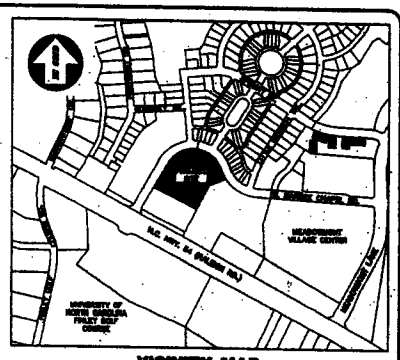
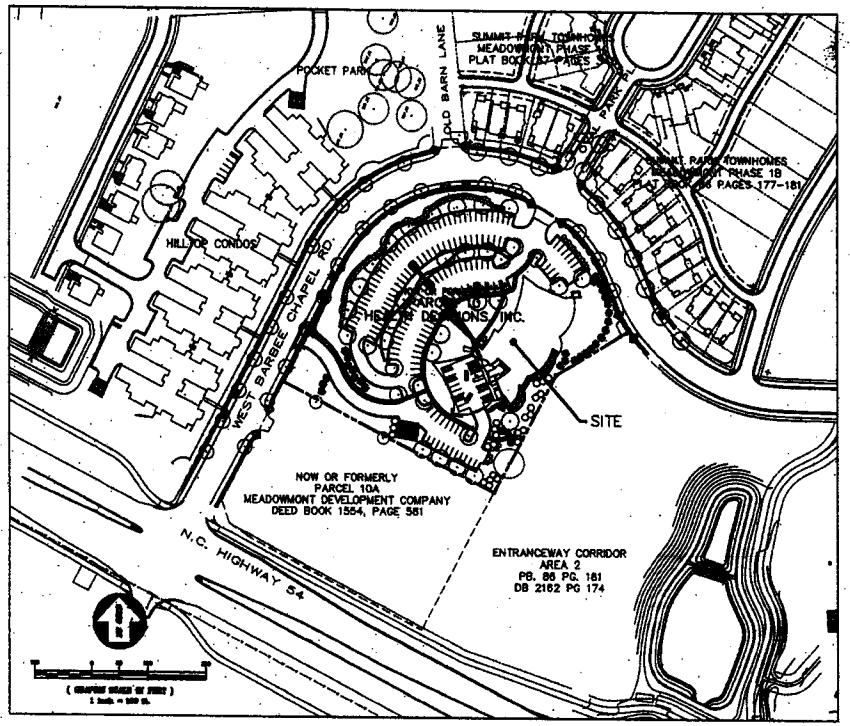
CASTALIA AT MEADOWMONT

CHAPEL HILL, NC

DEVELOPER: CASTALIA GROUP LLC



VICINITY MAP



DRAWING LEGEND

SYMBOL/ABBREVIATION EXISTING	SYMBOL/ABBREVIATION PROPOSED	DESCRIPTION
IP		IRON PIPE/PROPERTY CORNER
IPS	IPS	IRON PIPE SET
PP	PP	POWER POLE
LP	LP	LIGHT POLE
CB/CI		CATCH BASIN/CURB INLET
		YARD INLET
MH	MH	SANITARY SEWER MANHOLE
EMH	EMH	ELECTRICAL MANHOLE
DMH	DMH	STORM DRAINAGE MANHOLE (JUNCTION BOX)
FH	FH	FIRE HYDRANT
WV	WV	WATER VALVE
		WATER METER
		ELECTRICAL TRANSFORMER
ICV		IRRIGATION CONTROL VALVE
24" RCP	24" RCP	STORM DRAINAGE PIPE
W	W	WATER LINE
G	G	GAS LINE
8" SSP	8" SSP	SANITARY SEWER LINE
FM	FM	SANITARY SEWER FORCE MAIN
OHE	OHE	OVERHEAD ELECTRIC LINE
UE	UE	BURIED ELECTRIC LINE
CATV	CATV	CABLE TELEVISION
FO	FO	FIBER OPTIC CABLE
		SIGN
RI-1	RI-1	DRAINAGE BASIN WITH STA. NUMBER REFERENCE NUMBER
250	250	MINOR CONTOUR
250	250	MAJOR CONTOUR
1.1	1.1	SPOT ELEVATION

DRAWING LIST

SHEET	DRAWING TITLE
C-1	AREA MAP
C-2	SITE ANALYSIS PLAN
C-3	SITE PLAN
C-4	GRADING, DRAINAGE & LANDSCAPE PROTECTION PLAN
C-5	UTILITY PLAN
L-1	LANDSCAPE PLAN
L-2	PEDESTRIAN AND BICYCLE NETWORK PLAN
A-1	SITE SECTIONS
	PORTION OF MEADOWMONT MASTER LAND USE PLAN

