CATES CREEK APARTMENTS

1440 Cates Creek Parkway
Hillsborough Township
Orange County, North Carolina

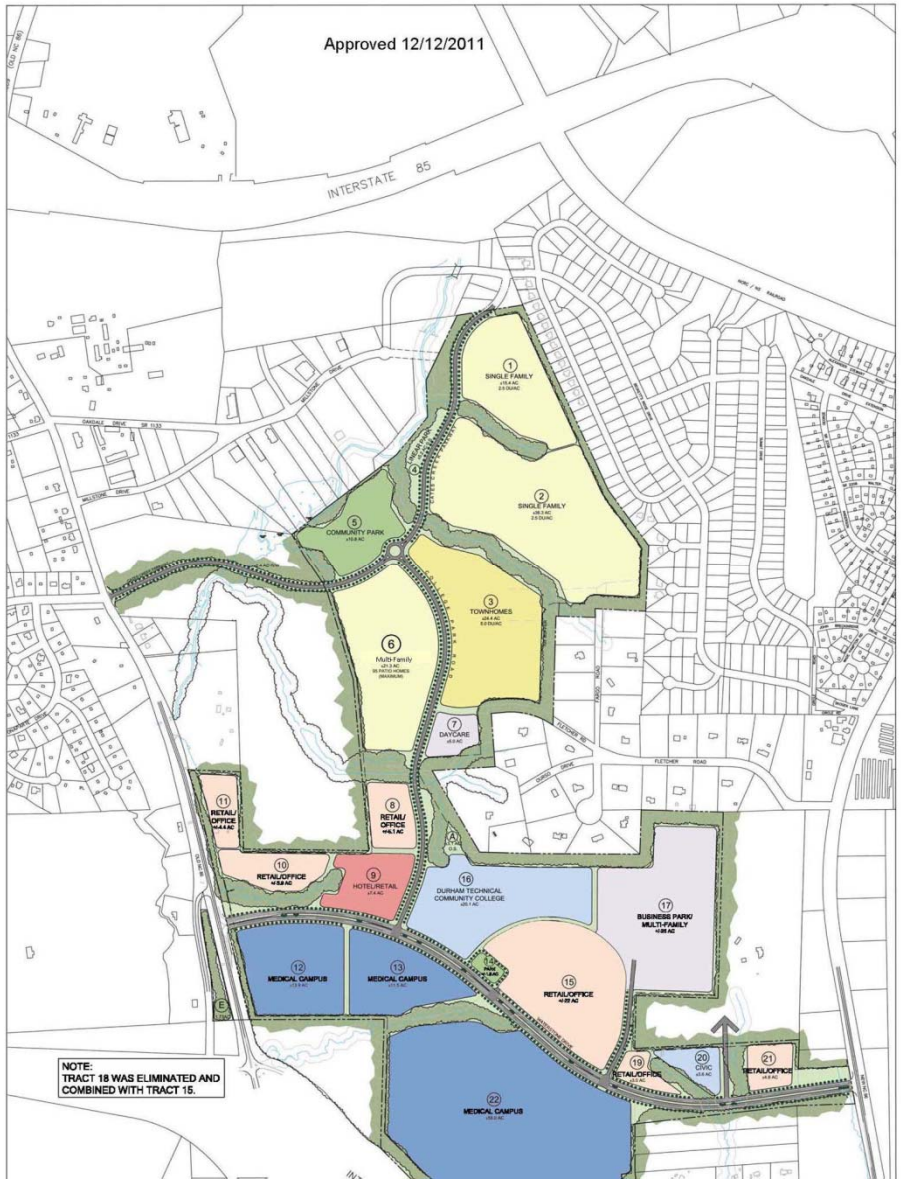
Owner/Developer

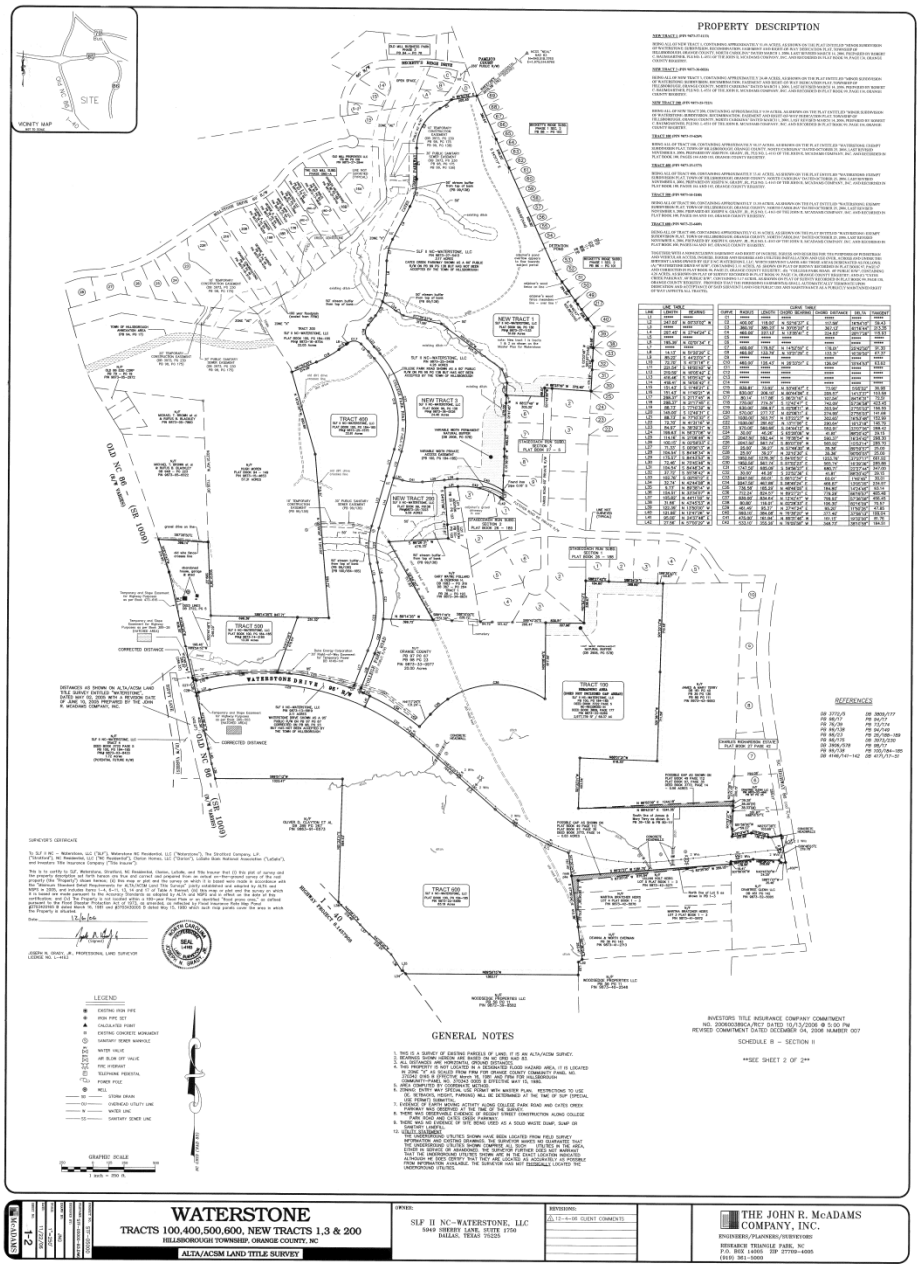
CERTUS PARTNERS
1400 W Northwood St.,
Greensboro, NC 27408

