

Project Fact Sheet

Section A: Project Information

Application Type: Project Name:

Section B: Gross Land Area (GLA)

Net Land Area (NLA): Area within zoning lot boundaries NLA=

Choose one, or both, of the following (a or b), not to exceed 10% of the NLA a) Credited Street Area (Total adjacent frontage) x (1/2 width of public right-of-way) CSA=

b) Credited Permanent Open Space (Total adjacent frontage) x (1/2 public or dedicated open space) COS=

TOTAL: NLA + CSA and/or COS = Gross Land Area (not to exceed NLA + 10%) GLA (acres)= GLA (sq ft)=

Section C: Required Land Use Intensity * Reference Meadowmont Land Use Intensity Allocations - attached

| Zoning -- Area -- Ratios | | | | Impervious Surface Area Thresholds | | | Maximum and Minimum Limitations | |
|--------------------------|---|------------------------|------------------------------|------------------------------------|---------------------------------|------------------------|--------------------------------------|--|
| Zoning District(s) | Gross Land Area (GLA) per Zoning District | Floor Area Ratio (FAR) | Recreation Space Ratio (RSR) | Low Density Residential (0.24) | High Density Residential (0.50) | Non-Residential (0.70) | Maximum Floor Area (MFA) = FAR x GLA | Minimum Recreation Space (MRS) = RSR x GLA |
| R-5 C | 1.17 | * see above | * see above | | | | * see above | * see above |
| | | | | | | | | |
| | | | | | | | | |
| TOTAL | 1.17 | | | | * see above | | * see above | * see above |
| RCD Streamside | 0 | 0.01 | | | | | 0 | 0 |
| RCD Managed | 0 | 0.019 | | | | | 0 | 0 |
| RCD Upland | | | | | | | 0 | 0 |

Section D: Dimensions

| Dimensional Unit (sq. ft.) | Existing (sq ft) | Demolition (sq ft) | Proposed (sq ft) | Net Total (sq ft) |
|---|------------------|--------------------|------------------|-------------------|
| Floor Area (Floor Area of all Floors - heated and unheated) | 0 | 0 | 66,000 sf | 66,000 sf |
| Principal Building Area (Floor Area on Ground Level) | 0 | 0 | 24,000 sf | 24,000 sf |
| Impervious Surface Area (ISA) | 0 | 0 | 36,000 sf | 36,000 sf |
| Percentage of Gross Land Area with Impervious Surface (ISA/GLA) | 0 | 0 | 64.3 % | 64.3% |
| Area of Land Disturbance | 0 | 0 | 45,000 sf | 45,000 sf |
| Area of Land Disturbance within RCD | 0 | 0 | 0 sf | 0 sf |
| If located in the Watershed Protection District, percentage of impervious surface on 7/1/1993 | 0 | 0 | 0 sf | 0 sf |
| Recreational Space | 0 | 0 | 0 sf | 0 sf |
| Number of Seats (where applicable) | na | na | na | na |

Overlay Zoning & Special Districts

- Watershed Protection District
 Historic District
 Small Area Plan
 100 Year Floodplain
 Neighborhood Conservation District
 Resource Conservation District
 Airport Hazard Zone

Overlay Zone Details, Where Necessary

Parcel Identifier Number (PIN):

Project Fact Sheet

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Section D: Dimensions (Cont.)

* Pursuant to Meadowmont Design Guidelines as Revised

| Dimensional Requirements | | Required by Ordinance | Existing | Proposed |
|--------------------------|---------------------------------------|-----------------------|----------|---------------------|
| Setbacks (Minimum) | Street | * 0' | na | 6' min. (11.5' avg) |
| | Interior (neighboring property lines) | * 0' | na | 5' min. |
| | Solar (northern property lines) | 8' | na | 8' min. |
| Height (Maximum) | Primary | 39' | na | 39' |
| | Secondary | 60' | na | 52' |

** Additional below-grade garage area provides 30 bicycle and recreational equipment storage space plus 4 bicycle spaces in courts.

| Building/Dwelling Units | Existing | Proposed | Parking Spaces | Minimum | Maximum | Proposed | % of Total Spaces |
|--------------------------------|----------|-----------|-----------------|---------|---------|-------------|-------------------|
| Number of Buildings | 0 | 4 | Regular Spaces | 33 | 33 | 32 | 100 |
| Number of Floors | 0 | 2 1/2 - 3 | Compact Spaces | 0 | 0 | 0 | 0 |
| Number of Dwelling Units | 0 | 15 | Handicap Spaces | 1 | 1 | 2 | 5.9% |
| Number of Efficiency Units | | 0 | Total Spaces | 34 | 34 | 34 | |
| Number of Single Bedroom Units | 0 | | Loading Spaces | 0 | 0 | 0 | |
| Number of Two Bedroom Units | 0 | | Bicycle Spaces | 0 | 0 | **see above | |
| Number of Three Bedroom Units | 0 | 15 | | | | | |

Section E: Landscape Buffers

*** No Landscape Buffers are required since Parcel 20 is an interior parcel within Meadowmont

| Location | Minimum Width | Proposed Width | Alternative Buffer | Modify Buffer |
|--------------------|---------------|----------------|------------------------------|------------------------------|
| *** see note above | 0 | 0 | <input type="checkbox"/> Yes | <input type="checkbox"/> Yes |
| | | | <input type="checkbox"/> Yes | <input type="checkbox"/> Yes |
| | | | <input type="checkbox"/> Yes | <input type="checkbox"/> Yes |
| | | | <input type="checkbox"/> Yes | <input type="checkbox"/> Yes |
| | | | <input type="checkbox"/> Yes | <input type="checkbox"/> Yes |
| | | | <input type="checkbox"/> Yes | <input type="checkbox"/> Yes |

Section F : Utility Service

- a) Water OWASA Individual Wells Community Wells
- b) Sewer OWASA Individual Septic Tank Community Package Plant
- c) Electric Underground Above Ground
- d) Telephone Underground Above Ground
- e) Solid Waste Collection Town Private

Public water and sewer are required if property is within the Urban Service Boundary

Section G: Adjoining or Connecting Streets

Street Name: Right-of-way Width: Pavement Width:

Number of Lanes: Fire Hydrant? Yes No Existing Sidewalk? Yes No Existing Curb/Gutter? Yes No

Street Name: Right-of-way Width: Pavement Width:

Number of Lanes: Fire Hydrant? Yes No Existing Sidewalk? Yes No Existing Curb/Gutter? Yes No

Street Name: Right-of-way Width: Pavement Width:

Number of Lanes: Fire Hydrant? Yes No Existing Sidewalk? Yes No Existing Curb/Gutter? Yes No

MEADOWMONT
MASTER PROJECT FACT SHEET SUPPLEMENT

(FLOOR AREA AND LUI DETAILS)
 JUNE 30, 1997 (REVISED FEBRUARY 3, 2010)

A. IDENTIFICATION OF DEVELOPMENT

1. Name: **MEADOWMONT**
2. Request: **S.U.P.**
3. Tax Parcels: **7.52..6 (ORANGE COUNTY) and 479-1-B, 491-6-6, 491-6-6A (DURHAM COUNTY)**
4. Zoning Districts: **R-1, R-5-C, MU-R-1**

| | INFRASTRUCTURE | VILLAGE CENTER S.U.P. (PARCELS 1, 1A, & 1B) | APARTMENT S.U.P. (PARCEL 5) | SCHOOL S.U.P. (PARCELS 15A & 15B) | PARK S.U.P. (PARCELS 16A & 16B)) | SWIM CLUB S.U.P. (PARCEL 14) | AFFORDABLE HOUSING S.U.P. (PARCEL 12B) | WELLNESS CENTER S.U.P. (PARCEL 13) | CONGREGATE CARE S.U.P. (PARCEL 2 & 2A) | HILLTOP CONDOMINIUM S.U.P. (PARCEL 9) | RESTAURANT S.U.P. (PARCEL 10A) | COMM. / OFFICE S.U.P. (PARCEL 10) | HOTEL S.U.P. (PARCEL 6) | OFFICE S.U.P. (PARCEL 6A) | COMM. S.U.P. (PARCEL 3) | COMM. S.U.P. (PARCEL 4) | COMM. / OFFICE S.U.P. (PARCEL 6B) | CIVIC S.U.P. (PARCEL 12) | GREENWAY CONDOMINIUM S.U.P. (PARCEL 12A) | OFFICE S.U.P. (PARCEL 7) | OFFICE S.U.P. (PARCEL 8) | RECYCLE AREA (LOT 419) | MURRAY HILL S.U.P. (PARCEL 20) | TOTALS |
|----------------------------|----------------|--|--------------------------------|--------------------------------------|-------------------------------------|---------------------------------|---|---------------------------------------|---|--|-----------------------------------|--------------------------------------|----------------------------|------------------------------|----------------------------|----------------------------|--------------------------------------|-----------------------------|---|-----------------------------|-----------------------------|---------------------------|-----------------------------------|--------|
| 1. Net Land Area | 182.14 | 21.54 | 20.18 | 22.04 | 70.44 | 3.10 | 2.24 | 7.58 | 47.10 | 5.25 | 2.08 | 4.23 | 8.24 | 2.34 | 1.00 | 1.07 | 1.50 | 1.10 | 0.68 | 7.09 | 12.66 | 0.19 | 1.17 | 424.99 |
| 2. Cred. Street Area (1) | - | - | - | - | - | - | - | - | 3.15 | - | - | 0.42 | 0.71 | - | - | - | - | - | - | 0.71 | 1.27 | - | - | - |
| 3. Cred. Open Space | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 4. Gross Land Area | 182.14 | 21.54 | 20.18 | 22.04 | 70.44 | 3.10 | 2.24 | 7.58 | 50.25 | 5.25 | 2.08 | 4.65 | 8.96 | 2.34 | 1.00 | 1.07 | 1.50 | 1.10 | 0.68 | 7.80 | 13.92 | 0.19 | 1.17 | 431.25 |
| 5. Gross Area R-1 PD-MU | 125.06 | - | - | 22.04 | 70.44 | 3.10 | - | 0.60 | - | 3.10 | - | - | - | - | - | - | - | - | - | - | - | - | - | 224.35 |
| 6. Gross Area R-5-C PD-MU | 41.45 | 0.24 | 20.18 | - | - | - | 2.23 | 6.98 | 50.25 | 2.15 | - | - | 8.96 | 2.34 | 1.00 | 1.07 | 1.50 | 1.10 | 0.68 | - | - | 0.19 | 1.17 | 141.50 |
| 7. Gross Area MU-R-1 PD-MU | 15.63 | 21.30 | - | - | - | - | 0.01 | - | - | - | 2.08 | 4.65 | - | - | - | - | - | - | - | 7.80 | 13.92 | - | - | 65.40 |
| 8. Area RCD Inside Parcels | 11.28 | - | - | 7.76 | 69.12 | 0.04 | - | 0.64 | - | - | - | - | 0.93 | 0.11 | - | - | - | - | - | - | - | - | - | 89.88 |

Note: The 0.01 acre area in the MU-R-1 zoning district in the Parcel 20 column was shown in error on the August 7, 2009 version of this sheet. That area was actually part of the former Parcel 19, which was absorbed into the Affordable Housing (Rosemary Place; Parcel 12B) project. Therefore, the 0.01 acre is now correctly show in the "Affordable Housing SUP – Parcel 12B" column.

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|--|----------------|--|--------------------------------|--------------------------------------|-------------------------------------|---------------------------------|---|---------------------------------------|---|--|-----------------------------------|--------------------------------------|----------------------------|------------------------------|----------------------------|----------------------------|--------------------------------------|-----------------------------|---|-----------------------------|-----------------------------|---------------------------|-----------------------------------|--------|
|--|----------------|--|--------------------------------|--------------------------------------|-------------------------------------|---------------------------------|---|---------------------------------------|---|--|-----------------------------------|--------------------------------------|----------------------------|------------------------------|----------------------------|----------------------------|--------------------------------------|-----------------------------|---|-----------------------------|-----------------------------|---------------------------|-----------------------------------|--------|

C. REQUIRED LUI

GROSS LAND AREAS(AC)

| | | | | | | | | | | | | | | | | | | | | | | | | |
|-------------------------|--------|-------|-------|-------|-------|------|------|------|-------|------|------|------|------|------|------|------|------|------|------|------|-------|------|------|--------|
| Gross Area R-1 PD-MU | 115.49 | - | - | 14.28 | 1.32 | 1.35 | - | 0.41 | 0.00 | 3.10 | - | - | - | - | - | - | - | - | - | - | - | - | - | 135.96 |
| Gross Area R-5-C PD-MU | 41.45 | 0.24 | 20.18 | - | - | - | 2.23 | 6.53 | 50.25 | 2.15 | - | - | 8.03 | 2.23 | 1.00 | 1.07 | 1.50 | 1.10 | 0.68 | - | - | 0.19 | 1.17 | 140.01 |
| Gross Area MU-R-1 PD-MU | 15.63 | 21.30 | - | - | - | - | 0.01 | - | - | - | 2.08 | 4.65 | - | - | - | - | - | - | - | 7.80 | 13.92 | - | - | 65.40 |
| Gross Area RCD | 11.28 | - | - | 7.76 | 69.12 | 0.04 | - | 0.64 | - | - | - | - | 0.93 | 0.11 | - | - | - | - | - | - | - | - | - | 89.88 |

