



# DOBBINS HILL APARTMENTS (PHASE II)

Dobbins Drive  
Chapel Hill, NC 27514

## Special Use Permit - Modification

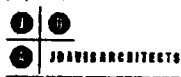
Developer:

**Crosland**  
4000 Westchase Blvd., Suite 390  
Raleigh, NC 27607

### Dobbins Hill Apartments (Phase II) Special Use Permit - Modification

Sht.	Description
1	COVER SHEET
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3	SITE ANALYSIS / EXISTING CONDITIONS
4	SITE PLAN
5	GRADING / STORM DRAINAGE PLAN
6	UTILITY PLAN
7	LANDSCAPE / LANDSCAPE PROTECTION PLAN

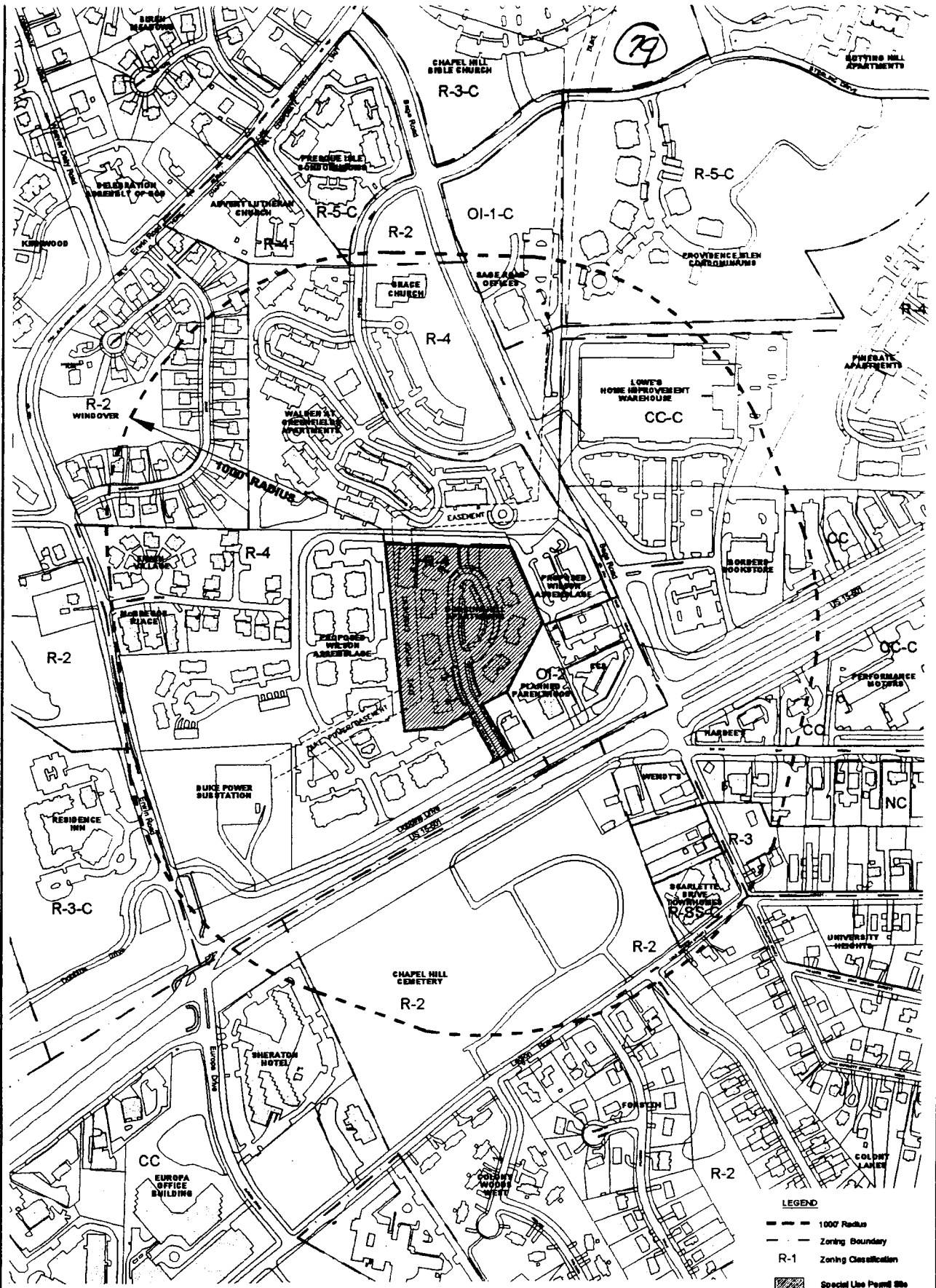
**THE JOHN R. McADAMS  
COMPANY, INC.**  
ENGINEERING / PLANNING / ARCHITECTURE  
DISTANCE VILLAGE, NC  
P.O. BOX 14000 ZIP 27710-2000  
(919) 281-0000



