

# TOWN OF CHAPEL HILL CONCEPT PLAN PROPOSAL

### *Applicant Information*

Name: Scott Murray  
 Address: 274 Botetourt Ct.  
 City: Boydton State: VA Zip: 23917  
 Phone (Work): 252-213-9501 FAX: 434-689-2925 E-Mail: smurray@stmilandplan.com

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

Name: Meadowmont Devel. Assoc. Phone: 919-929-0660  
 Address: 190 Finley Golf Course Rd.  
 City: Chapel Hill State: NC Zip: 27517

### *Development Information*

Name of Development: Meadowmont - Murray Hill (aka Parcel 20)  
 Parcel ID #: 9798-75-3407 Historic District: Yes /  No  
 Address/Location: Meadowmont Lane (NW of Sprunt St.)  
 Existing Zoning: R-5-C / mu-R-1 New Zoning District if Rezoning Proposed same  
 Proposed Size of Development (Acres / Square Feet): 1.17 ac / 50,866 SF  
 Permitted / Proposed Floor Area (Square Feet): 40,000 by developer alloc. / 40,000  
 Minimum # Parking Spaces Required: 32 +/- #Proposed 32 +/-  
 Proposed Number of Dwelling Units: 16 # Units per Acre 13.7 du/ac  
 Existing / Proposed Impervious Surface Area (Square Feet): 0 SF / 28,000 SF +/-  
 Is this Concept Plan subject to additional review by Town Council? Yes

4320<sup>00</sup>

Fee – See Planning Department Fee Schedule

Submittal schedule attached

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: Scott T. Murray Date: 12/6/08

## TOWN OF CHAPEL HILL

Presentations must be kept under 15 minutes as required by Town Council

# Meadowmont – Murray Hill

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Chapel Hill, North Carolina

A Proposed Townhome Community

## **Developer's Program and Statement of Compliance**

**December 6, 2008**

**East West Partners Management Co.** (Developer)  
**Scott T. Murray, Inc.** (Landscape Architecture)  
**John R. McAdams Company** (Engineering)

**Murray Hill at Meadowmont**  
**Comprehensive Plan Themes**  
**February 22, 2009**

**Maintain the Urban Services/Rural Buffer Boundary:**

*Murray Hill is located on an infill development parcel within Meadowmont helping to preserve the Urban Services/Rural Buffer Boundary. Development of this parcel in the manner proposed can be done without the extension of any off-site infrastructure. This convenient proximity to existing schools, recreation, shopping (including grocery), and mass transportation encourage residents to chose this living option over more sprawling options that may lie beyond the urban services boundary.*

**Participate in the regional planning process:**

*This Concept Plan is submitted for review and input by the Chapel Hill community at large. Over the past three weeks the developers have met with the Meadowmont Community Association, residents and board members of The Cedars, and UNC Wellness Center owner/representatives to listen to concerns and invite their input.*

**Conserve and protect existing neighborhoods:**

*This development parcel was identified and planned for development in the Master Plan for Meadowmont. It was previously referred to as Parcel 20 on the approved Master Plan. The homes planned for Murray Hill will provide a link connecting the existing townhomes of Rosemary Place with the single family homes to the north on Meadowmont Lane.*

**Conserve and protect the natural setting of Chapel Hill:**

*The Master Plan for Meadowmont created a Town Park which is included in 70 acres of overall open spaces and natural habitat areas within the community. Street trees have already been planted along Meadowmont Lane and Sprunt Street. The native plantings proposed for the southern and northern ends of the property will serve to help screen service areas within the property and hide the parking. Native, regionally grown plant materials will be selected for all proposed plantings. Plantings located in the areas described above will help to create stronger massing and accent points. Plant material will be sized to provide a maturing form and size within 5 years of planting.*

**Identify areas where there are creative development opportunities:**

*The proposed development will bring an architectural edge to Meadowmont Lane in this location reinforcing the residential character of this street. Architecture that is contextual to the area will serve to harmonize with the adjacent uses. The proximity of this location to mass transit and services available within Meadowmont Village enables the construction of additional small home options without the extension of any additional infrastructure. Access is proposed from the rear*

*of each townhome where parking pads and garages can easily serve residences. All waste collection and recycling collection can be easily served from this alley as well.*

*Murray Hill is planned to enhance the sidewalk experience along Meadowmont Lane by bringing porches and walks to the street edge. This form is a continuation of the homes north of the site and provides an important transition to the townhomes at Rosemary Place to the south. Existing sidewalks along Meadowmont Lane and Sprunt Street will serve to provide easy access to shopping, mass transit, schools and recreational facilities.*

#### **Encourage desirable forms of non-residential development.**

*The proposed development will help to support nearby business by adding additional residents in close proximity.*

#### **Create and preserve affordable housing opportunities:**

*Murray Hill will be designed to enhance the architectural fabric of Meadowmont and include diverse, affordable housing within the site boundaries. Highly visible along Meadowmont Lane, the architecture of Murray Hill will serve to link the adjacent neighborhoods with a style that is unique within Meadowmont for townhomes of this size and price range.*

#### **Cooperatively plan with the University of North Carolina at Chapel Hill:**

*Diverse and affordable housing opportunities located in close proximity of the University's Mason Farm Campus, UNC Hospital Offices, etc. offers additional options to employees of these facilities.*

