

McADAMS

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NORTHWOOD RAVIN

PROJECT DIRECTORY

ARCHITECT
CI DESIGN INC.
414 FAYETTEVILLE STREET
RALEIGH, NORTH CAROLINA, 27601
PHONE: 410.384.4244

HILLMONT

STANCELL DRIVE
CHAPEL HILL, NORTH CAROLINA 27517

CONDITIONAL ZONING PERMIT

PROJECT NUMBER: RAV-21002

DATE: MARCH 23, 2023

REVISED: SEPTEMBER 5, 2023

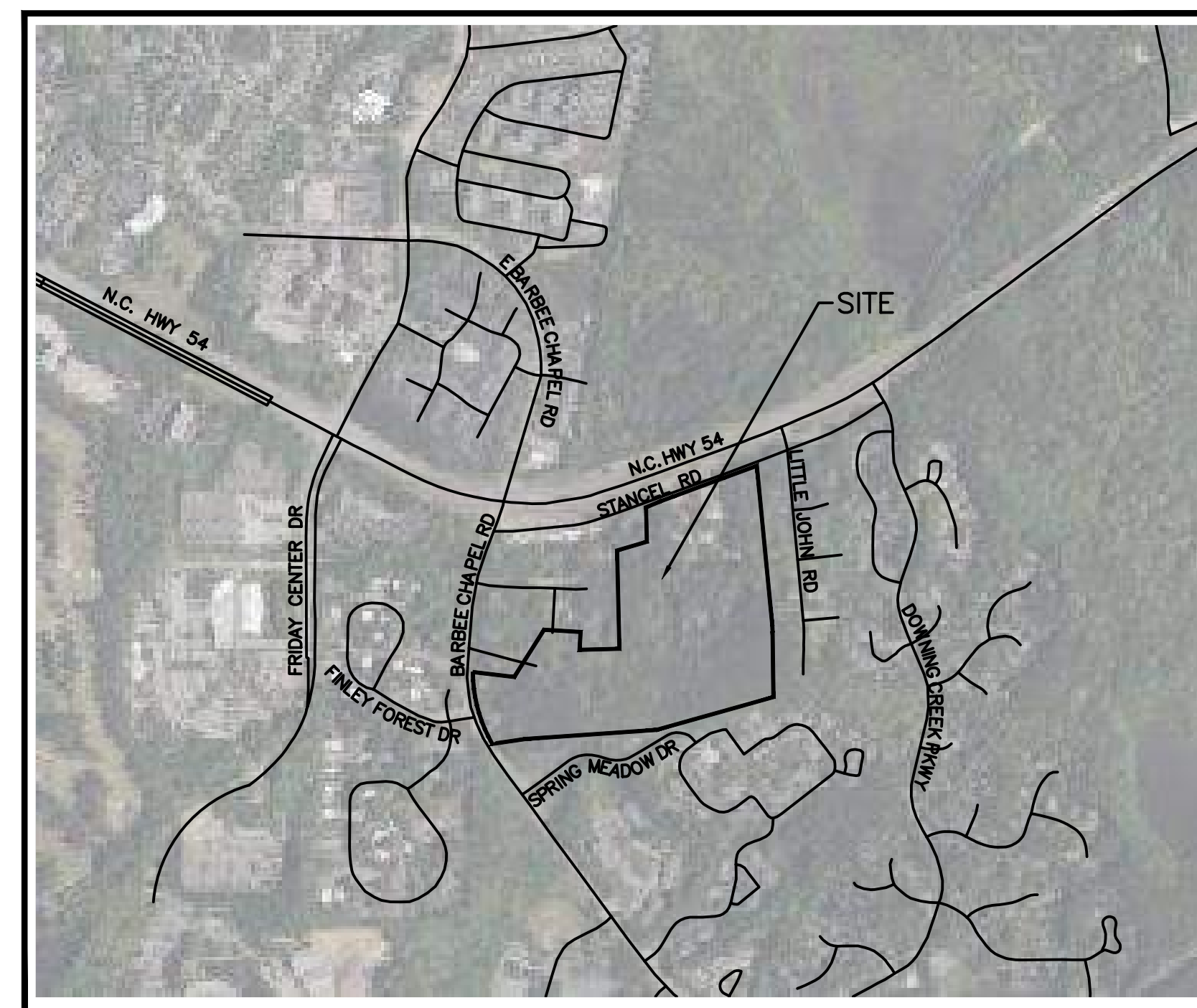
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- ~~C0.00~~ PROJECT NOTES
- ~~C0.01~~ AREA MAP
- ~~C1.00~~ EXISTING CONDITIONS
- C1.01 STEEP SLOPES PLAN
- C2.00 OVERALL SITE PLAN
- ~~C2.01~~ SITE PLAN
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- C2.04 SOLID WASTE PLAN
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BUILDING ELEVATIONS (BY OTHERS)

- A1.13 ELEVATIONS - BUILDING A, B, & C
- A1.23 ELEVATIONS - BUILDING D
- A1.24 ELEVATIONS - BUILDING D
- A1.54 ELEVATIONS - BUILDING E
- A1.55 ELEVATIONS - BUILDING 3

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'
RECREATION SPACE	REQUIRED 0.05 * 1,669,561 SF = 83,478 SF - FEE IN LIEU 83,478 SF * 1.00 * \$12.00 * 25% = \$250,434 PROPOSED 83,478 SF
SETBACKS	REQUIRED STREET = 20 FT MIN = N/A MAX INTERIOR = 6 FT SOLAR = 8 FT PROPOSED STREET = 20 FT (STANCELL), 20 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\WAV\WAV21002\04-Production\Engineering\Construction Drawings\Current Drawings\3-Conditional Zoning Permit\WAV21002-CZD.dwg, 9/12/2023, 2:30:10 PM, Lindsay Lopez

