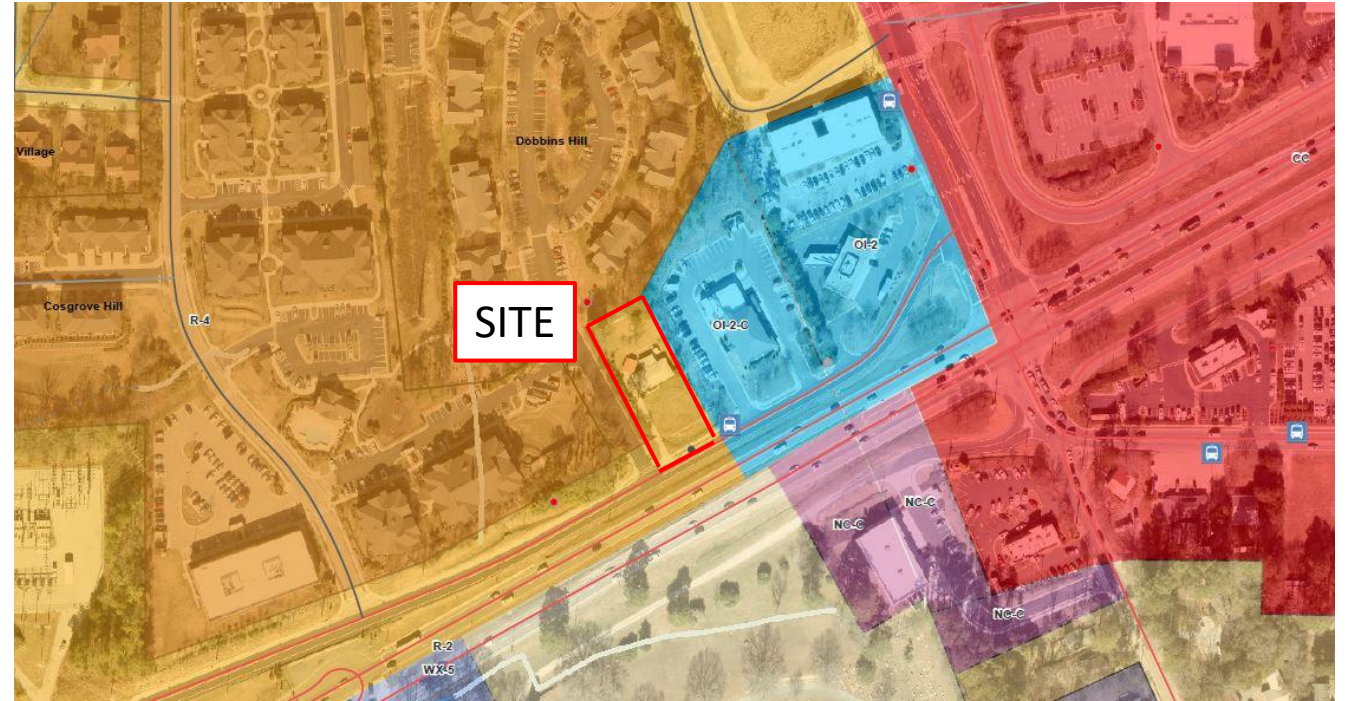




1751 DOBBINS DR.  
(WITHIN 15-501 CORRIDOR)



CONDITIONAL ZONING  
(OI-2-CZ: ADJACENT TO OI-2-C & R-4)