#### **Work toward a balanced transportation system:**

*The adjacency of Murray Hill to the future TTA Transit Corridor, existing TCH Bikeways, and the Mason Farm Park & Ride Lot encourage residents to choose alternative modes of transportation other than the private automobile.*

#### **Complete the bikeway/greenway/sidewalk systems:**

*Murray Hill is located on two streets with existing bike lanes and is less than 300' to the Town's Bikeway extending north and south through Meadowmont.*

#### **Provide quality community facilities and services:**

*A small pocket park is proposed along the northern side of site to provide passive recreational opportunities to residents of Murray Hill and Meadowmont.*

*Develop strategies to address fiscal issues:*

*The proposed development of Murray Hill will require no public funding and creates additional tax revenue without the expansion of existing infrastructure. This compact infill development form will enable efficient trash collection, police protection, etc that is already in place within Meadowmont helping to minimize the cost of services typically associated with residential development. The affordable housing requirement will be met on-site if approved, providing additional affordable options in close proximity to public schools and places of employment.*

## Developer's Program

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Meadowmont - Murray Hill is a proposed townhome cluster of 16 units that extends along the western side of Meadowmont Lane just north of Sprunt Street and adjacent to the UNC Wellness Center. It is planned to provide a transition between Rosemary Place Townhomes to the south and larger homes along Meadowmont Lane to the north. Directly east of the 1.17 ac site are the Cedars Cottages and Community Housing.

The proposed development will bring an architectural edge to Meadowmont Lane in this location reinforcing the residential character of this street. Architecture that is contextual to the area will serve to harmonize with the adjacent uses. The proximity of this location to mass transit and services available within Meadowmont Village enables the construction of additional small home options without the extension of any additional infrastructure. Access is proposed from the rear of each townhome where parking pads and garages can easily serve residences. All waste collection and recycling collection can be easily served from this alley as well. Preservation of the future TTA Corridor is provided and a vegetative hedge is planned to provide additional buffering.

The existing topography lends itself to ideal building placements with finished floors 3'-5' above street grades without excessive grading required. The existing vegetation on the site is a mix of plantation pines (limited branching) and hardwoods. It is expected that the vegetation within the developed area will be removed and replanted with vegetation that is both native and adapted to the urban environment. A tree save area in the north corner of the site will be preserved as a pocket park. A custom design approach to the front facades, porches and stairs will provide natural architectural diversity needed to effectively bridge the two adjacent uses. A right-in/right-out drive is planned for the Meadowmont Lane entrance, which will connect south to Sprunt Street. On-street parking is available for guests along Meadowmont Lane and Sprunt Street. A short walking distance west along Sprunt Street to the Town's Greenway trail will provide easily accessible recreation options to the future residents.

The following page highlights the salient points of the proposed Murray Hill development.

## **Meadowmont – Murray Hill . Salient Points**

- **No Extension of Off-Site Infrastructure Necessary**
- **Easy Walking Access to Mass Transit**
- **Easy Walking Access to Village Services and Grocery**
- **Easy Walking Access to Rashkis Elementary School**
- **Easy Walking Access to Town of Chapel Hill Greenway Trail and Meadowmont Swim Club**
- **Architectural Edge Bridges Between Rosemary Place and Larger Homes and Strengthens Residential Character of Meadowmont Lane**
- **Land Form Provides Ideal Slopes for Finished Floor Elevations Above Street**
- **Provides Additional ‘Small Home’ Options and Lifestyles for Future Residents**

## Statement of Compliance

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The Town of Chapel Hill has developed design principals that serve to communicate what is expected of ‘good design’. Their purpose is **‘to assure that new designs remain in continuity with the town's existing design “successes,” and at the same time inspire exciting and creative additions to the community's blend of distinctive buildings from many eras.’** The following Statement of Compliance identifies areas where these principals are integral in the proposed plans for Meadowmont-Murray Hill. The **bold** typeface highlights wording extracted from the Town’s Design Guidelines document.

### GENERAL GUIDELINES

- **Livability: Buildings and outdoor spaces should be designed to fit human scale, harmonize with design of streets, and accommodate pedestrian traffic.**

Murray Hill is planned to enhance the sidewalk experience along Meadowmont Lane by bringing porches and walks to the street edge. This form is a continuation of the homes north of the site and provides an important transition to the townhomes at Rosemary Place to the south. Existing sidewalks along Meadowmont Lane and Sprunt Street will serve to provide easy access to shopping, mass transit, schools and recreational facilities.

- **Visual Impact: New public and private projects should be visually appealing, and compatible with other development in the surrounding area.**

The architecture of Murray Hill will be designed to be complimentary of the adjacent homes adjacent building forms. Materials selected will seek to provide a transition among the two varied styles while remaining true to the residential character of the existing streetscape.

- **Vegetation: Landscape design concepts should preserve existing trees and incorporate native new trees and shrubbery. The landscape theme should be aesthetically compatible with that of the surrounding neighborhood.**

The existing vegetation on the site is a mix of plantation pines (limited branching) and hardwoods. It is expected that the vegetation within the developed area will be removed and replanted with vegetation that is both native and adapted to the urban environment.

