

C - SERIES DRAWING ABBREVIATIONS:

ADV - ADVANCE	MN - MINIMUM
APG - ABOVE FINISHED GRADE	MJ - MECHANICAL JOINT
APPR LOC - APPROXIMATE LOCATION	NE - NOT IN CONTRACT
ASSY - ASSEMBLY	NTS - NOT TO SCALE
BIC - BACK OF CURB	OHE - OVERHEAD ELECTRIC
BL - BASE LINE	OHP - OVERHEAD POWER
BUS - BOTTOM OF STAIR	OHT - OVERHEAD TELEPHONE
B/W - BOTTOM OF WALL	PG - PLAT BOOK
CB - CATCH BASIN	PC - POINT OF CURVATURE
CBW - CALIFORNIA BEARING RATIO	PED - PEDESTAL
CG - CURB AND GUTTER	PG - PAGE
CI - CURB INLET	PH - PHASE
CL - CENTERLINE	PI - POINT OF INTERSECTION
CL - CLASS	PL - PROPERTY LINE
CM - CONCRETE MONUMENT	PT - POINT OF TANGENT
CMP - CORRUGATED METAL PIPE	PP - POWER POLE
CO - CLEAN OUT	PVC - POLYVINYL CHLORIDE
CONC - CONCRETE	PMT - PAVEMENT
CONN - CONNECTION	PWR - POWER
CP - CORRUGATED PLASTIC	(R) - RECORDED METES & BOUNDS
CY - CUBIC YARD	RD - ROOF DRAIN
DB - DEED BOOK	RJ - RESTRAINED JOINT
DI - DROP INLET	RW - RIGHT-OF-WAY
DIP - DUCTILE IRON PIPE	RECD - REQUIRED
D.M.P. - DOUBLE MERIDIAN DISTANCES	RCP - REINFORCED CONCRETE PIPE
DR - DRIVE	S - SLOPE
DS - DOWNSPOUT	SAN - SANITARY SEWER
E - ELECTRIC	SDWK - SIDEWALK
EA - EACH	SF - SIFT FENCE
EBOX - ELECTRICAL BOX	SPT - SPOT GRADE
ELEC - ELECTRIC	SS - SANITARY SEWER CONNECTION
EP - EDGE OF PAVEMENT	STA - STATION
E/S - EDGE OF SHOULDER	STD - STANDARD
EX - EXISTING	STM - STORM
FG - FACE OF CURB	STMH - STORM SEWER MANHOLE
FDC - FIRE DEPARTMENT CONNECTION	T - TELEPHONE
FF - FINISHED FLOOR	TBC - TOP BACK OF CURB
FHY - FIRE HYDRANT	TCC - TOP OF CURB
FL - FLOW LINE	TEL - TELEPHONE
FL - FIRE LANE	TS - TOP OF STAIR
G - GAS	TW - TOP OF WALL
MG - GAS METER	UGE - UNDERGROUND ELECTRIC
GI - GRATE INLET	UN - UNKNOWN
GTS - GAS TEST STATION	UP - UTILITY POLE
GV - GAS VALVE	VAR - VARIABLE
HDP - HIGH DENSITY POLYETHYLENE	VCP - VITRIFIED CLAY PIPE
HORIZ - HORIZONTAL	VERT - VERTICAL
HVAC - HEATING, VENTILATION, & AIR	W - WITH
COND - CONDITIONING	WL - WATER LINE
INV - INVERT	W - WATER
IRP - IRON PIPE FOUND	WUS - WATERS OF THE US
IPS - IRON PIPE SET	XING - CROSSING
IRP - IRON ROD FOUND	YI - YARD INLET
LSA - LANDSCAPED AREA	Ø - DIAMETER
LF - LINEAR FEET	
LP - LIGHT POLE	
(M) - MEASURED METES & BOUNDS	
MECH - MECHANICAL	
MH - MANHOLE	

TRINITY COURT AFFORDABLE HOUSING ZONING COMPLIANCE PERMIT

CHAPEL HILL - TRINITY COURT
751 TRINITY CT, CHAPEL HILL, NC 27516

Zoning Approved Plans
8/23/2023
29 pages
Anya Grahn-Federmack,
PPlanning



VICINITY MAP
NOT TO SCALE

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1414 KEY HIGHWAY - SECOND FLOOR, BALTIMORE, MD 21230
PHONE (410) 539-4300 FAX (410) 539-4360

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LEGEND

SEWER	MISCELLANEOUS UTILITIES	SITE
8" SAN	EXISTING SANITARY SEWER	EXISTING LIGHT POLE
1 N 7005.80 E 5716.25	SANITARY SEWER	EXISTING YARD LIGHT
○	SANITARY MANHOLE NUMBER	EXISTING GROUND LIGHT
○	EX SANITARY MANHOLE	LIGHT POLES
○	SANITARY MANHOLE	EXISTING UTILITY POLE
○	EXISTING CLEAN OUT	UTILITY POLE
○	CLEAN OUT	EXISTING GUY WIRE
WATER		EXISTING ELECTRIC METER
8" W	EXISTING WATER LINE	EXISTING OVERHEAD ELECTRIC
8" W	WATER LINE	EXISTING CURB
○	EXISTING WATER VALVE	CURB & CUTTER
○	WATER VALVE	CURB & CUTTER
○	POST INDICATOR VALVE	PROPERTY LINE
○	EXISTING WATER METER	BENCH MARK
○	WATER METER	APPROX BORING LOCATION
○	EXISTING FIRE HYDRANT	EXISTING TREE LINE
○	FIRE HYDRANT	CLEARING LIMITS
○	WATER LINE REDUCER	EXISTING SHRUB
○	EX WATER LINE PLUG	EXISTING TREE
○	WATER LINE PLUG	EXISTING FENCE
○	WATER LINE CROSS	FENCE
○	WATER LINE TEE	EXISTING CONTOUR
○	FIRE DEPT CONNECTION	CONTOUR
○	WATER SPOOT	SPOT ELEVATION
○	EXISTING WELL CASING	C/L SWALE
NATURAL GAS		EXISTING SIGN
○	EXISTING GAS METER	SIGN
○	EXISTING GAS VALVE	BOLLARD
○	EXISTING GAS LINE	FLAG POLE
○	GAS LINE	PROPERTY MARKER FOUND / ROD FOUND
		MONUMENT FOUND

OWNER

TRINITY COURT REDEVELOPMENT, LLC
4915 RADFORD AVE, SUITE 300
RICHMOND, VA 23230
CONTACT: SAMANTHA BROWN
PHONE: (804) 614-2682
FACSIMILE: N/A

ARCHITECT

MOSELEY ARCHITECTS
1414 KEY HIGHWAY,
BALTIMORE, MD 21230
CONTACT: TOM LIEBEL
PHONE: (410) 539-4300
FACSIMILE: (410) 539-0660

SITE DEVELOPMENT

TIMMONS GROUP
5410 TRINITY ROAD, SUITE 102
RALEIGH, NORTH CAROLINA 27607
CONTACT: MR. WILL ALTMAN
PHONE: (919) 886-4398
FACSIMILE: (919) 889-5663

SITE DATA TABLE

PROJECT NAME:	TRINITY COURT
PROJECT ADDRESS:	751 TRINITY COURT CHAPEL HILL, NC
TOTAL ACRES:	3.23 ACRES (140,762 SQFT)
PIN NUMBER:	9788194511
ZONING:	R-SS-CZD
USE:	AFFORDABLE HOUSING; MEDIUM DENSITY RESIDENTIAL
NET LAND AREA (NLA):	140,762 SQFT
GROSS LAND AREA (GLA):	140,762 SQFT
PROPOSED FLOOR AREA:	66,468 SQFT
MAX FLOOR AREA ALLOWED:	125,588 SQFT
PASSIVE RECREATION AREA:	1,422 SQFT
ACTIVE RECREATION AREA:	2,292 SQFT
ONSITE IMPERVIOUS AREA EXISTING:	1.374 ACRES (59,284 SF)
ONSITE IMPERVIOUS PROPOSED:	1.42 ± ACRES (61,826 SF)
TOTAL DISTURBED AREA:	2.18 ± ACRES (94,885 SF)
REQUIRED PARKING:	1 SPACE PER (1) BEDROOM DWELLING UNIT 1.25 SPACE PER (2) BEDROOM DWELLING UNIT 1.5 SPACE PER (3) BEDROOM DWELLING UNIT
REQUIRED VEHICLE PARKING:	1 PARKING SPACE X 14 (1) BEDROOM DWELLING UNITS + 1.4 PARKING SPACE X 20 (2) BEDROOM DWELLING UNITS + 1.75 PARKING SPACE X 30 (3) BEDROOM DWELLING UNITS MINIMUM 77 PARKING SPACES REQUIRED ACCESSIBLE PARKING: MINIMUM OF 4 ACCESSIBLE PARKING SPACES FOR LOTS WITH BETWEEN 75 AND 100 PARKING SPACES
PROVIDED VEHICLE PARKING:	62 VEHICLE PARKING SPACES PROVIDED; (6 ACCESSIBLE SPACES PROVIDED) *MODIFICATION APPROVED FOR TOTAL PARKING

REQUIRED BICYCLE PARKING:	MINIMUM OF 1 PER 4 DWELLING UNITS 1 BICYCLE SPACE X 644 DWELLING UNITS = MINIMUM 14 BICYCLE SPACES
PROVIDED BICYCLE PARKING:	14 BICYCLE PARKING SPACES PROVIDED; *MODIFICATION APPROVED FOR BICYCLE PARKING TO BE CLASS II

TOTAL ROCKY/UPPER LAND DISTURBANCE			
	PROPOSED LAND DISTURBANCE	IMPERVIOUS AREA LAND DISTURBANCE	% IMPERVIOUS
LAND DISTURBANCE 1	631 SQFT (0.21 AC)	47 SQFT (0.02 AC)	6.2%
LAND DISTURBANCE 2	4,338 SQFT (0.10 AC)	2,369 SQFT (0.47 AC)	11.2%
TOTAL DISTURBANCE	4,970 SQFT (0.11 AC)	2,416 SQFT (0.57 AC)	11.2%

* MINIMUM ALLOWED DISTURBANCE IS 10% OF TOTAL DISTURBED AREA. DISTURBANCE IS 10% OF TOTAL DISTURBED AREA. DISTURBANCE IS 10% OF TOTAL DISTURBED AREA. DISTURBANCE IS 10% OF TOTAL DISTURBED AREA.

DESCRIPTION	PRE IMPERVIOUS AREA (SQFT)	POST IMPERVIOUS AREA (SQFT)
BUILDINGS	16,616	16,159
PAVEMENT	21,003	25,710
SEWER/STORM	11,683	5,640
MISCELLANEOUS CURBS, AMENITY AREA, DRIVEWAY, ETC.	5,625	6,990
TOTAL ONSITE IMPERVIOUS	55,127	57,499

DESCRIPTION	ACTIVE	PASSIVE
PLAYGROUND AND TOT LOT	2,252	199
PEAK AREA		72
RECREATION		1,200
INTERIOR (GATHERING/MULTI PURPOSE ROOM & COMPUTER ROOM)		
TOTAL RECREATION AREA	3,674	
FEE IN LIEU		

(REQUIRED PROVIDED MULTIPLE PURPOSE RECREATION SPACES PROVIDED)
MODIFICATION HAS BEEN APPROVED TO WAIVE THE FEE IN LIEU

Trinity Court
TOWN OF CHAPEL HILL
751 TRINITY CT, CHAPEL HILL, NC
27516

PROJECT NO:	4883
DATE:	DECEMBER 1, 2022
REVISIONS	
DATE	DESCRIPTION
02-08-2023	2ND SUBMITTAL
02-09-2023	3RD SUBMITTAL
02-27-2023	4TH SUBMITTAL
07-21-2023	5TH SUBMITTAL

COVER SHEET

C0.0



LOCATION MAP

NOT TO SCALE
PARCEL IDENTIFICATION NUMBER (PIN): 9788194511
ADDRESS: 751 TRINITY CT, CHAPEL HILL, NC 27516

- LEGEND**
- PROPOSED SITE PROPERTY LINE
 - ZONING BOUNDARY
 - CHAPEL HILL TOWN LIMITS
 - NORTHSIDE OVERLAY ZONING DISTRICT
 - 1000' NOTIFICATION AREA
 - PROPOSED SITE
 - CHAPEL HILL TRANSIT BUS STOP

NOTES:
1. ENTIRETY OF SITE AREA IS LOCATED WITHIN CHAPEL HILL'S TOWN LIMIT.



