

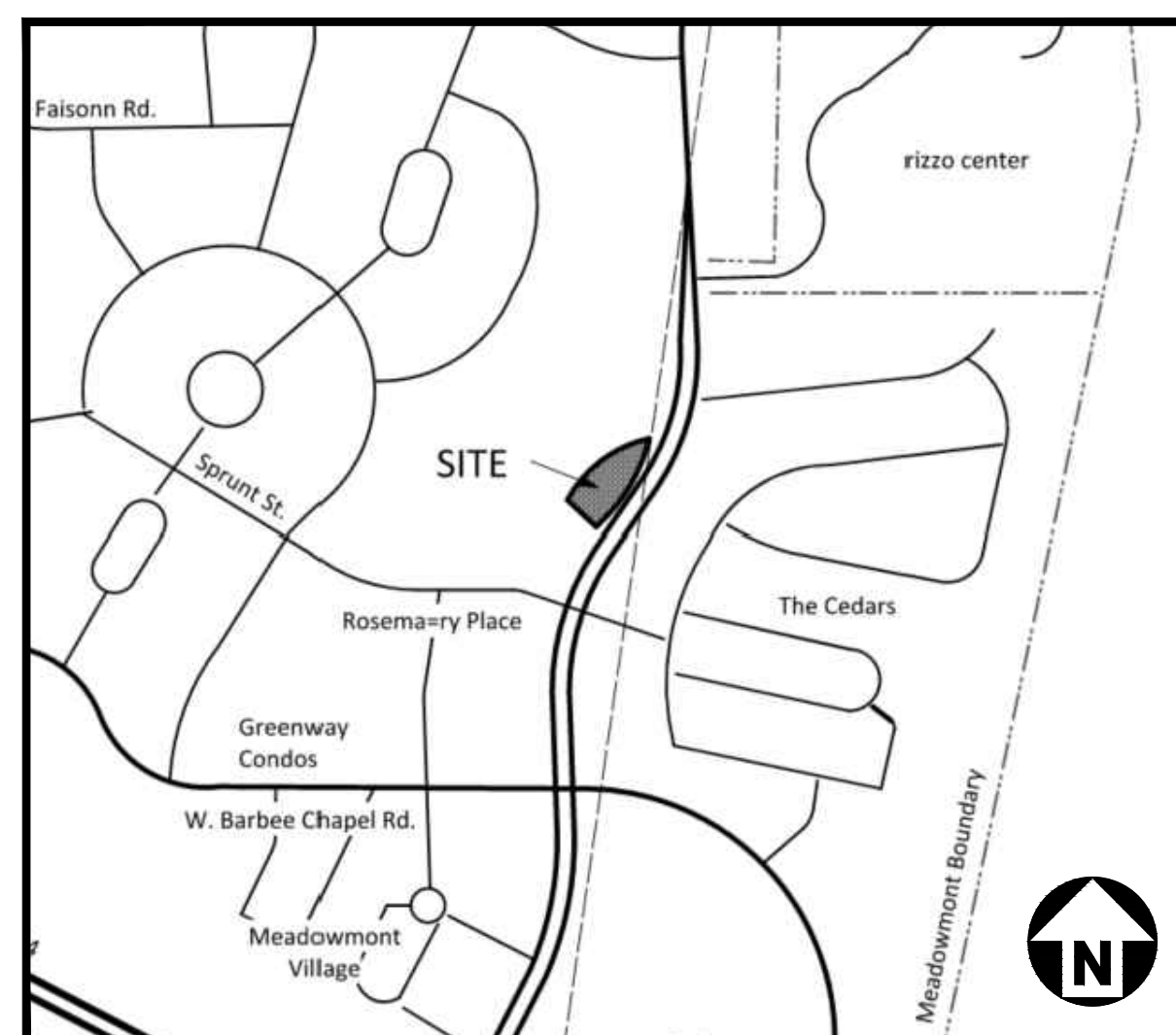
OVERLOOK AT THE CEDARS

207 & 209 MEADOWMONT LANE
CHAPEL HILL, NC 27514

SPECIAL USE PERMIT PROJECT NUMBER: SPEC23533 DATE: MAY 22, 2024

SITE DATA

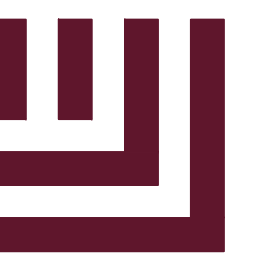
PIN	9798-75-3478, 9798-75-4547, 9798-75-5613, 9798-75-2361	
SITE AREA	26,504 SF / 0.6 AC	
GROSS LAND AREA	26,504 SF + 10%(26,504 SF) = 29,154 SF / 0.66 AC	
ZONING	EXISTING	R-5-CZD
	PROPOSED	R-5-CZD
RIVER BASIN	CAPE FEAR	
WATERSHED	JORDAN LAKE	
WATERSHED PROTECTION	JORDAN LAKE WATERSHED, F/J-B	
EXISTING USE	VACANT	
PROPOSED USE	MULTIFAMILY RESIDENTIAL	
UNITS	PROPOSED	10 UNITS
DENSITY	PROPOSED	15.15 UNITS/ACRE
IMPERVIOUS	EXISTING	0 SF
	MAX ALLOWED	16,966 SF AC (PREVIOUS PLAN APPROVAL)
BUILDING HEIGHT	ALLOWED	39' SETBACK; 60' CORE
	PROPOSED	39' SETBACK; 60' CORE
VEHICULAR PARKING	REQUIRED	
	STUDIO	MIN 1 PER UNIT, MAX 1.25 PER UNIT
	1-BED	MIN 1 PER UNIT, MAX 1.25 PER UNIT
	2-BED	MIN 1.4 PER UNIT, MAX 1.75 PER UNIT
	3-BED	MIN 1.75 PER UNIT, MAX 2.25 PER UNIT
	PROPOSED	21 SPACES
BIKE PARKING	REQUIRED	1 PER 4 UNITS = 2.5
	PROPOSED	4
SETBACKS	REQUIRED	STREET = 0' INTERIOR = 0' SOLAR = 8'
	PROPOSED	STREET = 0' INTERIOR = 0' SOLAR = 8'
BUFFERS	REQUIRED	NO BUFFERS APPLY TO THIS PARCEL SINCE IT IS AN INTERNAL PARCEL TO MEADOWMONT PLANNED DEVELOPMENT.
DISTURBED AREA	24,070 SF (0.55 AC)	



VICINITY MAP
N.T.S.

SHEET INDEX

C1.0	AREA MAP (BY SMLP)
C1.01	EXISTING CONDITIONS
C2.00	SITE PLAN
C3.00	GRADING AND EROSION PLAN
C3.01	STORMWATER MANAGEMENT PLAN
L4.00	LANDSCAPE PROTECTION PLAN
LA1.0	PLANTING PLAN (BY SMLP)
LA1.1	PLANTING DETAILS (BY SMLP)
LA2.0	TREE CANOPY COVERAGE
SWM1.0	SOLID WASTE MGT. PLAN (BY SMLP)
FSP1.0	FIRE SAFETY PLAN
L4.01	STREETSCAPE PLAN
A1.00	BUILDING ELEVATIONS (BY CJMW)



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CONTACT

JESSIE HARDESTY
hardesty@mcadamsco.com
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CLIENT

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116 CEDAR BREEZE LANE
CHAPEL HILL, NC 27517
CONTACT: PERRY AYCOCK
PHONE: 919. 608. 0252
EMAIL: perry.aycock@longevitymarkets.com



PROJECT DIRECTORY

LANDSCAPE ARCHITECT
SCOTT MURRAY LAND PLANNING INC.
274 BOTETOURT CT.
BOYDTON, VA 23917
PHONE: 252. 213. 9501
EMAIL: smurray@stmlandplan.com

ARCHITECT

CJMW
1838 WAKE FOREST ROAD
RALEIGH, NC 27608
PETER EPERMANIS
PHONE: 336. 972. 0776
EMAIL: peter.epermanis@cjmw.com

OWNER

MURRAY HILL LLC
1450 ENVIRON WAY
CHAPEL HILL, NC 27517

PROPERTY ADDRESS

207 & 209 MEADOWMONT LANE
CHAPEL HILL, NC 27517



REVISIONS

NO.	DATE	REVISION PER COMMENTS
1	07.08.2024	REVISION PER COMMENTS

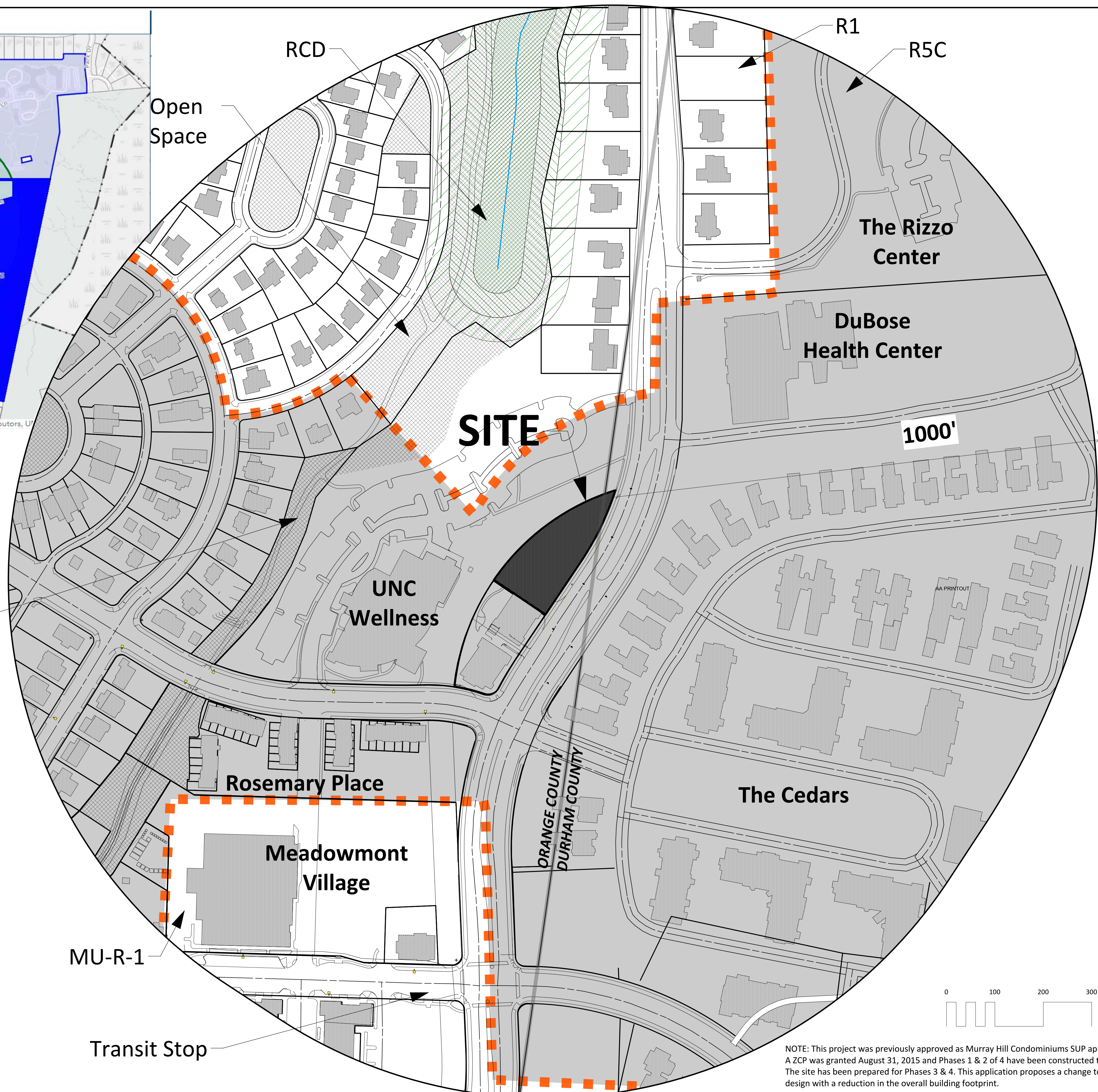
SPECIAL USE PERMIT:

OVERLOOK AT THE CEDARS
207 & 209 MEADOWMONT LANE
CHAPEL HILL, NC 27514
PROJECT NUMBER: SPEC23533

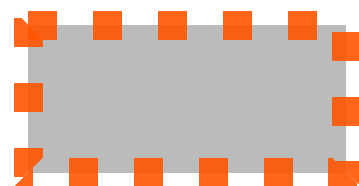
PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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.

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.

Project:
**Overlook
At The Cedars**

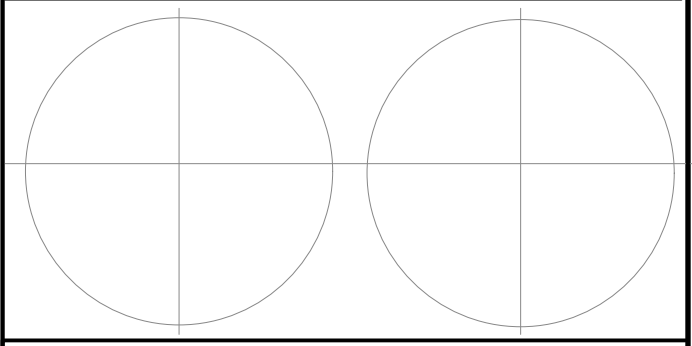
Applicant/Developer/Contract Purchaser:
**The Cedars of
Chapel Hill**
211 Cedar Breeze Lane
Chapel Hill, NC 27517
Located in Meadowmont

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

Property Address:
207 & 209 Meadowmont Ln.
Chapel Hill, NC 27517
97987544547, 9798753478
PIN'S: 9798755613

Sheet Title:
Area Map

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: 1" = 100'-0"	C1.0 of
Date: 5-21-2024	
Drawn & Checked By: STM	
Surveyed:	



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PHONE: 919. 608. 0252
EMAIL: perry.aycock@longevitymarkets.com



OVERLOOK AT THE CEDARS
SPECIAL USE PERMIT
207 & 209 MEADOWMONT LANE
CHAPEL HILL, NC 27514



REVISIONS

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PLAN INFORMATION

PROJECT NO. SPEC23533
 FILENAME SPEC23533-XC1
 CHECKED BY TEP
 DRAWN BY CJ
 SCALE 1"=20'
 DATE 05.22.2024

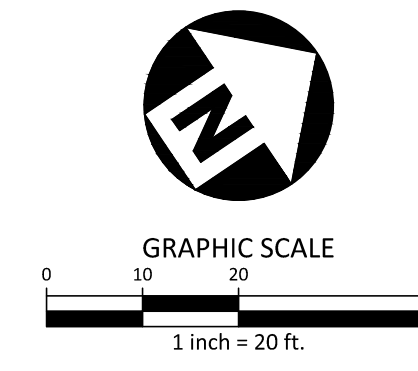
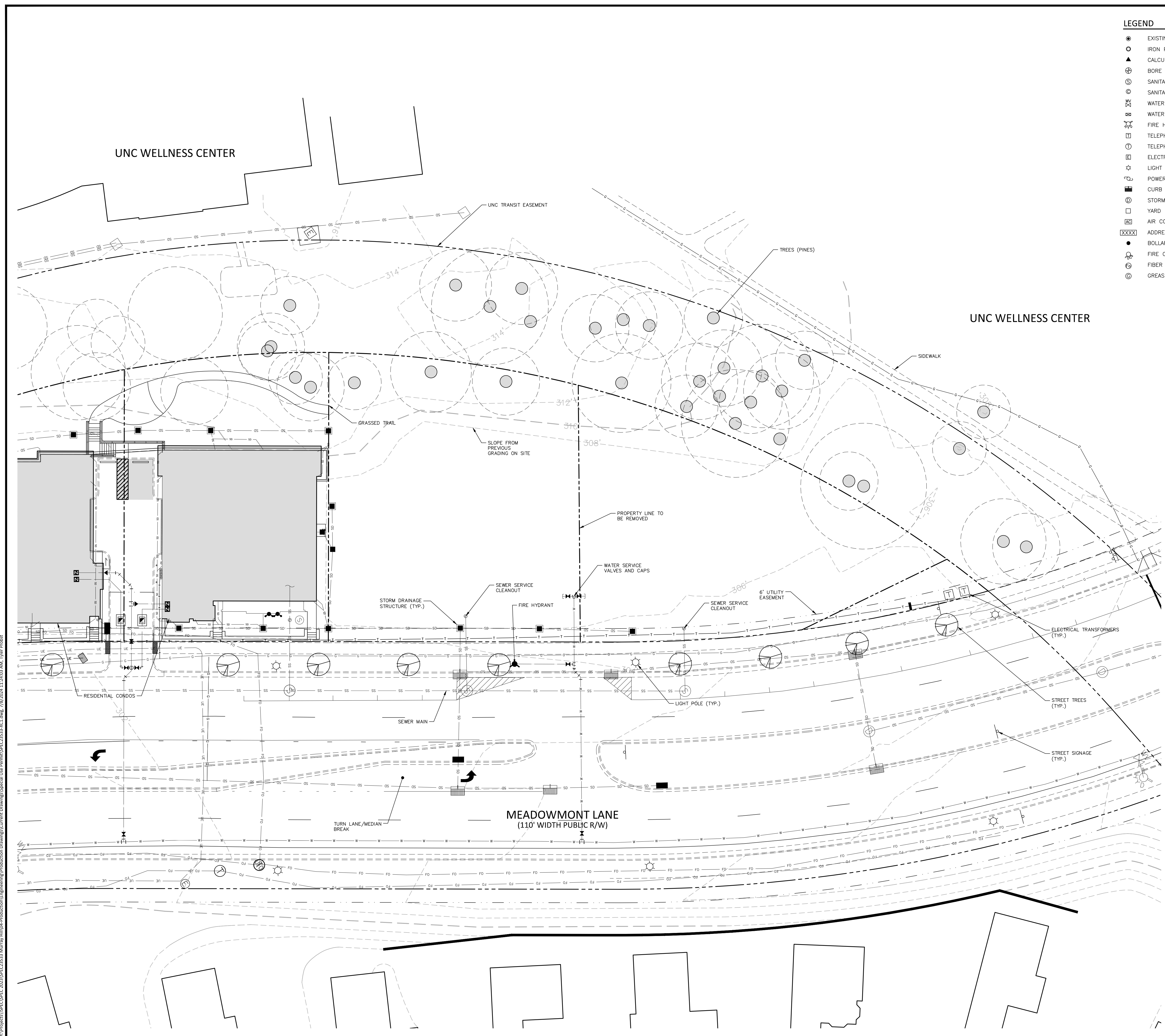
SHEET

