



QUESTIONS?
 Call or email us!

<p>Chapel Hill Historic District</p> <p>Certificate of Appropriateness Application</p>	<p>Project:</p>	<p>21-041</p>
<p>Project Description:</p> <p>Driveway improvements: Repair concrete apron and widen it by 2'. Relocate stone wall on left side of driveway 2' to the west to make the driveway a safer width. Replace the current diverse materials with brick pavers for a more consistent appearance.</p> <p>Rear parking area improvements: Remove existing gate, regrade, and replace gravel surface with brick pavers. Install brick paver turnout.</p> <p>New patio: Install a bluestone patio behind the west end of the bluestone front porch. Repair existing brick retaining wall and steps leading to the back yard.</p>	<p>Permit:</p>	
<p>STAFF REVIEW</p>		
<p><input checked="" type="checkbox"/> Application complete and accepted</p>		
<p><input type="checkbox"/> Application not complete and returned with a notation of deficiencies</p>		
<p>BY: Anya Grahn, 6/14/2021</p>		
<p>Instructions: Submit one paper copy and a digital copy of all application materials collated in one file (pdf preferred)</p> <p>Deadlines: Applications are due by the close of business 30 calendar days prior to the scheduled meeting date.</p> <p>Note: Only complete applications may be accepted for Certificate of Appropriateness review. Applications that are not complete will be returned with a notation of deficiencies.</p>		



Town of Chapel Hill
Office of Planning and Sustainability

Development Services 919-969-5066
planning@townofchapelhill.org

QUESTIONS?
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A: Property Information

Property Address:	715 Gimghoul Road	Parcel ID Number:	9788779055
Property Owner(s):	John and Mildred Long	Email:	mildredjlong@gmail.com
Property Owner Address: 715 Gimghoul Road			
City:	Chapel Hil	State:	NC
Zip:	27514	Phone:	919-428-1482
Historic District: <input type="checkbox"/> Cameron-McCauley <input type="checkbox"/> Franklin-Rosemary <input checked="" type="checkbox"/> Gimghoul			Zoning District: R-1, HD-3

B: Applicant Information

Applicant: David Swanson, RLA	Role (owner, architect, other):	Landscape Architect	
Address (if different from above): Swanson & Assoc, 100 E Carr St			
City:	Carrboro	State:	NC
Zip:	27510	Phone:	919-929-9000
Email: david@swansonlandscapearchitecture.com			

C. Application Type (check all boxes that apply)

Minor Work Exterior works that do not involve any substantial alterations, and do not involve additions or removals that could impair the integrity of the property and/or the district as a whole. See [Design Guidelines](#) (p. 69) for a list of minor works.

Historic District Commission Review Includes all exterior changes to structures and features other than minor works

Site-work only (walkways, fencing, walls, etc.)

After-the-fact application (for unauthorized work already performed).

Demolition or moving of a site feature.

Restoration or alteration

Request for review of new application after previous denial

New construction or additions

Sign

D. Basic information about size, scale, and lot placement.

Provide measurements in feet and square feet where applicable. Where possible, please provide accurate measurements from a licensed surveyor, architect, engineer, etc. If exact measurements are not available, please provide estimated information. Current estimated information about lots and buildings can be found on the [Orange County Real Estate Data](#) website. Information about lot placement can be found on the [Chapel Hill](#) and [Orange County Interactive GIS](#) portals.

Zoning District:	<i>Minimum setbacks</i>	<i>Maximum heights</i>		Lot size
-------------------------	-------------------------	------------------------	--	-----------------



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	Street	Interior	Solar	Primary	Secondary		
Required by zoning	28	14	17	n/a	n/a		
Proposed	28	14	17	n/a	n/a		
	Existing	Change +/-	Total	Total Floor Area Ratio			
Floor Area (main structure)	n/a	n/a	n/a	Existing	Proposed	ISA/NLA ratio	
Floor Area (all other)	n/a	n/a	n/a	n/a	n/a	Existing	Proposed
Impervious Surface Area (ISA)	6621	428	7049	n/a	n/a	33%	35%
New Land Disturbance			<3500				

E: Applicable Design Guidelines

The Town's [Design Guidelines for the Chapel Hill Historic Districts](#) are integral to the application and review process. These guidelines supplement the required review criteria for Certificate of Appropriateness applications (provided in [Section 3.6.2\(e\)\(4\)](#) of the Land Use Management Ordinance) by providing detailed, practical considerations for how to make changes to properties while preserving the special character of their Historic District context. Please review the Design Guidelines and consider their applicability to your proposed project. (Attach additional sheets, as necessary.)