- **Mobility: Land design concepts should provide a network of roads, bicycle paths and lanes, and sidewalks that give strong consideration to the safety of motorists, cyclists, joggers, and walkers.**

Murray Hill is ideally situated to provide small home options in a location that is easily accessible to shopping (including grocery less than 500’), mass transit,



school and recreational opportunities. A short walk or bike ride west along Sprunt St. (less than 300') and bike lanes along Meadowmont Lane offer excellent access to a lifestyle that is not dependent on automobiles.

- **Activity Centers: Structures and complexes should enhance community life by use of "destination points" such as arcades, lobbies, and ground-level retail stores, while at the same time providing for safe movement of vehicles and pedestrians.**

The effects of bridging the connection of the homes to the north and the Village Center will serve to enhance the 'walkability' along this stretch of Meadowmont Lane. Destinations within Meadowmont Village will naturally seem closer and encourage more walking within this area of the community.

- **Views: Streets, buildings, and parking lots should enhance the urban environment by providing pleasant vistas and geographic orientations.**

The location and orientation of site will introduce an important 'focal point' for persons traveling north along Meadowmont Lane. Because of this it will be critical to ensure that the architecture is both complimentary to that of its neighbors as well as having a 'presence' suited to its prominent location.

## **SITE DEVELOPMENT**

### **OPEN-SPACE - MULTI-FAMILY DWELLINGS AND PLANNED DEVELOPMENT HOUSING PROJECTS**

- **Consider combining the recreation area with existing off-site open space and recreation space.** The small preserved open space at the north corner of the site offers opportunities for tree save and combines visually with the adjacent UNC open space along Meadowmont Lane.
- **Be sure that both open space and recreation amenities are easily accessible to residents, including the handicapped.** The open space noted above is at grade with the sidewalk elevations and little grading is anticipated in this area thereby ensuring accessibility.
- **Design and locate recreation amenities so that they provide service without disturbing residents.** This open space is located in the far north corner of the site. It is easily accessible but separate from residences enough to ensure privacy.
- **Offer an acceptable balance of active and passive recreation opportunities.** Access to the nearby swim club, UNC Wellness Center, Town Park and Town's

Greenway offer ample opportunity for active recreation. The open space pocket park planned is proposed as a passive park with benches for seating.

## **PRESERVATION OF NATURAL DRAINAGE PATTERNS**

- **Capitalize on natural drainage ways through innovative building and site design that transforms steep slopes and edges into major site amenities.**
- **Preserve natural drainage patterns where practical.**
- **Design so as to prevent stormwater from flowing over sidewalks and paths.**

Murray Hill is planned in a way that the natural slope of the land enables the finished floor elevations of the townhomes to be between 2' and 5' above the street level. This relationship enhances the privacy of each unit while preserving the advantage of useable and 'friendly' front porches along the street. The existing drainage pattern will continue towards the stormwater quality basin in its current pattern. Run-off from roof tops will be transferred to the established system to minimize additional impact in the immediate area.

## **SITE DESIGN**

- **Isolated pockets of existing trees should be protected, and used to enhance the site's visual impact.**

The pocket park proposed to the north will preserve the existing stand of trees.

## **GRADING**

- **Buildings should be designed to harmonize with existing topography, thereby minimizing land disruption.**
- **Grading should be held to a minimum and should complement natural land forms.**
- **"Stepping-back"-terracing of buildings on hillsides-should follow the slope in order to complement natural contours.**

The design of the buildings will include crawlspaces stepped as needed to accommodate the natural slopes of the site. A short (less than 5') retaining wall is anticipated in a limited area at the rear-center of the site. This configuration will allow for easy access to rear garage spaces and minimize steps require for access by physically challenged residents. Only two very limited and isolated areas exist on-site where the grades are 10%-15%. These areas approximate the plane at which the units will 'step' between the garage slab and the crawl space.

## SITING OF BUILDINGS

- **Buildings should harmonize with neighboring areas; this is achieved through careful attention to elements such as size, style, form, color, and materials.**

The design of the townhomes will include materials and be of a style and form that compliments and provides a transition to the adjacent homes and buildings. Possible materials are brick, precast stone, metal or painted wood porches and trim.

- **Building placement should ensure privacy, as well as individual site and architectural identity.**

The location and orientation of site will introduce an important ‘focal point’ for persons traveling north along Meadowmont Lane. Because of this it will be critical to ensure that the architecture is both complimentary to that of its neighbors as well as having a ‘presence’ suited to its prominent location.

## STREETS, PARKING AND CIRCULATION

### Internal Circulation: Streets and Driveways

- **Safety and convenience of automobile, bicycle and pedestrian movements are critical considerations.**
- **Automobiles should be able to enter a site safely and then move to parking areas. Particular attention should be paid to the location of dumpsters for trash collection. Dumpsters should be completely, screened, located behind buildings, and accessible to Town service vehicles.**
- **Roads and other internal driveways should be designed to accommodate a variety of vehicles in addition to passenger cars, including delivery trucks, sanitation trucks, and emergency vehicles.**

The rear alley access proposed for Murray Hill is designed to accommodate service and emergency vehicles, provide access to physically challenged residents, and screen parking from public roadways. A fully screened waste collection service enclosure is planned at the terminus of the short entrance drive off of Meadowmont Lane.

