

MEMORANDUM

TO: Chapel Hill Planning Commission

FROM: Gene Poveromo, Development Manager
Judy Johnson, Principal Planner

SUBJECT: Minor Subdivision Application – 711 and 713 North Columbia Street
(Project # 15-019)

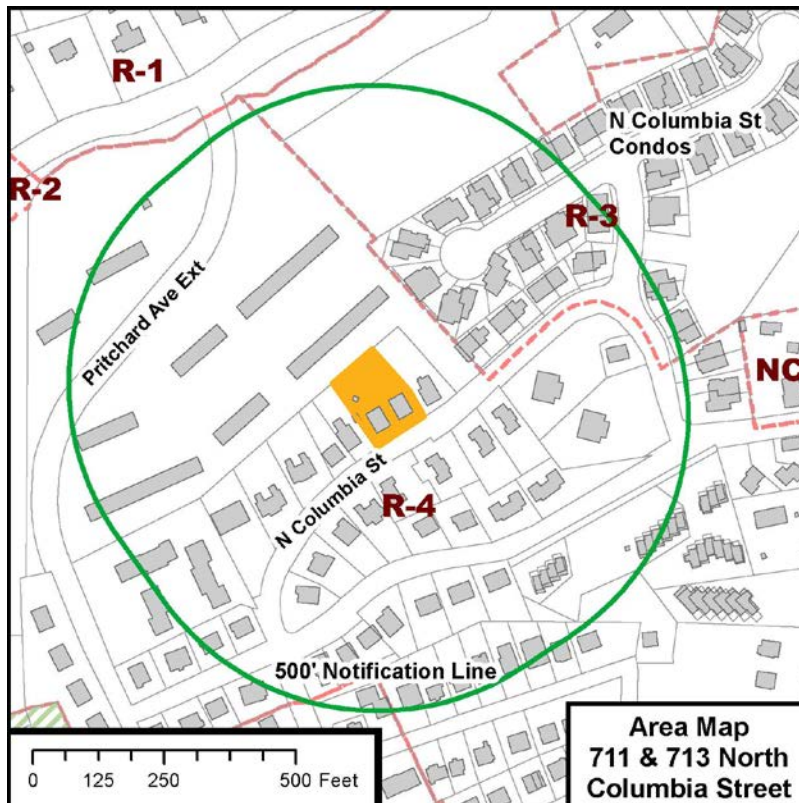
DATE: May 5, 2015

RECOMMENDATION

We have completed a review of the Minor Subdivision application noted above. We recommend approval with conditions.

INTRODUCTION

The application proposes to create two lots from what is currently one zoning lot at 711 and 713 North Columbia Street. The site is located on the north side of North Columbia Street between East Longview Street and Columbia Place Circle. The existing lot is within the Chapel Hill Town limits and within the Residential-4 (R-4) zoning district. There are two existing dwelling units on the lot.



North Columbia Street is approximately 18 feet of pavement width. We are recommending that the applicant improve North Columbia Street to one-half of a 27-foot wide street with curb and gutter, a three-foot utility strip, and a five-foot concrete sidewalk. We are also recommending that the applicant dedicate one-half of a 45 foot right-of-way along the North Columbia Street frontage or to a point at least one foot behind the proposed sidewalk whichever is greater. Please see attached response from the applicant.

Minimum lot size in the Residential-4 (R-4) zoning

district is 5,500 square feet. Each of the proposed lots would meet or exceed the required minimums for lot size, width, and street frontage.

BACKGROUND

The following is a summary of why this application is a Minor Subdivision:

1. Does this Subdivision create more than four lots?	No
2. Does this Subdivision dedicate or improve any new streets?	No
3. Does this Subdivision extend public water or sewer?	No
4. Does this Subdivision install drainage improvements requiring easements?	No

Chapel Hill’s Land Use Management Ordinance requires that certain Minor Subdivision applications go before the Planning Commission for review and action. According to the Land Use Management Ordinance, a Minor Subdivision is:

“Any subdivision pursuant to an approved Zoning Compliance Permit for a two-family or multi-family townhouse development, an approved Special Use Permit for a planned development, an approved commercial subdivision, or a subdivision that does not:

1. *Create more than four (4) lots from any one tract of land, whether such lots are created at one time or over an extended period of time; and*
2. *Dedicate or improve any street other than widening approved existing streets; and*
3. *Extend a public water or sanitary sewerage system other than laterals to individual lots; and*
4. *Install drainage improvements which would require easements through one or more lots to serve other lots.”*

The criterial for review and action on a Minor Subdivision are objective and nondiscretionary. The only question is: Does the application meet the procedural and dimensional requirements for the Ordinance? Accordingly, our staff reports to the Planning Commission are short and focus exclusively on whether or not the application meets the specific standards in the Ordinance.

