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July 25, 2019

WOMBLE BOND DICKINSON

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Judy Johnson, Operations Manager
Town of Chapel Hill Planning Department
405 Martin Luther King Jr Blvd.
Chapel Hill NC 27514

Aaron Frank
Direct Dial: 919.755.8158
Direct Fax: 919.755.6058
E-mail: aaron.frank@wbd-us.com

Re: Proposed Rezoning Application
Applicant: James R. and Melissa A. Miller, LLC

Orange County Parcel ID
9799586643

Dear Ms. Johnson:

Please accept the enclosed materials for a conditional rezoning application for the Office/Institutional-2 zoning district for property identified as Orange County Parcel 9799586643, further referred to as 1751 Dobbins Drive (the "Property"). Accompanying letters enclosed include a Statement of Justification; Statement of Justification with the Comprehensive Plan; Written Narrative; and Response to Concept Plan Comments.

Should you have any questions regarding the above, or require additional information, please do not hesitate to give me a call. As always, I appreciate your cooperation and assistance.

Very truly yours,

**Womble Bond Dickinson (US) LLP**

Aaron Frank

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# CONDITIONAL ZONING APPLICATION

**TOWN OF CHAPEL HILL**
**Planning Department**
405 Martin Luther King Jr. Blvd.
Chapel Hill, NC 27514
*phone* (919) 969-5040 *fax* (919) 969-2014
www.townofchapelhill.org

Parcel Identifier Number (PIN): 9799-58-6643 Date: July 25, 2019

## Section A: Project Information

| | | | |
|---|---|---|---|
| Project Name: | 1751 Dobbins Drive | | |
| Property Address: | 1751 Dobbins Drive, Chapel Hill, NC | Zip Code: | 27514 |
| Use Groups (A, B, and/or C): | Existing = A // Proposed = B | Existing Zoning District: | R-4 |
| Project Description: | Demolition of a single-family home to allow for a new office build with associated parking, utilities, Etc. | | |

## Section B: Applicant, Owner, and/or Contract Purchaser Information

**Applicant Information** (to whom correspondence will be mailed):

| | | | | | |
|---|---|---|---|---|---|
| Name: | Aaron Frank, Womble Bond Dickinson LLP | | | | |
| Address: | 555 Fayetteville Street, Suite 1100 | | | | |
| City: | Raleigh | State: | NC | Zip Code: | 27601 |
| Phone: | 919-755-8158 | Email: | aaron.frank@wbd-us.com | | |

The undersigned applicant hereby certifies that, to the best of their knowledge and belief, all information supplied with this application and accurate.

Signature: Date: 7/25/19

**Owner/Contract Purchaser Information:**

☐ **Owner** ☒ **Contract Purchaser**

| | | | | | |
|---|---|---|---|---|---|
| Name: | James R. and Melissa A. Miller, LLC | | | | |
| Address: | 15006 Barnhardt. Ct. | | | | |
| City: | Chapel Hill | State: | NC | Zip Code: | 27517 |
| Phone: | 919-929-2495 | Email: | jmiller@woodwardadvisors.com | | |

The undersigned applicant hereby certifies that, to the best of their knowledge and belief, all information supplied with this application and accurate.

Signature: Date: 7/24/2019

Conditional Rezoning applications are reviewed by staff, Planning Commission, and Town Council. The application is part of an open public process that enables Town Council to discuss and decide on the key issues of a rezoning proposal. If a rezoning is approved, the applicant may then submit a detailed final plan application to staff for compliance review with the technical development standards and with the Council rezoning approval.

The establishment of a Conditional Zoning District shall be consistent with the Land Use Plan in the Comprehensive Plan. A proposed Conditional Zoning District is deemed consistent if the proposed District will be located in conformance with an adopted small area plan and/or in one of the following Land Use Categories:

- Medium Residential
- High Residential
- Commercial
- Mixed Use, Office/Commercial Emphasis
- Mixed Use, Office Emphasis
- Town/Village Center
- Institutional
- Office
- University
- Development Opportunity Area
- Light Industrial Opportunity Area

If the proposed conditional zoning districts is located in a Low Residential or a Rural Residential Land Use Category, the Town Council must approve a Land Use Plan amendment prior to proceeding.

SIGNED CONDITIONS: All conditions shall be in writing, prepared by the owner of the property or an attorney and must be signed by all property owners and contract purchasers, if applicable. The Town Attorney may require additional signatures if necessary and will determine whether or not the conditions statement is legally sufficient. Within thirty (30) days after receipt of the conditions the Planning Division Manager will notify the applicant of any deficiencies in the conditions statement or if any additional information is needed. The applicant may make changes to the written conditions statement provided it is submitted at least thirty (30) prior to Planning Commission meeting or thirty (30) days prior to Town Council public hearing.

RECORDATION OF CONDITIONS: After a rezoning has been approved by the Town Council, the conditions statement shall be recorded with the Register of Deeds Office. After a rezoning has been approved by Town Council and recorded by the Register of Deeds Office, the conditions may not be amended except through a new rezoning application.

## Section A: Project Information

**Use Type:** *(check/list all that apply)*

☒ Office/Institutional ☐ Residential ☐ Mixed-Use ☐ Other: _____

**Overlay District:** *(check all that apply)*

☐ Historic District ☐ Neighborhood Conservation District ☐ Airport Hazard Zone

## Section B: Land Area

| | | | | |
|---|---|---|---|---|
| Net Land Area (NLA): Area within zoning lot boundaries | | NLA= | 19,793 | sq. ft. |
| Choose one, or both, of the following (a or b), not to exceed 10% of NLA | a) Credited Street Area (total adjacent frontage) x ½ width of public right-of-way | CSA= | 1,979 | sq. ft. |
| | b) Credited Permanent Open Space (total adjacent frontage) x ½ public or dedicated open space | COS= | | sq. ft. |
| TOTAL: NLA + CSA and/or COS = Gross Land Area (not to exceed NLA + 10%) | | GLA= | 21,772 | sq. ft. |

## Section C: Special Protection Areas, Land Disturbance, and Impervious Area

**Special Protection Areas:** *(check all those that apply)*
☐ Jordan Buffer ☐ Resource Conservation District ☐ 100 Year Floodplain ☐ Watershed Protection District

| **Land Disturbance** | **Total (sq. ft.)** |
|---|---|
| Area of Land Disturbance<br>(Includes: Footprint of proposed activity plus work area envelope, staging area for materials, access/equipment paths, and all grading, including off-site clearing) | 23,456 |
| Area of Land Disturbance within RCD | 0 |
| Area of Land Disturbance within Jordan Buffer | 0 |

| **Impervious Areas** | **Existing (sq. ft.)** | **Demolition (sq. ft.)** | **Proposed (sq. ft.)** | **Total (sq. ft.)** |
|---|---|---|---|---|
| Impervious Surface Area (ISA) | 4,756 | 4,756 | 14,280 | 14,280 |
| Impervious Surface Ratio: Percent Impervious Surface Area of Gross Land Area (ISA/GLA)% | 21.8% | 21.8% | 65.6% | 65.6% |
| If located in Watershed Protection District, % of impervious surface on 7/1/1993 | n/a | n/a | n/a | n/a |

## Section D: Dimensions

| Dimensional Unit (sq. ft.) | Existing (sq. ft.) | Demolition (sq. ft.) | Proposed (sq. ft.) | Total (sq. ft.) |
|---|---|---|---|---|
| Number of Buildings | 1 | 1681 sq. ft. | 1 | 5500 sq. ft. |
| Number of Floors | 1 | | 2 | |
| Recreational Space | | | | |

| Residential Space | | | | |
|---|---|---|---|---|
| **Dimensional Unit (sq. ft.)** | **Existing (sq. ft.)** | **Demolition (sq. ft.)** | **Proposed (sq. ft.)** | **Total (sq. ft.)** |
| Floor Area (all floors – heated and unheated) | 1 | 1681 | | |
| Total Square Footage of All Units | | | | |
| Total Square Footage of Affordable Units | | | | |
| Total Residential Density | | | | |
| Number of Dwelling Units | | | | |
| Number of Affordable Dwelling Units | | | | |
| Number of Single Bedroom Units | | | | |
| Number of Two Bedroom Units | | | | |
| Number of Three Bedroom Units | | | | |

| Non-Residential Space *(Gross Floor Area in Square Feet)* | | | | | |
|---|---|---|---|---|---|
| **Use Type** | **Existing** | **Proposed** | **Uses** | **Existing** | **Proposed** |
| Commercial | | | | | |
| Restaurant | | | **# of Seats** | | |
| Government | | | | | |
| Institutional | | | | | |
| Medical | | | | | |
| Office | | 5500 gfa | | | |
| Hotel | | | **# of Rooms** | | |
| Industrial | | | | | |
| Place of Worship | | | **# of Seats** | | |
| Other | | | | | |

| Dimensional Requirements | | Required by Ordinance | Existing | Proposed |
|---|---|---|---|---|
| **Setbacks (minimum)** | Street | 22’ (OI-2) | 22’ (R-4) | 20’ |
| | Interior (neighboring property lines) | 8’ (OI-2) | 8’ (R-4) | 5’ to 8’ |
| | Solar (northern property line) | 9’ (OI-2) | 9’ (R-4) | 9’ |
| **Height (maximum)** | Primary (Setback) | 34’ | 1-story house | |
| | Secondary (Core) | 60’ | 1-story house | 37’8.5” |
| **Streets** | Frontages | 40’ min | 79.93’ | 79.93’ |
| | Widths | | 25’ (Dobbins) | 25’ (Dobbins) |

## Section F: Adjoining or Connecting Streets and Sidewalks

*Note: For approval of proposed street names, contact the Engineering Department.*

| Street Name | Right-of-Way Width | Pavement Width | Number of Lanes | Existing Sidewalk* | Existing Curb/Gutter |
|---|---|---|---|---|---|
| Dobbins Drive | 250' (combined w/ 15-501) | 25' | 2 | ☒ Yes | ☒ Yes |
| | | | | ☐ Yes | ☐ Yes |

**List Proposed Points of Access** (Ex: Number, Street Name): **1 access at Dobbins Drive**

*If existing sidewalks do not exist and the applicant is adding sidewalks, please provide the following information:

| Sidewalk Information | | | |
|---|---|---|---|
| **Street Names** | **Dimensions** | **Surface** | **Handicapped Ramps** |
| Dobbins Drive (existing sidewalk) | 4.7' wide | Concrete | ☒ Yes ☐ No ☐ N/A |
| | | | ☐ Yes ☐ No ☐ N/A |

## Section G: Parking Information

| Parking Spaces | Minimum | Maximum | Proposed |
|---|---|---|---|
| Regular Spaces | 15 | 22 | 18 |
| Handicap Spaces | 1 | | 2 |
| Total Spaces | 16 | 22 | 20 |
| Loading Spaces | n/a | n/a | 0 |
| Bicycle Spaces | 7 | | 8 |
| Surface Type | 2" SF9.5A // 8" ABC in parking spaces | | |

## Section H: Landscape Buffers

| Location (North, South, Street, Etc.) | Minimum Width | Proposed Width | Alternate Buffer | Modify Buffer |
|---|---|---|---|---|
| Dobbins Drive // Type C Buffer Req. | 20' | 15' | ☐ Yes | ☒ Yes |
| North (Rear) // Type C Buffer Req. | 20' | 15' | ☐ Yes | ☒ Yes |
| West // Type B Buffer Required | 10' | 8' | ☐ Yes | ☒ Yes |
| East // Type C Buffer Req. | 20' | 3' to 5' | ☐ Yes | ☒ Yes |

## Section I: Land Use Intensity

**Existing Zoning District: R-4**
**Proposed Zoning Change** *(if any)*:
**OI-2**

| Zoning – Area – Ratio | | | Impervious Surface Thresholds | | | Minimum and Maximum Limitations | |
|---|---|---|---|---|---|---|---|
| **Zoning District(s)** | **Floor Area Ratio (FAR)** | **Recreation Space Ratio (RSR)** | **Low Density Residential (0.24)** | **High Density Residential (0.50)** | **Non-Residential (0.70)** | **Maximum Floor Area (MFA) = FAR x GLA** | **Minimum Recreation Space (MSR) = RSR x GLA** |
| OI-2 | .264 | N/A | N/A | N/A | N/A | 5,747 | N/A |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| **TOTAL** | .264 | | | | | | |
| **RCD Streamside** | N/A | 0.01 | | | | | **N/A** |
| **RCD Managed** | N/A | 0.019 | | | | | N/A |
| **RCD Upland** | N/A | N/A | | | | | N/A |

## Section J: Utility Service

*Check all that apply:*

| | | | | |
|---|---|---|---|---|
| **Water** | ☒ OWASA | ☐ Individual Well | ☐ Community Well | ☐ Other |
| **Sewer** | ☒ OWASA | ☐ Individual Septic Tank | ☐ Community Package Plant | ☐ Other |
| **Electrical** | ☒ Underground | ☐ Above Ground | (Assumed to be underground, not located on survey) | |
| **Telephone** | ☒ Underground | ☐ Above Ground | (Assumed to be underground, not located on survey) | |
| **Solid Waste** | ☒ Town | ☐ Private | (Assumed to be Town pick-up) | |

# CONDITIONAL ZONING APPLICATION SUBMITTAL REQUIREMENTS

**TOWN OF CHAPEL HILL**

**Planning and Development Services**

The following must accompany your application. Failure to do so will result in your application being considered incomplete. For assistance with this application, please contact the Chapel Hill Planning Department (Planning) at (919) 969-5066 or at planning@townofchapelhill.org.

| | | | |
|---|---|---|---|
| x | **Application fee** (including Engineering Review fee) (refer to fee schedule) | Amount Paid $ | $ 10,235 + 850 |
| x | **Pre-application meeting** –with appropriate staff | | |
| x | **Digital Files –** provide digital files of all plans and documents | | |
| x | **Recorded Plat or Deed of Property** | | |
| x | **Project Fact Sheet** | | |
| x | **Traffic Impact Statement** – completed by Town's consultant (or exemption) | | |
| N/A | **Description of Public Art Proposal,** if applicable | | |
| x | **Statement of Justification** | | |
| x | **Response to Community Design Commission and Town Council Concept Plan comments** | | |
| N/A | **Affordable Housing Proposal, if applicable** | | |
| x | **Statement of Consistency with Comprehensive Plan or request to amend Comprehensive Plan** | | |
| x | **Mailing list of owners of property within 1,000 feet perimeter of subject property** (see GIS notification tool) | | |
| x | **Mailing fee for above mailing list (mailing fee is double due to 2 mailings)** | Amount Paid $ | $178 |
| x | **Written Narrative describing the proposal, including proposed land uses** | | |
| x | **Resource Conservation District, Floodplain, & Jordan Buffers Determination** – necessary for all submittals | | |
| N/A | **Jurisdictional Wetland Determination – if applicable** | | |
| N/A | **Resource Conservation District Encroachment Exemption or Variance (determined by Planning)** | | |
| N/A | **Jordan Buffer Authorization Certificate or Mitigation Plan Approval (determined by Planning)** | | |
| x | **Reduced Site Plan Set (reduced to 8.5" x 11")** | | |

## **Stormwater Impact Statement** (1 copy to be submitted)

a) Written narrative describing existing & proposed conditions, anticipated stormwater impacts and management structures and strategies to mitigate impacts
b) Description of land uses and area (in square footage)
c) Existing and proposed impervious surface area in square feet for all subareas and project area
d) Ground cover and uses information
e) Soil information (classification, infiltration rates, depth to groundwater and bedrock)
f) Time of concentration calculations and assumptions
g) Topography (2-foot contours)
h) Pertinent on-site and off-site drainage conditions
i) Upstream and/or downstream volumes
j) Discharges and velocities
k) Backwater elevations and effects on existing drainage conveyance facilities
l) Location of jurisdictional wetlands and regulatory FEMA Special Flood Hazard Areas
m) Water quality volume calculations
n) Drainage areas and sub-areas delineated
o) Peak discharge calculations and rates (1, 2, and 25-year storms)
p) Hydrographs for pre- & post-development without mitigation, post-development with mitigation
q) Volume calculations and documentation of retention for 2-year storm

r) 85% TSS removal for post-development stormwater runoff
s) Nutrient loading calculations
t) BMP sizing calculations

## Plan Sets (10 copies to be submitted no larger than 24" x 36")

u) Pipe sizing calculations and schedule (include HGL & EGL calculations and profiles)

Plans should be legible and clearly drawn. All plan set sheets should include the following:

- Project Name
- Legend
- Labels
- North Arrow (North oriented toward top of page)
- Property boundaries with bearing and distances
- Scale (Engineering), denoted graphically and numerically
- Setbacks
- Streams, RCD Boundary, Jordan Riparian Buffer Boundary, Floodplain, and Wetlands Boundary, where applicable
- Revision dates and professional seals and signatures, as applicable

## Cover Sheet

a) Include Project Name, Project fact information, PIN, and Design Team

## Area Map

a) Project name, applicant, contact information, location, PIN, & legend
b) Dedicated open space, parks, greenways
c) Overlay Districts, if applicable
d) Property lines, zoning district boundaries, land uses, project names of site and surrounding properties, significant buildings, corporate limit lines
e) Existing roads (public & private), rights-of-way, sidewalks, driveways, vehicular parking areas, bicycle parking, handicapped parking, street names
f) 1,000' notification boundary

## Existing Conditions Plan

a) Slopes, soils, environmental constraints, existing vegetation, and any existing land features
b) Location of all existing structures and uses
c) Existing property line and right-of-way lines
d) Existing utilities & easements including location & sizes of water, sewer, electrical, & drainage lines
e) Nearest fire hydrants
f) Nearest bus shelters and transit facilities
g) Existing topography at minimum 2-foot intervals and finished grade
h) Natural drainage features & water bodies, floodways, floodplain, RCD, Jordan Buffers & Watershed boundaries

## Detailed Site Plan

a) Existing and proposed building locations
b) Description & analysis of adjacent land uses, roads, topography, soils, drainage patterns, environmental constraints, features, existing vegetation, vistas (on and off-site)
c) Location, arrangement, & dimension of vehicular parking, width of aisles and bays, angle of parking, number of spaces, handicapped parking, bicycle parking. Typical pavement sections & surface type.
d) Location of existing and proposed fire hydrants
e) Location and dimension of all vehicle entrances, exits, and drives
f) Dimensioned street cross-sections and rights-of-way widths
g) Pavement and curb & gutter construction details
h) Dimensioned sidewalk and tree lawn cross sections
i) Proposed transit improvements including bus pull-off and/or bus shelter
j) Required landscape buffers (or proposed alternate/modified buffers)
k) Required recreation area/space (including written statement of recreation plans)
l) Refuse collection facilities (existing and proposed) or shared dumpster agreement
m) Construction parking, staging, storage area, and construction trailer location
n) Sight distance triangles at intersections
o) Proposed location of street lights and underground utility lines and/or conduit lines to be installed
p) Easements
q) Clearing and construction limits
r) Traffic Calming Plan – detailed construction designs of devices proposed & associated sign & marking plan

## Stormwater Management Plan

a) Topography (2-foot contours)
b) Existing drainage conditions
c) RCD and Jordan Riparian Buffer delineation and boundary (perennial & intermittent streams; note ephemeral streams on site)
d) Proposed drainage and stormwater conditions
e) Drainage conveyance system (piping)
f) Roof drains
g) Easements
h) BMP plans, dimensions, details, and cross-sections
i) Planting and stabilization plans and specifications

## Landscape Protection Plan

a) Rare, specimen, and significant tree survey within 50 feet of construction area
b) Rare and specimen tree critical root zones
c) Rare and specimen trees proposed to be removed
d) Certified arborist tree evaluation, if applicable
e) Significant tree stand survey
f) Clearing limit line
g) Proposed tree protection/silt fence location

h) Pre-construction/demolition conference note
i) Landscape protection supervisor note
j) Existing and proposed tree canopy calculations, if applicable



## Planting Plan

a) Dimensioned and labeled perimeter buffers
b) Off-site buffer easement, if applicable
c) Landscape buffer and parking lot planting plan (including planting strip between parking and building, entryway planting, and 35% shading requirement

## Steep Slope Plan

a) Classify and quantify slopes 0-10%, 10-15%, 15-25%, and 25% and greater
b) Show and quantify areas of disturbance in each slope category
c) Provide/show specialized site design and construction techniques

## Grading and Erosion Control Plan

a) Topography (2-foot contours)
b) Limits of Disturbance
c) Pertinent off-site drainage features
d) Existing and proposed impervious surface tallies

## Streetscape Plan, if applicable

a) Public right-of-way existing conditions plan
b) Streetscape demolition plan
c) Streetscape proposed improvement plan
d) Streetscape proposed utility plan and details
e) Streetscape proposed pavement/sidewalk details
f) Streetscape proposed furnishing details
g) Streetscape proposed lighting detail

## Solid Waste Plan

a) Preliminary Solid Waste Management Plan
b) Existing and proposed dumpster pads
c) Proposed dumpster pad layout design
d) Proposed heavy duty pavement locations and pavement construction detail
e) Preliminary shared dumpster agreement, if applicable

## Construction Management Plan

a) Construction trailer location
b) Location of construction personnel parking and construction equipment parking
c) Location and size of staging and materials storage area
d) Description of emergency vehicle access to and around project site during construction
e) Delivery truck routes shown or noted on plan sheets

## Energy Management Plan

a) Description of how project will be 20% more energy efficient than ASHRAE standards
b) Description of utilization of sustainable forms of energy (Solar, Wind, Hydroelectric, and Biofuels)
c) Participation in NC GreenPower program
d) Description of how project will ensure indoor air quality, adequate access to natural lighting, and allow for proposed utilization of sustainable energy
e) Description of how project will maintain commitment to energy efficiency and reduced carbon footprint over time
f) Description of how the project's Transportation Management Plan will support efforts to reduce energy consumption as it affects the community

## Exterior Elevations

a) An outline of each elevation of the building, including the finished grade line along the foundation (height of building measured from mean natural grade)

# Statement of Justification to Rezone 1751 Dobbins Drive

This application requests to rezone 1751 Dobbins Drive (the "Property") from the Residential-4 (R-4) zoning district to the Office/Institutional-2 (OI-2) zoning district. The Property is currently used for a single-family residential dwelling in a predominately commercial use area of the Town, along the 15-501 corridor. Zoning amendments are permitted in the Land Use Management Ordinance (LUMO) to a) to correct a manifest error in the appendix; or b) because of changed or changing conditions in a particular area or in the jurisdiction generally; or c) to achieve the purposes of the comprehensive plan. This Statement of Justification demonstrates that this fully satisfies criteria b) and c) of Section 4.4, as described below. Details regarding the design of the site, proposed use, and other features of redevelopment are provided in the Written Narrative.

