

I:\Projects\RAV\RAV21002\04-Production\Engineering\Construction Drawings\Current Drawings\3-Conditional Zoning Permits\RAV21002-C51.dwg, 9/12/2023, 2:30:10 PM, Lindsay Lopez

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)
DENSITY	MAXIMUM	390 MINIMUM TOTAL UNITS 500 MAXIMUM TOTAL UNITS
	PROPOSED	15 UNITS/ACRE
VEHICULAR PARKING	REQUIRED	13.9 UNITS/ACRE
	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 SETBACK	ALLOWED	39'
	PROPOSED	39'
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 * 1.00 * \$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

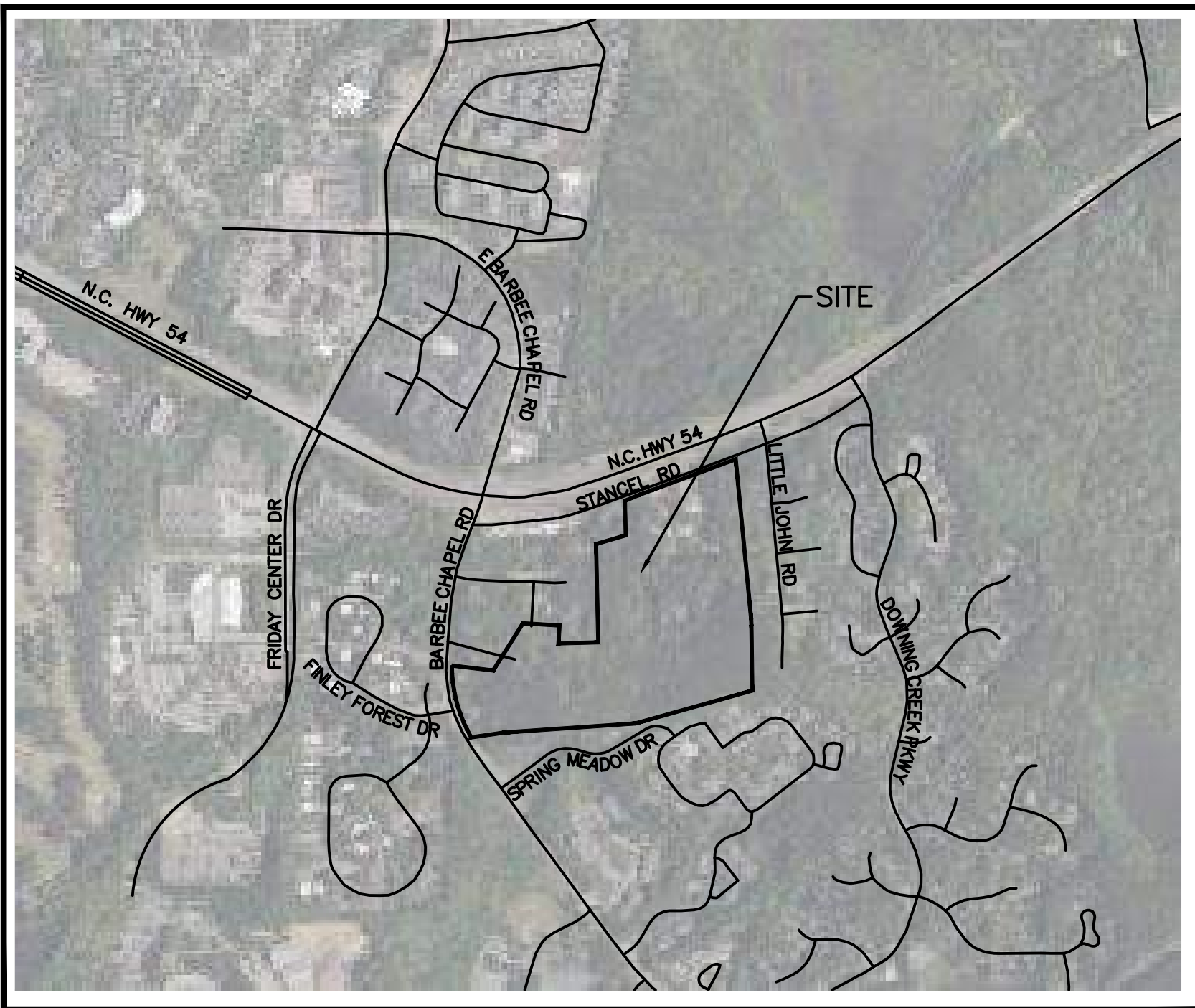
STANCELL DRIVE
CHAPEL HILL, NORTH CAROLINA 27517

CONDITIONAL ZONING PERMIT

PROJECT NUMBER: RAV-21002

DATE: MARCH 23, 2023

REVISED: SEPTEMBER 5, 2023



VICINITY MAP
N.T.S.