We believe that the proposed Minor Subdivision, with the conditions proposed in the attached resolution, meets all the regulations and standards in the Land Use Management Ordinance pertaining to Minor Subdivisions. A checklist of these regulations and standards can be found as Attachment 1.

RECOMMENDATION

We recommend that the Planning Commission adopted Resolution A, approving the Minor Subdivision, with the stipulations noted.

Following the Planning Commission approval, the applicant will proceed with a Final Plat application demonstrating compliance with the Land Use Management Ordinance and the supplemental conditions identified in the attached resolution. Once the Final Plat is approved administratively, the plat and associated documents will be recorded at the Orange County Register of Deeds Office.

Subsequent development of the new lots will be required to obtain a Zoning Compliance Permit and Building Permit and meet the Land Use Management Ordinance requirements.

ATTACHMENTS

1. Checklist of Regulations and Standards
2. Resolution A
3. Resolution B
4. Project Fact Sheet
5. Area Map
6. Site Plan

**Checklist of Regulations and Standards
Application for Minor Subdivision**

	STAFF EVALUATION	
	COMPLIANCE WITH ORDINANCE	NON-COMPLIANCE WITH ORDINANCE
711 & 713 North Columbia Street Residential-4 Zoning District		
Dimensional Matrix 3.8-1 Standards:		
Lots meet minimum lot size of 5,500 square feet gross land area	√	
Lots meet minimum frontage of 40 feet	√	
Lots meet minimum width of 50 feet	√	
Minimum setbacks from proposed lot lines: Street – 22 feet, Interior – 8 feet, Solar – 9 feet	N/A*	
Primary Maximum Height of 34 feet	√	
Secondary Maximum Height of 60 feet	√	
Duplex Units (not permitted)		√
Impervious Surface Limitation of 24%	N/A*	
Cluster Development	N/A for Minor Subdivision	
Lot Layout Standards		
Lots front on Roads meeting Town Standards (Access meets Section 5.2.4 of the Ordinance and the Design Manual)	√ with conditions #3 and 4	
Erosion and Sedimentation Control	N/A*	
Stormwater Management	√ with condition #5	
Recreation Area	N/A for Minor Subdivision	
Landscape Bufferyards	N/A for Minor Subdivision	
Homeowner's Association	N/A	
Tree Protection	N/A*	
Front Yard Parking 40% restriction	see condition #10	
Lighting	N/A*	
Utility Lines Underground	N/A*	
Public Water and Sewer available	√ with condition #6	
If outside Urban Services Boundary, County Health Department Approval	N/A	

Solid Waste Collection and Recycling	N/A*	
Neighborhood Conservation District Regulations	N/A	
Resource Conservation District Regulations	N/A	
Watershed Protection District Regulations	N/A	
Fire Protection	√ with condition #8	
Schools Adequate Public Facilities	√ with condition #9	
Reservation of a School Site, if Applicable	N/A for Minor Subdivision	

N/A – Not applicable

* Will apply when subsequent residential development application is proposed.

RESOLUTION A
(Approving the Application)

**A RESOLUTION APPROVING AN APPLICATION FOR A MINOR SUBDIVISION
FOR 711 AND 713 NORTH COLUMBIA STREET (File No. 15-019)**

BE IT RESOLVED by the Planning Commission of the Town of Chapel Hill that it finds the 711 and 713 North Columbia Street Minor Subdivision, proposed by George Retschle, Ballentine Associates, on the property identified as Orange County Parcel Identification Number 9789-20-4195, if developed according to the preliminary plat dated April 18, 2007, and revised July 12, 2012, July 23, 2012, and February 19, 2015 and the conditions listed below, would comply with the provisions of the Land Use Management Ordinance and Design Manual:

These findings are based on the following supplemental stipulations:

Stipulations Specific to the Development

1. That this approval shall be valid for one year from the date of approval subject to reapproval by the Town Manager in accordance with the provisions of the Land Use Management Ordinance.
2. That this approval shall authorize the creation of no more than 2 lots on 0.413 acres.
3. That the Final Plat shall dedicate as public right-of-way to the Town of Chapel Hill on North Columbia Street to either one-half of a 45-foot right-of-way or to one foot behind the edge of the sidewalk, whichever is greater. The dedicated right-of-way shall be shown on the recorded Final plan, subject to Town Manager approval.
4. That the applicant improves the North Columbia Street frontage to one-half of a 27-foot street with curb and gutter, a three-foot utility strip, and a five-foot concrete sidewalk. Prior to recordation of the final plat, the applicant shall provide detailed construction plans and a cost estimate for all work in the public right-of-way. It may be necessary to provide a bond for the work to be constructed in the public right-of-way.
5. That future development must comply with the *Section 5.4 Stormwater Management* of the Land Use Management Ordinance.
6. That easement documents as required by OWASA and the Town Manager shall be recorded concurrently with the Final Plat. That the Final Plat shall be approved by OWASA prior to Town Manager approval.
7. That the name of the development and its streets and house numbers be approved by the Town Manager prior to recordation of the Final Plat.
8. That prior to recordation of the Final Plat, it will be necessary to identify or provide a fire hydrant within 500 feet of the structures on the proposed lots, and submit a Fire Flow

report sealed by a Professional Engineer licensed in North Carolina to ensure the fire flow will meet Town standard.

9. That the applicant provides the necessary Certificate of Adequacy of Public Schools or an exemption prior to recordation of the Final Plat.
10. That future development requires issuance of a Zoning Compliance Permit.
11. That any portion of the existing dwelling units or shed, that encroaches into the proposed setbacks, must comply with the setback regulations prior to recordation of the final plat.
12. That the applicant provide the necessary owner(s) signatures, notarized, on a reproducible mylar, with a paper copy, prior to Town Manager approval of the Final Plat.

BE IT FURTHER RESOLVED that the Planning Commission of the Town of Chapel Hill hereby approves the application for a Minor Subdivision for the 711 and 713 North Columbia Street in accordance with the plans and conditions listed above.

This the 5th day of May, 2015.

RESOLUTION B
(Denying Application)

**A RESOLUTION DENYING AN APPLICATION FOR A MINOR SUBDIVISION FOR
711 AND 713 NORTH COLUMBIA STREET (File No 15-019)**

BE IT RESOLVED by the Planning Commission of the Town of Chapel Hill that it finds 711 and 713 North Columbia Street Minor Subdivision, proposed by George Retschle, Ballentine Associates, on the property identified as Orange County Parcel Identification Number 9789-20-4195, if developed according to the preliminary plat dated April 18, 2007, and revised July 12, 2012, July 23, 2012, and February 19, 2015, and the conditions listed below, would not comply with the provisions of the Land Use Management Ordinance and Design Manual:

These findings are based on the following:

(INSERT REASON FOR DENIAL)

BE IT FURTHER RESOLVED that the Planning Commission of the Town of Chapel Hill hereby denies the application for a Minor Subdivision for the 711 and 713 North Columbia Street.

This the 5th day of May, 2015.

MINOR SUBDIVISION APPLICATION



TOWN OF CHAPEL HILL
Planning Department
405 Martin Luther King Jr. Blvd
phone (919) 968-2728 fax (919) 969-2014
www.townofchapelhill.org

Parcel Identifier Number (PIN): 9789-20-4195

Date: 20 Feb 2015

Section A: Project Information

Project Name: 711 & 713 N. Columbia Street - Minor Subdivision

Property Address: 711 & 713 N. Columbia Street Zip Code: 27514

Existing Zoning District: R-4

Project Description: Minor Subdivision of existing residential lot into two residential lots

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

Applicant Information (to whom correspondence will be mailed)

Name: George J. Retschle, PE, President - Ballentine Associates

Address: 221 Providence Road

City: Chapel Hill State: NC Zip Code: 27514

Phone: 919-929-0481 Email: georger@bapa.eng.pro

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

Signature: _____ Date: _____

Owner/Contract Purchaser Information:

Owner

Contract Purchaser

Name: Ted Kairys, Owner - Rubo Brothers, LLC

Address: 721 Mt. Carmel Church Road

City: Chapel Hill State: NC Zip Code: 27517

Phone: 919-929-5444 Email: ted@kairysproperties.com

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

Signature:  Date: 2/20/15



PROJECT FACT SHEET
 TOWN OF CHAPEL HILL
 Planning Department

Section A: Project Information

Application type: Minor Subdivision Date: 20 Feb 2015
 Project Name: 713 & 713 N. Columbia Street

Use Type: (check/list all that apply)

Office/Institutional Residential Mixed-Use Other: _____

Overlay District: (check all those that apply)

Historic District Neighborhood Conservation District Airport Hazard Zone

Section B: Land Area

Net Land Area (NLA): Area within zoning lot boundaries		NLA=	16,367	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=	1,637	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=	18,004	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 (Includes: Footprint of proposed activity plus work area envelope, staging area for materials, access/equipment paths, all grading, including off-site clearing)	N/A
Area of Land Disturbance within RCD	N/A
Area of Land Disturbance within Jordan Buffer	N/A

Impervious Areas	Existing (sq ft)	Demolition (sq ft)	Proposed (sq ft)	Total (sq ft)
Impervious Surface Area (ISA)		0	N/A	
Impervious Surface Ratio: Percent Impervious Surface Area of Gross Land Area (ISA/GLA) %		0	N/A	
If located in Watershed Protection District, % of impervious surface on 7/1/1993	N/A	N/A	N/A	N/A



PROJECT FACT SHEET

TOWN OF CHAPEL HILL

Planning Department

Section D: Dimensions

Dimensional Unit (sq ft)	Existing (sq ft)	Demolition (sq ft)	Proposed (sq ft)	Total (sq ft)
Number of Buildings	2 houses & 2 sheds	N/A	N/A	N/A
Number of Floors		N/A	N/A	N/A
Recreational Space	N/A	N/A	N/A	N/A

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)			N/A	
Total Square Footage of All Units			N/A	
Total Square Footage of Affordable Units			N/A	
Total Residential Density			N/A	
Number of Dwelling Units	1	0	N/A	N/A
Number of Affordable Dwelling Units			N/A	
Number of Single Bedroom Units			N/A	
Number of Two Bedroom Units			N/A	
Number of Three Bedroom Units			N/A	

Non-Residential Space (Gross Floor Area in Square Feet)

Use Type	Existing	Proposed	Uses	Existing	Proposed
Commercial		N/A			
Restaurant		N/A	# of Seats		
Government		N/A			
Institutional		N/A			
Medical		N/A			
Office		N/A			
Hotel		N/A	# of Rooms		
Industrial		N/A			
Place of Worship		N/A	# of Seats		
Other		N/A			

Dimensional Requirements		Required by Ordinance	Existing	Proposed
Setbacks (minimum)	Street	22'	26'	N/A
	Interior (neighboring property lines)	8'	10'	N/A
	Solar (northern property line)	9'	N/A	N/A
Height (maximum)	Primary	34'		N/A
	Secondary	60'		N/A
Streets	Frontages	40'	106'	N/A
	Widths	50'	56'	56'



PROJECT FACT SHEET

TOWN OF CHAPEL HILL

Planning Department

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
N. Columbia Street	40'	variable	2	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes
				<input type="checkbox"/> Yes	<input type="checkbox"/> Yes

List Proposed Points of Access (Ex: Number, Street Name):

*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
N/A			<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
			<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A

Section G: Parking Information

Parking Spaces	Minimum	Maximum	Proposed
Regular Spaces			N/A
Handicap Spaces			N/A
Total Spaces			N/A
Loading Spaces			N/A
Bicycle Spaces			N/A
Surface Type			N/A

Section H: Landscape Buffers

Location (North, South, Street, Etc.)	Minimum Width	Proposed Width	Alternate Buffer	Modify Buffer
N/A			<input type="checkbox"/> Yes	<input type="checkbox"/> Yes
N/A			<input type="checkbox"/> Yes	<input type="checkbox"/> Yes
N/A			<input type="checkbox"/> Yes	<input type="checkbox"/> Yes
N/A			<input type="checkbox"/> Yes	<input type="checkbox"/> Yes



Section I: Land Use Intensity

Existing Zoning District:
 Proposed Zoning Change (if any):

Note: Refer to Table 3.8-1 (Dimensional Matrix) in the Land Use Management Ordinance for help completing this table.

