



Planning Department
405 Martin Luther King Jr Blvd
Chapel Hill, NC 27514-2014
Phone: (919) 968-2728
www.townofchapelhill.org

**THIS CERTIFIES THAT A
FINAL PLAN ZONING COMPLIANCE PERMIT HAS BEEN ISSUED
FOR TRINITY COURT AT 751 TRINITY COURT**

Date Issued: 8/23/2023
Applicant Name: Will Altman, Timmons Group
Property Owner(s): Town of Chapel Hill and Trinity Court Redevelopment, LLC
Development Name: Trinity Court
Project Description: Demolition, clearing, and grading of the site in support of the development of two apartment buildings containing 54 dwelling units; associated community space, driveway, and sidewalks as shown on plans dated 12/1/2022 and revised on 02/08/2023, 05/08/2023, 06/27/2023, and 07/21/2023 on file at Town of Chapel Hill Planning and attached.
Location(s): 751 Trinity Court and identified as Orange County Property Identifier Number 9788-19-4511
Permit #: ZCP-22-12
Zoning: Residential-Special Standards-Conditional Zoning District (R-SS-CZD)
Project Scope:
Proposed Total Land Disturbance: 394,895 sq. ft.
Proposed Total Disturbance in RCD: 4,870 sq. ft.
Proposed Total Impervious Surface: 61,826 sq. ft.
Proposed Total Impervious in RCD: 2,916 sq. ft.
Total Floor Area: 66,488 sq. ft.
Total Residential Units: 54

Expiration: Construction must begin within one (1) year of the issuance of this permit and be completed within two (2) years of the issuance of this permit.

General Conditions:

1. Work shall be completed in compliance with plans dated 12/1/2022 and revised on 02/08/2023, 05/08/2023, 06/27/2023, and 07/21/2023. 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. 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 5.14.3(g) of the Land Use Management Ordinance and may not exceed 32 square feet in area or 8 feet in height.
4. Firefighting Access During Construction: During demolition and/or construction, all aspects of Chapter 14 of the NC Fire Prevention shall be followed. The owner/developer shall designate one person to be the Fire Prevention Program Superintendent who shall be responsible for enforcing Chapter 14 of the NCFPS and the on-site fire prevention program and ensure that it is carried out through completion of the project.
5. Open Burning: The open burning of trees, limbs, stumps, and construction debris associated with site development is prohibited. [Town Code 7-7]
6. Hydrants Active: The developer shall provide active fire hydrant coverage, acceptable to the Chapel Hill Fire Department, for any areas where combustible construction materials will be stored or installed, prior to having such materials delivered to the site. All required fire hydrants must be installed, active, and accessible for Fire Department use prior to the arrival of combustible materials on site. Fire protection systems shall be installed according to Town Ordinance, the NC Fire Protection Code, and National Fire Protection Association Standard #13.
7. Construction Waste: Clean wood waste, scrap metal and corrugated cardboard, all present in construction waste, must be recycled. All haulers of construction waste must be properly licensed. The developer shall provide the name of the permitted waste disposal facility to which any land clearing or demolition waste will be delivered.
8. Any increase of land disturbance or impervious area over the permitted amount shall require a revised stormwater management report and plan, signed and sealed by a North Carolina-registered Professional Engineer, which shall be submitted to the Town Stormwater Engineer for review and approval prior to the issuance of a Certificate of Occupancy. [LUMO 5.4]
9. Additional post-construction drainage controls may be required if the runoff from the site is not discharged in a non-erosive and diffuse manner. The owner may be liable if adjoining properties receive substantial damage due to discharge of runoff from the property. [LUMO 5.4]
10. 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]
11. 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]

12. 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]
13. 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]
14. 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]
15. Stormwater Structure Locations: No stormwater structures are permitted in the building setbacks except as shown on the approved plans. 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]
16. The stormwater management facility(ies) shall be maintained by the property owner in accordance with the recorded Operations and Maintenance Plan. [LUMO 5.4]
17. 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 developer 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 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]

18. In compliance with the Noise Ordinance, Town Code Section 11-40, construction operations for which building permits have been issued, 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.