Section/Page	Topic	Brief description of the applicable aspect of your proposal
III. 46	District Setting (Fences and Walls, 1.3.1, 1.3.3, 1.3.4, 1.3.6, 1.3.7)	The low stone wall on the left side of the driveway will be relocated 2' west. The current stone will be reused. The gate at the rear of the house serves no practical purpose and will be removed to allow for the new turnout area. The retaining wall and steps to the west of the house will be repaired.
III. 50	District Setting (Walkways, Driveways and Off-Street Parking 1.4.1, 1.4.3, 1.4.5, 1.4.6, 1.4.8)	The concrete strip driveway is deteriorating and will be replaced with brick pavers for a consistent appearance for the entire driveway. The same brick pavers will be installed in the new rear parking area.
V. 96	Exterior Changes (Porches, Entrances and Balconies 3.6.6)	A bluestone patio will be installed on the west side of the house behind the existing bluestone front porch.



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F. Checklist of Application Materials					
<i>Attach the required elements in the order indicated.</i>	ATTACHED? TO BE COMPLETED BY APPLICANT		TO BE COMPLETED BY TOWN STAFF		
	YES	N/A	YES	N/A	NO
<p>1. Written description of physical changes proposed. Describe clearly and in detail the physical changes you are proposing to make. Identify the materials to be used (siding, windows, trim, roofing, pavements, decking, fencing, light fixtures, etc.), specify their dimensions, and provide names of manufacturers, model numbers, and specifications where applicable.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2. History, context, and character information. Please include a summary of what information you have relied on to understand the relevant character and history of the district and subject property—and briefly summarize that information. At a minimum, include:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Current property information for the lot and all structures, including Building Sketches and Building Details, from Orange County Real Estate Data. <input type="checkbox"/> The entry of your property on the most recent inventory of historic resources in the relevant National Register for Historic Places filing, available via the NC State Historic Preservation Office website: for McCauley-Cameron see West Chapel Hill, for Franklin-Rosemary see Chapel Hill Historic District, for Gimghoul see Gimghoul. (If yours is one of the few properties in McCauley-Cameron or Franklin-Rosemary that has not yet been inventoried, please indicate that.) 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3. Justification of appropriateness. Attach an annotated statement explaining how the proposed change(s) meets the following standards of appropriateness that the Commission considers in making findings of fact indicating the extent to which the application is or is not congruous with the historic aspects of the historic district. If a standard is not applicable, type “not applicable”.</p> <ul style="list-style-type: none"> A. The height of the building in relation to the average height of the nearest adjacent and opposite buildings. B. The setback and placement on lot of the building in relation to the average setback and placement of the nearest adjacent and opposite buildings. C. Exterior construction materials, including texture and pattern. D. Architectural detailing, such as lintels, cornices, brick bond, and foundation materials. E. Roof shapes, forms, and materials. F. Proportion, shape, positioning and location, pattern, and size of any elements of fenestration. G. General form and proportions of buildings and structures. H. Appurtenant fixtures and other features such as lighting. I. Structural conditions and soundness. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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J. Architectural scale.					
4. Photographs of existing conditions are required. Minimum image size 4" x 6" as printed or the digital equivalent. Maximum 2 images per page.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Site Plan Set showing existing and proposed conditions. (Min. scale: 1 in. = 20 ft.) <input type="checkbox"/> Site plans must show the relationships between, and dimensions of, existing and proposed buildings, additions, sidewalks, walls, fences, driveways, and/or other structures on the property, as well as property lines and applicable zoning setbacks. <input type="checkbox"/> Include both written and drawn scales and show accurate measurements. You may also use a copy of a survey with surveyor's seal deleted. Revise the copy as needed to show existing conditions and your proposed work. <input type="checkbox"/> Indicate the area of all structural footprints (existing and proposed) in square feet; also, indicate lot size in square feet.	