## STORMWATER MANAGEMENT

- **Detention ponds for run-off and sedimentation should be located where a natural holding pond already exists.**

The stormwater runoff will transfer to the existing pond where it has been accounted for in design computations. No additional stormwater detention or treatment is required.

## **UTILITIES**

- **Underground installation of all lines is encouraged.**
- **Landscaping in the vicinity of surface mounted transformers and switching boxes should allow for sufficient distance to perform routine maintenance of these facilities.**
- **Combining Utilities Easements with Site Access Drives**

Soft utilities (power, telephone, communications, etc.) will be located to the rear along the access alley. This will inherently screen these facilities from public roadways and combine easements with the access drive.

## **ARCHITECTURAL CHARACTER**

### **KEY DESIGN OBJECTIVES**

- **Buildings should be designed and located so that they provide visual interest and create enjoyable, human-scale spaces.**

The location and orientation of site will introduce an important ‘focal point’ for persons traveling north along Meadowmont Lane. Because of this it will be critical to ensure that the architecture is both complimentary to that of its neighbors as well as having a ‘presence’ suited to its prominent location.

- **Building design should blend with the natural terrain by means such as terracing or other techniques that minimize grading.**

The design of the proposed townhomes is such that the natural stepping between the garage slab and the crawl space will minimize unnecessary grading.

- **Designs should be compatible, in form and proportion, with the neighboring area.**
- **Designers should strive for creativity in form and space wherever contrast and variety are appropriate to the larger environment.**

The Murray Hill townhomes will be designed so as to compliment the adjacent homes and buildings. A creative approach will be pursued to seek a transition among the diverse styles of the residential and other uses.

## ARCHITECTURAL DETAILS

### Entrances

- **Entrances should clearly identify important access points.**
- **Entrances should provide an introductory statement for a building, and should be landscaped with plants complementary to the building's architecture and style.**

A custom approach to the front porches and stairs will add to the interest and uniqueness of the proposed townhomes. One technique that will be used is diversity in the configuration of stairways. Not all stairs will be perpendicular to the roadway.

### Facade Treatment

- **All elevations of a building's exterior design should be coordinated with regard to color, materials, architectural form and detailing.**
- **The number of different materials on exterior facades should be limited.**

A unified approach will be used in the design of the facades of buildings. Although a limited pallet of materials will be used, architectural interest will be achieved through careful articulation of entry elements, windows and roof forms.

### Setbacks

- **Building setback (distance from street) should be compatible with positioning of existing buildings on the block or street.**

A 25' minimum setback along Meadowmont Lane is proposed which will help to unify the Murray Hill townhomes with other homes to the north. This dimension will also serve as a targeted 'build-to' line.

### Roof Design

- **Roof shape, color, and texture should be coordinated with treatment of the building's perimeter walls.**
- **Roof design should minimize the negative impact of roof protrusions by grouping plumbing vents, ducts and other utility structures together.**

Roof forms and materials will compliment the architectural style chosen. Flat roofs with appropriate parapets or sloped roofs may be employed in the design.

All roof penetrations will be restricted to the rear of the homes (away from the street) unless painted to blend with the roof material.

## LIGHTING

- **Exterior lighting and site furniture should be architecturally integrated with the building's style, material, and color.**

Existing street lights along Meadowmont Lane and Sprunt Street are provided by the Town of Chapel Hill. All other exterior lights will be selected to integrate with the building exterior design.

## LANDSCAPE CHARACTER

### KEY DESIGN OBJECTIVES

- **A landscape theme should foster unity of design and reinforce existing vegetation with compatible plantings. (For example, new seedling plantings could expand an existing tree canopy.)**
- **Landscaping should be massed or clustered-not spread out in thin, linear patterns.**

The northern ends of the site offer opportunities to preserve and enhance the existing pine and hardwood tree canopy. The southern corner of the site is proposed to be landscaped with similar species to extend this canopy and connect it visually to those visible on the adjacent property. Open space areas in the rear (western boundary) of the site will be planted in a similar fashion to further extend this canopy.

### BUFFERS

**Developers are encouraged to provide street tree plantings that establish an attractive and consistent streetscape and scale.**

Street trees have already been planted by the developer along Meadowmont Lane and Sprunt Street.

- **Natural vegetation along property edges is useful for hiding parking areas. Where necessary, harmonious planting materials should be added to limit views into the parking area.**

The native plantings proposed for the southern and northern ends of the property will serve to help screen service areas within the property and hide the parking.

### Plant Selection and Maintenance

- **Indigenous and/or regionally grown plants are preferred.**

Native, regionally grown plant materials will be selected for all proposed plantings.

- **Tree and shrub plantings should be grouped together to create strong accent points.**
- **Landscaping should be of sufficient size so that mature appearance will be achieved within three to five years of planting.**

Plantings located in the areas described above will help to create stronger massing and accent points. Plant material will be sized to provide a maturing form and size within 5 years of planting.

- **Deciduous trees should be provided along a building's southern exposure, and conifers and broad evergreen trees along east and west exposures. Such plantings help to lower a building's energy requirements.**

Deciduous street trees are located along the south eastern exposures. Evergreen pines and hollies will be selected for the northern exposure and buffer adjacent to the TTA corridor.

