

CHAPEL HILL LIFE SCIENCES CENTER

306 W. FRANKLIN STREET
CHAPEL HILL, NORTH CAROLINA

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

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



VICINITY MAP
1" = 300'



MCADAMS
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CLIENT

LONGFELLOW REAL ESTATE PARTNERS, LLC
523 DAVIS DRIVE, SUITE 150
MORRISVILLE, NC 27560
PHONE: 919.354.1332



PROJECT DIRECTORY

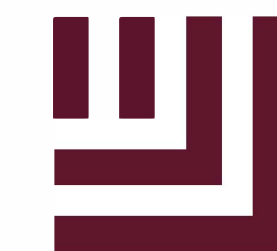
ARCHITECT
PERKINS EASTMAN
555 FAYETTEVILLE ST
SUITE 300
RALEIGH, NC, 27601
PHONE: 984.255.0372



REVISIONS

NO.	DATE
1	
2	
3	
4	
5	
6	

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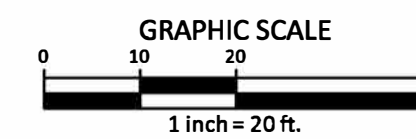
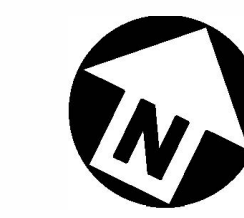
LINE	BEARING	DISTANCE
L1	N 64°50'45" E	19.39'
L2	N 65°25'32" E	5.96'
L3	S 25°08'32" E	11.51'
L4	S 65°01'02" W	10.73'
L5	N 64°37'03" E	10.44'
L6	S 24°45'53" E	7.70'

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
- HOSEBIB
- 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 HANDHOLE
- UNKNOWN MANHOLE
- TRAFFIC SIGNAL BOX
- SIGNAL POLE
- TRAFFIC HANDHOLE
- BOLLARD
- AIR CONDITIONER
- SIGN
- MONITORING/OBSERVATION WELL
- REPAIR SPACES
- ACCESSIBLE SPACES
- OAK
- SEWER LINE
- STORM LINE
- FENCE
- HANDRAIL
- OVERHEAD ELECTRIC LINE

GENERAL NOTES

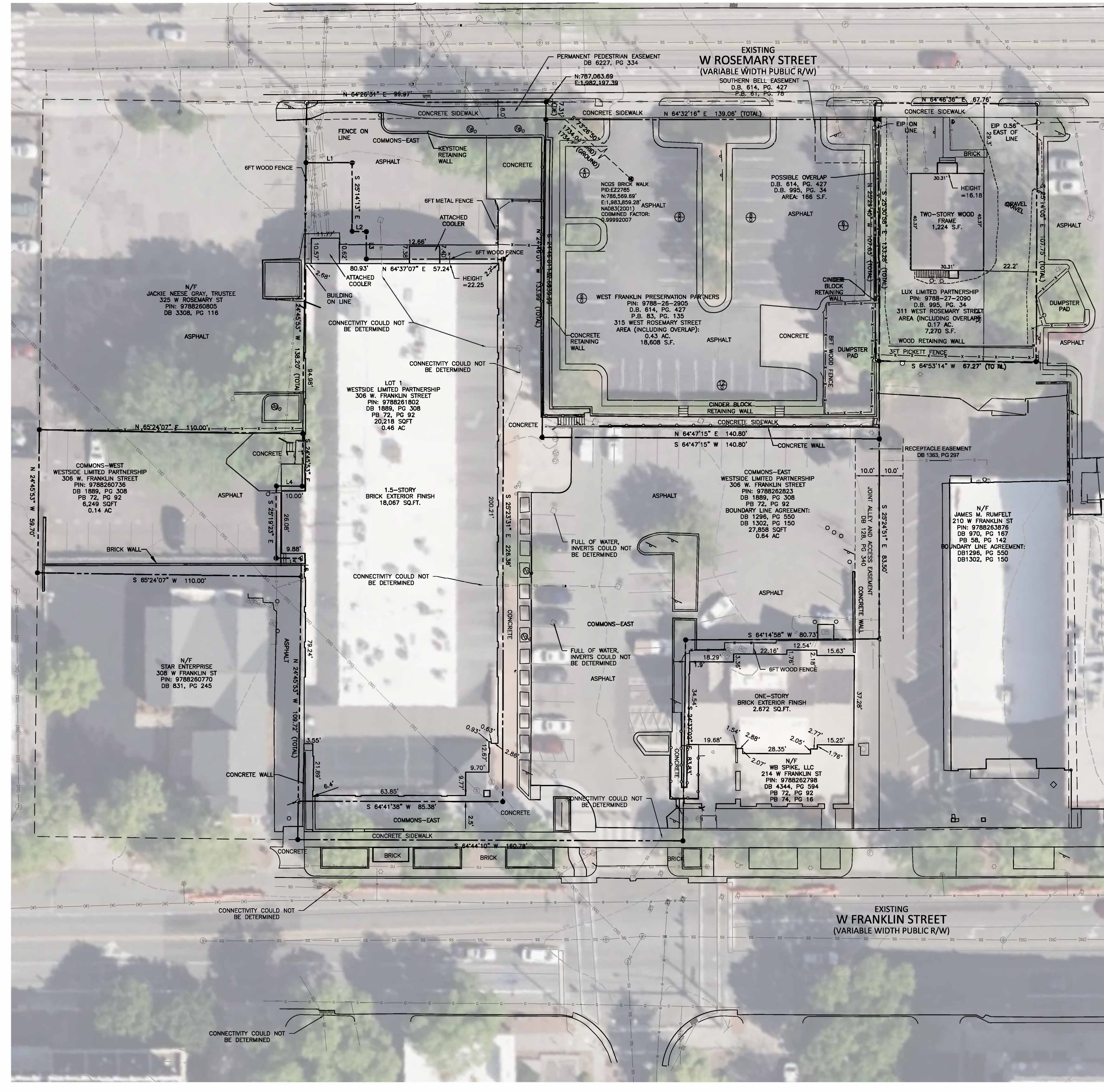
- BEARINGS FOR THIS SURVEY ARE BASED ON NC GRID NAD 83(2011).
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
- ZONING: TC-2 (TOWN CENTER-2) PER ZONING REPORT. SEE ZONING NOTE.
- AREA BY COORDINATE GEOMETRY.
- FLOOD NOTE: THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN 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 CAPS, CORES, 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).



