

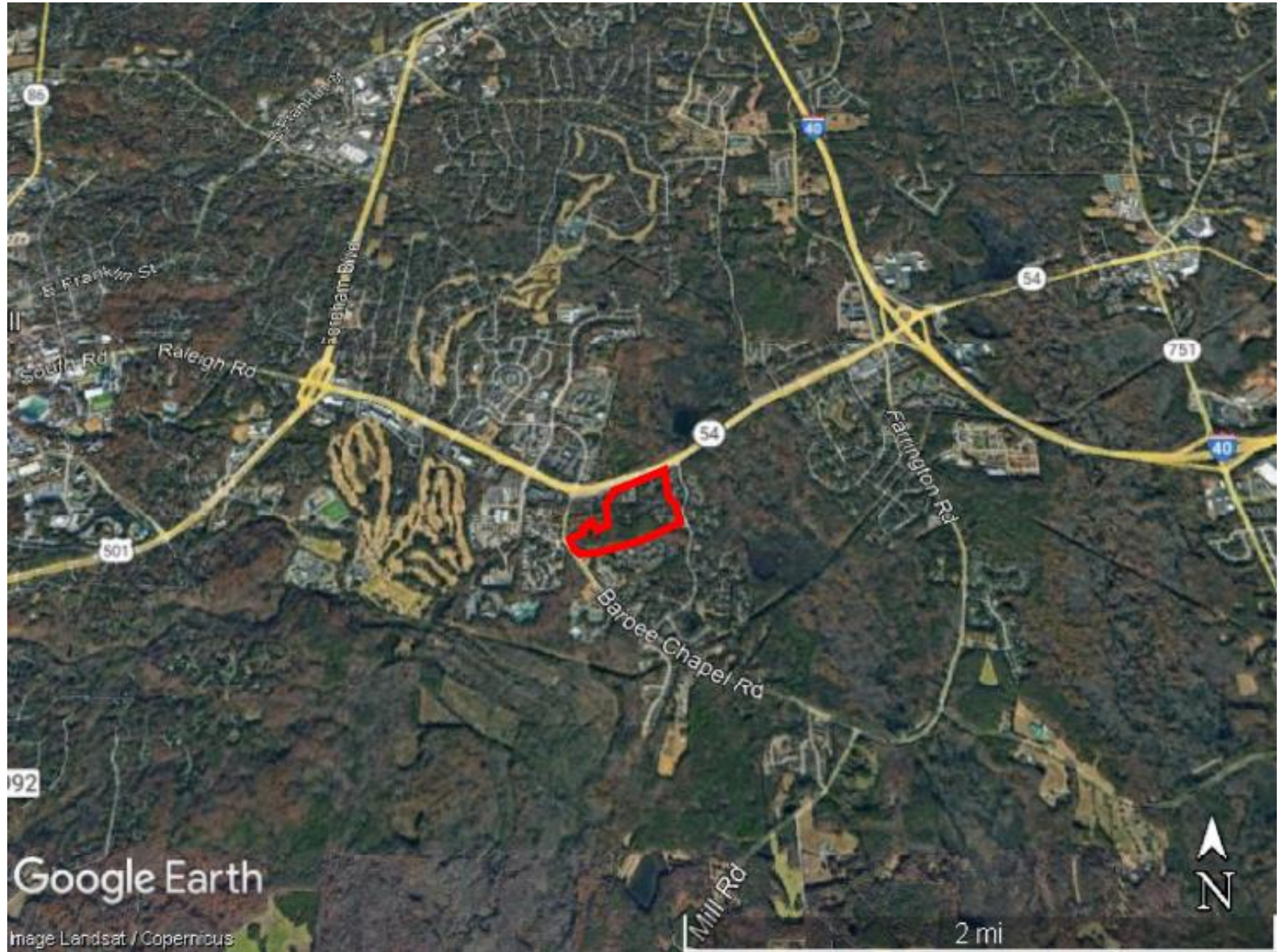


Hillmont

Chapel Hill

Draft

HILLMONT
STANCELL DRIVE