*b) because of changed or changing conditions in a particular area or in the jurisdiction generally*

The area containing the Property has changed drastically in the previous decades, resulting in a context that is no longer appropriate for single-family residential use. This is evidenced as the Property contains the only remaining single-family residential dwelling in the area; surrounding properties have been recently redeveloped to office, multi-family residential, and retail communities. The Property is adjacent to 15-501, a median-separated arterial and contributes towards noise and light pollution that is incompatible for single-family residential dwelling. This zoning change proposes to change the land use to more appropriately blend in with the non-residential neighborhood, contribute towards the tax base, and capitalize on the strategic location of the property for non-residential development.

The proximity and visibility of the site to large traffic volumes position it advantageously to accommodate non-residential land uses. Access to the site is provided from Dobbins Drive via 15-501 and does not require vehicular traffic to traverse through a residential neighborhood. Bus access to the property is also possible with a bus stop located at the adjacent property, allowing employees and visitors alike to access the property using means other than car. Locating non-residential development near a transit stop demonstrates private investment capitalizing on public investment in transportation.

*c) to achieve the purposes of the comprehensive plan.*

This application will achieve the purposes of the comprehensive plan. The Property is located within the *North 15-501 Future Focus Discussion Area and the.* The request to rezone to the OI-2 zoning designation strives to achieve the stated goals of the Future Focus Area, and will achieve one of the stated preferred land uses for this location in the Comprehensive Plan: *Mixed Use/Office/Commercial Emphasis*. Additional analysis of supporting Comprehensive Plan language is provided in the Comprehensive Plan Letter of Justification.

# Written Narrative

This rezoning requests to rezone 1751 Dobbins Drive (the "Property") from the Residential-4 (R-4) zoning district to the Office Insitutional-2 (OI-2) zoning district to allow the development of two office buildings totaling 5,000 square feet. The buildings will be one and two-stories and connected by a shared lobby. The rezoning is requested to develop permanent office space for a local company.

The buildings will be served by 16 parking spaces, 7 bicycle parking spaces, and access will be provided from Dobbins Drive. No access will be provided from the road serving Dobbins Hill Apartments. A bus stop is located at the adjacent property and employees will be encouraged to use transit.

Stormwater management will be provided through underground stormwater retention, and landscaping will be provided around the property to serve as a buffer. The underground cistern is proposed in the front of the site to design with existing topographic patterns.

The building will be two-stories tall**,** with large windows and a wedge-style roofline will make the structure architecturally interesting and impactful along the 15-501 corridor. Architectural considerations will allow for design of the building that will stimulate interest from 15-501 while remaining compatible with residential uses to the west and north.

## Comprehensive Plan Analysis

1751 Dobbins Drive (the "Property") is located within the *Area 5: North 15-501 Focus Area Future Focus Area* of the Comprehensive Plan, and designated as "Mixed Use, Office/Commercial Emphasis". Future Focus Discussion Areas are the areas of Chapel Hill most likely to change in the future, and the Comprehensive Plan provides policy guidance specifically for each Future Focus Area. The rezoning application from Residential-4 (R-4) to Office Institutional-2 (OI-2) proposes to achieve the desired goals as outlined in the *Area 5: North 15-501 Focus Area*, and accomplishes numerous goals outlined in the different Themes of the Comprehensive Plan. The proposed land use fulfills the "office" component of the "Mixed Use, Office/Commercial Emphasis" designation.

The guiding principles of the North 15-501 Focus Area is provided below, accompanied by applicant response in italics.

### Guiding Principles

• Enhanced bicycle and pedestrian connections could link existing and new residential and commercial uses in this area.

*The project connects existing residential and commercial uses to a new commercial use, and is located near a transit stop.*

• Redevelopment opportunities exist in this area, which currently have underutilized commercial capacity.

*This application proposes to accomplish exactly this; the existing single-family residential dwelling unit underutilizes a property with proximity to 15-501 and within a growing commercial corridor.*

• The Ephesus Church Road/Fordham Blvd. Small Area Planning and Traffic Analysis was adopted in 2011 and will affect development in this area.

*Not applicable to this application.*

• The area has been identified for investment of expanded transit services to provide improved mobility within and along U.S. 15-501 and Fordham Blvd.

*A bus stop is located within close proximity to this Property. Redevelopment of this property to a higher density use allows private investment to capitalize on public services, making the bus system more efficient by adding a destination and increasing ridership at an existing stop.*

• The area also includes access to the proposed light rail transit service between Durham and Chapel Hill.

*Not applicable to this application.*

Additional comments, as provided in the Comprehensive Plan, are as follows:

- Acknowledged high development potential

*We are proposing a modest change in density to acknowledge increased density potential while maintaining compatibility to adjacent properties.*

- Preference for light rail and bus rapid transit

*The proposal supports transit usage by adding a destination and additional ridership near an existing stop.*

• Gateway site (southwest corner of 15-501 and I-40 intersection) and University Mall major development potential—high-density mixed use/commercial/residential

*Not applicable.*

• High Density towards15/501 transitioning to medium density towards the neighborhoods and medium density along Franklin Street

*We are proposing a change of use but modest density in consideration of compatibility to adjacent properties.*

• American Legion developed as public open space

*Not applicable.*

• Enhance Connectivity - Circulator road, east-west streets between Franklin Street and 15/501, Connect Legion & Old Chapel Hill

*N/A – The project is located on Dobbins Drive, nearby 15-501. No new roads are planned.*

• Greenways connecting open spaces, existing trails and major development areas

*N/A – The project is not located in the above areas although a sidewalk is provided.*

• Include Blue Cross Blue Shield (and UNC) in discussion about potential collaboration and development.

*Not applicable.*

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The application achieves several Themes and Goals established in the Comprehensive Plan. A list of the applicable Themes and Goals, along with the application response is provided below in italics.

**Themes and Goals**

<u>Theme 1: A Place for Everyone (PFE)</u>

• A welcoming and friendly community that provides all people with access to opportunities (PFE.4)

*This will provide new employment opportunities, strengthening Chapel Hill as a job center.*

<u>Theme 2: Community Engagement and Prosperity (CPE)</u>

• Balance and sustain finances by increasing revenues and decreasing expenses (CPE.1)

*The proposal will positively affect the Town's property tax revenues by changing low-density residential land to commercial land and allows for building improvements. Additional employment at this location will have multiplier effects that support other local businesses and encourages new residents to live in Chapel Hill.*

• Foster success of local businesses (CPE.2)

*This allows the creation of a local business where one does not currently exist.*

• Promote a safe, vibrant, and connected (physical and person) community (CPE.3)

*This connects residents to nearby employment opportunities. Additionally the increased activity of the site can increase the vibrancy and safety of the surrounding area.*

<u>Theme 3: Getting Around</u>

• A well-conceived and planned, carefully thought out, integrated, and balanced transportation system that recognizes the importance of automobiles, but encourages and facilitates the growth and use of other means of transportation such as bicycle, pedestrian, and public transportation options (GA.1)

*The property is transit-adjacent, providing private investment that capitalizes on existing public investment of the transit system. The site is accessible by means other than the automobile and proximity to varying land uses increases the potential for walking, transit, or bicycle trips. Bicycle racks are provided.*

• A connected community that links neighborhoods, businesses, and schools through the provision of greenways, sidewalks, bike facilities, and public transportation (GA.2)

*The site links a new business to the adjacent Dobbins Hill residential neighborhood, and is walkable from the Cosgrove Hill mixed use community. A transit stop is located on the adjacent property.*

• A community that has a parking system based on strategies that support the overall goals of a holistic transportation system (GA.8)

*The property is providing the minimum amount of parking as required by the LUMO. This efficiently uses space and we are encouraging non-vehicular access to the property in other ways through providing bicycle racks and locating near a transit stop.*

<u>Theme 4: Good Places, New Spaces</u>

• Future land use, form, and density that strengthen the community, social equity, economic prosperity, and natural environment (GPNS.8)

*This land use is anticipated in the North 15-505 Focus Area. The existing single family residential dwelling is no longer an appropriate land use at this location considering the site is adjacent to 15-501. Non-residential land use capitalizes on the economically viable location, adjacent character, and proximity to a mixture of land uses.*

<u>Theme 5: Nurturing Our Communities</u>

• Protect neighborhoods from the impact of development such as stormwater runoff, light and noise pollution, and traffic (NOC.8)

*Stormwater management will be provided where none currently exists, and traffic generation will be minimal. This site is strategically located off 15-501. The property will be screened with vegetation and will contain glare controlled lighting.*

Response to Community Design Comments

1. Expressed appreciation for the development proposal and its thoughtfulness on such a difficult site, given that the owners of the adjoining private drive did not grant access to this property.

*The property is small for non-residential use, so our design has been very thoughtful and deliberate to utilize this space as efficiently as possible while maintaining harmony with adjacent properties and the surrounding neighborhood.*

2. Expressed concern over the amount of proposed impervious surface and requested the use of stormwater mitigating measures such as pervious paving and green infrastructure.

*The building is two-stories in select locations in order to build more compactly and occupy less impervious surface. We are providing less than the required number of parking spaces, which also reduces the amount of impervious surface. Stormwater management will be offered by an underground system, whereas none currently exists. This is a small site so the building and parking lot have been designed very carefully and we have achieved 10% less impervious surface than the LUMO requirement. Note that much of the natural surface located between the building and Dobbins Drive is actually in DOT right of way so it is not calculated in this tabulation, although it will give the appearance and function of a site with greater pervious area.*

*We are exploring the feasibility of creating a highly energy efficient building with building materials: structural insulated panel systems (SIPS) for walls and roof; natural daylighting; LED fixtures; efficient and automatically timed HVAC system and lighting;*

3. Members were split on the architectural context of the proposed building, some liking the modern expression. Others expressed concerns over the lack of fitting in w/ the existing context of surrounding buildings. The building could share some common elements w/ its neighbors, while still expressing modern design.

*We appreciate the positive comments regarding the modern expression and are continuing in this direction. We have designed the scale to be compatible with neighbors by incorporating a two-story front façade and a one story rear façade. The apartments to the west are three stories tall, and Planned Parenthood is two stories tall. The building is setback from Dobbins Drive a similar distance as both of the neighboring properties.*

*We did not intend to replicate neighboring buildings' materials because their architectural styles are different from the modern look we are going for. The conceptual exterior building material(s) would be a panelized fiber cement or stucco for a sleeker, more uniform look.*

4. A suggestion was made to consider cantilevering the building over the parking as a way to reduce impervious surface.

*Cantilevering the property over the parking would have added considerable height to the building, conflicting with earlier comments about architectural style and design compatibility. The design choice was made to offer a building with premium design while treating the stormwater resulting from impervious surface.*

SHAW DESIGN ASSOCIATES, P.A.
180 Providence Road | Suite 8 | Chapel Hill, North Carolina 27514
919.493.0528
www.shawdesign.us

# ENERGY MANAGEMENT PLAN

## 1751 Dobbins Drive Office Building

July 25, 2019

***a) Description of how project will be 20% more energy efficient than ASHRAE standards:***

1. Building Envelope: We will explore the feasibility of making exterior walls and roof construction a structural insulated panel system (SIPS) to maximize the air tightness of the thermal envelope and R-values beyond building code minimums. All windows will be high efficiency low-E windows with increased R-values and reflectivity.
2. HVAC: We intend to specify highly efficient HVAC systems with automatic timed thermostats to ensure maximum heating and cooling efficiency.
3. Hot Water: We will explore the feasibility of implementing high efficiency on demand tankless hot water heaters where possible.
4. Power: Energy monitoring and automatic receptacles controls will be explored where possible.
5. Lighting: We intend to design the building in a manner that will maximize the use of natural daylighting through large windows. And the use of LED lighting fixtures throughout the building will be recommended and explored.
6. Equipment: Building equipment such as elevators and stormwater pumps will be specified to meet or exceed energy standards.

***b) Description of utilization of sustainable forms of energy (Solar, Wind, Hydroelectric and Biofuels):***

The use of sustainable energy will depend on the financial feasibility of its installation and use in this relatively small-scaled commercial building. Due to the southerly-facing wedge-shaped roof, solar panels are an option that could be explored.

***c) Participation in NC GreenPower Program:***

There are currently no plans to participate in the NC GreenPower program.

***d) Description of how project will ensure indoor air quality, adequate access to natural lighting, and allow for proposed utilization of sustainable energy.***

During construction, ductwork will be sealed to prevent dust from infiltrating the duct. High efficiency filters will be used in the primary HVAC units. Use of low VOC paints and adhesives will be a priority during the finish installation phase. A fresh air ventilation system will be explored. Natural daylighting will be maximized; all sides of the building have a large window walls to ensure that each rentable space and common spaces can have some form of natural light.

***e) Description of how project will maintain commitment to energy efficiency and reduced carbon footprint over time:***

The energy efficient nature of the building will be the largest contributor to overall energy efficiency and reduced carbon footprint.

***f) Description of how the project's Transportation Management Plan will support efforts to reduce energy consumption as it affects the community:***

The proposed office building is less than 100' away from an existing bus shelter and will be connected via sidewalks. The site will also provide bicycle racks to promote the reduction of Single Occupancy Vehicles (SOVs). Because of the relatively few parking spots, the building's owner can discuss carpooling and rideshare programs for employees.

1,000 ft.
notification boundary

**PROPERTY OWNERS WITHIN 1000'**

**1751 DOBBINS DRIVE**

| NAME | ADDRESS | | | |
|---|---|---|---|---|
| ALZUBAIDI SADEK R | 12319 CANOLDER ST | RALEIGH | NC | 27715 |
| BENTZ CLIFF | 305-B MCGREGOR DR | CHAPEL HILL | NC | 27514 |
| BLIEM AMY LYNN | 306B MCGREGOR DR | CHAPEL HILL | NC | 27514 |
| BLUE HORN ENTERPRISE LLC | 1124 GROGANS MILL DR | CARY | NC | 27519 |
| BODDIE NOELL ENTERPRISES INC | PO BOX 2629 | ADDISON | TX | 75001 |
| BRIGGS JANICE C | 9323 LAUREL SPRINGS RD | CHAPEL HILL | NC | 27516 |
| BUCKNER BATES C | 107 SCARLETT DR | CHAPEL HILL | NC | 27514 |
| BURLINGTON INDUSTRIAL REALTY CO | PO BOX 2640 | GREENSBORO | NC | 27402 |
| CARCATERRA KENNETH | 602 LONG LEAF DR | CHAPEL HILL | NC | 27517 |
| CHAPEL HILL MEDICAL OFFICES LLC | 1978 HENDERSONVILLE RD | ASHEVILLE | NC | 28803 |
| CHAPEL HILL TOWN OF | 405 MARTIN LUTHER KING JR BLVD | CHAPEL HILL | NC | 27514 |
| COLONY LAKE HOMEOWNERS ASSOCIATION INC | PO BOX 3203 | CHAPEL HILL | NC | 27514 |
| COMMUNITY HOME TRUST | PO BOX 2315 | CHAPEL HILL | NC | 27515 |
| COSGROVE CXL LLC | 101 COSGROVE AVE | CHAPEL HILL | NC | 27514 |
| CROSLAND WILSON PARK LLC WEST CHASE II #475 | 227 WEST TRADE ST STE 900 | CHARLOTTE | NC | 282021675 |
| DOBBINS HILL II LLC | 5960 FAIRVIEW RD STE 200 | CHARLOTTE | NC | 28210 |
| DUKE ENERGY CORPORATION | PO BOX 1028 | MANDAN | ND | 58554 |
| ERWIN VILLAGE HOMEOWNERS ASSOCIATION INC | PO BOX 14831 | DURHAM | NC | 27709 |
| FLAIR PROPERTIES LLC | 101 COSGROVE AVE #120 | Chapel Hill | NC | 27514 |
| GRACE CHURCH OF CHAPEL HILL | 200 SAGE RD | CHAPEL HILL | NC | 27514 |
| GRAHAM IAN | 422 S GREENSBORO ST | Carrboro | NC | 27510 |
| GREENFIELD WORKFORCE HOUSING LLC | 113 S WILMINGTON ST | RALEIGH | NC | 27601 |
| HOWELL DENNIS H ETAL | 1777 FORDHAM BLVD | CHAPEL HILL | NC | 27514 |
| HOWELL PROPERTIES OF CHAPEL HILL LLC | 100 TIMBERHILL PL | CHAPEL HILL | NC | 27514 |
| HUANG WEIXING | 308-B MCGREGOR DR | CHAPEL HILL | NC | 27514 |
| JOLEPA ASSOCIATES | 101 COSGROVE AVE | CHAPEL HILL | NC | 27514 |
| JTW LLC | PO BOX 3489 | CHAPEL HILL | NC | 27515 |
| LEE SANGDON ETAL | 304B MCGREGOR DRIVE | CHAPEL HILL | NC | 27514 |
| LG 1810 FORDHAM BLVD LLC | 3500 MAPLE AVE | DALLAS | TX | 75219 |
| LINDSEY ANNE HASKELL | 5025 WALNUT COVE RD | CHAPEL HILL | NC | 27516 |
| MOORE CAROL D | PO BOX 3753 | CHAPEL HILL | NC | 27515 |
| NATHAN LUSTMAN TRUST | 4267 MARINA CITY DR | MARINA DEL REY | CA | 90292 |
| NC DEPARTMENT OF TRANSPORTATION | 1546 MAIL SERVICE CTR | RALEIGH | NC | 27611 |

**PROPERTY OWNERS WITHIN 1000'**

**1751 DOBBINS DRIVE**

| | | | | |
|---|---|---|---|---|
| NORTHWESTERN MUTUAL LIFE INSURANCE COMPANY | 127 SCALEYBARK RD | CHARLOTTE | NC | 28209 |
| OFFICE PARK AT MORREENE ROAD LLC | 921 MORREENE RD | DURHAM | NC | 27705 |
| ORANGE COMMUNITY HOUSING AND LAND TRUST | PO BOX 2315 | CHAPEL HILL | NC | 27515 |
| PLANNED PARENTHOOD OF ORANGE & DURHAM COUNTIES INC | 1765 DOBBINS DR | CHAPEL HILL | NC | 27514 |
| RED ZEBRA PROPERTIES LLC | 2013 DAMASCUS CH RD | Chapel Hill | NC | 27516 |
| SHAH PAYAL T | 4570 TOURNAMENT DR #205 | RALEIGH | NC | 27612 |
| STRAUS SAM B II | 304A MCGREGOR DR | CHAPEL HILL | NC | 275145146 |
| SUNTRUST BANK | PO BOX 26665 | RICHMOND | VA | 23261 |
| THE PORRON HOLDINGS LLC | 101 COSGROVE AVE STE 220 | Chapel Hill | NC | 27514 |
| TRI CITY INVESTMENTS LLC | 1227 ROCKINGHAM RD | ROCKINGHAM | NC | 28379 |
| TURNER JOSEPH JR | 1736 LEGION RD | CHAPEL HILL | NC | 27517 |
| VARBLOW LINDA M | 101 COLBURN POINT | Chapel Hill | NC | 27516 |
| WALDEN GREENFIELDS ASSOCIATES | 103 MELVILLE LOOP | Chapel Hill | NC | 27514 |
| WENDYS PROPERTIES LLC | ONE DAVE THOMAS BLVD | DUBLIN | OH | 43017 |
| WINDACO PROPERTIES LLC | 108 BOXWOOD PL | CHAPEL HILL | NC | 27517 |
| WRH DOBBINS HILL I LLC | 100 3RD ST SOUTH | ST PETERSBURG | FL | 33701 |
| YOUNG WILLIAM H | 302-A MCGREGOR DR | CHAPEL HILL | NC | 275145146 |
| YUAN FUH GWO | 709 EVANVALE CT | CARY | NC | 27518 |
| ZENG XIANJIE | 1815 DOGWOOD RD | CHARLESTON | SC | 29424 |
| ZUBAIDA RASHAD | 12319 CANOLDER ST | RALEIGH | NC | 27614 |

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| DUKE ENERGY CORPORATION | PO BOX 1028 | MANDAN | ND | 58554 |
| ERWIN VILLAGE HOMEOWNERS ASSOCIATION INC | PO BOX 14831 | DURHAM | NC | 27709 |
| NORTHWESTERN MUTUAL LIFE INSURANCE COMPANY | 127 SCALEYBARK RD | CHARLOTTE | NC | 28209 |
| NORTHWESTERN MUTUAL LIFE INSURANCE COMPANY | 127 SCALEYBARK RD | CHARLOTTE | NC | 28209 |
| STRAUS SAM B II | 304A MCGREGOR DR | CHAPEL HILL | NC | 2.75E+08 |
| LEE SANGDON ETAL | 304B MCGREGOR DRIVE | CHAPEL HILL | NC | 27514 |
| HUANG WEIXING | 308-B MCGREGOR DR | CHAPEL HILL | NC | 27514 |
| CROSLAND WILSON PARK LLC WEST CHASE II #475 | 227 WEST TRADE ST STE 900 | CHARLOTTE | NC | 2.82E+08 |
| VARBLOW LINDA M | 101 COLBURN POINT | Chapel Hill | NC | 27516 |
| YOUNG WILLIAM H | 302-A MCGREGOR DR | CHAPEL HILL | NC | 2.75E+08 |
| ERWIN VILLAGE HOMEOWNERS ASSOC INC | PO BOX 14831 | DURHAM | NC | 27709 |
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| BLIEM AMY LYNN | 306B MCGREGOR DR | CHAPEL HILL | NC | 27514 |
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| BENTZ CLIFF | 305-B MCGREGOR DR | CHAPEL HILL | NC | 27514 |
| GREENFIELD SENIOR HOUSING LLC | 113 S WILMINGTON ST | RALEIGH | NC | 27601 |
| GREENFIELD WORKFORCE HOUSING LLC | 113 S WILMINGTON ST | RALEIGH | NC | 27601 |
| CHAPEL HILL TOWN OF | 405 MARTIN LUTHER KING JR BLVD | CHAPEL HILL | NC | 27514 |
| | | | | |
| WINDACO PROPERTIES LLC | 108 BOXWOOD PL | CHAPEL HILL | NC | 27517 |
| CHAPEL HILL MEDICAL OFFICES LLC | 1978 HENDERSONVILLE RD | ASHEVILLE | NC | 28803 |
| FLAIR PROPERTIES LLC | 101 COSGROVE AVE #120 | Chapel Hill | NC | 27514 |
| BLUE HORN ENTERPRISE LLC | 1124 GROGANS MILL DR | CARY | NC | 27519 |
| THE PORRON HOLDINGS LLC | 101 COSGROVE AVE STE 220 | Chapel Hill | NC | 27514 |
| WINDACO PROPERTIES LLC | 108 BOXWOOD PL | CHAPEL HILL | NC | 27517 |
| JOLEPA ASSOCIATES | 101 COSGROVE AVE | CHAPEL HILL | NC | 27514 |
| RED ZEBRA PROPERTIES LLC | 2013 DAMASCUS CH RD | Chapel Hill | NC | 27516 |