SCALE 1"=150'
0 150' 300'

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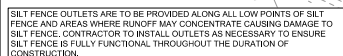
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Trinity Court
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AREA MAP

C0.1



NOTE: THE NPDES CONSTRUCTION PERMIT REQUIRES EROSION CONTROL DEVICES AND STORM WATER OUTFALLS TO BE MAINTAINED THROUGHOUT THE CALENDAR YEAR AND WITHIN 24 HOURS OF A RAINFALL EVENT. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT THESE INSPECTIONS AND MAINTAIN RECORDS THAT THE AREA HAS STABILIZED, EVIDENT BY 90% VEGETATIVE GROWTH FOR AREAS PROVIDED SEEDING. TO MAINTAIN RECORDS, THE CONTRACTOR SHALL MAINTAIN A LOG OF INSPECTIONS. THE CONTRACTOR IS RESPONSIBLE FOR CONDUCTING "SELF INSPECTIONS" INDICATING THE DATE BMPs ARE INSPECTED AND THE RESULTS OF THE INSPECTION. THE CONTRACTOR SHALL MAINTAIN A LOG OF ALL "SELF INSPECTION" REPORTS WILL BE MAINTAINED ALONG WITH THE NPDES INSPECTION REPORTS. ONCE STABILIZATION HAS BEEN ACCOMPLISHED INSPECTION RECORDS ARE TO BE FORWARDED TO EAD AND ALL INSPECTION RECORDS MUST BE MAINTAINED FOR A MINIMUM OF 1 YEAR AFTER THE PROJECT IS COMPLETED. FOR MAINTAINING COMPLIANCE WITH ALL PERMITS AND PLANS, ANY CHANGES WILL BE APPROVED BY THE STATE PRIOR TO EXECUTION. A COPY OF THE EROSION AND SEDIMENTATION CONTROL PLAN, LETTER OF SUBMITTAL, AND THE NPDES PERMIT SHALL BE MAINTAINED ON SITE. THE CONTRACTOR SHALL MAINTAIN EVIDENCE OF: IF SOIL IS REMOVED FROM OR BROUGHT ON SITE, THE APPLICABLE SOIL WASTE MANAGEMENT PLAN SHALL BE MAINTAINED ON SITE.

GENERAL EROSION AND SEDIMENT CONTROL NOTES:

1. ALL CONSTRUCTION SHALL COMPLY WITH NCDOE STANDARDS AND SPECIFICATIONS.
2. A COPY OF THE APPROVED EROSION CONTROL PLAN MUST BE ON FILE AT THE JOB SITE AT ALL TIMES.
3. FAILURE TO FOLLOW THE APPROVED PLAN SEQUENCE AND DETAILS COULD SUBJECT THE CONTRACTOR TO A STOP WORK ORDER AND THE ISSUANCE OF A STOP WORK ORDER.
4. FIELD VERIFY ALL DIMENSIONS AND GRADES ON THESE PLANS PRIOR TO CONSTRUCTION. FAILURE TO NOTIFY THE OWNER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH PLAN OR GRADE CHANGES, MAY RESULT IN NO EXTRA COMPENSATION PAID TO THE CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY.
5. EXCAVATION AND EARTH MOVING OPERATIONS SHALL BE CONDUCTED UNDER THE SUPERVISION OF THE GEOTECHNICAL ENGINEER.
6. VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. EXISTING UTILITIES SHOWN ARE FROM THE BEST AVAILABLE RECORDS AND FROM A SURVEY OF ABOVE GROUND FEATURES. NO WARRANTY IS GIVEN OR IMPLIED AS TO THE ACCURACY OF THE INFORMATION. ALL EXISTING UTILITIES SHOULD BE CONSIDERED APPROXIMATE IN LOCATION AND VERIFIED PRIOR TO COMMENCING ACTIVITY OF SITE.
7. CONTRACTOR SHALL ENSURE THAT ALL TEMPORARY DIVERSIONS ARE INSTALLED WITH POSITIVE DRAINAGE AND SHALL OPPOSE EXISTING GRADE WHEN NECESSARY TO PROVIDE A MINIMUM OF 0.5% LONGITUDINAL SLOPE.
8. ALL ADJACENT ROADS TO THE SITE ARE TO BE SWEEPED AND WASHED AT THE END OF EACH WORK DAY TO ENSURE NO SEDIMENT COLLECTS ON THE ROADSWAYS.
9. INSPECT AND PROPERLY MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES WEEKLY AND AFTER EVERY RAINFALL EVENT.
10. INSTALL ANY ADDITIONAL EROSION CONTROL MEASURES AS NECESSARY TO PREVENT SEDIMENT RUNOFF.
11. PROVIDE ORANGE CURB WITH THE LOCATION OF OFFSITE STOCKPILES USED TO STORE EXCAVATED SOIL FROM THE SITE. THE LOCATION OF OFFSITE STOCKPILES MUST BE AN UNPLAND AREA. IF AN OFFSITE BORROW OR SPILL SITE IS UTILIZED, THEN THE DISTURBED AREA FOR THE BORROW/SPILL SITE MUST BE REVEGETATED. THE CONTRACTOR WILL PROVIDE THE LOCATION OF ALL EXCAVATED SOILS USED FOR THIS PROJECT TO ORANGE COUNTY. THIS AREA MUST ALSO BE AN UNPLAND

PHASE I EROSION CONTROL CONSTRUCTION SEQUENCE:

1. THE NCDEQ ESC, AND THE TOWN OF CHAPEL HILL STORM WATER DEPARTMENT SHOULD BE NOTIFIED PRIOR TO LAND DISTURBING ACTIVITY.
2. EROSION AND SEDIMENT CONTROL (ESC) PERMIT AND A CERTIFICATE OF COVERAGE (COC) MUST BE OBTAINED BEFORE ANY LAND DISTURBING ACTIVITIES INCLUDING TIMBERING AND DEMOLITION OCCUR.
3. A LAND DISTURBANCE PRE-CONSTRUCTION CONFERENCE IS MANDATORY BEFORE ANY WORK IS DONE AT THE SITE. ARRANGE A PRE-CONSTRUCTION MEETING WITH THE OWNER, OWNER'S ENGINEER, AND A REPRESENTATIVE FROM GRANGE COUNTY ENVIRONMENTAL SERVICES PRIOR TO LAND DISTURBING ACTIVITY. 48 HOUR NOTICE IS REQUIRED.
4. INSTALL TREE PROTECTION, SILT FENCE AND SILT FENCE OUTLETS AS SHOWN ON PLANS, ANY SEDIMENT TRACKED ON THE ROAD AS A RESULT OF THE PROJECT AND TRAFFIC FROM THE PROJECT SHALL BE REMOVED DAILY BY THE CONTRACTOR. (MINIMUM STABILIZED CONSTRUCTION ENTRANCE LENGTH=50')
5. PER NPDES REQUIREMENTS A RAIN GAUGE, SELF-INSPECTIONS RECORDS, PERMIT, CERTIFICATE OF COVERAGE, AND S&E PLAN ARE REQUIRED TO BE MAINTAINED ON SITE AND ACCESSIBLE DURING INSPECTION. IT IS RECOMMENDED THAT THESE ITEMS BE PLACED IN A PERMITS BOX AT THE BEGINNING OR ENTRANCE OF PROJECT.
6. INSTALL INLET PROTECTION ON EXISTING INLETS.
7. INSTALL EXCAVATED INLET PROTECTION AND TEMPORARY DIVERSIONS AS SHOWN ON PLANS
8. THE TOWN OF CHAPEL HILL ARBORIST, ADAM NICHOLSON, AND NCDEQ ESC MUST BE NOTIFIED AND INSPECT THE SITE PRIOR TO DEMOLITION
9. BEGIN DEMOLITION OF EXISTING SITE FEATURES.
10. ADJUST EROSION AND SEDIMENT CONTROL MEASURES AS NECESSARY FOR PROPER OPERATION. INSTALL ADDITIONAL EROSION CONTROL MEASURES IF DETERMINED NECESSARY BY NCDEQ.
11. PROCEED TO PHASE II OF THE EROSION CONTROL SEQUENCE WHEN PHASE I MEASURES HAVE BEEN COMPLETED, INSPECTED, AND APPROVED BY NCDEQ.

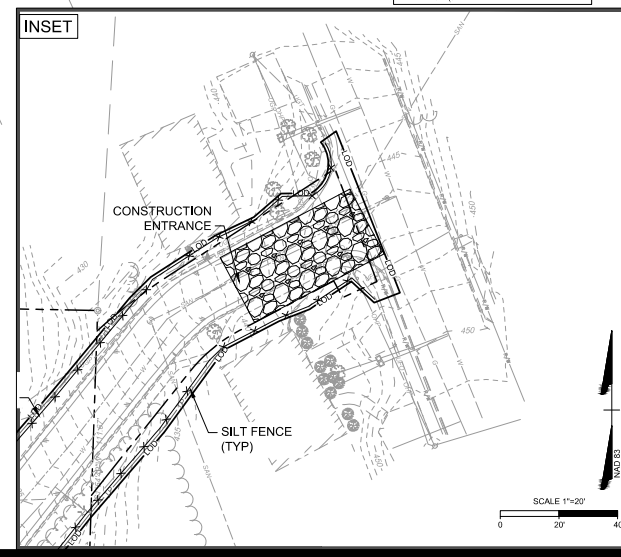
NPDES GROUND STABILIZATION:

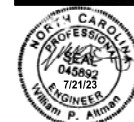
SOIL STABILIZATION SHALL BE ACHIEVED ON ANY AREA OF A SITE WHERE LAND-DISTURBING ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED ACCORDING TO THE FOLLOWING SCHEDULE:

1. ALL PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES AND ALL SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1) SHALL BE PROVIDED TEMPORARY OR PERMANENT STABILIZATION WITH GROUND COVER AS SOON AS PRACTICABLE BUT IN ANY EVENT WITHIN 7 CALENDAR DAYS FROM THE LAST LAND-DISTURBING ACTIVITY.
2. ALL OTHER DISTURBED AREAS SHALL BE PROVIDED TEMPORARY OR PERMANENT STABILIZATION WITH GROUND COVER AS SOON AS PRACTICABLE BUT IN ANY EVENT WITHIN 14 CALENDAR DAYS FROM THE LAST LAND-DISTURBING ACTIVITY.

