

TOWN OF CHAPEL HILL

CONCEPT PLAN PROPOSAL

Applicant Information

Name: Capital Associates (Contact: Harry Bowles)
 Address: 1414 Raleigh Road
 City: Chapel Hill State: North Carolina Zip: 27517
 Phone (Work): (919) 865-2216 Fax: (919) 233-9905 E-mail hjbowles@casso.com

Property Owner Information (included as attachment if more than one owner)

Name: See Attachment 1 Phone _____
 Address: _____
 City: _____ State: _____ Zip: _____

Development Information

Name of Development: Woodmont
 Tax Map: Block: [arrow] Lot: [arrow] Parcel ID #: [arrow]
 Address/Location: See Attachment 1
 Existing Zoning: NC / R2 New Zoning District if Rezoning Proposed under Discussion w/Town Staff
 Proposed Size of Development (Acres / Square Feet): 33.23 / 1,447,675
 Permitted / Proposed Floor Area (Square Feet): See Attachment 2 / 581,400
 Minimum # Parking Spaces Required: [arrow] #Proposed 1635
 Proposed Number of Dwelling Units: 60 # Units per Acre N/A
 Existing / Proposed Impervious Surface Area (Square Feet): 131,000 / 579,992
 Is this Concept Plan subject to additional review by Town Council? Yes

The undersigned applicant hereby certifies that: a) the property owner authorizes the filing of this proposal b) authorizes on-site review by authorized staff; and c) to the best of his/her knowledge and belief, all information supplied with this proposal is true and accurate.



Signature: _____ Date: September 20, 2006

Please submit **20 sets** of all materials, or **35 sets of all materials including reduced (8½" by 11") copies of all plans if the Concept Plan is subject to additional review by the Town Council**, no later than the first day of the month. Materials must be collated and folded to fit into a 12" x 15" envelope.

The Community Design Commission meets regularly on the third Wednesday of each month. Meetings with the Town Council will be scheduled after the Community Design Commission meeting. For confirmation of meeting dates and the placement of your request on the agenda, please call the Planning Department at (919) 968-2728.

TOWN OF CHAPEL HILL

CONCEPT PLAN PROPOSAL

ATTACHMENT 1

Property Owner Information

Name: Woodmont Properties, LLC Phone _____
 Address: 1450 Raleigh Rd
 City: Chapel Hill State: NC Zip: 27517
 Tax Map: 491 Block: 05 Lot: 029 Parcel ID #: 9798-04-92-0911
 Property Address/Location: 146 Old Chapel Hill Rd. Chapel Hill, NC

Name: Woodmont Properties, LLC Phone _____
 Address: 1450 Raleigh Rd
 City: Chapel Hill State: NC Zip: 27517
 Tax Map: 491 Block: 05 Lot: 0029A Parcel ID #: 9798-04-92-0436
 Property Address/Location: 138 Old Chapel Hill Rd. Chapel Hill, NC

Name: Woodmont Properties, LLC Phone _____
 Address: 1450 Raleigh Rd
 City: Chapel Hill State: NC Zip: 27517
 Tax Map: 491 Block: 05 Lot: 024 Parcel ID #: 9798-04-71-8729
 Property Address/Location: 0 Barbee Chapel Rd. Chapel Hill, NC

Name: Woodmont Properties, LLC Phone _____
 Address: 1450 Raleigh Rd
 City: Chapel Hill State: NC Zip: 27517
 Tax Map: 491 Block: 05 Lot: 022A Parcel ID#: 9798-04-82-0071
 Property Address/Location: 5109 Barbee Chapel Rd. Chapel Hill, NC

Name: Woodmont Properties, LLC Phone _____
 Address: 5115 Barbee Chapel Rd.
 City: Chapel Hill State: NC Zip: 27514
 Tax Map: 491 Block: 05 Lot: 023 Parcel ID #: 9798-04-81-2815
 Property Address/Location: 5111 Barbee Chapel Rd. Chapel Hill, NC

Name: Thelma V. Lloyd Phone _____
 Address: 68 Oakwood Dr.
 City: Chapel Hill State: NC Zip: 27514
 Tax Map: 491 Block: 05 Lot: 011 Parcel ID #: 9798-04-93-2025
 Property Address/Location: 156 Old Chapel Hill Rd. Chapel Hill, NC

Name: Thelma V. Lloyd Phone _____
Address: 68 Oakwood Dr.
City: Chapel Hill State: NC Zip: 27514
Tax Map: 491 Block: 05 Lot: 002 Parcel ID #: 9798-04-92-4362
Property Address\Location: 0 Little John Rd. Chapel Hill, NC

Name: Thelma V. Lloyd Phone _____
Address: 68 Oakwood Dr.
City: Chapel Hill State: NC Zip: 27514
Tax Map: 491 Block: 05 Lot: 028 Parcel ID #: 9798-04-92-0097
Property Address\Location: 0 Old Chapel Hill Rd. Chapel Hill, NC

Name: Thelma V. Lloyd Phone _____
Address: 68 Oakwood Dr.
City: Chapel Hill State: NC Zip: 27514
Tax Map: 491 Block: 05 Lot: 001 Parcel ID #: 9798-04-92-4166
Property Address\Location: 0 Little John Rd. Chapel Hill, NC

Name: Thelma V. Lloyd Phone _____
Address: 68 Oakwood Dr.
City: Chapel Hill State: NC Zip: 27514
Tax Map: 491 Block: 05 Lot: 012 Parcel ID #: 9798-04-82-6431
Property Address\Location: 134 Old Chapel Hill Rd. Chapel Hill, NC

TOWN OF CHAPEL HILL

CONCEPT PLAN PROPOSAL

ATTACHMENT 2

Permitted Floor Area Calculation

Zone	GLA	FAR	Permitted Floor Area
NC	250,448 sf	.264	66,118 sf
R-2	1,306,877 sf	.093	121,540 sf
TOTAL			187,658 SF

Required Parking Calculation

- **Residential**

1-2 Bedroom	48 Units	1.5 per unit	72 Spaces
3 Bedroom	12 Units	2 per unit	24 Spaces

- **Office**

479,400 sf	1 per 350 sf	1,370 Spaces
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TOTAL 1,466 Spaces

WOODMONT

CHAPEL HILL, NORTH CAROLINA

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DEVELOPER'S PROGRAM CONCEPT PLAN REVIEW SEPTEMBER 2006

**WOODMONT
STANCELL DRIVE
CHAPEL HILL, NC (DURHAM COUNTY)**

Introduction

This is a request by Capital Associates for review of a Concept Plan describing a mixed use development called Woodmont. The plan calls for the removal of commercial warehouse and residential structures and the phased redevelopment and construction of office and residential buildings as described herein and on the accompanying plans, on approximately 33 acres located along Stancell Drive and Barbee Chapel Road. The proposed redevelopment property is located wholly in Durham County, but is in the Town of Chapel Hill planning jurisdiction. A portion of the property is currently zoned for office and commercial use; the remainder of the property is currently zoned for residential use. The development application following the Concept Plan review process will request approval of a Master Land Use Plan for the 33 acre tract, a Conditional Use rezoning of the property, and a Special Use Permitting to allow the first phase of the development to proceed. Submittal of Special Use Permit applications for future phases will be tied to the ability of infrastructure to adequately support the proposed density and use for those phases. It is anticipated that full development of the property will transpire over a period of approximately ten years.

Background

The property is currently zoned for a mix of commercial and residential use. The 4.7-acre tract of the property fronting Stancell Drive / NC 54 is zoned NC which allows its current commercial warehouse use; the remaining tracts carry a zoning designation of R-2. The area has experienced significant change over the last 10 years, with the mixed use development of Meadowmont within ¼ mile, and the development of a large apartment complex (Alta Springs) bordering the property to the south. There is also significant single family and multi-family (apartment and town home) residential development at Downing Creek within ¼ mile to the east of the property.

General Site Description

The property consists of eleven tracts totaling approximately 33 acres, located on the south side of Hwy 54/Stancell Drive, and on the east side of Barbee Chapel Rd. The area map and site map that accompany this request show the exact location of the property. At present the property is occupied by ten primary structures in addition to numerous sheds and portable storage modules. Four of these primary structures are warehouses; five are single-family residences; and one is a former residential structure that has been converted to office use.

The proposed project as shown on the Concept Plan includes the removal of all of these structures and the development of Class "A" general office buildings on the central section of the property. These Class "A" office buildings range from approximately 40,000 sf to approximately 110,000 sf, with structured parking under each building in order to minimize impervious surface footprint. Three of these Class "A" buildings are proposed to have two levels of parking beneath; the remaining buildings are proposed to have one level of parking beneath. It will be proposed that for purposes of the Master Land Use Plan that one of the smaller buildings (located at the northwest section of the building area) be designated as either general office or multifamily residential (town homes or condominiums), with specific use to be determined by market demand and future Special Use Permitting by the Town. The Plan also includes in the southwest arm of the property an area slated exclusively for multifamily (town home or condominium ownership unit) use. Finally, a small office building of approximately 35,000sf is proposed adjacent to the Barbee Chapel Road entrance to the property. Bicycle/pedestrian paths, engineered water retention features, public art, landscaping and waterscaping will all be incorporated into the site design.

Goals and Objectives

The developer's goals and objectives in working with this property are as follows:

- 1) **To support the objectives of the Comprehensive Plan and the NC 54 East Entryway Goals.** *There are a number of goals and objectives associated with these planning documents that this proposed development directly supports. These include (with parenthetical reference to Comprehensive Plan Strategy Designations (IA, etc) or to NC 54 East Entryway Goals (NC54EE):*
 - a. Preserve/Upgrade the visual character of major roadway corridors leading into Chapel Hill (3A).
 - b. Preserve, restore, and enhance natural pastoral landscapes and vistas (NC 54EE).
 - c. Accept higher densities in interior of properties to assure preservation of the meadows and green space without any buildings (NC54EE).

These initial three objectives specifically target the area along NC 54 that includes Woodmont. The planned emphasis on keeping entranceways "green" will be directly supported by Woodmont, which plans to remove current ageing warehouse and residential structures and replace them with a large, deep,

landscaped buffer area fronting NC 54. Woodmont has concentrated site density at the interior of the property to assure preservation of open space along NC 54.

d. Encourage desirable forms of non-residential development (6A, 6B) This objective addresses the desirability of suitable non-residential development, specifically including office uses in mixed use settings that complement the Town's quality of life. Woodmont will provide additional high quality office space that will complement and help balance the mix of uses within the larger Meadowmont mixed use zone of which it is a part.

e. Support of startup businesses (6A). The numerous small businesses and restaurants at Meadowmont Village will benefit significantly from the addition of density on the Woodmont site. Woodmont clearly falls within the mixed-use zone of the Meadowmont development. Woodmont development plans include enhancements that will provide effective connectivity to Meadowmont Village for pedestrian, bicycle, shuttle service, and public transit modes of transportation. These enhancements will also improve connectivity between Meadowmont and the nearby residential neighborhoods of Finley Forest, Sherwood Forest, and Downing Creek.