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| WINDACO PROPERTIES LLC | 108 BOXWOOD PL | CHAPEL HILL | NC | 27517 |
| WINDACO PROPERTIES LLC | 108 BOXWOOD PL | CHAPEL HILL | NC | 2.75E+08 |
| NORTHWESTERN MUTUAL LIFE INSURANCE COMPANY | 127 SCALEYBARK RD | CHARLOTTE | NC | 28209 |
| NORTHWESTERN MUTUAL LIFE INSURANCE COMPANY | 127 SCALEYBARK RD | CHARLOTTE | NC | 28209 |
| DOBBINS HILL II LLC | 5960 FAIRVIEW RD STE 200 | CHARLOTTE | NC | 28210 |
| BRIGGS JANICE C | 9323 LAUREL SPRINGS RD | CHAPEL HILL | NC | 27516 |
| PLANNED PARENTHOOD OF ORANGE & DURHAM COUNTIES IN | 1765 DOBBINS DR | CHAPEL HILL | NC | 27514 |
| SUNTRUST BANK | PO BOX 26665 | RICHMOND | VA | 23261 |
| WALDEN GREENFIELDS ASSOCIATES | 103 MELVILLE LOOP | Chapel Hill | NC | 27514 |
| DOBBINS HILL II LLC | 5960 FAIRVIEW RD STE200 | CHARLOTTE | NC | 28210 |
| WRH DOBBINS HILL I LLC | 100 3RD ST SOUTH | ST PETERSBURG | FL | 33701 |
| HOWELL D ANDREW | 100 TIMBERHILL PLACE | CHAPEL HILL | NC | 27514 |
| HOWELL PROPERTIES OF CHAPEL HILL LLC | 100 TIMBERHILL PL | CHAPEL HILL | NC | 27514 |
| LINDSEY ANNE HASKELL | 5025 WALNUT COVE RD | CHAPEL HILL | NC | 27516 |
| BURLINGTON INDUSTRIAL REALTY CO | PO BOX 2640 | GREENSBORO | NC | 27402 |
| COMMUNITY HOME TRUST | PO BOX 2315 | CHAPEL HILL | NC | 27515 |
| COLONY LAKE HOMEOWNERS ASSOCIATION INC | PO BOX 3203 | CHAPEL HILL | NC | 27514 |
| TURNER JOSEPH JR | 1736 LEGION RD | CHAPEL HILL | NC | 27517 |
| CARCATERRA KENNETH | 120 MEADOWBROOK DR | CHAPEL HILL | NC | 27514 |
| SHAH PAYAL T | 4570 TOURNAMENT DR #205 | RALEIGH | NC | 27612 |
| NATHAN LUSTMAN TRUST | 4267 MARINA CITY DR | MARINA DEL REY | CA | 90292 |
| JTW LLC | PO BOX 3489 | CHAPEL HILL | NC | 27515 |
| GRAHAM IAN | 422 S GREENSBORO ST | Carrboro | NC | 27510 |
| WENDYS PROPERTIES LLC | ONE DAVE THOMAS BLVD | DUBLIN | OH | 43017 |
| COMMUNITY HOME TRUST | PO BOX 2315 | CHAPEL HILL | NC | 27515 |
| ORANGE COMMUNITY HOUSING AND LAND TRUST ETAL | PO BOX 2315 | CHAPEL HILL | NC | 27515 |
| ORANGE COMMUNITY HOUSING AND LAND TRUST | PO BOX 2315 | CHAPEL HILL | NC | 27515 |
| ORANGE COMMUNITY HOUSING AND LAND TRUST | PO BOX 2315 | CHAPEL HILL | NC | 27515 |
| NC DEPARTMENT OF TRANSPORTATION | 1546 MAIL SERVICE CTR | RALEIGH | NC | 27611 |
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| COMMUNITY HOME TRUST | PO BOX 2315 | CHAPEL HILL | NC | 27515 |
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| ORANGE COMMUNITY HOUSING & LAND TRUST | PO BOX 2315 | CHAPEL HILL | NC | 27515 |

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| ORANGE COMMUNITY HOUSING & LAND TRUST ETAL | PO BOX 2315 | CHAPEL HILL | NC | 27515 |
| ORANGE COMMUNITY HOUSING AND LAND TRUST | PO BOX 2315 | CHAPEL HILL | NC | 27515 |
| BUCKNER BATES C | 107 SCARLETTE DR | CHAPEL HILL | NC | 27514 |
| BUCKNER BATES C | 107 SCARLETT DRIVE UNIV HT | CHAPEL HILL | NC | 27514 |
| BUCKNER BATES C | 107 SCARLETT DR | CHAPEL HILL | NC | 27514 |
| ZUBAIDA RASHAD | 12319 CANOLDER ST | RALEIGH | NC | 27614 |
| BODDIE NOELL ENTERPRISES INC | PO BOX 2629 | ADDISON | TX | 75001 |
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| ALZUBAIDI SADEK R | 12319 CANOLDER ST | RALEIGH | NC | 27715 |
| OFFICE PARK AT MORREENE ROAD LLC | 921 MORREENE RD | DURHAM | NC | 27705 |
| WU SUYI | | UNKNOWN | NC | 27541 |
| TRI CITY INVESTMENTS LLC | 1227 ROCKINGHAM RD | ROCKINGHAM | NC | 28379 |
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| GRACE CHURCH OF CHAPEL HILL | 200 SAGE RD | CHAPEL HILL | NC | 27514 |

**PROPERTY OWNERS WITHIN 1000'**

**1751 DOBBINS DRIVE**

| NAME | ADDRESS | | | |
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| BLUE HORN ENTERPRISE LLC | 1124 GROGANS MILL DR | CARY | NC | 27519 |
| BODDIE NOELL ENTERPRISES INC | PO BOX 2629 | ADDISON | TX | 75001 |
| BRIGGS JANICE C | 9323 LAUREL SPRINGS RD | CHAPEL HILL | NC | 27516 |
| BUCKNER BATES C | 107 SCARLETT DR | CHAPEL HILL | NC | 27514 |
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| CHAPEL HILL MEDICAL OFFICES LLC | 1978 HENDERSONVILLE RD | ASHEVILLE | NC | 28803 |
| CHAPEL HILL TOWN OF | 405 MARTIN LUTHER KING JR BLVD | CHAPEL HILL | NC | 27514 |
| COLONY LAKE HOMEOWNERS ASSOCIATION INC | PO BOX 3203 | CHAPEL HILL | NC | 27514 |
| COMMUNITY HOME TRUST | PO BOX 2315 | CHAPEL HILL | NC | 27515 |
| COSGROVE CXL LLC | 101 COSGROVE AVE | CHAPEL HILL | NC | 27514 |
| CROSLAND WILSON PARK LLC WEST CHASE II #475 | 227 WEST TRADE ST STE 900 | CHARLOTTE | NC | 282021675 |
| DOBBINS HILL II LLC | 5960 FAIRVIEW RD STE 200 | CHARLOTTE | NC | 28210 |
| DUKE ENERGY CORPORATION | PO BOX 1028 | MANDAN | ND | 58554 |
| ERWIN VILLAGE HOMEOWNERS ASSOCIATION INC | PO BOX 14831 | DURHAM | NC | 27709 |
| FLAIR PROPERTIES LLC | 101 COSGROVE AVE #120 | Chapel Hill | NC | 27514 |
| GRACE CHURCH OF CHAPEL HILL | 200 SAGE RD | CHAPEL HILL | NC | 27514 |
| GRAHAM IAN | 422 S GREENSBORO ST | Carrboro | NC | 27510 |
| GREENFIELD WORKFORCE HOUSING LLC | 113 S WILMINGTON ST | RALEIGH | NC | 27601 |
| HOWELL DENNIS H ETAL | 1777 FORDHAM BLVD | CHAPEL HILL | NC | 27514 |
| HOWELL PROPERTIES OF CHAPEL HILL LLC | 100 TIMBERHILL PL | CHAPEL HILL | NC | 27514 |
| HUANG WEIXING | 308-B MCGREGOR DR | CHAPEL HILL | NC | 27514 |
| JOLEPA ASSOCIATES | 101 COSGROVE AVE | CHAPEL HILL | NC | 27514 |
| JTW LLC | PO BOX 3489 | CHAPEL HILL | NC | 27515 |
| LEE SANGDON ETAL | 304B MCGREGOR DRIVE | CHAPEL HILL | NC | 27514 |
| LG 1810 FORDHAM BLVD LLC | 3500 MAPLE AVE | DALLAS | TX | 75219 |
| LINDSEY ANNE HASKELL | 5025 WALNUT COVE RD | CHAPEL HILL | NC | 27516 |
| MOORE CAROL D | PO BOX 3753 | CHAPEL HILL | NC | 27515 |
| NATHAN LUSTMAN TRUST | 4267 MARINA CITY DR | MARINA DEL REY | CA | 90292 |
| NC DEPARTMENT OF TRANSPORTATION | 1546 MAIL SERVICE CTR | RALEIGH | NC | 27611 |

**PROPERTY OWNERS WITHIN 1000'**

**1751 DOBBINS DRIVE**

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| ORANGE COMMUNITY HOUSING AND LAND TRUST | PO BOX 2315 | CHAPEL HILL | NC | 27515 |
| PLANNED PARENTHOOD OF ORANGE & DURHAM COUNTIES INC | 1765 DOBBINS DR | CHAPEL HILL | NC | 27514 |
| RED ZEBRA PROPERTIES LLC | 2013 DAMASCUS CH RD | Chapel Hill | NC | 27516 |
| SHAH PAYAL T | 4570 TOURNAMENT DR #205 | RALEIGH | NC | 27612 |
| STRAUS SAM B II | 304A MCGREGOR DR | CHAPEL HILL | NC | 275145146 |
| SUNTRUST BANK | PO BOX 26665 | RICHMOND | VA | 23261 |
| THE PORRON HOLDINGS LLC | 101 COSGROVE AVE STE 220 | Chapel Hill | NC | 27514 |
| TRI CITY INVESTMENTS LLC | 1227 ROCKINGHAM RD | ROCKINGHAM | NC | 28379 |
| TURNER JOSEPH JR | 1736 LEGION RD | CHAPEL HILL | NC | 27517 |
| VARBLOW LINDA M | 101 COLBURN POINT | Chapel Hill | NC | 27516 |
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| WINDACO PROPERTIES LLC | 108 BOXWOOD PL | CHAPEL HILL | NC | 27517 |
| WRH DOBBINS HILL I LLC | 100 3RD ST SOUTH | ST PETERSBURG | FL | 33701 |
| YOUNG WILLIAM H | 302-A MCGREGOR DR | CHAPEL HILL | NC | 275145146 |
| YUAN FUH GWO | 709 EVANVALE CT | CARY | NC | 27518 |
| ZENG XIANJIE | 1815 DOGWOOD RD | CHARLESTON | SC | 29424 |
| ZUBAIDA RASHAD | 12319 CANOLDER ST | RALEIGH | NC | 27614 |

SHAW DESIGN ASSOCIATES, P.A.
180 Providence Road | Suite 8 | Chapel Hill, North Carolina 27514
919.493.0528
www.shawdesign.us

July 25, 2019

Mr. Kumar Neppalli, E.I.T.
Traffic Engineer, Town of Chapel Hill
306 N. Columbia Street
Chapel Hill, NC 27516-2124

Subject: 1751 Dobbins Drive
New Office Building Development
Exemption from Traffic Impact Analysis

Dear Mr. Neppalli,

This is a letter regarding the Traffic Impact Analysis for the above referenced project. The property is located on Dobbins Drive within (and parallel to) the 15-501 corridor. It is currently a single-family residential dwelling parcel zoned R-4. The potential new owner is working with the Town of Chapel Hill to rezone the property to OI-2 to develop the land and construct a two-story, ±5,500 SF low-rise commercial office building.

Based on the Town of Chapel Hill's *Guidelines for Traffic Impact Analysis*, it is our understanding that this project can be considered exempt from preparing a full Traffic Impact Analysis (TIA). According to the *Guidelines*, the TIA may be waived if the difference in pre- and post- development daily trips generated is less than 500, and the applicant submits written request for a waiver along with the appropriate documentation. With this memo, we respectfully request a waiver from the Traffic Impact Analysis requirement. For your convenience we have also included a site plan and location map with this letter.

Below are the calculated trips per ITE guidelines:

**DAILY TRIP GENERATION FOR 1751 DOBBINS DRIVE**

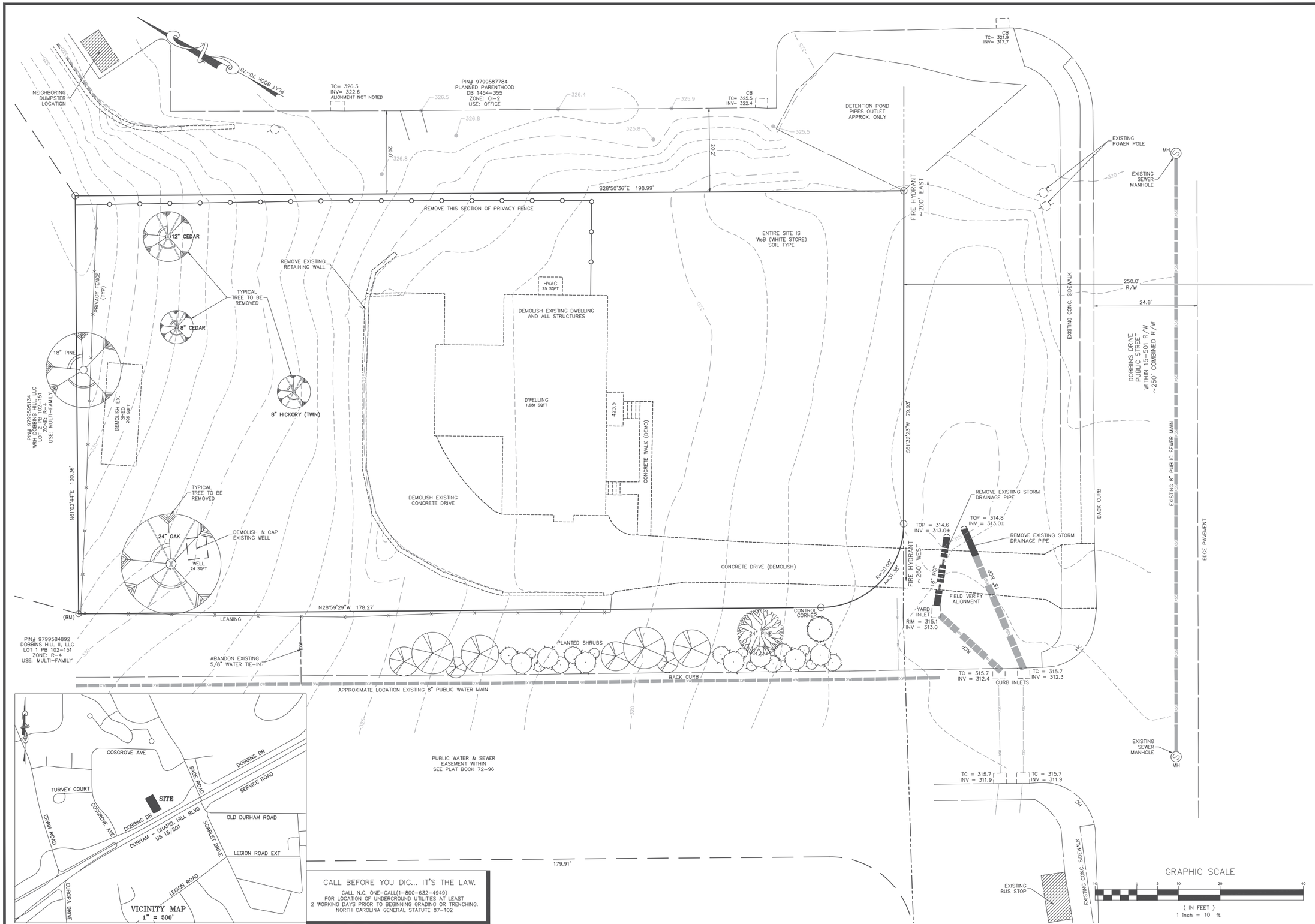
**EXISTING** - Single Family Residential Dwelling
9.57 trips per day (minimum for a single-family residential dwelling)
10.2 trips per day (2.55 trips per person IF there was a family of 4 living in the dwelling)

**PROPOSED** - 5,500 SF Commercial Office Building
61 trips per day (11.01 trips/ 1,000 SF)

**INCREASE IN DAILY TRIP GENERATION**:
+52 Trips per day (max.)

Sincerely,

Keith R. Shaw, AIA
Project Architect
keith@shawdesign.us




CALL BEFORE YOU DIG... IT'S THE LAW.

CALL N.C. ONE-CALL(1-800-632-4949)
FOR LOCATION OF UNDERGROUND UTILITIES AT LEAST
2 WORKING DAYS PRIOR TO BEGINNING GRADING OR TRENCHING.
NORTH CAROLINA GENERAL STATUTE 87-102

EarthCentric Engineering, Inc.
License # C-2638
204 W. Clay Street
Mebane, NC 27302
Phone: (919) 563-9041
Fax: (919) 304-3234
E-Mail: Phil.Koch@EarthCentric.com

PRINCIPAL ENGINEER
PHIL KOCH - NCPE #22634

# 1751 DOBBINS DRIVE

1751 DOBBINS DRIVE, CHAPEL HILL, NC 27514

## EXISTING CONDITIONS & DEMOLITION PLAN

| REV. | DATE | DESCRIPTION | BY |
|---|---|---|---|

| | |
|---|---|
| DATE: | JULY 24, 2019 |
| HORIZONTAL SCALE: | 1" = 10' |
| VERTICAL SCALE: | N/A |
| PROJECT MANAGER: | CPK |
| DRAWN BY: | CPK |
| PROJECT NO: | 19-011 |
| DRAWING NAME: | 19-011 PRELIM. |

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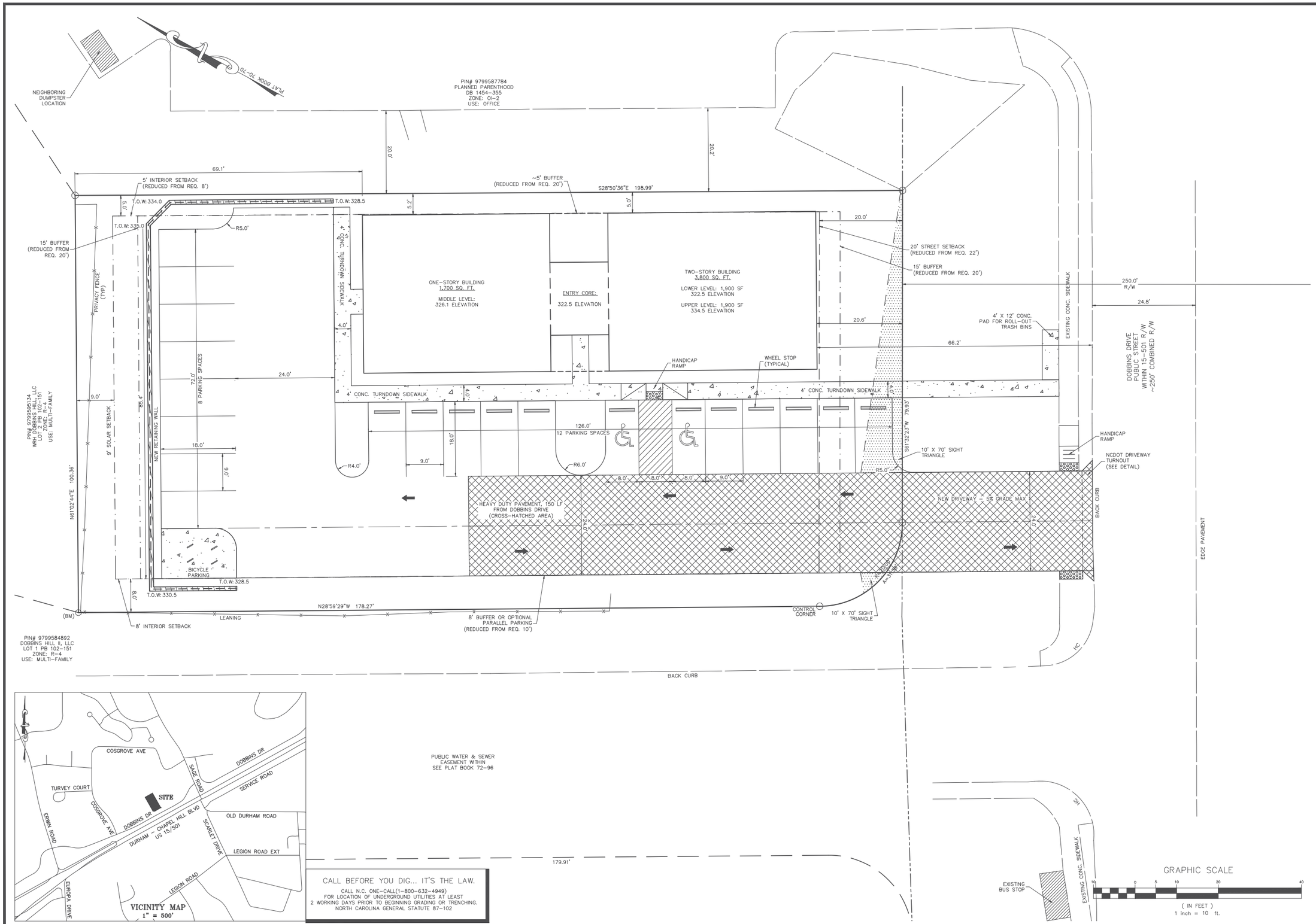
SHEET NO.