1. Floor Area Permitted (SF)

| | | | | | | | | | | | | | | | | | | | | | | | | |
|-----------------|-------|---------|---------|--------|--------|-------|--------|--------|---------|--------|--------|--------|--------|--------|-------|-------|--------|-------|-------|---------|---------|-------|--|-----------|
| a. R-1 PD-MU | RATIO | | | | | | | | | | | | | | | | | | | | | | | |
| Use Group A | 0.076 | 382,335 | | | | | | | | 10,263 | | | | | | | | | | | | | | 392,597 |
| Use Group B | 0.050 | | | 31,107 | 2,877 | | | 893 | | | | | | | | | | | | | | | | 34,877 |
| Use Group C | 0.031 | | | | | 1,826 | | | | | | | | | | | | | | | | | | 1,826 |
| Subtotal | | | | | | | | | | | | | | | | | | | | | | | | 429,300 |
| b. R-5-C PD-MU | RATIO | | | | | | | | | | | | | | | | | | | | | | | |
| Use Group A | 0.303 | 547,139 | 266,376 | | | | 29,407 | | 663,223 | 28,370 | | | | | | | | | 9,021 | | | | | 1,558,954 |
| Use Group B | 0.264 | | 2,807 | | | | | 75,112 | | | | | 92,304 | | | | | | | | | 2,216 | | 172,439 |
| Use Group C | 0.162 | | | | | | | | | | | | | 15,721 | 7,067 | 7,555 | 10,585 | 7,791 | | | | | | 48,718 |
| Subtotal | | | | | | | | | | | | | | | | | | | | | | | | 1,780,111 |
| c. MU-R-1 PD-MU | RATIO | | | | | | | | | | | | | | | | | | | | | | | |
| CC Use Group B | 0.429 | 292,051 | 398,017 | 34,032 | | | 187 | | | | 38,879 | 86,915 | | | | | | | | 145,789 | 260,216 | | | 1,256,086 |
| Subtotal | | | | | | | | | | | | | | | | | | | | | | | | 1,256,086 |
| d. RCD | RATIO | | | | | | | | | | | | | | | | | | | | | | | |
| All Groups | 0.019 | 9,332 | | 6,424 | 57,209 | 33 | | 530 | | | | | 770 | 91 | | | | | | | | | | 74,388 |
| Subtotal | | | | | | | | | | | | | | | | | | | | | | | | 74,388 |

| | | | | | | | | | | | | | | | | | | | | | | | | |
|---|-----------|---------|---------|---------|--------|--------|--------|--------|---------|----------|--------|--------|--------|--------|--------|--------|--------|--------|--------|---------|---------|-------|---------|-----------|
| Total Permitted Floor Areas By Zoning | 1,230,856 | 400,824 | 300,408 | 37,532 | 60,085 | 1,859 | 29,594 | 76,535 | 663,223 | 38,633 | 38,879 | 86,915 | 93,073 | 15,812 | 7,067 | 7,555 | 10,585 | 7,791 | 9,021 | 145,789 | 260,216 | 2,216 | 15,418 | 3,539,886 |
| Totals Specified By Master Plan or Developer's Allocation | 1,230,856 | 274,398 | 300,381 | 93,517 | 4,100 | 4,013 | 36,487 | 52,000 | 740,540 | 143,496 | 12,000 | 76,000 | 99,849 | 19,200 | 10,000 | 10,000 | 8,000 | 10,000 | 16,656 | 75,000 | 150,000 | 0 | 66,000 | 3,432,493 |
| Variance - Surplus (+) | 0 | 126,426 | 27 | -- | 55,985 | -- | -- | 24,535 | -- | -- | 26,879 | 10,915 | -- | -- | -- | -- | 2,585 | -- | -- | 70,789 | 110,216 | 2,216 | -- | 430,574 |
| Variance - Deficit (-) | 0 | -- | -- | -55,985 | -- | -2,154 | -6,893 | -- | -77,317 | -104,863 | -- | -- | -6,776 | -3,388 | -2,933 | -2,445 | -- | -2,209 | -7,635 | -- | -- | -- | -50,582 | -323,181 |
| Floor Area Transferred | | | | | | | | | | | | | | | | | | | | | | | | 0 |

NOTE: ADDITIONAL FLOOR AREA ALLOWANCE FOR APARTMENT PARCEL (34,032 SF) CREATED BY ENCUMBERING 1.82 ACRES OF ENTRANCEWAY CORRIDOR ADJACENT TO THE VILLAGE CENTER

| | INFRASTRUCTURE | VILLAGE CENTER S.U.P. (PARCELS 1, 1A, & 1B) | APARTMENT S.U.P. (PARCEL 5) | SCHOOL S.U.P. (PARCELS 15A & 15B) | PARK S.U.P. (PARCELS 16A & 16B)) | SWIM CLUB S.U.P. (PARCEL 14) | AFFORDABLE HOUSING S.U.P. (PARCEL 12B) | WELLNESS CENTER S.U.P. (PARCEL 13) | CONGREGATE CARE S.U.P. (PARCEL 2 & 2A) | HILLTOP CONDOMINIUM S.U.P. (PARCEL 9) | RESTAURANT S.U.P. (PARCEL 10A) | COMM. / OFFICE S.U.P. (PARCEL 10) | HOTEL S.U.P. (PARCEL 6) | OFFICE S.U.P. (PARCEL 6A) | COMM. S.U.P. (PARCEL 3) | COMM. S.U.P. (PARCEL 4) | COMM. / OFFICE S.U.P. (PARCEL 6B) | CIVIC S.U.P. (PARCEL 12) | GREENWAY CONDOMINIUM S.U.P. (PARCEL 12A) | OFFICE S.U.P. (PARCEL 7) | OFFICE S.U.P. (PARCEL 8) | RECYCLE AREA (LOT 419) | MURRAY HILL S.U.P. (PARCEL 20) | TOTALS | |
|--|----------------|--|--------------------------------|--------------------------------------|-------------------------------------|---------------------------------|---|---------------------------------------|---|--|-----------------------------------|--------------------------------------|----------------------------|------------------------------|----------------------------|----------------------------|--------------------------------------|-----------------------------|---|-----------------------------|-----------------------------|---------------------------|-----------------------------------|-----------|------------|
| GROSS LAND AREAS(AC) | | | | | | | | | | | | | | | | | | | | | | | | | |
| Gross Area R-1 PD-MU | 115.49 | - | - | 14.28 | 1.32 | 1.35 | - | 0.41 | 0.00 | 3.10 | - | - | - | - | - | - | - | - | - | - | - | - | - | 135.96 | |
| Gross Area R-5-C PD-MU | 41.45 | 0.24 | 20.18 | - | - | - | 2.23 | 6.53 | 50.25 | 2.15 | - | - | 8.03 | 2.23 | 1.00 | 1.07 | 1.50 | 1.10 | 0.68 | - | - | 0.19 | 1.17 | 140.01 | |
| Gross Area MU-R-1 PD-MU | 15.63 | 21.30 | - | - | - | - | 0.01 | - | - | - | 2.08 | 4.65 | - | - | - | - | - | - | - | 7.80 | 13.92 | - | - | 65.40 | |
| Gross Area RCD | 11.28 | - | - | 7.76 | 69.12 | 0.04 | - | 0.64 | - | - | - | - | 0.93 | 0.11 | - | - | - | - | - | - | - | - | - | 89.88 | |
| 2. Open Space (SF) | | | | | | | | | | | | | | | | | | | | | | | | | |
| a. R-1 PD-MU | RATIO | | | | | | | | | | | | | | | | | | | | | | | | |
| Use Group A | 0.890 | 4,477,339 | | | | | | | | 120,182 | | | | | | | | | | | | | | 4,597,521 | |
| Use Group B | 0.870 | | | 541,267 | 50,052 | | | 15,541 | | | | | | | | | | | | | | | | 606,860 | |
| Use Group C | 0.900 | | | | | 53,015 | | | | | | | | | | | | | | | | | | 53,015 | |
| Subtotal | | | | | | | | | | | | | | | | | | | | | | | | 5,257,397 | |
| b. R-5-C PD-MU | RATIO | | | | | | | | | | | | | | | | | | | | | | | | |
| Use Group A | 0.780 | 1,408,477 | 685,720 | | | | 75,702 | | | 73,031 | | | | | | | | | 23,221 | | | | 39,691 | 2,305,843 | |
| Use Group B | 0.740 | | 7,868 | | | | | 210,541 | 1,619,752 | | | | 258,730 | | | | | | | | | 6,212 | | 2,103,103 | |
| Use Group C | 0.770 | | | | | | | | | | | | | 74,722 | 33,590 | 35,909 | 50,312 | 37,029 | | | | | | 231,562 | |
| Subtotal | | | | | | | | | | | | | | | | | | | | | | | | 4,640,508 | |
| c. MU-R-1 PD-MU | RATIO | | | | | | | | | | | | | | | | | | | | | | | | |
| CC Use Group B | 0.760 | 517,386 | 705,112 | | | | 331 | | | | 68,877 | 153,976 | | | | | | | | 258,274 | 460,989 | | | 2,164,944 | |
| Subtotal | | | | | | | | | | | | | | | | | | | | | | | | 2,164,944 | |
| d. RCD | RATIO | | | | | | | | | | | | | | | | | | | | | | | | |
| All Groups | 0.930 | 456,760 | | 314,460 | 2,800,212 | 1,620 | | 25,927 | | | | | 37,675 | 4,456 | | | | | | | | | | 3,641,111 | |
| Subtotal | | | | | | | | | | | | | | | | | | | | | | | | 3,641,111 | |
| Total Required Open Space By Zoning | | 6,859,961 | 712,980 | 685,720 | 855,727 | 2,850,264 | 54,636 | 76,033 | 252,009 | 1,619,752 | 193,213 | 68,877 | 153,976 | 296,405 | 79,178 | 33,590 | 35,909 | 50,312 | 37,029 | 23,221 | 258,274 | 460,989 | 6,212 | 39,691 | 15,703,960 |
| Totals Specified By Master Plan or Developer's Allocation | | 6,859,961 | 787,897 | 729,829 | 855,727 | 2,850,130 | 355,629 | 106,312 | 248,911 | 1,740,715 | 186,870 | 84,419 | 140,037 | 367,197 | 79,253 | 33,541 | 33,541 | 60,000 | 36,895 | 21,292 | 323,000 | 569,160 | 0 | 0 | 16,470,316 |
| Variance - Surplus (+) | | 0 | 74,917 | 44,109 | 0 | -- | 300,993 | 30,279 | -- | 120,963 | -- | 15,542 | -- | 70,792 | 75 | -- | -- | 9,688 | -- | -- | 64,726 | 108,171 | -- | -- | 840,256 |
| Variance - Deficit (-) | | 0 | -- | -- | 0 | -134 | -- | -- | -3,098 | -- | -6,343 | -- | -13,939 | -- | -- | -49 | -2,368 | -- | -134 | -1,929 | -- | -- | -6,212 | -39,691 | -73,900 |
| Open Space Transferred | | | | | | | | | | | | | | | | | | | | | | | | | 0 |

| | INFRASTRUCTURE | VILLAGE CENTER S.U.P. (PARCELS 1, 1A, & 1B) | APARTMENT S.U.P. (PARCEL 5) | SCHOOL S.U.P. (PARCELS 15A & 15B) | PARK S.U.P. (PARCELS 16A & 16B)) | SWIM CLUB S.U.P. (PARCEL 14) | AFFORDABLE HOUSING S.U.P. (PARCEL 12B) | WELLNESS CENTER S.U.P. (PARCEL 13) | CONGREGATE CARE S.U.P. (PARCEL 2 & 2A) | HILLTOP CONDOMINIUM S.U.P. (PARCEL 9) | RESTAURANT S.U.P. (PARCEL 10A) | COMM. / OFFICE S.U.P. (PARCEL 10) | HOTEL S.U.P. (PARCEL 6) | OFFICE S.U.P. (PARCEL 6A) | COMM. S.U.P. (PARCEL 3) | COMM. S.U.P. (PARCEL 4) | COMM. / OFFICE S.U.P. (PARCEL 6B) | CIVIC S.U.P. (PARCEL 12) | GREENWAY CONDOMINIUM S.U.P. (PARCEL 12A) | OFFICE S.U.P. (PARCEL 7) | OFFICE S.U.P. (PARCEL 8) | RECYCLE AREA (LOT 419) | MURRAY HILL S.U.P. (PARCEL 20) | TOTALS | |
|--|----------------|--|--------------------------------|--------------------------------------|-------------------------------------|---------------------------------|---|---------------------------------------|---|--|-----------------------------------|--------------------------------------|----------------------------|------------------------------|----------------------------|----------------------------|--------------------------------------|-----------------------------|---|-----------------------------|-----------------------------|---------------------------|-----------------------------------|-----------|------------|
| GROSS LAND AREAS(AC) | | | | | | | | | | | | | | | | | | | | | | | | | |
| Gross Area R-1 PD-MU | 115.49 | - | - | 14.28 | 1.32 | 1.35 | - | 0.41 | 0.00 | 3.10 | - | - | - | - | - | - | - | - | - | - | - | - | - | 135.96 | |
| Gross Area R-5-C PD-MU | 41.45 | 0.24 | 20.18 | - | - | - | 2.23 | 6.53 | 50.25 | 2.15 | - | - | 8.03 | 2.23 | 1.00 | 1.07 | 1.50 | 1.10 | 0.68 | - | - | 0.19 | 1.17 | 140.01 | |
| Gross Area MU-R-1 PD-MU | 15.63 | 21.30 | - | - | - | - | 0.01 | - | - | - | 2.08 | 4.65 | - | - | - | - | - | - | - | 7.80 | 13.92 | - | - | 65.40 | |
| Gross Area RCD | 11.28 | - | - | 7.76 | 69.12 | 0.04 | - | 0.64 | - | - | - | - | 0.93 | 0.11 | - | - | - | - | - | - | - | - | - | 89.88 | |
| 3. Min. Livability Space (SF) | | | | | | | | | | | | | | | | | | | | | | | | | |
| a. R-1 PD-MU | RATIO | | | | | | | | | | | | | | | | | | | | | | | | |
| Use Group A | 0.750 | 3,773,038 | | | | | | | | 101,277 | | | | | | | | | | | | | | 3,874,315 | |
| Use Group B | 0.750 | | | 466,610 | 43,148 | | | 13,398 | | | | | | | | | | | | | | | | 523,155 | |
| Use Group C | 0.800 | | | | | 47,125 | | | | | | | | | | | | | | | | | | 47,125 | |
| Subtotal | | | | | | | | | | | | | | | | | | | | | | | | 4,444,596 | |
| b. R-5-C PD-MU | RATIO | | | | | | | | | | | | | | | | | | | | | | | | |
| Use Group A | 0.500 | 902,870 | | 439,564 | | | 48,527 | | | 46,815 | | | | | | | | | 14,886 | | | | 25,443 | 1,478,104 | |
| Use Group B | 0.400 | | 4,253 | | | | | 113,806 | 875,542 | | | | 139,854 | | | | | | | | | 3,358 | | 1,136,812 | |
| Use Group C | 0.530 | | | | | | | | | | | | | 51,432 | 23,121 | 24,717 | 34,630 | 25,488 | | | | | | 159,387 | |
| Subtotal | | | | | | | | | | | | | | | | | | | | | | | | 2,774,304 | |
| c. MU-R-1 PD-MU | RATIO | | | | | | | | | | | | | | | | | | | | | | | | |
| CC Use Group B | 0.270 | 183,808 | 250,500 | | | | 118 | | | | 24,469 | 54,702 | | | | | | | | 91,755 | 163,773 | | | 769,125 | |
| Subtotal | | | | | | | | | | | | | | | | | | | | | | | | 769,125 | |
| d. RCD | RATIO | | | | | | | | | | | | | | | | | | | | | | | | |
| All Groups | 0.850 | 417,469 | | 287,410 | 2,559,334 | 1,481 | | 23,697 | | | | | 34,434 | 4,073 | | | | | | | | | | 3,327,897 | |
| Subtotal | | | | | | | | | | | | | | | | | | | | | | | | 3,327,897 | |
| Total Required Livability Space By Zoning | | 5,277,185 | 254,753 | 439,564 | 754,019 | 2,602,482 | 48,606 | 48,644 | 150,900 | 875,542 | 148,092 | 24,469 | 54,702 | 174,288 | 55,505 | 23,121 | 24,717 | 34,630 | 25,488 | 14,886 | 91,755 | 163,773 | 3,358 | 25,443 | 11,315,921 |
| Totals Specified By Master Plan or Developer's Allocation | | 5,277,185 | 432,687 | 541,156 | 754,019 | 2,602,274 | 317,294 | 82,007 | 196,914 | 1,323,763 | 158,881 | 29,991 | 49,750 | 273,063 | 55,556 | 15,000 | 15,000 | 45,000 | 25,395 | 10,445 | 248,876 | 388,028 | 0 | 0 | 12,842,284 |
| Variance - Surplus (+) | | 0 | 177,934 | 101,592 | 0 | -- | 268,688 | 33,363 | 46,014 | 448,221 | 10,789 | 5,522 | -- | 98,775 | 51 | -- | -- | 10,370 | -- | -- | 157,121 | 224,255 | -- | -- | 1,582,694 |
| Variance - Deficit (-) | | 0 | -- | -- | 0 | -208 | -- | -- | -- | -- | -- | -4,952 | -- | -- | -8,121 | -9,717 | -- | -93 | -4,441 | -- | -- | -3,358 | -25,443 | -56,332 | |
| Livability Space Transferred | | | | | | | | | | | | | | | | | | | | | | | | | 0 |

