

McADAMS

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NORTHWOOD RAVIN

PROJECT DIRECTORY

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414 FAYETTEVILLE STREET  
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# HILLMONT

STANCELL DRIVE  
CHAPEL HILL, NORTH CAROLINA 27517

## CONDITIONAL ZONING PERMIT

PROJECT NUMBER: RAV-21002

DATE: MARCH 23, 2023

REVISED: JUNE 7, 2023

### SHEET INDEX

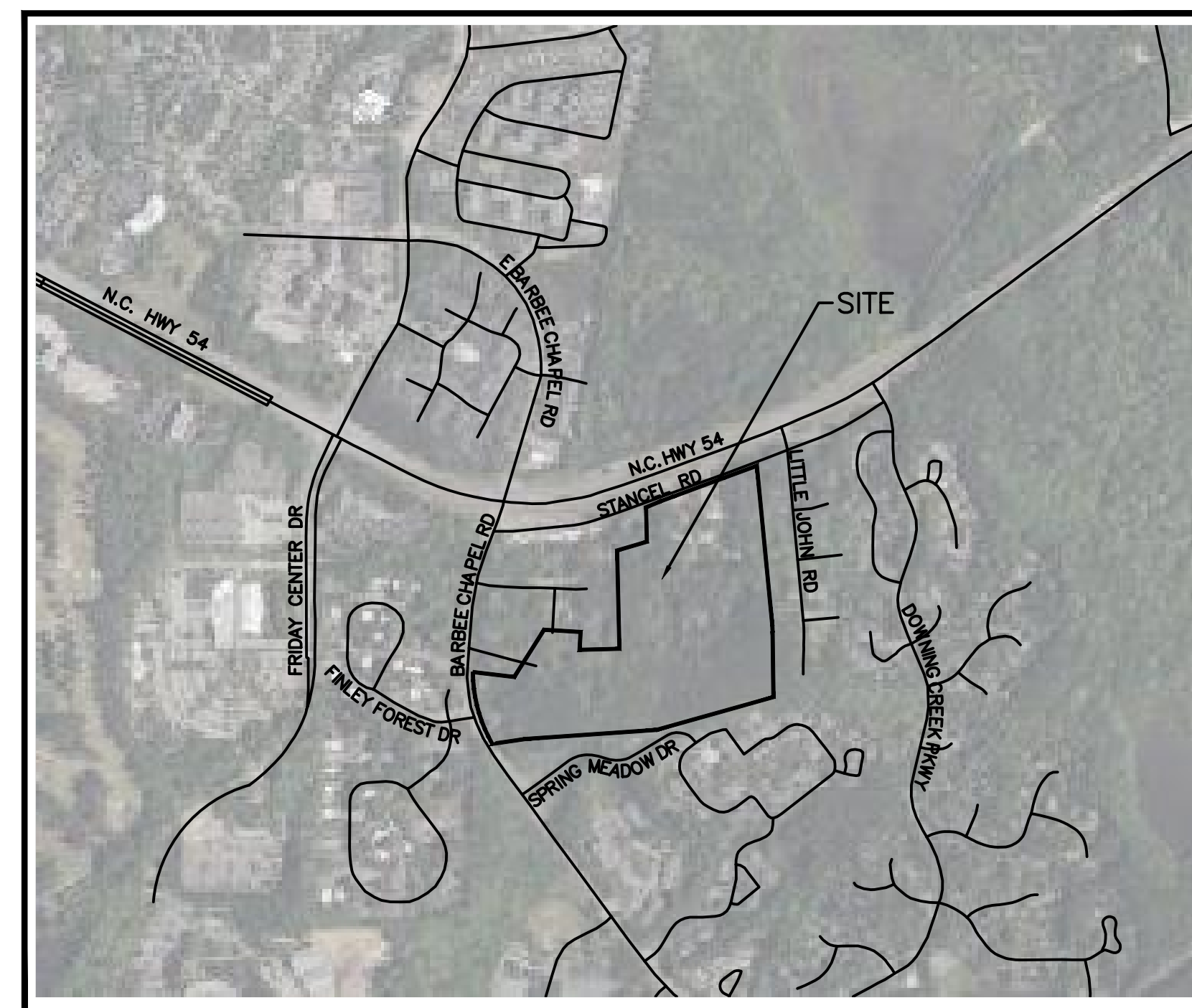
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### BUILDING ELEVATIONS (BY OTHERS)

A1.13	ELEVATIONS - BUILDING A, B, & C
A1.23	ELEVATIONS - BUILDING D
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### SITE DATA

PIN	9798-71-87-2809, 9798-81-18-1601, 9798-82-60-8392, 9798-82-21-3916, 9798-82-65-2259, 9798-82-94-9975, 9798-92-08-3946, 9798-93-20-2596
SITE AREA	1,517,783 SF / 33.84 AC
GROSS LAND AREA	1,517,783 SF + 10% (517,783 SF) = 1,813,111 SF / 36.03 AC
ZONING	EXISTING MU-V PROPOSED R6-CZD
RIVER BASIN	CAPE FEAR
WATERSHED	JORDAN LAKE
WATERSHED PROTECTION	JORDAN LAKE WATERSHED
EXISTING USE	VACANT/RESIDENTIAL
PROPOSED USE	RESIDENTIAL
IMPERVIOUS	EXISTING 0.99 AC (2.60%) MAX ALLOWED 29.14 AC (1,269,178 SF) (70.0%)
UNITS	PROPOSED 374 MULTIFAMILY UNITS - (NORTHERN PORTION OF SITE)  UP TO MAXIMUM OF 126 MULTIFAMILY UNITS (BLOCKS A, B & C)  500 MAXIMUM TOTAL UNITS
DENSITY	MAXIMUM 15 UNITS/ACRE PROPOSED 13.9 UNITS/ACRE
VEHICULAR PARKING	REQUIRED 1-BED MIN 1 PER UNIT, MAX 1.25 PER UNIT 2-BED MIN 1.4 PER UNIT, MAX 1.75 PER UNIT 3-BED MIN 1.75 PER UNIT, MAX 2.25 PER UNIT PROPOSED PER LUMO
ACCESSIBLE PARKING	REQUIRED PER 2018 NC BUILDING CODES PROPOSED PER LUMO
BIKE PARKING	REQUIRED MULTI-FAMILY 1 PER 4 UNITS PROPOSED PER LUMO
BUILDING HEIGHT	ALLOWED 39' PROPOSED 39'
BUILDING HEIGHT SETBACK	ALLOWED 60' PROPOSED 60'
RECREATION SPACE	REQUIRED 0.05 * 1,813,111 SF = 90,656 SF - FEE IN LIEU 90,656 SF * 1.55 * \$12.00 * 25% = \$421,550.40 PROPOSED 90,656 SF
SETBACKS	REQUIRED STREET = 20 FT MIN = N/A MAX INTERIOR = 6 FT SOLAR = 8 FT PROPOSED STREET = 10 FT (STANCELL), 10 FT (BARBEE CHAPEL) INTERIOR = 6 FT SOLAR = 8 FT
BUFFERS	REQUIRED NORTH - 20' TYPE C SOUTH - 10' TYPE B EAST - 10' TYPE B WEST - 10' TYPE B PROPOSED NORTH - 20' MODIFIED SOUTH - 10' MODIFIED EAST - 15'-30' MODIFIED WEST - 15'-20' MODIFIED
DISTURBED AREA	33.0 AC



VICINITY MAP  
N.T.S.