EXISTING CONDITIONS

C1.01

LEGEND

●	EXISTING IRON PIPE	♿	ACCESSIBLE PARKING
○	IRON PIPE SET	⊗	IRRIGATION CONTROL VALVE
▲	CALCULATED POINT	◀	FLOOD LIGHT
⊕	BORE HOLE	⊞	MAIL BOX
⊙	SANITARY SEWER MANHOLE	⊞	MONITORING WELL
⊙	SANITARY SEWER CLEANOUT	⊞	SIAMESE CONNECTION
⊞	WATER VALVE	⊞	SIGN
⊞	WATER METER	⊞	WELL
⊞	FIRE HYDRANT	⊞	WATER MANHOLE
⊞	TELEPHONE PEDESTAL	⊞	LIGHT SINGLE
⊞	TELEPHONE MANHOLE	⊞	LIGHT DOUBLE
⊞	ELECTRIC BOX	⊞	CABLE BOX
☆	LIGHT POLE	⊞	FIBER OPTIC VAULT
⊞	POWER POLE	⊞	SPRINKLER HEAD
⊞	CURB INLET	—SD—	STORM DRAIN PIPE
⊞	STORM DRAINAGE MANHOLE	—OU—	OVERHEAD UTILITY LINES
⊞	YARD INLET	—W—	WATER LINE
⊞	AIR CONDITIONER	—SS—	SANITARY SEWER LINE
⊞	ADDRESS BOX	—T—	TELEPHONE LINE
⊞	BOLLARD	—G—	GAS LINE
⊞	FIRE CONNECTION	—UE—	UNDERGROUND ELECTRIC
⊞	FIBER OPTIC MARKER	—UT—	UNDERGROUND TELEPHONE
⊞	GREASE PIT	—X—X—	FENCE LINE



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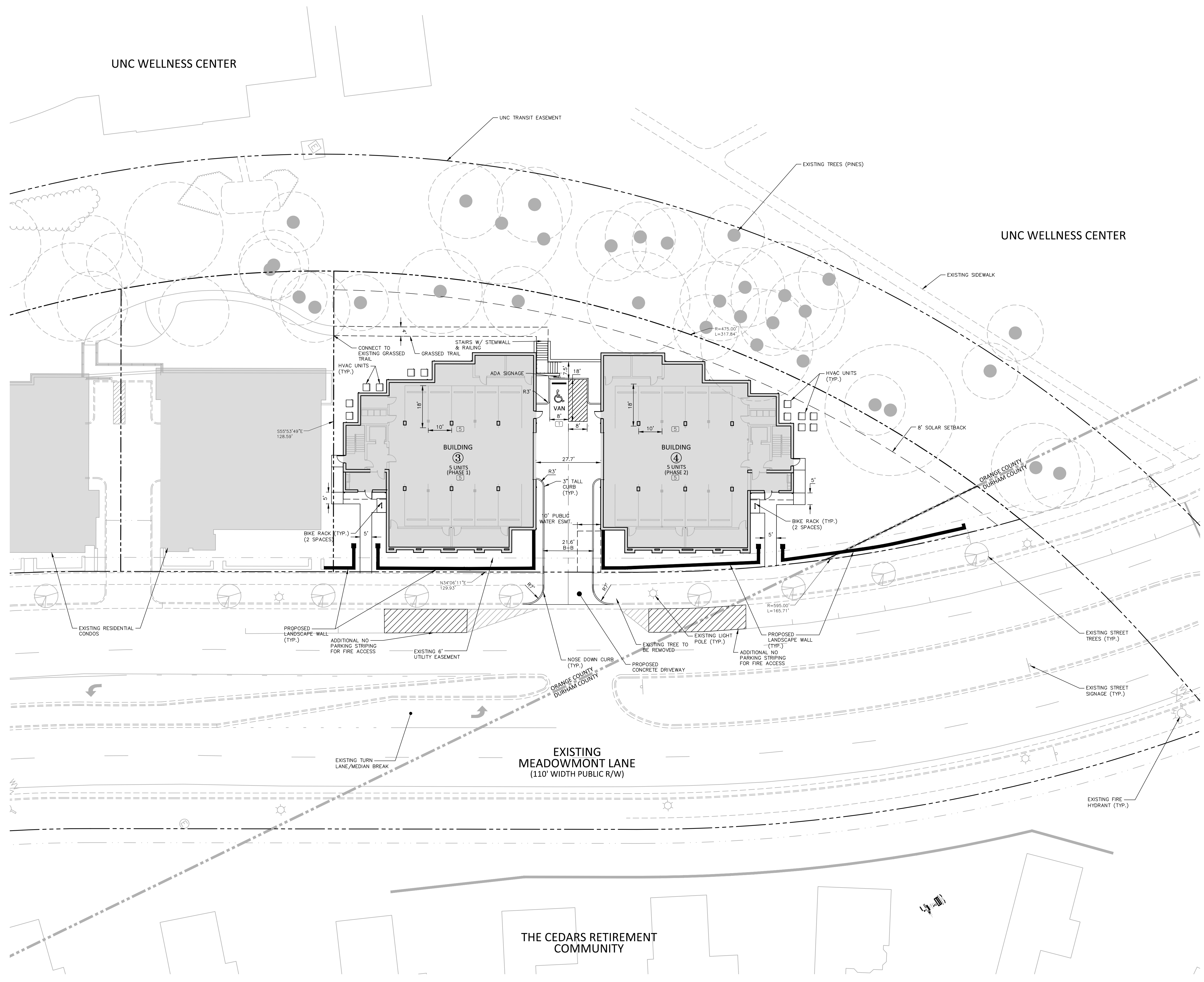
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NO BUFFERS APPLY TO THIS PARCEL SINCE IT IS AN INTERNAL PARCEL TO MEADOWMONT PLANNED DEVELOPMENT.

SITE LEGEND

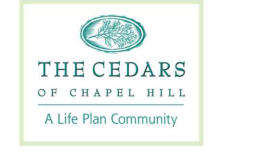
	SIGNAGE
	YARD LIGHTS
	LIGHT POLE
	POWER POLE
	TRAFFIC DIRECTIONAL ARROW
	ACCESSIBLE PARKING STALL
	VAN ACCESSIBLE PARKING STALL
	PARKING SPACE COUNT
	ACCESSIBLE RAMPS
	ACCESSIBLE ROUTE
	PHASE LINE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
	HEAVY DUTY ASPHALT PAVEMENT

NOTE:
RECYCLING WILL BE PUBLIC VIA ROLLOUTS,
WASTE WILL BE PRIVATE VIA ROLLOUTS.




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OVERLOOK AT THE CEDARS
SPECIAL USE PERMIT
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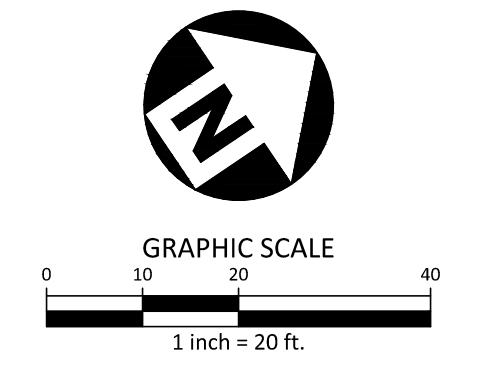
PLAN INFORMATION

PROJECT NO. SPEC23533
FILENAME SPEC23533-51
CHECKED BY TEP
DRAWN BY CJ
SCALE 1"=20'
DATE 05.22.2024

SHEET

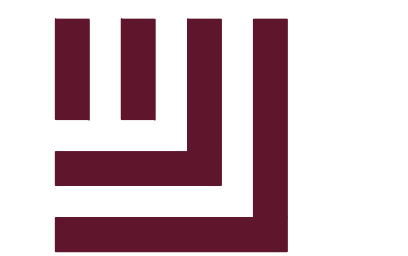
SITE PLAN

C2.00



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SHEET

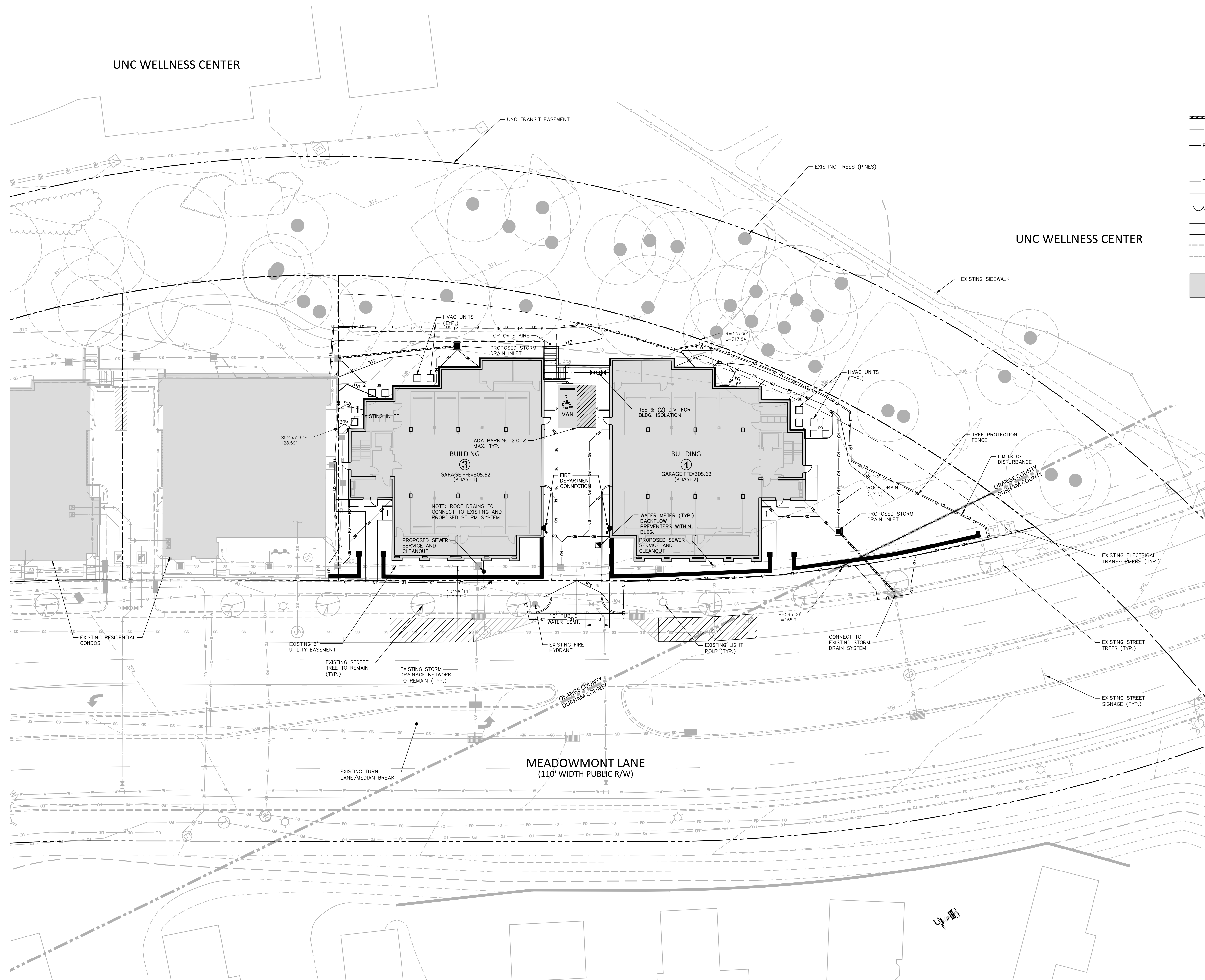
GRADING & EROSION PLAN

C3.00

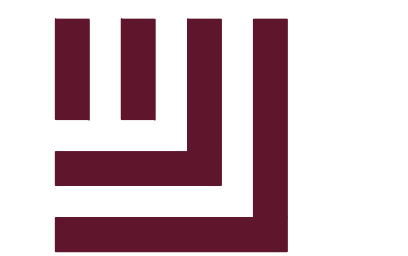
NO NATURAL STEEP SLOPES EXIST ON SITE.
ALL SLOPES THAT ARE EXISTING ARE FROM
PREVIOUS ON SITE GRADING.

GRADING LEGEND

- FLARED END SECTION
- ENDWALL SECTION
- CATCH BASIN
- DROP INLET
- STORM SERVICE INLET
- STORM SERVICE ROOF-RAIN
- JUNCTION BOX
- DRAINAGE FLOW ARROW
- LINE BREAK SYMBOL
- TOP & BOTTOM CURB ELEVATIONS
- TOP OF WALL ELEVATION
- BOTTOM OF WALL ELEVATION
(NOTE: BOTTOM OF WALL IS GROUND ELEVATION NOT WALL FOUNDATION)
- SPOT ELEVATION
- STORM DRAINAGE
- STORM SERVICE LINE
- ROOF DRAIN, 8" ADS
NON-PERFORATED TUBING OR
EQUAL 1.0% MIN. SLOPE 3' MIN.
COVER PVC SCHEDULE 40 IN
TRAFFIC AREAS
- TREE PROTECTION FENCE
- LIMITS OF DISTURBANCE
- WOODED AREA
- MAJOR CONTOUR
- MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EASEMENT LINE
- ACCESSIBLE PARKING AREA
(2% MAX. SLOPE IN ALL DIRECTIONS)



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FILENAME	SPEC23533-G1
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SHEET