CHAPEL HILL, NORTH CAROLINA

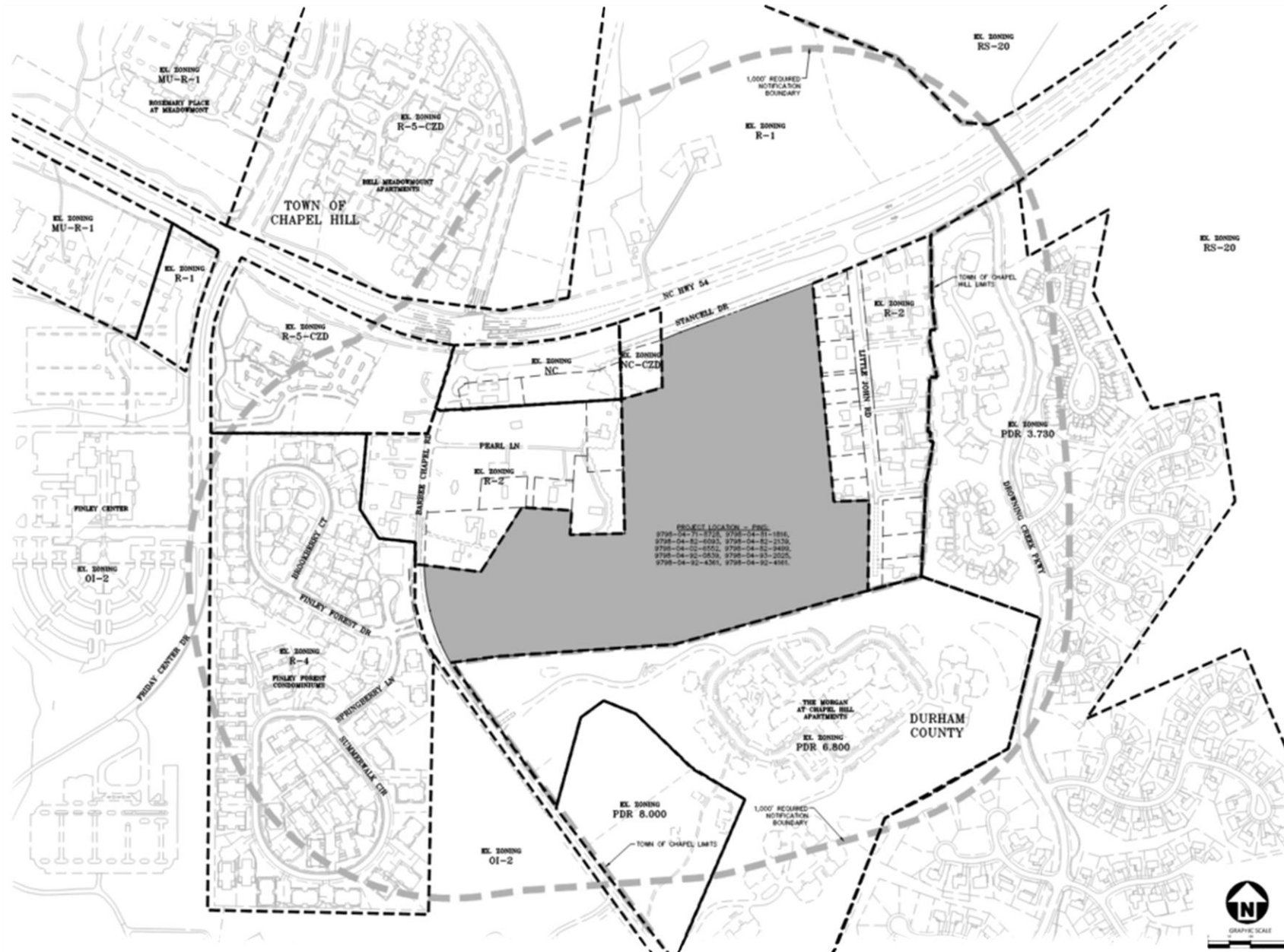


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