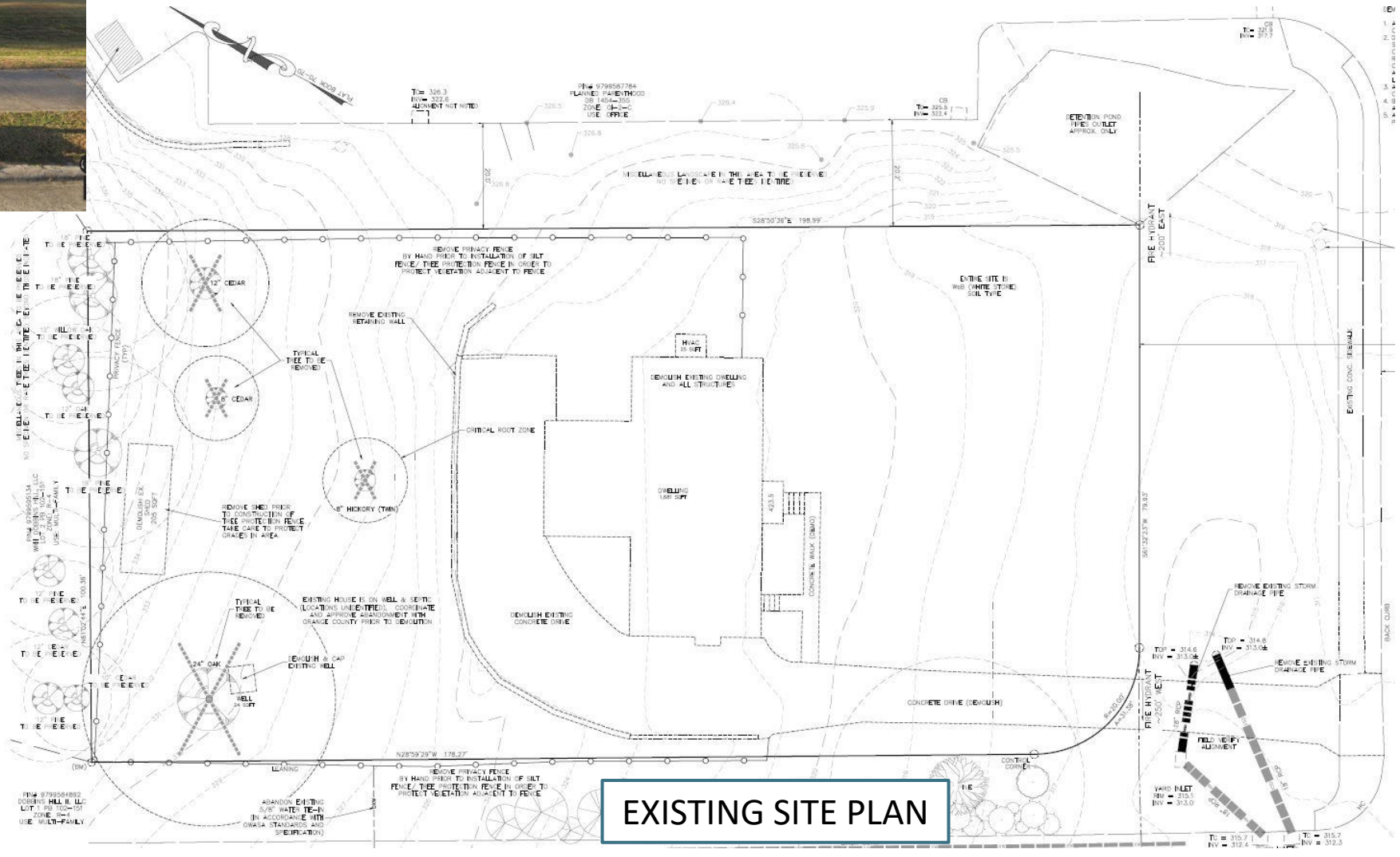
**SITE CONTEXT**



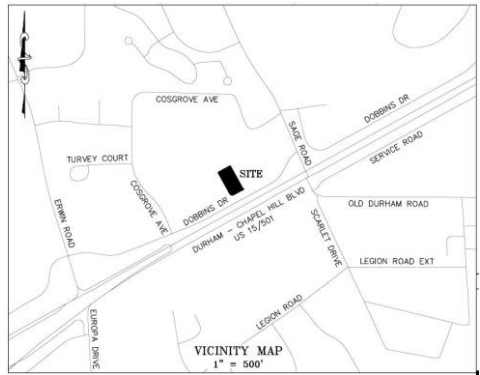
EXISTING CONDITIONS



