

**Coulter Jewell Thames, PA**  
**ENGINEERING LAND SURVEYING LANDSCAPE ARCHITECTURE**

**LETTER OF TRANSMITTAL**

*delivered  
8/27/19*

**Date:** 8/27/2019

**To:** Chapel Hill Public Works

**Attn:** Chris Roberts  
\_\_\_\_\_  
\_\_\_\_\_

**Project:** Columbia Street Annex  
Monroe Street Road Closing  
\_\_\_\_\_

**WE TRANSMIT TO YOU HEREWITH:**

<u># Copies</u>	<u>Sheet No.</u>	<u>Date</u>	<u>Description</u>
1		6/10/2019	road closing request

**Remarks:**

Chris I know we talked about this months ago, but we finally have the information together to request the road closing. I was holding off submitting this until the owners had a chance to talk with the Joffes, which they recently have done. Zalman Joffe attended the neighborhood information meeting and we talked to him at that point. He was not opposed to the closing. Please let me know what else we need to provide to have this request move forward. Thank you.  
Wendi

**Copies To:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**From:** Wendi Ramsden  
wramsdn@cjtpe.com

Daniel A. Jewell, ASLA, RLA  
James W. Thames, PE  
Jeffrey P. Williams, PLS

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CH Hotel Associates Limited Partnership  
3008 Anderson Drive, Suite 120  
Raleigh, NC 2760

10 June 2019

Town of Chapel Hill Public Works  
6850 Millhouse Road  
Chapel Hill, NC 27514-5705  
Attn: Chris Roberts

Dear Mr. Roberts

This letter will serve as a request to close an existing unimproved right of way intersecting with South Columbia Street, as shown on the attachment. The right of way is a 174.04 LF portion of Monroe Street, located between the two parcels with PINs 9788205716 and 9788204502. The improvement in this area consists of some grading to flatten out the cross slope of the right of way, and installation of a pipe over the stream crossing in the portion of the right of way that will remain open. This work was done prior to our purchase of the parcels. Although the street intersects with S-Columbia Street in plan view, topographically the paper street currently sits 8 feet below the street level at the right of way line, with a 2.2:1 slope that continues for 40 feet from the street edge, and then continues to fall at a gentler pitch to a stream. It would be very difficult to build a vehicular access in the current right of way.

We currently have a development proposal being reviewed by the Town of Chapel Hill, and propose recombining the two parcels adjacent to the right of way, and replacing this portion of the right of way with an access easement to the adjacent property owners which would follow our proposed paved driveway and provide physical access to South Columbia Street.

The proposed change would connect the remaining Monroe Street right of way with access to South Columbia Street north of the current intersection. **We have spoken with the affected adjacent property owners who are amenable to the changes.**

Sincerely,

  
Roland Gammon

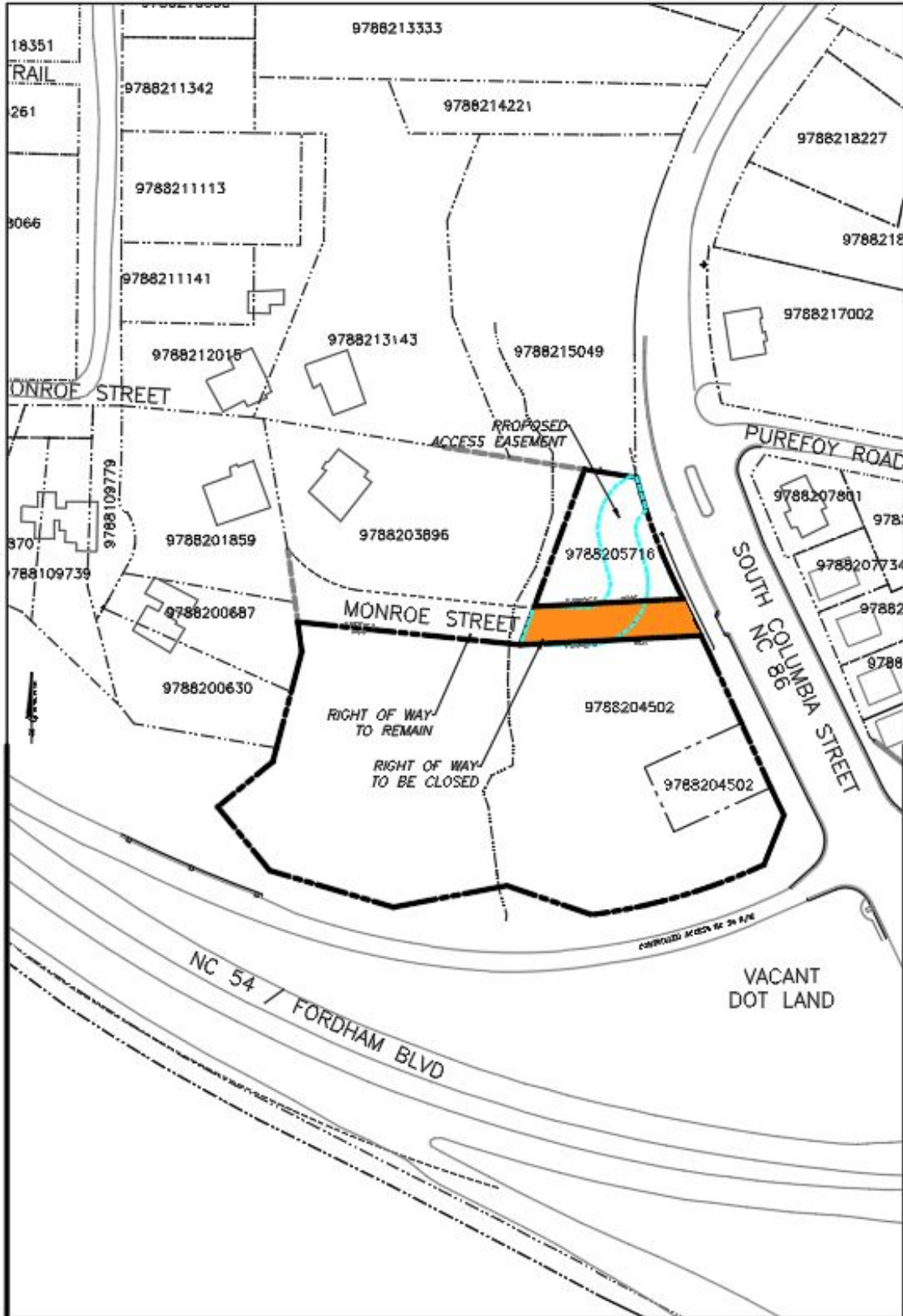
Attachments:

NC GS 160a-299

Plan

Site Photos

List of adjacent property owners



COULTER JEWELL THAMES, P.A.  
 Planning Engineering Landscape Architecture  
 111 West Main Street, Durham, NC 27701  
 Phone: 919-682-0368 Fax: 919-688-5646

**MONROE STREET  
 ROAD CLOSING**

DRAWN	WLR	DATE	6.10.2019	1 OF 1
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Site Photos

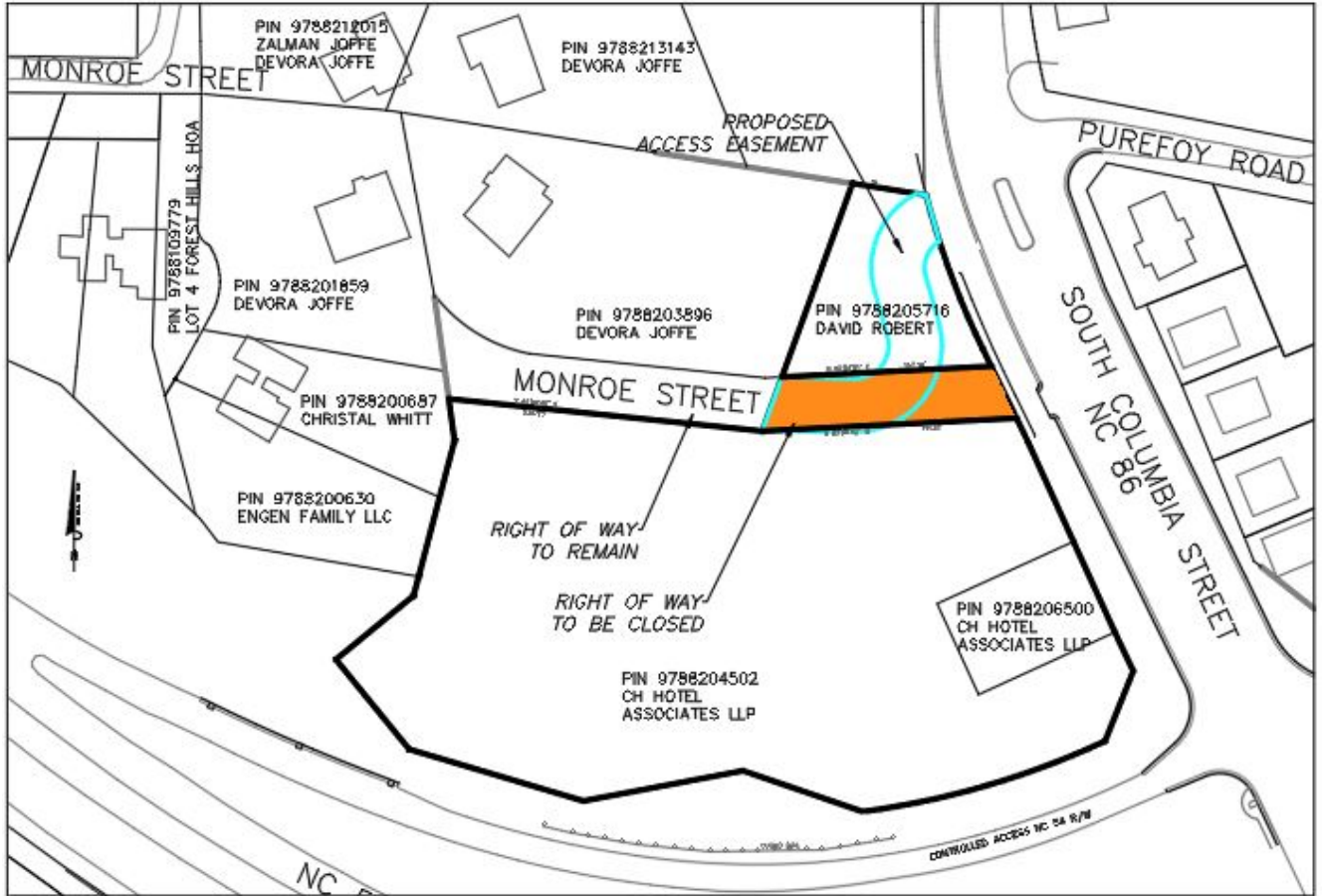


slope from street toward stream in right of way area to be closed

grading over stream bed and piping of stream in right of way area to remain open



Adjacent property owners



David Robert  
PO Box 184  
Chapel Hill, NC 27514

CH Hotel Associates LLP  
3008 Anderson Drive, Suite 120  
Raleigh, NC 27609

Devora and Zalman Joffe  
1007 John Jones Road  
Bahama, NC 27503