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Elevation Drawings showing existing structural facades and proposed changes. Drawings should be submitted as 11" x 17" or 8-1/2" x 11" reductions of full-size drawings. All details should be reasonably legible. Photographs are okay for facades with no changes. <input type="checkbox"/> Elevation drawings showing all proposed changes above current grade from front, back, and both sides. <input type="checkbox"/> Include scale bar, written scale, and label major dimensions (including width of structures and heights from finished grade to fascia/eaves and heights to top of roofs). <input type="checkbox"/> Label materials to be used (roofing, siding, windows, trim, light fixtures, etc.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Information about context (required for all construction of new structures, proposed impervious surfaces greater than 1500 SF, additions greater than 150 SF, and/or proposed land disturbance greater than 5000 SF.) Detailed information about lots and structures can be found on the Orange County Real Estate Data website; information about lot placement can be found on the Chapel Hill and Orange County GIS portals. For each of the nearest adjacent and opposite properties, provide: <input type="checkbox"/> The height of each building (if an estimate, indicate that). <input type="checkbox"/> The setbacks and lots placement of each building (an image from the Town GIS database, including scale, is sufficient). <input type="checkbox"/> The size of each lot (net land area in square feet). <input type="checkbox"/> The size of all buildings on the nearest adjacent and opposite properties, including building footprint areas, Floor Areas (in square feet), and Floor Area Ratios. Provide current figures from Orange County Real Estate Data ; indicate any corrections for accuracy you believe necessary and your basis for doing so.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Demolition/Relocation Information (required only if demolition or relocation of a feature is proposed). <input type="checkbox"/> Provide a written description of architectural features, additions,	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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<p>remodeling, and any alterations to the structure(s). Make note of any outbuildings on the site plan of the property.</p> <ul style="list-style-type: none"> <input type="checkbox"/> Provide a history of the structure, giving the construction date and architect or carpenter, briefly noting any significant events, persons and/or families associated with the property. Provide current exterior photographs of the property (4" x 6" as printed or the digital equivalent). If information is unknown, please provide a summary of sources consulted. <input type="checkbox"/> If an argument about structural soundness is being made, attach a signed and sealed report from a professional engineer. <input type="checkbox"/> As necessary, attach a statement explaining how a delay in demolition would cause the property owner to suffer extreme hardship or be permanently deprived of all beneficial use or return from such property by virtue of the delay. <input type="checkbox"/> Provide any records about the structure to be demolished. 					
<p>9. Mailing notification fee per Planning & Sustainability Fee Schedule. For a list of addresses, please refer to the Town's Development Notification Tool.</p>	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10. Certificate of Appropriateness fee per Planning & Sustainability Fee Schedule</p>	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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G: Applicant signature

I hereby certify that I am authorized to submit this application; that all information is correct to the best of my knowledge, and all work will comply with the State Building Code and all other applicable State and local laws, ordinances, and regulations.

I acknowledge and agree that the Historic District Commission members, Town employees, and Town agents may enter, solely in performance of their official duties and only at reasonable times, upon the applicant's property for examination or survey thereof pursuant to North Carolina General Statute 160A-400.8. However, no member, employee, or agent of the Historic District Commission may enter any private building or structure without the express consent of the owner or occupant thereof.

I understand and agree that an approved Certificate of Appropriateness is valid only for the particular application, plans, specifications and related project details presented to, and approved by, the Historic District Commission. If any of the data contained in this application, any plans or any specifications presented to the Commission are changed or altered for any reason, including, but not limited to, changes or alternations deemed practically necessary during construction, required due to subsequent Town reviews, or otherwise, a new hearing before the Historic District may be required. By signing below, the applicant agrees to notify the Development Services Center of any changes or alternations in the data contained in this application, the approved plans or the approved specifications related to the project that is the subject of this application.