SHEET INDEX

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- A1.23 ELEVATIONS - BUILDING D
- A1.24 ELEVATIONS - BUILDING D
- A1.54 ELEVATIONS - BUILDING E
- A1.55 ELEVATIONS - BUILDING 3



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PROJECT DIRECTORY

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



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CONDITIONAL ZONING
PERMIT PLANS FOR:

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



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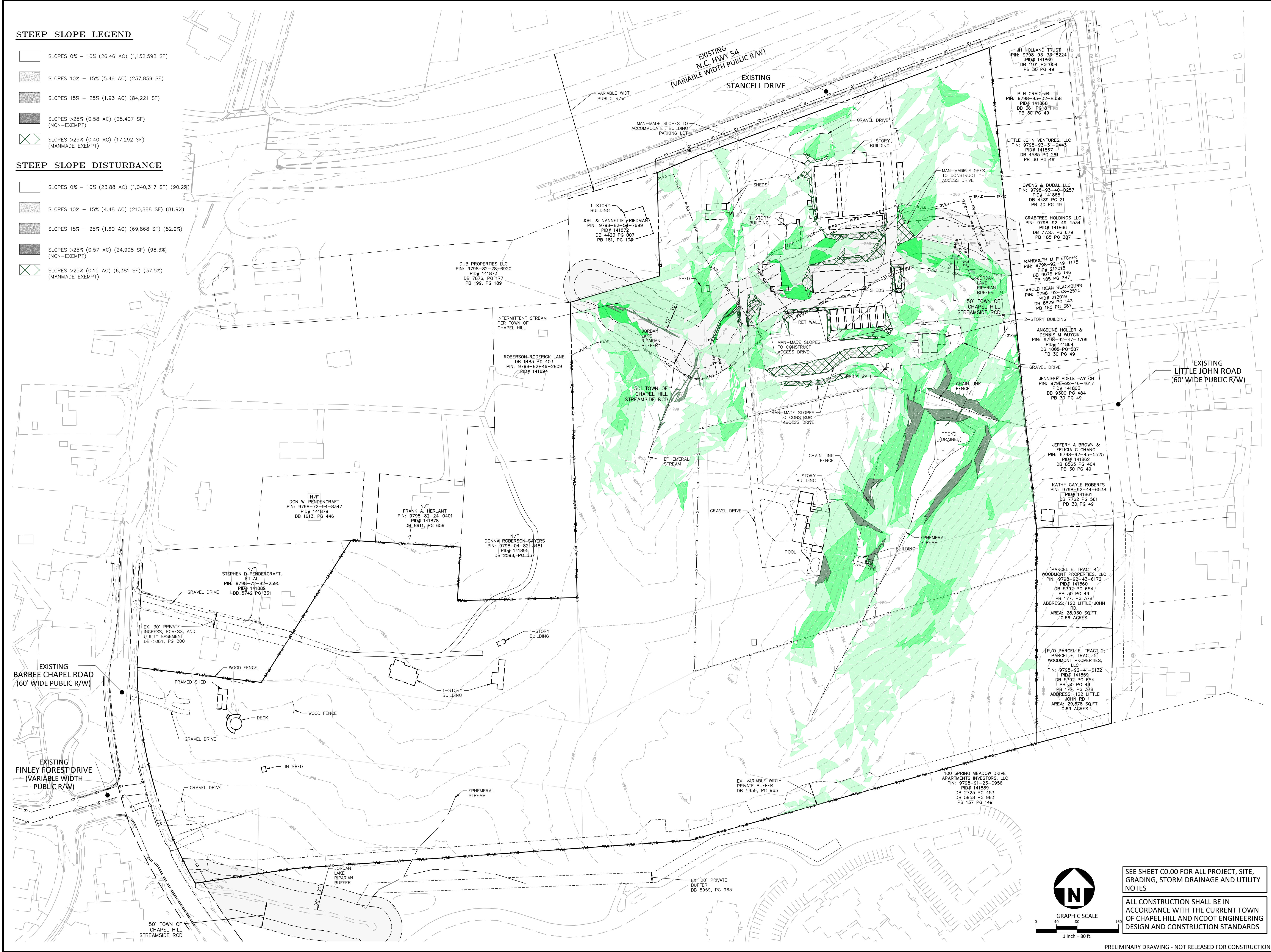
PLAN INFORMATION