M:\Projects\RAV\RAV21002\04-Production\Engineering\Construction Drawings\Current Drawings\3-Conditional Zoning Permit\RAV21002-CZD.dwg, 6/8/2023 1:34:08 PM, WWH, McCusker



### REVISIONS

NO.	DATE	REVISION
1	06.07.2023	REVISED PER 1ST CZP COMMENTS
2		
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### CONDITIONAL ZONING PERMIT PLANS FOR:

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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



**ORANGE COUNTY SOLID WASTE STANDARD PLAN NOTES (CONSTRUCTION WASTE):**

- 1. ALL EXISTING STRUCTURES 500 SQUARE FEET AND LARGER SHALL BE ASSESSED PRIOR TO THE ISSUANCE OF A DEMOLITION PERMIT...
2. PURSUANT TO THE COUNTY'S RRM0, CLEAN WOOD WASTE, SCRAP METAL, AND CORRUGATED CARDBOARD PRESENT IN CONSTRUCTION OR DEMOLITION WASTE MUST BE RECYCLED.
3. PURSUANT TO THE COUNTY'S RRM0, ALL HAULERS OF MIXED CONSTRUCTION AND DEMOLITION WASTE WHICH INCLUDES ANY REGULATED RECYCLABLE MATERIALS SHALL BE LICENSED BY ORANGE COUNTY.
4. PRIOR TO ANY DEMOLITION OR CONSTRUCTION ACTIVITY ON THE SITE, THE APPLICANT SHALL HOLD A PRE-DEMOLITION/PRE-CONSTRUCTION CONFERENCE WITH SOLID WASTE STAFF...
5. THE PRESENCE OF ANY ASBESTOS CONTAINING MATERIALS (ACM) AND/OR OTHER HAZARDOUS MATERIALS SHALL BE HANDLED IN ACCORDANCE WITH ANY AND ALL LOCAL, STATE, AND FEDERAL REGULATIONS AND GUIDELINES.

**LANDSCAPE PROTECTION NOTES:**

- 1. PLAN SHOWS RARE AND SPECIMEN TREES IN ACCORDANCE WITH THE ORDINANCE THAT MANHOLE UPSTREAM FROM THE TIME OF APPROVAL.
2. LANDSCAPING SHALL BE COORDINATED TO PRESERVE EXISTING TREES AS MUCH AS POSSIBLE...
3. ALL IRRIGATION SYSTEMS SHALL BE EQUIPPED WITH AUTOMATIC CONTROLLERS THAT ACTIVATE THE SYSTEM ACCORDING TO A DESIRED FREQUENCY AND DURATION, AND SHALL ALSO BE EQUIPPED WITH RAIN OR SOIL MOISTURE SENSORS...

**PAVEMENT MARKING/SIGNAGE NOTES:**

- 1. ALL SIGNAGE SHALL BE COORDINATED WITH THE TOWN OF CHAPEL HILL.
2. ALL SIGNAGE SHALL MEET MUTCD STANDARDS AND SPECIFICATIONS.
3. ALL SIGNAGE SHALL MEET NCDOT PEDESTRIAN SAFETY SPECIFICATIONS.
4. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) AND/OR TOWN OF CHAPEL HILL STANDARDS AND SPECIFICATIONS.
5. ALL SIGNS SHALL BE PRISMATIC AND ADHERE TO THE MINIMAL RETROREFLECTIVITY STANDARDS FOUND IN THE LATEST VERSION OF THE MUTCD.
6. ALL PAVEMENT MARKINGS ON PUBLIC STREETS SHALL BE THERMOPLASTIC AND ARE TO BE PLACED PER NCDOT STANDARDS...
7. SIGN DESIGNS FOR STREET NAME SIGNS SHALL BE APPROVED BY TRANSPORTATION/ENGINEERING DEPARTMENT STAFF...
8. ALL STREET NAME SIGNS SHALL CONFORM TO THE LATEST EDITION OF THE MUTCD INCLUDING MIXED CASE LETTERING, PROPPER LETTER HEIGHTS, AND RETROREFLECTIVITY.

**RETAINING WALL NOTES**

- 1. THE RETAINING WALL ALIGNMENT SHOWN ON THESE PLANS DEPICTS THE LOCATION OF THE FRONT FACE OF THE RETAINING WALL AT THE TOP OF THE WALL...
2. RETAINING WALLS ARE TO BE DESIGN-BUILD PROJECTS BY THE CONTRACTOR...
3. RETAINING WALLS SHALL BE ASSUMED TO BE BACKFILLED WITH OFF-SITE BORROW MATERIAL OR PROCESSED FILL...
4. THE TOP AND BOTTOM OF WALL ELEVATIONS SHOWN ON THESE PLANS IDENTIFY FINISHED GRADE ELEVATIONS ONLY...
5. ALL RETAINING WALLS OVER 30" HIGH SHALL HAVE A SAFETY FENCE...
6. ANY PART OF ANY RETAINING WALL THAT EXTENDS INTO THE RIGHT-OF-WAY WILL REQUIRE AN ENCROACHMENT AGREEMENT...
7. ANY TIEBACK SYSTEMS FOR THE RETAINING WALLS SHALL NOT BE ALLOWED WITHIN PUBLIC RIGHT-OF-WAY.
8. STORMWATER RUN-OFF SHALL BE DIRECTED AWAY FROM RETAINING WALLS...

**CONSTRUCTION MANAGEMENT NOTES:**

- 1. ALL LARGE TRUCKS AS RELATED TO VEHICULAR CONSTRUCTION TRAFFIC SHALL ENTER/LEAVE THE SITE THROUGH THE TEMPORARY CONSTRUCTION ENTRANCES & EXITS...
2. ENTRANCE AND EXIT GATES SHALL BE CLOSED UNLESS CONSTRUCTION OR DELIVERY VEHICLES ARE ENTERING OR EXITING THE CONSTRUCTION SITE.
3. THE CONTRACTOR SHALL PROVIDE WORK ZONE TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH ALL APPLICABLE NCDOT STANDARDS...
4. NO OPEN BURNING SHALL BE PERMITTED.
5. THE APPLICANT SHALL POST A CONSTRUCTION SIGN ON THE DEVELOPMENT SITE...
6. FENCING AROUND PROJECT SHALL INCLUDE ACCESS GATES WITH A 20-FOOT SWING OR SLIDE MOTION.
7. CONSTRUCTION FENCE SHALL BE MODIFIED AS REQUIRED DURING CONSTRUCTION PHASING...
8. PRIOR TO ANY TRAFFIC LANE AND/OR SIDEWALK CLOSURES, THE APPLICANT SHALL CONTACT THE CHAPEL HILL TRAFFIC ENGINEERING...
9. ROAD CLOSURES ON PUBLIC STREETS MUST BE COORDINATED WITH AND APPROVED BY THE TOWN OF CHAPEL HILL AND NCDOT.
10. TEMPORARY STREET ROAD SIGNS ARE REQUIRED AT EACH STREET INTERSECTION...
11. CONTRACTOR TO PROVIDE DEDICATED ONSITE PARKING SPACES FOR INSPECTORS...
12. ROADS WITH CURB AND GUTTER AND THE FIRST LIFT OF ASPHALT WILL NEED TO BE CONSTRUCTED BEFORE COMBUSTIBLES ARE ON SITE...

