



TOWN OF CHAPEL HILL
Planning Department
405 Martin Luther King Jr. Blvd.
Chapel Hill, NC 27514-5705

phone (919) 969-5066
www.townofchapelhill.org

**THIS CERTIFIES THAT A
ZONING COMPLIANCE PERMIT
HAS BEEN ISSUED FOR
ST. THOMAS MORE – SOUTH CAMPUS – PHASE I CONSTRUCTION**

Name of Applicant: Carlos Lima, The Catholic Community of St. Thomas More

Name of Owner: Carlos Lima, The Catholic Community of St. Thomas More

Name of Development: St. Thomas More – South Campus – Phase 1

Project Description: Construction activities related to Phase 1 of St. Thomas More – South Campus, per plans dated July 31, 2018 and last revised December 17, 2018, on file at Chapel Hill Development Services and attached.

Location: 632 Laurel Hill Road and identified as Orange County Property Identifier Number 9788-92-9919 (Permit # 201818831)

Zoning: Residential – 1 (R-1)

Proposed Land Disturbance: 7,721 sq. ft.

Conditions Prior to Beginning Site Work:

1. Pre-Construction Conference(s): That prior to commencing site work, conference(s) shall be held with:
 - a. The Town of Chapel Hill Engineering & Design Services Department Field Operations Division (919-969-5084);
 - b. The Town of Chapel Hill Stormwater Management Division (919-969-7246);
 - c. The Town of Chapel Hill Inspections Division; and
 - d. The Town of Chapel Hill Office of the Fire Marshal Life Safety Division (919-968-2781).

2. Firefighting Access during Construction: As required by NC Fire Code (Section 1410.1 Required Access), vehicle access for firefighting shall be provided to all construction or demolition sites including vehicle access to within 100 feet of temporary or permanent fire department connections and hydrants. Vehicle access shall be provided by either temporary or permanent roads capable of supporting vehicle loading under all weather conditions. [NC Fire Code, Section 1410.1]

3. Fire Turnaround: A fire turnaround shall be provided at 150 feet as part of Phase 2, or if a Zoning Compliance Permit application for Phase 2 is not submitted within one year of the Phase 1 approval date and construction started within two years. The Town Manager may grant extensions of up to one year for the Phase 2 submittal and construction dates as deemed necessary.
4. Landscape Protection: One or more Landscape Protection Supervisors shall be designated upon completion of training in landscape protection procedures as instructed by the Town.

Conditions during construction/site activity:

5. Erosion Control: During the construction phase, additional erosion and sediment controls may be required if proposed measures do not contain the sediment. Sediment leaving the property is a violation of the Town's Land Use Management Ordinance, Erosion and Sediment Control Ordinance, and State law.
6. Additional Stormwater Measures: Additional stormwater control measures shall be required if subsequent phases of construction are not implemented, in order for the project to comply with Section 5.4 (Stormwater Management) of the Town's Land Use Management Ordinance.
7. Stormwater Management Facilities: The stormwater management facility(ies) shall be maintained by the property owner in accordance with the recorded Operations and Maintenance Plan.
8. Stormwater Discharge: The owner may be liable if adjoining properties receive substantial damage associated with the discharge of stormwater from this property.
9. Stormwater in ROW: No portion of the stormwater structure may be located within the setbacks or rights-of-way. This includes any underdrains or the downgradient toe of french drains.
10. Impervious Surface: This stormwater approval limits the total amount of impervious area to a maximum of 28,234 square feet as shown in the calculations and plans submitted for the Zoning Compliance Permit. Any increase of impervious area or land disturbance that occurs as a result of construction over these permitted amounts shall require a revised stormwater management report and plan, signed and sealed by a North Carolina-registered Professional Engineer, be submitted to the Town Stormwater Engineer for review and approval prior to the issuance of a C/O.
11. Construction Waste: Clean wood waste, scrap metal and corrugated cardboard, all present in construction waste, must be recycled. All haulers of construction waste must be properly licensed. The developer shall provide the name of the permitted waste disposal facility to which any land clearing or demolition waste will be delivered. [Orange County Solid Waste]

- 12. Water/Sewer Line Construction: All public water and sewer plans be approved by OWASA and constructed according to their standards. Where sewer lines are located beneath drive aisles and parking areas construction methods approved by OWASA shall be employed, to ensure that sewer lines will not be damaged by heavy service vehicles.
- 13. Hydrants Active: The developer shall provide active fire hydrant coverage, acceptable to the Fire Department, for any areas where combustible construction materials will be stored or installed, prior to having such materials delivered to the site. All required fire hydrants must be installed, active, and accessible for the Fire Department use prior to the arrival of combustible materials on site. Fire protection systems shall be installed according to Town Ordinance, the NC Fire Code, and NFPA 13. [NC Fire Protection Code Section 507.5.6]
- 14. Night Work: No night work is permitted unless otherwise authorized by the Town by getting a permit from the Town Public Works Department.

General Conditions:

- 15. Plan Changes: Any changes to the approved plans shall require review and approval by Town of Chapel Hill Planning staff and possible issuance of a revised Zoning Compliance Permit.
- 16. Permit Box: That this permit and approved site plan shall remain in the permit box for the duration of construction from the time the building permit is issued until a final zoning inspection is passed.
- 17. Zoning Inspection: Contact Development Services (919) 969-5066 to schedule a final inspection upon completion of Phase 1.

Reviewed/Approved

Administrative

January 11, 2019
Date Issued



Permit Issued By: Michael Sudol