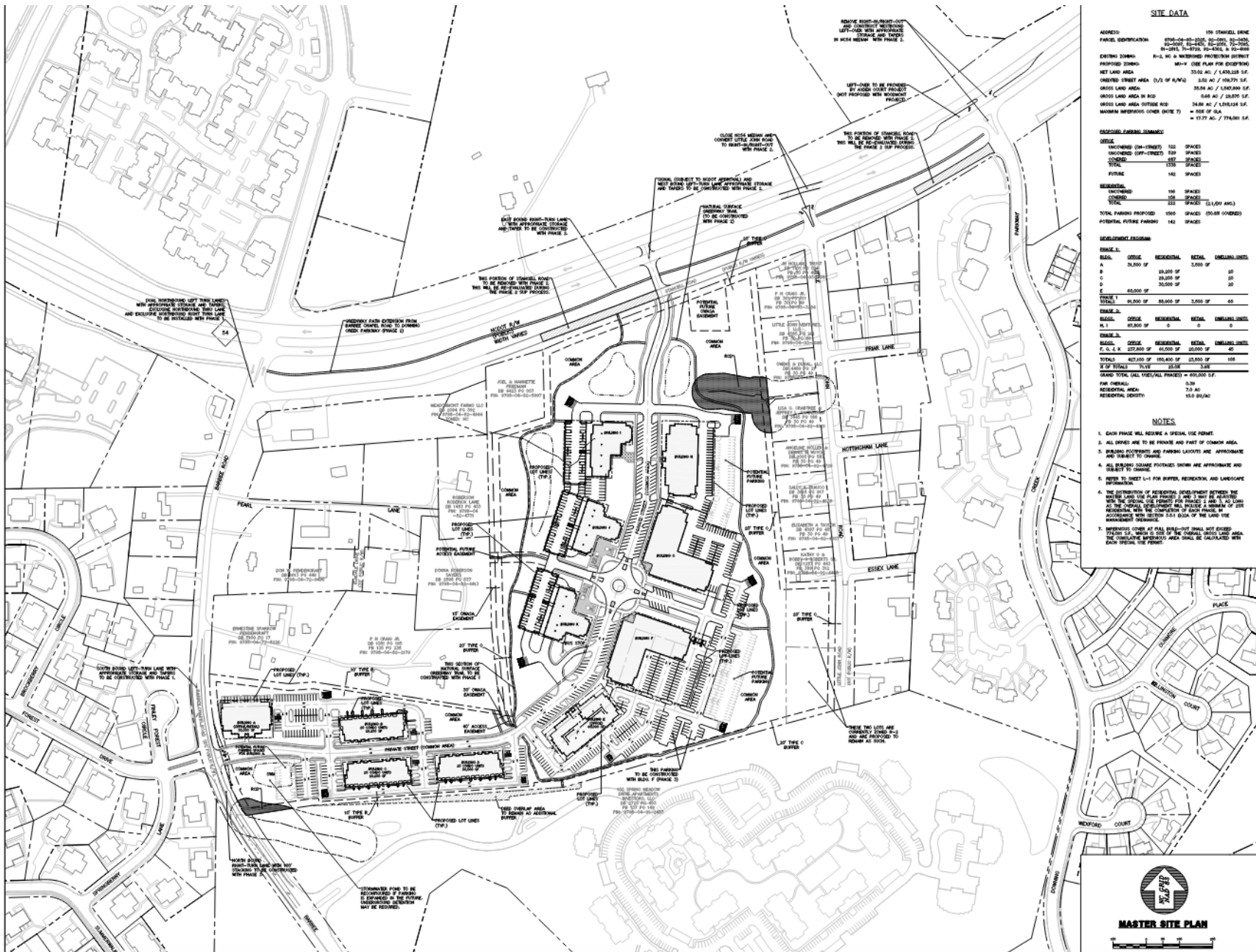
HILLMONT
STANCELL DRIVE
CHAPEL HILL, NORTH CAROLINA



