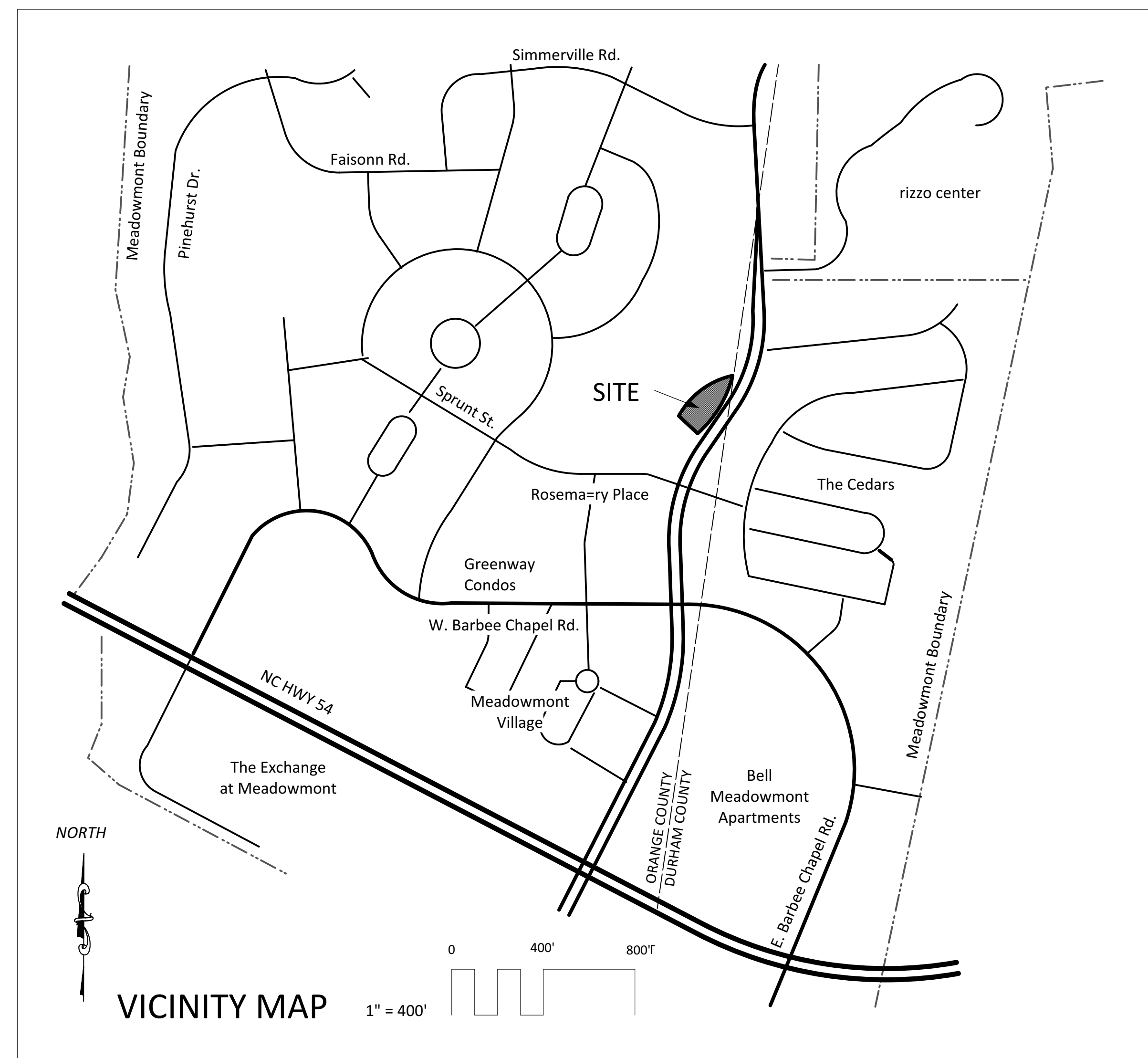


Overlook at The Cedars

207 & 209 Meadowmont Lane | Chapel Hill, NC 27514

CONCEPT PLAN APPLICATION

April 1, 2024



Sheet Index

- C0.0 Cover Sheet & Vicinity Map
- C1.0 Area Map
- C2.0 Existing Conditions Map
- C3.0 Site Plan

