

# TOWN OF CHAPEL HILL

## CONCEPT PLAN PROPOSAL

### *Applicant Information*

(10)

ATTACHMENT 4

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: **Nathan@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)- / **12,000** SF  
Minimum # Parking Spaces Required: **26** spaces #Proposed: **26** 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 propertyowner 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:  Date: **April 17, 2007**

Please submit 20 sets of all materials, or 35 sets of all materials including reduced (8 1/2" by 11") copies of all plans if the Concept 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 provides a 12,000 SF two-story building housing a branch bank on the ground level and offices on the upper level. 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 of Chapel Hill's Design Guidelines. The Meadowmont Design Guidelines, however, do not address the issue of a drive through teller at this site.

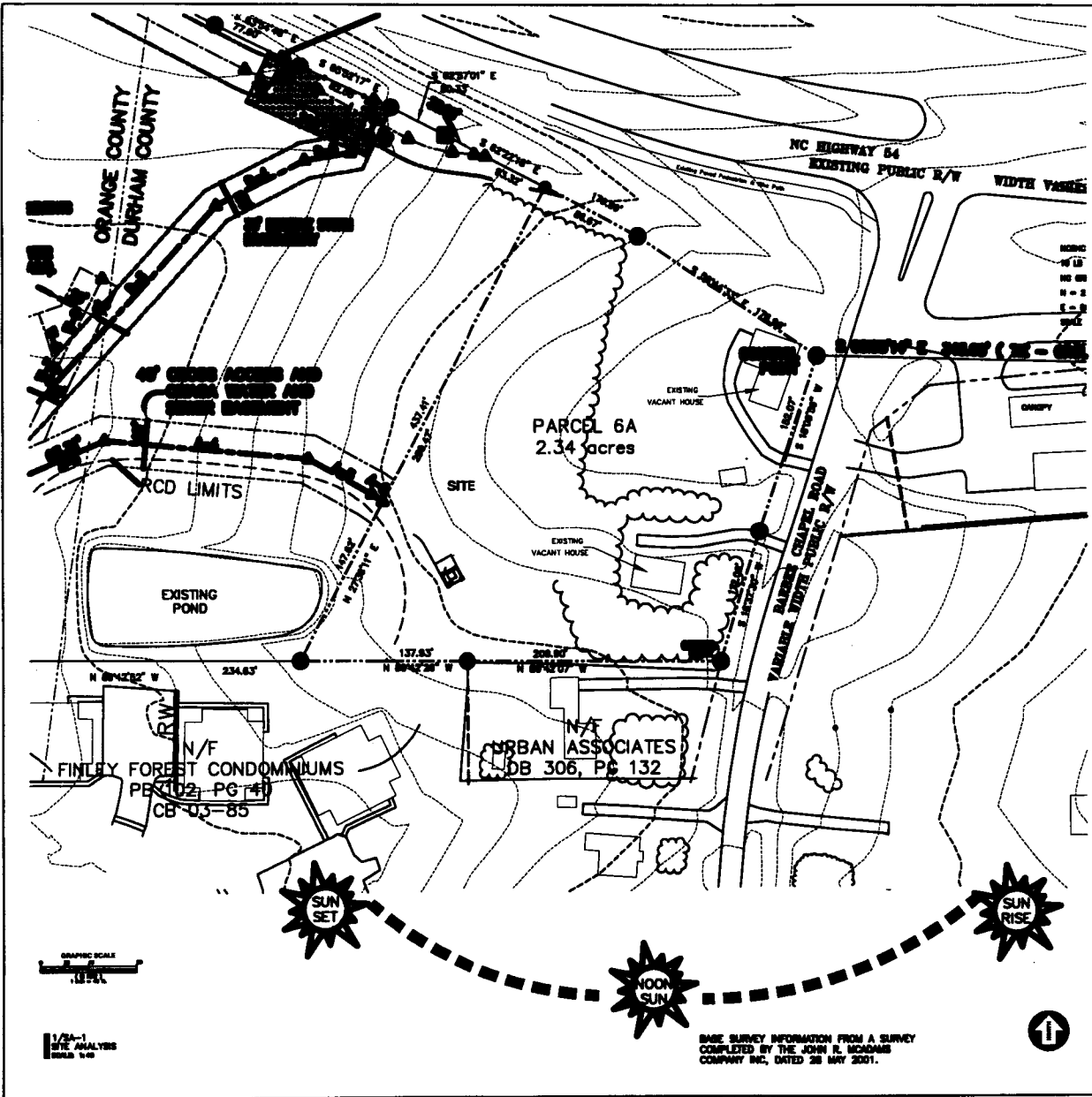
At the request of the Chapel Hill Town Council to establish a greater visual presence, the building has been placed closer to the NC Highway **54** and a portion of the building sits within the Highway **54** setback established by the Meadowmont Design Guidelines.

