

CHAPEL HILL LIFE SCIENCES CENTER

306 W. FRANKLIN STREET
CHAPEL HILL, NORTH CAROLINA 27604

CONDITIONAL ZONING PERMIT

PROJECT NUMBER: LFR22002

DATE: SEPTEMBER 25, 2023

REVISED DATE: OCTOBER 20, 2023

SHEET INDEX

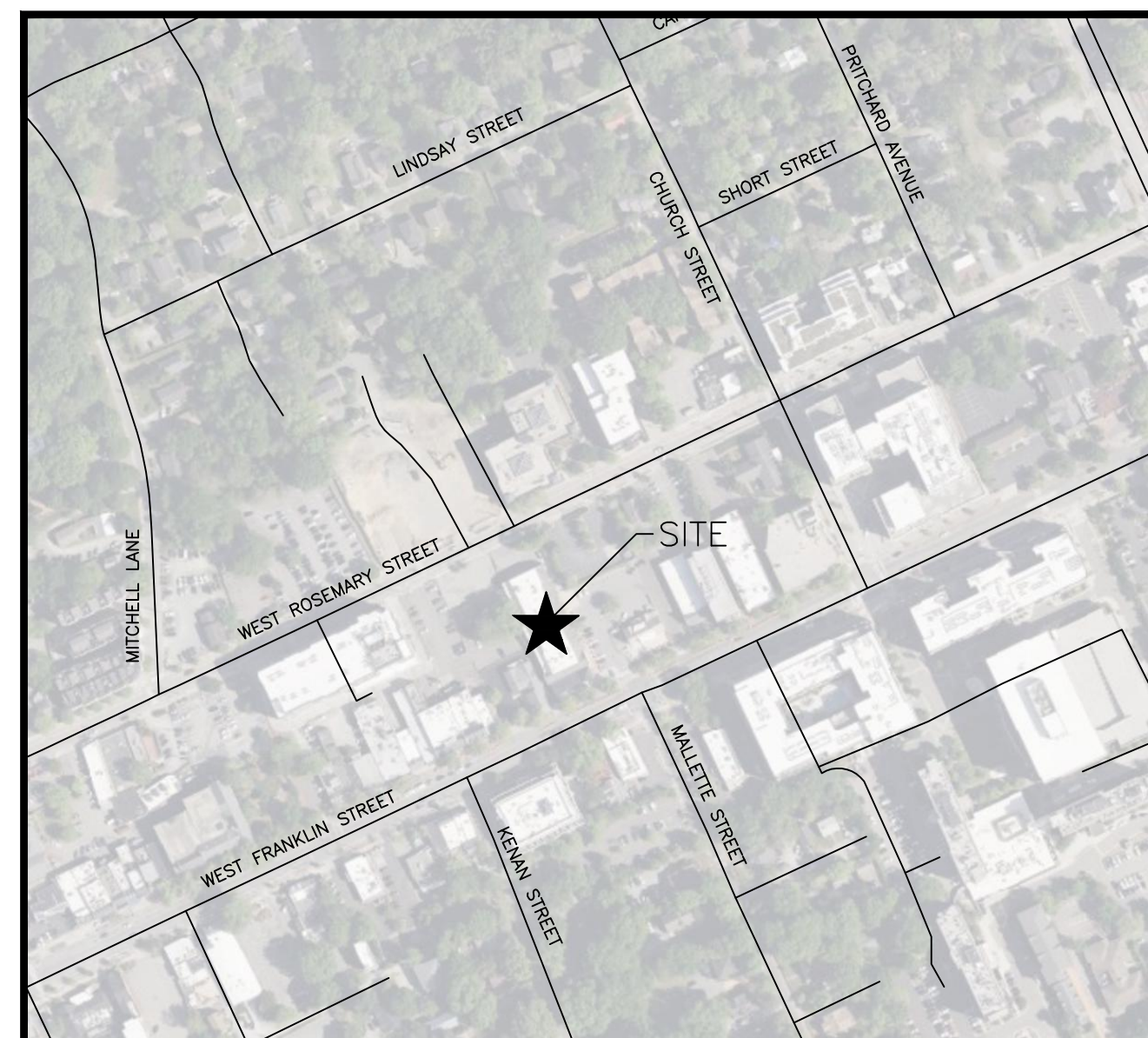
C0.00 PROJECT NOTES
C0.01 AREA MAP
C1.00 EXISTING CONDITIONS