PROJECT NO.	RAV-21002
FILENAME	RAV21002-SS
CHECKED BY	SJC
DRAWN BY	SE
SCALE	1" = 80'
DATE	03. 23. 2023

SHEET

STEEP SLOPES PLAN

C1.01



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

SITE LEGEND

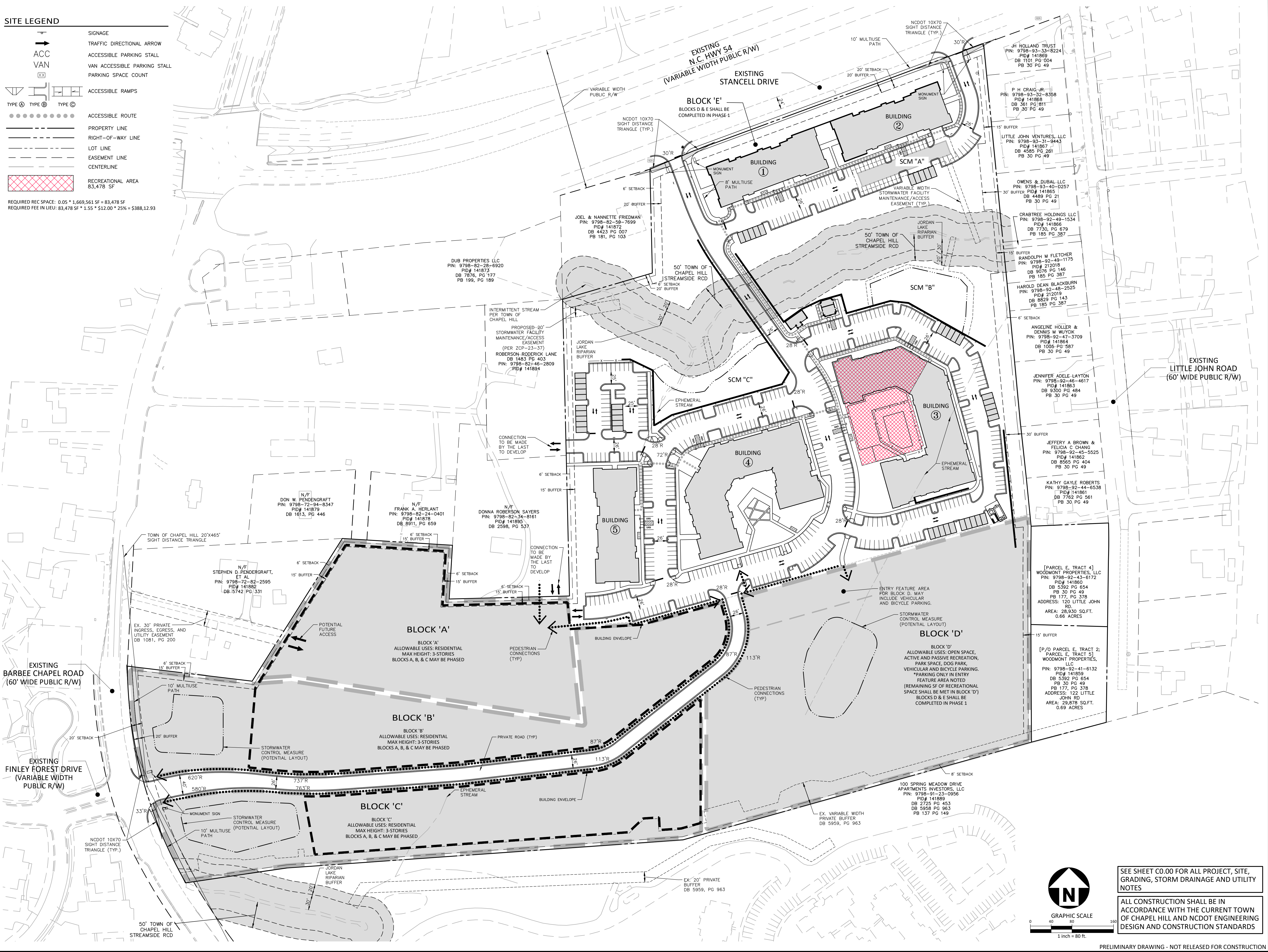
SIGNAGE
TRAFFIC DIRECTIONAL ARROW
ACCESSIBLE PARKING STALL
VAN ACCESSIBLE PARKING STALL
PARKING SPACE COUNT