C2.0

PRELIMINARY SITE PLAN




CALL BEFORE YOU DIG... IT'S THE LAW.
CALL N.C. ONE-CALL(1-800-632-4949)
FOR LOCATION OF UNDERGROUND UTILITIES AT LEAST
2 WORKING DAYS PRIOR TO BEGINNING GRADING OR TRENCHING.
NORTH CAROLINA GENERAL STATUTE 87-102

EarthCentric Engineering, Inc.
License # C-2638
204 W. Clay Street
Mebane, NC 27302
Phone: (919) 563-9041
Fax: (919) 304-3234
E-Mail: Phil.Koch@EarthCentric.com

PRINCIPAL ENGINEER
PHIL KOCH - NCPE #22634

# 1751 DOBBINS DRIVE

1751 DOBBINS DRIVE, CHAPEL HILL, NC 27514

## SITE & SOLID WASTE PLAN

| REV. | DATE | DESCRIPTION | BY |
|---|---|---|---|

| | |
|---|---|
| DATE: | JULY 24, 2019 |
| HORIZONTAL SCALE: | 1" = 10' |
| VERTICAL SCALE: | N/A |
| PROJECT MANAGER: | CPK |
| DRAWN BY: | CPK |
| PROJECT NO: | 19-011 |
| DRAWING NAME: | 19-011 PRELIM |

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SHEET NO.

C3.0

PRELIMINARY SITE PLAN

SHAW DESIGN ASSOCIATES

**Miho Elliott <miho@shawdesign.us>**

## 1751 Dobbins Dr - Stream Determination Letter

3 messages

**Miho Elliott** <miho@shawdesign.us> Tue, Feb 19, 2019 at 4:04 PM
To: aweakley@townofchapelhill.org
Cc: Kiel Harms <kharms@townofchapelhill.org>, Keith Shaw <keith@shawdesign.us>, Jim Miller <jmiller@woodwardadvisors.com>

Allison,

Attached is a signed PDF of the stream determination letter request form for 1751 Dobbins Dr. We are hoping to submit the property for a Concept Plan Review by the February 26th deadline. Please let us know if you need anything further from us.

Thanks so much!

**Miho Elliott**
Project Manager

SHAW DESIGN ASSOCIATES, P.A.
180 Providence Road, Suite 8
Chapel Hill, NC 27514
919.493.0528 | shawdesign.us
Facebook | Instagram | Houzz

*Meaningful Architecture.*

**SIGNED StreamDeterminationRequest.pdf**
538K

**Allison Weakley** <aweakley@townofchapelhill.org> Wed, Feb 20, 2019 at 2:19 PM
To: Miho Elliott <miho@shawdesign.us>
Cc: Kiel Harms <kharms@townofchapelhill.org>, Keith Shaw <keith@shawdesign.us>, Jim Miller <jmiller@woodwardadvisors.com>

Hi, Miho ~

Our GIS data don't show any stream features within 150 feet of this parcel (PIN 9799-58-6643), so no stream determination is needed.

I did notice that the property owner in the Orange County parcel data does not match the owners you listed on the request form (see below).

Best regards,

~Allison

**Allison (Schwarz) Weakley**

**Stormwater Analyst**

Public Works Department

Stormwater Management

Town of Chapel Hill

208 N. Columbia Street, 2nd Floor

Chapel Hill, NC 27514

919-969-7202 | aweakley@townofchapelhill.org

*E-mail correspondence to and from this address may be subject to the North Carolina Public Records Law and may be disclosed to third parties*

**PUBLIC WORKS DEPARTMENT**
**STORMWATER MANAGEMENT DIVISION**
405 Martin Luther King, Jr. Blvd.
Chapel Hill, NC 27514-5705
Telephone (919) 969-7246
Fax (919) 969-7276
www.townofchapelhill.org

# REQUEST FOR STREAM DETERMINATION

Stream determinations provide information used to determine whether the Town's Resource Conservation District (RCD) or Jordan Watershed Riparian Buffer Protection regulations apply to a property. Town staff will typically conduct a field visit to classify streams on the property(ies) indicated below within two weeks of a request, depending on weather conditions, staff availability, and scope of the request. Please note that stream determinations cannot be conducted within 48 hours of a rain event. There is no fee for stream determinations conducted by Town staff.

A stream determination report indicates the results of a stream classification. Stream classifications expire after five years. If a stream determination has been completed on or near the property(ies) listed below within the last five years, a site visit may not be required unless local hydrology has changed significantly or the stream classification has expired. If a site visit is not required, the stream determination will be based on a records review.

Requests may be emailed (aweakley@townofchapelhill.org), faxed, dropped off at Town Hall or the Stormwater Office, or mailed to the above address in care of the "Stormwater Analyst."

Requestor's Name: MIHO ELLIOTT, SHAW DESIGN ASSOCIATES

Mailing Address: 180 PROVIDENCE RD. STE. #8

City, State, ZIP: CHAPEL HILL, NC 27514

Phone / FAX / Email: 919-493-0528

Check method(s) for report to be sent: ☐ US Mail ☒ Email ☐ FAX ☐ Call for pickup

**Signature of property owner or designated legal agent granting permission to Town Staff to enter the property(ies) indicated below for purposes of a Stream Determination:**

(Signature) 2/19/19 (Date)

Owner Name(s): JAMES R. & MELISSA A. MILLER, LLC.
(Please print)

Company Name (if applicable): _____

**Property Information**

**Fill in both columns, *or* fill in Parcel ID Number (PIN) and attach a site map indicating location.**

| Parcel ID Number (PIN) | Address / Location Description |
|---|---|
| 9799-58-6643 | 1751 DOBBINS DRIVE, CHAPEL HILL |
| | |

Where the **total area** of the property(ies) to visit is **over 3 acres,** please attach an as-built drawing or a topographic map with current landmarks.

**PUBLIC WORKS DEPARTMENT**
**STORMWATER MANAGEMENT DIVISION**
405 Martin Luther King, Jr. Blvd.
Chapel Hill, NC 27514-5705
Telephone (919) 969-7246
Fax (919) 969-7276
www.townofchapelhill.org

# Stream Determination Request
# AUTHORIZED AGENT FOR LEGAL REPRESENTATION FORM

**PROPERTY LEGAL DESCRIPTION**:

PARCEL ID (PIN) 9799-58-6643

STREET ADDRESS: 1751 DOBBINS DRIVE

Please print:
**Property Owner**: JAMES R. MILLER

**Property Owner**: MELISSA A. MILLER

The undersigned, owner(s) of the above described property, do hereby authorize

MIHO ELLIOTT, of SHAW DESIGN ASSOCIATES
(Contractor/Agent) (Name of consulting firm if applicable)

to request a stream determination on this property and to act on my/our behalf and take all actions, I/we could have taken if present, necessary for the processing, issuance and acceptance of the stream determination for this property.

**Property Owner's Address** (if different than property above):

15006 BARNHARDT CT. CHAPEL HILL, NC 27517

Owner Telephone: 919-929-2495 Email: jmiller@woodwardadvisors.com

We hereby certify the above information submitted is true and accurate to the best of our knowledge.

Owner Authorized Signature — Date: 2/19/19

Owner Authorized Signature — Date

Miho O. Elliott
Contractor/Agent Authorized Signature — Date: 2-19-19

Please return form by email (aweakley@townofchapelhill.org), fax, or mail to the above address in care of the "Stormwater Analyst." The form may also be dropped off at the Stormwater Management office at 208 N. Columbia Street, Chapel Hill, NC. For questions, please call (919) 969-RAIN.

BOOK 179 PAGE 500

NORTH CAROLINA Orange COUNTY

This Deed, made and entered into this, the 31st day of December, 19 60, by and between Martha D. Garrard (Widow), and Clarence H. Garrard and wife, Nell Garrard

part ies of the first part, and Clarence R. Daniel and wife, Nancy H. Daniel

part ies of the second part, WITNESSETH:

That for and in consideration of the sum of Ten Dollars and other good, valuable and sufficient considerations Dollars to them in hand paid, the receipt of which is hereby fully acknowledged, said part ies of the first part ha ve given, granted, bargained and sold and do by these presents, give, grant, bargain, sell and convey unto them said part ies of the second part and their heirs and assigns, the following lot or parcel of land, lying and being in Chapel Hill Township, in said County and State bounded and described as follows, to-wit:

All of that certain lot or parcel of land situated, lying and being on the North side of the U. S. 15-501 By-Pass or Durham Boulevard from Chapel Hill, N. C. and being on the North side of N. C. State Road No. 1740, and being known and designated as Lot No. 6 in Block "A", Lochern property, of Mrs. Martha D. Garrard, and more particularly described as BEGINNING at an iron stake in the Southeast corner of Lot No. 6, said point being the Southwest corner of Lot No. 7 and in the right of way line of the said State Road and also being South 65 deg. 38 min. West 200 feet from the Southwest corner of the Couch property; running thence with the West line of Lot No. 7 North 24 deg. 22 min. West 200 feet to an iron stake in the South line of Lot No. 5; running thence with the South line of said Lot No. 5 South 65 deg. 38 min. West 100 feet to the East line of Ken Drive; running thence with the East line of said Ken Drive South 24 deg. 22 min. East 180 feet to an iron stake; running thence an arc in a Southern and Southeastern direction with a radius of 20 feet for a distance of 31.4 feet to an iron stake in the North property line of said State Road; running thence with said North line of the State Road, North 65 deg. 38 min. East 80 feet to the Beginning, as re-surveyed by Hugh B. McFarling, R. L. S., in October, 1960, and being part of the same land as described in deed from Grace W. Atwood (widow), dated October 3, 1945, and as recorded in the Office of the Register of Deeds of Orange County in Deed Book 122 at Page 165.

DOCUMENTARY 22 Cancelled B. J. H. Cancelled B. J. H.

To Have and To Hold said lot or parcel of land, together with all privileges and appurtenances thereon and thereto belonging, unto them said part ies of the second part and their heirs and assigns forever in fee simple.

And said parties of the first part for themselves and their heirs covenant to and with said part ies of the second part and their heirs and assigns that they are seized of said premises in fee, and ha ve good right to convey the same in fee simple; that the same are free and clear of all encumberances, except None and that they will forever warrant and defend the said title to the same against the claims of all persons whomsoever.

In Testimony Whereof, The said part ies of the first part ha ve set their hand s and seal s the day and year first above written.

Martha D. Garrard [SEAL]
Clarence H. Garrard [SEAL]
Nell Garrard [SEAL]
[SEAL]

NORTH CAROLINA Orange County.

I, Mildred Brown Parker, a Notary Public of Orange County, N. C., do hereby certify that Martha D. Garrard (Widow), wife, Nell Garrard and Clarence H. Garrard and personally appeared before me this day and acknowledged the due execution of the foregoing deed.

Witness my hand and notarial seal this the 31 day of December, 1960.

My commission expires June 14, 1962

Mildred Brown Parker
Box 873 Chapel Hill N.C.
Notary Public

NORTH CAROLINA Orange County.

The foregoing certificate of Mildred Brown Parker, a Notary Public of Orange County, N. C., is adjudged to be correct. Let the said deed, with all certificates, be registered.

Witness my hand this 5 day of Jan., 1961

Clerk Superior Court.

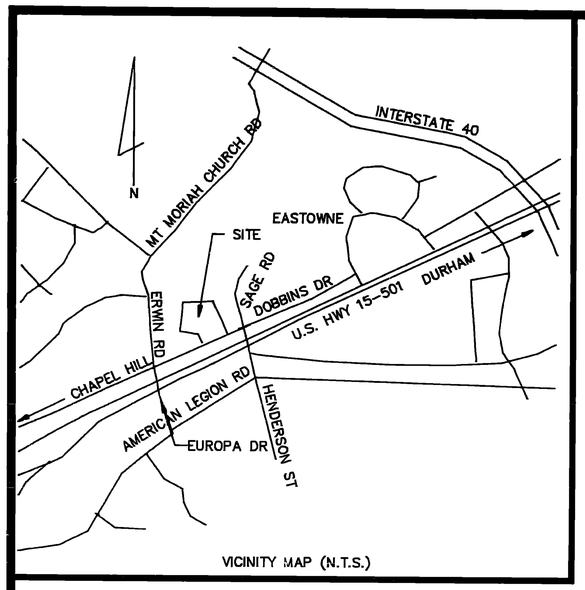
Filed for registration in my office on the 5th day of Jan., 1961, at 4:55 o'clock P. M., and registered on the 5th day of Jan., 1961, in Book 179 of Deeds for said County on Page 500

Ruth Anne Hayes
Register of Deeds of Orange County.

Geo. C. Wallace Vickers, Atty
111 Corcoran St., Durham

Book 70 Page 70

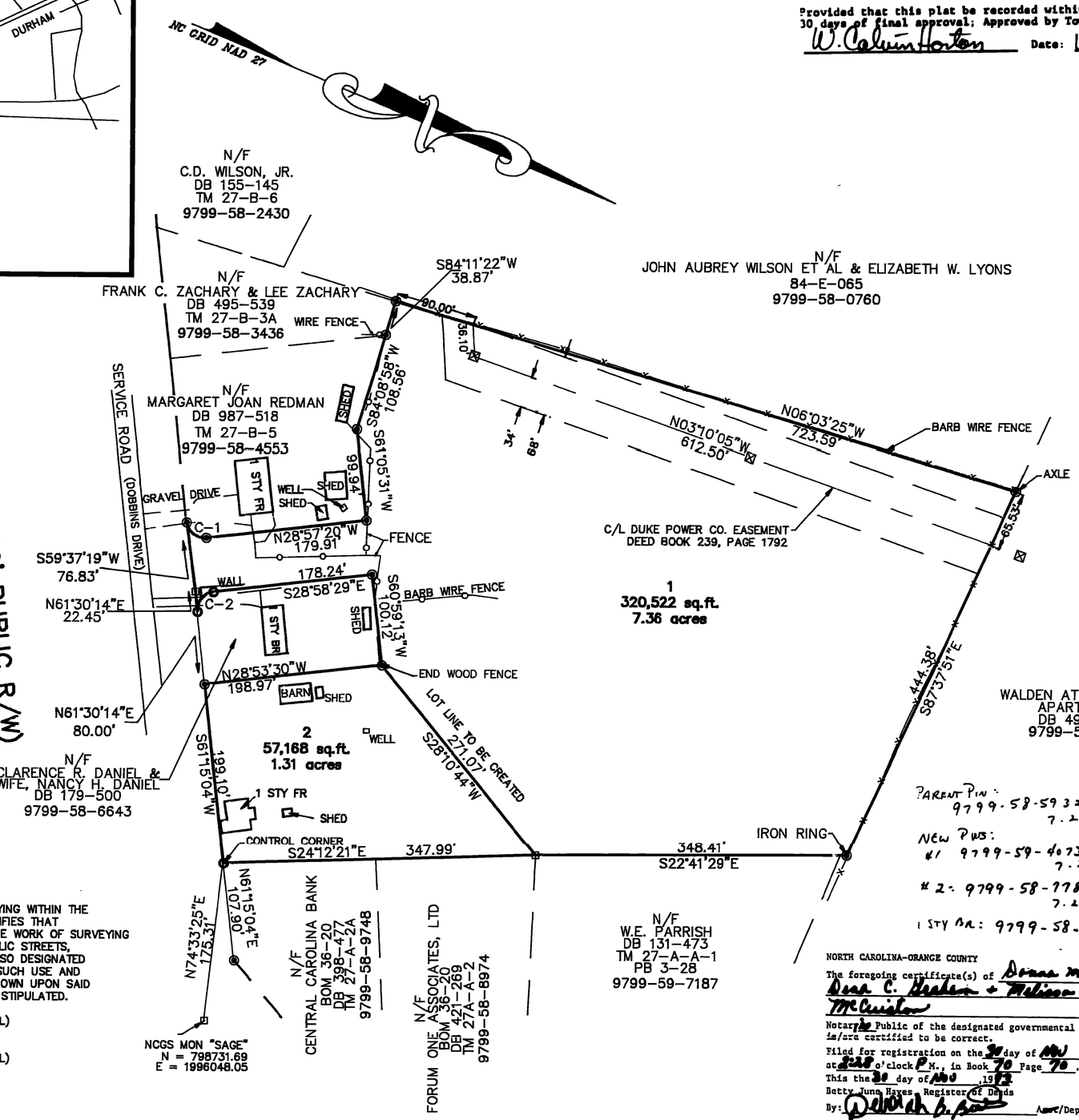
FILED
BOOK/~~FILE~~ 70 PAGE# 20
'93 NOV 30 PM 2 28
BETTY JUNE HAYES
REGISTER OF DEEDS
ORANGE COUNTY, N.C.



VICINITY MAP (N.T.S.)

| CURVE TABLE | | | | | | |
|---|---|---|---|---|---|---|
| CURVE | RADIUS | LENGTH | TANGENT | CHORD | BEARING | DELTA |
| C-1 | 20.00' | 31.06' | 19.65' | 28.03' | N 15°15'55" E | 88°59'00" |
| C-2 | 20.00' | 31.25' | 19.83' | 28.17' | N 73°44'07" W | 89°31'17" |

Provided that this plat be recorded within 30 days of final approval; Approved by Town Manager.
W. Calvin Horton Date: 11-30-93




CERTIFICATE OF OWNER

THE UNDERSIGNED OWNER OF THIS PROPERTY LYING WITHIN THE ATTACHED PLAT AND SUBDIVISION HEREBY CERTIFIES THAT We ORDERED THE WORK OF SURVEYING AND PLATTING TO BE DONE AND THAT ALL PUBLIC STREETS, ALLEYS, EASEMENTS AND OTHER OPEN SPACES SO DESIGNATED UPON SAID PLAT ARE HEREBY DEDICATED FOR SUCH USE AND THAT ALL PUBLIC AND PRIVATE EASEMENTS SHOWN UPON SAID PLAT ARE HEREBY GRANTED FOR THE USES AS STIPULATED.

Kenneth H. Garrard (SEAL)

(SEAL)

NORTH CAROLINA
Orange COUNTY

I, Donna M. Ragan, NOTARY PUBLIC OF Orange COUNTY, NORTH CAROLINA, HEREBY CERTIFY THAT THE DUE EXECUTION OF THE FOREGOING CERTIFICATE WAS DULY ACKNOWLEDGED BEFORE ME THIS DAY BY Kenneth H Garrard, FOR THE PURPOSE THEREIN EXPRESSED.
WITNESS MY HAND AND NOTARIAL SEAL THIS 26th DAY OF November, 1993.

Donna M. Ragan
NOTARY PUBLIC
MY COMMISSION EXPIRES 6-10-95

DONNA M. RAGAN
NOTARY PUBLIC
ORANGE COUNTY, NC

THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE TOWN OF CHAPEL HILL AND IS REGULATED BY THEIR ORDINANCES.

I, JEFFREY T. PARKER CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM, DEED DESCRIPTION RECORDED IN BOOK 543, PAGE 648; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED, AND DRAWN FROM INFORMATION FOUND IN BOOK 179, PAGE 500; THAT THE RATIO OF PRECISION AS CALCULATED IS 1: 10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 23RD DAY OF NOVEMBER, A.D., 1993.

Jeffrey T. Parker
JEFFREY T. PARKER RLS L-3382

NORTH CAROLINA REGISTERED SEAL L-3382 LAND SURVEYOR JEFFREY T. PARKER

NORTH CAROLINA
Durham COUNTY.

I, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT Jeffrey T. Parker, A REGISTERED LAND SURVEYOR, PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL STAMP OR SEAL, THIS 23rd DAY OF November, 1993.

Dena C. Graham
NOTARY PUBLIC
MY COMMISSION EXPIRES 1-26-94

DENA C. GRAHAM NOTARY PUBLIC CHATHAM COUNTY, N.C.

PARENT PIN: 9799-58-5932 7.27.B.3
NEW PINS:
#1 9799-59-4073 7.27.B.3
#2 9799-58-7784 7.27.B.3B
1 STY BR: 9799-58-6543 7.27.B.4

CERTIFICATE OF OWNER

THE UNDERSIGNED OWNER OF THIS PROPERTY LYING WITHIN THE ATTACHED PLAT AND SUBDIVISION HEREBY CERTIFIES THAT She ORDERED THE WORK OF SURVEYING AND PLATTING TO BE DONE AND THAT ALL PUBLIC STREETS, ALLEYS, EASEMENTS AND OTHER OPEN SPACES SO DESIGNATED UPON SAID PLAT ARE HEREBY DEDICATED FOR SUCH USE AND THAT ALL PUBLIC AND PRIVATE EASEMENTS SHOWN UPON SAID PLAT ARE HEREBY GRANTED FOR THE USES AS STIPULATED.

Phyllis G. Hester (SEAL)

(SEAL)

NORTH CAROLINA
Orange COUNTY

I, Melissa McCuiston, NOTARY PUBLIC OF Orange COUNTY, NORTH CAROLINA, HEREBY CERTIFY THAT THE DUE EXECUTION OF THE FOREGOING CERTIFICATE WAS DULY ACKNOWLEDGED BEFORE ME THIS DAY BY Phyllis G Hester, FOR THE PURPOSE THEREIN EXPRESSED.
WITNESS MY HAND AND NOTARIAL SEAL THIS 29 DAY OF November, 1993.

Melissa McCuiston
NOTARY PUBLIC
MY COMMISSION EXPIRES 1-18-95

Melissa McCuiston NOTARY PUBLIC Orange County, N.C.

CERTIFICATE OF IMPROVEMENTS

THE TOWN MANAGER HEREBY CERTIFIES THAT A SURETY BOND OF A SATISFACTORY AMOUNT HAS BEEN POSTED WITH THE TOWN OF CHAPEL HILL WHICH SURETY GUARENTEES THAT THE PUBLIC IMPROVEMENTS WILL BE COMPLETED AS SPECIFIED BY THE APPROVED PRELIMINARY PLAT FOR THE HESTER AND GARRARD MINOR SUBDIVISION WITHIN 364 DAYS UNLESS AFFIRMATIVELY EXTENDED BY THE TOWN MANAGER. NOTICE WILL BE DULY RECORDED WITH THE REGISTER OF DEEDS IF AND WHEN SAID SURETY IS AMMENDED OR EXTENDED PRIOR TO COMPLETION OF ALL PUBLIC IMPROVEMENTS FOR WHICH IT WAS POSTED.

W. Calvin Horton 11-30-93
TOWN MANAGER DATE

NORTH CAROLINA-ORANGE COUNTY
The foregoing certificate(s) of Donna M. Ragan, Dena C. Graham + Melissa McCuiston
Notary Public of the designated governmental units is/are certified to be correct.
Filed for registration on the 30 day of NOV 1993 at 2:28 o'clock P.M., in Book 70 Page 70.
This the 30 day of NOV 1993.
Betty June Hayes, Register of Deeds
By: Deborah B. Pass Asst/Deputy

REVISED: 23 NOVEMBER 1993

NOTE:
LOT 1 OF THIS PROPERTY IS SUBJECT TO A SPECIAL USE PERMIT TO BE RECORDED IN THE ORANGE COUNTY REGISTRY.