| | INFRASTRUCTURE | VILLAGE CENTER S.U.P. (PARCELS 1, 1A, & 1B) | APARTMENT S.U.P. (PARCEL 5) | SCHOOL S.U.P. (PARCELS 15A & 15B) | PARK S.U.P. (PARCELS 16A & 16B)) | SWIM CLUB S.U.P. (PARCEL 14) | AFFORDABLE HOUSING S.U.P. (PARCEL 12B) | WELLNESS CENTER S.U.P. (PARCEL 13) | CONGREGATE CARE S.U.P. (PARCEL 2 & 2A) | HILLTOP CONDOMINIUM S.U.P. (PARCEL 9) | RESTAURANT S.U.P. (PARCEL 10A) | COMM. / OFFICE S.U.P. (PARCEL 10) | HOTEL S.U.P. (PARCEL 6) | OFFICE S.U.P. (PARCEL 6A) | COMM. S.U.P. (PARCEL 3) | COMM. S.U.P. (PARCEL 4) | COMM. / OFFICE S.U.P. (PARCEL 6B) | CIVIC S.U.P. (PARCEL 12) | GREENWAY CONDOMINIUM S.U.P. (PARCEL 12A) | OFFICE S.U.P. (PARCEL 7) | OFFICE S.U.P. (PARCEL 8) | RECYCLE AREA (LOT 419) | MURRAY HILL S.U.P. (PARCEL 20) | TOTALS |
|--|----------------|--|--------------------------------|--------------------------------------|-------------------------------------|---------------------------------|---|---------------------------------------|---|--|-----------------------------------|--------------------------------------|----------------------------|------------------------------|----------------------------|----------------------------|--------------------------------------|-----------------------------|---|-----------------------------|-----------------------------|---------------------------|-----------------------------------|-----------|
| GROSS LAND AREAS(AC) | | | | | | | | | | | | | | | | | | | | | | | | |
| Gross Area R-1 PD-MU | 115.49 | - | - | 14.28 | 1.32 | 1.35 | - | 0.41 | 0.00 | 3.10 | - | - | - | - | - | - | - | - | - | - | - | - | - | 135.96 |
| Gross Area R-5-C PD-MU | 41.45 | 0.24 | 20.18 | - | - | - | 2.23 | 6.53 | 50.25 | 2.15 | - | - | 8.03 | 2.23 | 1.00 | 1.07 | 1.50 | 1.10 | 0.68 | - | - | 0.19 | 140.01 | |
| Gross Area MU-R-1 PD-MU | 15.63 | 21.30 | - | - | - | - | 0.01 | - | - | - | 2.08 | 4.65 | - | - | - | - | - | - | - | 7.80 | 13.92 | - | 65.40 | |
| Gross Area RCD | 11.28 | - | - | 7.76 | 69.12 | 0.04 | - | 0.64 | - | - | - | - | 0.93 | 0.11 | - | - | - | - | - | - | - | - | 89.88 | |
| 4. Min. Recreation Space (SF) | | | | | | | | | | | | | | | | | | | | | | | | |
| a. R-1 PD-MU | RATIO | | | | | | | | | | | | | | | | | | | | | | | |
| Use Group A | 0.025 | 125,768 | | | | | | | | 3,376 | | | | | | | | | | | | | 1,272 | 130,416 |
| Use Group B | n/a | | | - | - | | | | | | | | | | | | | | | | | | | 0 |
| Use Group C | n/a | | | | | - | | | | | | | | | | | | | | | | | | 0 |
| Subtotal | | | | | | | | | | | | | | | | | | | | | | | | 130,416 |
| b. R-5-C PD-MU | RATIO | | | | | | | | | | | | | | | | | | | | | | | |
| Use Group A | 0.050 | 90,287 | | 43,956 | | | 4,853 | | | 4,682 | | | | | | | | | 1,489 | | | | 2,544 | 147,810 |
| Use Group B | n/a | | | | | | | | | | | | | | | | | | | | | | | 0 |
| Use Group C | n/a | | | | | | | | | | | | | | | | | | | | | | | 0 |
| Subtotal | | | | | | | | | | | | | | | | | | | | | | | | 147,810 |
| c. MU-R-1 PD-MU | RATIO | | | | | | | | | | | | | | | | | | | | | | | |
| CC Use Group B | n/a | - | - | | | | | | | | | | | | | | | | | | | | | 0 |
| Subtotal | | | | | | | | | | | | | | | | | | | | | | | | 0 |
| d. RCD | RATIO | | | | | | | | | | | | | | | | | | | | | | | |
| All Groups | n/a | - | | - | - | - | | | | | | | | | | | | | | | | | | 0 |
| Subtotal | | | | | | | | | | | | | | | | | | | | | | | | 0 |
| Total Required Recreation Space By Zoning | | 216,055 | 0 | 43,956 | 0 | 0 | 0 | 4,853 | 0 | 0 | 8,057 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,489 | 0 | 0 | 0 | 3,816 | 278,226 |
| Totals Specified By Master Plan or Developer's Allocation | | 216,055 | 0 | 52,215 | 0 | 3,068,366 | 0 | 10,090 | 0 | 167,854 | 3,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3,517,580 |
| Variance - Surplus (+) | | 0 | 0 | 8,259 | 0 | 3,068,366 | 0 | 5,237 | 0 | 167,854 | -- | 0 | 0 | 0 | 0 | 0 | 0 | 0 | -- | 0 | 0 | 0 | -- | 3,249,716 |
| Variance - Deficit (-) | | 0 | 0 | -- | 0 | -- | 0 | -- | 0 | -- | -5,057 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | -1,489 | 0 | 0 | 0 | -3,816 | -10,362 |
| Rec. Space Transferred | | | | | | | | | | | | | | | | | | | | | | | | 0 |

Meadowmont Impervious Construction and Remaining Allowance¹

Chapel Hill, NC

2/2/2010

| <u>Unbuilt Meadowmont Parcels</u> | <u>Deed Restricted Impervious Allowance (SF)</u> |
|---|--|
| NE Cnr. MM & Barbee (3) | 33,977 |
| SE Cnr. MM & Barbee (4) | 33,977 |
| Office Site (Parcel 6A) | 43,560 |
| NE Cnr. NC 54 & Barbee (6B) | 26,000 |
| Hilltop Restaurant (Parcel 10A) | 79,715 |
| Civic Building/Commercial (12) | 20,473 |
| Single-family Residential Lots | 161,650 |
| Total Remaining Construction (NIC Murray Hill) | 399,352 |
| Parcel 20 - Murray Hill Allocation Request | 36,000 |
| Estimated As-built impervious (as of September 2009) ² | 5,912,299 |
| Maximum Final Meadowmont Impervious | 6,347,651 |
| Meadowmont Allowable Impervious ³ | 6,517,517 |
| Remaining Impervious Allowance (Overage) | 169,866 |

Notes:

(1) This summary supercedes all previous impervious tracking documents submitted by the developer.

(2) As-built impervious areas have been verified by a recent survey of aerial field conditions by the John R. McAdams company and approved by the Town of Chapel Hill Engineering Department (Ms. Sue Burke) on 9/30/2009.

(3) Allowable Impervious calculated at 50% for the high density watershed of 183.16 net acres and 24% for the low density watershed of 241.84 acres.



Corner of Sprunt and Meadowmont Lane



Homes Along Meadowmont Lane North of the Site



Looking South Along Meadowmont Lane



Looking North Along Meadowmont Lane



Rosemary Place Townhomes



Wellness Center Parking North of Site from Meadowmont Lane

Murray Hill

Meadowmont - Parcel 20

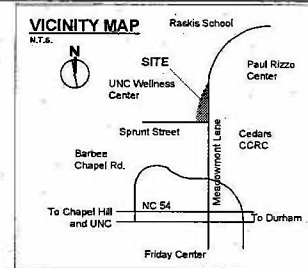
Chapel Hill, North Carolina
Orange County

DRAWING INDEX

| SHEET # | SHEET TITLE |
|---------|--|
| C-1.0 | Area Map |
| C-1.1 | Aerial Photograph |
| C-2.0 | Existing Conditions - Tree Survey / Steep Slopes / Site Analysis Map |
| C-2.1 | Existing Conditions - Meadowmont Master Plan Reference |
| C-3.0 | Site Plan |
| C-3.1 | Garage Parking / Solid Waste Collection/Roadway Sections / Details |
| C-4.0 | Erosion Control / Tree Protection / Grading / Storm Drainage Plan |
| C-5.0 | Overall Utility Plan |
| C-5.1 | Utility Plan |
| C-5.2 | Fire Access Exhibit |
| LA-1.0 | Planting / Recreation / Shading Plan |
| A-1.1 | Architectural Elevations - Building One |
| A-1.2 | Architectural Elevations - Building Two |
| A-1.3 | Architectural Elevations - Building Three |
| A-1.4 | Architectural Elevations - Building Four |

LEGEND

| | |
|-----|-------------------------|
| ⊕ | EXISTING CURBPIPE |
| ⊙ | BROW PIPE SET |
| ▲ | CALCULATED POINT |
| ⊖ | BONE HOLE |
| ⊕ | SANITARY SEWER MANHOLE |
| ⊕ | SANITARY SEWER CLEANOUT |
| ⊕ | WATER VALVE |
| ⊕ | WATER METER |
| ⊕ | FIRE HYDRANT |
| ⊕ | TELEPHONE FIBER/DIAL |
| ⊕ | TELEPHONE MANHOLE |
| ⊕ | ELECTRIC BOX |
| ⊕ | LIGHT POLE |
| ⊕ | POWER POLE |
| ⊕ | CLUB BALET |
| ⊕ | STORM DRAINAGE MANHOLE |
| ⊕ | YARD BALET |
| --- | STORM DRAIN PIPE |
| OU | OVERHEAD UTILITY LINES |
| W | WATER LINE |
| SS | SANITARY SEWER LINE |
| T | TELEPHONE LINE |
| G | Gas LINE |
| UE | UNDERGROUND ELECTRIC |
| UT | UNDERGROUND TELEPHONE |
| X | FENCE LINE |



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smurray@stmlandplan.com

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RESEARCH • ANALYSIS • PUBLIC RELATIONS • INVESTIGATION

2805 Meridian Parkway, Durham, NC 27713
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J DAVIS ARCHITECTS
174 Glenwood Ave. Suite 201 | Raleigh, NC 27603 | TEL: 919.224.1570

Murray Hill
Parcel 20
Chapel Hill, North Carolina
Orange County

Cover Sheet

Meadowmont Development Co. LLC
190 Finley Golf Course Rd.
Chapel Hill, NC 27517
919-929-0660

EAST WEST PARTNERS

MANAGEMENT COMPANY, INC.

DEVELOPER: MEADOWMONT DEVELOPMENT CO., LLC.
c/o EAST WEST PARTNERS MANAGEMENT CO. INC.
190 FINLEY GOLF COURSE ROAD
CHAPEL HILL, NC 27517
CONTACT: BEN PERRY
919-929-0660 bperry@ewp-nc.com

APPLICANT/ LANDSCAPE ARCHITECT: SCOTT MURRAY LAND PLANNING, INC.
274 BOTETOURT COURT
BOYDTON, VIRGINIA 23917
CONTACT: SCOTT MURRAY
252-213-8501 smurray@stmlandplan.com

ARCHITECT: J. DAVIS ARCHITECTS
510 GLENWOOD AVE. SUITE 201
RALEIGH, NC 27603
CONTACT: JEFF DAVIS
919-955-1500 jeffjd@jDavisarchitects.com

ENGINEER: JOHN R. MCADAMS COMPANY, INC.
2805 MERIDIAN PARKWAY
DURHAM, NC 27713
CONTACT: BILL DERKS
900-733-6646 derks@ohrjmcadams.com

| | | |
|---|----------|------------------------------------|
| 1 | 11/13/09 | TCH Staff Review Comment Revisions |
|---|----------|------------------------------------|