At the request of the Chapel Hill Town Council the building will individualize itself from the Meadowmont Architectural context to create "a unique design that announces the Gateway to Chapel Hill."

The design follows screening and buffer 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. The drive-through teller aisles are located beneath the second floor of the building on the Northwest corner of the property..

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.



**LOCATION:**

THE SITE IS LOCATED IN THE TOWN OF CHAPEL HILL, IN DURHAM COUNTY. THE LOCATION IS THE SOUTHWEST CORNER OF HWY 54 AND BARNEZ CHAPEL ROAD. THE PROPERTY TO THE WEST IS A HOTEL. THE PROPERTY TO THE NORTH ACROSS HWY 54 IS THE MULTI-FAMILY RESIDENTIAL PORTION OF MEADOWBROOK VILLAGE. THE PROPERTY ACROSS BARNEZ CHAPEL ROAD TO THE EAST IS A ONE-STORY RESIDENTIAL. THE PROPERTY TO THE SOUTH IS IN RESIDENTIAL USE.

**CURRENT CONDITIONS:**

THE SITE HAS TWO VACANT HOUSES THAT WILL NEED TO BE DEMOLISHED DUE TO THEIR STATE OF DISREPAIR. THE ADJACENT STREET ARE PAVED BUT THERE IS NO CURB AND GUTTER. THERE IS AN EXISTING ASPHALT BIKE TRAIL ALONG HWY 54. IF THE HIGHWAY IS WIDENED THAT TRAIL WILL NEED TO BE MOVED TO THE PROPERTY LINE.

**TOPOGRAPHY / SLOPES:**

THE SITE GENERALLY SLOPES FROM THE NORTHEAST CORNER TO THE SOUTHWEST CORNER AT A RATE OF 3.12%. THERE ARE NO STEEP SLOPES ON THE SITE.

**HYDROLOGIC FEATURES / DRAINAGE:**

THERE ARE NO STREAMS OR PONDS ON SITE. THE SITE GENERALLY DRAINS FROM THE NORTHEAST TO THE SOUTHWEST.

**SOIL TYPE:**

THE JUNE 1977 USDA SOIL SURVEY (SHEET 34), DURHAM COUNTY, CLASSIFIED ONLY ONE SOIL TYPE ON THIS SITE - 1B6 OR WHITE STONE LOAM, 2-6 S. SLOPES. THESE ARE MODERATELY DRAINED SOILS WITH LOW ORGANIC MATTER AND SLOW PERMEABILITY. THIS SOIL IS GENERALLY FORESTED AND ITS USE IS LIMITED BY SLOW PERMEABILITY, WETNESS, AND HIGH SWELL-SWELL POTENTIAL.

**SUN / SHADE PATTERNS:**

THE FRONT OF THE BUILDING WILL FACE NORTH. PARKING WILL BE LOCATED SOUTH AND EAST OF THE BUILDING. TREES WILL BE PLANTED ON SITE TO SHADE THE PARKING AREA.

**FEMA FLOOD INFORMATION:**

THERE IS A POND ON THE ADJACENT PROPERTY WHICH IS LOCATED IN THE SOUTHWEST CORNER OF THIS SITE.

**VEGETATION:**

THE SITE IS PARTIALLY FORESTED IN SMALL EVERGREENS AND 6"-12" CALIPER HARDWOODS. THE MAJORITY OF THE SITE WILL NEED TO BE CLEARED TO PROVIDE SPACE FOR THE BANK PROJECT. A 50' BUFFER WILL BE LEFT UNDISTURBED ON THE NORTH, EAST AND SOUTH PROPERTY LINES. ADDITIONAL TREES WILL BE PLANTED TO COMPLY WITH THE TOWN ORDINANCE.