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



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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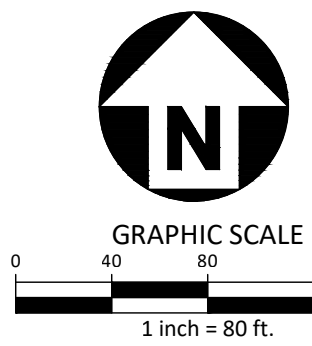
PLAN INFORMATION

PROJECT NO.	RAV-21002
FILENAME	RAV21002-OAS1
CHECKED BY	SJC
DRAWN BY	WHM/JLL
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SHEET

OVERALL SITE PLAN

C2.00

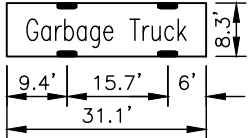


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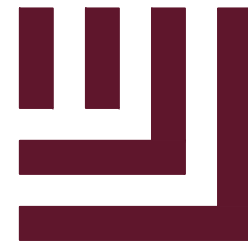
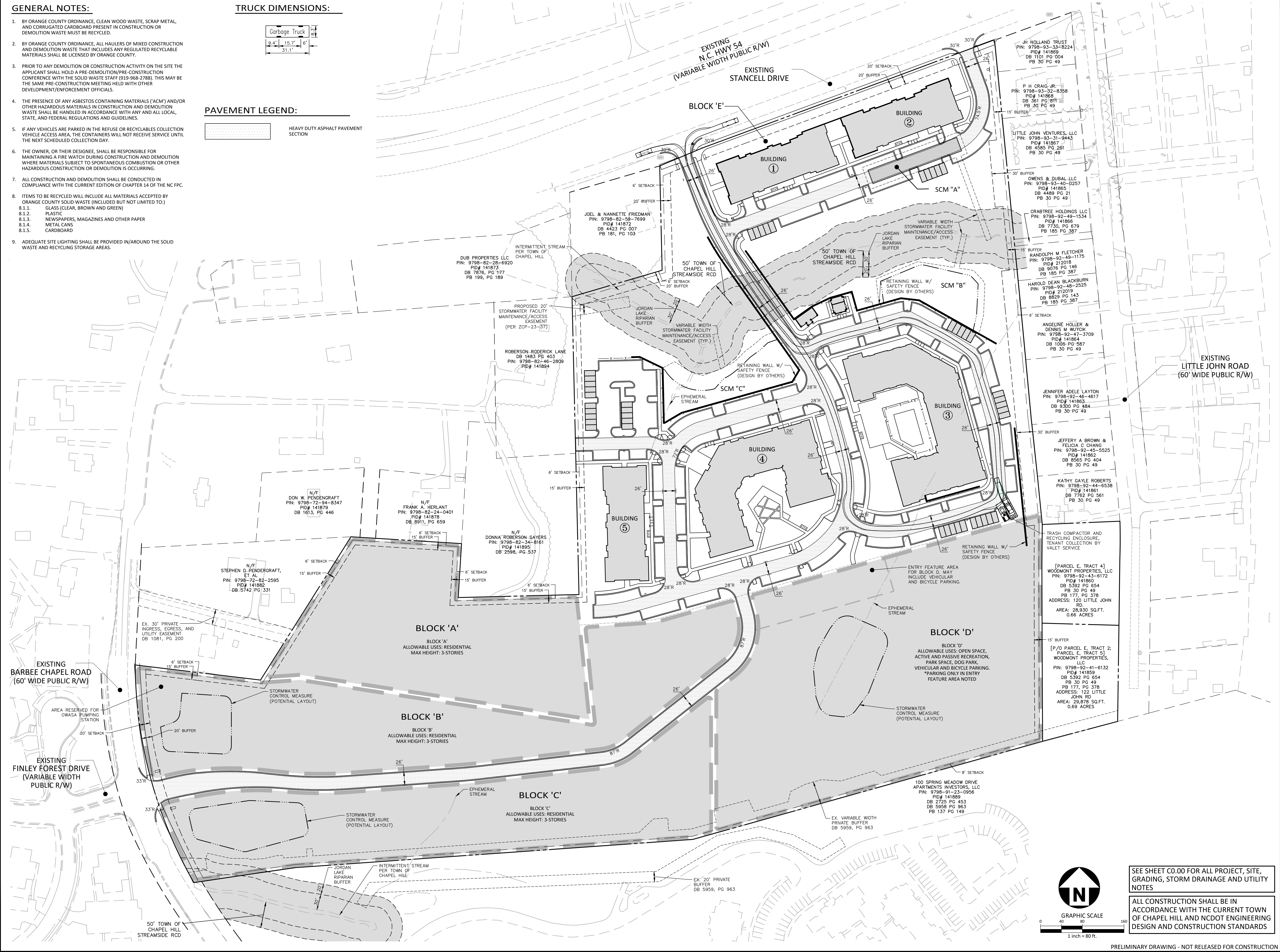
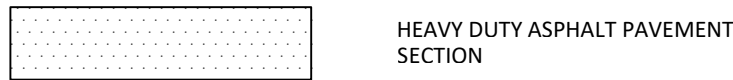
GENERAL NOTES:

1. BY ORANGE COUNTY ORDINANCE, CLEAN WOOD WASTE, SCRAP METAL, AND CORRUGATED CARDBOARD PRESENT IN CONSTRUCTION OR DEMOLITION WASTE MUST BE RECYCLED.
2. BY ORANGE COUNTY ORDINANCE, ALL HAULERS OF MIXED CONSTRUCTION AND DEMOLITION WASTE THAT INCLUDES ANY REGULATED RECYCLABLE MATERIALS SHALL BE LICENSED BY ORANGE COUNTY.
3. 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.
4. 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.
5. 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.
6. 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.
7. ALL CONSTRUCTION AND DEMOLITION SHALL BE CONDUCTED IN COMPLIANCE WITH THE CURRENT EDITION OF CHAPTER 14 OF THE NC PFC.
8. ITEMS TO BE RECYCLED WILL INCLUDE ALL MATERIALS ACCEPTED BY ORANGE COUNTY SOLID WASTE (INCLUDED BUT NOT LIMITED TO:)
 - 8.1.1. GLASS (CLEAR, BROWN AND GREEN)
 - 8.1.2. PLASTIC
 - 8.1.3. NEWSPAPERS, MAGAZINES AND OTHER PAPER
 - 8.1.4. METAL CANS
 - 8.1.5. CARDBOARD
9. ADEQUATE SITE LIGHTING SHALL BE PROVIDED IN/AROUND THE SOLID WASTE AND RECYCLING STORAGE AREAS.

TRUCK DIMENSIONS:



PAVEMENT LEGEND:



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HILLMONT
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PLAN INFORMATION

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

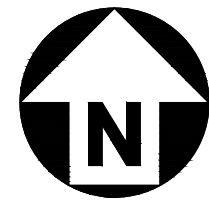
SHEET

SOLID WASTE PLAN

C2.04

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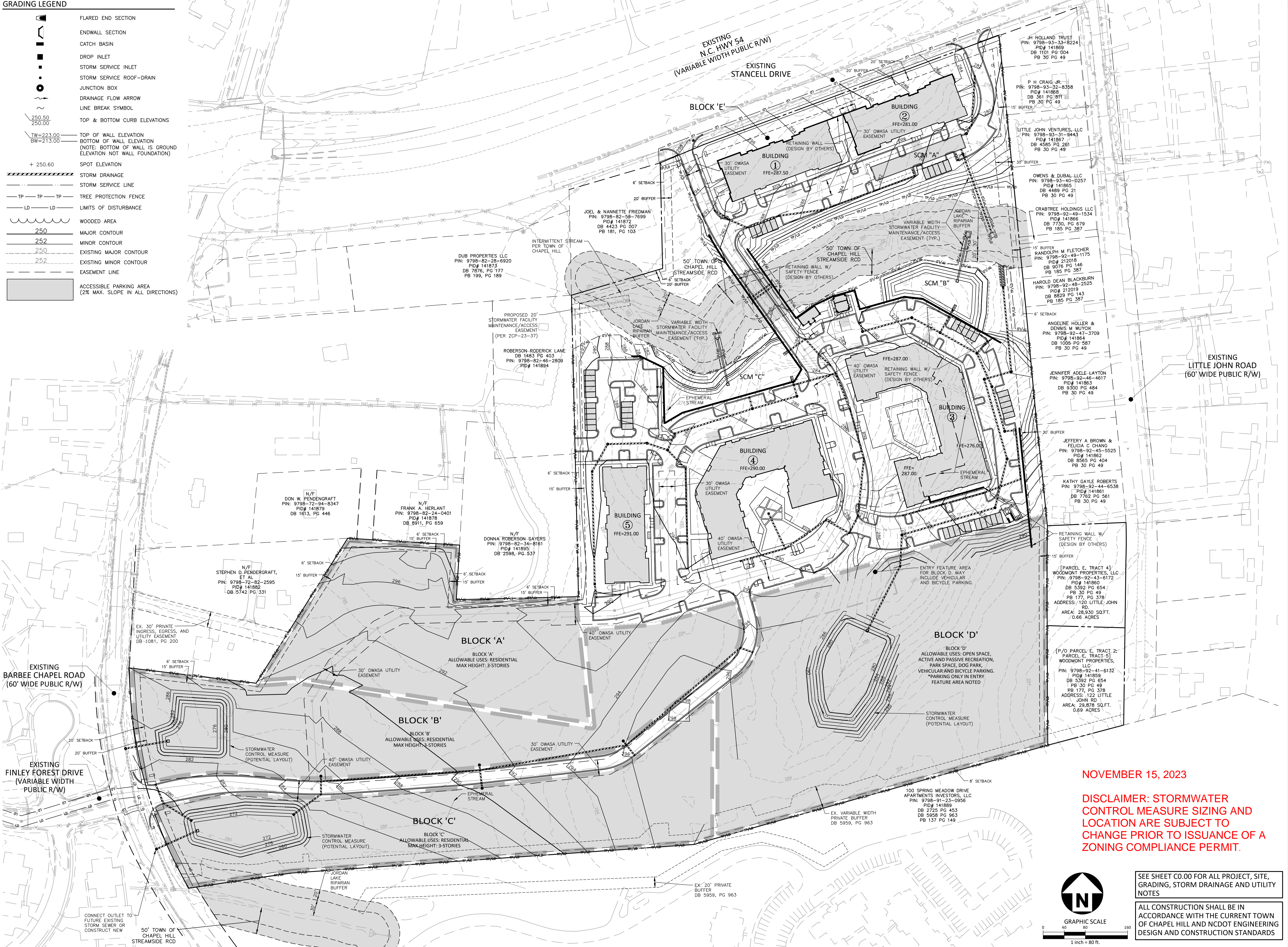