REFERENCE:
DEED BOOK 543, PAGE 648

LEGEND:
- EXISTING IRON PIPE
- EXISTING CONCRETE MONUMENT
- IRON PIPE SET
- TRANSMISSION TOWER

GRAPHIC SCALE
100 0 50 100 200 400
( IN FEET )
1 inch = 100 ft.

TOTAL AREA = 377,690 SQ. FT. = 8.67 ACRES

MINOR SUBDIVISION
# HESTER and GARRARD PROPERTY

CHAPEL HILL TOWNSHIP, ORANGE COUNTY, NORTH CAROLINA

| | |
|---|---|
| SURVEY BY: JEFFREY T. PARKER L-3382 | SCALE: 1"=100' |
| DATE: DECEMBER 21, 1992 | PROJECT NO.: CPR-9200 |
| DRAWN BY: JTP | DRAWING NO.: CPR920P |
| OWNER: PHYLLIS G. HESTER, KENNETH HUGH GARRARD, 2122 PERSHING ST., DURHAM, NORTH CAROLINA | SURVEY FOR: CROSSLAND PROPERTIES, POST OFFICE BOX 11797, CHARLOTTE, NORTH CAROLINA |

THE JOHN R. McADAMS COMPANY, INC.
RESEARCH TRIANGLE PARK, NORTH CAROLINA
P.O. BOX 14005 ZIP 27709-4005
(919) 361-5000

Book 70 page 70

# 1751 DOBBINS DRIVE

## ECE GENERAL NOTES

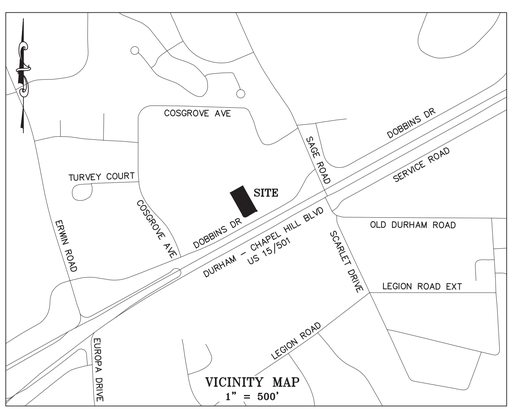
### GENERAL NOTES

1. EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM SURVEY DATA SUPPLIED BY THOMAS L. RAMSEY, PLS L-2871, 604 YORKTOWN DRIVE, CHAPEL HILL NC, 919-967-5037
2. WORK WITHIN PUBLIC RIGHT-OF-WAYS SHALL BE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL REQUIREMENTS, NOTIFICATIONS, STANDARDS AND POLICIES.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR TRAFFIC CONTROL MEASURES FOR ALL WORK W/IN PUBLIC R/W PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS AND THE N.C. SUPPLEMENT TO THE MUTCD, AND LOCAL INSPECTORS DIRECTION.
4. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT PLANS AND/OR SPECIFICATIONS, LOCAL STANDARD DETAILS AND CONSTRUCTION STANDARDS, STATE CONSTRUCTION STANDARDS, AND OTHER APPLICABLE CONTRACT DOCUMENTS.
5. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING ALL APPROPRIATE PARTIES AND ASSURING THAT UTILITIES ARE LOCATED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. CALL NC ONE CALL (PREVIOUSLY ULOCO) AT 1-800-632-4949 FOR UTILITY LOCATING SERVICES 48 HOURS PRIOR TO COMMENCEMENT OF ANY WORK. CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
6. UNDERGROUND UTILITIES SHOWN USING BEST AVAILABLE INFORMATION. ALL LOCATIONS SHALL BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE MORE UNDERGROUND UTILITIES THAN ARE SHOWN HEREON. CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES PRIOR TO ANY EXCAVATIONS.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES TO REMAIN DURING ALL DEMOLITION AND CONSTRUCTION ACTIVITIES.
8. ALL CLEARING, GRUBBING AND UNSUITABLE FILL MATERIAL SHALL BE DISPOSED OF LEGALLY.
9. ALL PAVEMENT, CURB, STORM DRAINAGE PIPE, AND STRUCTURES TO BE REMOVED SHALL BE HAULED OFFSITE AND DISPOSED OF LEGALLY.
10. SIGNAGE SHALL BE LOCATED AS SHOWN. SIGNAGE SHALL BE CONSTRUCTED IN ACCORDANCE WITH LOCAL STANDARDS.
11. SITE LIGHTING SHALL AS SHOWN, AND SHALL BE SUFFICIENT TO PROPERLY ILLUMINATE THE SITE IN ACCORDANCE WITH LOCAL STANDARDS.
12. LANDSCAPING SHALL BE INSTALLED IN THE PROVIDED YARDS, IN ACCORDANCE WITH LOCAL STANDARDS.
13. NO SIGHT OBSTRUCTING OR PARTIALLY OBSTRUCTING WALL, FENCE, FOLIAGE, BERMING, PARKED VEHICLES OR SIGNS BETWEEN THE HEIGHT OF TWENTY-FOUR (24) INCHES AND EIGHT (8) FEET ABOVE THE CURB LINE ELEVATION, OR NEAREST TRAVELED WAY IF NO CURBING EXISTS, SHALL BE PLACED WITHIN A SIGHT TRIANGLE OF A PUBLIC STREET, PRIVATE STREET OR DRIVEWAY CONTAINED ON THE PROPERTY OR ON AN ADJOINING PROPERTY.

**CONTRACTOR SHALL NOT MAKE ANY MODIFICATIONS TO THE APPROVED DRAWINGS WITHOUT PRIOR APPROVAL OF BOTH THE DESIGN ENGINEER AND LOCAL INSPECTOR.**

### GRADING & STORM DRAINAGE NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOCAL CONSTRUCTION STANDARDS, SPECIFICATIONS, AND PROCEDURES AND THE NCDENR'S SEDIMENTATION AND EROSION CONTROL STANDARDS, SPECS., AND PROCEDURES.
2. CONTRACTOR SHALL VERIFY THAT ALL APPLICABLE STATE AND LOCAL PERMITS REQUIRED FOR THE COMMENCEMENT OF GRADING OPERATIONS HAVE BEEN OBTAINED PRIOR TO START OF GRADING.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF ALL EXISTING UTILITIES PRIOR TO THE BEGINNING OF DEMOLITION AND/OR CONSTRUCTION.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES TO REMAIN DURING ALL CONSTRUCTION ACTIVITIES.
5. ALL STORMWATER MANAGEMENT FACILITIES SHALL BE DESIGNED AND CONSTRUCTED TO MEET ALL STATE AND LOCAL REQUIREMENTS, INCLUDING THE STATE STANDARDS FOR WATER QUALITY AND DETENTION FACILITIES (CURRENT EDITION).
6. EROSION CONTROL MEASURES ARE PERFORMANCE BASED AND SHALL BE PROVIDED PER THE EROSION CONTROL PLANS AND AS NEEDED TO PROTECT ADJACENT PROPERTIES.
7. CONTRACTOR SHALL PROVIDE ALL STAKING, FLAGGING AND/OR FENCING NECESSARY TO PROVIDE PROPER PROTECTION OF THE STREAM BUFFER.




VICINITY MAP
1" = 500'

## ECE LEGEND

| | NEW | EXISTING |
|---|---|---|
| PROPERTY LINE (P/L) | | |
| ADJACENT PROPERTY LINE | | |
| EASEMENT (ESMT) | | |
| SETBACK (S/B) | | |
| RIGHT-OF-WAY (R/W) | | |
| CENTERLINES (C/L) | | |
| CURB & GUTTER | | |
| EDGE OF PAVEMENT (EOP) | | |
| SIDEWALK | | |
| CREEK | | |
| CATCH BASIN (CB) | OR | OR |
| YARD INLET (YI) | OR | OR |
| STORM DRAINAGE JUNCTION BOX (JB) | D | D |
| CURB INLET (CI) | | |
| SANITARY SEWER MANHOLE (MH) | S | S |
| SANITARY SEWER CLEANOUT (CO) | C.O. SS OR | C.O. SS OR |
| METER BOX | | |
| VALVE | OR WV | OR WV |
| FIRE HYDRANT (FH) | | |
| FIRE DEPARTMENT CONNECTION (FDC) | | |
| LIGHT POLE (LP) | LP | LP |
| UTILITY POLE (PP) & GUY WIRE | PP OR | PP OR |
| CABLE TV LINE | TV | XTV |
| ELECTRIC LINE & TRANSFORMER | E E | XE E |
| FIBER OPTIC CABLE | FO | XFO |
| GAS LINE | G | XG |
| OVERHEAD UTILITY LINE | OH | XOH |
| SANITARY SEWER (SS) | SS | XSS |
| STORM DRAIN PIPE (SD) | SD | XSD |
| TELEPHONE | T | XT |
| WATER LINE (WL) | W | XW |
| GRADE CONTOUR | 400 | 400 |
| FINISHED GRADE SPOT ELEVATION | 356.44 | x 356.44 |
| CLEARING LIMIT/TREE LINE | | |
| LIMITS OF DISTURBANCE | | |
| DITCH OR SWALE FLOWLINE | | |
| TREE PROTECTION FENCE (TPF) | | |
| SILT FENCE (SF) | SF | |
| FENCE | | |

| | |
|---|---|
| RIP RAP APRON | EXISTING IRON PIPE (EIP) |
| CHECK DAM | EXISTING IRON ROD (EIR) |
| SEDIMENT FENCE OUTLET | 5/8" REBAR SET (IPS) |
| INLET PROTECTION | OR PK NAIL SET (PKS) |
| CONCRETE MONUMENT / STONE FOUND | / COMPUTED POINT (CP) |

### SITE DATA

| | |
|---|---|
| PIN NUMBER: | 9799-58-6643 |
| STREET ADDRESS: | 1751 DOBBINS DRIVE, CHAPEL HILL |
| OWNER / DEVELOPER: | JANICE C BRIGGS<br>9323 LAUREL STREAM ROAD<br>CHAPEL HILL, NC 27518 |
| NET ACREAGE: | 0.45 ACRES±, 19,793 SF |
| GROSS LAND AREA: | 0.50 ACRES±, 21,772 SF |
| PLAT REFERENCE: | PB 70-70 & PB 102-151 |
| EXISTING ZONING: | R-4 |
| ZONING OVERLAY: | NONE |
| PROPOSED ZONING: | OI-2-C |
| ADJACENT ZONES: | OI-2-C TO THE EAST<br>R-4 ALL OTHER SIDES |
| FEMA: | 3710979900L, 01/19/2019<br>NO HAZARDS ON SITE |
| SOILS: | WsB - WHITE STORE - GROUP D |
| RIVER BASIN: | CAPE FEAR |
| ENVIRONMENTAL: | NO STREAMS, STREAM BUFFERS, RCD OR WETLANDS ON SITE |
| EXISTING USE: | SINGLE-FAMILY HOME (USE GROUP A)<br>HOME BUILT ~1960 |
| PROPOSED USE: | OFFICE BUILDING (USE GROUP D) |
| STREET SETBACK: | 22' MIN REQ. // 20' REQUESTED |
| INTERIOR SETBACK: | 8' MIN REQ. // 5' REQUESTED ON EAST SIDE |
| SOLAR (NORTH) SETBACK: | 9' MIN REQ. AND PROVIDED |
| MINIMUM HEIGHT: | 34' PRIMARY, 60' SECONDARY |
| BUILDING SF: | 2-STORY FRONT BUILDING = 3,800 SF<br>1-STORY REAR BUILDING = 1,700 SF<br>CONNECTED VIA A 245 SF ENTRY CORE<br>TOTAL FLOOR AREA = 5,500 SF |
| FLOOR AREA RATIO: | 0.264 MAX OR 5,747 SF MAX. |
| VEHICLE PARKING REQ: | BETWEEN 16 & 22 SPACES (1 HANDICAP) |
| VEHICLE PARKING PRO: | 18 STANDARD (9' X 18')<br>2 ADA ACCESSIBLE VAN (8' X 18' W/ 8' ISLE) |
| BICYCLE PARKING REQ: | 7 SPACES |
| BICYCLE PARKING PRO: | 8 SPACES |
| NOTES: | BENCHMARK (BM) IS TOP OF IRON PIPE AT NORTHWEST CORNER, ELEVATION IS 332.0 (ASSUMED) |

**19-011 - 1751 Dobbins Drive (2019/07/24)**

| | Existing | Proposed |
|---|---|---|
| Net Land Area (NLA): | 19,793 | 19,793 |
| Gross Land Area (GLA): | 21,772 | 21,772 |
| **Impervious Area** | | |
| Roof | 1,918 | 4,142 |
| Roadway | 0 | 0 |
| Parking / Driveway | 2,549 | 8,775 |
| Sidewalk / Other* | 289 | 1,363 |
| **Pervious Area** | | |
| Landscaping / Other Pervious | 15,037 | 5,513 |
| Protected Forest | 0 | 0 |
| **Other Areas** | | |
| Custom Land Cover | 0 | 0 |
| Land Taken Up by SCM | 0 | 0 |
| Net Total All Areas: | 19,793 | 19,793 |
| Total Impervious Area: | 4,756 | 14,280 |
| Total Impervious % by NLA | 24.03% | 72.15% |
| Total Impervious % by GLA | 21.84% | 65.59% |

* Includes 250 sf allowance for overages during construction


OWNER:
JANICE C BRIGGS
9323 LAUREL SPRINGS RD
CHAPEL HILL, NC 27516

ENGINEER:
CHARLES P. KOCH P.E.
EARTHCENTRIC ENGINEERING, INC.
204 WEST CLAY STREET
MEBANE, NC 27302
PHONE: 919-563-9041
FAX: 919-304-3234
PHIL.KOCH@EARTHCENTRIC.COM

ARCHITECT & SITE DESIGN:
KEITH SHAW
SHAW DESIGN ASSOCIATES, P.A.
180 PROVIDENCE ROAD
SUITE #8
CHAPEL HILL, NC 27514
PHONE: 919-793-0528
FAX: 919-401-1905
KEITH@SHAWDESIGN.US

SURVEYOR:
THOMAS L. RAMSEY
RAMSEY LAND SURVEYING
PLS L-2871
604 YORKTOWN DRIVE
CHAPEL HILL, NC
PHONE: 919-967-5037
T.RAMSEY5252@GMAIL.COM


INDEX OF DRAWINGS:


C1.0 COVER SHEET
C2.0 EXISTING CONDITIONS & DEMO. PLAN
C2.1 CONSTRUCTION MANAGEMENT PLAN: DEMOLITION & INITIAL CONSTRUCTION
C2.2 CONSTRUCTION MANAGEMENT PLAN: SITE CONSTRUCTION
C3.0 SITE & SOLID WASTE PLAN
C4.0 EROSION CONTROL & LANDSCAPE PROTECTION PLAN
C5.0 GRADING & STORM DRAINAGE PLAN
C5.1 STEEP SLOPE PLAN
C6.0 UTILITY PLAN
C7.0 LANDSCAPE & PLANTING PLAN

D5.0 SITE DETAILS
D5.1 SITE DETAILS

A201 ARCHITECTURAL ELEVATIONS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NORTH CAROLINA GENERAL STATUTE 87-102

APPROVAL STAMP


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NORTH CAROLINA PROFESSIONAL SEAL 02263 ENGINEER CHARLES P. KOCH
PRINCIPAL ENGINEER
PHIL KOCH - NCPE #22634


1751 DOBBINS DRIVE
1751 DOBBINS DRIVE, CHAPEL HILL, NC 27514
COVER SHEET

| REV. | DATE | DESCRIPTION | BY |
|---|---|---|---|

| | |
|---|---|
| DATE: | JULY 24, 2019 |
| HORIZONTAL SCALE: | 1" = 10' |
| VERTICAL SCALE: | N/A |
| PROJECT MANAGER: | CPK |
| DRAWN BY: | CPK |
| PROJECT NO: | 19-011 |
| DRAWING NAME: | 19-011 PRELIM |


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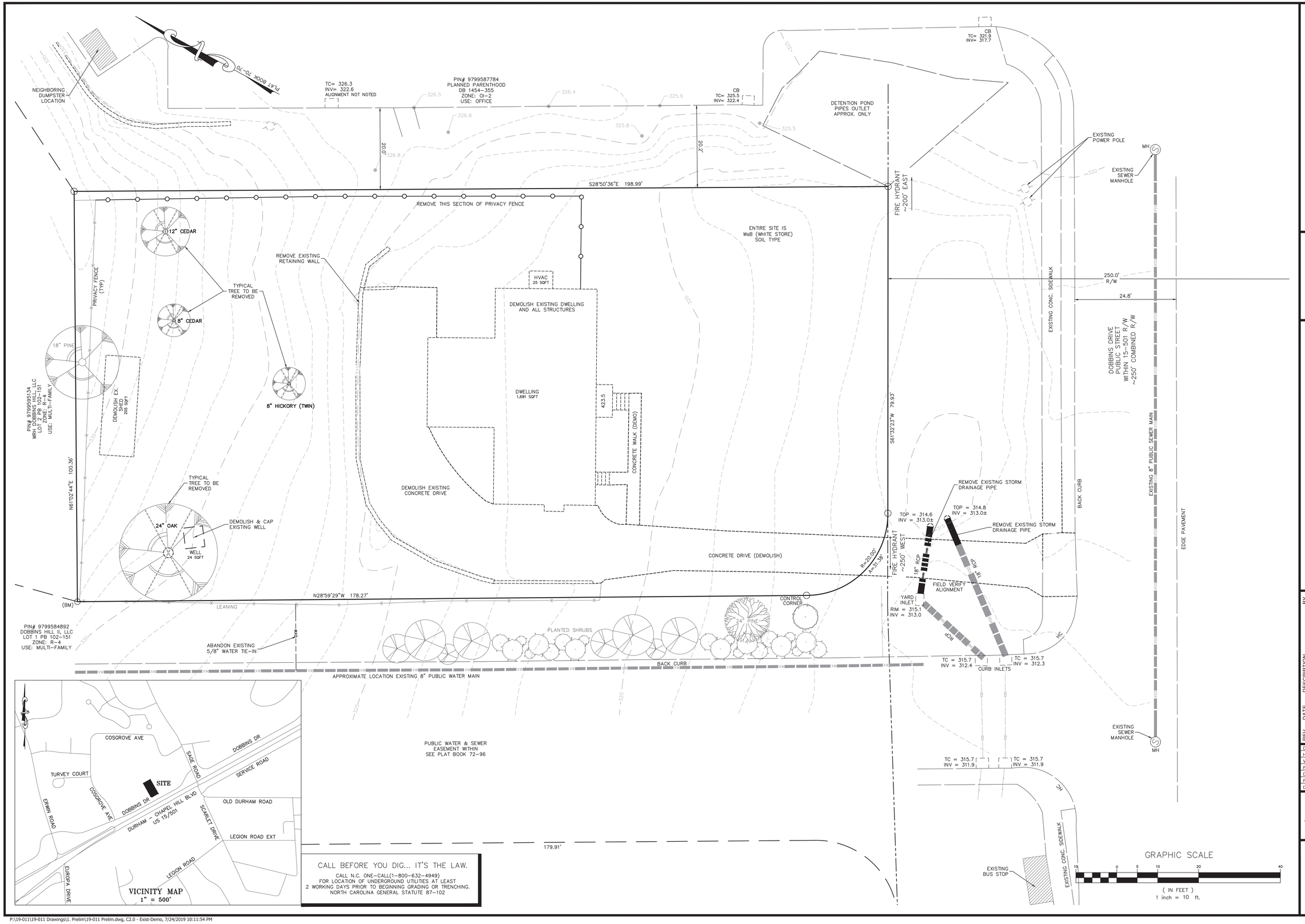
SHEET NO.
C1.0

PRELIMINARY SITE PLAN

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ECE Incorporated

NORTH CAROLINA PROFESSIONAL SEAL ENGINEER 02263 PHILIP CHARLES KOCH 7/24/19

PRINCIPAL ENGINEER
PHIL KOCH - NCPE #22634

# 1751 DOBBINS DRIVE

1751 DOBBINS DRIVE, CHAPEL HILL, NC 27514

## EXISTING CONDITIONS & DEMOLITION PLAN

| REV. | DATE | DESCRIPTION | BY |
|---|---|---|---|

| | |
|---|---|
| DATE: | JULY 24, 2019 |
| HORIZONTAL SCALE: | 1" = 10' |
| VERTICAL SCALE: | N/A |
| PROJECT MANAGER: | CPK |
| DRAWN BY: | CPK |
| PROJECT NO: | 19-011 |
| DRAWING NAME: | 19-011 PRELIM |

