

McADAMS

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NORTHWOOD RAVIN

PROJECT DIRECTORY

ARCHITECT  
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414 FAYETTEVILLE STREET  
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PHONE: 410.384.4244

# HILLMONT

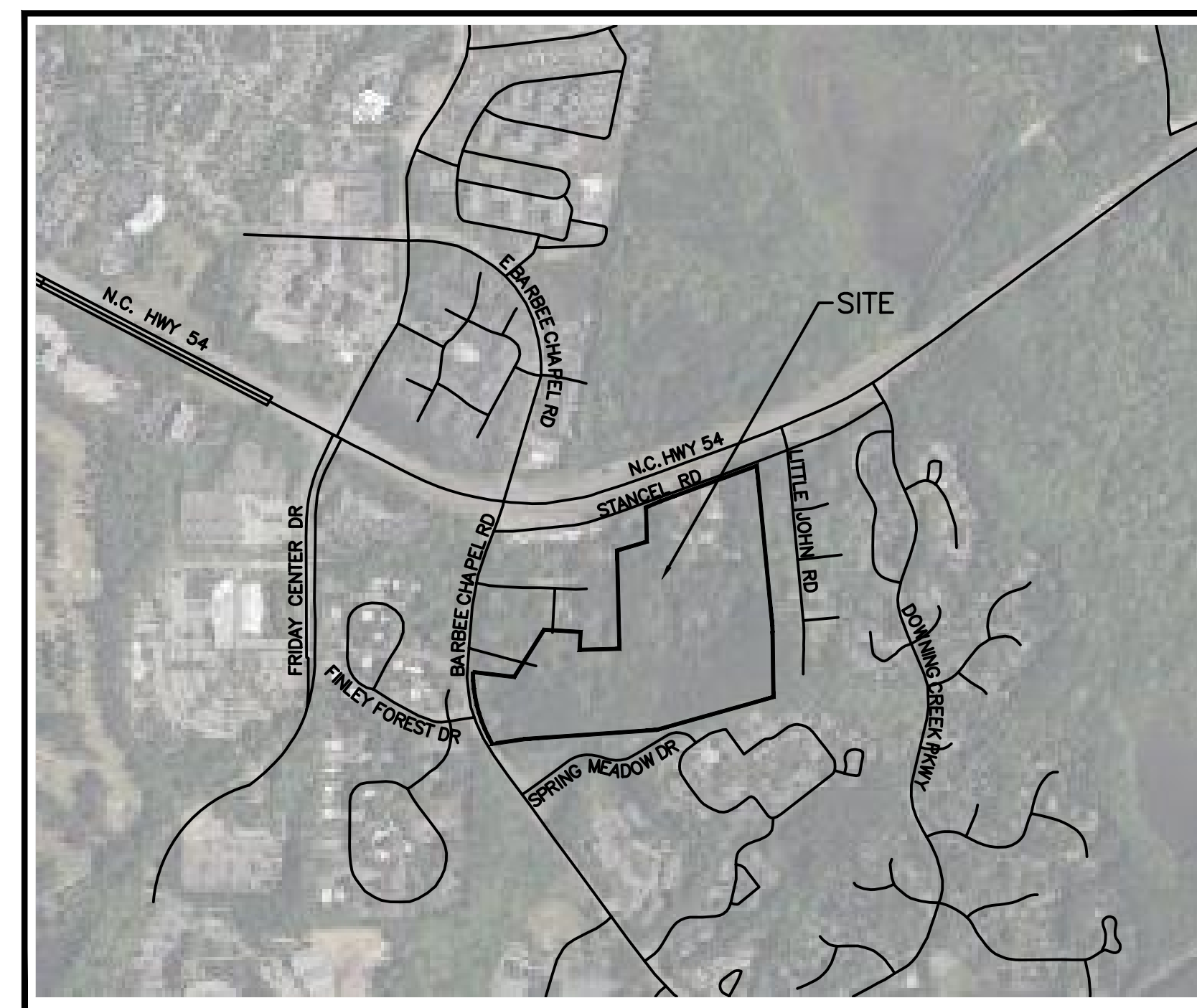
STANCELL DRIVE  
CHAPEL HILL, NORTH CAROLINA 27517

## CONDITIONAL ZONING PERMIT

PROJECT NUMBER: RAV-21002

DATE: MARCH 23, 2023

REVISED: AUGUST 4, 2023



VICINITY MAP  
N.T.S.