**SITE CONTEXT**



**EXISTING SITE PLAN**

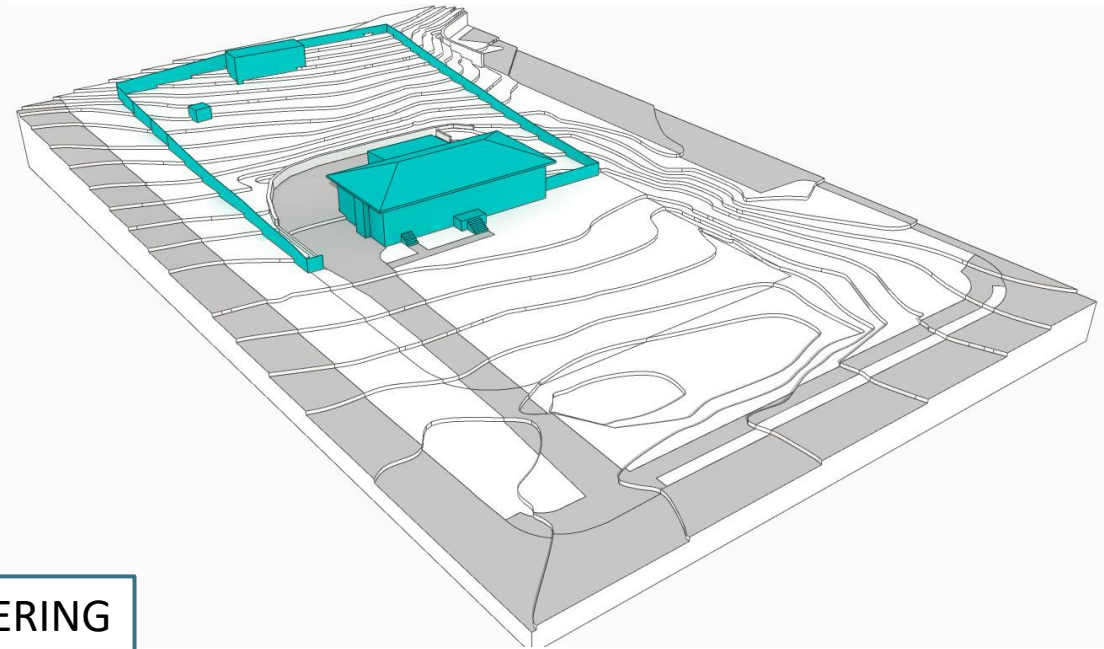
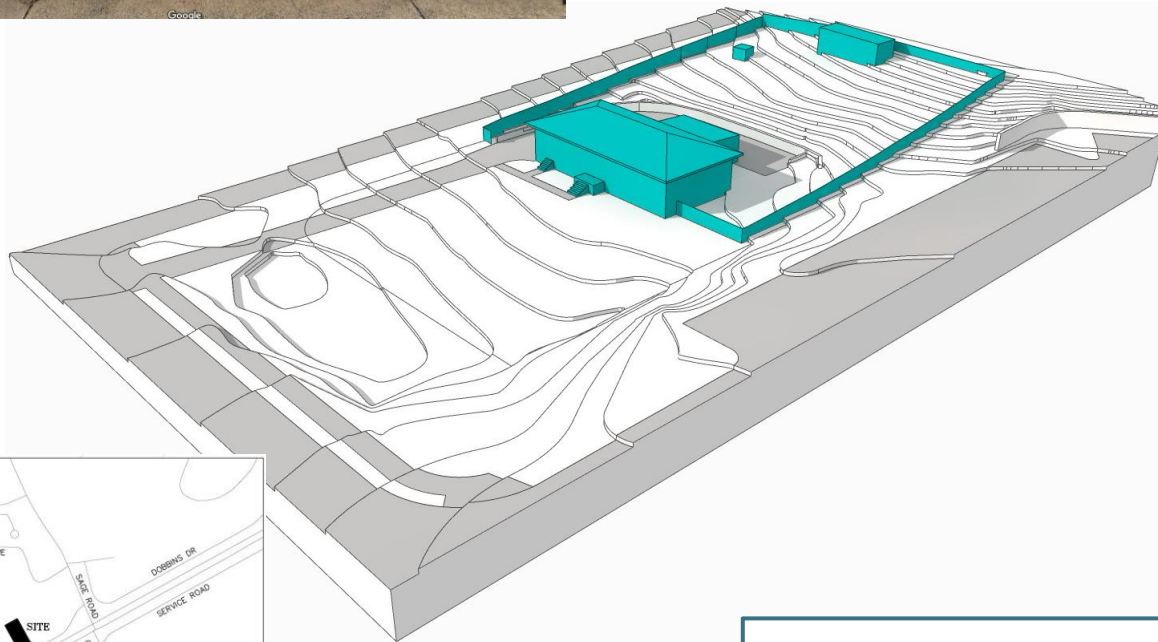