Hearings on Certificate of Appropriateness applications before the Commission are quasi-judicial proceedings. Therefore, Historic District Commission members are not permitted to discuss a pending application with the applicant or other party. By signing below, the applicant agrees to refrain from speaking with or contacting any member of the Historic District Commission about an application outside of the formal evidentiary hearing on the application.

David T Swanson

David Swanson 6/11/21

Applicant (printed name)

Signature

Date

Mildred Long

Mildred Long 6/11/21

Property Owner

Signature

Date

(if different from above)



Certificate of Appropriateness Supplemental Requirements

***In addition to [Residential](#) Zoning OR [Administrative](#) Zoning Compliance Permit Requirements**

Certificate of Appropriateness applications are subject to review and approval by the Historic District Commission as well as by Town staff. For assistance with this application, please contact the Chapel Hill Planning Department.

Please submit *all* materials listed on this sheet. The Historic District Commission meets on the second Tuesday of each month at 6:30 pm. For confirmation of a meeting date and the placement of your request on the agenda, please call the Planning Department. **Applications are due one month in advance of meeting.**

Application Process:

1. Historic District Commission Review of Certificate of Appropriateness (COA) Supplemental materials
2. Staff review of Residential / Administrative Zoning Compliance Permit (ZCP) materials

****COA (step 1) and ZCP (step 2) materials may be submitted simultaneously or separately.**

Required Application Materials

(In addition to [Residential](#) Zoning Compliance Permit or [Administrative](#) Zoning Compliance Permit Requirements)

An Electronic copy of each document is required in addition to paper copies.

Provide a single set of the following materials:

X	1. Application Form. Either Residential Zoning Compliance or Administrative Zoning Compliance.
X	2. Recorded plat or deed verifying property's current ownership
n/a	3. Recorded plat of easements, right-of-way, and dedications, if applicable
X	4. Mailing List of Property Owners , applicable within 100 feet of property boundaries The Town will prepare a formal notice to be mailed to surrounding property owners about the application. You may find it helpful to discuss the proposed changes with your neighbors in person so you can address their concerns both in your planning and presentation.
X	5. Mailing notification fee. The fee per address can be found on the Planning Department's Fee Schedule .
X	6. Certificate of Appropriateness fee per Planning Department's Fee Schedule
X	7. Reduced Site Plan Set (reduced to 8.5" x 11")
n/a	8. Building Elevations (label building height from top of roof to finished grade line)
n/a	9. Floor Plan, only if accessory apartment, duplex, or commercial application.

(Continued)



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X

10. Written Description

Describe all proposed changes to the property, list all materials to be used, and address the criteria (listed below) that the Commission uses to determine appropriateness. Presenting your proposal with these criteria in mind will provide a clear basis for the Commission's deliberations.

- a) The height of the building in relation to the average height of the nearest adjacent and opposite buildings;
- b) The setback and placement of the building on the lot in relation to the average setback and placement of the nearest adjacent and opposite buildings;
- c) The exterior construction materials, including textures and patterns;
- d) The architectural detailing such as lintels, cornices, brick bond, and foundation materials;
- e) The roof shape, form, and materials;
- f) The proportion, shape, location, pattern, and size of any elements of fenestration (windows, doors);
- g) The general form and proportion of the buildings;
- h) The accessory fixture and other features (including lighting fixtures, hardware, awnings, etc.);
- i) The architectural scale in relation to existing structures and surrounding buildings; and
- j) Structural conditions and soundness.

Provide photographs of existing property and elevation drawings of the proposed changes. Depict changes in as much detail as possible, paying special attention to those features which the Commission uses to determine appropriateness. This section of the application allows the Commission to see the current state of the property, to visualize the proposed changes, and to assess the impact. The visual description must include dimensions. For new buildings and major additions, the visual description must include the interior floor plan.

n/a

11. Information Regarding Surrounding Properties

For new construction or large projects, the applicant is required to provide information on:

- The height of the nearest adjacent and opposite buildings;
- The setback and placement of the nearest adjacent and opposite buildings;
- The scale of the nearest adjacent and opposite buildings, including percentage of lot coverage.

n/a

12. Demolition Information (if applicable)

Provide a description of architectural features, additions, remodeling, and any alterations to the structure(s). Make note of any outbuildings on the site plan of the property. Provide a history of the structure, giving the construction date and architect or carpenter, briefly noting any significant events, persons, and/or families associate with the property.

