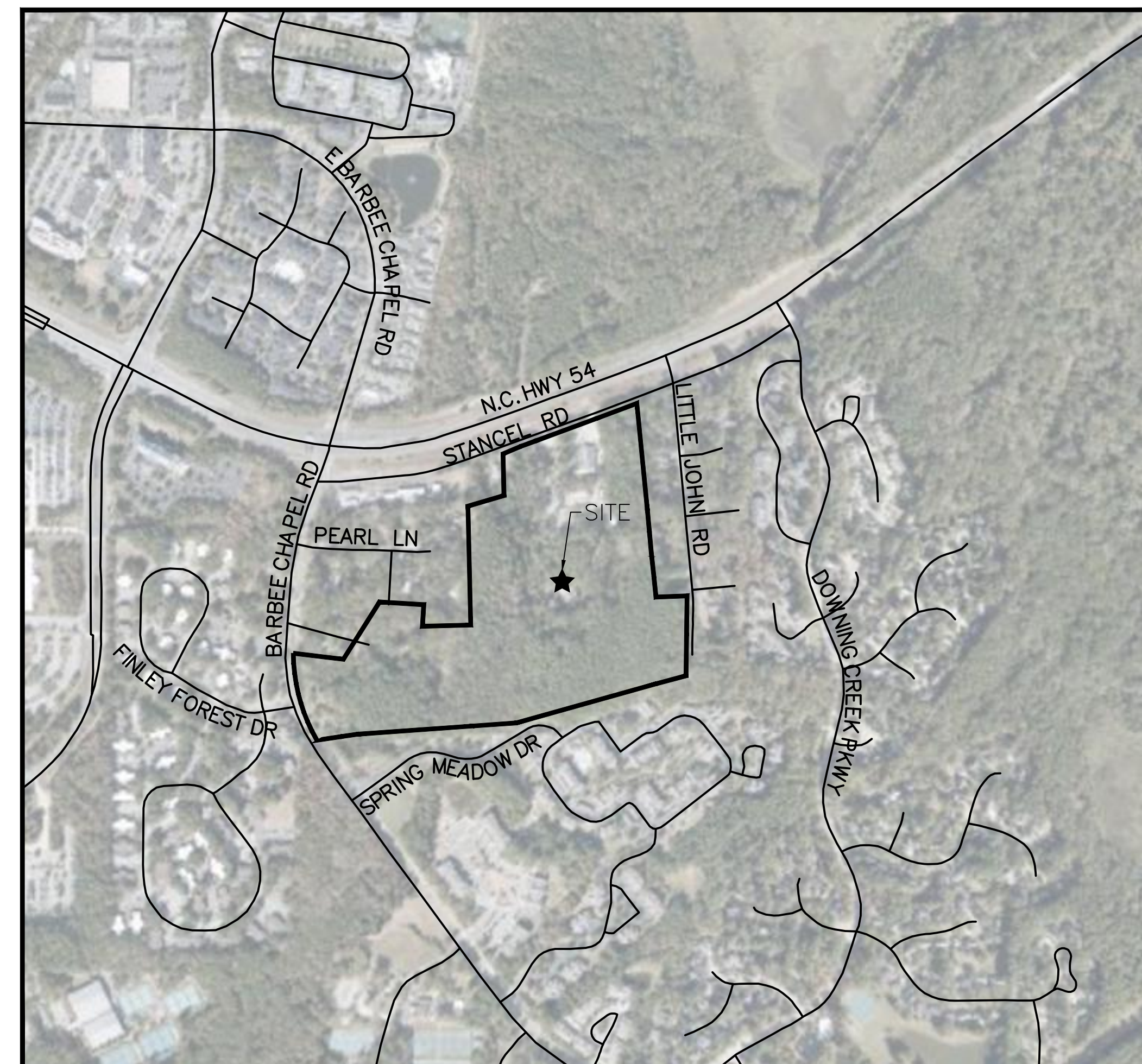


HILLMONT

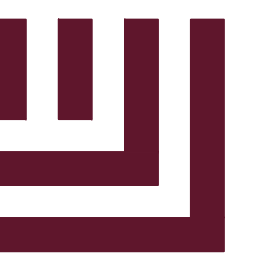
STANCELL DRIVE
CHAPEL HILL, NORTH CAROLINA 27517

CONCEPT PLANS
PROJECT NUMBER: RAV-21002
DATE: JANUARY 25, 2022

SHEET INDEX	
C0.01	AREA MAP
C1.00	EXISTING CONDITIONS
C2.00	ARCHITECTURAL SITE PLAN



VICINITY MAP
1" = 500'