Applicant/Landscape Architect:
SCOTT MURRAY LAND PLANNING, INC.
 Contact: Scott Murray | smurray@stmlandplan.com | 252-213-9501

Developer/Contract Purchaser: THE CEDARS
 Contact: Perry Aycock | perry.aycock@longevitymarkets.com | (919) 608-0252

Civil Engineering: McAdams Company
 Contact: Ryan Akers | akers@mcadamsco.com | (919) 475-1923 or
 Jessie Hardesty | hardesty@mcadamsco.com | (919) 361-5000

Architecture: CJMW
 Contact: Peter Epermanis | peter.epermanis@cjmw.com | (336) 972-0776

NOTE: This project was previously approved as Murray Hill Condominiums SUP april 26, 2010. A ZCP was granted August 31, 2015 and Phases 1 & 2 of 4 have been constructed to date. The site has been prepared for Phases 3 & 4. This application proposes a change to the building design with a reduction in the overall building footprint.

Applicant



Project:

**Overlook
At The Cedars**

Developer/Contract Purchaser:

The Cedars
 116 Cedar Breeze Lane
 Chapel Hill, NC 27517

Located in Meadowmont

Property Owner:

Murray Hill LLC
 1450 Environ Way
 Chapel Hill, NC 27517

Property Address:

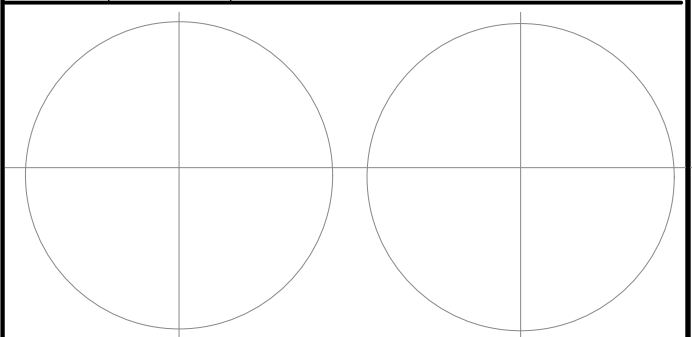
207 & 209 Meadowmont Ln.
 Chapel Hill, NC 27517

PIN'S: 97987544547 & 9798753478

Sheet Title:

Cover Sheet

No.	Date:	Issue Notes:



Design Firm:
Scott Murray Land Planning, Inc.
 274 Botetourt Ct. Boynton, VA 23917
 252-213-9501 434-689-2925 (fax)
 www.stmlandplan.com
 smurray@stmlandplan.com

