



CONCEPT PLAN APPLICATION

Parcel Identifier Number (PIN): 9788962765

Date: _____

Section A: Project Information

Project Name: Gimghoul Castle

Property Address: 742 Gimghoul Road

Zip Code: 27515

Use Groups (A, B, and/or C): B

Existing Zoning District: R-1; HD-3

Project Description: Rezoning to OI-CZD; modernizing renovations and additions to Gimghoul Castle.

Section B: Applicant, Owner and/or Contract Purchaser Information

Applicant Information (to whom correspondence will be mailed)

Name: Gimghoul Corporation

Address: c/o John Bratton, Wake Stone Corp., P.O. Box 190

City: Knightdale

State: NC

Zip Code: 27545

Phone: (919) 819-7494

Email: johnrbratton@wakestonecorp.com

The undersigned applicant hereby certifies that, to the best of his knowledge and belief, all information supplied with this application is true and accurate.

Signature: _____

Date: Aug 17 '21

Owner/Contract Purchaser Information:

☒ Owner

☐ Contract Purchaser

Name: Gimghoul Corporation

Address: P.O. Box 3670

City: Chapel Hill

State: NC

Zip Code: 27515

Phone: (919) 819-7494

Email: johnrbratton@wakestonecorp.com

The undersigned applicant hereby certifies that, to the best of his knowledge and belief, all information supplied with this application is true and accurate.

Signature: _____

Date: Aug 17 '21



Concept Plan Project Fact Sheet

Site Description	
Project Name	Ginghoul Castle
Address	742 Ginghoul Road
Property Description	
Existing Land Use	club use, single family and offsite parking
Proposed Land Use	club use, single family and offsite parking
Orange County Parcel Identifier Numbers	9788962765
Existing Zoning	R-1, HD-3
Proposed Zoning	OI-CZD
Application Process	Application for Conditional Rezoning; Application for Certificate of Appropriateness
Comprehensive Plan Elements	Retain sense of place in historic roots; good places, new spaces, balancing respect for the old
Overlay Districts	HD-3

Topic	Requirement	Proposal	Status
Use/Density (Sec 3.7)	club use/single family	club use/single family	
Dimensional Standards (Sec. 3.8)	street 24' interior 8' solar 11'	street 365' interior 97' solar 108'	
Floor area (Sec. 3.8)	N/A	conditional addition 1,180	
Modifications to Regulations (Sec. 4.5.6)	N/A	N/A	
Adequate Public Schools (Sec. 5.16)	N/A	N/A	
Inclusionary Zoning (Sec. 3.10)	N/A	N/A	
Landscape			
Buffer – North (Sec. 5.6.2)	20'	20'	
Buffer – East (Sec. 5.6.2)	20'	20'	
Buffer – South (Sec. 5.6.2)	20'	20'	
Buffer - West (Sec. 5.6.2)	20'	20'	



Tree Canopy (Sec. 5.7)	N/A	N/A	
Landscape Standards (Sec. 5.9.6)	N/A	N/A	
Environment			
Resource Conservation District (Sec. 3.6)	N/A	N/A	
Erosion Control (Sec. 5.3.1)	N/A	N/A	
Steep Slopes (Sec. 5.3.2)	None	None	
Stormwater Management (Sec. 5.4)	No change	N/A	
Land Disturbance		17,750	
Impervious Surface (Sec. 3.8)		29,679 (26.81%)	
Solid Waste & Recycling	No changes	N/A	
Jordan Riparian Buffer (Sec. 5.18)	N/A	N/A	
Access and Circulation			
Road Improvements (Sec. 5.8)	N/A	N/A	
Vehicular Access (Sec. 5.8)	N/A	N/A	
Bicycle Improvements (Sec. 5.8)	N/A	N/A	
Pedestrian Improvements (Sec. 5.8)	N/A	N/A	
Traffic Impact Analysis (Sec. 5.9)	None required	None required	
Vehicular Parking (Sec. 5.9)	No change	N/A	
Transit (Sec. 5.8)	N/A	N/A	
Bicycle Parking (Sec. 5.9)	No change	N/A	
Parking Lot Standards (Sec. 5.9)	No change	N/A	
Technical			



Fire	N/A	N/A	
Site Improvements	N/A	N/A	
Schools Adequate Public Facilities (Sec. 5.16)	N/A	N/A	
Recreation Area (Sec. 5.5)	N/A	N/A	
Lighting Plan (Sec. 5.11)	N/A	As approved in COA	
Homeowners Association (Sec. 4.6)	N/A	N/A	

Symbol	Meaning	Symbol	Meaning
	Meets Standard	M	Modification necessary
NA	Not Applicable	UNK	Not known at this time



Checklist

The following must accompany your application. Failure to do so will result in your application being considered incomplete. For assistance with this application, please contact the Chapel Hill Planning and Sustainability at (919)968-2728 or at planning@townofchapelhill.org.

X	Application fee (refer to fee schedule)	Amount Paid \$	380.00
X	Pre-application meeting – with appropriate staff		
X	Digital Files - provide digital files of all plans and documents		
X	Concept Project Fact Sheet		
X	Statement of Compliance with Design Guidelines (1 copies)		
X	Statement of Compliance with Comprehensive Plan (1 copies)		
N/A	Affordable Housing Proposal , if applicable (Rezoning Policy or Inclusionary Ordinance)		
X	Mailing list of owners of property within 1,000 feet perimeter of subject property (see GIS notification tool)		
X	Mailing fee for above mailing list	Amount Paid \$	50.00
X	Developer's Program – brief written statement explaining how the existing conditions impact the site design. Including but not limited to:		
	<ul style="list-style-type: none"> • Natural features of site • Access, circulation, and mitigation of traffic impacts • Arrangement and orientation of buildings • Natural vegetation and landscaping • Impact on neighboring properties • Erosion, sedimentation, and stormwater 		
N/A	Resource Conservation District, Floodplain, & Jordan Buffers Determination - necessary for all submittals		
N/A	Reduced Site Plan Set (reduced to 8.5"x11")		

Plan Sets (1 copies to be submitted no larger than 24"x36")

Plans should be legible and clearly drawn. All plan sets sheets should include the following:

- Project Name
- Legend
- Labels
- North Arrow (North oriented toward top of page)
- Property Boundaries with bearing and distances
- Scale (Engineering), denoted graphically and numerically
- Setbacks and buffers
- Streams, RCD Boundary, Jordan Riparian Buffer Boundary, Floodplain, and Wetlands Boundary, where applicable



Area Map

- a) Project name, applicant, contact information, location, PIN, & legend
- b) Dedicated open space, parks, greenways
- c) Overlay Districts, if applicable
- d) Property lines, zoning district boundaries, land uses, project names of site and surrounding properties, significant buildings, corporate limit lines
- e) Existing roads (public & private), rights-of-way, sidewalks, driveways, vehicular parking areas, bicycle parking, handicapped parking, street names.
- f) 1,000' notification boundary

Existing Conditions Plan

- a) Slopes, soils, environmental constraints, existing vegetation, and any existing land features
- b) Location of all existing structures and uses
- c) Existing property line and right-of-way lines
- d) Existing utilities & easements including location & sizes of water, sewer, electrical, & drainage lines
- e) Nearest fire hydrants
- f) Nearest bus shelters and transit facilities
- g) Existing topography at minimum 2-foot intervals and finished grade
- h) Natural drainage features & water bodies, floodways, floodplain, RCD, Jordan Buffers & Watershed boundaries

Proposed Site Plan

- a) Existing building locations
- b) General location of proposed structures
- c) Parking areas
- d) Open spaces and landscaped areas
- e) Access points and circulation patterns for all modes of transportation
- f) Approximate locations of trails, pedestrian and bicycle connections, transit amenities, and parking areas
- g) Approximate location of major site elements including buildings, open areas, natural features including stream buffers, wetlands, tree stands, and steep slopes
- h) Proposed land uses and approximate location

STATEMENT OF COMPLIANCE WITH DESIGN GUIDELINES, COMPREHENSIVE PLAN AND
STATEMENT OF DEVELOPER'S PROGRAM - APPLICATION FOR REZONING
FROM R-1, HD-3 TO OI-CZD/CONCEPT PLAN APPLICATION

Introduction/Background.

Gimghoul Corporation owns a 2.15-acre tract at 742 Gimghoul Road. Gimghoul Castle is on the tract. Constructed in 1926, the Castle is listed on the National Register of Historic Places and has been used by the Order of Gimghoul, a collegiate society founded in 1889 and headquartered at the Castle, for 95 years. The Order sold approximately 35 acres of property to finance the construction of the Castle. Those acres became the Gimghoul Neighborhood, one of Chapel Hill's three historic districts. The Castle is at the end of Gimghoul Road.