**Coulter Jewell Themes.**

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Project:  
**GATEWAY BANK**

Parcel 6A SW CORNER HWY 54 AND BARNEZ CHAPEL ROAD CHAPEL HILL, NC

(2)

NOT RELEASED FOR CONSTRUCTION

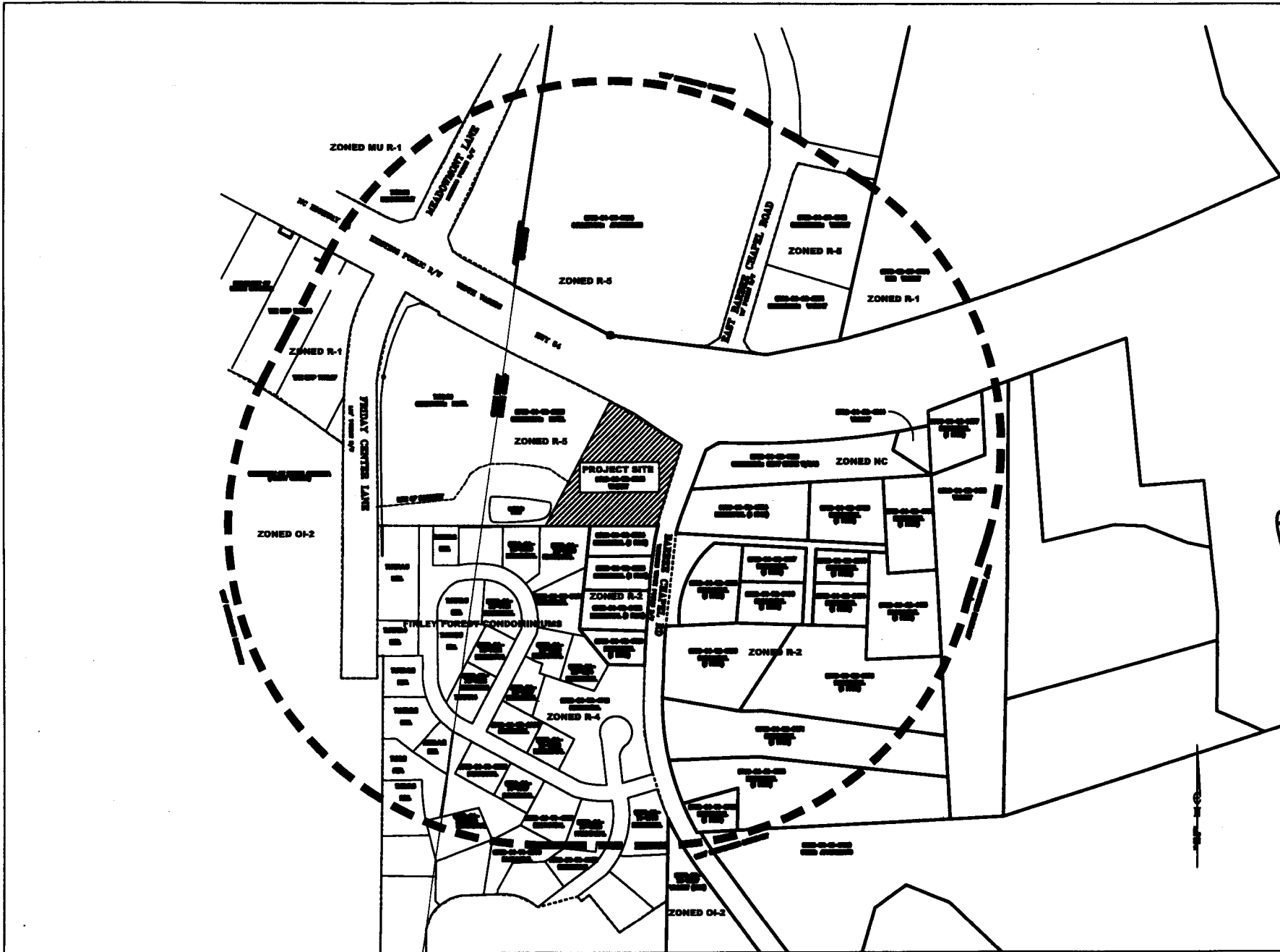
Job Number:	6020
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Project:	
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Sheet Title:

**SITE ANALYSIS**

CD 1.0

BASE SURVEY INFORMATION FROM A SURVEY COMPLETED BY THE JOHN R. MCARDAM COMPANY INC, DATED 28 MAY 2001.