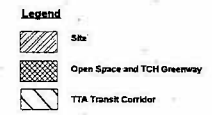
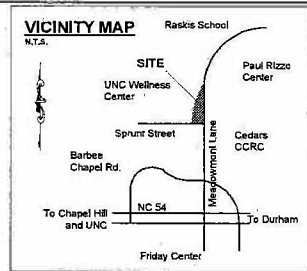
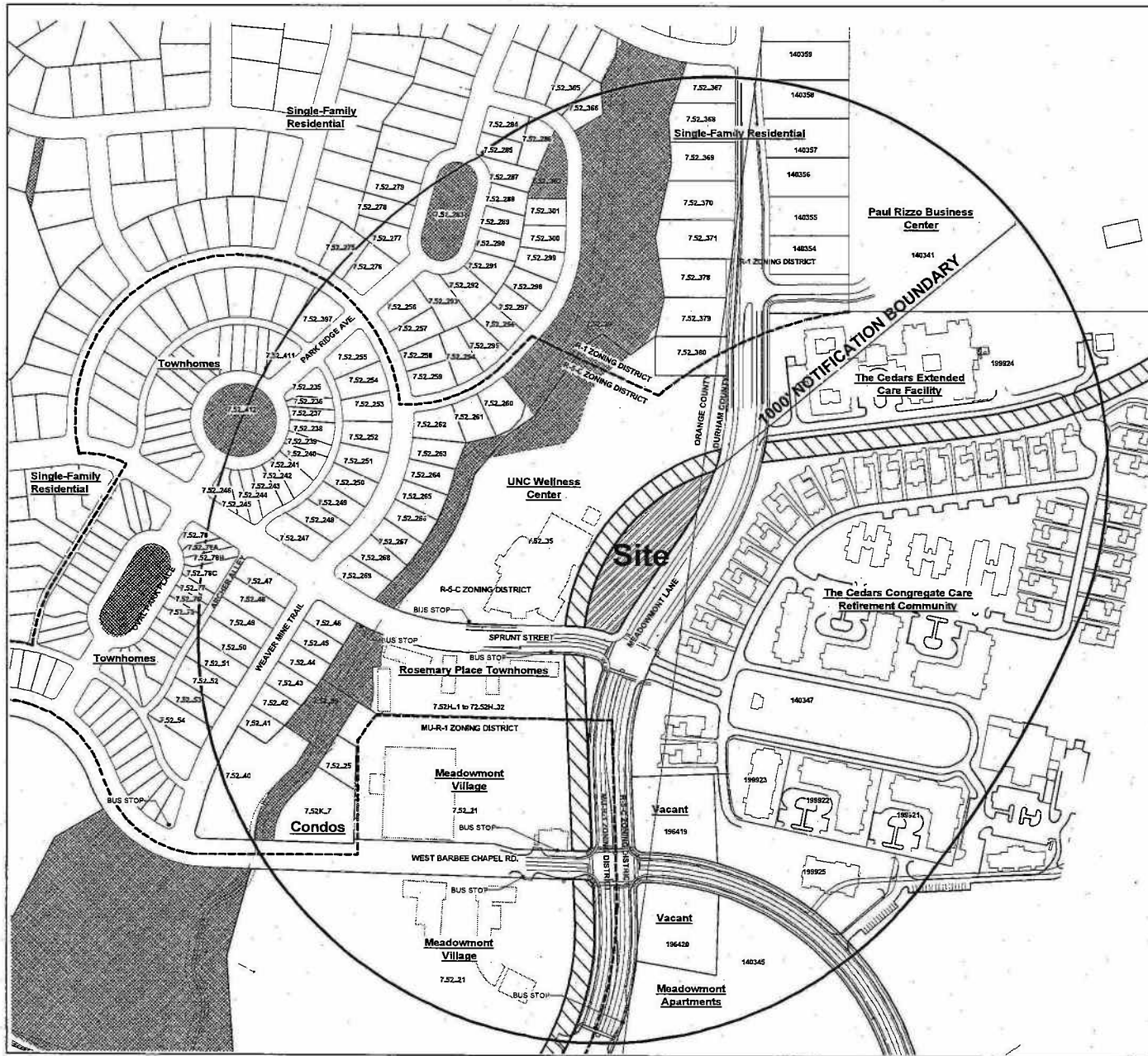


Design Firm: Scott Murray Land Planning, Inc.
274 Botetourt Ct. Boydton, Virginia 23917
252-213-8501 434-689-2925 (fax)
www.stmlandplan.com
smurray@stmlandplan.com

CAD File: 091105 MH site plan

Scale: NONE
Date: November 5, 2009
Drawn By: STM
Drawing No.: na

Cover



- General Notes**
- Urban Services Boundary - the site is wholly within the Urban Services Boundary which extends east to the U.S. Army Corps of Engineers Property.
 - Town of Chapel Hill Town Limits - the site is wholly within the Town Limits which extends east to the U.S. Army Corps of Engineers Property.
 - No RCD or Floodplain as Recognized by FEMA exists on the proposed site.



Scott Murray Land Planning, Inc.
Landscape Architecture
Environmental Design - LEED
Project Management

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124 W. 20th Street
Boynton, Virginia 23917
www.stmplan.com
smurray@stmplan.com

THE JOHN R. MCADAMS COMPANY, INC.
ARCHITECTS - PLANNERS - ENGINEERS - ENVIRONMENTAL

JDAVIS ARCHITECTS
110 Woodland Ave. Suite 207 | Raleigh, NC 27601 | Tel: 919.285.1950 | Fax: 919.285.1950

Murray Hill
Parcel 20
Chapel Hill, North Carolina
Orange County

Area Map

Meadowmont Development Co. LLC
190 Finley Golf Course Rd.
Chapel Hill, NC 27517
919-829-0660

No. Date Issue Notes

SCOTT MURRAY LAND PLANNING, INC.
274 Botetourt Ct. Boynton, Virginia 23917
252-213-8801 434-689-2925 (fax)
www.stmplan.com
smurray@stmplan.com

CAD File: 090825 MH site plan

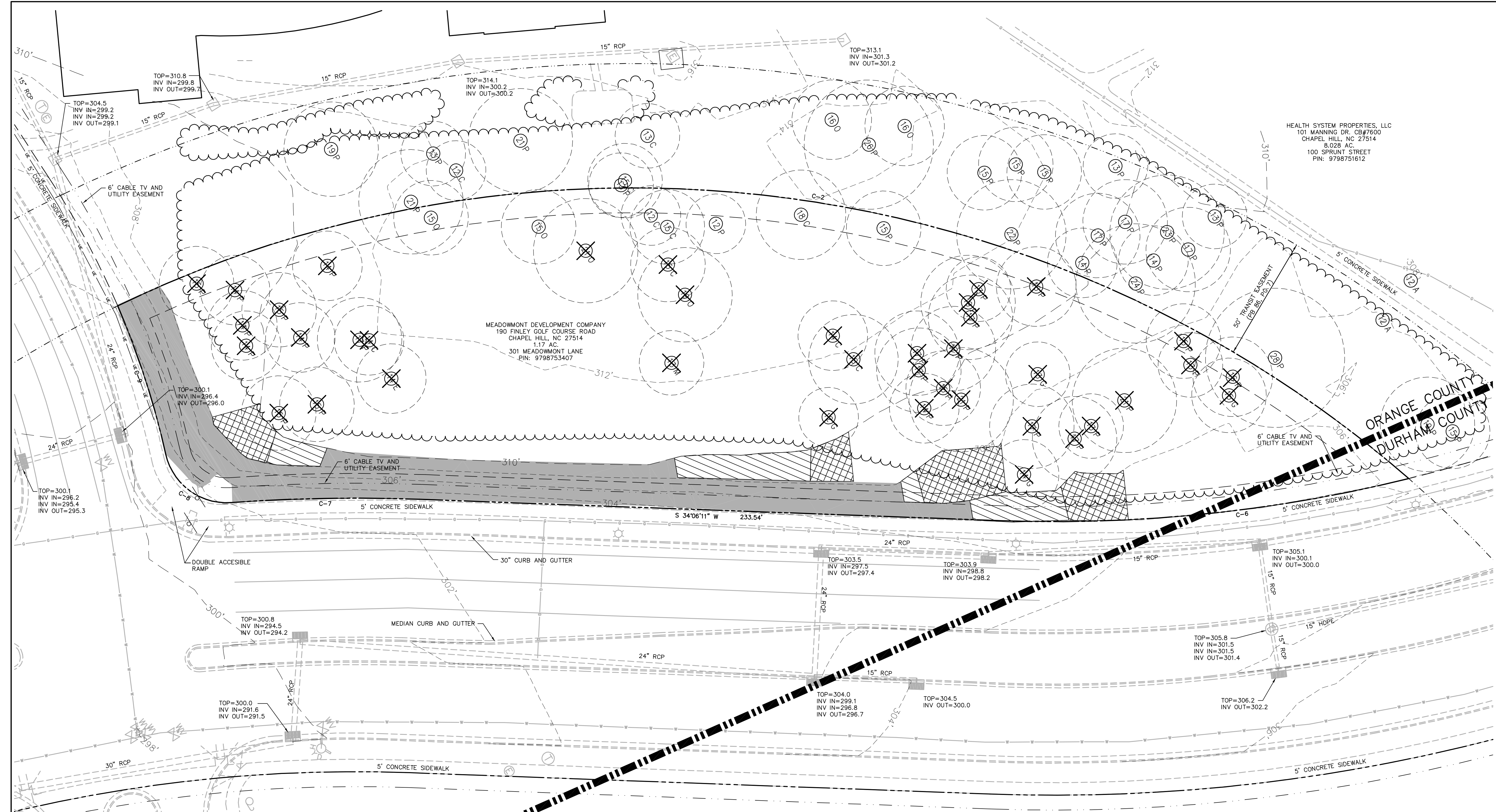
Scale: 1" = 120'

Date: August 25, 2009

Drawn By: STM

Drawing No.: ns

Sheet No.: **C-1.0**



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 2905 Meridian Parkway, Durham NC 27713
 800-733-5646 • www.johnmcadams.com • License No.: C-0293

Murray Hill Parcel 20
 Chapel Hill, North Carolina
 Orange County

Existing Conditions

Meadowmont Development Co. LLC
 190 Finley Golf Course Rd.
 Chapel Hill, NC 27517
 919-929-0660

| | | |
|-----|-------|--------------|
| No. | Date: | Issue Notes: |
|-----|-------|--------------|

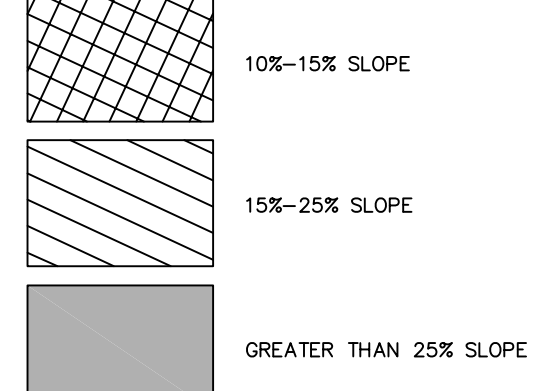
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 www.stmlandplan.com
 smurray@stmlandplan.com

CAD File:
 EWP09000-G1.DWG

| | |
|--------------|--------|
| Scale: | 1"=20' |
| Date: | |
| Drawn By: | STM |
| Drawing No.: | na |

C-2.0

STEEP SLOPES



| CURVE TABLE | | | | | | |
|-------------|----------|---------|---------|---------|---------------|-----------|
| CURVE | RADIUS | LENGTH | TANGENT | CHORD | BEARING | DELTA |
| C-1 | 595.00' | 188.44' | 95.02' | 187.65' | N 09°04'23" E | 18°08'45" |
| C-2 | 475.00' | 554.60' | 313.78' | 523.63' | S 39°37'26" W | 66°53'51" |
| C-3 | 336.50' | 59.17' | 29.86' | 59.10' | N 86°18'17" W | 1°02'43" |
| C-4 | 1963.50' | 102.09' | 51.06' | 102.08' | S 89°51'11" E | 02°58'44" |
| C-5 | 563.50' | 193.93' | 97.94' | 192.98' | S 78°30'15" E | 19°43'08" |
| C-6 | 595.00' | 165.71' | 83.39' | 165.17' | N 26°07'29" E | 15°57'26" |
| C-7 | 705.00' | 75.90' | 37.99' | 75.87' | S 31°01'08" W | 06°10'08" |
| C-8 | 25.00' | 35.55' | 21.53' | 32.63' | N 68°40'32" E | 81°28'57" |
| C-9 | 336.50' | 62.75' | 31.46' | 62.66' | N 75°55'30" W | 10°41'02" |
| C-10 | 636.50' | 219.06' | 110.62' | 217.98' | S 78°30'15" E | 19°43'08" |
| C-11 | 2036.50' | 105.88' | 52.95' | 105.87' | S 89°51'11" E | 02°58'44" |
| C-12 | 263.50' | 86.75' | 43.77' | 86.35' | N 81°54'42" W | 18°51'43" |
| C-13 | 25.00' | 39.58' | 25.32' | 35.58' | N 27°07'15" W | 90°43'10" |

| LINE TABLE | | |
|------------|---------------|---------|
| LINE | BEARING | LENGTH |
| L-1 | N 30°13'49" E | 23.55' |
| L-2 | N 29°30'37" W | 12.66' |
| L-3 | N 60°22'23" E | 22.18' |
| L-4 | N 37°18'31" E | 2.00' |
| L-5 | N 30°13'49" E | 53.13' |
| L-6 | S 74°04'06" E | 6.39' |
| L-7 | S 74°04'06" E | 145.97' |
| L-8 | S 85°41'02" E | 182.61' |
| L-9 | S 42°41'59" E | 32.71' |

LEGEND

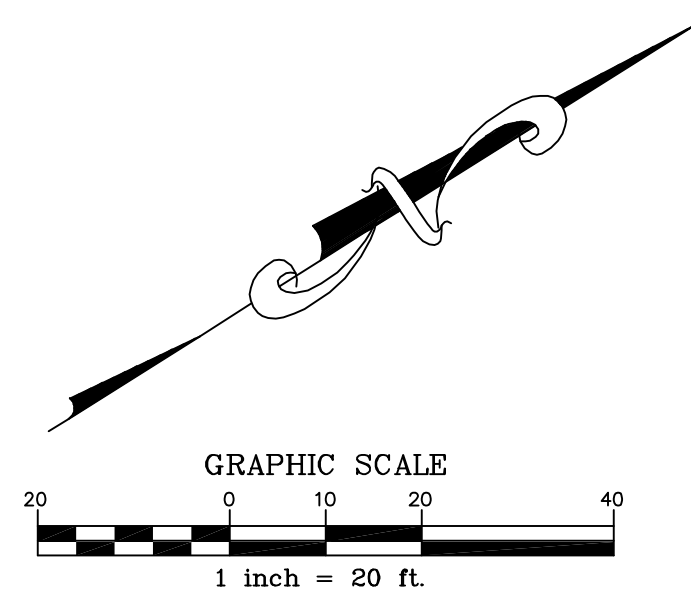
- EXISTING IRON PIPE
- IRON PIPE SET
- ▲ CALCULATED POINT
- ⊕ BORE HOLE
- ⊙ SANITARY SEWER MANHOLE
- ⊙ SANITARY SEWER CLEANOUT
- ⊕ WATER VALVE
- ⊕ WATER METER
- ⊕ FIRE HYDRANT
- ⊕ TELEPHONE PEDESTAL
- ⊕ TELEPHONE MANHOLE
- ⊕ ELECTRIC BOX
- ⊕ LIGHT POLE
- ⊕ POWER POLE
- ⊕ CURB INLET
- ⊕ STORM DRAINAGE MANHOLE
- ⊕ YARD INLET
- OU— OVERHEAD UTILITY LINES
- W — WATER LINE
- SS— SANITARY SEWER LINE
- T — TELEPHONE LINE
- G — GAS LINE
- UE— UNDERGROUND ELECTRIC
- UT— UNDERGROUND TELEPHONE
- X— FENCE LINE