The Order has determined it needs to construct accessible bathrooms and add features to bring accessibility to the Castle. After designing the improvements and submitting the proposal to the Historic District Commission for concept plan review (which was favorable), Gimghoul Corporation learned they could not proceed with their proposed renovations because the Castle property is zoned R-1 and their 95-year club use is considered a non-conforming use under Chapel Hill's Land Use Management Ordinance ("LUMO"). After consultation with Town of Chapel Hill Planning Staff, Gimghoul Corporation determined the appropriate means to address this issue is to seek a rezoning to make the historic use (since 1926) conforming. Using the conditional zoning tool, the uses proposed follow the actual and historic use. No other uses are sought.

Gimghoul Corporation applied for a Certificate of Appropriateness for the modifications sought in the event the conditional rezoning is granted. A Certificate of Appropriateness was granted by the Historic District Commission for this modernization project on April 13, 2021. As determined by the HDC, the project as proposed is congruous with the Gimghoul Historic District and complies with applicable design guidelines.

Justification for Rezoning Requests.

Under current zoning, Gimghoul Corporation's use of the Castle property in the way it has been used historically is non-conforming. While Gimghoul Corporation could develop the property for residential use in the R-1 zone, it cannot modernize its facility without a zoning amendment. Gimghoul Corporation is not sure when the property was zoned R-1. It appears from the zoning map that the property is simply included in the general residential zoning for the adjoining Gimghoul Neighborhood. We do not believe it was the intent of the Town of Chapel Hill to make Gimghoul Castle a non-conforming use or for it to be zoned in a way that does not allow its continued historic use.

Gimghoul Castle has applied for a conditional zoning under Section 4.4.1(c) of LUMO. The request includes a request to limit the uses

allowed to the club use, single-family use (to allow for a caretaker's apartment inside the Castle) and off-street parking.

The Town Council's decision on a rezoning is based on these criteria:

- a. The conformity of the application with the applicable provisions of LUMO and the Town Code,
- b. The conformity of the application with the comprehensive plan,
- c. The compatibility of the proposed application with adjoining uses,
- d. The impacts of the proposed application on the surrounding properties and Town as a whole,
- e. The relationship of the application to existing and proposed built systems including utility infrastructure, transportation facilities, police and fire coverage and other public services and facilities, and
- f. The relationship of the application to natural systems such as hydrology, topography, and other environmental constraints.

Conformity of Application with the Applicable Provisions of the Land Use Management Ordinance and Town Code.

Gimghoul Corporation proposes to continue using the property as it has been used since the Castle was built in 1926. The uses proposed are limited to existing club use, a single-family living opportunity (for a caretaker) and use of off-street parking. Because the caretaker's apartment is within the Castle and included in the total square footage of the Castle, its dimensions are included in the overall existing building dimensions and not as a separate entry on the Project Fact Sheet. A conditional zoning to make the current uses conforming will bring Gimghoul Castle into compliance with applicable provisions of the Land Use Management Ordinance and Town Code but makes no change to actual existing use.

Conformity of the Application with the Comprehensive Plan.

Chapel Hill 2020 Comprehensive Plan notes at page 13, "[t]hroughout its history and continuing today, Chapel Hill has retained its small-town friendliness; its sense of place in historic roots; evidence of care for the natural environment; the thoughtful integration of commercial areas with the fabric of the Town; and the youthful exuberance and interchange of ideas that are fostered by the University."

Gimghoul Castle is a deep historic root of the Town of Chapel Hill and provides, particularly for the Gimghoul Historic District, a sense of place. The attention by Gimghoul Corporation to the natural environment surrounding the Castle and their having deeded land to the University of North Carolina to maintain the natural area around the Castle are evidence of care for the natural environment. The Castle reflects the essence of the outcome of youthful exuberance as it was developed by a group of students with foresight that has allowed it to exist for almost 100 years. Allowing the long-term preservation of the Castle meets one of the Comprehensive Plan themes of good places, new spaces for balancing respect for the old (p. 27). Conditional zoning to allow the Castle to continue as a conforming use promotes the Castle's continued care and assures this historic landmark will be maintained.

Compatibility of the Proposed Application with Adjoining Uses.

The proposed conditional zone is limited to the three existing uses of Gimghoul Castle. The Castle has been compatible with the Gimghoul Neighborhood throughout its history and the proposed conditional rezoning simply makes the uses that have been compatible conforming. Therefore, this criterion is met.

Impacts of the Proposed Application on the Surrounding Properties and the Town as a Whole.

The proposed conditional zoning simply brings Gimghoul Castle's underlying zoning into conformity with its use. The conditional use proposed is limited to the existing historic uses of the Castle. The applicant does not believe the Town intends for the historic use of the Castle to end and for it to be replaced with single-family housing. The application's impact on the surrounding properties and the Town as a whole is maintenance of the historic Gimghoul Castle. It allows the Order to provide accessibility features and otherwise engage in activities that will assure the longevity of this historic structure. The renovations proposed by the Order have no impact on surrounding properties or on the Town as a whole and have been approved by the Historic District Commission as congruous with the Gimghoul Historic District.

The Relationship of the Application to Existing and Proposed Built Systems Including Utility Infrastructure, Transportation Facilities, Police and Fire Coverage and Other Public Service Facilities.

The relationship of the Gimghoul Castle property to existing and proposed built systems is not affected or changed. The proposed renovations to the Castle and will not place additional burdens on the existing or proposed built systems including utility infrastructure, transportation facilities, police and fire coverage, and other public services and facilities. The proposed renovations will make the Castle a safer place for visitors. Annually, the Order allows the Gimghoul Neighborhood to use the Castle property for a neighborhood meeting. The renovations proposed will allow access to restroom facilities to those

visitors on the outside of the Castle. The proposal does not affect the relationship of the property to existing and proposed built systems.

Attached is an email from Kumar Neppalli confirming that the property does not need a TIA exemption because the proposal does not generate enough vehicle trips to have impact.

The Relationship of the Application to Natural Systems Such as Hydrology, Topography, and Other Environmental Constraints.

The relationship of the property to natural systems will not be affected by the proposed conditional zoning. The conditional zoning simply brings into zoning compliance uses that have been in effect for 100 years. The Castle is already in existence and the proposal does not change its relationship to natural systems. The applicant has provided a Stormwater Impact Statement as part of its application.

Based on this analysis and the proposed conditional zoning from R-1, HD-3 to OI-CZD, limited to club use, single family and off-street parking, meets all criteria for approval described in Section 4.4.3(f) (2) of LUMO.

Written Narrative Describing the Proposal Including Proposed Land Uses and Conditions.

The applicant proposes this property at 742 Gimghoul Road be rezoned from R-1, HD-3 to OI-CZD. It proposes these conditions:

1. That the uses allowed in the OI-CZD zone are:
 - club use,
 - single-family use,
 - off-street parking.
2. That the dimensional requirements in the OI-CZD's zone will be those identified in the project fact sheet.
3. That the parking requirements in this OI-CZD zone reflect the current parking at Gimghoul Castle under the information provided in the Project Fact Sheet.
4. That the landscape buffers provided be identified in the Project Fact Sheet.
5. That the floor to area ratios, parking ratios, impervious surface ratios and other applicable restrictions reflect the size of the existing parcel to accommodate a future change if needed.

LeAnn Nease Brown

From: Kumar Neppalli <kneppalli@townofchapelhill.org>
Sent: Monday, April 26, 2021 11:18 AM
To: LeAnn Nease Brown
Cc: Judy Johnson; Anya Grahm
Subject: Re: Location for Conditional Zoning from R1 and HD3 to OI-CZD for Gimghoul Corporation (Sent on Behalf of LeAnn Nease Brown)

Hi LeAnn,

You do not need a TIA exemption for this as it does not generate enough vehicle trips. I have copied this email to Anya and Judy. Thanks.

Kumar

On Apr 21, 2021, at 6:12 PM, LeAnn Nease Brown <lnease@brownandbunch.com> wrote:

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org Good evening Kumar,

I am following up on my email below regarding an exemption of a Traffic Impact Analysis. I look forward to hearing from you.

