

# TOWN OF CHAPEL HILL

COMMUNITY DESIGN COMMISSION



January 24, 2017 - Ephesus / Fordham Certificate of Appropriateness

Design Alternatives for:

## HILLSTONE CHAPEL HILL

1730 FORDHAM BLVD, CHAPEL HILL, NORTH CAROLINA



Owner / Developer



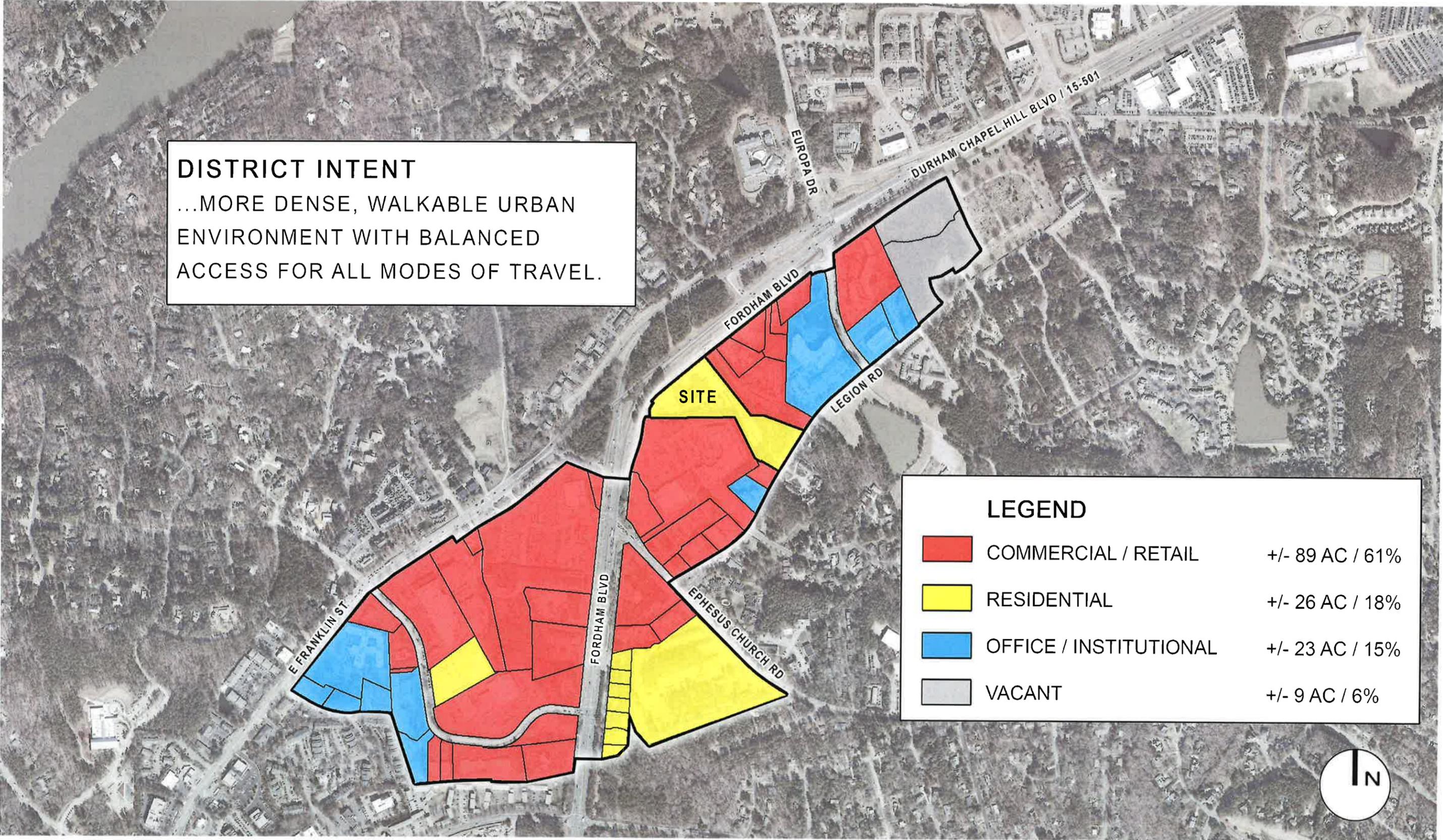
Architect / Land Planner / Landscape Architect



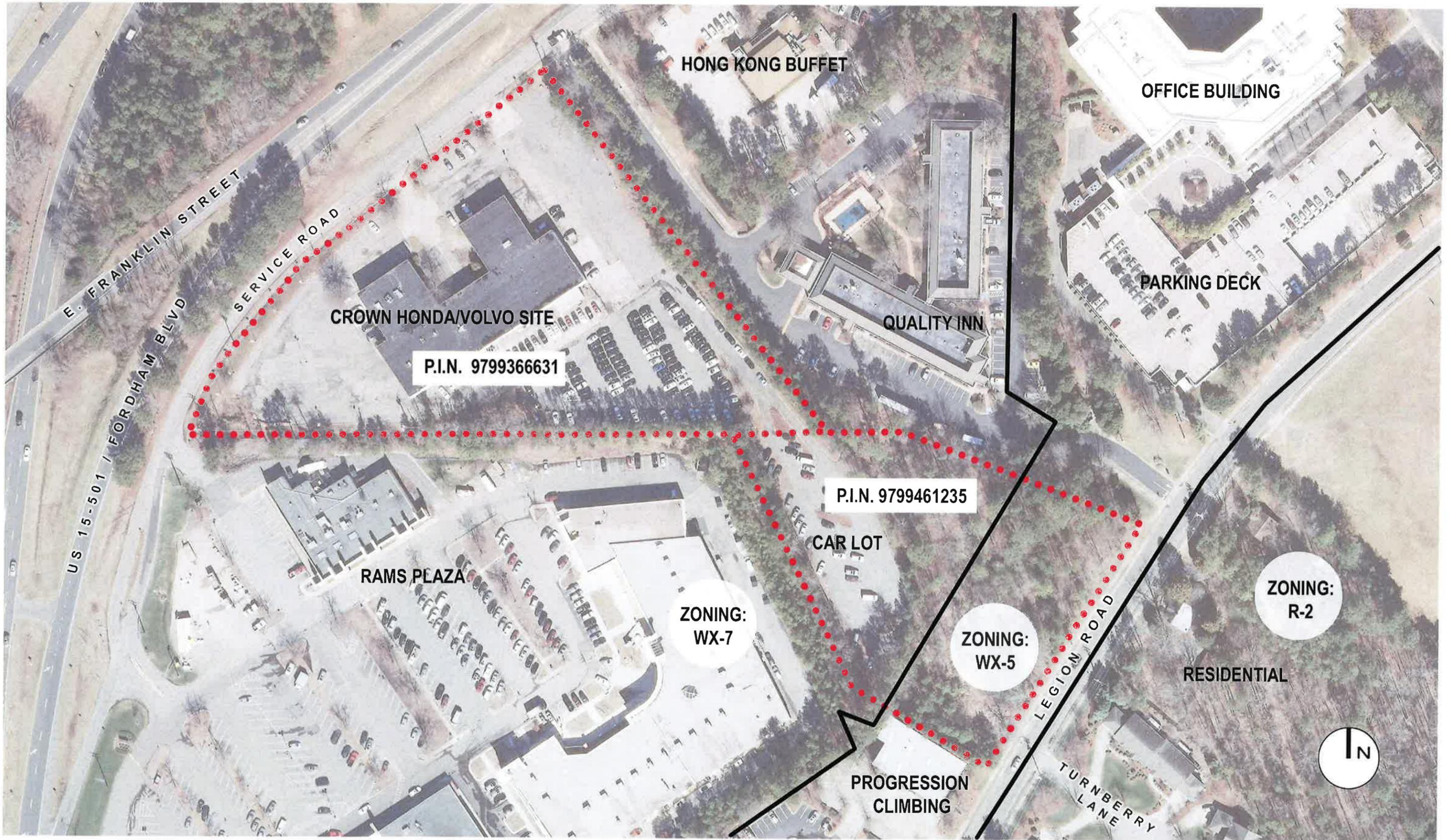
Civil Engineer

A Division of  Pennoni

**DISTRICT INTENT**  
 ...MORE DENSE, WALKABLE URBAN ENVIRONMENT WITH BALANCED ACCESS FOR ALL MODES OF TRAVEL.



LEGEND		
<span style="color: red;">■</span>	COMMERCIAL / RETAIL	+/- 89 AC / 61%
<span style="color: yellow;">■</span>	RESIDENTIAL	+/- 26 AC / 18%
<span style="color: blue;">■</span>	OFFICE / INSTITUTIONAL	+/- 23 AC / 15%
<span style="color: grey;">■</span>	VACANT	+/- 9 AC / 6%



AREA MAP

NTS

JDAVIS > HILLSTONE CHAPEL HILL

CONTACT INFORMATION:  
TIM SMITH, P.E.  
PHILIP POST & ASSOCIATES  
704.920.4472

**LEON**  
Capital Group



**CROWN HONDA/VOLVO SITE**

**HONG KONG BUFFET**

**OFFICE BUILDING**

**PARKING DECK**

**QUALITY INN**

**RAMS PLAZA:**

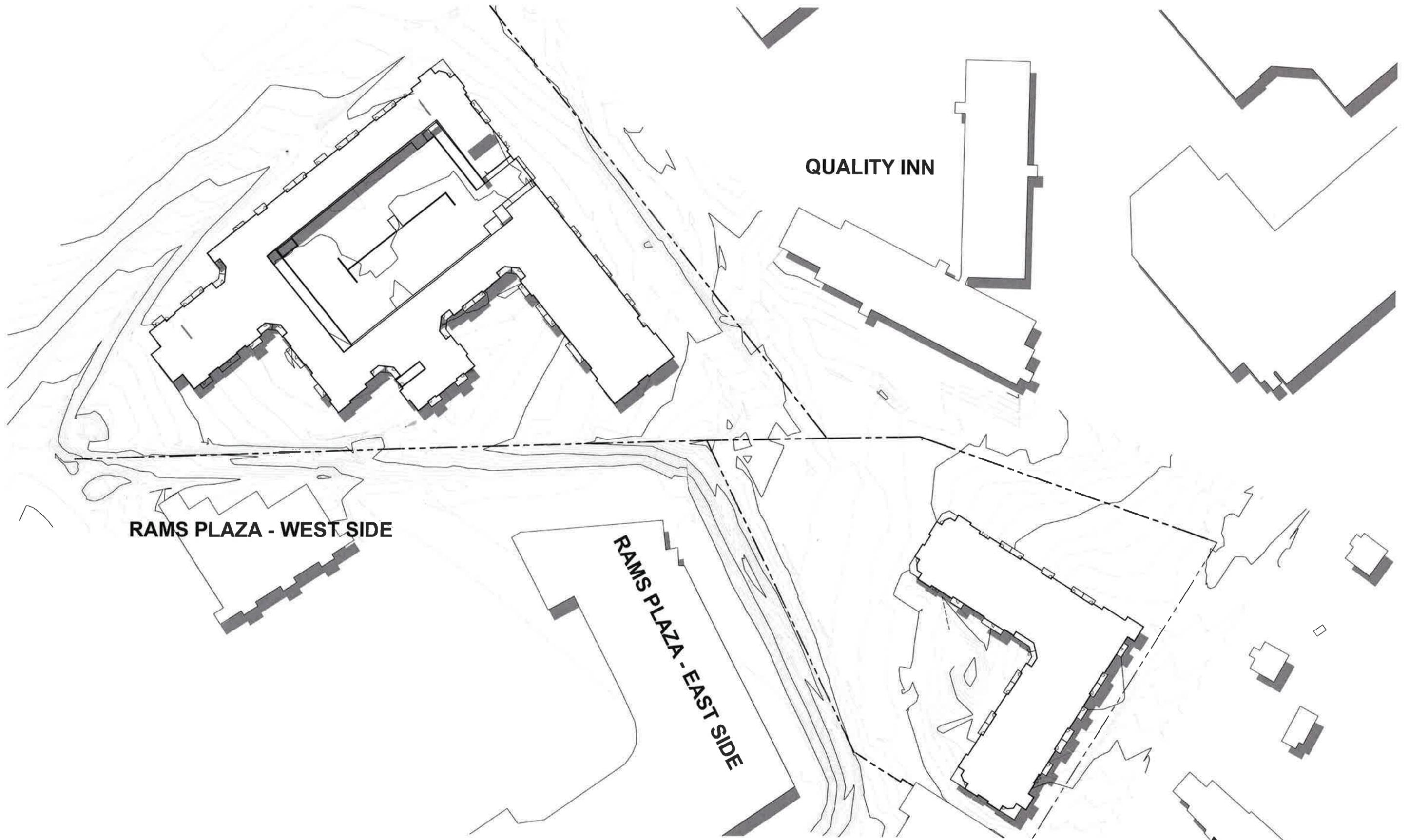
- FOOD LION
- CVS PHARMACY
- ABC LIQUOR
- BRAIN BALANCE
- DR. JEAN WOODS, DDS
- JIU JITSU
- MATHNASIUM
- PIZZA HUT
- PRINCESS NAILS
- SOLA SALON
- SUPER CUT
- THE BETTER SLEEP STORE
- THE FRAMER'S MARKET
- THE NC FAMILY DOCTOR
- MR. TIRE AUTO SERVICE
- TUESDAY MORNING

