



**THIS CERTIFIES THAT A  
ZONING COMPLIANCE PERMIT  
HAS BEEN ISSUED TO**

**Name of Applicant: Pennoni Associates, Inc., Attn. Pete Bellantoni, PE**

**Name of Development: Chapel Hill Cooperative Preschool, Phase 1**

**For:**

- **Demolition of three existing structures (one existing structure will remain). Please note the Chapel Hill Fire Department will utilize these structures for training purposes. Demolition will not include removal of slabs/foundations during Phase 1.**
- **Capping of existing foundations with lumber/plywood.**
- **Cutting of existing trees within the area proposed for land disturbance. Stumps will remain in Phase 1.**
- **Installation of chain link fence (to delineate the limits of disturbance), tree protection fence, silt fence and associate erosion control measures.**
- **Land disturbance will be limited to the installation of the preceding improvements; no site grading is being proposed. This will minimize the need for re-stabilization of disturbed areas.**
- **Existing overhead utility lines to be removed.**

Use	Demolition Phase 1
On-Site Land Disturbance	4,888 sq. ft.
Impervious Surface Demolition	3,200 sq. ft.
Number of buildings to be demolished	3
Sq. ft. to be demolished	2,787 sq. ft.

All work to be completed in accord with approved Final Plans last revised September 19, 2018 on file in the Chapel Hill Planning Department.

**Location: 108 Mt. Carmel Church Road**

**Orange County PINs: 9787-29-6199, 9787-29-7266, 9787-29-9047,  
and 9787-39-0045**

**Permit #: 201817724**

**Zoning: Residential-1(R-1)**

**NOTE: Keep this document onsite for the duration of demolition.**

**Convey this Permit and conditions to appropriate members of the development and construction teams so that all required conditions are addressed at the appropriate time.**


**EXPIRATION:** Demolition must begin within one year of the issuance of this permit and be completed within two years of the issuance of this permit.

**Future Phase**

1. Plans for Phase 2 include remaining demolition activities and construction of the proposed building and on/off-site improvements.

**Demolition**

1. Pre-Demolition Conferences: Prior to beginning demolition or land disturbance, one or more Landscape Protection Supervisors shall be designated upon completing instruction in landscape protection procedures with the Town.
2. Tree protection fencing shall be installed as shown on the approved Demolition Plan, inspected, and approved prior to any tree clearing, demolition or site work.
3. We note that a portion of the land disturbance be limited to a 4-foot swath inside the chain link fence and not the entire area within the fence, in addition to demolition of existing buildings and tree clearing.
4. During the demolition phase, the applicant shall take measures to minimize the generation of dust on the site.
5. A Deed of Easement will be required for the future greenway connector prior to issuance of the Phase 2 Zoning Compliance Permit
6. All work must be performed in accordance with Federal, State and County permit requirements. Copies of all applicable Federal, State and County permits must be maintained at the project site.
7. Construction Noise: The applicant shall comply with the Town Noise Ordinance, Article 3, Section 11-40, limiting demolition noise levels outside of the following operating hours: 7:00a.m. to 9:00p.m. on weekdays and 8:00a.m. to 9:00p.m. on weekends. Demolition activity may occur during hours outside of the operating hours noted above if they are conducted within noise levels that are in compliance with the Town Noise Ordinance. Exceptions to this requirement shall be approved in advance by the Town Manager pursuant to the Town Noise Ordinance.
8. It will be necessary to obtain a Demolition Permit from the Inspections Department prior to beginning demolition.

Administrative – Zoning Compliance Permit	October 10, 2018
	
Issued by Kay Pearlstein, AICP, Senior Planner	