Best,
LeAnn

LeAnn Nease Brown
Brown & Bunch, PLLC
101 North Columbia Street
Chapel Hill, NC 27514
telephone: (919) 968-1111, ext. 141
telefax: (919) 968-1444
lnease@brownandbunch.com<<mailto:lnease@brownandbunch.com>>

From: Marlene Lang <mlang@brownandbunch.com>
Sent: Monday, April 5, 2021 1:57 PM
To: kneppalli@townofchapelhill.org
Cc: jjohnson@townofchapelhill.org; agrahn@townofchapelhill.org; LeAnn Nease Brown <lnease@brownandbunch.com>
Subject: Location for Conditional Zoning from R1 and HD3 to OI-CZD for Gimghoul Corporation (Sent on Behalf of LeAnn Nease Brown)

April 5, 2021

via email, kneppalli@townofchapelhill.org<mailto:kneppalli@townofchapelhill.org>

Kumar Neppalli, Traffic Engineering Manager

Public Works Department

Town of Chapel Hill

405 Martin Luther King Drive

Chapel Hill, NC 27514

Re: Location for Conditional Zoning from R1 and HD3 to

OI-CZD for Gimghoul Corporation

Dear Kumar:

I am following up on Anya Grahn's email of March 10. Our firm represents Gimghoul Corporation, the owner of a parcel of property at 742 Gimghoul Road in Chapel Hill. Since the 1920s, the property has been used as a club but current zoning does not reflect the actual and historic use. Gimghoul Corporation learned about the current zoning when it began the process of applying to make revisions to the property, the majority of which are to improve accessibility. After meeting with Judy Johnson and Anya Grahn, we determined the best course of action is to seek a conditional zoning to make the current club use conforming. The uses Gimghoul Corporation will seek with the OI-CZD are club use, single-family use (because there is a caretaker on site) and off-street parking.

Because the use to be sought is already in place and because the changes proposed do not increase existing utilization, I am writing to seek an exemption to the traffic impact analysis requirement in connection with the conditional zoning application.

Please let me know next steps to seek the exemption.

Best regards.

Sincerely,

BROWN & BUNCH, PLLC

LeAnn Nease Brown

LNB/mjl

13624\01\1\026Neppalli

cc: Judy Johnson (via email, jjohnson@townofchapelhill.org)

Anya Grahm (via email, agrahm@townofchapelhill.org <<mailto:agrahm@townofchapelhill.org>>)

John Bratton (via email)

LeAnn Nease Brown
BROWN & BUNCH, PLLC
101 North Columbia Street
Chapel Hill, NC 27514
919.968.1111

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5. Site Plan Set

INDEX:

C1.1 Cover / Title Sheet

C2.3 Existing Conditions & Demolition Plan

C2.4 Area Map

C3.1 Site Utility Plan

C4.1 Grading & Storm Drainage Plan

C4.2 Stormwater Management Plan

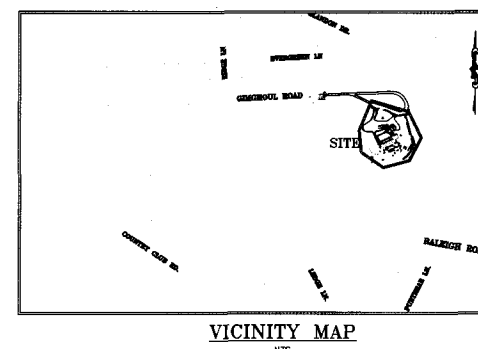
C5.1 Construction Management Plan

C5.2 Solid Waste Plan

C6.1 Utility Plan

C7.1 Erosion Control Plan

C8.1 Landscape Protection & Planting Plan



DRAWING INDEX:

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C2.1	SURVEY
C2.3	EXISTING CONDITIONS & DEMOLITION PLAN
C2.4	AREA MAP
C3.1	SITE LAYOUT PLAN
C4.1	GRADING & STORM DRAINAGE PLAN
C4.2	STORMWATER MANAGEMENT PLAN
C5.1	CONSTRUCTION MANAGEMENT PLAN
C6.1	UTILITY PLAN
C7.1	EROSION CONTROL PLAN
C8.1	LANDSCAPE PROTECTION & PLANTING PLAN

	NEW	EXISTING	REMOVE
DRAINAGE STRUCTURE			
SANITARY SEWER MANHOLE			
SANITARY SEWER CLEANOUT			
WATER VALVE			
FIRE HYDRANT			
OVERHEAD UTILITY LINE			
UNDERGROUND ELECTRIC LINE			
UNDERGROUND TELECOM/DATA LINE			
FIBER OPTIC CABLE			
GAS LINE			
STORM DRAINAGE PIPE			
SANITARY SEWER LINE			
WATER LINE			
SURFACE ELEVATION CONTOUR			
SURFACE SPOT ELEVATION			
TREE LINE			
LIMIT OF DISTURBANCE/CLEARING			
ROOF DRAIN			
ELECTRICAL TRANSFORMER PAD			
TYPICAL KEYED NOTE LABEL			

**PRELIMINARY
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CONSTRUCTION**



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Call before you dig.**
(Or call: 1-800-632-4949)

civil consultants
LAND PLANNERS + CIVIL ENGINEERS
WWW.CIVIL-CONSULTANTS.COM
3708 LYCKAN PARKWAY - SUITE 201 - DURIHAM, NC 27707
919-492-1648 PHONE 919-492-1648 FAX

**GIMGHOUL
CASTLE
CHAPEL HILL, NORTH CAROLINA
COVER
SHEET**

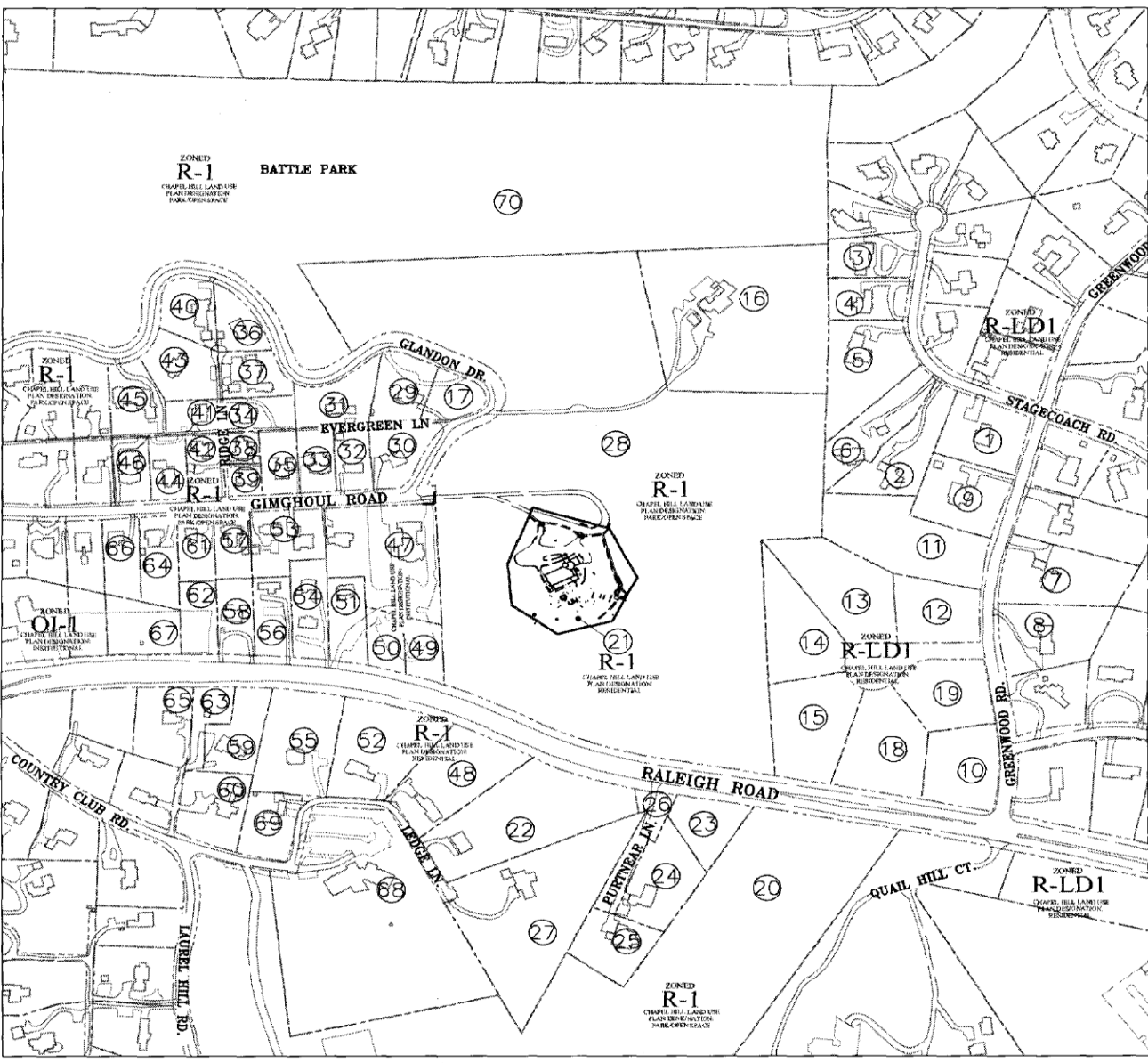
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DATE: FEBRUARY 4, 2021