MCADAMS

The John R. McAdams Company, Inc.
2905 Meridian Parkway
Durham, NC 27713

phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187

www.mcadamsco.com

CONTACT

SPENCER CHRISTIANSEN, PE
PROJECT MANAGER
christiansen@mcadamsco.com
PHONE: 919. 287. 0722

CLIENT

NORTHWOOD RAVIN
3015 CARRINGTON MILL BLVD, STE 460
MORRISVILLE, NORTH CAROLINA 27560
ADAM GOLDEN
PHONE: 919.354.3680



NORTHWOOD RAVIN

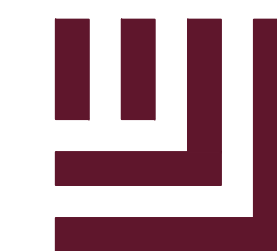
PROJECT DIRECTORY

REVISIONS

NO.	DATE
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6	

**CONCEPT PLANS
FOR:
HILLMONT**

STANCELL DRIVE
CHAPEL HILL, NORTH CAROLINA 27517
PROJECT NUMBER: RAV-21002



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Adam Golden
PHONE: 919.354.3680



NORTHWOOD RAVIN

HILLMONT
CONCEPT PLANS
STANCELL DRIVE
CHAPEL HILL, NORTH CAROLINA 27517



REVISIONS

NO.	DATE
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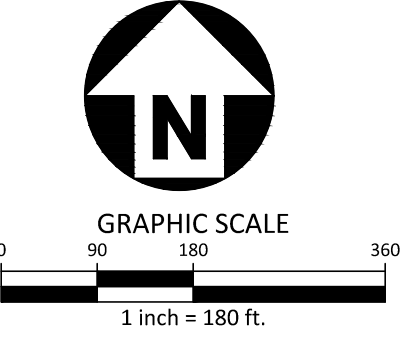
PLAN INFORMATION