SHEET INDEX

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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 / 34.84 AC
GROSS LAND AREA	1,517,783 SF + 10%(1,517,783 SF) = 1,669,561 SF / 38.33 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 2.92 AC (7.62%) MAX ALLOWED 26.83 AC (1,168,693 SF) (70.0%)
UNITS	PROPOSED 374 MULTIFAMILY UNITS - (NORTHERN PORTION OF SITE)  UP TO MAXIMUM OF 126 MULTIFAMILY UNITS (BLOCKS A, B & C)  390 MINIMUM TOTAL UNITS 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'
SETBACK	ALLOWED 60' PROPOSED 60'
BUILDING HEIGHT CORE	ALLOWED 60' PROPOSED 60'
RECREATION SPACE	REQUIRED 0.05 * 1,669,561 SF = 83,478 SF - FEE IN LIEU 83,478 SF * 1.55 * \$12.00 * 25% = \$388,12.93 PROPOSED 83,478 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

M:\Projects\WAV\WAV21002\04-Production\Drawings\Construction\Drawings\C-Conditional Zoning Permit\WAV21002-C31.dwg, 8/4/2023 11:26:14 AM, Brauzon Powell

REVISIONS

NO.	DATE	REVISION
1	06.07.2023	REVISED PER 1ST CZP COMMENTS
2	08.04.2023	REVISED PER 2ND CZP COMMENTS
3		
4		
5		
6		

CONDITIONAL ZONING PERMIT PLANS FOR:

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

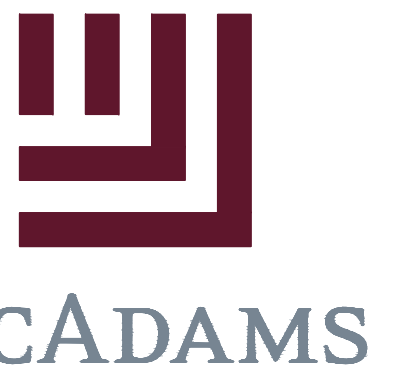
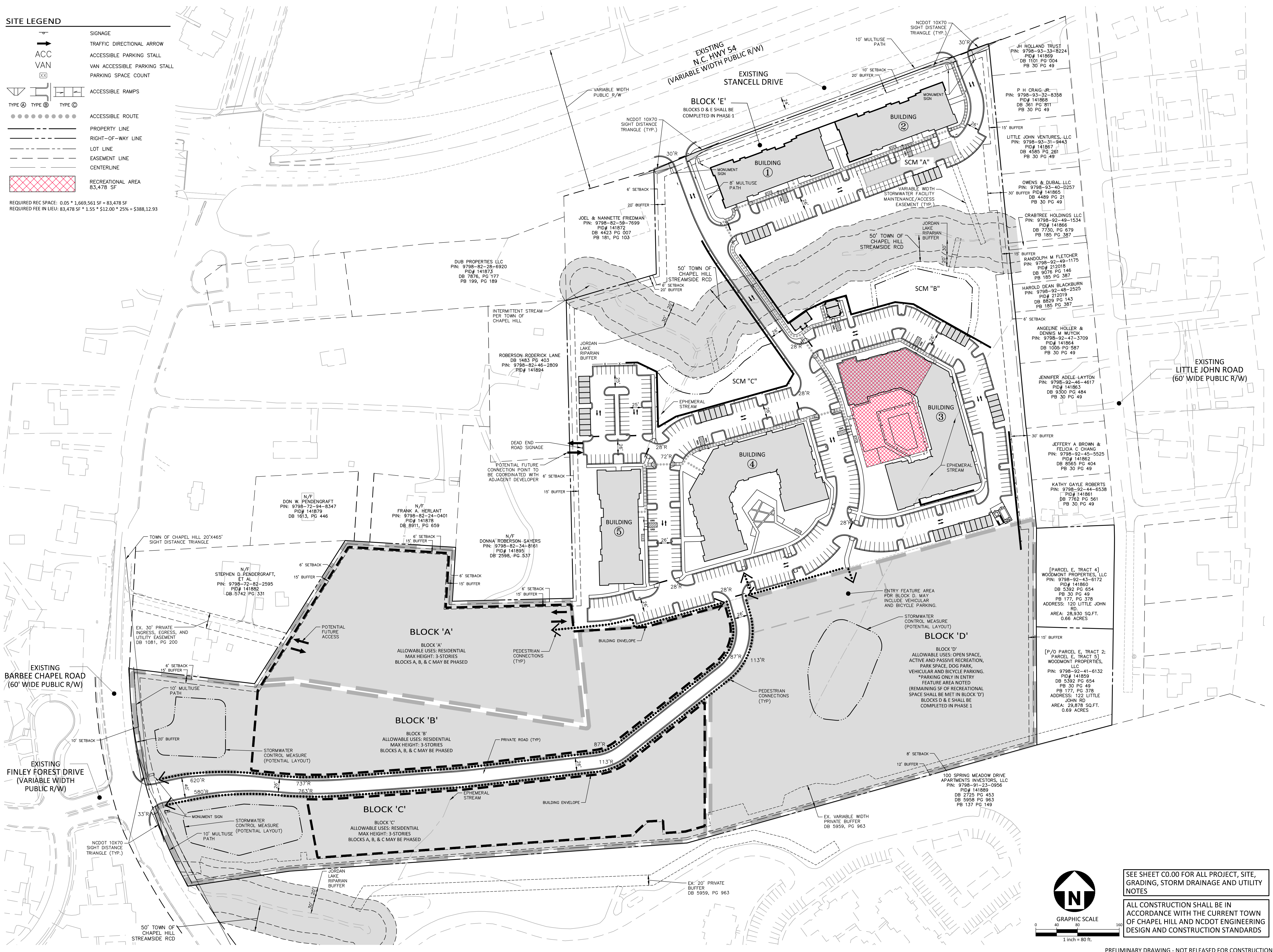
PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



**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  
83,478 SF

REQUIRED REC SPACE: 0.05 \* 1,669,561 SF = 83,478 SF  
 REQUIRED FEE IN LIEU: 83,478 SF \* 1.55 \* \$12.00 \* 25% = \$388,12.93



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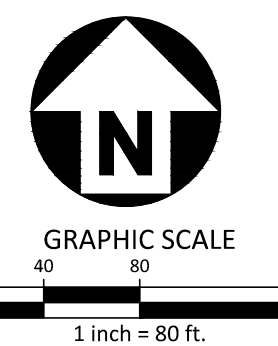
**PLAN INFORMATION**

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**

SEE SHEET C0.00 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES  
 ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TOWN OF CHAPEL HILL AND NCDOT ENGINEERING DESIGN AND CONSTRUCTION STANDARDS







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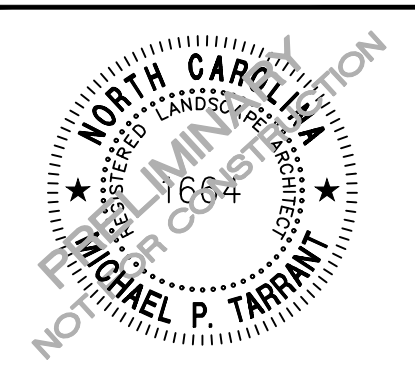
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REVISIONS

Table with 3 columns: NO., DATE, REVISIONS. Contains 5 revision entries.