STORMWATER
MANAGEMENT PLAN

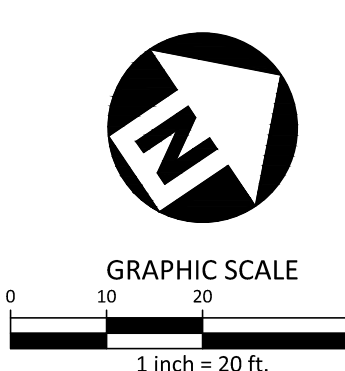
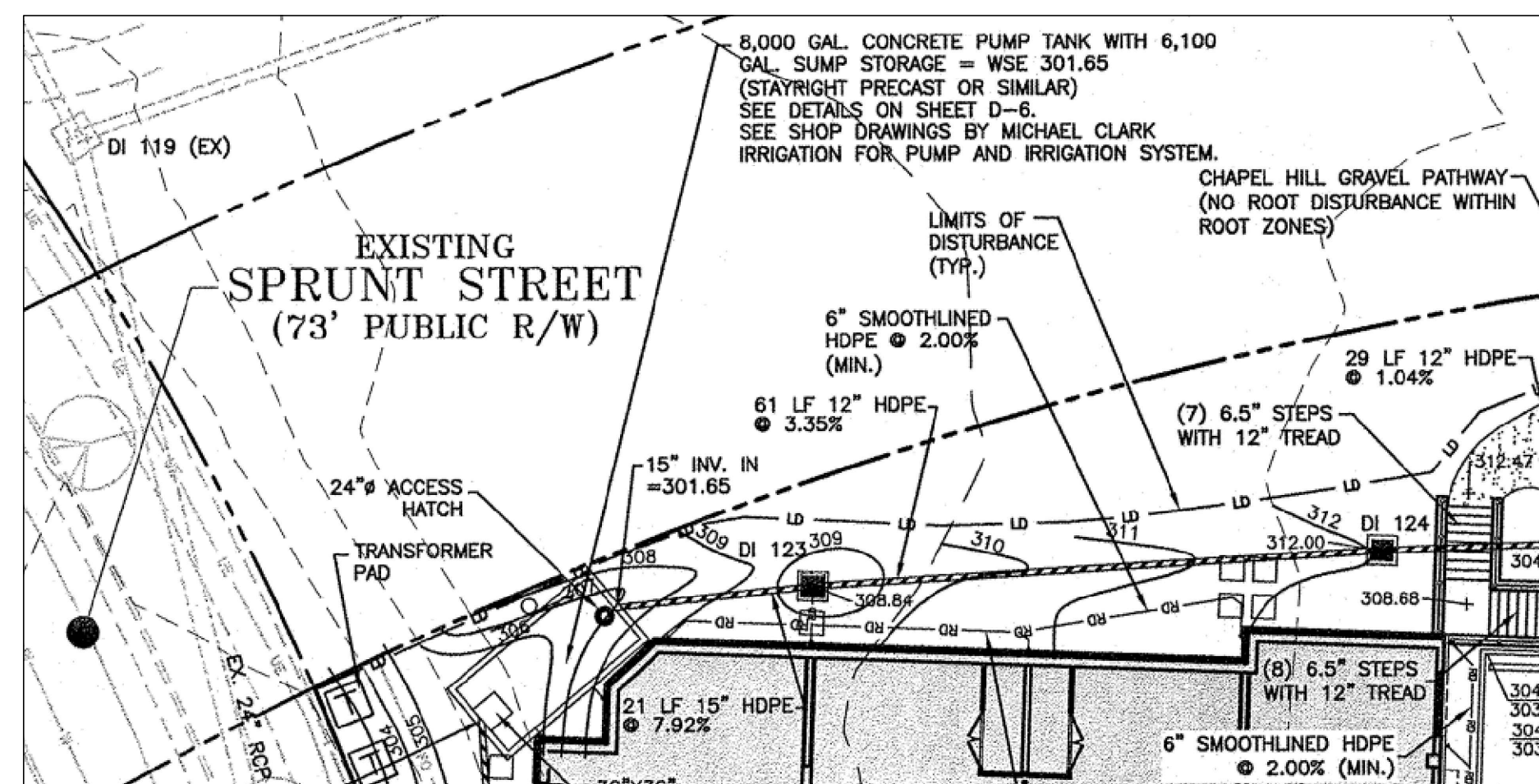
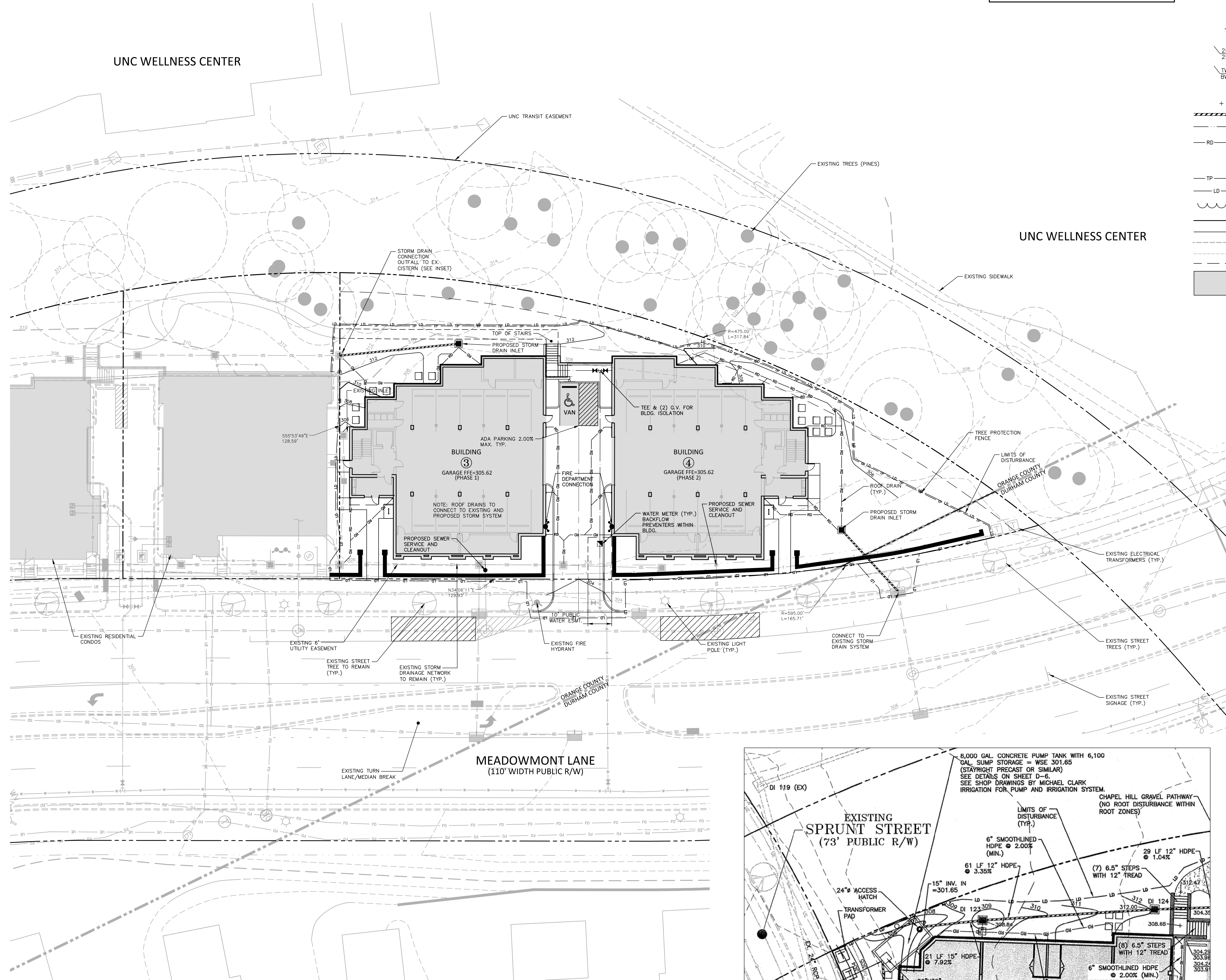
C3.01

GRADING LEGEND

- FLARED END SECTION
- ENDWALL SECTION
- CATCH BASIN
- DROP INLET
- STORM SERVICE INLET
- STORM SERVICE ROOF-RAIN
- JUNCTION BOX
- DRAINAGE FLOW ARROW
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- EXISTING MINOR CONTOUR
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- ACCESSIBLE PARKING AREA
(2% MAX. SLOPE IN ALL DIRECTIONS)

NO NATURAL STEEP SLOPES EXIST ON SITE.
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EXISTING IMPERVIOUS: 0 SF
PROPOSED IMPERVIOUS: 14,397 SF
PREVIOUSLY PERMITTED IMPERVIOUS: 16,966 SF



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OVERLOOK AT THE CEDARS
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REVISIONS

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PLAN INFORMATION

PROJECT NO.	SPEC23533
FILENAME	SPEC23533-LS1
CHECKED BY	TEP
DRAWN BY	CJ
SCALE	1"=20'
DATE	05.22.2024

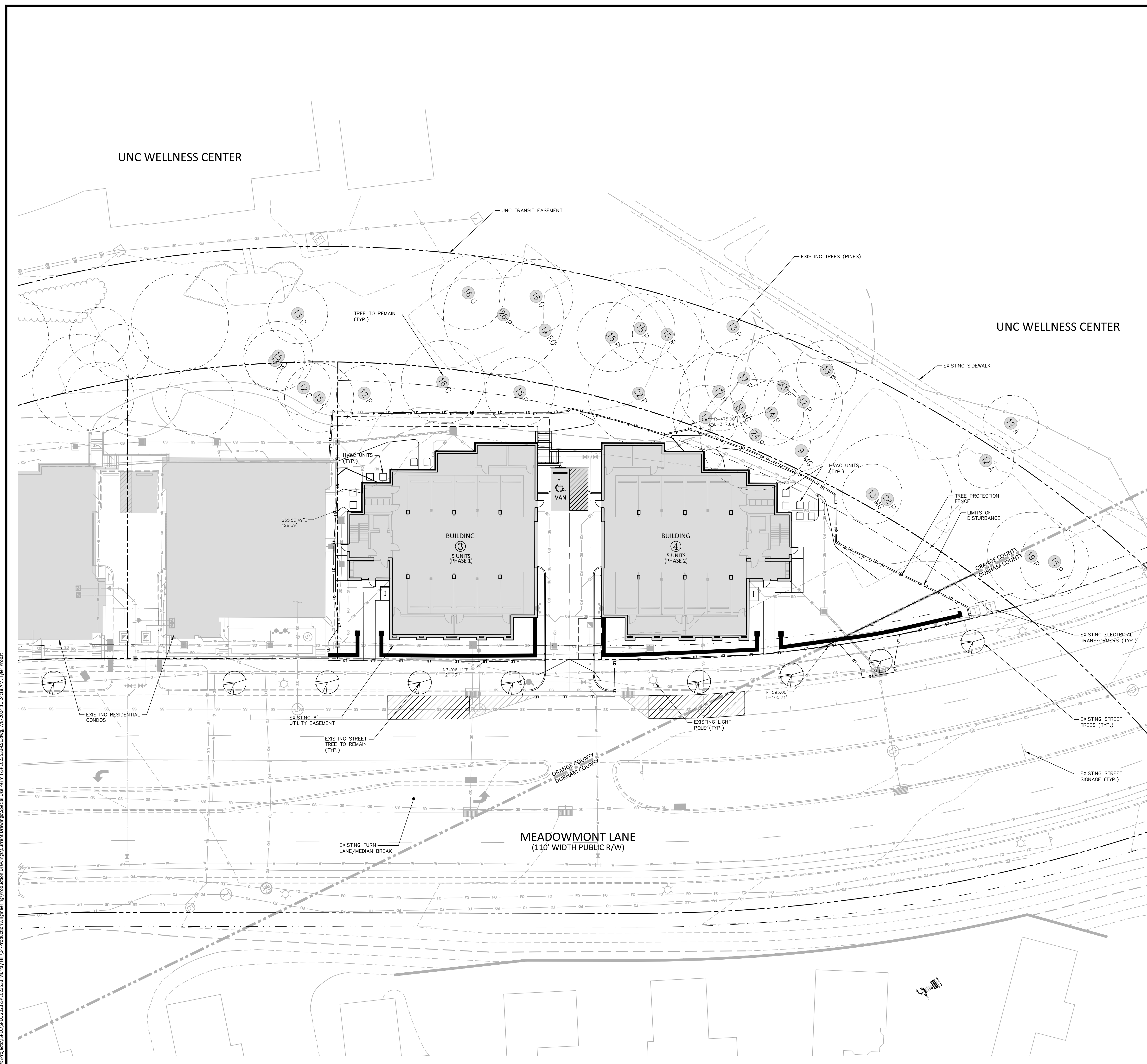
SHEET

LANDSCAPE PROTECTION PLAN

L4.00

SITE LEGEND

	SIGNAGE
	YARD LIGHTS
	LIGHT POLE
	POWER POLE
	TRAFFIC DIRECTIONAL ARROW
	ACCESSIBLE PARKING STALL
	VAN ACCESSIBLE PARKING STALL
	PARKING SPACE COUNT
	ACCESSIBLE RAMPS
	ACCESSIBLE ROUTE
	PHASE LINE
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	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
	HEAVY DUTY ASPHALT PAVEMENT



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Overlook At The Cedars

Applicant/Developer/Contract Purchaser:

**The Cedars of
Chapel Hill**
211 Cedar Breeze Lane
Chapel Hill, NC 27517
Located in Meadowmont

Property Owner:

Murray Hill LLC
1450 Environ Way
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Property Address:

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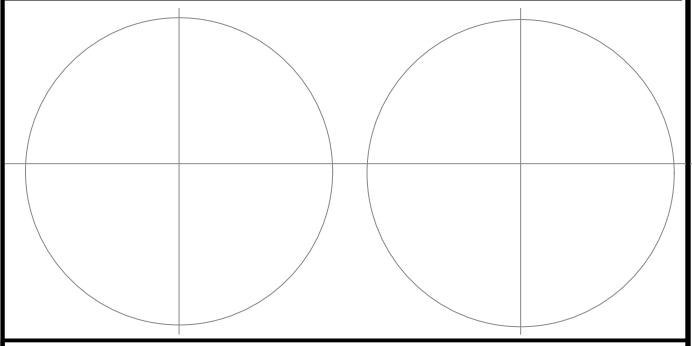
97987544547, 9798753478

PIN'S: 9798755613

Sheet Title:

Planting Plan

No. Date: Issue Notes:



Design Firm:

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274 Botetourt Ct. Boynton, VA 23917
252-213-9501 434-689-2925 (fax)
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Scale:

1" = 10'-0"

Date:

7-8-2024

Drawn & Checked By:

STM

Surveyed:

McAdams

LA1.0

of

NOTE: NO PERIMETER BUFFERS ARE REQUIRED FOR THIS SITE.

NOTE: All plants specified on this sheet shall meet or exceed the Town of Chapel Hill's minimum requirements as noted below. Where plant sizes specified are not available a smaller size may be substituted subject to approval by the landscape architect provided the minimum sizes noted below are met.

3.3 LANDSCAPE INSTALLATION AND MAINTENANCE SPECIFICATIONS

3.3.1 Materials Requirements

(a) Plant Materials:

The American Standard for Nursery Stock published by the American Society of Nurserymen should be used for determining caliper, heights, widths and ball sizes, for all plants.

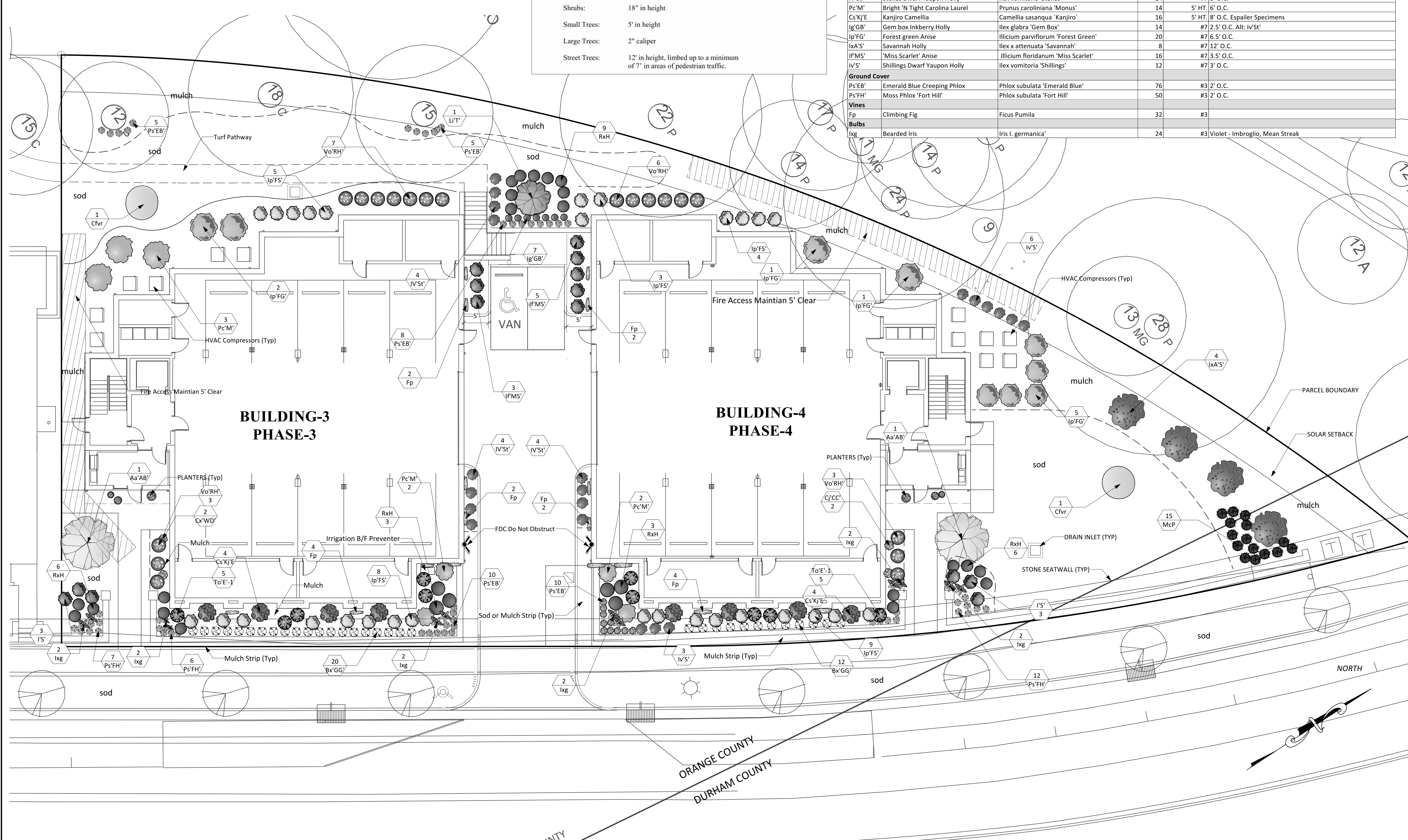
Plant material should be free of any diseases, funguses or insect infestations.

Town standard minimum planting sizes are listed below. Larger sizes may be required, however, for specific landscape applications including parking lot screening.

- Ground Cover: 2" pots
- Shrubs: 18" in height
- Small Trees: 5" in height
- Large Trees: 2" caliper
- Street Trees: 12" in height, limbed up to a minimum of 7' in areas of pedestrian traffic.