**Murray Hill at Meadowmont**  
**Comprehensive Plan Themes**  
 February 22, 2009

**Maintain the Urban Services/Rural Buffer Boundary:**

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Site

Circle Park Row Houses

Single Family Homes

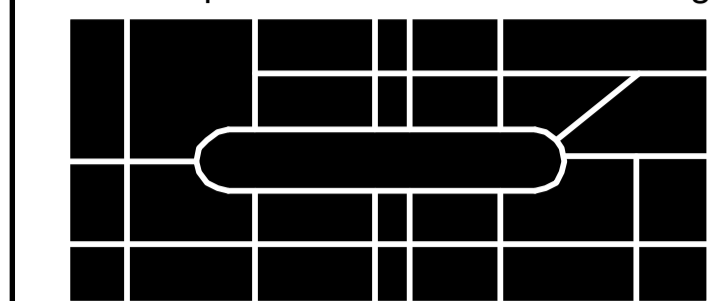
TCH Greenway

1000 FT. Limits

Orange/Durham County Line



Scott T. Murray, Inc.  
Landscape Architecture Land Planning



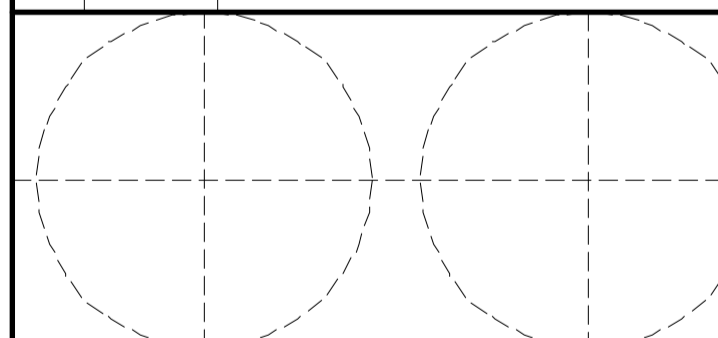
274 Botetourt Court Boydton, Virginia 23917  
252-213-9501 434-689-2925 (Fax) smurray@stmilandscape.com

### Meadowmont Parcel 20

### Location Map

Meadowmont Development Company  
190 Finley Golf Course Rd.  
Chapel Hill, NC 27517

No.	Date	Issue Notes



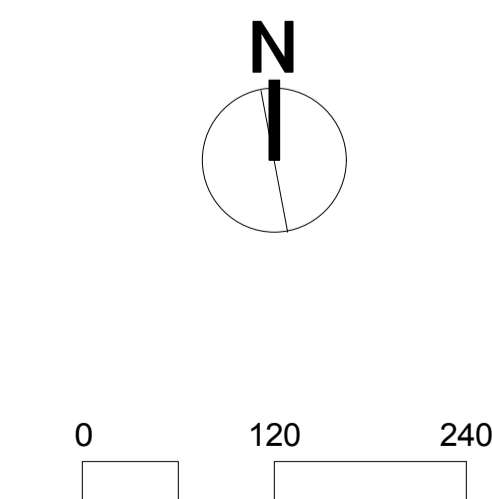
Design Firm  
Scott T. Murray, Inc.  
274 Botetourt Ct.  
Boydton, VA 23917  
252-213-9501

Consultant

Project Title  
Meadowmont Parcel 20  
Chapel Hill, NC

Drawing Title  
Existing Conditions Map

Project Manager STM	Project ID MM P20
Drawn By STM	Scale 1"=120'
Reviewed By STM	Drawing No. 1
Date 12/06/08	of 4
CAD File Name 081206 MM P20	





**Southern Boundary of Site at Sprunt St./Meadowmont Lane Corner Looking NW  
Wellness Center in Background**



**Meadowmont Lane Frontage Looking North**



**Wellness Center & Site North Boundary with MM Lane**



**Rosemary Place Townhomes  
Wellness Center in Background**



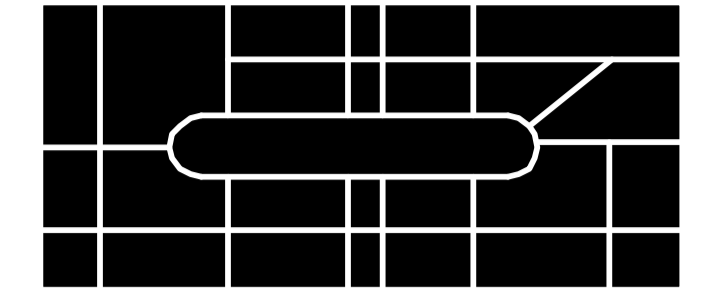
**Meadowmont Lane Frontage Looking South  
The Cedars Cottages on Left**



**Homes Along Meadowmont Lane  
Site in Background**

**Scott T. Murray, Inc.**

Landscape Architecture Land Planning



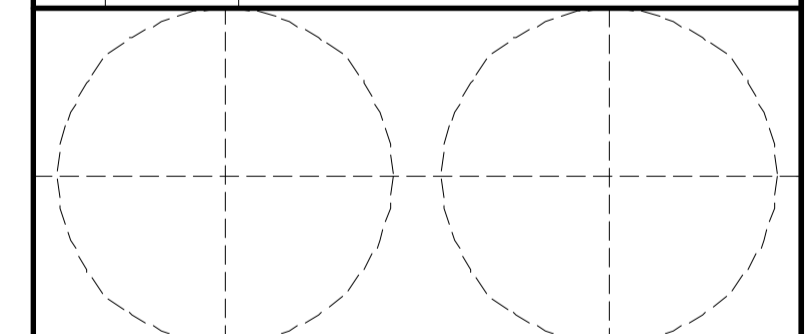
274 Botetourt Court Boydton, Virginia 23917  
252-213-9501 434-689-2925 (Fax) smurray@stmlandscape.com