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Scale:
N/A

Date:
4-1-2024

Drawn & Checked By:
STM

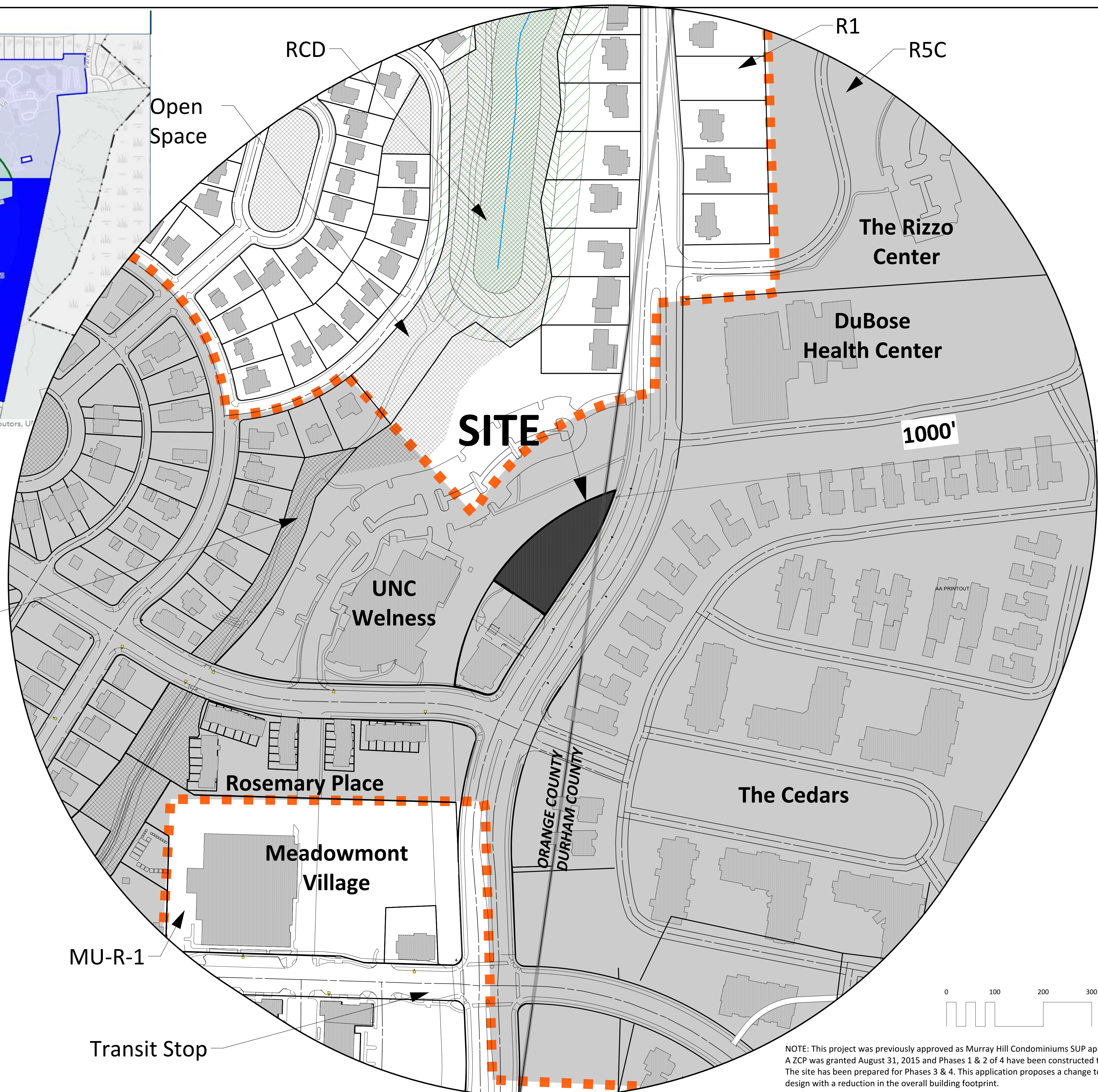
Surveyed:

C0.0

of



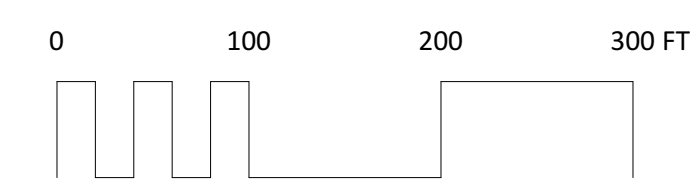
1,000 FT NOTIFICATION MAP N.T.S.



Legend
 R-5-C Zoning District

NOTE: STHS SITE IS NOT WITHIN THE JORDAN BUFFER OR CRITICAL WATERSHED AREA.

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Applicant	
Project:	
<h2>Overlook</h2> <h3>At The Cedars</h3>	
Developer/Contract Purchaser:	
<p>The Cedars 116 Cedar Breeze Lane Chapel Hill, NC 27517</p> <p>Located in Meadowmont</p>	
Property Owner:	
<p>Murray Hill LLC 1450 Environ Way Chapel Hill, NC 27517</p>	
Property Address:	
<p>207 & 209 Meadowmont Ln. Chapel Hill, NC 27517</p>	
PIN'S: 97987544547 & 9798753478	
Sheet Title:	
<h2>Area Map</h2>	
No.	Date: Issue Notes:
Design Firm:	
<p>Scott Murray Land Planning, Inc. 274 Botetourt Ct. Boynton, VA 23917 252-213-9501 434-689-2925 (fax) www.stmlandplan.com smurray@stmlandplan.com</p>	
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Scale:	<h1>C1.0</h1> <p>of</p>
1" = 100'-0"	
Date:	
4-1-2024	
Drawn & Checked By:	STM
Surveyed:	