LAND RESOURCES SEDIMENT AND EROSION CONTROL SELF-INSPECTION PROGRAM

1. THE SEDIMENTATION POLLUTION CONTROL ACT WAS AMENDED IN 2006 TO REQUIRE THAT PERSONS RESPONSIBLE FOR LAND-DISTURBING ACTIVITIES INSPECT A PROJECT AFTER EACH PHASE OF THE PROJECT TO MAKE SURE THAT THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN IS BEING FOLLOWED. THESE INSPECTIONS ARE REQUIRED TO BE CONDUCTED BY THE PERSONS WHOSE NAMES ARE LISTED ON THESE PERMITS. THESE INSPECTIONS ARE REQUIRED TO BE CONDUCTED BY THE PERSONS WHOSE NAMES ARE LISTED ON THESE PERMITS. THESE INSPECTIONS ARE REQUIRED TO BE CONDUCTED BY THE PERSONS WHOSE NAMES ARE LISTED ON THESE PERMITS.
2. THE SELF-INSPECTION PROGRAM IS SEPARATE FROM THE WEEKLY SELF-MONITORING PROGRAM OF THE NPDES STORMWATER PERMIT FOR CONSTRUCTION ACTIVITIES. THE FOCUS OF THE SELF-INSPECTION PROGRAM IS THE INSTALLATION AND MAINTENANCE OF EROSION AND SEDIMENTATION CONTROL MEASURES ACCORDING TO THE PERMIT. THE FOCUS OF THE WEEKLY SELF-MONITORING PROGRAM IS THE MONITORING OF THE EROSION AND SEDIMENTATION CONTROL MEASURES TO MAKE SURE THEY ARE BEING MAINTAINED AND ARE EFFECTIVE.
3. THE NORTH CAROLINA GENERAL STATUTES AND THE NORTH CAROLINA ADMINISTRATIVE CODE CONCERNING SELF-INSPECTIONS ARE ENCLOSED TO BETTER EXPLAIN THE REQUIREMENTS. A LIST OF FREQUENTLY ASKED QUESTIONS IS ALSO ENCLOSED. ALONG WITH A SELF-INSPECTION REPORT FORM. THE SELF-INSPECTION REPORT FORM WILL ALSO BE AVAILABLE AS AN EXCEL SPREADSHEET FROM THE LAND QUALITY WEB SITE: www.dnr.state.nc.us/landquality/landquality.htm. AND SOURCE MATERIALS FOR EROSION AND SEDIMENTATION CONTROL MEASURES.
4. PLEASE TAKE A MOMENT TO REVIEW THE ENCLOSED MATERIAL. IF YOU HAVE QUESTIONS, PLEASE CONTACT THE LAND QUALITY SECTION AT THE RALEIGH REGIONAL OFFICE.

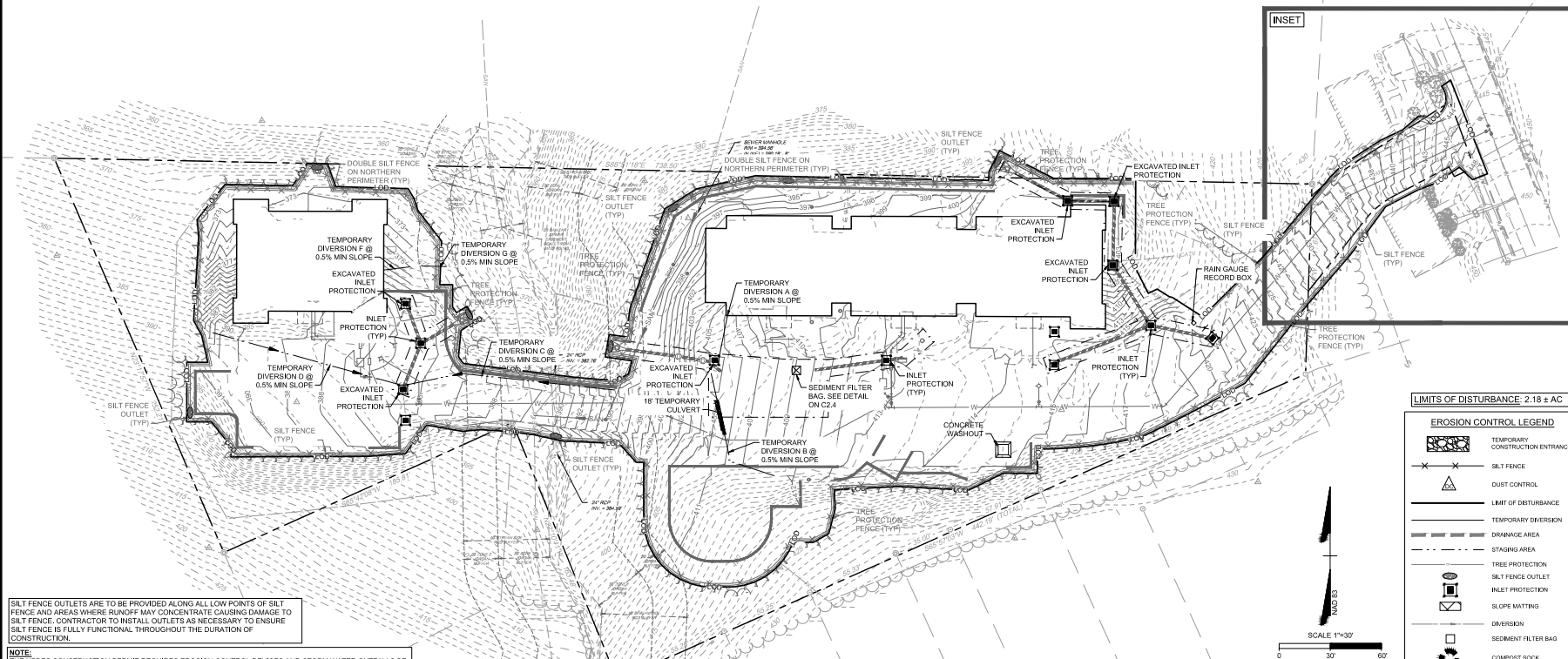


Trinity Court
TOWN OF CHAPEL HILL
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PROJECT NO.	4883
DATE	DECEMBER 1, 2022
REVISIONS	
DATE	DESCRIPTION
05-08-2023	2ND SUBMITTAL
05-09-2023	3RD SUBMITTAL
06-27-2023	4TH SUBMITTAL
07-21-2023	5TH SUBMITTAL

PHASE II EROSION & SEDIMENT CONTROL PLAN

C2.1



SILT FENCE OUTLETS ARE TO BE PROVIDED ALONG ALL LOW POINTS OF SILT FENCE AND AREAS WHERE RUNOFF MAY CONCENTRATE CAUSING DAMAGE TO SILT FENCE. CONTRACTOR TO INSTALL OUTLETS AS NECESSARY TO ENSURE SILT FENCE IS FULLY FUNCTIONAL THROUGHOUT THE DURATION OF CONSTRUCTION.

NOTE:
THE NPDES CONSTRUCTION PERMIT REQUIRES EROSION CONTROL DEVICES AND STORM WATER OUTFALLS BE INSPECTED WEEKLY (EVERY 7 CALENDAR DAYS) AND WITHIN 24 HRS OF A 0.5 INCH RAIN EVENT. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT THESE INSPECTIONS AND MAINTAIN RECORDS UNTIL THE AREA HAS STABILIZED, EVIDENT BY 95% VEGETATIVE GROWTH FOR AREAS PROVIDED SEEDING. TO FACILITATE RAINFALL MONITORING A RAIN GAUGE IS REQUIRED TO BE ON SITE. ADDITIONALLY THE CONTRACTOR IS RESPONSIBLE FOR CONDUCTING "SELF INSPECTIONS" INDICATING THE DATE BMPs ARE INSTALLED AND STABILIZATION MEASURES (SEEDING/MULCHING OR SOO) ARE INITIATED. THE "SELF INSPECTION" REPORTS WILL BE MAINTAINED ALONG WITH THE "NPDES" INSPECTION REPORTS. ONCE STABILIZATION HAS BEEN ACCOMPLISHED INSPECTION RECORDS ARE TO BE FORWARDED TO EAD AND ALL TEMPORARY EROSION/SEDIMENTATION CONTROL DEVICES REMOVED. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING COMPLIANCE WITH ALL PERMITS AND PLANS. ANY CHANGES WILL BE APPROVED BY THE STATE PRIOR TO EXECUTION. A COPY OF THE EROSION AND SEDIMENTATION CONTROL PLAN, LETTER OF APPROVAL, AND NPDES CONSTRUCTION PERMIT WILL BE MAINTAINED BY THE CONTRACTOR AT THE ONSITE OFFICE. IF SOIL IS REMOVED FROM OR BROUGHT ONSITE, THE APPLICABLE SOLID WASTE MANAGEMENT PERMIT NUMBER, EROSION SEDIMENTATION PERMIT NUMBER OR MINE PERMIT NUMBER WILL BE DISCLOSED.

GENERAL EROSION AND SEDIMENT CONTROL NOTES:

- ALL CONSTRUCTION SHALL COMPLY WITH NCDEQ STANDARDS AND SPECIFICATIONS.
- A COPY OF THE APPROVED EROSION CONTROL PLAN MUST BE ON FILE AT THE JOB SITE AT ALL TIMES.
- FAILURE TO FOLLOW THE APPROVED PLAN SEQUENCE AND DETAILS COULD SUBJECT THE CONTRACTOR TO FINES AND PENALTIES ISSUED.
- FIELD VERIFY ALL DIMENSIONS AND GRADES ON THESE PLANS PRIOR TO CONSTRUCTION. FAILURE TO NOTIFY THE OWNER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH PLAN OR GRADE CHANGES, MAY RESULT IN NO EXTRA COMPENSATION PAID TO THE CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY.
- EXCAVATION AND EARTH MOVING OPERATIONS SHALL BE CONDUCTED UNDER THE SUPERVISION OF THE GEOTECHNICAL ENGINEER.
- VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. EXISTING UTILITIES SHOWN ARE FROM THE BEST AVAILABLE RECORDS AND FROM A SURVEY OF ABOVE GROUND FEATURES. NO WARRANTY IS GIVEN OR IMPLIED AS TO THE ACCURACY OF THE INFORMATION. ALL EXISTING UTILITIES SHOULD BE CONSIDERED APPROXIMATE IN LOCATION AND VERIFIED PRIOR TO COMMENCING ACTIVITY ON SITE.
- CONTRACTOR SHALL ENSURE THAT ALL TEMPORARY DIVERSIONS ARE INSTALLED WITH POSITIVE DRAINAGE AND SHALL OPPOSE EXISTING GRADE WHEN NECESSARY TO PROVIDE A MINIMUM OF 0.5% LONGITUDINAL SLOPE.
- ALL ADJACENT ROADS TO THE SITE ARE TO BE SWEEPED AND WASHED AT THE END OF EACH WORK DAY TO ENSURE NO SEDIMENT COLLECTS ON THE ROADWAYS.
- INSPECT AND PROPERLY MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES WEEKLY AND AFTER EVERY RAINFALL EVENT.
- INSTALL ANY ADDITIONAL EROSION CONTROL MEASURES AS NECESSARY TO PREVENT SEDIMENT RUNOFF.
- PROVIDE ORANGE COUNTY WITH THE LOCATION OF OFFSITE STOCKPILES USED TO STORE EXCAVATED SOIL FROM THE SITE. THE LOCATION OF OFFSITE STOCKPILES MUST BE AN UPLAND AREA. IF AN OFFSITE BORROW OR SPILL SITE IS UTILIZED, THEN THE DISTURBED AREA FOR THE BORROW/SPILL SITE MUST BE INCLUDED IN THE LAND DISTURBANCE PERMIT. THE CONTRACTOR WILL PROVIDE THE LOCATION OF ALL EXCAVATED SOILS USED FOR THIS PROJECT TO ORANGE COUNTY. THIS AREA MUST ALSO BE AN UPLAND AREA.