DATE	1/2000
SCALE	
UNIVERSITY	SLC
JOB NO.	014-000
SHEET NO.	1
OF 7	
DATE	REVISION



**The Design Response, Inc.**  
1114 High Street, Suite 200  
Cary, NC 27513  
(919) 460-2000 Fax (919) 460-0011



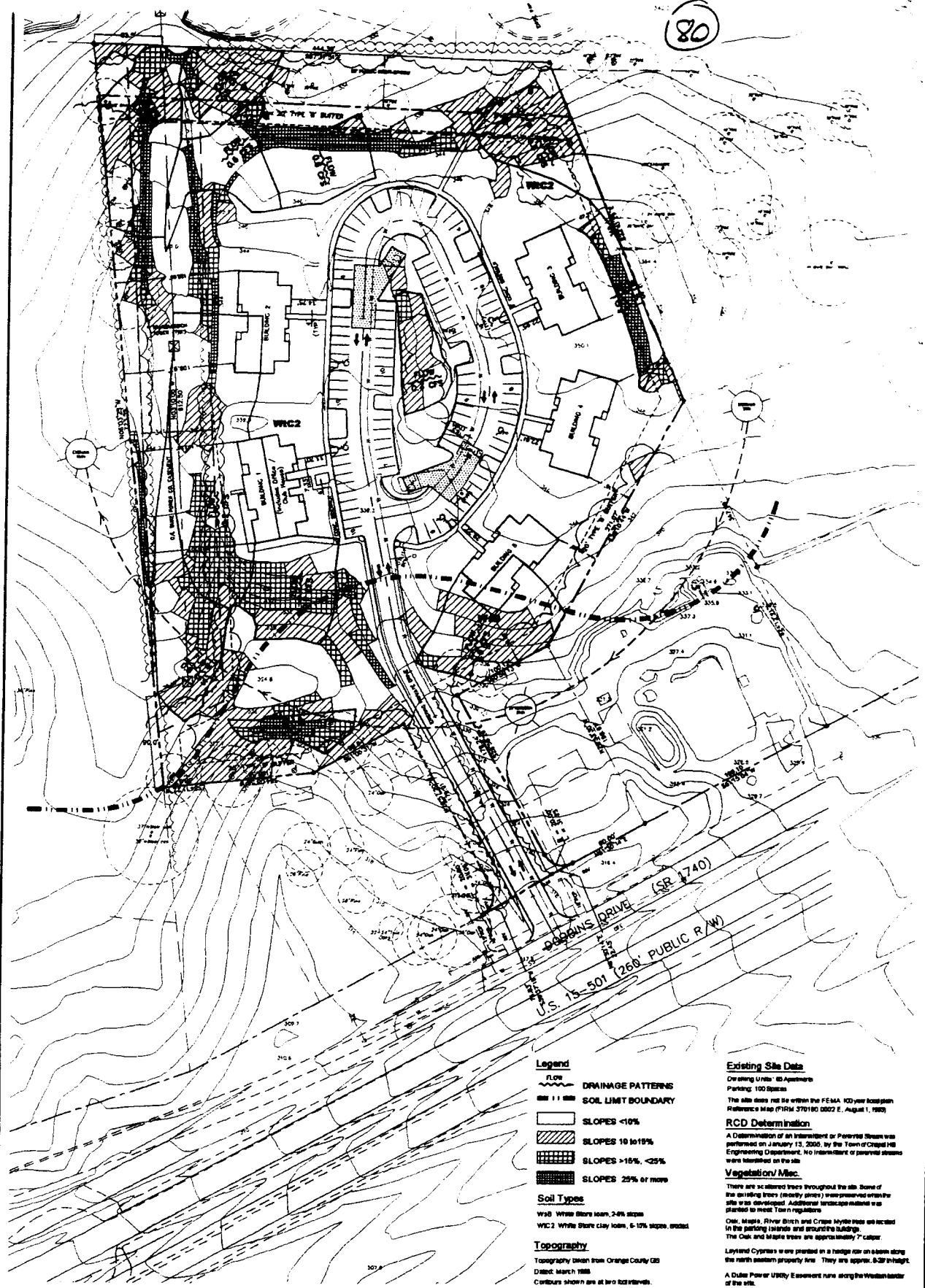
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SCALE:	1"=100'
DRAWN BY:	SK
JOB NO.:	014-001
SHEET NO.:	2
OF 1	