Engineer

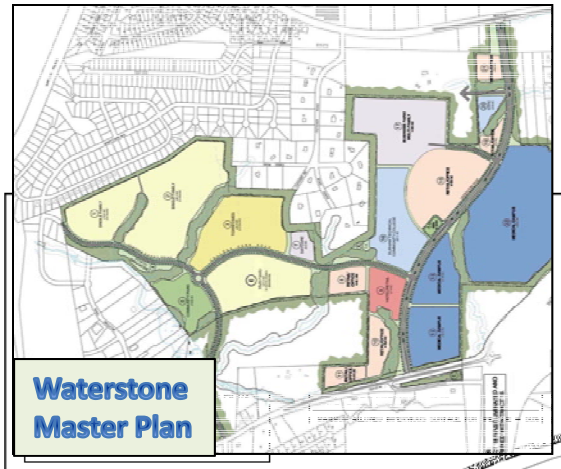
HAGEN ENGINEERING, PA
3859 Battleground Ave., Suite 103
Greensboro, NC 27410

Waterstone Master Plan





OVERALL SITE PLAN



PRELIMINARY
JUNE 26, 2014
FOR REVIEW ONLY

NOT FOR CONSTRUCTION

REVISIONS			
NO.	BY	DESCRIPTION	DATE
1	BAH	TRC COMMENTS	8/11/2014
2	BAH	TRC COMMENTS	7/8/2014

HAGEN ENGINEERING, PA
3829 BATTLEGROUND AVE, SUITE 103
GREENSBORO, NC 27410
PHONE (336) 404-9796 FAX (336) 896-7896
Hagen@hagen-eng.com LICENSE NO. C-3501

OVERALL SITE PLAN
CATES CREEK APARTMENTS
TRACT 6
1440 CATES CREEK PKWY
HILLSBOROUGH, ORANGE COUNTY, NC
JOB NUMBER 2014-03

Des. BAH | Dwn. BAH | Chk. BAH | Date 4/16/13 | Sheet C-1

OVERALL SITE PLAN

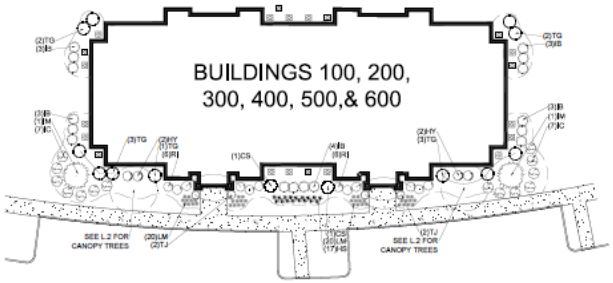
HILLSBOROUGH APARTMENTS

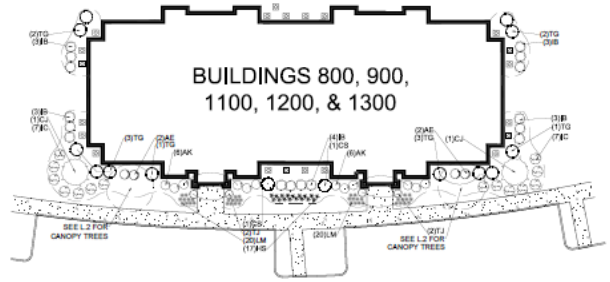
HILLSBOROUGH, N.C.