Plant List

ID	Common Name	Botanical Name	Qty	Scheduled Size	Remarks & Spacing
Trees					
Aa'AB'	Autumn Brilliance Serviceberry	Amelanchier x grandiflora 'Autumn Brilliance'	2	3" CAL	Single Stem
Li'T'	Tuscarora Crape Myrtle	Lagerstroemia indica x 'Tuscarora'	1	10'-12' Ht.	3-Stem
Cfvr	Pink Flowering Dogwood	Cornus florida var. rubra	2	2.5" CAL	
Shrubs					
Bx'GG'	Green Gem Boxwood	Buxus x 'Green Gem' ('Winter Gem')	60	#7 2.5" O.C.	
To'E'-1	Emerald Green Arborvitae	Thuja occidentalis 'Emerald'	20	6' HT.	
Cx'WD'	Winter's Dream Camellia - Espalier	Camellia x 'Winter's Dream'	4	10 GAL Espalier - Approved Alt. Variety: Winters Charm	
Cj'CC'	Charles Cobb Camellia - Espalier	Camellia japonica 'Charles Cobb'	4	10 GAL Espalier - Charles Cobb, Spellbound or similar Ht and color	
Ip'FS'	'Florida Sunshine' Anise	Illicium parviflorum 'Florida Sunshine'	56	#10 3.5" O.C.	
Vo'RH'	'Raulston Hardy' Viburnum	Viburnum obovatum 'Raulston Hardy'	38	#7 4' O.C. Alt.: Iv'S'	
RxH	Hybrid Tea Rose	Rosa x hybrida	54	#7 3' O.C. Mixed Yellow and Pink Varieties	
I'S'	Scorpio Anise	Illicium 'Scorpio'	12	#7 3.5" O.C.	
Iv'St'	Stokes Dwarf Yaupon Holly	Ilex vomitoria 'Stokes'	24	#7 3' O.C.	
Pc'M'	Bright 'N Tight Carolina Laurel	Prunus caroliniana 'Monus'	14	5' HT. 6' O.C.	
Cs'Kj'E	Kanjiro Camellia	Camellia sasanqua 'Kanjiro'	16	5' HT. 8' O.C. Espalier Specimens	
Ig'GB'	Gem box Inkberry Holly	Ilex glabra 'Gem Box'	14	#7 2.5" O.C. Alt.: Iv'St'	
Ip'FG'	Forest green Anise	Illicium parviflorum 'Forest Green'	20	#7 6.5" O.C.	
IxA'S'	Savannah Holly	Ilex x attenuata 'Savannah'	8	#7 12' O.C.	
IFMS'	'Miss Scarlet' Anise	Illicium floridanum 'Miss Scarlet'	16	#7 3.5" O.C.	
Iv'S'	Shillings Dwarf Yaupon Holly	Ilex vomitoria 'Shillings'	12	#7 3' O.C.	
Ground Cover					
Ps'EB'	Emerald Blue Creeping Phlox	Phlox subulata 'Emerald Blue'	76	#3 2' O.C.	
Ps'FH'	Moss Phlox 'Fort Hill'	Phlox subulata 'Fort Hill'	50	#3 2' O.C.	
Vines					
Fp	Climbing Fig	Ficus Pumila	32	#3	
Bulbs					
Ixg	Bearded Iris	Iris I. germanica'	24	#3 Violet - Imbrogio, Mean Streak	



NOTES: See also Project Specifications referenced below.

1. UNDERGROUND UTILITY VERIFICATION

Landscape contractor to verify location of underground utilities before beginning work.

2. SOIL PREPARATION

Where existing vegetation remains in areas to be seeded, eradicate existing vegetation by having a licensed spray technician apply an approved herbicide or tilling the weeds into the soil. Good pre-seeding weed control may require spraying two applications of herbicide (at least two weeks apart). Close mowing two weeks prior to spraying is recommended to stimulate weed growth. Herbicide must be applied to vegetative growth in order to kill undesirable plants and their roots. The second application is needed only if the first application is insufficient.

Test soil qualified laboratory tests and amend with lime and fertilizer as needed. Achieve a pH of at least 6.0. Amend soils pursuant to the soils test report and till into the top 18" for all compacted soil areas to be vegetated..

For heavy compacted clay soils - Organic matter must be added in order to prevent the clay from hardening after rain events, to the point where emergent seedlings will be unable to push through the soil surface. Organic matter, such as straw, compost, mulch, leaf litter, etc., must be added in order to increase soil organics to at least 1%. The organics must be worked into the top-most soil prior to planting using a tiller, harrow, disk, or similar implement. Cultivating the top 6" of soil will aid in root development of emergent seedlings, and will allow some percolation of rain water that would otherwise run off the surface with little to no infiltration, likely carrying the seed away with it. Tilling of the top 18" of soil is required for all areas of compacted soil.

If heavy soil conditions are encountered where percolation is not adequate to prevent ponding after a normal rainfall event then the following procedures supersede those illustrated in the accompanying details. Where subgrade does not allow for natural drainage through amendments or subsurface drainage, rootballs shall be set at a depth not to exceed 1/2 of the total rootball depth. Provide additional amendments or drainage as needed to ensure survival of the plant after consulting with landscape architect.

Tracking slopes with mechanized equipment should be done perpendicular to fall line to minimize runoff and erosion.

See Tree Pit Detail for structural soil backfill, tree aeration and stabilization and deep root watering.

3. IRRIGATION

All new plant areas of site as shown on the plans are to be irrigated as noted. Design-Build system design to be submitted to the landscape architect for review and approval prior to installation. Irrigation design shall provide high efficiency drip or spray irrigation to all tree and shrub areas and rotary or spray irrigation to all turf areas. Irrigation design shall incorporate a Root Watering System (RWS) capable of complete deep root watering of root balls. Irrigation Contractor shall be licensed as required by the State in which the work is to be conducted.

4. PLANT MATERIAL STANDARDS

All plant material and planting standards specified shall meet the minimum standards for nursery stock- ANSIZ60.1-2004 or the County whichever is stricter. Any material with evidence of disease or pest infestations will be rejected. All rework will be at the expense of the Contractor. Substitutions will be permitted only upon prior approval by the Landscape Architect or Owner's Representative. Contractor shall be responsible for furnishing all seed tags and plant tags affirming origin and species. Plant tags shall not be removed prior to final inspection and acceptance. Contractor is responsible for the health of all plant material for a minimum of 30 days following final acceptance. If contractor is awarded a contract for maintenance then he/she shall be responsible for the health and/or replacement of all material as set forth by the maintenance contract.

5. MISCELLANEOUS NOTES - ANNUALS, MULCH & PLACEMENT OF PLANTS

- a. Landscape contractor shall submit a schedule of proposed plantings for all annual beds and planters providing for spring and fall plant rotations. Select plants to provide variety and unity. Submittal shall be made to Landscape Architect or Owner's Representative for approval prior to installation.
- b. Tree placement and landscape bed layout to be approved by landscape architect prior to installation.
- c. All disturbed areas are to be stabilized with lawn, plantings, or mulch. Mulch around all plants as specified. trees shall be mulched with pine straw except within 6' of buildings or as prohibited by local ordinances. Double shredded hardwood bark mulch shall be used for all perennials and annual beds. Provide steel or aluminum landscape edging (dark green in color) where liropipe spicata is to be installed adjacent to shrub, turf, or other mulch areas.
- d. All turf areas shall be seeded or sodded as noted on plans and as specified below.
- e. See LANDSCAPE MAINTENANCE OUTLINE for additional specifications.
- f. Plant Quantities shown in the Plant List are included for convenience. Contractor shall be responsible for verifying quantities and providing all plants shown on plan.

6. WARRANTY

All plant material shall be warranted by the Landscape Contractor installing the material while under his/her care. Alternative arrangements made for the installing contractor to supervise the ongoing maintenance and prescribe corrective actions that are then carried out may extend this warranty period subject to the approval by all parties. Additional warranty details are include in Specifications referenced below.

Note: These plans, details and specifications do not comprise the complete project specifications. See Complete Project Specifications which accompany these plans. The Seeding Specifications noted below are superseded by complete project specifications. Reference Specification Sections noted below:

- 1. Final Grading & SoilPreparation 32 9113
- 2. Planting Soils Section 32 9115
- 3. Planting - Section 32 9300
- 4. Turf & Grasses (Sod) Section 32 9200
- 5. Seeding 32 9219

SEEDING SPECIFICATIONS AND SCHEDULES

Temporary Seeding:

All areas disturbed by construction will be stabilized with temporary seeding immediately following grading. Seeding will comply with the standards and specifications of the latest edition of the Erosion and Sediment Control Regulations for the State or jurisdiction in which the project is located. Seeded areas will be maintained in keeping with accepted practices and care.

Permanent Seeding: Level-1 TURF AREAS

August 15th - April 1st
Cool Season Turf Grass - Seed with Tri-Mix Carolina Fescue 100 lbs/ac + 75 lbs/ac Creeping Fescue (Rubra rubra) straw and tack all newly seeded areas not hydro seeded.
Sod - as noted below

April 1st - May 1st
Cool Season Turf Grass - Seed with Kentucky 31 Fescue 100 lbs/ac + 75 lbs/ac Creeping Fescue (Rubra rubra) + Kentucky Bluegrass 10 lbs/ac; straw and tack all newly seeded areas not hydro seeded.
Sod - as noted below

May 1st - August 15th
Warm Season Turf Grass - Sunsport Improved Bermuda - 3 lbs/1,000 sf
Sod - as noted below

Permanent Seeding Level-2 Areas Low Maintenance Steep (Steep slopes >3:1 H:V) - Seeding Schedule

Seed	Rate
Kentucky 31 Tall Fescue	150 lbs/ac
Creeping Fescue or Redtop (Festuca rubra)	20 lbs/ac
Bermudagrass**	20 lbs/ac
Eragrostis curvula (Schrud.) Nees	2 lbs/ac
Resolute White Clover	20 lbs/ac
Seasonal Nurse Crop*	20 lbs/ac
Southeastern Annual & Perennial Wildflower Mix (ERNMX-169 Ernst Seed Co.)	10 lbs/ac
	242 lbs/ac Total

SOD AREAS

A Premium Hybrid Bermudagrass Sod shall be installed in all areas shown or noted as sod. Contractor shall be responsible for handwatering sod until established where no irrigation is proposed. If planting schedule requires sod placement during dormant periods, the sod shall be overseeded with annual rye. Substitutions due to sod variety availability shall be submitted to Landscape Architect for approval prior to installation.

LANDSCAPE MAINTENANCE OUTLINE

The following outline describes the basic elements of work that will be performed throughout the calendar year:

I. LAWNS - WARM SEASON TURF

A. Mowing

All lawns will be mowed as needed throughout the year in order to maintain a clean, neat appearance. Typically all lawns will be cut at a height of 2" for warm season grasses and 3"- 4" for cool season grasses.

B. Fertilization and Weed Control

February/March: All lawns will be treated with a pre-emergent herbicide for the prevention of annual weed grasses and broadleaf weeds.

March: All lawns will be treated with a high-density fertilizer to promote Spring plant growth and replace nutrients lost due to leaching during the Winter months.

May: All lawns will be treated with a post-emergent herbicide for control of broadleaf weeds and weed grasses, plus a slow-release fertilizer to maintain a healthy turf during the Summer months.

September: All lawns will have a Fall application of fertilizer to replace nutrients lost during the Summer months.

November: All lawns will be treated with a slow-release fertilizer with Iron-Plus to promote Winter hardiness.

C. Insects and Disease Control

All lawn areas will be monitored for infestation of insects or appearance of turf diseases. Due to the unpredictable nature of these problems, treatments will be performed on an "as needed" basis to prevent and control infestations. All insecticides/ fungicides will be applied under the supervision of a Certified Pesticide Applicator. Vertebrate pests such as deer, beaver, voles, and moles shall be monitored and reported to property manager when occurrences are noted.

II. EDGING

A. Lawns

All curbs and sidewalks will be edged, as needed, throughout the year in order to maintain a clean cut, crisp edge.

B. Shrub Beds

All bed lines will be edge cut once a year.

III. PLANTING

A. Weed Control

March: all bed areas will be treated with a pre-emergent herbicide to control weed seed germination (Ex. Barricade, Snapshot, pendulum)

When needed, all beds will be treated with the selective post-emergent herbicide, (Ex. Finale, Roundup, Reward,) to control weed seeds, which have germinated.

Additional hand weeding and selective spraying of herbicides such as ROUND-UP will be performed as needed

All applications will be applied under the supervision of a licensed Certified Pesticide Applicator.

B. Fertilization

All evergreen shrub beds will be fertilized in the early Spring according to soil test results and plant /fertilizer recommendations.

All blooming trees and shrubs (i.e., azalea, rhododendron, dogwoods, redbud) will be fertilized with a complete analysis fertilizer 4 to 5 weeks after blooming.

Deciduous trees and shrubs except blooming species will be fertilized with a complete slow release fertilizer in the early Spring and two additional times during the growing season.

C. Pruning

All plantings will be pruned at the appropriate time of the year according to type / species. For example, Spring blooming trees and shrubs will be pruned after flowering while Summer blooming species will be pruned in Winter or early Spring

D. Insect and Disease Control

All plantings will be monitored for infestation of insect or appearance of disease. Once identified, chemical treatments will be applied. All applications will be performed under the supervision of a licensed Certified Pesticide Applicator.

IV. CLEAN-UP

A. Grounds

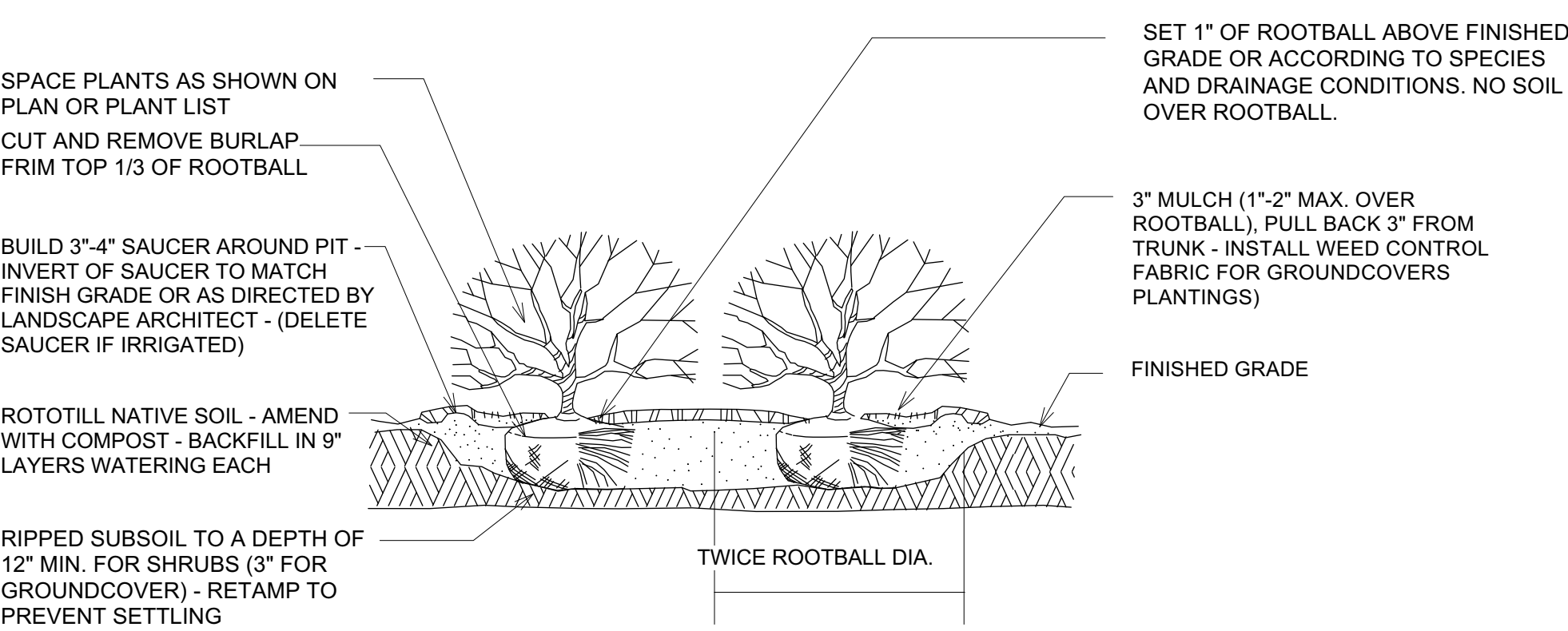
All grounds will be policed on a bi-weekly basis.

Major damage due to high winds, ice, snow, or other unpredictable acts of nature is not included but shall be offered on an hourly basis. Contractor shall provide property manager with hourly rates for labor and equipment at the time of contract acceptance/renewal.

Leaf clean-up of walks, turf areas, shrub beds and other high visibility areas is to be provided weekly. Leaf cleanup in out lying natural areas is to be provided twice per year in the fall.