PHASE II EROSION CONTROL CONSTRUCTION SEQUENCE:

- MAINTAIN ALL EXISTING EROSION AND SEDIMENT CONTROL MEASURES PREVIOUSLY CONSTRUCTED AND ASSOCIATED WITH PHASE I AND ADJUST AS NEEDED.
- BEGIN GRADING OF SITE AND CONSTRUCTION OF BUILDING A AND B.
- BEGIN INSTALLATION OF STORM PIPES, WATERLINES AND SANITARY LINES.
- DEWATER UTILITY TRENCHES AS NECESSARY. CONTINUOUSLY MONITOR SEDIMENT FILTER BAGS DURING OPERATION.
- INSTALL MATTING FOR SLOPES OF 3:1 OR GREATER.
- ADJUST EROSION CONTROL MEASURES AS NEEDED.
- PROCEED TO PHASE III OF EROSION CONTROL.

NPDES GROUND STABILIZATION:

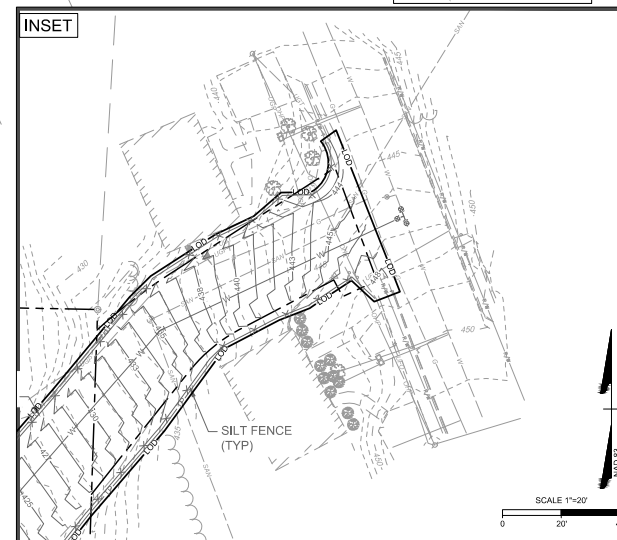
- SOIL STABILIZATION SHALL BE ACHIEVED ON ANY AREA OF A SITE WHERE LAND-DISTURBING ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED ACCORDING TO THE FOLLOWING SCHEDULE:
- ALL PERMANENT Dikes, SWALES, DITCHES, PERIMETER SLOPES AND ALL SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1) SHALL BE PROVIDED TEMPORARY OR PERMANENT STABILIZATION WITH GROUND COVER AS SOON AS PRACTICABLE BUT IN ANY EVENT WITHIN 7 CALENDAR DAYS FROM THE LAST LAND-DISTURBING ACTIVITY.
 - ALL OTHER DISTURBED AREAS SHALL BE PROVIDED TEMPORARY OR PERMANENT STABILIZATION WITH GROUND COVER AS SOON AS PRACTICABLE BUT IN ANY EVENT WITHIN 14 CALENDAR DAYS FROM THE LAST LAND-DISTURBING ACTIVITY.

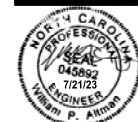
LAND RESOURCES SEDIMENT AND EROSION CONTROL SELF-INSPECTION PROGRAM

- THE SEDIMENTATION POLLUTION CONTROL ACT WAS AMENDED IN 2006 TO REQUIRE THAT PERSONS RESPONSIBLE FOR LAND-DISTURBING ACTIVITIES INSPECT A PROJECT AFTER EACH PHASE OF THE PROJECT TO MAKE SURE THAT THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN IS BEING FOLLOWED.
- RULES DETAILING THE DOCUMENTATION OF THESE INSPECTIONS TAKE EFFECT OCTOBER 1, 2010.
- THE SELF-INSPECTION PROGRAM IS SEPARATE FROM THE WEEKLY SELF-MONITORING PROGRAM OF THE NPDES STORMWATER PERMIT FOR CONSTRUCTION ACTIVITIES. THE FOCUS OF THE SELF-INSPECTION REPORT IS THE INSTALLATION AND MAINTENANCE OF EROSION AND SEDIMENTATION CONTROL MEASURES ACCORDING TO THE APPROVED PLAN. THE INSPECTIONS SHOULD BE CONDUCTED AFTER EACH PHASE OF THE PROJECT, AND CONTINUED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
- EXCERPTS FROM THE NORTH CAROLINA GENERAL STATUTES AND THE NORTH CAROLINA ADMINISTRATIVE CODE CONCERNING SELF-INSPECTIONS ARE ENCLOSED. TO BETTER EXPLAIN THE REQUIREMENTS A LIST OF FREQUENTLY ASKED QUESTIONS IS ALSO ENCLOSED, ALONG WITH A SELF-INSPECTION REPORT FORM. THE SELF-INSPECTION REPORT FORM WILL ALSO BE AVAILABLE AS AN EXCEL SPREADSHEET FROM THE LAND QUALITY WEB SITE. (<http://deq.nc.gov/about/divisions/energy-mineral-land-resources/erosion-sediment-control/forms>)
- PLEASE TAKE A MOMENT TO REVIEW THE ENCLOSED MATERIAL. IF YOU HAVE QUESTIONS, PLEASE CONTACT THE LAND QUALITY SECTION AT THE RALEIGH REGIONAL OFFICE.

CONSTRUCTION WITHIN PROTECTED BUFFER NOTES:

- STREAM BANKS TO BE MATTED WITH FIBERWONDERS COIR MAT C700 OR APPROVED EQUAL. PLACE RIPARIAN SEED. EROSION CONTROL SEED AND THICK LAYER OF STRAW PRIOR TO MATTING INSTALLATION.
- FERTILIZER RECOMMENDATIONS. CONTRACTOR TO FIELD VERIFY WITH ON SITE SOIL CONDITIONS:
LIME 3 Ton/ac
PHOSPHATE 20-40 LBS/ac
POTASH 50-70 LBS/ac
- WATERING REQUIREMENTS ONCE/WEK IF NO RAIN
- RIPIARIAN SEED MIX ERNST CONSERVATION SEEDS PIEDMONT RIPIARIAN SEED MIX OR APPROVED EQUAL BY DESIGNER. APPLICATION RATE 25LBS/ac



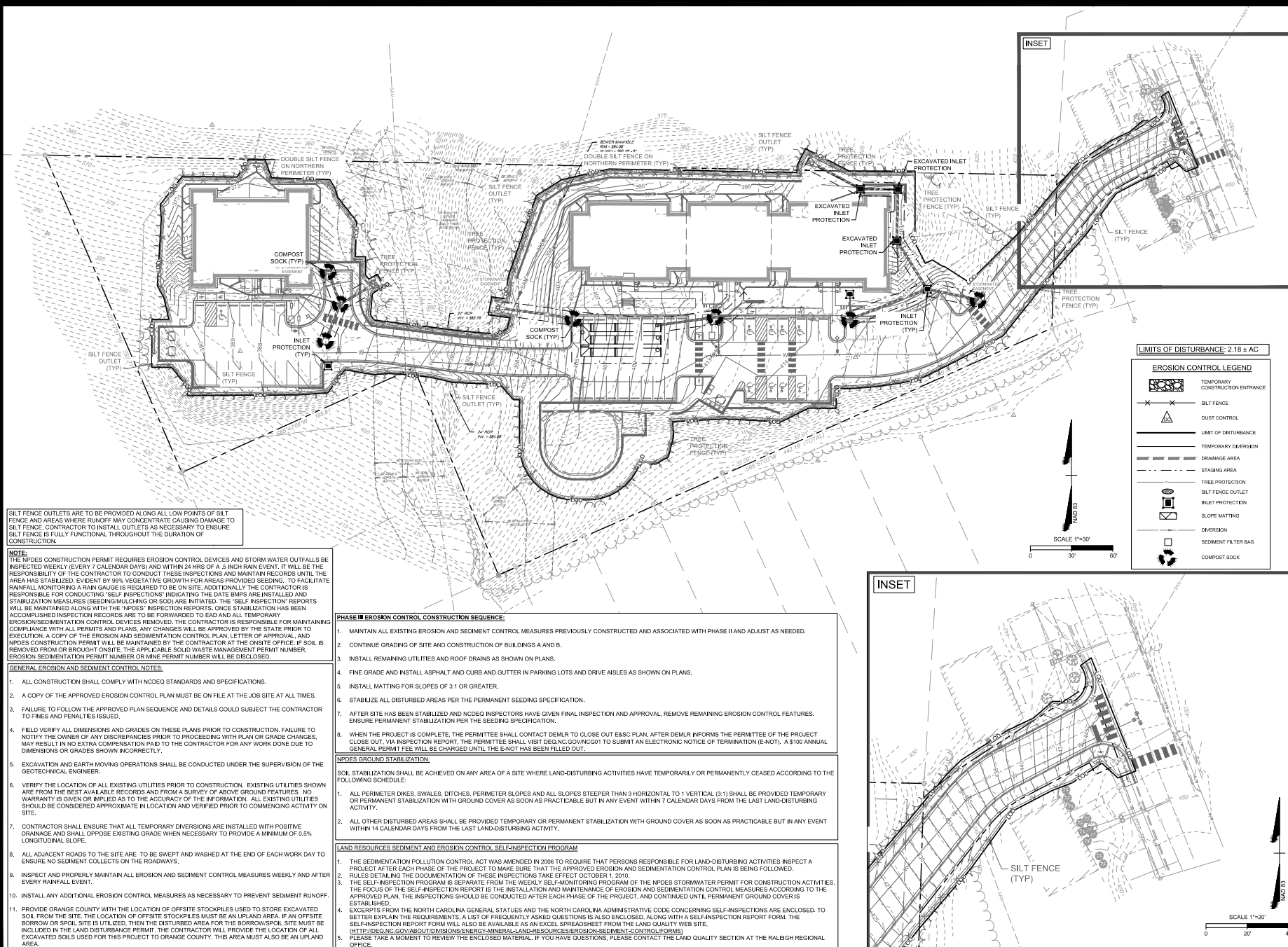


Trinity Court
TOWN OF CHAPEL HILL
751 TRINITY CT, CHAPEL HILL, NC
27516

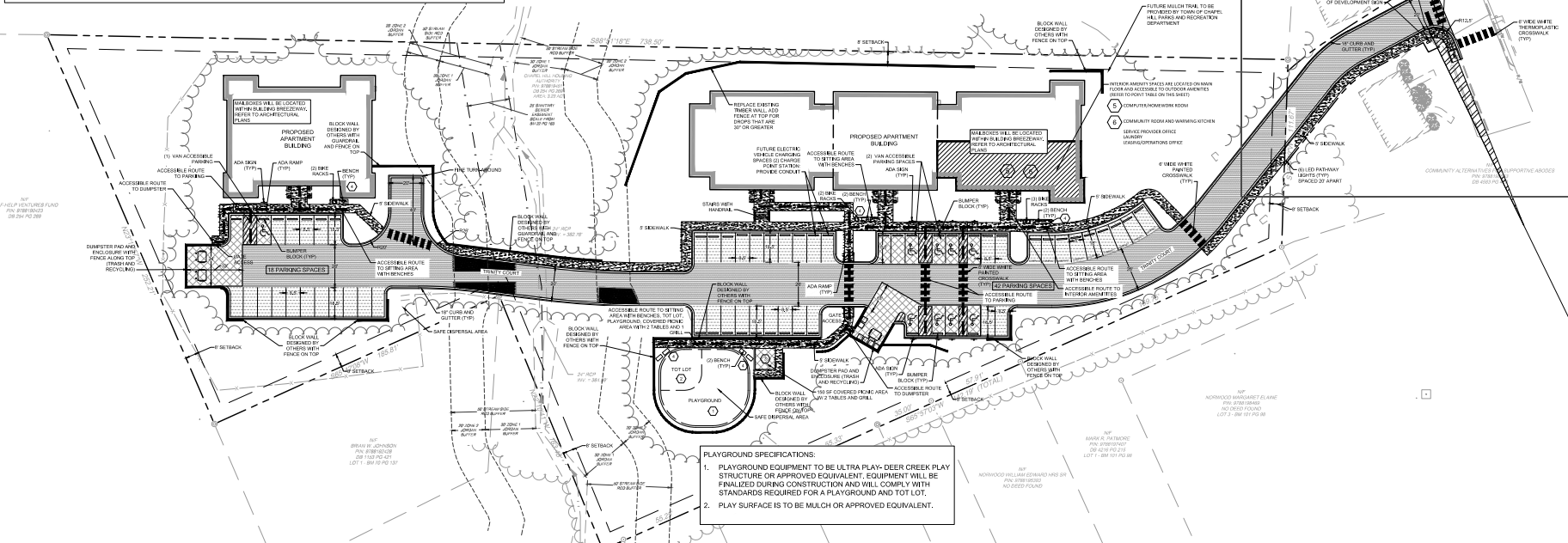
PROJECT NO.	4883
DATE	DECEMBER 1, 2022
REVISIONS	
DATE	DESCRIPTION
02-08-2023	2ND SUBMITTAL
05-09-2023	3RD SUBMITTAL
06-27-2023	4TH SUBMITTAL
07-21-2023	5TH SUBMITTAL