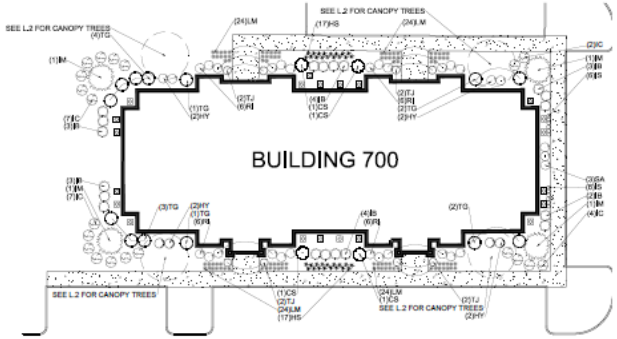
BRADLEY
& BALL
ARCHITECTS

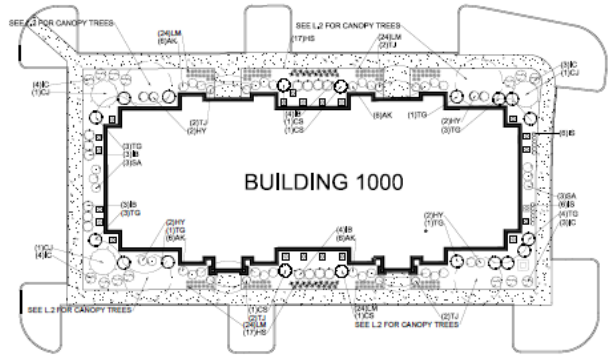
CERTUS
PARTNERS

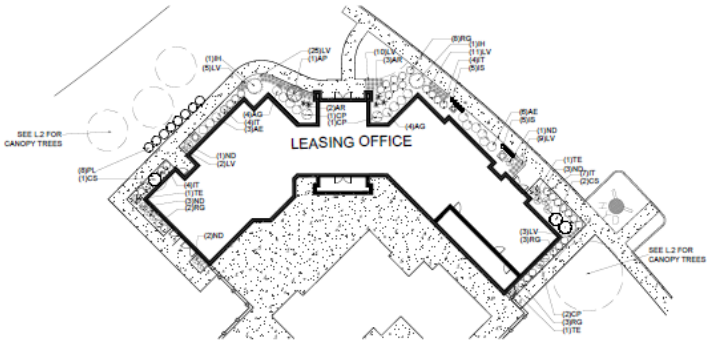
FOUNDATION LANDSCAPE PLAN











GRAPHIC SCALE

FOUNDATION PLANT LIST

KEY	QTY.	BOTANICAL NAME	COMMON NAME	ROOT	CALIPER	MIN. HT. AT PLANTING	AVG. MATURE HT.	PLANT
TREES								
AP	1	Acer palmatum dissectum 'Tamukeyama.	Tamukeyama Split Leaf Japanese Ma	B & B	2" - 2 1/2"	4' ht.min.		
CJ	13	Cryptomeria japonica 'Yoshino	Yoshino Japanese Cedar	B & B		6' ht. min		
IH	2	Ilex x 'Christmas Jewel'	Christmas Jewel Holly	B & B		8' ht. min		
IM	16	Ilex opaca 'Dan Fenton'	Dan Fenton Holly	B & B		6' ht. min		
TE	3	Thuja occidentalis 'Smaragd'	Emerald Arborvitae	B & B		6' ht. min		
SHRUBS								
AE	29	Azalea x 'Autumn Sunburst Encore'	Autumn Sunburst Encore Azalea	3 gal.		18" min.	5'	3' o.c.
AG	8	Azalea x Gumpo White'	Gumpo White Azalea	3 gal.		18" min.	5'	4' o.c.
AK	84	Abelia grandiflora 'Kaleidoscope'	Kaleidoscope Abelia	3 gal.		18" min.	5'	4' o.c.
CP	4	Cephalotaxus harringtonia 'Dukes Garden'	Dukes Garden Plum Yew	3 gal.		18" min.	5'	4' o.c.
CS	33	Camellia sasanqua 'Leslie Ann'	Leslie Ann Sasanqua Camellia	7 gal.		24" min.	5'	
HY	40	Hydrangea 'Pinky Winky'	Pinky Winky Hydrangea	3 gal.		18" min.	5'	3' o.c.
IB	209	Ilex cornuta 'Burfordii Nana'	Dwarf Burford Holly	3 gal.		18" min.	4'	4' o.c.
IC	188	Ilex cornuta 'Carissa'	Carissa Holly	3 gal.		18" min.	4'	4' o.c.
IS	34	Ilex crenata 'Sky Pencil'	Sky Pencil Holly	3 gal.		18" min.	8'	18" o.c.
IT	19	Ilex crenata 'Soft Touch'	Soft Touch Holly	3 gal.		18" min.	24"	3' o.c.
ND	10	Nandina domestica 'Gulfstream'	Gulfstream Nandina	7 gal.		18" min.	30"	3' o.c.
PL	8	Prunus laurocerasus 'Otto Luyken'	Otto Luyken Laurel	3 gal.		18" min.	4'	4'-5' o.c.
RG	16	Rosa x Coral Drift	Coral Drift Groundcover Rose	3 gal.		18" min.	18"	3' o.c.
RI	96	Rhapiolepsis indica 'Eleanor Taber'	Eleanor Taber Indian Hawthorne	3 gal.		18" min.	4'	4' o.c.
SA	9	Spirea japonica 'Anthony Waterer'	Anthony Waterer Spirea	3 gal.		18" min.	24"	4' o.c.
TG	154	Ternstroemia gymnanthera	Japanese Cleyera	3 gal.		18" min.	5'	4'-5' o.c.
TI	60	Thuja occidentalis 'Hetz Midget'	Hetz Midget Arborvitae	7 gal.		18" min.	18"	
GRASSES, FERNS, GROUNDCOVERS & PERENNIALS								
AR	5	Athyrium niponicum 'Pictum'	Japanese Painted Fern	2 gal.		full		24" o.c.
HS	255	Hemerocallis 'Happy Returns'	Happy Returns Daylily	3 gal.		full		18" o.c.
LM	632	Liriope muscari 'Big Blue'	Big Blue Liriope	4" pot		full		18" o.c.
LV	65	Liriope muscari 'Variegata'	Variegated Liriope	4" pot		full		18" o.c.

THIS DRAWING IS THE PROPERTY OF DEBORAH BROWN LANDSCAPE ARCHITECTURE. REPRODUCTION IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION IS EXPRESSLY FORBIDDEN.

DEBORAH M BROWN
LANDSCAPE ARCHITECTURE

DEBORAH BROWN, PLA
LICENSED LANDSCAPE ARCHITECT
CERTIFICATE NO. 2014-03

SECTION 510-521-11188
E-MAIL

PROJECT:

CATES CREEK APARTMENTS TRACT 6

COLLEGE PARK RD & CATES CREEK PARKWAY, HILLSBOROUGH, ORANGE COUNTY, NC

PROJECT NO:

140404

SHEET TITLE

FOUNDATION LANDSCAPE PLAN

NORTH CAROLINA LICENSED LANDSCAPE ARCHITECT No. 1215 DEBORAH M. BROWN

SCALE

1" = 20'

ISSUE DATE

JUNE 27, 2014

REVISIONS:

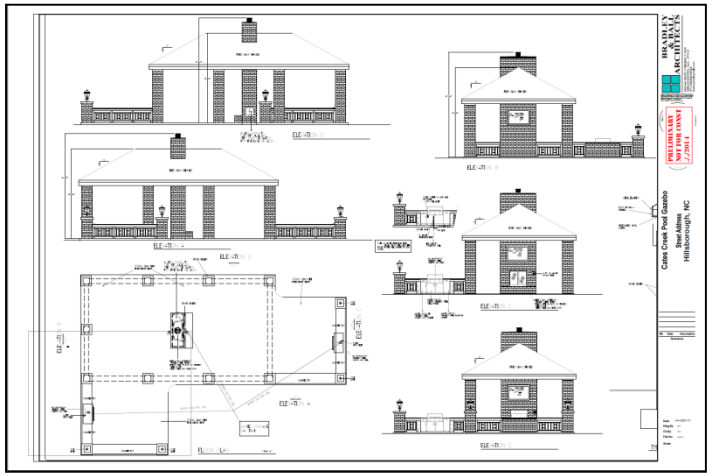
SHEET:

L.3

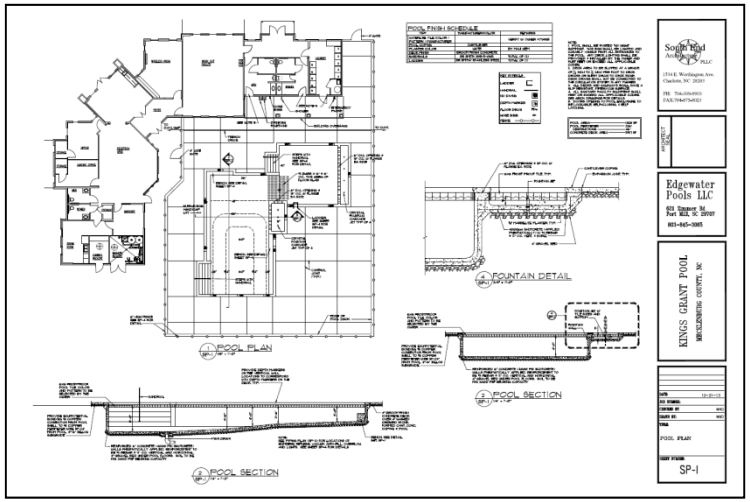
RECREATION PROVISIONS

Recreation Points Required Per UDO	
UNIT COUNT	POINT TOTALS
1 BDRM UNITS:	72 UNITS x 6 PNTS = 432
2 BDRM UNITS:	156 UNITS x 9.5 PNTS = 1,482
3 BDRM UNITS:	42 UNITS x 12 PNTS = 504
TOTAL POINTS REQUIRED =	2,418

Recreation Points Proposed	
SITE IMPROVEMENT ITEM	TOTAL POINTS ACHIEVED
Swimming Pool	2,142 SF x .463 PNTS = 992
Pool Deck	5,980 SF x .020 PNTS = 120
Leasing Office/Clubhouse	4,808 SF x .508 PNTS = 2,442
Gazebo	1,287 SF x .326 PNTS = 419
Play Equipment	1,656 SF x .216 PNTS = 358
TOTAL POINTS ACHIEVED =	4,331



Pool Gazebo Elevations



Pool Plan

STATEMENT OF CLARIFICATION REGARDING PROPOSED DENSITY ON TRACT 6:

The original zoning document for the Waterstone Master Plan allowed for 12 units per acre in Tract 6. The original Tract 6 was 22.6 acres, and was approved for 271 units. After the original tracts were drafted for Waterstone, the traffic circle at College Park and Cates Creek was approved, which changed the street alignment and resulted in the currently platted acreage of 21.26 acres for tract 6. The approved 271 units for this Tract has not been revised.

We're proposing to provide one less unit than previously approved 271 units. There are currently no other projects within Waterstone that provide for apartment-living. The proposed density is preserving the vast majority of mature existing vegetation on the site, as well as providing open space and undisturbed area in excess of UDO requirements.

Original Waterstone Plan

WAIVER REQUESTS

Quantity of Parking	Section 6.13.3 of the UDO requires 2 parking spaces per dwelling unit, plus 1 additional space per 5 units for visitors. This would equate to 594 spaces for the proposed units on this site. A waiver is being requested to allow for 491 parking spaces.
Parking Area Location	A waiver is being requested to park along the 50' buffer of College Park Road, rather than providing parking per UDO Section 6.13.9.1, 6.13.9.2, and 6.13.9.3.
Disturbance within a buffer	A waiver is being requested to disturb approximately 1,500 square feet within a buffer. (REF UDO Section 6.5.7)
Driveway Location at College Park	A waiver is being requested to place the southern-most driveway along College Park Road closer than 250' from the existing Fletcher Road Right-of-Way (REF: UDO section 6.9.3.1).
Total Grading Area	A waiver is being requested to disturb approximately 16 acres, which exceeds the 10 acre allowance per UDO Section 6, Subsection 6.19.3.
Sidewalk Trees	A waiver of UDO subsection 6.17.3.3 is being requested. Shade trees would typically be required for the sidewalk along College Park Rd., but existing trees are already in place.
Recreation Lighting	A partial waiver from UDO Section 6.6.11.3 (Lighting Requirements) is being requested for the pool and recreation area. The final hardscape design has not been completed and the footcandle data for this area is not available at this time. This additional information will be submitted with building construction drawings.

QUANTITY OF PARKING WAIVER

The developer would like to request a reduction in the amount of required parking specified in Section 6.13.3 of the UDO. The plans show 270 units with 491 parking spaces when the garages are included. There are a proposed 72 -1 bedroom units, 156 -2 bedroom units, and 42-3 bedroom units. It is our opinion and experience that 1 space per 1 – bedroom unit, and 2 spaces per 2 & 3-bedroom units is sufficient parking. Using these ratios our required parking would be 468 spaces. This parking ratio has proved adequate on previous projects and lessens the impervious development footprint. This allows the project to provide more natural, undisturbed area and vegetation for portions of the project not taken up by excessive parking.

6.13.3.5 Table: Minimum Number of Parking Spaces Required

Use Type	Requirements
Adult Uses	1 per 200 square feet gross floor area
Amusement Arcades	1 per game table, video game, amusement device
Athletic Field	10 spaces
Banks & Financial Institutions	1 space per 300 square feet gross floor area
Bed & Breakfast	1 per guest room plus 2 spaces for owner's portion
Billiard or Pool Hall	2 per lane or table
Botanical Garden/Arboretum	2 spaces per acre
Bus Passenger Shelter	None
Cemetery	None
Child Day Care	1 per 375 square feet gross floor area
Church, Place of Worship	1 per 8 seats
Club/Lodge	1 per 4 members
Community Center	1 per 6 seats or 1 per 30 square feet gross floor area if no permanent seats
Dwelling: Attached	2 spaces per dwelling unit, plus 1 visitor space per 5 dwelling units
Extended Care Facility	0.3 per room
Extraction of Earth Products	1 per employee plus 1 per facility vehicle
Family Care Home	0.3 per room
Family Child Care Home	1 per 375 square feet gross floor area
Flex Space	1 space per 300 square feet gross floor area
Funeral Home	1 per 4 seats
Galleries/Museums	1 per 1,000 square feet gross floor area