ADDITIONAL SHEETS (BY OTHERS)

AS-101 SITE PLAN

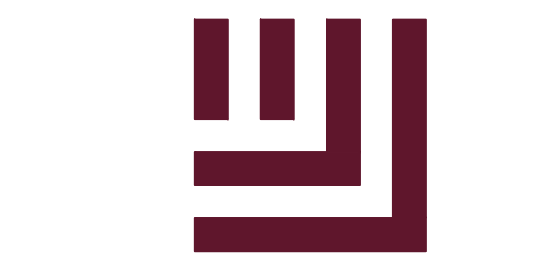
SITE DATA

PIN	9788-26-0736, 9788-26-1802, 9788-26-2823, 9788-26-2905, 9788-27-2090, 9788-26-2798	
SITE AREA	86,685 SF / 1.99 AC	
GROSS LAND AREA	86,685 SF + 10%(86,685 SF) = 95,356 SF / 2.19 AC	
FLOOR AREA RATIO (FAR)	REQUIRED	4.00
	PROPOSED	4.00
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	74,120 SF / 1.7 AC (85.5%)
	MAX ALLOWED	95,356 / 2.19 AC (100%)
VEHICULAR PARKING	EXISTING	122 SPACES
	REQUIRED	N/A
	PROPOSED	150 SPACES
ACCESSIBLE PARKING	REQUIRED	5 SPACES
	REQUIRED- PER 2018 NC BUILDING CODES	4 SPACES
	PROPOSED- PER LUMO	7 SPACES
BIKE PARKING	REQUIRED	4 SPACES
	PROPOSED	170 SPACES
BUILDING HEIGHT	ALLOWED	44'
SETBACK	PROPOSED	140'
BUILDING HEIGHT CORE	ALLOWED	120'
SETBACKS	PROPOSED	165'
SETBACKS	REQUIRED	STREET = 0' INTERIOR = 0'
BUFFERS	REQUIRED	NONE REQUIRED FOR TC ZONING DISTRICT



VICINITY MAP

1" = 300'



MCADAMS

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CONTACT

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christiansen@mcadamsco.com
PHONE: 919-287-0722

CLIENT

LONGFELLOW REAL ESTATE PARTNERS, LLC
300 MORRIS ST, SUITE 280
DURHAM, NORTH CAROLINA 27701
PHONE: 919-300-5200



PROJECT DIRECTORY

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

LANDSCAPE ARCHITECT
SURFACE678
THE IMPERIAL BUILDING
215 MORRIS STREET
DURHAM, NC, 27701
PHONE: 919.419.1199



REVISIONS

NO.	DATE	DESCRIPTION
1	10.20.2023	2ND CZP SUBMITTAL
2		
3		
4		
5		
6		

CONDITIONAL ZONING PERMIT FOR:

CHAPEL HILL LIFE SCIENCES CENTER
306 W. FRANKLIN STREET
CHAPEL HILL, NORTH CAROLINA 27604
PROJECT NUMBER: LFR22002



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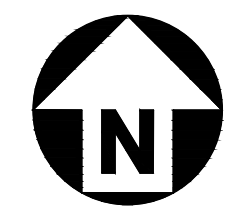
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**CHAPEL HILL LIFE SCIENCES CENTER
CONDITIONAL ZONING PERMIT
306 W. FRANKLIN STREET
CHAPEL HILL, NORTH CAROLINA 27604**



GRAPHIC SCALE
0 75 150 300
1 inch = 150 ft.