PHASE III EROSION
& SEDIMENT
CONTROL PLAN

C2.2



- GENERAL NOTES:**
1. MILLING AND OVERLAYING (WITH STONE BASE TO REMAIN) SHOULD BE DONE IN THE YELLOW AREAS OF THE RCD BUFFER EX-HBIT.
 2. IT IS ENCOURAGED FOR MILLING AND OVERLAYING TO EXCEED THE YELLOW AREA, AND FULL REMOVAL OF ROAD SHALL NOT EXCEED THE AREA SHOWN IN RED ON THE RCD BUFFER EX-HBIT.
 3. 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.
 4. IN COMPLIANCE WITH THE NOISE ORDINANCE, TOWN CODE SECTION 11-40, CONSTRUCTION OPERATIONS FOR WHICH BUILDING PERMITS HAVE BEEN REQUESTED ARE 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.
 5. 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 5 WORKING DAYS BEFORE THE PROPOSED WORK TO APPLY FOR A LANE AND/OR SIDEWALK CLOSURE PERMIT.
 6. PRIOR TO BEGINNING LAND DISTURBANCE, SUBMIT AT LEAST 4 SETS OF APPROVED PLANS FOR STAMPING AND CONTACT THE ENGINEERING SERVICES & DESIGN DIVISION AT 919-969-2717 TO APPLY FOR AN ENGINEERING CONSTRUCTION PERMIT.
 7. PRIOR TO THE PUBLIC STREET ACCEPTANCE, THE STORM SEWER IN THE RIGHT-OF-WAY SHALL BE VIDEO-TAPPED AND THE VIDEO SUBMITTED TO THE STORMWATER MANAGEMENT DIVISION FOR REVIEW AND ACCEPTANCE.



- GENERAL LAYOUT NOTES:**
1. EXISTING CONDITIONS AS SHOWN HAVE BEEN COMPILED FROM A SITE SURVEY PREPARED BY TIMMONS GROUP. NO WARRANTY IS GIVEN OR IMPLIED REGARDING THE ACCURACY OF EXISTING FEATURES. ALL UNDERGROUND FEATURES INDICATED ON THE PLANS SHALL BE CONSIDERED APPROXIMATE IN LOCATION AND SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. NOTIFY THE DESIGN ARCHITECT AND ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARE NOTED.
 2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF CHAPEL HILL AND NCDOT STANDARDS AND SPECIFICATIONS.
 3. COORDINATE WITH TOWN OF CHAPEL HILL AND OWASA DIRECTOR OF MAINTENANCE AND OPERATIONS FOR UTILITIES THAT ARE TO REMAIN UNDISTURBED.
 4. THIS SITE SHALL COMPLY WITH ALL APPLICABLE ADA ACCESSIBILITY CODES AND REGULATIONS.
 5. DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED. AREAS WITHOUT CURB, DIMENSIONS ARE TO EDGE OF PAVEMENT.
 6. VERIFY ALL DIMENSIONS ON THE PLANS AND NOTIFY THE ARCHITECT AND ENGINEER IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION.
 7. NO CHANGES TO ANY ASPECT OF THIS SITE PLAN, INCLUDING BUT NOT LIMITED TO, LANDSCAPING, GRADING, BUILDING ELEVATIONS, LIGHTING OR UTILITIES WILL BE MADE WITHOUT THE APPROVAL OF THE ARCHITECT, ENGINEER AND THE DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT.
 8. THE SITE SHALL BE STABILIZED AND SEEDING PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
 9. FUTURE MULCH TRAIL TO BE PROVIDED BY TOWN OF CHAPEL HILL PARKS AND RECREATION DEPARTMENT FOR CONNECTION TO TAYNARD BRANCH TRAIL THAT RUNS ADJACENT TO THE NORTH BOUNDARY OF THE SITE.
 10. ALL PAVEMENT MARKINGS TO BE INSTALLED USING THERMOPLASTIC MATERIAL WITH A MINIMUM THICKNESS OF 120 MILS PER NCDOT SPECIFICATIONS.
 11. PER NCPDC SECTION 510 EMERGENCY RESPONDER RADIO COVERAGE IN NEW BUILDINGS. ALL NEW BUILDINGS SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS WITHIN THE BUILDING BASED UPON THE EXISTING COVERAGE LEVELS OF THE PUBLIC SAFETY COMMUNICATION SYSTEMS OF THE JURISDICTION AT THE EXTERIOR OF THE BUILDING. THIS SECTION SHALL NOT REQUIRE IMPROVEMENT OF THE EXISTING PUBLIC SAFETY COMMUNICATION SYSTEMS.

TOTAL SITE AREA: 3.23 ACRES

HATCHING LEGEND

	HEAVY DUTY ASPHALT PAVEMENT
	LIGHT DUTY ASPHALT PAVEMENT
	REINFORCED CONCRETE PAVEMENT
	CONCRETE SIDEWALK
	MILL & OVERLAY (STONE BASE TO REMAIN)

GENERAL SIGNAGE AND STRIPING NOTES

1. ALL SIGNING AND PAVEMENT MARKING SHALL BE IN ACCORDANCE WITH THE MOST CURRENT EDITION OF EACH OF THE FOLLOWING AND AMENDMENTS AND SUPPLEMENTS THERE TO:
 - A. MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
 - B. NORTH CAROLINA DEPARTMENT OF TRANSPORTATION ROADWAY STANDARDS.
 - C. THE 2003 INTERNATIONAL FIRE CODE.
2. SIGN LOCATIONS ARE APPROXIMATE AND SHALL BE MODIFIED IN THE FIELD TO AVOID CONFLICT WITH UNDERGROUND UTILITIES OR OTHER OBSTRUCTIONS, AND TO COMPLY WITH STANDARDS REFERENCED IN NOTE 1 ABOVE.
3. PROVIDE ALL SIGNS, SIGN POSTS AND PAVEMENT MARKINGS.
4. ALL PAVEMENT MARKINGS WITHIN THE NCDOT PUBLIC RIGHT OF WAY SHALL BE PER NCDOT SPECIFICATIONS.

POINT AMENITY TABLE:

- OUTDOOR AMENITIES**
1. PLAYGROUND
 2. TOT LOT
 3. COVERED PICNIC AREA WITH 2 TABLES AND 1 GRILL
 4. SITTING AREAS WITH BENCHES

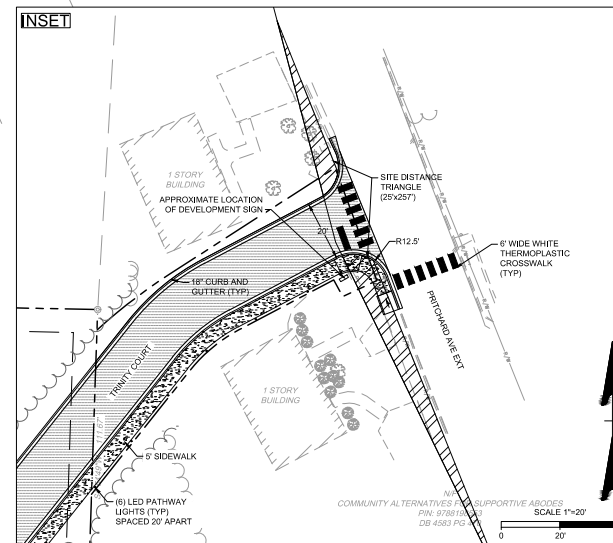
ACCESSIBLE ROUTE

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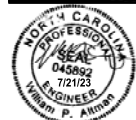
INTERIOR AMENITY SPACES LOCATED ON MAIN FLOOR AND ACCESSIBLE TO OUTDOOR AMENITIES (REFER TO A2.1.2 AND A7.4.1)

5. COMPUTER/HOMEWORK ROOM
6. COMMUNITY ROOM AND WARMING KITCHEN

OTHER INTERIOR AMENITIES
SERVICE PROVIDER OFFICE
LAUNDRY
LEASING/OPERATIONS OFFICE



MOSELEY ARCHITECTS



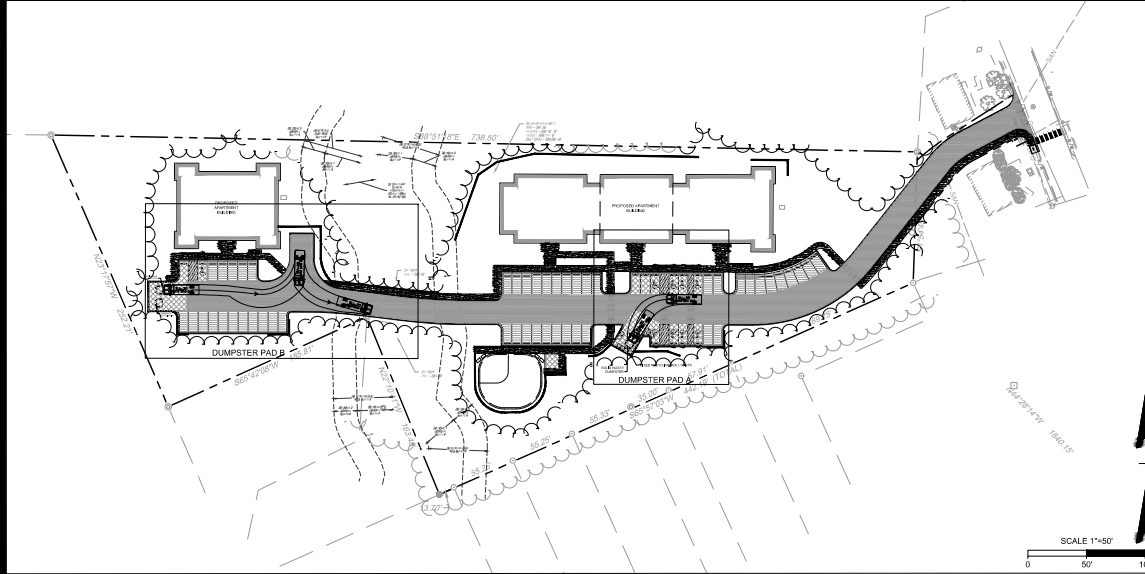
Trinity Court
TOWN OF CHAPEL HILL
751 TRINITY CT, CHAPEL HILL, NC 27516