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SHEET NO.
C1.1



OWNER
GIMGHOUL CORPORATION
PO BOX 3870
CHAPEL HILL, NC 27515

ZONING LEGEND
R-1 RESIDENTIAL 1, 3 UNITS /ACRE
R-LD1 RESIDENTIAL-LOW DENSITY, 1 UNIT/ACRE
OH-1 OFFICE & INSTITUTIONAL 1

OVERLAY DISTRICTS
HD-3 (HISTORIC DISTRICT)
CD-2 (NEIGHBORHOOD CONSERVATION)
GIMGHOUL GREENWOOD

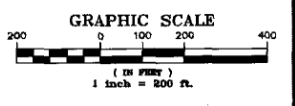
LEGEND
SUBJECT PROPERTY
1,000 FOOT NOTIFICATION BOUNDARY
ZONING DISTRICTS
OVERLAY DISTRICTS
CHAPEL HILL LAND USE PLAN DESIGNATION: INSTITUTIONAL

NOTES:
1. THERE IS AN UNPAVED GREENWAY ON THE PROPERTY THAT SURROUNDS THE SUBJECT PROPERTY. BATTLE PARK IS LOCATED WITHIN THE 1,000 FOOT NOTIFICATION OF THE SUBJECT PROPERTY.
2. THERE ARE NO BICYCLE LANES WITHIN 1,000 FEET OF THE SUBJECT PROPERTY.
3. THIS PROPERTY AND ALL PROPERTY WITHIN 1,000 FEET OF THE PROPERTY ARE WITHIN THE TOWN OF CHAPEL HILL, NC CORPORATE LIMITS.



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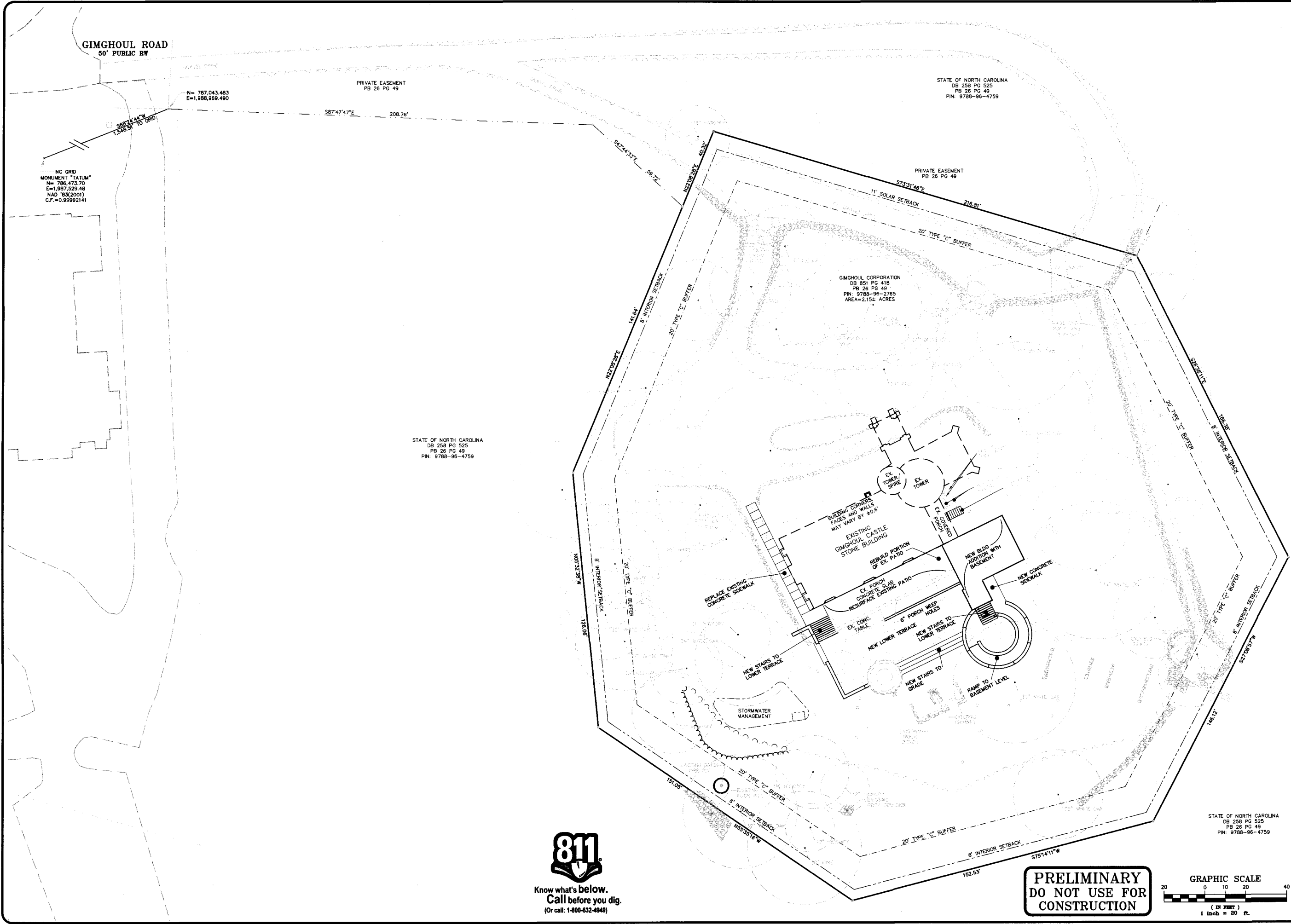
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LAND PLANNERS + CIVIL ENGINEERS
WWW.CIVIL-CONSULTANTS.COM
2700 LYRICAN PARKWAY • SUITE 201 • DURNAN, NC 27737
919-485-1044 PHONE
LX 88-4088

GIMGHOUL CASTLE
CHAPEL HILL, NORTH CAROLINA
AREA MAP

REV.	DATE	DESCRIPTION
1	11/18/2020	PROGRESS MODIFICATIONS
DATE:	FEBRUARY 4, 2021	

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SHEET NO.
C2.4



NC GRID
MONUMENT "TATUM"
N= 786,473.70
E= 1,987,529.48
NAD 83(2011)
C.F.= 0.99992141

N= 787,043.483
E= 1,988,969.490

PRIVATE EASEMENT
PB 26 PG 49

STATE OF NORTH CAROLINA
DB 258 PG 525
PB 26 PG 49
PIN: 9788-96-4759

GIMGHOUL CORPORATION
DB 851 PG 418
PB 26 PG 49
PIN: 9788-96-2785
AREA=2.15± ACRES

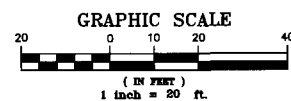
STATE OF NORTH CAROLINA
DB 258 PG 525
PB 26 PG 49
PIN: 9788-96-4759

