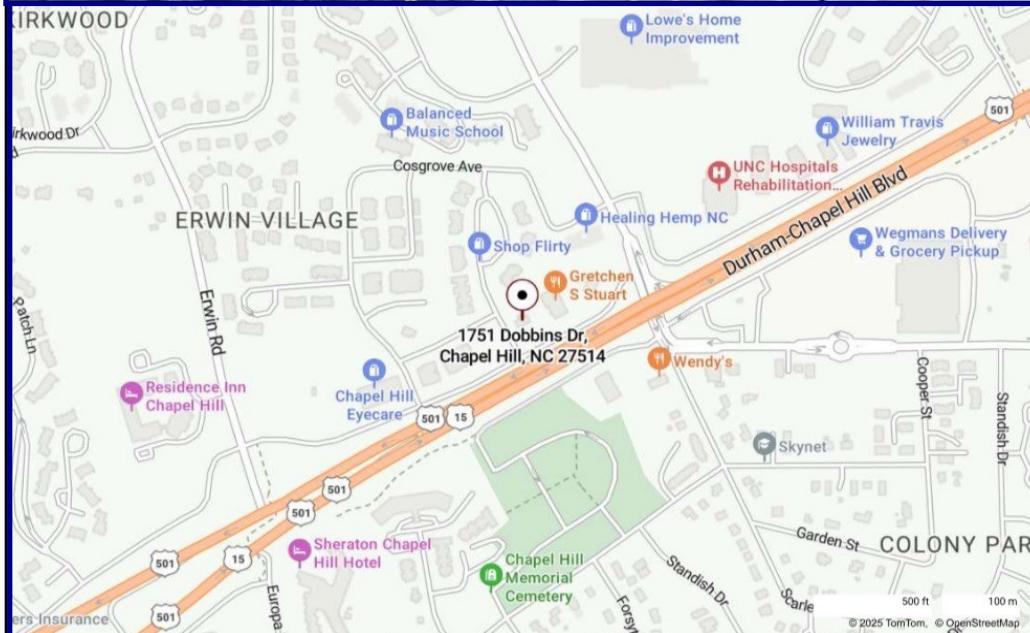


1751 Dobbins Drive

Chapel Hill NC 27514

- HIGH VISIBILITY HIGH TRAFFIC SITE
- TOWN APPROVED PLANS FOR 7165 SF OFFICE BUILDING

LOT FOR SALE



PROPERTY HIGHLIGHTS

ACREAGE	0.46+- ACRES
ZONING	OI-2 OFFICE/INSITUTIONAL
PARCEL NUMBER	9799-58-6643
TRAFFIC COUNTS	DURHAM-CHAPEL HILL BLVD APPROX. 43,000 DAILY TRIPS