PROJECT NO.	RAV-21002
FILENAME	RAV21002-AM1
CHECKED BY	SJC
DRAWN BY	WHM
SCALE	1" = 180'
DATE	01.25.2022

SHEET

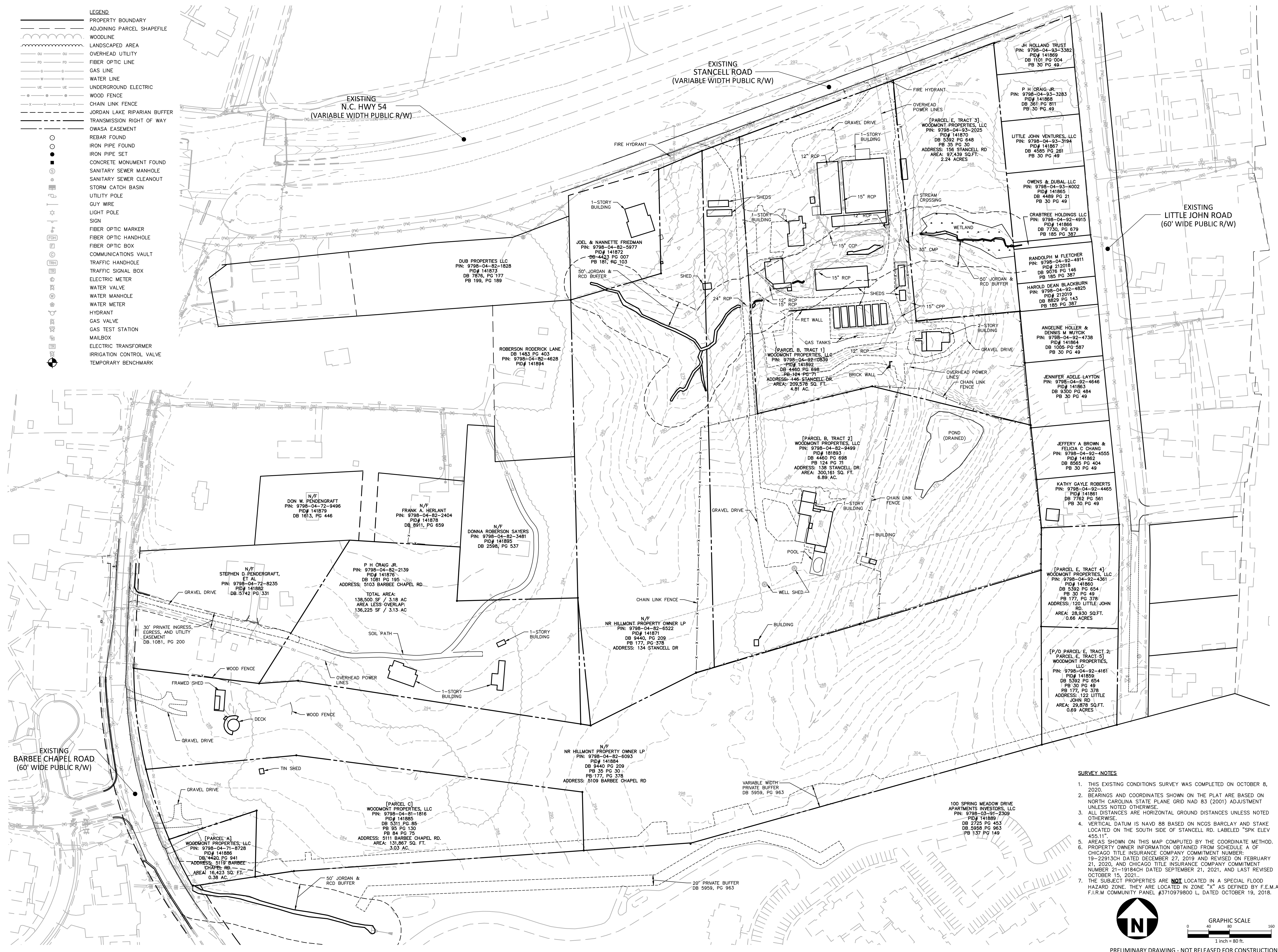
AREA MAP

C0.01



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

- LEGEND**
- PROPERTY BOUNDARY
 - - - ADJOINING PARCEL SHAPEFILE
 - ~~~~~ WOODLINE
 - ~~~~~ LANDSCAPED AREA
 - OVERHEAD UTILITY
 - FIBER OPTIC LINE
 - GAS LINE
 - WATER LINE
 - UNDERGROUND ELECTRIC
 - WOOD FENCE
 - CHAIN LINK FENCE
 - JORDAN LAKE RIPARIAN BUFFER
 - TRANSMISSION RIGHT OF WAY
 - OWASA EASEMENT
 - REBAR FOUND
 - IRON PIPE FOUND
 - IRON PIPE SET
 - CONCRETE MONUMENT FOUND
 - SANITARY SEWER MANHOLE
 - SANITARY SEWER CLEANOUT
 - STORM CATCH BASIN
 - UTILITY POLE
 - GUY WIRE
 - LIGHT POLE
 - SIGN
 - FIBER OPTIC MARKER
 - FIBER OPTIC HANDHOLE
 - FIBER OPTIC BOX
 - COMMUNICATIONS VAULT
 - TRAFFIC HANDHOLE
 - TRAFFIC SIGNAL BOX
 - ELECTRIC METER
 - WATER VALVE
 - WATER MANHOLE
 - WATER METER
 - HYDRANT
 - GAS VALVE
 - GAS TEST STATION
 - MAILBOX
 - ELECTRIC TRANSFORMER
 - IRRIGATION CONTROL VALVE
 - TEMPORARY BENCHMARK




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NORTHWOOD RAVIN

**HILLMONT
CONCEPT PLANS
STANCELL DRIVE**

CHAPEL HILL, NORTH CAROLINA 27517

REVISIONS

NO.	DATE
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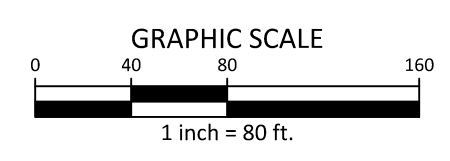
PLAN INFORMATION

PROJECT NO.	RAV-21002
FILENAME	RAV21002-XC1
CHECKED BY	ZNB
DRAWN BY	WHM
SCALE	1" = 80'
DATE	01.25.2022

SHEET

EXISTING CONDITIONS

- SURVEY NOTES**
- THIS EXISTING CONDITIONS SURVEY WAS COMPLETED ON OCTOBER 8, 2020.
 - BEARINGS AND COORDINATES SHOWN ON THE PLAT ARE BASED ON NORTH CAROLINA STATE PLANE GRID NAD 83 (2001) ADJUSTMENT UNLESS NOTED OTHERWISE.
 - ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS NOTED OTHERWISE.
 - VERTICAL DATUM IS NAVD 88 BASED ON NCGS BARCLAY AND STAKE LOCATED ON THE SOUTH SIDE OF STANCELL RD. LABELED "SPK ELEV 455.11"
 - AREAS SHOWN ON THIS MAP COMPUTED BY THE COORDINATE METHOD.
 - PROPERTY OWNER INFORMATION OBTAINED FROM SCHEDULE A OF CHICAGO TITLE INSURANCE COMPANY COMMITMENT NUMBER: 19-2915CH DATED DECEMBER 27, 2019 AND REVISED ON FEBRUARY 21, 2020, AND CHICAGO TITLE INSURANCE COMPANY COMMITMENT NUMBER 21-19184CH DATED SEPTEMBER 21, 2021, AND LAST REVISED OCTOBER 15, 2021.
 - THE SUBJECT PROPERTIES ARE **NOT** LOCATED IN A SPECIAL FLOOD HAZARD ZONE. THEY ARE LOCATED IN ZONE "X" AS DEFINED BY F.E.M.A. F.I.R.M. COMMUNITY PANEL #3710979800 L. DATED OCTOBER 19, 2018.