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ATTACHMENT 31

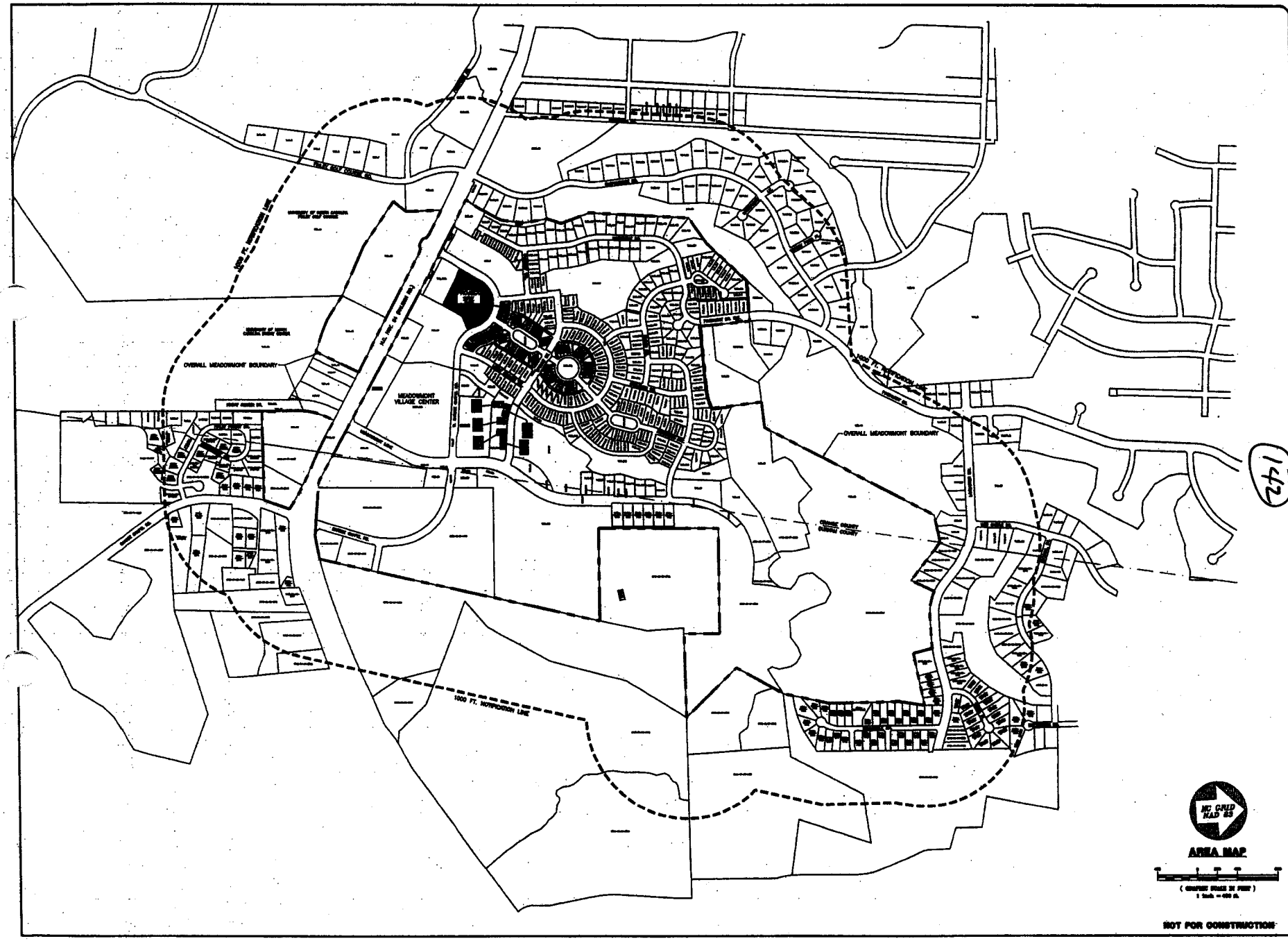
REVIEW DRAWING
NOT FOR CONSTRUCTION

BALLENTINE ASSOCIATES, P.A.

OWNER INFORMATION

CASTALIA AT MEADOWMONT
CHAPEL HILL, NC
SPECIAL USE PERMIT DRAWINGS

SHEET
COVER



BALLENTINE ASSOCIATES, P.A.

OWNER INFORMATION

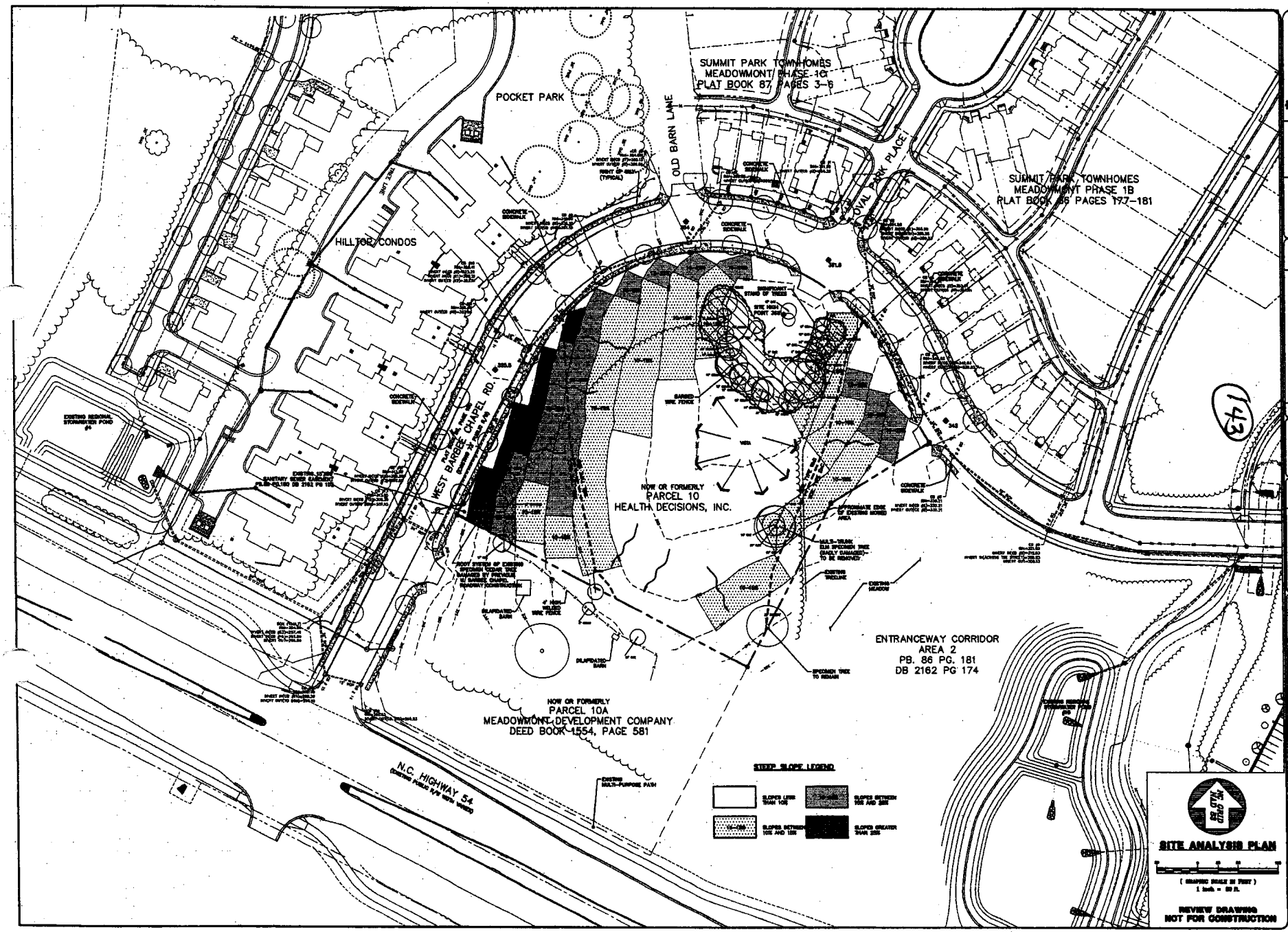
CASTALIA AT MEADOWMONT

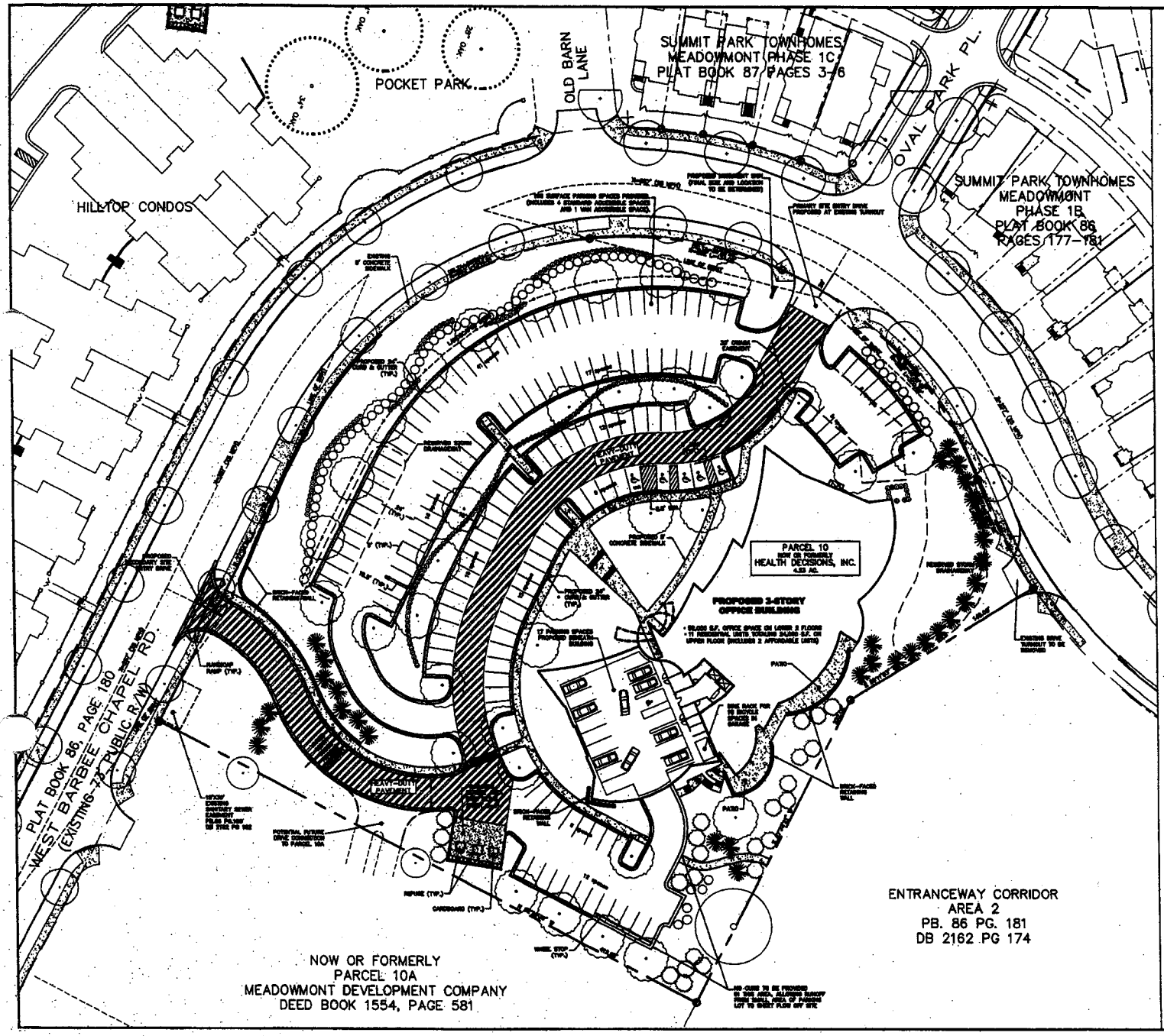
CHAPEL HILL, NC

SPECIAL USE PERMIT DRAWINGS

SHEET C-1

142


POCKET PARK
SUMMIT PARK TOWNHOMES
MEADOWMONT PHASE 1C
PLAT BOOK 87 PAGES 3-6
OLD BARN LANE
OVAL PARK PLACE
SUMMIT PARK TOWNHOMES
MEADOWMONT PHASE 1B
PLAT BOOK 86 PAGES 177-181
HILLTOP CONDOS
WEST BARBEE CHAPEL RD.
EXISTING REGIONAL STORMWATER POND
NOW OR FORMERLY
PARCEL 10
HEALTH DECISIONS, INC.
ENTRANCEWAY CORRIDOR
AREA 2
PB. 86 PG. 181
DB 2162 PG 174
NOW OR FORMERLY
PARCEL 10A
MEADOWMONT DEVELOPMENT COMPANY
DEED BOOK 1554, PAGE 581
N.C. HIGHWAY 54
STEEP SLOPE LEGEND
SITE ANALYSIS PLAN
REVIEW DRAWING
NOT FOR CONSTRUCTION
BALLENTINE ASSOCIATES P.A.
CASTALIA AT MEADOWMONT
CHAPEL HILL, NC
SPECIAL USE PERMIT DRAWINGS
SHEET
C-2



SITE DATA

PIN #	979-[illegible]-[illegible]
NET LAND AREA	4.53 AC.
CREDITED STREET AREA (CSA):	
SIZE OF NET LAND AREA	4.45 AC.
CSA WEST ALONG W. BARBEE CHAPEL RD.	0.17
CSA LENGTH ALONG W. BARBEE CHAPEL RD.	0.0127
GROSS LAND AREA (NET + CSA)	4.62 AC.
TOTAL FLOOR AREA:	
OFFICE (LEVEL 2 FLOORS)	23,000 SF
RESIDENTIAL (11 UNITS) (INCL. BALCONIES)	[illegible] SF
TOTAL FLOOR AREA	[illegible] SF
PROPOSED FLOOR AREA RATIO	0.37
PROPOSED ZONING MIX	OFFICE/RESIDENTIAL
ON-SITE DEFERRED AREA	0.33 AC.
CSA DEFERRED AREA	0.17 AC.
TOTAL DEFERRED AREA	0.51 AC.
IMPERVIOUS PERMEATANCE	55.72%
PARKING SPACES REQUIRED:	
OFFICE: 1/250 SF	140 SPACES
RESIDENTIAL: 2/RESIDENCE UNIT	22 SPACES
TOTAL PARKING SPACES REQUIRED	171 SPACES
SURFACE PARKING PROVIDED (OFFICE USE)	150 SPACES
(INCLUDES 4 VAN SPACES + 1 VAN ACCESSIBLE)	
GARAGE PARKING PROVIDED (RESIDENTIAL USE)	17 SPACES
(INCLUDES 1 VAN SPACE)	
BICYCLE PARKING SPACES REQUIRED	
177 SPA. X 10%	18 SPACES

NOTES

1. ALL SIGNS, POLES AND OUTDOOR LIGHTS SHALL BE CONSTRUCTED TO THE TOWN OF CHAPEL HILL STANDARDS.
2. A CROSS ACCESS AGREEMENT SHALL BE REQUIRED TO ALLOW PARCEL 10A TO USE THE SEWER LINE TO ACCESS THEIR SEWER SIGNAL.
3. AN AGREEMENT SHALL BE RECORDED THAT ALLOWS PARCEL 10A TO SHARE THE PROPERTY PROPOSED REFUSE AND PARKING FACILITIES.

REFUSE/RECYCLING NOTES

1. ANY GATE DESIGN WILL INCLUDE GATE RETAINERS.
2. THE USER WILL BE RESPONSIBLE FOR OPENING GATES TO THE DUMPSTER AREA ON COLLECTION DAYS OF ANY MATERIALS TO BE COLLECTED FROM THE LOCATION.
3. IF ANY VEHICLES ARE PARKED IN THE REFUSE OR RECYCLABLE COLLECTION VEHICLE ACCESS AREA, THE COLLECTION WILL NOT BEGIN UNTIL THE NEXT SCHEDULED COLLECTION DAY.
4. IF THE COLLECTION VEHICLE CAN'T STOP, BACK UP, OR TURN THE VEHICLE ON THE SITE, THE COLLECTION VEHICLE WILL NOT BE PERMITTED TO CONTINUE THERE, THAT WILL BE MISSED.
5. IF GROSS STRUCTURAL DEFECTS ARE PRESENT IN THE REFUSE COLLECTION VEHICLE, THE VEHICLE WILL NOT BE PERMITTED TO CONTINUE THERE.
6. PRIOR TO ANY DEMOLITION OR CONSTRUCTION ACTIVITY ON THE SITE, THE APPLICANT WILL HOLD A PRE-DEMOLITION/PRE-CONSTRUCTION CONFERENCE WITH THE TOWN OF CHAPEL HILL PUBLIC WORKS DEPARTMENT AND OTHER DEVELOPMENT OFFICIALS.

(144)

PRELIMINARY SITE PLAN

(GRAPHIC SCALE IN FEET)

1 inch = 20 ft.

REVIEW DRAWING
NOT FOR CONSTRUCTION

BALLENTINE ASSOCIATES, P.A.

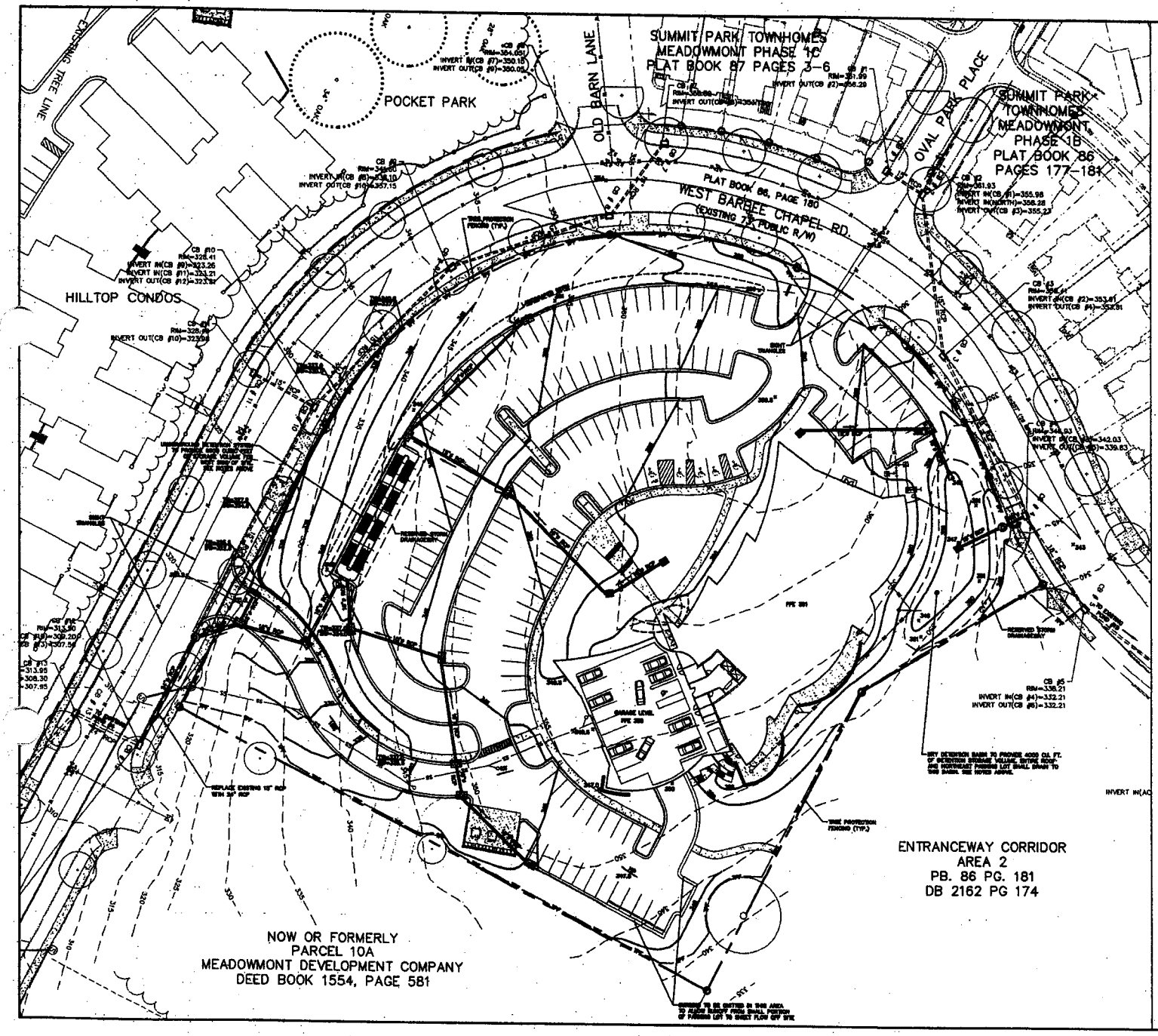
OWNER INFORMATION

CASTALIA AT MEADOWMONT

CHAPEL HILL, NC

SPECIAL USE PERMIT DRAWINGS

SHEET
C-3



STORM DRAINAGE NOTES

1. THIS PROJECT SHALL MEET THE STORMWATER REQUIREMENTS FOUND IN ARTICLE 5.5 OF THE TOWN OF CHAPEL HILL'S LAND USE MANAGEMENT ORDINANCE. IN TRIANGLE WATER QUALITY PARTNERSHIPS ALONG WITH THE PROPOSED MEANS FOR MEETING SAID USE.

2. [illegible] STORMWATER MANAGEMENT, POND WILL PROVIDE THE TREATMENT.

3. [illegible] ISLAND.
   A [illegible] WILL BE MADE TO THE OUTLET STRUCTURE OF EXISTING POND BASIN TO MEET THE REQUIREMENT. SEE DETAIL ON SHEET C-4.

   THE [illegible] OF THE
   A [illegible] WILL BE MADE TO THE OUTLET STRUCTURE OF EXISTING POND BASIN TO MEET THE REQUIREMENT. SEE DETAIL ON SHEET C-4.

4. [illegible] DESIGNED TO PROVIDE [illegible] SMALLER STORMS, BY-PASS DRAINAGE TO BE PROVIDED.

   THE [illegible] OF THE
   [illegible] PART OF RETENTION STORAGE VOLUME AND APPROPRIATELY SIZED OUTLET STRUCTURE.

   THE [illegible] PART OF RETENTION STORAGE VOLUME IN A SMALL, DRY [illegible] OUTLET STRUCTURE.

5. [illegible] CATCH BASINS [illegible] AND 4 HAVE BEEN [illegible]

6. FINAL DETAILS AND CALCULATIONS FOR EACH PROPOSED ON-SITE STORMWATER DEVICE WILL BE PROVIDED DURING THE SDP PROCESS.

TREE PROTECTION NOTES

1. A PRE-CONSTRUCTION CONFERENCE WILL BE HELD WITH THE TOWN'S URBAN FORESTER PRIOR TO BEGINNING SITE WORK.
2. ANY TREE PRUNING DURING SITE CONSTRUCTION WILL BE REVIEWED CLEARLY WITH THE APPROPRIATE TOWN STAFF.
3. THE AREA WITHIN THE CRITICAL ROOT ZONES OF EXISTING TREES WILL NOT BE DISTURBED OR BE [illegible] DURING THE INSTALLATION OF LANDSCAPING.
4. A LANDSCAPE PROTECTION REFERENCE TREE IS DESIGNATED WITH THE TOWN OF CHAPEL HILL TO BE PRESENT TO SITE AT ALL TIMES WHEN THE TREE PROTECTION AND SAFETY ISSUES, INCLUDING [illegible] OF THE TREE, [illegible] PROCESS, AND THE QUALITY TRANSPORTATION AND PLACEMENT OF CONSTRUCTION MATERIALS AND EQUIPMENT.

GRADING, DRAINAGE & LANDSCAPE PROTECTION PLAN

(GRAPHIC SCALE IN FEET)
1 inch = 50 ft.

REVIEW DRAWING
NOT FOR CONSTRUCTION

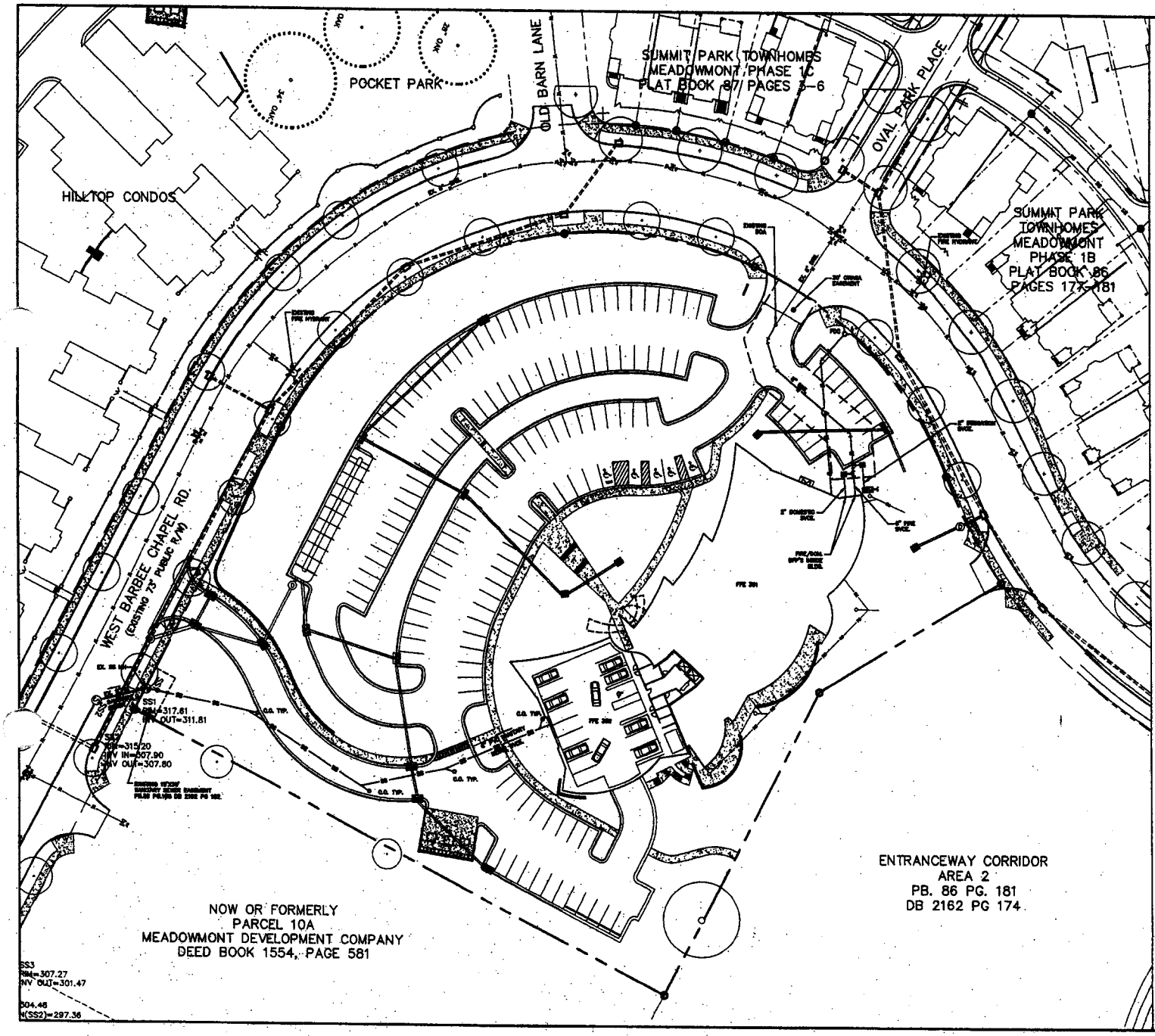
BALLENTINE ASSOCIATES, P.A.

CASTALIA AT MEADOWMONT
CHAPEL HILL, NC
SPECIAL USE PERMIT DRAWINGS

JOB NUMBER: 10007.00
DATE: 1 APR 08
SCALE: AS NOTED
DRAWN BY: JDD
REVIEWED BY: G.A.R.

SHEET
C-4

145



UTILITY NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CHAPEL HILL STANDARDS AND SPECIFICATIONS.
2. ALL WORK AND SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH OWASA STANDARDS AND SPECIFICATIONS.

PRELIMINARY UTILITY PLAN

(DRAWING SCALE IN FEET)
1 Inch = 50 ft.

REVIEW DRAWING
NOT FOR CONSTRUCTION

BALLENTINE ASSOCIATES, P.A.

DATE | REVISED

OWNER INFORMATION

DATE | ISSUED
SP PRELIMINARY
SP FINAL
SP REVISED

CASTALIA AT MEADOWMONT

CHAPEL HILL, NC

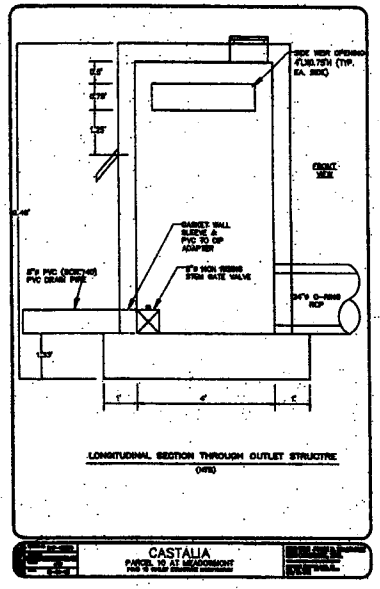
SPECIAL USE PERMIT DRAWINGS

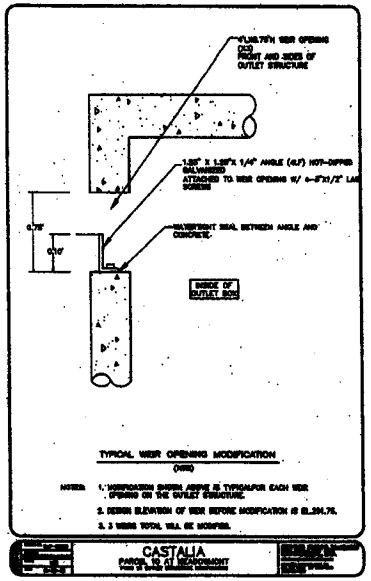
JOB NUMBER: 1007.00
DATE: 1 APR 05
DRAWN: AS NOTED
DRAWN BY: JDD
REVIEWED BY: G.J.H.