Project: **Overlook At The Cedars**

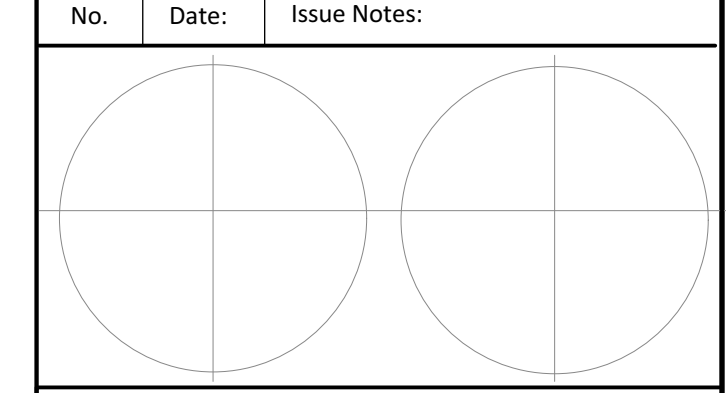
Developer/Contract Purchaser: **The Cedars**
116 Cedar Breeze Lane
Chapel Hill, NC 27517
Located in Meadowmont

Property Owner: **Murray Hill LLC**
1450 Environ Way
Chapel Hill, NC 27517

Property Address: **207 & 209 Meadowmont Ln.**
Chapel Hill, NC 27517
PIN'S: 97987544547 & 9798753478

Sheet Title: **Existing Conditions Map**

Table with 3 columns: No., Date, Issue Notes.



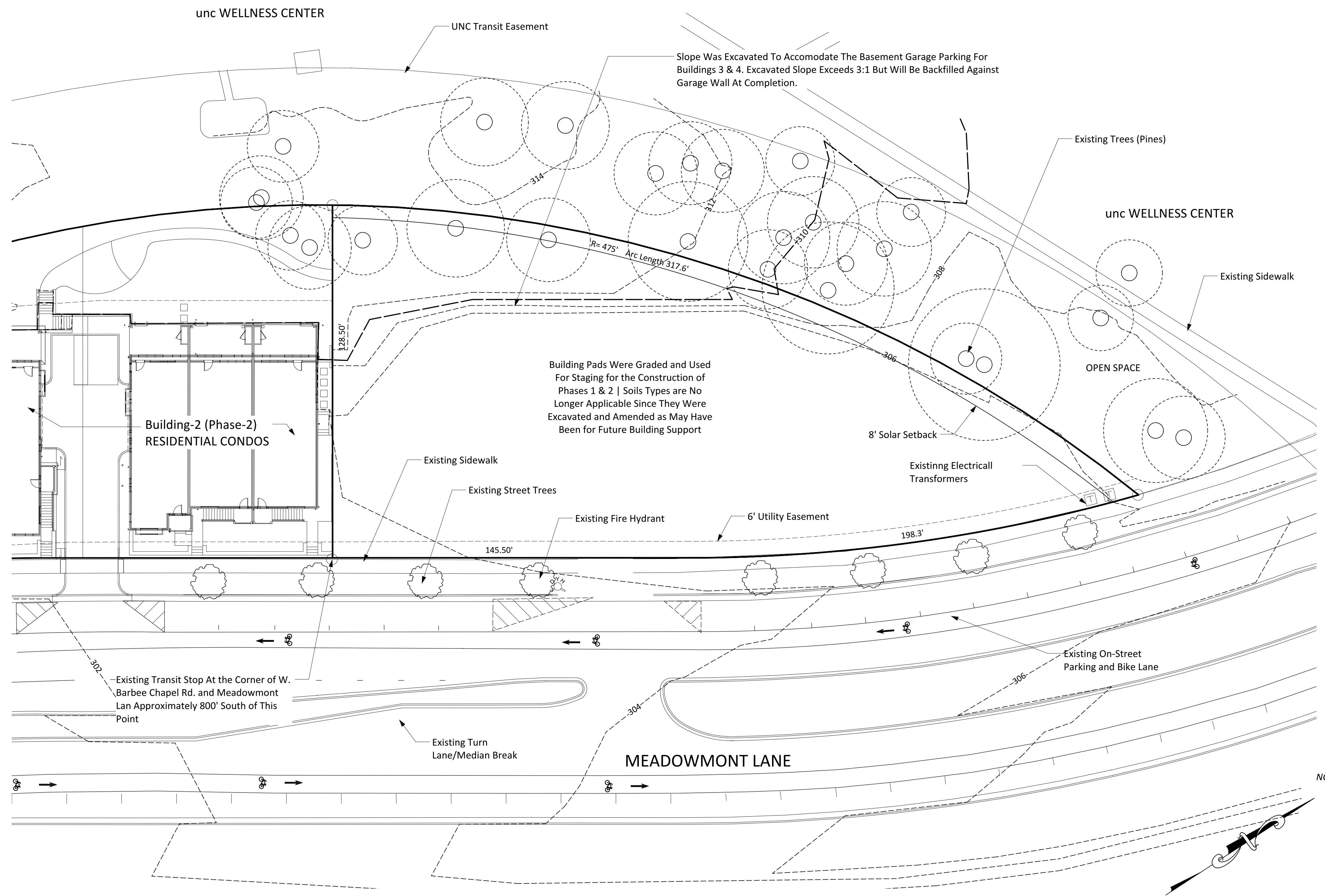
Design Firm: **Scott Murray Land Planning, Inc.**
274 Botetourt Ct. Boynton, VA 23917
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Scale: 1" = 20'-0"
Date: 4-1-2024
Drawn & Checked By: STM
Surveyed: of