STATE OF NORTH CAROLINA
DB 258 PG 525
PB 26 PG 49
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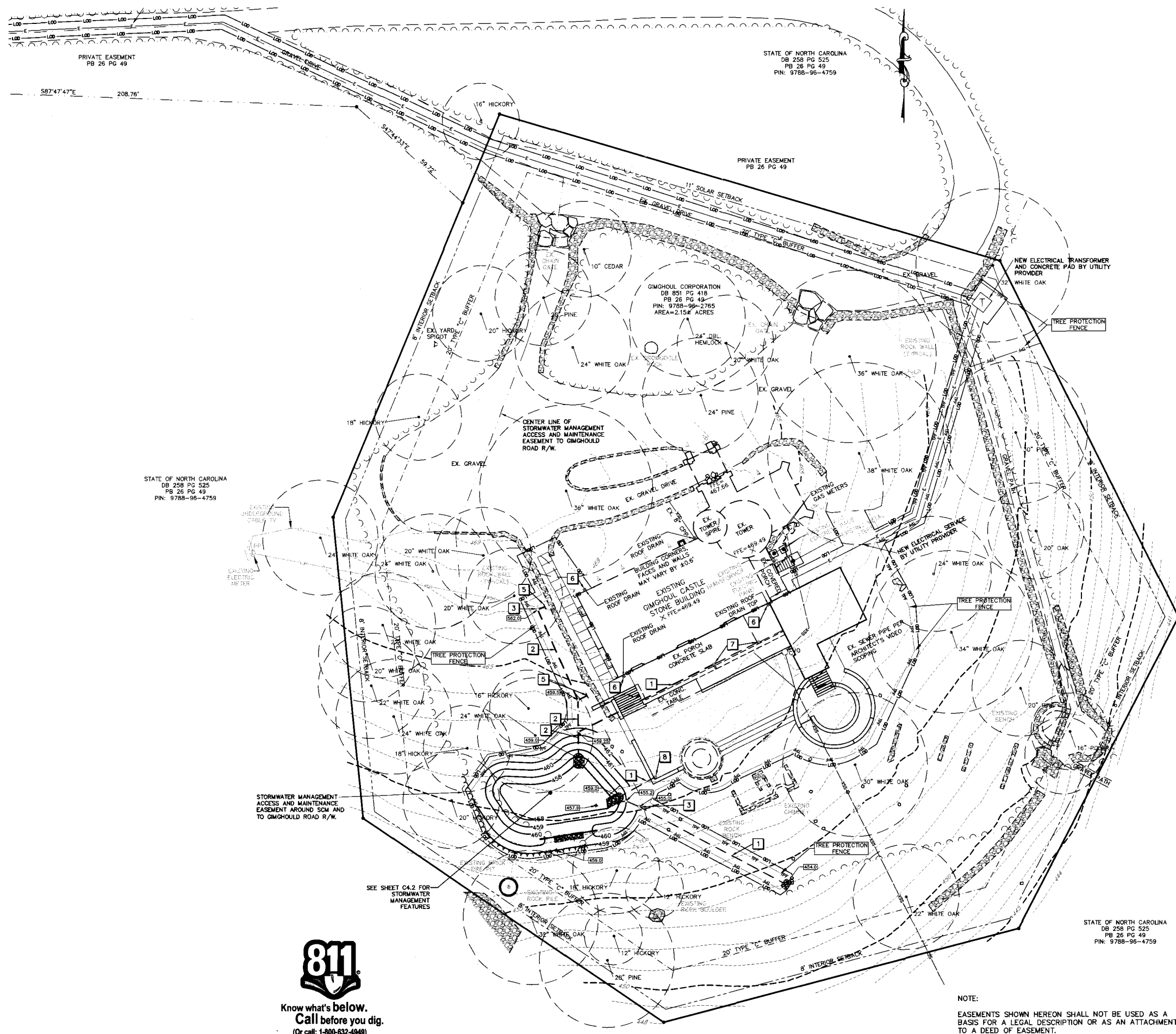


**GIMGHOUL
CASTLE
CHAPEL HILL, NORTH CAROLINA
SITE LAYOUT
PLAN**

REV.	DATE	DESCRIPTION

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SHEET NO.
C3.1



KEY KEYED NOTES - GRADING & STORM DRAINAGE PLAN

- 1 NEW 4" DIAMETER ROOF DRAINAGE PIPE AT 1% MINIMUM SLOPE.
- 2 NEW 6" DIAMETER ROOF DRAINAGE PIPE AT 1% MINIMUM SLOPE.
- 3 ADD CLEANOUT ASSEMBLY TO ROOF DRAIN, SIMILAR TO SANITARY SEWER CLEANOUT DETAIL.
- 4 SEE ARCHITECTURAL DRAWINGS FOR FINISHED ELEVATIONS FOR TERRACE, STEPS, AND SIDEWALK.
- 5 MAKE WATERTIGHT CONNECTIONS TO ROOF DRAIN STUBOUTS FROM ARCHITECTURAL DRAWINGS.
- 6 EXISTING DOWNSPOUT TO DRAIN TO FILTERRA DEVICE. SEE ARCHITECTURAL DRAWINGS. FOR ANY EXISTING ROOF DRAIN PIPING INDICATED TO REMAIN IN SERVICE, CONDUCT VISUAL EXAMINATION OF PIPE WITH FLOWING WATER TO VERIFY FUNCTIONALITY. RESOLVE ANY DEFICIENCIES FOUND TO THE ARCHITECT'S SATISFACTION.
- 7 INSTALL NEW CATCH BASINS AT LOW POINTS IN EXISTING PORCH. BASINS SHALL BE 9' X 9' THERMOPLASTIC UNITS WITH SQUARE "ATRIUM" GRATE BY NDS, OR EQUIVALENT. INSTALL UNIT TO PROVIDE POSITIVE DRAINAGE FROM THE PORCH.
- 8 MILDLY SLOPE THE WESTERN PORTION OF THE NEW LOWER TERRACE SURFACE TO DRAIN TO A NEW CATCH BASIN AT THE LOW POINT IN THE CORNER. BASINS SHALL BE 9' X 9' THERMOPLASTIC UNITS WITH SQUARE "ATRIUM" GRATE BY NDS, OR EQUIVALENT. INSTALL UNIT TO PROVIDE POSITIVE DRAINAGE FROM THE NEW LOWER TERRACE. SEE ARCHITECTURAL DRAWINGS OF TERRACE AND CANOPY FOR DETAIL.
- 9
- 10

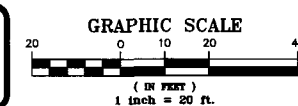
IMPERVIOUS SURFACE:

EXISTING: NONE*
PROPOSED: 3,700 SF
*PER ZONING. ACTUAL = 24,007 SF

NOTES

1. NO STEEP SLOPE AREAS ARE PRESENT ON THIS PROPERTY.
2. SEE SHEET C2.2 FOR MORE DETAIL ABOUT EXISTING TOPOGRAPHIC CONDITIONS.
3. SEE SHEET C4.2 FOR STORMWATER MANAGEMENT PLAN AND DETAILS.
4. SOILS ON THE SITE ARE AUC AND WME.

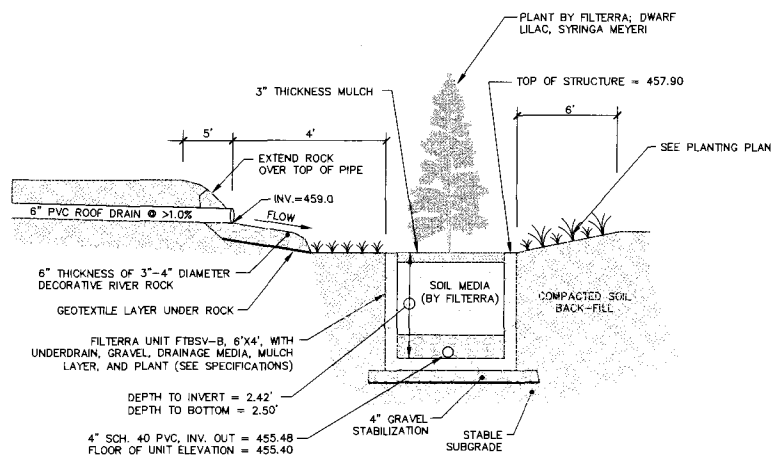
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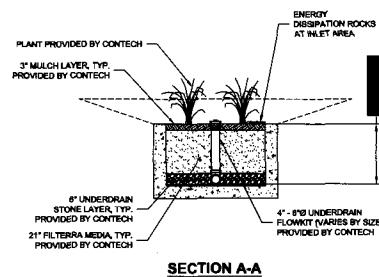
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STORMWATER MANAGEMENT
SECTION B-B