**CAR LOT**

**PROGRESSION CLIMBING**

**RESIDENTIAL**

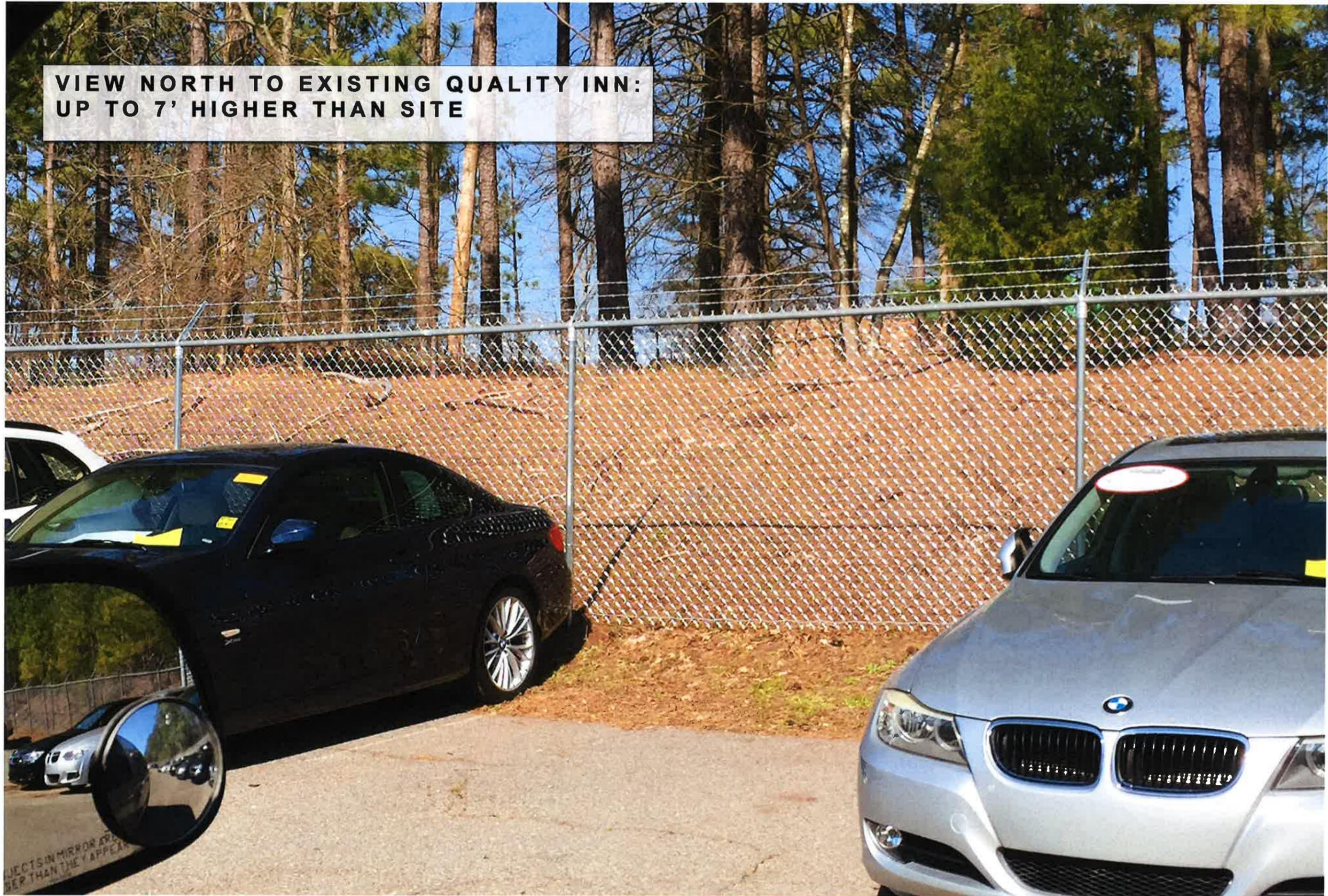




EXISTING SITE CONDITIONS/CONSTRAINTS - TOPOGRAPHY

NTS

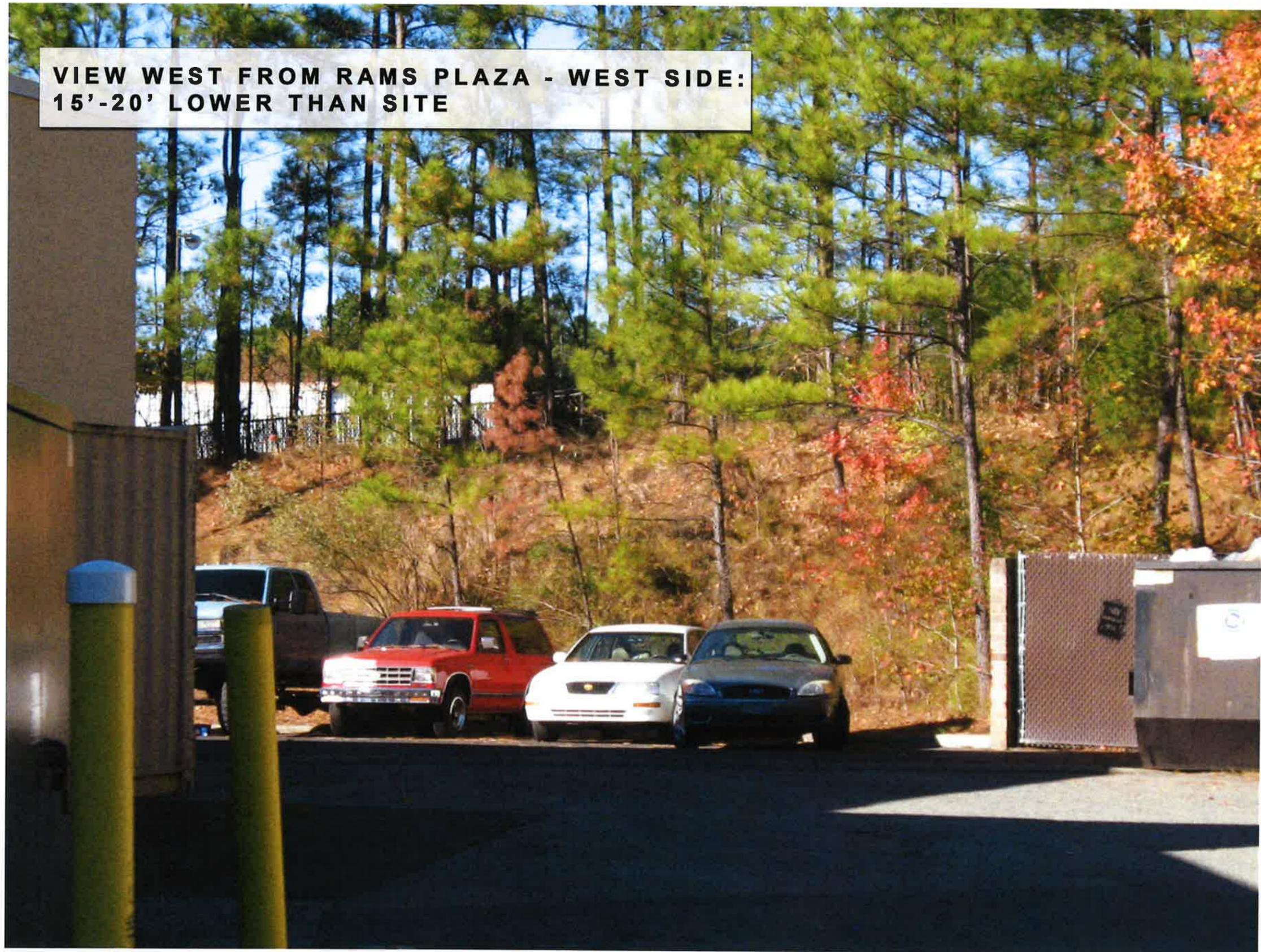
VIEW NORTH TO EXISTING QUALITY INN:  
UP TO 7' HIGHER THAN SITE



