjacent property. The site layout is in large part governed by the inclusion of this access through the site from the hotel. Drive through teller aisles are located on the west side of the building allowing the frontage along Barbee to the "front" of the building facing the intersection of Barbee Chapel and NC 54.

The site topography slopes from north to south on the site. The retention/detention facility that will serve the site is adjacent to the pond serving the hotel site.









**GURITZ**  
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**CD-1.3**

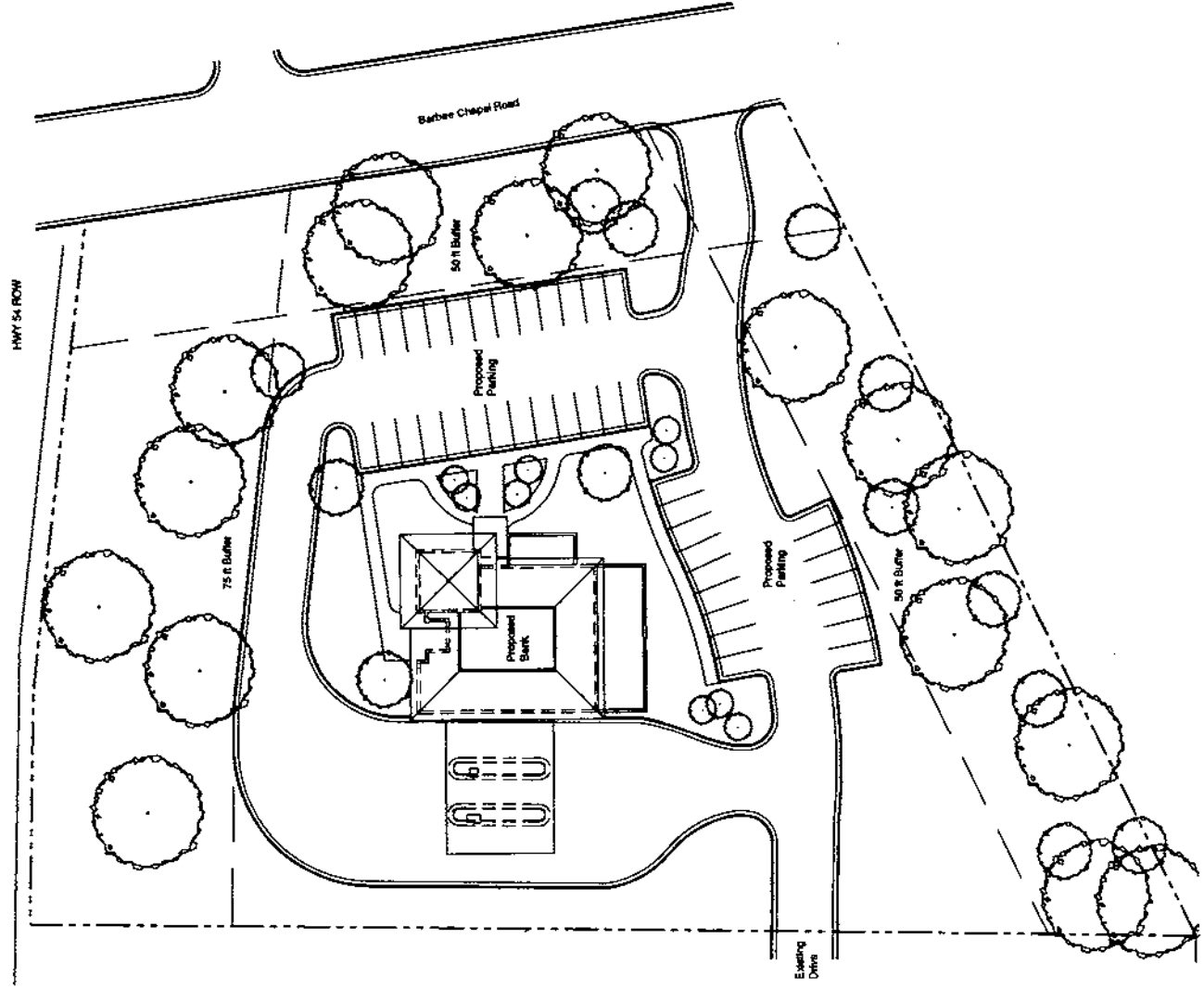
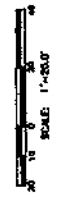
Gateway Bank  
 NC 54 / Barbee Chapel Rd  
 Chapel Hill, NC