ABBREVIATIONS table listing various symbols and their meanings, such as AC (ACRES), AEC (AREA OF ENVIRONMENTAL CONCERN), etc.

LEGEND table listing symbols for existing infrastructure like pipes, manholes, and easements, such as Existing Iron Pipe, Sewer Manhole, etc.



THE CEDARS RETIREMENT COMMUNITY

2 EXISTING CONDITIONS
Scale: 1" = 20'-0"

THE CEDARS RETIREMENT COMMUNITY

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Overlook At The Cedars

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Chapel Hill, NC 27517

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Property Address:

207 & 209 Meadowmont Ln.
Chapel Hill, NC 27517

PIN'S: 97987544547 & 9798753478

Sheet Title:

Site Plan

No.	Date:	Issue Notes:

Design Firm:
Scott Murray Land Planning, Inc.
274 Botetourt Ct. Boynton, VA 23917
252-213-9501 434-689-2925 (fax)
www.stmlandplan.com
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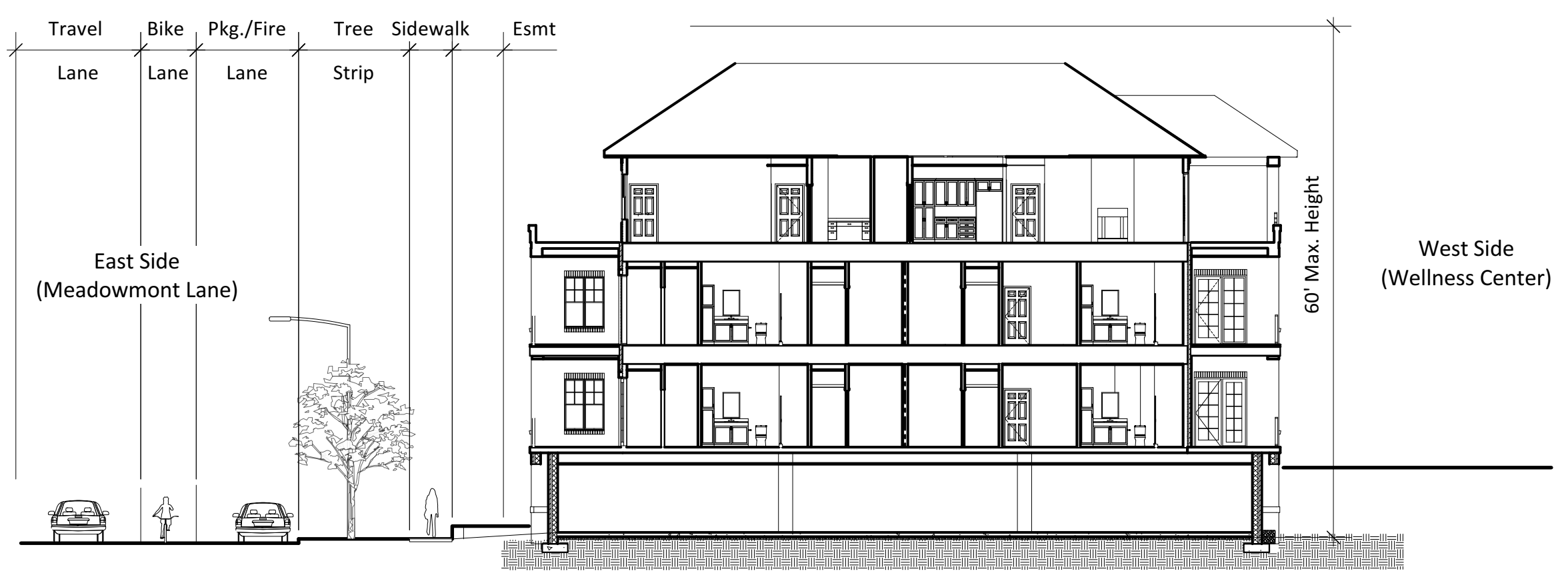
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Date: 4-1-2024	
Drawn & Checked By: STM	
Surveyed:	
of	