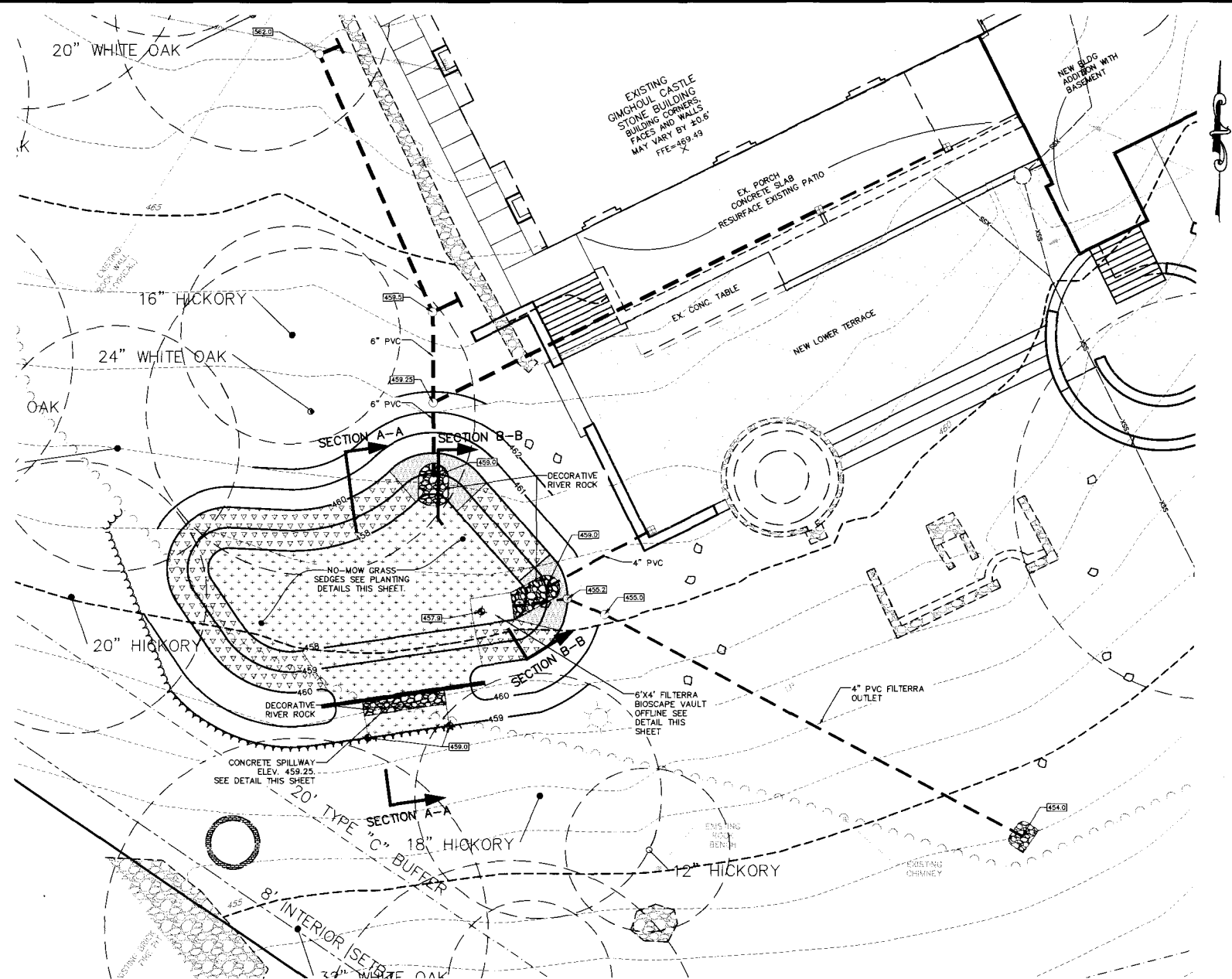
SECTION A-A





FTBSV-B CONFIGURATION				
DESIGNATION	AVAILABILITY	MEDIA BAY SIZE	VAULT SIZE (L x W)	OUTLET PIPE
FTBSV0404-B	ALL	4 x 4	4 x 4	4" SDR 35
FTBSV0504-B	N/A CA	5 x 4	5 x 4	4" SDR 35
FTBSV0605-B	ALL	6 x 5	6 x 5	5" SDR 35
FTBSV08054-B	CA ONLY	8 x 5.4	8.5 x 4	4" SDR 35
FTBSV0707-B046-B	MID-ALT ONLY	7.53 x 4.5	7.03 x 4.5	4" SDR 35
FTBSV03054-B	N/A MID-ALT	5 x 4	5 x 4	4" SDR 35
FTBSV0806-B	ALL	8 x 6	8 x 6	4" SDR 35
FTBSV1005-B	ALL	10 x 6	10 x 6	6" SDR 35/ 35" SDR 35
FTBSV1206-B	ALL	12 x 6	12 x 6	6" SDR 35/ 35" SDR 35
FTBSV1307-B	ALL	13 x 7	13 x 7	6" SDR 35/ 35" SDR 35
FTBSV1408-B	CALL CONTECH	14 x 8	14 x 8	6" SDR 35/ 35" SDR 35
FTBSV1609-B	CALL CONTECH	16 x 9	16 x 8	6" SDR 35/ 35" SDR 35
FTBSV1406-B	CALL CONTECH	14 x 6	14 x 6	6" SDR 35/ 35" SDR 35
FTBSV2009-B	CALL CONTECH	20 x 8	20 x 8	6" SDR 35/ 35" SDR 35
FTBSV2208-B	CALL CONTECH	22 x 8	22 x 8	6" SDR 35/ 35" SDR 35

N/A = NOT AVAILABLE

N/A = NOT AVAILABLE

**FILTERRA BIOSCAPE VAULT OFFLINE - BASIN (FTBSV-B)
CONFIGURATION DETAIL**



SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	AREA (SF)	EST. QUANTITY
	CAREX AMPHIBOLA	CREEK SEDGE	PLUG	18" O.C.	800	360
	PHLOX DIVARICATE	WOODLAND PHLOX	QUART	18" O.C.	90	46
	POLYSTICHUM ACROSTICHOIDES	CHRISTMAS FERN	BARE ROOT	18" O.C.*	520	130
	CAREX AMPHIBOLA	CREEK SEDGE	PLUG	18" O.C.*	520	130

*CHRISTMAS FERN AND CREEK SEDGE IN THE AREA HATCHED ALONG THE SLOPES TO BE PLACED IN AN ALTERNATING ARRANGEMENT WITH 18" SPACING ON CENTER WITH A 50/50 MIX OF EACH SPECIES.

PLANTING NOTES:

1. ALL PLANT SUBSTITUTIONS MUST BE APPROVED BY ENGINEER.
2. PLACE PLANTINGS IN A STAGGERED PATTERN WITH THE INDICATED SPACINGS
3. BREAK APART ROOT MASSES PRIOR TO PLANTING QUART PLANTINGS.
4. WITHIN THE PLANTING SOIL AREA, DO NOT EXCAVATE AN OVERSIZED HOLE FOR PLANTINGS, BUT REMOVE OR DISPLACE ONLY ENOUGH SOIL FOR THE ROOT BALL OR ROOT MASS. INSERT ROOT INTO THE PLANTING MIX AND FIRMLY PRESS SURROUNDING SOIL AGAINST IT FOR SUPPORT.
5. PROVIDE A ONE-YEAR WARRANTY TO OWNER FOR ALL PLANT MATERIALS.

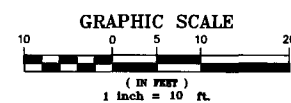
NOTE:


EASEMENTS SHOWN HEREON SHALL NOT BE USED AS A BASIS FOR A LEGAL DESCRIPTION OR AS AN ATTACHMENT TO A DEED OF EASEMENT.



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919.480.1648 PHONE
Lic. 9C-1930

**GIMGHOUL
CASTLE
CHAPEL HILL, NORTH CAROLINA
STORMWATER MANAGEMENT
PLAN AND DETAILS**

REV.	DATE	DESCRIPTION
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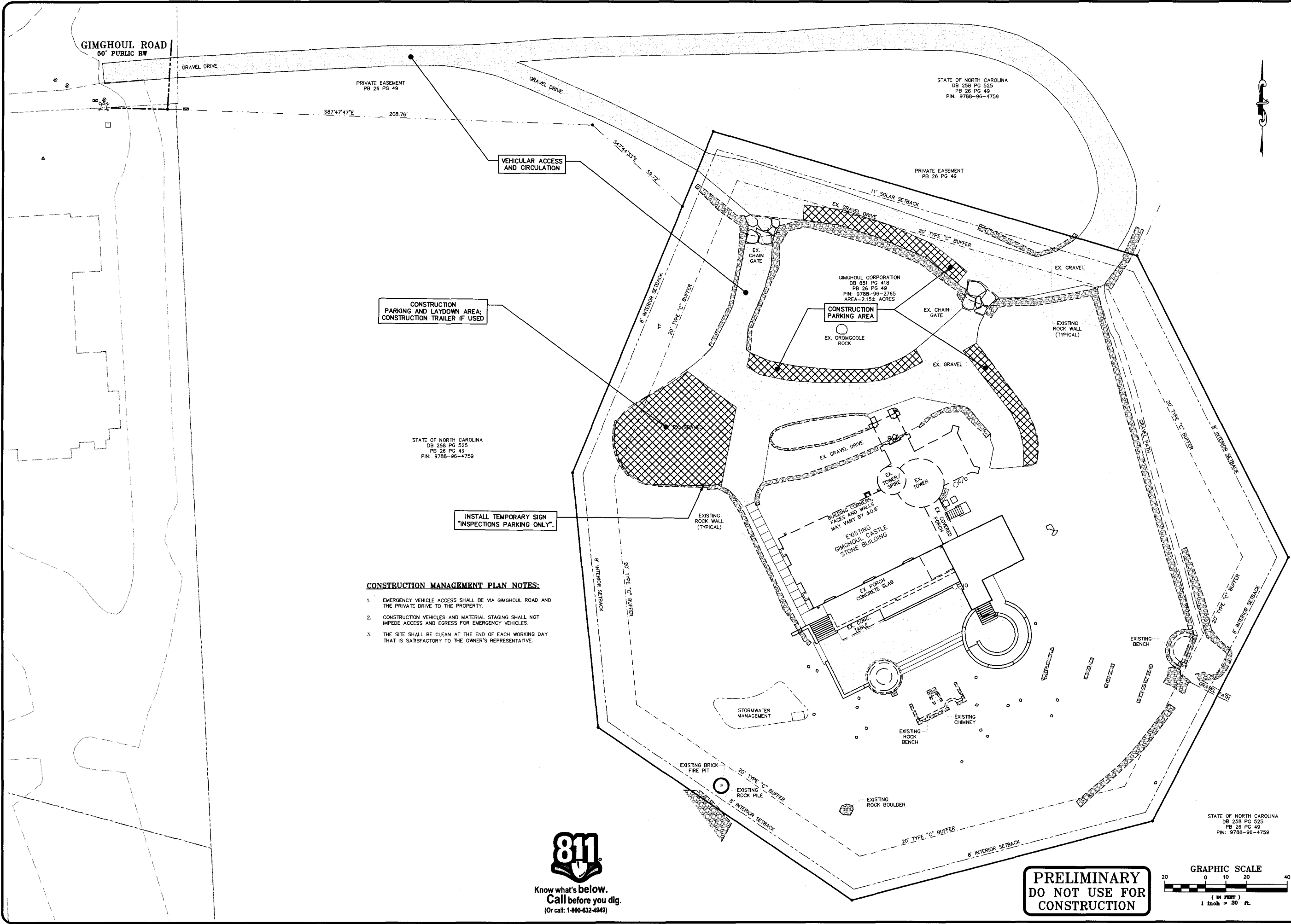
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SHEET NO.