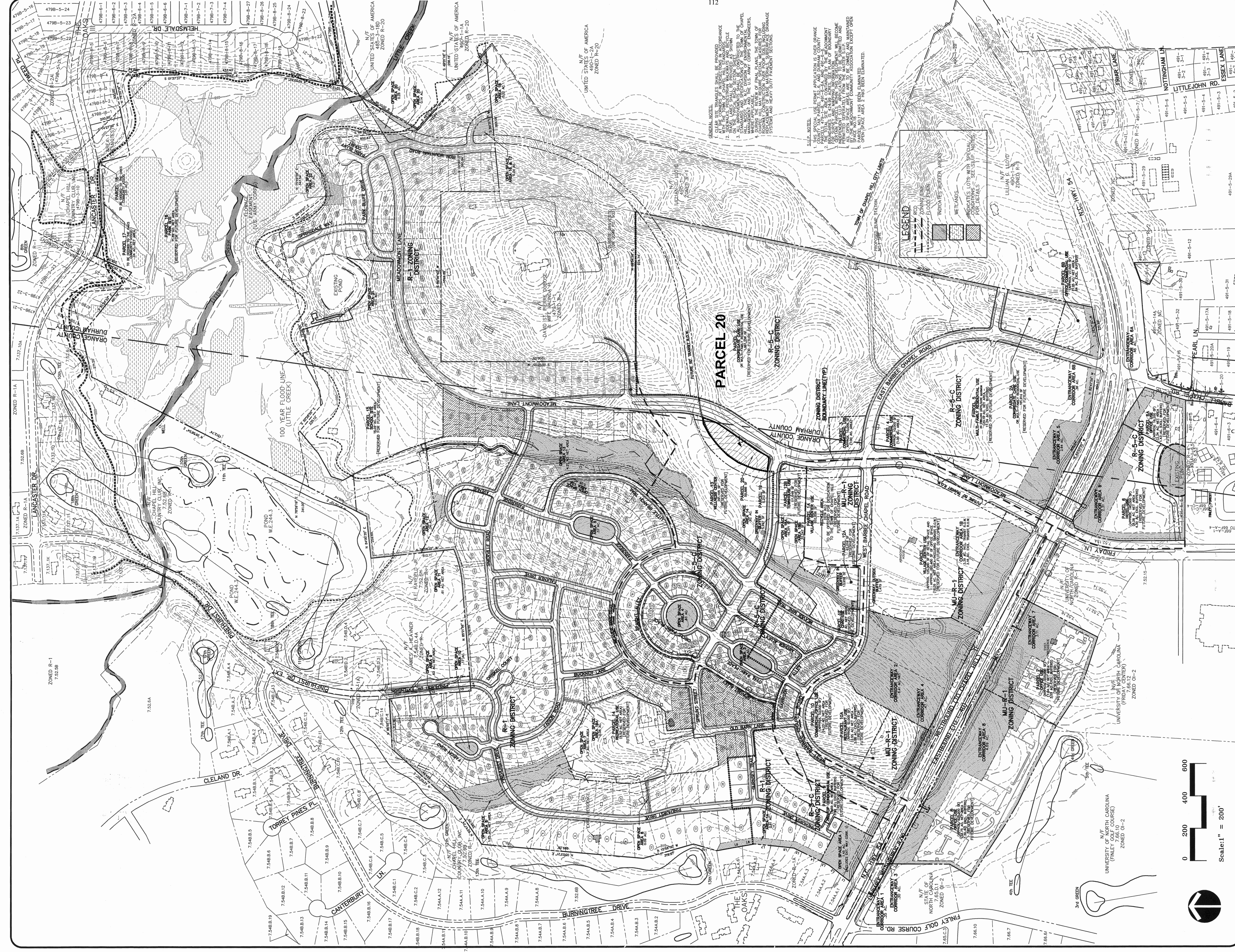
TREE LEGEND

- ⊙A ASH
- ⊙BE BEECH
- ⊙B BIRCH
- ⊙C CEDAR
- ⊙CH CHERRY
- ⊙CM GRAPE MYRTLE
- ⊙CP CYPRESS
- ⊙DG DOGWOOD
- ⊙E ELM
- ⊙G SWEET GUM
- ⊙HW MISC. HARDWOOD
- ⊙H HICKORY
- ⊙HO HOLLY
- ⊙MO MAGNOLIA
- ⊙M MAPLE
- ⊙JM JAPANESE MAPLE
- ⊙M MIMOSA
- ⊙RO RED OAK
- ⊙W WHITE OAK
- ⊙O OAK
- ⊙P PINE
- ⊙PO POPLAR
- ⊙RB REDBUD
- ⊙S SYCAMORE
- ⊙W WALNUT
- DOUBLE AND TRIPLE TRUNKS
- ⊙DO DOUBLE OAK
- ⊙TO TRIPLE OAK
- ⊙L-0 CAUPEP INCH SIZE OF TREE
- ⊙L-1 TYPE OF TREE
- ⊙L-2 FOR DOUBLE, T FOR TRIPLE
- ⊙X TREE OR OTHER VEGETATION TO BE REMOVED

LANDSCAPE PROTECTION NOTES

- A PRE-CONSTRUCTION CONFERENCE WILL BE HELD WITH THE TOWN'S URBAN FORESTER PRIOR TO BEGINNING SITE WORK.
- ANY TREE ROOTS EXPOSED BY CONSTRUCTION WILL BE SEVERED CLEANLY WITH AN APPROPRIATE PRUNING TOOL.
- THE SOIL WITHIN THE CRITICAL ROOT ZONES OF EXISTING TREES WILL NOT BE DRIVEN ON OR OTHERWISE DISTURBED DURING THE INSTALLATION OF LANDSCAPING.
- A LANDSCAPE PROTECTION SUPERVISOR WHO IS REGISTERED WITH THE TOWN OF CHAPEL HILL WILL BE PRESENT ON SITE AT ALL TIMES WHEN THE FOLLOWING ACTIVITIES ARE TAKING PLACE: CLEARING, GRUBBING, EXCAVATION, GRADING, TRENCHING, MOVING OF SOIL, INSTALLATION AND REMOVAL OF TREE PROTECTION FENCING, AN THE DELIVERY TRANSPORTATION AND PLACEMENT OF CONSTRUCTION MATERIALS AND EQUIPMENT.
- TO PROPERLY PROTECT AND ENSURE THE HEALTH OF EXISTING TREES TO REMAIN, PROTECTIVE FENCING SHOULD BE INSTALLED TO PROTECT NO LESS THAN 75% OF A TREE'S CRITICAL ROOT ZONE. WHEN ERECTING FENCE NEAR TREES THAT ARE NOT INDIVIDUALLY IDENTIFIED ON THE LANDSCAPE PROTECTION PLAN, THE FENCING LOCATION SHOULD BE SHIFTED, WHERE POSSIBLE, OR A TREE REMOVED IF ITS CRITICAL ROOT ZONE IS NOT ADEQUATELY PROTECTED. ALL LAND DISTURBING ACTIVITY, STORAGE OF EQUIPMENT, BUILDING MATERIALS, SOIL AND OTHER DEBRIS SHOULD BE KEPT WITHIN THE AREA OF DEVELOPMENT ACTIVITY AND OUTSIDE OF THE PROTECTIVE FENCING.

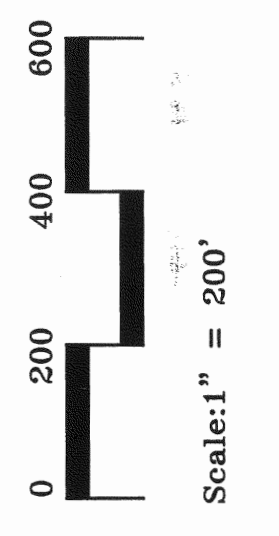




GENERAL NOTES:
 1. CLEAR THE BROWNS SHALL BE PROVIDED ORANGE COUNTY TAX MAPS AND DURHAM COUNTY TAX MAPS FOR THE AREA SHOWN.
 2. THE VARIOUS ZONING DISTRICTS SHOWN ON THIS MAP ARE BASED ON THE ZONING MAPS OF CHAPEL HILL AND DURHAM COUNTY.
 3. THE BOUNDARY BETWEEN CHAPEL HILL AND DURHAM COUNTY IS SHOWN BY A DOTTED LINE.
 4. THE BOUNDARY BETWEEN CHAPEL HILL AND ORANGE COUNTY IS SHOWN BY A DASHED LINE.
 5. THE BOUNDARY BETWEEN CHAPEL HILL AND MEADOWMONT DEVELOPMENT IS SHOWN BY A SOLID LINE.
 6. THE BOUNDARY BETWEEN CHAPEL HILL AND UNIVERSITY OF NORTH CAROLINA IS SHOWN BY A SOLID LINE.
 7. THE BOUNDARY BETWEEN CHAPEL HILL AND FINLEY GOLF COURSE IS SHOWN BY A SOLID LINE.
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 10. THE BOUNDARY BETWEEN CHAPEL HILL AND FINLEY GOLF COURSE IS SHOWN BY A SOLID LINE.

LEGEND

- ZONING BOUNDARY LINE
- 100 YEAR FLOOD LINE
- WETLANDS
- INDICATES BUFFER AREA
- WETLANDS
- WETLANDS WITH SPECIAL CONDITIONS - SEE SLIP NOTES FOR DETAILS



THE JOHN R. McADAMS COMPANY, INC.
 ENGINEERS/PLANNERS/SURVEYORS
 RESEARCH TRIANGLE PARK, NC
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 (919) 381-5000

EAST WEST PARTNERS
 MANAGEMENT COMPANY, INC.
 CHAPEL HILL, NC
 MEADOWMONT FARMS, LLC
 DURHAM, NC

MEADOWMONT
 TRIANGLE TOWNSHIP, DURHAM COUNTY, NORTH CAROLINA
 CHAPEL HILL TOWNSHIP, ORANGE COUNTY, NORTH CAROLINA

MEADOWMONT
 MASTER SITE PLAN

PROJECT NO: EWP-97500
 DRAWN BY: WHD
 CHECKED BY: KAS
 SCALE: 1"=200'
 DATE: 7-25-03
 SHEET NO: 1 OF 1
 McADAMS

Murray Hill
 Parcel 20
 Chapel Hill, North Carolina
 Orange County

Existing Conditions Reference Document

Meadowmont Development Co. LLC
 190 Finley Golf Course Rd.
 Chapel Hill, NC 27517
 919-929-0660

Sheet No: **C-2.1**

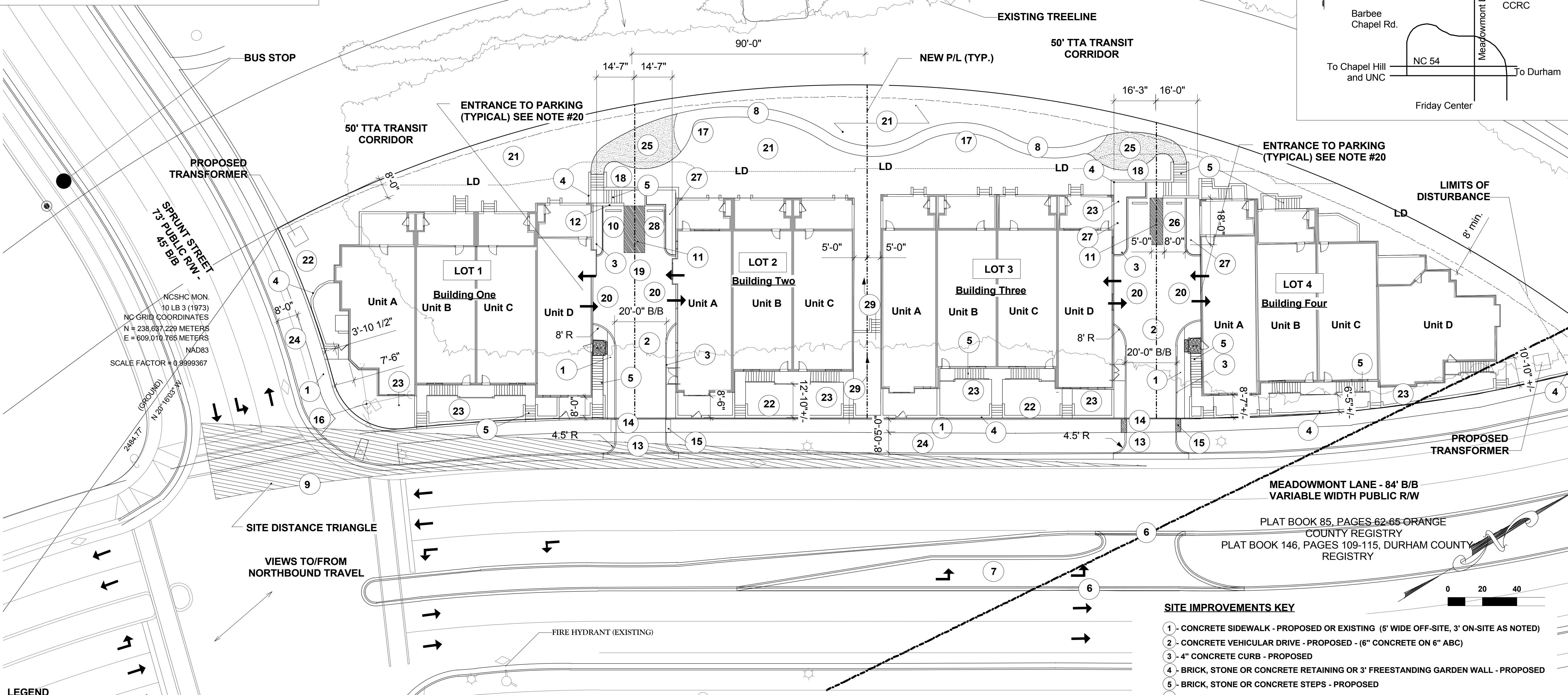
SOLID WASTE MANAGEMENT

MURRAY HILL IS DESIGNED TO PROVIDE FOR INDIVIDUAL SOLID WASTE AND RECYCLABLES PICK-UP AT CURBSIDE SUBJECT TO THE TOWN OF CHAPEL HILL POLICY. STORAGE AREAS FOR INDIVIDUAL ROLL-OUT BINS WILL BE PROVIDED IN THE GARAGE AREA FOR EACH UNIT. EACH RESIDENT WILL BE RESPONSIBLE FOR THE DELIVERY AND RETRIEVAL OF BINS TO THE DESIGNATED AREA ON COLLECTION DAY.