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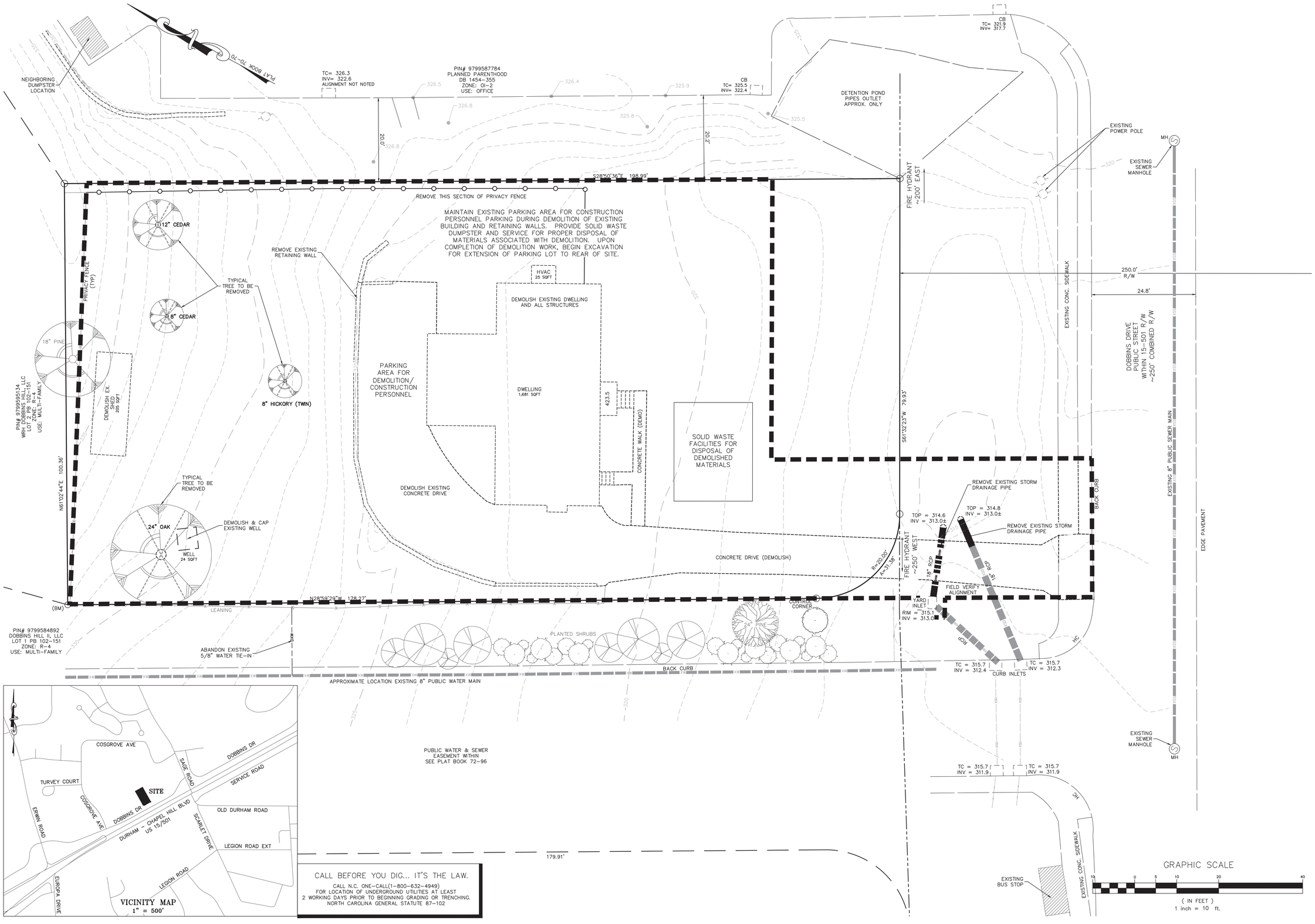
PRELIMINARY SITE PLAN

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# 1751 DOBBINS DRIVE

1751 DOBBINS DRIVE, CHAPEL HILL, NC 27514

## CONSTRUCTION MANGEMENT PLAN
## DEMOLITION & INITIAL CONSTRUCTION

| REV. | DATE | DESCRIPTION | BY |
|---|---|---|---|

| | |
|---|---|
| DATE: | JULY 24, 2019 |
| HORIZONTAL SCALE: | 1" = 10' |
| VERTICAL SCALE: | N/A |
| PROJECT MANAGER: | CPK |
| DRAWN BY: | CPK |
| PROJECT NO: | 19-011 |
| DRAWING NAME: | 19-011 PRELIM |

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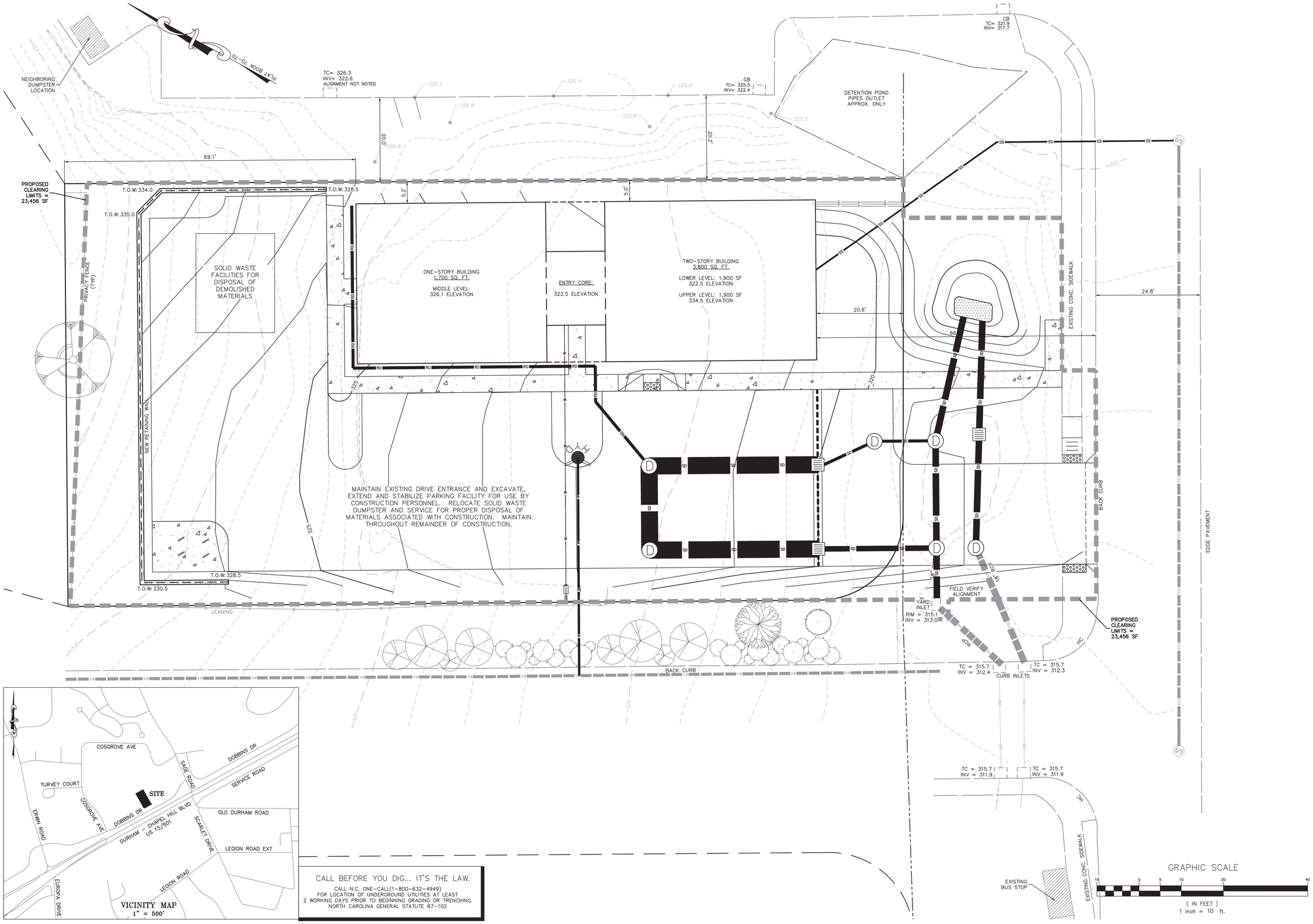
PRELIMINARY SITE PLAN

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ECE Incorporated

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 027634 PHILIP KOCH

PRINCIPAL ENGINEER
PHIL KOCH - NCPE #27634

# 1751 DOBBINS

1751 DOBBINS DRIVE, CHAPEL HILL, NC 27514

## CONSTRUCTION MANAGEMENT PLAN: SITE CONSTRUCTION

| REV. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| | | | |

| | |
|---|---|
| DATE: | JULY 24, 2019 |
| HORIZONTAL SCALE: | 1" = 10' |
| VERTICAL SCALE: | N/A |
| PROJECT MANAGER: | CPK |
| DRAWN BY: | CPK |
| PROJECT NO: | 19-011 |
| DRAWING NAME: | 19-011 PRELIM |

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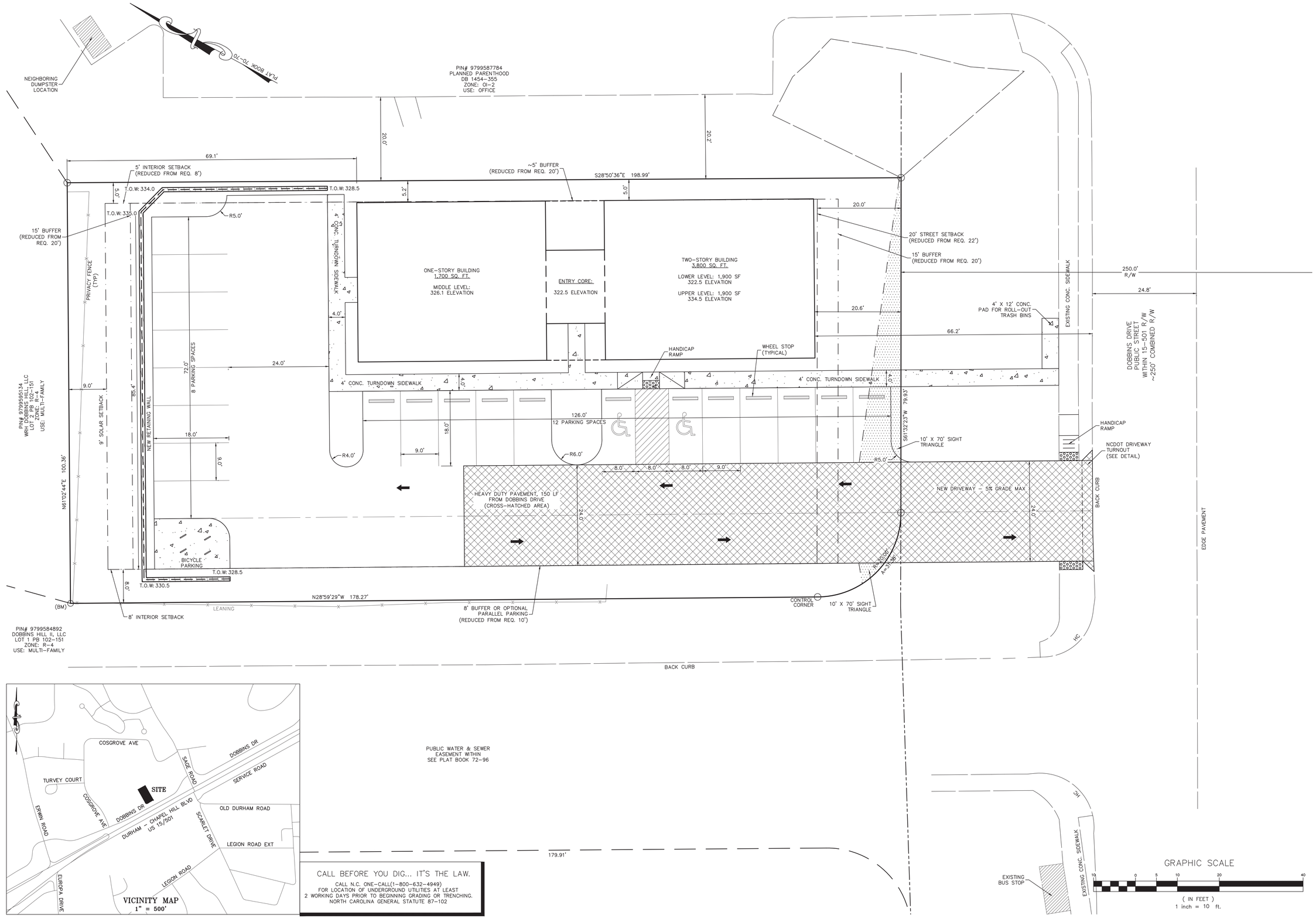
PRELIMINARY SITE PLAN

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NORTH CAROLINA GENERAL STATUTE 87-102

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PRINCIPAL ENGINEER
PHIL KOCH - NCPE #22634

# 1751 DOBBINS DRIVE

1751 DOBBINS DRIVE, CHAPEL HILL, NC 27514

## SITE & SOLID WASTE PLAN

| REV. | DATE | DESCRIPTION | BY |
|---|---|---|---|

| | |
|---|---|
| DATE: | JULY 24, 2019 |
| HORIZONTAL SCALE: | 1" = 10' |
| VERTICAL SCALE: | N/A |
| PROJECT MANAGER: | CPK |
| DRAWN BY: | CPK |
| PROJECT NO: | 19-011 |
| DRAWING NAME: | 19-011 PRELIM |

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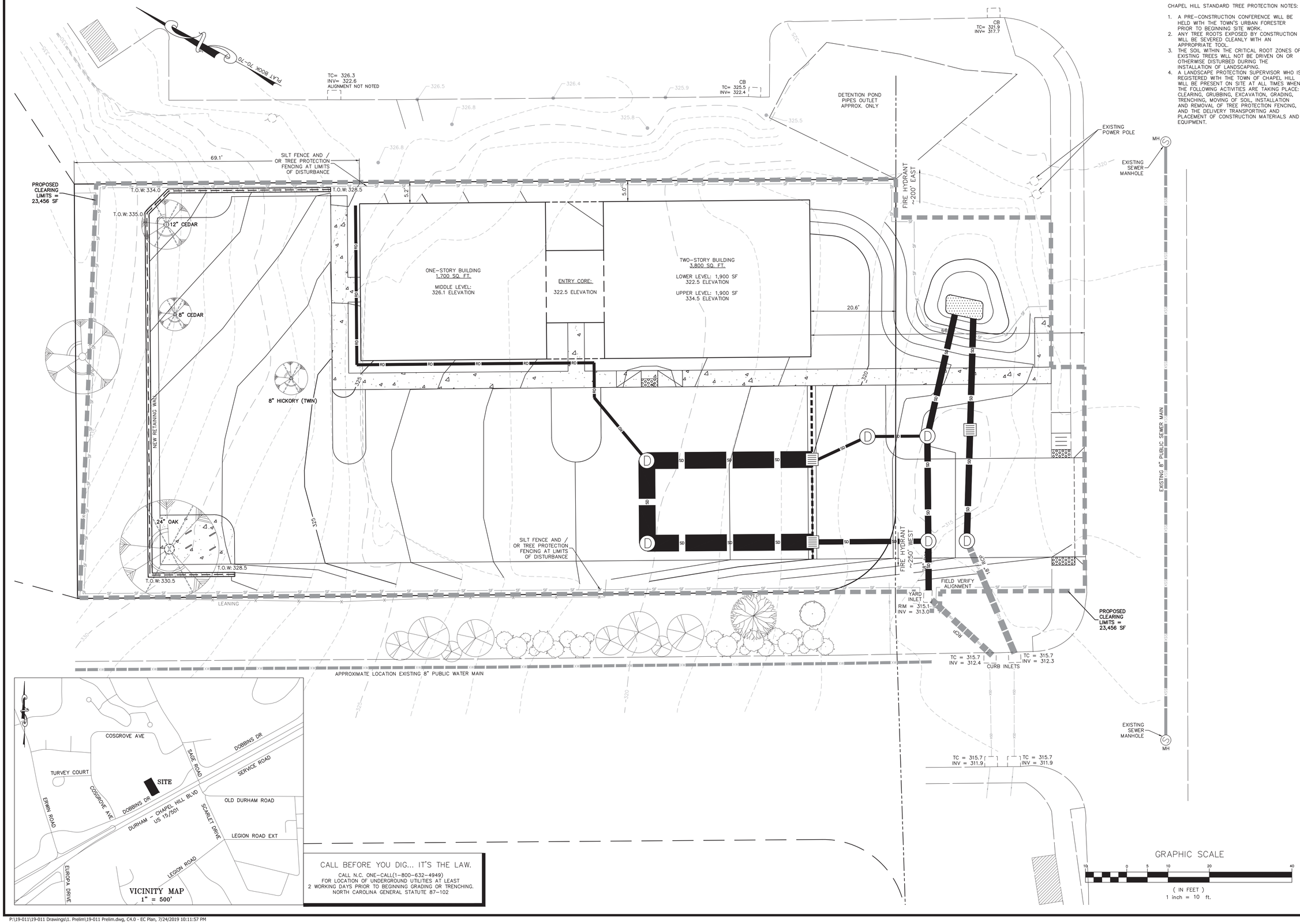
PRELIMINARY SITE PLAN

PIN# 9799-58-6643

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CHAPEL HILL STANDARD TREE PROTECTION NOTES:

1. A PRE-CONSTRUCTION CONFERENCE WILL BE HELD WITH THE TOWN'S URBAN FORESTER PRIOR TO BEGINNING SITE WORK.
2. ANY TREE ROOTS EXPOSED BY CONSTRUCTION WILL BE SEVERED CLEANLY WITH AN APPROPRIATE TOOL.
3. THE SOIL WITHIN THE CRITICAL ROOT ZONES OF EXISTING TREES WILL NOT BE DRIVEN ON OR OTHERWISE DISTURBED DURING THE INSTALLATION OF LANDSCAPING.
4. A LANDSCAPE PROTECTION SUPERVISOR WHO IS REGISTERED WITH THE TOWN OF CHAPEL HILL WILL BE PRESENT ON SITE AT ALL TIMES WHEN THE FOLLOWING ACTIVITIES ARE TAKING PLACE: CLEARING, GRUBBING, EXCAVATION, GRADING, TRENCHING, MOVING OF SOIL, INSTALLATION AND REMOVAL OF TREE PROTECTION FENCING, AND THE DELIVERY TRANSPORTING AND PLACEMENT OF CONSTRUCTION MATERIALS AND EQUIPMENT.


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PHIL KOCH - NCPE #22634


# 1751 DOBBINS DRIVE

1751 DOBBINS DRIVE, CHAPEL HILL, NC 27514

## EROSION, SEDIMENT CONROL & LANDSCAPE PROTECTION PLAN

| REV. | DATE | DESCRIPTION | BY |
|---|---|---|---|

| | |
|---|---|
| DATE: | JULY 24, 2019 |
| HORIZONTAL SCALE: | 1" = 10' |
| VERTICAL SCALE: | N/A |
| PROJECT MANAGER: | CPK |
| DRAWN BY: | CPK |
| PROJECT NO: | 19-011 |
| DRAWING NAME: | 19-011 PRELIM |


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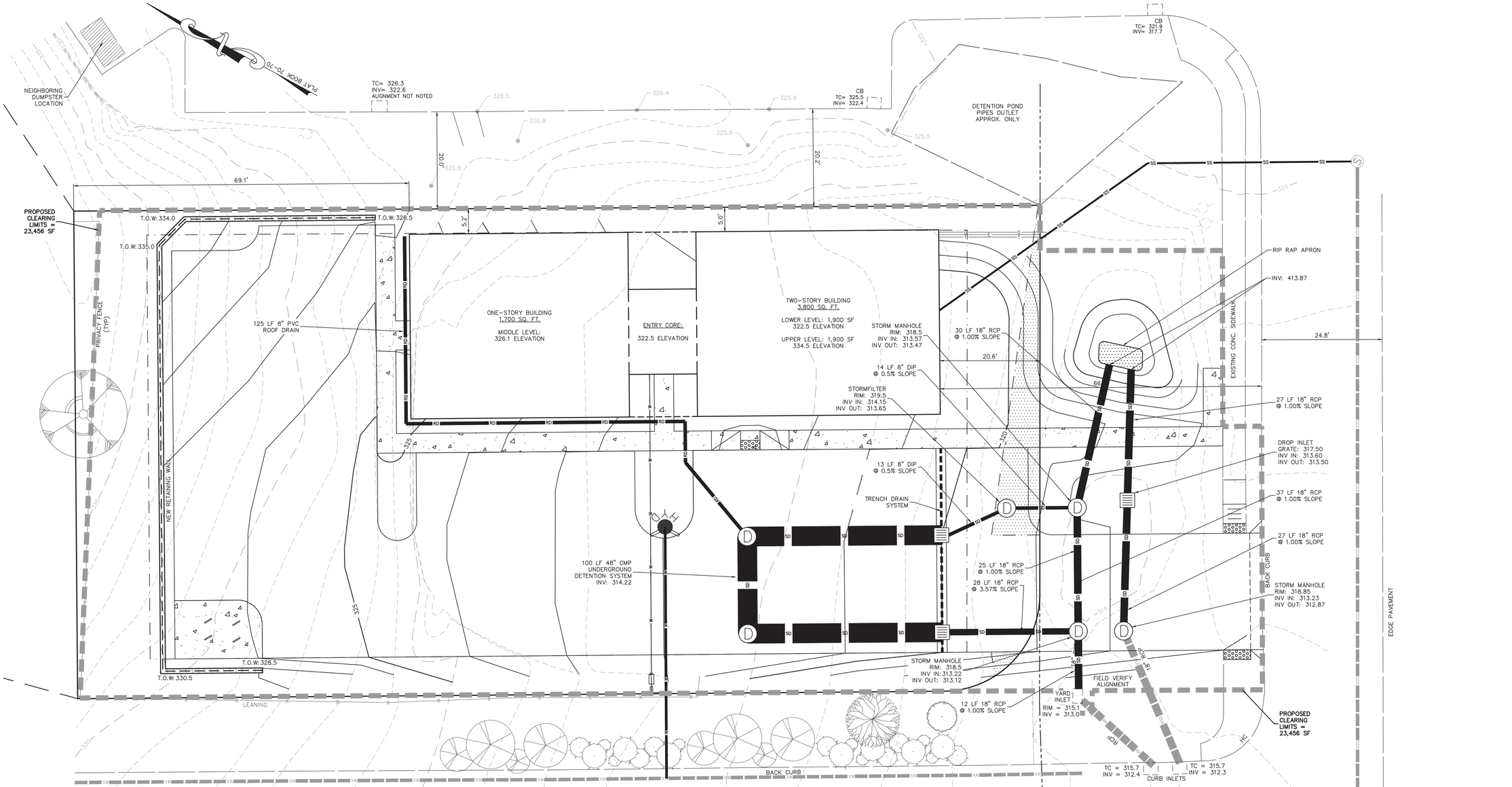
PRELIMINARY SITE PLAN



VICINITY MAP
1" = 500'

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NORTH CAROLINA GENERAL STATUTE 87-102

**19-011 - 1751 Dobbins Drive (2019/07/24)**

| | Existing | Proposed |
|---|---|---|
| Net Land Area (NLA): | 19,793 | 19,793 |
| Gross Land Area (GLA): | 21,772 | 21,772 |
| **Impervious Area** | | |
| Roof | 1,918 | 4,142 |
| Roadway | 0 | 0 |
| Parking / Driveway | 2,549 | 8,775 |
| Sidewalk / Other* | 289 | 1,363 |
| **Pervious Area** | | |
| Landscaping / Other Pervious | 15,037 | 5,513 |
| Protected Forest | 0 | 0 |
| **Other Areas** | | |
| Custom Land Cover | 0 | 0 |
| Land Taken Up by SCM | 0 | 0 |
| Net Total All Areas: | 19,793 | 19,793 |
| Total Impervious Area: | 4,756 | 14,280 |
| Total Impervious % by NLA | 24.03% | 72.15% |
| Total Impervious % by GLA | 21.84% | 65.59% |

* Includes 250 sf allowance for overages during construction

GRAPHIC SCALE
10 0 5 10 20 40
( IN FEET )
1 inch = 10 ft.