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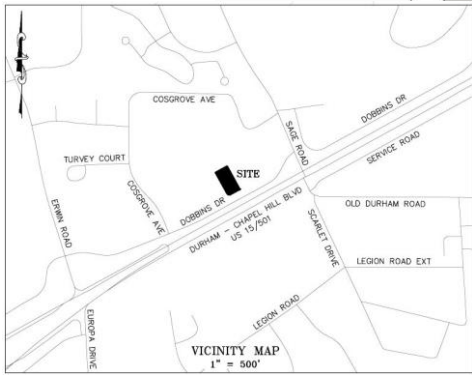
**1751 DOBBINS DRIVE CHAPEL HILL, NC**



## SITE CONTEXT



EXISTING SITE RENDERING

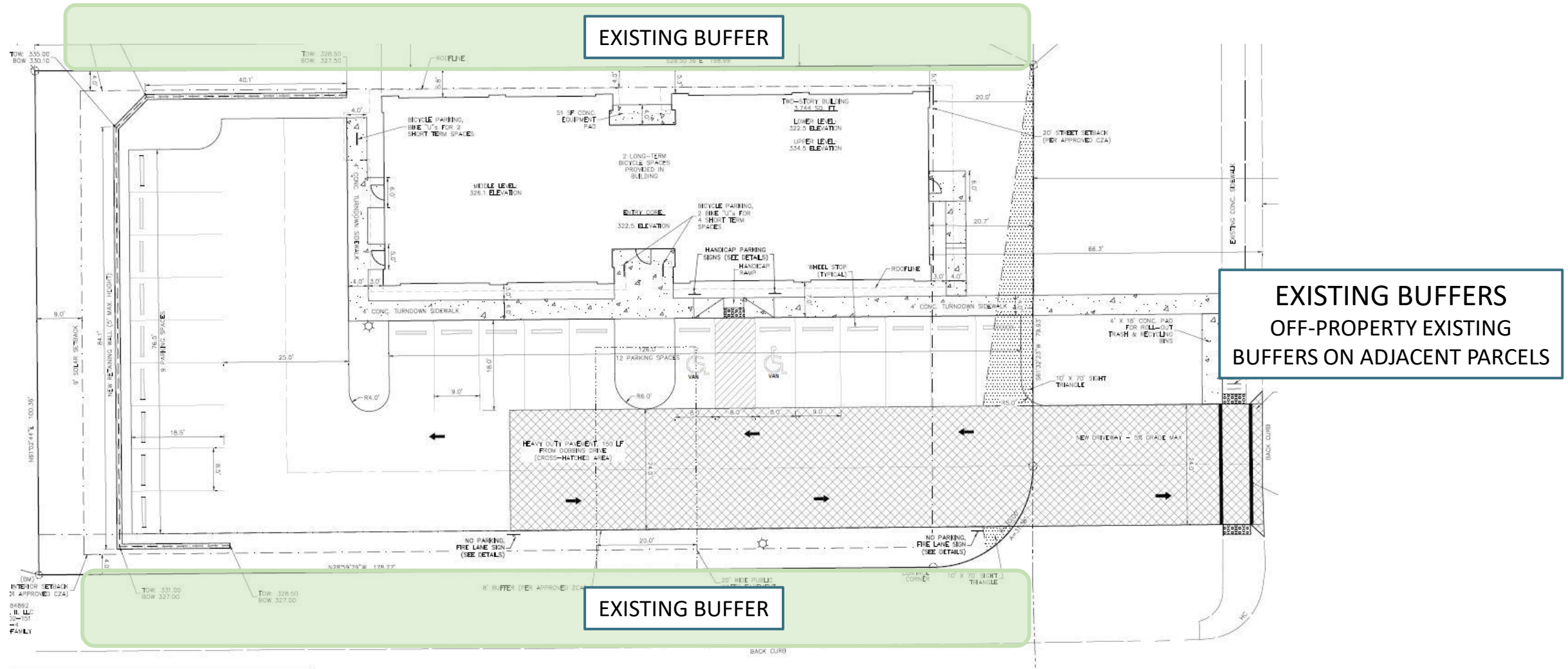


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# PROPOSED SITE PLAN



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CZA-APPROVED  
SETBACKS/ BUFFERS





**PROPOSED SITE PLAN**

EXISTING TREES MIXED W/ NEW LANDSCAPING  
(ABOVE PARKING LOT RETAINING WALL)

4' INTERIOR SETBACK  
(FOUNDATION SCREENING)

20' STREET SETBACK  
(LANDSCAPING OUTSIDE OF SITE TRIANGLE)

