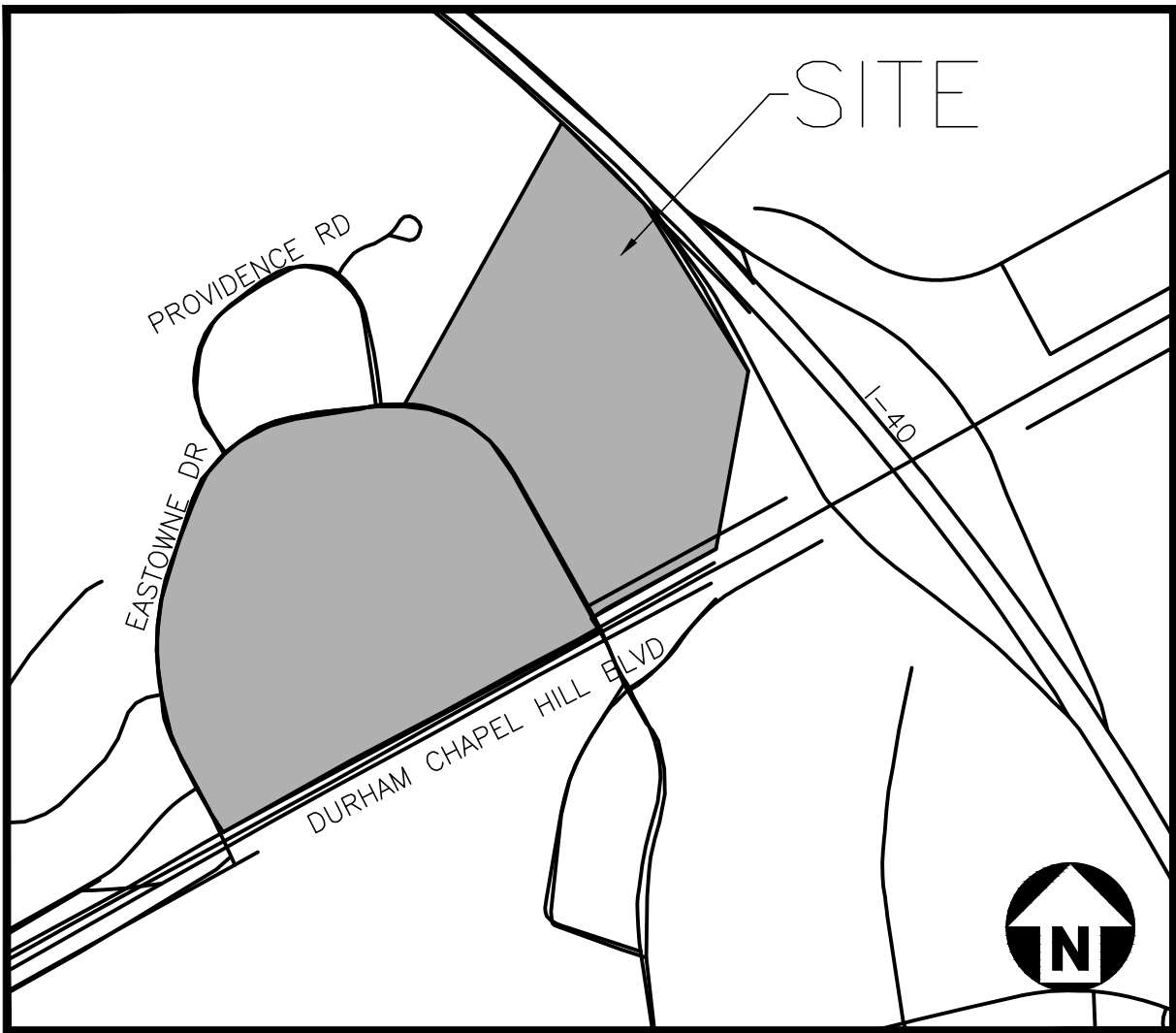


UNC HEALTH EASTOWNE

EASTOWNE DRIVE
CHAPEL HILL, NC, 27560

CONCEPT PLAN

PROJECT NUMBER: UNH22001
DATE: NOVEMBER, 21 2022



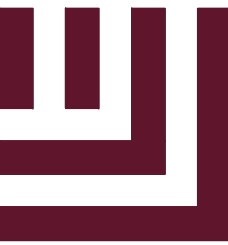
VICINITY MAP
N.T.S.