EXISTING SITE CONDITIONS/CONSTRAINTS - TOPOGRAPHY

NTS

**VIEW WEST FROM RAMS PLAZA - WEST SIDE:  
15'-20' LOWER THAN SITE**



EXISTING SITE CONDITIONS/CONSTRAINTS - TOPOGRAPHY

NTS

**JDAVIS** > HILLSTONE CHAPEL HILL

**LEON**  
Capital Group

**VIEW NORTH FROM RAMS PLAZA - EAST SIDE:  
15'-20' LOWER THAN SITE**

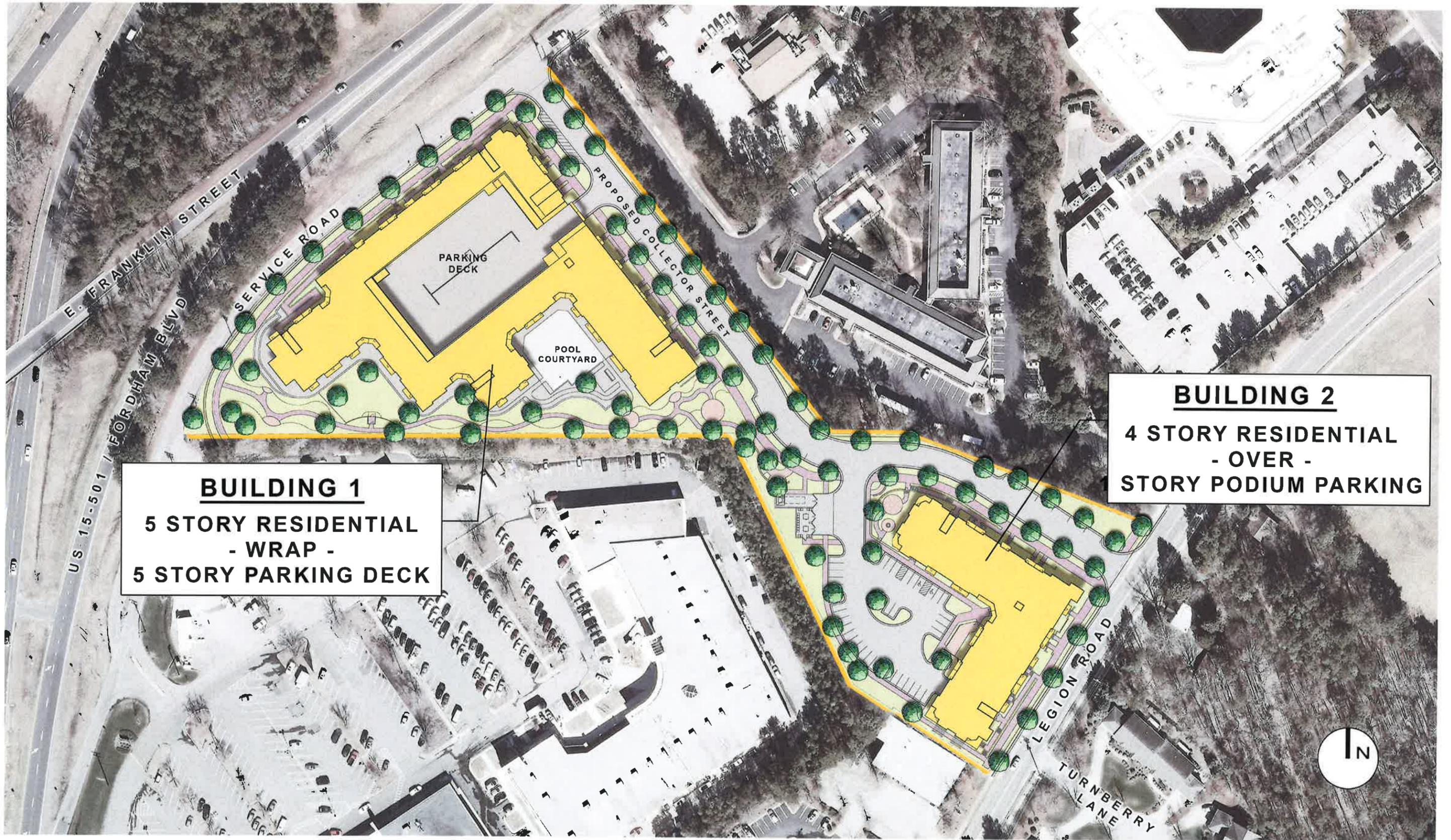


EXISTING SITE CONDITIONS/CONSTRAINTS - TOPOGRAPHY

NTS

**JDAVIS >** HILLSTONE CHAPEL HILL

**LEON**  
Capital Group



**BUILDING 1**  
5 STORY RESIDENTIAL  
- WRAP -  
5 STORY PARKING DECK

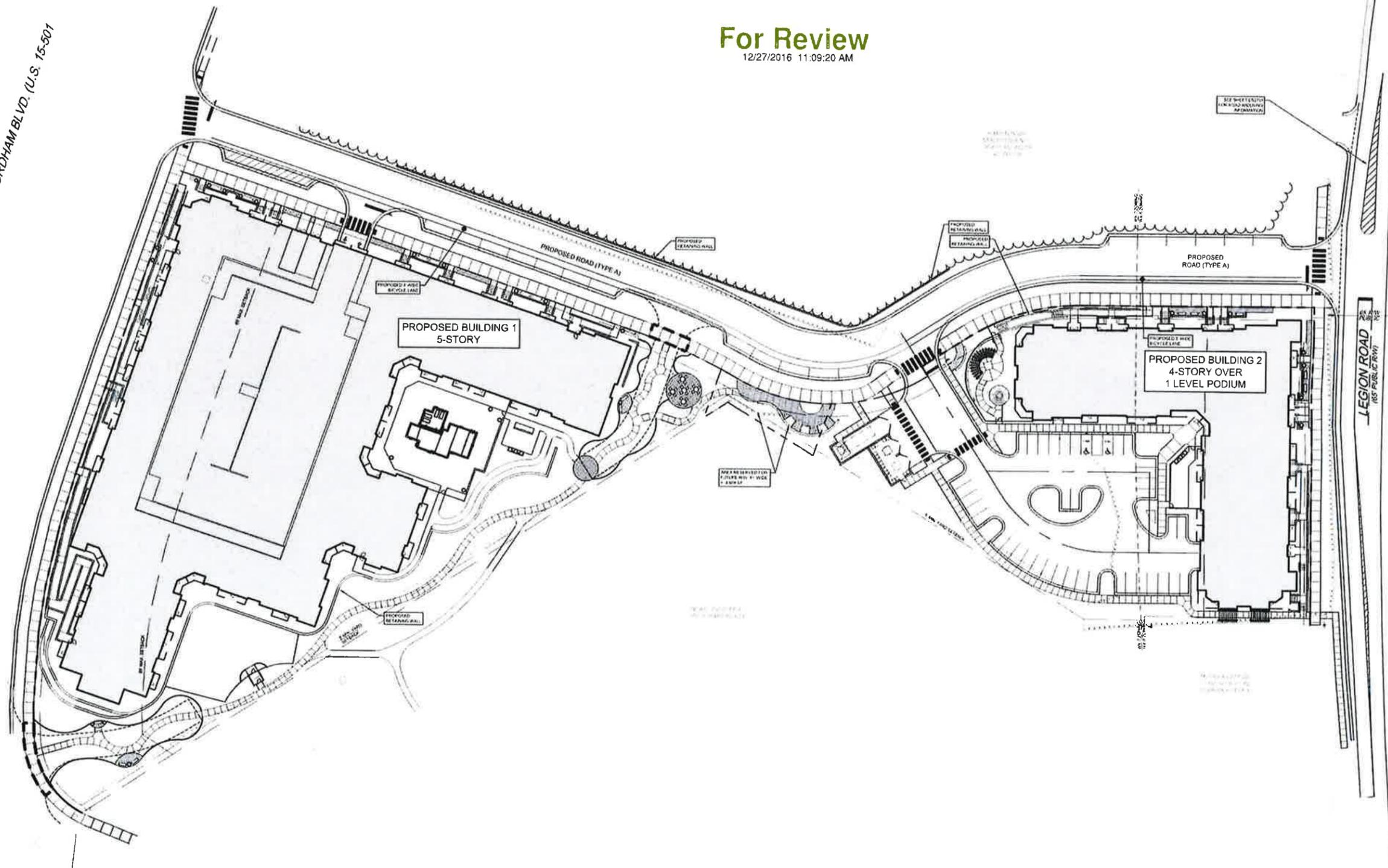
**BUILDING 2**  
4 STORY RESIDENTIAL  
- OVER -  
STORY PODIUM PARKING

**Preliminary**  
12/27/2016 11:09:14 AM

**For Review**  
12/27/2016 11:09:20 AM

FORDHAM BLVD. (U.S. 15-501)

15-501 ON RAMP  
U.S. 15-501 SERVICE ROAD WIDTH VARIES (PUBLIC)



NOTE:  
SEE SHEET CS1002 & CS1003  
FOR DETAILED SITE INFORMATION

**PHILIP POST & ASSOCIATES**  
A Division of PENNONI ASSOCIATES INC.  
401 Providence Road #200  
Chapel Hill, NC 27514  
T 919.929.1173 F 919.493.6546

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

**HILLSTONE CHAPEL HILL**  
1730 FORDHAM BLVD.  
CHAPEL HILL, NORTH CAROLINA 27514

**OVERALL SITE PLAN**

**LEON CAPITAL GROUP**  
5970 FAIRVIEW ROAD, SUITE 450  
CHARLOTTE, NORTH CAROLINA 28210

NO.	DATE	NO.	REVISIONS	BY

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT TO THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OTHERS OR OTHERS ON THE EXTENTIONS OF THIS PROJECT OR IN ANY OTHER PROJECT. AND RELIEF WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSES INTENDED WILL BE AT OWNER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATE, AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS TO PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RELATING TO THIS FROM

PROJECT: LCGR1602  
DATE: DECEMBER 7, 2016  
DRAWING SCALE: 1" = 40'  
DRAWN BY: BF  
APPROVED BY: TAS

**CS1001**  
SHEET 6 OF 21





# DESIGN ALTERNATIVES

BUILD-TO ZONE (BTZ)

GROUND FLOOR ELEVATION

BLOCK LENGTH

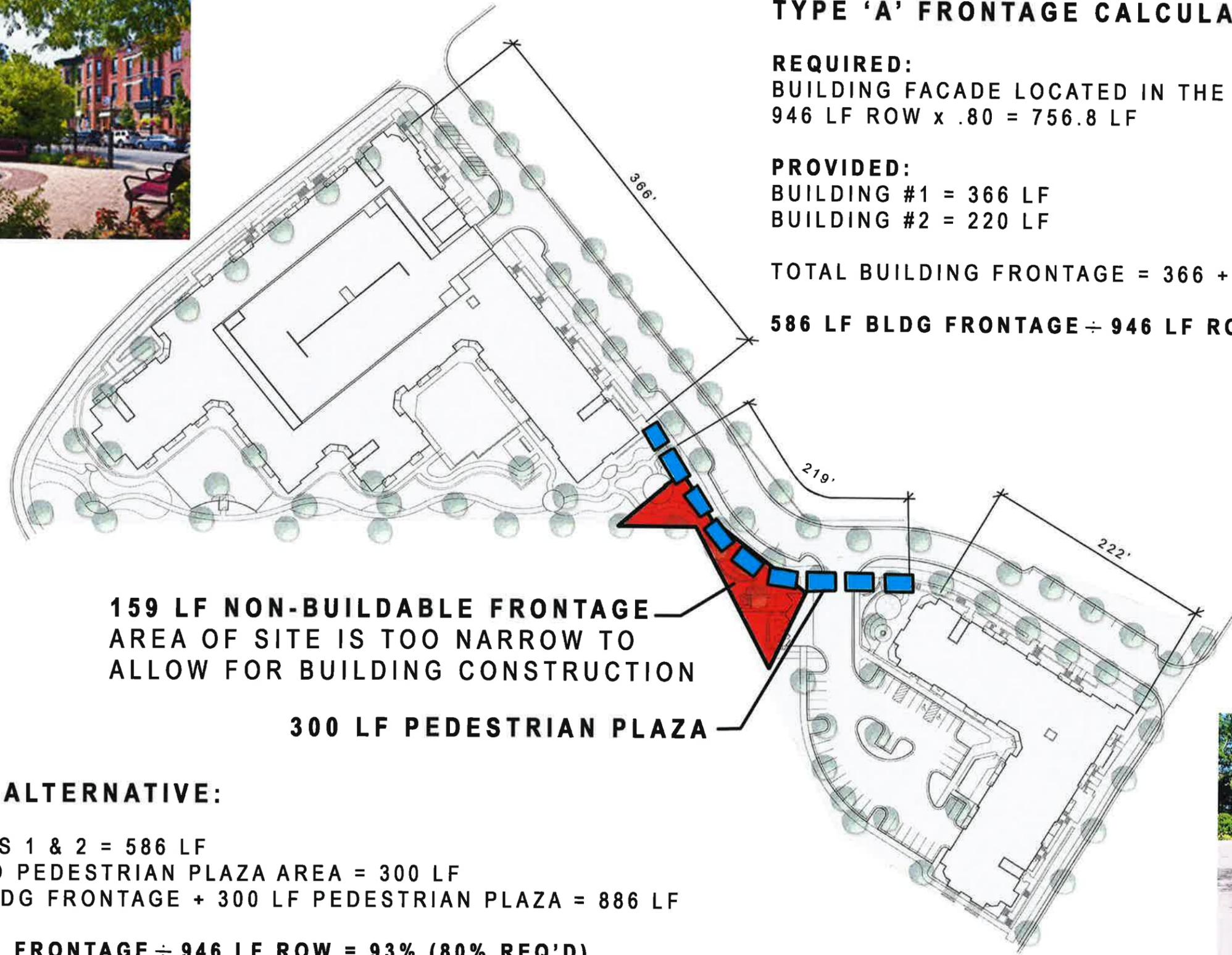
BUILDING PASS-THROUGH

NARRATIVE: DESIGN ALTERNATIVES

# BUILD-TO ZONE (BTZ)

## TYPE A FRONTAGE

- **BUILD-TO ZONE (BTZ):** (SEC. 3.11.2.4.2.D) – NEW ROADWAY FRONTAGE
  - REQUIREMENT: “BUILDING FAÇADE IN BTZ (MIN. % OF LOT WIDTH), TYPE A FRONTAGE: 80%”
    - $757 \text{ LF BUILDING} \div 946 \text{ LF OF R/W} = 80\%$
  - SITE CONSTRAINTS:
    - BOW TIE SHAPED LOT MAKES IT DIFFICULT TO MEET THE REQUIREMENTS OF SECTION 3.11
    - 159 LF OF FRONTAGE IS NON-BUILDABLE DUE TO ITS LOCATION AT THE NARROW PART OF THE LOT
  - OTHER CONSTRAINTS:
    - 42 LF OF FRONTAGE IS NEEDED FOR PARKING AND TRASH/RECYCLING ACCESS
    - 24 LF OF FRONTAGE IS NEEDED FOR A FIRE APPARATUS ACCESS ROAD
  - DESIGN ALTERNATIVE:
    - 300 LF OF FRONTAGE DEVELOPED AS PEDESTRIAN PLAZA
    - UTILIZATION OF LANDSCAPE WALLS, BERMS, DECORATIVE PAVING, LIGHTING, SEATING AND PLANTING TO DEFINE THE STREETScape
    - $586 \text{ LF BUILDING LENGTH} + 300 \text{ LF PEDESTRIAN PLAZA} = 886 \text{ LF OF BUILDABLE FRONTAGE / AMENITY AREA}$
    - $886 \text{ LF PEDESTRIAN PLAZA} \div 946 \text{ LF R/W} = 93\% \text{ DEVELOPED FRONTAGE IN THE BTZ}$