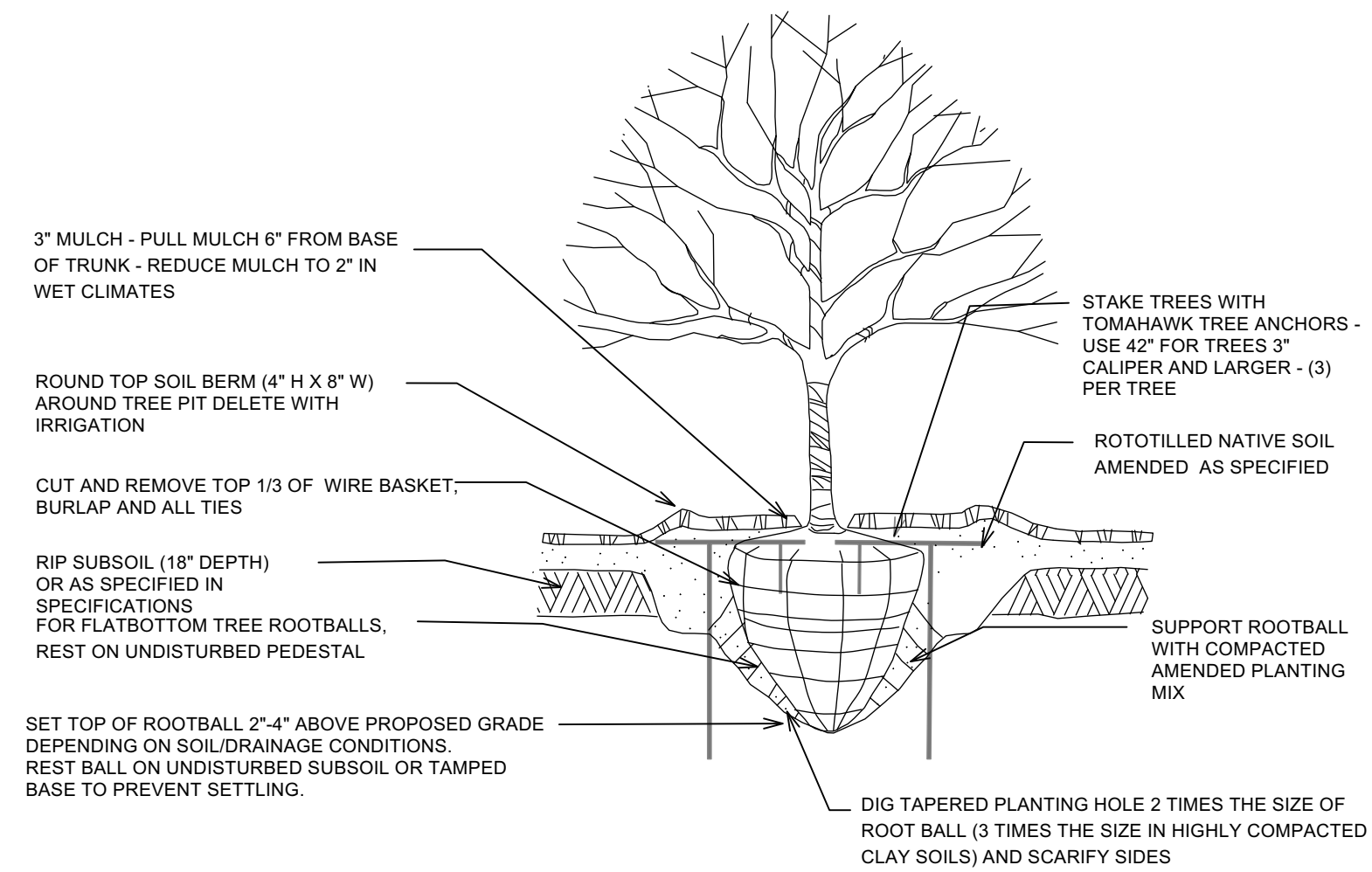
V. IRRIGATION (if provided)

All Irrigation will be monitored on a weekly basis to insure coverage per the irrigation design. Repairs made as needed. Cost for repairs shall be specified in Landscape Contract. Provisions shall be made to draindown in the fall to insure against freezing.



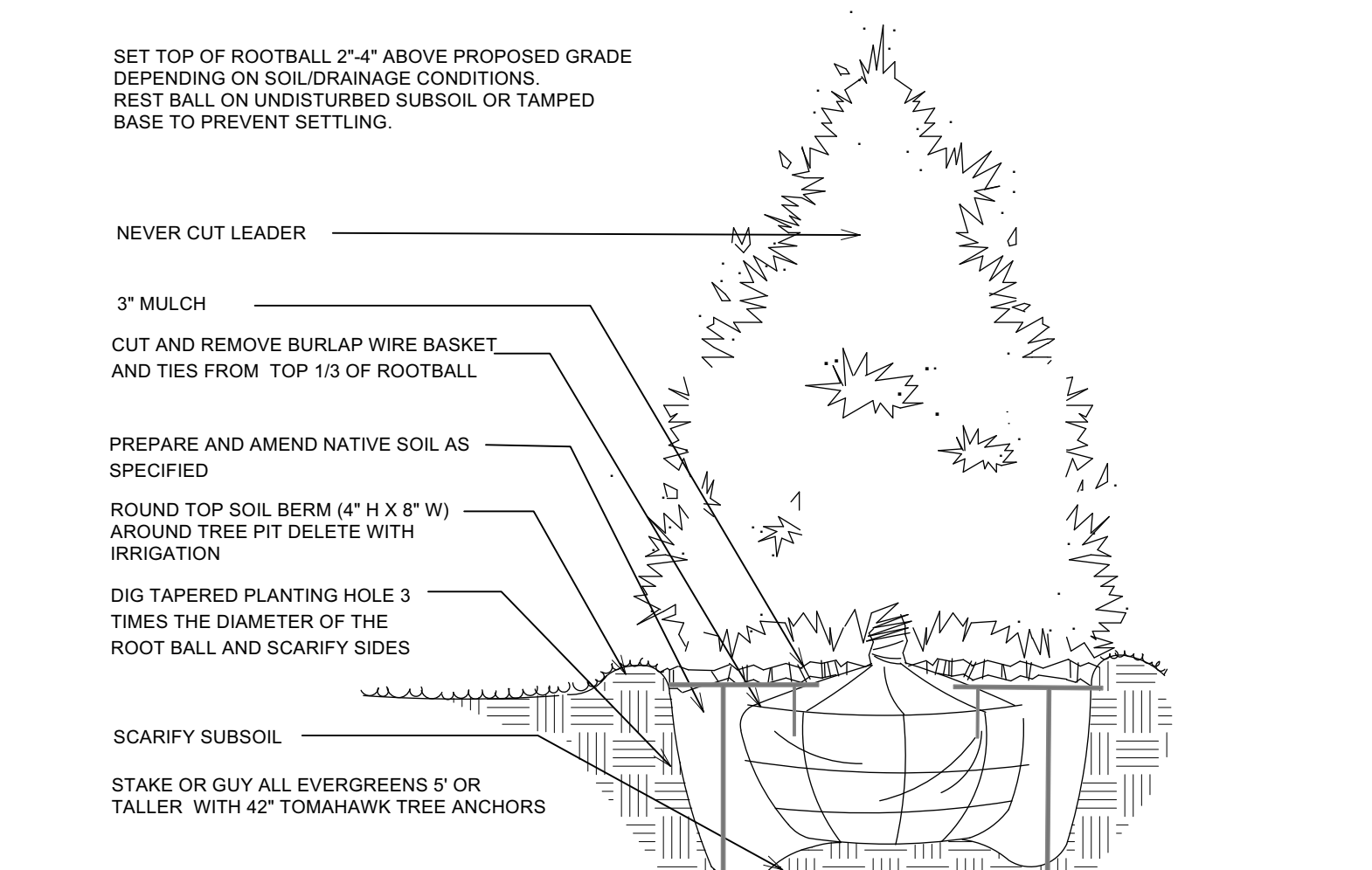
3 SHRUB PLANTING AND GROUND COVER PLANTINGS

L1006 N.T.S.



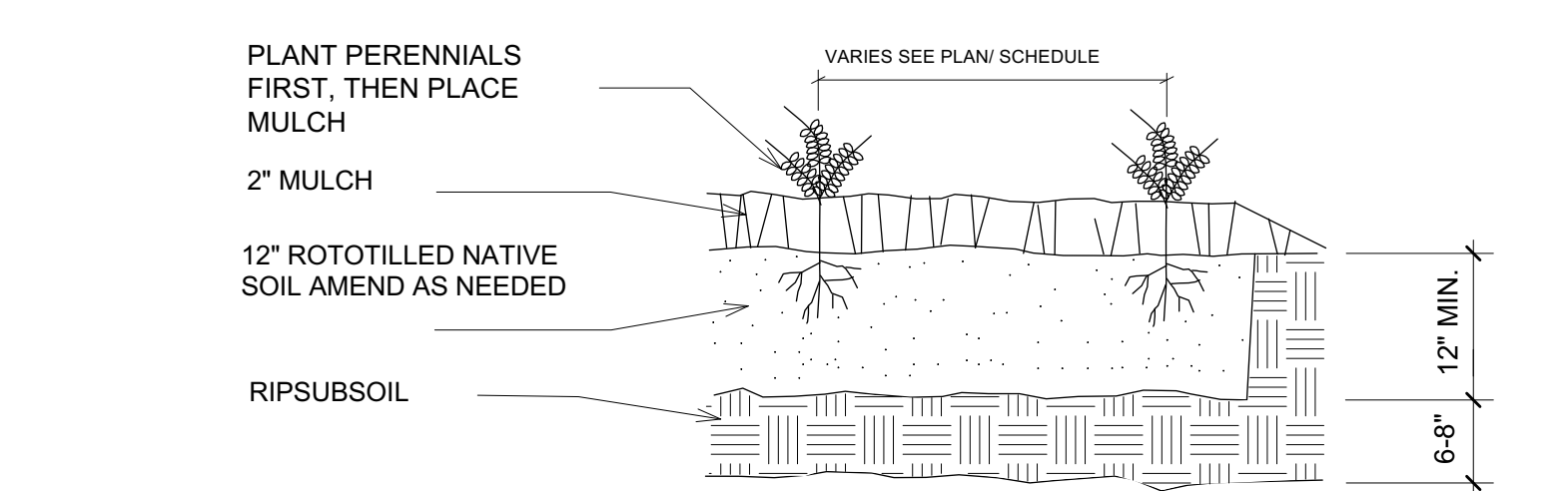
1 TREE PLANTING

L1006 N.T.S.



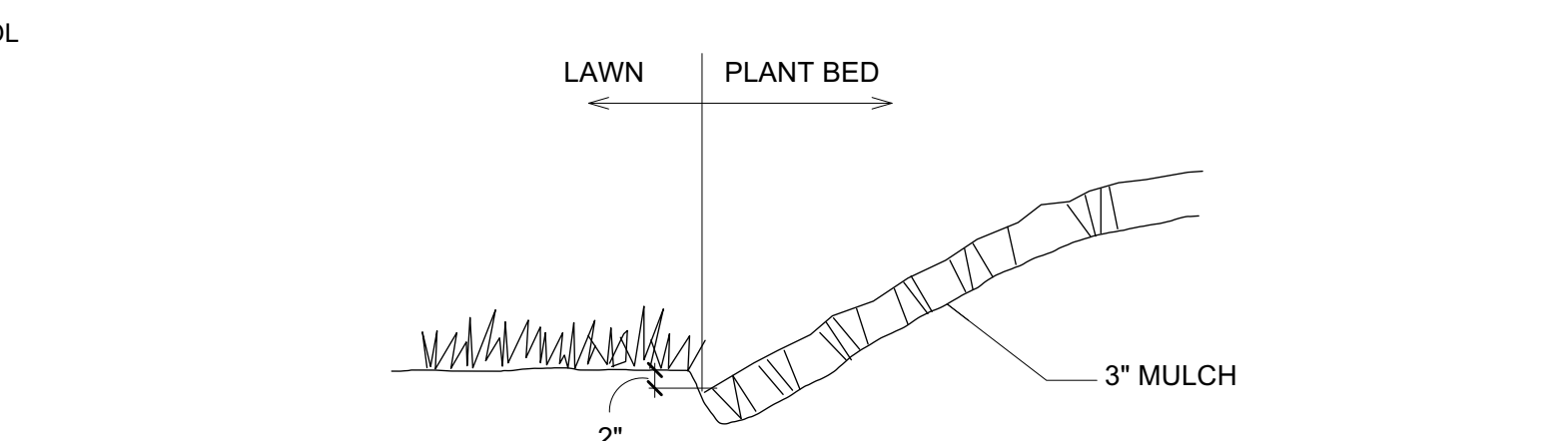
2 EVERGREEN TREE PLANTING

L1006 N.T.S.



4 PERENNIAL PLANTING

L1006 N.T.S.



5 MULCH EDGE

L1006 N.T.S.

NOTE: PINE STRAW MULCH MAY BE PROHIBITED WITHIN CLOSE PROXIMITIES OF BUILDINGS IN CERTAIN JURISDICTIONS. CONSULT CURRENT LOCAL ORDINANCES.

Project:

Overlook At The Cedars

Applicant/Developer/Contract Purchaser:

The Cedars of Chapel Hill

211 Cedar Breeze Lane
Chapel Hill, NC 27517
Located in Meadowmont

Property Owner:

Murray Hill LLC
1450 Environ Way
Chapel Hill, NC 27517

Property Address:

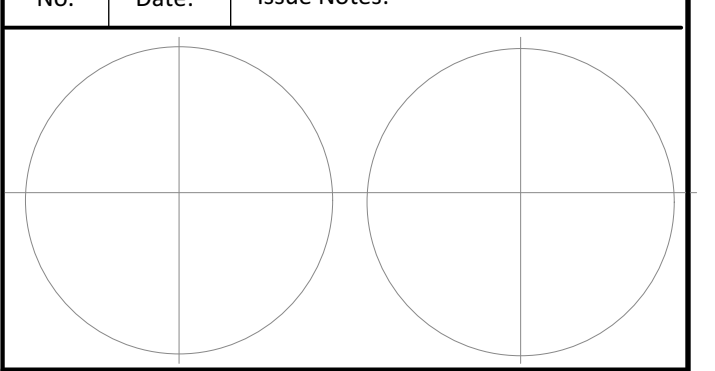
207 & 209 Meadowmont Ln.
Chapel Hill, NC 27517

97987544547, 9798753478
PIN'S: 9798755613

Sheet Title:

Planting Details

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:

As Noted

Date:

5-21-2024

Drawn & Checked By:

STM

Surveyed:

LA1.1
of

Project:

Overlook At The Cedars

Applicant/Developer/Contract Purchaser:

**The Cedars of
Chapel Hill**
211 Cedar Breeze Lane
Chapel Hill, NC 27517
Located in Meadmont

Property Owner:

Murray Hill LLC
1450 Environ Way
Chapel Hill, NC 27517

Property Address:

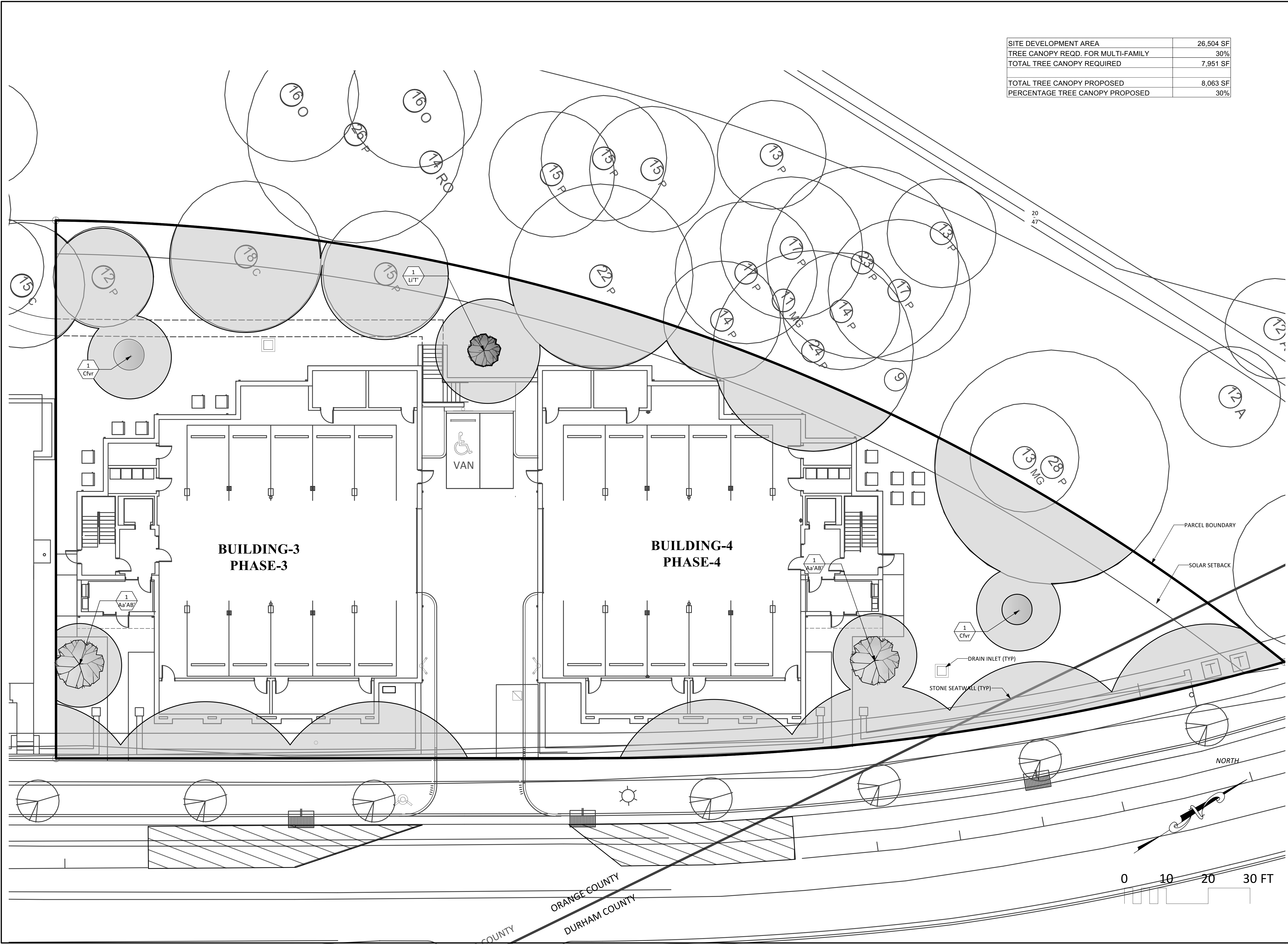
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Chapel Hill, NC 27517