APN# 0000

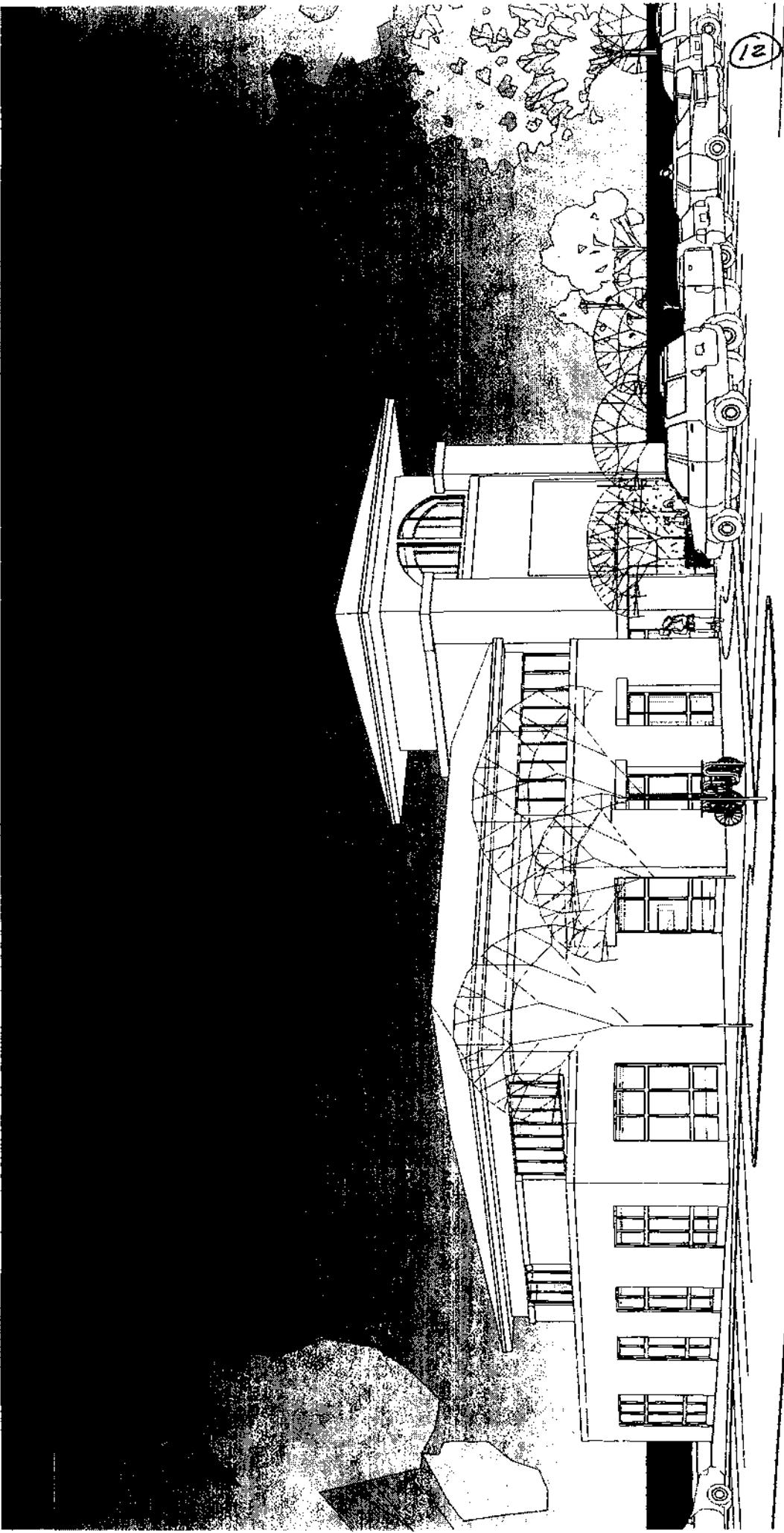
December 18, 2008  
 Scale: 1"=20'  
 Proposed Site Plan

CD-1.3

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View from Barbee Chapel Road Entrance  
Gurritz Architectural Group, P.A.  
5310 South Alston Avenue  
Suite 220  
Durham, North Carolina 27513

