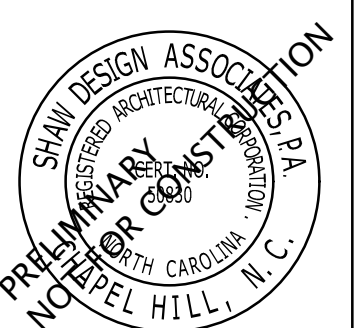


**SHAW DESIGN ASSOCIATES, P.A.**  
 DESIGN PLANNING GRAPHICS  
 180 PROVIDENCE RD SUITE #8  
 CHAPEL HILL, NC 27514  
 (919) 493-0528

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**EXISTING SITE PLAN**  
**DOBBINS DRIVE OFFICE BUILDING**  
 1751 DOBBINS DRIVE  
 CHAPEL HILL, NORTH CAROLINA



REVISIONS

DATE 2/14/2019  
 DRAWN -  
 FILE # 1826

**C101A**  
 SHEET - OF -

**EXISTING PROPERTY INFORMATION:**

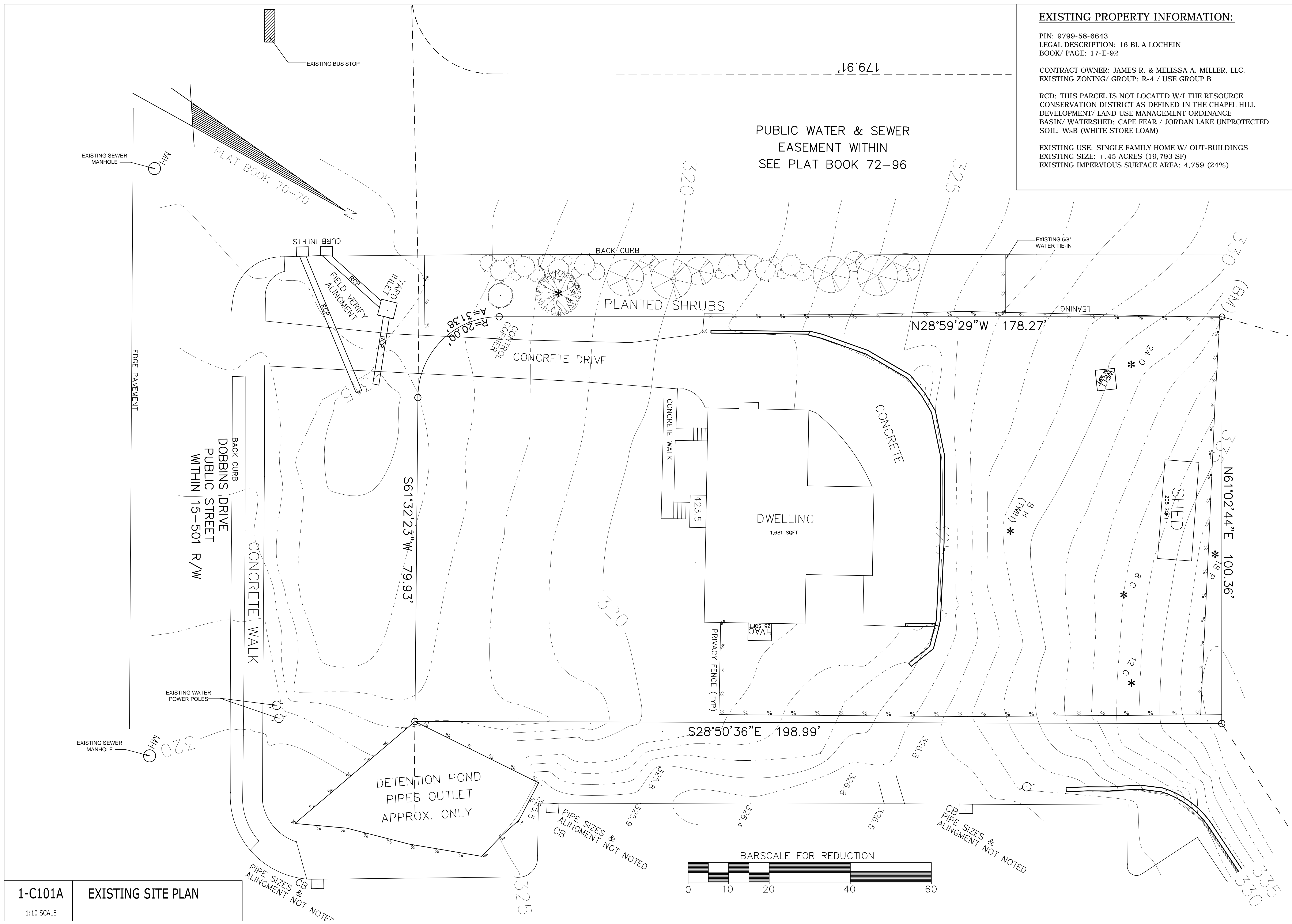
PIN: 9799-58-6643  
 LEGAL DESCRIPTION: 16 BL A LOCHEIN  
 BOOK/ PAGE: 17-E-92