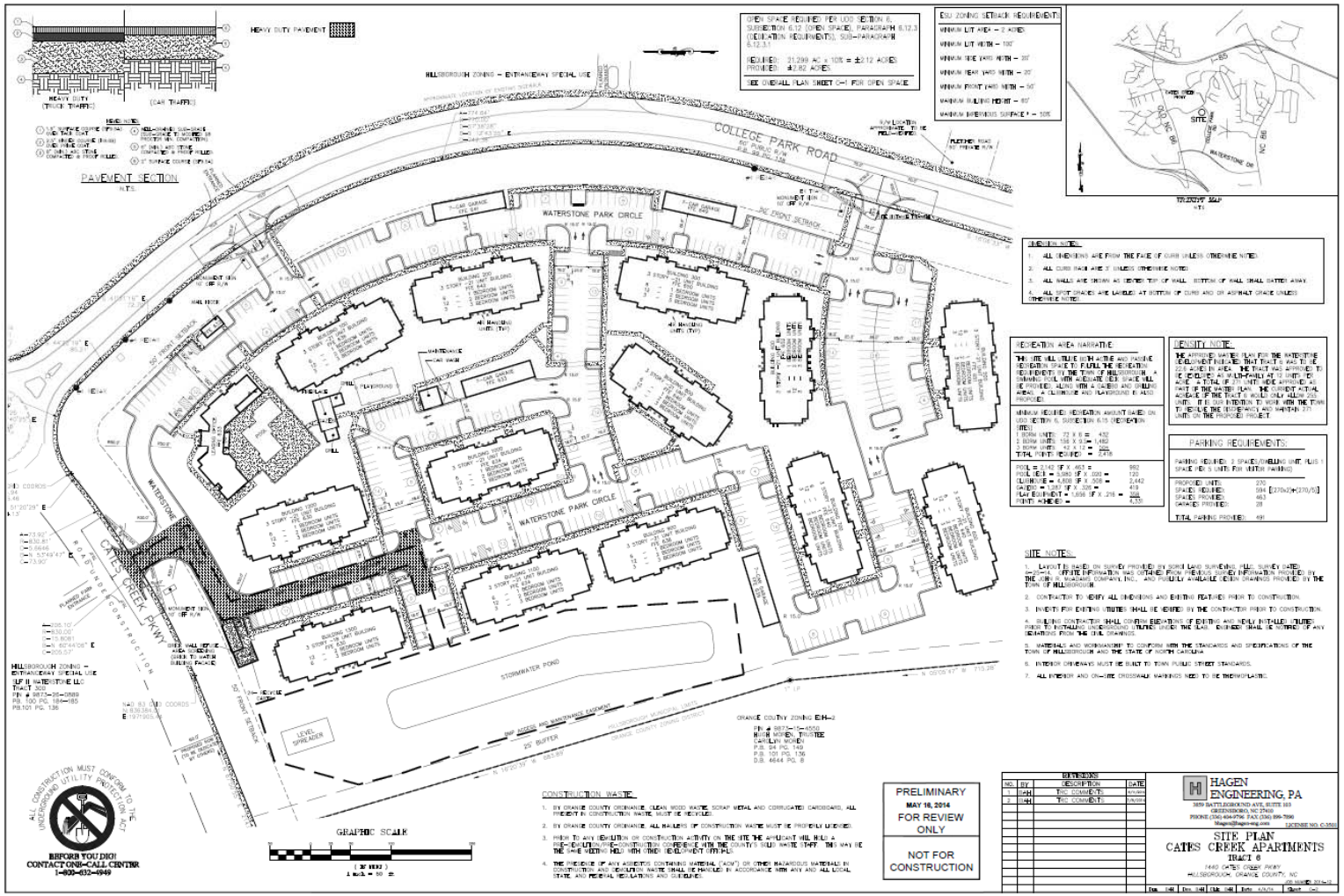
PARKING REQUIREMENTS:

PARKING REQUIRED: 2 SPACES/DWELLING UNIT, PLUS 1 SPACE PER 5 UNITS FOR VISITOR PARKING)

PROPOSED UNITS:	270
SPACES REQUIRED:	594 [(270x2)+(270/5)]
SPACES PROVIDED:	463
GARAGES PROVIDED:	28
TOTAL PARKING PROVIDED:	491