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

APN# 0005

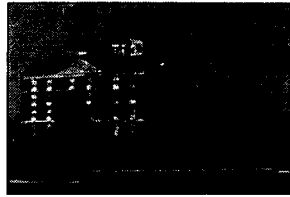
REV April 18, 2007

December 19, 2006

Not to Scale

Location Map

CD-1.1



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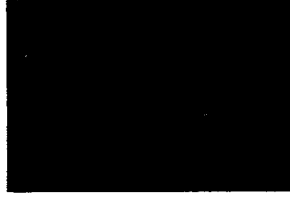
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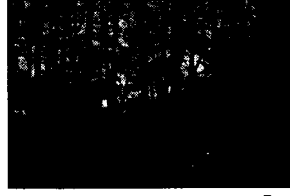
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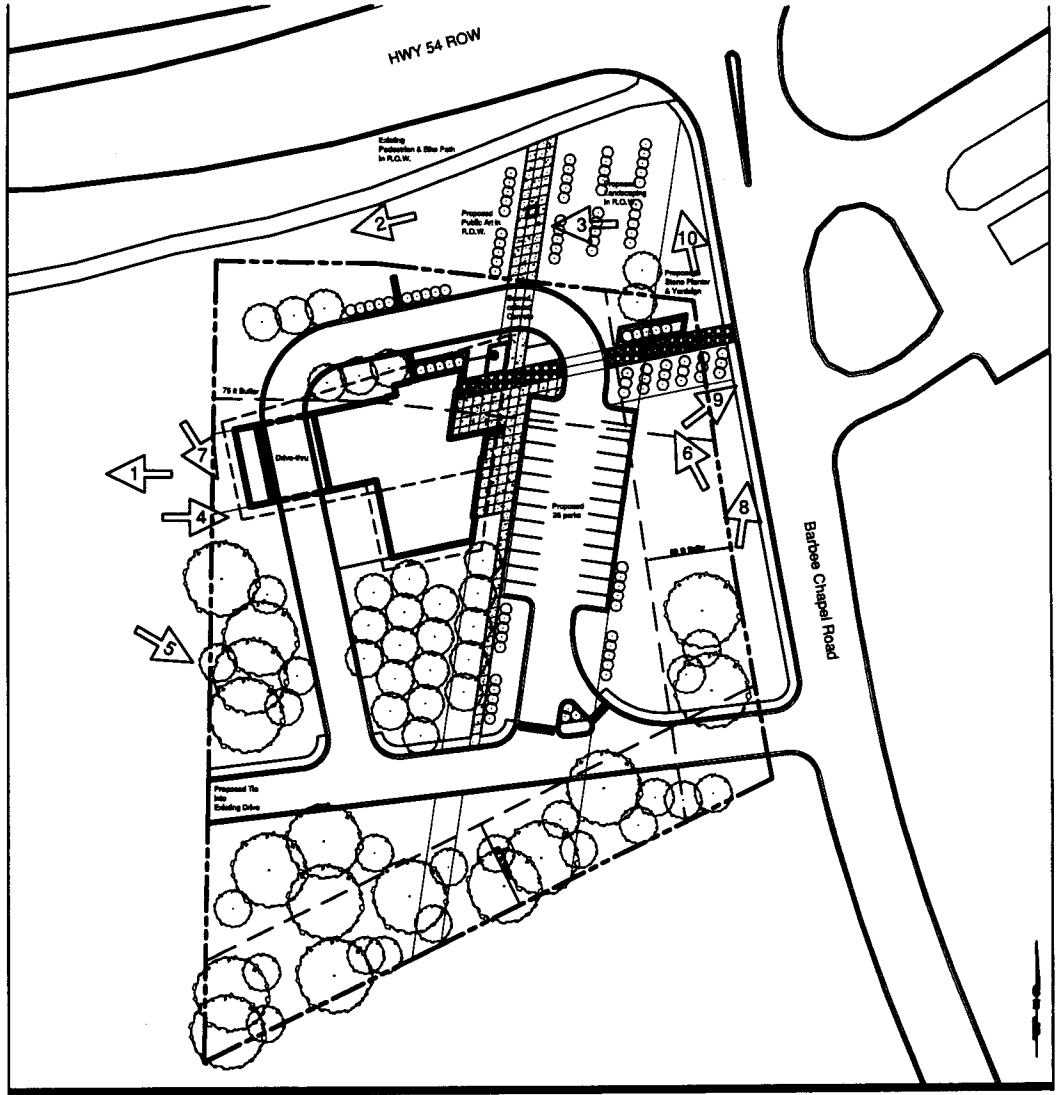
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We warrant that the information contained in this plan was prepared by us or by a duly licensed professional engineer or architect under our direct supervision and control. This warranty is limited to the information contained in this plan and does not extend to any other information or to any other plans or specifications. We warrant that the information contained in this plan was prepared in accordance with the applicable laws and regulations of the State of North Carolina. This warranty is void if the information contained in this plan was prepared by a third party. We warrant that the information contained in this plan was prepared in accordance with the applicable laws and regulations of the State of North Carolina. This warranty is void if the information contained in this plan was prepared by a third party.