**Meadowmont  
Parcel 20**

**Photographs**

Meadowmont Development Company  
190 Finley Golf Course Rd.  
Chapel Hill, NC 27517

No.	Date	Issue Notes



Design Firm  
**Scott T. Murray, Inc.**  
274 Botetourt Ct.  
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252-213-9501

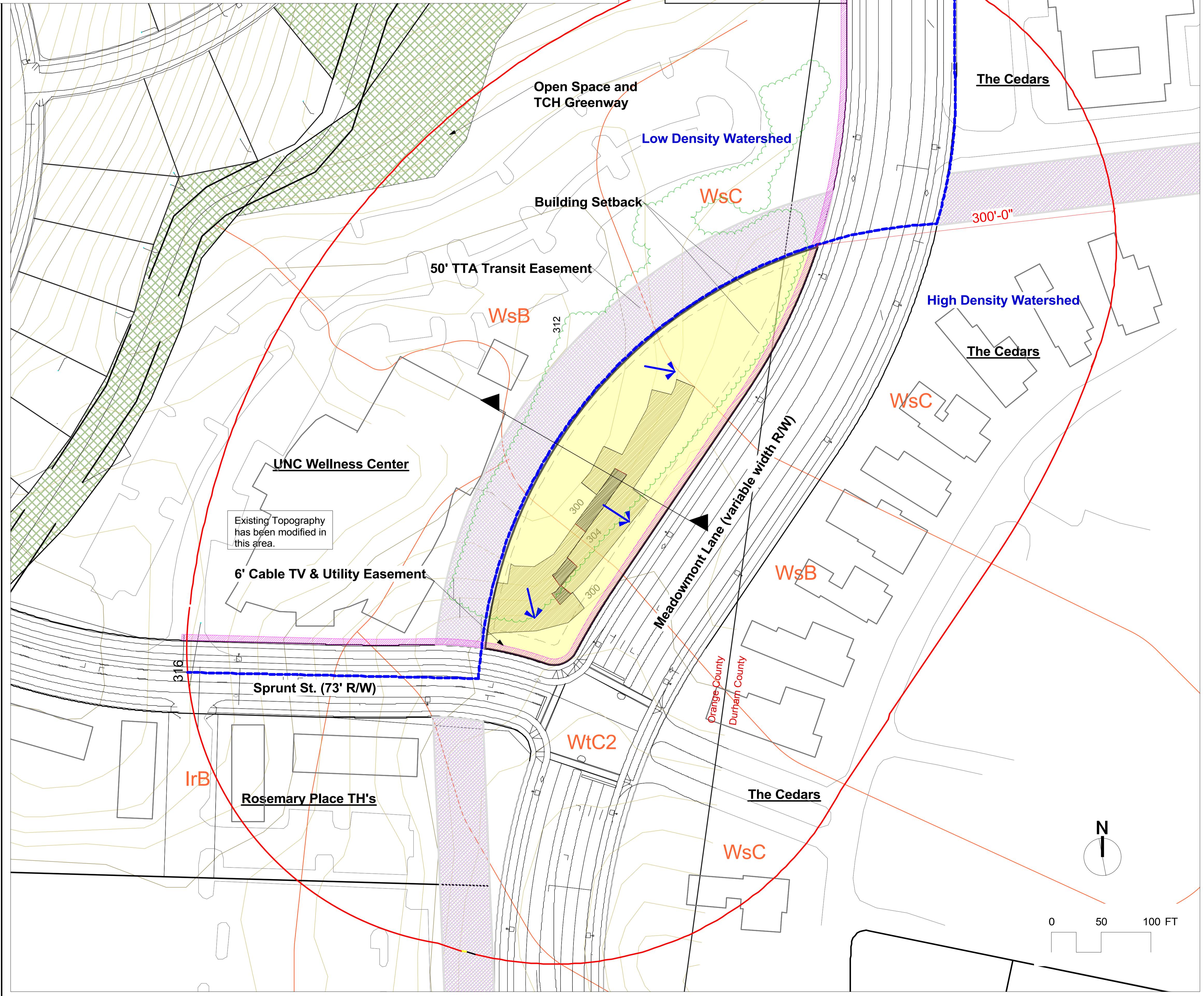
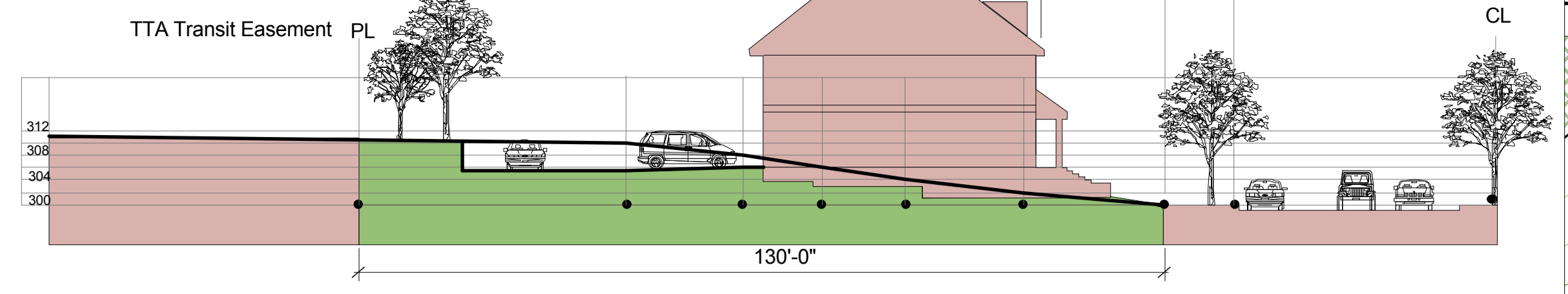
Consultant