REVISIONS

NO.	DATE	DESCRIPTION
1	10.20.2023	2ND C2P SUBMITTAL

PLAN INFORMATION

PROJECT NO. LFR22002
 FILENAME LFR22002-AM1
 CHECKED BY SJG
 DRAWN BY LUL
 SCALE 1" = 150'
 DATE 09.25.2023

SHEET

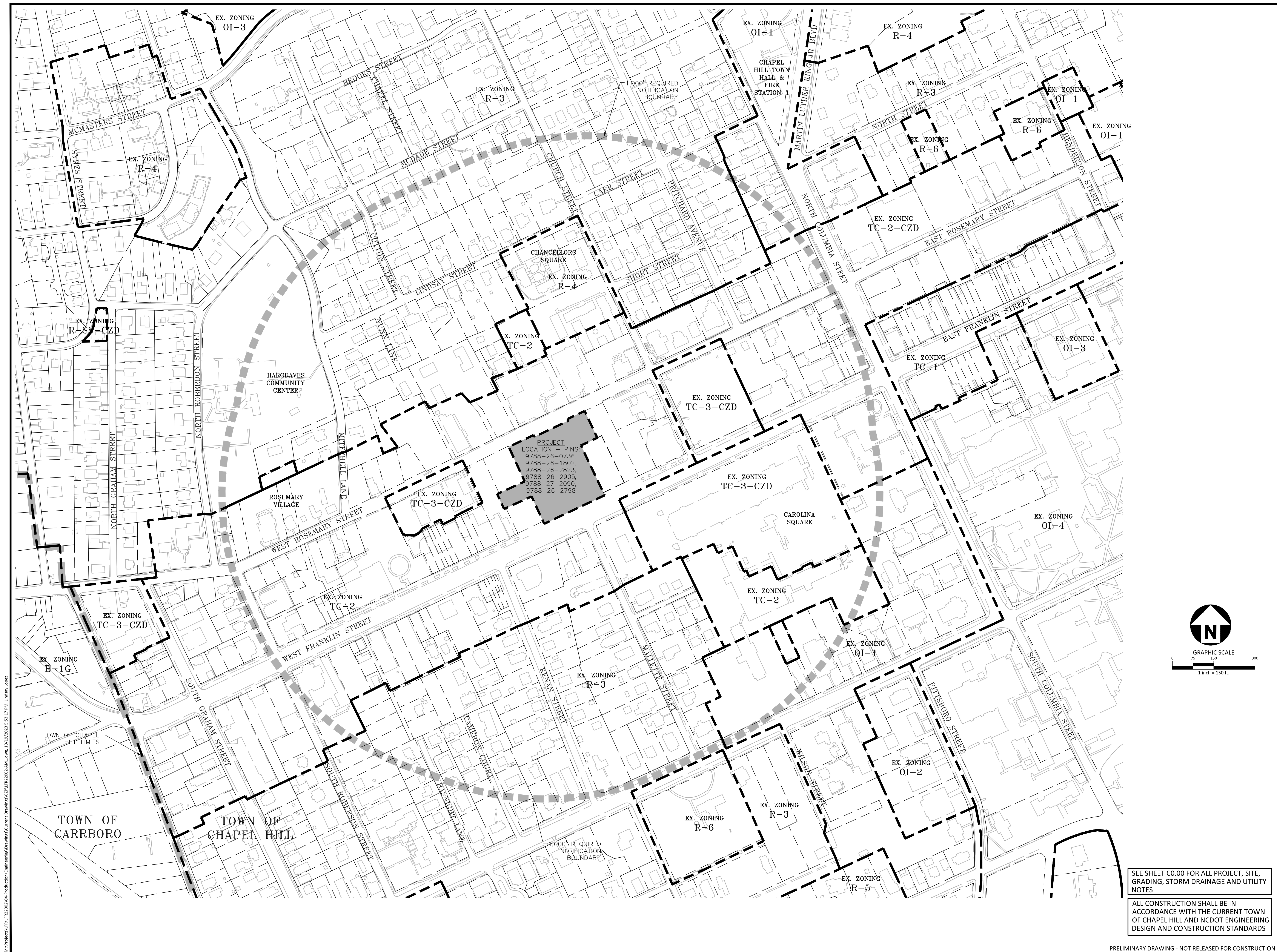
AREA MAP

C0.01

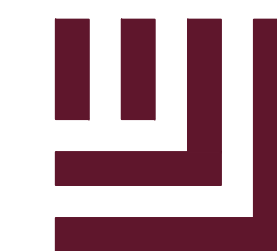
SEE SHEET C0.00 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