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
R-4	N/A	N/A					N/A
TOTAL							N/A
RCD Streamside		0.01					N/A
RCD Managed		0.019					N/A
RCD Upland							N/A

Section J: Utility Service

Check all that apply

Water	<input checked="" type="checkbox"/> OWASA	<input type="checkbox"/> Individual Well	<input type="checkbox"/> Community Well	<input type="checkbox"/> Other
Sewer	<input checked="" type="checkbox"/> OWASA	<input type="checkbox"/> Individual Septic Tank	<input type="checkbox"/> Community Package Plant	<input type="checkbox"/> Other
Electrical	<input checked="" type="checkbox"/> Underground	<input checked="" type="checkbox"/> Above Ground		
Telephone	<input checked="" type="checkbox"/> Underground	<input checked="" type="checkbox"/> Above Ground		
Solid Waste	<input checked="" type="checkbox"/> Town	<input type="checkbox"/> Private		



**MINOR SUBDIVISION APPLICATION
SUBMITTAL REQUIREMENTS
TOWN OF CHAPEL HILL
Planning Department**

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)968-2728 or at planning@townofchapelhill.org. For detailed information, please refer to the Description of Detailed Information handout.

✓	Application fee (including Engineering Review fee) (refer to fee schedule)	Amount Paid \$	1,778.00
N/A	Pre-Application meeting – with appropriate staff	Minor Subd. Review:	
✓	Digital Files - provide digital files of all plans and documents	\$958 (base fee) + \$60/lot	= \$1,078
✓	Recorded Plat or Deed of Property	Engineering Plan Review:	
N/A	Recordable Plat of easements, right-of-way, and dedications, if applicable	\$500 (base fee) + \$100/lot	= \$700
✓	Deed history of Parent tract since October 8, 1956		
✓	Project Fact Sheet		
N/A	Street Addressing (Engineering Department)		
N/A	Utility Service clearance		
✓	Mailing list of owners of property within 500 feet perimeter of subject property (see GIS notification tool)		
✓	Mailing fee for above mailing list	Amount Paid \$	73.15
N/A	Written Narrative describing the proposal		95 x \$0.77
N/A	Stream Determination - necessary for all submittals		
N/A	Jurisdictional Wetland Determination – if applicable		
✓	Reduced Site Plan Set (reduced to 8.5"x11")		

Plan Sets (5 copies to be submitted no larger than 24"x36")

Plans should be legible and clearly drawn. All plan sets 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



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 foot 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) Proposed building locations and envelopes
- b) Driveway locations
- c) Proposed setbacks

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) Significant tree stand survey

Steep Slopes Plan

- a) Classify and quantify slopes 0-10%, 10-15%, 15-25% and 25% and greater

NOTES:

1) THIS PROPERTY IS NOT LOCATED WITHIN THE RESOURCE CONSERVATION DISTRICT AS DEFINED IN THE CHAPEL HILL DEVELOPMENT ORDINANCE/LAND USE MANAGEMENT ORDINANCE.

NO FEMA-DELINEATED 100 YEAR FLOODPLAIN ON PROPERTY.

THIS PROPERTY IS NOT WITHIN THE CHAPEL HILL WATERSHED PROTECTION DISTRICT.

NO JORDAN BUFFER ON PROPERTY.

2) TOWN OF CHAPEL HILL ZONE R-4 MINIMUM SETBACKS

STREET 22'
INTERIOR 8'
SOLAR 9'

3) AREA TABLE

TOTAL LOT AREA

16,367 S.F. (0.376 AC.) N.L.A.
18,004 S.F. (0.413 AC.) G.L.A.

711 N. COLUMBIA STREET

5,894 S.F. (0.135 AC.) N.L.A.
6,483 S.F. (0.149 AC.) G.L.A.