GENERAL NOTES

1. EXISTING FARM POND IS TO BE DRAINED. REMAINING STREAM LOCATIONS TO BE DETERMINED ONCE RE-ESTABLISHED. THE RESULTING STREAMS AND PROPOSED STREAM ENHANCEMENT PROJECT DOWNSTREAM OF THE EXISTING POND DAM WILL BE SUBJECT TO A COINCIDENT 50-FOOT WIDE JORDAN RIPARIAN BUFFER AND RCD.
2. STREETS AND/OR ACCESS POINTS ON EASTOWNE DRIVE MAY BE REQUIRED TO SHIFT TO ADDRESS THE FINAL INTERNAL BLOCK LAYOUT OR TO ACCOMMODATE TRANSPORTATION/TRAFFIC STUDY AND DESIGN REQUIREMENT BY NCDOT AND/OR THE TOWN. FINAL ALIGNMENTS TO BE DETERMINED WITH THE FINAL PLAN (ZCP).
3. IMPROVEMENTS SHOWN ON US HWY 15-501, EASTOWNE DRIVE IN THE PROXIMITY OF THE INTERSECTIONS WITH US HWY 15-501 AND DOBBINS DRIVE ARE SUBJECT TO THE REVIEW AND APPROVAL OF NCDOT.
4. STORMWATER MANAGEMENT WILL BE IN ACCORDANCE WITH THE STORMWATER MANAGEMENT NARRATIVE SUBMITTED WITH THE CONDITIONAL ZONING APPLICATION. FINAL LOCATIONS AND DESIGNS OF THE STORMWATER CONTROL MEASURES WILL BE DETERMINED WITH THE FINAL PLAN (ZCP) SUBMITTAL.
5. EXISTING BUILDINGS AND SURFACE PARKING LOTS MAY REMAIN IN USE AS NEEDED DURING THE DEVELOPMENT OF THE PROJECT.
6. PROPOSED CROSSINGS AND IMPACTS TO THE RCD SHOWN ON THE CONCEPTUAL PLAN ARE APPROVED AS PART OF THE C2 APPROVAL AND WILL MEET THE REQUIREMENTS OF LUMO SECTION 3.6.3-2 PERMITTED USES IN THE RCD AND SEC. 3.6.3.(G) STANDARDS FOR DEVELOPMENT IN THE RCD. DETAILED DESIGN OF THE CROSSINGS OR OTHER IMPACTS TO BE PROVIDED WITH THE FINAL PLAN (ZCP) SUBMITTAL.
7. PROPOSED MULTI-USE PATH, OR GREENWAY, MAY BE CONSTRUCTED IN THE OUTER 20-FEET OF THE JORDAN RIPARIAN AND RCD BUFFERS.
8. THE PROPOSED CENTER GREEN WILL BE A MINIMUM OF 60,000 SQUARE FEET, ADA ACCESSIBLE, INCLUDE HARDSCAPE AND LANDSCAPE AREAS AND MAY INCLUDE UN-ENCLOSED ROOFED OR COVERED AREAS.
9. PHASING OF THE DEVELOPMENT WILL BE DETERMINED DEPENDING ON THE NEEDS OF UNC HEALTHCARE. ADDITIONAL PHASE SPECIFIC TRAFFIC STUDIES MAY BE REQUIRED TO IDENTIFY PHASE SPECIFIC TRAFFIC IMPROVEMENTS REQUIRED.

SITE DATA

PHYSICAL ADDRESS	400 EASTOWNE DR	
OWNER	HEALTH SYSTEM PROPERTIES, LLC	
PIN	9890800195, 9890800643, 9890802764, 9890803947, 9890807564, 9890911209	
EXISTING ZONING	OI-3, OI-2, MU-OI-1	
PROPOSED ZONING	OI-3-C2	
NET LAND AREA (SQ FT)	2,202,829	
CREDITED STREET AREA (SQ FT)	220,283	
GROSS LAND AREA (SQ FT)	2,423,112	
AREA IN RCD (SQ FT)	288,974	
AREA IN FLOODPLAIN (SQ FT)	102,752	
PROPOSED BUILDING HEIGHT (MAX)	120 FT	
FLOOR AREA		
EXISTING FLOOR AREA (SQ FT)	228,000	
FLOOR AREA TO BE REMOVED (SQ FT)	78,000	
NEW FLOOR AREA (SQ FT)	1,710,000	
TOTAL FLOOR AREA (SQ FT)	1,860,000	
MAX FAR (FA/GLA)	.566	
PROPOSED FAR (FA/GLA)	.770	
BUILDING SETBACKS	REQUIRED	PROPOSED
STREET	0'	22'
INTERIOR	0'	8'
SOLAR	0'	9'
IMPERVIOUS		
EXISTING IMPERVIOUS (SQ FT)	403,365	
EXISTING IMPERVIOUS TO BE REMOVED (SQ FT)	268,329	
NEW IMPERVIOUS	1,420,056	
TOTAL IMPERVIOUS	1,555,092	
BUFFERS	REQUIRED	PROPOSED
15-501	30' TYPE D	30' MODIFIED
EASTOWNE DRIVE	20' TYPE C	20' TYPE C
US 40	100' TYPE E	100' TYPE E
PARKING		
EXISTING SPACES	1,629	
SPACES TO BE REMOVED	600	
MINIMUM PARKING IN OI-3	N/A	
PROPOSED PARKING RATIO	4.5 SPACE PER 1000 SQ FT	



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CONTACT

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derks@mcadamsco.com PHONE:
919. 632. 0570

CLIENT

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DEVELOPMENT
211 FRIDAY CENTER DRIVE
CHAPEL HILL, NORTH CAROLINA, 27571
PHONE: 984. 974. 5388

PROJECT DIRECTORY

DCI LLC
DAVID PARKER
VICE PRESIDENT

ANDY KING
PARTNER
GESTALT ARCHITECTURE + DESIGN PLLC

REVISIONS

NO. DATE

CONCEPT PLAN FOR:

UNC HEALTH EASTOWNE
CHAPEL HILL, NORTH CAROLINA
PROJECT NUMBER: UNH-22001



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**UNC HEALTH
EASTWNE
CONCEPT PLAN
EASTWNE DRIVE
CHAPEL HILL, NORTH CAROLINA**

REVISIONS

NO.	DATE
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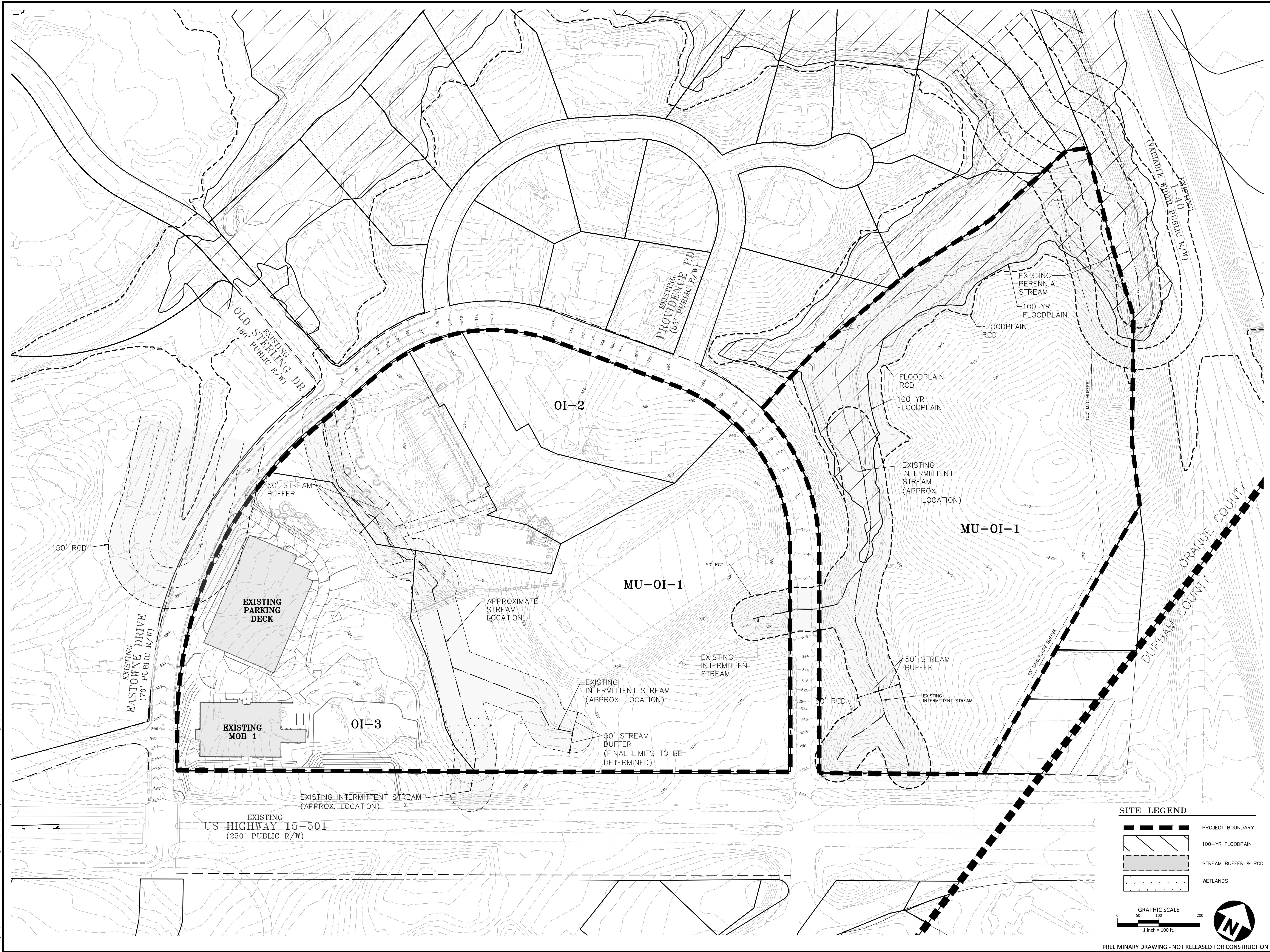
PLAN INFORMATION

PROJECT NO.	UNH-22001
FILENAME	UNH22001-XC1
CHECKED BY	WHD
DRAWN BY	OR
SCALE	1"=100'
DATE	11. 21. 2022

SHEET

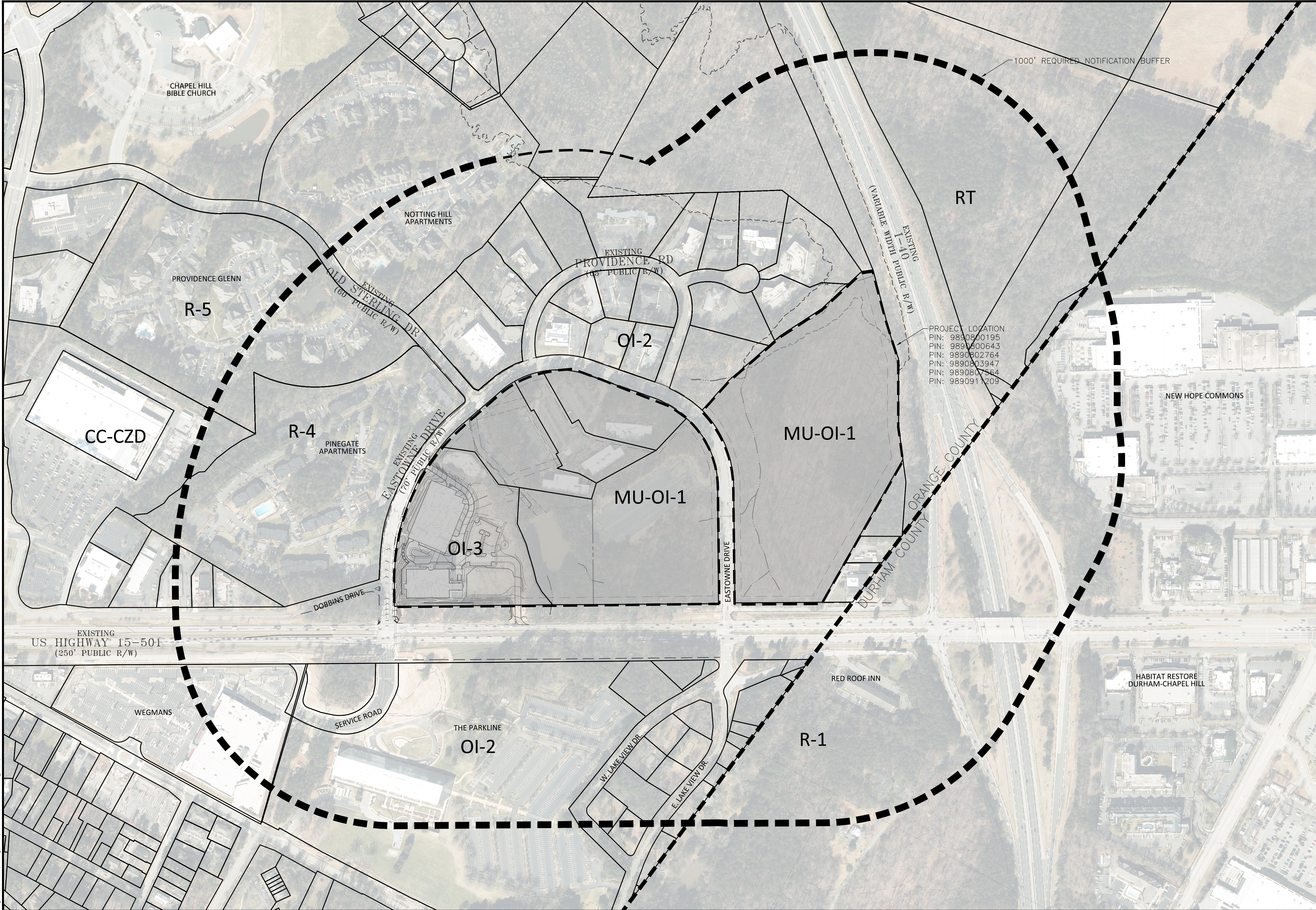
EXISTING CONDITIONS

C1.00



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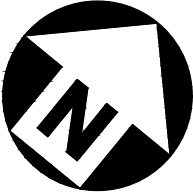
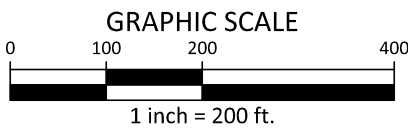
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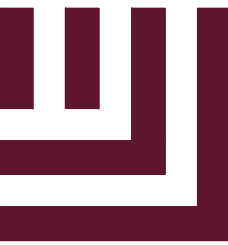
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LEGEND

- 1000' REQUIRED NOTIFICATION BOUNDARY
- PROJECT AREA
- APPROXIMATE ZONING DISTRICT LINE (INFORMATION FROM TOWN OF CHAPEL HILL GIS)



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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**UNC HEALTH
EASTWONE
CONCEPT PLAN
EASTWONE DRIVE
CHAPEL HILL, NORTH CAROLINA**

REVISIONS

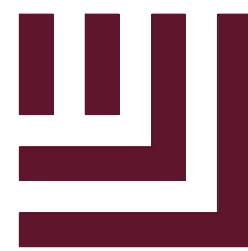
NO. DATE

PLAN INFORMATION

PROJECT NO. UNH-22001
FILENAME UNH22001-S1
CHECKED BY WHD
DRAWN BY OR
SCALE 1"=200'
DATE 11. 21. 2022

SHEET

AREA MAP
C1.01



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EASTWNE DRIVE
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NO. DATE

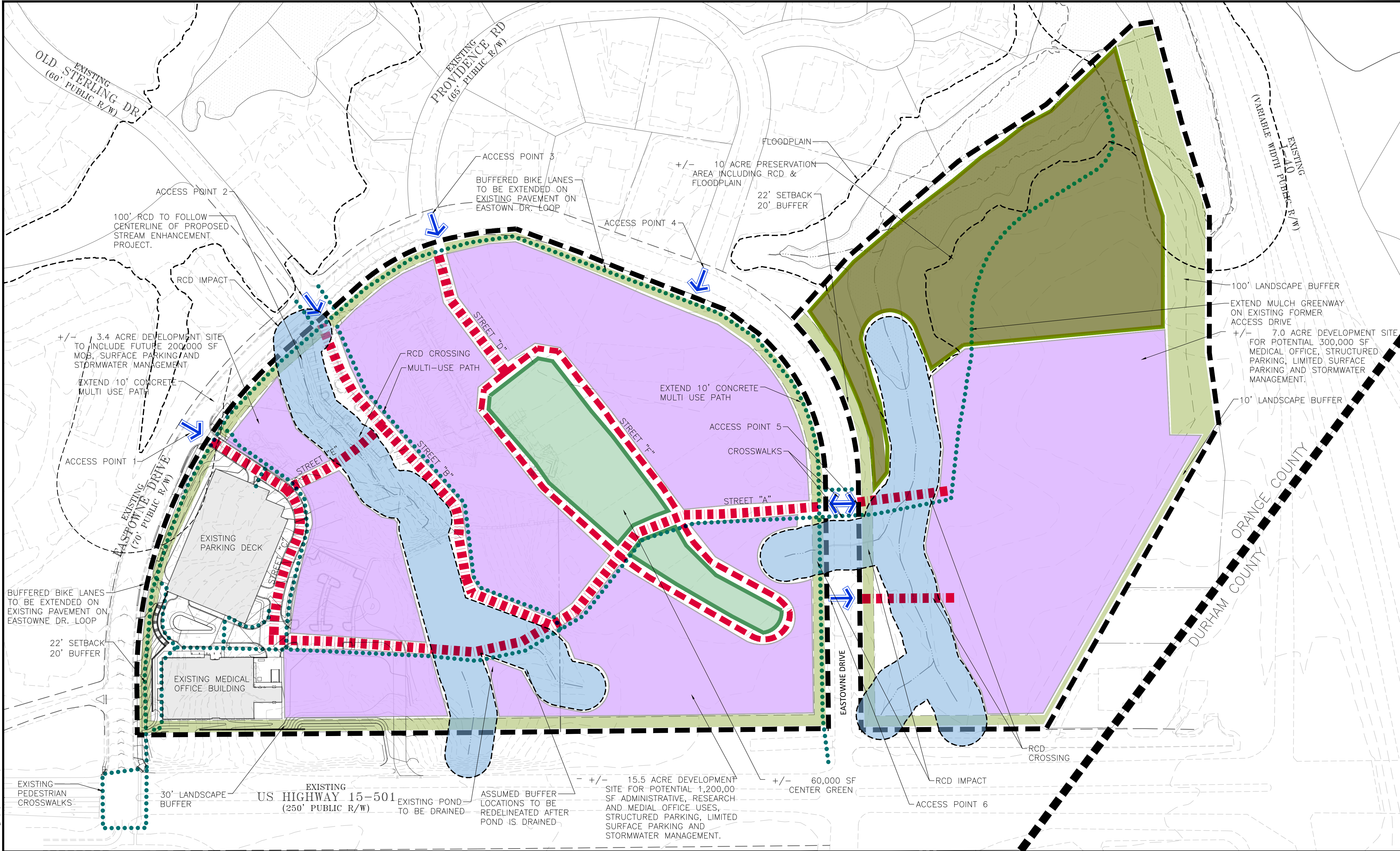
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FILENAME UNH22001-S1
CHECKED BY WHD
DRAWN BY OR
SCALE 1"=100'
DATE 11. 21. 2022

SHEET

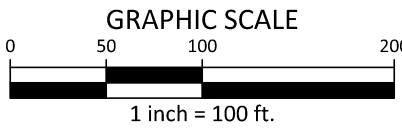
CONCEPT
PLAN

C2.00



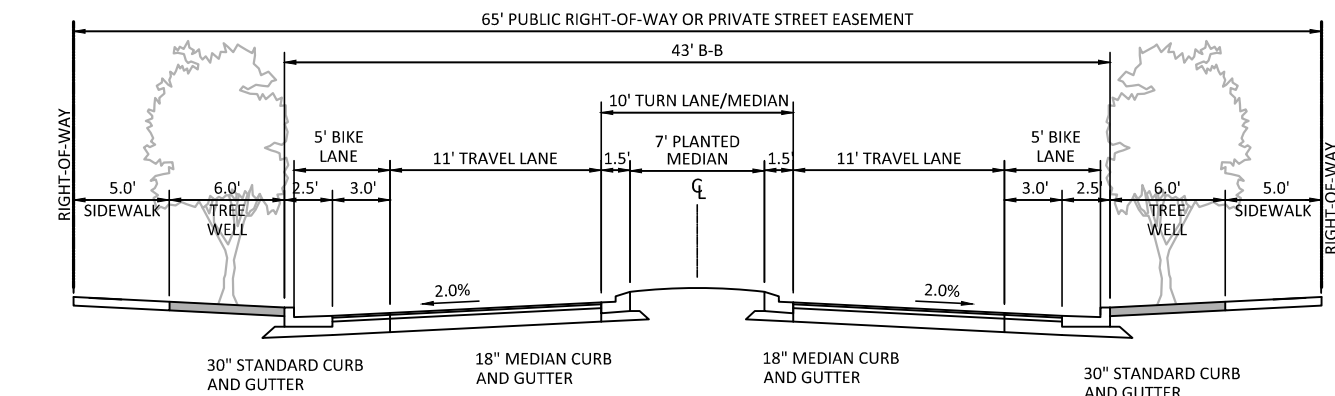
LEGEND

- DEVELOPMENT POD
- CENTER GREEN
- STREAM/RCD BUFFER
- PRESERVED OPEN SPACE
- BUFFER
- ONE-WAY STREET
- TWO-WAY STREET
- PROJECT BOUNDARY
- PEDESTRIAN CONNECTION
- SITE ACCESS
- * INTERNAL CONNECTIVITY IS PROPOSED AND SUBJECT TO CHANGE

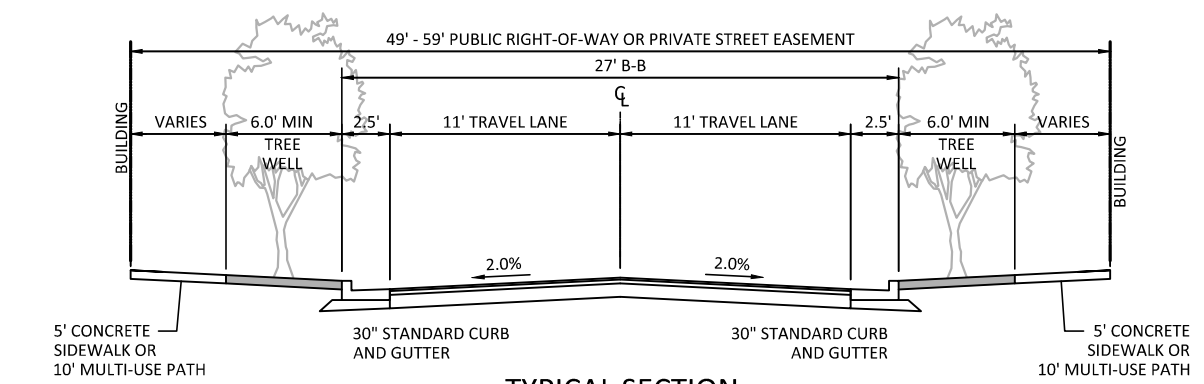


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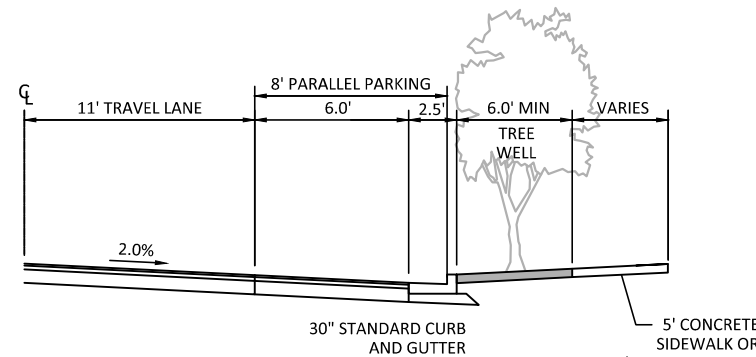
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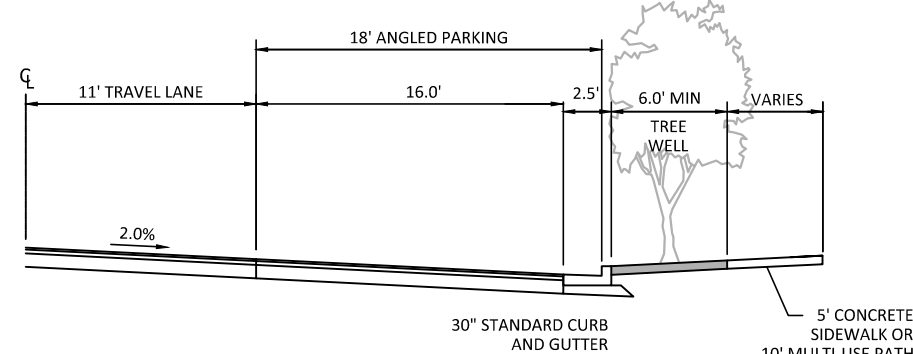
TYPICAL SECTION
PRIVATE STREET-WITH MEDIAN
(65' R/W, 43' B-B)



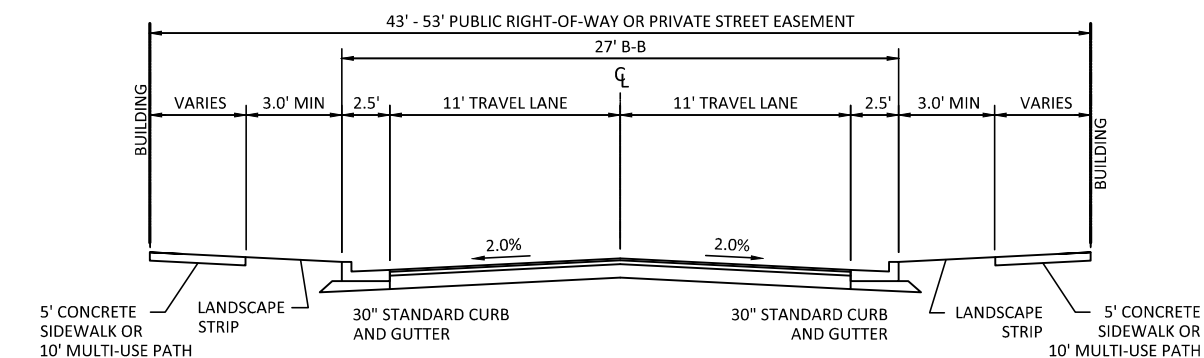
TYPICAL SECTION
PRIVATE STREET "A"
(49' - 59' R/W, 27' B-B)



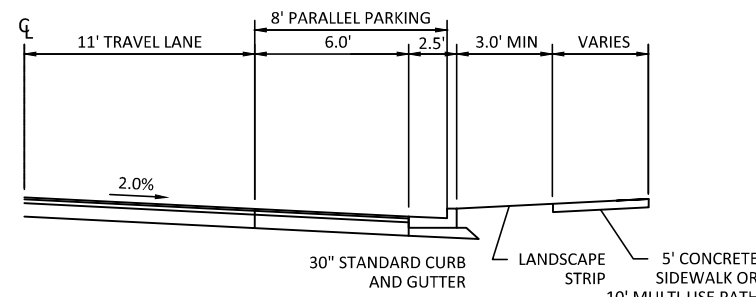
PARALLEL PARKING OPTION



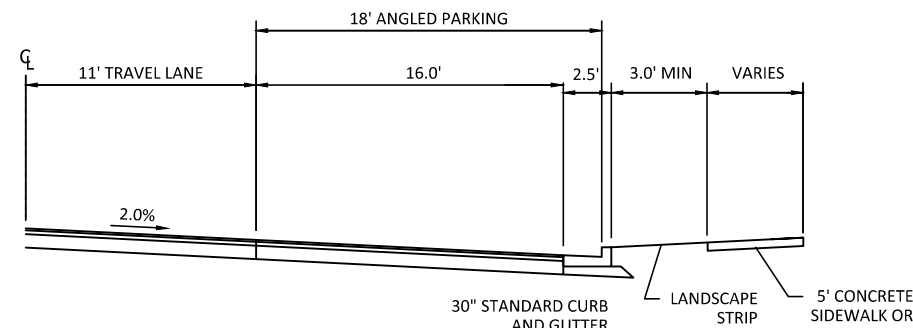
ANGLED PARKING OPTION



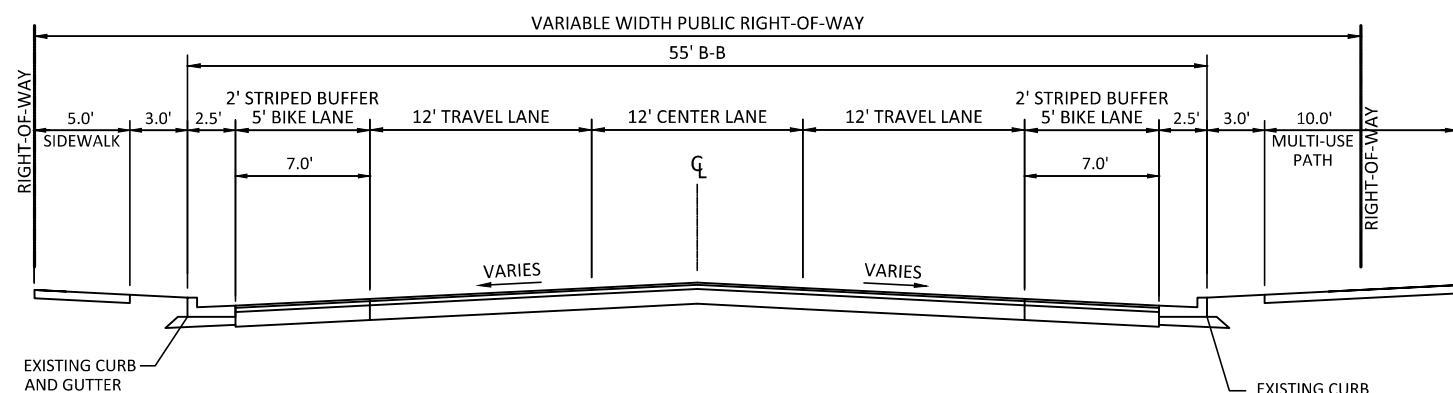
TYPICAL SECTION
PRIVATE STREET "B"
(43' - 53' R/W, 27' B-B)



PARALLEL PARKING OPTION



ANGLED PARKING OPTION



TYPICAL SECTION
EXISTING EASTOWNE DRIVE
(VARIABLE WIDTH R/W, ~55' B-B)



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PLAN INFORMATION

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FILENAME UNH22001-SECTIONS
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SHEET

STREET
SECTIONS
C3.00