**TYPE 'A' FRONTAGE CALCULATIONS:**

**REQUIRED:**

BUILDING FACADE LOCATED IN THE BUILD-TO ZONE (BTZ): 80%  
 946 LF ROW x .80 = 756.8 LF

**PROVIDED:**

BUILDING #1 = 366 LF  
 BUILDING #2 = 220 LF

TOTAL BUILDING FRONTAGE = 366 + 220 = 586 LF

586 LF BLDG FRONTAGE ÷ 946 LF ROW = 62% (80% REQ'D)

**159 LF NON-BUILDABLE FRONTAGE**  
 AREA OF SITE IS TOO NARROW TO  
 ALLOW FOR BUILDING CONSTRUCTION

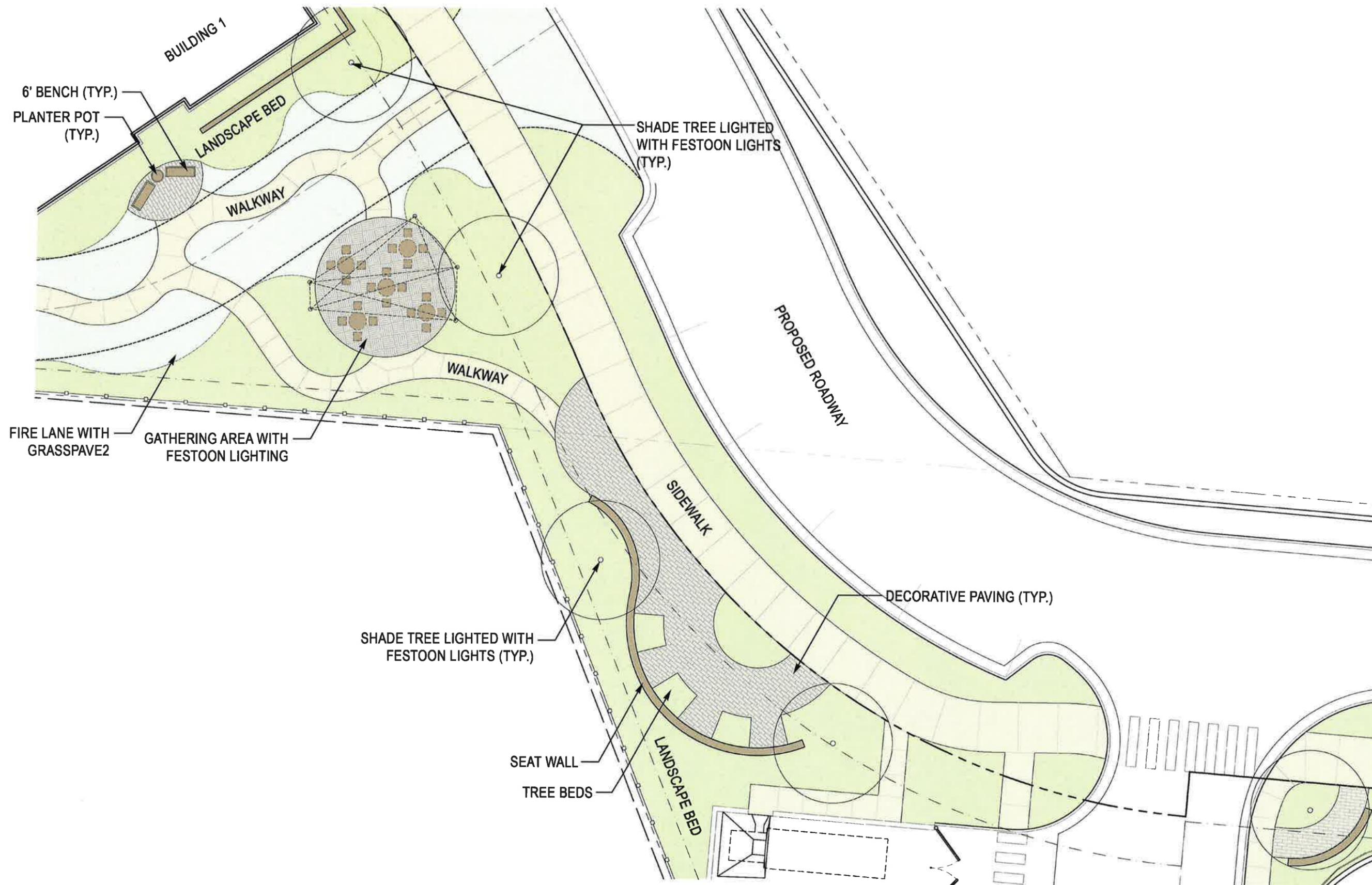
**300 LF PEDESTRIAN PLAZA**

**DESIGN ALTERNATIVE:**

BUILDINGS 1 & 2 = 586 LF  
 PROVIDED PEDESTRIAN PLAZA AREA = 300 LF  
 586 LF BLDG FRONTAGE + 300 LF PEDESTRIAN PLAZA = 886 LF

886 LF OF FRONTAGE ÷ 946 LF ROW = 93% (80% REQ'D)





BUILD TO ZONE: DESIGN ALTERNATIVE/PEDESTRIAN PLAZA PLAN

NTS



BUILD TO ZONE: DESIGN ALTERNATIVE / PEDESTRIAN PLAZA PERSPECTIVE

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 **LEON**  
Capital Group

# GROUND FLOOR ELEVATION

- **GROUND FLOOR ELEVATION: (SEC. 3.11.2.4.3.E)**
  - REQUIREMENT: “GROUND FLOOR ELEVATION, RESIDENTIAL (MIN/MAX) 2’ / 4’
    - GROUND FLOOR ELEVATION BETWEEN 2’ AND 4’ ABOVE ADJOINING BACK-OF-CURB
  - SITE CONSTRAINTS:
    - SITE ELEVATIONS VARY BY 43’ ACROSS THE PROPERTY (FROM 320 AT LEGION ROAD TO 277 ON THE SERVICE ROAD)
    - SLOPING ROADWAYS FORCE GROUND FLOOR ELEVATIONS TO BE LESS THAN 2’ OR MORE THAN 4’ ABOVE THE ROADWAY AT MANY LOCATIONS
  - DESIGN ALTERNATIVE:
    - PROVIDE STOOPS, GROUND FLOOR BALCONIES, STAIRS AND RAMPS (FOR BUILDING CODE REQUIRED ACCESSIBILITY), WHERE FEASIBLE, ALONG STREET FRONTAGES
    - PROVIDE SECONDARY PRIVATE SIDEWALKS, WHERE FEASIBLE, ABOVE RETAINING WALLS, TO MINIMIZE ELEVATION DIFFERENCE FROM GROUND FLOOR TO THE NEAREST SIDEWALK

GROUND FLOOR MORE THAN 4' ABOVE BOC ELEVATION

GROUND FLOOR MAY BE LESS THAN 2' ABOVE BOC ELEVATION

GROUND FLOOR MORE THAN 4' ABOVE BOC ELEVATION

GROUND FLOOR MAY BE LESS THAN 2' ABOVE BOC ELEVATION

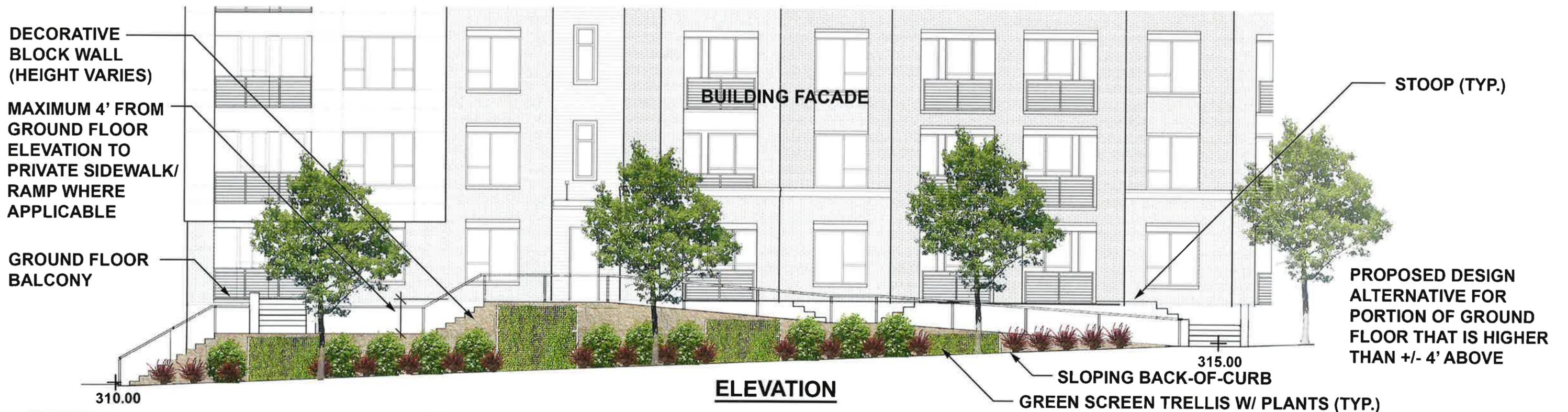
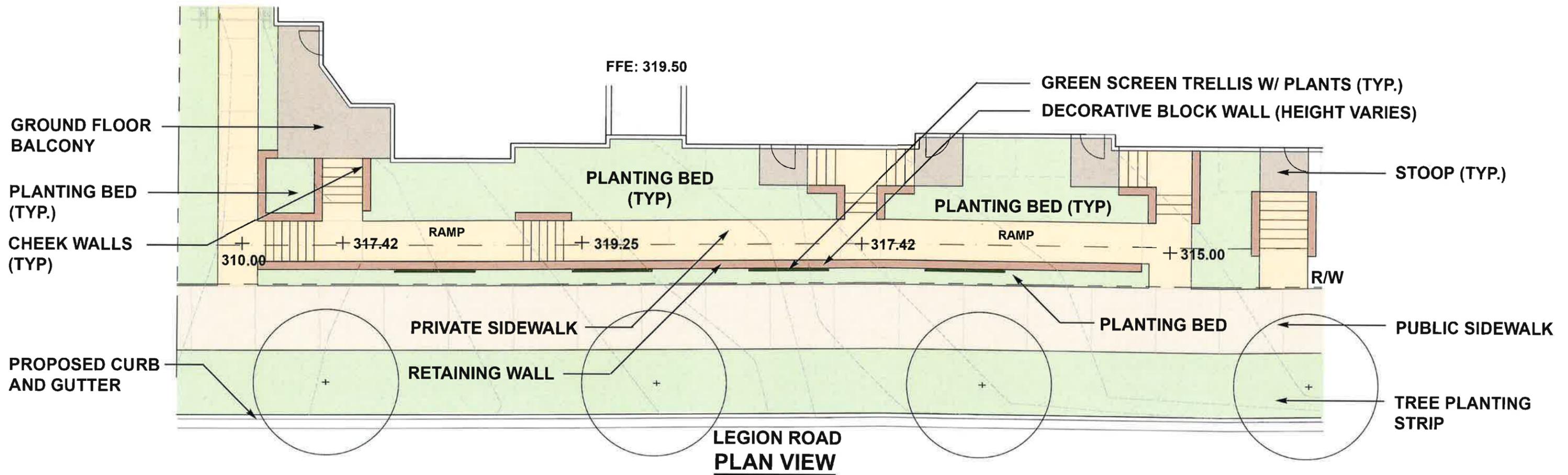
GROUND FLOOR MORE THAN 4' ABOVE BOC ELEVATION

**REQUIRED GROUND FLOOR ELEVATION (MIN./MAX.):**  
2' / 4' ABOVE BACK-OF-CURB ELEVATION

**EXISTING SITE CONSTRAINT:**  
SLOPE OF EXISTING AND PROPOSED ROADWAYS FORCES GROUND FLOORS TO BE LESS THAN 2' OR MORE THAN 4' ABOVE BACK-OF-CURB (BOC) ELEVATION AT MULTIPLE LOCATIONS

