

15 Jan 21

Mr. Chris Roberts, PE  
Manager of Engineering & Infrastructure  
Town of Chapel Hill Public Works Department  
6850 Millhouse Road  
Chapel Hill, NC 27514-5705



BALLENTINE  
ASSOCIATES, PA

Subject: Glen Lennox Block 9A  
Maxwell Road Realignment

Dear Chris,

As you are aware, the proposed development of Glen Lennox Block 9A includes the realignment of a portion of Maxwell Road between Lanark Road and Hamilton Road. The realignment will be performed in accordance with Section 5.4 (a)(2) of the Glen Lennox Development Agreement and will involve abandoning a portion of the existing public right-of-way and dedication of new right-of-way. It is our understanding that the Town Council must approve the right-of-way abandonment part of this and that you are the person who must initiate this process. We are starting our DACP design associated with Block 9A and wanted to go ahead and initiate the abandonment process.

To support this request, I have attached the following items:

- Design Development Drawing Site Plan – Phase 2 (sheet C1001), dated 08 Jan 21.
- A draft Right-of-Way Abandonment & Right-of-Way Dedication Plat dated 21 Dec 20.

Our understanding is that the first step in the process will be for your staff to prepare a Council consent agenda item, which will establish a Council Public Hearing on the matter at a subsequent Council meeting. We are hopeful this item can be included in the next available Council consent agenda and scheduled for the soonest public hearing possible thereafter.

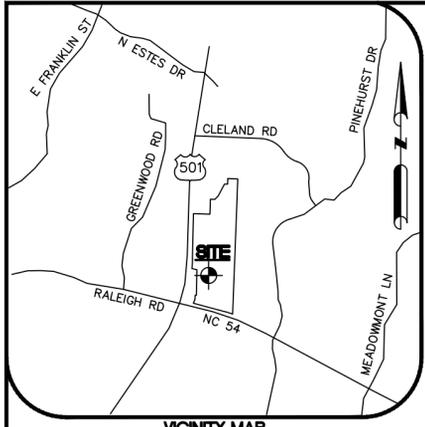
Thanks very much for your assistance with this and please don't hesitate to call me should you have any questions or if you require additional information.

