

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): 9789412394

Date: 18 Jun 21

Section A: Project Information

Project Name: 721 Hillsborough

Property Address: 721 Hillsborough St Zip Code: 27514

Existing Zoning District: R-4

Project Description: Subdivide a single, 0.56-acre lot into (2) lots

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

Applicant Information (to whom correspondence will be mailed)

Name: Ballentine Associates, PA attn: George Retschle

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: 16 Jun 21

Owner/Contract Purchaser Information:

Owner

Contract Purchaser

Name: Kairys Holding Company, LLC attn: Ted Kairys

Address: 721 Mt. Carmel Church Rd

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: 6.18.21



Section A: Project Information

Application Type: Minor Subdivision

Date: 18 Jun 21

Project Name: 721 Hillsborough

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=	24,394	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 1/2 width of public right-of-way	CSA=	2,439 sq. ft.
		b) Credit Permanent Open Space (total adjacent frontage) x 1/2 public or dedicated open space	COS=	sq. ft.
TOTAL: NLA + CSA and/or COS = Gross Land Area (not to exceed NLA + 10%)		GLA=	26,883	sq. ft.

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

Special Protection Areas: (check all those that apply)

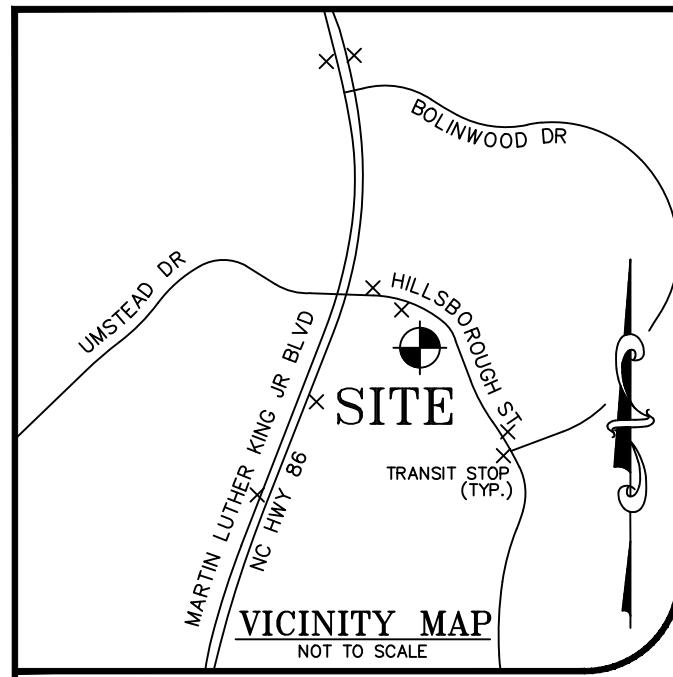
Jordan Buffer Resource Conservation District 100 Year Floodplain Watershed Protection District



**MINOR SUBDIVISION 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. For detailed information, please refer to the Description of Detailed Information handout.

		Amount Paid	
X	\$945 + \$65/lot = \$1,075	\$	\$1,775
	Application fee (including Engineering Review fee) (refer to fee schedule)		
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		
n/a	Recordable Plat of easements, right-of-way, and dedications, if applicable		
X	Deed history of parent tract since October 8, 1956		
n/a	Project Fact Sheet		
n/a	Street Addressing (Engineering Department)		
n/a	Utility Service clearance		
X	Mailing list of owners of property within 1,000 feet perimeter of subject property (GIS notification tool)		
X	Mailing fee for above mailing list	Amount Paid	\$302
n/a	Written Narrative describing the proposal		
n/a	Jurisdictional Wetland Determination – if applicable		
n/a	Stream Determination – necessary for all submittals		
X	Reduced Site Plan Set (reduced to 8.5" x 11")		

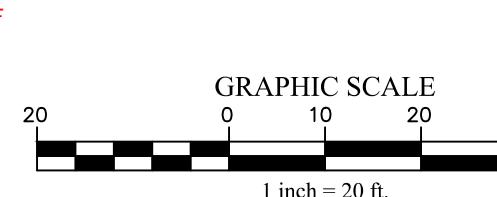


GENERAL NOTES

1. THIS IS A SURVEY OF AN EXISTING PARCEL(S) OF LAND. THIS IS AN SUBDIVISION PLAT.
2. BEARINGS FOR THIS SURVEY ARE BASED ON NC GRID COORDINATES NAD 83/2011 BASED ON VRS REAL TIME KINEMATIC DATA.
3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
4. AREA BY COORDINATE GEOMETRY.
5. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH AND IS BASED ON REFERENCED INFORMATION. THERE MAY BE OTHER DOCUMENTS OR RECORD WHICH COULD AFFECT SUBJECT PROPERTY.
6. ZONING: R-4 (TOWN OF CHAPEL HILL)
7. SETBACKS: STREET= 22'; INTERIOR= 8'; SOLAR= 9'
8. REFERENCES: DB 155, PG 199; PB 31, PG 33; PB 68, PG 98; AND PB 81, PG 52 OF THE ORANGE COUNTY REGISTRY.
9. WETLANDS, JURISDICTIONAL WATERS, OR OTHER CONDITIONS WHICH MAY BE REGULATED BY FEDERAL, STATE, OR LOCAL AGENCIES WERE NOT INVESTIGATED DURING THIS SURVEY. RIPARIAN BUFFERS AND OTHER RESTRICTIONS MAY BE REQUIRED.
10. EXISTING IMPROVEMENTS ON-SITE SHOWN ON SUBJECT LOT IN GREY TO BE REMOVED.
11. EXISTING STEEP SLOPES SUMMARY (SURFACE AREA OF SLOPES SLOPES GREATER THAN 25%):

SITE DATA TABLE

OWNERSHIP	LOT	LOT 1 1,450 SF (ACRES)	LOT 2 1,200 SF (ACRES)
KAIRYS HOLDING COMPANY LLC EXISTING PIN# 9789-41-2394 DB 6712, PG 1912 PB 68, PG 98	EXISTING LOT	24,285 (0.557)	
	NEW LOT 1	11,355 (0.261)	
	NEW LOT 2	11,830 (0.271)	
RIGHT OF WAY DEDICATION TO HILLSBOROUGH STREET		1,101 (0.025)	



NC GRID NAD83(2011)