**GROUND FLOOR ELEVATION: CONSTRAINT**

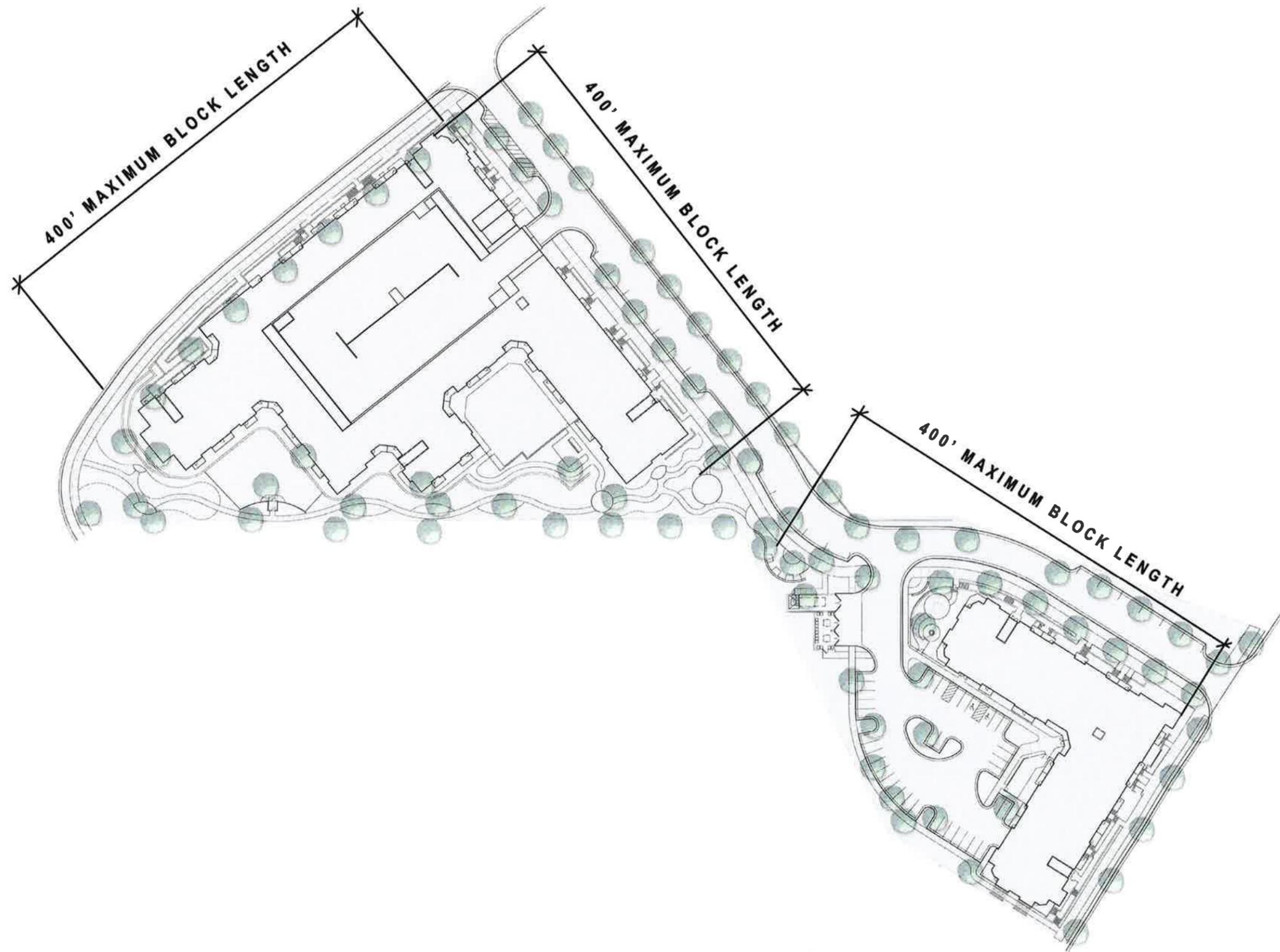
NTS



**GROUND FLOOR ELEVATION: DESIGN ALTERNATIVE (TYPICAL) NTS**

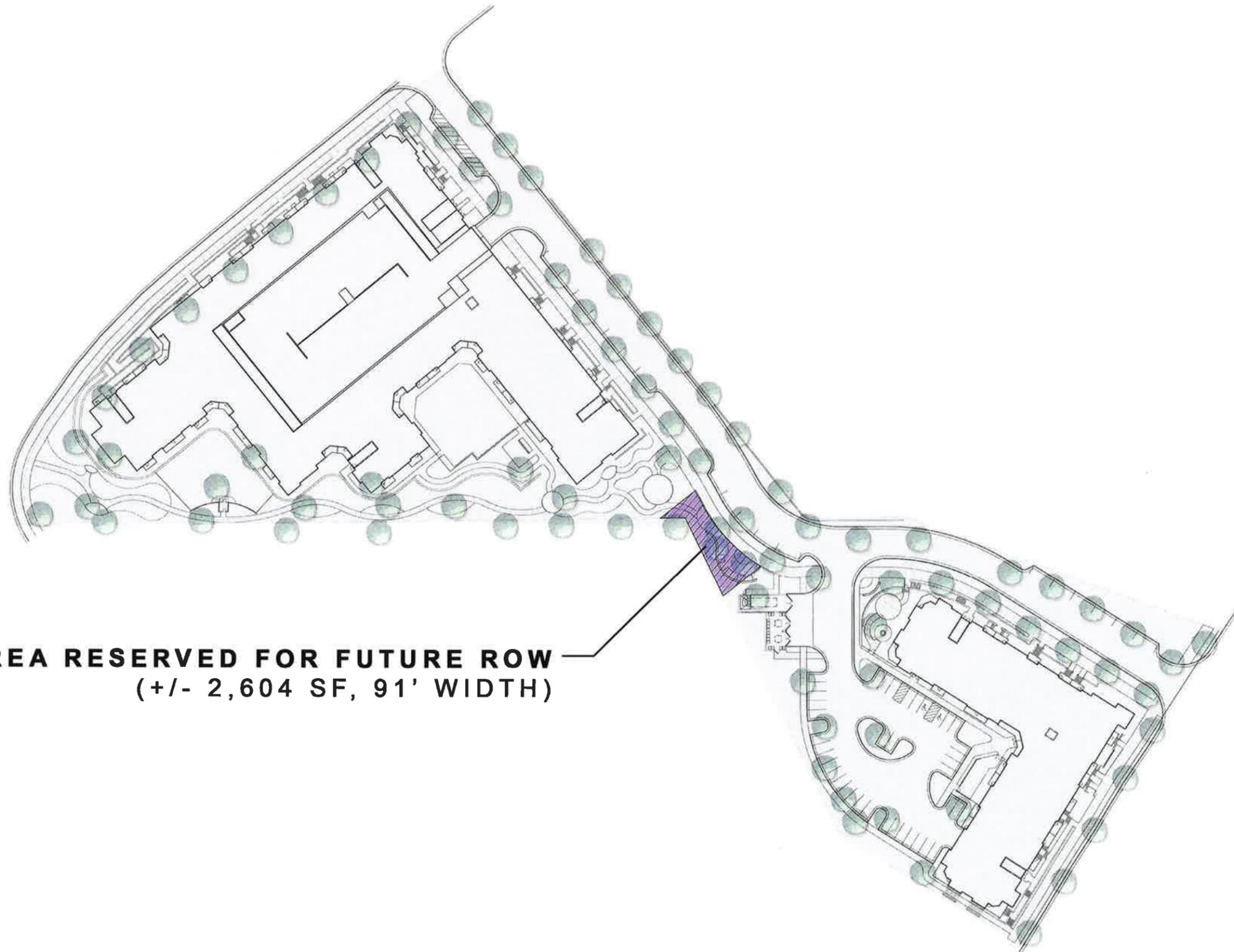
# BLOCK LENGTH

- **BLOCK LENGTH: (SEC. 3.11.2.4.C)**
  - REQUIREMENT: “BLOCK LENGTH (MAX.) 400’ ”
  - SITE CONSTRAINTS:
    - BOW TIE SHAPED LOT MAKES IT DIFFICULT TO MEET THE REQUIREMENTS OF SECTION 3.11
    - TRIANGULAR SHAPED BUILDING SITES LIMIT CONSTRUCTABILITY ON THE NARROW END OF THE TRIANGLE, LEAVING LITTLE ROOM FOR BUILDINGS BEYOND CODE REQUIRED ROADWAYS.
    - ADJOINING PROPERTIES AND ROADWAYS’ TOPOGRAPHIC RELATIONSHIP TO THE SITE LIMITS OPPORTUNITIES FOR MEANINGFUL CROSS ACCESS
  - DESIGN ALTERNATIVE:
    - RESERVE +/- 2,604 SF OF LAND, AT THE NARROW PORTION OF THE LOT, FOR FUTURE R/W DEDICATION
    - MAKE THE RESERVED AREA 91’ IN WIDTH TO ACCOMMODATE A FUTURE ROADWAY WITH TYPE ‘A’ FRONTAGE



BLOCK LENGTH: CONDITION

NTS



**AREA RESERVED FOR FUTURE ROW**  
(+/- 2,604 SF, 91' WIDTH)

**BLOCK LENGTH: DESIGN ALTERNATIVE**

**NTS**

**JDAVIS > HILLSTONE CHAPEL HILL**

**LEON**  
Capital Group

# BUILDING PASS-THROUGH

- **BUILDING PASS-THROUGH: (SEC. 3.11.2.4.1.E)**
  - REQUIREMENT: “BUILDING PASS-THROUGH REQUIRED EVERY 200”
    - TOWN COUNCIL GRANTED AUTHORITY FOR CDC TO AUTHORIZE PASS-THROUGH SPACING UP TO 400’
  - SITE CONSTRAINTS:
    - BOW TIE SHAPED LOT MAKES IT DIFFICULT TO MEET THE REQUIREMENTS OF SECTION 3.11
    - SMALL, TRIANGULAR SHAPED BUILDING SITES FORCE CONSTRUCTION OF STRUCTURED PARKING TO MEET CODE REQUIREMENTS AND CREATE A VIABLE DEVELOPMENT
    - SITE RELATIONSHIP TO ADJOINING PROPERTIES AND ROADWAYS MAKES PASS-THROUGHS INEFFECTIVE OR SUPERFLUOUS
    - 12’ TO 13’ OF ELEVATION CHANGE BETWEEN FRONTS AND BACKS OF BUILDINGS FORCES REAR BUILDING ENTRIES TO BE LOCATED 1 FLOOR BELOW THE ‘GROUND FLOOR’
  - DESIGN ALTERNATIVE:
    - UTILIZE THE ‘BOW TIE’ SHAPE OF THE LOT TO PROVIDE CROSSING PATTERN PEDESTRIAN CONNECTIONS FROM THE 4 CORNERS OF THE SITE TO THE CENTRAL PINCH POINT, MAXIMIZING PEDESTRIAN OPPORTUNITIES FROM BOTH ON AND OFF SITE
    - PROVIDE ON-SITE PEDESTRIAN AMENITIES AT KEY LOCATIONS TO ACTIVATE THE STREETScape: PEDESTRIAN PLAZA, STREETScape, PEDESTRIAN CONNECTORS
    - PROVIDE OPPORTUNITIES FOR ADJOINING PROPERTY OWNERS TO MAKE PEDESTRIAN / BICYCLE / VEHICULAR CONNECTIONS TO AND THROUGH THE SITE



PEDESTRIAN PASS-THROUGH EXITS ONTO SERVICE ROAD WITH NO CROSSING CONNECTION TO ADDITIONAL PEDESTRIAN CIRCULATION



PARKING DECK ENTRY

PEDESTRIAN PASS-THROUGH

PEDESTRIAN PASS-THROUGH BISECTS PARKING GARAGE AND CREATES A TUNNEL ENTRANCE

20 FT WIDE BY 10 FT HIGH PEDESTRIAN PASS-THROUGHS



PEDESTRIAN EXPERIENCE THROUGH PARKING GARAGE

20 FT WIDE BY 10 FT HIGH PEDESTRIAN PASS-THROUGHS

PASS-THROUGH REQUIRES THE CONSTRUCTION OF A SIGNIFICANT (+/- 190 LF) ACCESSIBLE RAMP TO CONNECT TO THE WALKWAY AT THE REAR OF THE BUILDING (+/- 12 DIFFERENCE IN ELEVATION)

