

TOWN OF CHAPEL HILL



Applicant Information

Name: Intellectual Property Technology Law (IPTL) c/o Steven Hultquist
Address: PO Box 14329
City: RTP State: NC Zip: 27709
Phone (Work): (919)419-9350 FAX: (919) 419-9354 E-Mail: hultquist@iptl.com

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

Name: Meadowmont Development Company Phone (919)967-1111
Address: 190 Finley Golf Course Road
City: Chapel Hill State: NC Zip: 27517

Development Information

Name of Development: IPTL OFFICE BUILDING - SUP
Tax Map: 7.52..384A Block: Lot(s): IOA Parcel ID #: 9798-54-4489
Address/Location: West Barbee Chapel Road
Existing Zoning: MU-R-1 New Zoning District if Rezoning Proposed NA
Proposed Size of Development (Acres / Square Feet): 2.08 Ac
Permitted / Proposed Floor Area (Square Feet): 38.879 sf / 14.000sf
Minimum # Parking Spaces Required: 40 #Proposed: 38
Proposed Number of Dwelling Units: N/A # Units per Acre: N/A
Existing / Proposed Impervious Surface Area (Square Feet): 3,608 sf / 25,500 sf
Is this Concept Plan subject to additional review by Town Council? YES

The undersigned applicant hereby certifies that: a) the property owner authorizes the filing of this proposal b) authorizes on-site review by authorized staff; and c) to the best of his/her knowledge and belief, all information supplied with this proposal is true and accurate.

Signature: [Handwritten Signature] Date: January 25, 2006

Please submit 20 sets of all materials, or 35 sets of all materials including reduced (8 1/2" by 11") copies of all plans if the Concept Plan is subject to additional review by the Town Council, no later than the first day of the month. Materials must be collated and folded to fit into a 12" x 15" envelope.

The Community Design Commission meets regularly on the third Wednesday of each month. Meetings with the Town Council will be scheduled after the Community Design Commission meeting. For confirmation of a meeting dates and the placement of your request on the agenda, please call the Planning Department at (919) 968-2728.

IPTL AT MEADOWMONT
OWNER'S PROGRAM
JANUARY 31, 2006

I and my wife Debra have contracted to purchase the 2.08 acre lot at the corner of Highway 54 and W. Barbee Chapel Road from East West Partners, the master developer of Meadowmont, in order to build a 14,000 square-foot office for our intellectual property law firm.

Our firm, Intellectual Property/Technology Law, is a patent law firm engaged in patenting innovative developments in biotechnology, chemistry, information technologies, microelectronics, nanotechnology, medical products and advanced materials, for clients in the US as well as Europe and Asia.

In the planning of our office building, we have taken care in proposed siting to maintain the stands of hardwood trees on the site as undisturbed as possible, to preserve the natural beauty and ambience of the property with a compact building footprint. In this effort, we have sought to minimize the amount of impervious area, by situating a portion of the parking under the building, and by positioning the building on the site so that it will present a striking façade befitting its visibility from Highway 54, and its proximity to the University of North Carolina, Chapel Hill. Our building will have two floors, each containing 7000 ft² of floor space. Approximately 35 persons will be employed in the building, including patent attorneys, paralegals and administrative staff.

We are currently proposing that the Meadowmont Master Land Use Plan for this property, which had originally proposed a restaurant for the site, be modified to office use, as permitted by the existing zoning for the property. As detailed in our Statement of Compliance, our office building achieves major reductions in impervious area (by 68%), surface parking spaces (by 64%) and building floor area (also by 64%), relative to those permitted under existing zoning.

Debra and I live in Chapel Hill. Our firm's attorneys, paralegals and administrative staff live in close proximity to the proposed office, which is directly across the street from our current office in the Meadowmont Exchange Building at 1414 Raleigh Road in Chapel Hill. While many of our firm's clients live and work in Chapel Hill, our firm's practice is global in character. In its focus on protecting proprietary rights in emerging technologies, the firm benefits from the proximity of the University of North Carolina, Chapel Hill, and the other educational institutions and research and technology businesses of the area. We believe that our firm is making an important contribution to Chapel Hill, particularly in the work that we do in securing protections for inventions that are developed at UNC, and licensed and developed by local biotechnology start-up companies.