**GENERAL NOTES:**

- 1. CONTRACTOR TO NOTIFY SURROUNDING PROPERTIES AND NCDOT 7 DAYS PRIOR TO STARTING CONSTRUCTION.
2. CONTRACTOR TO PROVIDE NOTICE TO THE TOWN OF CHAPEL HILL REGARDING SPECIFIC DATES FOR ANY NECESSARY ROAD CLOSURES AND LANE REDUCTIONS.
3. GENERAL CONTRACTOR TO COORDINATE WITH SPECIFIC PROPERTIES AFFECTED BY THE PROPOSED ROAD CLOSURES...
4. ALL PARKING SPACE MARKINGS SHALL BE PER THE TOWN OF CHAPEL HILL CODE FOR PARKING LOTS.
5. MINIMUM CORNER CLEARANCES FROM THE CURBLINE OF INTERSECTING STREETS SHALL BE AT LEAST 20' FROM THE POINT OF TANGENCY...
6. WITHIN THE SIGHT DISTANCE TRIANGLES SHOWN, NO OBSTRUCTION BETWEEN 2' AND 8" IN HEIGHT ABOVE THE CURB LINE...
7. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST TOWN OF CHAPEL HILL, NCDOT AND OWASA STANDARDS AND SPECIFICATIONS.
8. ALL DIMENSIONS SHOWN ON SITE PLAN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
9. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS; FINAL RULE 29CFR PART 1926, SUBPART "P" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH...
10. EQUIPMENT AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED PROVIDED APPROVAL HAS BEEN OBTAINED FROM THE OWNER...
11. CONTRACTOR SHALL MAINTAIN AN "AS-BUILT" SET OF DRAWINGS TO RECORD THE EXACT LOCATION OF ALL PIPING PRIOR TO CONCEALMENT...
12. CONTRACTOR IS RESPONSIBLE FOR COORDINATING CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE UTILITY COMPANIES...
13. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR...
14. ALL ASPHALT EDGES SHALL BE SAW CUT TO PROVIDE A GOOD LONGITUDINAL JOINT...
15. SEPARATE BUILDING PERMITS ARE REQUIRED FOR RETAINING WALLS, DUMPSTER ENCLOSURES, MONUMENTS, SIGNS, OR OTHER ACCESSORY STRUCTURES OR ELEMENTS.
16. EXISTING UTILITIES AND STRUCTURES SHOWN, BOTH UNDERGROUND AND ABOVE GROUND, ARE BASED ON A FIELD SURVEY...
17. EXISTING CONTRAIRES ARE BASED ON SURVEY COMPLETED BY BALLENTINE & ASSOCIATES...
18. EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED/RESTORED TO THEIR ORIGINAL CONDITION...
19. A ZONE FOR FIRE DEPARTMENT LADDERS AND FIREFIGHTING OPERATIONS MUST BE PROVIDED...
20. CONTRACTOR TO CONTACT THE CHAPEL HILL STORMWATER MANAGEMENT DIVISION...
21. IMPROVEMENTS, STRUCTURES, FIXTURES, SIGNS, TABLES, CHAIRS, PLANTERS, OR ANY OTHER OBJECT SHALL NOT BE PLACED IN SIDEWALK AREAS...
22. HVAC CONDENSATE AND FLOOR DRAINS FROM THE ROOFED PARKING AREA SHALL NOT BE CONNECTED TO THE STORM SEWER SYSTEM...
23. ANY ROOF DRAINS OR OTHER PLUMBING INTENDED TO DISCHARGE TO THE STORM SEWER SYSTEM NOT SHOWN ON THE APPROVED PLANS ARE NOT APPROVED...
24. THE NORTH CAROLINA DEPARTMENT OF INSURANCE SHALL REVIEW AND APPROVE ANY PROJECTS LISTED IN TABLE 104.1 OF THE NORTH CAROLINA ADMINISTRATION AND POLICIES CODE...
25. A SINGLE ELECTRICAL SERVICE SHALL BE PROVIDED TO SERVE THE STRUCTURE...
26. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE APPLICANT SHALL PROVIDE THE MINIMUM REQUIRED HANDICAPPED PARKING SPACES...
A. THE NUMBER OF PARKING SPACES SHALL COMPLY WITH NCBC 2018 SECTION 1106.1...
B. CURB CUTS AND ACCESSIBLE ROUTES PER IFC A117.1 2009 EDITION...
C. SLOPES GREATER THAN 5% REQUIRES CONSTRUCTION AS A RAMP.
27. FINAL LOCATION OF GAS LINE INSTALLED BY DOMINION ENERGY TO BE VERIFIED IN FIELD PRIOR TO THE INSTALLATION OF ANY FURNISHINGS...
28. THE SITE WILL PROVIDE PARKING IN ACCORDANCE WITH MINIMUM OR MAXIMUM ALLOWED PER LUMO SECTION 5.9.7.
29. PARKING MAY BE SHARED BETWEEN THE DEVELOPMENT BLOCKS...

**GRADING & STORM DRAINAGE NOTES:**

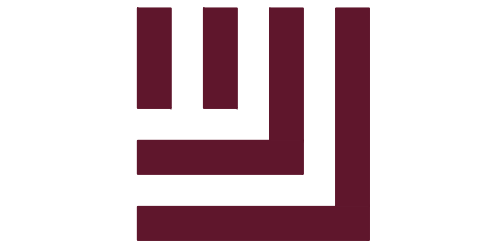
- 1. CONTRACTOR SHALL NOTIFY NC 811 (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION...
2. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL HOLD A PRE-CONSTRUCTION CONFERENCE WITH THE ORANGE COUNTY SOIL AND EROSION CONTROL OFFICER...
3. CONTRACTOR TO CONTACT ERNEST ODEI-LARBI WITH THE TOWN OF CHAPEL HILL...
4. GRADING AND CONTOURS ARE BASED ON NORTH AMERICAN VERTICAL DATUM 88 (NAVD88).
5. SOIL UNDER BUILDINGS AND PAVED AREAS SHALL BE APPROVED, PLACED AND COMPACTED AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER...
6. GRADING IN AREAS DESIGNATED AS "ACCESSIBLE" SHALL COMPLY WITH ALL FEDERAL AND LOCAL ACCESSIBILITY RULES AND GUIDELINES...
7. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY AREAS WHERE SPILL CURB IS NECESSARY...
8. ALL PROPOSED INLETS, CATCH BASINS, AND DROP INLETS SHALL BE PROTECTED BY EROSION CONTROL MEASURES...
9. THE CURB INLETS AND YARD INLETS SHALL BE CONSTRUCTED IN THE LOCATIONS SHOWN...
10. THE CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS...
11. THE MINIMUM PIPE SIZE WITHIN A PUBLIC RIGHT-OF-WAY IS 15".
12. FOR ALL PIPE OUTLETS 60" AND GREATER (SINGLE) AND 36" (MULTIPLE) HEADWALLS/ENDWALLS SHALL BE USED...
13. FOR NPDES PERMIT COMPLIANCE, ALL SLOPES 3:1 AND STEEPER MUST BE STABILIZED WITHIN 7 DAYS...
14. ALL STORM PIPE SPECIFIED AS REINFORCED CONCRETE (RCP) SHALL BE MINIMUM CLASS III PIPE.
15. ALL STORM PIPE SHALL BE LAID AT LEAST 10' HORIZONTALLY OR 18" VERTICALLY FROM ANY WATER MAIN...
16. GEOTEXTILE FABRIC OR APPROVED EQUIVALENT ARE REQUIRED AT ALL DISSIPATOR PADS.