**BUILDING PASS-THROUGH : REQUIRED**

NTS

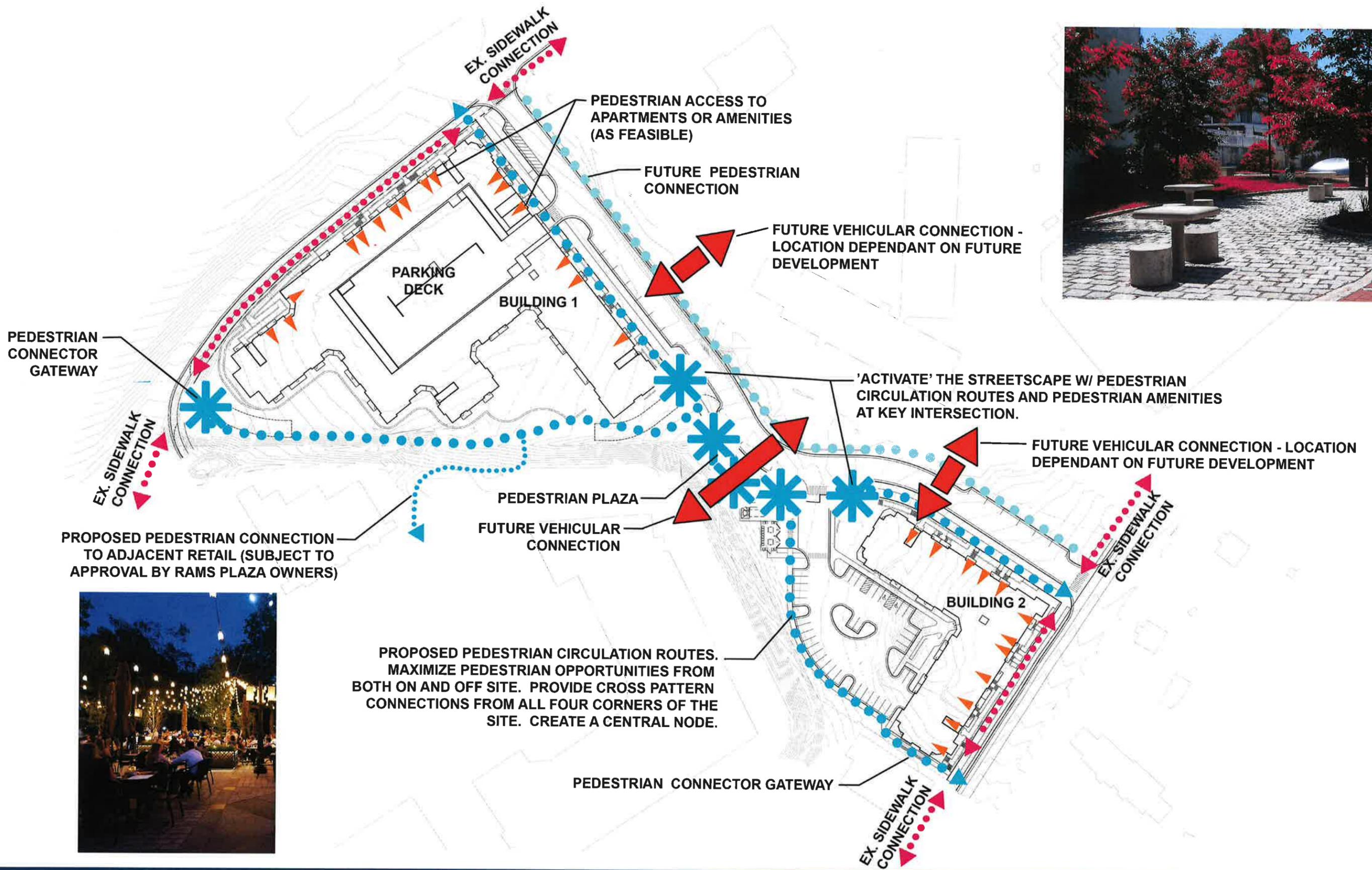


TYPICAL PEDESTRIAN CIRCULATION: CROSSING PATTERNS

NTS

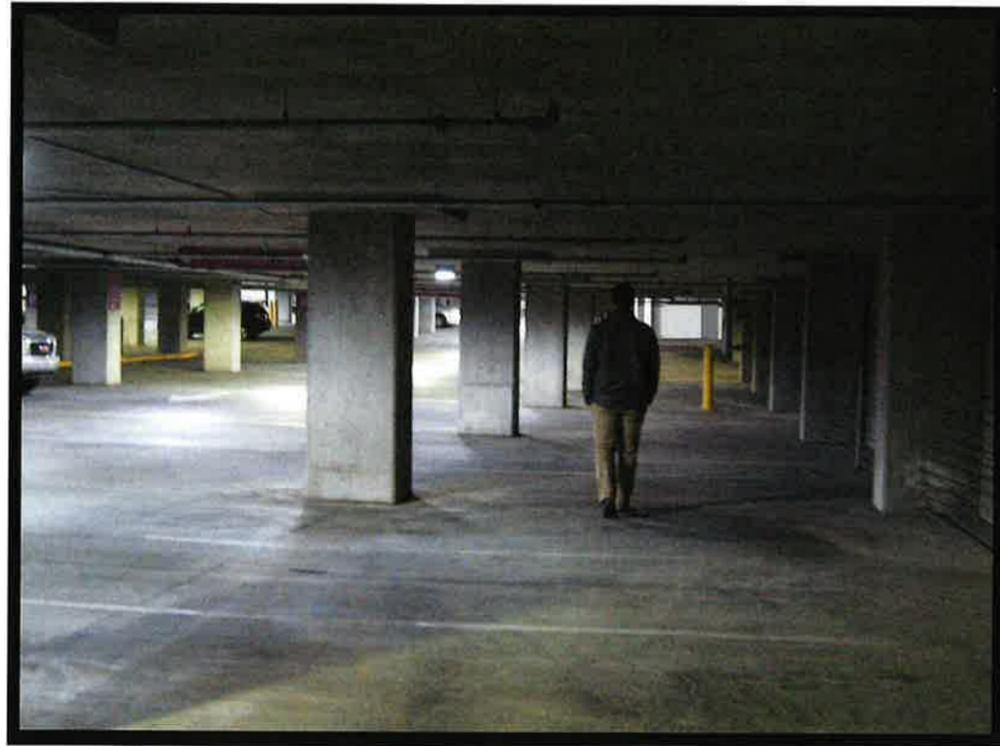
JDAVIS > HILLSTONE CHAPEL HILL





**BUILDING PASS-THROUGH: DESIGN ALTERNATIVE** NTS

# CODE REQUIRED



PEDESTRIAN CIRCULATION THROUGH GARAGE



BUILDING WITH PEDESTRIAN PASS-THROUGH (20' WIDE X 10' HIGH)  
ADJACENT TO GARAGE ENTRY & EXIT

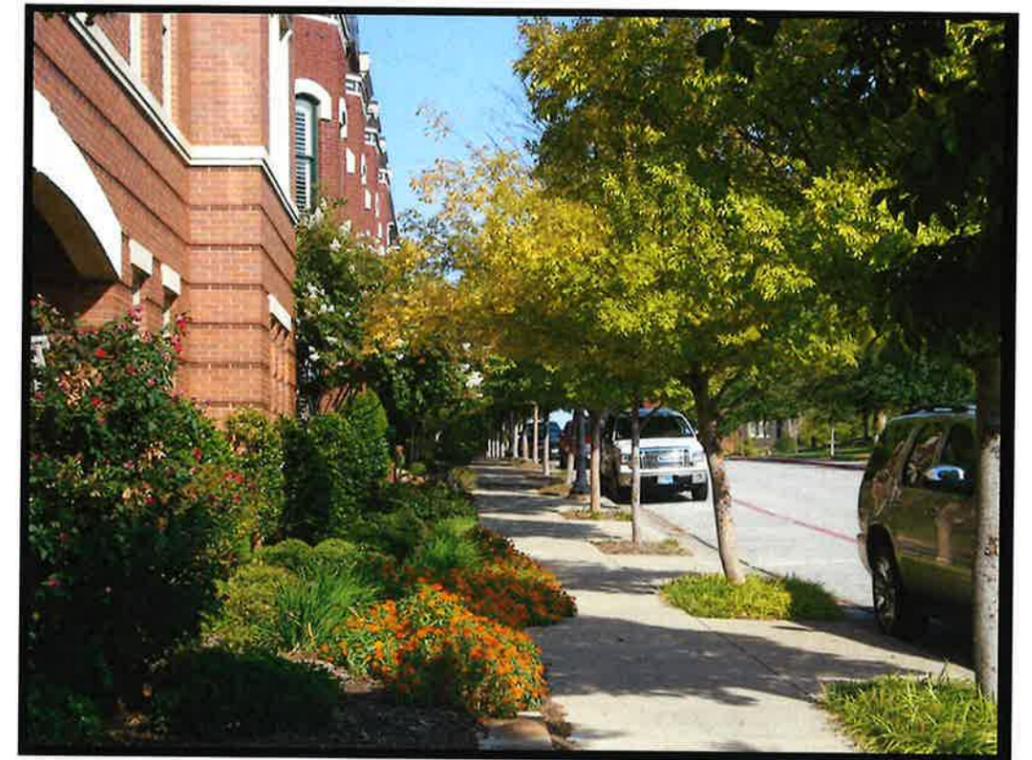
VS

## CONSIDERATIONS:

- AESTHETICS
- PEDESTRIAN EXPERIENCE
- SAFETY (PERCEIVED/ACTUAL) (PUBLIC/TENANTS)
- CONNECTION BETWEEN BUILDING AND STREET

VS

# PROP. DESIGN ALTERNATIVE



PEDESTRIAN CIRCULATION ALONG SIDEWALK



BUILDING WITHOUT PEDESTRIAN PASS-THROUGH

**BUILDING PASS-THROUGH: REQUIRED / PROPOSED**

NTS



**BUILDING PASS-THROUGH: DESIGN ALTERNATIVE - PEDESTRIAN CONNECTOR GATEWAY**

**JDAVIS > HILLSTONE CHAPEL HILL**





BUILDING PASS-THROUGH: DESIGN ALTERNATIVE - PEDESTRIAN PLAZA

JDAVIS > HILLSTONE CHAPEL HILL



## DESIGN ALTERNATIVES :

IN ACCORDANCE WITH THE TOWN OF CHAPEL HILL LAND USE MANAGEMENT ORDINANCE, SECTION 3.11, EPHEBUS / FORDHAM FORM DISTRICT:

- **BUILD-TO ZONE (BTZ):** (SEC. 3.11.2.4.2.D) – NEW ROADWAY FRONTAGE
  - REQUIREMENT: “BUILDING FAÇADE IN BTZ (MIN. % OF LOT WIDTH), TYPE A FRONTAGE: 80%”
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  - DESIGN ALTERNATIVE:
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    - $586 \text{ LF BUILDING LENGTH} + 300 \text{ LF PEDESTRIAN PLAZA} = 886 \text{ LF OF BUILDABLE FRONTAGE / AMENITY AREA}$
    - $886 \text{ LF PEDESTRIAN PLAZA} \div 946 \text{ LF R/W} = 93\% \text{ DEVELOPED FRONTAGE IN THE BTZ}$
  
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  - REQUIREMENT: “GROUND FLOOR ELEVATION, RESIDENTIAL (MIN/MAX) 2' / 4’
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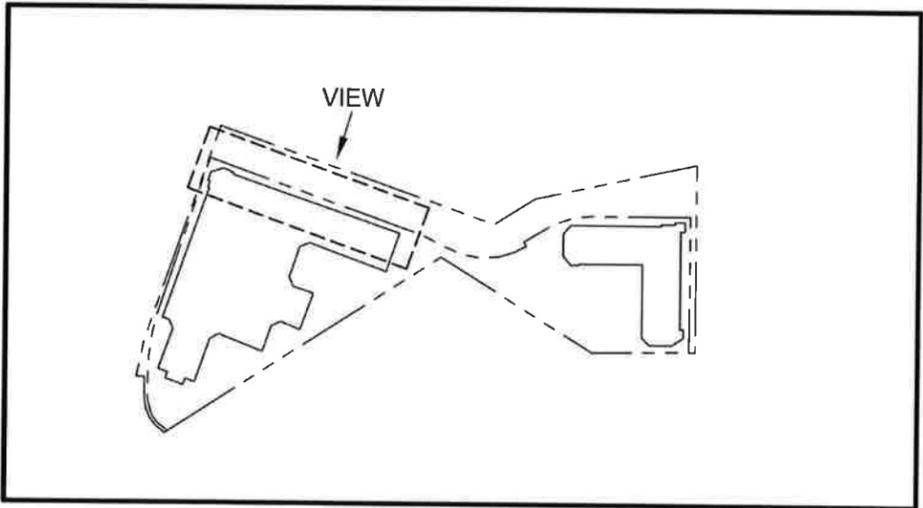
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  - SITE CONSTRAINTS:
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    - PROVIDE OPPORTUNITIES FOR ADJOINING PROPERTY OWNERS TO MAKE PEDESTRIAN / BICYCLE / VEHICULAR CONNECTIONS TO AND THROUGH THE SITE

## Land Use Management Ordinance Section 3.11 Ephesus / Fordham Form District

### SECTION 3.11.1.2. OVERALL SITE DESIGN

**H. Application of Design Alternatives.** Where a development site poses a constraint making it difficult to meet the requirements of Section 3.11 (e.g., topography, lot size and shape, etc.), and where the Community Design Commission makes a finding that a proposed design alternative could provide an equivalent or better result that meets the purpose and intent of Section 3.11, the Community Design Commission may approve such an alternative design as part of a Certificate of Appropriateness.

