



**TOWN OF CHAPEL HILL**  
**Planning Department**  
 405 Martin Luther King Jr. Blvd.  
 Chapel Hill, NC 27514-5705  
*phone (919) 968-2728*  
[www.townofchapelhill.org](http://www.townofchapelhill.org)

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

**Name of Applicant:** Michael Fiocco, Civil Consultants on behalf of the Gimghoul Corporation

**Date:** December 11, 2023

**Name of Development:** Gimghoul Castle at (ZCP-23-44)

**For:** Construction of an addition to the historic c.1926 stone castle and site improvements, including accessible parking and pathways.

All work to be completed in accord with the approved plans sealed and dated October 18, 2023, on file in the Chapel Hill Planning and Development Services Department.

**Location:** 742 Gimghoul Road and identified as Orange County Property Identifier Number 9788-96-2765

**Zoning:** Office/Institutional-1-Conditional Zoning District (OI-1-CZD) and Gimghoul Historic District Overlay

**Land Use Intensity:** This zoning Compliance Permit (ZCP) authorizes the following:

<b>Floor Area</b>	6,255 sq. ft.
<b>Land Disturbance</b>	18,100 sq. ft.
<b>New Impervious Surface Area</b>	4,437 sq. ft.
<b>Impervious Surface Area Treated</b>	4,437 sq. ft.
<b>Total Impervious Surface</b>	29,140 sq. ft.

**Conditions prior to start of land disturbing activity:**

1. Prior to beginning site work, the developer shall obtain all necessary permits from the Town of Chapel Hill Building and Development Services Department.
2. Prior to beginning work in the public right-of-way, the developer shall obtain an Engineering Construction Permit.
  - a. To apply, submit at least four sets of approved plans for stamping and contact the Chapel Hill Engineering & Design Services Division at (919) 969-5100.
3. Prior to any traffic lane/sidewalk closures, the developer shall contact the Chapel Hill Traffic Engineering Division at 919-969-5093, at least five working days before the proposed work, to apply for a lane and/or sidewalk closure permit.

4. Erosion Control: The developer shall provide a copy of the approved erosion and sediment control permit from Orange County Erosion Control Division prior to starting land disturbance. During the construction 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 Erosion and Sediment Control Ordinance. [Town Code 5-98.]
5. Erosion Control Bond: If one acre or more is to be uncovered by land-disturbing activities for the 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. [Town Code 5-98]
6. Prior to any site disturbance, pre-construction conferences must be held with the following Town staff:
  - a. The Engineering Services and Design Division for work in the public right-of-way. Please contact Engineering at (919) 969-5100.
  - b. The Stormwater Management Division, for onsite inspection of perimeter erosion control measures after installation. Please contact Stormwater Management at 919-969-7246 to schedule the meeting at least 10 days in advance.
  - c. The Planning Department, prior to installation of tree protection fencing and again for an inspection following installation of tree protection fencing. Please contact Planning at (919) 968-2728.
7. The developer shall post a construction sign that lists the property owner's representative and telephone number, the contractor's representative and telephone number, and a telephone number for regulatory information, prior to the commencement of any land disturbing activities. The construction sign design shall be in accordance with Section 5.14.4(h) of the Land Use Management Ordinance and may not exceed 32 square feet in area or 8 feet in height.

**General Conditions:**

8. 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.
9. 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.
10. In compliance with the Noise Ordinance, Town Code Section 11-40, construction operations for which building permits have been issued shall be limited to 7:00 a.m. to 9:00 p.m. on weekdays and 8:00 a.m. to 9:00 p.m. on weekends.
11. Open Burning: The open burning of trees, limbs, stumps, and construction debris associated with site development is prohibited. [Town Code 7-7]
12. Water Supply for Fire Protection: When required. An approved water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material arrives on the site. 2018 NCFC 3312
13. Firefighting Access/Construction: Fencing around projects shall include access gates with a 20 foot swing or slide motion. Any areas which will be inaccessible for firefighting or rescue operations shall be noted. Emergency access designation for apparatus shall be provided. 2018 NCFC Section 503, Appendix D.
14. Firefighting Access/Construction: During construction, vehicle access for firefighting shall be provided. Temporary street signs shall be installed at each street intersection when construction allows the passage of vehicles. Signs shall be of an approved size, weather resistant, and maintained until replaced by permanent signs. 2018 NCFC Section 505.2