# DOBBINS HILL APARTMENTS (PHASE II)

Chapel Hill, North Carolina  
Area Map



**The Design Response, Inc.**  
 1014 High Street Road, Suite 100  
 Cary, NC 27513  
 (919) 490-7000 Fax: (919) 490-8330



- Legend**
- Flow
  - DRAINAGE PATTERNS
  - SOIL LIMIT BOUNDARY
  - SLOPES <10%
  - SLOPES 10 to 15%
  - SLOPES >15% <25%
  - SLOPES 25% or more
  - Soil Types**
  - WS0 White Sand loam, 2-6% slopes
  - WRC2 White Sand clay loam, 6-10% slopes, eroded
  - Topography**
  - Topography drawn from Orange County GIS
  - Dataset: March 1998
  - Contours shown are at two foot intervals.

**Existing Site Data**

Existing Units: 60 Apartments  
 Parking: 100 Spaces

The site does not lie within the FEMA 100-year floodplain. Reference: Map (FIRM) 370100 0002 E, August 1, 1993.

**RCD Determination**

A Determination of an Intersecting or Proposed Stream was performed on January 12, 2000, by the Town of Chapel Hill Engineering Department. No stream-bank or proposed stream were identified on the site.

**Vegetation/Misc.**

There are scattered trees throughout the site. Some of the existing trees (mostly pines) were preserved when the site was developed. Additional landscape elements were planted to meet Town regulations.

Oak, Maple, River Birch and Crape Myrtle trees are located in the parking islands and around the buildings.

The Oak and Maple trees are approximately 7' caliper.

Landscape Cypresses are planted in a hedge row on slopes along the north western property line. They are approx. 6-8' in height.

A Duke Power Utility Easement runs along the Western border of the site.