M:\Projects\1511\FR22002\04-Production\Engineering\Drawings\Current\Drawing\C2P\LFR22002-AM1.dwg, 10/19/2023 5:53:17 PM, Lindsay Lopez



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LEGEND

- SW BLACK WALNUT
- SCM CRAPE MYRTLE
- SHAC HACKBERRY
- SHL HONEY LOCUST
- SO OAK
- SPER PEAR
- SLMB MULBERRY
- SM MAPLE

LEGEND

- PROPERTY BOUNDARY
- ADJOINING PARCEL SHAPEFILE
- WOODLINE
- LANDSCAPED AREA
- OVERHEAD UTILITY
- FIBER OPTIC LINE
- GAS LINE
- WATER LINE
- UNDERGROUND ELECTRIC
- WOOD FENCE
- CHAIN LINK FENCE
- JORDAN LAKE RIPARIAN BUFFER
- TRANSMISSION RIGHT OF WAY
- OWASA EASEMENT
- REBAR FOUND
- IRON PIPE FOUND
- IRON PIPE SET
- CONCRETE MONUMENT FOUND
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- STORM CATCH BASIN
- UTILITY POLE
- GUY WIRE
- LIGHT POLE
- SIGN
- FIBER OPTIC MARKER
- FIBER OPTIC HANDHOLE
- FIBER OPTIC BOX
- COMMUNICATIONS VAULT
- TRAFFIC HANDLE
- TRAFFIC SIGNAL BOX
- ELECTRIC METER
- WATER VALVE
- WATER MANHOLE
- WATER METER
- HYDRANT
- GAS VALVE
- GAS TEST STATION
- MAILBOX
- ELECTRIC TRANSFORMER
- IRRIGATION CONTROL VALVE
- TEMPORARY BENCHMARK