713 N. COLUMBIA STREET

10,473 S.F. (0.240 AC.) N.L.A.
11,520 S.F. (0.264 AC.) G.L.A.

PIN: 9789-20-1266.001
ERIC P. PLOW
D.B. 797-437
LOT 1, BLK. D
UNIVERSITY GARDENS
P.B. 34-7

PIN: 9789-20-3021
MICHAEL A. TRIPLETT
D.B. 3661-395

STATE OF NORTH CAROLINA
COUNTY OF ORANGE

_____, REVIEW OFFICER OF ORANGE COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING FOR WHICH THE REVIEW OFFICER HAS RESPONSIBILITY AS PROVIDED BY LAW.

REVIEW OFFICER
ORANGE COUNTY LAND RECORDS/GIS

DATE OF CERTIFICATION: _____

CORPORATE CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT _____ IS THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT THEY HEREBY ADOPT THIS PLAT OF RECOMBINATION WITH THEIR FREE CONSENT.

BY: _____
PRESIDENT

ATTEST: _____
SECRETARY

CORPORATE NOTARY CERTIFICATE

STATE OF NORTH CAROLINA - COUNTY OF _____
I, THE UNDERSIGNED NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT _____ PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THAT HE IS THE _____ OF _____, A NORTH CAROLINA OR _____ CORPORATION / LIMITED LIABILITY COMPANY / _____ GENERAL PARTNERSHIP / LIMITED PARTNERSHIP (STRIKE THROUGH THE INAPPLICABLE), AND THAT BY AUTHORITY DULY GIVEN AND AS THE ACT OF EACH ENTITY, HE SIGNED THE FOREGOING INSTRUMENT IN ITS NAME ON ITS BEHALF AS ITS ACT AND DEED. WITNESS MY HAND AND NOTARIAL STAMP OR SEAL THIS _____ DAY OF _____, 20____.

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

CERTIFICATE OF ENDORSEMENT

TOWN MANAGER ENDORSEMENT
PROVIDED THAT THE PLAT IS RECORDED WITHIN 30 DAYS OF FINAL APPROVAL: APPROVED BY THE TOWN MANAGER

BY: _____ DATE _____

I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 5855, PAGE 226); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM SOURCES NOTED HEREON; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

I FURTHER CERTIFY:
A. THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND;
B. THAT THE SURVEY IS LOCATED IN A PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND;
C. ANY ONE OF THE FOLLOWING:
1. THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE IN AN EXISTING STREET;
2. THAT THE SURVEY IS OF AN EXISTING BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH AS A WATERCOURSE; OR
3. THAT THE SURVEY IS A CONTROL SURVEY.
D. THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION;
E. THAT THE INFORMATION AVAILABLE TO THE SURVEYOR IS SUCH THAT THE SURVEYOR IS UNABLE TO MAKE A DETERMINATION TO THE BEST OF THE SURVEYOR'S PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 18th DAY OF FEBRUARY, 2015

CHARLES R. BILLINGS PROFESSIONAL LAND SURVEYOR L-2711

PRELIMINARY--NOT FOR SALES,
RECORDING OR CONVEYANCE

**MINOR SUBDIVISION
711 & 713 N. COLUMBIA STREET**

PROPERTY OF
711 N COLUMBIA LLC

PROPERTY ADDRESS:
711 & 713 N. COLUMBIA STREET

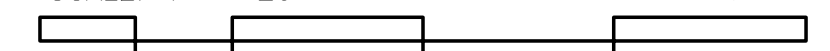
PIN REFERENCE: 9789-20-4195
DEED REFERENCE: 5855-226
PLAT REFERENCE: 110-180