DATE:	12/08/00
SCALE:	1"=40'
DRAWN BY:	ESR
TITLE:	014-000
SHEET NO.:	3
OF 7 SHEETS	

# DOBBINS HILL APARTMENTS (PHASE II)

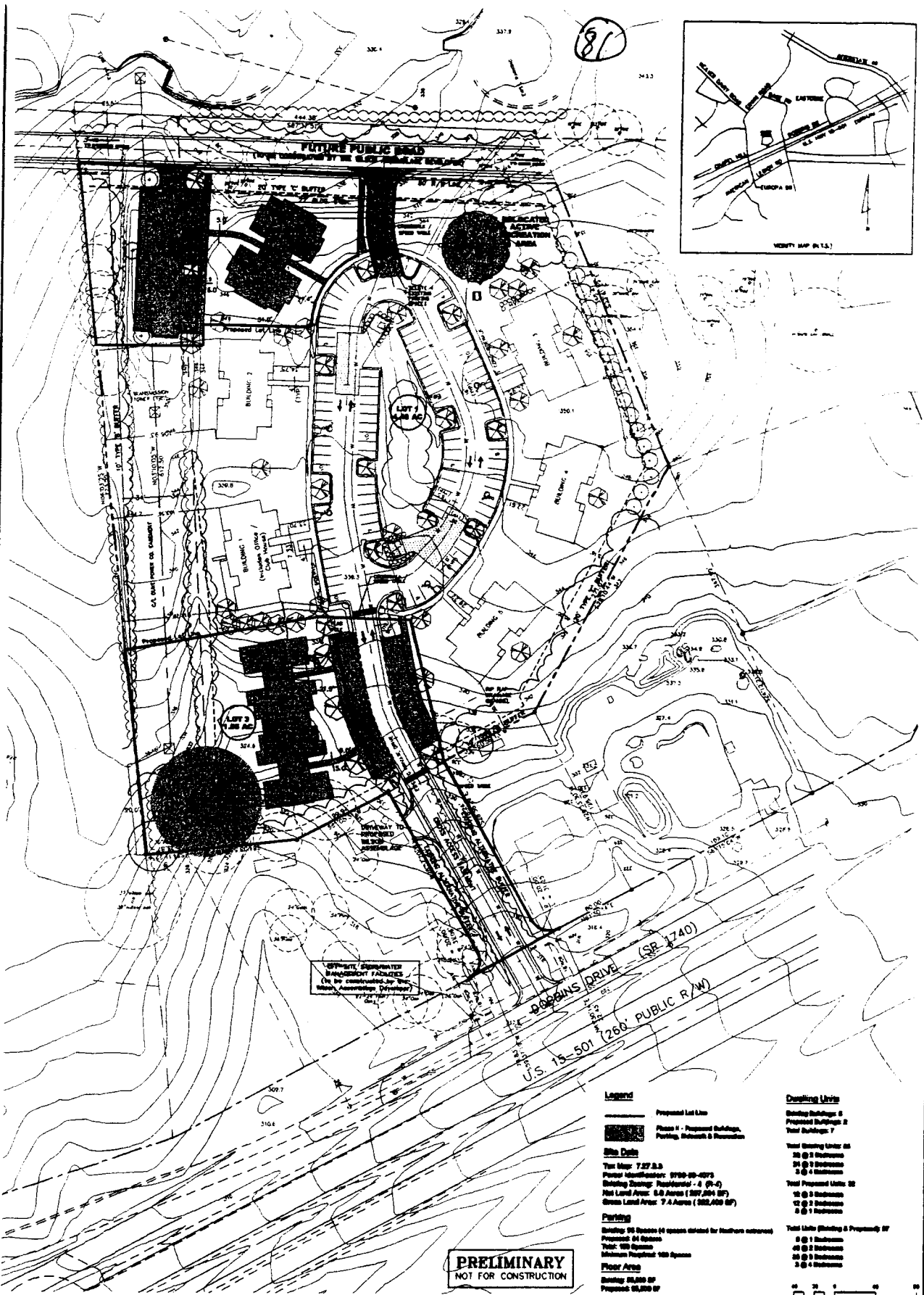
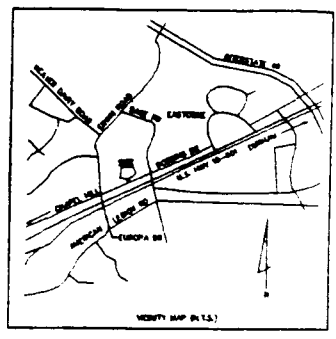
Chapel Hill, North Carolina

## Site Analysis / Existing Conditions



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OFFICE, STORAGE  
RECREATION FACILITIES  
(to be constructed by the  
Master Association Developer)

**Legend**

Proposed Lot Line  
Phase II - Proposed Buildings, Parking, Retention & Recreation

**Site Data**

Tract Map: 7.57 S.S.  
Project Identification: 0190-00-0276  
Building Number: 1-4 (P-1)  
Net Land Area: 6.8 Acres (297,200 SF)  
Gross Land Area: 7.1 Acres (308,400 SF)

**Parking**

Building: 64 Spaces (44 spaces reserved for Master Association)  
Proposed: 64 Spaces  
Total: 108 Spaces  
Minimum Required: 108 Spaces