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E-Mail: PhilKoch@EarthCentric.com

ECE Incorporated

NORTH CAROLINA PROFESSIONAL SEAL 027631 ENGINEER PHILIP KOCH CHARLES P.

PRINCIPAL ENGINEER
PHIL KOCH - NCPE #22634

# 1751 DOBBINS DRIVE

1751 DOBBINS DRIVE, CHAPEL HILL, NC 27514

## GRADING & STORM DRAINAGE PLAN

| REV. | DATE | DESCRIPTION | BY |
|---|---|---|---|

| | |
|---|---|
| DATE: | JULY 24, 2019 |
| HORIZONTAL SCALE: | 1" = 10' |
| VERTICAL SCALE: | N/A |
| PROJECT MANAGER: | CPK |
| DRAWN BY: | CPK |
| PROJECT NO: | 19-011 |
| DRAWING NAME: | 19-011 PRELIM |

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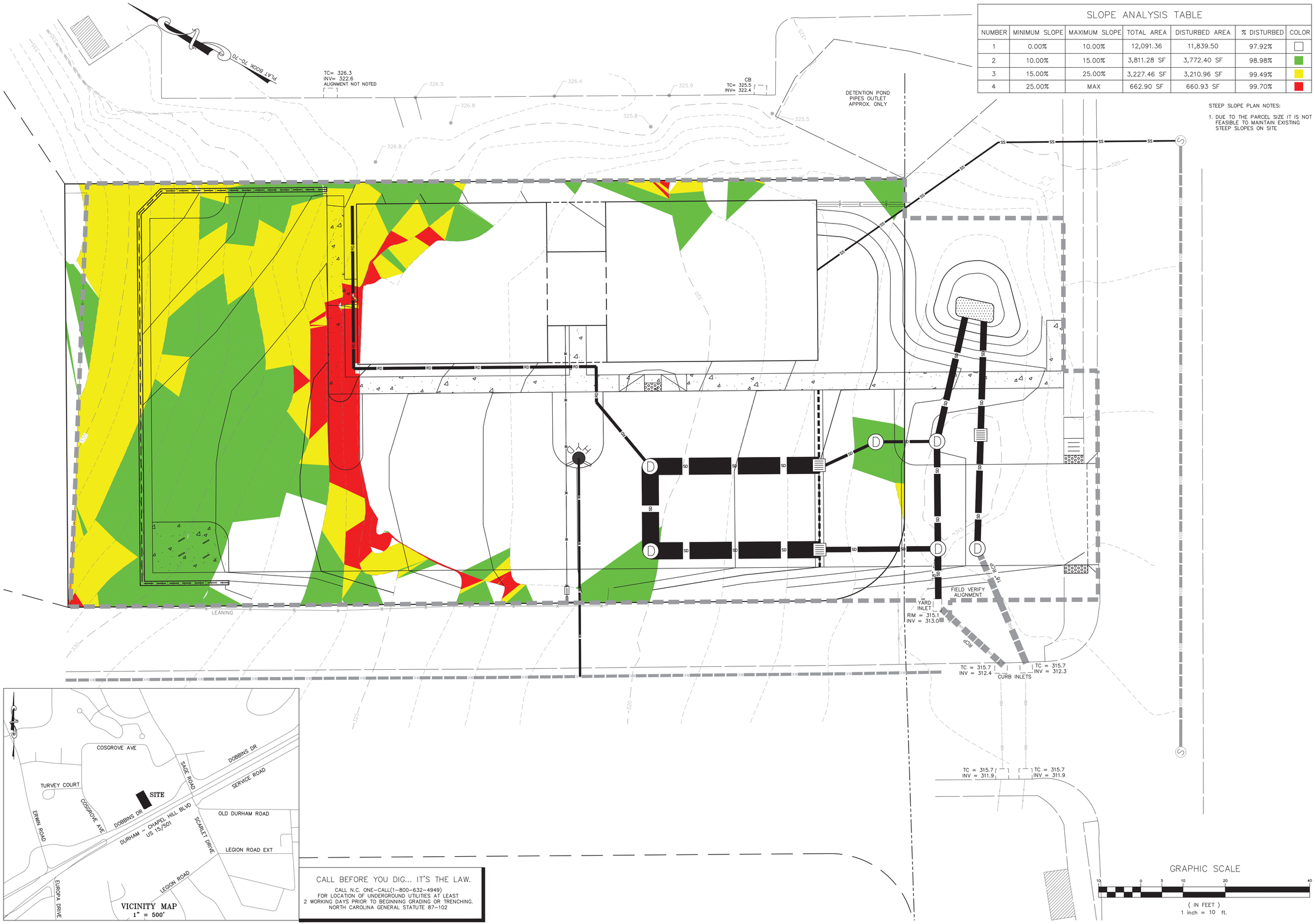
PRELIMINARY SITE PLAN




## SLOPE ANALYSIS TABLE

| NUMBER | MINIMUM SLOPE | MAXIMUM SLOPE | TOTAL AREA | DISTURBED AREA | % DISTURBED | COLOR |
|---|---|---|---|---|---|---|
| 1 | 0.00% | 10.00% | 12,091.36 | 11,839.50 | 97.92% | |
| 2 | 10.00% | 15.00% | 3,811.28 SF | 3,772.40 SF | 98.98% | |
| 3 | 15.00% | 25.00% | 3,227.46 SF | 3,210.96 SF | 99.49% | |
| 4 | 25.00% | MAX | 662.90 SF | 660.93 SF | 99.70% | |

STEEP SLOPE PLAN NOTES:

1. DUE TO THE PARCEL SIZE IT IS NOT FEASIBLE TO MAINTAIN EXISTING STEEP SLOPES ON SITE




VICINITY MAP
1" = 500'

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PHIL KOCH - NCPE #22634

# 1751 DOBBINS DRIVE

1751 DOBBINS DRIVE, CHAPEL HILL, NC 27514

## STEEP SLOPE PLAN

| REV. | DATE | DESCRIPTION | BY |
|---|---|---|---|

| | |
|---|---|
| DATE: | JULY 24, 2019 |
| HORIZONTAL SCALE: | 1" = 10' |
| VERTICAL SCALE: | N/A |
| PROJECT MANAGER: | CPK |
| DRAWN BY: | CPK |
| PROJECT NO: | 19-011 |
| DRAWING NAME: | 19-011 PRELIM |

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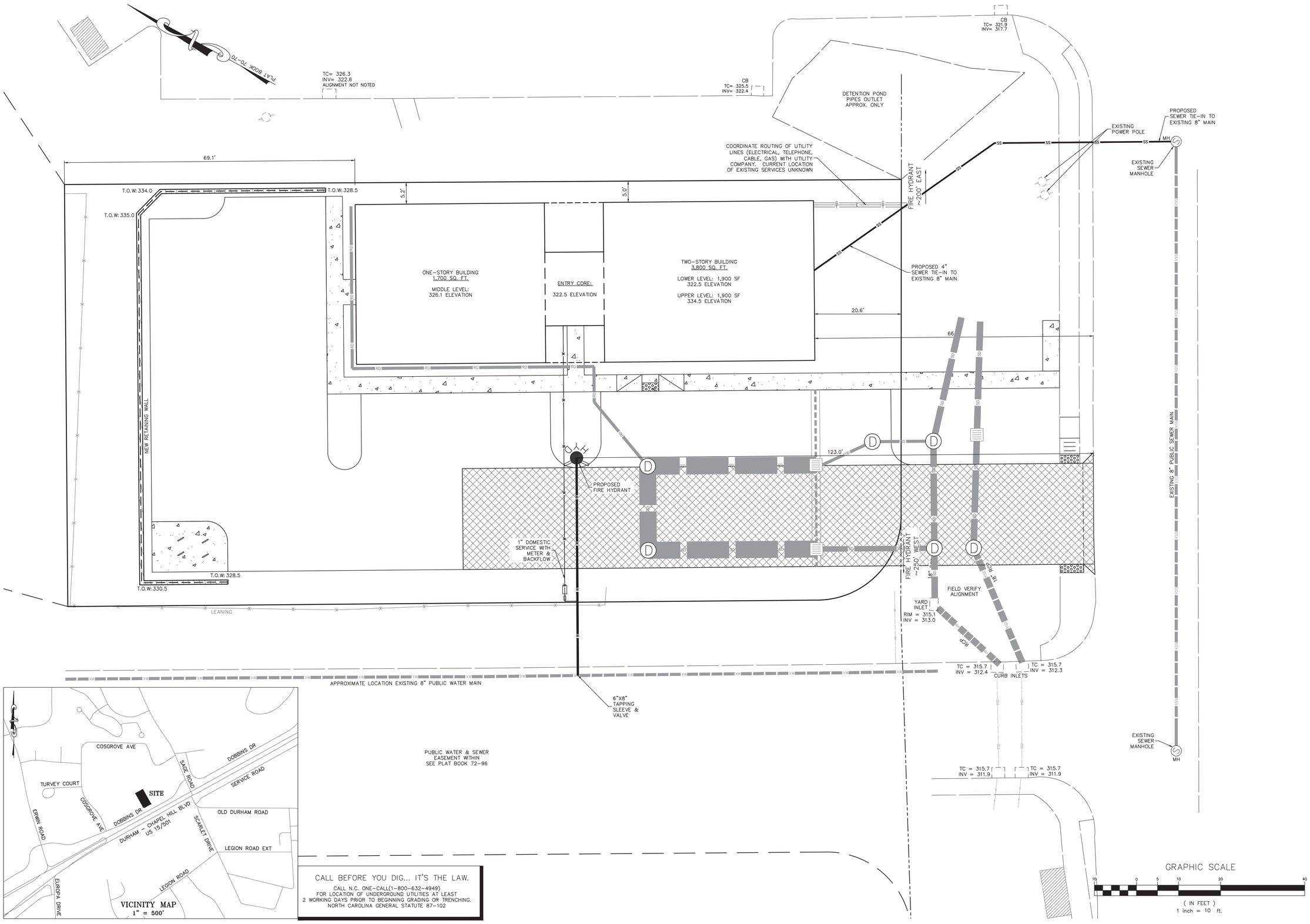
SHEET NO.

C5.1

PRELIMINARY SITE PLAN

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PRINCIPAL ENGINEER
PHIL KOCH - NCPE #22634

# 1751 DOBBINS

1751 DOBBINS DRIVE, CHAPEL HILL, NC 27514

## UTILITY PLAN

| REV. | DATE | DESCRIPTION | BY |
|---|---|---|---|

| | |
|---|---|
| DATE: | JULY 24, 2019 |
| HORIZONTAL SCALE: | 1" = 10' |
| VERTICAL SCALE: | N/A |
| PROJECT MANAGER: | CPK |
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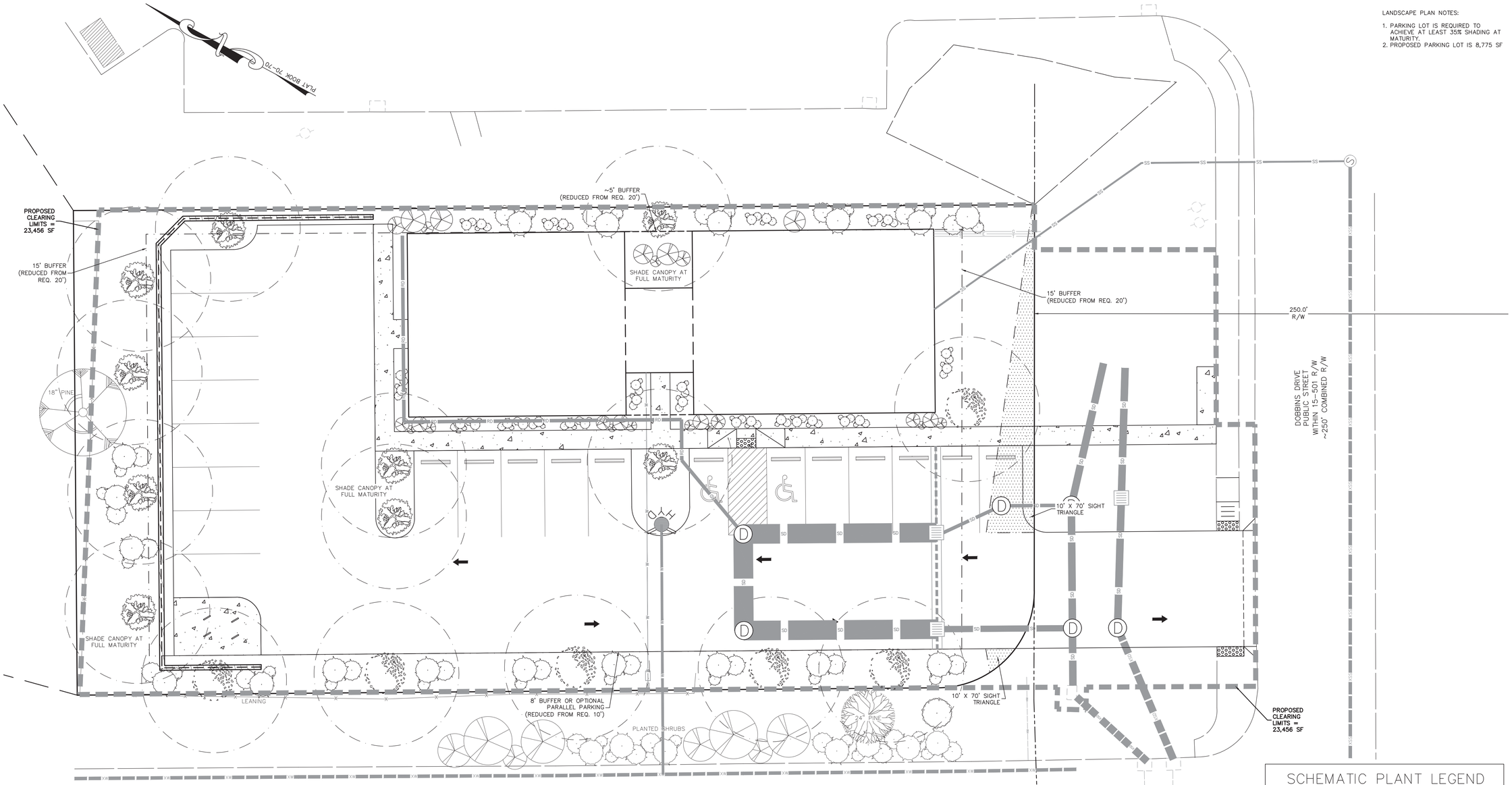
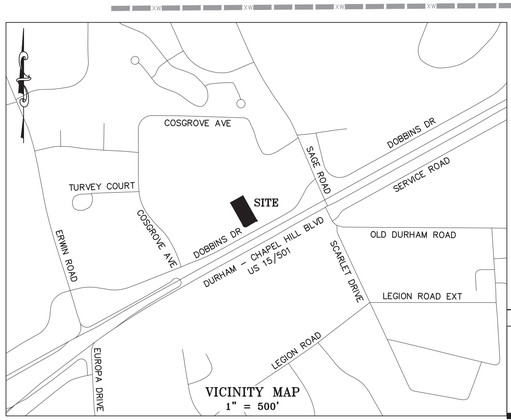
PRELIMINARY SITE PLAN

LANDSCAPE PLAN NOTES:

1. PARKING LOT IS REQUIRED TO ACHIEVE AT LEAST 35% SHADING AT MATURITY.
2. PROPOSED PARKING LOT IS 8,775 SF




VICINITY MAP
1" = 500'

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

CALL BEFORE YOU DIG... IT'S THE LAW.

CALL N.C. ONE-CALL(1-800-632-4949)
FOR LOCATION OF UNDERGROUND UTILITIES AT LEAST
2 WORKING DAYS PRIOR TO BEGINNING GRADING OR TRENCHING.
NORTH CAROLINA GENERAL STATUTE 87-102

GRAPHIC SCALE

10 0 5 10 20 40

( IN FEET )
1 inch = 10 ft.

## SCHEMATIC PLANT LEGEND

EVERGREEN TREES
EXAMPLES: AMERICAN HOLLY
SWEET BAY MAGNOLIA

SHADE TREE
EXAMPLES: AMERICAN HOLLY
SWEET BAY MAGNOLIA

SHADE TREE
EXAMPLES: RED MAPLE
LAUREL OAK

SMALL ORNAMENTAL TREE
EXAMPLES: REDBUD
FRINGE TREE

FOUNDATION SHRUBS
EXAMPLES: DWARF YAUPON HOLLY
CALYCANTHUS
DWARF NANDINA

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ECE Incorporated

NORTH CAROLINA PROFESSIONAL SEAL 02763 ENGINEER PHILIP CHARLES KOCH
7/24/19

PRINCIPAL ENGINEER
PHIL KOCH - NCPE #22634

# 1751 DOBBINS DRIVE

1751 DOBBINS DRIVE, CHAPEL HILL, NC 27514

## LANDSCAPE & PLANTING PLAN

| REV. | DATE | DESCRIPTION | BY |
|---|---|---|---|

| | |
|---|---|
| DATE: | JULY 24, 2019 |
| HORIZONTAL SCALE: | 1" = 10' |
| VERTICAL SCALE: | N/A |
| PROJECT MANAGER: | CPK |
| DRAWN BY: | CPK |
| PROJECT NO: | 19-011 |
| DRAWING NAME: | 19-011 PRELIM |

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SHEET NO.

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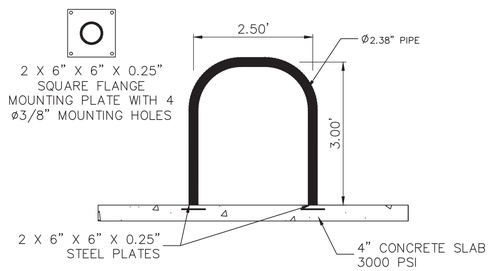
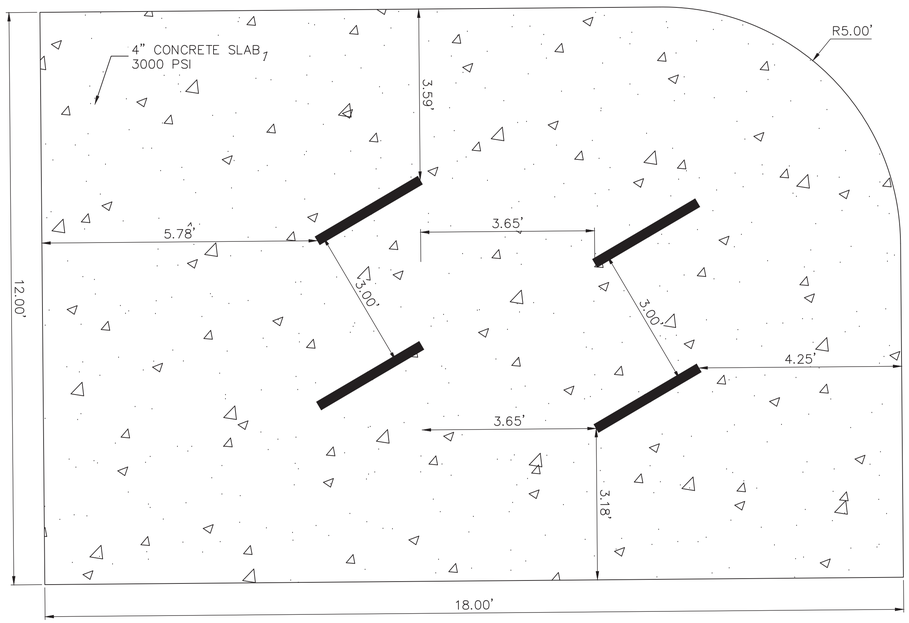
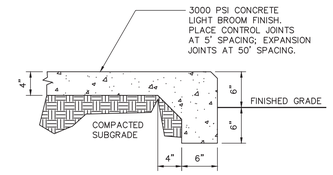
PRELIMINARY SITE PLAN

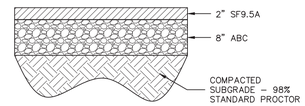


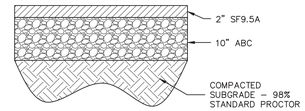

BIKE PARKING DETAIL
NTS



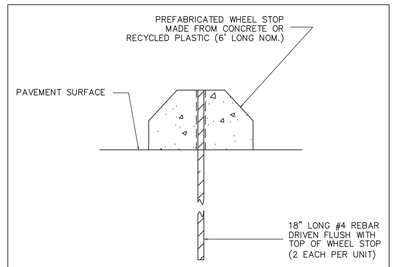

TURNDOWN CONCRETE WALK
NTS



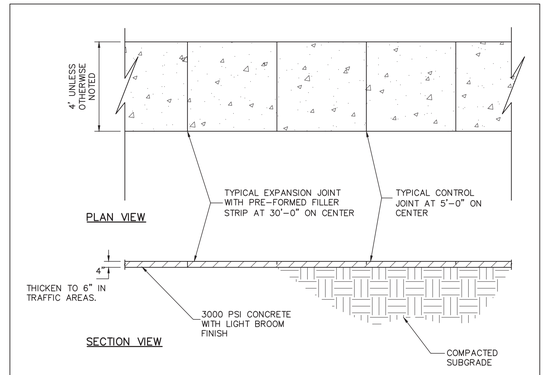

STANDARD PAVEMENT SECTION
NTS



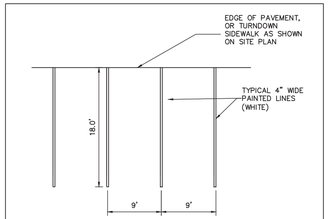

HEAVY-DUTY PAVEMENT
NTS



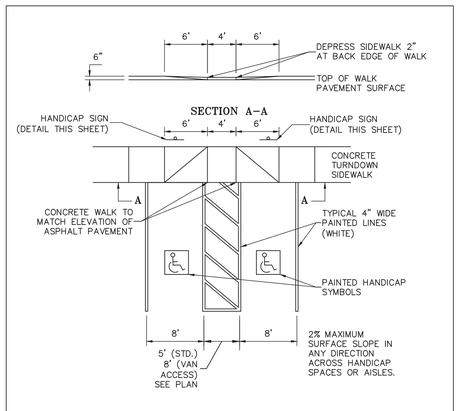

WHEEL STOP
(NTS)