OWNER'S ADDRESS
711 N COLUMBIA LLC
721 MT. CARMEL CHURCH RD.
CHAPEL HILL, NC 27517

CHAPEL HILL TOWNSHIP
ORANGE COUNTY
NORTH CAROLINA

SD PLAT: FEB. 19, 2015
REV: JULY 23, 2012
RECOMB PLAT: JULY 12, 2012
APRIL 18, 2007

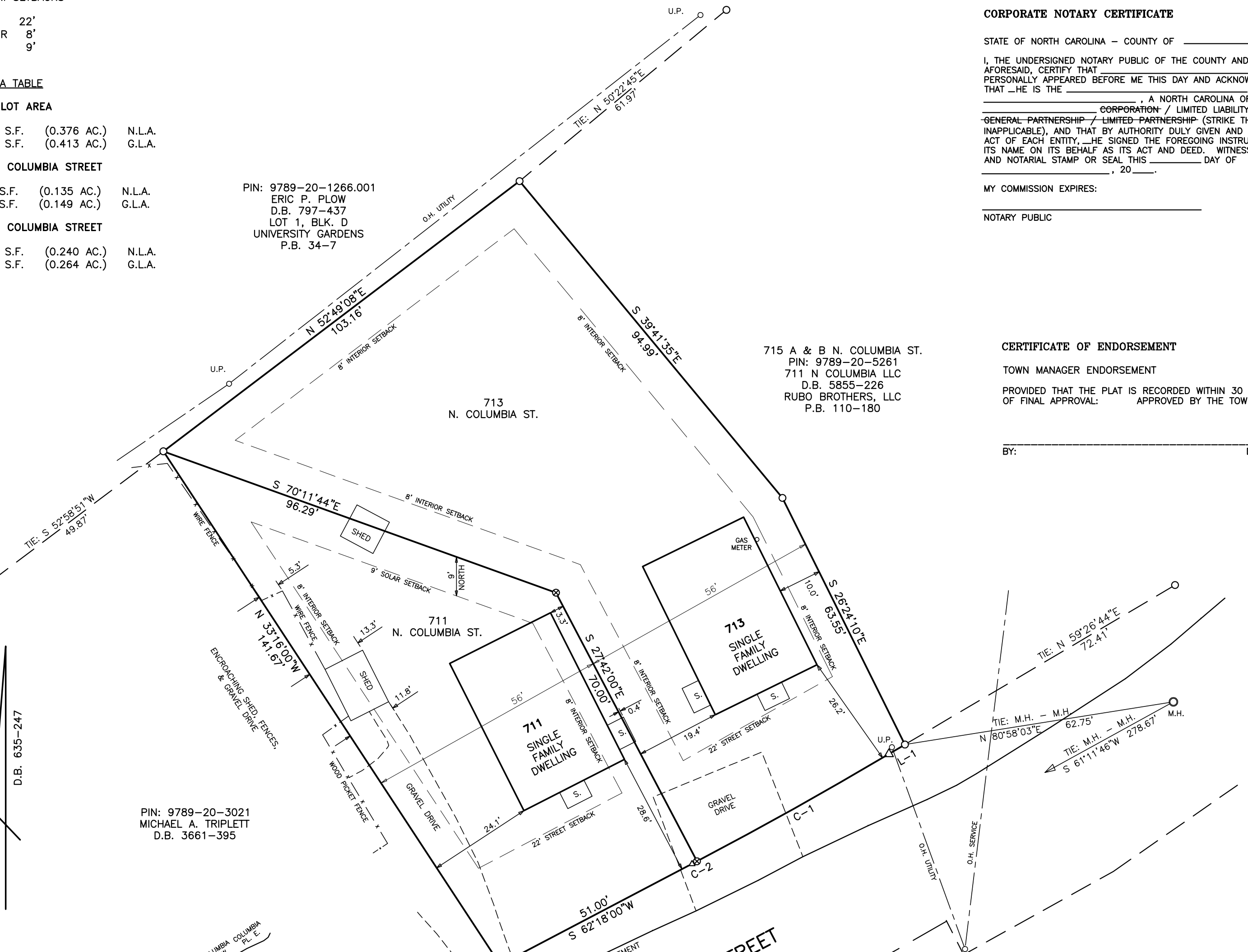
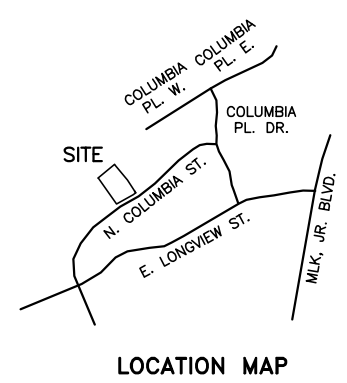
SCALE: 1" = 20'