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

C1.00





Concept Plans are intended to be an opportunity for the Town Council and some Boards and Commissions, and the community to review and consider major development proposals and their potential benefits and impacts. Applicants propose a Concept Plan with the expectation of receiving feedback on their development idea.

The following are questions that the Council may ask of an applicant during the discussion of a Concept Plan. The attached application addresses the topics below. Please contact our staff if you have any questions or if we can provide additional information (planning@townofchapelhill.org)

1. Would this project demonstrate compliance with the Comprehensive Plan?
 - a. Compliance with:
 - Small Area Plan
 - Overlay Zone / NCD
 - Study Area:
 - Land Use Plan
2. Would the proposed project comply with the Land Use map?
3. Would the proposed project require a rezoning?
4. What is the proposed zoning district?
5. Would the proposed project require modifications to the existing regulations?
6. If there is a residential component to the project, does the applicant propose to address affordable housing?
 - Has the applicant presented its Concept Plan to the Housing Advisory Board (this is a voluntary step in the process)?
 - Has the applicant met with appropriate Town staff to discuss affordable housing policy, expectations and options?
 - Is the project for ownership or rental?
7. Are there existing conditions that impact the site design (i.e. environmental features such as RCD, slopes, erosion and sedimentation, retention of trees and tree stands, stormwater drainage patterns, significant views into and out of the site)
8. Has the applicant addressed traffic impacts? Traffic and circulation issues?
9. How is the application compatible with the surrounding neighborhood and/or district?
10. Has the applicant discussed the project with adjacent neighbors?



CONCEPT PLAN APPLICATION

Parcel Identifier Number (PIN): 9798-04-71-8728, 9798-04-81-1816, 9798-04-82-6093, 9798-04-82-2139, 9798-04-82-6522, 9798-04-82-9499, 9798-04-92-0839, 9798-04-93-2025, 9798-04-92-4361, 9798-04-92-4161 Date: 1/25/2021

Section A: Project Information

Project Name: Hillmont
Property Address: 138 Stancell Drive Zip Code: 27517
Use Groups (A, B, and/or C): A Existing Zoning District: MU-V
Project Description: Multifamily community

Section B: Applicant, Owner and/or Contract Purchaser Information

Applicant Information (to whom correspondence will be mailed)

Name: McAdams
Address: 2905 Meridian Parkway
City: Durham State: NC Zip Code: 27713
Phone: 919-361-5000 Email: hardesty@mcadamsco.com

The undersigned applicant hereby certifies that, to the best of his knowledge and belief, all information supplied with this application is true and accurate.

Signature: *Jessie Hardesty* Date: 1/25/2022

Owner/Contract Purchaser Information:

Owner Contract Purchaser

Name: Northwood Ravin
Address: 3015 Carrington Mill Blvd #460
City: Morrisville State: NC Zip Code: 27560
Phone: 401-533-2044 Email:

The undersigned applicant hereby certifies that, to the best of his knowledge and belief, all information supplied with this application is true and accurate.

Signature: Adam Golden Date: 1/25/2022

Digitally signed by Adam Golden
DN: cn=Adam Golden, o, ou, email=agolden@mrwavin.com,
c=US
Date: 2022.01.25 14:55:14 -0500



Concept Plan Project Fact Sheet

Site Description	
Project Name	Hillmont
Address	138 Stancell Drive
Property Description	South of Hwy-54 and Stancell Dr; East of Barbee Chapel Rd
Existing Land Use	Vacant; single family; commercial property
Proposed Land Use	Multi-family
Orange County Parcel Identifier Numbers	9798-04-71-8728, 9798-04-81-1816, 9798-04-82-6093, 9798-04-82-2139, 9798-04-82-6522 9798-04-82-9499, 9798-04-92-0839, 9798-04-93-2025, 9798-04-92-4361, 9798-04-92-4161
Existing Zoning	MU-V
Proposed Zoning	R-6-CZ
Application Process	Concept Plan, CZP, ZCP
Comprehensive Plan Elements	See Compliance Statements
Overlay Districts	No Overlays