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

REVISIONS

NO.	DATE	REVISION
1	06.07.2023	REVISED PER 1ST CZP COMMENTS
2	08.04.2023	REVISED PER 2ND CZP COMMENTS
3	09.05.2023	REVISED PER 3RD CZP COMMENTS
4		
5		
6		

CONDITIONAL ZONING PERMIT PLANS FOR:

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

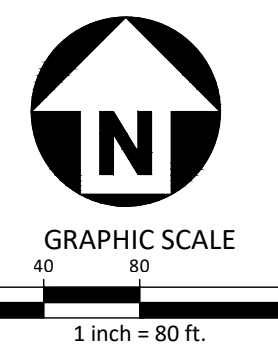
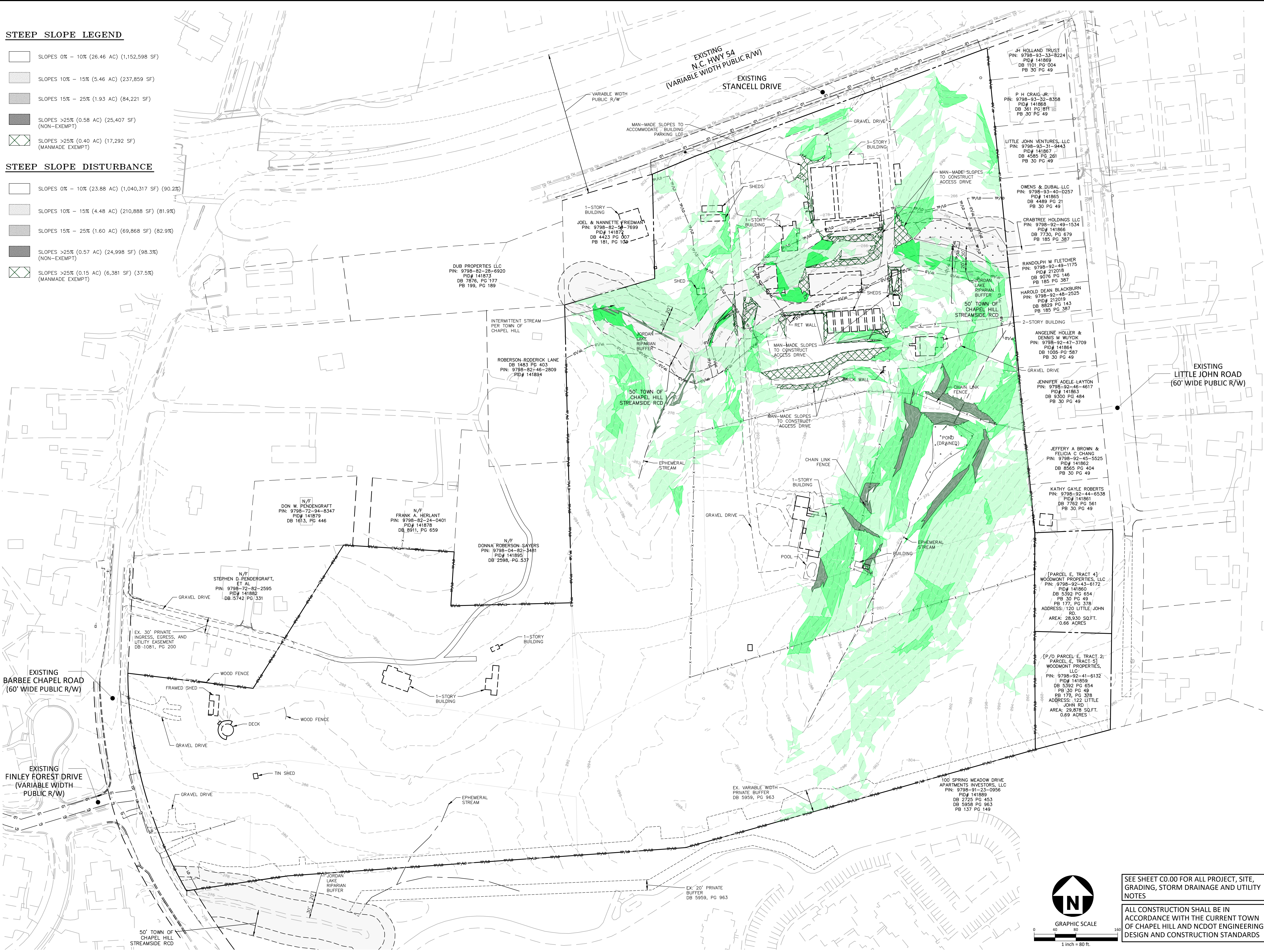


STEEP SLOPE LEGEND

- 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)



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3	09.05.2023	REVISED PER 3RD CZP COMMENTS
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PLAN INFORMATION

PROJECT NO.	RAV-21002
FILENAME	RAV21002-551
CHECKED BY	SJC
DRAWN BY	SE
SCALE	1" = 80'
DATE	03.23.2023

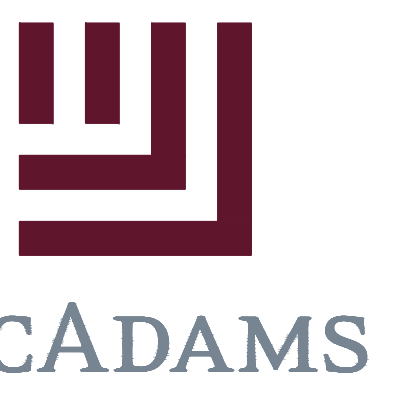
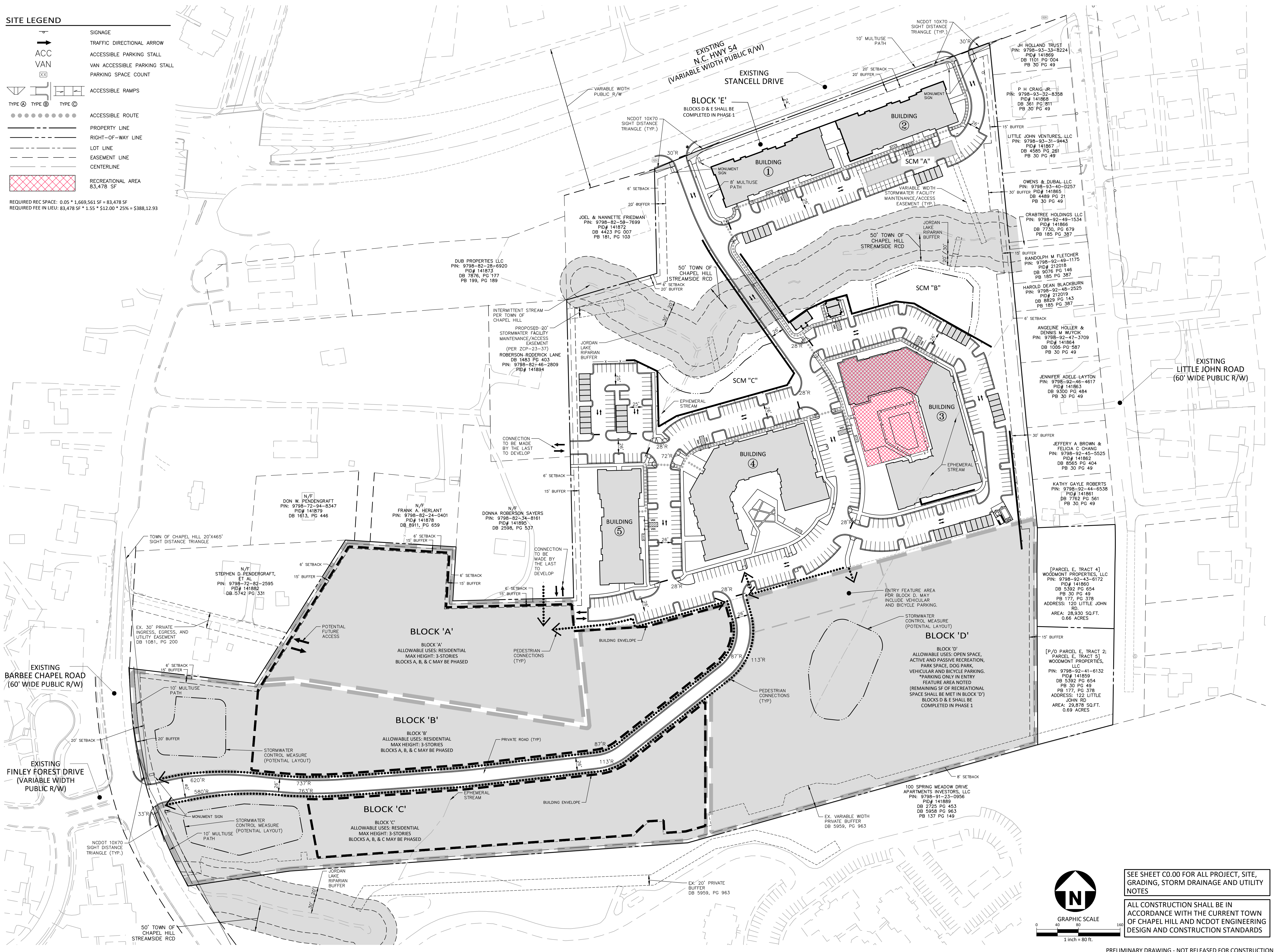
STEEP SLOPES PLAN

C1.01

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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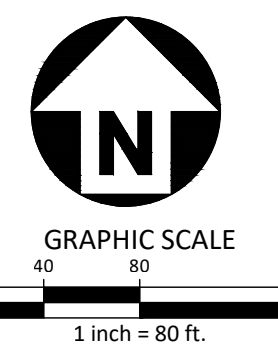
PLAN INFORMATION

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

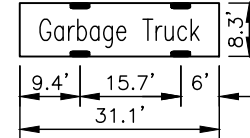
SEE SHEET C0.00 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES
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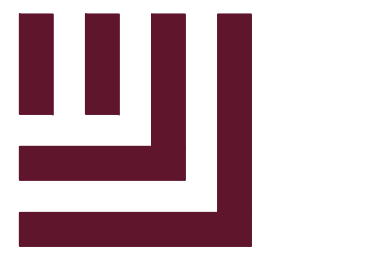
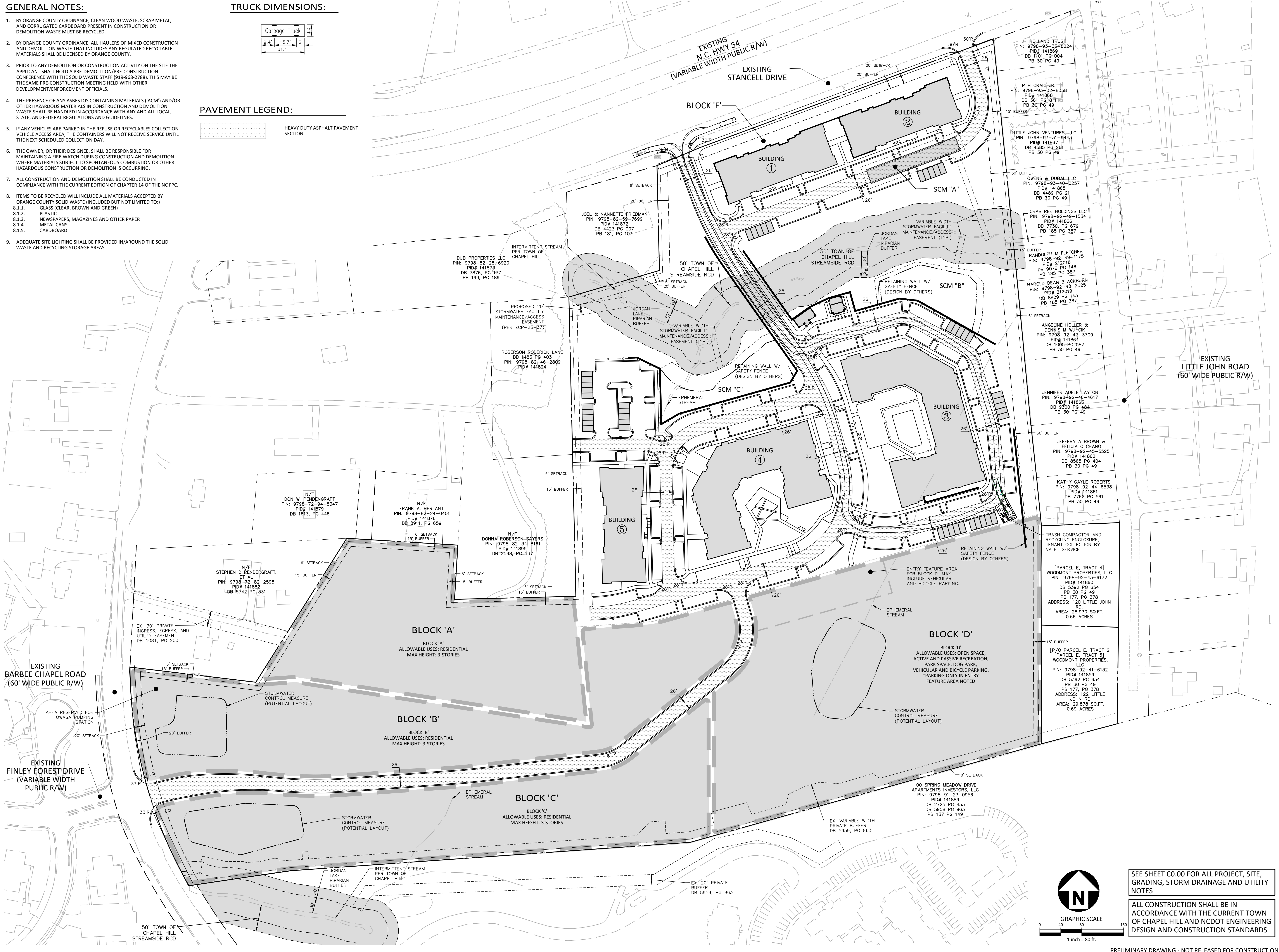
GENERAL NOTES:

- BY ORANGE COUNTY ORDINANCE, CLEAN WOOD WASTE, SCRAP METAL, AND CORRUGATED CARDBOARD PRESENT IN CONSTRUCTION OR DEMOLITION WASTE MUST BE RECYCLED.
- BY ORANGE COUNTY ORDINANCE, ALL HAULERS OF MIXED CONSTRUCTION AND DEMOLITION WASTE THAT INCLUDES ANY REGULATED RECYCLABLE MATERIALS SHALL BE LICENSED BY ORANGE COUNTY.
- PRIOR TO ANY DEMOLITION OR CONSTRUCTION ACTIVITY ON THE SITE THE APPLICANT SHALL HOLD A PRE-DEMOLITION/PRE-CONSTRUCTION CONFERENCE WITH THE SOLID WASTE STAFF (919-968-2788). THIS MAY BE THE SAME PRE-CONSTRUCTION MEETING HELD WITH OTHER DEVELOPMENT/ENFORCEMENT OFFICIALS.
- THE PRESENCE OF ANY ASBESTOS CONTAINING MATERIALS (ACM) AND/OR OTHER HAZARDOUS MATERIALS IN CONSTRUCTION AND DEMOLITION WASTE SHALL BE HANDLED IN ACCORDANCE WITH ANY AND ALL LOCAL, STATE, AND FEDERAL REGULATIONS AND GUIDELINES.
- IF ANY VEHICLES ARE PARKED IN THE REFUSE OR RECYCLABLES COLLECTION VEHICLE ACCESS AREA, THE CONTAINERS WILL NOT RECEIVE SERVICE UNTIL THE NEXT SCHEDULED COLLECTION DAY.
- THE OWNER, OR THEIR DESIGNEE, SHALL BE RESPONSIBLE FOR MAINTAINING A FIRE WATCH DURING CONSTRUCTION AND DEMOLITION WHERE MATERIALS SUBJECT TO SPONTANEOUS COMBUSTION OR OTHER HAZARDOUS CONSTRUCTION OR DEMOLITION IS OCCURRING.
- ALL CONSTRUCTION AND DEMOLITION SHALL BE CONDUCTED IN COMPLIANCE WITH THE CURRENT EDITION OF CHAPTER 14 OF THE NC P.C.
- ITEMS TO BE RECYCLED WILL INCLUDE ALL MATERIALS ACCEPTED BY ORANGE COUNTY SOLID WASTE (INCLUDED BUT NOT LIMITED TO):
 - GLASS (CLEAR, BROWN AND GREEN)
 - PLASTIC
 - NEWSPAPERS, MAGAZINES AND OTHER PAPER
 - METAL CANS
 - CARDBOARD
- ADEQUATE SITE LIGHTING SHALL BE PROVIDED IN/AROUND THE SOLID WASTE AND RECYCLING STORAGE AREAS.