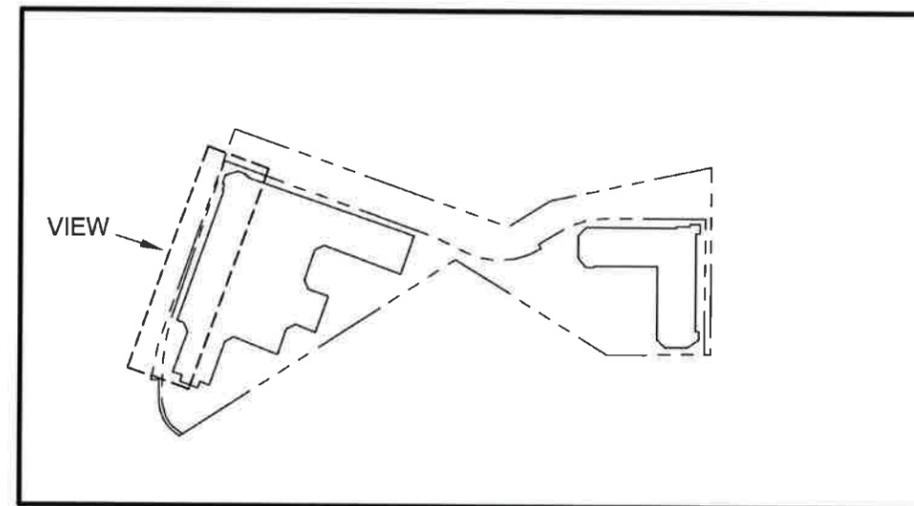
IN CLOSING: THANK YOU / FOR YOUR CONSIDERATION



**BUILDING 1 ELEVATION - COLLECTOR STREET**

JDAVIS > HILLSTONE CHAPEL HILL

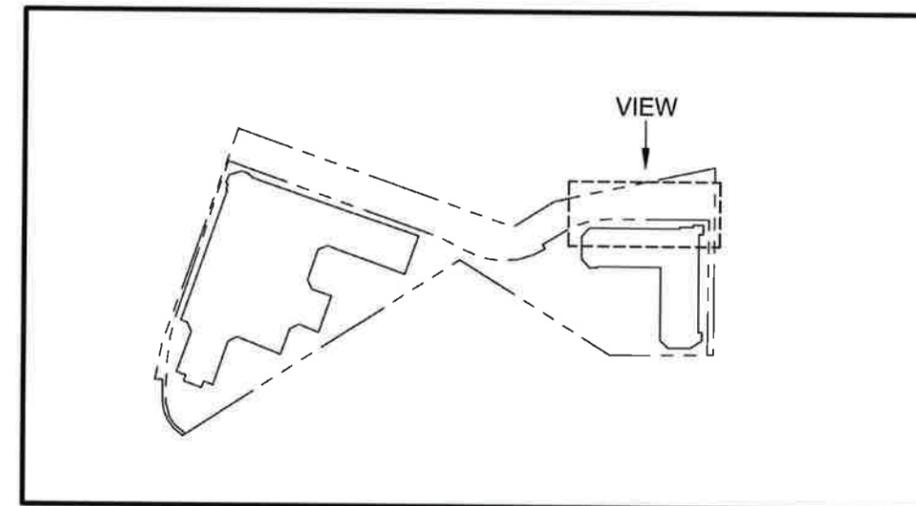


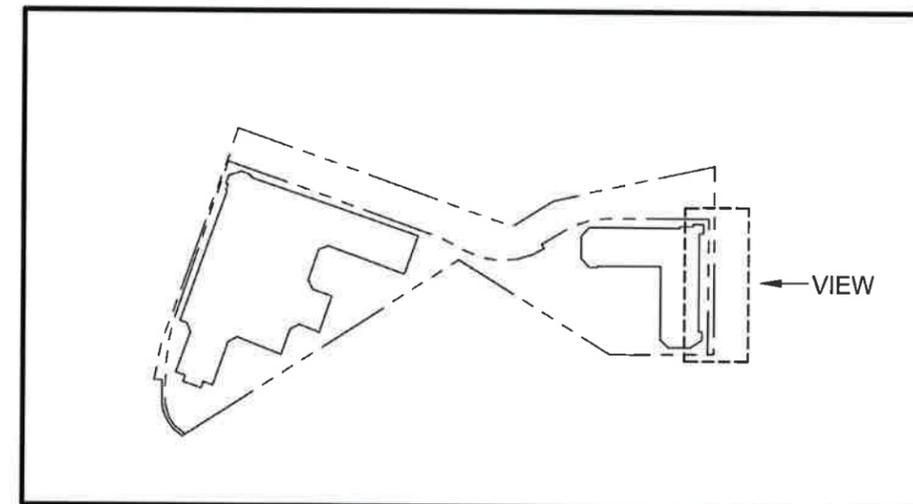


**BUILDING 1 ELEVATION - SERVICE ROAD**

**JDAVIS** > HILLSTONE CHAPEL HILL





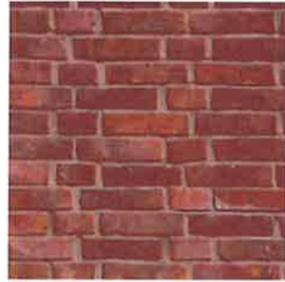


BUILDING 2 ELEVATION - LEGION ROAD

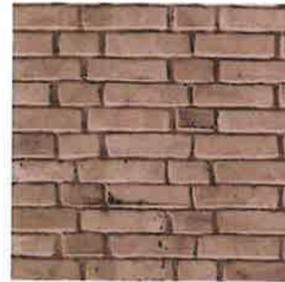
JDAVIS > HILLSTONE CHAPEL HILL

**LEON**  
Capital Group

**MASONRY / BRICK**

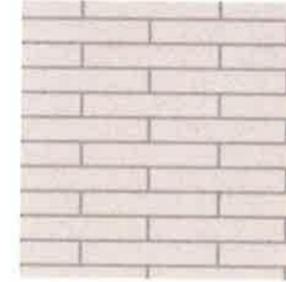


**BRICK 1 RED**



**BRICK 2 TAN**

**CAST STONE**



**CEMENTITIOUS LAP SIDING**



**CEM LAP 1  
LIGHT GREY**



**CEM LAP 2  
BUFF**



**CEM LAP 3  
CREAM**

**CEMENTITIOUS PANEL**

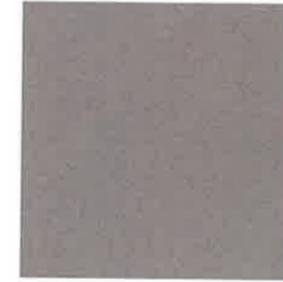


**CEM PANEL 1  
BUFF**



**CEM PANEL 2  
CREAM**

**TRIM**



**CORNICE  
MED GREY**

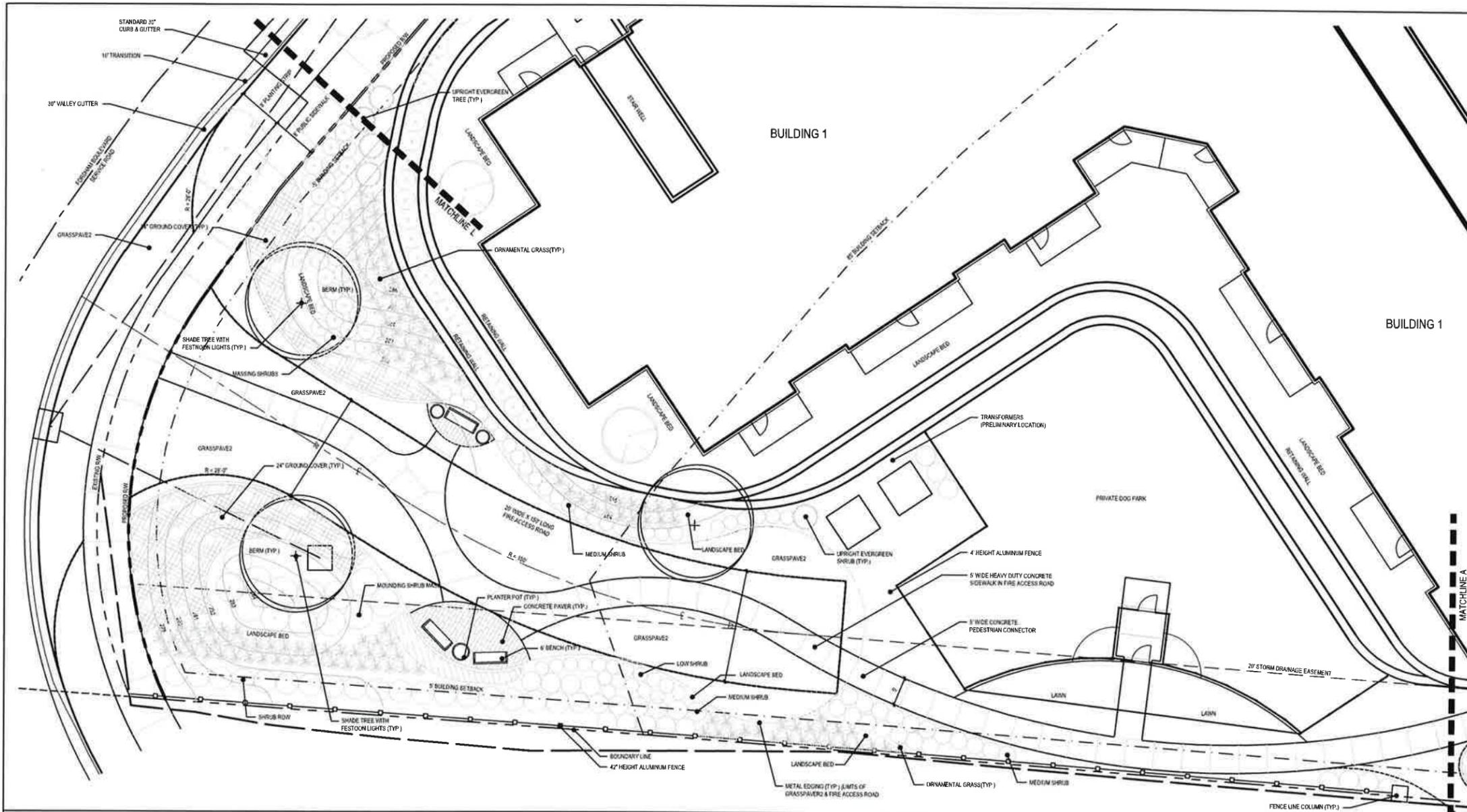
**ACCENTS**



**VINYL WINDOW  
TAN**

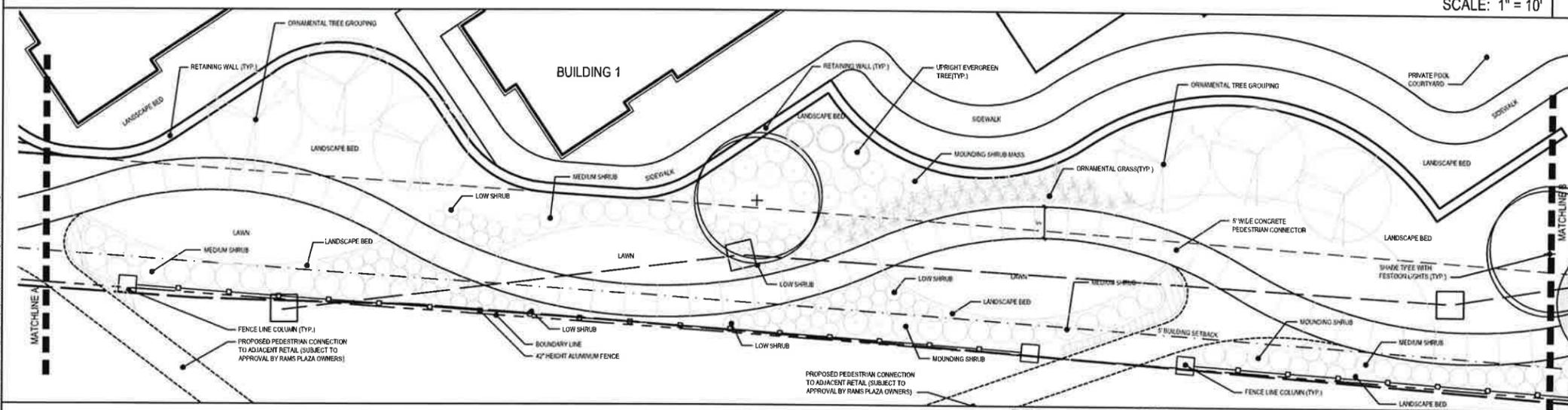


**METALS  
DARK BRONZE**



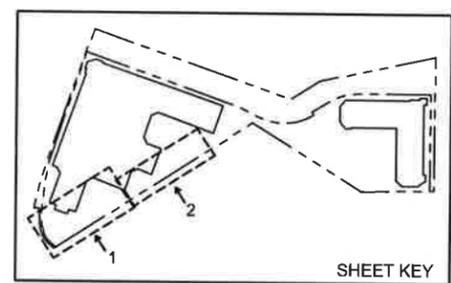
PEDESTRIAN GATEWAY 1 AND PEDESTRIAN CONNECTOR 1 - LAYOUT PLAN

SCALE: 1" = 10'



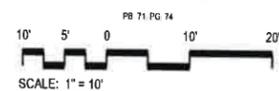
PEDESTRIAN CONNECTOR 1 (CONT.) - LAYOUT PLAN

SCALE: 1" = 10'