PROJECT NO: 48833
DATE: DECEMBER 1, 2022

DATE	DESCRIPTION
05-08-2023	2ND SUBMITTAL
05-09-2023	3RD SUBMITTAL
06-27-2023	4TH SUBMITTAL
07-21-2023	5TH SUBMITTAL

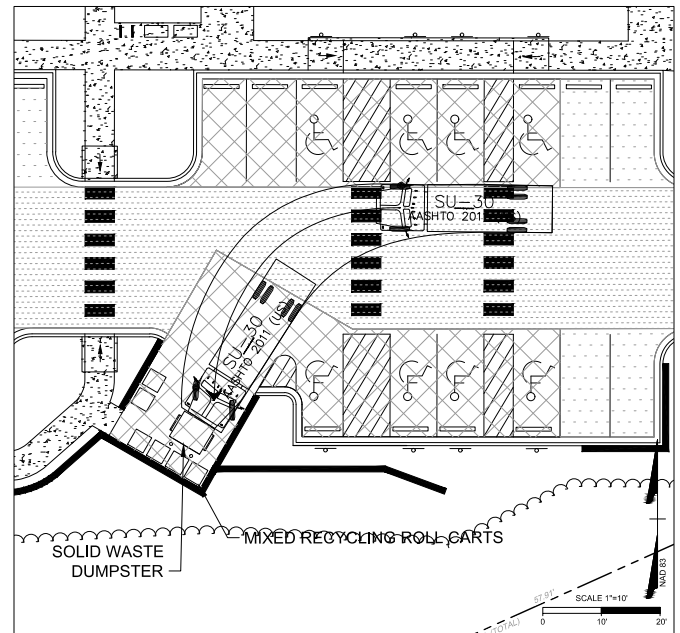
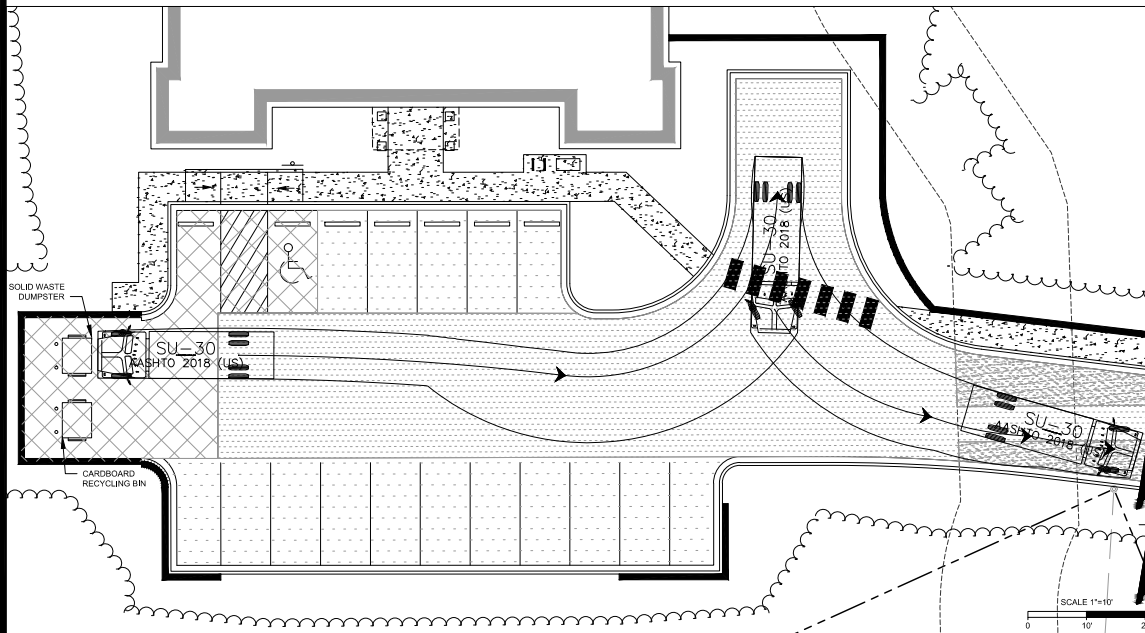
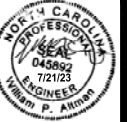
SITE PLAN

C3.0



SOLID WASTE MANAGEMENT NOTES:	
1.	PRIOR TO ANY CONSTRUCTION ACTIVITY ON SITE A PRE-CONSTRUCTION MEETING SHALL BE HELD WITH THE ORANGE COUNTY SOLID WASTE STAFF.
2.	ALL GATES SHALL INCLUDE GATE RETAINERS.
3.	BY ORANGE COUNTY ORDINANCE, CLEAN WOOD WASTE, SCRAP METAL AND CORRUGATED CARDBOARD, ALL PRESENT IN CONSTRUCTION WASTE, MUST BE RECYCLED.
4.	BY ORANGE COUNTY ORDINANCE, ALL HAULERS OF CONSTRUCTION WASTE SHALL BE PROPERLY LICENSED.
5.	IF ANY VEHICLES ARE PARKED IN THE REFUSE OR RECYCLABLES COLLECTION VEHICLE ACCESS AREA, THE CONTAINERS WILL NOT RECEIVE SERVICE UNTIL THE NEXT SCHEDULED COLLECTION DAY.
6.	ALL EXISTING STRUCTURES 500 SQUARE FEET AND LARGER SHALL BE ASSESSED PRIOR TO THE ISSUANCE OF A DEMOLITION PERMIT TO ENSURE COMPLIANCE WITH THE COUNTY'S REGULATED RECYCLABLE MATERIALS ORDINANCE (RMO) AND TO ASSESS THE POTENTIAL FOR DECONSTRUCTION AND/OR THE REUSE OF SALVAGEABLE MATERIALS. PRIOR TO ANY DEMOLITION OR CONSTRUCTION ACTIVITY ON THE SITE, THE APPLICANT SHALL HOLD A PRE-DEMOLITION/PRE-CONSTRUCTION CONFERENCE WITH SOLID WASTE STAFF. THIS MAY BE THE SAME PRE-CONSTRUCTION MEETING HELD WITH OTHER DEVELOPMENT/ENFORCEMENT OFFICIALS.
7.	THE PRESENCE IF ANY ASBESTOS CONTAINING MATERIALS (ACM) AND/OR OTHER HAZARDOUS MATERIALS SHALL BE HANDLED IN ACCORDANCE WITH ANY AND ALL LOCAL, STATE, AND FEDERAL REGULATIONS AND GUIDELINES, (OF SOLID WASTE)

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PROJECT NO.:	48833
DATE:	DECEMBER 1, 2022
REVISIONS:	
DATE	DESCRIPTION
05-08-2023	2ND SUBMITTAL
05-09-2023	3RD SUBMITTAL
06-27-2023	4TH SUBMITTAL
07-21-2023	5TH SUBMITTAL

GENERAL NOTES:

1. MILLING AND OVERLAYING (WITH STONE BASE TO REMAIN) SHOULD BE DONE IN THE YELLOW AREAS OF THE RCD BUFFER EXHIBIT.
2. IT IS ENCOURAGED FOR MILLING AND OVERLAYING TO EXCEED THE YELLOW AREA, AND FULL REMOVAL OF ROAD SHALL NOT EXCEED THE AREA SHOWN IN RED ON THE RCD BUFFER EXHIBIT.
3. CONTRACTOR RESPONSIBLE FOR SUBMITTING A STREET CLOSURE PLAN AND WORK ZONE TRAFFIC CONTROL PLAN IF NEEDED TO CLOSE PRITCHARD AVE EXT AND/OR SIDEWALKS DURING CONSTRUCTION.
4. 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.
5. 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 WEDNESDAYS AND 8:00 A.M. TO 9:00 P.M. ON WEEKENDS.
6. PRIOR TO ANY TRAFFIC LANE/SIDEWALK CLOSURES, IT WILL BE NECESSARY TO CONTACT THE CHAPEL HILL TRAFFIC ENGINEERING DIVISION AT 919-968-5093, AT LEAST 5 WORKING DAYS BEFORE THE PROPOSED WORK TO APPLY FOR A LANE AND/OR SIDEWALK CLOSURE PERMIT.
7. PRIOR TO BEGINNING LAND DISTURBANCE, SUBMIT AT LEAST 4 SETS OF APPROVED PLANS FOR STAMPING AND CONTACT THE ENGINEERING SERVICES & DESIGN DIVISION AT 919-968-2717 TO APPLY FOR AN ENGINEERING CONSTRUCTION PERMIT.
8. PRIOR TO THE PUBLIC STREET ACCEPTANCE, THE STORM SEWER IN THE RIGHT-OF-WAY SHALL BE VIDEO-TAPED AND THE VIDEO SUBMITTED TO THE STORMWATER MANAGEMENT DIVISION FOR REVIEW AND ACCEPTANCE.

