

## MINOR SUBDIVISION APPLICATION



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

Parcel Identifier Number (PIN): 9789412394

Date: 18 Jun 21

### Section A: Project Information

Project Name: 721 Hillsborough

Property Address: 721 Hillsborough St Zip Code: 27514

Existing Zoning District: R-4

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

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

#### **Applicant Information** (to whom correspondence will be mailed)

Name: Ballentine Associates, PA attn: George Retschle

Address: 221 Providence Road

City: Chapel Hill State: NC Zip Code: 27514

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

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

Signature:  Date: 16 Jun 21

#### **Owner/Contract Purchaser Information:**

☒ **Owner**

☐ **Contract Purchaser**

Name: Kairys Holding Company, LLC attn: Ted Kairys

Address: 721 Mt. Carmel Church Rd

City: Chapel Hill State: NC Zip Code: 27517

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

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

Signature:  Date: 6.18.21



## Section A: Project Information

Application Type: Minor Subdivision

Date: 18 Jun 21

Project Name: 721 Hillsborough

**Use Type:** (check/list all that apply)

☐ Office/Institutional ☐ Residential ☐ Mixed-Use ☐ Other:

**Overlay District:** (check all that apply)

☐ Historic District ☐ Neighborhood Conservation District ☐ Airport Hazard Zone

## Section B: Land Area

Net Land Area (NLA): Area within zoning lot boundaries		NLA=	24,394	sq. ft.
Choose one, or both, of the following a) or b), not to exceed 10% of NLA	a) Credited Street Area (total adjacent frontage) x ½ width of public right-of-way	CSA=	2,439	sq. ft.
	b) Credit Permanent Open Space (total adjacent frontage) x ½ public or dedicated open space	COS=		sq. ft.
TOTAL: NLA + CSA and/or COS = Gross Land Area (not to exceed NLA + 10%)		GLA=	26,883	sq. ft.

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

**Special Protection Areas:** (check all those that apply)

☐ Jordan Buffer ☐ Resource Conservation District ☐ 100 Year Floodplain ☐ Watershed Protection District

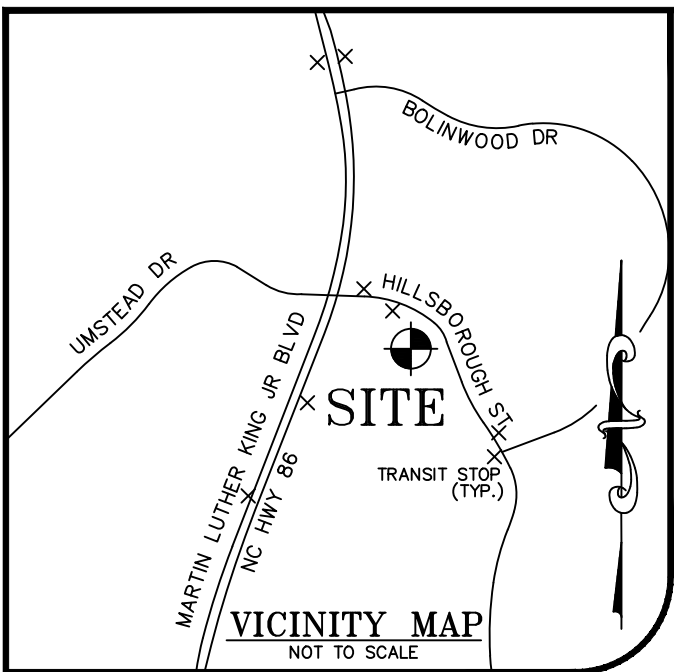


**MINOR SUBDIVISION APPLICATION  
SUBMITTAL REQUIREMENTS  
TOWN OF CHAPEL HILL  
Planning and Development Services**

The following must accompany your application. Failure to do so will result in your application being considered incomplete. For assistance with this application, please contact the Chapel Hill Planning Department (Planning) at (919) 969-5066 or at [planning@townofchapelhill.org](mailto:planning@townofchapelhill.org). For detailed information, please refer to the Description of Detailed Information handout.