**Floor Area**

Building: 28,000 SF  
Proposed: 28,000 SF

**Creating Units**

Building 1: 5  
Building 2: 2  
Total Building: 7

Total Existing Units: 48  
50 @ 2 Bedrooms  
3 @ 1 Bedroom

Total Proposed Units: 52  
48 @ 2 Bedrooms  
12 @ 1 Bedroom  
2 @ 1 Bedroom

Total Units (Building & Property #)  
5 @ 1 Bedroom  
48 @ 2 Bedrooms  
12 @ 3 Bedrooms  
2 @ 1 Bedroom

**PRELIMINARY**  
NOT FOR CONSTRUCTION

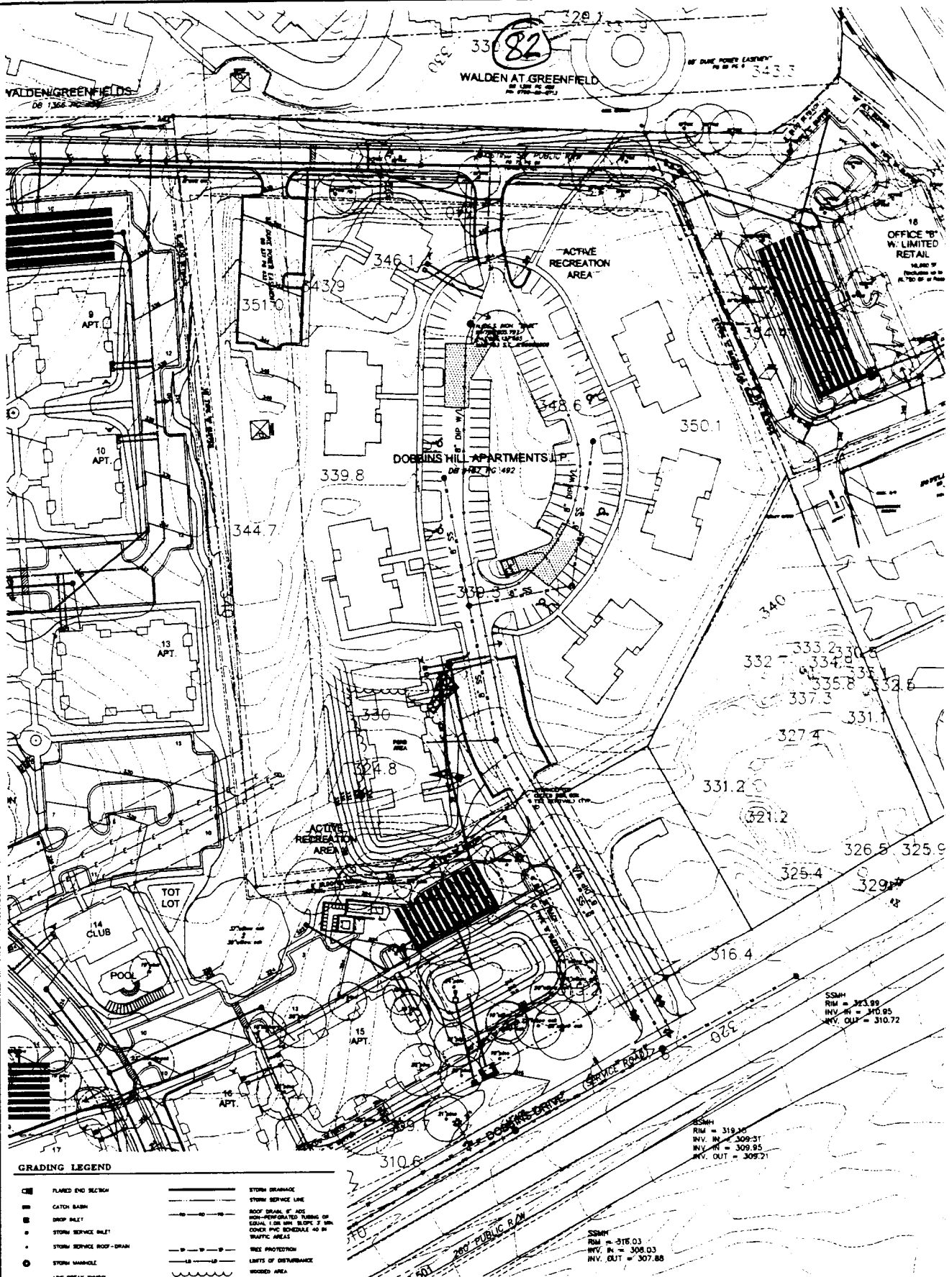
DATE	1/28/88
SCALE	1"=50'
DRAWN BY	SLK
CHECKED BY	SLK
PROJECT NO.	014-004
SHEET NO.	4
OF 7	
DATE	REVISION