C4.2



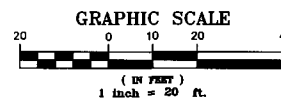
CONSTRUCTION MANAGEMENT PLAN NOTES:

1. EMERGENCY VEHICLE ACCESS SHALL BE VIA GIMGHOUL ROAD AND THE PRIVATE DRIVE TO THE PROPERTY.
2. CONSTRUCTION VEHICLES AND MATERIAL STAGING SHALL NOT IMPEDE ACCESS AND EGRESS FOR EMERGENCY VEHICLES.
3. THE SITE SHALL BE CLEAN AT THE END OF EACH WORKING DAY THAT IS SATISFACTORY TO THE OWNER'S REPRESENTATIVE.



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STATE OF NORTH CAROLINA
DB 258 PG 525
PB 26 PG 49
PIN: 9788-96-4759

**GIMGHOUL
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CHAPEL HILL, NORTH CAROLINA
CONSTRUCTION MANAGEMENT
PLAN**

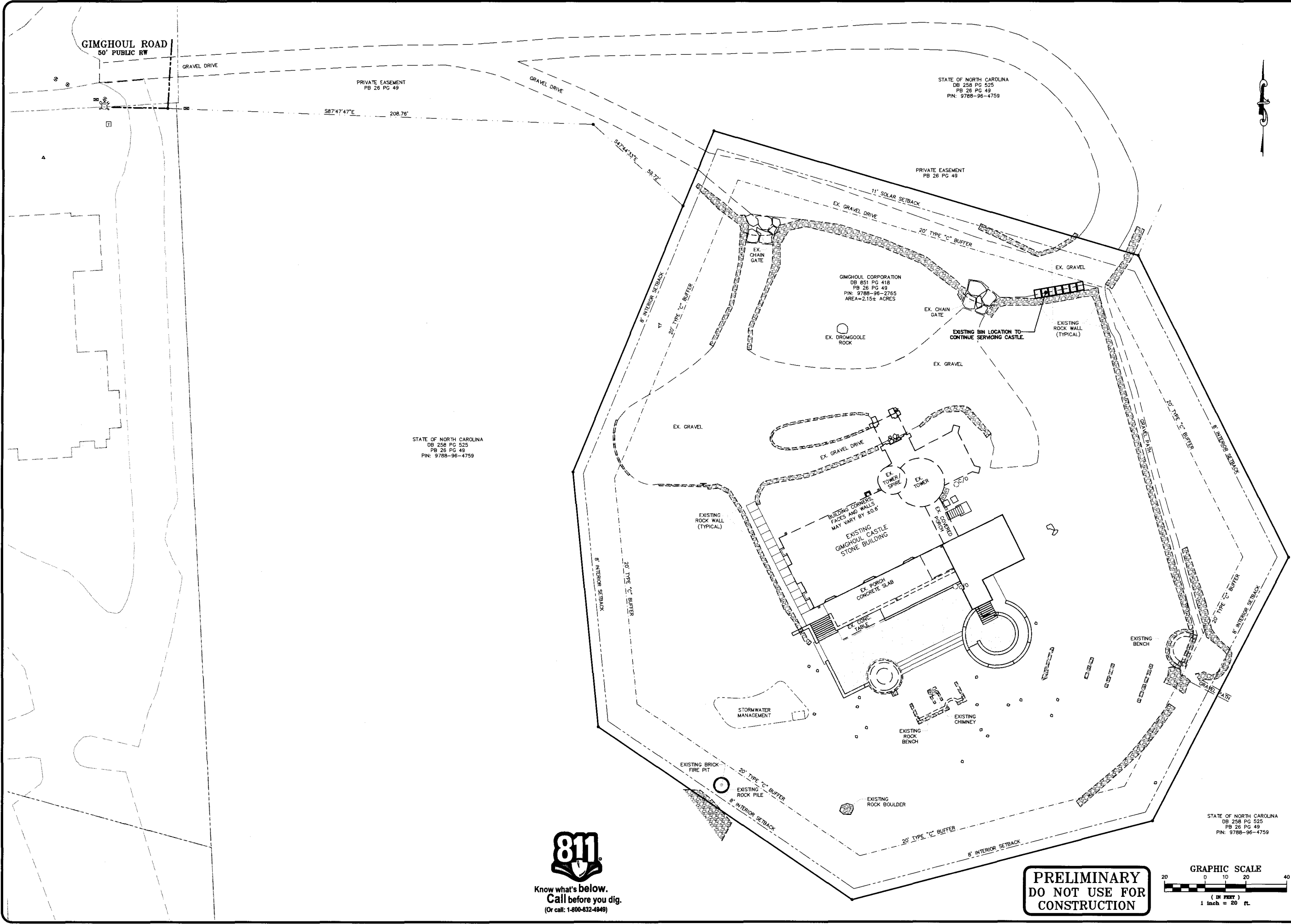
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SHEET NO.
C5.1



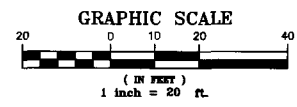
**GIMGHOUL
CASTLE
CHAPEL HILL, NORTH CAROLINA
SOLID WASTE
PLAN**