BUFFERS

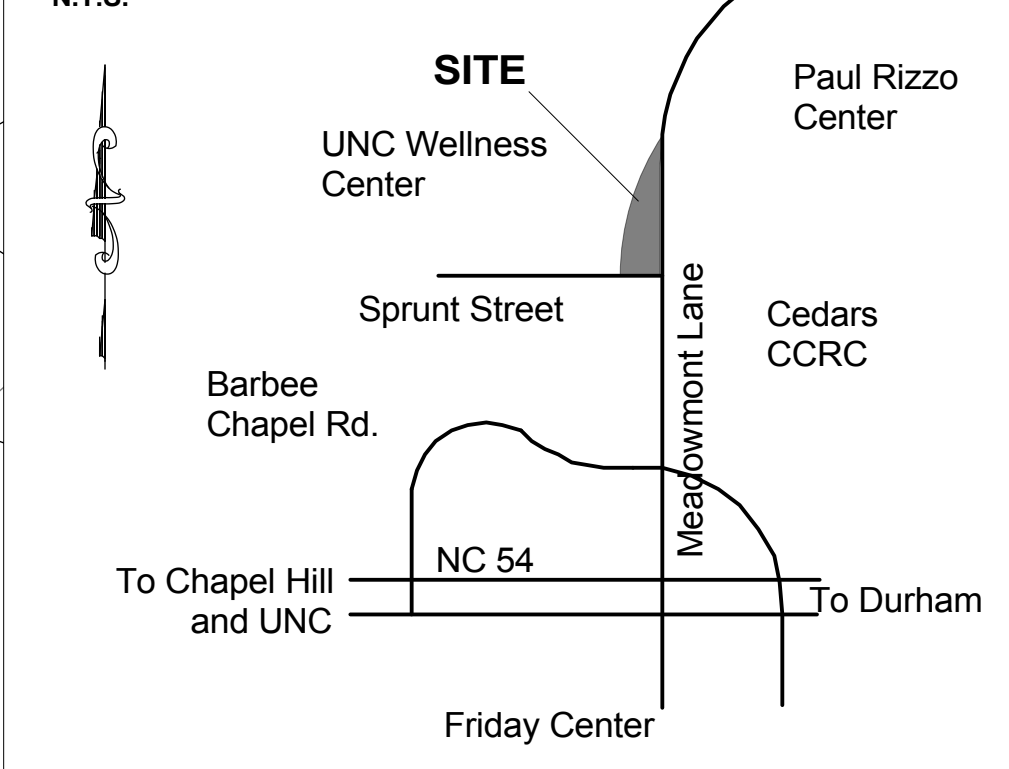
PERIMETER BUFFERS WERE APPROVED FOR MEADOWMONT AT THE TIME OF MASTER PLAN APPROVAL.

NO INTERNAL BUFFERS ARE REQUIRED AND NONE PROPOSED.



VICINITY MAP

N.T.S.



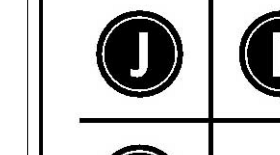
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Environmental Design - LEED
Project Management

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J DAVIS ARCHITECTS

510 Glenwood Ave. Suite 201 | Raleigh, NC 27603 | tel 919.835.1500 | fax 919.835.1510

Murray Hill

Parcel 20
Chapel Hill, North Carolina
Orange County

Site Plan

Meadowmont Development Co. LLC

190 Finley Golf Course Rd.
Chapel Hill, NC 27517
919-929-0660

LEGEND

- EXISTING IRON PIPE
- IRON PIPE SET
- CALCULATED POINT
- BORE HOLE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- ELECTRIC BOX
- LIGHT POLE
- POWER POLE
- CURB INLET
- STORM DRAINAGE MANHOLE
- YARD INLET
- STORM DRAIN PIPE
- OVERHEAD UTILITY LINES
- WATER LINE
- SANITARY SEWER LINE
- TELEPHONE LINE
- GAS LINE
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- FENCE LINE
- EXISTING TREELINE

SITE DATA

- SITE AREA: 1.17 ACRES (50,886 SF)
- PIN #: 9798-75-3407
- PARCEL: MEADOWMONT PARCEL 20
- EXISTING ZONING: R-5-C (PD)
SETBACKS - DEFINED BY THE MEADOWMONT DESIGN GUIDELINES AS AMENDED PURSUANT TO THIS APPLICATION
STREET - 0' (1'-15' VARIABLE PROPOSED)
INTERIOR - 0' (7.5' MINIMUM PROPOSED)
SOLAR - 8' (8' PROPOSED)
MAXIMUM HEIGHT
PRIMARY - 39' (39' PROPOSED)
SECONDARY - 60' (55' PROPOSED)
MINIMUM LOT SIZE - 5,500 SF (11,000 SF MINIMUM PROPOSED)
MINIMUM LOT WIDTH - 50' (90' PROPOSED)
MINIMUM STREET FRONTAGE - 40' (90' PROPOSED)
5. BUFFERS: NO BUFFERS APPLY TO THIS PARCEL SINCE IT IS AN INTERNAL PARCEL TO MEADOWMONT PLANNED DEVELOPMENT.
- THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT. REFERENCE FLOOD INSURANCE RATE MAP # 3710979800K DATED FEBRUARY 2, 2007, PANEL 9798K. THIS PARCEL IS LOCATED IN ZONE 'X'.
- THIS MAP DOES NOT MEET ALL OF THE REQUIREMENTS SET FORTH IN N.C.G.S. 47-30 AS AMENDED AND IS NOT FOR RECORDATION.
- BOUNDARY INFORMATION IS TAKEN FROM A SURVEY BY THE JOHN R. MCADAMS COMPANY, INC. DATED MARCH 26, 2009.

GENERAL NOTES

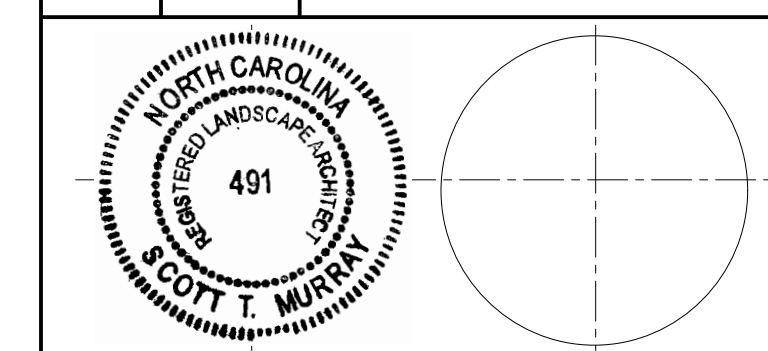
- SURROUNDING LAND USES INCLUDE - THE CEDARS CCRC TO THE EAST; TTA TRANSIT CORRIDOR / UNC WELLNESS CENTER TO THE NORTH AND WEST; AND ROSEMARY PLACE TOWNHOMES TO THE SOUTH
- FOUR LOTS ARE PROPOSED AS SHOWN. CROSS ACCESS AND PARKING EASEMENTS ARE PLANNED FOR THE DRIVEWAY AREAS BETWEEN ADJACENT BUILDINGS AND ALONG THE OPEN SPACE PATHWAY ADJACENT TO THE TTA CORRIDOR.
- BUILDINGS WILL BE CONSTRUCTED SEQUENTIALLY IN FOUR PHASES SOUTH TO NORTH (OR REVERSE ORDER). ADJACENT BUILDING PADS ARE TO BE USED FOR STAGING AND CONSTRUCTION TRAILER IF NECESSARY.
- ALL SIDEWALK IMPROVEMENTS AND LANDSCAPING FOR EACH PHASE WILL BE COMPLETE (OR BONDED) PRIOR TO CERTIFICATE OF OCCUPANCY FOR ANY UNIT WITHIN THAT PHASE.
- SOLID WASTE AND RECYCLABLES CONTAINER STORAGE ACCOMMODATIONS ARE PROPOSED FOR EACH UNIT WITHIN THE GARAGE AREA. COLLECTION IS PROPOSED AT CURBSIDE AND IS THE RESPONSIBILITY OF EACH HOMEOWNER PURSUANT TO THE TOWN OF CHAPEL HILL POLICIES.
- ON-SITE VEHICULAR SURFACE AREAS ARE SHADED TO APPROXIMATELY 80% BY VIRTUE OF THE UNDERGROUND PARKING GARAGE.
- SETBACKS FOR THIS SITE ARE ESTABLISHED BY THE MEADOWMONT DESIGN GUIDELINES REV. MARCH 12, 1999 AND AMENDED AS PROPOSED IN THIS APPLICATION.
- LAND USE INTENSITY RATIOS ARE ESTABLISHED FOR THE MEADOWMONT COMMUNITY AND ARE ON FILE AT THE TOWN OF CHAPEL HILL PLANNING DEPARTMENT. REVISIONS TO DEVELOPER ALLOCATIONS ARE PROPOSED FOR MURRAY HILL AS ALLOWED BY THE APPROVED MASTER PLAN.
- ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
- ALL EXTERIOR HVAC UNITS ARE TO BE LOCATED ON THE ROOFTOP SHIELDED FROM STREET VIEW.
- CROSSWALKS AT DRIVEWAY ENTRANCES ARE TO BE RAISED AND CONSTRUCTED OF CONTRASTING MATERIAL AND/OR COLOR TO ENHANCE TRAFFIC CALMING.

| CURVE | RADIUS | LENGTH | TANGENT | CHORD | BEARING | DELTA |
|-------|---------|---------|---------|---------|-----------------|-------------|
| C-2 | 475.00' | 554.60' | 313.78' | 523.63' | S 39d 37m 26s W | 66d 53m 51s |
| C-6 | 595.00' | 165.71' | 83.39' | 165.17' | N 26d 07m 29s E | 15d 57m 26s |
| C-7 | 705.00' | 75.90' | 37.99' | 75.87' | S 31d 01m 08s W | 06d 10m 08s |
| C-8 | 25.00' | 35.55' | 21.53' | 32.63' | N 68d 40m 32s E | 81d 28m 57s |
| C-9 | 336.50' | 62.75' | 31.46' | 62.66' | N 75d 55m 30s W | 10d 41m 02s |

SITE IMPROVEMENTS KEY

- CONCRETE SIDEWALK - PROPOSED OR EXISTING (5' WIDE OFF-SITE, 3' ON-SITE AS NOTED)
- CONCRETE VEHICULAR DRIVE - PROPOSED - (6" CONCRETE ON 6" ABC)
- 4" CONCRETE CURB - PROPOSED
- BRICK, STONE OR CONCRETE RETAINING OR 3' FREESTANDING GARDEN WALL - PROPOSED
- BRICK, STONE OR CONCRETE STEPS - PROPOSED
- EXISTING CURB & GUTTER - EXISTING TO BE REMOVED
- TURN LANE - PROPOSED
- WOOD MULCH PEDESTRIAN PATHWAY - PROPOSED
- TOWN OF CHAPEL HILL SITE TRIANGLE - EXISTING
- VAN ACCESSIBLE A.D.A. PARKING SPACE - PROPOSED (8' WIDE ACC SPACE + 8' WIDE AISLE)
- A.D.A. ACCESSIBLE LANE DELINEATION - PAINTED OR CONTRASTING COLOR SURFACE - PROP.
- A.D.A. VAN ACCESSIBLE SIGNAGE - PROPOSED
- CONCRETE DRIVE APRON - PROPOSED
- CONCRETE OR BRICK SIDEWALK - PROPOSED TRAFFIC CALMING
- A.D.A. DETECTABLE WARNING STRIP - PROPOSED
- EXISTING SIGNAL POLE - SPREADER GUYS PROPOSED
- LOW VOLTAGE DOWN-LIGHTING - PROPOSED
- PUBLIC ART FEATURE BENCH - PROPOSED
- IRRIGATION CISTERN AND PUMP STATION - PROPOSED
- GARAGE ACCESS - BELOW GRADE
- TREE PRESERVATION AREA
- UTILITY EASEMENT - CONDUIT PROPOSED WHERE WALKS, OR STEPS ENCR OACH
- LANDSCAPE/PLANTER AREA
- EXISTING TIRE LAWN
- CHAPEL HILL GRAVEL PATHWAY (NO ROOT DISTURBANCE PROPOSED WITHIN ROOT ZONES)
- A.D.A. ACCESSIBLE SPACE AND SIGNAGE PROPOSED (8' WIDE SPACE + 5' WIDE AISLE)
- PLANTING AREAS (5' MIN. NORTH PARKING AREA, 3.5' MIN. SOUTH PARKING AREA)
- COMPACT PARKING SPACE TO TCH STANDARDS
- CLEAR FIRE ACCESS TO BE MAINTAINED AS REQUIRED BY TCH FIRE MARSHALL

| No. | Date: | Issue Notes: |
|-----|-----------|------------------------------------|
| 2 | 2/02/2010 | Corrected vegetation line display |
| 1 | 11/13/09 | TCH Staff Review Comment Revisions |



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274 Botetourt Ct. Boynton, Virginia 23917
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www.stmlandplan.com
smurray@stmlandplan.com

CAD File:
090825 MH site plan

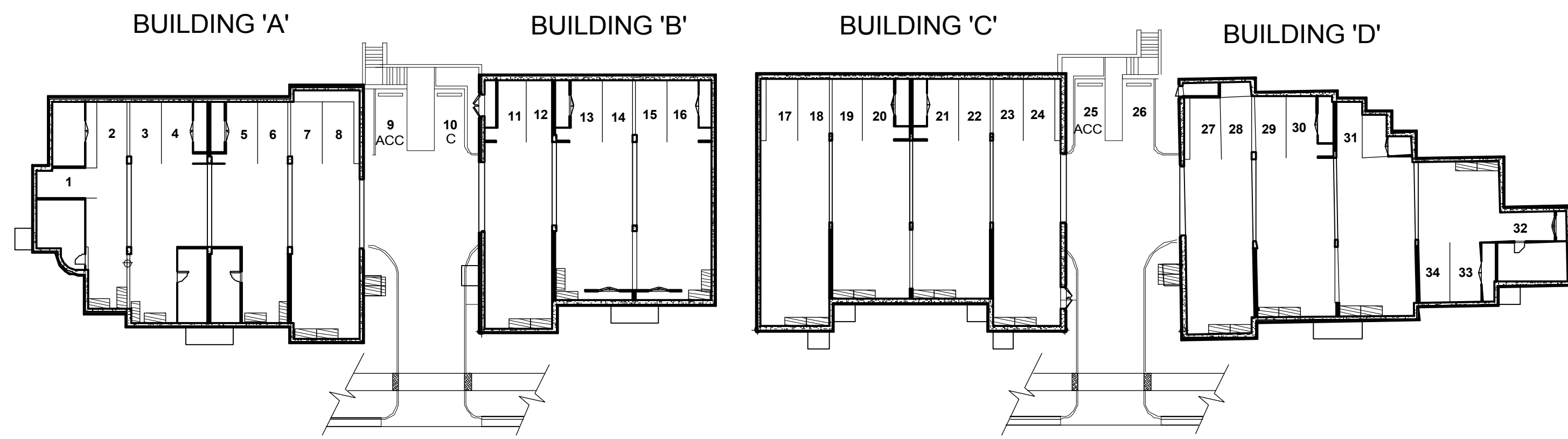
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1" = 20'