Retain existing businesses. (6A) Availability of Class A office space of the type being proposed within Woodmont is an important factor in retaining existing Chapel Hill – based businesses. When Chapel Hill businesses mature they tend to move out of Chapel Hill due to a lack of suitable office space. Woodmont will provide an alternative for these maturing firms that would like to remain in Chapel Hill.

g. Work with housing providers to develop affordable housing in Chapel Hill (7A).

h. Ensure the availability of safe, sanitary, decent, and well-designed affordable housing. (NC54EE).

Capital Associates has initiated discussions of Woodmont plans with the Orange Community Housing and Land Trust. It is the intent of Capital Associates to partner with the Land Trust to include high quality residential units that meet the affordable housing goals suggested by the Comprehensive Plan and specified by the Town Council.

i. Develop a comprehensive pedestrian and bicycle network (10A).

j. Streets and parking should be designed to promote easy, safe pedestrian and bicycle traffic, and to inhibit fast traffic in both the residential and retail/office segments of neighborhoods. (NC54EE).

k. Neighborhoods are designed with narrow streets and accommodations for pedestrians and bicyclists....(NC54EE).

In conjunction with this proposed plan, Woodmont will provide financial support for the extension of the bicycle-pedestrian path on the south side of

NC 54 to the Woodmont site, and from there east to the Downing Creek Stancell Drive entry. (This extension would require acquisition of rights of way or encroachments not controlled by Woodmont.)

The main spine road through the site is purposefully narrow with on-street diagonal parking to discourage fast traffic

Additionally, the Woodmont concept plan includes a network of pedestrian trails within the site, and for loaner bicycles and bicycle racks at the office buildings. The larger office buildings will have shower facilities.

- l. Promote the use of public transit (10C).*
- m. Promote transit facilities, including preserving the potential for regional transit in this corridor. (NC54EE).*

These objectives encourage expansion of service to outlying areas, and promotion of transit-oriented land use patterns. Woodmont is within ½ mile of a future light rail station. Woodmont plans call for a Chapel Hill Transit route along its spine road, with bus stops appropriately located within the development. An important related point: The proposed density of development on this site will foster public transit use, whereas development of this site exclusively as medium density residential properties would not.

- n. Implement a comprehensive parking strategy (10E). One of the key elements of this objective calls for structured parking where feasible. Woodmont plans to provide a significant amount of under-building parking, much of which is to be on two levels, to eliminate "sprawl" parking and reduce impervious surface. Impervious surface is also reduced by 30% per space for the diagonal on-street parking spaces being proposed. Woodmont also intends to develop only about 90% of its necessary parking in the initial stages. The remaining 10% would only be constructed if, and when, there is demonstrable demand for the additional spaces. With a successful transit plan, ridesharing promotions, shuttles to connect to Meadowmont it is hoped that the last 10% of parking will not have to be built.*

- o. Introduce public art into everyday life (3D). Capital Associates and the Woodmont development team have initiated discussions with the Chapel Hill Public Arts Commission, and are committed to pursue public/private sector partnering with the Commission for public artwork to be located at Woodmont.*

Increase the Town's tax base in a manner that supports community values (12A). This section of the Comprehensive Plan recognizes office development as generally generating the highest net revenues (i.e. revenues net of the cost of services required) of all land uses, and calls for analysis of projected net revenues as part of the land use decision making process. We will be pleased to work with the town to produce this analysis.

2) To provide a superior level of protection of the environment during both construction and long term use of the property. *This will be accomplished by the use of best engineering practices in site planning and design. These are to include the incorporation of a significant percentage of structured parking (under-building and small deck) in order to minimize impervious area; the retention of significant amounts of wooded/landscaped areas across the property; generous use of hardy species landscape plantings that will minimize irrigation demands; and the use of high efficiency stormwater retention ponds and devices that also will serve as irrigation sources and as aesthetic landscape features. We will instruct our architects and engineers to identify and implement opportunities for energy conservation in the design and construction of the buildings, and for the use of environmental-friendly and recycled building materials.*

3) To redevelop the site in a manner that will be compatible with the surrounding area. *The immediate area of the property now contains a mix of commercial properties, and residential properties of various types and cost ranges, including both single family and multi-family developments. Meadowmont Village, which is within ½ mile of the property, has retail and food services businesses. These are within bicycle/pedestrian range of the property. As noted above, Woodmont should be viewed as a part of the Meadowmont mixed use area. Finley Forest, an established condominium community, is immediately across Barbee Chapel Road from Woodmont. The Alta Springs apartment complex borders the property to the south and contains approximately 300 apartment units. Directly to the east is the Sherwood Forest neighborhood consisting of single family homes that are both owner occupied and in the rental market. Also to the east is the Downing Creek community within ¼ mile of the property which contains apartments, condominiums, and single family residences. A mix of office and residential use for Woodmont will complement these existing uses adjacent to or in the immediate area, and will be consistent with the goals and principles of mixed-use development. Regarding transportation and traffic management, the site is strategically located to support public mass transit. It is located within ½ mile of the future light rail station at Meadowmont. The plan reflects CHT bus routing with convenient stops in each area of the site. It also reflects numerous bicycle/pedestrian paths that provide intra-site connectivity and connectivity with adjacent neighborhoods and with Meadowmont. We plan to implement shuttle service to Meadowmont Village to allow our tenants convenient access to food and retail facilities and the UNC Wellness Center there without generating mid-day trips on the roadways in the area. With office space of the type being proposed for Woodmont, Chapel Hill will be able to mitigate the need for its residents to commute to work locations along the I-40 corridor and beyond. This in turn will be a mitigating factor for traffic along the NC 54 east entry corridor. (Studies by Capital Associates show that approximately 40% of the tenants at The Exchange office buildings reach that site from the west. The tenant travel patterns at Woodmont are expected to be similar.)*

4) To enhance the aesthetic appearance along the NC 54 (Raleigh Road) east entry corridor to Chapel Hill, and to preserve the aesthetic appearance as experienced by adjacent residential properties. *The removal of the ageing warehouse and residential structures that are currently visible along this entry corridor and redevelopment of the property with a blend of high end architectural landscape and waterscape features will*

provide an environment that will be a significant aesthetic enhancement for nearby property owners and for the image of the east entry corridor. The concept plan calls for a large landscaped area fronting NC 54. Plantings will supplement existing trees along this NC 54 frontage, to facilitate the blending of visible buildings into the landscape. With respect to neighboring residential properties, the preservation of extensive forested buffering between the redevelopment features and adjacent single and multi-family residential tracts will be a key feature of the redevelopment. Buffer depths adjacent to the single family residential properties are planned to significantly exceed those required by the Land Use Management Ordinance. There will be generous use of landscape plantings to supplement existing forested and vegetated areas across the site.

5) To develop high quality office buildings that will provide existing and future businesses in the Chapel Hill area with a superior working environment. *We expect to market the office space within Woodmont to a variety of professional businesses and firms with profiles similar to those that we currently serve at our nearby Exchange West and Franklin Street Trust office buildings. These include financial institutions, law firms, accounting practices, investment and insurance firms, pharmaceutical development companies, etc. These buildings will be especially desirable additions to the Town by allowing existing Chapel Hill firms that are expanding and seeking relatively large amounts of high quality office space to continue to do business within the Town limits. Based upon our considerable experience with the Chapel Hill office submarket, we foresee continuing strong demand in this submarket for this type of office space. The site will incorporate outdoor areas for the use of tenants and nearby residents including the bicycle/pedestrian pathways, park benches and tables within the landscaped and pond settings.*

Implementation

Implementation of this proposed development is anticipated to include three distinct phases. Each phase will be defined by a specific Special Use Permit for a pre-defined area of the site. Phase One will include the additional regulatory items that will establish the conditions under which subsequent phases may be developed. These additional items include a Master Land Use Plan and a Conditional Use Re-zoning that will support the Master Plan.

The second and third phases will include Special Use Permit applications and are generally intended to be conditioned on the status and improvement of vehicular traffic conditions on NC 54, but may also be conditioned on other strategies acceptable to the Town of Chapel Hill.

The Conditional Use Re-zoning will be supported by information documenting changing conditions in the areas around this site and by showing how this proposed development achieves the objectives of the Comprehensive Plan. The first phase will include most of the proposed residential development and a smaller proportion of the commercial development. Woodmont is located on an arterial and the phasing for the development will be conditioned, in part, on the capability of that arterial. And, importantly, this development site is less than ½ mile from a proposed rapid transit node.

The Comprehensive Plan and the NC 54 Entryway Plan encourage a mix of uses along this corridor. Reference to sheet 2 makes it clear that in the zone between Meadowmont and the eastern and southern extents of the Chapel Hill planning jurisdiction recent development has been confined to 100% residential uses. This is true within the Chapel Hill planning jurisdiction and in the Durham County planning jurisdiction along Barbee Chapel Road. There is not now a mix of uses, and no material employment centers, between Meadowmont and the eastern edge of the Chapel Hill planning jurisdiction.

The Woodmont phasing plan proposes a first phase that will have minimal traffic impact on NC 54. This first phase is composed of 60 residential living units in 102,000 gross square feet in three buildings. There will be 9 affordable living units within this first phase. The first phase will also include 93,000 square feet of commercial office space, in two buildings. The first phase will have all of its access and egress on Barbee Chapel Road. The nearly even mix of residential and commercial in this first phase helps to mitigate the impact of this phase on NC 54. Subsequent phases will be conditioned on stipulations in the approved Master Plan, which could include traffic performance on NC 54.

**STATEMENT OF COMPLIANCE
CONCEPT PLAN REVIEW
SEPTEMBER 2006**

**WOODMONT
STANCELL DRIVE
CHAPEL HILL, NC (DURHAM COUNTY)**

Woodmont is intended to be designed and constructed in full compliance with the Town of Chapel Hill Design Guidelines wherever they apply. In specific:

- A) **Stormwater Management:** Plans and structures will achieve the objectives of the town's stormwater management plan and principles. The stormwater management plan will manage storm events for quantity of water leaving the site as well as quality of water leaving the site.
- B) **Landscaping and Tree Protection:** Landscaping will include plant materials selected that comply with town guidelines for non-invasive species and other guidelines. All buffer distance requirements will be met or exceeded and parking lots will meet town standards. Street trees will be planted along each street within Woodmont. Existing trees to remain will be protected during construction.
- C) **Access and Circulation:** Streets internal to Woodmont will be designed to town standards, providing that town standards enable old-style angled parking. Streets, associated bikeways, sidewalks and woodland trails will be consistent with Chapel Hill Design standards, as will transit amenities. There are no connections between Woodmont and local streets. Walkways will connect Woodmont to the walkway/bikeway system along the south side of NC 54. Internal streets are designed to discourage excessive speed through the curve of the street, the diagonal parking and the round-about proposed at the core of the project. All streets will be designed in conformity to the vertical and horizontal alignment standards for Chapel Hill. Streets will be paved to a design level consistent with expected traffic including busses, fire equipment and garbage removal vehicles. Street building will be phased and synchronized with the phasing of other parts of the projects and good design standards. All required bicycle parking will be included, including bike racks, bike lockers and provision of available showers within buildings. Pedestrian facilities will be accessible to the handicapped and disabled.

