



PLANNING  
Town of Chapel Hill  
405 Martin Luther King Jr. Blvd.  
Chapel Hill, NC 27514

phone (919) 968-2728 fax (919) 969-2014  
www.townofchapelhill.org

August 3, 2008

George Draper  
101 Fox Ridge Road  
Chapel Hill, NC 27514

Subject: Amber Alley Administrative Zoning Compliance Permit for demolition and improvements to the alley (File No. 9788-37-9660)

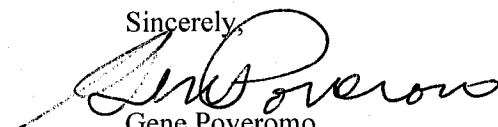
Dear Mr. Draper:

The Town staff has reviewed the above application and finds the development proposed therein to be in general compliance with the Land Use Management Ordinance. I hereby approve the above application for a Zoning Compliance Permit for improvements to Amber Alley, subject to the conditions listed on the attached Zoning Compliance Permit.

Construction or activity will not be allowed to deviate from approved plans. If you wish to revise the approved plans, you must first submit and have approved an application for Modification of Zoning Compliance Permit which includes the proposed revisions. It will be necessary to submit a copy of the attached permit to the Inspections Department.

If you have not started the construction or activity authorized by this approval within twelve (12) months of this date, the approval shall automatically expire and any permit issued pursuant to the approval shall be void. Should you have questions, please call the Planning Department at 968-2728.

Sincerely,

  
Gene Poveromo,  
Chapel Hill Planning Department

cc: Bobby Pettiford, Chelsea Laws, ToCH Inspections  
Curtis Brooks, Emily Cameron, ToCH Public Work  
Mike Taylor, Sue Burke, Ernie Rogers, Larry Tucker, MC Russell, ToCH Engineering  
Brenda Jones, ToCH Parking Services  
Bruce Heflin, ToCH Managers Office  
Ralph Karpinos, ToCh Attorney  
Matt Lawrence, ToCH Fire  
Grant Gale, Orange County Solid Waste



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

Applicant: George Draper, Munch Family Properties

Development: Amber Alley

For: Demolition and Improvements to an alley in accordance with the approved Site Plan (dated July 14, 2008), on file in the Chapel Hill Planning Department.

Location: Located between 159 and 157 East Franklin Street and located in Orange County and identified as Orange County Parcel Identifier Numbers 9788-37-9660 and 9788-37-9517.

**Conditions Prior to Beginning any Site Work**

1. That the applicant hold a pre-demolition and pre-construction meeting with the Town's Landscape Architect, Orange County Solid Waste Management, and the Engineering Department to review construction for waste management and recycling, and work planned in the right-of-way.
2. That the applicant contacts Brenda Jones, Parking Services to assist with construction vehicle parking.

**Conditions Associated with Construction Management and Emergency Vehicle Access**

3. That debris removal and construction deliveries occur via the service adjacent to the Wallace Parking Deck. Use of East Franklin Street for these activities is prohibited.
4. That the placement of refuse/construction dumpster shall not be located within the vehicular alley adjacent to the Wallace Parking Deck.
5. No activity associated with this project shall impede sidewalk access, emergency or public vehicular access in alley and areas adjacent to the Wallace Parking Deck.

**Conditions during Construction**

6. We recommend that the applicant proceed with caution during construction and document what may be uncovered with respect to the condition and location of the building foundation. If possible, we recommend that the applicant provide the Public Works Department with 'as-built' foundation drawings based on the findings during demolition. For additional information concerning this recommendation, please contact Emily Cameron in the Public Works Department (919-969-5114).

**Conditions Associated with Stormwater Management**

7. During the demolition and construction phases, inlet protection must be provided around the stormwater drop inlet structure (drain) to keep sediment and debris from clogging it. Sediment leaving the site is a violation of the Town's Erosion and Sediment Control Ordinance and state law.

8. That the owner(s) may be liable if adjoining properties receive substantial damage associated with the discharge of stormwater from this site.
9. That the owner(s) shall be responsible for repairing the drop inlet (drain) and the associated drainage pipe if they are damaged during demolition or construction.

**Condition associated with Building Code**

10. That the final design, for the stairs at the north end of Amber Alley, shall include a center hand rail with two top and bottom horizontal bars. The installation of this hand rail can be reviewed and approved during plan review. Please contact Bobby Pettiford in the Inspections Department for additional information on this requirement.

August 3, 2008  
(Date Issued)

  
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Issued By Gene Poveromo