Date:
August 25, 2009

Drawn By:
STM

Drawing No.:
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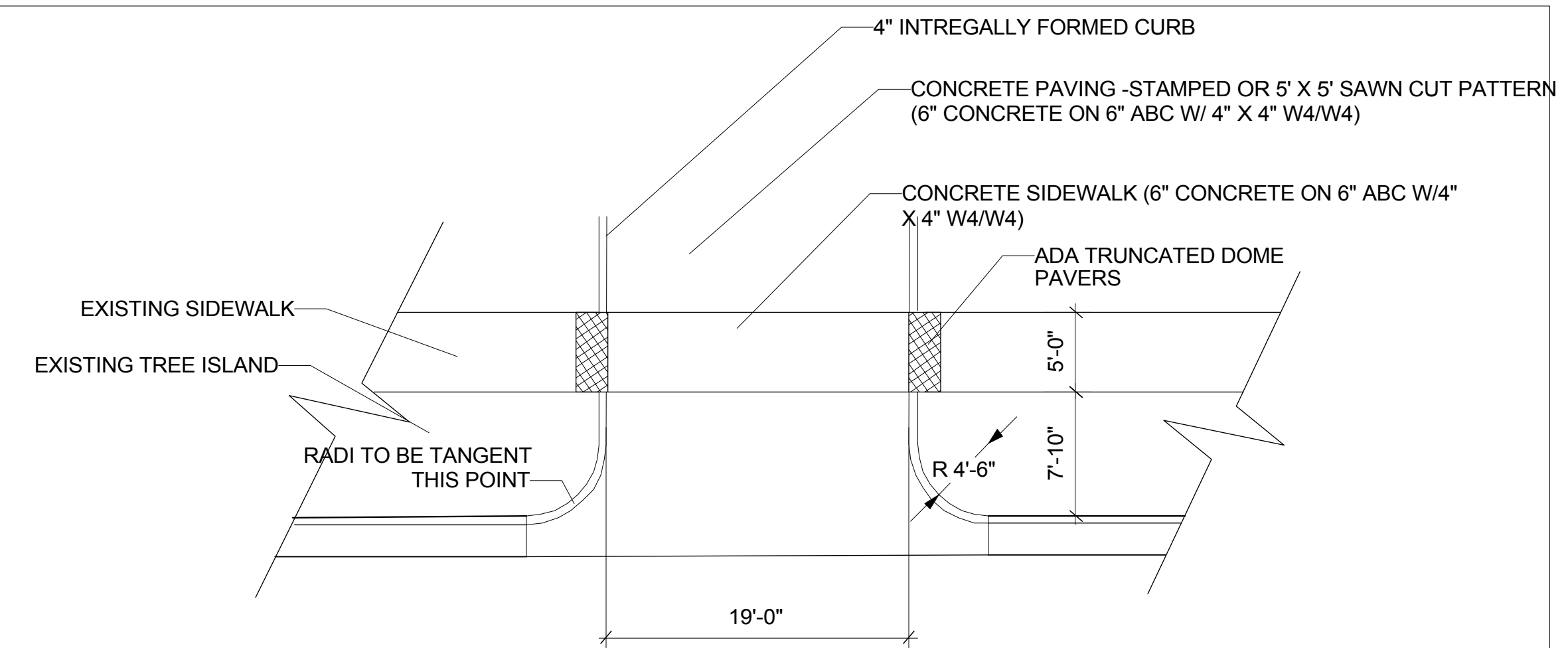
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C-3.0



GARAGE PARKING LAYOUT

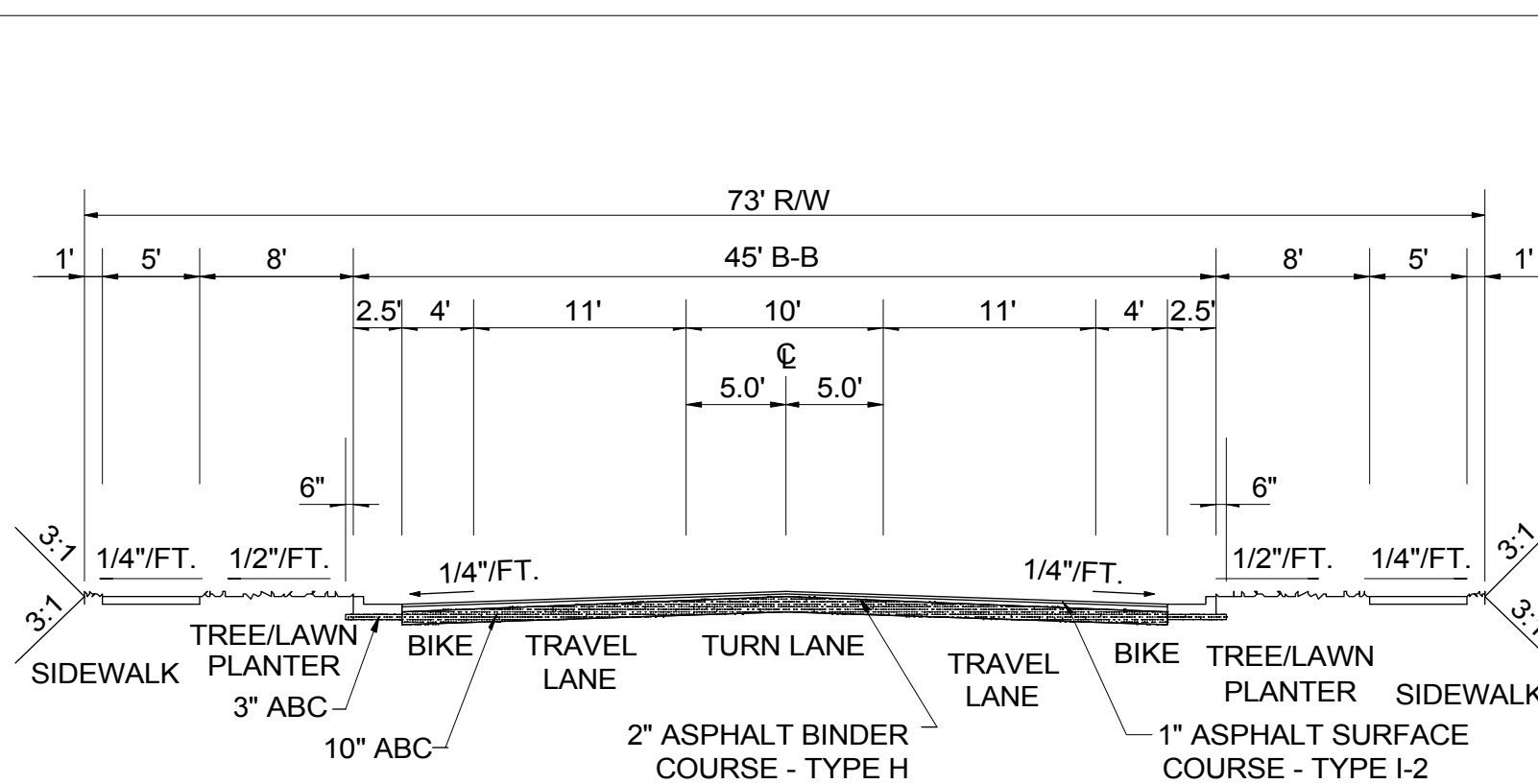
1" = 30'

AREA DENOTES TYPICAL 3' X 6' BICYCLE PARKING (UP TO TWO SPACES FOR EACH UNIT). A WALL MOUNTED PAD-EYE OR LOCKING BICYCLE HANGER WILL BE PROVIDED. FINAL LOCATION MAY SHIFT SLIGHTLY BUT WILL OCCUR WITHIN FOOTPRINT OF EACH UNIT. PUBLIC BICYCLES SPACES BELOW STAIRS ARE PROPOSED AT SIZES SHOWN IN DETAIL ON THIS SHEET.



FAN TYPE DRIVEWAY APRON WITH FLUSH SIDEWALK DETAIL

1/8" = 1'-0"



SPRUNT STREET - EXISTING TYPICAL SECTION

N.T.S.

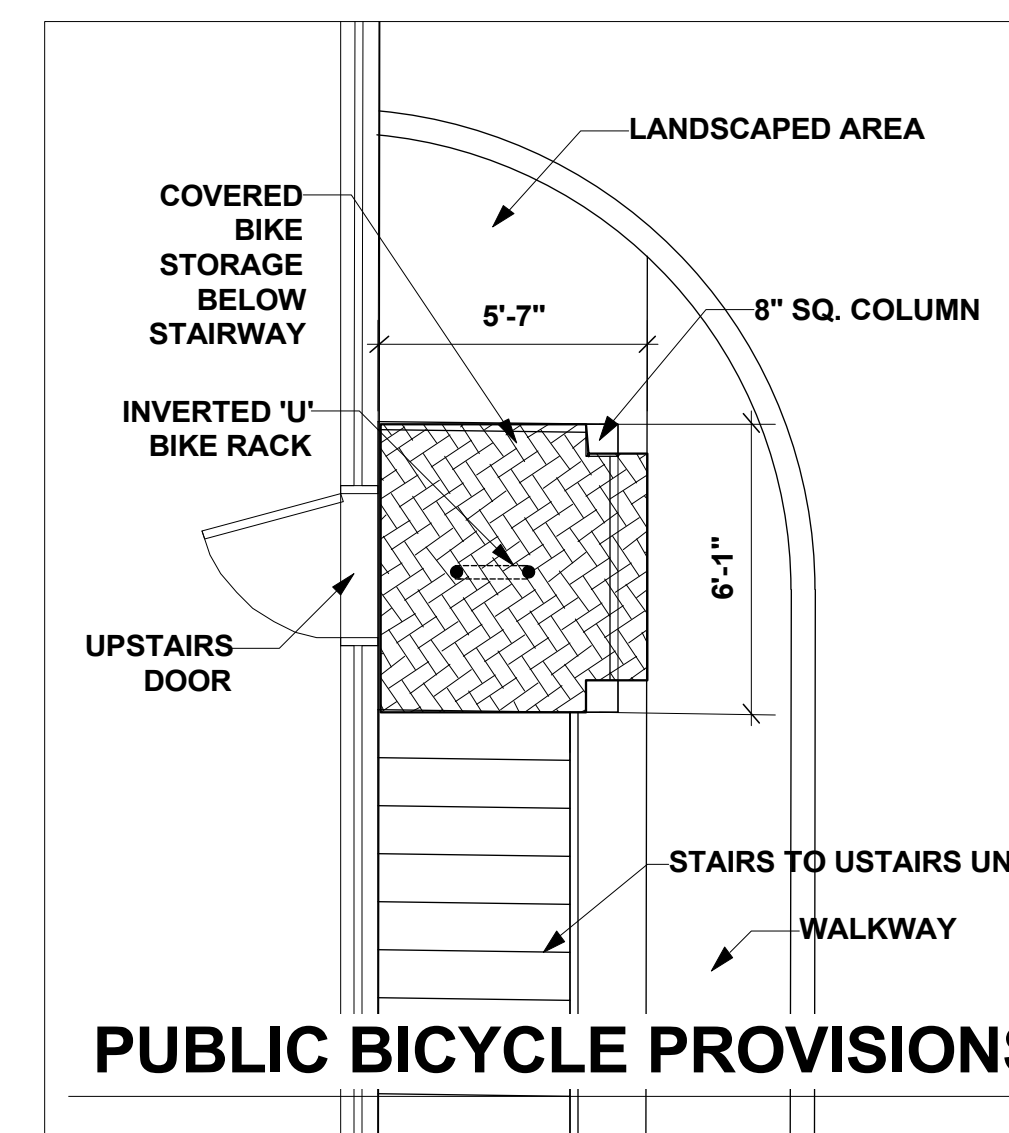


WALL MOUNTED PAD-EYE TO BE PROVIDED FOR EACH UNIT. FINAL LOCATION TO BE DETERMINED BY OWNER PREFERENCE.