SD1-DI TOP=455.48' 24"x24" SQUARE (NW)=470.08'	SD8-DI TOP=455.48' 6" PVC (SW)=453.34'	SD15-CB TOP=455.75' 18" RCP=452.95'
SD2-DMH RM=471.44' 24"x24" SQUARE (SE)=469.50' 24"x8" SQUARE (NW)=469.48' *PIRE HEADS TOWARD SD3, BUT NO PIPE VISIBLE IN SD3 FROM SD2	SD9-DI TOP=454.91' 4" DIP (SE)=452.91'	SD16-CB TOP=454.09' BOTTOM OF BOX=450.99' *FULL OF DEBRIS AT TIME OF SURVEY
SD3-DMH RM=471.23' 8" DIP (NE)=466.08' 12" DIP (NW)=467.83'	SD10-CB TOP=460.89' 15" RCP (NW)=457.53'	SD17-CB TOP=454.00' *FULL OF DEBRIS AT TIME OF SURVEY
SD4-DMH RM=470.40' 12" DIP (NE)=466.25' 15" DIP (SW)=466.15'	SD11-DMH RM=460.43' 15" RCP (SE)=457.08' 16" DIP (NW)=457.83'	SD18-DI RM=453.16' 18" RCP (SW)=449.46' 15" RCP (NE)=450.49' UNKNOWN (NW)=449.16'
SD5-CB TOP=468.45' 15" DIP (NE)=463.62' 15" RCP (NW)=463.67' 15" DIP (SW)=463.57'	SD12-DMH RM=462.23' 16" DIP=459.48' 16" DIP (S)=459.38'	SD19-CB *TRIPLEX* TOP=453.01' 18" RCP (SE)=447.50' 56" RCP (SW)=446.53'
SD6-DI TOP=456.15' 12" TERRA (SW)=454.45'	SD13-CB TOP=453.43' 15" RCP (SW)=449.49' 18" RCP (NW)=448.73'	SD20-DMH RM=453.51' 56" RCP (SE)=446.72' 32" RCP (NE)=446.88' 56" RCP (SW)=446.61'
SD7-DI TOP=454.66' 12" TERRA (NE)=452.20' BOTTOM OF BOX=450.09' *COULD NOT SEE OTHER PIPE OR DIRECTION AT TIME OF SURVEY	SD14-DMH RM=453.60' 24" RCP=447.77' 18" RCP=449.15' 24" RCP=447.30' 24" RCP=447.38'	SD21-DMH RM=453.49' *COULD NOT ACCESS AT TIME OF SURVEY
SS1-SMH RM=461.90' 12" DIP=455.61' 12" DIP (SW)=455.44'	SS5-SMH RM=455.94' *COULD NOT ACCESS AT TIME OF SURVEY	SS9-SMH RM=450.17' 12" TERRACOTTA (SE)=441.71' 18" DIP (NW)=440.94'
SS2-SMH RM=464.81' 8" DIP (NE)=460.04' 8" DIP (SW)=459.94'	SS6-SMH RM=453.86' 18" DIP (NE)=443.73' 8" DIP (SE)=444.79' 18" DIP (NW)=438.50'	SS10-SMH RM=450.20' 18" DIP (SE)=443.66' 18" DIP (NW)=438.50'
SS3-SMH RM=461.86' 8" DIP=457.41' 8" DIP (NE)=456.83' 8" DIP (SW)=456.82'	SS7-SMH RM=456.00' *COULD NOT ACCESS AT TIME OF SURVEY	SS11-SMH RM=475.70' RM=453.49' *COULD NOT ACCESS AT TIME OF SURVEY
SS4-SMH RM=456.13' 12" DIP (NE)=445.73' 12" TERRACOTTA (NW)=449.23' UNKNOWN TERRACOTTA (SW)=448.29' UNKNOWN DIP (SE)=449.70' 18" DIP (SW)=445.51'	SS8-SMH RM=455.98' 12" TERRACOTTA (SE)=447.16' 6" PVC (NE)=447.98' 12" TERRACOTTA (NW)=447.01'	