Topic	Requirement	Proposal	Status
Use/Density (Sec 3.7)	15 du/ac	13.3 du/ac	
Dimensional Standards (Sec. 3.8)	Street setbacks: 20' Interior lot setbacks: 6' Solar setback: 8'	Street setbacks: 20' Interior lot setbacks: 6' Solar setback: 8'	
Floor area (Sec. 3.8)	.303	.303	
Modifications to Regulations (Sec. 4.5.6)		TBD	
Adequate Public Schools (Sec. 5.16)	LUMO	Comply with LUMO	
Inclusionary Zoning (Sec. 3.10)	15% required for for-sale products None required for rental products	See affordable housing proposal	
Landscape			
Buffer – North (Sec. 5.6.2)	Stancell Dr: 20' Type C Adjacent to NC-CZD (northwest): 20' Type C	Stancell Dr: 20' Type C Adjacent to NC-CZD (northwest): 20' Type C	
Buffer – East (Sec. 5.6.2)	Adjacent to R-2 (east and west): 10' Type B	Adjacent to R-2 (east and west): 10' Type B	
Buffer – South (Sec. 5.6.2)	Adjacent to multifamily (south): 10' Type B	Adjacent to multifamily (south): 10' Type B	
Buffer - West (Sec. 5.6.2)	Barbee Chapel Rd: 20' Type C	Barbee Chapel Rd: 20' Type C	



Tree Canopy (Sec. 5.7)	30%	30%	
Landscape Standards (Sec. 5.9.6)	LUMO	Meet code requirements	
Environment			
Resource Conservation District (Sec. 3.6)	Streams on site, waiting on RCD determination	RCD to remain undisturbed except where roadway and/or sidewalk crossings are necessary	
Erosion Control (Sec. 5.3.1)	LUMO	Meet code requirements	
Steep Slopes (Sec. 5.3.2)	LUMO	See Existing Conditions Sheet	
Stormwater Management (Sec. 5.4)	LUMO	Above ground, wet ponds	
Land Disturbance	LUMO	+/- 30 acres	
Impervious Surface (Sec. 3.8)	50%	+/- 32%	
Solid Waste & Recycling	Solid waste management plan	plans provided at later date; meet code requirements	
Jordan Riparian Buffer (Sec. 5.18)	LUMO	Applies to streams on site. Impact to NE stream with road crossing. Formal stream determination in progress.	
Access and Circulation			
Road Improvements (Sec. 5.8)	TBD	TBD	
Vehicular Access (Sec. 5.8)	LUMO/Design Manual	Access from Stancell Dr and Barbee Chapel Rd	
Bicycle Improvements (Sec. 5.8)	TBD	TBD	
Pedestrian Improvements (Sec. 5.8)	TBD	TBD; sidewalks throughout project	
Traffic Impact Analysis (Sec. 5.9)	Required by LUMO	To be conducted with CZP	
Vehicular Parking (Sec. 5.9)	LUMO	1.8 spaces per du	
Transit (Sec. 5.8)	Nearest transit is on Friday Center Dr	N/A	
Bicycle Parking (Sec. 5.9)	1 per 4 du	120 spaces	
Parking Lot Standards (Sec. 5.9)	LUMO/Design Manual	Meet code requirements	
Technical			



Fire	LUMO/Design Manual	Meet code requirements	
Site Improvements		TBD	
Schools Adequate Public Facilities (Sec. 5.16)	TBD	TBD	
Recreation Area (Sec. 5.5)	.05	.05	
Lighting Plan (Sec. 5.11)	LUMO	To be developed with CZP	
Homeowners Association (Sec. 4.6)	LUMO	TBD	

Symbol	Meaning	Symbol	Meaning
	Meets Standard	M	Modification necessary
NA	Not Applicable	UNK	Not known at this time



Checklist

The following must accompany your application. Failure to do so will result in your application being considered incomplete. For assistance with this application, please contact the Chapel Hill Planning and Sustainability at (919)968-2728 or at planning@townofchapelhill.org.

x	Application fee (refer to fee schedule)	Amount Paid \$	\$380.00
x	Pre-application meeting – with appropriate staff		
x	Digital Files - provide digital files of all plans and documents		
x	Concept Project Fact Sheet		
x	Statement of Compliance with Design Guidelines (1 copies)		
x	Statement of Compliance with Comprehensive Plan (1 copies)		
x	Affordable Housing Proposal, if applicable (Rezoning Policy or Inclusionary Ordinance)		
x	Mailing list of owners of property within 1,000 feet perimeter of subject property (see GIS notification tool)		
x	Mailing fee for above mailing list	Amount Paid \$	\$848.00
x	Developer’s Program – brief written statement explaining how the existing conditions impact the site design.		
	Including but not limited to:		
	<ul style="list-style-type: none"> • Natural features of site • Access, circulation, and mitigation of traffic impacts • Arrangement and orientation of buildings • Natural vegetation and landscaping • Impact on neighboring properties • Erosion, sedimentation, and stormwater 		
x	Resource Conservation District, Floodplain, & Jordan Buffers Determination - necessary for all submittals		
n/a	Reduced Site Plan Set (reduced to 8.5"x11")		