Course	Bearing	Distance
L-1	S 59°26'44" W	4.29'

Curve	Radius	Length	Delta	Chord	Chord Bear.
C-1	974.90'	50.74'	2°58'55"	50.73'	S 60°47'28" W
C-2	974.90'	0.31'	0°01'05"	0.31'	S 62°16'39" W

- LEGEND:**
- IRON FOUND
 - ⊗ IRON SET
 - △ CALC. CORNER
 - CONC. MONU.
 - U.P. ○ UTILITY POLE
 - M.H. ⊙ MANHOLE



29 Apr 2015

Ms. Judy Johnson
Town of Chapel Hill Planning Department
405 Martin Luther King Jr. Blvd.
Chapel Hill, NC 27514-5705



Subject: 711 & 713 N. Columbia Street
Town File # 15-019
Responses to Minor Subdivision Plat Redlines

221 Providence Road
Eastowne Office Park
Chapel Hill, NC 27514

919/929-0481 Chapel Hill
919/489-4789 Durham
919/489-2803 Fax

Dear Judy,

This letter is written to provide responses to redline comments as shown on the attached Preliminary Plat with latest revision date 19 Feb 2015. Below are your comments, each followed by our specific response in bold type.

1. Shed to be removed prior to recordation.

Response: All non-conforming structures on-site will be removed prior to recordation of the Subdivision Plat.

2. Minimum of 8' setback.

Response: As noted above, all non-conforming structures on-site will be removed prior to recordation of the Subdivision Plat.

3. Provide heights of proposed buildings and locations of proposed utility connections.

Response: Proposed building information and utility connections will be provided with the Zoning Compliance/Building Permit Application. Existing utilities are shown on the enclosed Existing Conditions Plan.

4. Show existing fire hydrants and provide fire flow report.

Response: As shown on the attached Existing Conditions Plan, there is an existing fire hydrant approximately 250 feet to the northeast; just northeast of the University Apartments driveway connection. Also shown on the Existing Conditions Plan, the farthest building setback corner of the new lot at 711 N. Columbia is approximately 390 linear feet (as a fire hose would normally be deployed) from the existing hydrant. Therefore the location of the subdivision in relation to the existing hydrant complies with Section 7.5.3 of the Town Design Manual. We have sent a request to OWASA for a flow test and will provide a fire flow report prior to recordation of the subdivision plat.

5. Improve roadway to ½ 27' cross section with curb & gutter and 5' sidewalk.

Response: Given the nature of the existing roadway and neighboring properties, we respectfully request that the Planning Commission consider not requiring roadway improvements with this subdivision. If the improvements are required, we feel that the frontage at 711 & 713 would look out of place, because this would likely be the only portion of N. Columbia St. (from Longview Street to Columbia Place) to undergo improvements for many years. We feel this way because it is unlikely that neighboring properties will be subdivided in the near future. Newly constructed homes sit directly across N. Columbia (see Photo Attachment), while properties to the east and west are already at near minimum allowed lot width in R-4 zoning (50'). To the east, 715 is 72' wide, and to the west, 709 is 50' wide. In addition, there are many other newly constructed homes in close proximity to 711 & 713. Without subdivision of neighboring properties, we believe roadway improvements along the remaining portion of N. Columbia are not likely to occur, and therefore 711 & 713 frontage would likely look out of place and could be dysfunctional. Therefore we ask that the Planning Commission consider not imposing roadway improvements as a requirement of this subdivision. Please see the Photo Attachment for reference.

6. Dedicate 1/2 of 45' right-of-way

Response: The existing right-of-way/frontage property line for 711 & 713 is approximately 25' (23' min.) offset from the approximate existing centerline of N. Columbia Street. Therefore we respectfully request that the Commission consider this requirement as having been met per existing conditions.

Please don't hesitate to call me should you have any questions or if you require additional information.

Yours very truly,
BALLENTINE ASSOCIATES, PA



George J. Retschle, PE, LEED AP
President

Photo Attachment – 711 & 713 N. Columbia St.



001 Existing fire hydrant approximately 250 linear feet to northeast of 711 & 713



002 Existing hydrant



003 Existing Conditions on N. Columbia Street



004 Existing home on southern side of N. Columbia Street (across from 711 & 713)