- D) Off-street Parking and Loading: All off-street parking in lots and decks will comply with Chapel Hill standards including handicapped parking, van spaces and access.
- E) Utilities and Easements: Water and sewer systems will be designed to OWASA standards. Sewer is intended to be a gravity system under this plan. Water distribution will also be designed and built to OWASA standards with provision for fire hydrants and automatic sprinkler systems in addition to meeting potable water requirements. All buildings in Woodmont will be protected with automatic fire sprinkler systems.
- F) Solid Waste Management: Service to Woodmont for solid waste hauling and recycling will be private.

OWNER	OWNER2	ADDRESS	Address 2	CITY	STATE	ZIP
ADAIR CAROLINE CARLTON		1242 CRANEBRIDGE PL		CHAPEL HILL	NC	27517
AHN FRANCIS S		267 SUMMERWALK CIR		CHAPEL HILL	NC	27514
ALLISON DANIEL R	& LOU ANN	3905 BEARWICK CIRCLE		GREENSBORO	NC	27406
AMOROSO VINCENT II		1642 JAMESTOWNE CT		CHAPEL HILL	NC	27514
ANDERSON ANNA REBECCA		261 SUMMERWALK CIR		CHAPEL HILL	NC	27517
BACK EDWARD W JR		18 KIMBERLY DR		DURHAM	NC	27707
BAILEY CARL F	BAILEY DIANA L	1486 BEECHAM WAY		CHAPEL HILL	NC	27517
BAILEY JEREMY	BAILEY CARNELL	1241 CRANEBRIDGE PL		CHAPEL HILL	NC	27514
BASMAJIAN PAMELA R		1155 BELFAIR WAY		CHAPEL HILL	NC	27514
BATTLE ALICE P		1205 CRANEBRIDGE PLACE		CHAPEL HILL	NC	27517
BERTHOLD BRADLEY J	& CYNTHIA E YOUNG (W)	P O BOX 957		SOUTHOLD	NY	11971
BLAU WILLIAM STEPHEN	& PATRICIA ANN	1130 TALLYHO TR		CHAPEL HILL	NC	27516
BOATWRIGHT KEVIN D	FARMER MARY KATHERINE	1083 FORT SUMTER DR		CHARLESTON	SC	29412
BOWLING SCOTT		220 FINLEY FOREST DR		CHAPEL HILL	NC	27517
BRACKETT STEPHEN W	& WIFE JUDY S	1831 CHEDWORTH CT		CHAPEL HILL	NC	27514
BRADFORD PLACE APARTMENTS	LIMITED PARTNERSHIP	2600 FAIRVIEW RD		RALEIGH	NC	27608
BRINSON JULIANNA	& HUSBAND LEE	6 FRIAR LN		CHAPEL HILL	NC	27517
BROWN BETSY E		1832 CHEDWORTH CT		CHAPEL HILL	NC	27517
BROWN JAMES R	BROWN KELLEY H	1638 JAMESTOWNE PL		CHAPEL HILL	NC	27514
BRUBAKER CATHIE		104 TAMALPAIS POINT		CHAPEL HILL	NC	27514
BUNCH WILLIAM ANTHONY		311 FINLEY FOREST DR		CHAPEL HILL	NC	27514
BURLEIGH ROBERT	& WIFE KERRY	1837 CHEDWORTH CT		CHAPEL HILL	NC	27517-9407
BURNS EDITH JOYCE		1204 CRANEBRIDGE PLACE		CHAPEL HILL	NC	27514
BURWELL JOHN H	BURWELL WINSOME L	1634 JAMESTOWN PL		CHAPEL HILL	NC	27517
CALHOON WANDA C		209 SUMMERWALK CR		CHAPEL HILL	NC	27517-8657
CAO BELINDA HAN		3 ESSEX LANE		CHAPEL HILL	NC	27514
CARMICHAEL LIN C		1243 CRANEBRIDGE PLACE		CHAPEL HILL	NC	27514
CARMICHAEL LINDA SUE		247 SUMMERWALK CR		CHAPEL HILL	NC	27514
CAROLANNE EAST CORPORATION	& LARRYMORE ORGANIZATOIN INC	6744 COLLEGE PARK SQ STE 306		VIRGINIA BEACH	VA	23464
CATES ANNE W TR		201 CEDAR BERRY LN		CHAPEL HILL	NC	27517
CAYLESS HUGH A	CAYLESS JENNIFER S	26 TANYARD CT		CHAPEL HILL	NC	27517
CEDARS OF CHAPEL HILL LLC THE		190 FINLEY GOLF COURSE RD		CHAPEL HILL	NC	27514
CHAPEL HILL HOTEL ASSOC	LLC	2626 GLENWOOD AVE #200		RALEIGH	NC	27608
CHELURY MEENA & HUSBAND	CHANDRASEKARAN VENKATAPATHY	1635 JAMESTOWN PL		CHAPEL HILL	NC	27514
CHRISTIANSSEN ANNE M		877 ISLAND POINT LN		CHAPIN	SC	29036
CHUANG WEIDUNG		212 FINLEY FOREST DR		CHAPEL HILL	NC	27514-8689
CIAPCIAK CHRISTOPHER	& SHANNON	3104 VICTOR AVE		DURHAM	NC	27707
CLARK ARTHUR WATTS	& MARY C	100 CEDAR BERRY LN		CHAPEL HILL	NC	27517
CONARD JOSEPH R	& PATRICIA P	877 JONES COVE RD		CLYDE	NC	28721
CRABTREE LISA G	SANDERSON JEFFREY L	PO BOX 4272		CHAPEL HILL	NC	27514
CRAIG P H JR		7503 SUNRISE RD		CHAPEL HILL	NC	27514
CRANEBRIDGE PLACE TOWNHOME	ASSOCIATION	PO BOX 1488		CARY	NC	27512
CURRAN BRUCE H	& WIFE NANCY	#23	1 ESSEX LN	CHAPEL HILL	NC	27514
DARLING RICHARD B		243 SUMMERWALK CR		CHAPEL HILL	NC	27514
DAVIS HAYWOOD M JR	DAVIS REBECCA R	1830 CHEDWORTH CT		CHAPEL HILL	NC	27514
DEMPSEY STEPHEN MICHAEL	& EMMA M	253 SUMMERWALK CR		CHAPEL HILL	NC	27514
DENNIS LUTHER A JR	& WF KATHLEEN A	1151 BELFAIR WAY		CHAPEL HILL	NC	27517
DENTON MELINDA L	& JASON	319 BROOKBERRY CIR		CHAPEL HILL	NC	27517
DIGIOVANNI LINDA R		1639 JAMESTOWN PLACE		CHAPEL HILL	NC	27517
DODGE CAROL ANN		1777 DUNMORE PL		CHAPEL HILL	NC	27514-9402
DOWNING CREEK COMMUNITY ASSOC	INC	30151 WALSER		CHAPEL HILL	NC	27517
DUNHAM AARON DAVID		211 SUMMERWALK CIR		CHAPEL HILL	NC	27514
DURHAM LEWIS M	ONA MAE	5020 BARBEE CHAPEL RD		CHAPEL HILL	NC	27517-9440
EARP ROBERT D	& LAURA H	1009 BRASSFIELD COURT		ROCKY MOUNT	NC	27803
EASTWOOD BRIAN		223 SUMMERWALK CIR		CHAPEL HILL	NC	27517
EITAS VYTAUTAS	& JUDITH K	28 RIDGELAND DR		CUMBERLAND	RI	02864

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ELLIS WILLIAM W JR		PO BOX 2291		BLOWING ROCK	NC	28605
ENGEL PATRICK	& JENNIFER	1822 LOMBARDY CIR		CHARLOTTE	NC	28203
FEIN HENRY C	& STEPHANIE F	301 BROOKBERRY CR		CHAPEL HILL	NC	27517
FINLEY FOREST CONDOMINIUM ASSO		PHILIP S ADKINS	PO BOX 52393	DURHAM	NC	27717-2393
FISSEHAN ELSABET T	KAMMERMAN CHRISTIAN JOHN	4 FRIAR LN		CHAPEL HILL	NC	27514
FIUMARA HENRY	& KAREN M	204 WILLESSEN DR		CARY	NC	27513-5568
FORD SARAH K		201 SUMMERWALK CIR		CHAPEL HILL	NC	27517
FOX NOEL & ZHIXIN YANG	UPTON WILLIAM R & SUSAN E UPTON	1643 JAMESTOWN PL		CHAPEL HILL	NC	27517
FRIEDMAN JOEL	FRIEDMAN NANNETTE	PO BOX 3600		CHAPEL HILL	NC	27515
FRIEDMAN JOEL T	& NANNETTE C	25 HAWFIELDS DR		PITTSBORO	NC	27312
GAO TAO	& ZHENG YAN WANG	323 BROOKBERRY CIR		CHAPEL HILL	NC	27517
GIBBS RICK	& SUE	241 SUMMERWALK CIR		CHAPEL HILL	NC	27517
GILSENAN MARGARET A		1232 CRANEBRIDGE PL		CHAPEL HILL	NC	27517
GLASGOW DOUGLAS M	& CAROLYN N GLASGOW	2 LAWTON LN		SALISBURY	NC	28144
GORHAM PHILIP MATTHEW		199 SUMMERWALK CR		CHAPEL HILL	NC	27517
GOYNIAS ELLEN L		312 WOODHAVEN RD		CHAPEL HILL	NC	27514
GRAFF RUTH K		217 SUMMERWALK CR		CHAPEL HILL	NC	27514
GRAY JOHN	& CHARMAINE	216 SILVER CREEK T		CHAPEL HILL	NC	27514-1821
GRIFFIN SHAUNA ANNE		1239 CRANEBRIDGE PL		CHAPEL HILL	NC	27517
GRINDSTAFF GARY M	& DONNA	259 SUMMERWALK CR		CHAPEL HILL	NC	27517
GRISWOLD WILLIAM C	& GWENDOLYN H GRISWOLD	1489 BEECHAM WAY		CHAPEL HILL	NC	27514
HAIRGROVE FRANK	& LINDA	242 BROOKBERRY CIR		CHAPEL HILL	NC	27517
HANSON DONNA		1525 QUEENS RD WEST		CHARLOTTE	NC	28207
HARRINGTON ROBERT JOSEPH		102 NOTTINGHAM LANE		CHAPEL HILL	NC	27517
HARRINGTON SYLVESTER K		5024 BARBEE CHAPEL RD		CHAPEL HILL	NC	27514
HARWELL BARBARA L		195 WRONG WY		APEX	NC	27523-6031
HASS JENNIFER C		197 SUMMERWALK CR		CHAPEL HILL	NC	27514
HATCHELL CARL D	& WIFE SYLVIA R	7515 KEPLEY RD.		CHAPEL HILL	NC	27517
HAYTER SARAH MORGAN		228 FINLEY FOREST DR		CHAPEL HILL	NC	27517
HERLANT FRANK ANDRE	KRANTZ QUENTIN TODD	6 ELMDALE		CHAPEL HILL	NC	27514
HERMOSILLA CARLOS G		321 BROOKBERRY CIR		CHAPEL HILL	NC	27514
HERNANDEZ JEANNE		7 CHELAN CT		DURHAM	NC	27713
HOLLAND TRUST J H		CATHERINE D HOLLAND	608 AIRPORT RD	CHAPEL HILL	NC	27514
HOLLER ANGELINE	& DENNIS M WUYCIK	31 ROGERSON DR		CHAPEL HILL	NC	27514
HOWELL GRACE MEYER		1644 JAMESTOWNE PL		CHAPEL HILL	NC	27514
HUNTINGTON WILLIAM B III		273 SUMMERWALK CIR		CHAPEL HILL	NC	27517
IVANOVIC MARIJA		1778 DUNMORE PL		CHAPEL HILL	NC	27517
JAHNKE JENNIFER L	& MATTHEW J SHETLER	207 SUMMERWALK CR		CHAPEL HILL	NC	27517
JAMES KATHRYN S		1623 JAMESTOWN PL		CHAPEL HILL	NC	27517
JOHNSON L MICHAEL		200 FINLEY FOREST DR		CHAPEL HILL	NC	27514
JONES LELAND L	& JOANNE M	5210 LONGWOOD DR		DURHAM	NC	27713
KATZ LAURENCE M	& BONITA L MARKS	1204 KILLINGTON COURT		CHAPEL HILL	NC	27514
KAYE DONNA L		222 FINLEY FOREST DR		CHAPEL HILL	NC	27514-8689
KIM WOO YANG	& YOOSUN JUNG	317 BROOKBERRY CR		CHAPEL HILL	NC	27517
KING JOY SAMUELS		1203 CRANEBRIDGE DR		CHAPEL HILL	NC	27514
KOHN SARAH C		1245 CRANEBRIDGE PLACE		CHAPEL HILL	NC	27517
KOHN SARAH C		1245 CRANEBRIDGE PLACE		CHAPEL HILL	NC	27517
LANIER JAMES M	& WIFE HEIDE G GESSNER	100 NOTTINGHAM LN		CHAPEL HILL	NC	27514
LEWIS SHARON W	& MARSHA L KOUBA	217 GREY FOX LN		FAYETTEVILLE	NC	28303
LI HUI YING	& XUAN LIN WANG (H)	208 FINLEY FOREST DR		CHAPEL HILL	NC	27517-8689
LISTER HENRY A	& WIFE JODON A FLICK	123 LITTLE JOHN RD		CHAPEL HILL	NC	27514
LITTLE JOHN VENTURES LLC		1732 RIVER DR		MOREHEAD CITY	NC	28557
LITTLEJOHN PROPERTIES	JOHN G MCCORMICK	STE 150	976 AIRPORT RD	CHAPEL HILL	NC	27514
LLOYD BILLY W		2605 DVAIE DR		DURHAM	NC	27704
LLOYD THELMA V		68 OAKWOOD DR		CHAPEL HILL	NC	27514
LORENZ MATTHEW	LORENZ ANNA	1636 JAMESTOWNE PL		CHAPEL HILL	NC	27517
MARTIN ROBERT MATTHEW		195 SUMMERWALK CIR		CHAPEL HILL	NC	27514