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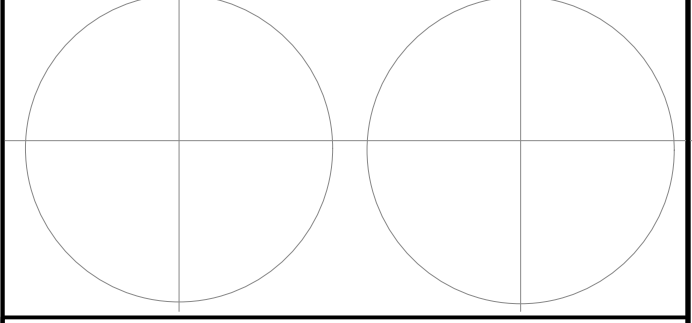
Sheet Title:

Tree Canopy Plan

SITE DEVELOPMENT AREA	26,504 SF
TREE CANOPY REQD. FOR MULTI-FAMILY	30%
TOTAL TREE CANOPY REQUIRED	7,951 SF
TOTAL TREE CANOPY PROPOSED	8,063 SF
PERCENTAGE TREE CANOPY PROPOSED	30%



No.	Date:	Issue Notes:



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

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Scale: 1" = 10'-0"	LA2.0 of
Date: 7-8-2024	
Drawn & Checked By: STM	
Surveyed: McAdams	

Project:

Overlook At The Cedars

Applicant/Developer/Contract Purchaser:

**The Cedars of
Chapel Hill**
211 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
9798755613

Sheet Title:

Solid Waste Management 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
smurray@stmlandplan.com

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Date:

5-21-2024

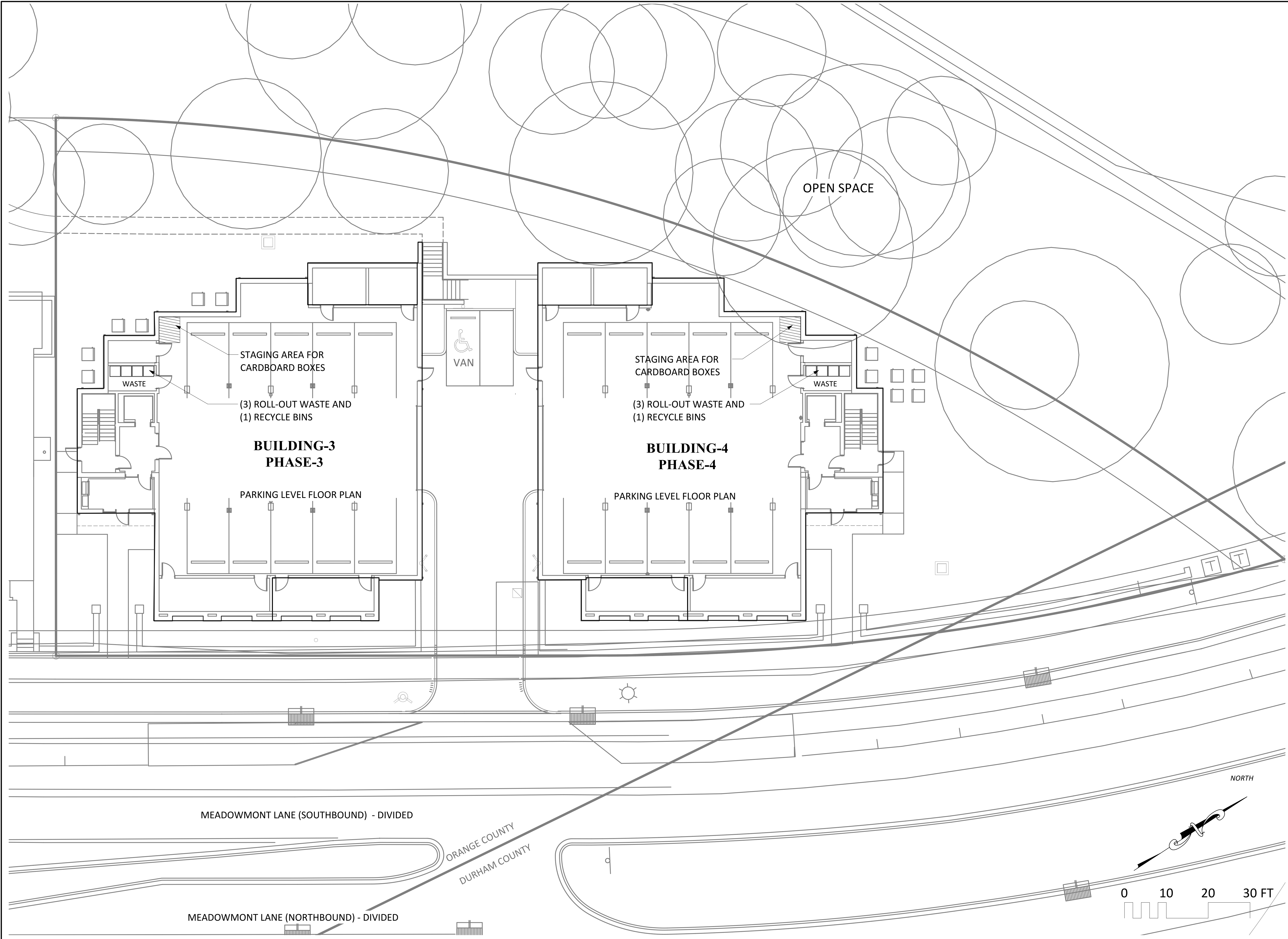
Drawn & Checked By:

STM

Surveyed:

SWM1.0

of



Project:

Overlook At The Cedars

Applicant/Developer/Contract Purchaser:

**The Cedars of
Chapel Hill**
211 Cedar Breeze Lane
Chapel Hill, NC 27517
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Property Address:

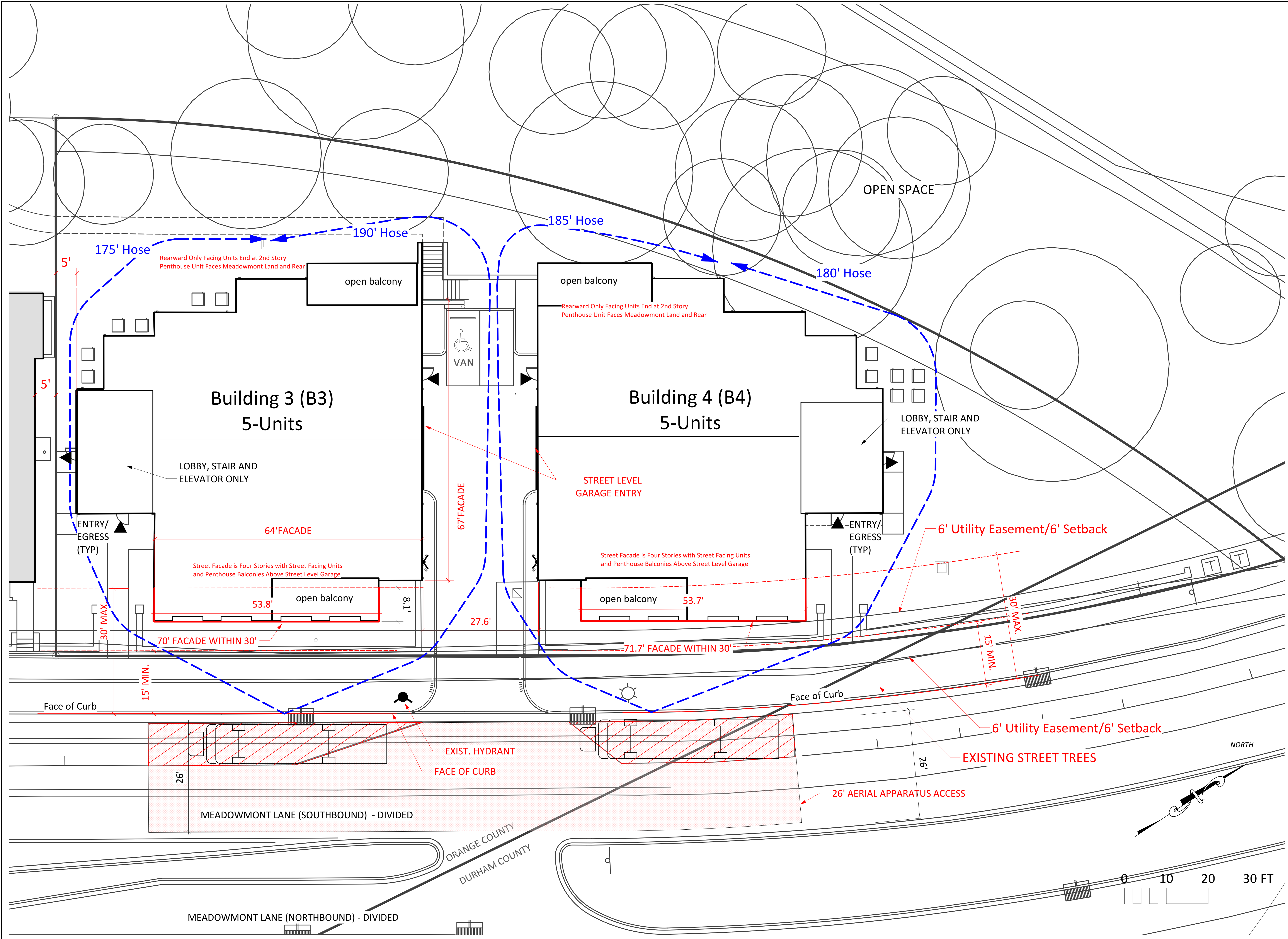
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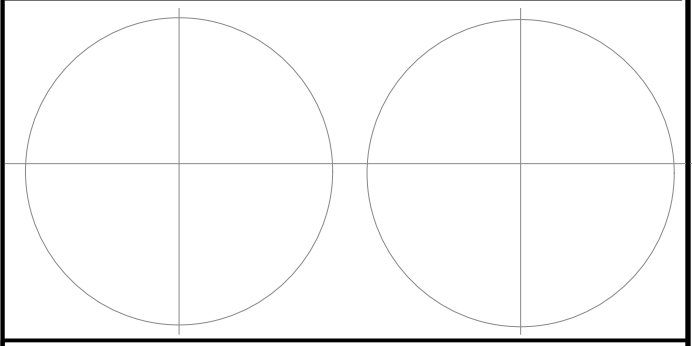
PIN'S: 9798755613

Sheet Title:

Fire Safety Plan



No. Date: Issue Notes:



Design Firm:

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Scale:

1" = 10'-0"

Date:

5-21-2024

Drawn & Checked By:

STM

Surveyed:

FSP1.0

of



McADAMS

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CLIENT

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CHAPEL HILL, NC 27517
CONTACT: PERRY AYCOCK
PHONE: 919. 608. 0252
EMAIL: perry.aycock@longevitymarkets.com



OVERLOOK AT THE CEDARS
SPECIAL USE PERMIT
207 & 209 MEADOWMONT LANE
CHAPEL HILL, NC 27514

REVISIONS

NO.	DATE	REVISION PER COMMENTS
1	07.08.2024	REVISION PER COMMENTS

PLAN INFORMATION

PROJECT NO. SPEC23533
 FILENAME SPEC23533-LS1
 CHECKED BY TEP
 DRAWN BY CJ
 SCALE 1"=20'
 DATE 05.22.2024

SHEET

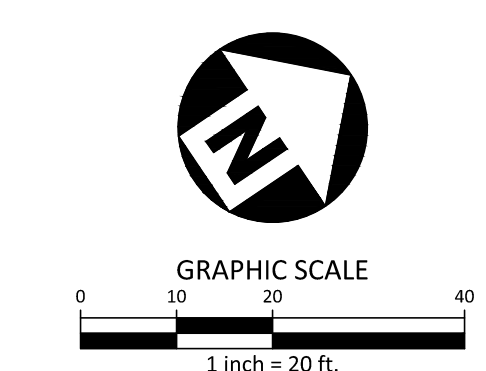
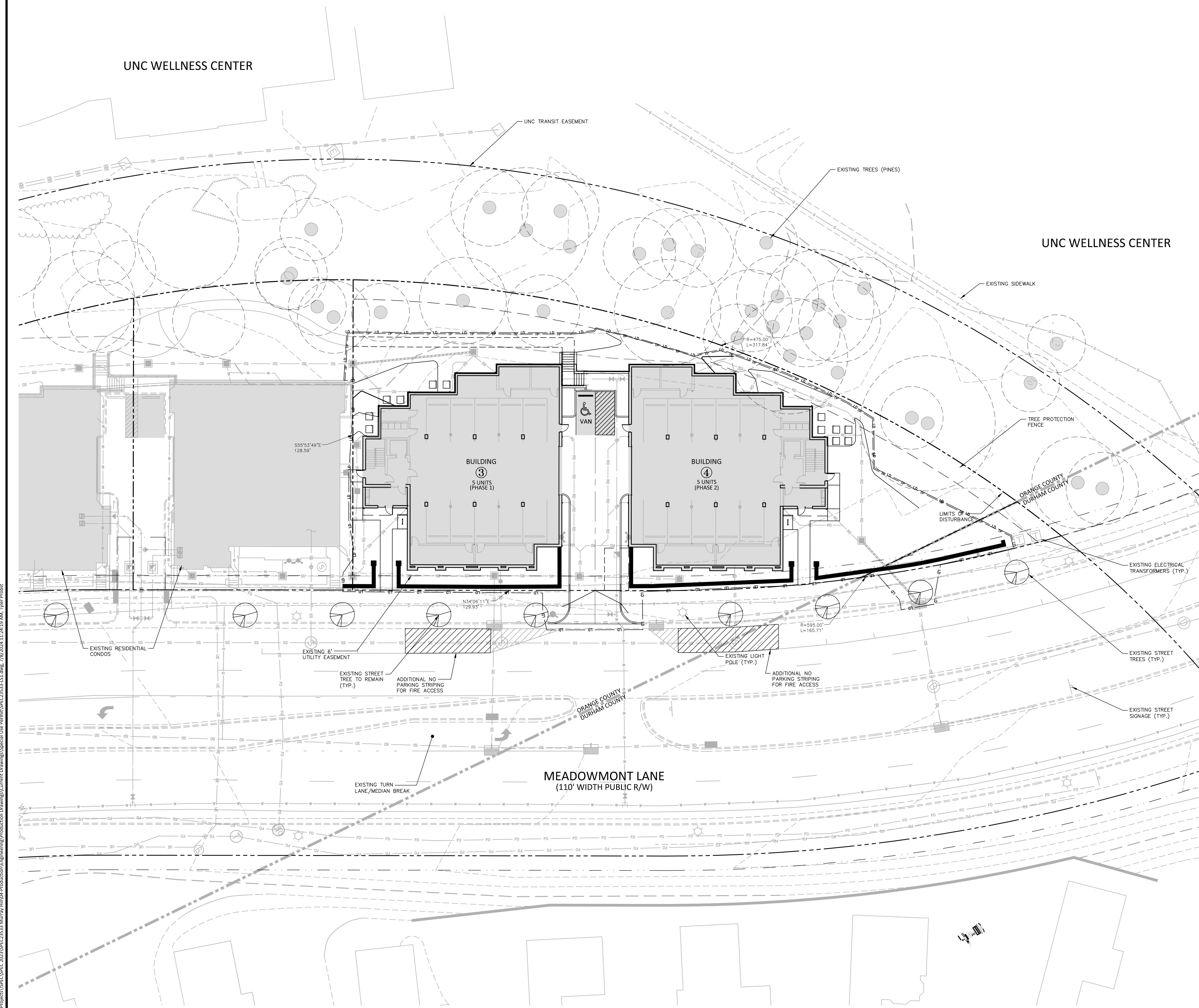
STREETSCAPE PLAN