Project Title  
**Meadowmont  
Parcel 20  
Chapel Hill, NC**

Drawing Title  
**Photographs**

Project Manager STM	Project ID MM P20
Drawn By STM	Scale
Reviewed By STM	Drawing No. <b>2</b>
Date 12/06/08	of 4
CAD File Name 081206 MM P20	

### Site Section



### Existing Site Data

Site Area	1.17 ac (50,866 sf)
Zoning	R-5-C(1.16 ac) / MU-R-1(.01 ac)
L.U.I. Ratios	Per M.P. Allocations
Max. I.S.R.	Per M.P. Allocations (70%)
Street Setback	20'
Interior Setback	6'
Solar Setback	8'

Note: No RCD Exist on this site.

### Map Legend

- TTA Corridor
- 6' TV/Cable Esmt.
- Slopes 10% to 15%
- Slopes 15% to 20%
- Drainage Flow
- Existing Pine & Hardwood Mix

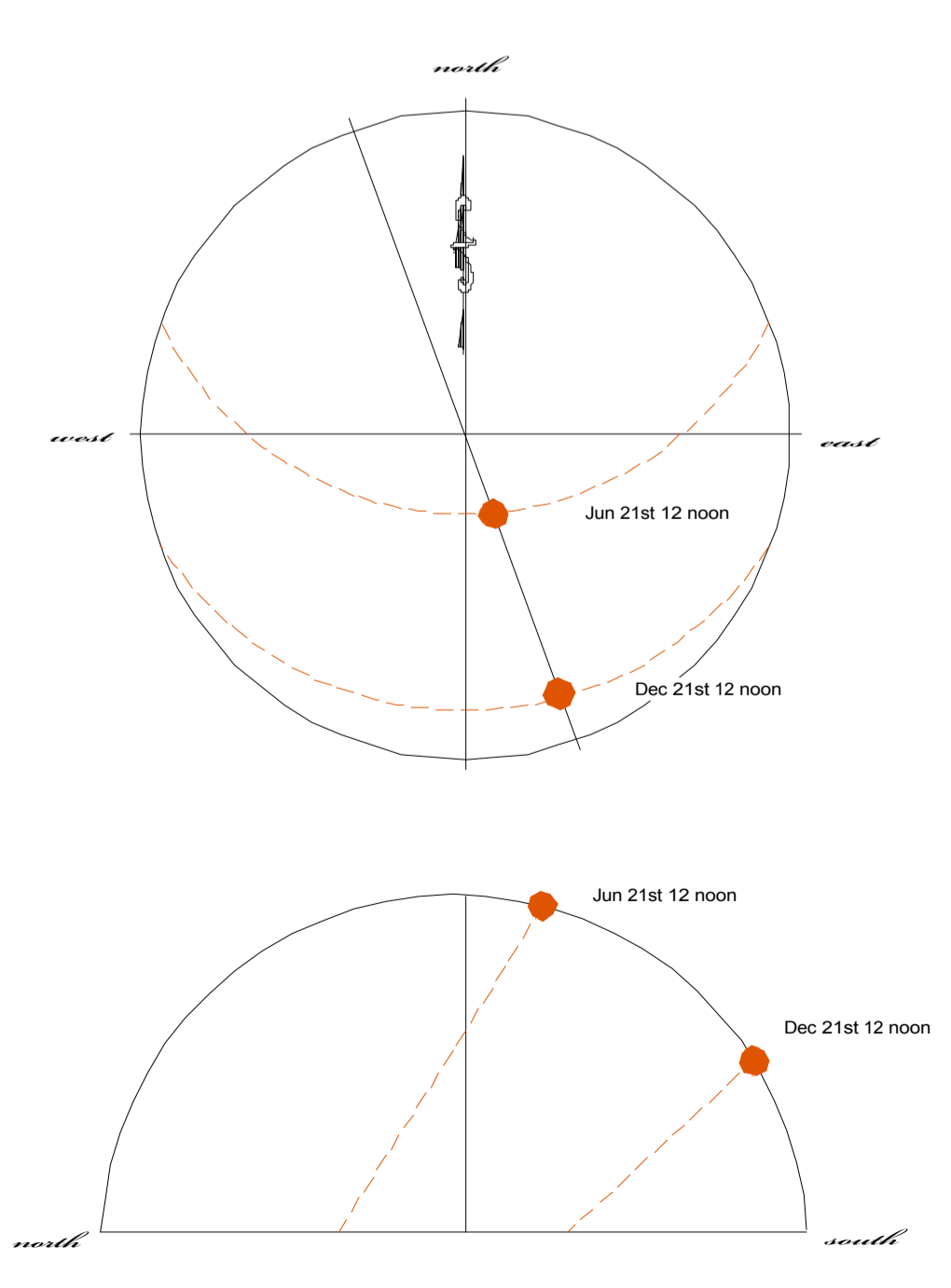
### Soils Types Identified

- WsB** WsB White Store sandy loam, 2 to 6 percent slopes
- WsC** WsC White Store sandy loam, 6 to 10 percent slopes
- WtC2** WtC2 White Store clay loam, 6 to 15 percent slopes, eroded
- IrB** Iredell gravelly loam, 1 to 4 percent slopes

Engineered footings and soil stabilization may be required with some of the soils types identified.

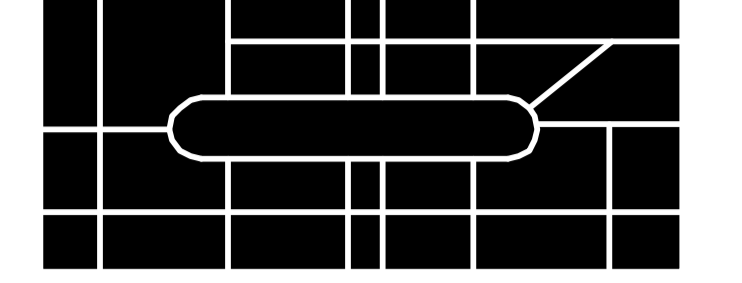
### Solar Tracking Chart

Solar Track for 36 Deg Latitude / 78 Deg Longitude



### Scott T. Murray, Inc.

Landscape Architecture Land Planning



274 Botetourt Court Boydton, Virginia 23917  