TRUCK DIMENSIONS:



PAVEMENT LEGEND:



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PLAN INFORMATION

PROJECT NO. RAV-21002
FILENAME RAV21002-SW1
CHECKED BY SJG
DRAWN BY L/L
SCALE 1" = 80'
DATE 03.23.2023

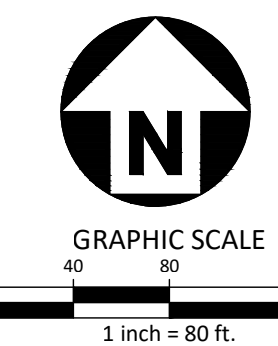
SHEET

SOLID WASTE PLAN

C2.04

























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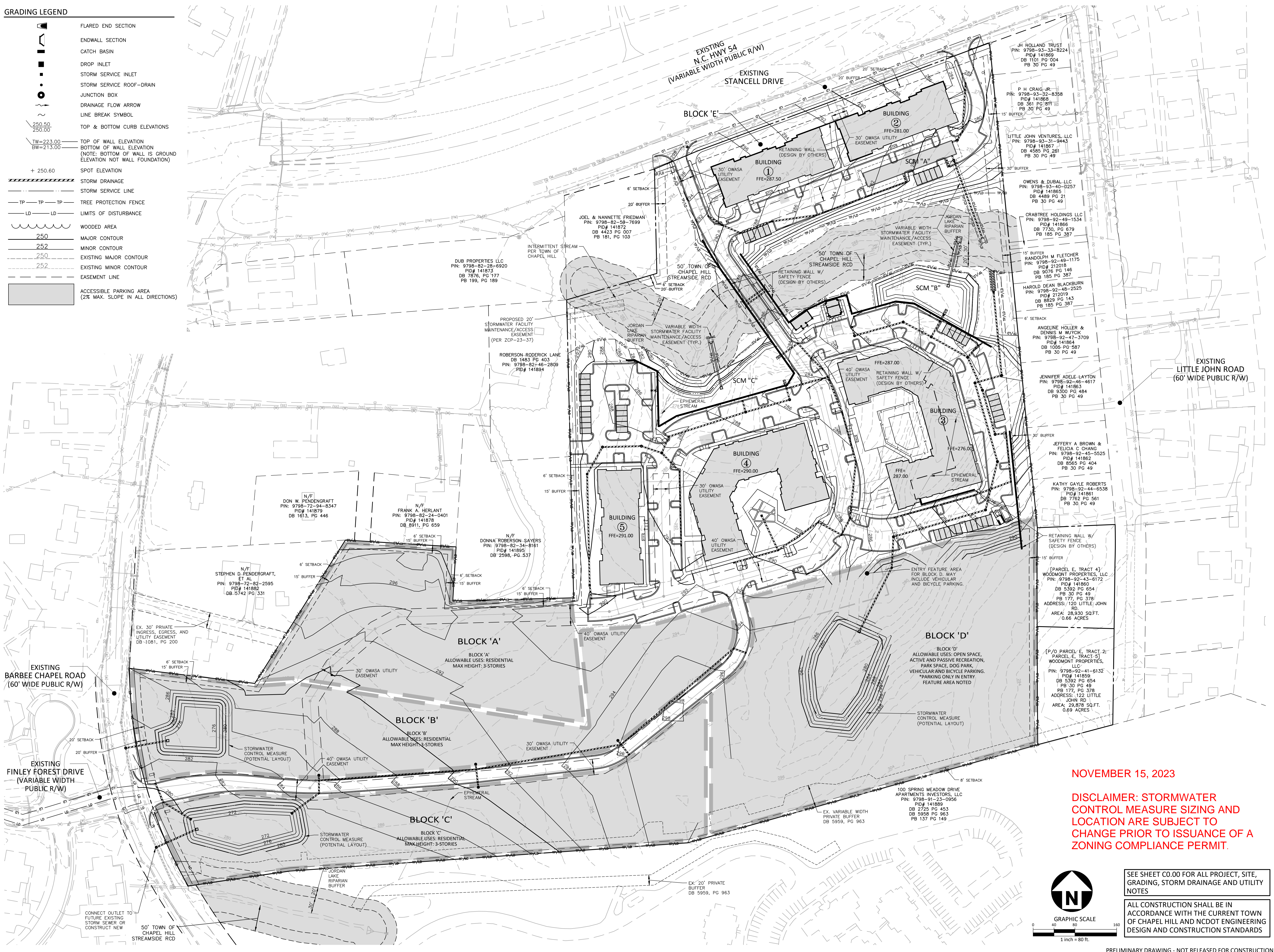
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PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

GRADING LEGEND

-  FLARED END SECTION
-  ENDWALL SECTION
-  CATCH BASIN
-  DROP INLET
-  STORM SERVICE INLET
-  STORM SERVICE ROOF-DRAIN
-  JUNCTION BOX
-  DRAINAGE FLOW ARROW
-  LINE BREAK SYMBOL
-  TOP & BOTTOM CURB ELEVATIONS
-  TOP OF WALL ELEVATION
-  BOTTOM OF WALL ELEVATION
(NOTE: BOTTOM OF WALL IS GROUND ELEVATION NOT WALL FOUNDATION)
-  SPOT ELEVATION
-  STORM DRAINAGE
-  STORM SERVICE LINE
-  TREE PROTECTION FENCE
-  LIMITS OF DISTURBANCE
-  WOODED AREA
-  MAJOR CONTOUR
-  MINOR CONTOUR
-  EXISTING MAJOR CONTOUR
-  EXISTING MINOR CONTOUR
-  EASEMENT LINE
-  ACCESSIBLE PARKING AREA
(2% MAX. SLOPE IN ALL DIRECTIONS)