REVISIONS

NO.	DATE	DESCRIPTION
10.20.2023	2ND C2P SUBMITTAL	

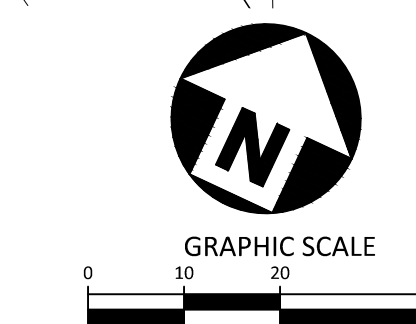
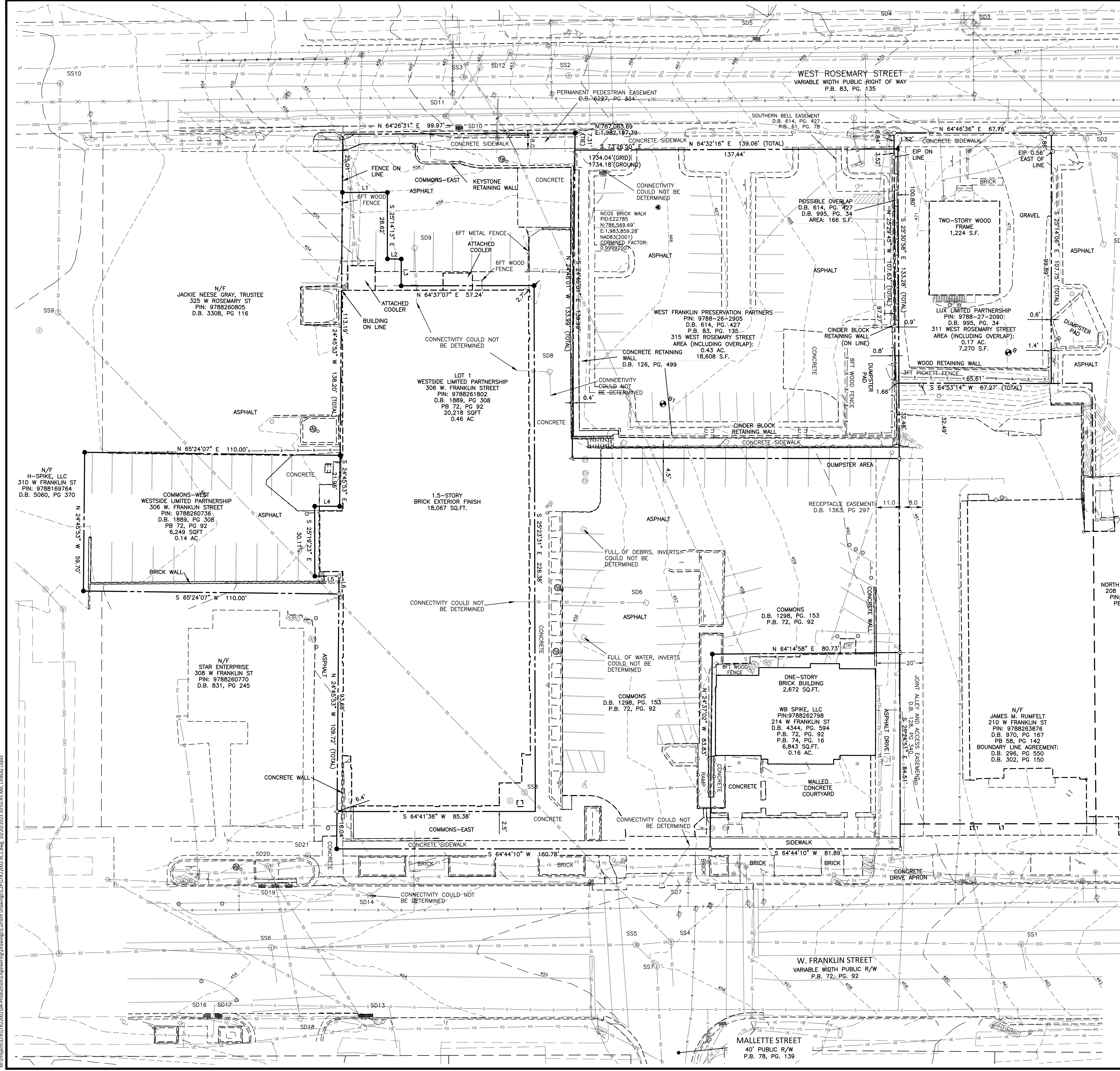
PLAN INFORMATION