Plan Sets (1 copies to be submitted no larger than 24"x36")

Plans should be legible and clearly drawn. All plan sets sheets should include the following:

- Project Name
- Legend
- Labels
- North Arrow (North oriented toward top of page)
- Property Boundaries with bearing and distances
- Scale (Engineering), denoted graphically and numerically
- Setbacks and buffers
- Streams, RCD Boundary, Jordan Riparian Buffer Boundary, Floodplain, and Wetlands Boundary, where applicable



Area Map

- a) Project name, applicant, contact information, location, PIN, & legend
- b) Dedicated open space, parks, greenways
- c) Overlay Districts, if applicable
- d) Property lines, zoning district boundaries, land uses, project names of site and surrounding properties, significant buildings, corporate limit lines
- e) Existing roads (public & private), rights-of-way, sidewalks, driveways, vehicular parking areas, bicycle parking, handicapped parking, street names.
- f) 1,000' notification boundary

Existing Conditions Plan

- a) Slopes, soils, environmental constraints, existing vegetation, and any existing land features
- b) Location of all existing structures and uses
- c) Existing property line and right-of-way lines
- d) Existing utilities & easements including location & sizes of water, sewer, electrical, & drainage lines
- e) Nearest fire hydrants
- f) Nearest bus shelters and transit facilities
- g) Existing topography at minimum 2-foot intervals and finished grade
- h) Natural drainage features & water bodies, floodways, floodplain, RCD, Jordan Buffers & Watershed boundaries

Proposed Site Plan

- a) Existing building locations
- b) General location of proposed structures
- c) Parking areas
- d) Open spaces and landscaped areas
- e) Access points and circulation patterns for all modes of transportation
- f) Approximate locations of trails, pedestrian and bicycle connections, transit amenities, and parking areas
- g) Approximate location of major site elements including buildings, open areas, natural features including stream buffers, wetlands, tree stands, and steep slopes
- h) Proposed land uses and approximate location

January 25, 2022

Judy Johnson
Town of Chapel Hill Planning Department
405 Martin Luther King Jr Boulevard
Chapel Hill, North Carolina 27514

RE: Hillmont Statements of Compliance with the Comprehensive Plan and Design Guidelines

STATEMENT OF COMPLIANCE WITH COMPREHENSIVE PLAN

Northwood Ravin is proposing a multi-family and townhome development on Barbee Chapel Road and Stancell Drive in accordance with the CH2020 Comprehensive Plan. The proposed plan addresses the following themes with their corresponding goals: A Place for Everyone, Community Prosperity and Engagement, Getting Around, Good Places, New Spaces, Nurturing our Community, and Town and Gown Collaboration. Similarly, it meets the intent of the NC 54 Corridor Sub-Area A focus area of the Future Land Use Map.

THEME 1: A PLACE FOR EVERYONE

One of the goals of Theme 1 is to provide a range of housing options for current and future residents. This property is located within the 54 Corridor Focus Area, and the Future Land Use Map Update to Chapel Hill 2020 shows the sub areas of the corridor, calling out various land uses and densities. Sub Area A calls for multi-family residential, shops & offices, and commercial as primary land uses and townhouses, parks, and institutional land uses as secondary uses, which this proposal fulfills. This property was previously envisioned as a mixed-use center containing both residential, office and commercial uses, however the limited access and current traffic dynamics on NC-54 as highlighted in the 2021 Highest and Best Use Analysis completed by Noell Consultants for this site, shows significant challenges with this. A combination of limited turn movements, very low traffic counts on Stancell Drive, and the site's mid-block location and visibility challenges, make this site undesirable and not feasible for office and/or commercial development. Providing a multi-family residential project with both garden style and townhome designs with a less dense, surface-parked, "village" layout better suits this location and will contribute to the mix of housing options and land uses in the area overall. Both garden style apartments and rental townhomes will provide a more affordable option for an underserved moderate income/workforce and starter family audiences in Chapel Hill. This is supported by the 2021 Highest and Best Use Analysis, which found that Chapel Hill has an increasing need for more moderate-income targeting apartments such as garden and low-rise communities and concluded the highest and best use for the site is a garden style apartment community of 3-4 stories with surface parking and some detached garages if layout allows. The proposed use for the site is also in line with Chapel Hill's Projected Housing Needs for 2020-2040, which found that Chapel Hill's current stock of housing does not meet the need of many households, including families with young children, divorcees, empty nesters who want smaller units with modern features and finishes, and seniors. The projected housing needs call for an increase in average annual housing production by 35

percent over that of the 2010s, or on average, about 485 units per year. The proposed project will do well to meet that need.