Conditions prior to start of land disturbing activity:

19. Prior to beginning site work, the developer shall obtain all necessary permits from the Town of Chapel Hill Building and Development Services Department.
20. Prior to any traffic lane/sidewalk closures, it will be necessary to contact the Chapel Hill Traffic Engineering Division at 919-969-5093, at least five (5) working days before the proposed work to apply for a lane and/or sidewalk closure permit.
21. Prior to any site disturbance, contact the Planning Department at (919) 968-2728 for a pre-construction conference and an inspection once the tree protection fencing is installed.
22. Prior to beginning work in the public right-of-way, submit at least four (4) sets of approved plans for stamping and contact Ernie Rogers (919-969-5085) in the Engineering Services & Design Division to apply for an Engineering Construction Permit. A preconstruction meeting shall be held with the Engineering Services and Design Division, and a performance bond shall be posted.
23. Prior to any site disturbance, the developer shall obtain an Erosion Control Permit from the North Carolina Department of Environmental Quality (NC DEQ). The developer shall provide a copy of the permit to Stormwater staff. Best practices for erosion control must be used. Silt Fencing and construction drive shall be inspected prior to land disturbing activity. Call the Stormwater Management Division at 919-969-7246 for a preconstruction meeting on site.
24. 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]
25. A preconstruction meeting shall be held with the Stormwater Management Division on-site prior to land disturbance. Please contact the Stormwater Management office at 919-969-7246 to schedule the meeting at least 10 days prior to initial land disturbance.
26. Prior to the final overlay of asphalt, the developer shall contact the program supervisors from Streets, Construction, Stormwater, Engineering and Traffic Divisions to perform an inspection. If landscape improvements are made within the right-of-way, please include the appropriate staff member in Parks Maintenance.

Conditions Prior to Approval of Final Zoning Inspection and Issuance of the Certificate of Compliance/Occupancy

27. Prior to zoning final inspection, the developer shall amend the access agreement to address the lighting fixtures along the driveway connecting the development to Pritchard Avenue Extension. The developer shall either amend the existing agreement with CASA or enter into a new agreement with CASA the existence and maintenance of the lighting fixtures in the access easement. Amended or new agreements shall be recorded with the Orange County Register of Deeds.
28. Prior to zoning final inspection, the developer shall paint crosswalks across Pritchard Avenue Extension, connecting Trinity Park to nearby bus stops.
29. Prior to zoning final inspection, the developer shall ensure that no tree canopy along Pritchard Avenue Extension impedes vision within the sight distance triangles of the driveway.

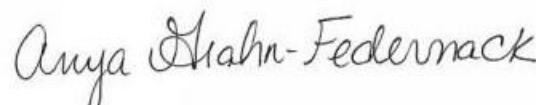
30. Prior to the Public Street acceptance, the storm sewer in the right-of-way shall be videotaped and the video submitted to the Stormwater Management Division for review and acceptance.
31. The developer shall contact the Engineering & Design Services Division at (919) 969-5100 for a final inspection of public improvements/improvements in the right-of-way. Engineering & Design Services must provide acceptance of improvements prior to a CO.
32. 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 CO.
33. Prior to the issuance of the Certificate of Occupancy (CO), 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 CO.
34. Prior to the issuance of a Certificate of Occupancy, property management shall contact the Stormwater Management Division at 919-969-7246 to coordinate pollution prevention training for the purposes of debris and litter control.
35. Prior to the issuance of the Certificate of Occupancy, provide a draft of the resident lease agreement which incorporates a prohibition on littering and illegal dumping of debris. The illegal dumping and discharge of debris is prohibited by Section 8.3 and 23.80 of the Town of Chapel Hill Code of Ordinances.
36. Stormwater Control Measure (SCM) Operations & Maintenance Plan: Prior to the issuance of the Certificate of Occupancy, the developer shall submit a SCM operations and Maintenance plan which includes maintenance of the outlet discharging onto the adjoining Town property identified as PIN 9788-19-5921.

If you have any comments or questions, please contact us at planning@townofchapelhill.org.

Chapel Hill Planning Department

August 23, 2023

Date Issued



Issued By Anya Grahn-Federmack