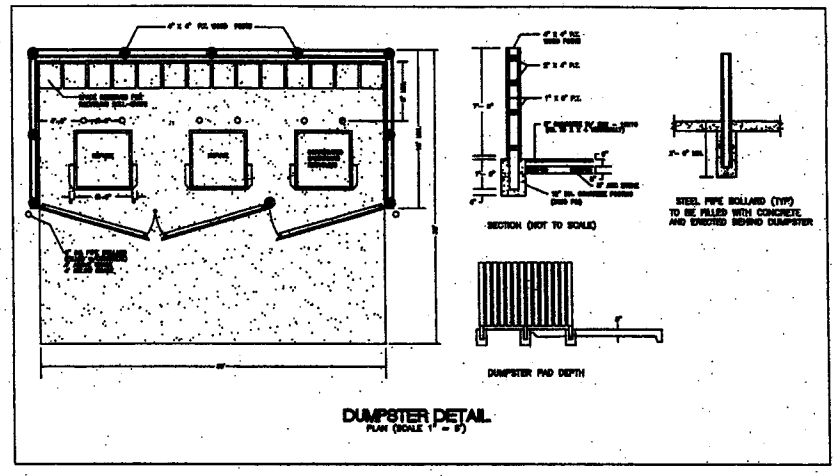
SHEET
C-5

146

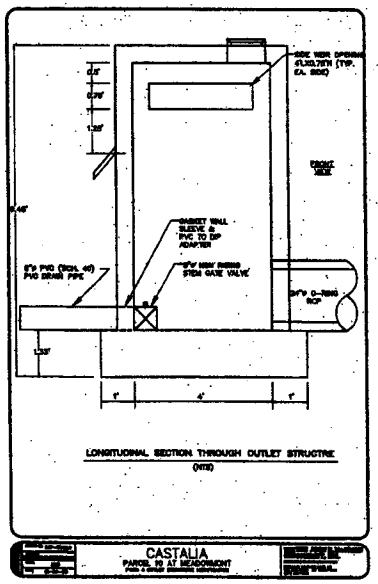
POND 1B

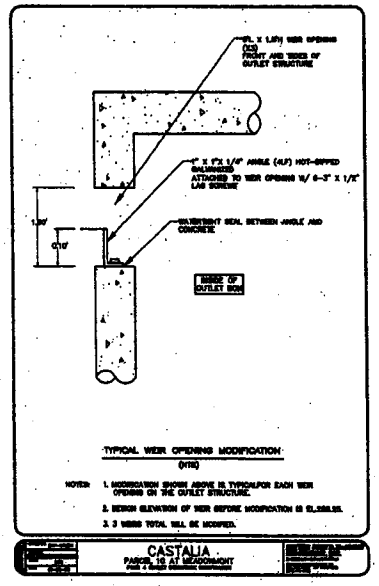




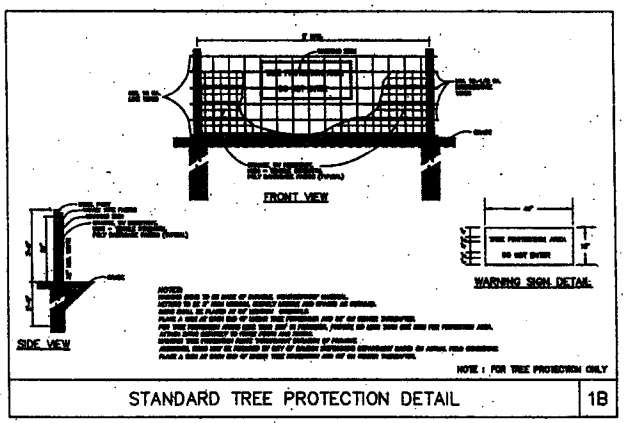


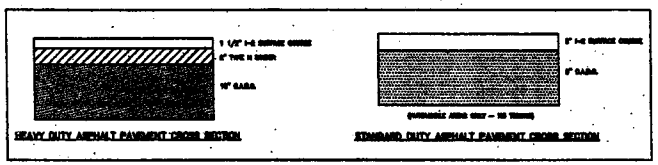
POND 4





DETAILS OF MEADOWMONT POND OUTLET STRUCTURE MODIFICATIONS





TYPICAL PAVEMENT DETAIL

DETAILS

REVIEW DRAWING
NOT FOR CONSTRUCTION

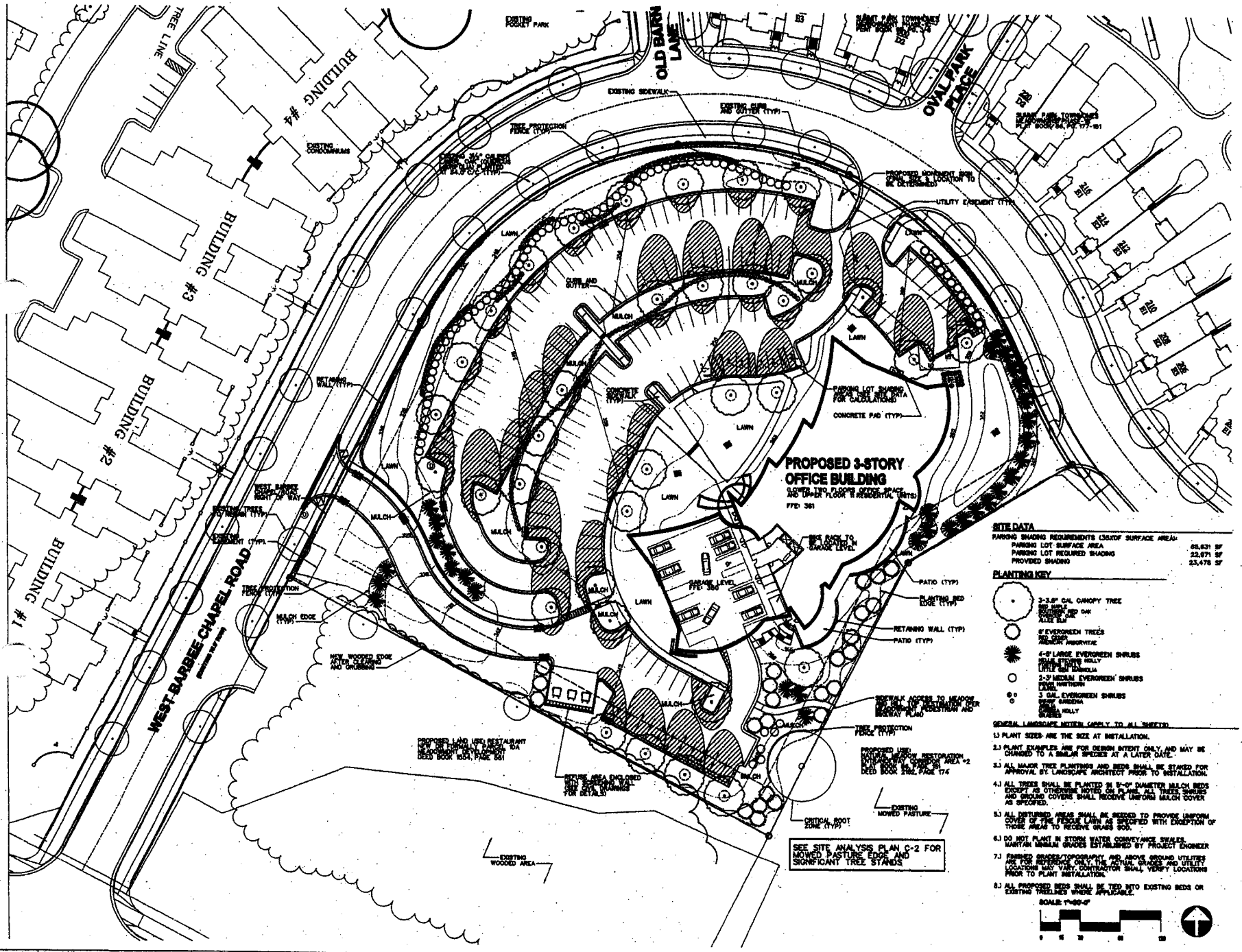
BALLENTINE ASSOCIATES, P.A.

CASTALIA AT MEADOWMONT

CHAPEL HILL, NC

SPECIAL USE PERMIT DRAWINGS

SHEET C-6



SITE DATA

PARKING SHADING REQUIREMENTS (35% OF SURFACE AREA):

PARKING LOT SURFACE AREA	65,631 SF
PARKING LOT REQUIRED SHADING	22,971 SF
PROVIDED SHADING	23,476 SF

PLANTING KEY

- 3-3.5" CAL CANOPY TREE
  - RED MAPLE
  - SOUTHERN RED OAK
  - SWEET GUM
  - ALLEE ELM
- 6' EVERGREEN TREES
  - RED CEDAR
  - AMERICAN ARBORVITAE
- 4-6' LARGE EVERGREEN SHRUBS
  - NELLIE STEVENS HOLLY
  - LITTLE GEM magnolia
- 2-3' MEDIUM EVERGREEN SHRUBS
  - PRIVET, WHITEBERRY
  - LAUREL
- 3 GAL. EVERGREEN SHRUBS
  - DWARF GARDENIA
  - DWARF HOLLY
  - DWARF CRAPE MYRTLE

GENERAL LANDSCAPE NOTES (APPLY TO ALL SHEETS)

1.) PLANT SIZES ARE THE SIZE AT INSTALLATION.

2.) PLANT EXAMPLES ARE FOR DESIGN INTENT ONLY AND MAY BE CHANGED TO A SIMILAR SPECIES AT A LATER DATE.

3.) ALL MAJOR TREE PLANTINGS AND BEDS SHALL BE STAKED FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

4.) ALL TREES SHALL BE PLANTED IN 5'-0" DIAMETER MULCH BEDS EXCEPT AS OTHERWISE NOTED ON PLANS. ALL TREES, SHRUBS AND GROUND COVERS SHALL RECEIVE UNIFORM MULCH COVER AS SPECIED.

5.) ALL DISTURBED AREAS SHALL BE SEEDED TO PROVIDE UNIFORM COVER OF TALL FESCUE LAWN AS SPECIFIED WITH EXCEPTION OF THOSE AREAS TO RECEIVE GRASS SOD.

6.) DO NOT PLANT IN STORM WATER CONVEYANCE SWALES. MAINTAIN MINIMUM GRADES ESTABLISHED BY PROJECT ENGINEER

7.) FINISHED GRADES/TOPOGRAPHY AND ABOVE GROUND UTILITIES ARE FOR REFERENCE ONLY. THE ACTUAL GRADES AND UTILITY LOCATIONS MAY VARY. CONTRACTOR SHALL VERIFY LOCATIONS PRIOR TO PLANT INSTALLATION.

8.) ALL PROPOSED BEDS SHALL BE TIED INTO EXISTING BEDS OR EXISTING TREELINES WHERE APPLICABLE.

SCALE: 1"=60'-0"

0 15 30 60 120

LHPA

Lappas + Havener, PA
LANDSCAPE ARCHITECTS

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CASTALIA AT MEADOWMONT

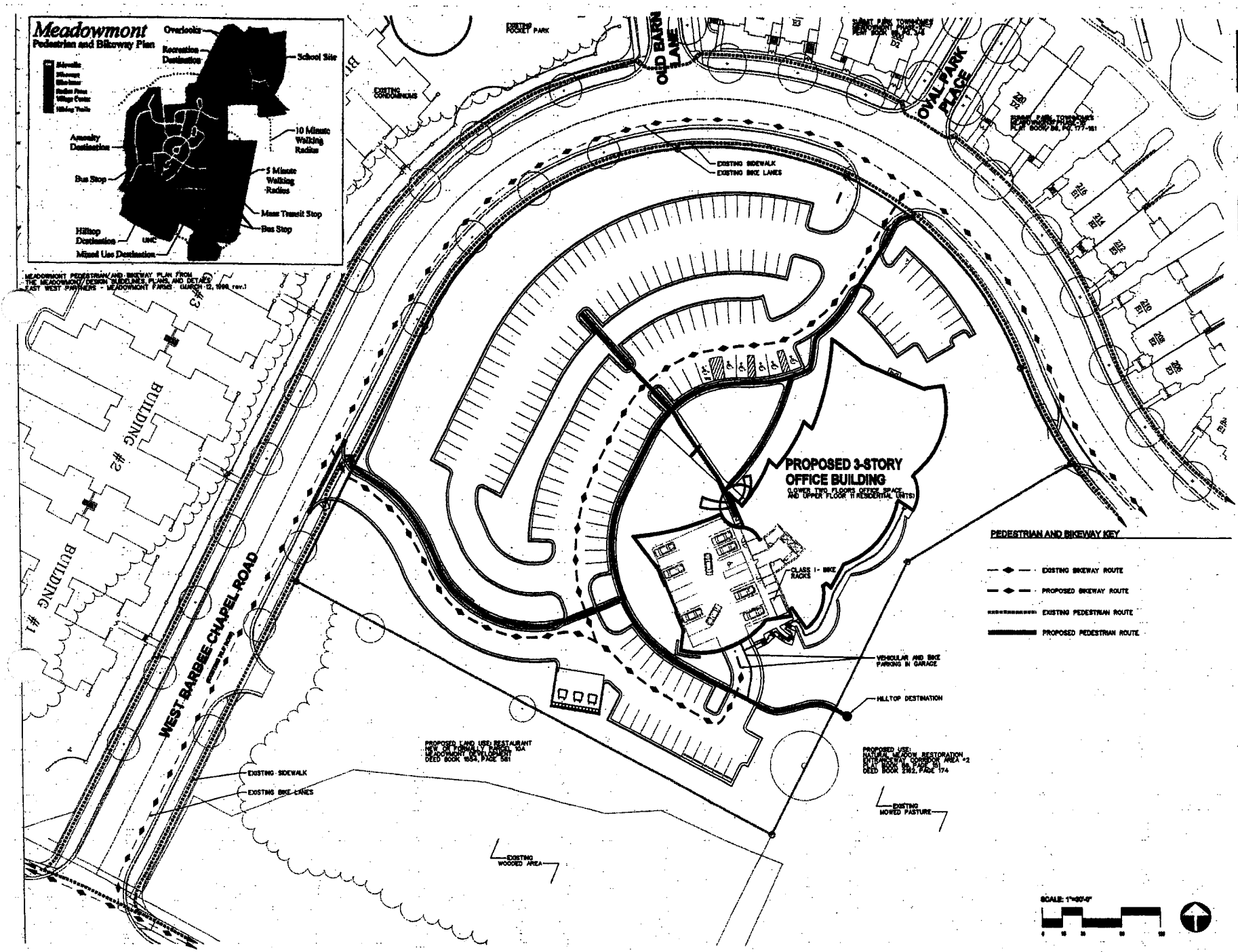
CHAPEL HILL, NC

LANDSCAPE PLAN
NOT FOR CONSTRUCTION

SPECIAL USE PERMIT

NO.	REVISION	DATE

L-1


Meadowmont
Pedestrian and Bikeway Plan
Overlooks
Recreation Destination
School Site
10 Minute Walking Radius
5 Minute Walking Radius
Mass Transit Stop
Bus Stop
Amenity Destination
Bus Stop
Hilltop Destination
UNC
Mixed Use Destination
MEADOWMONT PEDESTRIAN AND BIKEWAY PLAN FROM THE MEADOWMONT DESIGN GUIDELINES, PLANS, AND DETAILS EAST WEST PARTNERS - MEADOWMONT FARMS (MARCH 12, 1998 rev.)
OLD BARN LANE
OVAL PARK PLACE
EXISTING SIDEWALK
EXISTING BIKE LANES
PROPOSED 3-STORY OFFICE BUILDING
(LOWER TWO FLOORS OFFICE SPACE AND UPPER FLOOR 11 RESIDENTIAL UNITS)
CLASS I - BIKE RACKS
VEHICULAR AND BIKE PARKING IN GARAGE
HILLTOP DESTINATION
WEST RAMBLE CHAPEL ROAD
BUILDING #1
BUILDING #2
BUILDING #3
EXISTING SIDEWALK
EXISTING BIKE LANES
EXISTING WOODED AREA
EXISTING MOWED PASTURE
PEDESTRIAN AND BIKEWAY KEY
EXISTING BIKEWAY ROUTE
PROPOSED BIKEWAY ROUTE
EXISTING PEDESTRIAN ROUTE
PROPOSED PEDESTRIAN ROUTE
SCALE: 1"=60'-0"
LHPA
Lappas + Havener, PA
LANDSCAPE ARCHITECTS
CASTALIA AT MEADOWMONT
CHAPEL HILL, NC
PEDESTRIAN AND BICYCLE NETWORK PLAN
NOT FOR CONSTRUCTION
SPECIAL USE PERMIT
L-2

Jenkins • Peer *Architects*

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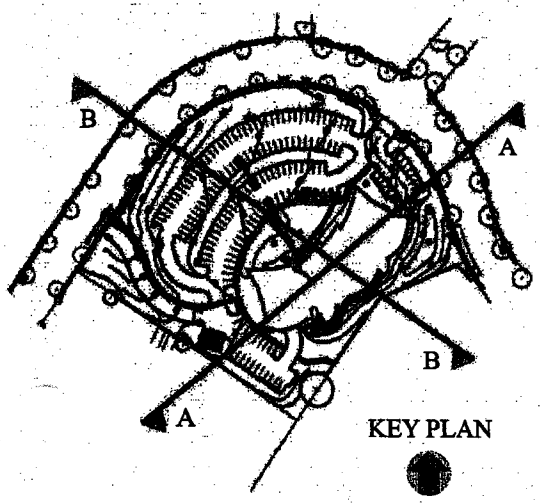
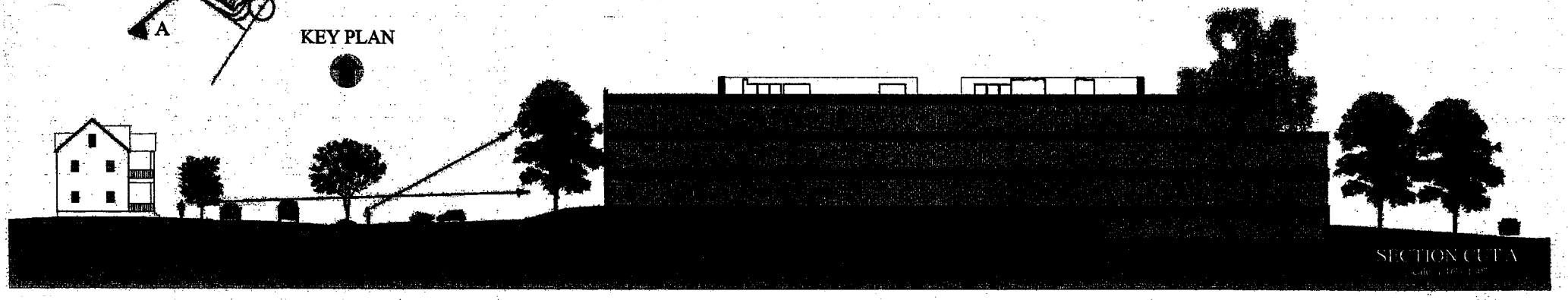
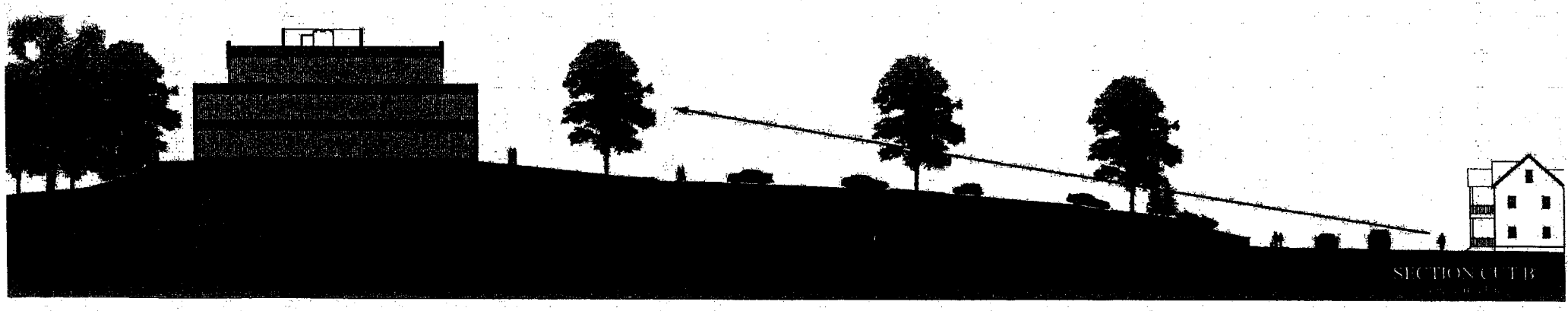
CASTALIA
AT
MEADOWMONT
for
Health Decisions Inc.



KEY PLAN