Bella Vista at Meadowmont Village Center

100 MEADOWMONT VILLAGE CIRCLE | CHAPEL HILL, NC

CONCEPT PLAN APPLICATION

Submittal: October 22, 2019

PROJECT TEAM

LEASE HOLDER

MEADOWMONT JV, LLC
C/O CRAIG DAVIS PROPERTIES, INC.
8000 WESTON PARKWAY, SUITE 360
CARY, NC 27513

Contact:
Mariana Molina
312.268.5658
mariana.molina@craigdavisproperties.com

PROPERTY OWNER

DDRM MEADOWMONT VILLAGE CENTER, LLC
C/O SITE CENTERS
3300 ENTERPRISE PARKWAY
BEACHWOOD, OHIO 44122

LANDSCAPE ARCHITECT / SURVEYOR / ENGINEER

SEPI ENGINEERING & CONSTRUCTION, INC.
1 Glenwood Avenue, Suite 600
Raleigh, NC 27603
919.789.9977

Landscape Architect:
Nicole Young, PLA
nyoung@sepiinc.com

Civil Engineer:
Marty Hebrank, P.E.
mhebrank@sepiinc.com

Traffic Engineer:
Lisa Lundeen, P.E.
llundeen@sepiinc.com

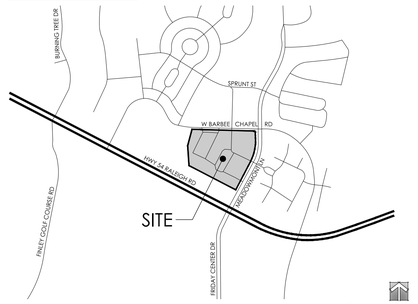
Survey:
Henry Fitts, P.L.S.
hfitts@sepiinc.com

ARCHITECT

HH ARCHITECTURE
1100 DRESSER COURT
RALEIGH, NC 27609

Contact:
Kristen Hess, AIA, LEED AP
919.828.2301
khess@hh-arch.com

VICINITY MAP



SHEET INDEX

CP-0	COVER SHEET
CP-1	AREA MAP
CP-2	EXISTING CONDITIONS PLAN
CP-3	CONCEPT PLAN

SITE DATA

JURISDICTION	TOWN OF CHAPEL HILL	
PARCEL ID	9798 64 7228 (Parcel K)	
EXISTING ZONING	MU-R-1	
PROPOSED ZONING	OI-3	
EXISTING USE	SURFACE PARKING LOT	
PROPOSED USE	OFFICE , ACCESSORY COMMERCIAL/RETAIL, PARKING	
RIVER BASIN	CAPE FEAR	
WATERSHED	JORDAN LAKE PROTECTED DISTRICT	
SUB WATERSHED	MORGAN CREEK	
GROSS ACREAGE (PARCEL K)	1.98 AC	
PROPOSED RIGHT-OF-WAY DEDICATION	0 AC	
NET ACREAGE	1.98 AC	

CONCEPT PLAN NOTES:

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3644 PUNGO CREEK RD. | PINETOWN, NC 278653
PHONE | 252.964.6900
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Know what's below. Call before you dig.

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NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 2016 NICOLE M. YOUNG

NORTH CAROLINA REGISTERED ENGINEERING CORPORATION C - 482 SEPI ENGINEERING & CONSTRUCTION, INC.

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Bella Vista at Meadowmont Village Center

PREPARED FOR:

MEADOWMONT JV, LLC
8000 Weston Parkway, Suite 360
Cary, NC 27513

		DATE
PROJECT:	SE19.095.00	
ISSUE:	Concept Plan	10.22.19
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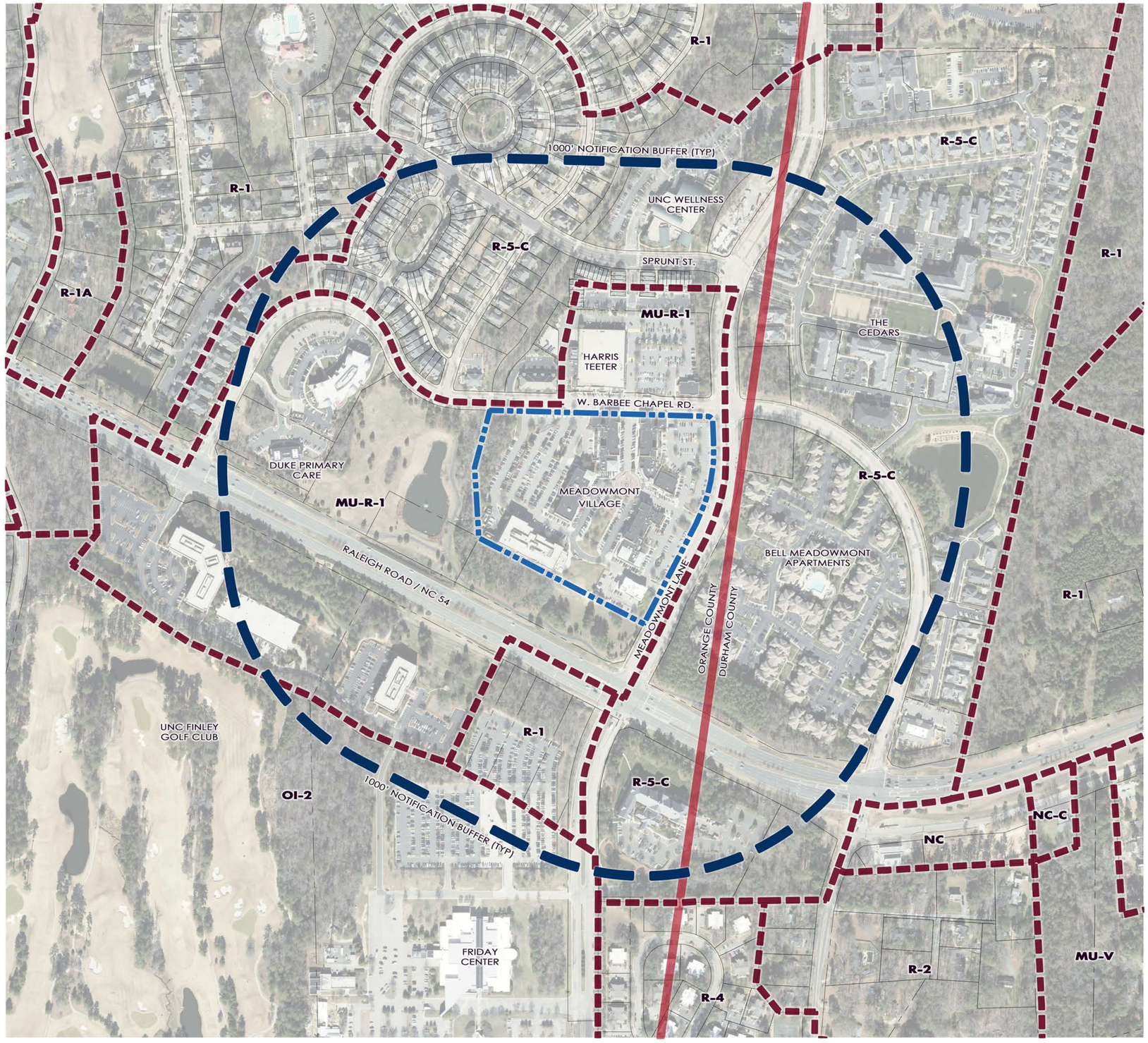
REVISIONS:

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PROJ. MGR:	N. YOUNG
DRAWN BY:	L. SMITH
CHECKED BY:	N. YOUNG

COVER

CP-0



LEGEND:

- SITE AREA
- ZONING BOUNDARY
- 1,000' NOTIFICATION BUFFER
- COUNTY LINE

SITE DATA

JURISDICTION	TOWN OF CHAPEL HILL	
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200' 100' 0 200'
SCALE: 1" = 200'