CERTIFICATE OF APPROPRIATENESS APPLICATION: 715 GIMGHOUL ROAD

1. Written Description of Physical Changes Proposed.

Driveway, Parking Area, and Turnout.

The deteriorated concrete apron at the street will be replaced with the Town standard concrete sidewalk and widened 2' feet further west (to be coordinated with Public Works Street Department.) The low stone wall to the left of the driveway will be deconstructed and rebuilt 2' further west to allow for a safer driveway width.

The driveway currently consists of three different types of materials. Our goal is to repair the deteriorated portions and create a more consistent appearance for the entire driveway:

- The portion from the sidewalk to the front edge of the house is currently concrete pavers, the same as the adjoining driveway at 719. These will be replaced with brick pavers in a herringbone bond pattern, similar to that at 704 and other properties throughout the neighborhood.
- The portion near the front of the house to the rear parking area is currently a ribbon driveway (a gravel strip between two deteriorated concrete strips.) The concrete strips will be replaced with the same brick pavers in a herringbone bond pattern and the gravel strip will be replaced with mondo grass or similar groundcover.
- The parking area at the rear of the house is currently gravel, which will be replaced with the same brick pavers in a herringbone pattern. These pavers will be permeable in order to mitigate stormwater runoff.
- A one-car parking turnout will be created behind the house by removing a wooden gate and small shrubs leading into the back yard, regrading this area to make it flat, and installing brick pavers in a herringbone pattern. This area will also serve as a basketball court for the children and will not be visible from the street or the alley.

Patio. A 12' x 8' patio, level with the ground and not visible from the street, is proposed on the west side of the house behind the front porch, using bluestone in a pattern to match the bluestone pavers on the porch. The failing brick retaining wall nearest the house and the brick steps behind the patio leading into the back yard will be repaired, and the steps will have bluestone treads.

2. History, context, and character information. Please see the attached Orange County GIS Data, and the National Register of Historic Places Registration Form for 715 Gimghoul Road.

3. Justification of Appropriateness.

C. Exterior construction materials, including texture and pattern. Brick driveways and parking areas are found throughout the Gimghoul District.

D. Architectural Detailing. The brick for the driveway and parking area will closely match the type and pattern of brick found throughout the district.

I. Structural conditions and soundness. The deteriorated concrete driveway apron will be repaired. Brick is sounder than gravel, more environmentally friendly than concrete, and reduces erosion during storm events. The bluestone paving on the new patio will have a gravel base and joints filled with polymeric sand, and the failing retaining wall and steps will be repaired.

4. **Photographs.** Photos of existing conditions and examples of the type of materials proposed are included in the application materials.
5. **Site Plan Set.** Included in the application materials.
6. **Elevation Drawings.** Not applicable.
7. **Information about context.** Not applicable; the proposed impervious surface increase is less than 1,500 square feet and the land disturbance is less than 5,000 square feet.
8. **Demolition/relocation information.** Not applicable.
9. **Mailing Notification Fee.** 11 surrounding properties x \$1.00 = \$11.00.
10. **Certificate of Appropriateness Fee.** \$400.

Property Data From Orange County GIS Website

Results List	
Details	
PIN	9788779055
PINSTATUS	ACTIVE
OWNER_TYPE	
INTEREST OWNERS	
PROPERTY ADDRESS	715 GIMGHOUL RD
OWNER	LONG MILDRED J LONG JOHN P
MAILING ADDRESS	715 GIMGHOUL RD
CITY	CHAPEL HILL
STATE	NC
ZIPCODE	27514
TOWNSHIP	CHAPEL HILL (7)
SIZE	0.45 A
CALCULATED ACRES	0.46
SUBCODE	2120
LEGAL_DESC	24 GIMGHOUL PINEY PROSPECT P1/51
RATECODE	22
LANDVALUE	450000
BLDGVALUE	681600
BLDGCNT	1
VALUATION	1131600
TAXSTATUS	A
FARMUSE	
USEVALUE	0
DEEDREF	4561/434
LEGALREF	
DATESOLD	Jul 1 2008 12:00AM
TAXSTAMPS	1620
STAMPVALUE	810000
YEAR BUILT	1925
SQFT	4873



The map displays a property parcel outlined in purple, situated on Evergreen Ln. The parcel is bounded by a road to the north and a larger road to the east. Elevation contours are shown in brown, with values ranging from 426 to 452. A watermark '715 GIMGHOUL RD, CH, NC, 27514' is visible over the map. The interface includes a home button, zoom controls, and a back button.

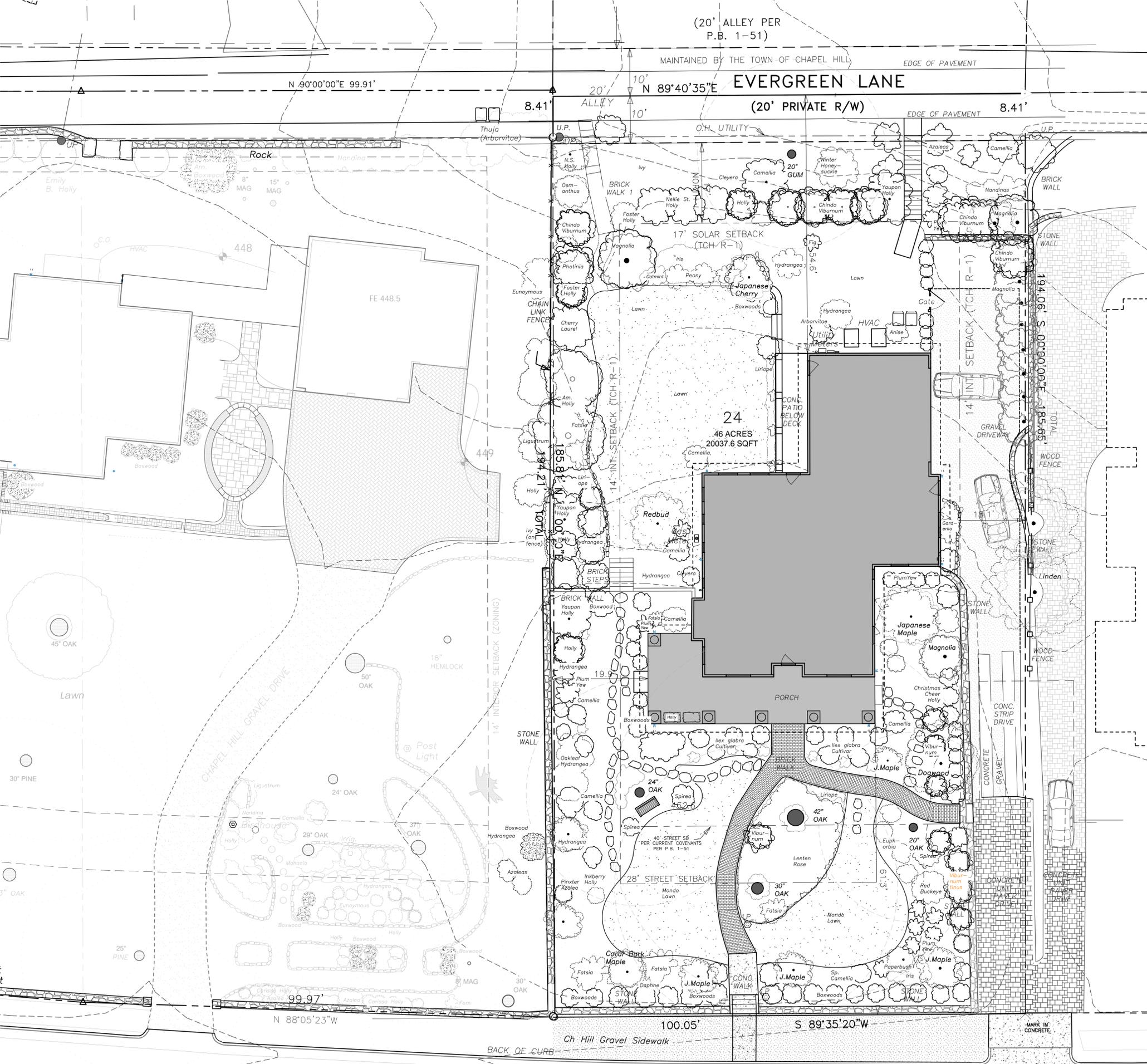
United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Gimghoul Neighborhood Hist. Dist., Orange County, NC
Page 8