Yours very truly,  
BALLENTINE ASSOCIATES, PA

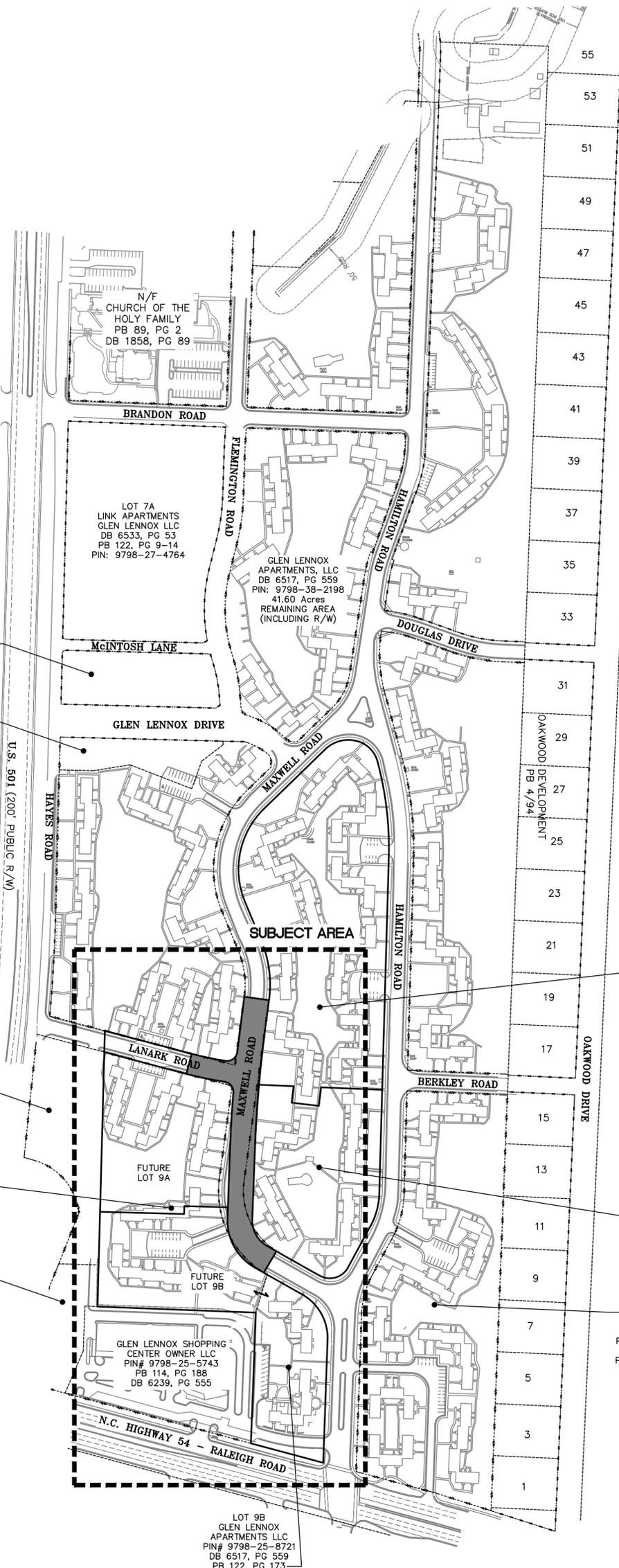
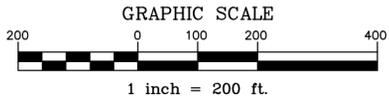
A handwritten signature in blue ink that reads "Dillon W. Smith". The signature is written in a cursive, flowing style.

Dillon W. Smith, PE  
Engineering Team Leader





VICINITY MAP  
NOT TO SCALE



**GENERAL NOTES**

1. THIS IS A SURVEY OF AN EXISTING PARCEL(S) OF LAND. THIS IS A RIGHT-OF-WAY ABANDONMENT AND RIGHT-OF-WAY DEDICATION PLAT.
2. BEARINGS FOR THIS SURVEY ARE BASED ON NC GRID COORDINATES NAD 83 (2011). GRID TIE PERFORMED USING GPS, BASED, WITH A COMBINED SCALE FACTOR OF 0.99992820.
3. BOUNDARY CLOSURE = 1:130,700.
4. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
5. ZONING: NCD-8C (NEIGHBORHOOD CONSERVATION DISTRICT)
6. \*SETBACKS, PARKING AND BUILDING HEIGHTS: VARIABLE WIDTHS BASED ON LOCATION IN THE PROPOSED DEVELOPMENT - SEE "GLEN LENNOX AREA NEIGHBORHOOD CONSERVATION DISTRICT PLAN FOR CD-8C" AS ADAPTED BY THE CHAPEL HILL TOWN COUNCIL MAY 30, 2012.
7. AREA BY COORDINATE GEOMETRY.
8. FLOOD NOTE: THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" AS DEFINED BY F.E.M.A F.I.R.M PANEL #3710979800 L DATED OCTOBER 19, 2018.
9. REFERENCES: PB 14, PG 180; DB 3521, PG 131; PB 117, PG 178-179; PB 119, PG 36-38; PB 122, PG 9-14; PB 122, PG 161-164; PB 122, PG 173 OF THE ORANGE COUNTY REGISTER OF DEEDS.
10. SEE PLAT BOOK 14, PAGE 180 FOR ORIGINAL RIGHT OF WAY ALIGNMENTS.