252-213-9501 434-689-2925 (Fax) smurray@stmlandplan.com

## Meadowmont Parcel 20

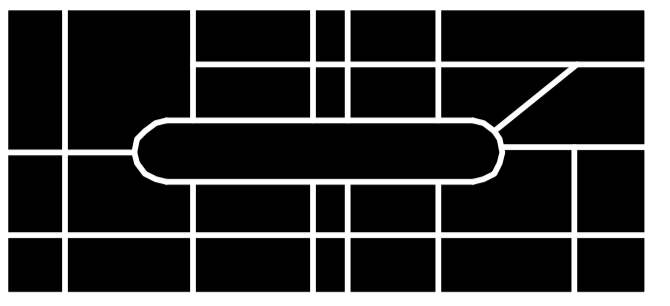
## Site Analysis Map

Meadowmont Development Company  
190 Finley Golf Course Rd.  
Chapel Hill, NC 27517

No.	Date	Issue Notes
Design Firm	Scott T. Murray, Inc. 274 Botetourt Ct. Boydton, VA 23917 252-213-9501	
Consultant		
Project Title	Meadowmont Parcel 20 Chapel Hill, NC	
Drawing Title	Site Analysis Map	
Project Manager	STM	Project ID: MM P20
Drawn By	STM	Scale:
Reviewed By	STM	Drawing No. 3
Date	12/06/08	of 4
CAD File Name	081206 MM P20	



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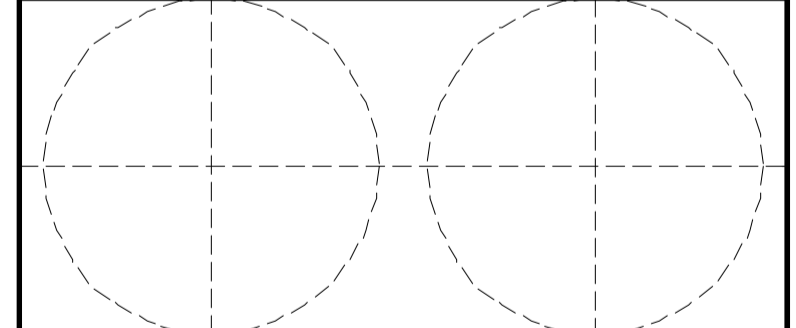
274 Botetourt Court Boydton, Virginia 23917  
 252-213-9501 434-689-2925 (Fax) smurray@stmlandscape.com

**Meadowmont  
Parcel 20**

**Concept  
Plan**

Meadowmont Development Company  
 190 Finley Golf Course Rd.  
 Chapel Hill, NC 27517

No.	Date	Issue Notes
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Design Firm  
**Scott T. Murray, Inc.**  
 274 Botetourt Ct.  
 Boydton, VA 23917  
 252-213-9501

Consultant

Project Title  
**Meadowmont  
Parcel 20  
Chapel Hill, NC**

Drawing Title  
**Concept Plan**

Project Manager STM	Project ID MM P20
Drawn By STM	Scale
Reviewed By STM	Drawing No. <b>4</b>
Date 12/06/08	of 4
CAD File Name 081206 MM P20	