# DOBBINS HILL APARTMENTS (PHASE II)

Chapel Hill, North Carolina  
Site Plan



**The Design Response, Inc.**  
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**GRADING LEGEND**

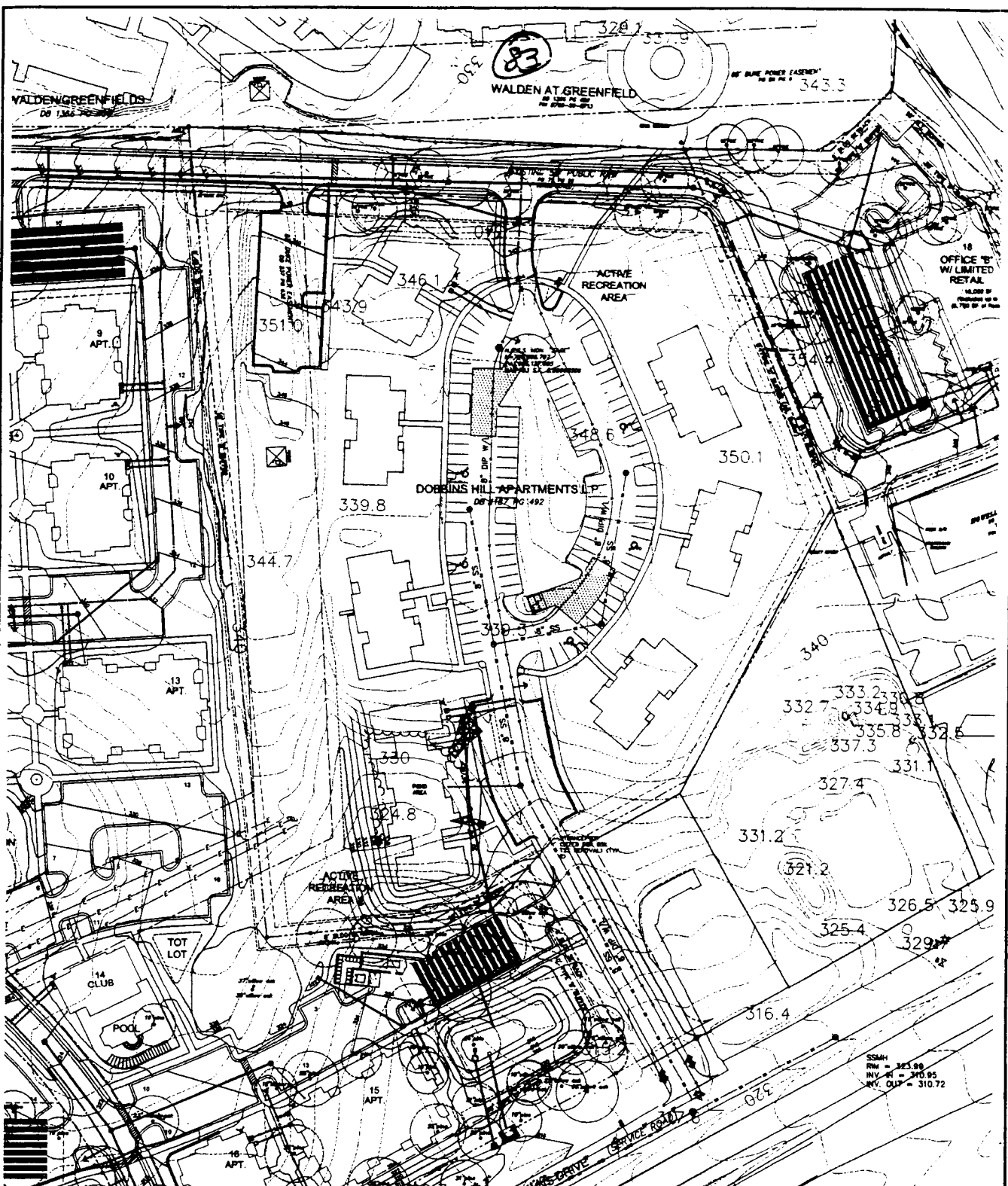
	FLARED END SECTION		STORM DRAINAGE LINE
	CATCH BASIN		STORM DRAINAGE LINE
	DROP INLET		ROOF DRAIN (5' MIN. NON-PERFORATED FLANGING OF EQUAL 1/8" MIN. SLOPE 3' MIN. CONC. PVC RISE/FALE AS IN TRAFFIC AREAS)
	STORM SERVICE INLET		TREE PROTECTION
	STORM SERVICE ROOF-DRAIN		LIMITS OF DISTURBANCE
	STORM MANHOLE		WOODED AREA
	LINE BREAK SYMBOL		10' CONTOUR
	TOP & BOTTOM CURVE ELEVATION		2' CONTOUR
	TOP OF WALL ELEVATION		EXISTING 1/2 CONTOUR
	BOTTOM OF WALL ELEVATION		EXISTING 1/2 CONTOUR
	SPOT ELEVATION		EASEMENT LINE
			HANDICAP AREA (2% MAX. SLOPE)