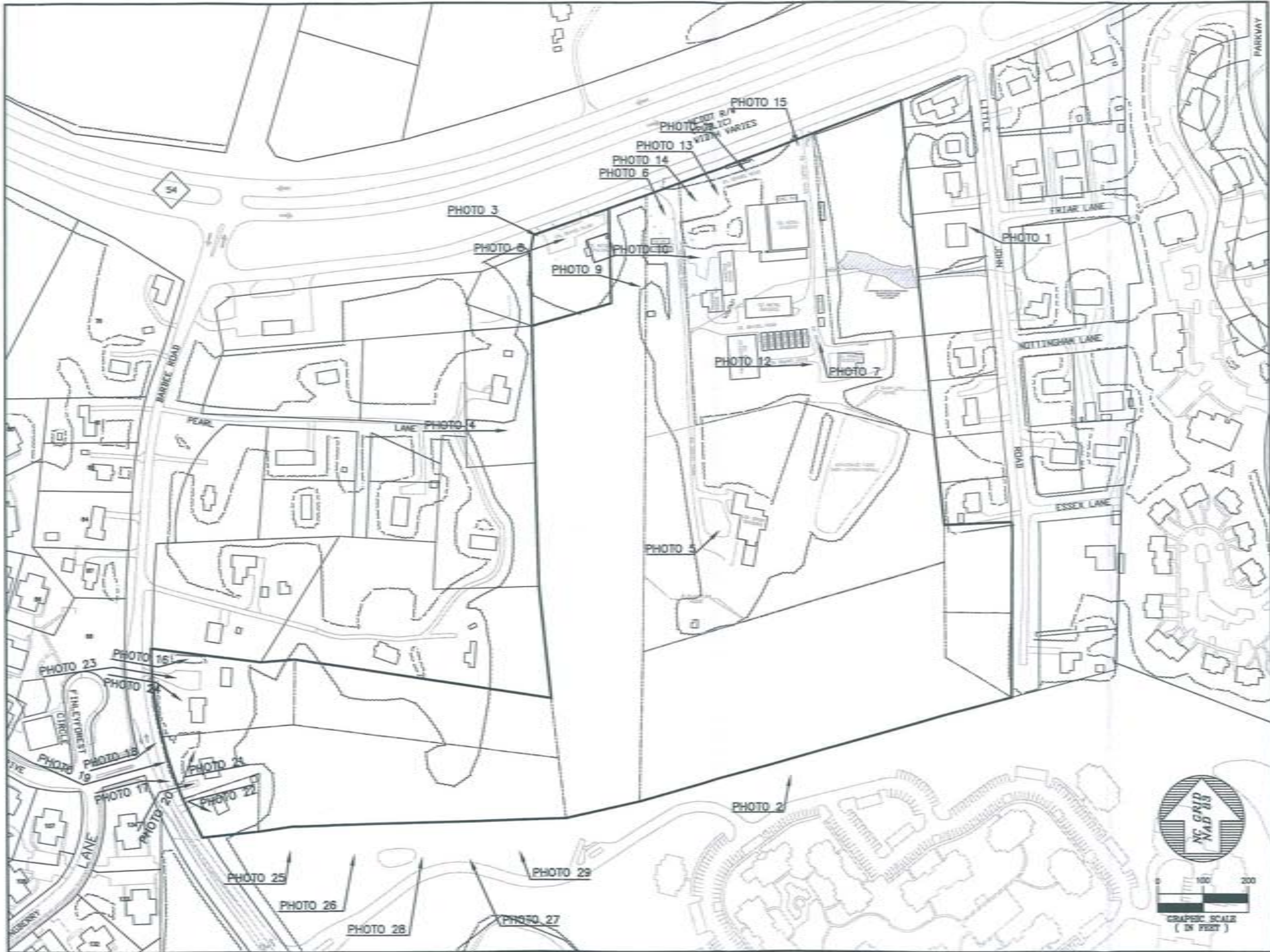
38

MAZZETTA JOSEPH	MAZZETTA JOANN	1235 CRANEBRIDGE PL		CHAPEL HILL	NC	27514-9430
MCCONCHIE MARTY S	& WIFE CHAREE D	1640 JAMESTOWNE PL		CHAPEL HILL	NC	27514
MCDANIEL JASON DEL	& CANDICELEE A	305 BROOKBERRY CIR		CHAPEL HILL	NC	27514
MCDONOUGH LINDA REE		245 SUMMERWALK CR		CHAPEL HILL	NC	27517
MCKELVEY BETTY H		1246 CRANEBRIDGE PL		CHAPEL HILL	NC	27514
MCLAMB MARGUERITE R	AKA RITA MCLAMB	1935 FIRESIDE DR		CHAPEL HILL	NC	27514-2353
MCNULTY SEAN	& BETHANY KEENAN	193 SUMMERWALK CIRCLE		CHAPEL HILL	NC	27517
MEADOWMONT APARTMENTS	ASSOCIATES LLC	227 WEST TRADE ST STE 900		CHARLOTTE	NC	28202
MEADOWMONT DEVELOPMENT COMPANY		190 FINLEY GOLF COURSE RD		CHAPEL HILL	NC	27514
MEADOWMONT FARMS LLC		PO BOX 2804		DURHAM	NC	27715
MELE PAUL F	& SARAH MELE	231 SUMMERWALK CR		CHAPEL HILL	NC	27517-8644
MEUTEN DONALD J	& VIRGINIA N	808 BRANTELY TOWN RD		ZEBULON	NC	27597
MIRANDA WILLIAM J	& LESLIE HANDLER	2029 CAROLYN LANE		NOVATO	CA	94945
MOMPANOUR PATTARAPORN		191 SUMMERWALK CIR		CHAPEL HILL	NC	27517
MONROE DANNY SCOTT SR	& GWYN T	235 SUMMERWALK CIR		CHAPEL HILL	NC	27517
MONTUORI NICHOLAS	MONTUORI CHRISTINA	1774 DUNMORE PL		CHAPEL HILL	NC	27514
NARRON DANIEL H		P O BOX 52486		DURHAM	NC	27717
NARRON DANIEL H		P O BOX 52486		DURHAM	NC	27717
NICOTRA WILLIAM A	NICOTRA MARY E	1836 CHEDSWORTH CT		CHAPEL HILL	NC	27514
NOLAN MAUREEN T	& KAREN B MAYNARD	5066 ARGONNE CT		SAN DIEGO	CA	92117
NORTH CAROLINA STATE OF	UNIVERSITY OF NORTH CAROL	300 SOUTH BLDG 005A		CHAPEL HILL	NC	27514
OBRIEN JOHN M JR		107 CHANNING LANE		CHAPEL HILL	NC	27516-9153
OLIVE ROY A	MARY	204 STANCELL DRIVE		CHAPEL HILL	NC	27514
OTTEN THOMAS J		1488 BEECHAM WY		CHAPEL HILL	NC	27517
OWENS & DUBAL LLC		106B LITTLE JOHN RD		CHAPEL HILL	NC	27517
PAYST BRIAN M	& WIFE SANDRA M RODRIGUEZ	1645 JAMESTOWN PL		CHAPEL HILL	NC	27514
PENDERGRAFT DON W		5105 BARBEE CHAPEL RD		CHAPEL HILL	NC	27517-9443
PENDERGRAFT ERNESTINE SPARROW	TRUSTEE	5105 BARBEE CHAPEL RD		CHAPEL HILL	NC	27517
PENDERGRAFT SANDY L		5101 BARBEE CHAPEL RD		CHAPEL HILL	NC	27514
PING LI FANG	& WIFE NAIPING FU	1641 JAMESTOWNE PL		CHAPEL HILL	NC	27514
POINTER WILLIAM JOSEPH	POINTER IVY PEED	1833 CHEDWORTH CT		CHAPEL HILL	NC	27517
PORTER WALTER TRAVIS	& JANE B	102 CEDAR BERRY LN		CHAPEL HILL	NC	27517
RAWLS JOHN F	RAWLS AMY S	1834 CHEDWORTH CT		CHAPEL HILL	NC	27517
RHEW JUDITH M		1247 CRANEBRIDGE PLACE		CHAPEL HILL	NC	27514
ROBERSON RODERICK LANE		115 PEARL LN		CHAPEL HILL	NC	27514
ROBERTS KATHY G	& BOBBIE G ROBERTS, SR	116 LITTLEJOHN RD		CHAPEL HILL	NC	27514
ROE CHARLES EVANS	ROE LORI JEAN	103 NOTTINGHAM LANE		CHAPEL HILL	NC	27517-6596
ROEBUCK PROPERTIES II		1816 RIVERSHORE RD		ELIZABETH CITY	NC	27909-6208
ROGERS AUDREY TRUST		1236 CRANEBRIDGE PLACE		CHAPEL HILL	NC	27517-9430
RONG XIANGHONG		4831 HIGHGATE DR		DURHAM	NC	27713-9301
SANDERS JULIA H		279 SUMMERWALK CIR		CHAPEL HILL	NC	27514
SAYERS DONNA ROBERSON		114 PEARL LN		CHAPEL HILL	NC	27517-8716
SCHIFF ELIZABETH		1248 CRANEBRIDGE DR		CHAPEL HILL	NC	27514
SCHIMIZZI GREGORY FRANK	& MARILYNN RUTH	613 SANDFIDDLER POINT RD		WILMINGTON	NC	28409-2355
SHEPPARD JOHNNIE D	& DANITA	P O BOX 217		PINK HILL	NC	28572
SHERROD SONIA ANN	SHERROD MARCIA LOUISE	1201 CRANEBRIDGE PL		CHAPEL HILL	NC	27514
SHORT DANILE L	& LINDA M SHORT	230 FINLEY FOREST DR		CHAPEL HILL	NC	27514
SKARBEZ RICHARD THOMAS		216 FINLEY FOREST DR		CHAPEL HILL	NC	27517
SKELTON CAROLINE LEE	& husb HARRY P SKELTON	20 NOTTINGHAM LN		CHAPEL HILL	NC	27514
SMITH MICHAEL WAYNE	SMITH ALISON C	1775 DUNMORE PL		CHAPEL HILL	NC	27514
SNIPES JASON MICHAEL	SNIPES KRISTEN RAFFETTO	1646 JAMESTOWN PL		CHAPEL HILL	NC	27517
STATE OF NORTH CAROLINA		STATE PROPERTY OFFICE	116 W JONES ST	RALEIGH	NC	27603
STRICKLAND ANTHONY R		196 FINLEY FOREST DR		CHAPEL HILL	NC	27514
STRICKLAND JESSICA L		303 BROOKBERRY CR		CHAPEL HILL	NC	27516
SUMMERLIN DANIEL A	SUMMERLIN MARY LEFORT	1773 DUNMORE PL		CHAPEL HILL	NC	27517
SWEETLAND SCOTT S	& TONI O	271 SUMMERWALK CIRCLE		CHAPEL HILL	NC	27517
TAN JIANN AN		205 SUMMERWALK CR		CHAPEL HILL	NC	27514