15. Construction Waste: Clean wood waste, scrap metal and corrugated cardboard, 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.
16. Sediment Control: The developer shall take appropriate measures to prevent and remove the deposit of wet or dry sediments on adjacent roadways. [Town Code 5-86]
17. Erosion Control Inspections: In addition to the requirement during construction for inspection after every rainfall, the developer shall inspect the erosion and sediment control devices daily, make any necessary repairs or adjustments to the devices, and maintain inspection logs documenting the daily inspections and any necessary repairs. [Orange County Erosion Control]
18. Erosion Control: During the construction 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 Erosion and Sediment Control Ordinance. [Town Code 5-98]
19. Storm Drain Inlets: The developer shall provide pre-cast inlet hoods and covers stating, "Dump No Waste! Drains to Jordan Lake", in accordance with the specifications of the Town Standard Detail SD-4A, SD-5A, SD-5C include all applicable details\*, for all new inlets for private, Town and State rights-of-way. [Town of Chapel Hill Design Manual]
20. Repair/Replacement of Damaged Stormwater Infrastructure: Existing stormwater infrastructure that is damaged as a result of the project demolition or construction must be repaired or replaced, as specified by the Stormwater Management Engineer, prior to requesting a Certificate of Occupancy. [Town of Chapel Hill Design Manual]
21. Stormwater Structure Locations: No stormwater structures are permitted in the building setbacks. Structures include pipe ends, flared end sections, underdrains, inlet structures, outlet structures, control structures, flow dissipation measures such as rip-rap aprons or stilling pools, rock splash pads, concrete splash blocks, and the downgradient toe of French drains. [LUMO 3.8]
22. The stormwater management facility(ies) shall be maintained by the property owner in accordance with the recorded Operations and Maintenance Plan. The breakdown of impervious treated on this site are as follows: 25,484 sq. ft. in the storm filter in Block 9A; Permeable Pavement SCM #1 treats 22,325 sq. ft. and Permeable Pavement SCM #2 treats 9,089 sq. ft. [LUMO 5.4]
23. Annual Report: An original inspection report shall be provided to the Town beginning one year from the date of the recorded inspection, operation, and maintenance plan and each year thereafter on or before that date recordation. The owner shall provide evidence of the renewal of the maintenance bond or surety or a certified statement of the escrow account.
24. Performance Guarantee: A performance and maintenance guarantee in an amount satisfiable to the Town Manager shall be provided to meet the requirement of Section 4.9.3 of the Land Use Management Ordinance prior to the approval of final plat recordation. The performance guarantees and maintenance guarantees shall be satisfactory as to their form and manner of execution, and as to the sufficiency of their amount in securing the satisfactory construction, installation, or maintenance of the required stormwater control measure. The performance surety shall be an amount equal to one hundred and twenty-five percent (125%) of the total cost of uncompleted stormwater control measure(s) and conveyances prior to final plat recordation. The total cost of the storm water control measure(s) and conveyance(s) shall include the value of all materials, piping with size at least 12 inches and other structures, seeding and soil stabilization, design and engineering, grading, excavation, fill, and other work. The applicant shall submit unit cost information pertaining to all storm water control measure(s) and/or bids from the grading contractor hired to perform the work and any change orders related thereto as a method to

determine the basis for cost of the work. The final cost determination shall be made by the Stormwater Management Division, taking into consideration any additional costs as deemed necessary for completion of the stormwater control measure(s) and conveyance(s).

Upon completion of the storm water control measures(s) and related stormwater improvements and acceptance by the Town after final site inspection, the one hundred and twenty-five percent (125%) of the performance surety shall be released to the developer and a maintenance bond in an amount of twenty-five (25) percent of the construction cost estimate shall be submitted by the developer prior to the issuance of Certificate of Occupancy. No sooner than one year after the recording date of the deed(s), easements and maintenance agreement, the owner may request release of the remainder of the maintenance bond. Upon request by the owner, the Stormwater Management Division shall inspect the stormwater control measures and conveyance to determine that they are performing as required by this Ordinance. The Stormwater Management Division, upon determining that the storm water control measures(s) and conveyances are performing as required by this Ordinance, and after any repairs to the storm water infrastructures are made by the owner, shall release the remaining maintenance bond.

Following the release of the maintenance bond, the developer and/or Homeowners Association shall continue to have a responsibility and obligation to inspect and maintain the stormwater infrastructure as required by the Town's Land Use Management Ordinance. [LUMO 4.9.3]

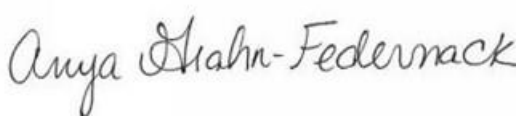
**Conditions prior to Zoning Final Inspection and Certificate of Compliance/ Occupancy:**

25. **Address Identification:** New and existing buildings shall be provided with approved address identification. The address identification shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 6 inches (153 mm) high with a minimum stroke width of 3/4 inch (20 mm). Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole, or other sign or means shall be used to identify the structure. Address identification shall be maintained. 2018 NCFC 505.1.
26. **Key Boxes:** Where required. Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for lifesaving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type listed in accordance with UL 1037 and shall contain keys to necessary access as required by the fire code official. [2018 NCFC 506.1]
27. **Construction/Demolition:** All construction and demolition conducted shall be in compliance of the current edition of the NC Fire Code. 2018 NCFC Chapter 33
28. The developer shall contact the Engineering & Design Services Division at (919) 969-5100 for a final inspection of public improvements/improvements in the right-of-way. Engineering & Design Services must provide acceptance of improvements prior to a Certificate of Occupancy.
29. The developer shall contact the Stormwater Management Division (919) 969-7246 to schedule a final stormwater inspection at least ten (10) days in advance of requesting the Certificate of Occupancy.
30. The developer shall provide a copy of necessary easement documents with the State of North Carolina prior to final zoning inspection.
31. The developer shall provide a copy of the certified as-built plans to Planning and contact Planning at (919) 968-2728 to schedule a final zoning inspection at least ten (10) days in advance of requesting the Certificate of Occupancy.