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SITE DATA

ADDRESS: 198 STOWELL LANE
PARCEL IDENTIFICATION: 3709-04-00-001-00-001-00-000-00-0000
EXTINGUISHING: PH-1, PH-2 & MICHIGAN PROTECTION DISTRICT
PROPOSED ZONING: MIX-1 USE PLAN FOR OFFSHOOT
NET LAND AREA: 33.02 AC / 1,432,228 S.F.
EXISTING STREET AREA: 1/2 OF PARKWAY 1.52 AC / 66,279 S.F.
WOODS LAND AREA: 20.88 AC / 912,096 S.F.
WOODS LAND AREA IN R.O.D.: 0.88 AC / 38,835 S.F.
WOODS LAND AREA OUTSIDE R.O.D.: 20.00 AC / 873,261 S.F.
MAXIMUM DEVELOPABLE COVER (MDC): 75% = 105 OF 140
NET DEVELOPABLE AREA: = 17.37 AC / 774,208 S.F.

RECREATION PARKING SUMMARY

TYPE	SPACES
ON-STREET (ON-STREET)	132 SPACES
UNASSIGNED (OFF-STREET)	530 SPACES
CONDEMNATED	187 SPACES
TOTAL	1336 SPACES
PROPOSED	142 SPACES
TOTAL	1478 SPACES

RECREATION

TYPE	SPACES
UNASSIGNED	198 SPACES
TOTAL	233 SPACES (5.18% A.V.L.)
TOTAL PARKING PROVIDED	1500 SPACES (56.88% COVERED)
POTENTIAL PARKING PROVIDED	142 SPACES

RECREATION PROGRAM

PHASE	AREA	OFFICE	RECREATIONAL	NETAL	UNIMPAVED AREA
PHASE I	A	75,000 SF	0	0	0
B	0	0	0	0	0
C	0	0	0	0	0
D	0	0	0	0	0
TOTAL 1	75,000 SF	0	0	0	0
PHASE 2	A	0	0	0	0
B	0	0	0	0	0
C	0	0	0	0	0
D	0	0	0	0	0
TOTAL 2	0	0	0	0	0
TOTAL	75,000 SF	0	0	0	0

NOTES:

- EACH PHASE WILL REQUIRE A SPECIAL USE PERMIT.
- ALL PHASES ARE TO BE PROVIDED AND PART OF COMMON AREA.
- PAVING REQUIREMENTS AND PARKING LAYOUTS ARE APPROXIMATE.
- ALL BIDDING DOCUMENTS FOR EACH PHASE WILL BE APPROVED AND SUBJECT TO CHANGES.
- PHASE 2 TO BE UNDER CONSTRUCTION FOR OFFICE, RECREATIONAL AND LANDSCAPE INFORMATION.
- THE PHASE 1 TO BE UNDER CONSTRUCTION FOR OFFICE, RECREATIONAL AND LANDSCAPE INFORMATION.
- THE PHASE 2 TO BE UNDER CONSTRUCTION FOR OFFICE, RECREATIONAL AND LANDSCAPE INFORMATION.
- RECREATIONAL COVER AT THIS SCALE SHOULD BE PROVIDED TO BE COVERED BY PLANTING OR OTHER MEANS. THE TOTAL COVERED AREA SHALL BE CALCULATED WITH EACH SPECIAL USE PERMIT.

OWNER INFORMATION

WOODMONT CAPITAL HILL, MD
 198 STOWELL LANE
 WOODMONT, MD 20894
 CONTACT: 301-271-1234
 FAX: 301-271-1235
 EMAIL: info@woodmont.com

MASTER SITE PLAN

ON 8/13/2016
 DATE 23 MAY 07
 SCALE AS NOTED
 DRAWN BY: M.M.
 REVIEWED BY: S.J.A.


 NORTH

BALLENTINE ASSOCIATES, P.A.
 223 PRINCETON AVE., SUITE 200
 CHARLOTTE, NC 28204
 (704) 402-2222
 FAX (704) 402-2222
 www.balentine.com

WOODMONT CAPITAL HILL, MD
MASTER LAND USE PLAN

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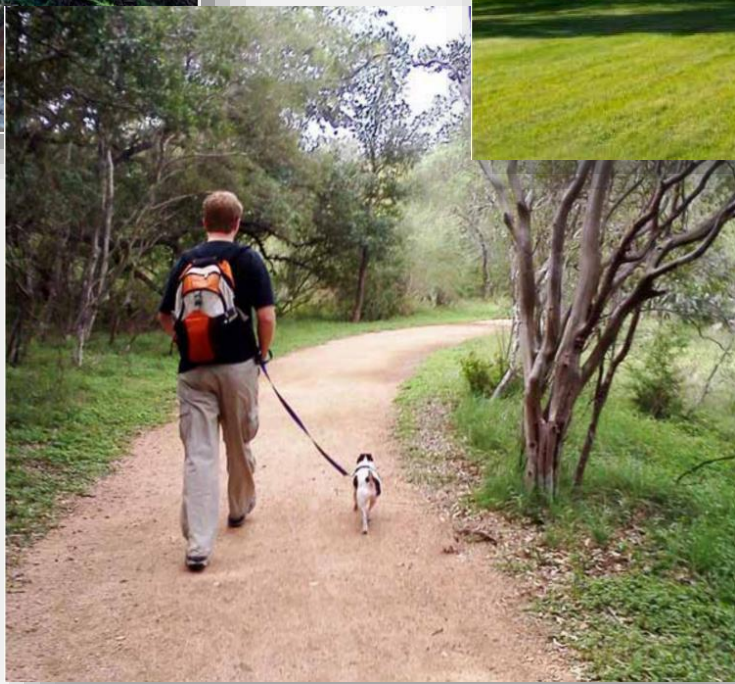
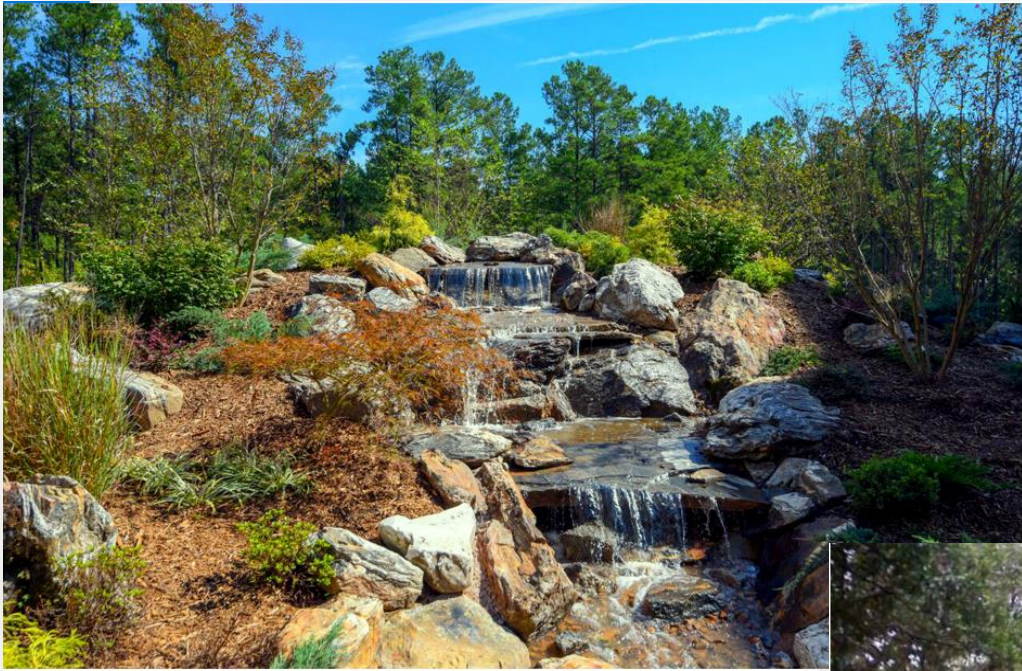
Conceptual Site Plan
021133 | January 25, 2022
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