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TELL KRISTIN E		1240 CRANEBRIDGE PL		CHAPEL HILL	NC	27514
THOMPSON GEORGE K	THOMPSON ALEXIS J	#2 ESSEX LN		CHAPEL HILL	NC	27514
THOMPSON RICHARD M	& MARIYA T	198 FINLEY FOREST DR		CHAPEL HILL	NC	27514-8630
TOLO ROSELYN J		1234 CRANEBRIDGE PLACE		CHAPEL HILL	NC	27517
TRAINER RONNAT G		1238 CRANEBRIDGE PL		CHAPEL HILL	NC	27514
TRAN HAI HOANG	& THAN THI GIAO	239 SUMMERWALK CR		CHAPEL HILL	NC	27517
TRAUCO SALLY A		13 LITTLE JOHN RD		CHAPEL HILL	NC	27517
TUCKER BRUCE		208 STANCELL DR		CHAPEL HILL	NC	27514
TYNDALL THOMAS MATTHEW	TYNDALL ROBIN SCHAFER	1776 DUNMORE PL		CHAPEL HILL	NC	27514
UNDERWOOD CYNTHIA A		275 SUMMERWALK CR		CHAPEL HILL	NC	27514
UNITED STATES OF AMERICA	UNITED STATES ATTORNEY	310 NEW BERN AVE	SUITE 800, FED BLDG	RALEIGH	NC	27601
UNITED STATES OF AMERICA		P O BOX 99		CARY	NC	27511
UNIVERSITY OF NORTH CAROLINA	CAROLINA	300 SOUTH BLDG 005A		CHAPEL HILL	NC	27514
UNIVERSITY OF NORTH CAROLINA	AT CHAPEL HILL FOUNDATION INC	AYCOCK II H P	P O BOX 21847	GREENSBORO	NC	27420
UNIVERSITY OF NORTH CAROLINA		CHAPEL HILL		CHAPEL HILL	NC	27514
URBAN ASSOCIATES OF NORTH CAROLINA	CAROLINA	6465 COLLEGE PARK SQUARE		VIRGINIA BEACH	VA	23464
VAN SCOYOC STEVEN MICHAEL	VAN SCOYOC KERI MAMUZIC	1153 BELFAIR WAY		CHAPEL HILL	NC	27517
VERONESI BELLINA	& JANTJE M OORTGIESEN	1512 BORLAND RD		HILLSBOROUGH	NC	27278
WACHOVIA BANK N A		CORP REAL ESTATE NC 5568	201 N TRYON ST	CHARLOTTE	NC	28288-0340
WADE PAUL A		24 TANYARD CT		CHAPEL HILL	NC	27517
WARD MEREDITH A	MELVIA H WARD	4124 WALNUT GROVE CHURCH RD		HILLSBOROUGH	NC	27278
WEINFELD CARLA		210 FINLEY FOREST DR		CHAPEL HILL	NC	27514
WEITZENKORN WILLIAM E	LOES IRENE P	1231 CRANEBRIDGE PL		CHAPEL HILL	NC	27514
WELLS RUTH BROWN		1202 CRANEBRIDGE PL		CHAPEL HILL	NC	27514
WHEELER SARAH E		229 SUMMERWALK CR		CHAPEL HILL	NC	27517
WIESENBERG MARC I	MELLYN JUDITH A	1202 KILLINGTON CT		CHAPEL HILL	NC	27514
WORKMAN ERIC S		114 LITTLE JOHN RD		DURHAM	NC	27517
WU TAI TEH ETAL	& MIE-LIEN	200 COLLINSON DR		CHAPEL HILL	NC	27514
WU YIBING	& XIAOZHEN HU	204 FINLEY FOREST DR		CHAPEL HILL	NC	27517
XIAO TIAOJIANG	& XIUYAN QUIN	240 BROOKBERRY CIR		CHAPEL HILL	NC	27517
XU LONG QUAN	& JIAOHUI	UNIT 309 FINLEY FOREST		CHAPEL HILL	NC	27517
YODER BEN C	LOGSDON MEREDITH A	1233 CRANEBRIDGE PLACE		CHAPEL HILL	NC	27517
YOUNG WILLIAM G	& LYNNE E	281 SUMMERWALK CIR		CHAPEL HILL	NC	27514
ZHANG LIQUN	& XIAOMING XU	238 BROOKBERRY CR		CHAPEL HILL	NC	27514-8695
ZHANG ZHI	& ZHONGYING CHEN (W)	206 FINLEY FOREST DR		CHAPEL HILL	NC	27517
ZHENG BING JUN	ZHENG JIA JIN YANG	1647 JAMESTOWN PLACE		CHAPEL HILL	NC	27514
100 SPRING MEADOW DRIVE	APARTMENTS INVESTORS LLC	DELOITTE & TOUCHE	PO BOX 130156	CARLSBAD	CA	92013
5205 BARBEE CHAPEL ROAD	APARTMENTS INVESTORS II LLC	UBS REALTY INVESTORS LLC	242 TRUMBULL ST	HARTFORD	CT	06103-1212

(10)