**SITE DATA TABLE**

BLOCK #	PHASE 1 AREA: ACRES (SQ FT)	PHASE 2 AREA: ACRES (SQ FT)
BLOCK 9A	4.25 (185,108)	2.43 (105,785)
BLOCK 9B	1.54 (66,953)	3.47 (151,170)
BLOCK 4	2.86 (124,620)	2.76 (120,120)
BLOCK 5	5.59 (243,371)	5.58 (243,144)
GLEN LENNOX REMAINDER (EXCLUDING R/W)	31.12 (1,355,421)	31.12 (1,355,105)
GLEN LENNOX TOTAL RIGHT OF WAY	10.49 (456,870)	10.49 (457,019)
GLEN LENNOX REMAINDER (INCLUDING R/W)	41.60 (1,812,291)	41.60 (1,812,123)
TOTAL SITE AREA	55.84 (2,432,343)	55.84 (2,432,343)

**TOWN MANAGER ENDORSEMENT**

PROVIDED THAT THIS PLAT BE RECORDED WITHIN 30 DAYS OF FINAL APPROVAL.

APPROVED BY:

TOWN MANAGER \_\_\_\_\_

DATE \_\_\_\_\_

STATE OF NORTH CAROLINA  
COUNTY OF ORANGE

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

REVIEW OFFICER  
ORANGE COUNTY LAND RECORDS/GIS

DATE OF CERTIFICATION: \_\_\_\_\_

I, STEVEN M. INJASOULIAN, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM DEED DESCRIPTION RECORDED IN BOOK AND PAGE (AS SHOWN); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AND DRAWN FROM INFORMATION FOUND IN BOOK AND PAGE (AS SHOWN); THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000±; AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS

DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

STEVEN M. INJASOULIAN PLS L-4732



LOT 5  
GLEN LENNOX  
APARTMENTS LLC  
PIN# 9798-26-9709  
DB 6517, PG 559  
PB 122, PG 161-164

I HEREBY CERTIFY THAT THIS PLAT IS OF THE FOLLOWING TYPE: G.S. 47-30 (f)(1)(d). THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

STEVEN M. INJASOULIAN PLS L-4732

**CERTIFICATE OF DEDICATION AND MAINTENANCE**  
FOR PIN# 9798-38-2198; 9798-26-8189; 9798-26-9709; 9798-26-5134; 9798-25-8724

THE UNDERSIGNED PARTY, BEING DULY SWORN, CERTIFIES THAT HE IS THE OWNER OR DULY AUTHORIZED REPRESENTATIVE OF THE OWNER OF THE PROPERTY DESIGNATED ON THIS PLAT AS DESCRIBED BELOW, AND HEREBY FREELY DEDICATES ALL RIGHTS-OF-WAY, EASEMENTS, STREETS, RECREATION AREA, OPEN SPACE, COMMON AREA, UTILITIES, AND OTHER IMPROVEMENTS TO PUBLIC OR PRIVATE COMMON USE AS NOTED ON THIS PLAT, AND FURTHER ASSUMES FULL RESPONSIBILITY FOR THE MAINTENANCE AND CONTROL OF SAID IMPROVEMENTS UNTIL THEY ARE ACCEPTED FOR MAINTENANCE AND CONTROL BY AN APPROPRIATE PUBLIC BODY OR, BY AN INCORPORATED NEIGHBORHOOD OR HOMEOWNERS' ASSOCIATION OR SIMILAR LEGAL ENTITY. DESCRIPTION/REFERENCE TO LOTS SHOWN ON THIS PLAT AND COVERED BY THIS CERTIFICATE: PIN# 9798-38-2198; 9798-26-8189; 9798-26-9709; 9798-26-5134; 9798-25-8724 [REMAINDER AND LOTS 4, 5, 9A, & 9B].