ABBREVIATIONS

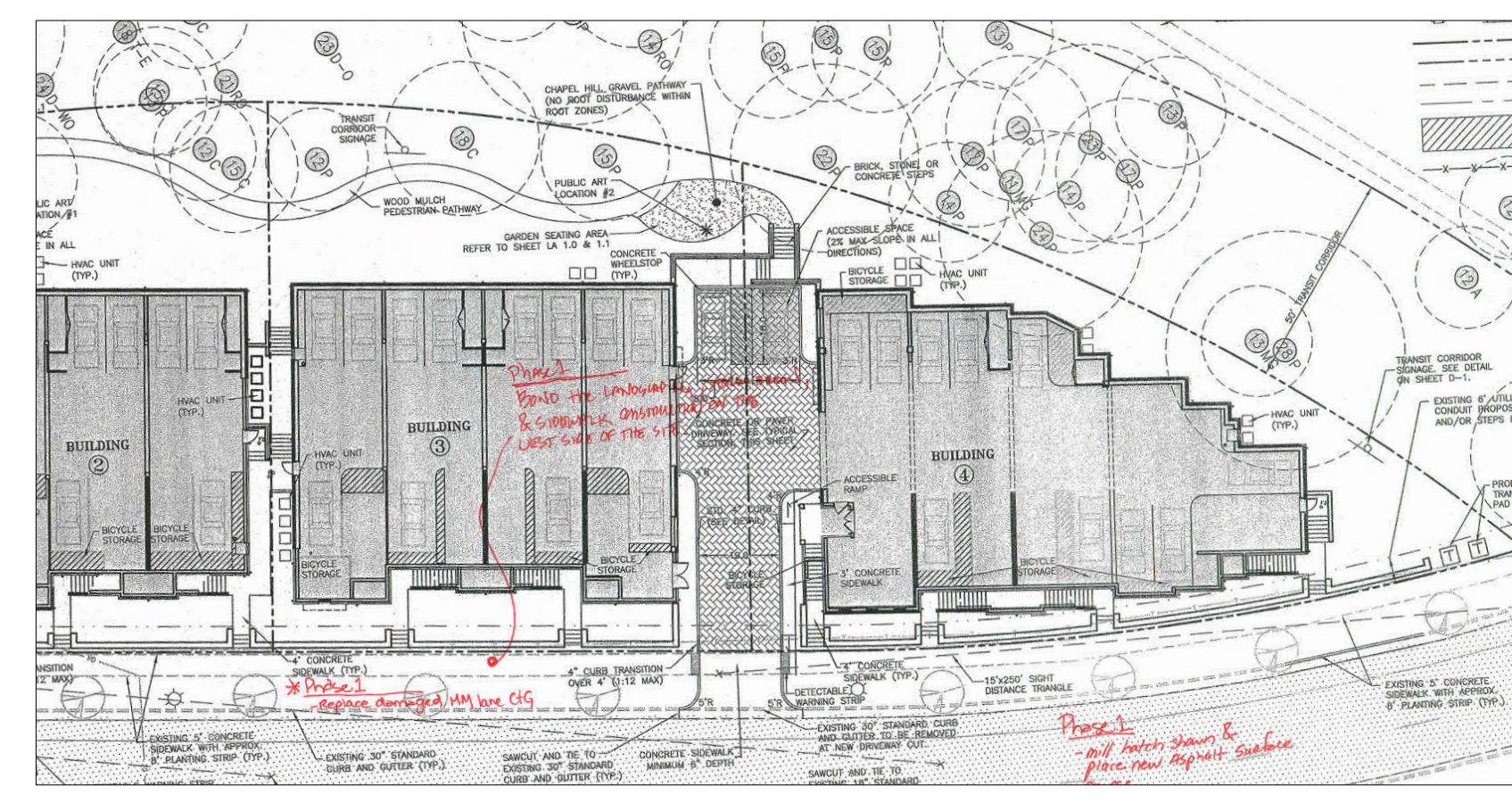
AC	ACRES	MHW	MEAN HIGH WATER
ACC	ACCESSIBLE	MLW	MEAN LOW WATER
AEC	AREA OF ENVIRONMENTAL CONCERN	NWL	NORMAL WATER LEVEL
AKA	ALSO KNOW AS	NA	NOT APPLICABLE
B-B	BACK TO BACK	OC	ON CENTER
BC	BACK OF CURB	OG	ON GRADE
BOS	BOTTOM OF SLOPE	OHP	OVERHEAD POWER
BLDG	BUILDING	PE	POLYETHYLENE
BS	BOTTOM OF STEP	PROP	PROPOSED
BUA	BUILT-UPON AREA	PT	PRESSURE TREATED
BW	BOTTOM OF WALL	PTD.	PAINTED
CCA	CHROMIATED COPPER ARSENATE	PTSP	PRESSURE TREATED SOUTHERN PINE
CI	CURB INLET	PVMT	PAVEMENT
CIP	CAST IN PLACE	PVT	PRIVATE
CLR	CLEAR	RCD	RESOURCE CONSERVATION DISTRICT
C&G	CURB AND GUTTER	RCP	REINFORCED CONCRETE PIPE
CONC	CONCRETE	RE	RIM ELEVATION
DBL	DOUBLE	RR	RAILROAD