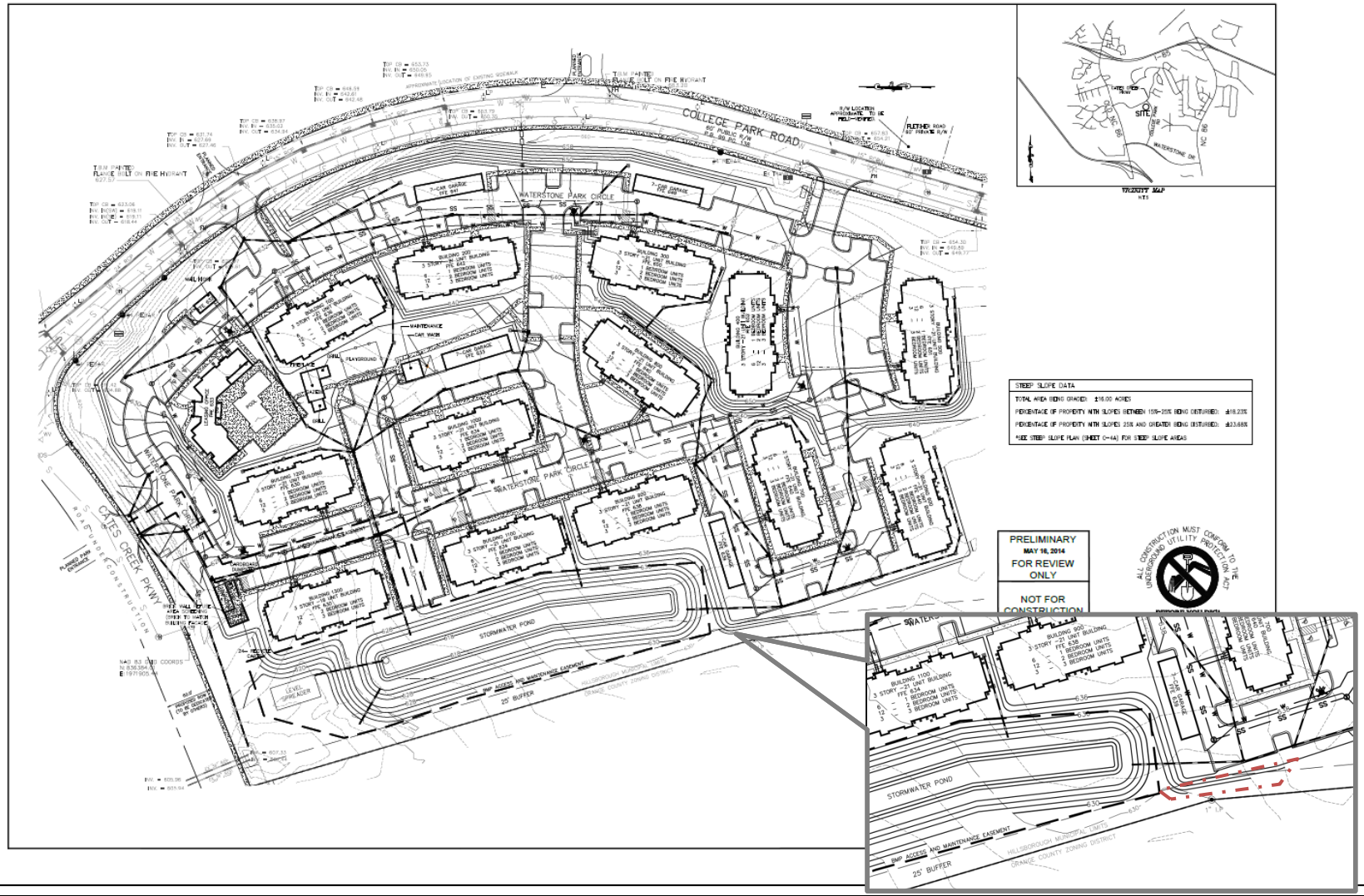
PARKING LOCATION WAIVER

The developer would like to create a courtyard feel to the community with buildings backing up to amenities in the center of the site. To accomplish this, we need to request a waiver from section 6.13.9.1, 6.13.9.2, & 6.13.9.3 of the UDO to park along College Park Road. The required 50' setback from College Park Road will be maintained for screening. The current proposed layout allows for centrally-located active amenities that are surrounded mostly by buildings with abundant foundational plantings, rather than impervious parking area.



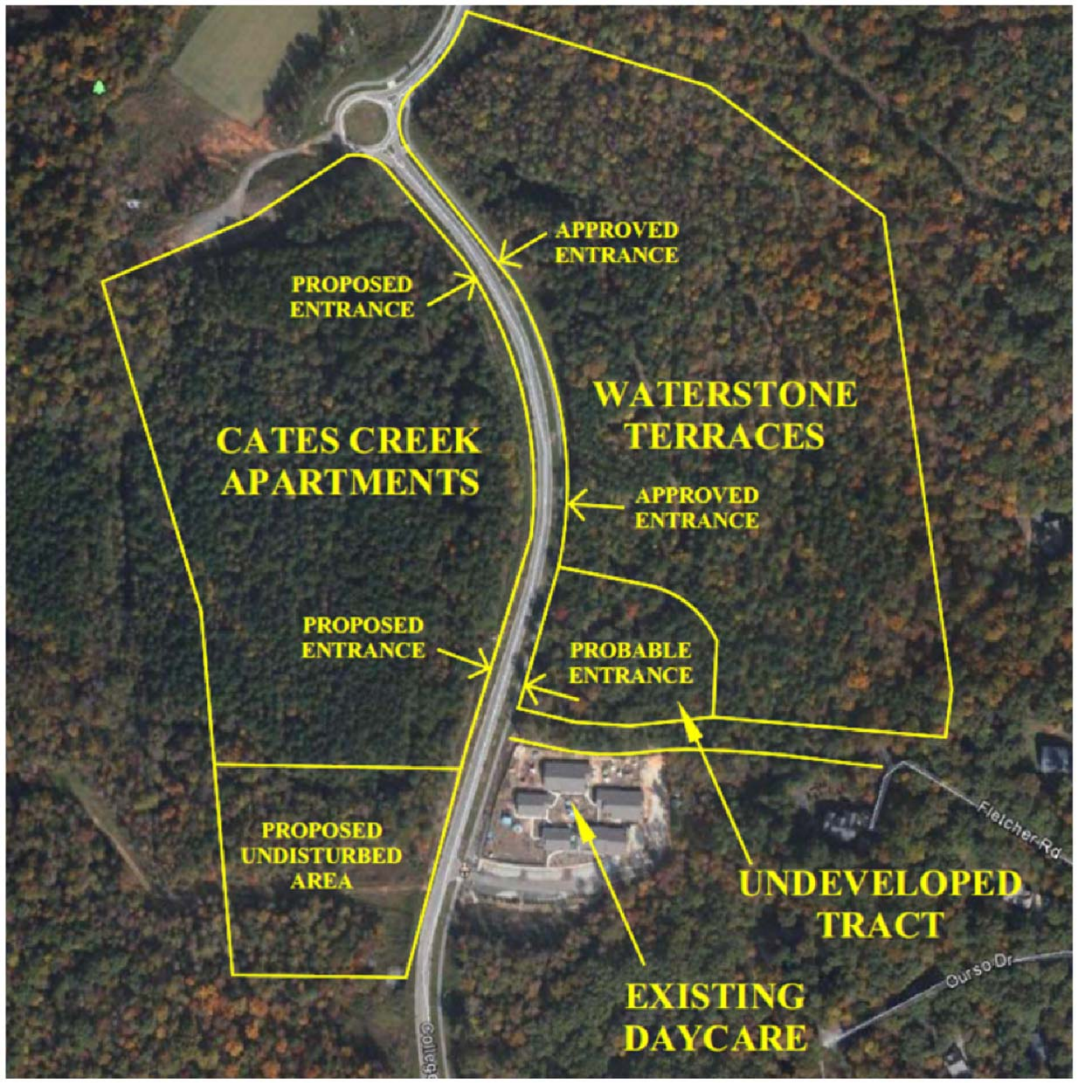
DISTURBANCE WITHIN A BUFFER WAIVER

An allowance for approximately 1,550 square feet of proposed grading and silt fence with silt fence outlets for temporary erosion control is requested as a waiver from the requirement of UDO Section 6, Subsection 6.5 (Buffers), paragraph 6.5.7 (Development within Required Buffers). Although no mature vegetation is being disturbed within this area of the buffer, we are proposing additional landscaping within the disturbed area.