**FIRE DEPARTMENT NOTES:**

- 1. SITE SHALL COMPLY WITH THE LATEST NATIONAL BUILDING AND FIRE CODES.
2. FUNCTIONAL FIRE PROTECTION SHALL BE PROVIDED PRIOR TO THE ARRIVAL OF COMBUSTIBLE MATERIALS ON THE SITE.
3. FIRE ACCESS ROUTE SHALL HAVE A MINIMUM RADIUS OF 28' (FACE OF CURB)...
4. ANY GATES ACROSS FIRE APPARATUS ACCESS ROADS SHALL BE A MINIMUM WIDTH OF 20', BE OF SWINGING OR SLIDING TYPE...
5. ALL PORTIONS OF THE FIRST FLOOR OF THE BUILDING MUST BE WITHIN 150' OF THE FIRE ACCESS ROUTE...
6. BUILDING ADDRESSES SHALL BE PLACED ON BOTH SIDES OF THE BUILDING...
7. ALL FIRE TRUCK ACCESSIBLE ROUTES SHALL BE RATED FOR 80,000 LB AND HAVE A MINIMUM CLEAR WIDTH...
8. FIRE RISER ROOM SHALL BE EQUIPPED WITH AN EXTERNAL LOCK BOX.
9. RISER ROOM SHALL HAVE ADEQUATE DRAINAGE FOR EMERGENCY RPZ DISCHARGE.
10. PRIVATE FIRE SERVICE MAINS AND APPURTENANCES SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 24...
11. ALL CONSTRUCTION AND DEMOLITION CONDUCTED SHALL BE IN COMPLIANCE WITH THE CURRENT EDITION OF 2018 NC FIRE CODE CHAPTER 33.
12. OPEN BURNING OF TREES, LIMBS, STUMPS, AND CONSTRUCTION DEBRIS ASSOCIATED WITH THIS DEVELOPMENT IS PROHIBITED.
13. DURING CONSTRUCTION, VEHICLE ACCESS FOR FIRE FIGHTING SHALL BE PROVIDED...
14. THE OWNER/DEVELOPER SHALL DESIGNATE ONE PERSON TO BE THE FIRE PREVENTION PROGRAM SUPERINTENDENT...
15. A WORKING SPACE OF NOT LESS THAN 36" IN WIDTH AND DEPTH AND 78" IN HEIGHT SHALL BE PROVIDED...
16. ANY REQUIRED FDC'S FOR ANY BUILDING SHALL MEET THE DESIGN AND INSTALLATION REQUIREMENTS...
17. WHERE A FIRE HYDRANT IS LOCATED ON A FIRE APPARATUS ACCESS ROAD...
18. FIRE APPARATUS ACCESS ROADS SHALL NOT BE OBSTRUCTED IN ANY MANNER...
19. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, APPROVED SIGNS OR OTHER APPROVED NOTICES OR MARKINGS THAT INCLUDE THE WORDS NO PARKING-FIRE LANE SHALL BE PROVIDED...
20. THE FIRE CODE OFFICIAL IS AUTHORIZED TO REQUIRE THE INSTALLATION AND MAINTENANCE OF GATES OR OTHER APPROVED BARRICADES...
21. THE GRADE OF THE FIRE APPARATUS ACCESS ROAD SHALL BE WITHIN THE LIMITS ESTABLISHED BY THE FIRE CODE OFFICIAL...
22. THE GRADE OF THE APPROACH AND DEPARTURE...
23. THE ANGLES OF APPROACH AND DEPARTURE FOR FIRE APPARATUS ACCESS ROADS SHALL BE WITHIN THE LIMITS ESTABLISHED BY THE FIRE CODE OFFICIAL...
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**ORANGE WATER AND SEWER AUTHORITY UTILITY NOTES:**

- 1. STANDARDS AND SPECIFICATIONS - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH OWASA STANDARDS AND SPECIFICATIONS LATEST REVISED EDITION.
2. PRECONSTRUCTION CONFERENCE - A PRECONSTRUCTION CONFERENCE WITH THE OWASA CONSTRUCTION INSPECTOR IS REQUIRED BEFORE BEGINNING ANY UTILITY CONSTRUCTION.
3. PROJECT ACCEPTANCE - IN ADDITION TO A FINAL INSPECTION APPROVED BY THE OWASA CONSTRUCTION INSPECTOR...
4. SEWER STATEMENT - SEWER LINES UNDER CONSTRUCTION SHALL BE PLUGGED WITH A MECHANICAL PLUG...
5. SEWER SERVICES - SEWER SERVICES LOCATED WITHIN PUBLIC RIGHT-OF-WAY OR OWASA SEWER EASEMENTS MUST BE CONSTRUCTED OF DUCTILE IRON PIPE...
6. BLOCKING AND RODDING - RETAINER GLANDS TO BE USED ON ALL MECHANICAL JOINTS...
7. EXISTING VALVES - CONTRACTOR RESPONSIBLE FOR VERIFYING THAT EXISTING VALVE AT THE POINT OF CONNECTION...
8. DECHLORINATION REQUIREMENTS - THE CONTRACTOR SHALL BE RESPONSIBLE FOR NEUTRALIZATION OF CHLORINATED WATER...
9. PLEASE BE ADVISED THAT OWASA APPROVAL OF THIS PROJECT IS FOR COMPLIANCE WITH OWASA POLICIES, STANDARDS, AND SPECIFICATIONS ONLY...
10. CONTACT NC 811 (811 OR 1-800-632-4949) AND OWASA (919-968-4421) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO ANY EXCAVATION...
11. DISCHARGE FROM THIS PROJECT MUST BE IN COMPLIANCE WITH THE OWASA SEWER USE ORDINANCE...
12. BACKFLOW PREVENTION WILL BE REQUIRED IN ACCORDANCE WITH OWASA CROSS-CONNECTION CONTROL ORDINANCE AND MANUAL.
13. DOMESTIC SERVICE TO INCLUDE REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY.
14. FIRE SERVICE TO INCLUDE RPDA BACKFLOW DEVICE.
15. FIRE PROTECTION SYSTEMS - PRESSURE TESTING, CHLORINATION, AND PURITY TESTING SHALL BE COMPLETED BEFORE THE INSTALLATION OF THE RPDA UNIT.
16. REMOTE READ-OUT DEVICES - RPDA AND RPZ DEVICES LOCATED INSIDE BUILDINGS MUST BE EQUIPPED WITH AN AMR METER...
17. FOR FIRE SERVICE BACKFLOW DEVICES, USE A DOUBLE CHECK DETECTOR...
18. ALL BUILDINGS WITH FIRE SUPPRESSION LINES MUST HAVE BACKFLOW DEVICES LOCATED INSIDE THE BUILDING...
19. FOR IRRIGATION SERVICE BACKFLOW DEVICE, USE A REDUCED PRESSURE ZONE ASSEMBLY...
20. UNDERGROUND VALVULS FOR METERS SHALL BE DRAINED BY PVC SCHEDULE 40 DRAINS...
21. CONNECTION OF SANITARY SEWER SERVICE TO AN EXISTING MANHOLE SHALL COMPLY WITH OWASA STANDARDS...
22. IF HYDRAULIC ELEVATORS ARE USED THE SUMP MUST BE PLUMBED TO SANITARY SEWER LINES.
23. FIRE HYDRANTS MUST BE FULLY FUNCTIONAL AND PHYSICALLY APPROVED BY OWASA BEFORE COMBUSTIBLE MATERIALS CAN BE BROUGHT ON TO THE SITE.
24. DEVELOPER MUST OBTAIN PERMIT TO DISCHARGE POOL FILTER BACKWASH TO THE SANITARY SEWER SYSTEM...