CONTRACT OWNER: JAMES R. & MELISSA A. MILLER, LLC.  
 EXISTING ZONING/ GROUP: R-4 / USE GROUP B

RCD: THIS PARCEL IS NOT LOCATED W/ THE RESOURCE CONSERVATION DISTRICT AS DEFINED IN THE CHAPEL HILL DEVELOPMENT/ LAND USE MANAGEMENT ORDINANCE  
 BASIN/ WATERSHED: CAPE FEAR / JORDAN LAKE UNPROTECTED  
 SOIL: WsB (WHITE STORE LOAM)

EXISTING USE: SINGLE FAMILY HOME W/ OUT-BUILDINGS  
 EXISTING SIZE: +.45 ACRES (19,793 SF)  
 EXISTING IMPERVIOUS SURFACE AREA: 4,759 (24%)

PUBLIC WATER & SEWER  
 EASEMENT WITHIN  
 SEE PLAT BOOK 72-96



1-C101A EXISTING SITE PLAN  
 1:10 SCALE



VIEW OF BUS STOP  
(ON PRIVATE DRIVE, LOOKING SOUTH)



VIEW OF EXISTING BUFFER  
(ON DOBBINS, LOOKING NORTH)



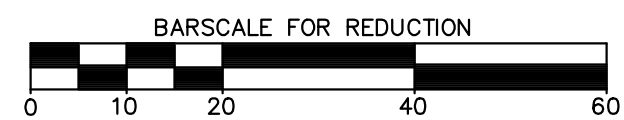
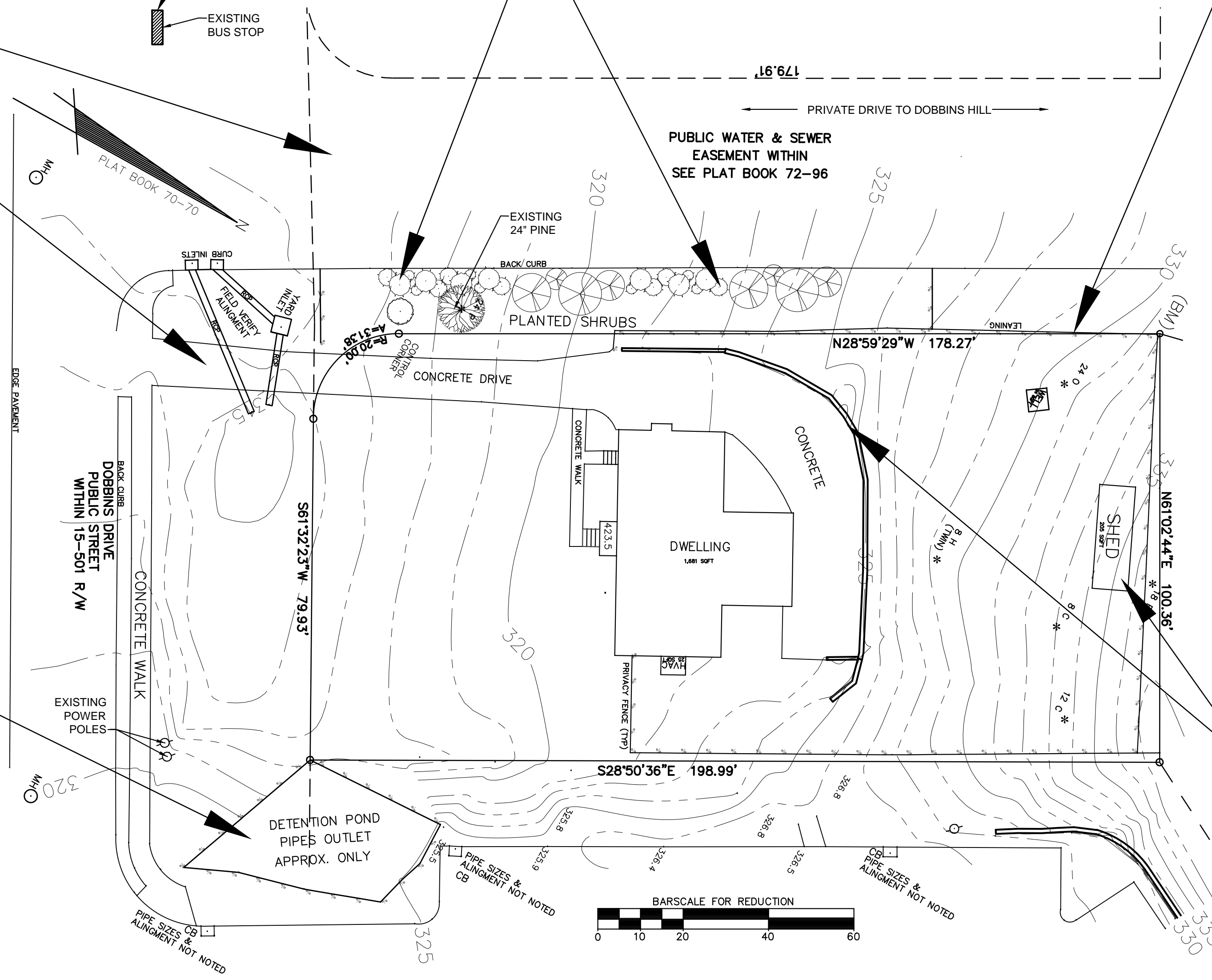
VIEW OF PRIVATE DRIVE & CONCRETE DRIVE  
(ON DOBBINS, LOOKING WEST)



