



**TOWN OF CHAPEL HILL
Planning Department**

405 Martin Luther King Jr. Blvd.
Chapel Hill, NC 27514-5705

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www.townofchapelhill.org

**THIS CERTIFIES THAT A
ZONING COMPLIANCE PERMIT
FOR PARK APARTMENTS DEMOLITION PHASE
HAS BEEN ISSUED TO**

Name of Applicant: Z. Nathan Bales, PE, McAdams Co.

Name of Property Owner(s): Scott Underwood, Woodfield Investments

Property Identification (Address, and Parcel Identifier.): 1250 Ephesus Church Road;
Orange County Parcel Identifier Number 9799-34-6446

Project Number: 19-025

Zoned: Walkable Residential – 3, Walkable Residential – 7

Change in Impervious Surface: - 283,575 sq ft

Land Disturbance: 619,423 square feet

Change in Floor Area: - 154,015 sq ft

Description of Permitted Work:

- Demolition of improvements to PIN 9799-34-6446 including twenty-eight (28) existing buildings, associated parking, and site driveway
- Installation of erosion control measures
- Tree clearing
- All work in accordance with plans dated August 20, 2019, on file at the Town of Chapel Hill and attached.

Conditions:

1. 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.
2. 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.

3. That prior to commencing site work, pre-construction conference(s) shall be held with:
 - a. The Town's Urban Forester (919-969-5006) to review procedures for protection and management of all protected landscape elements identified on the Landscape Plan;
 - b. The Town's Engineering & Design Services Department Field Operations Division (919-969-5084);
 - c. The Town's Traffic Engineering Division (919-969-5096)
 - d. The Town's Stormwater Management Division (919-969-7246);
 - e. The Orange County Erosion Control Division (919-245-2575);
 - f. The Orange County Solid Waste Department (919-968-2788);
 - g. The Town's Inspections Division (919-968-2718); and
 - h. The Town's Office of the Fire Marshal Life Safety Division (919-968-2781).
4. The developer shall post a construction sign at the development site that lists the property owner's representative and telephone number, the contractor's representative and telephone number, and a telephone number for regulatory information at the time of issuance of a Building Permit, prior to the commencement of any land disturbing activities. The construction sign may have a maximum of 32 square feet of display area and maximum height of 8 feet. The sign shall be non-illuminated, and shall consist of light letters on a dark background.
5. For any existing structure 500 square feet or larger a deconstruction assessment shall be conducted by OCSW staff prior to the issuance of a demolition permit pursuant to the County's Regulated Recyclable Materials Ordinance (RRMO). Contact the Solid Waste Enforcement Officer at 919-968-2788 to request and schedule the deconstruction assessment(s). Prior to any demolition or construction activity on the site, the developer shall hold a pre-demolition/pre-construction conference with Solid Waste staff. This may be held at the same pre-construction meeting held with other development/enforcement officials.
6. The staging area for the proposed demolition activity, including any debris containers or dumpsters proposed for materials collection, shall be located entirely out of the public right-of-way.
7. Clean wood waste, scrap metal and corrugated cardboard (Regulated Recyclable Materials), all present in construction waste, must be recycled. All haulers of construction waste containing Regulated Recyclable Materials must be properly licensed with Orange County Solid Waste. The developer shall provide the name of the permitted waste disposal facility to which any land clearing or demolition waste will be delivered.
8. Temporary and permanent seeding of land disturbance within the area of demolition, including soil stockpiles (if any), must occur within 21 calendar days of completion of demolition activities, or if construction operations are halted. Seeding mixtures, rates and mulching shall comply with Chapter 6 of the North Carolina Erosion and Sediment Control

Planning and Design Manual. Contact Development Services at 919-969-5066 to schedule a final zoning inspection after it has been installed.

9. It will be necessary to obtain an approved driveway permit and/or encroachment agreement(s) prior to beginning work within the NCDOT right-of-way. As a condition of the permit, the permittee shall be responsible for the design and construction of stipulated improvements in accordance with NCDOT requirements. An approved permit will be issued upon receipt of approved roadway and signal construction plans, inspection fees, and any necessary performance and indemnity bonds.
10. Prior to beginning demolition or site work, one or more Landscape Protection Supervisors shall be designated upon completing instruction in landscape protection procedures with the Town.
11. Prior to beginning demolition or site work, tree fencing shall be installed as per the approved plans, and an inspection conducted by the Town's Urban Forester.
12. Prior to the start of demolition activity authorized by this permit, the applicant shall obtain an erosion control permit from Orange County. Silt fencing and outlet(s) shall be installed in the locations shown on the approved plan and an inspection scheduled with Orange County Erosion Control and Town of Chapel Hill Staff.
13. The developer shall take appropriate measures to prevent and remove the deposit of wet or dry silt on adjacent roadways.
14. During the demolition phase, additional erosion and sediment controls may be required if the 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.
15. The owner may be liable if adjoining properties receive substantial damage due to discharge of runoff from this property.
16. No portion of the stormwater structure may be located within the setbacks or rights-of-way except as allowed by Section 3.11.2.7.J.1.c-d of the LUMO, "Setback Encroachments." This includes any underdrains or the downgradient toe of french drains.
17. Additional stormwater control measures shall be required within 6 months if subsequent phases of construction are not implemented, in order for the project to comply with Sections 3.11.4.3 and/or 5.4 (Stormwater Management) of the Town's Land Use Management Ordinance.
18. Any proposed disturbance in the Jordan Riparian Buffer shall follow the conditions stated in the Jordan Riparian Buffer Authorization approval.
19. Any leakages from debris containers used on site is a violation of Town's Illicit Discharge Detection Elimination (IDDE) ordinance and subjected to fines.

20. If one acre or more is uncovered by land-disturbing activities for this project, then a performance guarantee in accordance with Section 5-97.1 Bonds of the Town Code of Ordinances shall be required prior to final authorization to begin land-disturbing activities.
21. Any gates restricting access to the site shall use Knox locks for Town of Chapel Hill entry.
22. A Demolition Permit must be obtained from the Town of Chapel Hill Inspections Department and on-site activity must begin within one year of issuance of this Zoning Compliance Permit. Demolition must be completed within two years of issuance of this Zoning Compliance Permit.
23. Contact Development Services (919) 969-5066 to schedule a final drainage/site stabilization inspection upon completion of Demolition Phase activities.

Reviewed/Approved

Administrative

August 28, 2019
Date Issued



Permit Issued By:
Michael Sudol, Planner II