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PLAN INFORMATION

PROJECT NO. RAV-21002
FILENAME RAV21002-OAG1
CHECKED BY SJC
DRAWN BY WHM
SCALE 1" = 80'
DATE 03.23.2023

SHEET

OVERALL GRADING AND STORM DRAINAGE PLAN

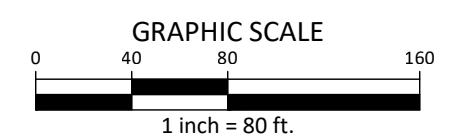
C3.00

NOVEMBER 15, 2023

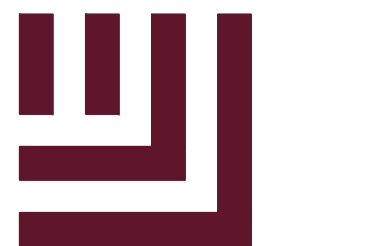
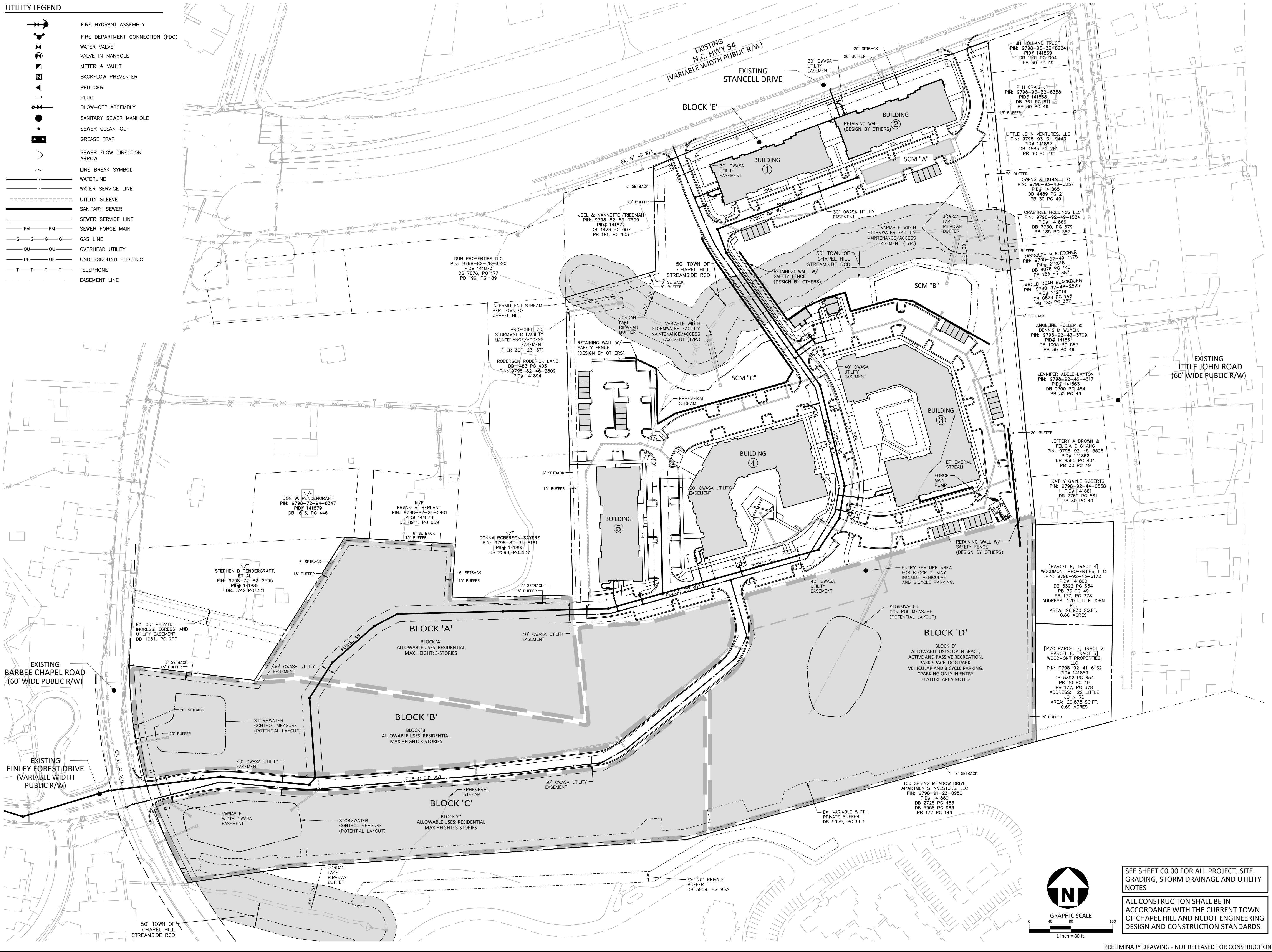
DISCLAIMER: STORMWATER CONTROL MEASURE SIZING AND LOCATION ARE SUBJECT TO CHANGE PRIOR TO ISSUANCE OF A ZONING COMPLIANCE PERMIT.

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UTILITY LEGEND	
	FIRE HYDRANT ASSEMBLY
	FIRE DEPARTMENT CONNECTION (FDC)
	WATER VALVE
	VALVE IN MANHOLE
	METER & VAULT
	BACKFLOW PREVENTER
	REDUCER
	PLUG
	BLOW-OFF ASSEMBLY
	SANITARY SEWER MANHOLE
	SEWER CLEAN-OUT
	GREASE TRAP
	SEWER FLOW DIRECTION ARROW
	LINE BREAK SYMBOL
	WATERLINE
	WATER SERVICE LINE
	UTILITY SLEEVE
	SANITARY SEWER
	SEWER SERVICE LINE
	SEWER FORCE MAIN
	GAS LINE
	OVERHEAD UTILITY
	UNDERGROUND ELECTRIC
	TELEPHONE
	EASEMENT LINE



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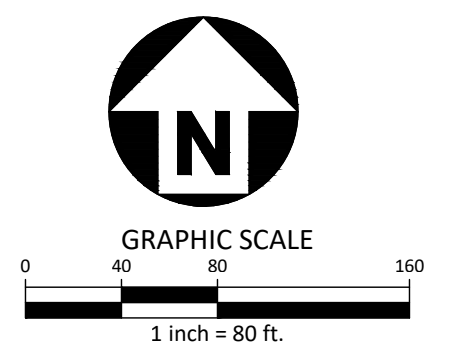
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PLAN INFORMATION

PROJECT NO.	RAV-21002
FILENAME	RAV21002-OAU1
CHECKED BY	SJC
DRAWN BY	WHM/LIL
SCALE	1" = 80'
DATE	03.23.2023

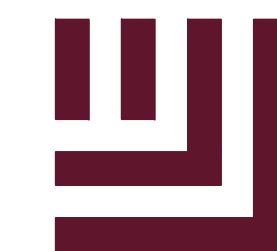
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OVERALL UTILITY PLAN

C4.00



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REVISIONS

Table with 2 columns: NO. and DATE. Contains revision history for the drawing.