TOWN OF CHAPEL HILL APPROVED SITE PLAN

BUILDING PLANS & ELEVATIONS AVAILABLE

WATER & SEWER NEARBY

**WEGMANS, LOWES, UNC MEDICAL EASTOWNE,
THE PARKLINE, & I-40 NEARBY**

PRICE **\$975,000**

Mike Lewis

Tel: 919-730-5318

mlewis@chapelhillrealty.com

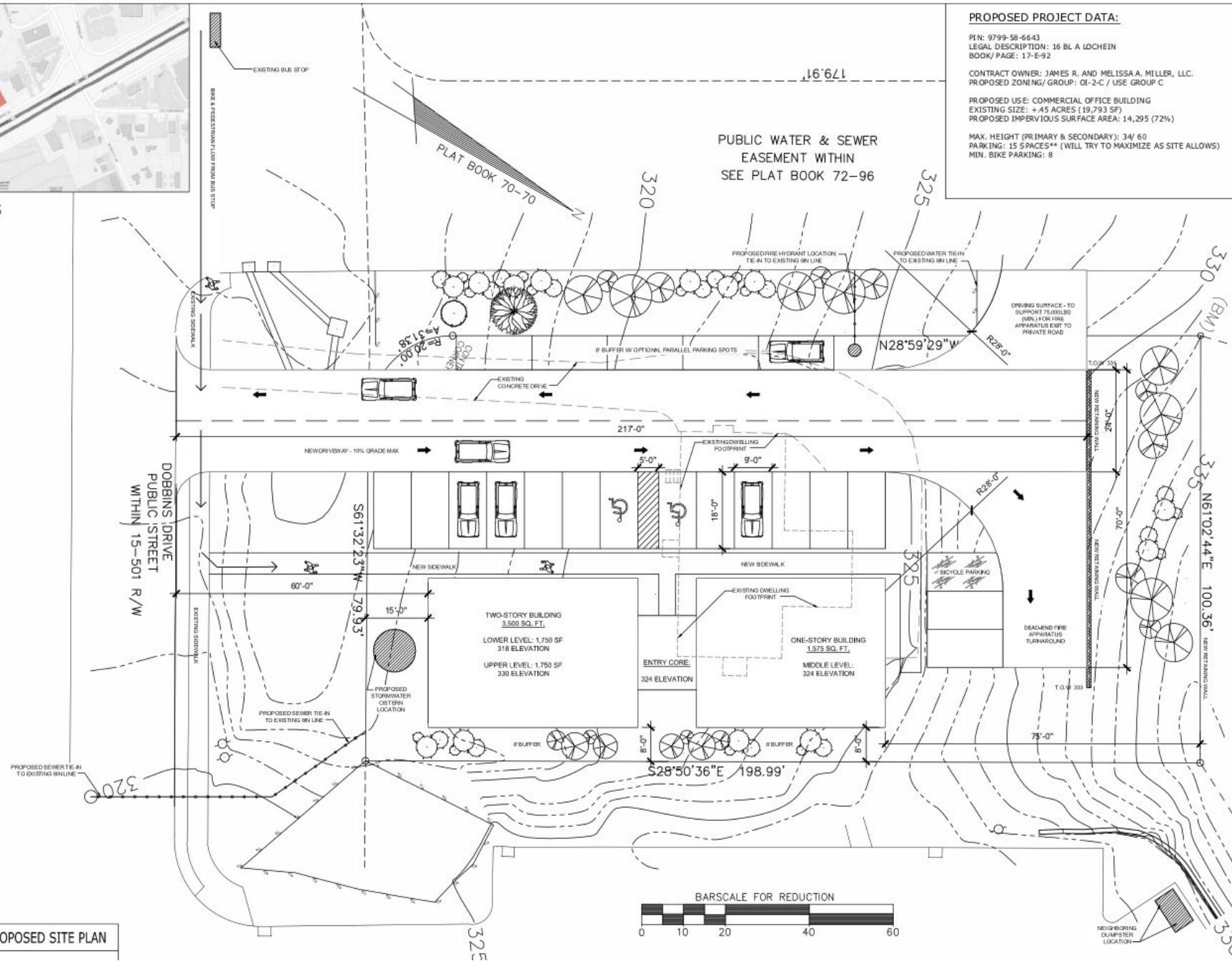


Chapel Hill
Realty Group Inc.

1751 Dobbins Drive Site Plan



AREA MAP: NTS



PROPOSED PROJECT DATA

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

CONTRACT OWNER: JAMES R. AND MELISSA A. MILLER, LLC
PROPOSED ZONING/ GROUP: OI-2-C / USE GROUP C

PROPOSED USE: COMMERCIAL OFFICE BUILDING
EXISTING SIZE: +45 ACRES (19,793 SF)
PROPOSED IMPERVIOUS SURFACE AREA: 14,295 (72%)

MAX. HEIGHT (PRIMARY & SECONDARY): 34' 60
PARKING: 15 SPACES** (WILL TRY TO MAXIMIZE AS SITE ALLOWS)
MIN. BIKE PARKING: 8



SHAWDESIGN
ASSOCIATES, P.A.
DESIGN
PLANNING
GRAPHICS

PROPOSED SITE PLAN

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



REVISING DONG

DATE 2/22/2019

DRAWN

C102

1-C101

PROPOSED SITE PLAN

1:10 SCALE

1751 Dobbins Drive Elevations

EXISTING APPROVED PROJECT:

- 2.5 story building with 5,571 heated sq. ft.
- C20 sq. footage limitation: 5,747

PROPOSED PROJECT ALTERATIONS:

- Rear of building becomes two (2) stories tall
- Increase heated square footage by 1,451
- Overall height unchanged
- View from 15-501 unchanged
- Footprint unchanged
- Site plan (parking, stormwater, utilities, lighting, landscape, etc.) unchanged

PROPOSED - ADDED SECOND FLOOR TO REAR SECTION OF BUILDING

ORIGINAL

1-A200 EAST ELEVATION COMPARISON

PROPOSED - ADDED SECOND FLOOR TO REAR SECTION OF BUILDING

ORIGINAL

2-A200 NORTH ELEVATION COMPARISON

PROPOSED - ADDED SECOND FLOOR TO REAR SECTION OF BUILDING
7,165 TOTAL FINISHED SQ. FT.

ORIGINAL -
5,571 TOTAL FINISHED SQ. FT.

3-A200 WEST ELEVATION COMPARISON

PROPOSED - NO CHANGE

ORIGINAL

4-A200 SOUTH (15-501) ELEVATION COMPARISON

SHAW DESIGN
ASSOCIATES, P.A.

GENERAL PLANNING
DESIGN
ARCHITECTURE

1401 W. 15th Street, Suite 200
Durham, NC 27707

PROPOSED EXTERIOR ELEVATIONS - C20
DOBBINS DRIVE OFFICE BUILDING
1751 DOBBINS DRIVE
CHAPEL HILL, NC 27514

REVISIONS

DATE: 2/22/2021

DRAWN: -

FILE #: 2010

A200

Sheet: 1 of 1

1751 Dobbins Drive

Existing Floor Plans

(can be changed to suit)