L4.01

NO PROPOSED MODIFICATIONS TO EXISTING STREETScape

SITE LEGEND

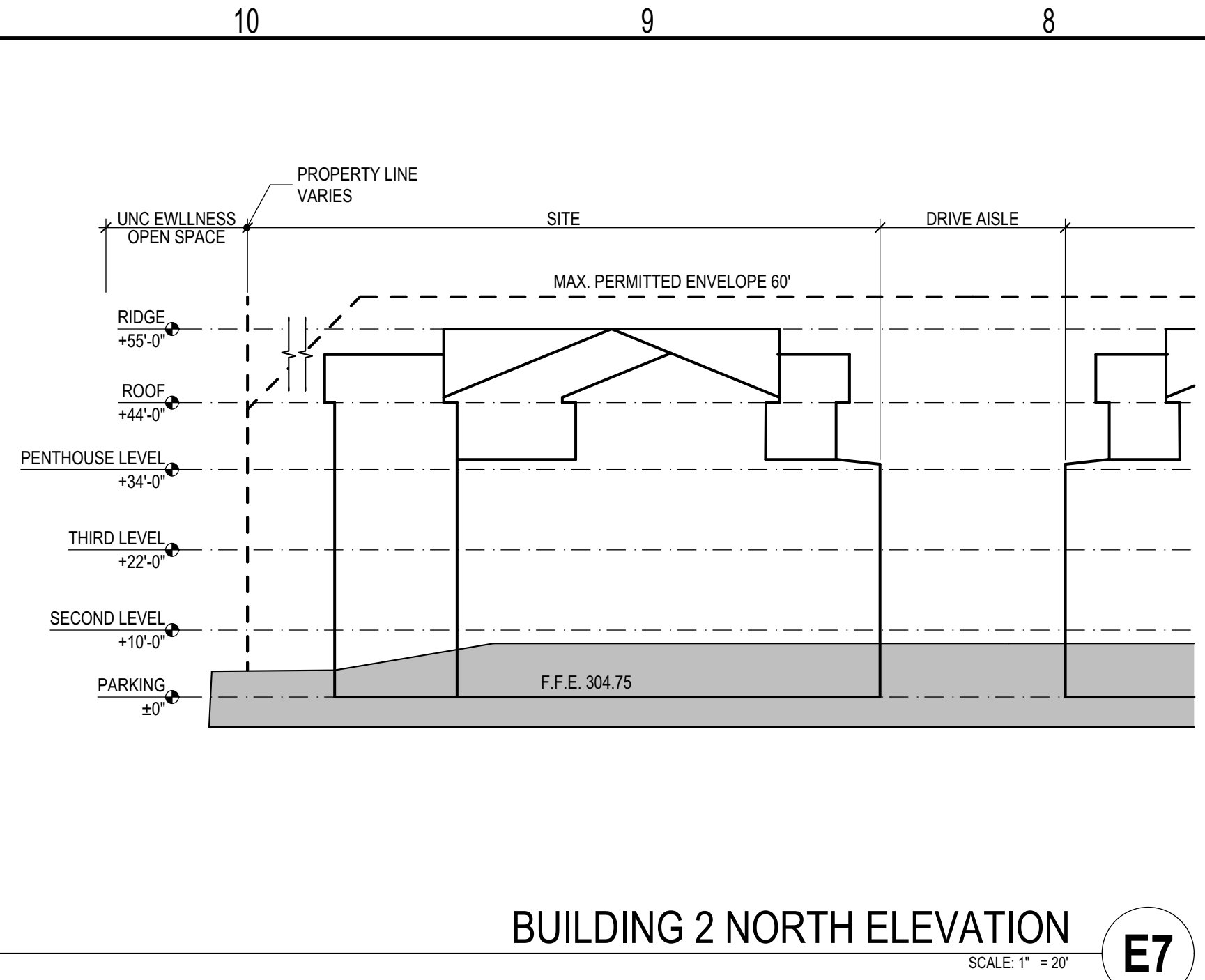
- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACCESSIBLE PARKING STALL
- VAN ACCESSIBLE PARKING STALL
- PARKING SPACE COUNT
- ACCESSIBLE RAMPS
- ACCESSIBLE ROUTE
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- HEAVY DUTY ASPHALT PAVEMENT



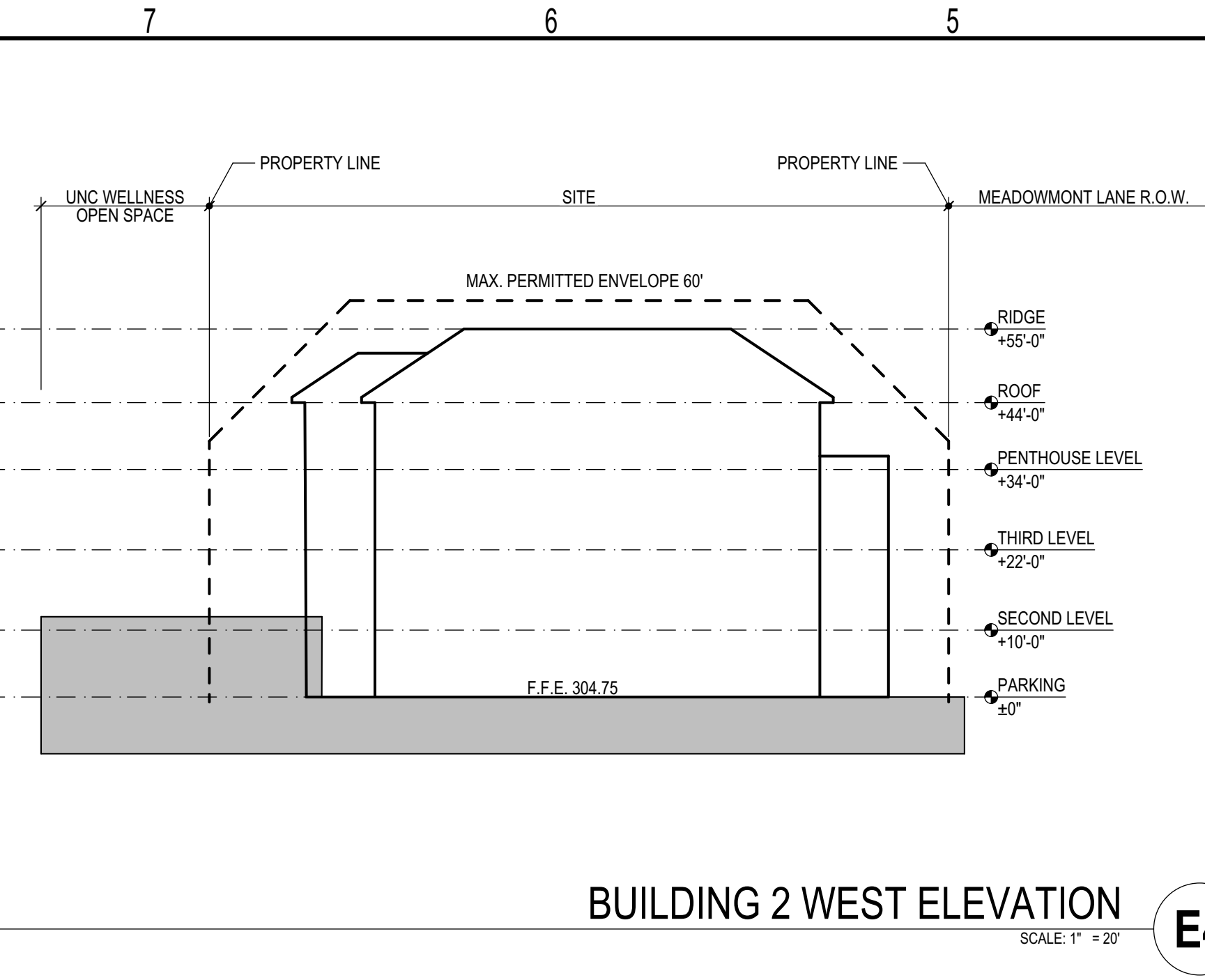
PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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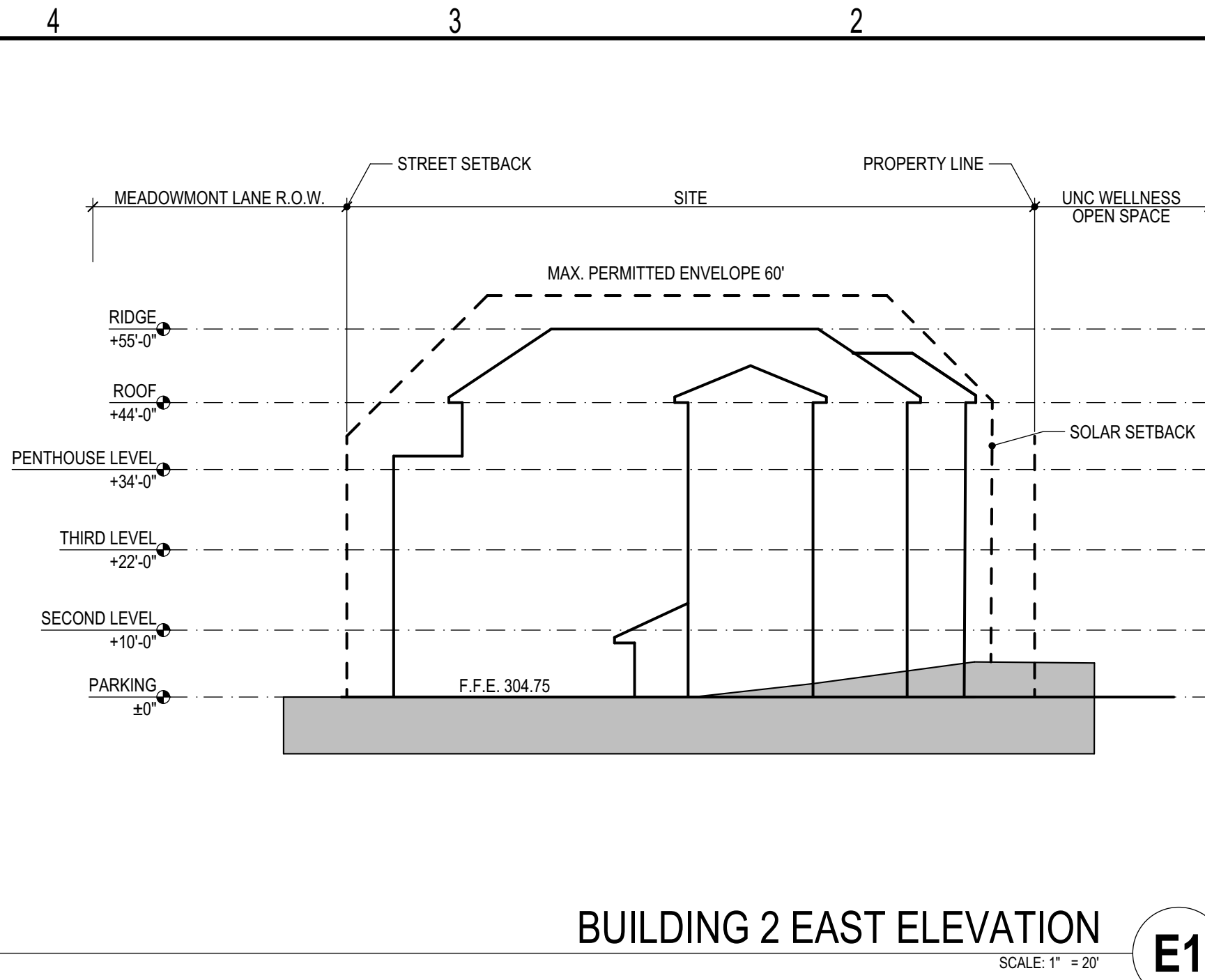
Version	Issue Name	Date



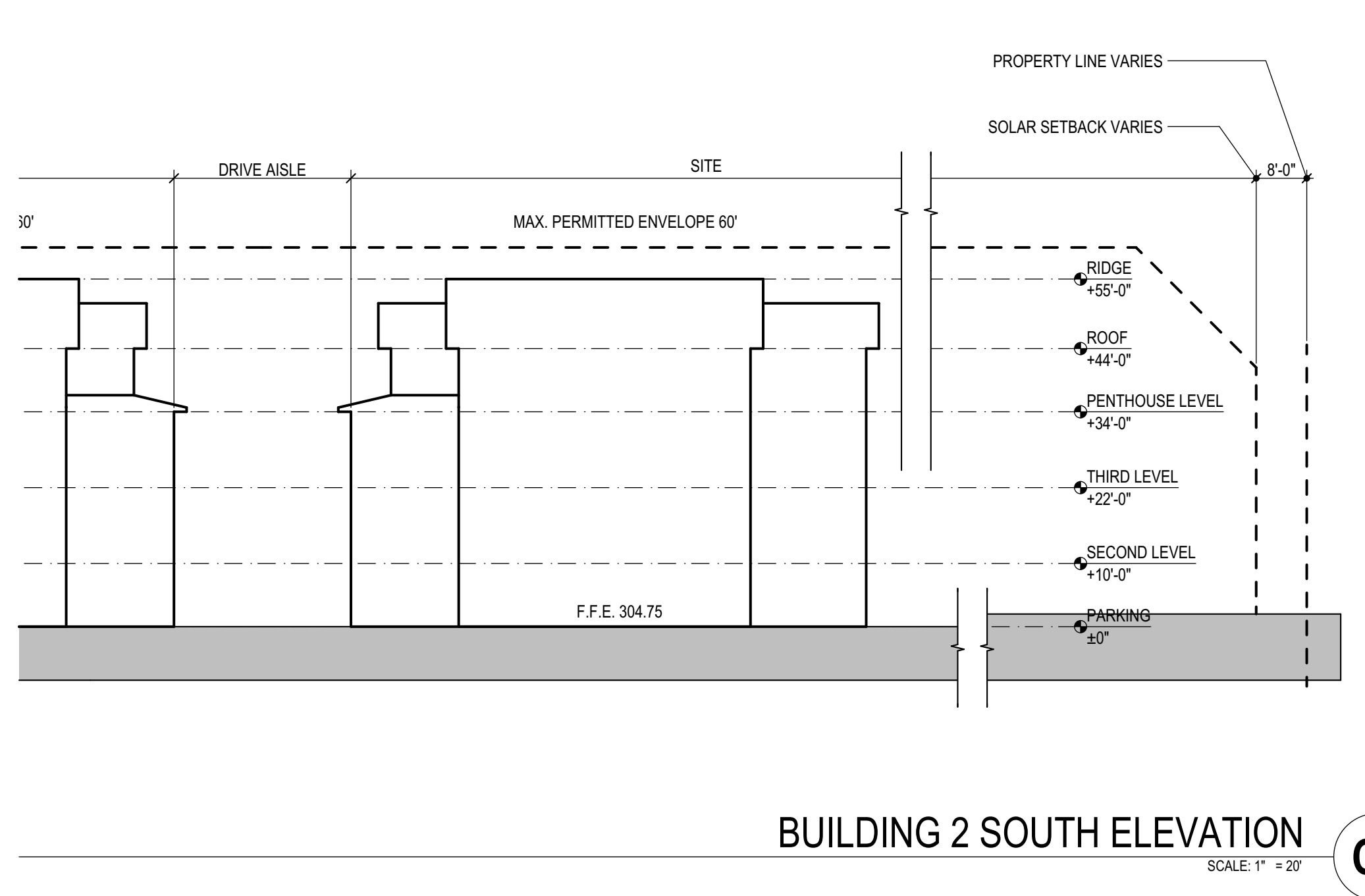
BUILDING 2 NORTH ELEVATION
SCALE: 1" = 20' **E7**



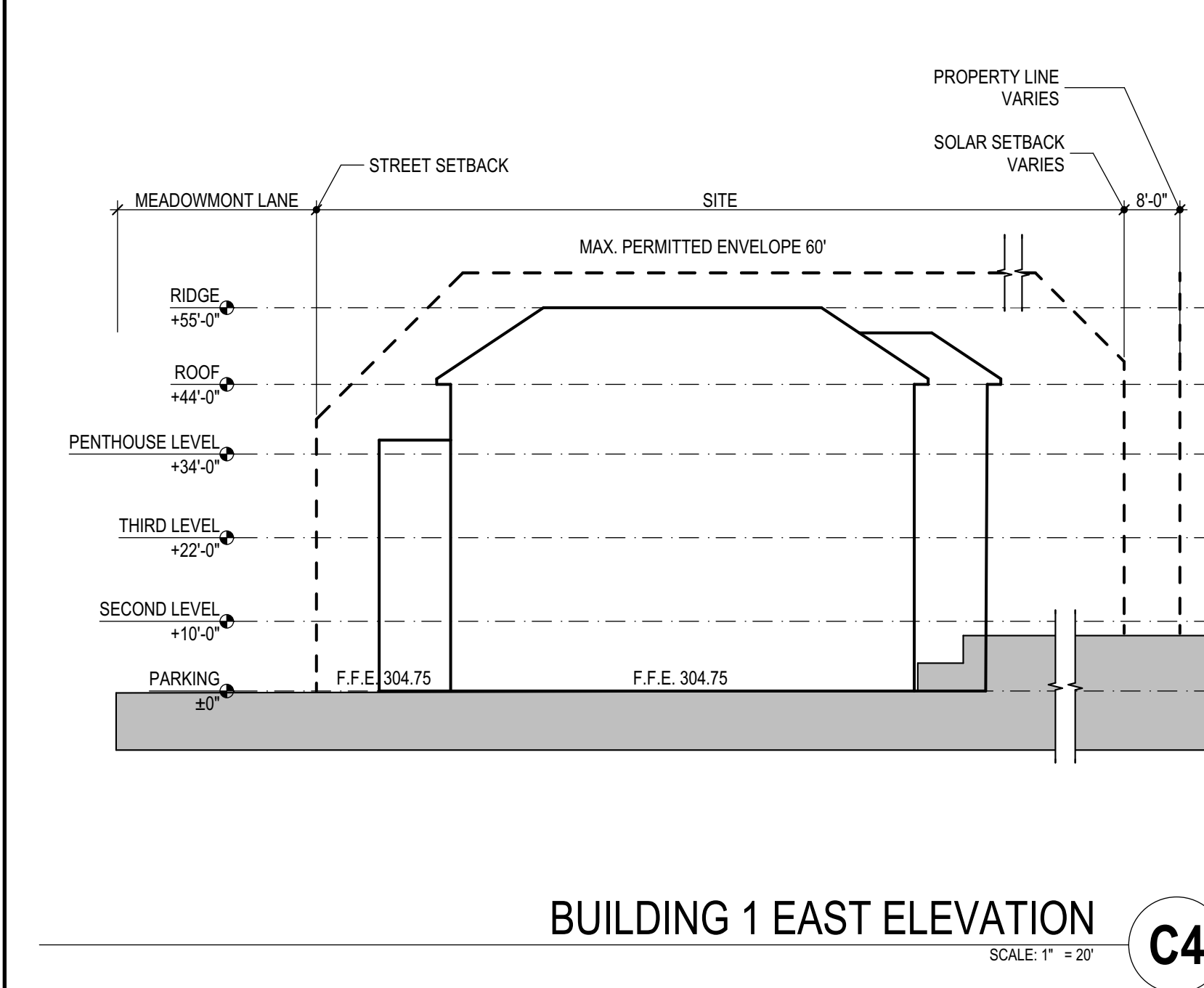
BUILDING 2 WEST ELEVATION
SCALE: 1" = 20' **E4**