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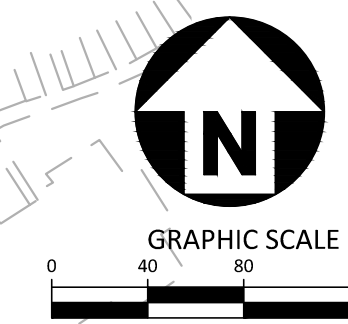
PROJECT NO. RAV-21002
FILENAME RAV21002-L51
CHECKED BY MPT
DRAWN BY SM
SCALE 1" = 80'
DATE 03.23.2023

SHEET

OVERALL LANDSCAPE PLAN

L5.00

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, Yard Lights, Light Pole, Power Pole, Traffic Directional Arrow, Accessible Parking Stall, Van Accessible Parking Stall, Parking Space Count, Accessible Ramps, Accessible Route, Phase Line, Property Line, Right-of-Way Line, Lot Line, Easement Line, Centerline, Future Buffer.

PLANT SCHEDULE OVERALL

Table with columns: SHRUBS, CODE, BOTANICAL NAME. Lists various shrub species like Abelia x grandiflora, Buxus microphylla, etc.

GRASSES

Table with columns: CODE, BOTANICAL NAME. Lists grass species like Muhlenbergia capillaris, Panicum virgatum, etc.

GROUND COVERS

Table with columns: CODE, BOTANICAL NAME. Lists ground cover species like Cynodon dactylon.

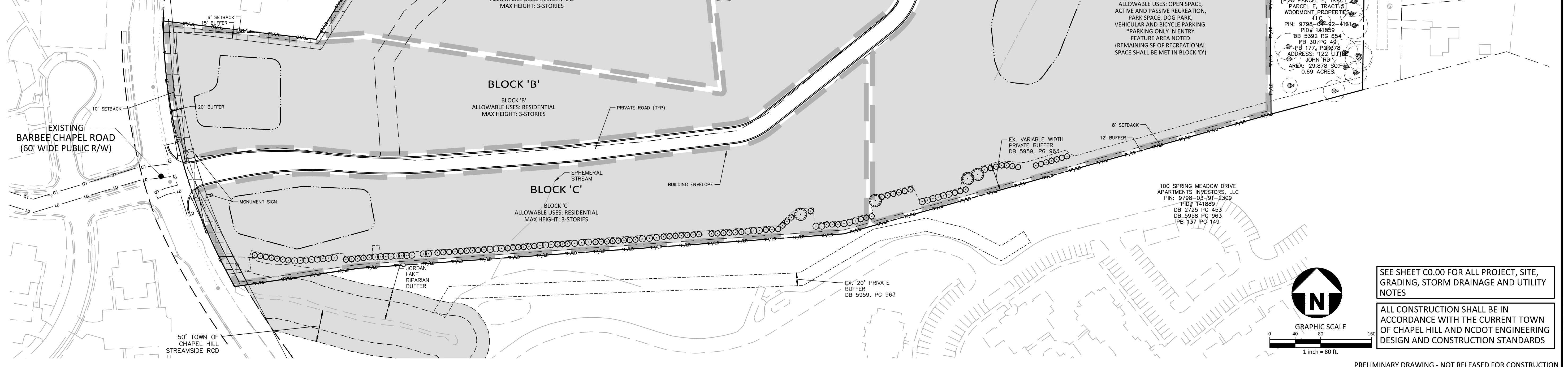
PLANT SCHEDULE OVERALL

CANOPY TREES

Table with columns: BOTANICAL NAME. Lists canopy tree species like Acer rubrum, Magnolia grandiflora, Nyssa sylvatica, etc.

UNDERSTORY TREES

Table with columns: BOTANICAL NAME. Lists understory tree species like Amelanchier laevis, Cercis canadensis, etc.



50' TOWN OF CHAPEL HILL STREAMSIDE RCD