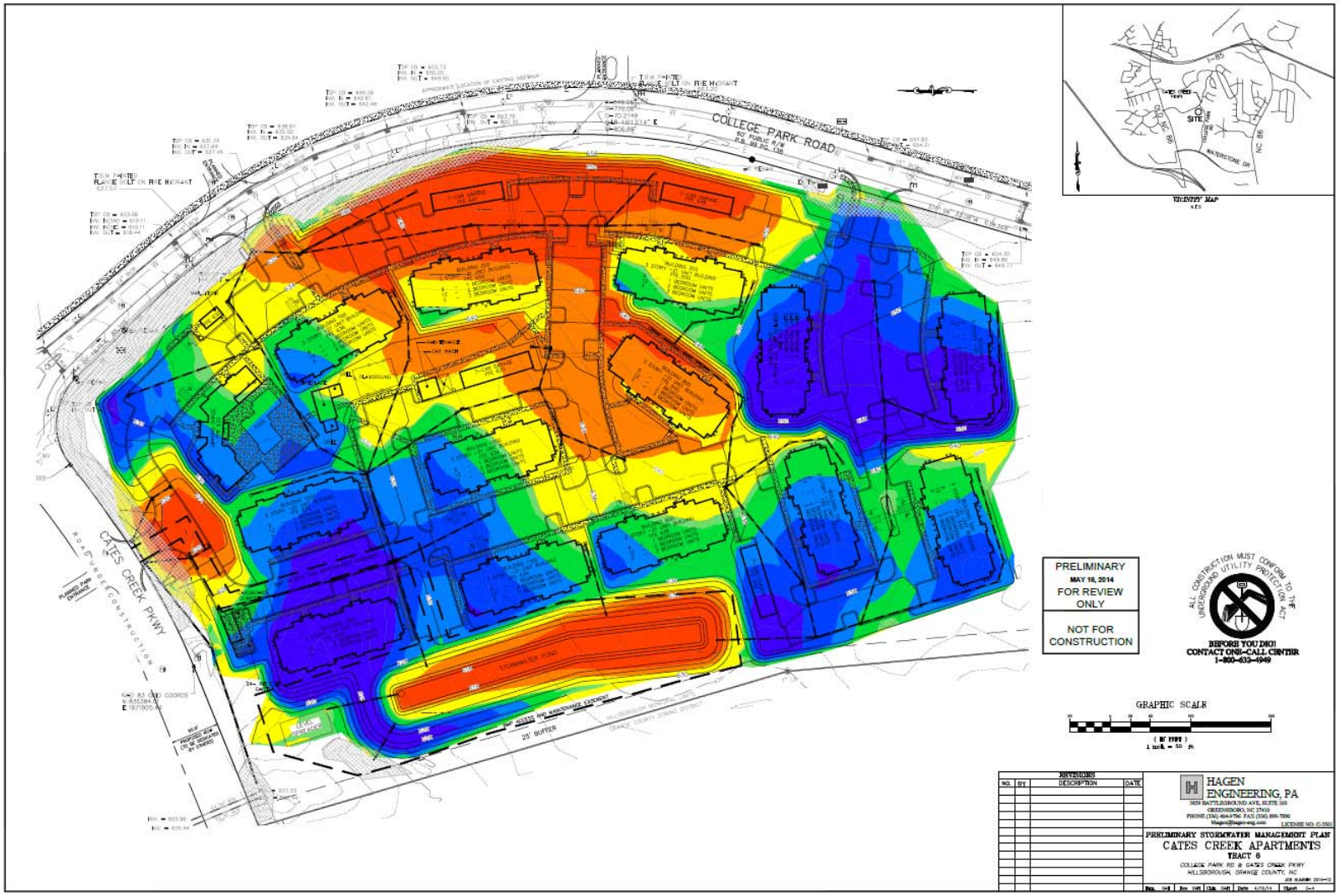
DRIVEWAY LOCATION WAIVER

The proposed drive is closer than 250’ from the existing Fletcher Road Right-of-Way that intersects College Park Road. The Fletcher Road right-of-way exists for a potential future road that is not in place or proposed within the near future. Our southern drive location will allow a matching driveway across College park to the currently vacant parcel that would otherwise be within 250’ of the Fletcher Road intersection.