	$\$945 + \$65/\text{lot} = \$1,075$	$\$500 + \$100/\text{lot} = \$700$		
X	Application fee (including <a href="#">Engineering Review fee</a> ) ( <a href="#">refer to fee schedule</a> )		Amount Paid	<b>\$1,775</b>
			\$	
X	Pre-application meeting – with appropriate staff			
X	Digital Files – provide digital files of all plans and documents			
X	Recorded Plat or Deed of Property			
n/a	Recordable Plat of easements, right-of-way, and dedications, if applicable			
X	Deed history of parent tract since October 8, 1956			
n/a	Project Fact Sheet			
n/a	Street Addressing (Engineering Department)			
n/a	Utility Service clearance			
X	Mailing list of owners of property within 1,000 feet perimeter of subject property ( <a href="#">GIS notification tool</a> )			
X	Mailing fee for above mailing list		Amount Paid	<b>\$302</b>
			\$	
n/a	Written Narrative describing the proposal			
n/a	Jurisdictional Wetland Determination – if applicable			
n/a	Stream Determination – necessary for all submittals			
X	Reduced Site Plan Set (reduced to 8.5" x 11")			





### GENERAL NOTES

- THIS IS A SURVEY OF AN EXISTING PARCEL(S) OF LAND. THIS IS AN SUBDIVISION PLAT.
- BEARINGS FOR THIS SURVEY ARE BASED ON NC GRID COORDINATES NAD 83/2011 BASED ON VRS REAL TIME KINEMATIC DATA.
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
- AREA BY COORDINATE GEOMETRY.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH AND IS BASED ON REFERENCED INFORMATION. THERE MAY BE OTHER DOCUMENTS OR RECORD WHICH COULD AFFECT SUBJECT PROPERTY.
- ZONING: R-4 (TOWN OF CHAPEL HILL)  
SETBACKS: STREET= 22'; INTERIOR= 8'; SOLAR= 9'
- THIS SITE IS NOT IN ANY SPECIAL FLOOD HAZARD AREAS OR FUTURE CONDITIONS FLOOD HAZARD AREAS, AS SHOWN ON:  
FIRM PANEL: 3710978900J  
EFFECTIVE DATE: 02/02/2007
- REFERENCES: DB 155, PG 199; PB 31, PG 33; PB 68, PG 98; AND PB 81, PG 52 OF THE ORANGE COUNTY REGISTRY.
- WETLANDS, JURISDICTIONAL WATERS, OR OTHER CONDITIONS WHICH MAY BE REGULATED BY FEDERAL, STATE, OR LOCAL AGENCIES WERE NOT INVESTIGATED DURING THIS SURVEY. RIPARIAN BUFFERS AND OTHER RESTRICTIONS MAY BE REQUIRED.
- EXISTING IMPROVEMENTS ON-SITE SHOWN ON SUBJECT LOT IN GREY TO BE REMOVED.

11. EXISTING STEEP SLOPES SUMMARY (SURFACE AREA OF SLOPES SLOPES GREATER THAN 25%):

LOT 1 1,450 SF  
LOT 2 1,200 SF

### SITE DATA TABLE

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

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	246.90'	141.80'	S 46°38'38" E	139.86'
C2	246.90'	30.69'	S 26°37'45" E	30.67'
EC3	246.90'	17.74'	S 61°02'21" E	17.73'

ACCESS EASEMENT LINE & CURVE TABLE				
SEGMENT	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
E1			S 69°12'40" W	1.07'
E2	36.59'	15.57'	S 46°56'11" W	15.45'
E3	36.59'	1.19'	S 33°49'03" W	1.19'
E4	24.07'	10.68'	S 46°18'42" W	10.59'
E5	3.00'	4.71'	S 20°53'00" W	4.24'
E6			S 24°07'00" E	4.50'
E7			S 65°53'00" W	69.00'
E8			N 24°07'00" W	5.61'
E9	3.00'	4.67'	N 68°44'24" W	4.21'
E10			S 66°38'12" W	0.79'
E11			N 23°21'48" W	34.00'
E12			S 66°38'12" W	18.50'
E13			N 23°21'48" W	11.58'
E14			S 23°23'25" E	37.81'
E15	15.00'	23.05'	S 67°23'42" E	20.85'
E16			N 68°34'24" E	16.31'
E17			N 65°53'00" E	20.80'
E18	10.00'	5.76'	N 49°23'07" E	5.68'
E19	48.59'	1.58'	S 33°49'03" E	1.58'
E20	43.68'	22.96'	N 40°20'05" E	22.70'
E21	69.49'	1.75'	N 61°29'33" E	1.75'

### TOWN MANAGER ENDORSEMENT

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

APPROVED BY:

TOWN MANAGER

DATE

### CERTIFICATE OF OWNERSHIP

KAIRYS HOLDING COMPANY LLC

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 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: (INSERT LIST OF LOT NUMBERS OR OTHER CLEAR IDENTIFICATION OF LOTS COVERED BY THIS CERTIFICATION).

BY: \_\_\_\_\_  
SIGNATURE

DATE: \_\_\_\_\_

NORTH CAROLINA

\_\_\_\_\_ COUNTY

I, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID  
CERTIFY THAT \_\_\_\_\_, A

PERSONALLY APPEARED BEFORE ME THIS DAY  
AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING  
INSTRUMENT. WITNESS MY HAND AND OFFICIAL STAMP OR

SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

NOTARY PUBLIC

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 6712, PAGE 1912; 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, LICENSE NUMBER, AND SEAL THIS

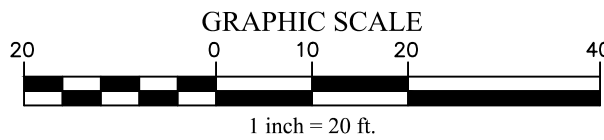
18TH DAY OF JUNE, A.D. 2021.