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**HILLMONT CONDITIONAL ZONING PERMIT STANCELL DRIVE CHAPEL HILL, NORTH CAROLINA 27517**



**REVISIONS**

Table with columns: NO., DATE, REVISIONS. Row 1: 1, 06. 07. 2023, REVISED PER 1ST C2P COMMENTS

**PLAN INFORMATION**

PROJECT NO. RAV-21002 FILENAME RAV21002-N1 CHECKED BY SJC DRAWN BY LUL SCALE NTS DATE 03. 23. 2023 SHEET

**PROJECT NOTES**

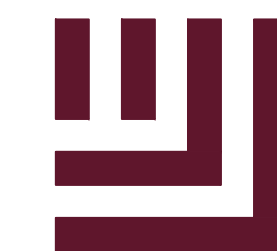
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Know what's below. Call before you dig.

CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.





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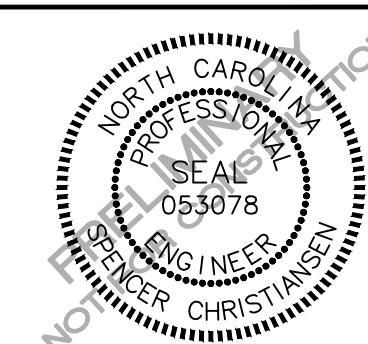
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**HILLMONT  
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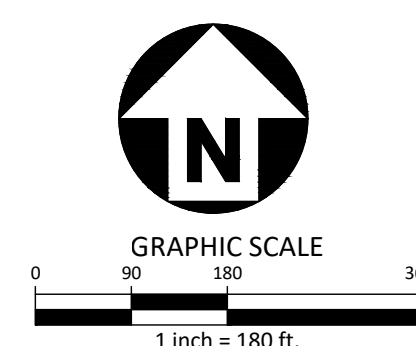
**PLAN INFORMATION**

PROJECT NO. RAV-21002  
 FILENAME RAV21002-AM1  
 CHECKED BY SJG  
 DRAWN BY WHM  
 SCALE 1" = 180'  
 DATE 03.23.2023

**SHEET**

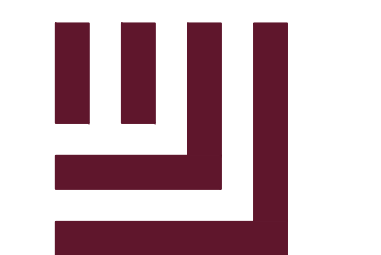
AREA MAP

**C0.01**



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION





**McADAMS**

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**CLIENT**  
NORTHWOOD RAVIN  
3015 CARRINGTON MILL BLVD, STE 460  
MORRISVILLE, NORTH CAROLINA 27560  
Adam Golden  
PHONE: 919. 354. 3680



**HILLMONT  
CONDITIONAL ZONING PERMIT  
STANCELL DRIVE  
CHAPEL HILL, NORTH CAROLINA 27517**

**REVISIONS**

NO.	DATE	REVISED PER 1ST CZP COMMENTS
1	06.07.2023	
2		
3		
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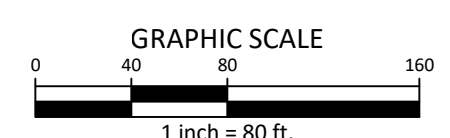
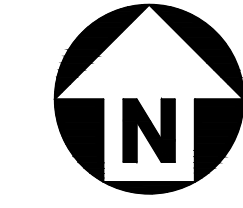
**PLAN INFORMATION**