We are mindful of the character of Meadowmont as a 435 acre mixed-use development, and believe that our proposed architecture and landscaping will fully complement the existing uses in Meadowmont, and present a visual aesthetic that will enhance the character of Meadowmont as well as the Highway 54 gateway to Chapel Hill and the University.

IPTL AT MEADOWMONT
STATEMENT OF COMPLIANCE
JANUARY 31, 2006

The concept plan submitted for Intellectual Property Technology Law's proposed office building in Meadowmont proposes that the approved Master Land Use Plan be modified from restaurant to office use. The existing zoning, MU-R-1, allows office use. The master developer of Meadowmont, East West Partners, supports this proposed modification.

Our plan is a far less intensive use of the site than allowable under the existing zoning. Whereas existing zoning allows 88% of the site as impervious area and 38,879 s.f. as being allowed, our plan proposes only 28% of the site as impervious area (a 68% reduction) and a Floor Area of only 14,000 s.f. (a 64% reduction). Additionally, our plan, when compared to the approved Master Land Use Plan, greatly reduces the number of surface parking spaces shown – from 59 to 21 (also a 64% reduction). We are able to minimize our surface parking by siting our building so that it works with the existing topography to create additional parking for sixteen cars below the building. Our plan shows shared access drives between our site and the future Castalia office site to the north (currently in S.U.P. process). In addition, we are proposing to share refuse/recycling facilities with the Castalia site to further reduce the overall impact on the site.

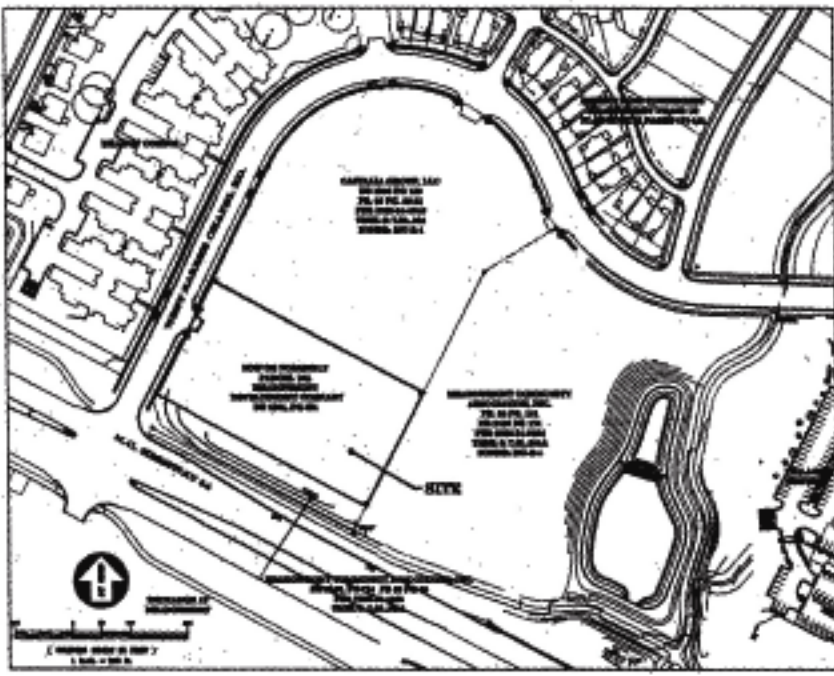
We believe that the Concept Plan as submitted shows that this project complies with the Town of Chapel Hill's Design Guidelines, and respectfully request a modification in the approved Master Land Use Plan.

IPTL OFFICE BUILDING MEADOWMONT - PARCEL 10A

CHAPEL HILL, NC



VICINITY MAP



DRAWING LIST

NO.	DRAWING TITLE
0-1	AREA MAP
0-2	EXISTING CONDITION MAP
0-3	SITE ANALYSIS PLAN
0-4	CONCEPT PLAN
0-5	SITE SECTION

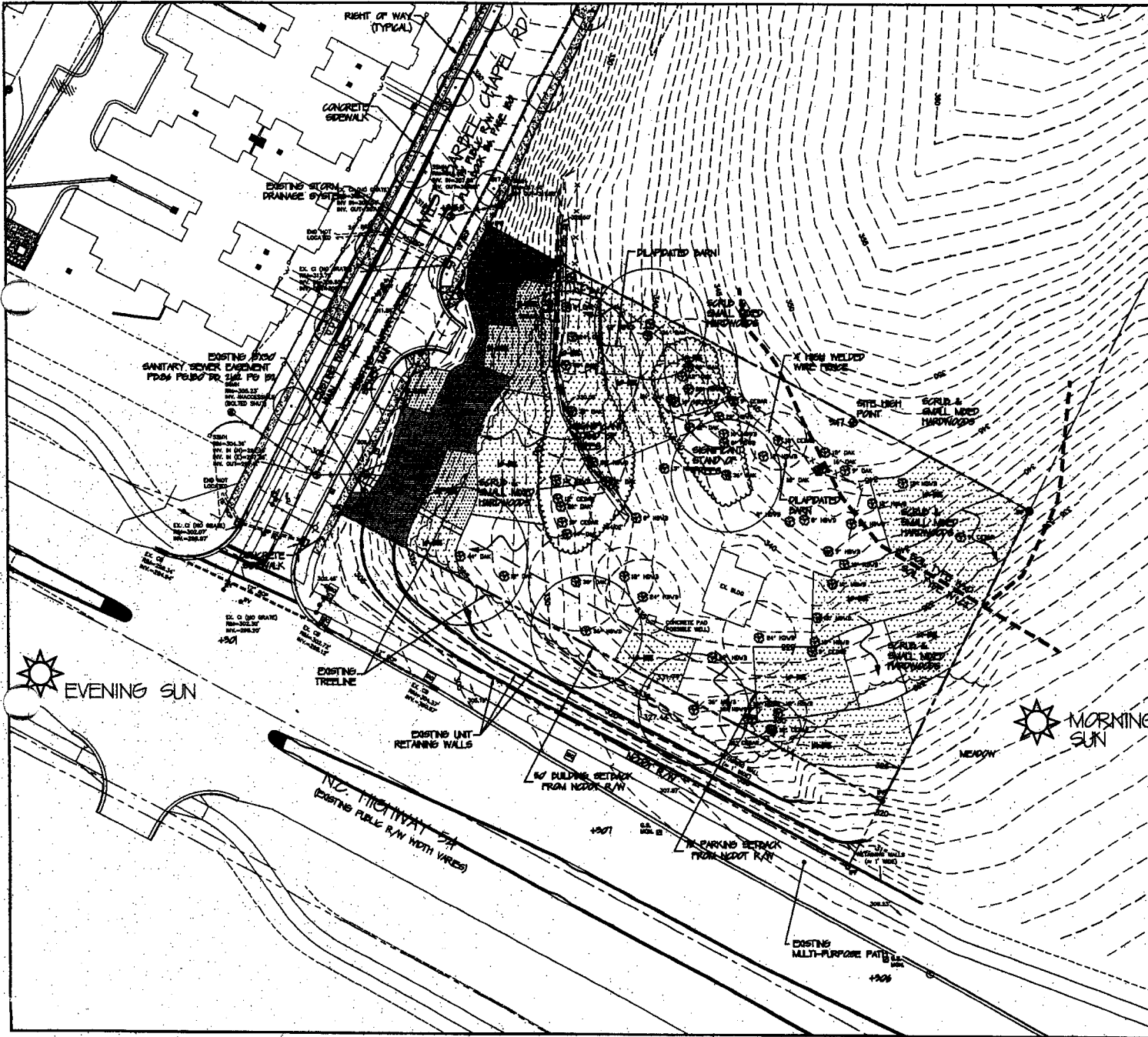
BALLENTINE ASSOCIATES PA
 ARCHITECTS
 1000 W. GOLF COURSE RD.
 CHAPEL HILL, NC 27514
 TEL: 919.966.1100

NO.	DATE	REVISION

**IPTL OFFICE BUILDING
MEADOWMONT - PARCEL 10A**
 SHEET NO. 10
 CONCEPT PLAN SUBMITTAL

SEVEN DRAWINGS
NOT FOR CONSTRUCTION

COVER



- LEGEND**
- CATCH BASIN
 - +525 SPOT GRADE
 - WATER VALVE
 - SEWER MANHOLE
 - FIRE HYDRANT
 - EXISTING TREE
 - PROPERTY CORNER
 - STORM DRAINAGE FLOW