45

**WOODMONT
SITE PHOTOGRAPH KEY MAP**

CHAPEL HILL, NC

NUM	REVISION	DATE	ISSUED	DATE
			TO TOWN OF CHAPEL HILL	31 AUG 05

BALLENTINE ASSOCIATES, P.A.
 101 PROVIDENCE ROAD, CHAPEL HILL, N.C. 27514
 (919) 953-4465

SCALE: 1" = 200'
 DATE: 31 AUG 05
 JOB NUMBER: 105007.00
 DRAWN BY: SRM
 REVIEWED BY: GMP

**SHEET
1**

42



PHOTO 1



PHOTO 2

43



PHOTO 3



PHOTO 4



PHOTO 5



PHOTO 6

45



PHOTO 7



PHOTO 8

46

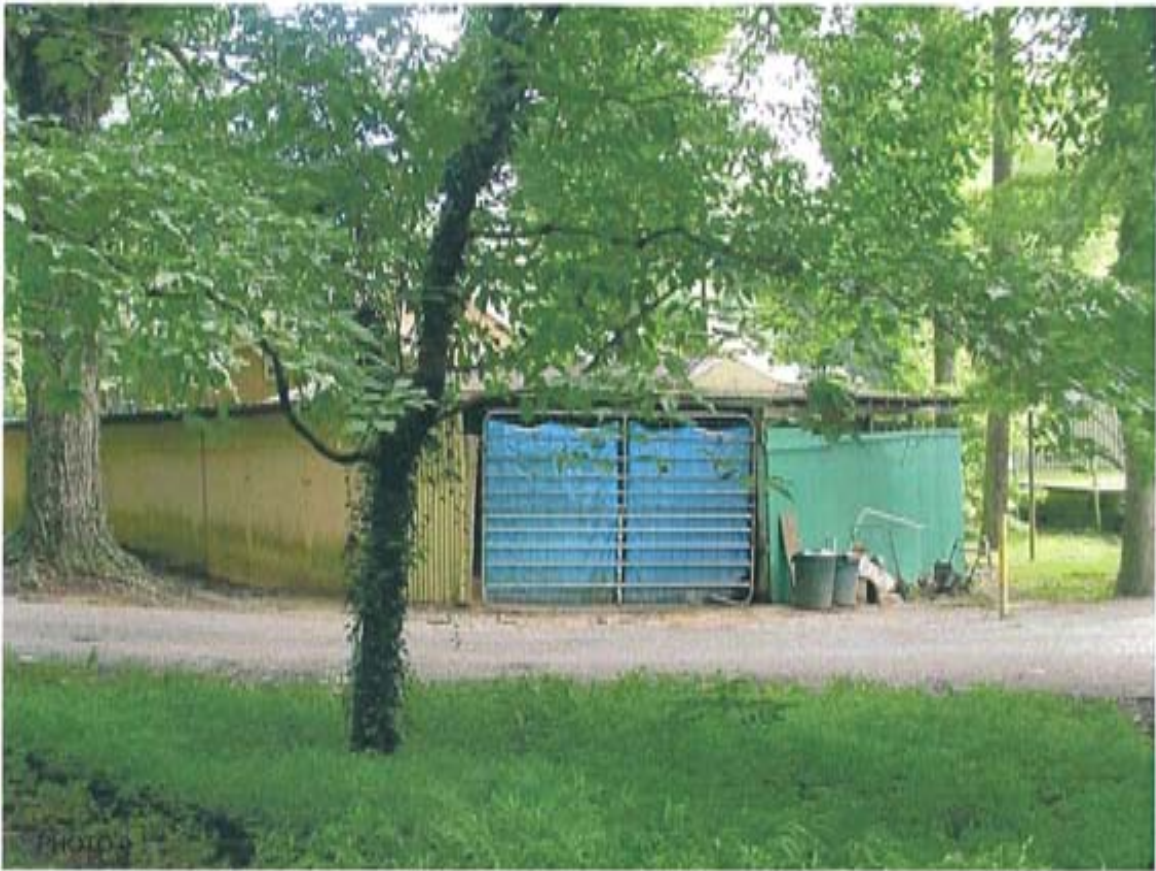




PHOTO 11



PHOTO 12

45



PHOTO 13



PHOTO 14

49



PHOTO 15



PHOTO 16

50



PHOTO 17



PHOTO 18

57



PHOTO 19



PHOTO 20



PHOTO 21



PHOTO 22



PHOTO 23



PHOTO 24



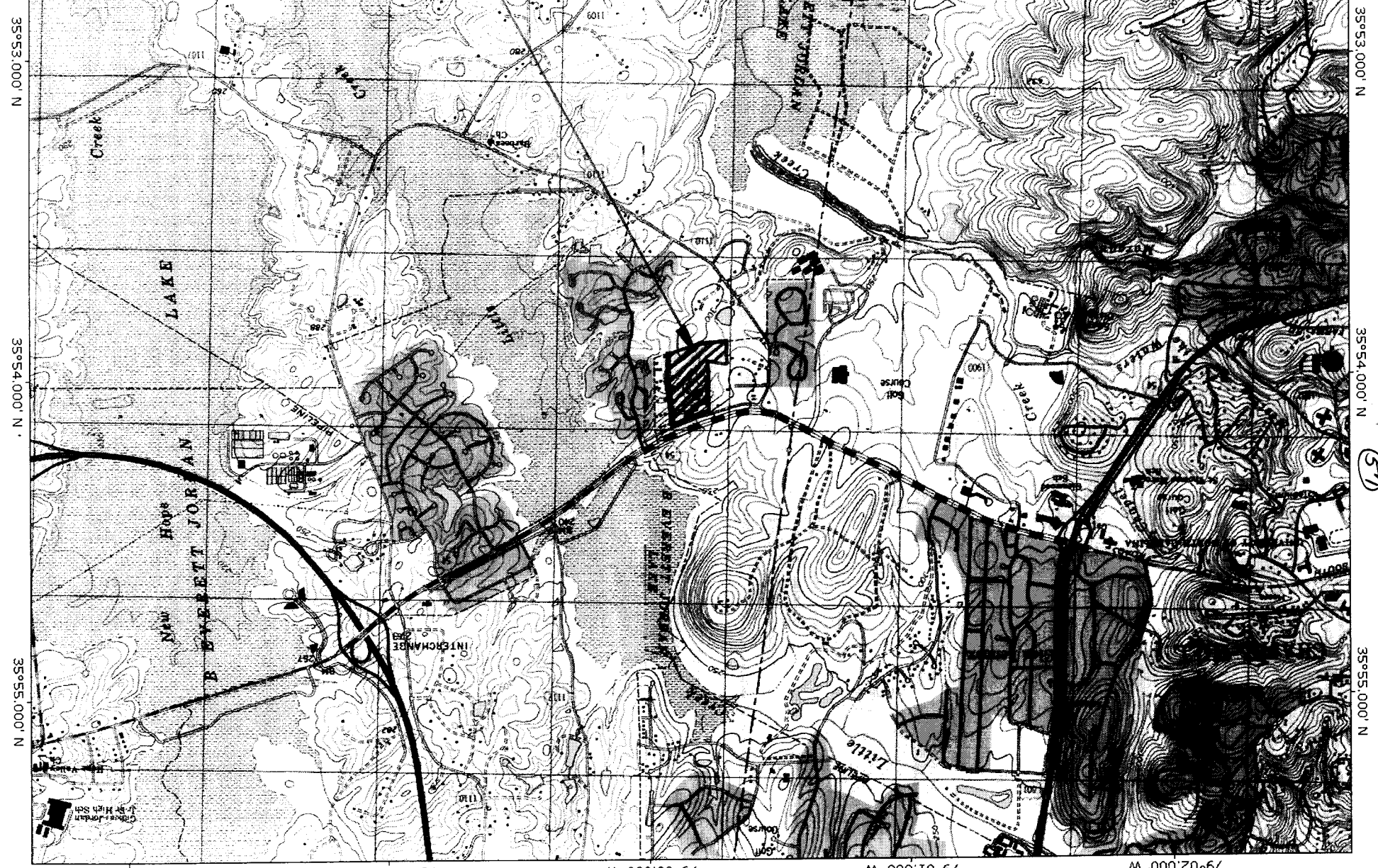


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PHOTO 29

79°02.000' W 79°01.000' W 79°00.000' W 78°59.000' W 78°58.000' W



79°02.000' W 79°01.000' W 79°00.000' W 78°59.000' W 78°58.000' W

TOPoI map printed on 09/07/06 from "North Carolina.tpo" and "Untitled.tpg"

Proposed Woodmont

(57)

WOODMONT

CHAPEL HILL, NORTH CAROLINA

Conceptual Site Plan

Capital Associates
1414 Raleigh Rd.
Chapel Hill, NC 27517

CS

Architect

GGA Architects
308 West Rosemary Street
Chapel Hill, NC 27516
919-929-7595

Engineer / Surveyor

Ballentine Associates, P.A.
221 Providence Road
Chapel Hill, NC 27514
919-929-0481

Urban Design

Roadway Design Associates
505 Westminster Drive
Chapel Hill, NC 27514
919-880-5579

WOODMONT

Chapel Hill, North Carolina

Conceptual Site Plan

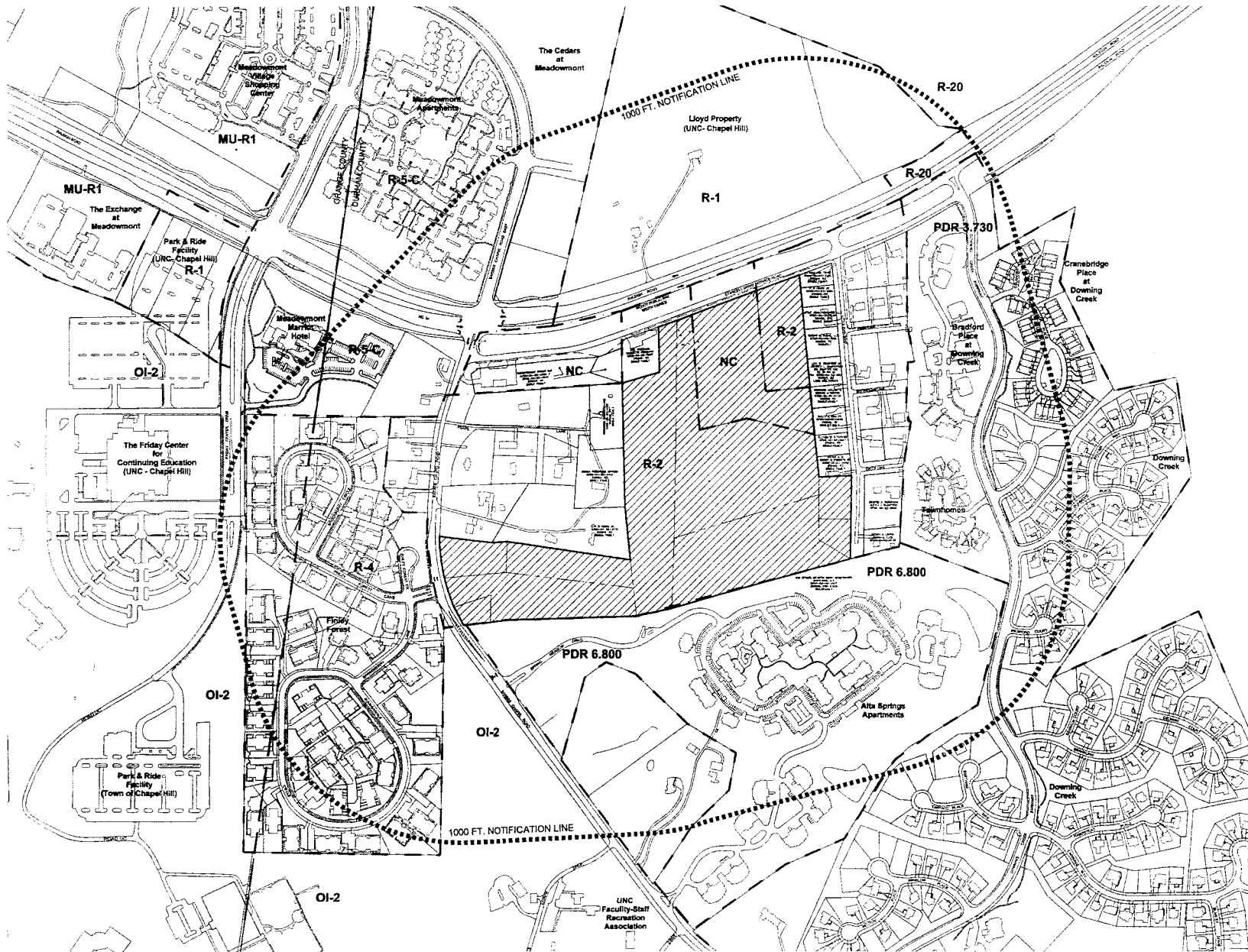
Sheet	Description
1	COVER SHEET
2	AREA MAP
3	AERIAL PHOTOGRAPH WOODMONT/ MEADOWMONT VICINITY
4	AERIAL PHOTOGRAPH - US HWY. 54
5	EXISTING CONDITIONS MAP
6	SITE ANALYSIS
7	CONCEPT PLAN
8	CONNECTIVITY PLAN

Job No: 008-007 Date: September 20, 2006 Rev:





WOODMONT

Chapel Hill, North Carolina

Area Map



LEGEND

-  SUBJECT PROPERTY
-  ZONING BOUNDARY
-  R-1 ZONING CLASSIFICATION
-  1000' NOTIFICATION LINE

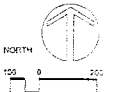
54

Woodmont Conceptual Site Plan Submittal

GGA ARCHITECTS
 208 West Rosemary Street
 Chapel Hill, NC 27514
 919-921-7199 Fax 919-947-9426