PLAN INFORMATION

PROJECT NO. RAV-21002
FILENAME RAV21002-IM1
CHECKED BY SJC
DRAWN BY TBRP
SCALE 1" = 40'
DATE 03.23.2023

SHEET

BUFFER IMPACTS

IM-1.0

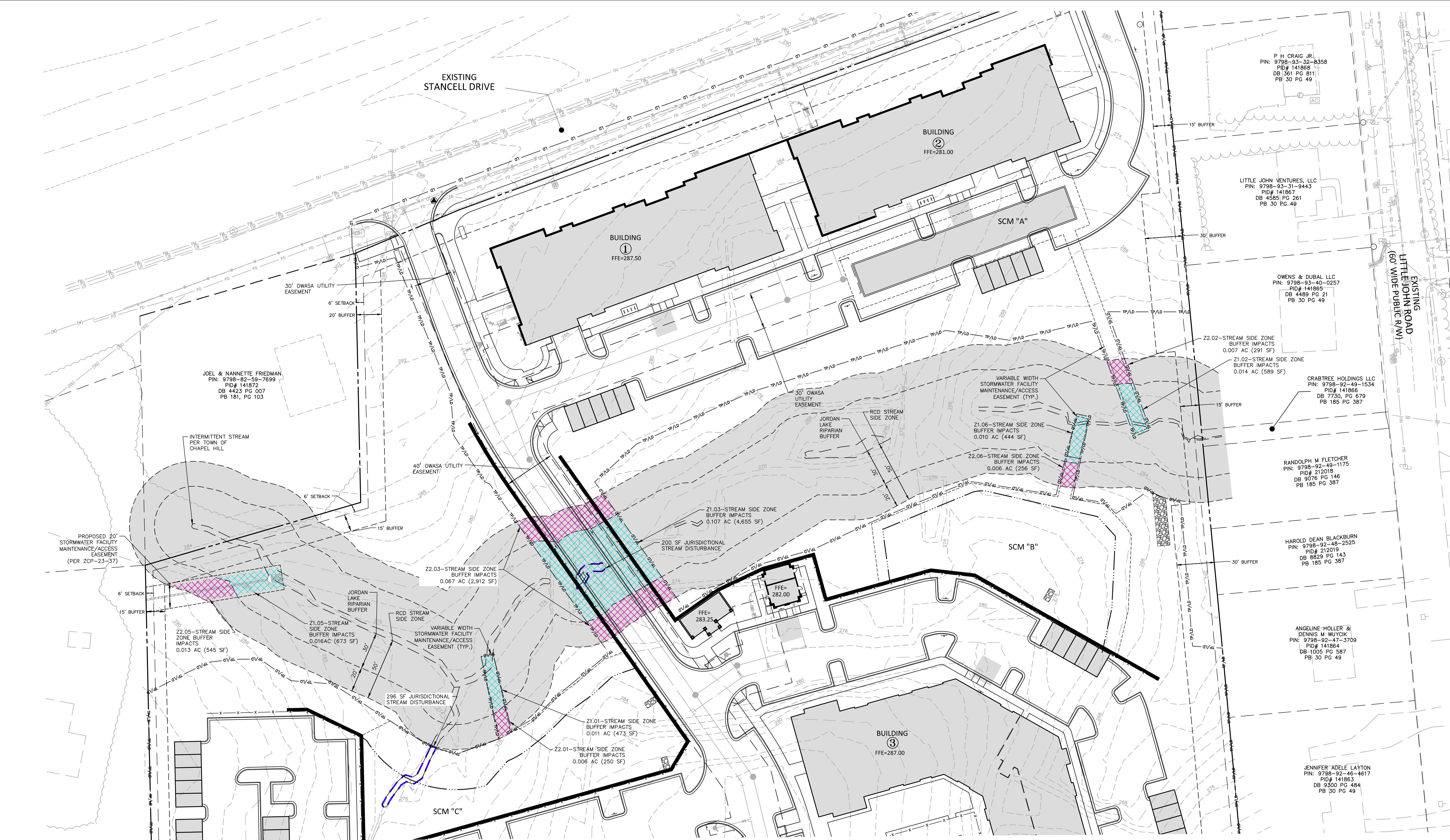
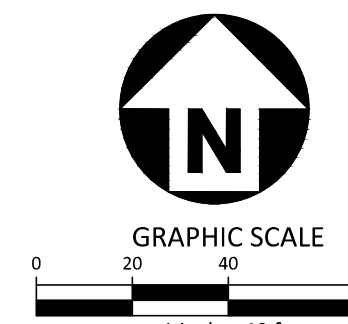
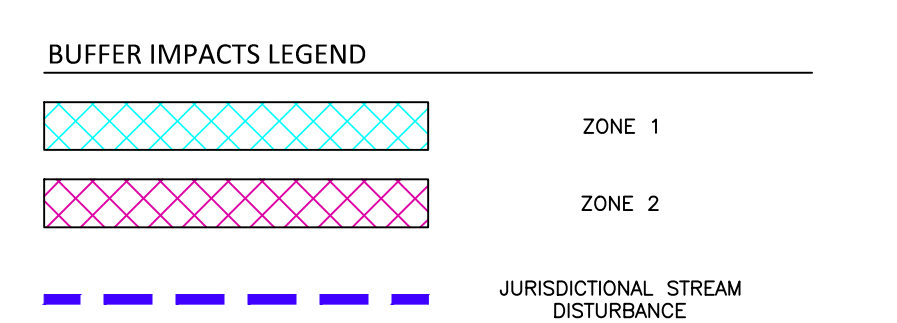


Table with columns: ZONE, USES, DISTURBED AREA, IMPERVIOUS AREA, TOTAL AREA OF BUFFER ZONE, JORDAN DISTURBED AREA RATIO, RCD ZONE, RCD ALLOWABLE IMPERVIOUS SURFACE RATIO, RCD IMPERVIOUS SURFACE RATIO, RCD ALLOWABLE DISTURBED AREA RATIO, RCD DISTURBED AREA RATIO, ALLOWABLE JURISDICTIONAL STREAM DISTURBANCE, TOTAL JURISDICTIONAL STREAM DISTURBANCE.