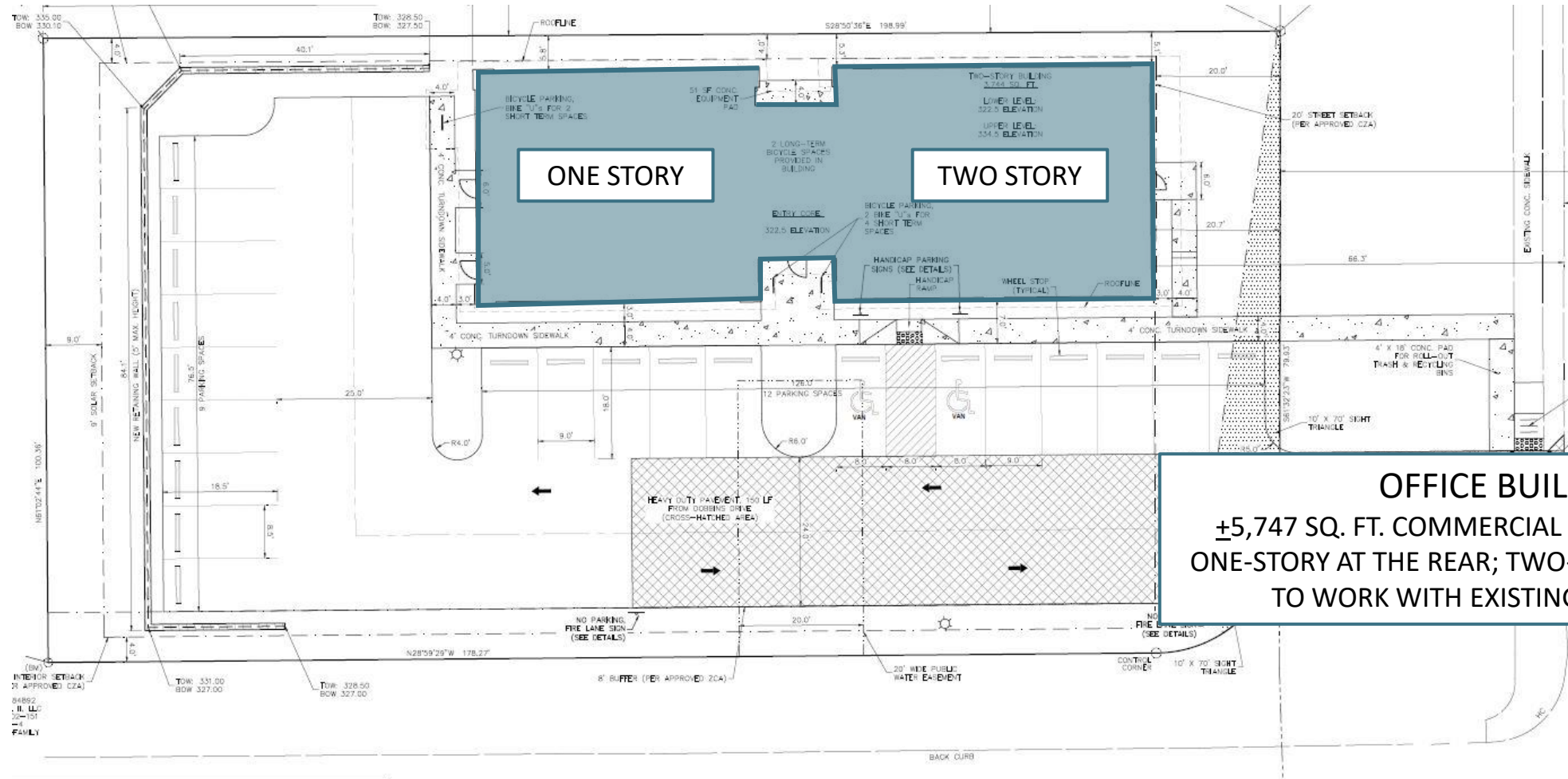
PROPOSED  
LANDSCAPING BUFFERS

8' BUFFERYARD  
(INCLUDING PARKING LOT SCREENING)

EXISTING OFF-PROPERTY  
BUFFER LANDSCAPING



# PROPOSED SITE PLAN



**OFFICE BUILDING**  
 ±5,747 SQ. FT. COMMERCIAL BUILDING (PER CZA)  
 ONE-STORY AT THE REAR; TWO-STORY AT THE STREET  
 TO WORK WITH EXISTING TOPOGRAPHY



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## PROPOSED SITE PLAN



**OFFICE BUILDING – WEST ELEVATION**  
±5,747 SQ. FT. COMMERCIAL BUILDING (PER CZA)  
30' MAX. HT DUE TO FIRE SAFETY (PER CZA)



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## PROPOSED SITE PLAN



**OFFICE BUILDING – EAST ELEVATION**  
±5,747 SQ. FT. COMMERCIAL BUILDING (PER CZA)  
30' MAX. HT DUE TO FIRE SAFETY (PER CZA)



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## PROPOSED SITE PLAN



PROPOSED SITE RENDERING  
VIEW FROM 15-105



OFFICE BUILDING – SOUTH (15-501) ELEVATION  
±5,747 SQ. FT. COMMERCIAL BUILDING (PER CZA)  
30' MAX. HT DUE TO FIRE SAFETY (PER CZA)

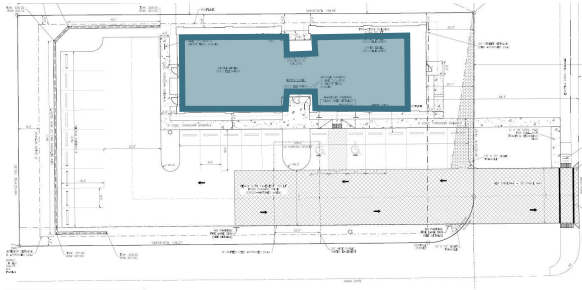


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## PROPOSED COMMERCIAL OFFICE BUILDING