BALLENTINE ASSOCIATES, P.A.
 605 S. PROGRESS ROAD, CHAPEL HILL, NC 27514
 919-947-3444

RADWAY DESIGN ASSOCIATES, P.A.
 605 S. PROGRESS ROAD, CHAPEL HILL, NC 27514
 919-947-3444



DATE	REVISION	OF	E	SHEET NO.
				2



WOODMONT

Chapel Hill, North Carolina

Aerial Photograph

Woodmont / Meadowmont Vicinity

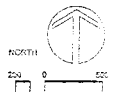
16

Woodmont
Conceptual Site Plan Submittal

GGA ARCHITECTS
306 West Elementary Street
Chapel Hill, N.C. 27516
919-286-7292 Fax 919-967-6146

BALLENTINE ASSOCIATES, P.A.
221 West South Street
Chapel Hill, N.C. 27514
919-967-1499

RAILWAY DESIGN ASSOCIATES, P.A.
405 West South Street
Chapel Hill, N.C. 27514
www.railwaydesign.com



DATE:	8/22/06
SCALE:	1"=500'
DRAWN BY:	DBA/RAI/ST
CHECKED BY:	
PROJECT NO.:	050401
SHEET NO.:	3

GATE REVISION OF # SHEET



WOODMONT

Chapel Hill, North Carolina

Aerial Photograph

US Hwy. 54

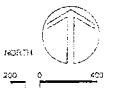


Woodmont
Conceptual Site Plan Submittal

GGA ARCHITECTS
308 West Rosemary Street
Chapel Hill, N.C. 27514
919-928-7885 Fax: 919-962-9634

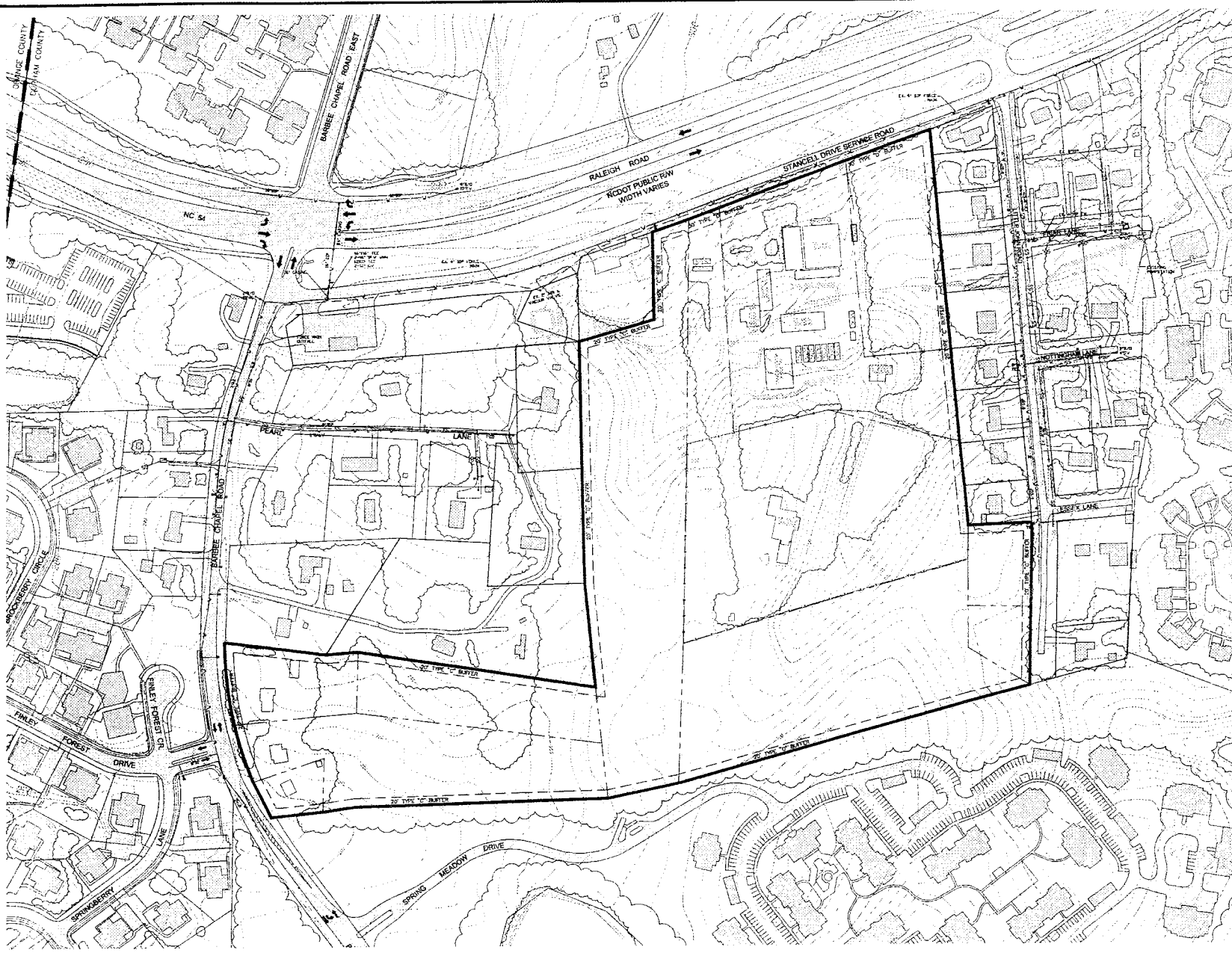
BALLENTINE ASSOCIATES, P.A.
200 West Hargett Street
Chapel Hill, NC 27514
919-967-1200

RADWAY DESIGN ASSOCIATES, P.A.
100 West Hargett Street
Chapel Hill, NC 27514
www.radwaydesign.com



DATE	8/23/05	
SCALE	1"=400'	
DRAWN BY		
JOB NO.	005-007	
SHEET NO.		
DATE	REVISION	OF 6 SHEETS

4



WOODMONT

Chapel Hill, North Carolina

Existing Conditions

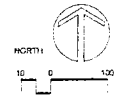
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Woodmont
Conceptual Site Plan Submittal

GGA ARCHITECTS
301 West Rosemary Street
Chapel Hill, N.C. 27514
734-254-7285 Fax 734-401-9634

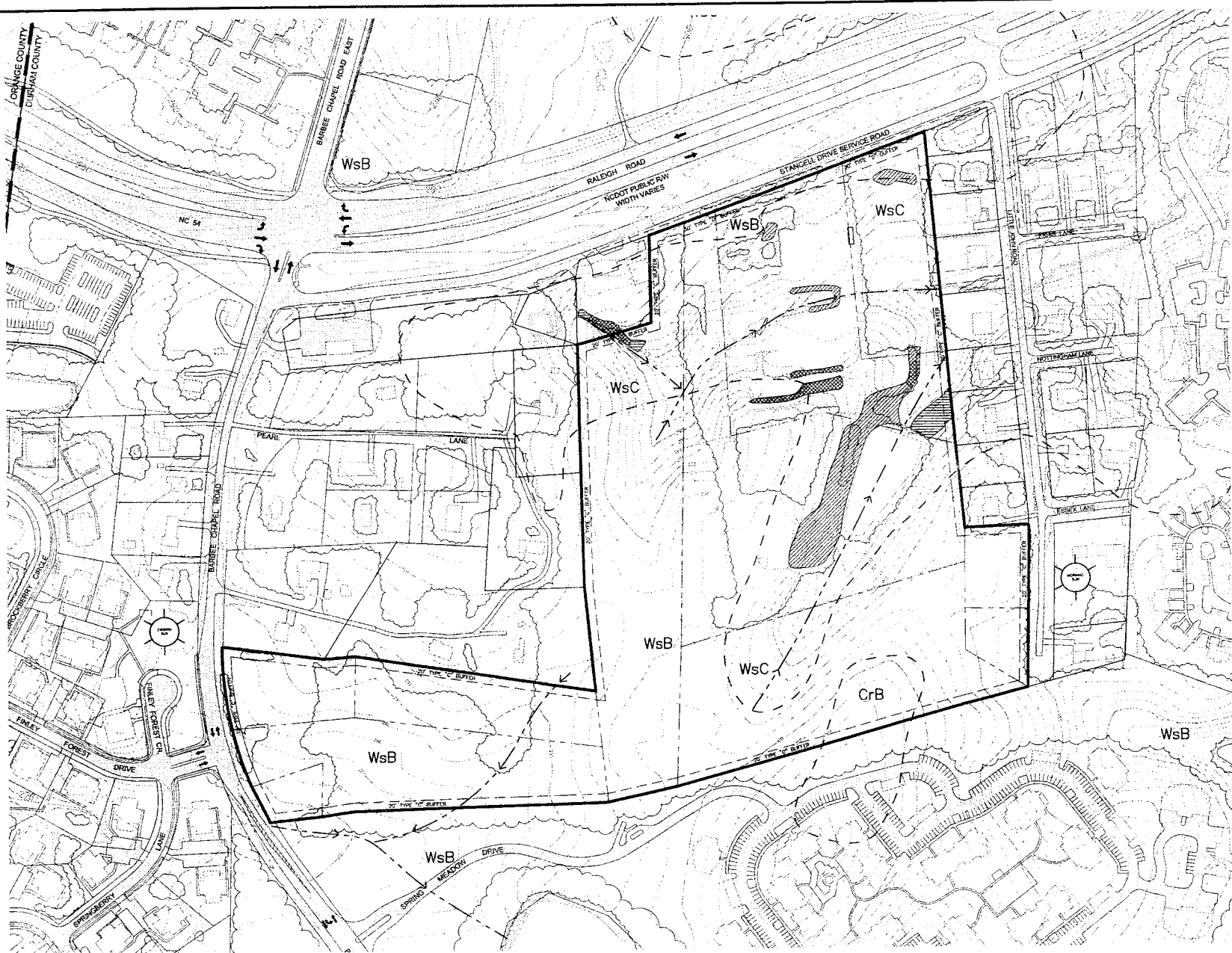
BALLENTINE ASSOCIATES, P.A.
275 HARRISON BOULEVARD, SUITE 400, C.P. 1704
CHAPEL HILL, N.C. 27514

RADWIN DESIGN ASSOCIATES, P.A.
501 Westmoreland Drive
Chapel Hill, N.C. 27514
www.radwin100.com



DATE:	8/20/24
SCALE:	1"=100'
DRAWN BY:	
JOB NO:	006402
SHEET NO:	5

DATE: REVISION OF 6 SHEETS



WOODMONT

Chapel Hill, North Carolina

Site Analysis

- LEGEND:**
- SLOPE AREAS > 400 SF
 - SLOPE AREAS > 400 SF WITH SLOPES > 2.15 %
 - DRAINAGE PATTERN
 - TRAFFIC FLOW
 - SOIL TYPE:**
 - CR1 CRED MOON SANDY LOAM 2 TO 8 PERCENT SLOPES
 - WSB WASTE STORE SANDY LOAM 2 TO 6 PERCENT SLOPES
 - WWC WASTE STORE SANDY LOAM 2 TO 10 PERCENT SLOPES

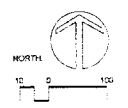
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Woodmont Conceptual Site Plan Submittal