SIGNATURE FOR GLEN LENNOX APARTMENTS LLC \_\_\_\_\_

DATE \_\_\_\_\_

NORTH CAROLINA, \_\_\_\_\_ COUNTY

I, \_\_\_\_\_, A NOTARY PUBLIC FOR THE

SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT \_\_\_\_\_ PERSONALLY APPEARED

BEFORE ME THIS DAY, AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

REVIEWED BY: SMI  
DRAWN BY: EJS  
SCALE: 1"=200'  
DATE: 21 DEC 20  
JOB NUMBER: 107013.03

**GLEN LENNOX**  
BLOCK 4, 5, 9A, & 9B - PHASE 2  
RIGHT-OF-WAY ABANDONMENT,  
& RIGHT OF WAY DEDICATION PLAT  
CHAPEL HILL TOWNSHIP, ORANGE COUNTY, NORTH CAROLINA

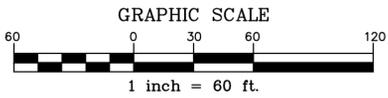
**FINAL PLAT**

ISSUED	DATE

OWNER INFORMATION:  
GLEN LENNOX APARTMENTS, LLC  
4601 PARK RD, SUITE 450  
CHAPEL HILL, NC 27609  
OWNER'S REPRESENTATIVE:  
JOE DYE  
PH: 919-388-5774  
EMAIL: jdye@glenlennox.com



**BALLENTINE ASSOCIATES, P.A.**  
221 PROVIDENCE ROAD, CHAPEL HILL, N.C. 27514  
(919) 929 - 0481 (919) 489 - 4789  
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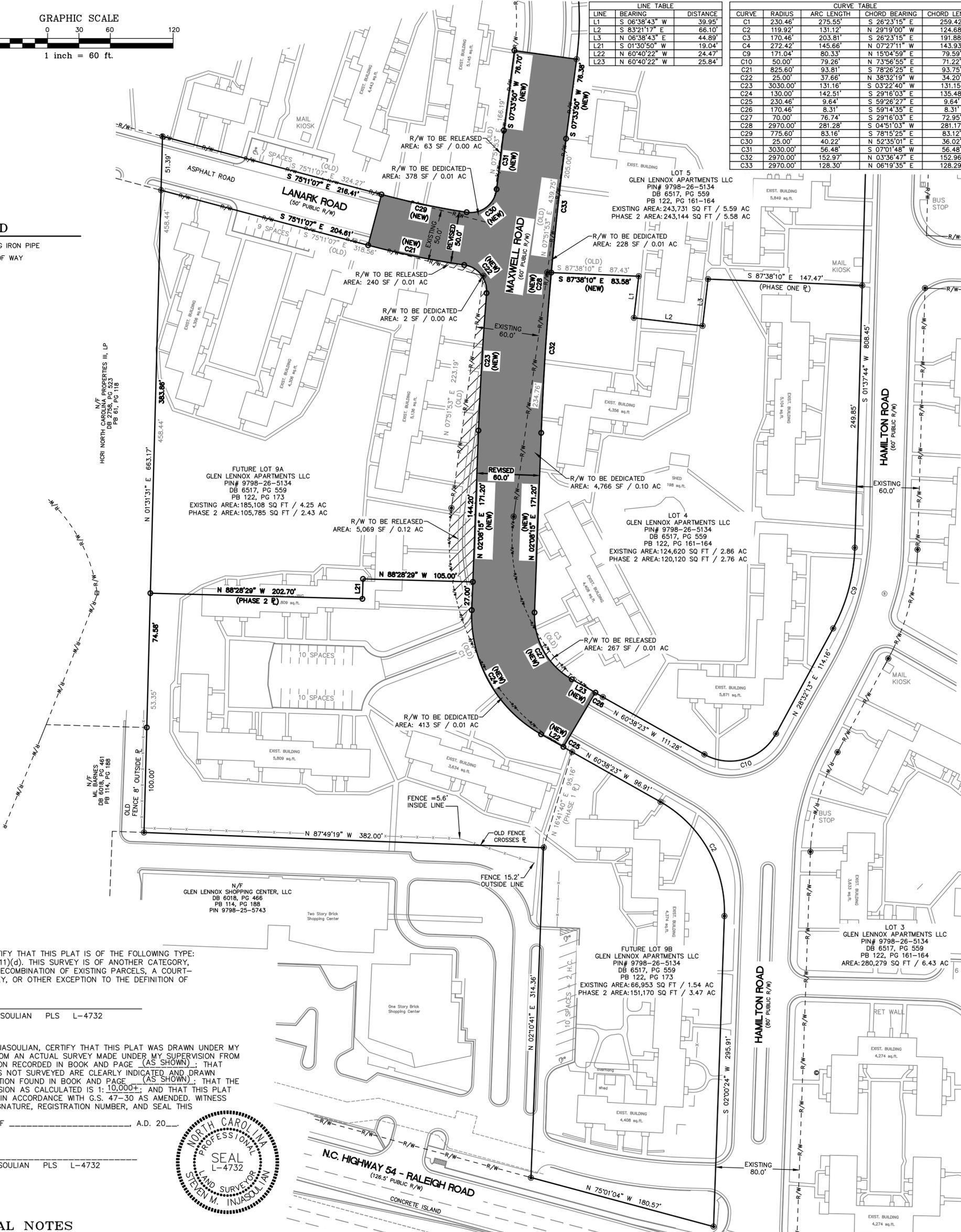
NAD83 (2011)

**LEGEND**

- EXISTING IRON PIPE
- RIGHT OF WAY

LINE	BEARING	DISTANCE
L1	S 06°38'43" W	39.95'
L2	S 83°21'17" E	66.10'
L3	N 06°38'43" E	44.89'
L21	S 01°30'50" W	19.04'
L22	N 60°40'22" W	24.47'
L23	N 60°40'22" W	25.84'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	230.46'	275.55'	S 26°23'15" E	259.42'
C2	119.92'	131.12'	N 29°19'00" W	124.68'
C3	170.46'	203.81'	S 26°23'15" E	191.88'
C4	272.42'	145.66'	N 07°27'11" W	143.93'
C9	171.04'	80.33'	N 15°04'59" E	79.59'
C10	60.00'	79.26'	N 73°56'55" E	71.22'
C21	825.60'	93.81'	S 78°26'25" E	93.75'
C22	25.00'	37.66'	N 38°32'19" W	34.20'
C23	3030.00'	131.16'	S 03°22'40" W	131.15'
C24	130.00'	142.51'	S 29°16'03" E	135.48'
C25	230.46'	9.64'	S 59°26'27" E	9.64'
C26	170.46'	8.31'	S 59°14'35" E	8.31'
C27	70.00'	76.74'	S 29°16'03" E	72.95'
C28	2970.00'	281.28'	S 04°51'03" W	281.17'
C29	775.60'	83.16'	S 78°15'25" E	83.12'
C30	25.00'	40.22'	N 52°35'01" E	36.02'
C31	3030.00'	56.48'	S 07°01'48" W	56.48'
C32	2970.00'	152.97'	N 03°36'47" E	152.96'
C33	2970.00'	128.30'	N 06°19'35" E	128.29'



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DAY OF \_\_\_\_\_ A.D. 20\_\_

STEVEN M. INJASOULIAN PLS L-4732



**GENERAL NOTES**  
1. SEE SHEET 1 OF 2 FOR GENERAL NOTES.

**SHEET**  
2 OF 2

DRAWN BY: EJS  
REVIEWED BY: SWI

**GLEN LENNOX**  
BLOCK 4, 5, 9A, & 9B - PHASE 2  
RIGHT-OF-WAY ABANDONMENT,  
& RIGHT OF WAY DEDICATION PLAT  
CHAPEL HILL TOWNSHIP, ORANGE COUNTY, NORTH CAROLINA

**FINAL PLAT**

ISSUED	DATE

**OWNER INFORMATION:**  
GLEN LENNOX APARTMENTS, LLC  
6001 PARK NO. 5200  
CHARLOTTE, NC 28209

**OWNER'S REPRESENTATIVE:**  
JOE DYE  
PH: 919-388-5774  
EMAIL: dyeg@glaproperties.com



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