GRADING AND STORM DRAINAGE NOTES

1. CONTRACTOR SHALL CALL "NORTH CAROLINA ONE CALL" (811) AT LEAST 3-5 BUSINESS DAYS PRIOR TO DIGGING TO HAVE EXISTING UTILITIES LOCATED. REPORT ANY DISCREPANCIES TO THE ENGINEER.
2. CONTRACTOR TO COORDINATE ACTIVITIES WITH UTILITY COMPANIES INVOLVED IN ANY RELATED RELOCATION (I.E. POWER POLES, TELEPHONE, PEDESTALS, WATER METERS, ETC.).
3. EXISTING UTILITIES SHOWN ARE BASED ON FIELD SURVEYS AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY CONDITIONS PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND THE PLANS SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
4. THE CATCH BASINS AND YARD INLETS SHALL BE CONSTRUCTED IN THE LOCATIONS SHOWN UNLESS OTHERWISE DIRECTED BY THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR REPORTING ANY DISCREPANCIES IN THE CATCH BASIN ELEVATIONS OR THE PROPOSED PIPE SLOPES TO THE ENGINEER. THE CONTRACTOR IS ALSO RESPONSIBLE TO REPORT ANY CONFLICTS BETWEEN ANY UTILITY, STORM DRAIN LINE, WATER LINE, SEWER LINE OR ANY OTHER PROPOSED OR EXISTING STRUCTURE TO THE ENGINEER.
5. A LAND DISTURBANCE PERMIT WILL BE REQUIRED PRIOR TO THE COMMENCEMENT OF ANY LAND-DISTURBING ACTIVITIES.
6. ALL EXISTING VAULTS, MANHOLES, STORM DRAIN STRUCTURES, VALVE BOXES, CLEANOUTS, ETC. SHALL BE ADJUSTED AS NEEDED TO MATCH FINISHED GRADE. ALL BACKFILL, COMPACTION, SOILS TESTING, ETC. SHALL BE PERFORMED BY THE OWNER'S INDEPENDENT TESTING LABORATORY.
7. ALL SPOT ELEVATIONS INDICATED ARE AT TOP OF CURB UNLESS NOTED OTHERWISE. ALL ELEVATIONS ARE BASED ON VERTICAL DATUM NAVD83.
8. A PRE-CONSTRUCTION MEETING MUST BE SCHEDULED PRIOR TO ANY WORK, GRADING OR INSTALLATION OF EROSION CONTROL MEASURES.
9. ALL HANDICAP PARKING SPACES AND STORIZED ACCESSIBILITY AISLES ARE TO HAVE NO MORE THAN A 1.50 (2.0%) SLOPE IN ALL DIRECTIONS. ALL SIDEWALKS ARE TO HAVE NO MORE THAN A 1.20 (0.5%) SLOPE FOR THE LENGTH OF THE SIDEWALK AND NO MORE THAN A 1.50 (2.0%) SLOPE FOR THE WIDTH OF THE SIDEWALK.
10. CONTRACTOR TO IDENTIFY ALL NECESSARY SPILL CURB SECTION LOCATIONS AND INSTALL TO ENSURE POSITIVE DRAINAGE TO STORM STRUCTURES. IF CONTRACTOR NOTICES ANY DISCREPANCIES IN ANY OF THESE SLOPE REQUIREMENTS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE OWNER PRIOR TO POURING ANY CONCRETE SO THAT A SOLUTION CAN BE FOUND.
11. SPOT ELEVATIONS ARE GIVEN AT THE MAJORITY OF THE MAJOR BREAK POINTS BUT IT SHOULD NOT BE ASSUMED THAT ALL NECESSARY SPOT ELEVATIONS ARE SHOWN. DUE TO SPACE LIMITATIONS, THERE MAY BE OTHER CRITICAL SPOTS NOT LABELED THAT SHOULD BE TAKEN INTO CONSIDERATION. THE CONTRACTOR SHALL REVIEW THE GRADING PLAN IN DETAIL AND SHALL ENSURE THAT ALL CRITICAL GRADE POINTS ARE STAKED AND FOLLOWED TO PROVIDE POSITIVE DRAINAGE.
12. EXISTING VEGETATION WITHIN TREE PROTECTIVE AREAS SHALL REMAIN UNDISTURBED UNLESS NOTED OTHERWISE, AND ALL LANDSCAPING AND EXISTING TREES AND SHRUBS TO REMAIN WHICH ARE DAMAGED DURING DEMOLITION OR CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR USING A LICENSED LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
13. THE GRADING CONTRACTOR SHALL COMPLY WITH ALL STATE CODES IN OBSERVING EROSION CONTROL MEASURES BOTH ON AND OFF-SITE. THE GRADING CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL DEVICES AFTER EACH RAINFALL EVENT OR AS DIRECTED BY THE EROSION CONTROL INSPECTOR OR THE ENGINEER.
14. THE GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR OFF-SITE DISPOSAL OF ALL CLEARING AND GRADING WASTE MATERIALS GENERATED DURING CONSTRUCTION AND FOR OBTAINING ALL APPLICABLE PERMITS FOR OFF-SITE STOCKPILES AND/OR WASTE AREAS.
15. ALL CATCH BASINS MUST BE MARKED "DUMP NO WASTE DRAINS TO STREAM" OR EQUIVALENT.
16. ALL NEW SLOPES SHOULD HAVE A SLOPE GREATER THAN 3:1.

APPROVED BUFFER IMPERVIOUS AREA

	TOTAL AREA WITHIN BUFFER ZONE	PROPOSED DISTURBANCE	PROPOSED DISTURBED AREA RATIO	MAXIMUM ALLOWABLE DISTURBANCE PER CDD	PROPOSED ISA	ISA RATIO	MAXIMUM ALLOWABLE ISA PER CDD
RCD STREAMSIDE	24,376 SF	4,870 SF	19.9%	4,870 SF (20%)	2,916 SF	11.8%	3,206 SF (13%)
JORDAN RIPARIAN BUFFER ZONE 1	22,989 SF	425 SF	2%	426 (2%)	35 SF	0.15%	-
JORDAN RIPARIAN BUFFER ZONE 2	20,120 SF	2,489 SF	12%	2,489 SF (12%)	120 SF	0.60%	-

STORM STRUCTURE TABLE

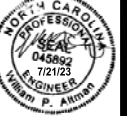
STRUCTURE #	TOP	DESCRIPTION
CB A1	420.75	NCDDOT 840.02 CONCRETE CATCH BASIN
CB A2	414.54	NCDDOT 840.02 CONCRETE CATCH BASIN
CB B1	413.20	NCDDOT 840.02 CONCRETE CATCH BASIN
CB B2	404.17	SPLITTER BOX (REFER TO DETAIL ON C5.5)
CB C1	383.87	NCDDOT 840.02 CONCRETE CATCH BASIN
DI A1	402.22	NCDDOT 840.14 CONCRETE DROP INLET
DI A2	401.93	NCDDOT 840.14 CONCRETE DROP INLET
DI A3	402.88	NCDDOT 840.14 CONCRETE DROP INLET
EX DI C2	385.48	NCDDOT 840.14 CONCRETE DROP INLET
FES A1		FLARED END SECTION
FES B1		FLARED END SECTION
FES C1		FLARED END SECTION
MH A1	418.28	NCDDOT 840.52 PRECAST MANHOLE
MH B1	401.43	NCDDOT 840.52 PRECAST MANHOLE
MH C1	385.63	NCDDOT 840.52 PRECAST MANHOLE
SPLITTER BOX		NCDDOT 840.52 PRECAST MANHOLE

STORM PIPE TABLE

PIPE #	DIA	FROM - TO	UPSTREAM INVERT	DOWNSIDE INVERT	SLOPE	LENGTH
CB A1 - MH A1	15"	CB A1 - MH A1	417.00	413.80	8.80%	37.20 LF
CB A2 - MH A1	15"	CB A2 - MH A1	411.80	410.32	2.11%	60.72 LF
CB B1 - CB B2	15"	CB B1 -	406.61	403.41	6.59%	51.63 LF
CB B2 - MH B1	15"	CB B2 - MH B1	396.06	394.99	6.00%	17.89 LF
CB C1 - MH C1	15"	CB C1 - MH C1	379.00	378.09	3.44%	26.27 LF
DI A1 - DI A2	15"	DI A1 - DI A2	398.80	398.43	1.00%	37.35 LF
DI A2 - DI A3	15"	DI A2 - DI A3	398.33	398.06	1.00%	27.41 LF
DI A3 - FES A1	15"	DI A3 - FES A1	397.95	397.60	1.01%	34.72 LF
EX DI C2 - MH C1	15"	EX DI C2 - MH C1	381.20	380.47	2.51%	29.08 LF
MH A1 - DI A1	15"	MH A1 - DI A1	406.26	398.22	16.89%	41.65 LF
MH B1 - FES B1	15"	MH B1 - FES B1	394.34	392.63	5.50%	31.14 LF
MH C1 - FES C1	15"	MH C1 -	377.50	377.50	2.25%	22.19 LF
UNDERGROUND DETENTION	15"		396.06	396.06	0.00%	9.20 LF

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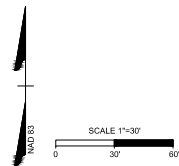
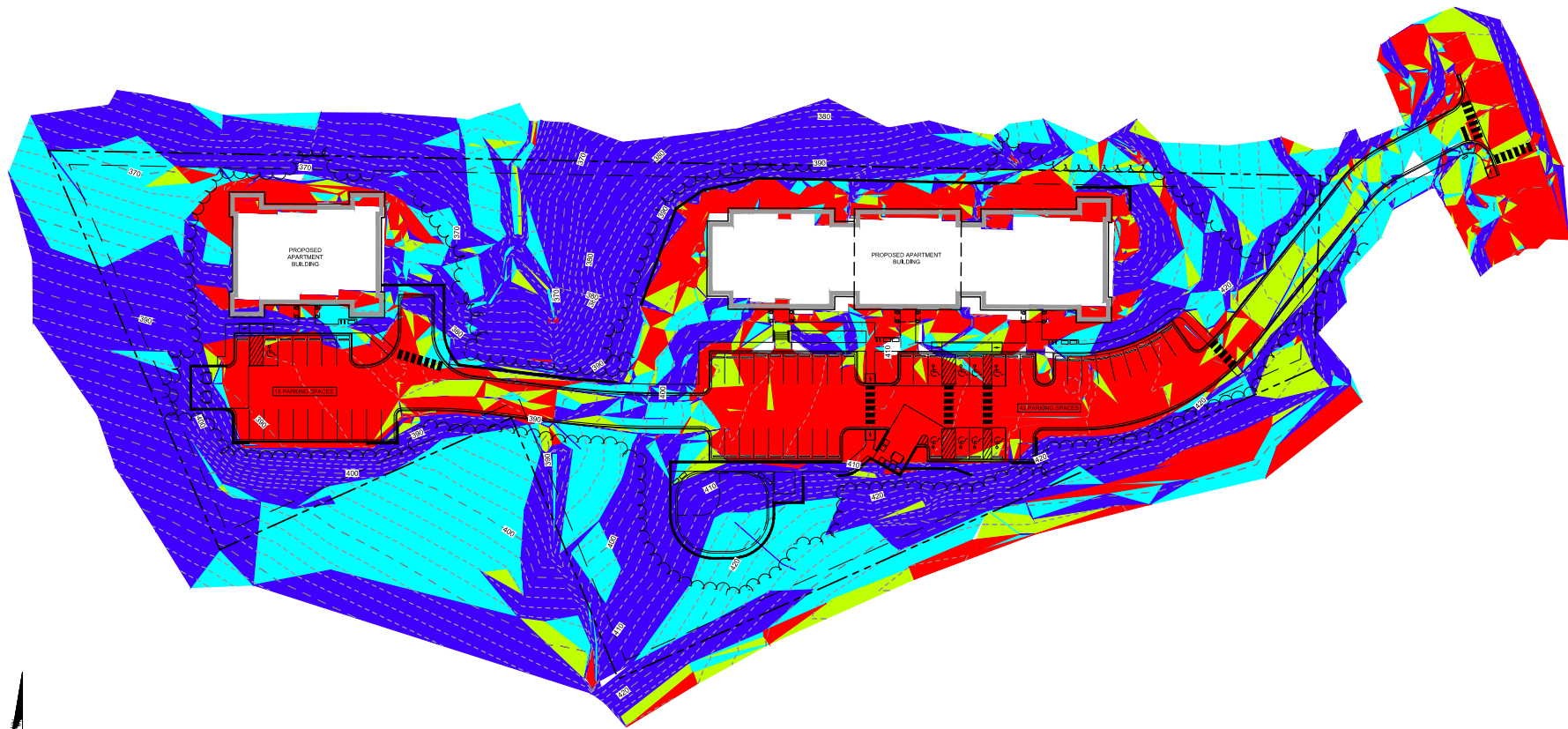


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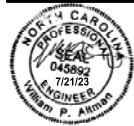
PROJECT NO. 48833	DATE: DECEMBER 1, 2022
REVISIONS	
DATE	DESCRIPTION
05-08-2023	2ND SUBMITTAL
05-09-2023	3RD SUBMITTAL
06-27-2023	4TH SUBMITTAL
07-21-2023	5TH SUBMITTAL

GRADING AND DRAINAGE PLAN

C4.0



SLOPES LEGEND					
	GRADE	AREA (SF)	AREA (AC)	DISTURBED AREA (SF)	PERCENTAGE OF SLOPE AREA DISTURBED
	<10 PERCENT SLOPES	35,893	0.82	34,475	96%
	10 TO <15 PERCENT SLOPES	10,967	0.24	9,460	89%
	15 TO <25 PERCENT SLOPES	37,148	0.85	13,103	35%
	25 + PERCENT SLOPES	60,286	1.38	20,325	34%
* MAXIMUM LAND DISTURBANCE OF 25+1% SLOPES PER CZP APPROVAL: 34%					



PROJECT NO:	48833
DATE:	DECEMBER 1, 2022
REVISIONS	
DATE	DESCRIPTION
02-08-2023	2ND SUBMITTAL
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06-27-2023	4TH SUBMITTAL
07-21-2023	5TH SUBMITTAL