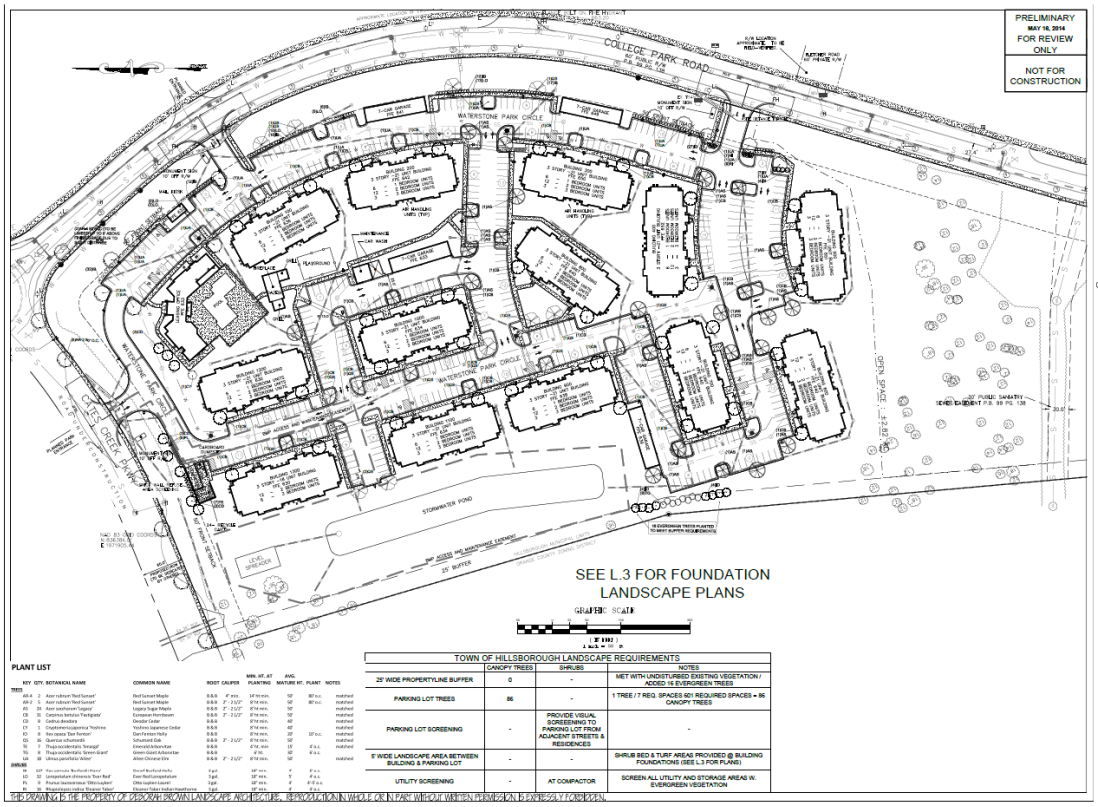
TOTAL GRADING AREA WAIVER

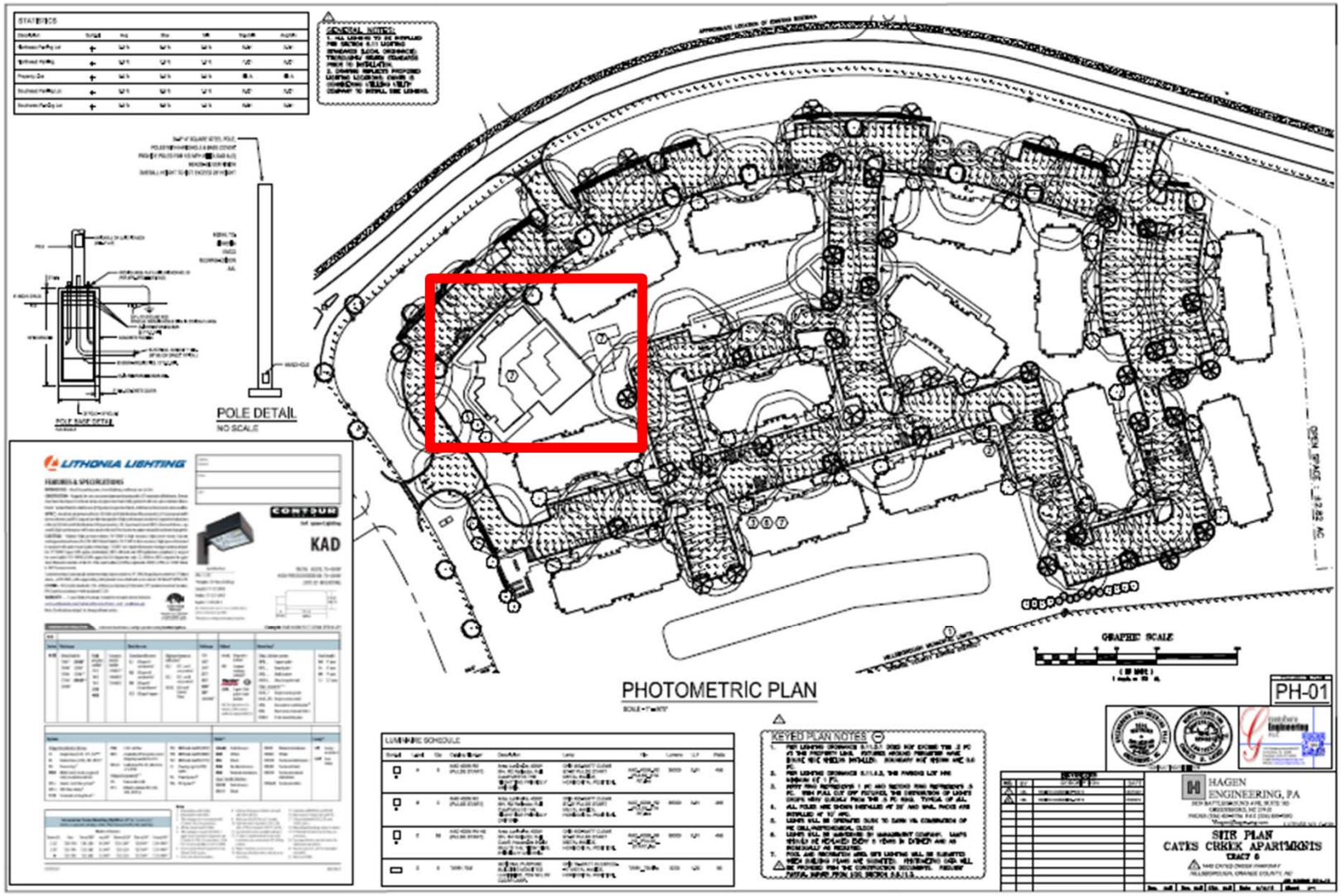
The current proposed disturbed area is approximately 16 acres and is to be graded within one phase of construction. A waiver is being requested in order to grade over 10 acres at once, per UDO Section 6, subsection 6.19.3 (Development Standards), 6.19.3.5. Grading the site in its entirety will decrease the chances of having to remove excess dirt or import dirt, then having to replace the same dirt within the following phase.



SIDEWALK TREES WAIVER

A waiver of UDO subsection 6.17.3.3 is being requested. Shade trees would typically be required for the sidewalk along College Park Road, installed at 40’ on-center. However, there are existing 4” caliper Red Sunset Maples planted at approximately 80’ on-center along College Park Road. These existing trees were planted consistent with the approved street tree planting plan for Waterstone by the Waterstone development. Proposed landscaping buffers for parking screening and shading are being provided in addition to the existing trees. Moreover, planting additional trees at 40’ OC along the sidewalk would disrupt the existing continuity of the existing trees, which are planted on both sides of the street. We are providing a sidewalk for the full length of the project along both College Park Road and Cates Creek Parkway for added neighborhood walkability. This proposed sidewalk will be shaded by the existing trees and match the opposite side of the street along College Park.



RECREATION AREA LIGHTING WAIVER

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