**DOBBINS HILL APARTMENTS**  
 (Phase II)  
 Chapel Hill, North Carolina  
 Grading / Storm Drainage Plan

**PRELIMINARY**  
 NOT FOR CONSTRUCTION

THE JOHN R. McADAMS COMPANY, INC.  
 1700 S. W. 10TH AVENUE  
 MIAMI, FLORIDA 33135  
 PHONE 305-261-1111

DATE: 1/25/08  
 SCALE: 1"=40'  
 DRAWN BY: PW  
 JOB NO.: PCH-0016  
 SHEET NO.: 5  
 OF 7 SHEETS



**UTILITY LEGEND**

<ul style="list-style-type: none"> <li>---&gt; FIRE HYDRANT ASSEMBLY</li> <li>---&gt; FIRE DEPARTMENT CONNECTION (FDC)</li> <li>□ WATER METER</li> <li>W WATER VALVE</li> <li>W POST INDICATOR VALVE</li> <li>W VALVE IN MANHOLE</li> <li>W METER &amp; VALVE</li> <li>W BACKFLOW PREVENTER</li> <li>W REDUCER</li> <li>W PLUG</li> <li>---&gt; BLOW-OFF ASSEMBLY</li> <li>● SANITARY SEWER MANHOLE</li> <li>● SEWER CLEAN-OUT</li> <li>○ GREASE TRAP</li> <li>&gt; SEWER FLOW DIRECTION</li> </ul>	<ul style="list-style-type: none"> <li>○ YARD LIGHTS</li> <li>○ LIGHT POLE</li> <li>○ POWER POLE</li> <li>--- LINE BREAK SYMBOL</li> <li>--- WATERLINE</li> <li>--- WATER SERVICE LINE</li> <li>--- UTILITY BLEED</li> <li>--- SANITARY SEWER</li> <li>--- SEWER SERVICE LINE</li> <li>--- GAS LINE</li> <li>--- OVERHEAD UTILITY</li> <li>--- UNDERGROUND ELECTRIC</li> <li>--- TELEPHONE</li> <li>--- CABLEMENT LINE</li> </ul>
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**PRELIMINARY**  
NOT FOR CONSTRUCTION

DATE	1/28/01	
SCALE	1"=40'	
DRAWN BY	PH	
JOB NO.	POW-06010	
SHEET NO.	6	
OF	7	
SHEETS	DATE	REVISION

## DOBBINS HILL APARTMENTS (Phase II)

Chapel Hill, North Carolina  
Utility Plan



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