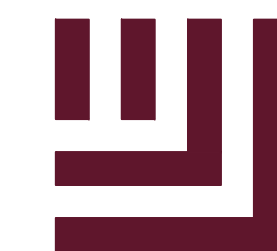
NOTES:
1. INDICATES STREAM BUFFER DISTURBANCE FOR SCM OUTLET BEST PRACTICE (POTENTIALLY EXEMPT)
2. BUFFER IMPACTS SHOWN ARE PRELIMINARY. SUBJECT TO CHANGE DURING THE ZCP APPROVAL PROCESS.



SEE SHEET CO.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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

\\projects\BAM\BAM\21002\04-Production\Engineering\Civil\21002-7-7-Buffer Impacts\RAV21002-IM1.dwg, 3/22/2023 3:05:38 PM, Lindsay Logee



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REVISIONS

NO.	DATE	REVISION
1	06.07.2023	REVISED PER 1ST CZP COMMENTS
2	08.04.2023	REVISED PER 2ND CZP COMMENTS
3	09.05.2023	REVISED PER 3RD CZP COMMENTS
4		
5		
6		

PLAN INFORMATION

PROJECT NO. RAV-21002
FILENAME RAV21002-IM1
CHECKED BY SJC
DRAWN BY TBRP
SCALE 1" = 10'
DATE 03.23.2023

SHEET

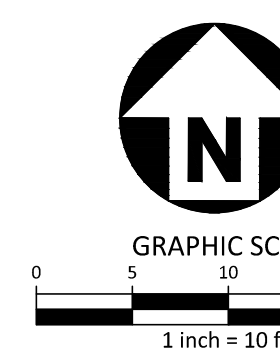
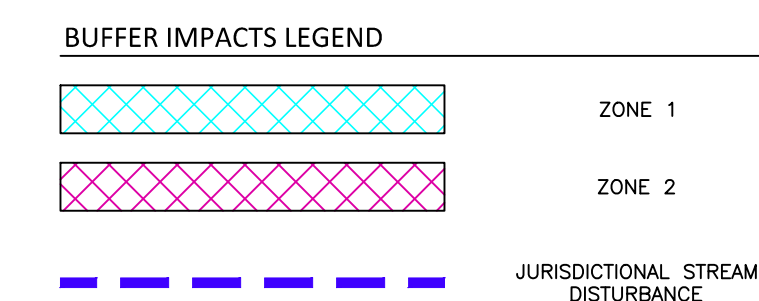
BUFFER IMPACTS

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BUFFER IMPACTS													
ZONE	USES	DISTURBED AREA	IMPERVIOUS AREA	TOTAL AREA OF BUFFER ZONE	JORDAN DISTURBED AREA RATIO	RCD ZONE	RCD ALLOWABLE IMPERVIOUS SURFACE RATIO	RCD IMPERVIOUS SURFACE RATIO	RCD ALLOWABLE DISTURBED AREA RATIO	RCD DISTURBED AREA RATIO	ALLOWABLE JURISDICTIONAL STREAM DISTURBANCE	TOTAL JURISDICTIONAL STREAM DISTURBANCE	
1		473+589+4,655+562+673+444 = 7,396 SF	786+840+231 = 1,857 SF	57,892+1,310 = 59,202 SF	7,396/59,202 = 0.125	STREAM SIDE	0.100	(1,857+2,832)/(59,202 +38,449) = 0.049	0.2000	(7,396+4,896)/(59,202 +38,449) = 0.126	0.02 AC (871 SF)	296 SF+200 SF= 0.01 AC (496 SF)	
	0.01*	DETENTION/RETENTION BASIN & ASSOCIATED INFRASTRUCTURE											473 SF*
	0.02*	DETENTION/RETENTION BASIN & ASSOCIATED INFRASTRUCTURE											589 SF*
	0.03*	STREETS AND BRIDGES											4,655 SF
	0.04	TRAILS AND GREENWAYS											562 SF
	0.05	DETENTION/RETENTION BASIN & ASSOCIATED INFRASTRUCTURE											673 SF*
0.06*	DETENTION/RETENTION BASIN & ASSOCIATED INFRASTRUCTURE	444 SF*											
2		250+291+2,912+454+545+444 = 4,896 SF	276+2,556 = 2,832 SF	35,621+2,828 = 38,449 SF	4,896/38,449 = 0.127	STREAM SIDE	0.100	(1,857+2,832)/(59,202 +38,449) = 0.049	0.2000	(7,396+4,896)/(59,202 +38,449) = 0.126	0.02 AC (871 SF)	296 SF+200 SF= 0.01 AC (496 SF)	
	0.01*	DETENTION/RETENTION BASIN & ASSOCIATED INFRASTRUCTURE											250 SF*
	0.02*	DETENTION/RETENTION BASIN & ASSOCIATED INFRASTRUCTURE											291 SF*
	0.03*	STREETS AND BRIDGES											2,912 SF
	0.04	TRAILS AND GREENWAYS											454 SF
	0.05	DETENTION/RETENTION BASIN & ASSOCIATED INFRASTRUCTURE											545 SF*
0.06*	DETENTION/RETENTION BASIN & ASSOCIATED INFRASTRUCTURE	256 SF*											

NOTES:
1. *INDICATES STREAM BUFFER DISTURBANCE FOR SCM OUTLET BEST PRACTICE (POTENTIALLY EXEMPT)
2. BUFFER IMPACTS SHOWN ARE PRELIMINARY. SUBJECT TO CHANGE DURING THE CZP APPROVAL PROCESS.



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PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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