GRAPHIC SCALE
0 40 80 160
1 inch = 80 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

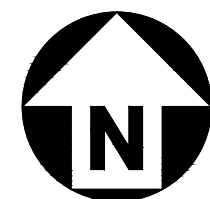
GRADING LEGEND

- 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
- 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



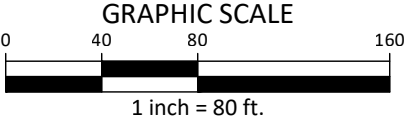
NOVEMBER 15, 2023

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



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DRAWN BY	WHM
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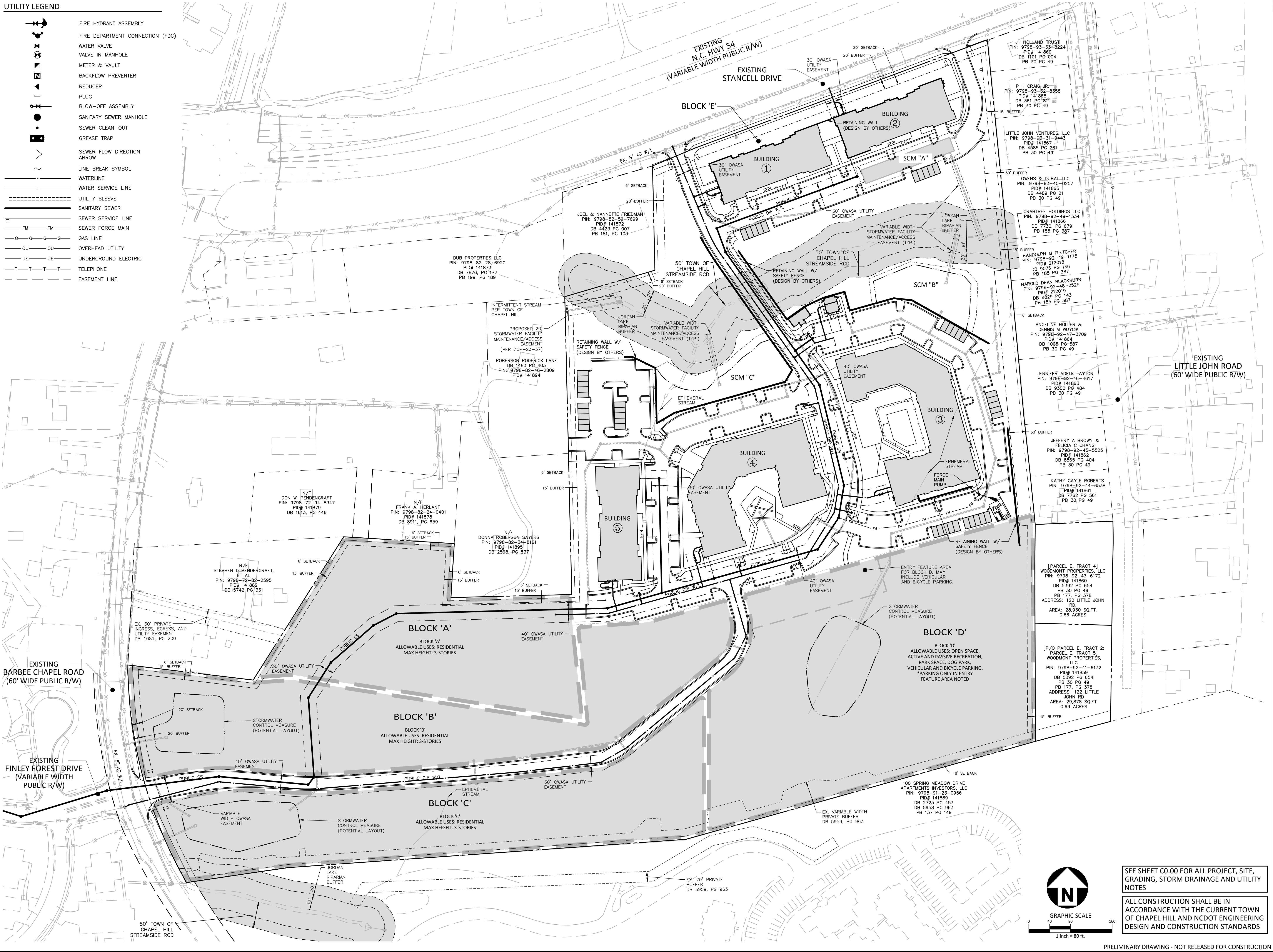
SHEET