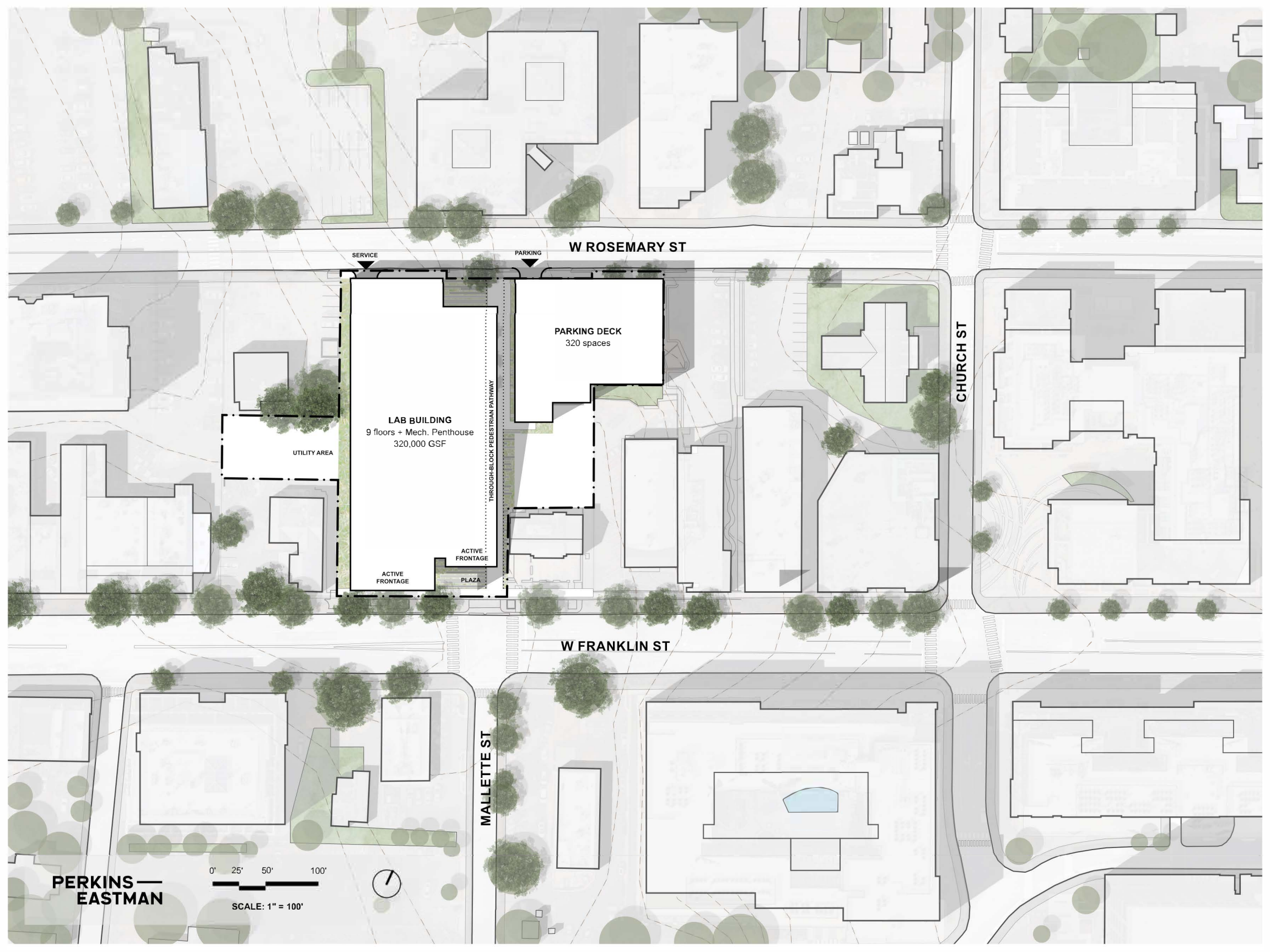
SEE SHEET C0.00 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

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\LF\LF22002\04-Production\Engineering\Current Drawings\LF22002-XC1.dwg, 1/26/2023 12:03:41 PM, Lindsay Lopez



W ROSEMARY ST

CHURCH ST

W FRANKLIN ST

MALLETT 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'