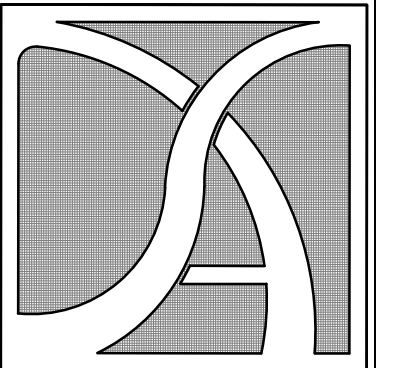
VIEW OF EXISTING FENCE & REAR LOT GRADE  
(ON PRIVATE DRIVE, LOOKING SOUTHEAST)



VIEW OF EXISTING DETENTION POND & BUFFER  
(ON DOBBINS, LOOKING EAST)



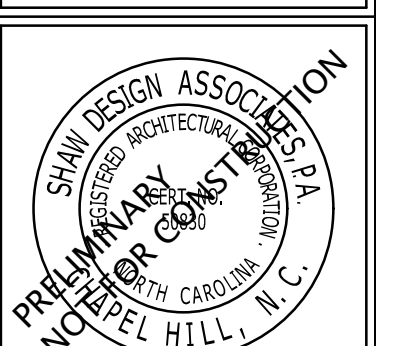
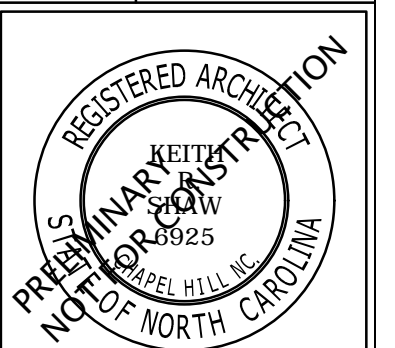
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 EXISTING USE: SINGLE FAMILY HOME W/ OUT-BUILDINGS  
 EXISTING SIZE: +.45 ACRES (19,793 SF)  
 EXISTING IMPERVIOUS SURFACE AREA: 4,759 (24%)



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**EXISTING SITE CONTEXT**  
 DOBBINS DRIVE OFFICE BUILDING  
 1751 DOBBINS DRIVE  
 CHAPEL HILL, NORTH CAROLINA



VIEW OF EXISTING SHED, RETAINING WALL & REAR LOT GRADE  
(ON CONCRETE DRIVE, LOOKING NORTH)

1-C101B	EXISTING SITE PLAN
1:20 SCALE	

REVISIONS	
DATE	2/14/2019
DRAWN	-
FILE #	1826
<b>C101B</b>	
SHEET -	OF -