32. Prior to issuance of a Certificate of Occupancy (C/O) for any lot, all of the documents enumerated below must be submitted to the Town Stormwater Management Engineer and a final stormwater management inspection must be scheduled, at least 10 days in advance of requesting the C/O. After performing the final inspection and reviewing and approving the documents, the Town Stormwater Management Engineer or designee will issue an Approval Notification to the Town's Inspections Department. Please schedule the final stormwater management inspection with the Town Stormwater Management Engineer (919-969-7246).

- a. A copy of the final plat or easement exhibit, signed and sealed by a North Carolina-registered Land Surveyor and recorded by the County Register of Deeds, showing the "Stormwater Facility Easement(s)", the stormwater management facility(ies), the maintenance access locations, and cross-drainage easements. For purposes of maintenance, the maintenance access must be shown on the exhibit and extend from the "Stormwater Facility Easement(s)", to the nearest public right-of-way (ROW). The following notes must be included on the recorded final plat(s) or easement exhibit:
  - i. All engineered stormwater management control, treatment, and conveyance structures located on or below the ground shall be wholly contained within an easement entitled: "Reserved Stormwater Facility Easement Hereby Dedicated" and shall be reserved from any development which would obstruct or constrict the effective management, control, and conveyance of stormwater from or across the property, other than the approved design and operation functions.
  - ii. The Reserved Stormwater Facility Easement(s), and the facilities it/they protect are considered to be private, with the sole responsibility of the owner to provide for all required maintenance and operations as approved by the Town Manager.
  - iii. The Reserved Stormwater Facility Easement(s), and the Operations and Maintenance Plan are binding on the owner, heirs, successors, and assigns.
  - iv. Modification to the approved Grading and Stormwater Management Plan shall be submitted for approval to the Town Stormwater Management Engineer.
- b. Certified as-built plans showing building footprints, driveways, all other impervious surfaces, permeable pavement, stormwater drainage/conveyance piping and stormwater management structures. One (1) hard copy and a PDF, signed and sealed by a North Carolina-registered Professional Land Surveyor, shall be provided along with a digital version of the as-built plans in DXF binary format or Shapefile format. The digital as-built shall be submitted per the following guidelines:
  - i. The format shall be AutoCAD file readable in v.24 or a digital Geodatabase format;
  - ii. The horizontal datum shall be NAD 83(NSRS2011); the vertical datum shall be NAVD 88; the GEOID Model shall be GEOID09 or the current model as published by the National Geodetic Survey (NGS).
  - iii. The coordinate system shall be State Plane North Carolina 3200.
  - iv. The unit of measurement shall be the US Survey Foot.
  - v. Each type of stormwater infrastructure shall be on its own layer in the AutoCAD drawing (e.g. pipes on one layer, inlet structures on one layer, pipe ends on one layer, and junction boxes on one layer) or comply with the geodatabase schema.
  - vi. Any new stormwater control measures shall be shown in AutoCAD using Mpolygons or closed polylines.

- vii. All Inlets, Pipe Ends & Junction Boxes shall be AutoCAD point objects or blocks. The rim and inverts shall be labeled on the as-built drawing and attached to the structure with object data.
  - viii. Stormwater pipe sizes and materials shall be labeled on the as-built drawings and shall be attached to the line using object data.
  - ix. The footprint for all impervious areas should be shown on a separate layer.
- c. A copy of the recorded maintenance covenant ("Operations and Maintenance Plan"), signed by the owner and recorded by the County Register of Deeds, for the stormwater management facility(ies). The Operation and Maintenance Plan shall be created using the Town of Chapel Hill standard template documents which can be found on the Town of Chapel Hill website or made available upon request to staff. The Plan shall also include an as-built stormwater management facility exhibit, manufacturer’s operations and maintenance plans for proprietary stormwater management facilities.
  - d. Certification, signed and sealed by a North Carolina-registered Professional Engineer, that the stormwater management facility(ies) was(were) constructed in accordance with the approved plans and specifications.
  - e. Pictures of the following Stormwater Management Facility components:
    - i. Installed underdrains and purchase receipt of soil media showing the proportions of the different soil mixes.
    - ii. Riser structure and outfall pipe
33. Prior to zoning final inspection, the applicant shall revise and record an amended maintenance and access easement over the University’s property that surrounds the Gimghoul parcel.

Council Approval	June 15, 2022
Administrative – Zoning Compliance Permit	December 11, 2023
	
Issued by Anya Grahn-Federmack	