



***Applicant Information***

Name: Castalia Group LLC

Address: 6350 Quadrangle Drive, Suite 300

City: Chapel Hill State: NC Zip: 27517

Phone (Work): (919) 967-1111 FAX: (919) 967-1145 E-Mail: bburris@healthdec.com

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

Name: Castalia Group LLC Phone (919) 967-1111

Address: 6350 Quadrangle Drive, Suite 300

City: Chapel Hill State: NC Zip: 27517

***Development Information***

Name of Development: CASTALIA AT MEADOWMONT - SUP

Tax Map: 7.52..384 Block: \_\_\_\_\_ Lot(s): 10 Parcel ID #: 9798546749

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): 4.23 Ac

Permitted Floor Area (Square Feet): 52,000

Proposed Floor Area (Square Feet): 76,000 (52,000 s.f. office, 24,000 s.f. residential)

Minimum # Parking Spaces Required: 149 office + 14 res. = 163 #Proposed 180

Proposed Number of Dwelling Units: 9 # Units per Acre 2.13

Existing / Proposed Impervious Surface Area (Square Feet): 0 / 92,000

Is this Concept Plan subject to additional review by Town Council? YES

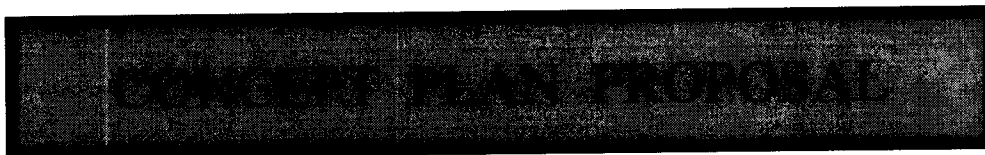
The undersigned applicant hereby certifies that: a) the property owner authorizes the filing of this proposal b) authorizes on-site review by authorized staff; and c) to the best of his/her knowledge and belief, all information supplied with this proposal is true and accurate.

Signature: Michael Parvitz Date: 11/22/04

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.

(26)  
**TOWN OF CHAPEL HILL**



***Applicant Information***

Name: Castalia Group LLC  
Address: 6350 Quadrangle Drive, Suite 300  
City: Chapel Hill State: NC Zip: 27517  
Phone (Work): (919) 967-1111 FAX: (919) 967-1145 E-Mail: bburris@healthdec.com

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

Name: Castalia Group LLC Phone (919) 967-1111  
Address: 6350 Quadrangle Drive, Suite 300  
City: Chapel Hill State: NC Zip: 27517

***Development Information***

Name of Development: **MLUP MODIFICATION – MEADOWMONT (CASTALIA AT MEADOWMONT)**  
Tax Map: 7.52..384 Block: \_\_\_\_\_ Lot(s): 10 Parcel ID #: 9798546749  
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): 4.23 Ac  
Permitted Floor Area (Square Feet): 52,000  
Proposed Floor Area (Square Feet): 76,000 (52,000 s.f. office, 24,000 s.f. residential)  
Minimum # Parking Spaces Required: 149 office + 14 res. = 163 #Proposed 180  
Proposed Number of Dwelling Units: 9 # Units per Acre 2.13  
Existing / Proposed Impervious Surface Area (Square Feet): 0 / 92,000  
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: Michael Perentz Date: 11/22/04

Please submit **20 sets** of all materials, or **35 sets of all materials including reduced (8 ½" 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.

CASTALIA AT MEADOWMONT  
OWNER'S PROGRAM  
NOVEMBER 24, 2004

Meadowmont is a mixed use development that includes residential, office, and retail space on 435 acres. I purchased the 4.2 acre lot on W. Barbee Chapel Road that is presently approved for 52,000 sf of mixed office and retail space with additions. I intend to develop a 76,000 square foot building with two floors (52,000 sf) for office (no retail) and to add approximately nine residential dwelling units on the third floor.

As a long-term resident of Chapel Hill, it is important to me to develop a project that not only meets the needs of the users but also the spirit of Chapel Hill. I intend for the company I own, Health Decisions, Inc., to occupy much of the office space. In addition, I am proposing to increase in size of the building as a means of furthering the goals of Meadowmont and Chapel Hill by providing residential space that will be an integral part of the village concept--i.e., space that will allow residents to walk to nearly all required services. The proposed residential area will also provide a type of premium space that is not currently included in Meadowmont plans, thus expanding the appeal of Meadowmont and the village concept. From my perspective as the owner of the building and the company that will occupy the building as well as an intended resident, I would like this building to provide an architecturally interesting statement that I hope will draw favorable attention to the development and the city.

The overall approved residential density of Meadowmont will remain unchanged with this proposal, since the residential dwelling units added to this project will be deducted from the total already approved for Meadowmont. The Statement of Compliance emphasizes that all requirements for buildings within Chapel Hill and Meadowmont will be met.

My goal in building this is a very personal one: I think that Chapel Hill enjoys an unusually pleasant quality of life even from an international perspective. I hope that my contribution can be both in enhancing the spectrum of residential opportunities in Meadowmont and to draw attention to the basic concept of village-style living, both within the context of a building that will be aesthetically notable.

CASTALIA AT MEADOWMONT  
STATEMENT OF COMPLIANCE  
NOVEMBER 24, 2004

The concept plan submitted for Castalias' proposed office building includes the addition of approximately nine residential dwelling units in addition to the already-approved mixed office and retail space. The master developer of Meadowmont, East West Partners, has agreed to redistribute these dwelling units from the total already approved by the Meadowmont Master Land Use Plan. In doing so, the required thresholds for density, traffic, FAR, open space green space, impervious cover, and other requirements will be preserved.

We believe the information already presented demonstrates compliance with the Town of Chapel Hill's design guidelines and the approved Master Land Use Plan. We also believe that this concept plan furthers the goals of closely integrating living and working space, and of encouraging pedestrian traffic while discouraging the need for vehicular use. We feel that this change will enhance the village-type atmosphere intended for Meadowmont, and will also have the added benefit of providing a different type of residential unit that is included in current plans for Development, thereby enhancing the quality of life for Meadowmont and Chapel Hill residents.

STATE OF NORTH CAROLINA  
ORANGE COUNTY

FIRST AMENDMENT TO PURCHASE AND  
SALE AGREEMENT

THIS AMENDMENT, made and entered into this the 18<sup>th</sup> day of ~~December, 2001~~, <sup>February 2002</sup>, by and between MEADOWMONT DEVELOPMENT COMPANY, (hereinafter referred to as "Seller") and CASTALIA GROUP, LLC (hereinafter referred to as "Buyer").

WITNESSETH:

THAT WHEREAS, Buyer and Seller made and entered into a "the parties hereto made and entered into a "Purchase and Sale Agreement" dated October 20, 2000 for the purpose of conveying 4.2 acres of an office site on the hilltop in the Meadowmont Community, Chapel Hill, North Carolina (the "Agreement"); and

WHEREAS, the parties hereto wish to amend that Agreement as follows.

NOW, THEREFORE, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration the receipt of which is hereby acknowledged, the parties hereto do hereby amend the Agreement as follows:

1.0 Paragraph 2 is deleted in its entirety and in its place and stead is substituted the following:

2. Closing. Closing hereunder shall occur on or before May 15, 2002. The Closing date and place may be changed by written agreement of the parties. Prior to closing all risk of loss shall be borne by Seller.

2.0 There shall be added a new paragraph 27 as follows:

27. Cross-Access Easement for Parking on Parcel 10A. At Closing, the parties hereto will provide for Cross-Access Easements running between parcel 10A and the Subject Property which will allow for shared parking.

3.0 There shall be added a new paragraph 28 as follows:

28. Residential Units. Seller shall provide Buyer with allocations of floor area to allow the construction of ten (10) residential units proposed to be built

30

on the Subject Property. There will be allocated 26,000 square feet of floor area for this purpose.

- 4.0 Buyer acknowledges satisfaction of, or waives, any and all contingencies contained in paragraphs 10 and 11 of the contract.
- 5.0 Notwithstanding anything contained in the contract, the parties hereto acknowledge that the Purchase Price for the Subject Property shall be \$1,500,000.00 at the Closing described above.
- 6.0 Except as amended herein, the Agreement remains in full force and effect.

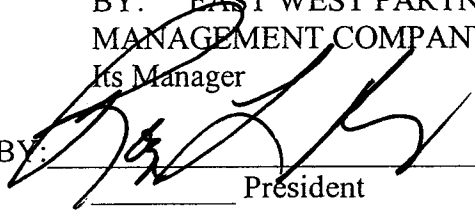
WITNESSETH, our hands and seals the day and year first above written.

SELLER:

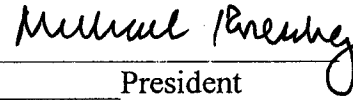
MEADOWMONT DEVELOPMENT COMPANY,  
a North Carolina joint venture

BY: EAST WEST MEADOWMONT  
VENTURE,  
L.L.C., Joint Venturer

BY: EAST WEST PARTNERS  
MANAGEMENT COMPANY, INC.,  
Its Manager







BY:   
\_\_\_\_\_  
President

CASTALIA GROUP, LLC

By:   
\_\_\_\_\_  
President

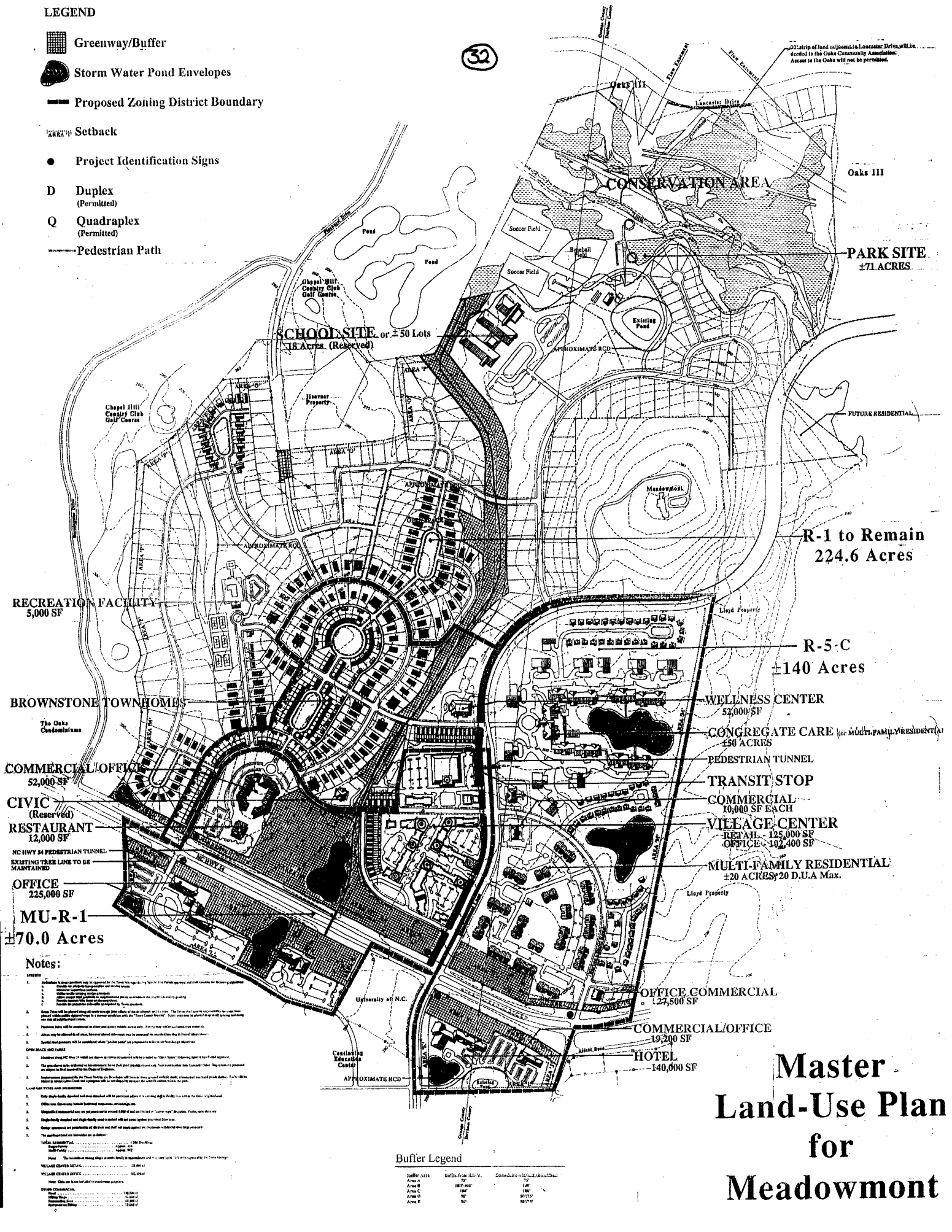


**LEGEND**

-  Greenway/Buffer
-  Storm Water Pond Envelopes
-  Proposed Zoning District Boundary
-  Setback
-  Project Identification Signs
- D** Duplex (Permitted)
- Q** Quadraplex (Permitted)
-  Pedestrian Path

32

2012 strip of land adjacent to Lancaster Drive will be deeded to the Oaks Community Association. Access to the Oaks will not be permitted.



- Notes:**
1. All construction shall be in accordance with the applicable codes of the City of Charlotte and the State of North Carolina.
  2. The applicant shall provide a detailed site plan showing all proposed structures, parking, and other site improvements.
  3. The applicant shall provide a detailed site plan showing all proposed structures, parking, and other site improvements.
  4. The applicant shall provide a detailed site plan showing all proposed structures, parking, and other site improvements.
  5. The applicant shall provide a detailed site plan showing all proposed structures, parking, and other site improvements.
  6. The applicant shall provide a detailed site plan showing all proposed structures, parking, and other site improvements.
  7. The applicant shall provide a detailed site plan showing all proposed structures, parking, and other site improvements.
  8. The applicant shall provide a detailed site plan showing all proposed structures, parking, and other site improvements.
  9. The applicant shall provide a detailed site plan showing all proposed structures, parking, and other site improvements.
  10. The applicant shall provide a detailed site plan showing all proposed structures, parking, and other site improvements.
  11. The applicant shall provide a detailed site plan showing all proposed structures, parking, and other site improvements.
  12. The applicant shall provide a detailed site plan showing all proposed structures, parking, and other site improvements.
  13. The applicant shall provide a detailed site plan showing all proposed structures, parking, and other site improvements.
  14. The applicant shall provide a detailed site plan showing all proposed structures, parking, and other site improvements.
  15. The applicant shall provide a detailed site plan showing all proposed structures, parking, and other site improvements.
  16. The applicant shall provide a detailed site plan showing all proposed structures, parking, and other site improvements.
  17. The applicant shall provide a detailed site plan showing all proposed structures, parking, and other site improvements.
  18. The applicant shall provide a detailed site plan showing all proposed structures, parking, and other site improvements.
  19. The applicant shall provide a detailed site plan showing all proposed structures, parking, and other site improvements.
  20. The applicant shall provide a detailed site plan showing all proposed structures, parking, and other site improvements.

**Buffer Legend**

Buffer Area	Buffer From (L.F. W.)	Setback From (L.F. W. of) (ft.)
Area A	100'	100'
Area B	100'	100'
Area C	100'	100'
Area D	100'	100'
Area E	100'	100'

# Master Land-Use Plan for Meadowmont







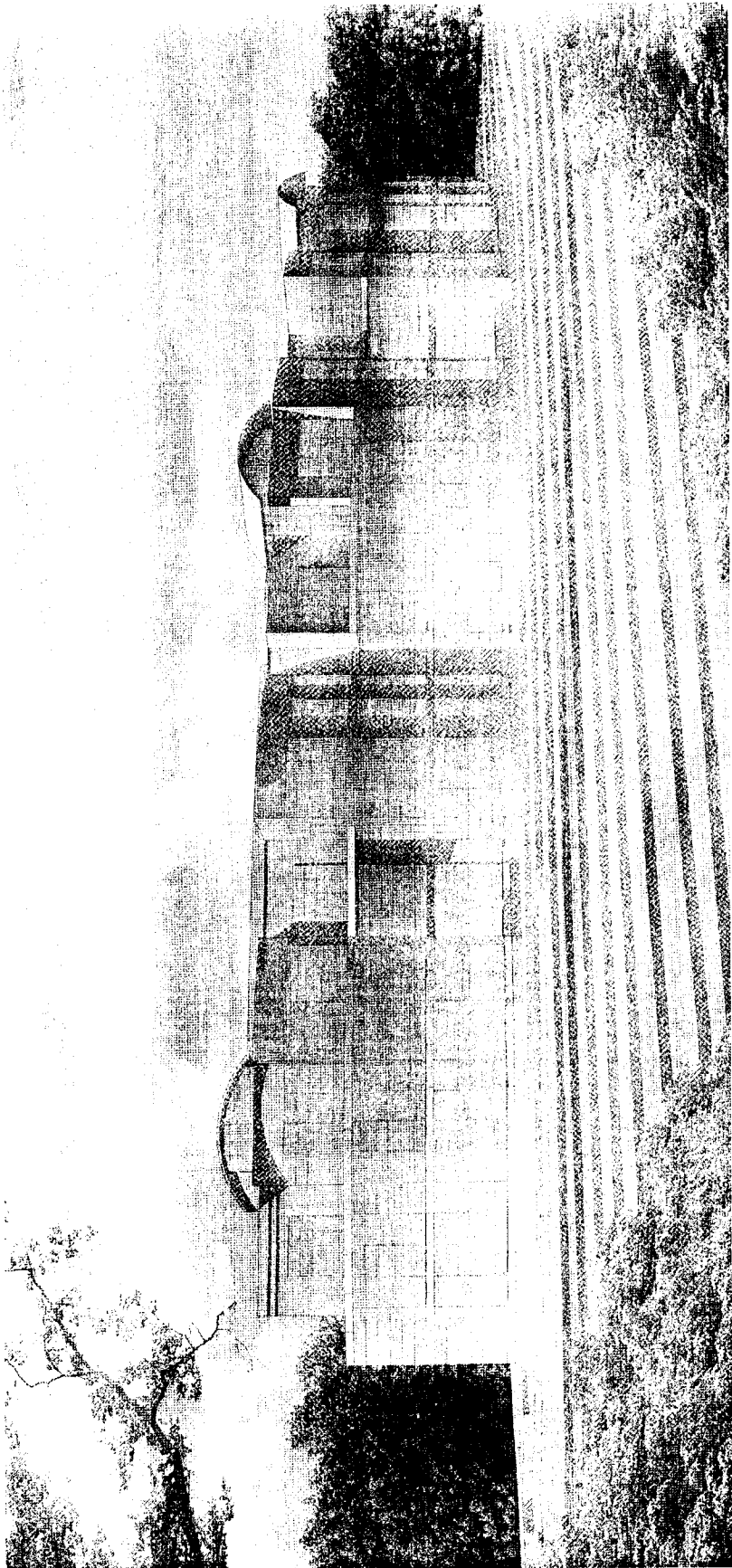
CASTALIA AT MEADOWMONT  
November 22, 2004

35



View from Highway 35

**CASTALIA**  
AT  
MEADOWMONT  
FOR  
Health Decisions Inc.



SouthEast Building Perspective

**CASTALIA**  
AT  
MEADOWMONT  
for  
Health Decisions Inc.