THEME 2: COMMUNITY PROSPERITY AND ENGAGEMENT

A goal of Theme 2 is to promote a safe, vibrant, and connected community as well as foster success of local businesses. The proposed development is situated between various other residential communities, providing a safe retreat for residents. The site is also near Meadowmont Village and Falconbridge Center, which provides residents with a variety of options to support local business restaurants, retail, and services. Overall, this residential development will contribute to a community that is well connected.

THEME 3: GETTING AROUND

As noted previously, the proposed project will be well connected to adjacent neighborhoods and a commercial node across Hwy 54, within a mile of the property. There are bus routes west of the property and stops along Friday Center Drive and Finley Forest Drive, just across Barbee Chapel Road. A very large open/green space and active recreation area is proposed in the heart of the project. Whether it is a moderate walk, a bike ride, a short drive, or hopping on the bus, future residents of the proposed multi-family project will have multiple transportation options to choose from to access nearby retail, businesses, and services. A new traffic impact study will be completed to help guide the development design to minimize traffic impacts and not subtract from the quality of life of existing neighbors and future residents.

THEME 4: GOOD PLACES, NEW SPACES

The proposed development provides new housing options to the 54 Corridor and will be consistent with the future land use plans for the area. The development will maintain the residential feel of neighboring communities while creating a new vibrant space for Chapel Hill residents. Site design will be sensitive of streams and environmental features on site and will provide multiple courtyard spaces for community gathering. A mixture of housing types will create a diverse neighborhood that strengthens the overall community.

THEME 5: NURTURING OUR COMMUNITY

This project will protect and maintain environmentally sensitive areas on the northern side of the property and will minimize impact to RCD areas except where it is necessary to provide sidewalk and roadway stream crossings. The proposal also supports the Chapel Hill Climate Action Plan with inclusion of trails and greenways throughout the development connecting to the greenway along Hwy 54. Providing connectivity and access to trails will promote active transportation via walking and biking to reduce vehicle use and emissions, therefore reducing carbon footprint and improving air quality. All stormwater will be detained and treated onsite with multiple wet ponds, ensuring that adjacent neighborhoods are not impacted from development.

THEME 6: TOWN AND GOWN COLLABORATION

By contributing to the range of housing options, this development will provide residents of varying ages, including recent UNC graduates, with new rental housing opportunities. The proposed project is less than 5 miles from UNC

campus and UNC Hospitals. Additionally, there are multiple UNC medical offices even closer in Meadowmont, at the corner of Fordham Blvd and Manning Dr, and at the intersection of Hwy 54 and I-40. Recent graduates whose employment is outside of Chapel Hill will also find appeal here due to its affordability and proximity to the Durham and RTP job cores, allowing Chapel Hill to diversify its population as students turn into young professionals.

STATEMENT OF COMPLIANCE WITH DESIGN GUIDELINES

The Northwood Ravin multi-family project will be built in compliance with the Town's Design Guidelines.

The architecture will be carefully designed with high-quality materials and a design that fits within the overall community. The two main apartment buildings have been designed to create large central courtyard amenity spaces for residents, that will serve as the community and social hubs for the project. These are located central to the development and smaller buildings are located towards the exterior, transitioning to townhome designs towards Barbee Chapel Road. The plan is to create distinct villages within the project to help create a true sense of place. In the heart of the project a very large outdoor open/green space complete with active a recreation area and internal trails is planned. Parking will be surface based to keep the costs of the project lower helping with affordability, with some small tuck under parking in the two buildings along Stancell Drive to take advantage of the grade change. Guest parking will be dispersed throughout the site.

Landscape buffers will be designed in accordance with the Town's design manual and with the use of best practices to provide appropriate transitions between the building and streetscapes and adjacent land uses.

Vehicular connectivity will be provided to Barbee Chapel Rd and Stancell Dr, and internal roadways will avoid dead-end streets as much as possible. Pedestrian connections will be provided along the future roadways through the site and a multi-use path will be provided throughout the development to connect to the path along Hwy-54.

Stormwater management facilities, water, sewer, and other utilities will be provided in accordance with the applicable guidelines, standards, and regulations.