OVERALL GRADING AND STORM DRAINAGE PLAN

C3.00

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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PROFESSIONAL SEAL
NORTH CAROLINA
055078
ENGINEERING
WILLIAM CHRISTIANSEN

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SHEET
OVERALL UTILITY PLAN

C4.00



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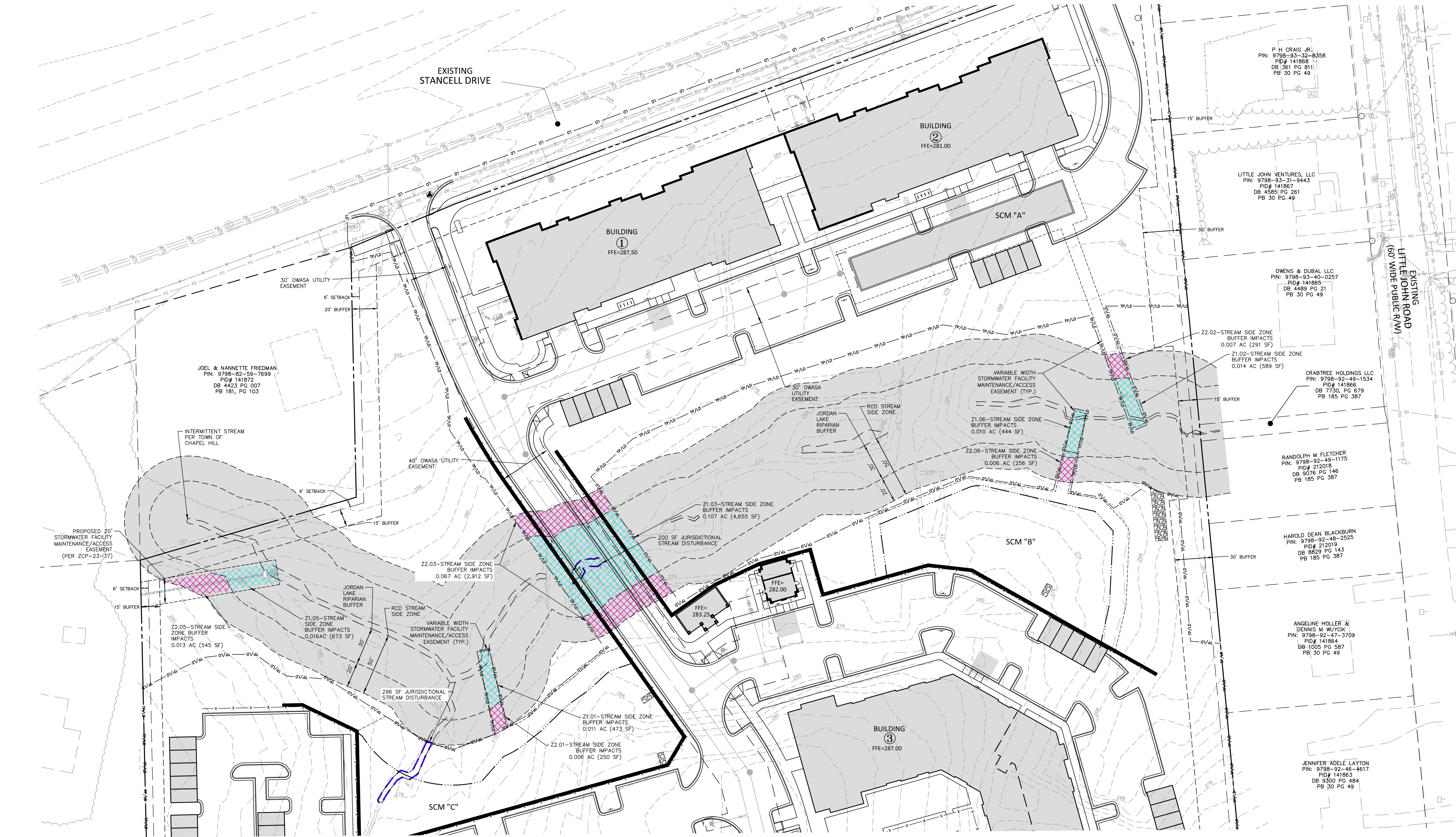
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PROJECT NO. RAV-21002
FILENAME RAV21002-IM1
CHECKED BY SJC
DRAWN BY TBRP
SCALE 1" = 40'
DATE 03.23.2023