PROJECT NO. RAV-21002  
 FILENAME RAV21002-XC1  
 CHECKED BY SJC  
 DRAWN BY WHM  
 SCALE 1" = 80'  
 DATE 03.23.2023

**SHEET**

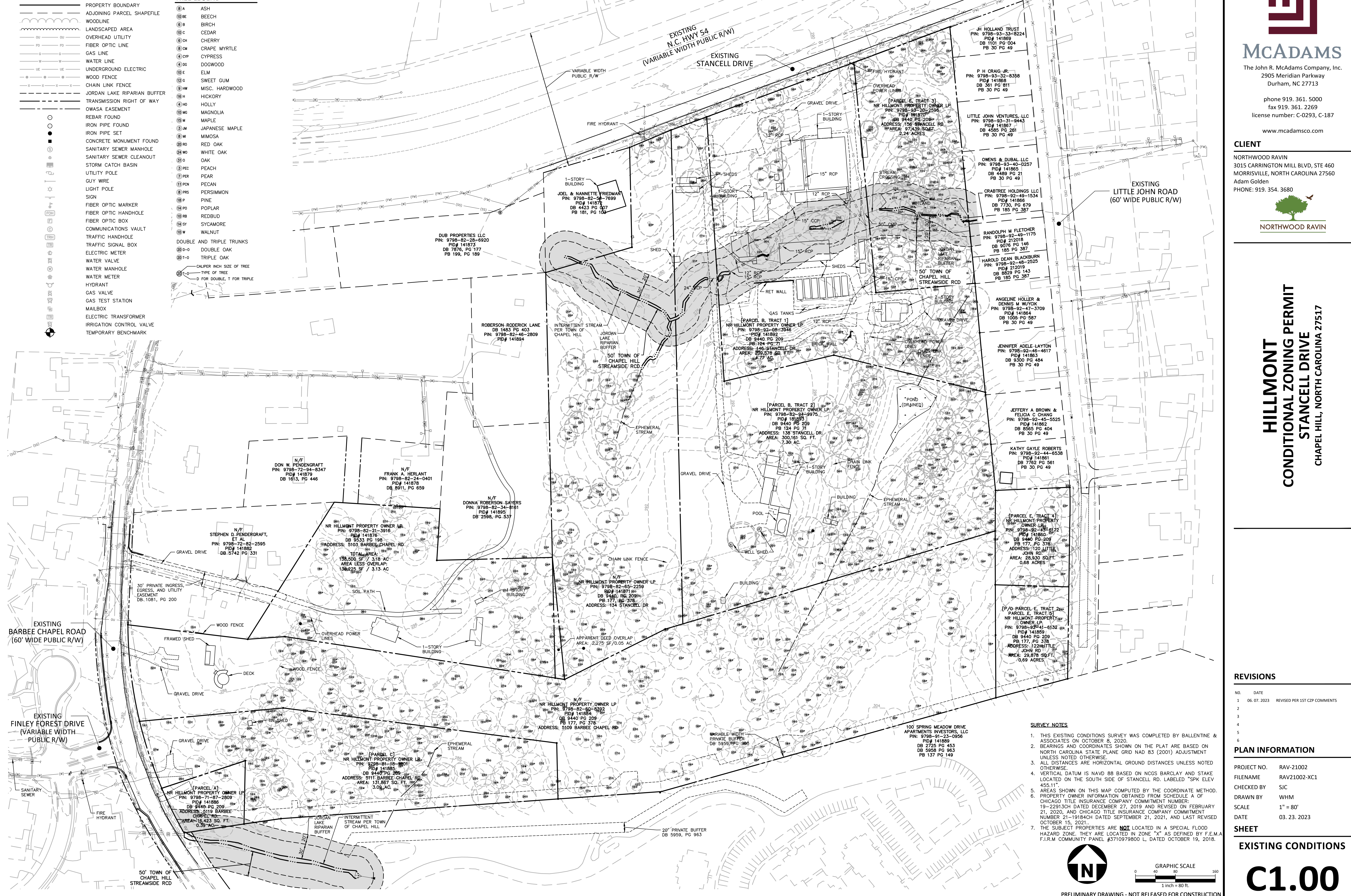
**EXISTING CONDITIONS**

**C1.00**

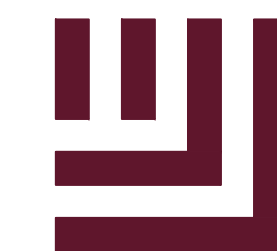


PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

- 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 SIGNAL BOX  
 ELECTRIC METER  
 WATER VALVE  
 WATER MANHOLE  
 WATER METER  
 HYDRANT  
 GAS VALVE  
 GAS TEST STATION  
 MAILBOX  
 ELECTRIC TRANSFORMER  
 IRRIGATION CONTROL VALVE  
 TEMPORARY BENCHMARK
- TREE LEGEND**  
 (A) ASH  
 (BE) BEECH  
 (B) BIRCH  
 (C) CEDAR  
 (CH) CHERRY  
 (CM) CRAPE MYRTLE  
 (CP) CYPRESS  
 (DG) DOGWOOD  
 (E) ELM  
 (EG) SWEET GUM  
 (HW) MISC. HARDWOOD  
 (H) HICKORY  
 (HO) HOLLY  
 (MG) MAGNOLIA  
 (M) MAPLE  
 (JM) JAPANESE MAPLE  
 (MI) MIMOSA  
 (RO) RED OAK  
 (WO) WHITE OAK  
 (O) OAK  
 (PE) PEACH  
 (PER) PEAR  
 (PCN) PECAN  
 (PS) PERSIMMON  
 (P) PINE  
 (PO) POPLAR  
 (RB) REDBUD  
 (SY) SYCAMORE  
 (W) WALNUT  
 DOUBLE AND TRIPLE TRUNKS  
 (DO) DOUBLE OAK  
 (TO) TRIPLE OAK  
 CALIPER INCH SIZE OF TREE  
 TYPE OF TREE  
 D FOR DOUBLE, T FOR TRIPLE







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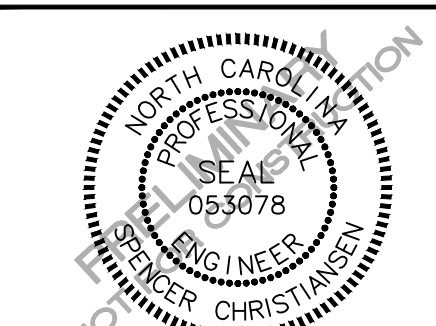
**CLIENT**

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Adam Golden  
PHONE: 919. 354. 3680