PROPOSED SITE RENDERING  
VIEW FROM WEST



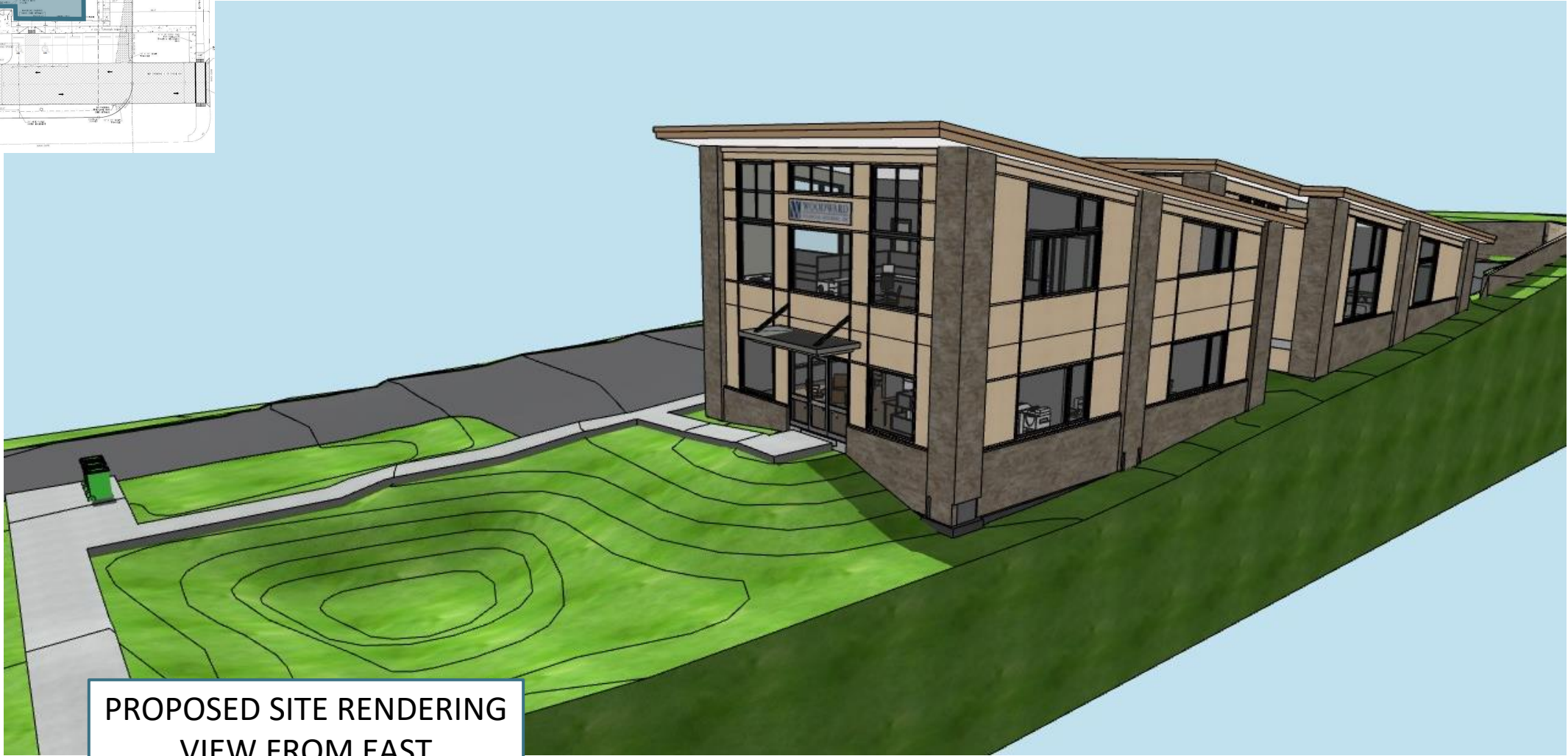
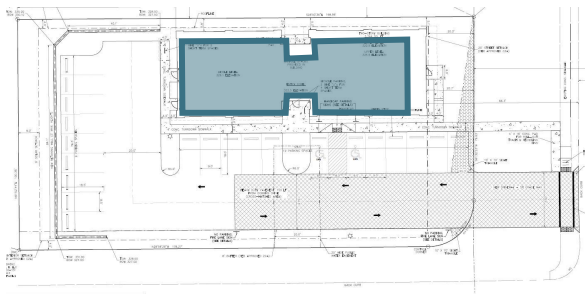
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**PROPOSED COMMERCIAL OFFICE BUILDING**



**PROPOSED SITE RENDERING  
VIEW FROM EAST**