Sincerely,

MCADAMS



Jessie Hardesty
Planner, Planning + Design

HILLMONT – Concept Plan
Stancell Drive
Chapel Hill, NC (Durham County)

January 25, 2022

Affordable Housing Proposal:

As part of the Hillmont development application, a 1.5-acre site is being reserved for affordable housing on the west side of the property with easy access to Barbee Chapel Road. We are currently exploring the best options for the financing and development of this site. An Affordable Housing Plan will be developed and approved as part of the final project approval.

January 25, 2022

Judy Johnson
Town of Chapel Hill Planning Department
405 Martin Luther King Jr Boulevard
Chapel Hill, North Carolina 27514

RE: Hillmont Developer's Program

DEVELOPER'S PROGRAM

The Northwood Ravin team is excited to present the latest project for review by the Town of Chapel Hill, the Concept Plan for Hillmont. As with all NWR projects - Carraway Village, Carolina Square, Chapel Watch Village, Chapel Hill North, Cosgrove Hill – the goal is to design the best project for the specific site. The proposed development for Hillmont will follow the recommendations of the Highest and Best Use Analysis completed by the Noell Consulting Group and presented to Council in February 2021 for this site, and the goals the Chapel Hill Housing Needs Analysis 2020-2040 completed by Rod Stevens and presented to Council in September 2021.

The proposed site is approximately 36 acres located in southeast Chapel Hill with Durham County PINs 9798-04-71-8728, 9798-04-81-1816, 9798-04-82-6093, 9798-04-82-2139, 9798-04-82-6522, 9798-04-82-9499, 9798-04-92-0839, 9798-04-93-2025, 9798-04-92-4361, and 9798-04-92-4161. The development will consist of residential villages with different rental product options ranging from garden style flats to multi-story townhomes. To help meet the specific needs outlined in both the Highest and Best Use Analysis, and the Chapel Hill Housing Needs Analysis, the project has been intentionally designed to be lower density and lower cost than many of the recent new projects in Town. Many of the new projects require structured parking garages and taller/denser buildings that also require higher rents. The proposed project includes 375 garden style apartments, and 75 rental townhomes. Garden style apartments are planned along the northern and central areas of the site and rental townhomes serve as a transition to Barbee Chapel Road. The site will have three points of access to allow for easy circulation; there will be two entrances from Stancell Drive and one entrance from Barbee Chapel Road. The site was designed to allow for continuous circulation with curves in the internal street network to slow traffic while avoiding dead ends to the maximum extent practicable. Traffic impacts will be further evaluated with a TIA before a CZP submittal, and appropriate measures will be taken to mitigate any negative impacts in the area.

The proposed development has been designed conscious of environmentally sensitive areas and surrounding land uses. In the heart of the project, a very large green/open space with active recreation areas are planned to provide exceptional outdoor and recreational opportunities. Portions of the property will be preserved in a natural state, soft surface trails will be added to allow residents to fully enjoy the surrounding forested area. Streams are located on the northern portion of the development, the project plans to restore and enhance the existing stream onsite, which will both improve the health of the stream and improve aesthetics of the neighborhood. Otherwise the area

will remain largely undisturbed except where road and pedestrian crossing is necessary. Perimeter buffers will be planted in accordance with the Land Use Management Ordinance and Chapel Hill Design Manual to provide appropriate transitions between new development and neighboring residential and commercial development. In addition to protected areas and buffers, landscaping throughout the project will be thoughtfully designed to create appealing and aesthetic spaces for residents and visitors.

Buildings are designed and oriented to create central courtyard and gathering areas throughout the site. The main amenity areas will be located in and around the two main apartment buildings creating the social hub of the project.

The proposed development will require approval of an erosion and sediment control plan through Durham County. The plan will minimize impacts to off-site areas and keep erosive sediment-laden runoff on site for treatment prior to discharging into any existing waterways. The erosion control plan will be broken into a multi-phased approach with initial erosion control measures, mid stage control measures, and final stage stabilization. Throughout the length of the project, numerous erosion control measures will be used, such as sediment basins, inlet protection, silt fence, construction entrances, and short-term vegetated stabilization. Final stage stabilization will include establishing vegetative cover, final cleaning of the proposed systems, as-built documentation, and close out of project.

The stormwater management approach for this project will include a reinforced concrete pipe drainage network which collects overland sheet flow & shallow concentrated flow. Overland sheet flow will be utilized where possible prior to entering the sewer network, thereby taking advantage of any infiltrative properties of the soil. Surface stormwater control measures will be located at the low points of the site and locations most suitable to capture runoff. Stormwater control measures will meet local requirements for sediment removal, nutrient removal, and runoff detention. It's anticipated that site runoff will match existing drainage patterns and discharge to the SW & NE streams after treatment.

Sincerely,

MCADAMS