**NORTHWOOD RAVIN**

**HILLMONT**  
**CONDITIONAL ZONING PERMIT**  
**STANCELL DRIVE**  
CHAPEL HILL, NORTH CAROLINA 27517



**REVISIONS**

NO.	DATE	REVISION
1	06.07.2023	REVISED PER 1ST CZP COMMENTS
2		
3		
4		
5		
6		

**PLAN INFORMATION**

PROJECT NO. RAV-21002  
 FILENAME RAV21002-S51  
 CHECKED BY SJC  
 DRAWN BY SE  
 SCALE 1" = 80'  
 DATE 03.23.2023

**STEEP**

**STEEP SLOPES PLAN**

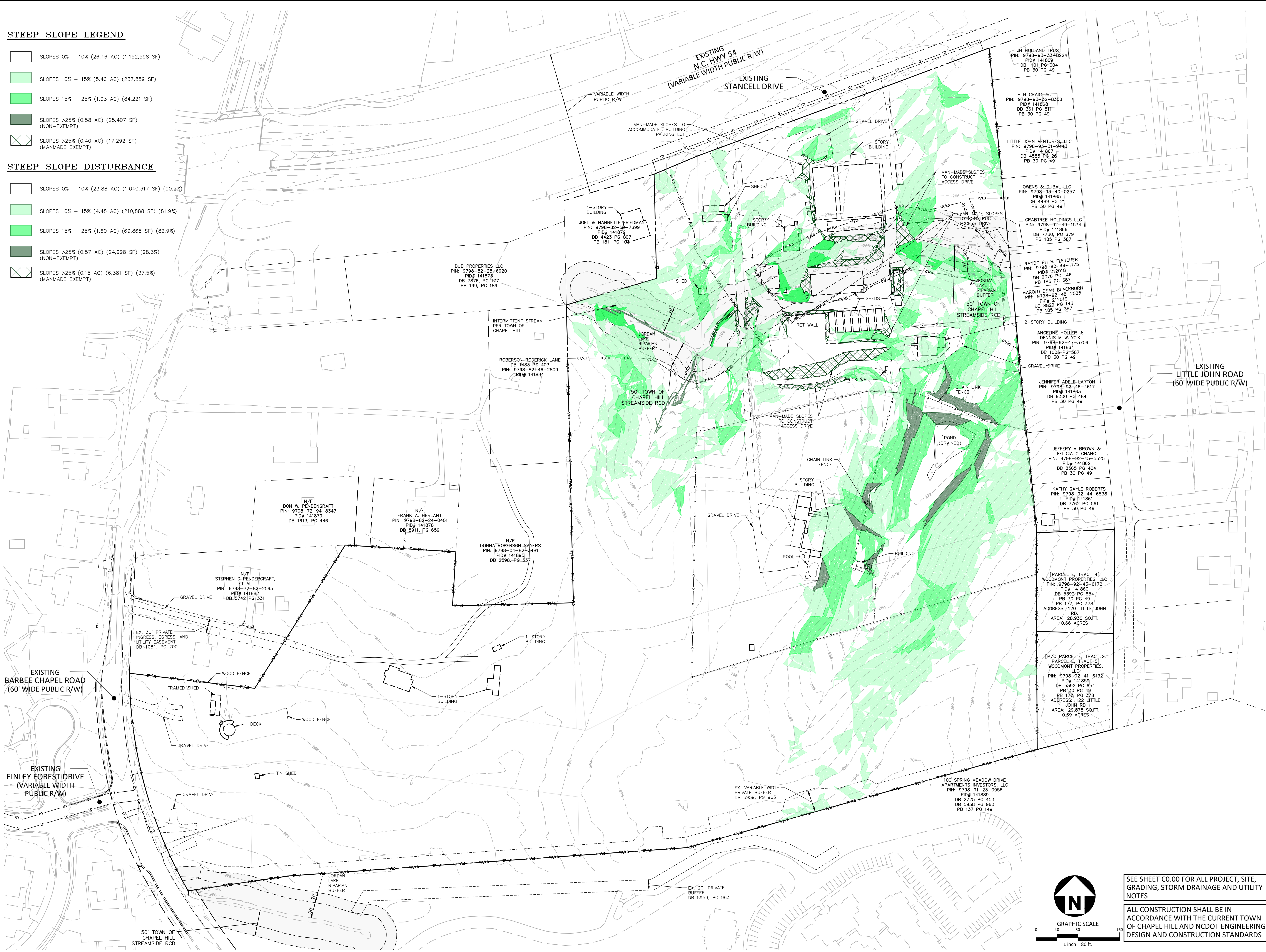
**C1.01**

**STEEP SLOPE LEGEND**

- SLOPES 0% - 10% (26.46 AC) (1,152,598 SF)
- SLOPES 10% - 15% (5.46 AC) (237,859 SF)
- SLOPES 15% - 25% (1.93 AC) (84,221 SF)
- SLOPES >25% (0.58 AC) (25,407 SF) (NON-EXEMPT)
- SLOPES >25% (0.40 AC) (17,292 SF) (MANMADE EXEMPT)

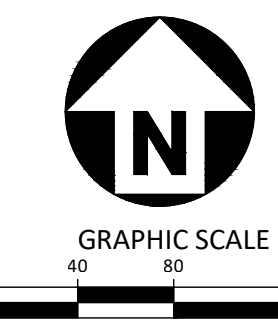
**STEEP SLOPE DISTURBANCE**

- SLOPES 0% - 10% (23.88 AC) (1,040,317 SF) (90.2%)
- SLOPES 10% - 15% (4.48 AC) (210,888 SF) (81.9%)
- SLOPES 15% - 25% (1.60 AC) (69,868 SF) (82.9%)
- SLOPES >25% (0.57 AC) (24,998 SF) (98.3%) (NON-EXEMPT)
- SLOPES >25% (0.15 AC) (6,381 SF) (37.5%) (MANMADE EXEMPT)



SEE SHEET C0.00 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

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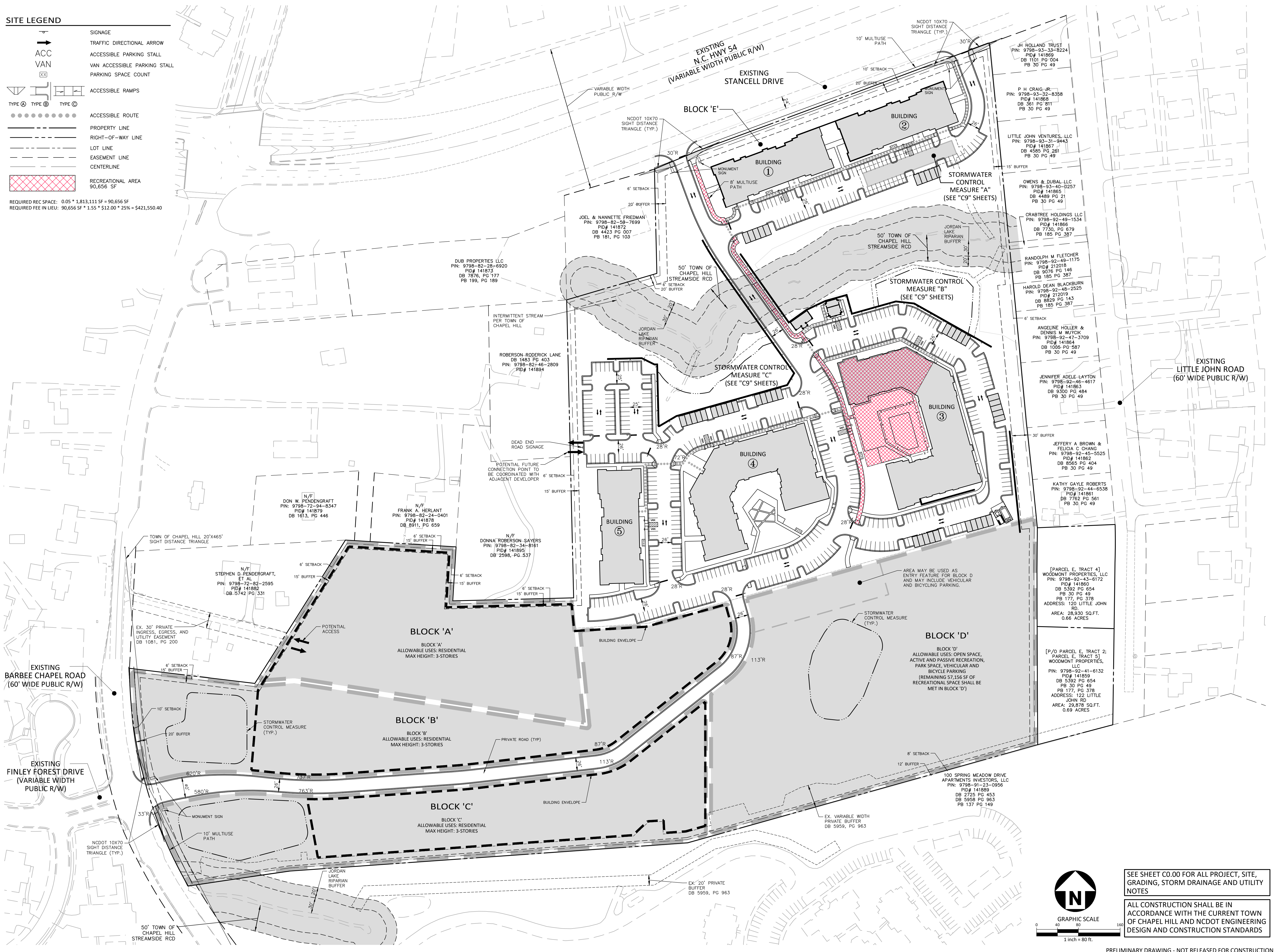
PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



**SITE LEGEND**

- SIGNAGE
- TRAFFIC DIRECTIONAL ARROW
- ACCESSIBLE PARKING STALL
- VAN ACCESSIBLE PARKING STALL
- PARKING SPACE COUNT
- ACCESSIBLE RAMPS
- ACCESSIBLE ROUTE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- RECREATIONAL AREA  
90,656 SF

REQUIRED REC SPACE: 0.05 \* 1,813,111 SF = 90,656 SF  
 REQUIRED FEE IN LIEU: 90,656 SF \* 1.55 \* \$12.00 \* 25% = \$421,550.40



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**HILLMONT**  
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**STANCELL DRIVE**  
 CHAPEL HILL, NORTH CAROLINA 27517