PROJECT NO.	LFR22002
FILENAME	LFR22002-XC1
CHECKED BY	SJC
DRAWN BY	LJL
SCALE	1" = 20'
DATE	09.25.2023

EXISTING CONDITIONS

C1.00

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

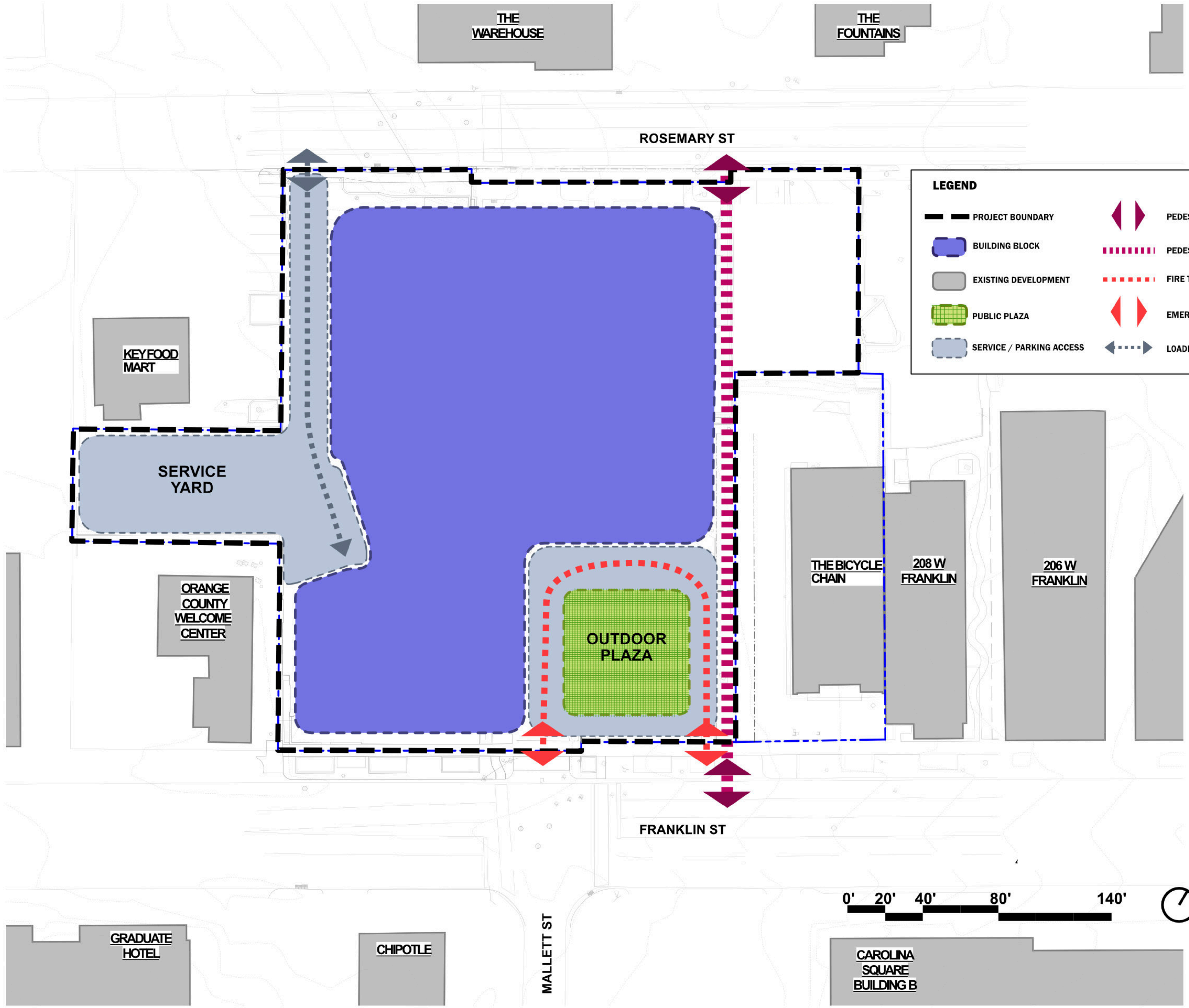


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NO.	DATE	ISSUE



1 ARCH SITE PLAN - w/o BIKE PARCEL - BASE VIEW
1" = 20'-0"

SEAL

KEY PLAN

PERKINS EASTMAN
555 Fayetteville St., Suite 300
Raleigh, NC 27602

Owner:
LONGFELLOW REAL ESTATE PARTNERS
300 MORRIS ST., SUITE 280
DURHAM, NC 27701

Civil / Site:
McADAMS
2905 MERIDIAN PKWY
DURHAM, NC 27713

Structural:
LYNCH MYKINS
301 N WEST ST., STE. 105
RALEIGH, NC 27603

Mechanical, Plumbing, & Electrical:
NVS
3300 REGENCY PKWY., STE. 100
CARY, NC 27518

PROJECT TITLE:
LONGFELLOW | CHAPEL HILL LAB-OFFICE BLDG

306 W FRANKLIN ST
CHAPEL HILL, NC 27516

PROJECT No: 95410.00

DRAWING TITLE:
SITE PLAN - OPTION A

SCALE: 1" = 20'-0"

AS-101

CONCEPT DESIGN
NOT FOR CONSTRUCTION