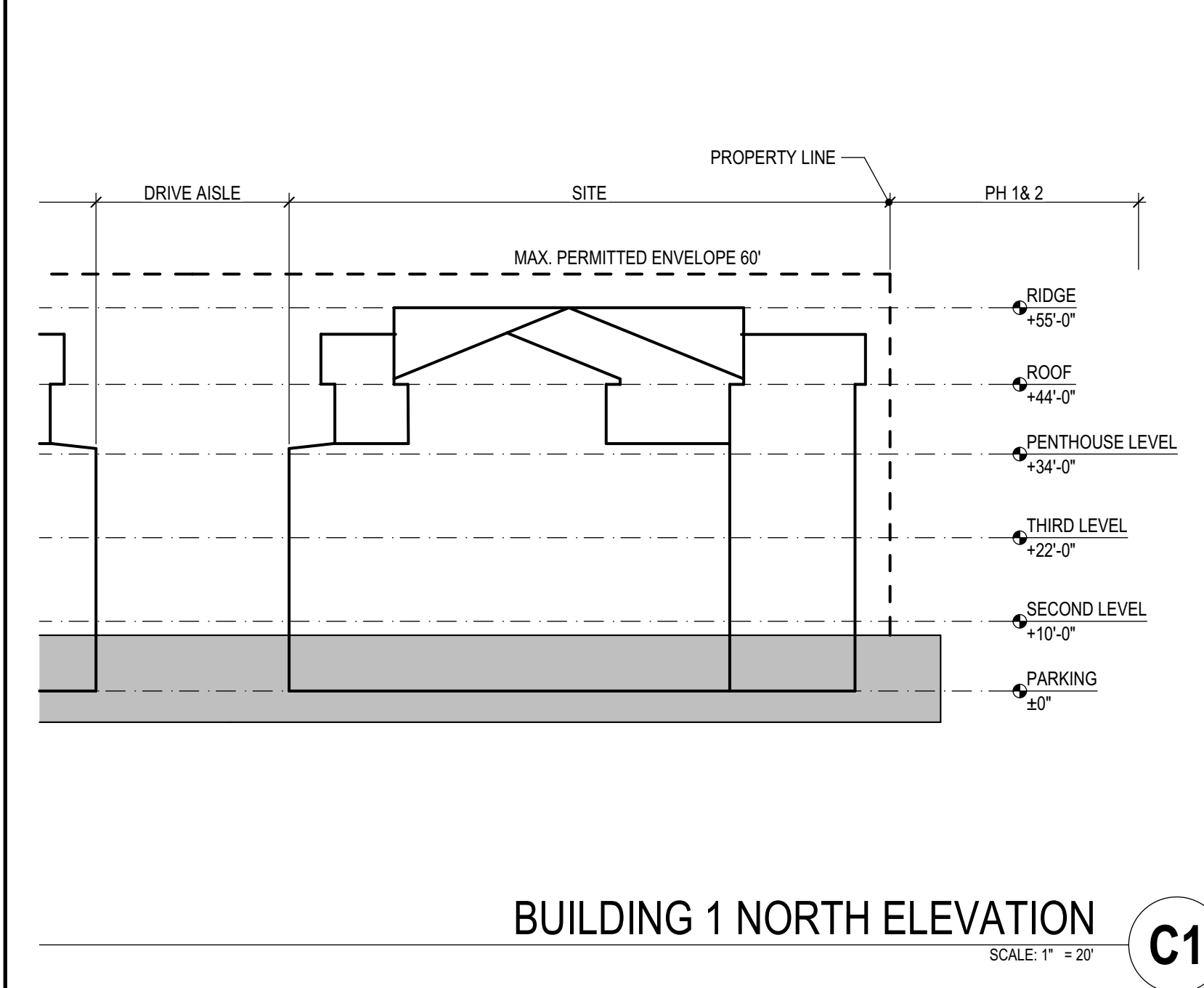
BUILDING 2 EAST ELEVATION
SCALE: 1" = 20' **E1**



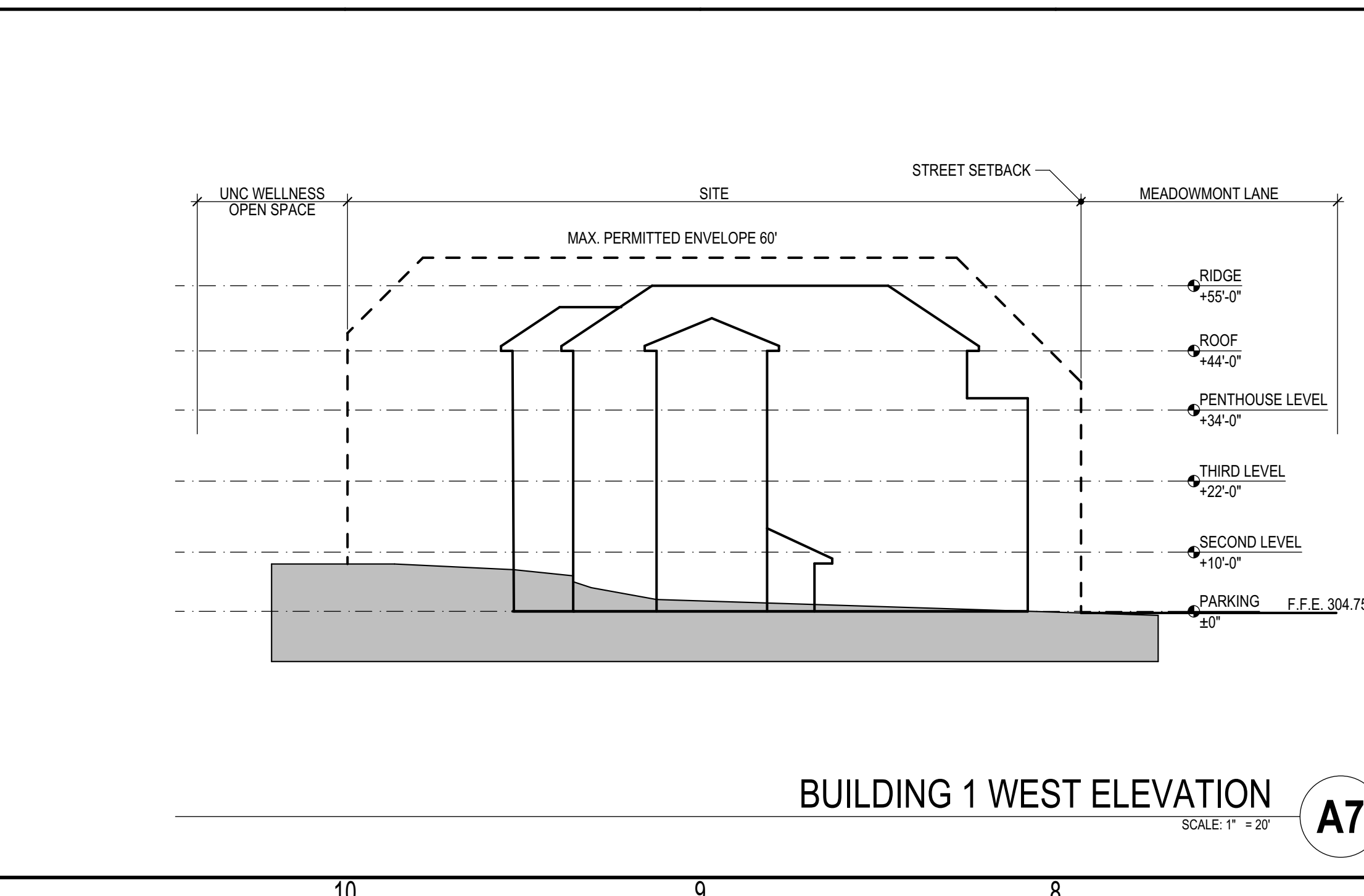
BUILDING 2 SOUTH ELEVATION
SCALE: 1" = 20' **C7**



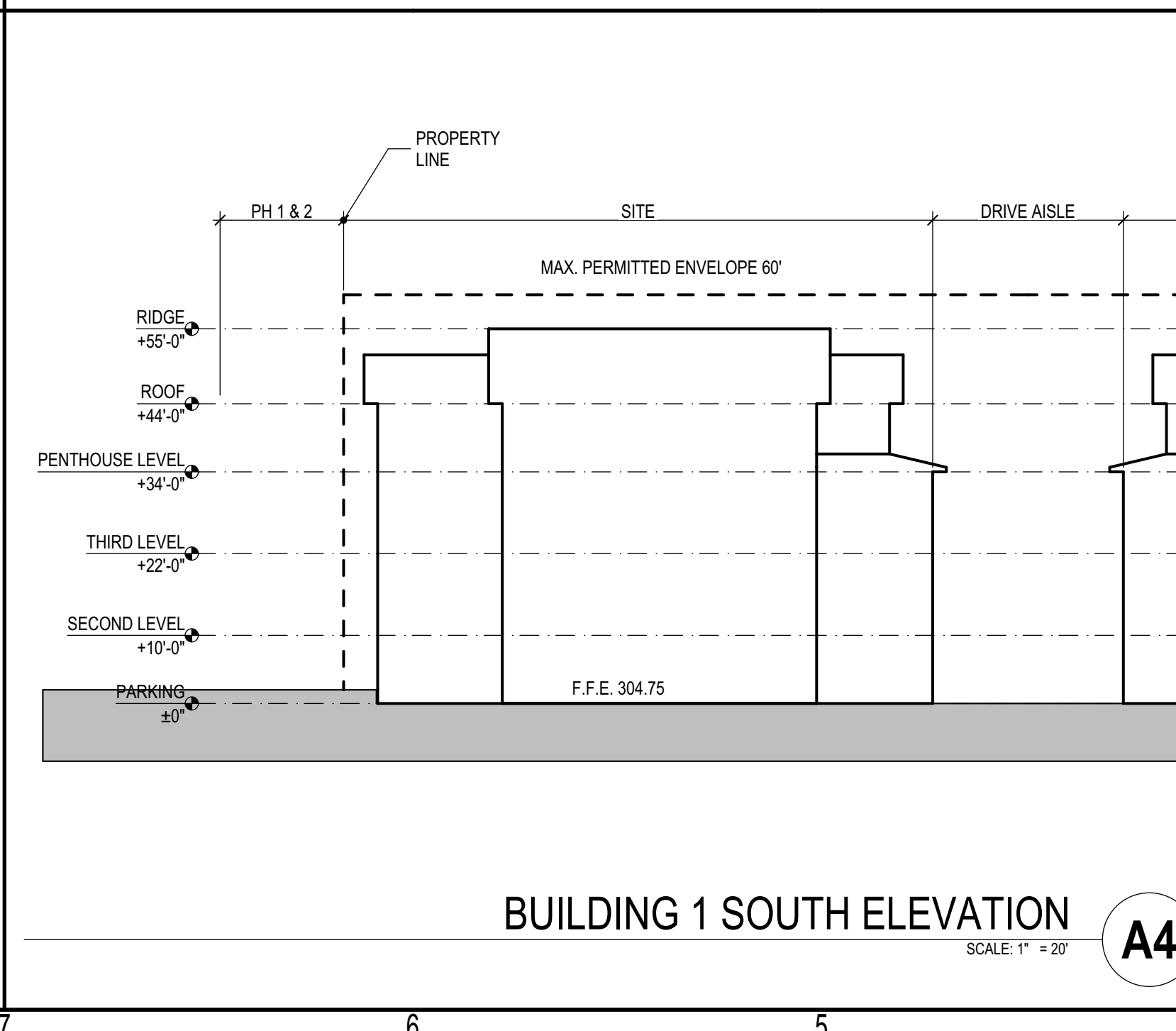
BUILDING 1 EAST ELEVATION
SCALE: 1" = 20' **C4**



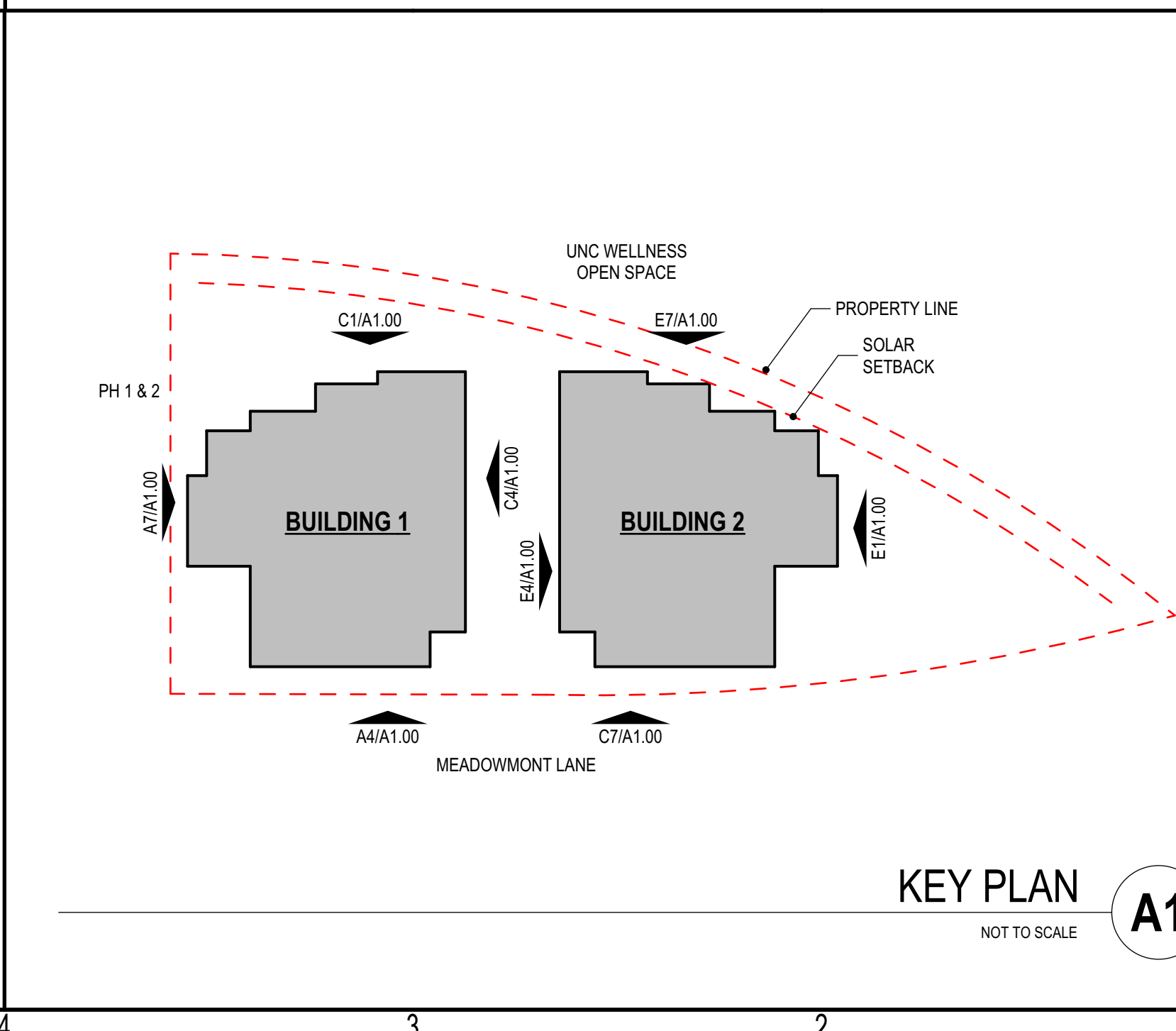
BUILDING 1 NORTH ELEVATION
SCALE: 1" = 20' **C1**



BUILDING 1 WEST ELEVATION
SCALE: 1" = 20' **A7**



BUILDING 1 SOUTH ELEVATION
SCALE: 1" = 20' **A4**



KEY PLAN
NOT TO SCALE **A1**

OVERLOOK AT THE CEDARS
207 & 209 MEADOWMONT LANE
CHAPEL HILL, NC 27514

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