DI	DRAIN INLET	ROW	RIGHT-OF-WAY
DN	DOWN	R/W	RIGHT-OF-WAY
DU	DWELLING UNIT	SD	STORM DRAIN
EG	EXISTING GRADE	SF	SQUARE FEET
EOP	EDGE OF PAVEMENT	SFS	SUBSURFACE FLOW SPREADER
EPS	EXPANDED POLYSTYRENE	SP	PARKING SPACE
ESMT	EASEMENT	SS	SANITARY SEWER
EXT	EXISTING (OR EX)	TBR	TO BE REMOVED
FES	FLARED END SECTION	TC	TOP OF CURB
FFE	FINISHED FLOOR ELEVATION	TCL	TOP OF COLUMN
F-F	FACE TO FACE	TOS	TOP OF SPOPE
FG	FINISHED GRADE	TS	TOP OF STEP OR SKID
FS	FINISHED SURFACE	TW	TOP OF WALL
HC	HANDICAP	TYP	TYPICAL
HDR	HANDRAIL	VRP	VELOCITY REDUCTION PAD
HP	HIGH POINT	WL	WATER LINE
ISA	IMPERVIOUS SURFACE AREA		
LP	LOW POINT		
LS	LEVEL SPREADER		
LED	LIGHT EMITTING DIODE		
LLDPE	LINEAR LOW DENSITY POLYETHYLENE		