NORTH

SEPI
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NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 2016 NICOLE M. YOUNG

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Bella Vista at Meadowmont Village Center

PREPARED FOR:

MEADOWMONT JV, LLC
8000 Weston Parkway, Suite 360
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PROJECT:	SE19.095.00	
ISSUE:	Concept Plan	10.22.19
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PROJ. MGR:	N. YOUNG	
DRAWN BY:	L. SMITH	
CHECKED BY:	N. YOUNG	

AREA MAP

CP-1

10/22/2019 11:15 AM J:\2019\SE19.095.00 Meadowmont Village Office Bldg\1.0\Drafting\Drawings\Preliminary\Concept Plan\VER 190930\CP-1 AREA MAP.dwg

N/F
ARC ORANGE COUNTY HOUSING CORPORATION 4
D.B. 5556, PG. 579
PIN: 9798642890
ZONING: R-5-C
USE: RESIDENTIAL

N/F
MEADOWMONT COMMUNITY ASSOC., INC.
D.B. 4186, PG. 553
PIN: 9798644974
ZONING: R-5-C
USE: OPEN SPACE

N/F
ORANGE COMMUNITY HOUSING AND LAND TRUST
D.B. 3293, PG. 562
PIN: 9798644799
ZONING: R-5-C
USE: RESIDENTIAL

N/F
DDRM MEADOWMONT VILLAGE CENTER LLC
D.B. 4320, PG. 56
PIN: 9798648887
ZONING: MU-R-1
USE: COMMERCIAL

EX. FIRE HYDRANT (TYP.)

EX. EDGE OF PAVEMENT (TYP.)

EX. SIDEWALK (TYP.)

W. BARBEE CHAPEL RD.
(SR 1110)
EX. VARIABLE WIDTH PUBLIC RIGHT-OF-WAY

N/F
MEADOWMONT COMMUNITY ASSOCIATION, INC.
D.B. 2162, PG. 174
PIN: 9798549464
ZONING: MU-R-1
USE: OPEN SPACE

EX. GREENWAY EASEMENT

EX. GREENWAY

EX. TREE LINE (TYP.)

30' EX. DRAINAGE EASEMENT

OVERALL SITE PROPERTY LINE (TYP)

SUBJECT PARCEL LEASE LINE (TYP)

EX. STREAM CENTERLINE

EX. STREAM TOP OF BANK

50' EX. POND BUFFER

50' EX. STREAM BUFFER

EX. POND

EX. WETLAND

N/F
DDRM MEADOWMONT VILLAGE CENTER, LLC
D.B. 4320, PG. 56
PIN: 9798647228.003
ZONING: MU-R-1
USE: MIXED USE RESIDENTIAL

EX. BUILDING

EX. PARKING LOT

EX. SERVICE AREA

EX. SIDEWALK

SUBJECT PARCEL LEASE LINE

EX. BUILDING

EX. BUILDING

N/F
NIC MEADOWMONT, LLC
D.B. 5713, PG. 509
PIN: 9798549045
ZONING: MU-R-1
USE: OPEN SPACE

LEGEND:

- PROPERTY/LEASE LINE
- STREAM BUFFER
- CONTOUR

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SCALE: 1" = 30'