SHEET KEY

PEDESTRIAN GATEWAY 1 & PEDESTRIAN CONNECTOR 1 LAYOUT PLAN



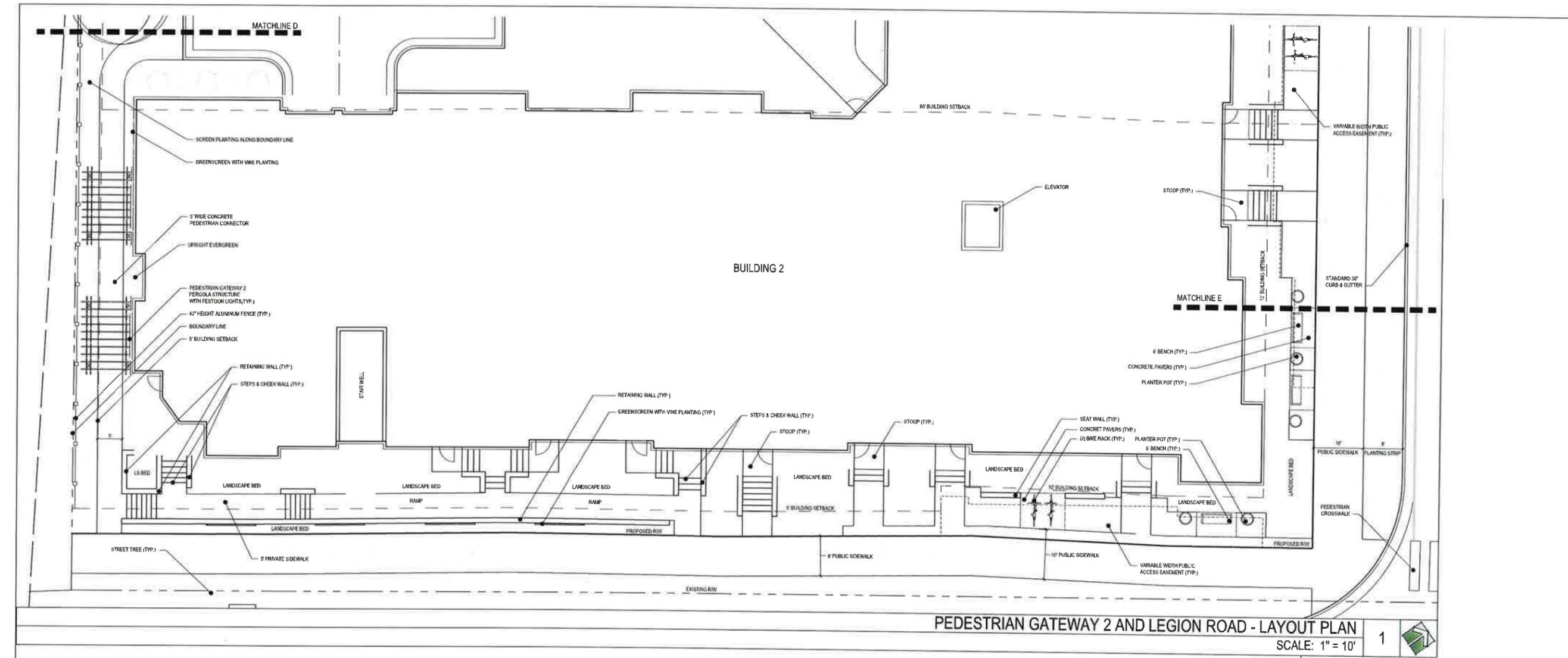
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CONTENT:	PEDESTRIAN GATEWAY 1 & PEDESTRIAN CONNECTOR 1 LAYOUT PLAN		

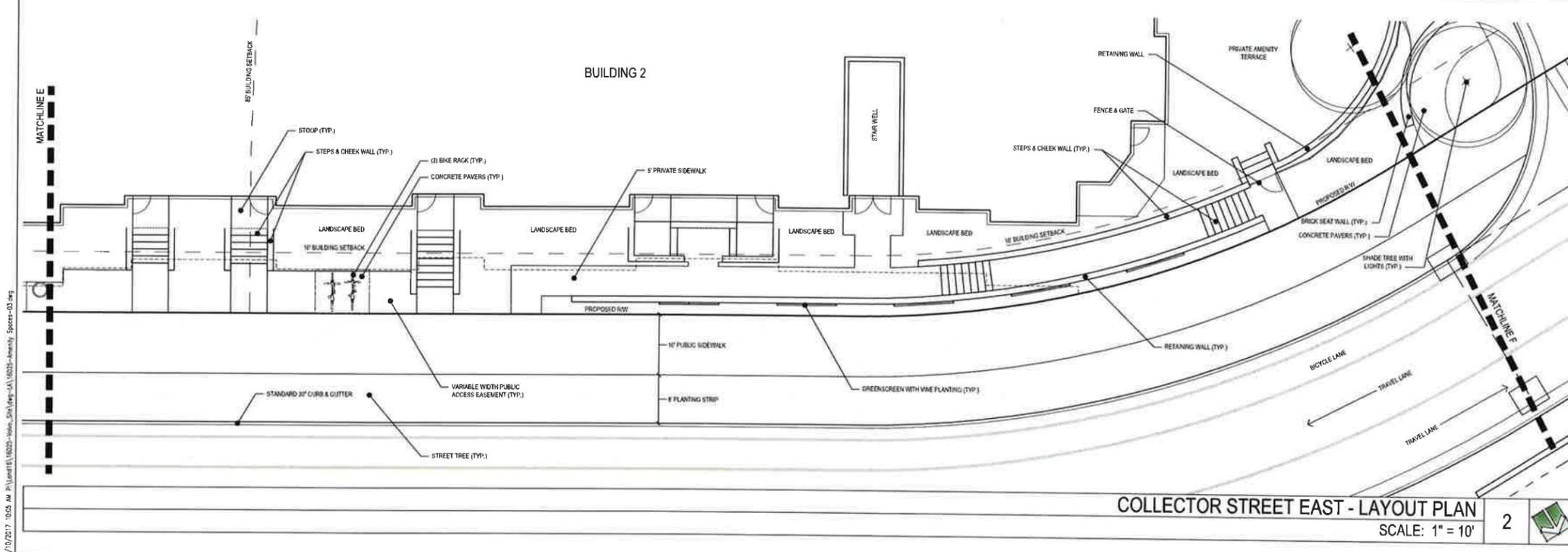




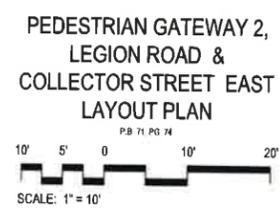
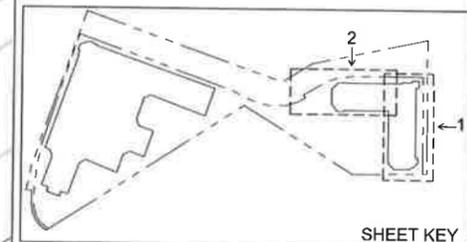
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PEDESTRIAN GATEWAY 2 AND LEGION ROAD - LAYOUT PLAN  
SCALE: 1" = 10'



COLLECTOR STREET EAST - LAYOUT PLAN  
SCALE: 1" = 10'



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Town of Chapel Hill, North Carolina 27514

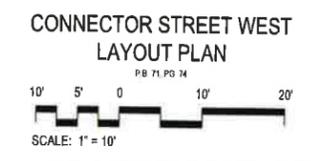
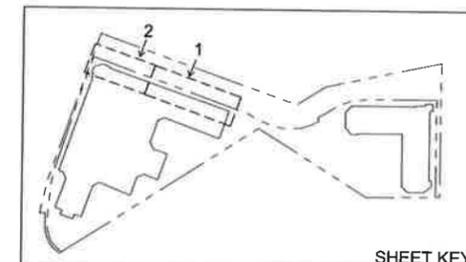
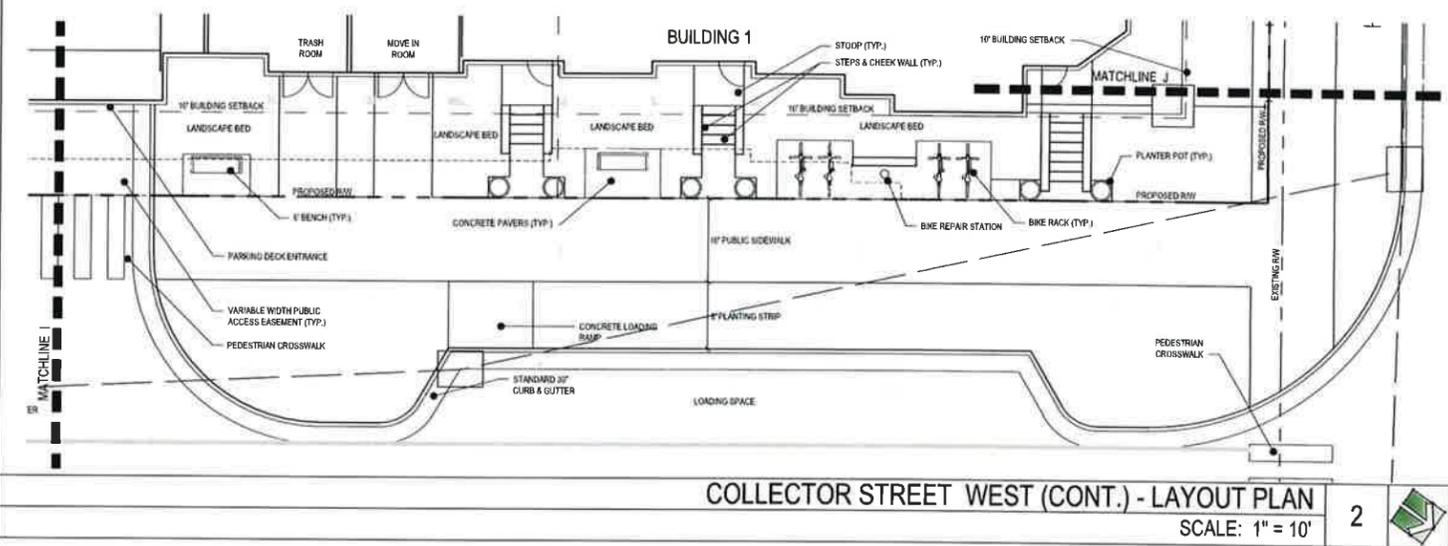
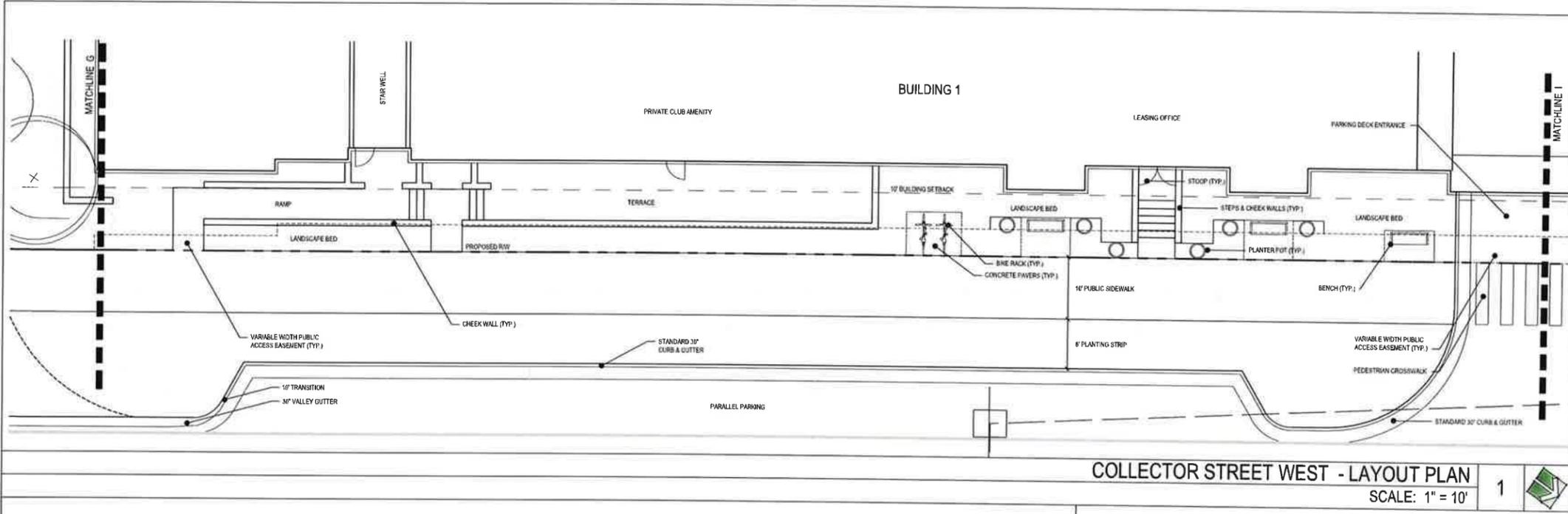


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	LAYOUT PLAN		

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