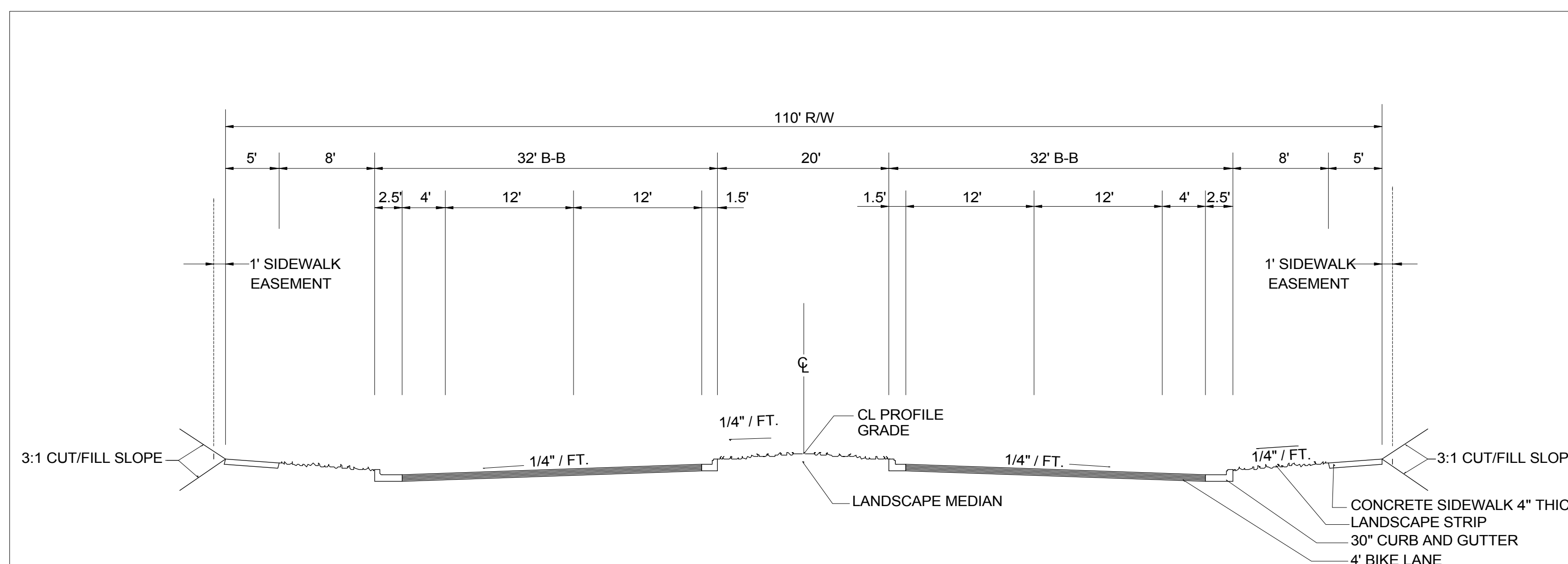
OPTIONAL WALL MOUNTED LOCKING BIKE HANGER OR SIMILAR - PER OWNER REQUEST

BICYCLE PROVISIONS



PUBLIC BICYCLE PROVISIONS

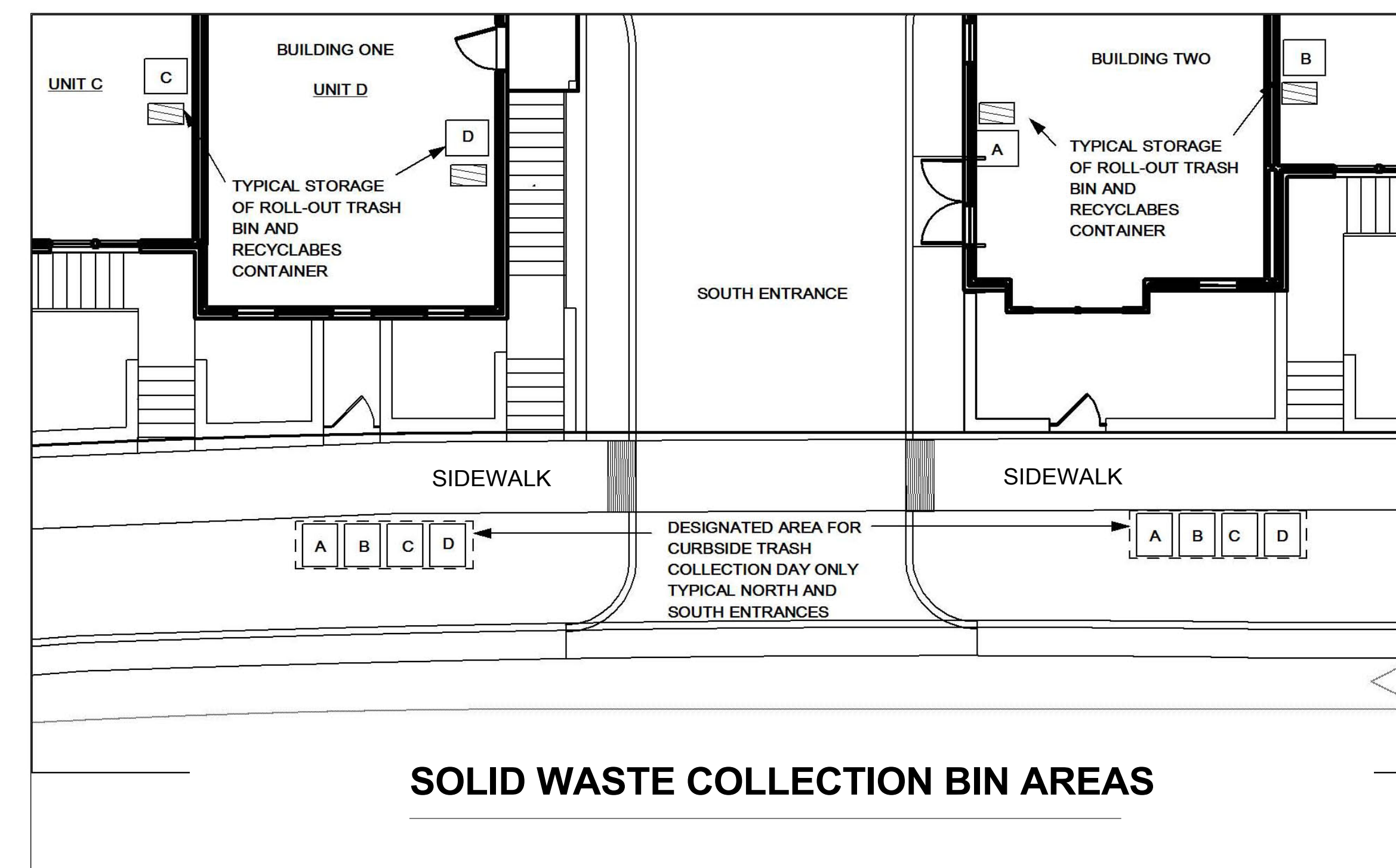
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MEADOWMONT LANE (DIVIDED) TYPICAL SECTION (STA. 14+50 TO STA. 36+50 (APPROX.))

N.T.S.

PAVEMENT SECTION:
 2" I-2
 2" BINDER COURSE
 8" ABC BASE



SOLID WASTE COLLECTION BIN AREAS

Scott Murray Land Planning, Inc.

Landscape Architecture
 Environmental Design - LEED
 Project Management

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 A J
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 510 Glenwood Ave. Suite 201 | Raleigh, NC 27603 | tel 919.835.1500 | fax 919.835.1510

Murray Hill

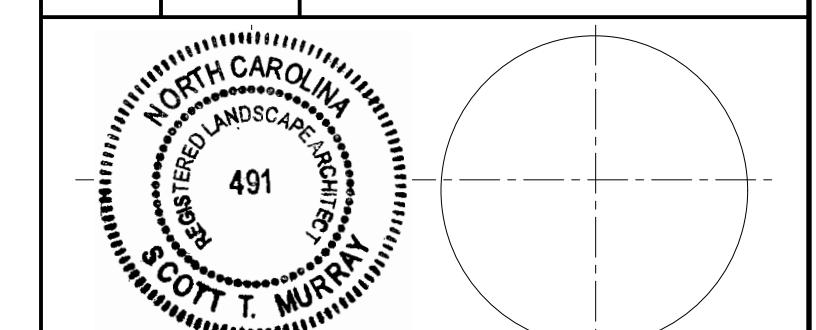
Parcel 20
 Chapel Hill, North Carolina
 Orange County

Garage Parking, Waste Collection, Roadway Sections, and Details

Meadowmont Development Co. LLC

190 Finley Golf Course Rd.
 Chapel Hill, NC 27517
 919-929-0660

| | | |
|-----|----------|---|
| 2 | 2/2/2010 | TCH Staff Review Comment Revisions added public bicycle parking |
| 1 | 11/13/09 | TCH Staff Review Comment Revisions |
| No. | Date: | Issue Notes: |



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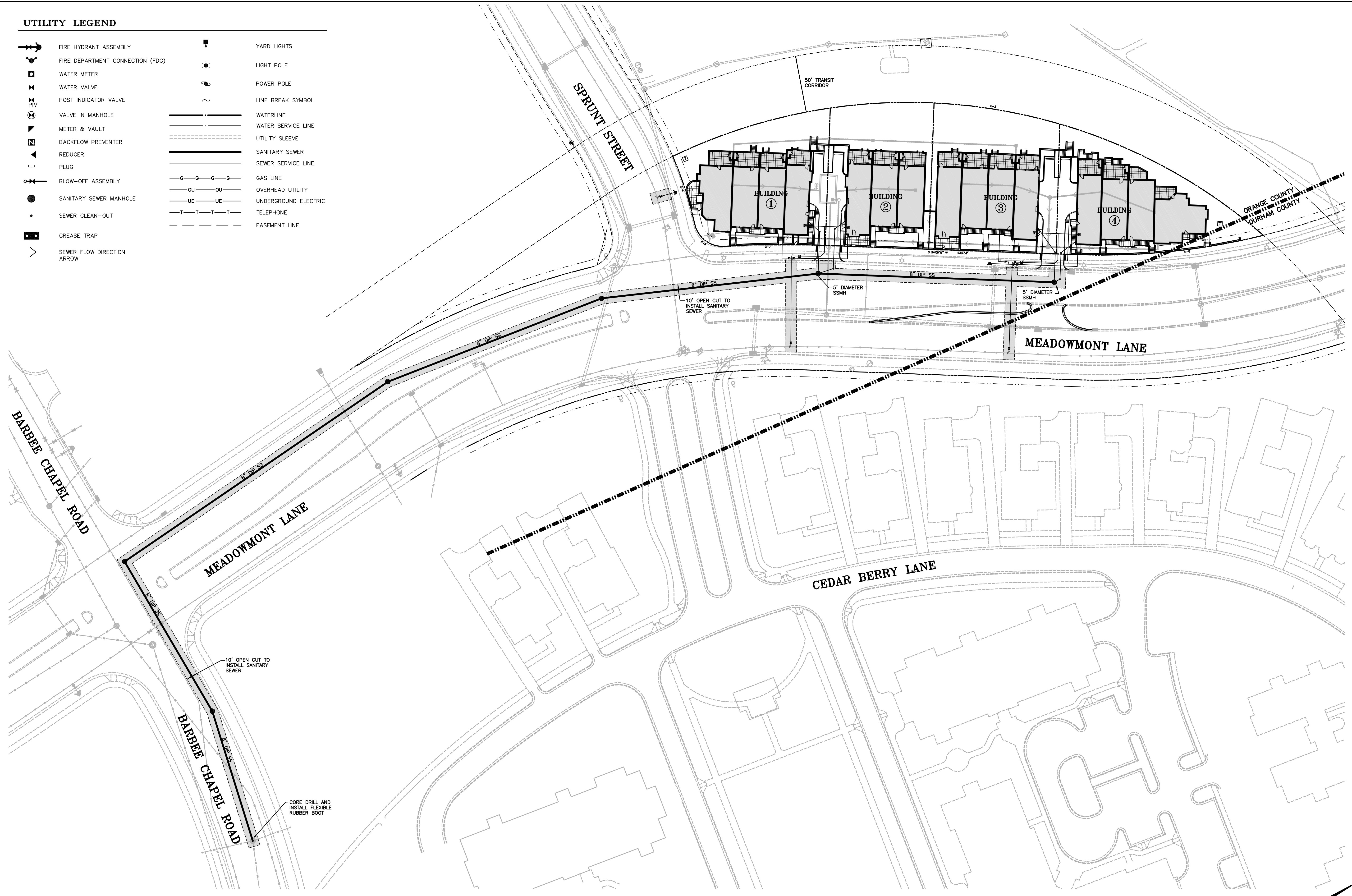
CAD File:
 091105 MH site plan

Scale:
 As Shown
 Date:
 November 5, 2009
 Drawn By:
 STM
 Drawing No.:
 na

Sheet No.:
C-3.1

UTILITY LEGEND

- FIRE HYDRANT ASSEMBLY
- FIRE DEPARTMENT CONNECTION (FDC)
- WATER METER
- WATER VALVE
- POST INDICATOR 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
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- LINE BREAK SYMBOL
- WATERLINE
- WATER SERVICE LINE
- UTILITY SLEEVE
- SANITARY SEWER
- SEWER SERVICE LINE
- GAS LINE
- OVERHEAD UTILITY
- UNDERGROUND ELECTRIC
- TELEPHONE
- EASEMENT LINE



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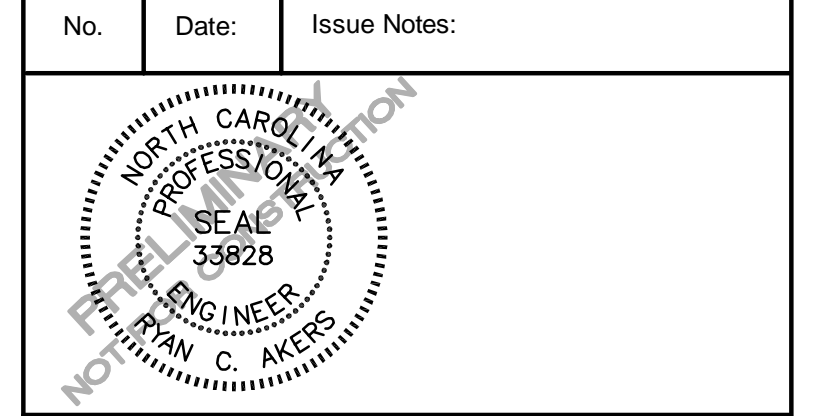
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Murray Hill Parcel 20
 Chapel Hill, North Carolina
 Orange County

Overall Utility Plan

Meadowmont Development Co. LLC
 190 Finley Golf Course Rd.
 Chapel Hill, NC 27517
 919-929-0660

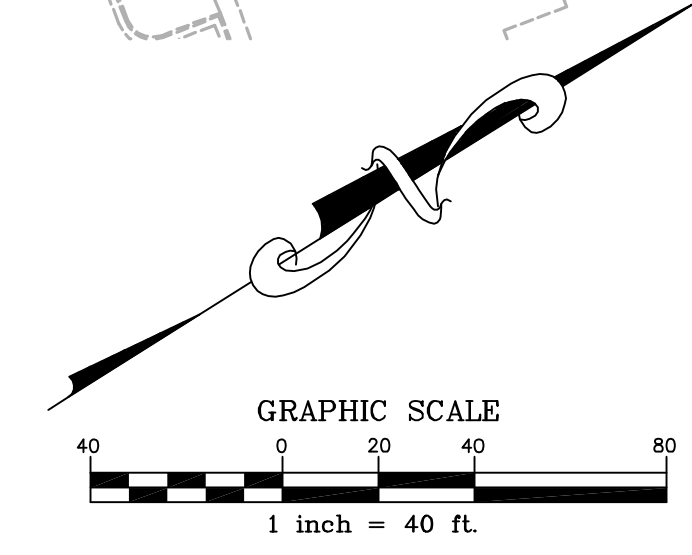
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 smurray@stmlandplan.com

CAD File: EWP09000-U1.DWG

| | |
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| Scale: 1"=40' | C-5.0 of |
| Date: July 29, 2009 | |
| Drawn By: STM | |
| Drawing No.: na | |



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