the late 1940s. Built for W. E. Atkins, who worked with the architectural firm of Atwood and Nash, by contractor Barber (Barbour) from Chatham County. This is said to be the first house built on Gimghoul Road. Atkins sold the house a short time later to Earl Peacock, a professor of economics at UNC.

C 20. 723 Gimghoul Road. Late 1920s. 1-story frame Craftsman cottage of diminutive scale, with elegant tripartite floor-length fixed-sash windows flanking the front door with wide sidelights. All windows have Craftsman muntin pattern. Large segmental arched Doric entrance porch and full-length front raised patio. Buff-colored brick exterior end chimneys have arched recessed panels that accommodate lattice supports for plants. A rear addition extends on the west side. Built for James Phipps, a Chapel Hill attorney, and his wife Vivian.

C 21. 719 Gimghoul Road. 1927. 2-story frame Colonial Revival with center door with transom and sidelights and pedimented entrance portico. Plain siding, 6/6 sash windows, and flanking 2-story porch wings. One 1st story porch has been enclosed, but both 2nd story screened sleeping porches are intact. Built for Frederick John and Harriet W. Schnell by contractor Charlie Brooks from a design by H.D. Carter.

C 22. 715 Gimghoul Road. 1925. 1-1/2 story frame Classical Revival bungalow, with an engaged front porch supported by massive wooden Doric columns. Side-gable roof with a front shed dormer with 8/8 sash, plain siding, 15/15 window sash in the 1st story. A french door opens onto the large west side porch, also supported by massive Doric columns. Exterior end brick chimney. Built for Mr. and Mrs. Edward Montgomery Knox by contractor Charles Martindale. A Sunday morning chamber music group that met in this house in the mid-1930s was the beginning of the North Carolina Symphony.



(20' ALLEY PER P.B. 1-51)

MAINTAINED BY THE TOWN OF CHAPEL HILL

EVERGREEN LANE (20' PRIVATE R/W)

N 90°00'00"E 99.91'

8.41'

10'

N 89°40'35"E

8.41'

Rack

448

FE 448.5

449

24

.46 ACRES

20037.6 SQFT

CONC. PATIO BELOW DECK

14' INT. SETBACK (TCH-R-1)

GRAVEL DRIVEWAY

194.06' S. 00°00'00"E 185.65'

WOOD FENCE

STONE WALL

WOOD FENCE

CONC. STRIP DRIVE

STONE WALL

WOOD FENCE

N 88°05'23"W

100.05'

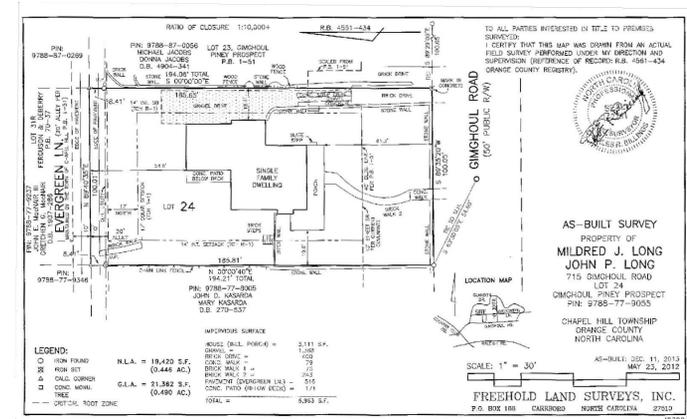
S 89°35'20"W

GIMGHOUL ROAD (50' PUBLIC R/W)