LEGEND

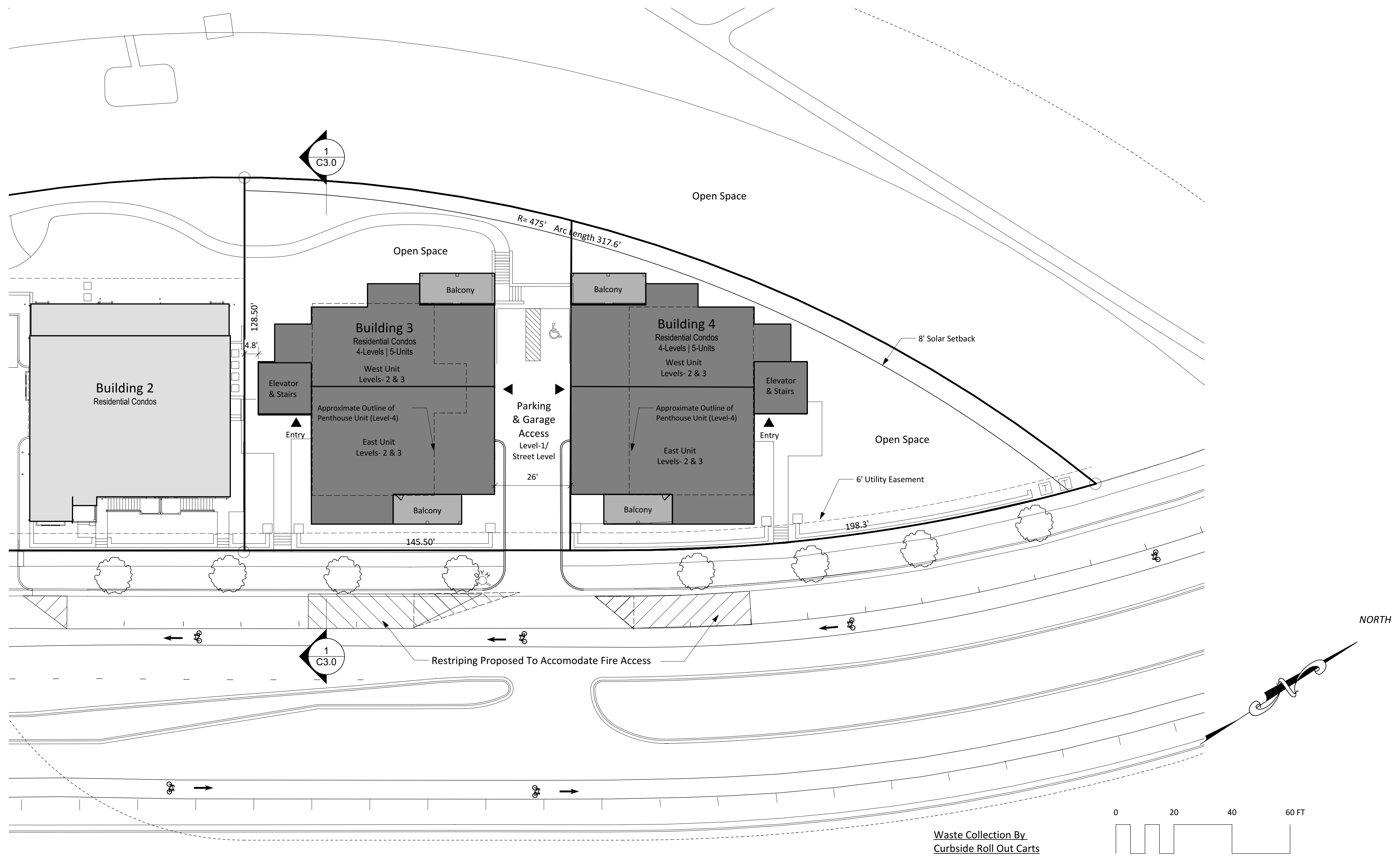
	Existing Iron Pipe
	Existing Concrete Monument
	Concrete Monument Set
	Property Corner
	PK Nail
	Cable TV Box
	Fire Hydrant
	Drop Inlet
	Utility Pole
	Telephone Box
	Light Pole
	Sewer Clean Out
	Water Valve
	Water Meter
	Power Box
	Gas Meter
	Handicapped Parking
	Yard Inlet
	Sewer Manhole
	Flared End Section
	Curb Inlet
	Existing Iron Pipe
	Iron Pipe Set
	Dumbster Pad
	Deed Book
	Page
	Book Of Maps
	Volume
	Tax Map
	Parcel
	Now or Formerly
	Iron Pipe Set (Unless Otherwise Designated)
	Property Line
	Right-of-Way Line
	Easement Line
	Ditch Centerline
	Water Line
	Sanitary Sewer
	Overhead Utility
	Metal Fence



1 Site Section
Scale: 1" = 15'-0"



2 Previously Approved Site Plan
Scale: 1" = 40'-0"



Waste Collection By
Curbside Roll Out Carts

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