**REVISIONS**

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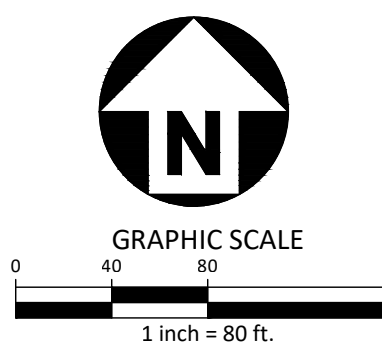
**PLAN INFORMATION**

PROJECT NO.	RAV-21002
FILENAME	RAV21002-OAS1
CHECKED BY	SJC
DRAWN BY	WHM/LIL
SCALE	1" = 80'
DATE	03.23.2023

**OVERALL SITE PLAN**  
**C2.00**

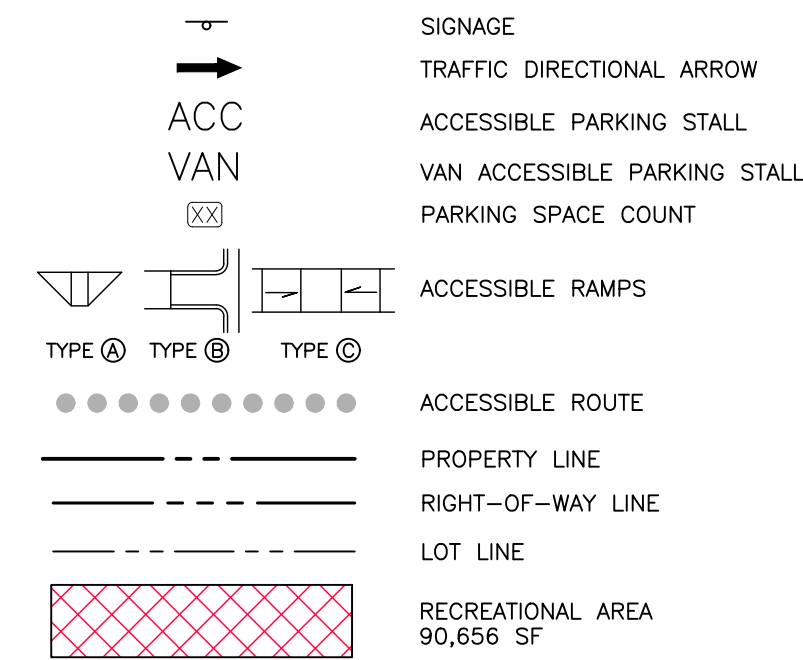
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**SITE LEGEND**



REQUIRED REC SPACE: 0.05 \* 1,813,111 SF = 90,656 SF  
 REQUIRED FEE IN LUEU: 90,656 SF \* 1.55 \* \$12.00 \* 25% = \$421,550.40

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**REVISIONS**

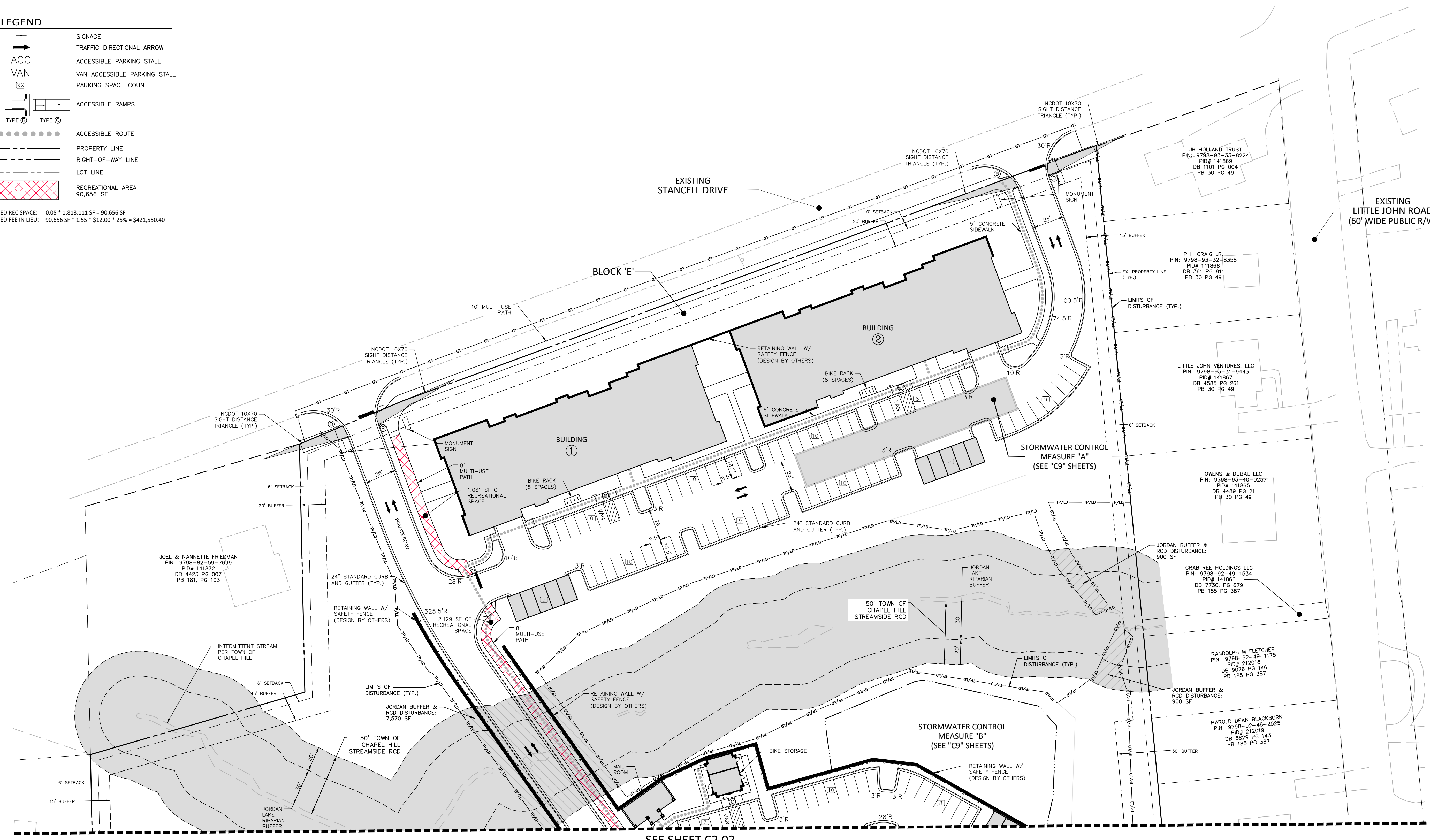
NO.	DATE	REVISION
1	06.07.2023	REVISED PER 1ST CZP COMMENTS
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3		
4		
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**PLAN INFORMATION**

PROJECT NO.	RAV-21002
FILENAME	RAV21002-51
CHECKED BY	SJC
DRAWN BY	WHM/LJL
SCALE	1" = 40'
DATE	03.23.2023

**SHEET**

**SITE PLAN**  
**C2.01**



SEE SHEET C2.02

SEE SHEET C0.00 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

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PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

M:\Projects\RAV\RAV21002\04-Production\Engineering\Construction\Drawings\C-Conditional Zoning Permit\RAV21002-51.dwg, 6/8/2023 1:36:52 PM, WHM/LJL