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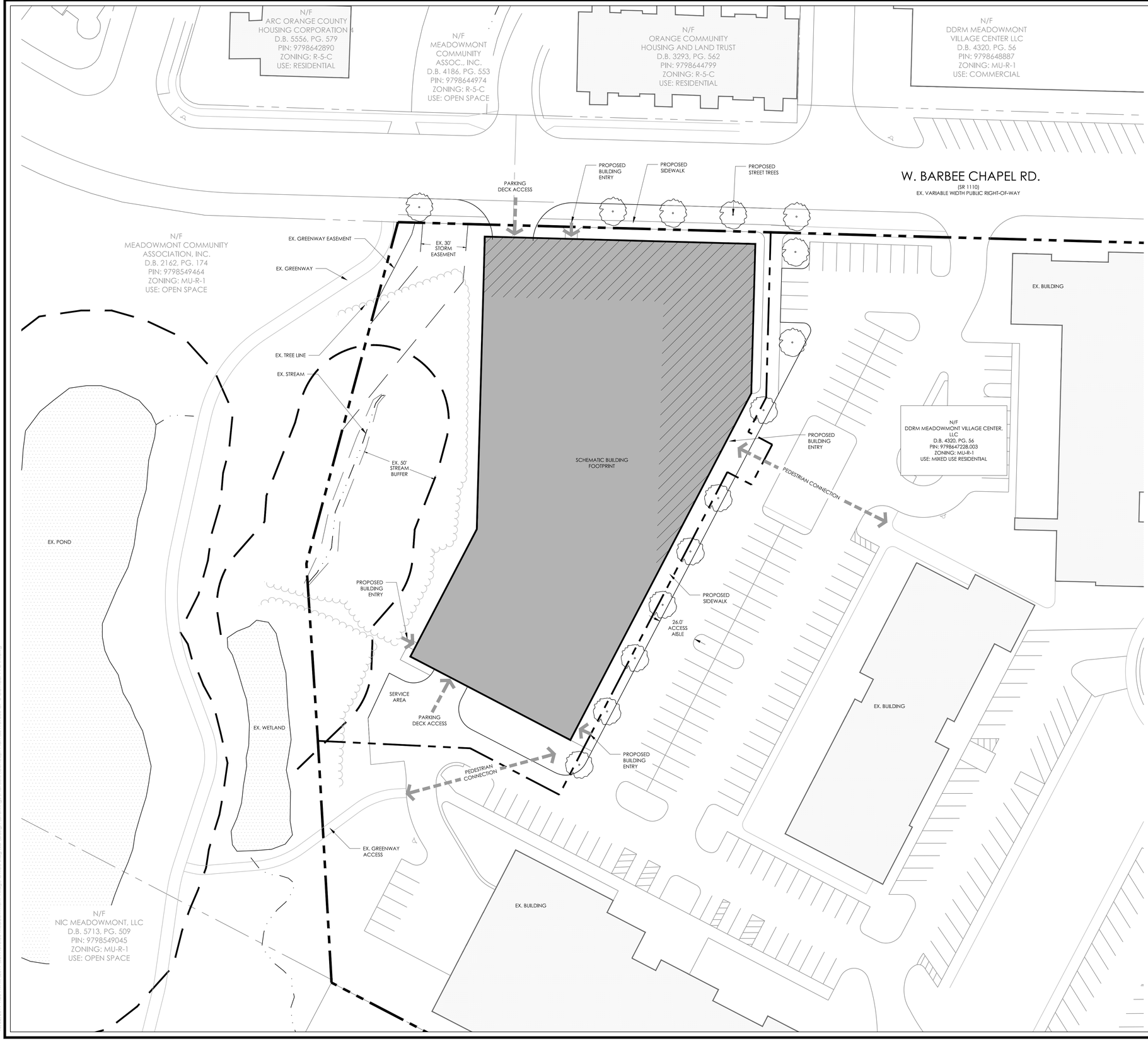
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PROJ. MGR:	N. YOUNG	
DRAWN BY:	L. SMITH	
CHECKED BY:	N. YOUNG	

EXISTING CONDITIONS PLAN

CP-2

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SITE DATA

JURISDICTION	TOWN OF CHAPEL HILL	
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PROJ. MGR:	N. YOUNG	
DRAWN BY:	L. SMITH	
CHECKED BY:	N. YOUNG	

CONCEPT PLAN

CP-3

10/22/2019 1:50 PM K:\2019\SE19.095.00 Meadowmont Village Office Blocks\10-Design\Drawings\Planning\CP-3 CONCEPT PLAN.dwg