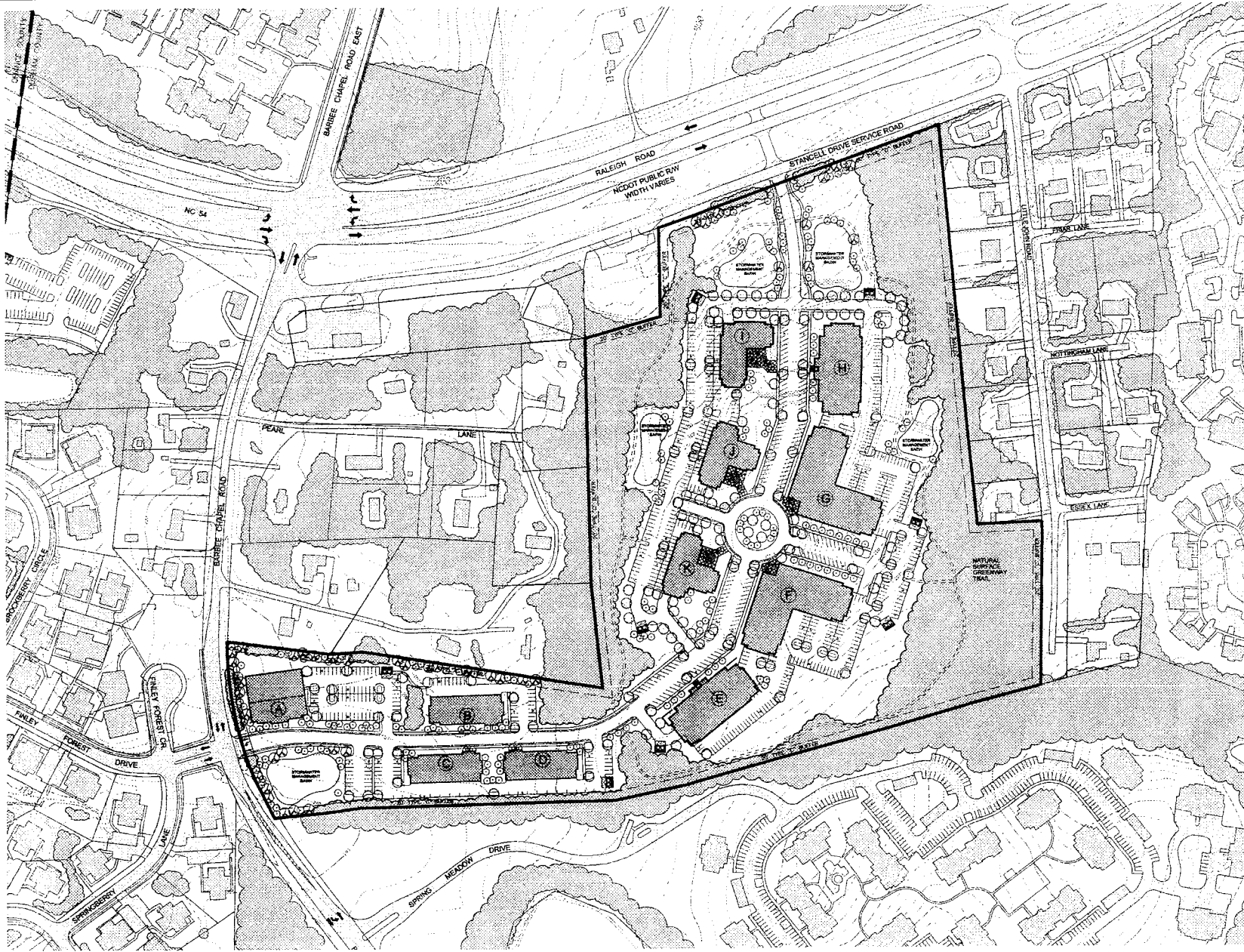
GGA ARCHITECTS
 188 West Ramsey Street
 Chapel Hill, N.C. 27514
 919-942-7392 Fax 919-942-8624

BALLENTINE ASSOCIATES, P.A.
 601 PONDWATER ROAD, CHAPEL HILL, NC 27514
 919-942-3888

RADNOKY DESIGN ASSOCIATES, P.A.
 605 WOODBRIDGE DRIVE
 CHAPEL HILL, NC 27514
 WWW.RADNOKYDESIGN.COM



DATE:	6/22/06
SCALE:	1"=100'
DRAWN BY:	
JOB NO:	090 007
SHEET NO:	6
DATE:	REVISION



WOODMONT

Chapel Hill, North Carolina

Concept Plan

SITE DATA

Address: 156 Stancell Drive
 Parcel Identification: 9709-04-03-2025, 92-0911, 92-0436,
 92-0097, 92-6431, 92-2051, 72-7095,
 81-2815, 71-8729, 92-4362, and
 92-4166

Existing Zoning: R-2, NC and Watershed Protection District
 Proposed Zoning: In Discussions with Town Staff
 Net Land Area: 33.29 AC / 1,447,676 SF
 Gross Land Area: 35.75 AC / 1,557,325 SF

IMPERVIOUS SURFACE

Total Impervious Surface: 579,992 SF
 % of Gross Land Area: 37.2%

DEVELOPMENT PROGRAM

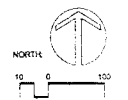
Phase / Public	User	Floor Area	Counting Units	Total Parking	Parking Ratio	Off Street Structure	Off Street Surface	Public Floor
1-A	Office	30,000 SF		114	3.5	27	87	0
1-B	Office	95,000 SF		174	3.0	101	42	21
1-C	Residential	34,000 SF	30	36	1.8	12	25	0
1-D	Residential	34,000 SF	30	36	1.8	12	27	0
1-E	Residential	34,000 SF	25	36	1.8	12	24	0
2-A	Office	58,500 SF		150	3.7	100	0	25
2-B	Office	37,800 SF		130	3.4	113	17	0
3-F	Office	108,000 SF		521	3.0	281	25	12
3-G	Office	105,000 SF		348	3.2	232	31	23
3-I	Office	37,800 SF		125	3.3	106	5	15
3-K	Office	37,800 SF		123	3.3	103	6	19
Total		581,400 SF	1,623	1,205	3.00	850	140	
Total Office		478,000 SF		1,523	3.17	1,109	213	140
Total Residential		102,000 SF	85	113	1.81	26	77	5
Office % of Total								82%
Residential % of Total								18%

Woodmont Conceptual Site Plan Submittal

GGA ARCHITECTS
 308 West Ramsey Street
 Chapel Hill, NC 27514
 919-921-2295 Fax 919-967-9636

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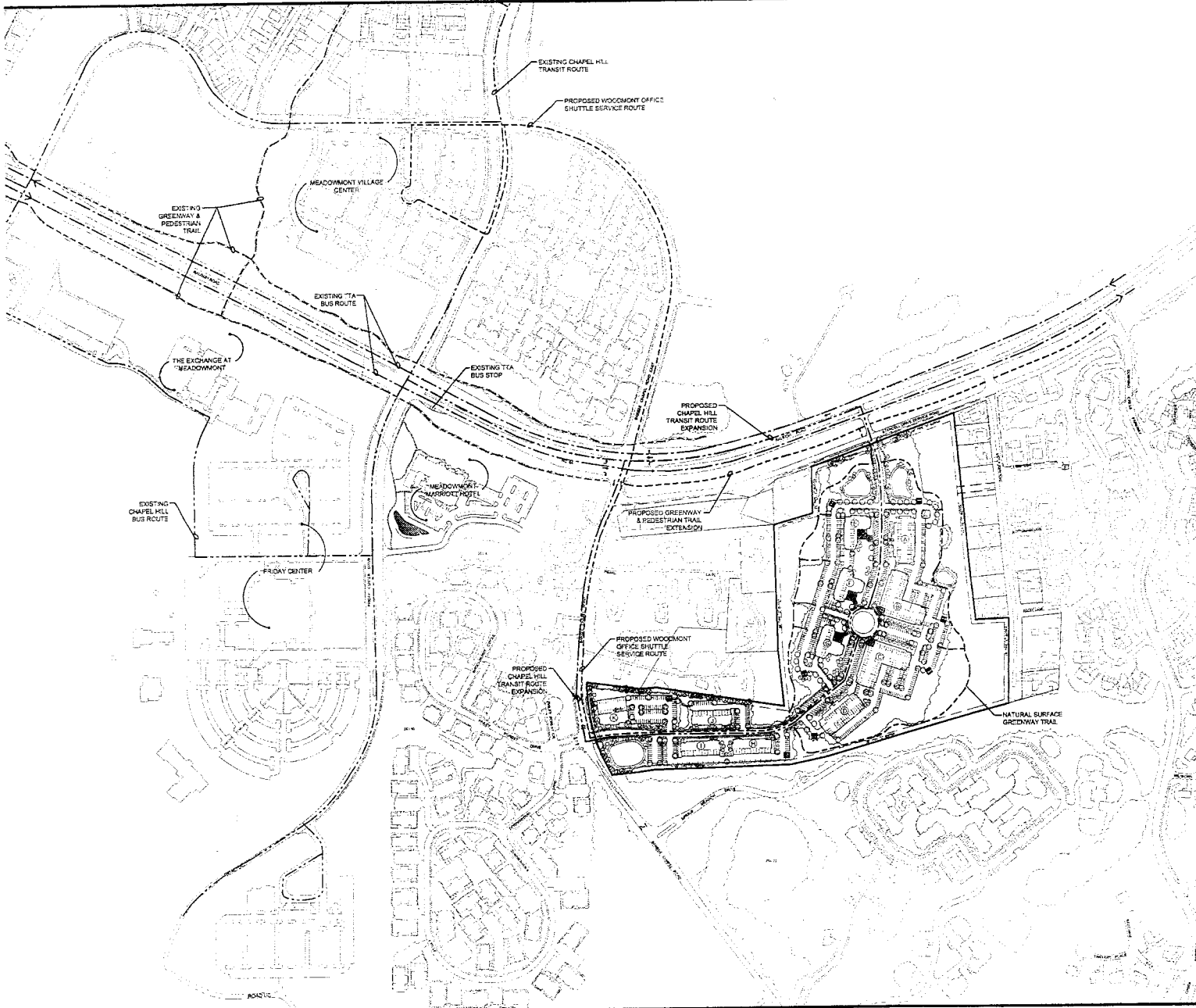
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SCALE	1"=100'
DRAWN BY	
JOB NO	009-027
SHEET NO	7
DATE	
REVISION	

179

WOODMONT

Chapel Hill, North Carolina

Connectivity Plan



Pedestrian / Bike Travel Connection Times

	Walking	Biking
Meadowmont Marriott Hotel	5 min.	5 min.
Friday Center	10 min.	5 min.
Meadowmont Village Center	10 min.	5 min.
The Exchange At Meadowmont	15 min.	10 min.
UNC Hospital Wellness Center	15 min.	10 min.
Meadowmont Swim Club	20 Min.	15 min.

Drawing Legend

Symbol	Existing	Proposed	Description
			Greenway Trail
			Chapel Hill Transit Route
			Shuttle
			TTA Bus Route



Woodmont
Conceptual Site Plan Submittal

GGA ARCHITECTS

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DATE:	8/20/16		
SCALE:	1"=200'		
DRAWN BY:			
JOB NO:	008-007		
SHEET NO:	8		
DATE:	REVISION:	CP: 8	SHEETS: