

CHAPEL HILL LIFE SCIENCES CENTER

306 W. FRANKLIN STREET
CHAPEL HILL, NORTH CAROLINA

SITE DATA

PIN	9788-26-0736, 9788-26-1802, 9788-26-2823, 9788-26-2905, 9788-27-2090	
SITE AREA	80,036 SF / 1.84 AC	
ZONING	EXISTING	TC-2
	PROPOSED	TC-3
RIVER BASIN	CAPE FEAR	
WATERSHED	JORDAN LAKE	
WATERSHED PROTECTION	N/A	
EXISTING USE	COMMERCIAL	
PROPOSED USE	OFFICE/LABORATORY	
IMPERVIOUS AREA	EXISTING	74,036 SF (1.70 AC)
	MAX ALLOWED	1.84 AC (100 %)
SETBACKS	REQUIRED	STREET = 0' INTERIOR = 0'
	REQUIRED	NONE REQUIRED FOR TC ZONING DISTRICT
BUFFERS		

CONCEPT PLAN

PROJECT NUMBER: LFR-22002
DATE: JANUARY 26, 2023

SHEET INDEX

C0.01 AREA MAP
C1.00 EXISTING CONDITIONS
C1.01 EXISTING VEGETATION
----- CONCEPT SITE PLAN



VICINITY MAP
1" = 300'



McADAMS

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fax 919. 361. 2269
license number: C-0293, C-187

www.mcadamsco.com

CONTACT

SPENCER CHRISTIANSEN, PE.
christiansen@mcadamsco.com
PHONE: 919.287.0722

CLIENT

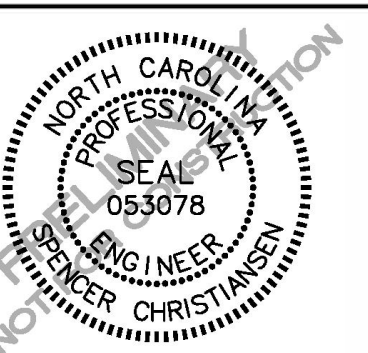
LONGFELLOW REAL ESTATE PARTNERS, LLC
523 DAVIS DRIVE, SUITE 150
MORRISVILLE, NC 27560

PHONE: 919.354.1332



PROJECT DIRECTORY

ARCHITECT
PERKINS EASTMAN
555 FAYETTEVILLE ST
SUITE 300
RALEIGH, NC, 27601
PHONE: 984.255.0372



REVISIONS

NO.	DATE
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CONCEPT PLAN FOR:
CHAPEL HILL LIFE SCIENCES CENTER
306 W. FRANKLIN STREET
CHAPEL HILL, NORTH CAROLINA
PROJECT NUMBER: LFR-22002

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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**CHAPEL HILL LIFE SCIENCES
CENTER
CONCEPT PLAN
306 W. FRANKLIN STREET
CHAPEL HILL, NORTH CAROLINA**



GRAPHIC SCALE

0 75 150 300

1 inch = 150 ft.

REVISIONS

NO.	DATE
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PLAN INFORMATION

PROJECT NO.	LFR-22002
FILENAME	LFR22002-AM
CHECKED BY	SJC
DRAWN BY	WHM
SCALE	1" = 150'
DATE	1.26.23

SHEET

AREA MAP

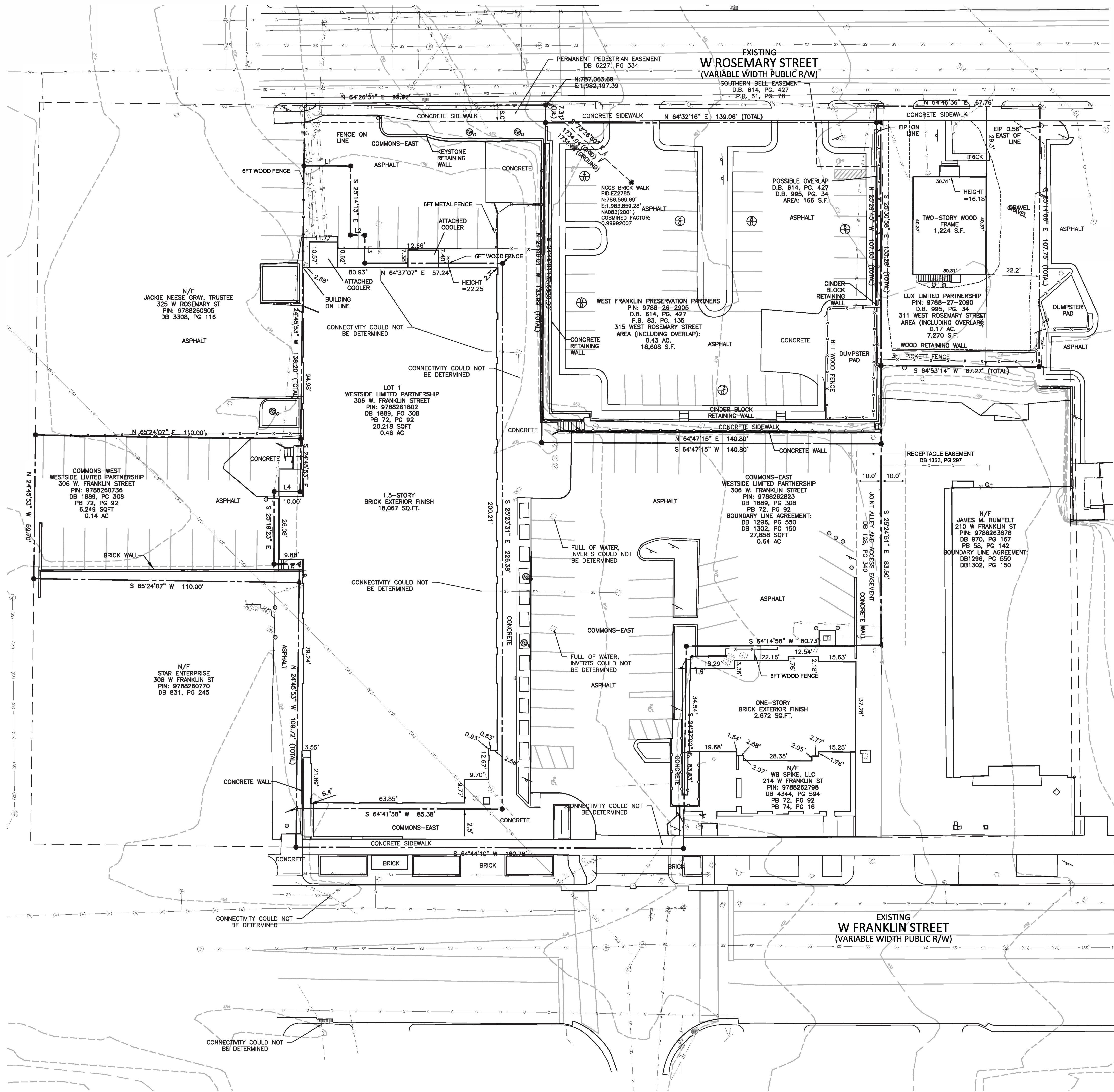
CO.01

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TOWN OF CHAPEL HILL AND NCDOT ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

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M:\Projects\LFRI\LF22002\04-Production\Engineering\Current Drawings\LF22002-AM1.dwg, 1/26/2023 12:03:15 PM, Lindsay Lopez

N:\Projects\HILL LIFE SCIENCES\04-Production\Engineering\Current Drawings\HILL LIFE SCIENCES\XC1.dwg, 1/26/2023 12:04:06 PM, Lindsay Lopez

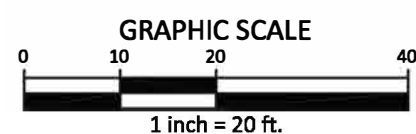


LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 64°50'45\"	E 19.39'
L2	N 65°25'32\"	E 5.96'
L3	S 25°08'32\"	E 11.51'
L4	S 65°01'02\"	W 10.73'
L5	N 64°37'03\"	E 10.44'
L6	S 24°45'53\"	E 7.70'

LEGEND	
	EXISTING PK NAIL
	EXISTING IRON ROD
	IRON PIPE/PK NAIL SET
	NC GEODETIC SURVEY MON.
	EXCEPTION NUMBER
	FIRE HYDRANT
	WATER METER
	WATER MANHOLE
	WATER VALVE
	HOSE BIB
	DRAINAGE INLET/YARD INLET
	CL. CATCH BASIN AT BC
	STORM DRAIN MANHOLE
	FES
	ELECTRIC MANHOLE
	ELECTRIC METER
	ELECTRIC TRANSFORMER
	ELECTRIC PEDESTAL
	ELECTRIC HANDHOLE
	ELECTRIC BOX
	GUY WIRE
	LIGHT POLE
	POWER/UTILITY POLE
	GREASE TRAP MANHOLE
	CLEAN OUT
	SEWER MANHOLE
	GAS SERVICE METER
	GAS MARKER
	GAS TEST STATION
	GAS VALVE
	CABLE TV BOX
	CATV HANDHOLE
	TELEPHONE HANDHOLE
	TELEPHONE BOX
	TELEPHONE MANHOLE
	TELEPHONE PEDESTAL
	FIBER OPTIC MARKER
	FIBER OPTIC HANDHOLE
	UNKNOWN MANHOLE
	TRAFFIC SIGNAL BOX
	SIGNAL POLE
	TRAFFIC HANDHOLE
	BOLLARD
	AIR CONDITIONER SIGN
	MONITORING/OBSERVATION WELL
	REGULAR SPACES
	ACCESSIBLE SPACES
	OAK
	SEWER LINE
	STORM LINE
	FENCE
	HANDRAIL
	OVERHEAD ELECTRIC LINE

GENERAL NOTES

- BEARINGS FOR THIS SURVEY ARE BASED ON NC GRID NAD 83(2011).
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
- ZONING: TC-2 (TOWN CENTER-2) PER ZONING REPORT. SEE ZONING NOTE.
- AREA BY COORDINATE GEOMETRY.
- 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 #3710978800 DATED 11/17/2017.
- REFERENCES: AS SHOWN
- UTILITY STATEMENT
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS, RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING FIELDWORK
- NO FIELD DELINEATION OF WETLANDS WAS PERFORMED AS A PART OF THIS SURVEY AND NO MARKERS FOR SUCH WERE OBSERVED.
- NO PARTY WALLS WERE LOCATED AS PART OF THIS SURVEY
- NO DOCUMENTARY OR PHYSICAL EVIDENCE OF ANY CEMETERY FOUND IN THE COURSE OF THE SURVEY
- THE SURVEYED PROPERTY SHOWN AND DESCRIBED IN THE PROPERTY DESCRIPTION IS THE SAME PROPERTY DESCRIBED IN SCHEDULE A OF THE TITLE COMMITMENT.
- PROPERTY HAS VEHICULAR AND PEDESTRIAN ACCESS TO W ROSEMARY STREET AND W FRANKLIN STREET PUBLIC RIGHT OF WAYS.
- NO OBSERVED EVIDENCE OF SITE USED AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
- NO GAPS, CORERS, OVERLAPS OR HIATUS INHERENT TO THE SURVEYED PROPERTY BASED ON THE FIELD SURVEY PERFORMED AND THE TITLE COMMITMENT PROVIDED. ALL PARCELS ARE CONTIGUOUS ALONG THEIR BOUNDARY LINES AND/OR THE FEE PARCEL IS CONTIGUOUS ALONG ITS BOUNDARY LINES TO THE EASEMENTS PARCEL(S).



SEE SHEET C0.00 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

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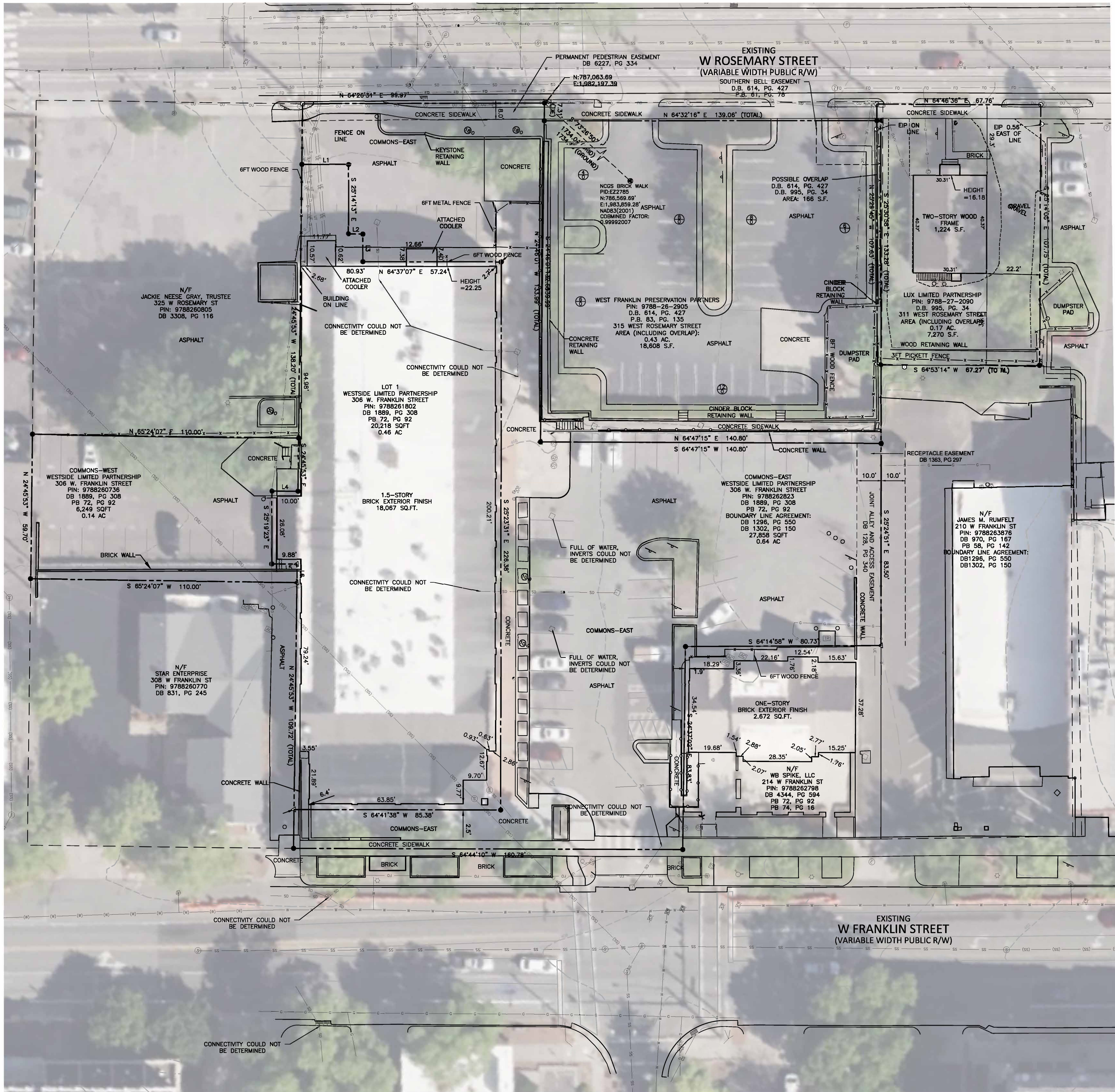
PLAN INFORMATION

PROJECT NO.	LFR-22002
FILENAME	LFR22002-XC1
CHECKED BY	SJC
DRAWN BY	LJL
SCALE	1"=20'
DATE	1.26.23

SHEET

EXISTING CONDITIONS

C1.00

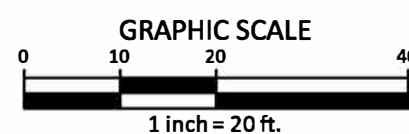
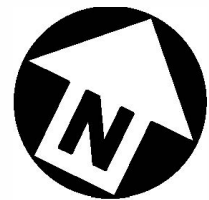


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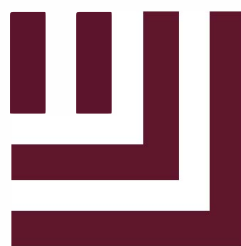
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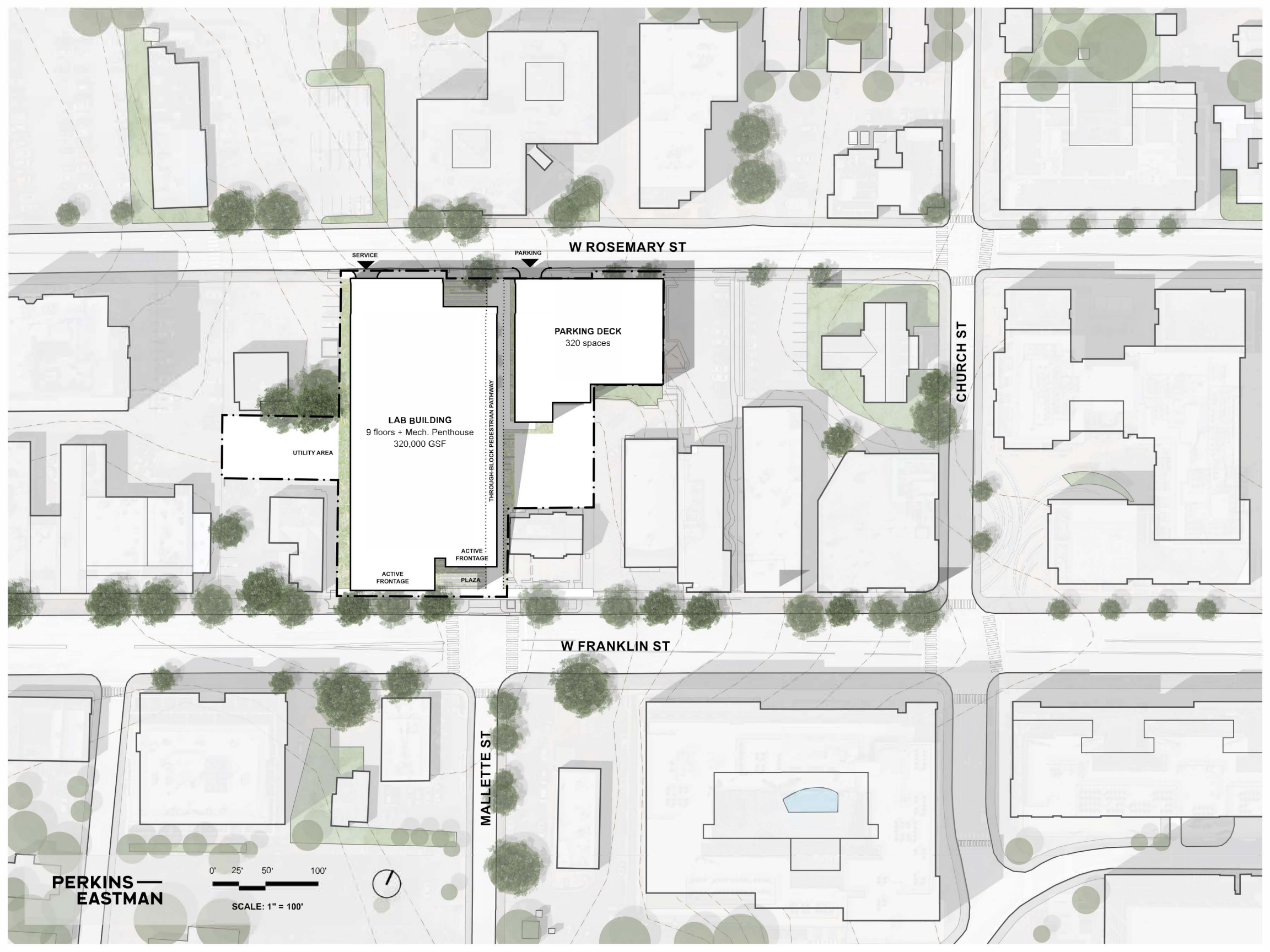
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FILENAME	LFR22002-XC1
CHECKED BY	SJC
DRAWN BY	LJL
SCALE	*****
DATE	1.26.23

SHEET

EXISTING VEGETATION

C1.01



W ROSEMARY ST

CHURCH ST

W FRANKLIN ST

MALLETTE ST

SERVICE

PARKING

PARKING DECK
320 spaces

LAB BUILDING
9 floors + Mech. Penthouse
320,000 GSF

UTILITY AREA

THROUGH-BLOCK PEDESTRIAN PATHWAY

ACTIVE FRONTAGE

ACTIVE FRONTAGE

PLAZA

PERKINS
EASTMAN

0' 25' 50' 100'
SCALE: 1" = 100'