STEVEN M. INJASOULIAN PLS L-4732

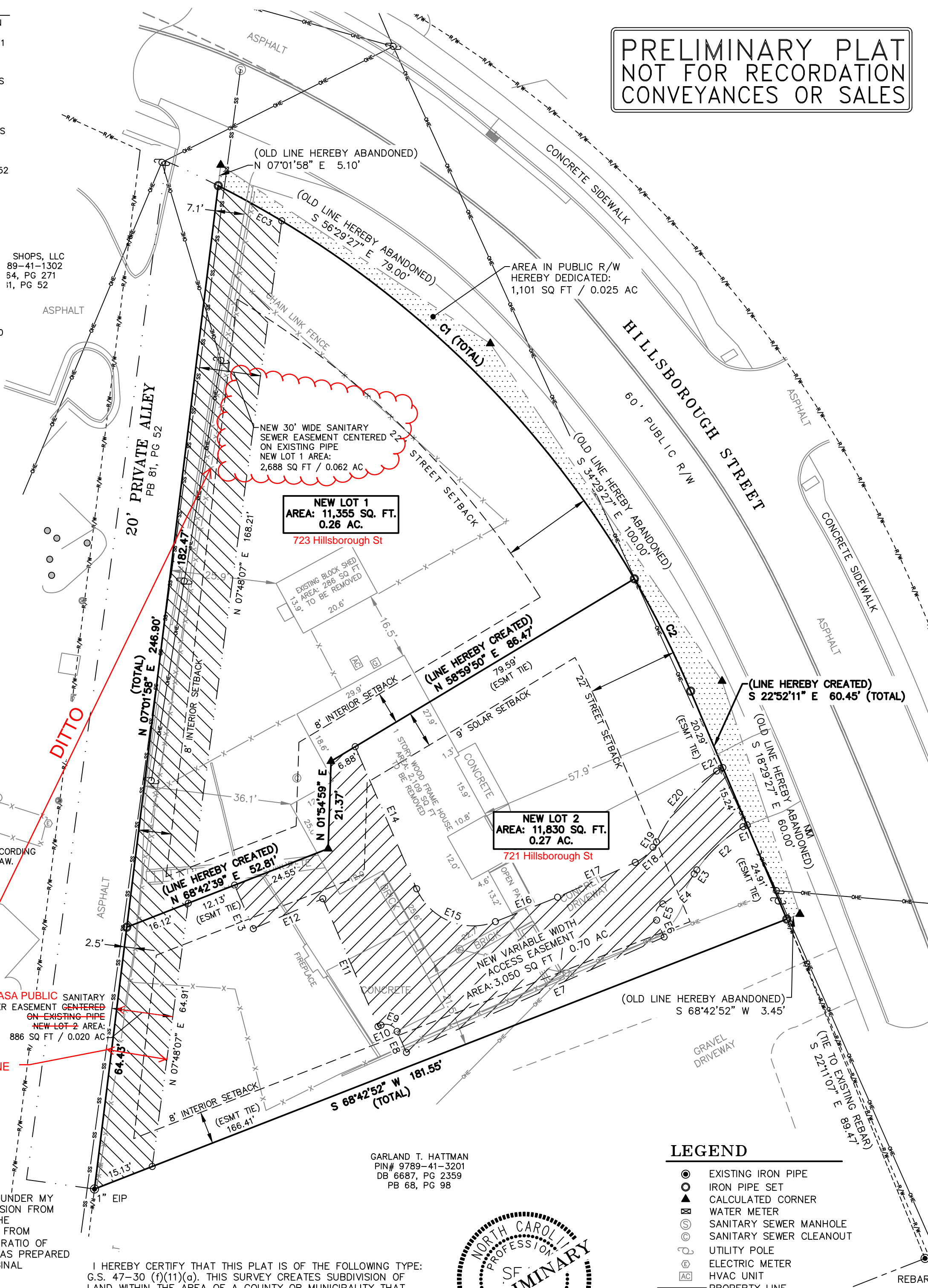
I HEREBY CERTIFY THAT THIS PLAT IS OF THE FOLLOWING TYPE:  
G.S. 47-30 (f)(1)(a). THIS SURVEY CREATES SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

STEVEN M. INJASOULIAN PLS L-4732

PRELIMINARY PLAT  
NOT FOR RECORDATION  
CONVEYANCES OR SALES



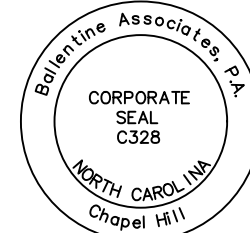
NC GRID NAD83(2011)



### LEGEND

- EXISTING IRON PIPE
- IRON PIPE SET
- CALCULATED CORNER
- WATER METER
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- UTILITY POLE
- ELECTRIC METER
- HVAC UNIT
- PROPERTY LINE
- RIGHT OF WAY
- OVERHEAD UTILITY LINE
- FENCE LINE
- NEW ACCESS EASEMENT

**BALLENTINE ASSOCIATES, P.A.**  
221 PROVIDENCE ROAD, CHAPEL HILL, NC 27514  
(919) 929-0461  
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OWNER INFORMATION  
KAIRYS HOLDINGS COMPANY LLC  
721 MT CAMEL CHURCH RD  
CHAPEL HILL, NC 27517

OWNER REPRESENTATIVE  
KAIRYS GROUP INC.  
TED KAIRYS  
PH: (919) 929-5444  
EMAIL: ted@kairysproperties.com

REVISION	DATE	TOWN COMMENTS
	02 AUG 21	

MINOR SUBDIVISION OF:  
**KAIRYS HOLDING COMPANY LLC**  
**721 HILLSBOROUGH STREET**  
**CHAPEL HILL, NC 27514**  
CHAPEL HILL TOWNSHIP, ORANGE COUNTY NORTH CAROLINA  
MINOR SUBDIVISION PLAT

JOB NUMBER: 220098.00  
DATE: 18 JUN 21  
SCALE: 1" = 20'  
DRAWN BY: EJS  
REVIEWED BY: SMI

SHEET

1 OF 1