- STEEP SLOPE LEGEND**
- SLOPE 1:1
 - SLOPE 1:2
 - SLOPE 1:3
 - SLOPE 1:4

- SIGNIFICANT AND RAKE TREE LEGEND**
- SIGNIFICANT TREE
 - RAKE TREE

SITE ANALYSIS PLAN

(COMPASS ROSE IN WEST)
1 inch = 50 ft

REVIEW DRAWING
NOT FOR CONSTRUCTION



DRAVIS ARCHITECTS

BALLENTINE ASSOCIATES PA

PROJECT INFORMATION

PTL OFFICE BUILDING

MEADOWMORT - PARCEL 10A

CHARTERS HILL, VIC

CONCEPT PLAN SUBMITTAL

DATE: 20/01/2010

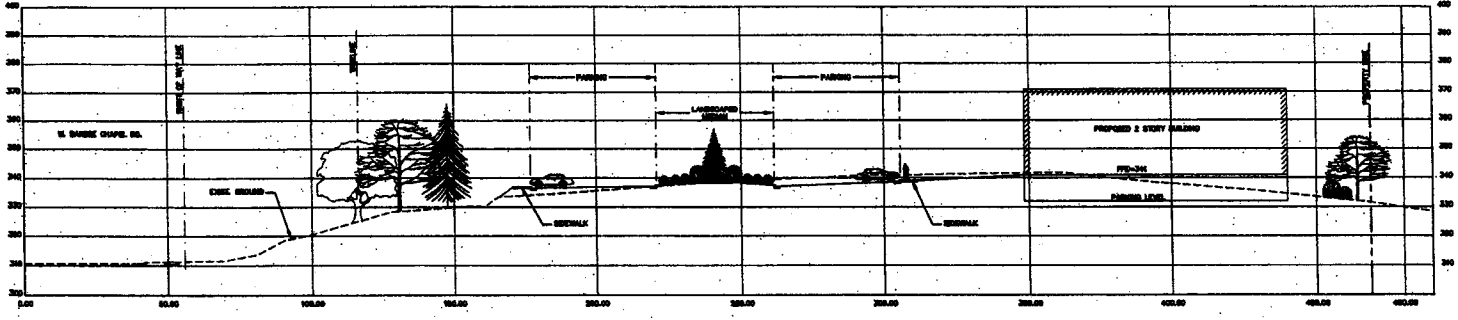
SCALE: 1:100

DRAWN BY: [Name]

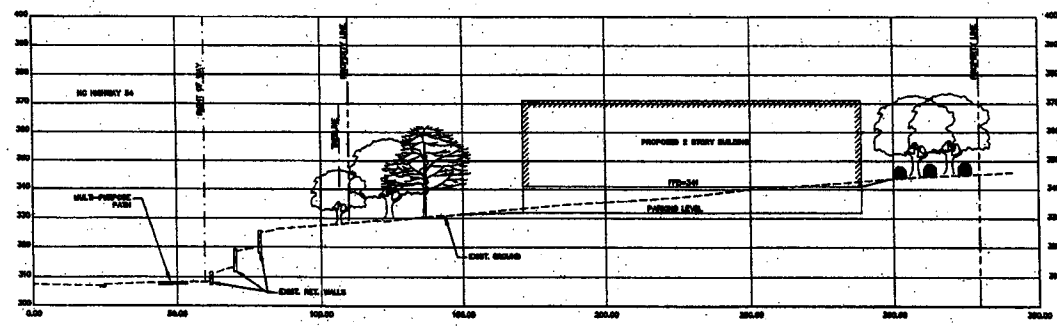
CHECKED BY: [Name]

DATE: 20/01/2010

SHEET **C-3**



EAST - WEST SECTION THRU SITE
SCALE 1" = 20'



NORTH - SOUTH SECTION THRU SITE
SCALE 1" = 20'

SITE SECTIONS
 (GRAPHIC SCALE IN FEET)
 1 inch = 20 ft.
REVIEW DRAWING
NOT FOR CONSTRUCTION

BALLENTRINE ASSOCIATES PA
 ARCHITECTS
 1000 W. HARRIS AVE.
 SUITE 200
 HARRISBURG, PA 17110
 (717) 653-1234



DATE	DESCRIPTION

OWNER INFORMATION
 PROJECT NAME: **PTL OFFICE BUILDING MEADOWMONT - PARCEL 10A**
 OWNER: **CONRAD, W.L., JR.**
 ADDRESS: **CONRAD, W.L., JR.**
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PTL OFFICE BUILDING MEADOWMONT - PARCEL 10A
 CONRAD, W.L., JR.
CONCEPT PLAN SUBMITTAL

SHEET
C-5