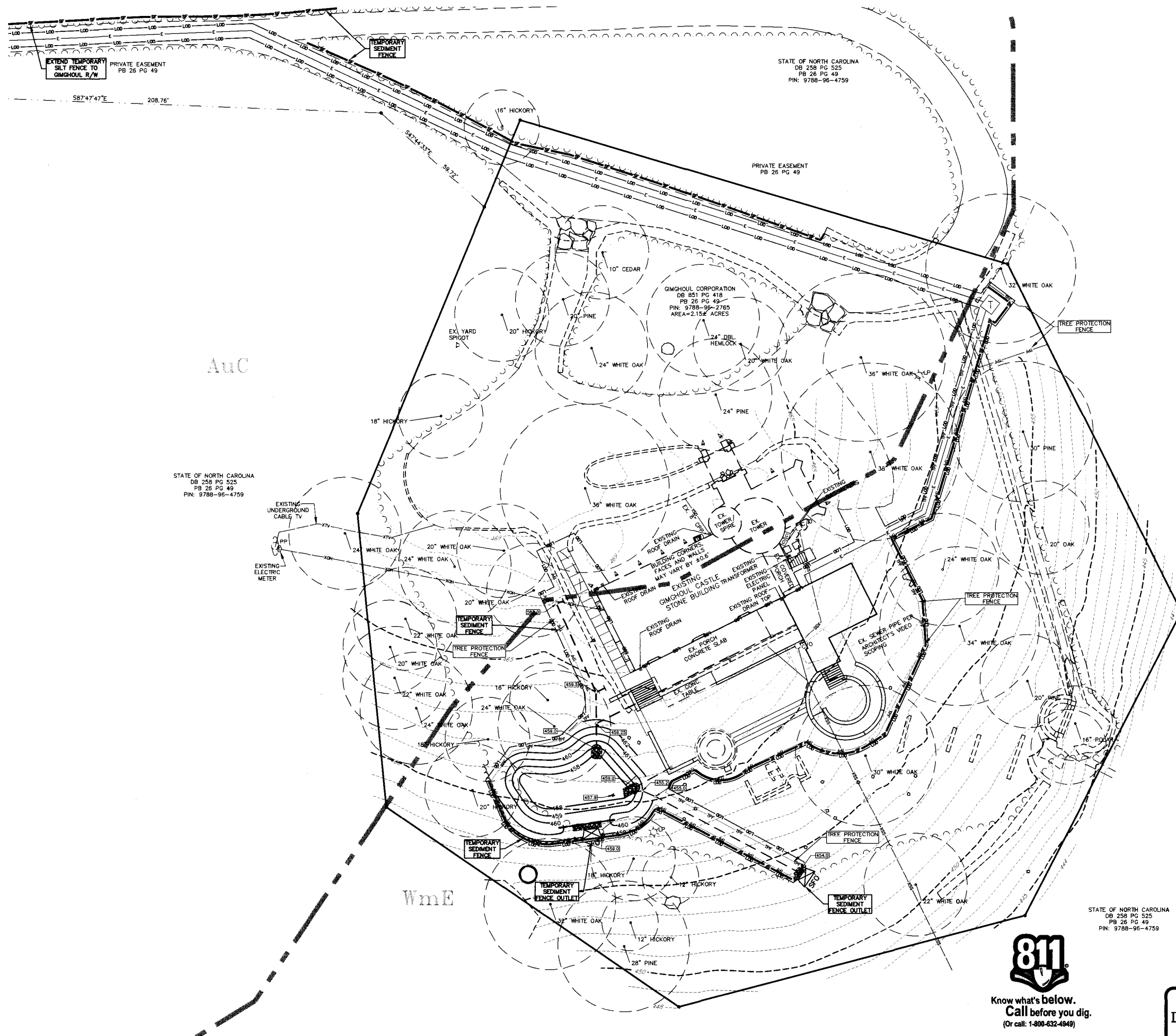
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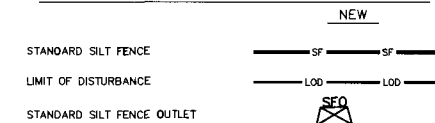


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EROSION CONTROL LEGEND



EROSION CONTROL NOTES:

1. WHERE TEMP SILT FENCE AND TREE PROTECTION FENCE ARE SHOWN TOGETHER INSTALL ONLY THE TEMPORARY SILT FENCE.

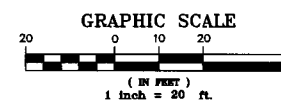
MAINTENANCE PLAN

1. CHECK ALL EROSION AND SEDIMENT CONTROL PRACTICES FOR STABILITY AND OPERATION FOLLOWING EVERY RAINFALL PRODUCING RUNOFF BUT IN NO CASE LESS THAN ONCE EVERY WEEK. MAKE ANY NEEDED REPAIRS IMMEDIATELY TO MAINTAIN ALL PRACTICES AS DESIGNED.
2. REMOVE SEDIMENT FROM BEHIND CHECK DAMS AND STONE FILTERS WHEN STORAGE CAPACITY HAS BEEN APPROXIMATELY 50% FILLED. CLEAN OR REPLACE GRAVEL ON OUTLETS WHEN WATER POOLS AND IS NO LONGER DRAINING PROPERLY.
3. FERTILIZE ALL SEEDED AREAS, RESEED AS NECESSARY, AND MULCH ACCORDING TO THE SEEDING SCHEDULE TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.
4. RE-WORK DEVICES AND MEASURES, INCLUDING REMOVAL, RE-CONSTRUCTION, AND/OR RELOCATION AS NEEDED DURING THE PROGRESS OF WORK TO ACCOMMODATE CHANGING TOPOGRAPHIC CONDITIONS, SURFACE RUNOFF PATTERNS, INSTALLATIONS OF OTHER WORK, ETC.



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EROSION CONTROL
PLAN

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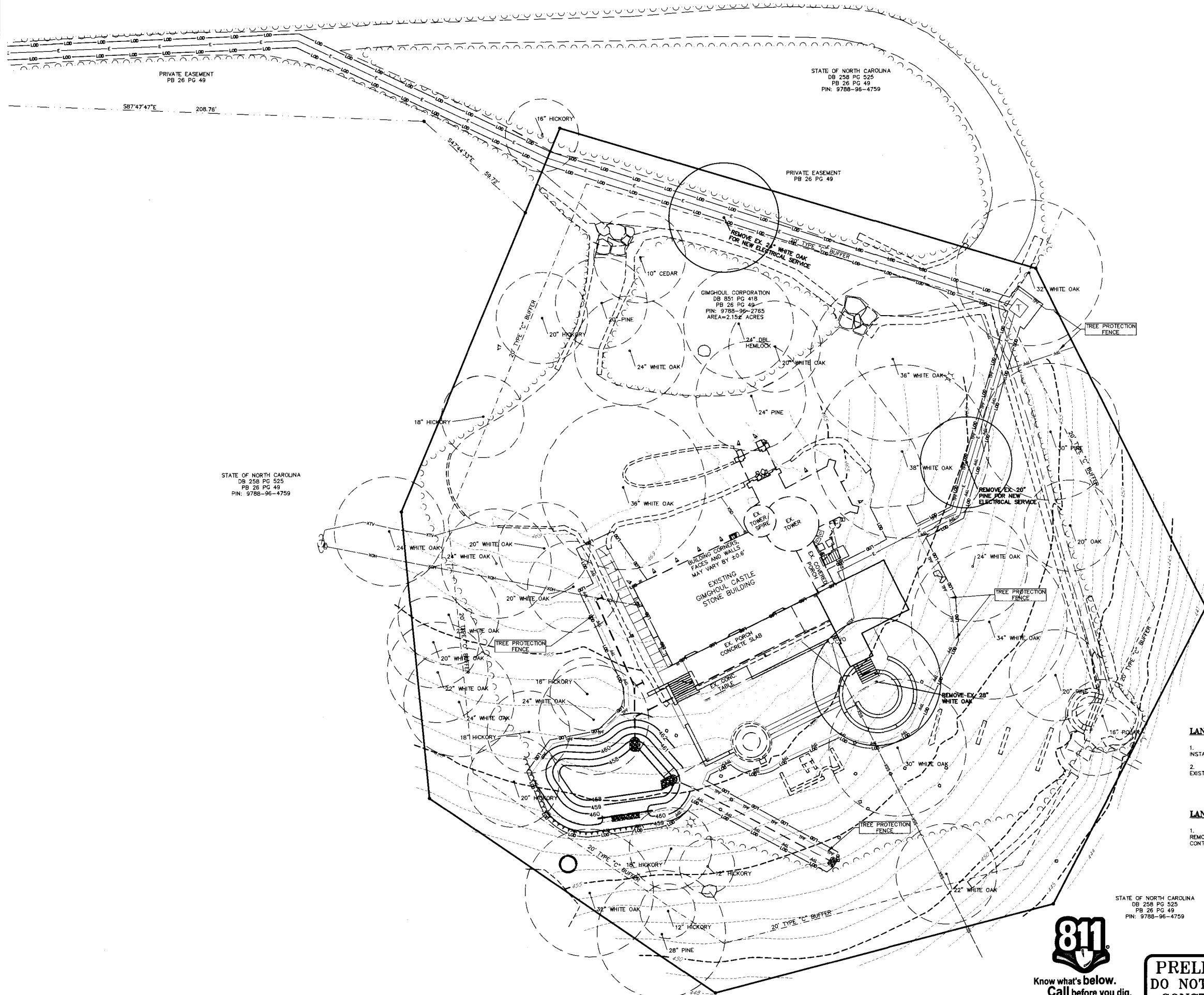
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LANDSCAPE PROTECTION PLAN NOTES:

1. ALL TREE PROTECTION FENCE AND TEMP SILT FENCE SHALL BE INSTALLED BEFORE CLEARING AND GRADING.
2. THE CONTRACTOR SHALL TAKE EVERY PRECAUTION TO PROTECT EXISTING TREES.

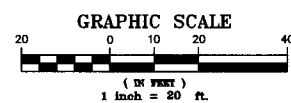
LANDSCAPE PLANTING NOTES:

1. EXISTING FOLIAGE, WITH THE EXCEPTION OF ONE TREE TO BE REMOVED FOR NEW ELECTRICAL SERVICE, WILL BE PRESERVED AND CONTINUE TO SATISFY BUFFER REQUIREMENTS



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LANDSCAPE PROTECTION AND
PLANTING PLAN**

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