

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
Date: 8/6/2019

Parcel Identifier Number (PIN): 9788063797

Section A: Project Information

Project Name: 208 Sunset Drive Minor Subdivision
Property Address: 208 Sunset Drive Zip Code: 27516
Existing Zoning District: R-3
Project Description: Creation of two (2) residential lots.
Both lots will be conforming R-3 lots.

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

Applicant Information (to whom correspondence will be mailed)

Name: Self-Help Ventures Fund
Address: 301 W Main Street, 5th Floor
City: Durham State: NC Zip Code: 27701
Phone: (919)956-4614 Email: graham.smokoski@self-help.org

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: 8/6/2019

Owner/Contract Purchaser Information:

☒ Owner

☐ Contract Purchaser

Name: Self-Help Ventures Fund
Address: 301 W Main Street, 5th Floor
City: Durham State: NC Zip Code: 27701
Phone: (919)956-4614 Email: graham.smokoski@self-help.org

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: 8/6/2019



PROJECT FACT SHEET

TOWN OF CHAPEL HILL

Planning Department

Section A: Project Information

Application type: Minor Subdivision

Date: 7/25/2019

Project Name: 208 Sunset Drive Minor Subdivision

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=	15,253.8	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=	1,525.4	sq. ft.
	b) Credited Permanent Open Space (total adjacent frontage) x ½ public or dedicated open space	COS=	0	sq. ft.
TOTAL: NLA + CSA and/or COS = Gross Land Area (not to exceed NLA + 10%)		GLA=	16,779.2	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)	0
Area of Land Disturbance within RCD	0
Area of Land Disturbance within Jordan Buffer	0

Impervious Areas	Existing (sq ft)	Demolition (sq ft)	Proposed (sq ft)	Total (sq ft)
Impervious Surface Area (ISA)		0	0	
Impervious Surface Ratio: Percent Impervious Surface Area of Gross Land Area (ISA/GLA) %		0	0	
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				
Number of Floors				
Recreational Space				

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)	1,480	0	0	n/a
Total Square Footage of All Units				
Total Square Footage of Affordable Units				
Total Residential Density				
Number of Dwelling Units	1	0	0	n/a
Number of Affordable Dwelling Units				
Number of Single Bedroom Units				
Number of Two Bedroom Units				
Number of Three Bedroom Units				

Non-Residential Space (Gross Floor Area in Square Feet)					
Use Type	Existing	Proposed	Uses	Existing	Proposed
Commercial					
Restaurant			# of Seats		
Government					
Institutional					
Medical					
Office					
Hotel			# of Rooms		
Industrial					
Place of Worship			# of Seats		
Other					

Dimensional Requirements		Required by Ordinance	Existing	Proposed
Setbacks (minimum)	Street	24'	35'	24'
	Interior (neighboring property lines)	8'	8'	8'
	Solar (northern property line)	11'	12'	11'
Height (maximum)	Primary	20'	17'	20'
	Secondary	26'	17'	26'
Streets	Frontages	40'	122'	61'
	Widths	50'	119'	58'



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
Sunset Drive	30'	30'	2	<input type="checkbox"/> Yes	<input checked="" 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
			<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	n/a	n/a
Handicap Spaces			
Total Spaces			
Loading Spaces			
Bicycle Spaces			
Surface Type			

Section H: Landscape Buffers

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



PROJECT FACT SHEET

TOWN OF CHAPEL HILL

Planning Department

Section I: Land Use Intensity

Existing Zoning District: R-3

Proposed Zoning Change (if any): n/a

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-3	n/a	n/a					
TOTAL							
RCD Streamside		0.01					
RCD Managed		0.019					
RCD Upland							

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 type="checkbox"/> Above Ground		
Telephone	<input checked="" type="checkbox"/> Underground	<input 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)969-5066 or at planning@townofchapelhill.org. For detailed information, please refer to the Description of Detailed Information handout.

<input checked="" type="checkbox"/>	Application fee (including <u>Engineering Review fee</u>) (<u>refer to fee schedule</u>)	Amount Paid \$	<input type="text" value="0"/>
<input checked="" type="checkbox"/>	Pre-Application meeting – with appropriate staff		
<input checked="" type="checkbox"/>	Digital Files - provide digital files of all plans and documents		
<input checked="" type="checkbox"/>	Recorded Plat or Deed of Property		
<input checked="" type="checkbox"/>	Recordable Plat of easements, right-of-way, and dedications, if applicable		
<input checked="" type="checkbox"/>	Deed history of Parent tract since October 8, 1956		
<input checked="" type="checkbox"/>	Project Fact Sheet		
<input checked="" type="checkbox"/>	Street Addressing (Engineering Department)		
<input checked="" type="checkbox"/>	Utility Service clearance		
<input checked="" type="checkbox"/>	Mailing list of owners of property within 500 feet perimeter of subject property (<u>see GIS notification tool</u>)		
<input checked="" type="checkbox"/>	Mailing fee for above mailing list	Amount Paid \$	<input type="text" value="0"/>
<input checked="" type="checkbox"/>	Written Narrative describing the proposal		
<input checked="" type="checkbox"/>	Stream Determination - necessary for all submittals		
<input type="text" value="N/A"/>	Jurisdictional Wetland Determination – if applicable		
<input checked="" type="checkbox"/>	Reduced Site Plan Set (reduced to 8.5"x11")		

Plan Sets (3 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



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

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



20180207000023230 DEED
Bk:RB6423 Pg:20
02/07/2018 12:20:26 PM 1/7

ER
NH

FILED Mark Chilton
Register of Deeds, Orange Co., NC
Recording Fee: \$26.00
NC Real Estate TX: \$640.00

MB

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$640.00

Recording Time, Book and Page:

Tax Map No.

Parcel Identifier No: 9788063797

AB

Mail after recording to: GRANTEE MAILING ADDRESS

This instrument was prepared by: H. EUGENE TATUM III

THIS DEED made this 9th day of January, 2018 by and between

GRANTOR

THE GARY WALLACH LIVING TRUST DATED MARCH 25, 2002, GARY WALLACH, TRUSTEE, DARRAGH DAVIS, TRUSTEE AND THE DARRAGH DAVIS LIVING TRUST DATED MARCH 25, 2002, DARRAGH DAVIS, TRUSTEE, GARY S WALLACH, TRUSTEE

Mailing Address:

GRANTEE

SELF-HELP VENTURES FUND

Property Address: 208 SUNSET DRIVE, CHAPEL HILL, NC 27516

Mailing Address: 301 W. MAIN STREET DURHAM NC 27701

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land and more particularly described as follows:

BEGINNING AT AN IRON FOUND ON THE EAST SIDE OF SUNSET DRIVE, (FORMERLY CALLED COOK STREET), CHAPEL HILL, N.C., AT THE SOUTHWEST CONER OF LOT 12 AND THE 15-FOOT ADDITION TO THE SOUTHERN PORTION OF LOT 12; RUNNING THENCE ALONG AND WITH THE LINE OF SAID 15-FOOT ADDITION SOUTH 89° 00' 00" EAST 134.68 FEET TO AN IRON FOUND; RUNNING THENCE SOUTH 02° 24' 20" 118.90 FEET TO AN IRON FOUND; RUNNING THENCE SOUTH 89° 38' 13" WEST 118.87 FEET TO AN IRON FOUND; AND RUNNING THENCE ALONG AND WITH THE EASTERN MARGIN OF SUNSET DRIVE NORTH 05° 03' 47" WEST 122.38 FEET TO AN IRON FOUND AT THE POINT AND PLACE OF BEGINNING, AND THIS BEING THE SAME PROPERTY CONVEYED TO VIRGILIA LETITIA BURNETTE CAMPBELL-WHITTER BY DEED OF RUTH S. BURNETTE DATED JUNE 14, 2005 AND RECORDED JUNE 15, 2005 IN BOOK 3777, PAGE 344, ORANGE

submitted electronically by "Browning Law Firm, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Orange County Register of Deeds.



COUNTY REGISTRY.

PIN # 9788 06 3797

PIN: 9788 063797

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 5754, Page 381, ORANGE County Registry.

A map showing the above described property is recorded in Plat Book ___, Page ___, and referenced within this instrument.

Does the above described property include the primary residence (yes/no) ? No

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

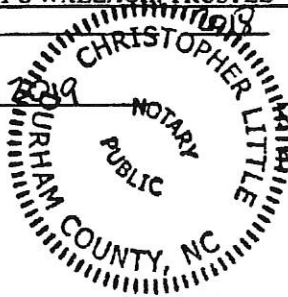
_____ (Entry Name)	<u>Gary Wallach</u> (SEAL) THE GARY WALLACH LIVING TRUST DATED MARCH 25, 2002, GARY WALLACH, TRUSTEE
By: _____ Title: _____	<u>Darragh Davis</u> (SEAL) DARRAGH DAVIS, TRUSTEE
By: _____ Title: _____	<u>Darragh Davis</u> (SEAL) THE DARRAGH DAVIS LIVING TRUST DATED MARCH 25, 2002, DARRAGH DAVIS, TRUSTEE
_____ Title: _____	<u>Gary Wallach</u> (SEAL) GARY S WALLACH, TRUSTEE

SEE EXHIBITS A and B FOR TRUST CERTIFICATIONS

NORTH CAROLINA ORANGE COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: THE GARY WALLACH LIVING TRUST DATED MARCH 25, 2002, GARY WALLACH, TRUSTEE, DARRAGH DAVIS, TRUSTEE, THE DARRAGH DAVIS LIVING TRUST DATED MARCH 25, 2002, DARRAGH DAVIS, TRUSTEE, GARY S WALLACH, TRUSTEE. Witness my hand and official stamp or seal, this the 1 day of FEBRUARY 2009

My Commission Expires: July 24, 2019



Notary Public

Print Notary Name: CHRISTOPHER LITTLE


NORTH CAROLINA ORANGE COUNTY



I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: GARY WALLACH, DARRAGH DAVIS. Witness my hand and official stamp or seal, this the 1 day of FEBRUARY, 2018

My Commission Expires:

JULY 24, 2019


Notary Public

Print Notary Name:

CHRISTOPHER LITTLE





Prepared by and return to: H. Eugene Tatum III, 116 E. Main Street, Durham, NC 27701

STATE OF NORTH CAROLINA

Feb 1, 2018

COUNTY OF ORANGE

TRUST CERTIFICATION

The undersigned being the trustees of the THE GARY WALLACH LIVING TRUST Revocable Trust (the "Trust") hereby certifies the following pursuant to NCGS 36C-10-1013:

1. The Trust is in existence as of the date set forth above and the trust instrument governing the terms of the trust was executed on March 25, 2002.
2. The name and address of all current acting trustee(s) of the Trust are:
 - a. GARY WALLACH
 - b. DARRAGH DAVIS
3. The trustee(s) are authorized by the trust instrument or by the provisions of applicable law (including, but not limited to NCGS 36C-8-815) to sell, convey, pledge, mortgage, lease, manage, operate, control, or transfer title to trust property, including real property, except as limited by the following (if none, so indicate): NONE



4. The trust instrument provides that the Trust is X irrevocable (due to death of Grantor)
5. If there is more than one trustee listed above: (a) the undersigned has no the authority to sign or otherwise authenticate the existence of the Trust without joinder of the co-trustees, and (b) the undersigned has no the authority to exercise the powers listed above without joinder of the co-trustees.
6. The taxpayer identification number for the Trust is: _____
(NOTE: This section may be left blank if the taxpayer identification number is the same as the social security number of a party to the trust instrument and this document is to be recorded in the public record)
7. The trustees of the Trust took title to that property known as 208 Sunset Drive, Chapel Hill, Durham, North Carolina by the following:

That deed filed in Book 5754 at page 381, Orange County Registry.
8. The Trust has not been revoked, modified or amended in any manner so as to cause any of the representations contained in this Certification to be incorrect.

Gary Wallach
GARY WALLACH, Trustee

Darragh Davis
DARRAGH DAVIS, Trustee

STATE OF NORTH CAROLINA
COUNTY OF DURHAM

I, CHRISTOPHER LITTLE a Notary Public for said county and state hereby certify that Gary Wallach and Darragh Davis, Trustees of The Gary Wallach Living Trust personally appeared before me and acknowledged the due execution of the foregoing instrument.

Witnessed my hand and official seal this 1 day of FEBRUARY 2018.

Christopher Little (SEAL)
NOTARY PUBLIC

My Commission Expires: JULY 24, 2019



EXHIBIT B



Prepared by and return to: H. Eugene Tatum III, 116 E. Main Street, Durham, NC 27701

STATE OF NORTH CAROLINA

Feb 1, 2018

COUNTY OF ORANGE

TRUST CERTIFICATION

The undersigned being the trustees of the THE DARRAGH DAVIS LIVING TRUST Revocable Trust (the "Trust") hereby certifies the following pursuant to NCGS 36C-10-1013:

9. The Trust is in existence as of the date set forth above and the trust instrument governing the terms of the trust was executed on March 25, 2002.
10. The name and address of all current acting trustee(s) of the Trust are:
 - a. DARRAGH DAVIS
 - b. GARY WALLACH
11. The trustee(s) are authorized by the trust instrument or by the provisions of applicable law (including, but not limited to NCGS 36C-8-815) to sell, convey, pledge, mortgage, lease, manage, operate, control, or transfer title to trust property, including real property, except as limited by the following (if none, so indicate): NONE



12. The trust instrument provides that the Trust is X irrevocable (due to death of Grantor)
13. If there is more than one trustee listed above: (a) the undersigned has no the authority to sign or otherwise authenticate the existence of the Trust without joinder of the co-trustees, and (b) the undersigned has no the authority to exercise the powers listed above without joinder of the co-trustees.
14. The taxpayer identification number for the Trust is: _____
(NOTE: This section may be left blank if the taxpayer identification number is the same as the social security number of a party to the trust instrument and this document is to be recorded in the public record)
15. The trustees of the Trust took title to that property known as 208 Sunset Drive, Chapel Hill, Durham, North Carolina by the following:
- That deed filed in Book 5754 at page 381, Orange County Registry.
16. The Trust has not been revoked, modified or amended in any manner so as to cause any of the representations contained in this Certification to be incorrect.

Darragh Davis
DARRAGH DAVIS, Trustee

Gary Wallach
GARY WALLACH, Trustee

STATE OF NORTH CAROLINA
COUNTY OF DURHAM

I, CHRISTOPHER LITTLE, a Notary Public for said county and state hereby certify that Gary Wallach and Darragh Davis, Trustees of The Darragh Davis Living Trust personally appeared before me and acknowledged the due execution of the foregoing instrument.

Witnessed my hand and official seal this 1 day of FEBRUARY 2018.

Christopher Little (SEAL)
NOTARY PUBLIC

My Commission Expires: JULY 24, 2019



2/2



20140217000025040 1/4

20140217000025040 DEED
Bk:RB5754 Pg:381
02/17/2014 12:51:10 PM 1/4

FILED Deborah B. Brooks
Register of Deeds, Orange Co, NC
Recording Fee: \$26.00
NC Real Estate TX: \$595.00

BN

ND

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Prepared by: Beemer, Hadler & Willett, P.A.

Excise Tax: 595.00

Return to: Grantee

County: Orange

PIN: 9788063797

ck

THIS DEED made this 17th day of February, 2014 by and between

GRANTOR

VIRGILIA LETITIA BURNETTE CAMPBELL-WHITTER and
Husband, CALVIN CAMPBELL-WHITTER

2802 Beaver Lodge Court, Adelphi, MD 20783

☐ If checked, the property includes the primary residence of at least one of the Grantors. (NC GS § 105-317.2)

GRANTEE

THE GARY WALLACH LIVING TRUST

Gary Wallach and Darragh Davis, Trustees, or their successors in trust, under the
Gary Wallach Living Trust dated March 25, 2002 and amendments thereto

And

THE DARRAGH DAVIS LIVING TRUST

Darragh Davis and Gary S. Wallach, Trustees, or their successors in trust, under the
Darragh Davis Living Trust, dated March 25, 2002, and amendments thereto

301 Westbury Drive, Chapel Hill, NC 27516

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.



WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land and more particularly described as follows:

See Attached Exhibit "A"

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3777, Page 344, Orange County Registry.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee, his heirs, successors, and assigns, in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Subject to 2014 taxes, easements, conditions and restrictions of record, if any.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.



Virgilia Letitia Burnette Campbell-Whitter (SEAL)
VIRGILIA LETITIA BURNETTE CAMPBELL-WHITTER

Calvin Campbell-Whitter (SEAL)
CALVIN CAMPBELL-WHITTER

STATE OF: Maryland

COUNTY OF: Howard

I, Harpreet Komal, a Notary Public for Howard County, State of Maryland, do, hereby certify that Virgilia Letitia Burnette Campbell-Whitter and Calvin Campbell-Whitter personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 8 day of Feb, 2014

Harpreet Komal

Notary Public
My Commission Expires:

HARPREET KOMAL
NOTARY PUBLIC STATE OF MARYLAND
COMMISSION EXPIRES MARCH 3 2017





EXHIBIT "A"

BEGINNING at an iron found on the east side of Sunset Drive, (formerly called Cook Street), Chapel Hill, N.C., at the southwest corner of Lot 12 and the 15-foot addition to the southern portion of Lot 12; running thence along and with the line of said 15-foot addition South $89^{\circ} 00' 00''$ East 134.68 feet to an iron found; running thence South $02^{\circ} 24' 20''$ 118.90 feet to an iron found; running thence South $89^{\circ} 38' 13''$ West 118.87 feet to an iron found; and running thence along and with the eastern margin of Sunset Drive North $05^{\circ} 03' 47''$ West 122.38 feet to an iron found at the point and place of BEGINNING, all as shown on that unrecorded survey by Charles R. Billings, Professional Land Surveyor, dated January 27, 2014, a copy of which has been attached hereto and marked as EXHIBIT "B"; and this being the same property conveyed to Virgilia Letitia Burnette Campbell-Whitter by deed of Ruth S. Burnette dated June 14, 2005 and recorded June 15, 2005 in Book 3777, Page 344, Orange County Registry.

PIN: 9788063797

20050615000215380 DEED
Bk:RB3777 Pg:344
06/15/2005 04:24:00PM 1/4

FILED Joyce H. Pearson
Register of Deeds Orange COUNTY, NC
BY: *Hauett Benadum*
Deputy

34
DB

NORTH CAROLINA NON-WARRANTY DEED

Excise Tax: \$ 0.00
Parcel Identifier No. 9788-06-3797 Verified by mlb County on the _____ day of _____, 20____
By: _____

Mail/Box to: Grantee

This instrument was prepared by: John G. McCormick, P.A., 976 Martin Luther King Jr. Blvd., Ste. 150, Chapel Hill, NC 27514

Brief description for the Index: P/O LOT 13, R.M. TURNER PROPERTY

THIS DEED made this 14th day of June, 2005, by and between

GRANTOR	GRANTEE
Ruth S. Burnette 8504 Hood Street Takoma Park, MD 20912	Virgilia Letitia Burnette Campbell-Whitter 2802 Beaverlodge Court Adelphi, MD 20783

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of Chapel Hill, _____ Township, Orange County, North Carolina and more particularly described as follows:
See Attached

The property hereinabove described was acquired by Grantor by instrument recorded in Book 263 page 793.

A map showing the above described property is recorded in Plat Book _____ page _____.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

The Grantor makes no warranty, express or implied, as to title to the property hereinabove described.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be duly executed and delivered.

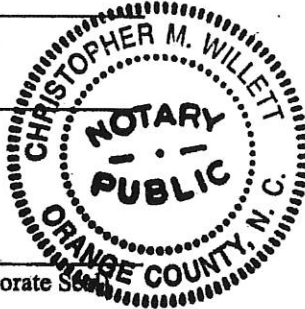
(Corporate Name)

By: _____

President

ATTEST:

Secretary (Corporate Secretary)



Ruth S. Burnette (SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

State of North Carolina - County of Orange

I, the undersigned Notary Public of the County and State aforesaid, certify that Ruth S. Burnette personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 14th day of June, 2005

My Commission Expires: 4-24-2006

CHRISTOPHER M. WILLETT

Notary Public

State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____ personally came 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 such 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

State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____

Witness my hand and Notarial stamp or seal, this _____ day of _____, 20__.

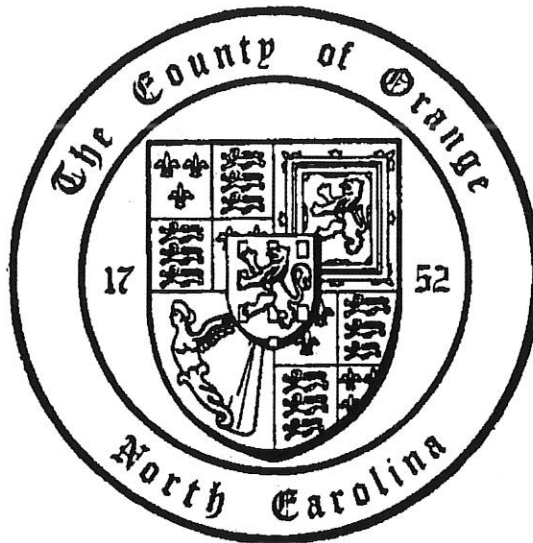
My Commission Expires: _____

Notary Public

The foregoing Certificate(s) of _____ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

By: _____ Register of Deeds for _____ County

Deputy/Assistant - Register of Deeds



20050615000215380 DEED
Bk:RB3777 Pg:346
06/15/2005 04:24:00PM 3/4

Joyce H. Pearson
Register of Deeds
Orange County
North Carolina

State of North Carolina, County of Orange

The foregoing certificate(s) of CHRISTOPHER M. WILLETT, NOTARY PUBLIC for the Designated Governmental units is/are certified to be correct. See filing certificate herein.

This day June 15, 2005.

Joyce H. Pearson, Register of Deeds

BY: *Shirley Benadum*
Deputy / ~~Assistant~~ Register of Deeds

BEGINNING at a stake on the East side of Sunset Drive, (Formerly called Cook Street), Chapel Hill, N.C., at the Southwest corner of Lot 12 and the 15 foot addition to the southern portion of Lot 12; running thence with the line of said 15 foot addition South 89 degrees 00' East 133.9 feet to a stake; running thence South 03 degrees 36' West 120.00 feet to a stake; running thence North 89 degrees 00' West 119 feet to a stake; and running thence with the Eastern margin of Sunset Drive North 03 degrees 42' West 123.2 feet to a stake, the point and place of BEGINNING, and being a portion of Lot No. 13 of the R.M. Turner property.

PREPARED BY: COOPER, DODD & HOOD, ATTORNEYS AT LAW, CHAPEL HILL, N. C.
NORTH CAROLINA, ORANGE COUNTY

THIS DEED, MADE AND ENTERED INTO THIS THE 15th DAY OF May

1976 BY AND BETWEEN

0 8666

Mrs. Johnnie Johnson Wineglass

PARTY OF THE FIRST PART AND

William A. Burnette and wife, Ruth S. Burnette

PARTY OF THE SECOND PART. WITNESSETH:

THAT THE SAID PARTY OF THE FIRST PART, IN CONSIDERATION OF THE SUM OF TEN DOLLARS AND OTHER GOOD, VALUABLE AND SUFFICIENT CONSIDERATIONS, PAID BY THE SAID PARTY OF THE SECOND PART, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, HAS BARGAINED AND SOLD AND BY THESE PRESENTS DOES BARGAIN, SELL AND CONVEY UNTO THE SAID PARTY OF THE SECOND PART AND HIS HEIRS AND

ASSIGNS ALL THAT CERTAIN TRACT OR PARCEL OF LAND IN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Chapel Hill

TOWNSHIP ORANGE COUNTY, NORTH CAROLINA, AND

BEGINNING at a stake on the East side of Sunset Drive, (Formerly called Cook Street), Chapel Hill, N. C., at the Southwest corner of Lot 12 and the 15 foot addition to the Southern portion of Lot 12; running thence with the line of said 15 foot addition South 89° 00' East 133.9 feet to a stake; running thence South 03° 36' West 120.00 feet to a stake; running thence North 89° 00' West 119 feet to a stake; and running thence with the Eastern margin of Sunset Drive North 03° 42' West 123.2 feet to a stake, the point and place of Beginning, and being a portion of Lot No. 13 of the R. M. Turner property.

Grantee's Address: 208 Sunset Drive, Chapel Hill, N. C.

See deed recorded in Deed Book 150, at Page 2, Orange County Registry.

THE ABOVE DESCRIBED PROPERTY WAS CONVEYED TO GRANTOR BY DEED RECORDED IN BOOK _____ PAGE _____

TO HAVE AND TO HOLD THE AFORESAID TRACT OR PARCEL OF LAND AND ALL PRIVILEGES AND APPURTENANCES THEREUNTO BELONGING TO THE SAID PARTY OF THE SECOND PART AND HIS HEIRS AND ASSIGNS IN FEE SIMPLE FOREVER, EXCEPT AS SET FORTH ABOVE. AND THE SAID PARTY OF THE FIRST PART DOES COVENANT THAT HE IS SEIZED OF SAID PREMISES IN FEE SIMPLE AND HAS THE RIGHT TO CONVEY THE SAME IN FEE SIMPLE; THAT THE SAME ARE FREE FROM ENCUMBRANCES EXCEPT AS SET FORTH ABOVE; AND THAT HE WILL WARRANT AND DEFEND THE SAID TITLE TO THE SAME AGAINST THE CLAIMS OF ALL PERSONS WHOMSOEVER, WHEREVER USED HEREIN, THE SINGULAR NUMBER SHALL INCLUDE THE PLURAL, THE PLURAL THE SINGULAR, AND THE USE OF ANY GENDER SHALL BE APPLICABLE TO ALL GENDERS, AS THE CONTEXT MAY INDICATE.

IN TESTIMONY WHEREOF THE SAID PARTY OF THE FIRST PART HAS HEREUNTO SET HIS HAND AND SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN

Cody W. Smith, Jr. Witness (SEAL)
Johnnie B. Crasher Witness (SEAL)
Mrs. Johnnie Johnson Wineglass (SEAL)

STATE OF NORTH CAROLINA	Real Estate Excise Tax
1. JUN-178	16.00
A NOTARY PUBLIC OF SAID COUNTY, DO HEREBY CERTIFY THAT	
GRANTOR, PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING DEED.	
WITNESS MY HAND AND NOTARIAL SEAL, THIS THE _____ DAY OF _____, 1976	
MY COMMISSION EXPIRES: _____ NOTARY PUBLIC (SEAL)	

STATE OF <u>North Carolina</u> COUNTY OF <u>Charlotte</u>	
1. <u>Cody W. Smith, Jr.</u> A NOTARY PUBLIC OF SAID COUNTY, DO HEREBY CERTIFY THAT	
<u>Mrs. Johnnie Johnson Wineglass</u>	
GRANTOR, PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING DEED.	
WITNESS MY HAND AND NOTARIAL SEAL, THIS THE <u>17th</u> DAY OF <u>May</u> , 1976	
MY COMMISSION EXPIRES: <u>Nov. 14, 1982</u> <i>Cody W. Smith, Jr.</i> (SEAL)	

STATE OF NORTH CAROLINA—COUNTY OF ORANGE

THE FOREGOING CERTIFICATE OF Cody W. Smith, Jr.

A NOTARY (NOTARY) PUBLIC OF THE DESIGNATED GOVERNMENTAL UNITS IS (X) CERTIFIED TO BE CORRECT.

FILED FOR REGISTRATION ON THE 1st DAY OF June

1976 AT 10:07

O'CLOCK A.M.

AND DULY RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF THIS COUNTY IN BOOK OF DEEDS NO. 263 PAGE 793

BETTY JUNE HAYES, REGISTER OF DEEDS

BY:

Billie B. Harner

ASST. DEPT. CLERK

RETURN TO: Cooper, Dodd & Hood

BOOK 263 PAGE 193

Prepared by and

Mail To: JOHN S. CURRY, ATTORNEY AT LAW, POST OFFICE BOX 130, CARRBORO, N.C. 27510

WARRANTY DEED—Form WD-602

Printed and for sale by James Williams & Co., Inc., Yadkinville, N. C.

STATE OF NORTH CAROLINA, ORANGE County.

THIS DEED, Made this January day of 1976, by and between JOHNNIE WINEGLASS, formerly
known as JOHNNIE L. JOHNSON, (Freetrader)

7047

South of _____ County
and state of North Carolina, hereinafter called Grantor, and ALBERT REAVES and wife LAURA REAVES, 411 Jones
Ferry Road, Carrboro, North Carolina

_____ of Orange County and State of North Carolina, hereinafter
called Grantee.

WITNESSETH: That the Grantor, for and in consideration of the sum of TEN Dollars
and other good and valuable considerations to him in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has given, granted, bargained, sold
and conveyed, and by these presents does give, grant, bargain, sell, convey and confirm unto the Grantee, his heirs and/or successors and assigns, premises in
Chapel Hill Township, Orange County, North Carolina, described as follows:

BEGINNING at an iron found in the East right of way line of Sunset Drive, the Southwest corner of Lot No. 12, running thence with the line of said Lot 12 South 89°00' East 135.8 feet to an iron found, the Southeast corner of Lot 12; running thence South 03°36' West 15.0 feet to an iron set, a new corner; running thence a new line North 89°00' West 133.9 feet to an iron set, a new corner with Sunset Drive; running thence along and with the East line of Sunset Drive North 03°42' West 15.0 feet to an iron found, the point and place of BEGINNING and being the Northern 15 feet of Lot 13 of the R.M. Turner Subdivision as more particularly described in that plat and survey by Stephen E. Wilson, R.L.S., entitled "Survey for Albert Reeves," dated January 9, 1976. This is a portion of that property conveyed to Johnnie Wineglass, formerly known as Johnnie L. Johnson by deed recorded in Deed Book 150 at Page 2, Orange County Registry.

PAID BY NONE

BOOK 261 PAGE 704

(Continued On Reverse Side)

The above land was conveyed to Grantor by _____ See Book No. _____, Page _____
TO HAVE AND TO HOLD The above described premises, with all the appurtenances thereunto belonging, or in any wise appertaining, unto the Grantee, his heirs and/or successors and assigns forever.

And the Grantor covenants that he is seized of said premises in fee, and has the right to convey the same in fee simple; that said premises are free from encumbrances (with the exceptions above stated, if any); and that he will warrant and defend the said title to the same against the lawful claims of all persons whomsoever.

When reference is made to the Grantor or Grantee, the singular shall include the plural and the masculine shall include the feminine or the neuter.
IN WITNESS WHEREOF, The Grantor has hereunto set his hand and seal, the day and year first above written.

A. Bernard Solomon (SEAL) _____ (SEAL)
JOHNNIE WINEGLASS formerly known as _____ (SEAL)
JOHNNIE L. JOHNSON, Freetrader _____ (SEAL)
Betty June Hayes (SEAL) _____ (SEAL)
Johnnie L. Johnson (SEAL) _____ (SEAL)

SOUTH CAROLINA, CHARLESTON COUNTY.

I, A. Bernard Solomon, a Notary Public of said County, do hereby certify that
JOHNNIE WINEGLASS formerly known as JOHNNIE L. JOHNSON, Freetrader

Grantor, personally appeared before me this day and acknowledged the execution of the foregoing deed.

Witness my hand and notarial seal, this the 26th day of JANUARY, 1976.
My Commission Expires: 12/17/1978 A. Bernard Solomon N.P. (SEAL)

STATE OF NORTH CAROLINA, _____ COUNTY.

I, _____, a Notary Public of said County, do hereby certify that

Grantor, personally appeared before me this day and acknowledged the execution of the foregoing deed.

Witness my hand and notarial seal, this the _____ day of _____, 19____.
My Commission Expires: _____, N.P. (SEAL)

STATE OF NORTH CAROLINA, Orange COUNTY.

The foregoing certificate(s) of A. Bernard Solomon, Notary Public of Charleston County, S.C.

is ~~xxx~~ certified to be correct. This instrument was presented for registration this 24th day of February, 1976
at 11:14 A.M., and duly recorded in the office of the Register of Deeds of Orange County,

North Carolina, in Book 261, Page 704.

This the 24th day of February, A. D., 1976.

Betty June Hayes Register of Deeds By Linda C. Berry Deputy Register of Deeds

This Deed drawn by _____ and return to John Curry, Box 130, Carrboro, N. C.

FILED
BOOK/FILE # 261 PAGE # 704

FEB 24 11 14 AM '76

BETTY JUNE HAYES
REGISTER OF DEEDS
ORANGE COUNTY, N. C.

BOOK 261 PAGE 705

Dated _____ day of _____, 19____

Consideration - - - - \$ _____

TO

Warranty Deed

STATE OF NORTH CAROLINA

ORANGE

COUNTY

THIS DEED, made and entered into this, the 4 day of February, 1954, by and between MARGARET JONES and husband, EMANUEL J. JONES

parties of the first part, and JOHNNIE L. JOHNSON

parties of the second part, WITNESSETH:

That for and in consideration of the sum of Ten Dollars, and other good and valuable consideration Dollars

to them in hand paid, the receipt of which is hereby fully acknowledged, said parties of the first part have given, granted, bargained and sold and do by these presents, give, grant, bargain, sell and convey unto her

said parties of the second part and her heirs and assigns, the following lot or parcel of land, lying and being in Chapel Hill Township, in said County and State bounded and described as follows, to-wit:

BEGINNING at a stake on the East side of Sunset Drive (formerly called Cook Street) Chapel Hill, N. C., at the southwest corner of Lot 12, and running thence South 89 deg. East 135.8 feet to a stake; thence South 3 deg. 36' West 135 feet to a stake; thence North 89 degrees West 119 feet to a stake on the East side of Sunset Drive; thence along and with the east side of said Sunset Drive, North 3 deg. 42' West 138.2 feet to a stake, the point of beginning and being Lot No. 13 of the R. M. Turner property as per plat and survey thereof now on file in the office of Register of Deeds of Orange County in Plat Book , page , to which reference is hereby made for a more particular description of same.

TO HAVE AND TO HOLD said lot or parcel of land, together with all privileges and appurtenances thereon and thereto belonging, unto her said parties of the second part and her heirs and assigns forever in fee simple.

And said parties of the first part for themselves and their heirs covenant to and with said parties of the second part and her heirs and assigns that they are seized of said premises in fee, and have good right to convey the same in fee simple; that the same are free and clear of all encumbrances, and that they will forever warrant and defend the said title to the same against the claims of all persons whomsoever.

IN TESTIMONY WHEREOF, The said parties of the first part have set their hands and seals the day and year first above written.

Emanuel J. Jones (SEAL)
Margaret Jones (SEAL)
 _____ (SEAL)
 _____ (SEAL)

Graham Smokoski

From: Graham Smokoski
Sent: Wednesday, July 10, 2019 11:29 AM
To: Christine Hill
Subject: RE: 208 Sunset Drive (PIN 9788063797) - Minor Subdivision

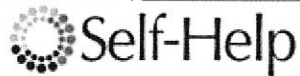
Christine,

I am comfortable assigning 210 Sunset Drive to the north parcel. Just to be sure I understand, is it correct that this address change would not be effective unless and until the minor subdivision application is approved?

Thanks,
Graham

Graham Smokoski
Real Estate Financial Analyst

Self-Help Real Estate Team
301 W Main St | Durham, NC 27701
919.956.4614 | Graham.Smokoski@self-help.org



From: Christine Hill [<mailto:chill@townofchapelhill.org>]
Sent: Tuesday, July 09, 2019 5:26 PM
To: Graham Smokoski <Graham.Smokoski@self-help.org>
Subject: RE: 208 Sunset Drive (PIN 9788063797) - Minor Subdivision

Graham,

The address for the north parcel could be 210 or 214 Sunset Drive; 212 was already assigned to a utility box. Let me know which you'd prefer.

Christine

From: Graham Smokoski [<mailto:Graham.Smokoski@self-help.org>]
Sent: Tuesday, July 09, 2019 5:05 PM
To: Christine Hill
Subject: RE: 208 Sunset Drive (PIN 9788063797) - Minor Subdivision

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

I was about to head out of my office, but I can give you a quick call now if that works.

Graham

From: Christine Hill [<mailto:chill@townofchapelhill.org>]
Sent: Tuesday, July 09, 2019 5:04 PM
To: Graham Smokoski <Graham.Smokoski@self-help.org>
Subject: RE: 208 Sunset Drive (PIN 9788063797) - Minor Subdivision

Sure, Graham. My afternoon got a bit wacky, too. No worries. Yes, first thin in the AM is fine, or in the next ½ hour or so...

Thanks.

From: Graham Smokoski [<mailto:Graham.Smokoski@self-help.org>]
Sent: Tuesday, July 09, 2019 4:49 PM
To: Christine Hill
Subject: RE: 208 Sunset Drive (PIN 9788063797) - Minor Subdivision

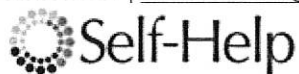
External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Christine,

I left you a voicemail about 20 minutes ago, but I wanted to write to apologize again for not calling when I said I would. I got pulled away by something else right when I came out of my meeting and it slipped my mind afterward. Sorry about that. Can I give you a call first thing tomorrow morning?

Graham

Graham Smokoski
Real Estate Financial Analyst
Self-Help Real Estate Team
301 W Main St | Durham, NC 27701
919.956.4614 | Graham.Smokoski@self-help.org



From: Christine Hill [<mailto:chill@townofchapelhill.org>]
Sent: Tuesday, July 09, 2019 2:12 PM
To: Graham Smokoski <Graham.Smokoski@self-help.org>
Subject: RE: 208 Sunset Drive (PIN 9788063797) - Minor Subdivision

Graham,

Can you give me a call after 3:00 please? I have a couple of questions.
Thanks.



Christine Hill
GIS Analyst
Town of Chapel Hill
919.969.5089
chill@townofchapelhill.org

From: Graham Smokoski [<mailto:Graham.Smokoski@self-help.org>]
Sent: Tuesday, July 09, 2019 1:43 PM
To: Christine Hill
Subject: Fw: 208 Sunset Drive (PIN 9788063797) - Minor Subdivision

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Good afternoon, Christine.

I am writing to confirm that you received my email of last Wednesday regarding street addressing for the proposed minor subdivision for 208 Sunset Drive. Again, please let me know if you need any further information to move forward.

Thanks,
Graham

Graham Smokoski
Real Estate Financial Analyst
Self-Help Real Estate Team
301 W Main St | Durham, NC 27701
919.956.4614 | Graham.Smokoski@self-help.org



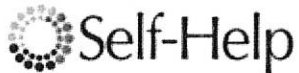
From: Graham Smokoski
Sent: Wednesday, July 3, 2019 11:46 AM
To: chill@townofchapelhill.org
Subject: 208 Sunset Drive (PIN 9788063797) - Minor Subdivision

Christine,

Attached is a copy of the draft plat for 208 Sunset Drive (PIN 9788063797) for street addressing. Please let me know if you need any further information.

Thanks,
Graham

Graham Smokoski
Real Estate Financial Analyst
Self-Help Real Estate Team
301 W Main St | Durham, NC 27701
919.956.4614 | Graham.Smokoski@self-help.org



Graham Smokoski

From: Joe Leo <jleo@owasa.org>
Sent: Friday, July 26, 2019 8:45 AM
To: Graham Smokoski
Subject: RE: Utility Clearance for Proposed Minor Subdivision of 208 Sunset Drive

Graham,

The proposed minor subdivision shown on the preliminary plat prepared by Freehold Land Surveys, Inc. dated March 26, 2019 for the referenced lot will meet OWASA water and sewer connection policy.

Let me know if you need anything else at this time.

Joe Leo
Engineering Technician
Orange Water and Sewer Authority
Systems Development
919-537-4242

From: Graham Smokoski <Graham.Smokoski@self-help.org>
Sent: Thursday, July 25, 2019 2:47 PM
To: Joe Leo <jleo@owasa.org>
Subject: Utility Clearance for Proposed Minor Subdivision of 208 Sunset Drive

[EXTERNAL]

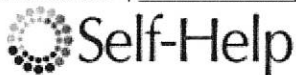
Good afternoon, Mr. Leo.

I left you a voicemail earlier this afternoon, but I wanted to follow up by email as well. I am preparing a minor subdivision application for submission to the Town of Chapel Hill. As shown in the attached draft plat, we intend to create two single-family residential lots from the existing residential lot located at 208 Sunset Drive.

Is there anything else you need to be able to confirm that OWASA would provide service to the newly created lot?

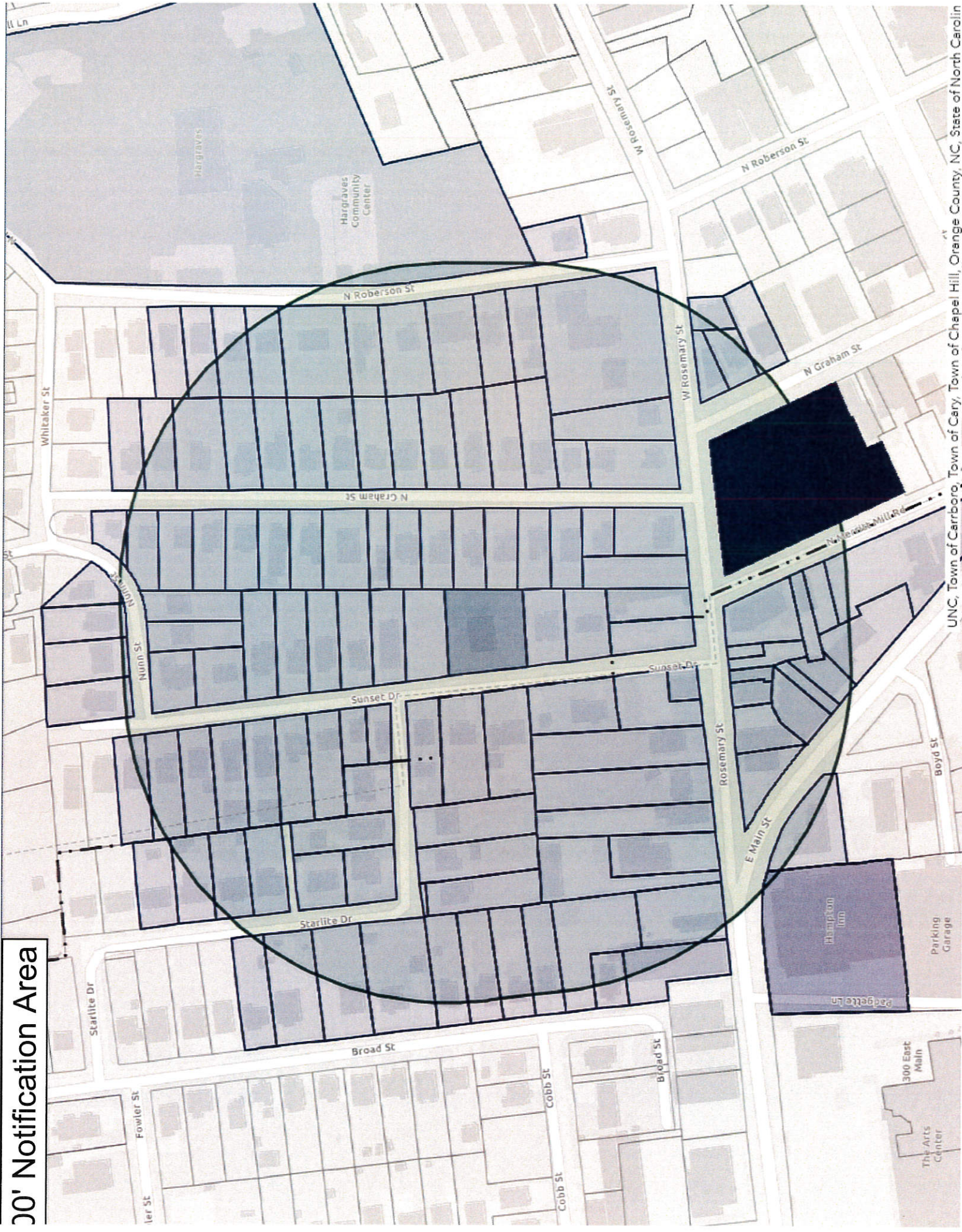
Thanks,

Graham Smokoski
Real Estate Financial Analyst
Self-Help Real Estate Team
301 W Main St | Durham, NC 27701
919.956.4614 | Graham.Smokoski@self-help.org



NOTICE: In accordance with the North Carolina general statutes, chapter 132, this email address is subject to North Carolina public records law. As such, please note that all inbound and outbound messages are subject to requests for review and may be disclosed to third parties.

30' Notification Area



208 Sunset Drive Minor Subdivision
Notification Mailing List

PARCEL OWNER	ADDRESS	CITY	STATE	ZIP
CARRBORO TOWN OF	UNKNOWN ADDRESS	CARRBORO	NC	27510
ALTRIDGE GROUP LLC	PO BOX 1198	CARRBORO	NC	27510
FARRAR ERNEST L JR	100 BROAD ST	CARRBORO	NC	27510
MILLS STEPHEN D	P O BOX 520	SNOW CAMP	NC	27349
MILLS NATHANIAL	PO BOX 676	CARRBORO	NC	27510
DAVIS JOSHUA TIMOTHY	204 BROAD ST	CARRBORO	NC	27510
SELF CLEMENTINE FEARRINGTON	210 BROAD ST	CARRBORO	NC	275101810
MAGUSON CHRIS	104R NC HWY 54W #356	CARRBORO	NC	27510
EAST MAIN SQUARE LLC	370 E MAIN ST	Carrboro	NC	27510
TARHEEL LODGING II LLC	6110 FALCONBRIDGE RD	CHAPEL HILL	NC	27517
COLUMBIA STREET ASSOCIATES LLC	3337 RIDGECREST CT	RALEIGH	NC	27607
ORANGE COMMUNITY HOUSING AND LAND TRUST	PO BOX 2315	CHAPEL HILL	NC	27515
ALTRIDGE GROUP LLC	PO BOX 1198	CARRBORO	NC	27510
MORROW MARTRINA	109 STARLITE DR	CARRBORO	NC	27510
STROUD CAROLYN E	214 BROAD ST	CARRBORO	NC	27510
SCROGGS WILLIAM	210 JOHN WOODS RD	CHAPEL HILL	NC	27516
KALISHER HOLDINGS LLC	9425 BRIDLE SPUR	CHAPEL HILL	NC	27516
RORRER JULIA K	4021 PEELER CREEK LN	CHAPEL HILL	NC	27516
ALTRIDGE GROUP LLC	PO BOX 1198	CARRBORO	NC	27510
GUPTON PATRICIA ANN	3312 HAWK RIDGE RD	Chapel Hill	NC	27516
ROCKETT RACHEL H	3011 JONES FERRY RD	CHAPEL HILL	NC	27516
JONES ADDIE WILSON	104 STARLITE DR	CARRBORO	NC	275101828
WALL BARBARA B	102 STARLITE DR	CARRBORO	NC	275101828
HOLLAND FAMILY 1995 LTD PTNR	891 WILLOW DR	CHAPEL HILL	NC	27514
SEVEN ELEVEN LLC	5025 WALNUT COVE RD	Chapel Hill	NC	27516
DIMOS ENTERPRISES LLC	233 KNEELAND AVE	YONKERS	NY	10705
BARNETT EVA VIOLA	704 W ROSEMARY	CARRBORO	NC	275102316
SHAUGHNESSY GRETCHEN	32 S. LAKESHORE DR	WHISPERING PINES	NC	28327
MOCM LLC	504 DOGWOOD DR	Chapel Hill	NC	27514
BROTHER PEACEMAKER TRUST	405B E MAIN ST	CARRBORO	NC	27510
HOLLAND FAMILY 1995 LTD PTNR	891 WILLOW DR	CHAPEL HILL	NC	27514
BARNETT EVA VIOLA	704 W ROSEMARY ST	CARRBORO	NC	275102316
MT OLIVE MASONIC LODGE #36 P H A	103 WESLEY ST	CARRBORO	NC	27510
MOCM LLC	504 DOGWOOD DR	CHAPEL HILL	NC	27516
WELLS GRAYUM TRUSTEE	310 AMBER LN	PITTSBORO	NC	27312
JEFFERSON CAROLYN B	455 PINEY MOUNTAIN RD	CHAPEL HILL	NC	275145428
CHNS LLC	319 PROVIDENCE RD	CHAPEL HILL	NC	27514
DEBOSE CHARLES E	303 SUNSET DR	CHAPEL HILL	NC	27514
DEBOSE CARLA R	301 SUNSET DR	CHAPEL HILL	NC	27516
HOLLAND FAMILY 1995 LTD PTNR	891 WILLOW DR	CHAPEL HILL	NC	27514
CHAN JENNY TRUSTEE	101 HARKNESS CIR	DURHAM	NC	27705
HOLLAND FAMILY 1995 LTD PTNR	891 WILLOW DR	CHAPEL HILL	NC	27514
CHAN FRANCIS TRUSTEE	101 HARKNESS CIR	DURHAM	NC	27705
MASONIC LODGE	PO BOX 448	CARRBORO	NC	27510
EDWARDS STEPNEY O	707 ROSEMARY ST	CARRBORO	NC	27510
BOWBARR INC	705 W ROSEMARY ST	CARRBORO	NC	27510
CARRBORO TOWN OF	301 W MAIN ST	CARRBORO	NC	27510
SELF HELP VENTURES FUND	301 W MAIN ST	DURHAM	NC	27701
FARRAR CLARENCE E	302 SUNSET DR	CHAPEL HILL	NC	275162222
FARRAR CLARENCE E	302 SUNSET DR	CHAPEL HILL	NC	275162222
PARKER BRYAN	304 SUNSET DR	CHAPEL HILL	NC	27516
ST PAUL AME CHURCH	101 N MERRITT MILL RD	CHAPEL HILL	NC	27514
CHAN JENNY TRUSTEE	101 HARKNESS CIR	DURHAM	NC	27705
ODD FELLOWS LODGE	8921 LIL MARCIA LN	CHAPEL HILL	NC	27516
CHAPEL HILL TOWN OF	405 MARTIN LUTHER KING JR BLVD	CHAPEL HILL	NC	27514
KADOURA PROPERTIES LLC	410 W FRANKLIN ST	Chapel Hill	NC	27516
BULBROOK JAMES	112 NEW CASTLE DR	CHAPEL HILL	NC	27517
BULBROOK JAMES D	112 NEW CASTLE DR	CHAPEL HILL	NC	27517

208 Sunset Drive Minor Subdivision
Notification Mailing List

PARCEL OWNER	ADDRESS	CITY	STATE	ZIP
COMMUNITY HOME TRUST	109 CONNER DR	CHAPEL HILL	NC	27514
KADOURA PROPERTIES LLC	410 W FRANKLIN ST	Chapel Hill	NC	27516
BAILEY DELORES M	203 N GRAHAM ST	CHAPEL HILL	NC	27514
REGESTER CHARLOTTE H	205 N GRAHAM ST	CHAPEL HILL	NC	275162208
GUZMAN LINO BANDA	207 N GRAHAM ST	CHAPEL HILL	NC	27516
GIL KAREN M	301 MANOR RIDGE DR	Carrboro	NC	27510
WORDEN CAROL LEE	211 N GRAHAM ST	CHAPEL HILL	NC	27516
ROBINSON VALERIE JEAN	12206 WINDSOR HALL WAY	HERNDON	VA	20170
CAREY MOSES JR	241 HALES WOOD RD	CHAPEL HILL	NC	27517
BURNETTE WILLIAM N	8 MILLER AVE	TARRYTOWN	NY	105914412
BROWN DOUGLAS WALKER JR	P O BOX 187	CARRBORO	NC	27510
CINJO LLC	400 RAY RD	CHAPEL HILL	NC	27516
FOLTZ MEREDITH S	601 W ROSEMARY ST #201	Chapel Hill	NC	27516
COMMUNITY HOME TRUST	PO BOX 2315	CHAPEL HILL	NC	27515
COMMUNITY HOME TRUST	PO BOX 2315	CHAPEL HILL	NC	27515
COMMUNITY HOME TRUST	PO BOX 2315	CHAPEL HILL	NC	27515
COMMUNITY HOME TRUST	PO BOX 2315	CHAPEL HILL	NC	27515
COMMUNITY HOME TRUST	PO BOX 2315	CHAPEL HILL	NC	27515
COMMUNITY HOME TRUST	PO BOX 2315	CHAPEL HILL	NC	27515
COMMUNITY HOME TRUST	PO BOX 2315	CHAPEL HILL	NC	27515
COMMUNITY HOME TRUST	PO BOX 2315	CHAPEL HILL	NC	27515
MORNING GLORY DEVELOPMENT INC	PO BOX 14689	DURHAM	NC	27709
STEELE DIANA W TRUSTEE	1207 MASON FARM RD	CHAPEL HILL	NC	275144842
GABARA VLODEK	601 W ROSEMARY ST #212	Chapel Hill	NC	27516
144 NEROLI LLC	113 WATERFORD PL	CHAPEL HILL	NC	27517
GURBUZER SEVIL CANAN	318 ROSE WALK LN	CARRBORO	NC	27510
EUSTIS SCOT L	437 COUNTY RD	LAS VEGAS	NM	87701
COMMUNITY HOME TRUST	PO BOX 2315	CHAPEL HILL	NC	27515
COMMUNITY HOME TRUST	PO BOX 2315	CHAPEL HILL	NC	27515
COMMUNITY HOME TRUST	PO BOX 2315	CHAPEL HILL	NC	27515
COMMUNITY HOME TRUST	PO BOX 2315	CHAPEL HILL	NC	27515
MATTHEWS DENISE L	601 W ROSEMARY ST #308	Chapel Hill	NC	27516
WARSHAW GREGG	601 W ROSEMARY ST #407	Chapel Hill	NC	27516
PARKER MICHAEL	601 WEST ROSEMARY ST	CHAPEL HILL	NC	27516
ROBINSON LOUISE A	601-312 W ROSEMARY ST	CHAPEL HILL	NC	27516
REHM JOAN L TRUSTEE	601 W ROSEMARY ST	CHAPEL HILL	NC	27516
COMMUNITY HOME TRUST	PO BOX 2315	CHAPEL HILL	NC	27515
PHILLIPS JULIUS C JR	601 W ROSEMARY ST #315	Chapel Hill	NC	27516
PAINE ALIX E	601 W ROSEMARY ST	CHAPEL HILL	NC	27516
TIGAR JANE	601 W ROSEMARY ST #317	CHAPEL HILL	NC	27516
FILIACI ANNE M	601 W ROSEMARY ST	CHAPEL HILL	NC	27516
ROSS TIMOTHY A	2739 MONTGOMERY ST	DURHAM	NC	27705
DANIEL GREEN III TRUSTEE	1003 HUNTS LN	HENDERSONVILLE	NC	37075
REUSING KATHE C	601 W ROSEMARY ST	Chapel Hill	NC	27516
ROSENMEYER PATRICIA A	601 W ROSEMARY ST	CHAPEL HILL	NC	27516
HANBACK MARTIN A	601 W ROSEMARY ST	CHAPEL HILL	NC	27516
AGNEW MARGARET E	601 W ROSEMARY ST	CHAPEL HILL	NC	27516
ZHAI XIAODONG	601 W ROSEMARY ST	CHAPEL HILL	NC	27516
WASSERMAN MARK	601 W ROSEMARY ST #406	CHAPEL HILL	NC	27516
WARSHAW GREGG	601 W ROSEMARY ST	CHAPEL HILL	NC	27516
COMMUNITY HOME TRUST	PO BOX 2315	CHAPEL HILL	NC	27515
NAIK NEIL D ETAL	601 W ROSEMARY ST #412	Chapel Hill	NC	27516
MORRIS MARK J	601 W ROSEMARY ST	CHAPEL HILL	NC	27516
ELHEMAILY HALA	7436 WILLESSEN LN	CHARLOTTE	NC	28277
JTB GREENBRIDGE LLC	2110 CARLISLE RD	GREENSBORO	NC	274085014
WEIDEMAIER WILLIAM M	601 W ROSEMARY ST	CHAPEL HILL	NC	27516
LEVITAN THOMAS	601 W ROSEMARY ST	CHAPEL HILL	NC	27516
MURPHY KEVIN P	601 W ROSEMARY ST	CHAPEL HILL	NC	27516

208 Sunset Drive Minor Subdivision
Notification Mailing List

PARCEL OWNER	ADDRESS	CITY	STATE	ZIP
YASSKY EVAN	601 W ROSEMARY ST	CHAPEL HILL	NC	27516
YASSKY EVAN	601 W ROSEMARY ST	CHAPEL HILL	NC	27516
TOOTHMAN KIMBERLY L	18307 BOWSPRIT POINTE RD	CORNELIUS	NC	28031
CARSON VIRGINIA	601 W ROSEMARY ST	CHAPEL HILL	NC	27516
SACKS ROBERT A TRUSTEE	601 W ROSEMARY ST #502	Chapel Hill	NC	27516
SHUMATE M CAROL	601 W ROSEMARY ST	CHAPEL HILL	NC	27516
RICHARDS GARY A	601 W ROSEMARY ST	CHAPEL HILL	NC	27516
WEAVIL DAVID C TRUSTEE	7691 DEBOE RD	SUMMERFIELD	NC	27358
MORGAN ROBERT H JR	601 W ROSEMARY ST #512	CHAPEL HILL	NC	27516
BEATTIE MELISSA C	601-513 W ROSEMARY ST	CHAPEL HILL	NC	27516
CRAVEN COLLEEN M	601 W ROSEMARY ST #514	Chapel Hill	NC	27516
SCHOENBACH GISELA M TRUSTEE	601 W ROSEMARY ST	CHAPEL HILL	NC	27517
HARRISON MARY P	PO BOX 9339	GREENSBORO	NC	274299339
MORGAN ROBERT H JR	601 WEST ROSEMARY ST	CHAPEL HILL	NC	27516
COMMUNITY HOME TRUST	PO BOX 2315	CHAPEL HILL	NC	27515
WEBB FRANCIS	601 W ROSEMARY ST	CHAPEL HILL	NC	27516
RACE WILLIAM H	601 W ROSEMARY ST	CHAPEL HILL	NC	275162342
DILLON SHEILA	601 W ROSEMARY ST	Chapel Hill	NC	27516
RINDFUSS MARGARET	601 W ROSEMARY ST	CHAPEL HILL	NC	27516
RINDFUSS LUKE	601 W ROSEMARY ST	CHAPEL HILL	NC	27516
YONG ALBERT	601 W ROSEMARY ST #606	CHAPEL HILL	NC	27516
CUNNINGHAM ROBIN J TRUSTEE	601 W ROSEMARY ST	CHAPEL HILL	NC	27516
PATTERSON CANDACE L TRUSTEE	601 W ROSEMARY ST	CHAPEL HILL	NC	27516
BRINSFIELD ERIC J	601 W ROSEMARY ST	CHAPEL HILL	NC	27514
RAMASWAMY ROHIT	601 W ROSEMARY ST	Chapel Hill	NC	27516
BURGER KYLE S	601 W ROSEMARY ST #615	Chapel Hill	NC	27516
COPELAND HENRY D	601 W ROSEMARY ST	CHAPEL HILL	NC	27516
WILKES ERNEST III	601 W ROSEMARY ST	CHAPEL HILL	NC	27516
WEISS JAMES R	601 W ROSEMARY ST	Chapel Hill	NC	27516
HEINEMAN KATHERINE P	601 W ROSEMARY ST	Chapel Hill	NC	27516
ZENGERLE JOSEPH C	5108 MOORLAND LN	BETHESDA	MD	20814
BRUNSO BECHTOLD JUDY K	601 W ROSEMARY ST	Chapel Hill	NC	27516
BOYLES LARRY W TRUSTEE	700 EXPOSITION PL	RALEIGH	NC	27615
BAUMAN MARY	601-711 W ROSEMARY ST	CHAPEL HILL	NC	27516
CHUNG EUNJOO	601 W ROSEMARY ST #712	CHAPEL HILL	NC	27516
FISHER WILLIAM	601 W ROSEMARY ST #713	CHAPEL HILL	NC	27516
MARSHALL JOHN F	601 W ROSEMARY ST #714	Chapel Hill	NC	27516
GALANOS ANTHONY N	601 W ROSEMARY ST	Chapel Hill	NC	27516
LAI BREANA	31 SOUTHWIND DR	BURLINGTON	VT	5401
HARKINS HEIDI A	601 W ROSEMARY ST	Chapel Hill	NC	27516
DINNER ISAAC M	601 W ROSEMARY ST #802	Chapel Hill	NC	27516
TOOTHMAN KIMBERLY L	601 W ROSEMARY ST	Chapel Hill	NC	27516
AINBINDER HARVEY	601 W ROSEMARY ST	CHAPEL HILL	NC	27516
PEDIGO ROBERT H	601 W ROSEMARY ST	Chapel Hill	NC	27516
TOOTHMAN KIMBERLY L	601 W ROSEMARY ST	Chapel Hill	NC	27516
NICKELEIT VOLKER R	601 W ROSEMARY ST	Chapel Hill	NC	27516
JULIAN MEAGAN	601 W ROSEMARY ST #904	Chapel Hill	NC	27516
COLES PHILIP	40 LOBB LN	DEEP RIVER	CT	6417
GREER FAMILY GROUP LLC	601 W ROSEMARY ST #1001	Chapel Hill	NC	27516
YU KATHY TRUSTEE	6920 CREEK WOOD DR	Chapel Hill	NC	27514
MCCLAIN ARNOLD T	601 W ROSEMARY ST #216	Chapel Hill	NC	27516
WEST JEFFREY	601 W ROSEMARY ST #219	Chapel Hill	NC	27516
ESURIO PROPERTIES LLC	601 W ROSEMARY ST	Chapel Hill	NC	27516
FONTA FLORA PROPERTIES LLC	115 VIBURNUM WAY	Carrboro	NC	27510
DUNDEE COMMERCIAL PROPERTIES LLC	601 W ROSEMARY ST #108	Chapel Hill	NC	27516
GREENBRIDGE COMMERCIAL OWNERS LLC	PO BOX 6309	RALEIGH	NC	27628
GREENBRIDGE COMMERCIAL OWNERS LLC	PO BOX 6309	RALEIGH	NC	27628
GREENBRIDGE COMMERCIAL OWNERS LLC	PO BOX 6309	RALEIGH	NC	27628

208 Sunset Drive Minor Subdivision
Notification Mailing List

PARCEL OWNER	ADDRESS	CITY	STATE	ZIP
MJ DEVELOPMENT GROUP LLC	1124 GROGANS MILL DR	CARY	NC	27519
MJ DEVELOPMENT GROUP LLC	1124 GROGANS MILL DR	CARY	NC	27519
MJ DEVELOPMENT GROUP LLC	1124 GROGANS MILL DR	CARY	NC	27519
GREENBRIDGE COMMERCIAL OWNERS LLC	PO BOX 6309	RALEIGH	NC	27628
GREENBRIDGE COMMERCIAL OWNERS LLC	PO BOX 6309	RALEIGH	NC	27628
HAAS PHOTOGRAPHICS LLC	613 MORGAN CREEK RD	CHAPEL HILL	NC	27517
GREENBRIDGE COMMERCIAL OWNERS LLC	PO BOX 6309	RALEIGH	NC	27628
CINJO LLC	601 W ROSEMARY ST	CHAPEL HILL	NC	27516
GREENBRIDGE COMMERCIAL OWNERS LLC	PO BOX 6309	RALEIGH	NC	27628
FARRINGTON OLA B	219 N GRAHAM ST	CHAPEL HILL	NC	27516
FARRINGTON OLA B	219 N GRAHAM ST	CHAPEL HILL	NC	27516
JOHNSON PAMELA M	1011 1ST ST SE	WASHGINTON	DC	20003
JACOBSON EVAN	208 N GRAHAM ST	CHAPEL HILL	NC	27516
DINKINS VALERIE ROBINSON	12206 WINDSOR HALL WAY	HERNDON	VA	20170
POLESKEY STEPHEN L	214 N GRAHAM ST	CHAPEL HILL	NC	27516
LOWELL WILLIAM J	204 HOLLY GREEN LN	HOLLY SPRINGS	NC	27540
LOVE BARBARA BURNETTE	3510 HATWYNN RD	CHARLOTTE	NC	28269
KADOURA PROPERTIES LLC	410 W FRANKLIN ST	CHAPEL HILL	NC	27516
HLESSI LLC	13605 OLD CREEDMOOR RD	WAKE FOREST	NC	27587
FARRINGTON OLA	219 N GRAHAM ST	CHAPEL HILL	NC	27516
MASTIN HOLDINGS LLC	319 PROVIDENCE RD	Chapel Hill	NC	27514
TAR HEEL TAXI INC	110 N GRAHAM ST	CHAPEL HILL	NC	27514
CHEN NAN MING	452 ROBIN RD	CHAPEL HILL	NC	27514
ST JOSEPH CHRISTIAN METHODIST EPISCOPAL	510 W ROSEMARY ST	CHAPEL HILL	NC	27514
ST JOSEPH CME CHURCH	510 W ROSEMARY ST	CHAPEL HILL	NC	27516
PATMORE MARK R	PO BOX 2371	CHAPEL HILL	NC	27515
PATMORE MARK R	PO BOX 2371	CHAPEL HILL	NC	27515
LOWELL WILLIAM J ETAL	204 HOLLY GREEN LN	HOLLY SPRINGS	NC	27540
BRODEY BENJAMIN B	213 N ROBERSON ST	CHAPEL HILL	NC	27516
ALSTON JUROTHER	106 STARLITE DR	CARRBORO	NC	27510
GRAVES SHIRLEY E	110 STARLITE DR	CARRBORO	NC	275101828
SOLORZANO LORENZO	112 STARLITE DR	CARRBORO	NC	27510
FEARRINGTON MATTHEW W	116 STARLITE DR	CARRBORO	NC	275101828
EVANS CAROLYN	114 STARLITE DR	CARRBORO	NC	275101828
DOWER RICHARD A	307 SUNSET DR	CHAPEL HILL	NC	27516
FOGGIE TERESA N	305 SUNSET DR	CHAPEL HILL	NC	275162221
PETTIS EUGENE O	2401 BROOK CANYON DR	CHARLOTTE	NC	28212
WHITTIER DONALD A	104 BREWER LN	CARRBORO	NC	27510
COMMUNITY HOME TRUST	PO BOX 2315	CHAPEL HILL	NC	27515
VAUGHAN JEFFREY W	4 CALLE CHAMISA	PLACITAS	NM	87043
CARTER AMANDA J	401 SUNSET DR	CHAPEL HILL	NC	27516
MARCUSSON ISABEL H	608 NUNN ST	CHAPEL HILL	NC	275162211
MURRAY EDWARD IV ETAL	306 SUNSET DR	Chapel Hill	NC	27516
RUSHING JOHN W HRS	119 MURRAY HILL DR	DURHAM	NC	27712
SECOND BAPTIST CHURCH OF CHAPEL HILL	114 S GRAHAM ST	CHAPEL HILL	NC	27514
ORANGE COMMUNITY HOUSING & LAND TRUST	PO BOX 2315	CHAPEL HILL	NC	27515
MANLEY JOHN R II	101 APPLE ST	CHAPEL HILL	NC	27514
MORGAN ANDI J	604 NUNN ST	Chapel Hill	NC	27514
308 SUNSET DR LLC	308 SUNSET DR	CHAPEL HILL	NC	27516
BULBROOK JAMES	112 NEW CASTLE DR	CHAPEL HILL	NC	27517
ORANGE COMMUNITY HOUSING AND LAND TRUST	PO BOX 2315	CHAPEL HILL	NC	27515
ORANGE COMMUNITY HOUSING & LAND TRUST	PO BOX 2315	CHAPEL HILL	NC	27515
ST AMAND MATTHEW	217 N GRAHAM ST	Chapel Hill	NC	27516
FEARRINGTON JOSEPH A	219 N GRAHAM	CHAPEL HILL	NC	27516
EMPOWERMENT INC	109 N GRAHAM ST	Chapel Hill	NC	27516
SELF HELP VENTURES FUND INC	301 W MAIN ST	DURHAM	NC	27701
EMPOWERMENT INC	109 N GRAHAM ST	CHAPEL HILL	NC	27516
EMPOWERMENT INC	109 N GRAHAM ST	CHAPEL HILL	NC	27516

208 Sunset Drive Minor Subdivision
Notification Mailing List

PARCEL OWNER	ADDRESS	CITY	STATE	ZIP
YOUNG GERALDINE K	524 REYNOLDS AVE	DURHAM	NC	277074638
ARITZ CORTES SILVESTRE	222 N GRAHAM ST	CHAPEL HILL	NC	275168732
POWELL CHAITRA	224 N GRAHAM ST	CHAPEL HILL	NC	27516
ROBINSON WHITNEY R	609 CRAIG ST	CHAPEL HILL	NC	27516
ATWATER BARBARA	3201 CRICKETEER DR	CHARLOTTE	NC	28216
SELF HELP VENTURES FUND	PO BOX 3619	DURHAM	NC	27702
ORANGE COMMUNITY HOUSING AND LAND TRUST	PO BOX 2315	CHAPEL HILL	NC	27515
LINDSAY LEPRENIA TRUSTEE	215 NORTH ROBERSON STREET	CHAPEL HILL	NC	27516
ROACH JULIE M	217 N ROBERSON ST	CHAPEL HILL	NC	27516
EMPOWERMENT INC STE 200	109 N GRAHAM ST	CHAPEL HILL	NC	27516
MERCIA RESIDENTIAL PROPERTIES INC	P O BOX 2371	CHAPEL HILL	NC	27515
FOSHEE FLOYD A JR	17202 KLEE CIR	SPRING	TX	77379
KIM EUN AH	643 SWIFT CREEK CROSSING	DURHAM	NC	27713
CHAPEL HILL TOWN OF	405 MARTIN LUTHER KING JR BLVD	CHAPEL HILL	NC	27514

Graham Smokoski

From: Allison Weakley <aweakley@townofchapelhill.org>
Sent: Friday, June 28, 2019 9:47 AM
To: Graham Smokoski
Subject: RE: Request for Stream Determination - 208 Sunset Drive (PIN 9788063797)

Hi, Graham ~

You are correct – there are no streams on the property, or within 150 feet of the property boundary, so a stream determination is not needed.

Best regards,
~Allison



Allison (Schwarz) Weakley
Stormwater Analyst
Public Works Department
Stormwater Management
[Town of Chapel Hill](http://TownofChapelHill.org)
208 N. Columbia Street, 2nd Floor
Chapel Hill, NC 27514
919-969-7202 | aweakley@townofchapelhill.org

E-mail correspondence to and from this address may be subject to the North Carolina Public Records Law and may be disclosed to third parties

From: Graham Smokoski [<mailto:Graham.Smokoski@self-help.org>]
Sent: Thursday, June 27, 2019 2:51 PM
To: Allison Weakley <aweakley@townofchapelhill.org>
Subject: Request for Stream Determination - 208 Sunset Drive (PIN 9788063797)

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Ms. Weakley,

Attached here is a Request for Stream Determination form for the property referenced in the subject line of this email. This property is owned by Self-Help Ventures Fund, of which I am a representative. As best I can tell, there is no stream within some distance of the property, but I am preparing a Minor Subdivision Application and the application form indicates that a stream determination is required for all submissions.

Please be in touch if you need any other information from me.

Thanks,
Graham



**PUBLIC WORKS DEPARTMENT
STORMWATER MANAGEMENT DIVISION**

405 Martin Luther King, Jr. Blvd.
Chapel Hill, NC 27514-5705
Telephone (919) 969-7246
Fax (919) 969-7276
www.townofchapelhill.org

REQUEST FOR STREAM DETERMINATION

Stream determinations provide information used to determine whether the Town's Resource Conservation District (RCD) or Jordan Watershed Riparian Buffer Protection regulations apply to a property. Town staff will typically conduct a field visit to classify streams on the property(ies) indicated below within two weeks of a request, depending on weather conditions, staff availability, and scope of the request. Please note that stream determinations cannot be conducted within 48 hours of a rain event. There is no fee for stream determinations conducted by Town staff.

A stream determination report indicates the results of a stream classification. Stream classifications expire after five years. If a stream determination has been completed on or near the property(ies) listed below within the last five years, a site visit may not be required unless local hydrology has changed significantly or the stream classification has expired. If a site visit is not required, the stream determination will be based on a records review.

Requests may be emailed (aweakley@townofchapelhill.org), faxed, dropped off at Town Hall or the Stormwater Office, or mailed to the above address in care of the "Stormwater Analyst."

Requestor's Name: Graham Smokoski

Mailing Address: 301 W Main Street, 5th Floor

City, State, ZIP: Durham, NC 27701

Phone / FAX / Email: graham.smokoski@self-help.org

Check method(s) for report to be sent: ☐ US Mail ☒ Email ☐ FAX ☐ Call for pickup

Signature of property owner or designated legal agent granting permission to Town Staff to enter the property(ies) indicated below for purposes of a Stream Determination:


(Signature)

6/27/2019
(Date)

Owner Name(s): n/a - Corporate ownership
(Please print)

Company Name (if applicable): Self-Help Ventures Fund

Property Information

Fill in both columns, or fill in Parcel ID Number (PIN) and attach a site map indicating location.

Parcel ID Number (PIN)	Address / Location Description
9788-06-3797	208 Sunset Drive, Chapel Hill, NC 27516

Where the **total area** of the property(ies) to visit is **over 3 acres**, please attach an as-built drawing or a topographic map with current landmarks.

Notes

- 1) This survey was performed without the benefit of a title report. This survey is subject to any facts and easements which may be disclosed by a full and accurate title search.
- 2) This property is subject to all easements, buffers and restrictions shown hereon and all others of record not shown hereon.
- 3) This property is not in any Special Flood Hazard Areas or Future Conditions Flood Hazard Areas, as shown on FIRM Panel 9788 Map Number: 3710978800K Panel Effective Date: 11/17/2017.
- 4) The purpose of this plat is the subdivision of an existing parcel of land into two lots.
- 5) This property is in the Northside Neighborhood Conservation District CD-1.
- 6) This property is in Town of Chapel Hill Zoning District R-3.

Dimensional Standards for Zoning District R-3
(per ToCH LUM0 Table 3.8.1: Dimensional Matrix)

Minimum Frontage: 40 feet
Minimum Lot Width: 50 feet
Maximum Allowable Impervious Surface: 50%
Minimum Lot Size: 5,500 S.F.
Maximum Density: 7 du/ac
Maximum FAR (Floor Area Ratio)
for Northside NCD: 0.2
Maximum Size for Single-Family Dwelling
(or Single-Family with Accessory Apartment)
for Northside NCD: 1,750 square feet

Zoning District R-3 Building Setbacks (min. feet)

Street Setback 24'
Interior Setback 8'
Solar Setback 11'

Lot 13-A Data Table

IMPERVIOUS SURFACE

Maximum Allowable Impervious Surface
.50 x 8,768.2 S.F. (G.L.A.) = 4,384 S.F.

Existing Impervious Surface

House: 1,472 S.F.
Porch & steps: 360
Gravel drive: 213

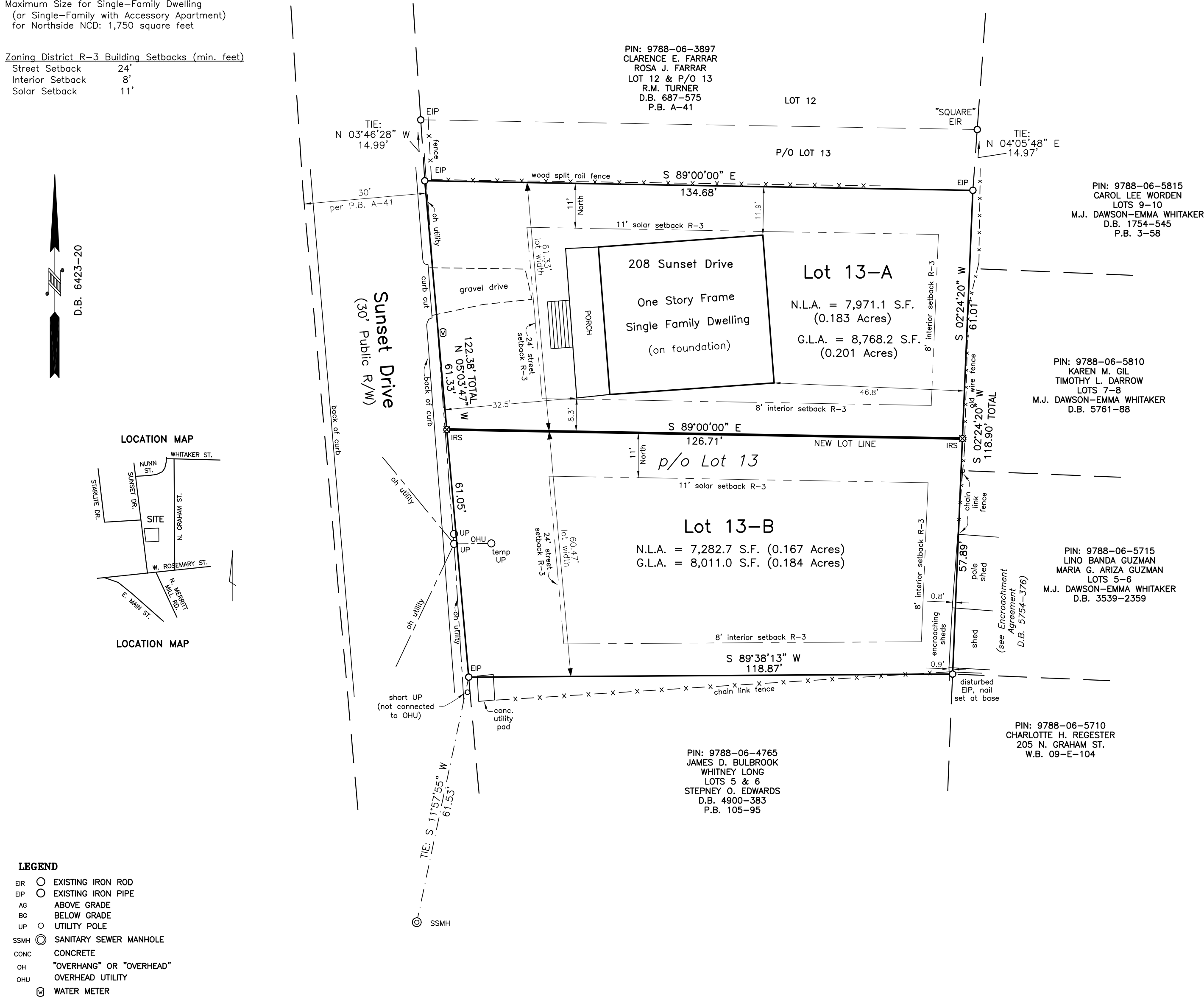
Total Existing
Impervious Surface: 2,045 S.F.

FLOOR AREA RATIO (FAR)

Floor Area of Existing House = 1,472 S.F.
Existing Floor Area Ratio = .17
(1,472 S.F. / 8,768.2 S.F.)

Total Lot Area

N.L.A. = 15,253.9 S.F. (0.350 Acres)
G.L.A. = 16,779.3 S.F. (0.385 Acres)



I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 6423, PAGE 20); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM SOURCES NOTED HEREON; THAT THE RATIO OF PRECISION IS A MAXIMUM OF 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 OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET;
 2. THAT THE SURVEY IS OF AN EXISTING FEATURE, SUCH AS A BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH AS A WATERCOURSE;
 3. THAT THE SURVEY IS A CONTROL SURVEY; OR;
 4. THAT THE SURVEY IS OF A PROPOSED EASEMENT FOR A PUBLIC UTILITY AS DEFINED IN G.S. 62-3.
- 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, LICENSE NUMBER, AND SEAL THIS _____ DAY OF _____, 2019.

STEPHEN M. HALLSTROM PROFESSIONAL LAND SURVEYOR L-5083

PRELIMINARY PLAT – NOT FOR
RECORDATION, CONVEYANCES
OR SALES

Minor Subdivision
P/O Lot 13, R.M. Turner

PROPERTY OF
Self-Help Ventures Fund

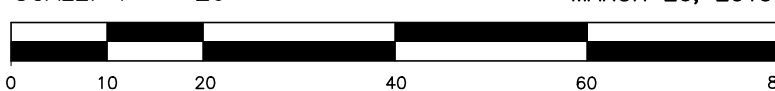
Property Address: 208 SUNSET DRIVE
Legal Description: P/O LOT 13, R.M. TURNER P A/41
PIN Reference: 9788-06-3797
Deed Reference: 6423-20
Plat Reference: A-41

OWNER'S ADDRESS
SELF-HELP VENTURES FUND
301 W. MAIN ST.
DURHAM, NC 27701

CHAPEL HILL TOWNSHIP
ORANGE COUNTY
NORTH CAROLINA

REV: SEPT. 23, 2019
REV: SEPT. 9, 2019
MARCH 26, 2019

SCALE: 1" = 20'





QUESTIONS?
Call or email us!

Town of Chapel Hill
Office of Planning and Sustainability
Building 919-968-2718 permits@townofchapelhill.org
Zoning 919-969-5066 planning@townofchapelhill.org

Residential Building Permit

☐ Zoning Review

Reference:

Permit:

201920583

A: Project Location	Type:	Single Family	Two Family	County:	Orange	Durham
Property Address or PIN:	208 SUNSET.	PIN 9788063797	Unit Number:			
City:	CHAPEL HILL	State:	NC	Zip:	27516	Subdivision:
Utilities:	<input checked="" type="checkbox"/> OWASA	<input type="checkbox"/> Septic	<input type="checkbox"/> Well	<input checked="" type="checkbox"/> Inside Town Limit		
Property Owner:	SELF HELP VENTURES FUND		Email:	dan.levine@self-help.org		
Property Owner Address:	301 W MAIN ST.		<input type="checkbox"/> Same as Property Address			
City:	DURHAM	State:	NC	Zip:	27701	Phone:
Special Protection Areas:	<input type="checkbox"/> Floodplain	<input type="checkbox"/> Historic District	<input type="checkbox"/> Jordan Buffer	<input checked="" type="checkbox"/> NCD	<input type="checkbox"/> RCD	<input type="checkbox"/> Watershed Protection District

B: Applicant	
General Contractor:	SELF HELP COMMUNITY DEVELOPMENT CORPORATION <input type="checkbox"/> Owner
Design Professional:	(if applicable)
Contact Name:	GREG ROCKETT NCGC License Number: 69897
Address:	PO BOX 3619 City: DURHAM State: NC Zip: 27702
Email:	greg.rockett@self-help.org Phone: (919) 956-4666
<input checked="" type="checkbox"/> I am a general contractor duly licensed by the NC Licensing Board of General Contractors.	
<input type="checkbox"/> I am permitted to contract on projects on one property at a time not to exceed \$30,000. I acknowledge and understand that I am not permitted to perform or subcontract plumbing, mechanical, or electrical work so all of the following contractors are considered licensed sub-contractors and have contracts directly with the property owner.	
<input type="checkbox"/> I own the property where the building, or portion thereof, will be constructed or altered and I am acting as the General Contractor of record. I acknowledge and understand that I must personally occupy the property for a period of not less than 12 months and have attached the completed, signed, and notarized "Owner Exemption Affidavit", as required by NC law, stating the same.	
I hereby certify that I am authorized to submit this application; that all information is correct and all work will comply with the State Building Code and all other applicable State and local laws, ordinances, and regulations. I understand that knowingly providing false information in this application can subject me to civil and criminal prosecution. I will ensure that the Development Services Center is notified of any changes in the approved plans and specifications for the project permitted herein.	
GREG ROCKETT	12/11/18
Print Name	Signature Date

Need help? View the instructions: <http://bit.ly/1Qn66Vx> Still unsure? Call or email us! M-F 8:30-5

TDB 2-19-19



Town of Chapel Hill Office of Planning and Sustainability

QUESTIONS?
Call or email us!

Building 919-968-2718 permits@townofchapelhill.org
Zoning 919-969-5066 planning@townofchapelhill.org

C. Type of Work

Check all boxes that apply to the work being performed

- ☐ Addition ☒ Mechanical
- ☐ Deck / Porch ☐ New Home
- ☐ Demolition ☒ Plumbing
- ☐ Driveway ☐ Pool
- ☒ Electrical ☐ Repair
- ☒ Foundation ☐ Roof / Siding
- ☐ Insulation ☐ Solar / Energy Upgrades
- ☐ Other (Specify): _____

- ☐ **Accessory structure or Use (exterior):** i.e. fence, gazebo, irrigation, landscaping, patio, outdoor kitchen, or fireplace, other paved or impervious, parking area, pergola, retaining wall, shed, steps, stoop, or utilities
- ☐ **Remodel:** Adding, moving, removing of any walls or changing use of existing space. i.e. changing size of a room, finishing unfinished space, changing dining room to bedroom, or closing off storage space in garage.
- ☒ **Renovation:** Improving or refurbishing a space without changing its configuration, size, or use. i.e. replace flooring, cabinets, or fixtures.
- ☐ **After the Fact:** This permit is to authorize work performed without a permit, inspection, or approval.

Total Cost of Construction: \$ 50,000

D: Details

1. Heated Square Footage

	Construction Area (square feet)	
	New	Total
Basement		
1st Floor	0	1478
2nd Floor		
3rd Floor / Attic		
Total	0	1478
Interior Work Area (Remodel or Renovation Area + New)	1478	

2. Dwelling Area

Number of:	New	Total
Bedrooms	0	3
Bathrooms	0	2
Kitchens	0	1
Dwelling Units	0	1

3. Zoning

Zoning District	R-3, CD-1			
	Allowed	Proposed		
Primary Heights (feet)	20 20	17		
Secondary Heights(feet)	26	17		
	Allowed	Proposed		
Interior Setback (feet) Neighboring lot lines	8	9		
Solar Setback (feet) Northern Lot Line	11	12		
Street Setback(s) (feet)	24	35		
Complete using Square Feet	Existing	Change (+/-)	Total	
Impervious Surface Area (ISA)	0	2400	2400	
Lot Size (NLA)	8180		Square Feet	
New Land Disturbance	3600	7,193	Square Feet	
Proposed ISA / NLA Ratio	29%			
Floor Area (NCD or Duplex)	1473		Square Feet	

Need help? View the instructions: <http://bit.ly/1Qn66Vx> Still unsure? Call or email us! M-F 8:30-5



QUESTIONS?
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Town of Chapel Hill
Office of Planning and Sustainability

Building 919-968-2718 permits@townofchapelhill.org
Zoning 919-969-5066 planning@townofchapelhill.org

E. Subpermit Information

1. Mechanical

Mechanical Contractor:	BOER BROTHERS HEATING & COOLING, LLC	NC Mechanical License Number:	28517	<input type="checkbox"/> Owner			
Address:	104R HWY 54 W #333	City:	CARRBORO	State:	NC	Zip:	27510
Email:	boerbrothers@nc.rr.com			Phone:	(919) 929-9886		
Service Type:	<input type="checkbox"/> New <input type="checkbox"/> Changeout	Check all that apply:	<input type="checkbox"/> Duct Work <input type="checkbox"/> Exhaust Fan <input type="checkbox"/> Gas Line <input type="checkbox"/> Geothermal System				
Number of Heat Pumps & Gas Packs:		Number of Other Mechanical Appliances:*		Number of Fireplaces:			

*Includes, but not limited to AC units, gas furnace, electric furnace, air handler units, condensers, coils, chillers, humidifiers, etc.

2. Electrical

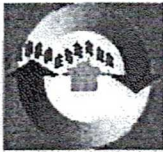
Electrical Contractor:	BONNEVILLE RENOVATION & REPAIR LLC	NC Electrical License Number:	25972-L	<input type="checkbox"/> Owner			
Address:	201 B MAPPLE AVE.	City:	CARRBORO	State:	NC	Zip:	27510
Email:	bonnevilleelectric@gmail.com			Phone:	(919) 932-6938		
COMPLETE ONLY ONE OF THE FOLLOWING TWO SECTIONS							
Service Type:	<input type="checkbox"/> New <input type="checkbox"/> Service Change* <input type="checkbox"/> Temporary Service	OR	Boxes: _____				
	<input type="checkbox"/> Change in location of existing Meter / Panel		Switches: _____				
Service Size:	_____ Amps <input type="checkbox"/> Rewire		Enter the number of items added, altered, moved, or removed for each of the following:				
Number of Meters:	_____		Outlets: _____				
			Lights: _____				

*When there is a service change that results in a relocation or upgrade (100 amp to 200 amp, etc.), the new utility power line MUST be installed underground to comply with LUMO Ordinance Section 5.12.2

3. Plumbing

Plumbing Contractor:	SPARROW & SONS, INC	NC Plumbing License Number:	4403	<input type="checkbox"/> Owner			
Address:	305 W WEAVER ST	City:	CARRBORO	State:	NC	Zip:	27510
Email:	msparrow@sparrowplumbingnc.com			Phone:	(919) 942-5171		
Service Type:	<input type="checkbox"/> New <input type="checkbox"/> Changeout <input type="checkbox"/> Pipe Replacement	Number of Fixtures & Connections: _____					
Check all that apply:	<input type="checkbox"/> Fire Sprinkler System <input type="checkbox"/> New Sewer Connection <input type="checkbox"/> Septic <input type="checkbox"/> Backflow Preventer <input type="checkbox"/> Irrigation System <input type="checkbox"/> New Water Connection <input type="checkbox"/> Well						
						Number of Water Heaters: _____	

Need help? View the instructions: <http://bit.ly/1Qn66Vx> Still unsure? Call or email us! M-F 8:30-5



Orange County Solid Waste Management Recyclable Material Permit Application

(Applies to Town of Carrboro, Town of Chapel Hill, Town of Hillsborough and rural Orange County)

For additional information go to our web-page at: <http://orangecountync.gov/recycling>

Please read and understand the following terms:

- A Recyclable Material (RM) Permit is required for all projects and is tied to the issuance of your building or demo permit.
- Incomplete and/or unsigned and dated RM permit applications will not be considered & will be returned resulting in a delay of the issuance of your building or demolition permit.
- The permit applies only to the project listed below and is valid for as long as the related building or demo permit is active.
- Not following permit conditions is a violation of the Regulated Recyclable Materials Ordinance (RRMO) and may result in criminal or civil penalties and may result in the loss of Recyclable Material Collector's License, if applicable.
- A collector's license is required for hauling regulated construction & demolition debris in vehicles larger than 9,000 lbs. GVW. For additional information on hauler licensing see our web-page at: <http://orangecountync.gov/recycling>.
- All structures 500 SF or larger require a deconstruction assessment before the demo permit can be issued. Contact Orange County Solid Waste Enforcement staff at 919-968-2788 x 107 or 109 to arrange for the assessment.
- Regulated material management requirements include:
 1. Clean wood waste (not painted, stained, treated), scrap metal, and corrugated cardboard must be recycled and cannot be landfilled. Facilities exist at the Orange County C&D Landfill to recycle these materials at reduced or no tip fee so long as they are kept separate and can be off-loaded separately by the hauler. If the materials are comingled together, a penalty of double the tip fee will apply since we do not have the ability to separate them out.
 2. Certified C&D material reclamation facilities (MRF's) may be used as an alternate to source separation or bringing them to the Orange County C&D landfill. For a current list of certified facilities, please contact the Enforcement Officer of Orange County Solid Waste Management at 919-968-2788 x 109.
 3. C&D materials may not be disposed of through burning.
 4. Land clearing inert debris (LCD; vegetative debris) cannot be burned and may be brought to the Orange County C&D landfill for recycling at reduced tip fees (currently \$18/ton).
 5. Appliances and tires are banned from all landfills in NC and facilities exist at the Orange County C&D landfill for recycling these items at reduced tip fees.
- Solid Waste enforcement staff may enter the job site to observe if any regulated recyclable materials are being placed in waste containers with other C&D waste materials and if so, a Verification Tag will be placed on the container which must be given to the scalehouse operator at the certified facility where the container must be taken.
- The RM permit shall be kept on the job and in the permit box for the duration of the project.
- For questions contact the Enforcement Officer at Orange County Solid Waste at 919-968-2788 x 109.

I have read, understand, and agree to comply with the terms of the Recyclable Material Permit:

x [Signature] Date: 12/11/18

Applicant Information:

Project address: 208 Sunset PIN #: 9788063797
Applicant: Self Help CDC Owner: Self Help Ventures Fund
Project Address: Chapel Hill NC 27516 Owner Address (If different): 301 W Main St.
Durham NC 27701
Contact #: Greg Rockett (919) 956-4666 Contact #: Dustin Rawlings (919) 671-9110

Job Summary: House being moved to North side of lot. New footings and foundation wall built. Plumbing, Electrical and HVAC reconnected.

Check method of waste collection & hauling you will use: Check the method of waste management you will use:

☒ Self-haul ☐ Jobsite separation of regulated recyclables and taken to market
☐ Licensed Hauler ☐ Mixed recycling facility (list below if known)
Name of licensed hauler _____

Approved by: [Signature]

Date: 2/19/19



301 W Main St | Durham, NC 27701

SCOPE OF WORK

PROPERTY ADDRESS

208 Sunset Drive
Chapel Hill, NC 27516

PROPERTY OWNER

Self Help Ventures Fund
301 W Main
Durham, NC 27701

DETAILED DESCRIPTION OF WORK

- House being moved to North part of lot
- Build Footings and foundation wall
- Electrical, plumbing and HVAC reconnected

COST OF CONSTRUCTION

\$ 50,000


SIGNATURE (Self Help Ventures Fund)

12/11/18
Date



AFFIDAVIT OF WORKERS' COMPENSATION COVERAGE
N.C.G.S. 87-14

The undersigned applicant for Building Permit 208 Sunset Dr being the:
(Property Street Address)

☐ Contractor ☐ Owner ☐ Officer/Agent of the Contractor or Owner

Do hereby aver under penalties of perjury that the person(s), firm(s) or corporation(s) performing the work set forth in the permit:

☒ has/have three (3) or more employees and have obtained workers' compensation insurance to cover them,

☐ has/have one or more subcontractor(s) and have obtained workers' compensation insurance to cover them,

☐ has/have one or more subcontractors who has/have their own policy of workers' compensation covering themselves,

☐ has/have not more than two (2) employees and no subcontractors,

while working on the project for which this permit is sought. It is understood that the Inspection Department issuing the permit may require certificates of coverage of workers, compensation insurance prior to issuance of the permit and at any time during the permitted work from any person, firm or corporation carrying out the work.

Firm Name: SELF-HELP COMMUNITY DEVELOPMENT CORP.

Signed By: *Greg Rockett*

Print Name: GREG ROCKETT Date: 12/11/18

Title: CONSTRUCTION MANAGER

DO NOT REMOVE!**Details: Appointment of Lien Agent**

Entry #: 963069

Filed on: 12/11/2018

Initially filed by: grockett

Designated Lien Agent

Investors Title Insurance Company

Online: www.liensnc.com <http://www.liensnc.com>Address: 19 W. Hargett St., Suite 507 /
Raleigh, NC 27601

Phone: 888-690-7384

Fax: 913-489-5231

Email: support@liensnc.com <mailto:support@liensnc.com>**Owner Information**Greg Rockett
301 W Main St
Durham, NC 27701
United States
Email: greg.rockett@self-help.org
Phone: 919-956-4666**Project Property**PIN 9788076382
230 Graham St
Chapel Hill, NC 27516
Orange County**Property Type**

1-2 Family Dwelling

Print & Post**Contractors:**

Please post this notice on the Job Site.

Suppliers and Subcontractors:

Scan this image with your smart phone to view this filing. You can then file a Notice to Lien Agent for this project.

View Comments (0)

Technical Support Hotline: (888) 690-7384

TO: Town of Chapel Hill Planning Commission

FROM: Graham Smokoski, Self-Help

RE: 208 Sunset Drive Minor Subdivision Application
Request for Waiver of Requirement for Sidewalk at Lot Frontage

DATE: September 9, 2019

SUMMARY

Self-Help Ventures Fund (Self-Help), having applied for a Minor Subdivision to divide the existing lot at 208 Sunset Drive to create two (2) residential lots, requests a waiver from the requirement to provide sidewalk along the frontage of the newly created lots.

JUSTIFICATION

We believe that the proposed waiver is warranted for two primary reasons.

1. Lack of Existing Sidewalk Infrastructure

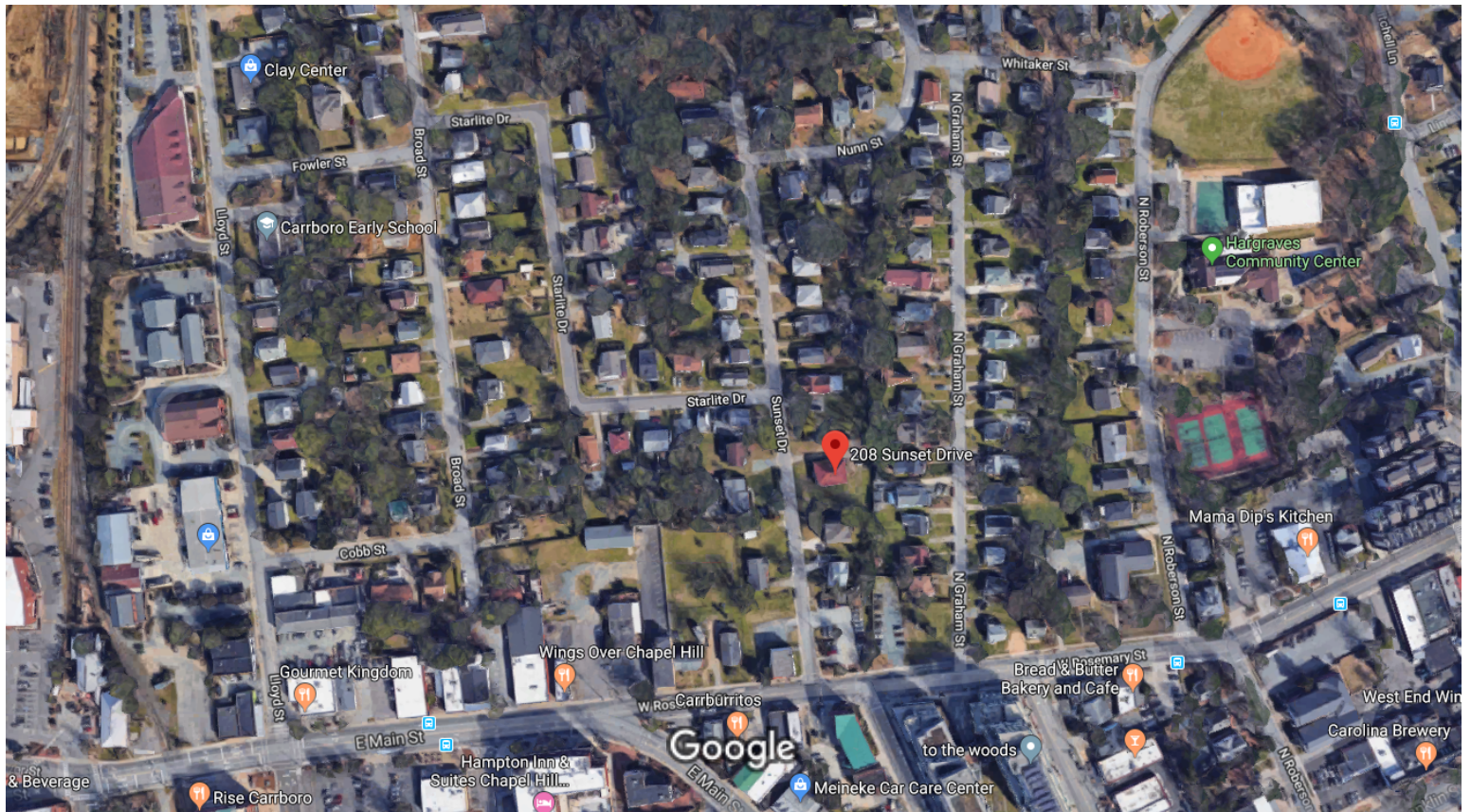
As shown in the attached aerial photo of the subject property and its surroundings, sidewalk infrastructure is not well developed on Sunset Drive, which lacks sidewalk on either side of the street, or neighboring streets. Construction of sidewalk along the frontage of the lots created by the subdivision would not improve pedestrian access since it would not link to any existing sidewalk network.

2. Limited Possibility for Future Development of Sidewalk Infrastructure

As shown in the preliminary plat submitted with this application for Minor Subdivision, the public right-of-way along Sunset Drive is nearly coterminous with the street bed with property lines sitting just behind the back of curb. According to the New Sidewalk Prioritization Criteria detailed in the October 2017 *Town of Chapel Hill Mobility and Connectivity Plan*, the lack of available right-of-way and the location of the property and surrounding neighborhood outside a Priority Corridor would limit the prioritization score of any future sidewalk project proposal. This reduces the likelihood that sidewalk built along the frontage of the Minor Subdivision area will link to a more extensive sidewalk network in the future.

Additionally, as this property is held in the land bank operated by Self-Help as part of the Northside Neighborhood Initiative, the intended use of the proposed Lot 13-B, shown on the preliminary plat, is affordable housing. Requiring construction of sidewalk along the frontage of these lots would increase costs without improving pedestrian mobility.

Google Maps 208 Sunset Dr



Imagery ©2019 Google, Imagery ©2019 Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency, Map data ©2019



208 Sunset Dr

Chapel Hill, NC 27516