SHEET

BUFFER IMPACTS

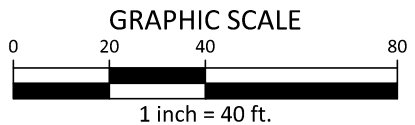
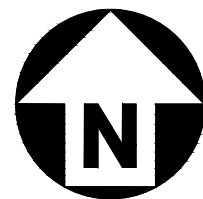
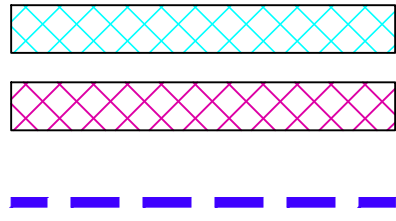
IM-1.0



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
1		473+589+4,655+562+673+444 = 7,396 SF									
0.01*	DETENTION/RETENTION BASIN & ASSOCIATED INFRASTRUCTURE	473 SF*	786+840+231 = 1,857 SF	57,892+1,310 = 59,202 SF	7,396/59,202 = 0.125	STREAM SIDE					
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									
0.01*	DETENTION/RETENTION BASIN & ASSOCIATED INFRASTRUCTURE	250 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) = 0.048	0.2000	(7,396+4,896)/(59,202 +38,449) = 0.126	0.02 AC (871 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.

BUFFER IMPACTS LEGEND



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CONDITIONAL ZONING PERMIT
STANCELL DRIVE
CHAPEL HILL, NORTH CAROLINA 27517



REVISIONS

NO.	DATE	
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

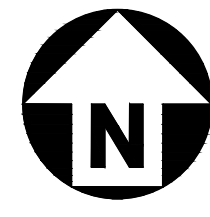
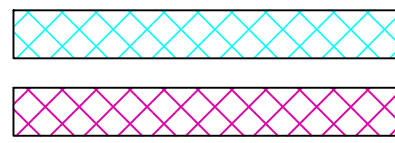
IM-1.1



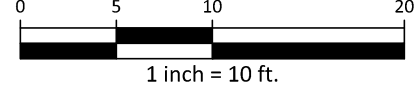
ZONE		USES	DISTURBED AREA	IMPERVIOUS AREA	TOTAL AREA OF BUFFER ZONE	BUFFER IMPACTS							
						JORDAN DISTURBED AREA RATIO	RCD ZONE	RCD ALLOWABLE IMPERVIOUS SURFACE RATIO	RCD IMPERVIOUS SURFACE RATIO	RCD ALLOWABLE DISTURBED AREA RATIO	RCD DISTURBED AREA RATIO	ALLOWABLE JURISDICTIONAL STREAM DISTURBANCE	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) = 0.048	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) = 0.048	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.

BUFFER IMPACTS LEGEND



GRAPHIC SCALE



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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION