ZONING ATLAS AMENDMENT APPLICATION

TOWN OF CHAPEL HILL
Planning Department
405 Martin Luther King Jr. Blvd
phone (919) 969-5066 *fax* (919) 969-2014
www.townofchapelhill.org

Parcel Identifier Number (PIN): 9890800195 Date: ☐ 3/6/18

Section A: Project Information

Project Name: EASTOWNE REDEVELOPMENT - MOB 1

Property Address: 100 EASTOWNE DRIVE Zip Code: 27514

Use Groups (A, B, and/or C): B Existing Zoning District: OI-2

Project Description: DEMOLITION OF 4 EXISTING OFFICE BUILDINGS AND CONSTRUCTION OF A 153,000 SF MOB WITH SURFACE AND STRUCTURED PARKING.

Section B: Applicant, Owner, and/or Contract Purchaser Information

Applicant Information (to whom correspondence will be mailed)

Name: WILLIAM H. DERKS

Address: 2905 MERIDIAN PARKWAY

City: DURHAM State: NC Zip Code: 27713

Phone: 919-361-5000 Email: DERKS@MCADAMSCO.COM

The undersigned applicant hereby certifies that, to the best of their knowledge and belief, all information supplied within this application is true and accurate.

Signature: Will H. Derks Date: 3/3/18

Owner/Contract Purchaser Information:

☑ **Owner** ☐ **Contract Purchaser**

Name: HEALTH SYSTEM PROPERTIES, LLC

Address: 211 FRIDAY CENTER DRIVE

City: CHAPEL HILL State: NC Zip Code: 27517

Phone: 984-974-0240 Email: RAY.LAFRENAYE@UNCHEALTH.UNC.EDU

The undersigned applicant hereby certifies that, to the best of their knowledge and belief, all information supplied within this application is true and accurate.

Signature: Date: 3/5/18

ZONING ATLAS AMENDMENT APPLICATION
SUBMITTAL REQUIREMENTS

TOWN OF CHAPEL HILL
Planning Department

The following must accompany your application. Failure to do so will result in your application being considered incomplete. For assistance with this application, please contact the Chapel Hill Planning Department (Planning) at (919) 969-5066 or at planning@townofchapelhill.org. For detailed information, please refer to the Description of Detailed Information handout.

✓	**Application fee** (refer to fee schedule)	Amount Paid $ 1,702.80
✓	**Pre-Application Meeting – with appropriate staff**	
✓	**Digital Files** – provide digital files of all plans and documents	
✓	**Mailing list of owners of property within 1,000 foot perimeter of subject property** (see GIS notification tool)	
✓	**Mailing fee for above mailing list**	Amount Paid $ 486.40*
✓	**Written Narrative describing the proposal**	*COMBINED WITH SUP MAILING FEE
✓	**Statement of Justification**	
✓	**Digital photos of site and surrounding properties**	
✓	**Legal description of property to be rezoned**	
N/A	**Phasing Plan (if applicable) indicating phasing boundaries and phasing notes**	
✓	**Reduced Site Plan Set (reduced to 8.5" x 11")**	

Plan Sets (10 copies to be submitted no larger than 24" x 36")

Plans should be legible and clearly drawn. All plan set sheets should include the following:

- Project Name
- Legend
- Labels
- North Arrow (North oriented toward top of page)
- Property Boundaries with bearing and distances
- Scale (Engineering), denoted graphically and numerically
- Setbacks
- Streams, RCD Boundary, Jordan Riparian Buffer Boundary, Floodplain, and Wetlands Boundary, where applicable

Area Map

a) Project name, applicant, contact information, location, PIN, & legend
b) Dedicated open space, parks, greenways
c) Overlay Districts, if applicable
d) Property lines, zoning district boundaries, land uses, project names of site and surrounding properties, significant buildings, corporate limit lines
e) 1,000 foot notification boundary

UNC HEALTH CARE

NARRATIVE

REZONING REQUEST

Eastowne - Medical Office Building

Existing Conditions

The original Eastowne development was constructed with single and two-story office buildings in the 1970's and 1980's. The current, nearly 48-acre site, is strategically located adjacent to I-40 and 15-501 with the Phase 1 development being located at the western intersection of Eastowne Drive and 15-501. The initial medical office building lies in the southeast corner of the site which is bound on the eastern and northern boundaries by a large existing pond and Resource Conservation District (RCD). There are five existing office buildings with associated parking on the site. Four of the buildings will be demolished to create the room for the medical office building and the associated parking deck and site improvements.

Project Plan

The rezoning request to OI-3 is being submitted to allow for an increase in floor area and building height to support the plan to demolish four of the five existing buildings totaling approximately 77,484 gross square feet and construct the 153,000 square foot medical office building and parking deck. The fifth building, totaling 25,546 gross square feet, will remain operational but will eventually be demolished to support full build out of this area.

The proposed 153,000 square foot, 6-story, medical office building will be modern, energy efficient, constructed with a steel frame and skinned with attractive glass curtain wall and storefront systems and complimented with architectural cladding. The skin will be designed to consider the sites prominence at this gateway entrance into Chapel Hill and be consistent with the UNC Health Care brand.

The building will front 15-501 to optimize visibility and create the beginning of a welcoming, urban gateway for this project and to the Town. Parking will be a combination of new or existing surface parking to support the existing building that will remain and structured parking to accommodate patients, staff and visitors for the new medical office building. When completed an approximately 7 ½ story, approximately 1,100 space parking structure will front along Eastowne Drive with a well landscaped buffer along the street right-of-way. By utilizing structured parking, the initial development will minimize the development footprint and the associated impervious surface area. This also allows a more compact, walkable development that maximizes open and green spaces. Access into the site will be north of the parking deck to reduced conflicts with the traffic at the intersection of Eastowne and 15-501. The internal roads will be designed to allow future extension into the remaining properties to the north and east which are also owned by UNC Health Care to allow for both pedestrian and vehicular interconnections to the future development.

Goals and Objectives

The primary goal of the project is to redevelop this site with modern, higher density medical office uses while creating a prominent gateway into Chapel Hill along 15-501. To achieve these goals, we are now embarking on a design for the buildings that will utilize modern building technologies and construction methods to provide a clean, sophisticated and striking commercial development.

Project timing is also a critically important goal of the development. To stay competitive in the increasingly challenging healthcare landscape, UNC Health Care needs to continue to improve the patient experience. The initial project will consolidate a significant amount of services that are scattered throughout the healthcare system in Chapel Hill while simultaneously upgrading the buildings and improving patient access. Building on UNC Health Care's superb relationship between the Town of Chapel Hill will be instrumental to reach our goal of a Summer 2018 construction start is to be achievable. UNC Health Care is targeting early 2020 to open the first office building.

UNC HEALTH CARE

STATEMENT OF JUSTIFICATION

REZONING REQUEST

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Project Plan

Four of the five existing buildings totaling approximately 77,484 gross square feet will be demolished. The fifth building, totaling 25,546 gross square feet, will remain operational during construction of the first medical office building and parking deck. Building 500 will eventually be demolished to support full build out of this area.

The proposed 153,000 square foot, 6-story, medical office building will be modern, energy efficient, constructed with a steel frame and skinned with attractive glass curtain wall and storefront systems and complimented with architectural precast panels. The skin will be designed to consider the sites prominence at this gateway entrance into Chapel Hill and be consistent with the UNC Health Care brand.

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UNC HEALTH CARE

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This project conforms to the general requirements of the Land Use Management Ordinance as well as the policies in the Comprehensive Plan. The use of the parcel will not change as part of the redevelopment; approval of this rezoning will allow for the construction of new, energy-efficient, modern office buildings designed to meet the requirements of the Town's Land Use Management Ordinance.

The subject property is located in the North 15-501 area as described in the Chapel Hill 2020 Comprehensive Plan. This area of Chapel Hill was noted to have areas of redevelopment opportunity due to underutilized commercial capacity. Approval of the subject rezoning will allow denser non-residential development in the North 15-501 Area.

Comprehensive Plans Themes and Goals

1. **A Place for Everyone:**
Redevelopment of this site will add new medical office to the Town's inventory. The new medical offices will allow for improved levels of medical service to the citizens of Chapel Hill and surrounding areas. Development of the site will also include structured parking which will allow for vertical development of the parcel to lessen the environmental impacts typically caused by areas of sprawling surface parking with associated land disturbance and run-off.

2. **Community Prosperity and Engagement:**
Development of new, energy-efficient modern medical office facilities will add to the prosperity of the Chapel Hill community by allowing denser non-residential growth in the North 15-501 Area as described in the Chapel Hill Community Plan while requiring minimal additional services.

3. **Getting Around:**
This redevelopment project is located adjacent to an existing major transportation corridor, US 15-501, which will allow for easy ingress and egress. As this site currently utilized for non-residential purposes, the redevelopment will not have the negative impacts typically

associated with new development, such as increased traffic, clearing and grading, and removal of existing mature vegetation.

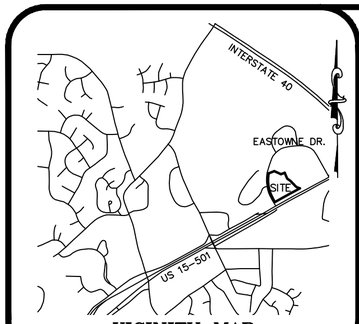
4. **Good Places, New Spaces:**
   The Eastowne development will add new, modern medical offices to a site that is currently occupied by older, obsolete buildings. The new buildings will be designed to meet the requirements of the Land Use Development Ordinance which will allow for the development of interesting buildings and spaces to serve the citizens of Chapel Hill and surrounding areas.

5. **Nurturing Our Community:**
   Redevelopment of the subject parcel will enable the construction of upgraded structures, as well as an upgrade on all associated site improvements, such as stormwater controls, impervious surfaces, landscaping, open spaces, etc.

6. **Town and Gown Collaboration:**
   Modern medical office facilities will allow UNC Health Care to better attract young talent to keep them in and around Chapel Hill after graduation. The new buildings will also meet all accessibility requirements so that all citizens are able to utilize the facility without the issues typically found in older office buildings.

Conclusion

The Eastowne Medical Office building seeks to deliver modern facilities that will improve the attractiveness of the site as well as enhance the medical care provided within. The proposed building meets the requirements of the Land Use Management Ordinance as well as the policy items found in the Chapel Hill 2020 Comprehensive Plan. UNC Health Care Systems has and will continue to be a partner with the Town of Chapel Hill and will work to ensure that this project adds to the vibrancy and to the Town.



VICINITY MAP
NOT TO SCALE

GENERAL NOTES

1. THIS IS A SURVEY OF AN EXISTING PARCEL(S) OF LAND. THIS IS A ZONING EXHIBIT.
2. BEARINGS FOR THIS SURVEY ARE BASED ON NC GRID NAD 83 COORDINATES.
3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
4. ZONING: CHAPEL HILL
5. AREA BY COORDINATE GEOMETRY.
6. FLOOD NOTE: THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" AS DEFINED BY F.E.M.A F.I.R.M COMMUNITY PANEL #3710989000L DATED MAY 16, 2008.
7. REFERENCES: PB. 73 PG. 10 OF THE ORANGE COUNTY REGISTRY.
8. NO GRID MONUMENTS FOUND WITHIN 2000' OF SITE.

I, RONALD T. FREDERICK, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM DEED DESCRIPTION RECORDED IN BOOK AND PAGE (AS SHOWN) ; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AND DRAWN FROM INFORMATION FOUND IN BOOK AND PAGE (AS SHOWN) ; THAT THE RATIO OF PRECISION AS CALCULATED IS 1: 150,000+ AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS

_____ DAY OF _____, A.D. 2018.

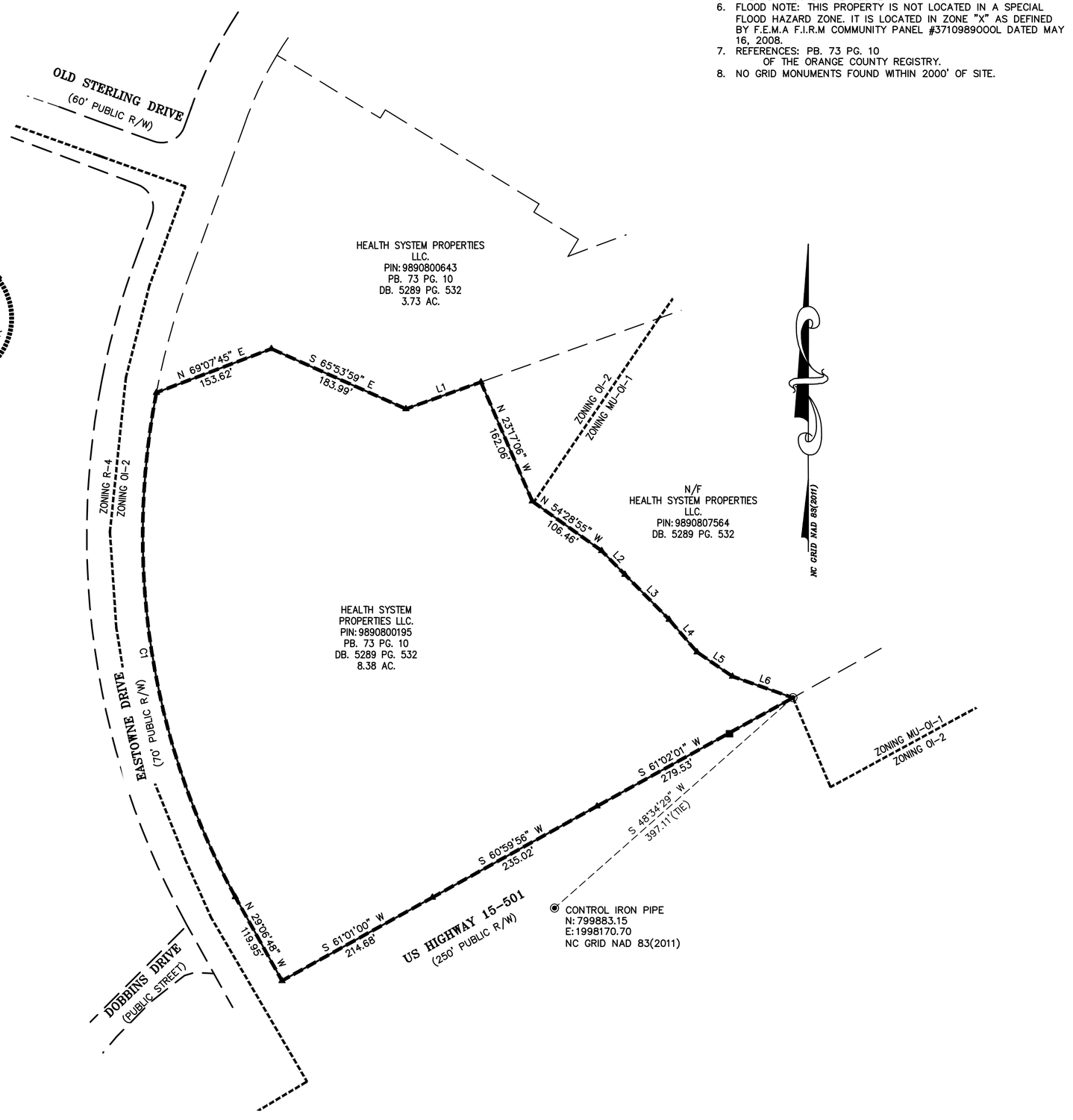
NORTH CAROLINA PROFESSIONAL SEAL L-4720 LAND SURVEYOR RONALD T. FREDERICK
PRELIMINARY

_____
RONALD T. FREDERICK PLS L-4720

I HEREBY CERTIFY THAT THIS PLAT IS OF THE FOLLOWING TYPE: G.S. 47-30 (f)(11)(c)(1). THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

_____
RONALD T. FREDERICK PLS L-4720

ZONING AREA
8.38 ACRES



CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	937.70'	650.17'	S 08°53'16" E	637.22'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 70°17'05" E	99.55'
L2	N 44°21'53" W	41.44'
L3	N 44°32'20" W	78.71'
L4	N 40°35'51" W	53.57'
L5	N 55°27'52" W	53.71'
L6	N 70°33'47" W	80.06'

LEGEND

- EXISTING IRON PIPE
- IRON PIPE SET
- EXISTING CONCRETE MONUMENT
- CALCULATED POINT
- POWER POLE
- —OE— OVERHEAD ELECTRIC

GRAPHIC SCALE
100 0 50 100 200
1 inch = 100 ft.

THE JOHN R. McADAMS COMPANY, INC.
2905 Meridian Parkway
Durham, North Carolina 27713
License No.: C-0293
919. 361. 5000 ▪ McAdamsCo.com

McADAMS

REVISIONS:
1. ..

EASTOWNE CAMPUS

CHAPEL HILL, ORANGE COUNTY, NORTH CAROLINA

ZONING EXHIBIT

PROJECT NO.	UNC-17020
FILENAME:	UNC17020-Z1
SURVEYED BY:	RTF
DRAWN BY:	JBT
SCALE:	1"=100'
DATE:	02-21-2018

McADAMS

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UNC HEALTH CARE SYSTEM
EASTOWNE REDEVELOPMENT MOB 1

REZONING

100 EASTOWNE DR
CHAPEL HILL, NORTH CAROLINA
PROJECT NUMBER: UNC-17020

DATE: MARCH 6, 2018

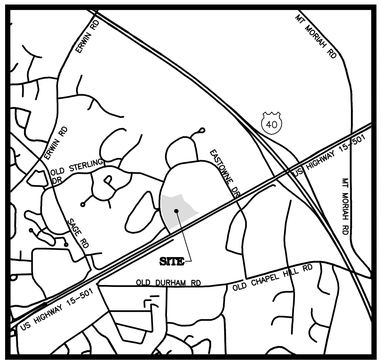
SHEET INDEX

C-1	AREA MAP
C-2	EXISTING CONDITIONS
C-3	REZONING BOUNDARY AND LEGAL DESCRIPTION
C-4	SITE AND PHOTOS

OWNER:

UNC HEALTH CARE

HEALTH SYSTEM PROPERTIES, LLC
211 FRIDAY CENTER DRIVE
CHAPEL HILL, NORTH CAROLINA 27517
SIMON.GEORGE@UNCHEALTH.UNC.EDU
(984) 974-5388



VICINITY MAP
1"=1500'

DCI Development & Construction Insight, LLC

MHAworks PLANNING ARCHITECTURE INTERIORS

MCADAMS

THE JOHN R. McADAMS COMPANY, INC.

2905 Meridian Parkway
Durham, North Carolina 27713
License No.: C-0293
919. 361. 5000 ▪ McAdamsCo.com
Contact: Bill Derks
Derks@mcadamsco.com

PRELIMINARY DRAWING – NOT RELEASED FOR CONSTRUCTION

REZONING PERMIT FOR:
UNC HEALTH CARE SYSTEM EASTOWNE
REDEVELOPMENT MOB 1
CHAPEL HILL, NORTH CAROLINA
PROJECT NUMBER: UNC-17020

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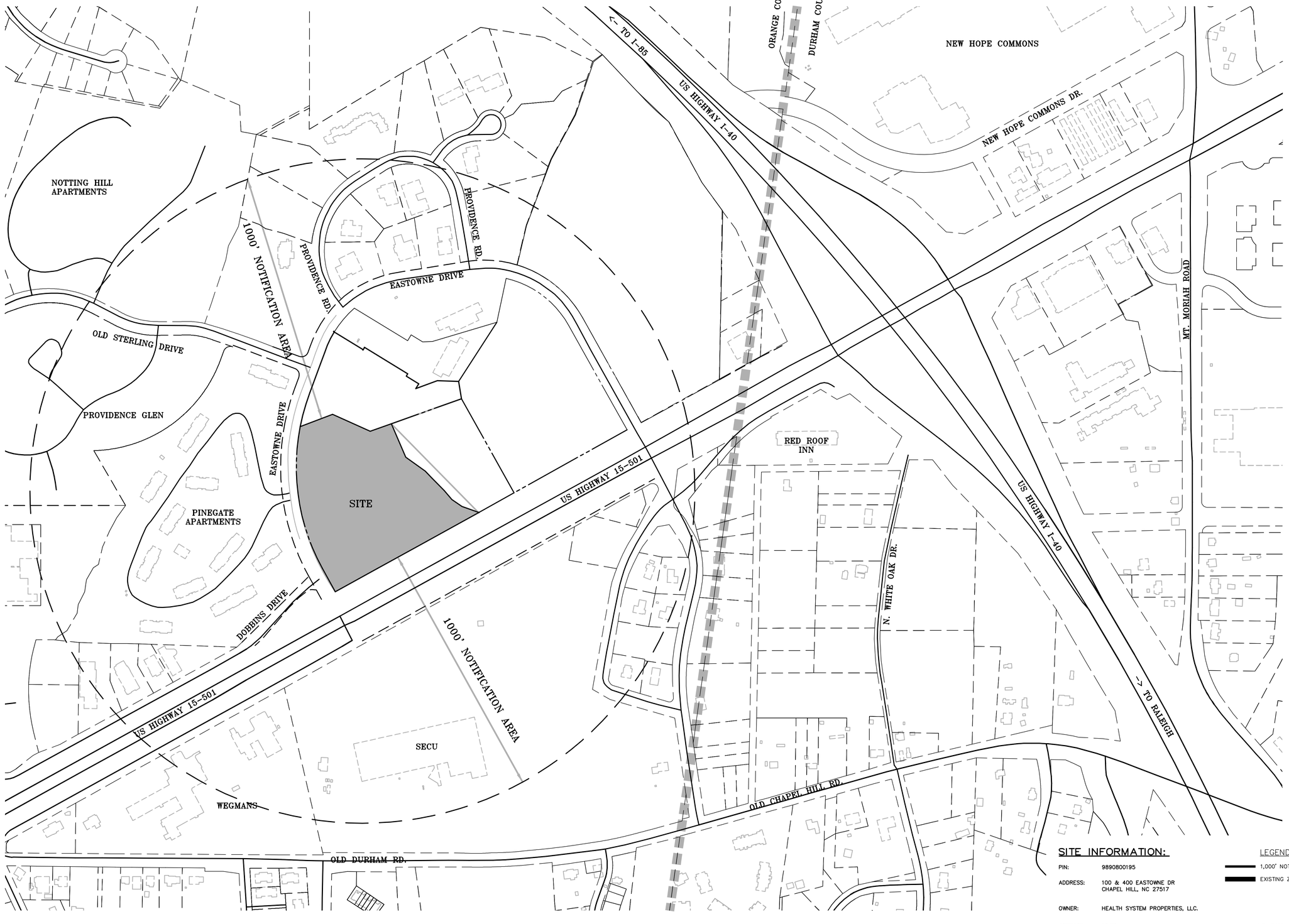

SITE INFORMATION:

PIN: 9890800195

ADDRESS: 100 & 400 EASTOWNE DR
CHAPEL HILL, NC 27517

OWNER: HEALTH SYSTEM PROPERTIES, LLC.

ACREAGE: 12.17

GENERAL NOTES

1. PLANIMETRIC INFORMATION OBTAINED FROM ORANGE AND DURHAM COUNTY GIS.

LEGEND

1,000' NOTIFICATION BOUNDARY

EXISTING ZONING BOUNDARY

GRAPHIC SCALE

200 0 100 200 400

1 inch = 200 ft.

NC GRID (NAD 83)

PRELIMINARY DRAWING – NOT RELEASED FOR CONSTRUCTION

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Durham, North Carolina 27713
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NORTH CAROLINA PROFESSIONAL SEAL 21542 ENGINEER WILLIAM H. DERKS

REVISIONS:

OWNER:
HEALTH SYSTEM PROPERTIES, LLC
211 FRIDAY CENTER DRIVE
CHAPEL HILL, NORTH CAROLINA 27517

UNC HEALTH CARE SYSTEM EASTOWNE REDEVELOPMENT MOB 1

REZONING

CHAPEL HILL, NORTH CAROLINA

AREA MAP

PROJECT NO.	UNC-17020
FILENAME:	UNC17020-A1
CHECKED BY:	WHD
DRAWN BY:	HMA
SCALE:	1"=200'
DATE:	03-06-18
SHEET NO.	C-1

McADAMS

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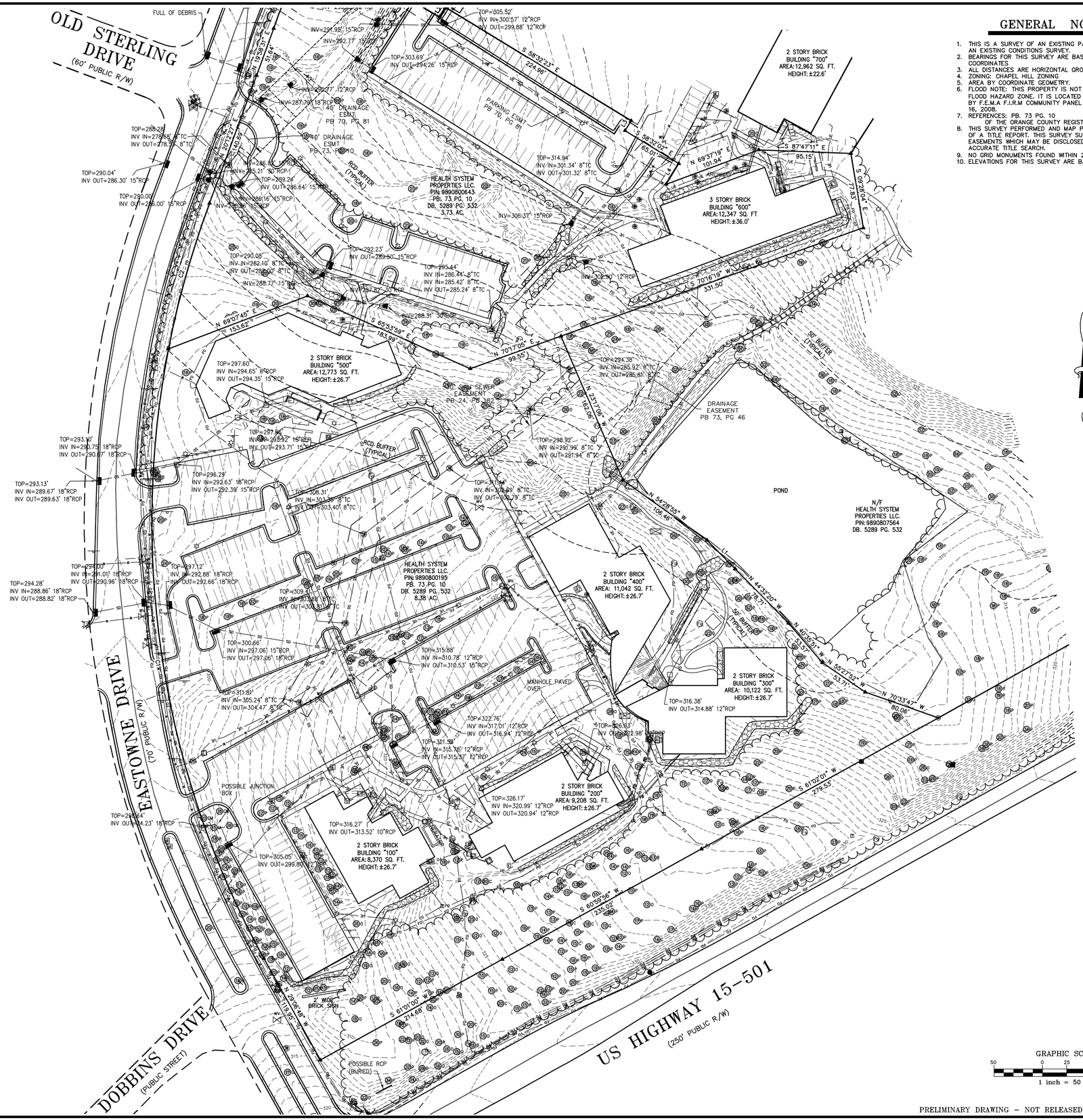
PRELIMINARY PLAT
NOT FOR RECORDATION
CONVEYANCES OR SALES



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7. REFERENCES: PB. 73 PG. 10 OF THE ORANGE COUNTY REGISTRY.
8. THIS SURVEY PERFORMED AND MAP PREPARED WITHOUT BENEFIT OF A TITLE REPORT. THIS SURVEY SUBJECT TO ANY FACTS AND EASEMENTS WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
9. NO GRID MONUMENTS FOUND WITHIN 2000' OF SITE.
10. ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD 88 DATUM

LEGEND

- EXISTING IRON PIPE
- IRON PIPE SET
- CALCULATED POINT
- BORE HOLE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- ELECTRIC BOX
- LIGHT POLE
- POWER POLE
- CURB INLET
- STORM DRAINAGE MANHOLE
- YARD INLET

- SD — STORM DRAIN PIPE
- OU — OVERHEAD UTILITY LINES
- W — WATER LINE
- SS — SANITARY SEWER LINE
- T — TELEPHONE LINE
- G — GAS LINE
- UE — UNDERGROUND ELECTRIC
- UT — UNDERGROUND TELEPHONE
- X — FENCE LINE

GRAPHIC SCALE
50 0 25 50 100
1 inch = 50 ft.

PRELIMINARY DRAWING – NOT RELEASED FOR CONSTRUCTION

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NORTH CAROLINA PROFESSIONAL SEAL 20 LAND SURVEYOR O. T. FREDERICK

REVISIONS:
1. -
2. -
3. -
4. -

OWNER:
UNC HOSPITALS
101 MANNING DRIVE
CHAPEL HILL, NORTH CAROLINA 27514

UNC HEALTH CARE SYSTEM EASTOWNE REDEVELOPMENT MOB 1

CHAPEL HILL, NORTH CAROLINA

EXISTING CONDITIONS

PROJECT NO.	UNC-17020
FILENAME:	UNC17020-C1
CHECKED BY:	RTF
DRAWN BY:	JBT
SCALE:	1"=50'
DATE:	12-28-17
SHEET NO.	C-2

McADAMS

I, RONALD T. FREDERICK, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM DEED DESCRIPTION RECORDED IN BOOK AND PAGE (AS SHOWN); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AND DRAWN FROM INFORMATION FOUND IN BOOK AND PAGE (AS SHOWN); THAT THE RATIO OF PRECISION AS CALCULATED IS 1: 150,000+ AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS

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NORTH CAROLINA PROFESSIONAL SEAL L-4720 SURVEYOR RONALD T. FREDERICK

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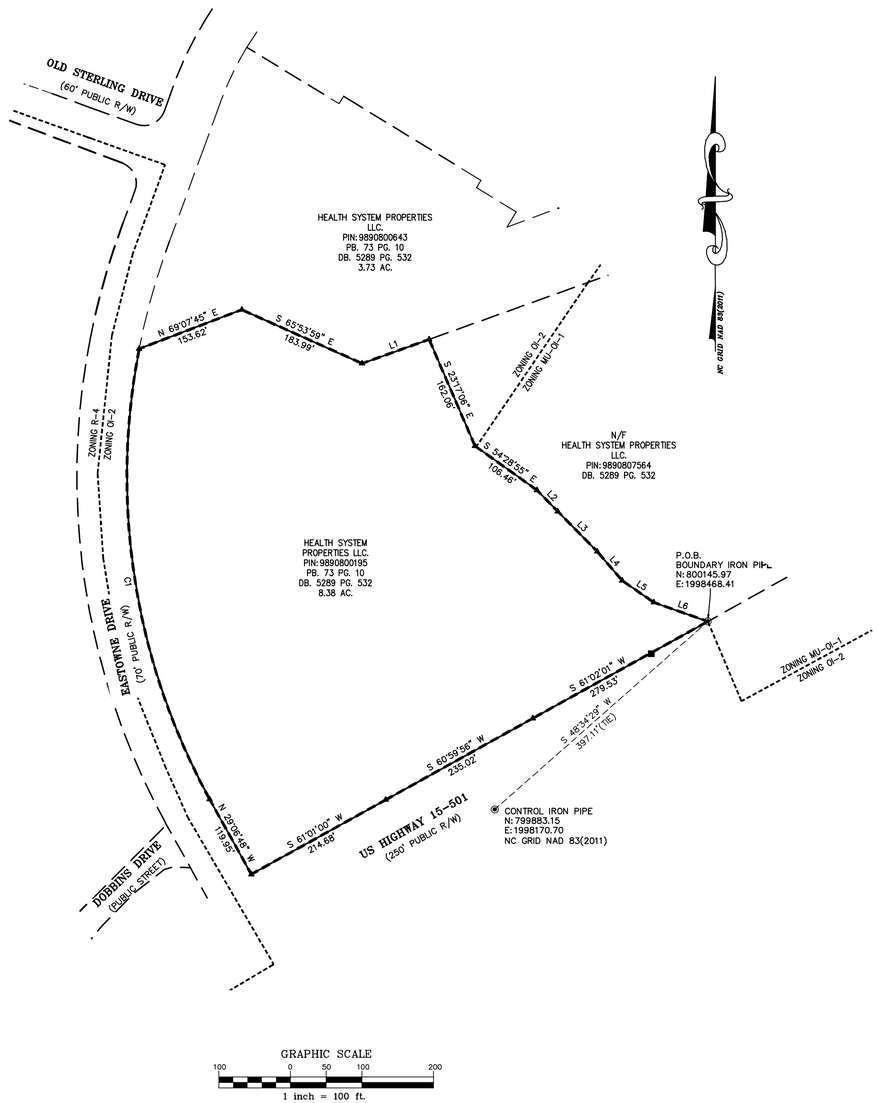
ZONING AREA
8.38 ACRES



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1 inch = 100 ft.

PROPERTY DESCRIPTION

BEGINNING AT AN EXISTING IRON PIPE ALONG THE NORTHERN RIGHT OF WAY OF US 15-501. THENCE RUNNING WITH SAID RIGHT OF WAY THENCE SOUTH 61°02'01" WEST A DISTANCE OF 279.53 FEET TO A POINT; THENCE SOUTH 60°59'56" WEST A DISTANCE OF 235.02 FEET TO A POINT; THENCE SOUTH 61°01'00" WEST A DISTANCE OF 214.68 FEET TO A POINT; THENCE ALONG THE EASTERN RIGHT OF WAY OF EASTOWNE DRIVE NORTH 29°06'48" WEST A DISTANCE OF 119.95 FEET TO A POINT; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 650.17 FEET, WITH A RADIUS OF 937.70 FEET, WITH A CHORD BEARING OF NORTH 08°53'16" WEST, WITH A CHORD LENGTH OF 637.22 FEET TO A POINT; THENCE LEAVING SAID RIGHT OF WAY NORTH 69°07'45" EAST A DISTANCE OF 153.62 FEET TO A POINT; THENCE SOUTH 65°53'59" EAST A DISTANCE OF 183.99 FEET TO A POINT; THENCE NORTH 70°17'05" EAST A DISTANCE OF 99.55 FEET TO A POINT; THENCE SOUTH 23°17'06" EAST A DISTANCE OF 162.06 FEET TO A POINT; THENCE SOUTH 54°28'55" EAST A DISTANCE OF 106.46 FEET TO A POINT; THENCE SOUTH 44°21'53" EAST A DISTANCE OF 41.44 FEET TO A POINT; THENCE SOUTH 44°32'20" EAST A DISTANCE OF 78.71 FEET TO A POINT; THENCE SOUTH 40°35'51" EAST A DISTANCE OF 53.57 FEET TO A POINT; THENCE SOUTH 55°27'52" EAST A DISTANCE OF 53.71 FEET TO A POINT; THENCE SOUTH 70°33'47" EAST A DISTANCE OF 80.06 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 364885 SQUARE FEET, 8.38 ACRES

LEGEND

- EXISTING IRON PIPE
- IRON PIPE SET
- EXISTING CONCRETE MONUMENT
- CALCULATED POINT
- POWER POLE
- —OE— OVERHEAD ELECTRIC

PRELIMINARY DRAWING – NOT RELEASED FOR CONSTRUCTION

THE JOHN R. McADAMS COMPANY, INC.
2905 Meridian Parkway
Durham, North Carolina 27713
License No.: C-0293
919. 361. 5000 • McAdamsCo.com

REVISIONS:

OWNER:
UNC HOSPITALS
101 MANNING DRIVE
CHAPEL HILL, NORTH CAROLINA 27514

UNC HEALTH CARE SYSTEM
EASTOWNE REDEVELOPMENT MOB 1

CHAPEL HILL, NORTH CAROLINA

ZONING BOUNDARY EXHIBIT

PROJECT NO.	UNC-17020
FILENAME:	UNC17020-C1
CHECKED BY:	RTF
DRAWN BY:	JBT
SCALE:	1"=50'
DATE:	02-21-2018
SHEET NO.	C-3

McADAMS

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PHOTO 1

PHOTO 2

PHOTO 3

PHOTO 4

PHOTO 5

PHOTO 6

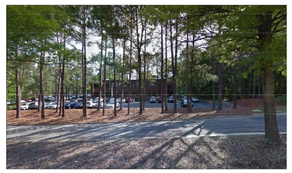
PHOTO 7

PHOTO 8

PHOTO 9

PHOTO 10

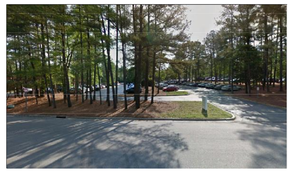
PHOTO 11

PHOTO 12

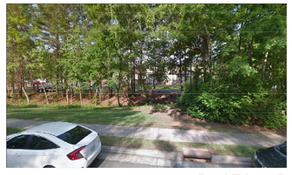
PHOTO 13

GRAPHIC SCALE
40 0 20 40 80
1 inch = 40 ft.

NC GRID (NAD 83)

PRELIMINARY DRAWING – NOT RELEASED FOR CONSTRUCTION

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REVISIONS:
1.

OWNER:
HEALTH SYSTEM PROPERTIES, LLC
211 FRIDAY CENTER DRIVE
CHAPEL HILL, NORTH CAROLINA 27517

UNC HEALTH CARE SYSTEM EASTOWNE REDEVELOPMENT MOB 1

REZONING

CHAPEL HILL, NORTH CAROLINA

SITE PHOTOS

PROJECT NO.	UNC–17020
FILENAME:	UNC17020–A1
CHECKED BY:	WHD
DRAWN BY:	AMR
SCALE:	1"=200'
DATE:	03–06–18
SHEET NO.	C-2

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