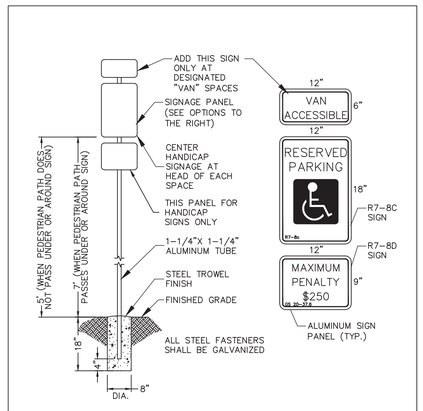

STANDARD CONCRETE WALK
NTS, FOR ON-SITE SIDEWALK



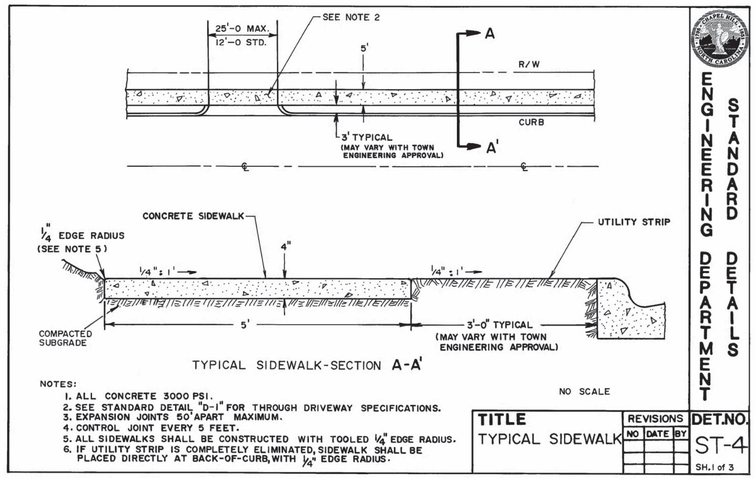

STANDARD PARKING SPACE




HANDICAP PARKING AND RAMP
(SCALE: 1"=10')




PARKING SIGNAGE DETAILS
NTS




TYPICAL SIDEWALK-SECTION A-A'

NO SCALE

NOTES:
1. ALL CONCRETE 3000 PSI.
2. SEE STANDARD DETAIL "D-1" FOR THROUGH DRIVEWAY SPECIFICATIONS.
3. EXPANSION JOINTS 50' APART MAXIMUM.
4. CONTROL JOINT EVERY 5 FEET.
5. ALL SIDEWALKS SHALL BE CONSTRUCTED WITH TOOLED 1/4" EDGE RADIUS.
6. IF UTILITY STRIP IS COMPLETELY ELIMINATED, SIDEWALK SHALL BE PLACED DIRECTLY AT BACK-OF-CURB, WITH 1/4" EDGE RADIUS.

| TITLE | REVISIONS | | | DET.NO. |
|---|---|---|---|---|
| TYPICAL SIDEWALK | NO | DATE | BY | ST-4 |
| | | | | SH.1 of 3 |

STANDARD DETAILS
ENGINEERING DEPARTMENT

EarthCentric Engineering, Inc.
License # C-2638
204 W. Clay Street
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PRINCIPAL ENGINEER
PHIL KOCH - NCPE #22634

1751 DOBBINS DRIVE
1751 DOBBINS DRIVE, CHAPEL HILL, NC 27514

SITE DETAILS

| REV. | DATE | DESCRIPTION | BY |
|---|---|---|---|

| | |
|---|---|
| DATE: | JULY 24, 2019 |
| HORIZONTAL SCALE: | 1" = 10' |
| VERTICAL SCALE: | N/A |
| PROJECT MANAGER: | CPK |
| DRAWN BY: | CPK |
| PROJECT NO: | 19-011 |
| DRAWING NAME: | 19-011 PRELIM |

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SHEET NO.
D5.0

PRELIMINARY SITE PLAN

## PERMANENT SEEDING SCHEDULE:

SEEDING MIXTURE:

| SPECIES | RATE (LB/AC) |
|---|---|
| TALL FESCUE | 80 |
| SERICEA LESPEDEZA | 20 |
| KOBE LESPEDEZA | 10 |

SEEDING NOTES:
1. AFTER AUGUST 15, USE UN-SCARIFIED SERICEA SEED.
2. WHERE PERIODIC MOWING IS PLANNED OR A NEAT APPEARANCE IS DESIRED, OMIT SERICEA AND INCREASE KOBE LESPEDEZA TO 40 LB/ACRE.
3. TO EXTEND SPRING SEEDING DATES INTO JUNE, ADD 15 LB/ACRE HULLED BERMUDA GRASS. HOWEVER, AFTER MID-APRIL IT IS PREFERABLE TO SEED TEMPORARY COVER.

NURSE PLANTS:
BETWEEN MAY 1 AND AUG. 15, ADD 10 LB/ACRE GERMAN MILLET OF 15 LB/ACRE SUDAN GRASS. PRIOR TO MAY 1 OR AFTER AUG. 15 ADD 40 LB/ACRE RYE (GRAIN).

SEEDING DATES:

| | BEST | POSSIBLE |
|---|---|---|
| FALL: | AUG. 25 - SEPT. 15 | AUG. 20 - OCT. 25 |
| LATE WINTER: | FEB. 15 - MAR. 21 | FEB. 1 - APR. 15 |

FALL IS BEST FOR TALL FESCUE AND LATE WINTER FOR LESPEDEZAS.

SOIL AMENDMENTS:
APPLY LIME AND FERTILIZER ACCORDING TO SOIL TESTS, OR APPLY 4,000 LB/ACRE GROUND AGRICULTURAL LIMESTONE AND 1,000 LB/ACRE 10-10-10 FERTILIZER, EXCEPT, APPLY NO FERTILIZER TO AREAS WITHIN THE NEUSE RIVER RIPARIAN BUFFERS.

MULCH:
APPLY 4,000 LB/ACRE GRAIN STRAW OR EQUIVALENT COVER OF ANOTHER SUITABLE MULCH. ANCHOR STRAW BY TACKING WITH ASPHALT, NETTING, OR ROVING OR BY CRIMPING WITH A MULCH ANCHORING TOOL. A DISK WITH BLADES NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL.

## TEMPORARY SEEDING SCHEDULES

**TABLE 6-10A:**
**TEMPORARY SEEDING RECOMMENDATIONS FOR LATE WINTER AND EARLY SPRING**

SEEDING MIXTURE

| SPECIES | RATE (LB/ACRE) |
|---|---|
| RYE (GRAIN) | 120 |
| ANNUAL LESPEDEZA (KOBE IN PIEDMONT AND COASTAL PLAIN, KOREAN IN MOUNTAINS) | 50 |

OMIT ANNUAL LESPEDEZA WHEN DURATION OF TEMPORARY COVER IS NOT TO EXTEND BEYOND JUNE.

SEEDING DATES
MOUNTAINS - ABOVE 2500 FT: FEB. 15 - MAY 15
BELOW 2500 FT: FEB. 1 - MAY 1
PIEDMONT - JAN. 1 - MAY 1
COASTAL PLAIN - DEC. 1 - APR. 15

SOIL AMENDMENTS
FOLLOW RECOMMENDATIONS OF SOIL TESTS OR APPLY 2,000 LB/ACRE GROUND AGRICULTURAL LIMESTONE AND 750 LB/ACRE 10-10-10 FERTILIZER.

MULCH
APPLY 4,000 LB/ACRE STRAW. ANCHOR STRAW BY TACKING WITH ASPHALT, NETTING, OR A MULCH ANCHORING TOOL. A DISK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL.

MAINTENANCE
RE-FERTILIZE IF GROWTH IS NOT FULLY ADEQUATE. RESEED, RE-FERTILIZE AND MULCH IMMEDIATELY FOLLOWING EROSION OR OTHER DAMAGE.

**TABLE 6.10B**
**TEMPORARY SEEDING RECOMMENDATIONS FOR SUMMER**

SEEDING MIXTURE

| SPECIES | RATE (LB/ACRE) |
|---|---|
| GERMAN MILLET | 40 |

IN THE PIEDMONT AND MOUNTAINS, A SMALL-STEMMED SUDAN GRASS MAY BE SUBSTITUTED AT A RATE OF 50 LB/ACRE.

SEEDING DATES
MOUNTAINS - MAY 15 - AUG.15
PIEDMONT - MAY 1 - AUG.15
COASTAL PLAIN - APR. 15 - AUG. 15

SOIL AMENDMENTS
FOLLOW RECOMMENDATIONS OF SOIL TESTS OR APPLY 2,000 LB/ACRE GROUND AGRICULTURAL LIMESTONE AND 750 LB/ACRE 10-10-10 FERTILIZER.

MULCH
APPLY 4,000 LB/ACRE STRAW. ANCHOR STRAW BY TACKING WITH ASPHALT, NETTING, OR A MULCH ANCHORING TOOL. A DISK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL.

MAINTENANCE
RE-FERTILIZE IF GROWTH IS NOT FULLY ADEQUATE. RESEED, RE-FERTILIZE AND MULCH IMMEDIATELY FOLLOWING EROSION OR OTHER DAMAGE.

**TABLE 6.10C**
**TEMPORARY SEEDING RECOMMENDATIONS FOR FALL**

SEEDING MIXTURE

| SPECIES | RATE (LB/ACRE) |
|---|---|
| RYE (GRAIN) | 120 |

SEEDING DATES
MOUNTAINS - AUG. 15 - DEC 15
COASTAL PLAIN AND PIEDMONT - AUG. 15- DEC. 30

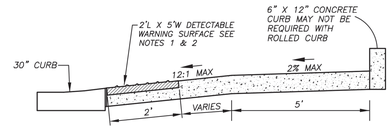
SOIL AMENDMENTS
FOLLOW SOIL TESTS OR APPLY 2.000 LB/ACRE GROUND AGRICULTURAL LIMESTONE AND 1.000 LB/ACRE 10-10-10 FERTILIZER.

MULCH
APPLY 4,000 LB/ACRE STRAW. ANCHOR STRAW BY TACKING WITH ASPHALT, NETTING, OR A MULCH ANCHORING TOOL. A DISK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL.

MAINTENANCE
REPAIR AND RE-FERTILIZE DAMAGED AREAS IMMEDIATELY. TOP-DRESS WITH 50 LB/ACRE OF NITROGEN IN MARCH. IF IT IS NECESSARY TO EXTEND TEMPORARY COVER BEYOND JUNE 15, OVER-SEED WITH 50 LB/ACRE KOBE (PIEDMONT AND COASTAL PLAIN) OR KOREAN (MOUNTAINS) LESPEDEZA IN LATE FEBRUARY OR EARLY MARCH.

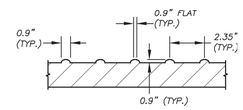
## STABILIZATION TIME TABLE

| SITE AREA DESCRIPTION | STABILIZATION | TIMEFRAME EXCEPTIONS |
|---|---|---|
| PERIMETER DIKES, SWALES, DITCHES AND SLOPES | 7 DAYS | NONE |
| HIGH QUALITY WATER (HWQ) ZONES | 7 DAYS | NONE |
| SLOPES STEEPER THAN 3:1 | 7 DAYS | IF SLOPES ARE 10' IN LENGTH AND ARE NOT STEEPER THAN 2:1, 14 DAYS ARE ALLOWED |
| SLOPES 3:1 OR FLATTER | 14 DAYS | 7 DAYS FOR SLOPES > 50' IN LENGTH |
| ALL OTHER AREAS WITH SLOPES THAN 4:1 | 14 DAYS | NONE, EXCEPT FOR FLATTER PERIMETERS & HQW ZONES |

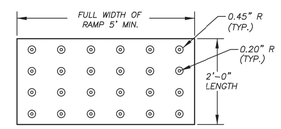



SECTION

NOTES:
1. DETECTABLE WARNING DOMES SHALL COVER 2'-0" LENGTH AND FULL WIDTH OF THE RAMP FLOOR AS SHOWN ON THE DETAILS.
2. THE RAMP MAY BE YELLOW IN COLOR OR ANY COLOR WITH A 70% CONTRAST RATIO.
3. PROVIDE SEALANT OVER EXPANSION JOINTS AS PER NCDOT STANDARD SPECIFICATIONS.




SECTION




PLAN

DETECTABLE WARNING DOMES DETAIL

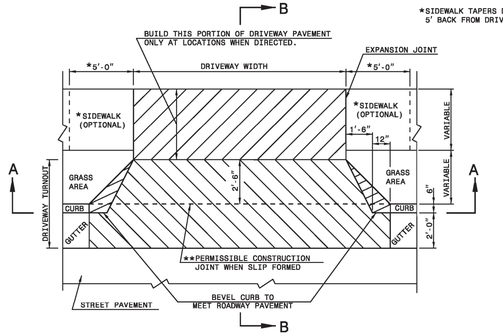
ST-10
2 OF 2

CURB RAMP

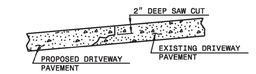
SCALE N.T.S. | DATE : 12/13/18 | JOB NO. : WDF

STATE OF NORTH CAROLINA
DEPT. OF TRANSPORTATION
DIVISION OF HIGHWAYS
RALEIGH, N.C.
1-12

ENGLISH STANDARD DRAWING FOR
**DRIVEWAY TURNOUT**
DROP CURB TYPE

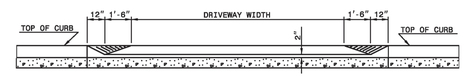



PLAN
DETAIL OF DRIVEWAY

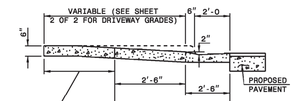



**METHOD OF TIE IN**

WHEN EXISTING DRIVEWAY PAVEMENT IS CONCRETE, SAW CUT 2" DEEP JOINT AT THE POINT OF TIE-IN. SAW JOINT PERPENDICULAR TO EDGE OF EXISTING DRIVEWAY PAVEMENT.




SECTION A-A




SECTION B-B

GENERAL NOTES:
**NO CONSTRUCTION JOINT WILL BE PERMITTED IF FORMS ARE USED TO CAST DRIVEWAY. SLIP FORMING OF CURB AND GUTTER PERMITS THE USE OF CONSTRUCTION JOINT.

STATE OF NORTH CAROLINA
DEPT. OF TRANSPORTATION
DIVISION OF HIGHWAYS
RALEIGH, N.C.
1-12

ENGLISH STANDARD DRAWING FOR
**DRIVEWAY TURNOUT**
DROP CURB TYPE

SHEET 1 OF 2
848.03

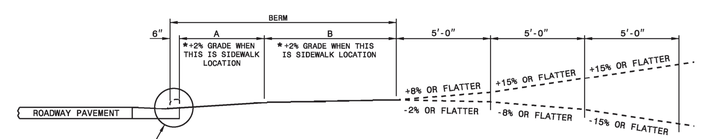
STATE OF NORTH CAROLINA
DEPT. OF TRANSPORTATION
DIVISION OF HIGHWAYS
RALEIGH, N.C.
1-12

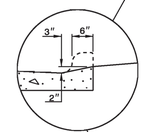
ENGLISH STANDARD DRAWING FOR
**DRIVEWAY TURNOUT**
DRIVEWAY TURNOUT
DROP CURB TYPE

SHEET 1 OF 2
848.03

STATE OF NORTH CAROLINA
DEPT. OF TRANSPORTATION
DIVISION OF HIGHWAYS
RALEIGH, N.C.
1-12

**DESIRABLE DRIVEWAY GRADES**



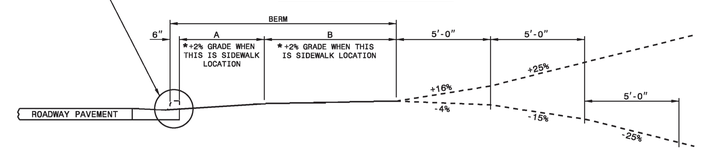




*SIDEWALK LOCATION (DO NOT PLACE SIDEWALK ON BERMS LESS THAN 6' WIDE.)

**DESIRABLE OR MAXIMUM DRIVEWAY GRADES**

| BERM WIDTH | A DIST. | A GRADE | B DIST. | B GRADE |
|---|---|---|---|---|
| 8' OR LESS | 5'-0" | +2%* | 2'-6" | +5% |
| 8' OR LESS | 2'-0" | +6% | 5'-6" | +2%* |
| 10' | 4'-0" | +4% | 5'-6" | +2%* |
| 12' & OVER | 4'-6" | +4% | 7'-0" | +2%* |

**MAXIMUM DRIVEWAY GRADES**




ENGLISH STANDARD DRAWING FOR
**DRIVEWAY TURNOUT**
DRIVEWAY GRADES

SHEET 2 OF 2
848.03

EarthCentric Engineering, Inc.
License # C-2638
204 W. Clay Street
Mebane, NC 27302
Phone: (919) 563-9041
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E-Mail: Phil.Koch@EarthCentric.com

PRINCIPAL ENGINEER
PHIL KOCH - NCPE #22634

1751 DOBBINS DRIVE
1751 DOBBINS DRIVE, CHAPEL HILL, NC 27514
SITE DETAILS

| REV. | DATE | DESCRIPTION | BY |
|---|---|---|---|

| | |
|---|---|
| DATE: | JULY 24, 2019 |
| HORIZONTAL SCALE: | 1" = 10' |
| VERTICAL SCALE: | N/A |
| PROJECT MANAGER: | CPK |
| DRAWN BY: | CPK |
| PROJECT NO: | 19-011 |
| DRAWING NAME: | 19-011 PRELIM |

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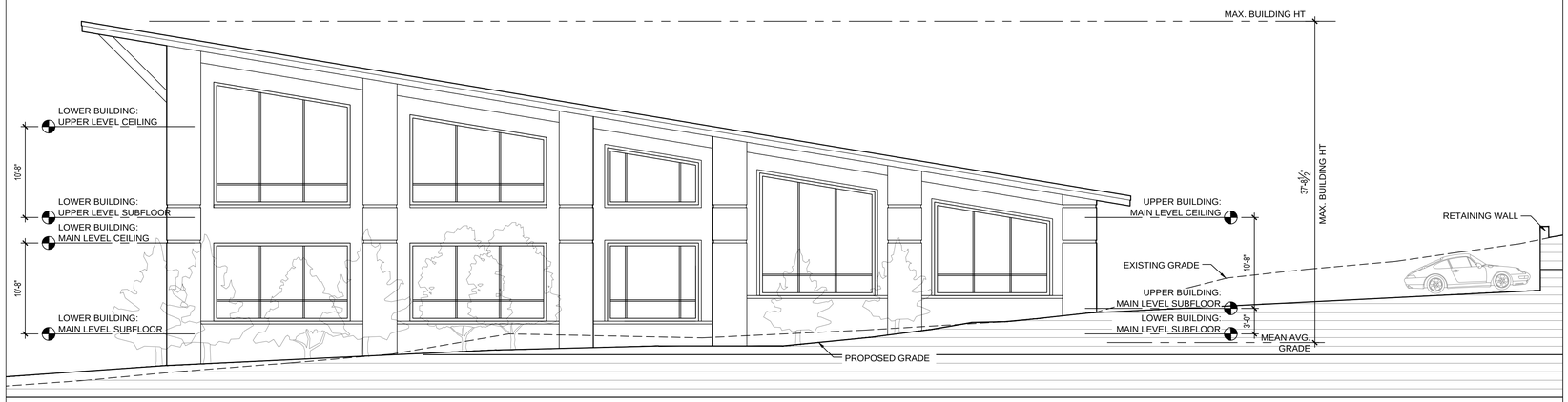
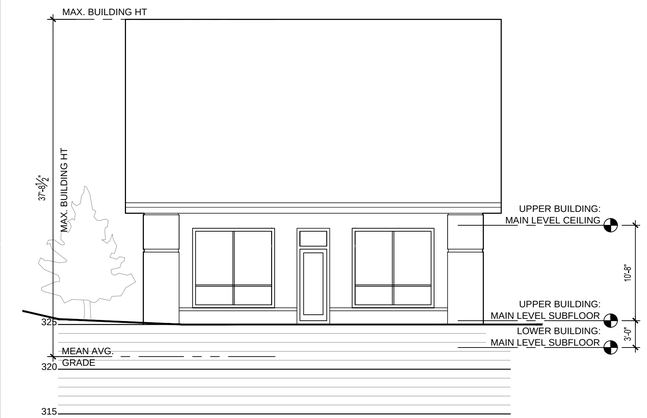
SHEET NO.
D5.1

PRELIMINARY SITE PLAN




2-A201 LEFT ELEVATION (FACING COMMERCIAL PARKING LOT)

1/8" = 1'-0"

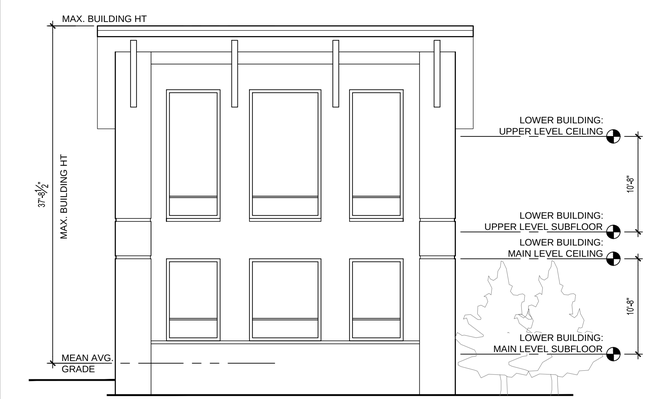



3-A201 REAR ELEVATION

1/8" = 1'-0"

2-A201 LEFT ELEVATION (FACING PRIVATE DR.)

1/8" = 1'-0"




1-A201 FRONT ELEVATION (FACING DOBBINS DR.)

1/8" = 1'-0"

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

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EXTERIOR ELEVATIONS

DOBBINS DRIVE OFFICE BUILDING
1751 DOBBINS DRIVE
CHAPEL HILL, NORTH CAROLINA

REGISTERED ARCHITECT
KEITH
SHAW
12925
CHAPEL HILL, N.C.
STATE OF NORTH CAROLINA
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SHAW DESIGN ASSOCIATES, P.A.
REGISTERED ARCHITECTURAL FIRM
STATE OF NORTH CAROLINA - VIRGINIA
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REVISIONS

| | |
|---|---|
| DATE | 7/24/2019 |
| DRAWN | - |
| FILE # | 1826 |

A201

SHEET - OF -