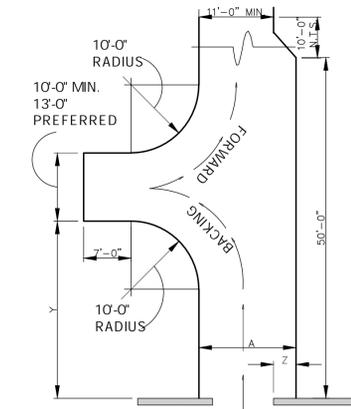
Ch Hill Gravel Sidewalk

BACK OF CURB

SSMH RIM ELEV: 450.42' INV. OUT: 446.04'



SURVEY



TEMPLATE for TURNING RADIUS:
from Graphic Standards - to be adjusted to meet site conditions.

SPACE REQUIREMENTS FOR DRIVEWAY LAYOUTS				
90° IN-BACK OUT (1 CAR)				
X	8'-9"	9'-0"	10'-0"	11'-0"
Y	25'-0"	24'-6"	23'-8"	23'-0"
Straight In - Back Out				
X	9'-0"	10'-0"	12'-0"	16'-0"
Y	26'-0"	25'-0"	23'-6"	24'-0"
Z	3'-4"	3'-1"	2'-0"	3'-0"
A	14'-4"	14'-5"	14'-8"	20'-0"

SITE NOTES:

- Property is located at 715 Gimghoul Rd, Chapel Hill, NC. Net land Area = 20,037.64 s.f./.46 acres. P.I.N 9788-77-9705. Zoning - R-1 H-D Overlay.
- The base map is from survey of property by Freehold Land Surveys, Chapel Hill, NC dated 2014.
- Gimghoul-Piney Prospect Development.
- Easements - as shown on survey.
- Area of Land Disturbance: see approved ZCP Plans.
- There is no RCD on the property.
- Maintain grade for positive drainage.
- Contractor to confirm locations for existing underground utilities prior to digging.

LEGEND - Site Work

Property Line and Setback Line	---
Limits of Construction	---
Existing Significant Tree	● 12" Holly
Existing Brick Walk/Paving	▨
Existing Concrete Drive	▨
Existing Ch Hill Gravel Walk	▨
Existing Fence	▨
Existing Stone Wall	▨
Sanitary Sewer	— Son Sewer
Water - meter	— Water
Pipe (Storm Drain)	—
Electric	— Elec
Gas	— Gas
Existing Feature (in Italics)	—
Proposed Feature (Normal font)	—
New Hardscape Material 1	▨
New Hardscape Material 2	▨

Hardscape and Landscape Improvements for
Long Residence

Mildred and Patrick Long

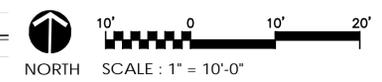
715 Gimghoul Rd
Chapel Hill, NC

PIN REFERENCE: P.I.N 9788-77-9055
D.B.4561-434 Lot 24 Gimghoul
D.C.Piney Prospect P.B. 1-51

CHAPEL HILL TOWNSHIP
ORANGE COUNTY
NORTH CAROLINA

revisions	1.
date	June 11, 2021
Sheet Name	EXISTING CONDITIONS PLAN

(SCHEMATIC DESIGN for REVIEW)
NOT FOR CONSTRUCTION



FOR REVIEW L-1.0

CERTIFICATE OF APPROPRIATENESS APPLICATION: 715 GIMGHOUL ROAD

4. Supplementary Photographs – Existing Conditions.

Front elevation



Rear of house looking from driveway toward west



4. Photographs – Existing Conditions.

View of 715 and 719 from Gimghoul Road showing deteriorated apron



View of shared driveway between 715 and 719 showing concrete pavers



4. Photographs – Existing Conditions.

Middle portion of driveway showing deteriorated concrete strips



Rear portion of driveway showing gravel paving



4. Photographs – Existing Conditions.

Rear portion of driveway showing vehicular entry/exit space



Looking up driveway from garage area toward street



4. Photographs – Existing Conditions.

View from back yard showing deteriorated steps



View of deteriorated brick wall next to steps



4. Photographs – Existing Conditions.

Existing front porch



Detail of bluestone pavers; patio pavers will match