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

AP# 0805

REV April 18, 2007

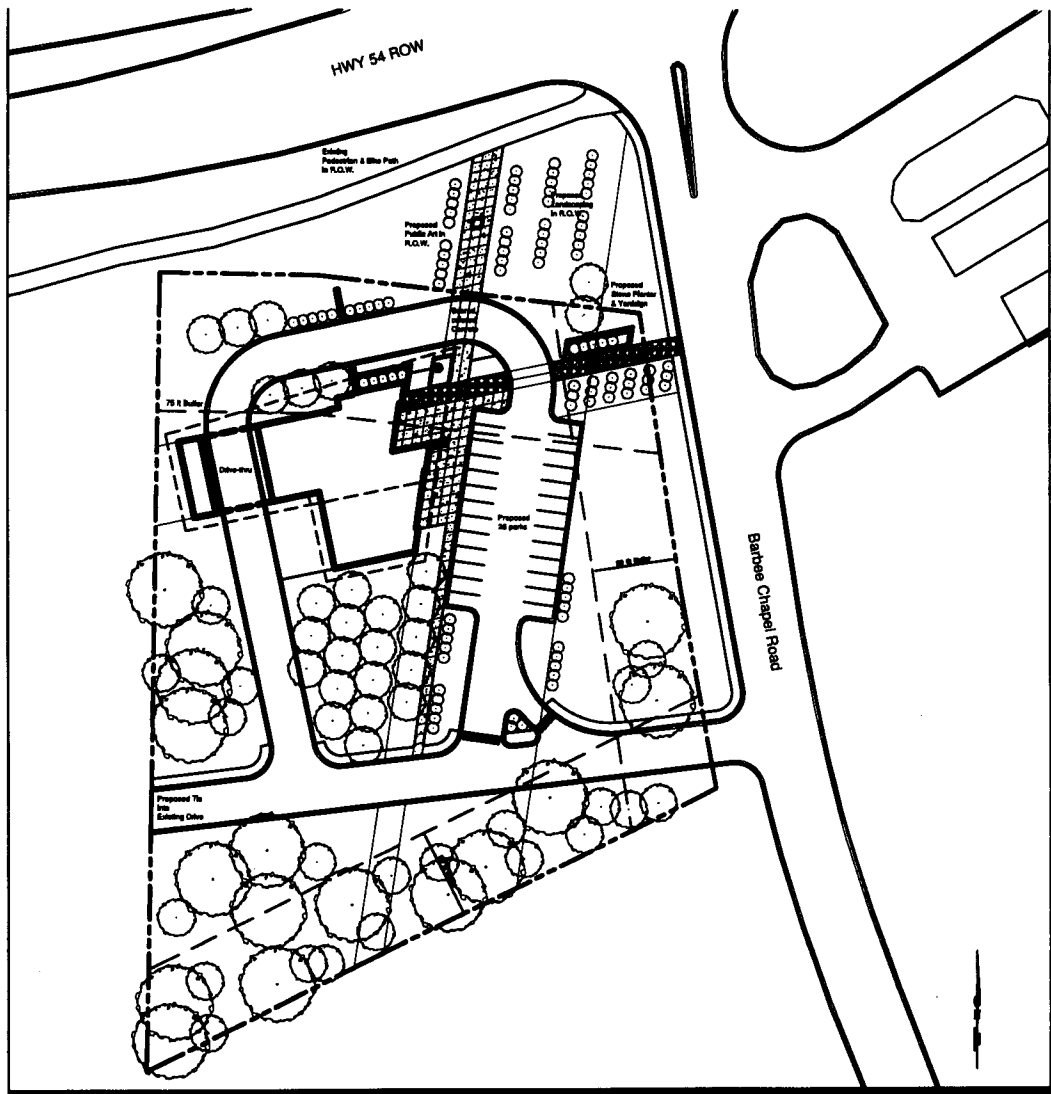
December 19, 2006

Scale: 1" = 30'-0"

Proposed Site Plan

**SDI**  
**SITE PLAN**

CD-1.2



**Guritz**  
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(17)

This site plan was prepared by Guritz Architectural Group, PA, based on information provided by the client. Guritz Architectural Group, PA is not responsible for the accuracy or completeness of the information provided. The client is responsible for the accuracy and completeness of the information provided. Guritz Architectural Group, PA is not responsible for the accuracy or completeness of the information provided. The client is responsible for the accuracy and completeness of the information provided.

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

APN# 06065

REV April 18, 2007  
December 19, 2006

Scale: 1" = 30'-0"

Proposed Site Plan

**PROPOSED SITE PLAN**



CD-1.3



Gateway Bank | Chapel Hill, NC

Bird's Eye View



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Gateway Bank | Chapel Hill, NC

View From Highway 54



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*Gateway Bank | Chapel Hill, NC*

*View From Barbee Chapel Road*