GRADING AND STORM DRAINAGE NOTES

1. CONTRACTOR SHALL CALL "NORTH CAROLINA ONE CALL" (811) AT LEAST 3-12 BUSINESS DAYS PRIOR TO DIGGING TO HAVE EXISTING UTILITIES LOCATED. REPORT ANY DISCREPANCIES TO THE ENGINEER.
2. CONTRACTOR TO COORDINATE ACTIVITIES WITH UTILITY COMPANIES INVOLVED IN ANY RELATED RELOCATION (I.E. POWER POLES, TELEPHONE PEDESTALS, WATER METERS, ETC.).
3. EXISTING UTILITIES SHOWN ARE BASED ON FIELD SURVEYS AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY CONDITIONS PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND THE PLANS SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
4. THE CATCH BASINS AND YARD INLETS SHALL BE CONSTRUCTED IN THE LOCATIONS SHOWN UNLESS OTHERWISE DIRECTED BY THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR REPORTING ANY DISCREPANCIES IN THE CATCH BASIN ELEVATIONS OR THE PROPOSED PIPE SLOPES TO THE ENGINEER. THE CONTRACTOR IS ALSO RESPONSIBLE TO REPORT ANY CONFLICTS BETWEEN ANY UTILITY, STORM DRAIN LINE, WATER LINE, SEWER LINE OR ANY OTHER PROPOSED OR EXISTING STRUCTURE TO THE ENGINEER.
5. A LAND DISTURBING PERMIT WILL BE REQUIRED PRIOR TO THE COMMENCEMENT OF ANY LAND-DISTURBING ACTIVITIES.
6. ALL EXISTING VAULTS, MANHOLES, STORM DRAIN STRUCTURES, VALVE BOXES, CLEANOUTS, ETC. SHALL BE ADJUSTED AS NEEDED TO MATCH FINISHED GRADE.
7. ALL BACKFILL, COMPACTION, SOILS TESTING, ETC. SHALL BE PERFORMED BY THE OWNER'S INDEPENDENT TESTING LABORATORY.
8. ALL SPOT ELEVATIONS INDICATED ARE AT TOP OF CURB UNLESS NOTED OTHERWISE. ALL ELEVATIONS ARE BASED ON VERTICAL DATUM NAVD83.
9. A PRE-CONSTRUCTION MEETING MUST BE SCHEDULED PRIOR TO ANY WORK, GRADING OR INSTALLATION OF EROSION CONTROL MEASURES.
10. ALL HANDICAP PARKING SPACES AND STRIPED ACCESSIBILITY AREAS ARE TO HAVE NO MORE THAN A 1:50 (2.0%) SLOPE IN ALL DIRECTIONS. ALL SIDEWALKS ARE TO HAVE NO MORE THAN A 1:20 (5.0%) SLOPE FOR THE LENGTH OF THE

- SIDEWALK AND NO MORE THAN A 1:50 (2.0%) SLOPE FOR THE WIDTH OF THE SIDEWALK.
11. CONTRACTOR TO IDENTIFY ALL NECESSARY SPILL CURB SECTION LOCATIONS AND INSTALL TO ENSURE POSITIVE DRAINAGE TO STORM STRUCTURES.
 12. IF CONTRACTOR NOTICES ANY DISCREPANCIES IN ANY OF THESE SLOPE REQUIREMENTS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE OWNER PRIOR TO POURING ANY CONCRETE SO THAT A SOLUTION CAN BE FOUND.
 13. SPOT ELEVATIONS ARE GIVEN AT THE MAJORITY OF THE MAJOR BREAK POINTS BUT IT SHOULD NOT BE ASSUMED THAT ALL NECESSARY SPOT ELEVATIONS ARE SHOWN. DUE TO SPACE LIMITATIONS, THERE MAY BE OTHER CRITICAL SPOTS NOT LABELED THAT SHOULD BE TAKEN INTO CONSIDERATION. THE CONTRACTOR SHALL REVIEW THE GRADING PLAN IN DETAIL AND SHALL ENSURE THAT ALL CRITICAL GRADE POINTS ARE STAKED AND FOLLOWED TO PROVIDE POSITIVE DRAINAGE.
 14. EXISTING VEGETATION WITHIN TREE PROTECTIVE AREAS SHALL REMAIN UNDISTURBED UNLESS NOTED OTHERWISE. ANY AND ALL LANDSCAPING AND EXISTING TREES AND SHRUBS TO REMAIN WHICH ARE DAMAGED DURING DEMOLITION OR CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR USING A LICENSED LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
 15. THE GRADING CONTRACTOR SHALL COMPLY WITH ALL STATE CODES IN OBSERVING EROSION CONTROL MEASURES BOTH ON AND OFF-SITE. THE GRADING CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL DEVICES AFTER EACH RAINFALL EVENT OR AS DIRECTED BY THE EROSION CONTROL INSPECTOR OR THE ENGINEER.
 16. THE GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR OFF-SITE DISPOSAL OF ALL CLEARING AND GRADING WASTE MATERIALS GENERATED DURING CONSTRUCTION AND FOR OBTAINING ALL APPLICABLE PERMITS FOR OFF-SITE STOCKPILES AND/OR WASTE AREAS.
 17. ALL CATCH BASINS MUST BE MARKED "DUMP NO WASTE DRAINS TO STREAM" OR EQUIVALENT.
 18. ALL NEW SLOPES SHOULD HAVE A SLOPE GREATER THAN 3:1.

LEGEND

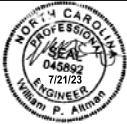
STORM FILTER DRAINAGE AREA
(0.07 AC)

DRAINAGE AREA SUMMARY

CATCHMENT STRUCTURE	C-VALUE	DRAINAGE AREA (AC)
CB A1	0.56	0.26
CB A2	0.85	0.09
CB B1	0.63	0.42
CB B2	0.63	0.46
CB C1	0.69	0.07
DA A1	0.33	0.16
DA A2	0.32	0.06
DA A3	0.96	0.03
EK DE C1	0.26	0.02
EK DE C2	0.69	0.61
MH B1	1.0	0.12
MH C1	1.0	0.05

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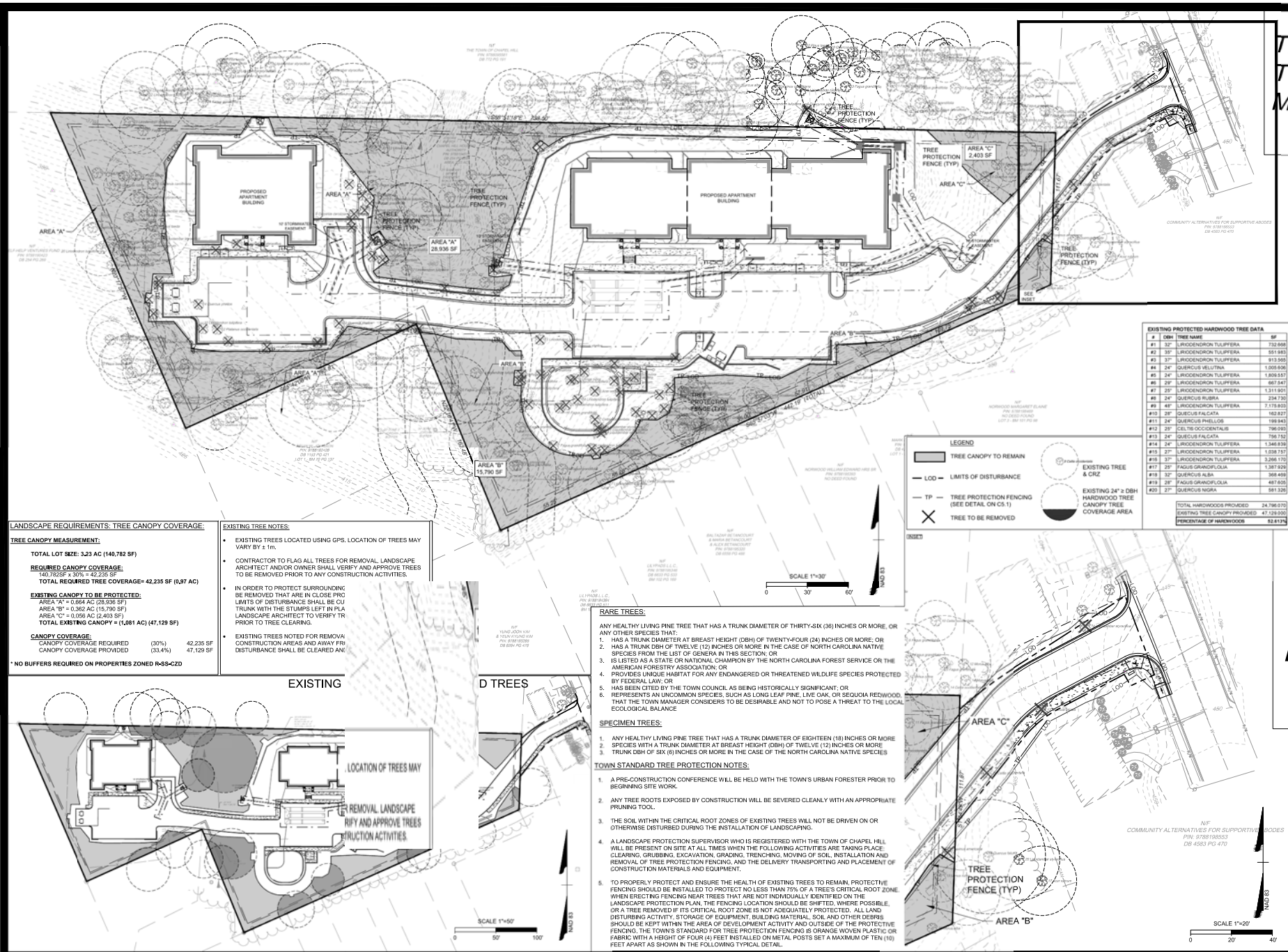


Trinity Court
TOWN OF CHAPEL HILL
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27516

PROJECT NO. 48833	REVISIONS
DATE: DECEMBER 1, 2022	
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05-08-2023	2ND SUBMITTAL
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DRAINAGE AREA PLAN

C4.5





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TOWN OF CHAPEL HILL
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PROJECT NO.	4883
DATE:	DECEMBER 1, 2022
REVISIONS	
DATE	DESCRIPTION
05-08-2023	2ND SUBMITTAL
09-09-2023	3RD SUBMITTAL
06-27-2023	4TH SUBMITTAL
07-21-2023	5TH SUBMITTAL

LANDSCAPE PLAN

L1.1

PLANTING CALCULATIONS: (DESIGN MANUAL SEC. 3)

PARKING LOTS

SHADING REQUIREMENTS:

- (1) LARGE TREE PER 2,000 SF OF PAVING
- TREES TO BE PLANTED WITHIN 10' OF PARKING LOT EDGE
- NO PARKING SPACE FURTHER THAN 50' FROM LARGE TREE TRUNK OR FURTHER THAN 75' FROM 2 LARGE TREES

LARGE TREE PLACEMENT:

- MIN. 3.0' FROM BACK OF CURB, EDGE STREET PAVEMENT, DRIVEWAYS, SIDEWALKS
- MIN. 10' FROM BUILDINGS
- MIN. 10' FROM STREET LIGHTS, UTILITY POLES
- MIN. 10' FROM UTILITY VAULTS

SMALL TREE PLACEMENT:

- MIN. 3.0' FROM BACK OF CURB, EDGE STREET PAVEMENT, DRIVEWAYS, SIDEWALKS
- MIN. 2.0' FROM SIDEWALKS AND PAVED PEDESTRIAN SURFACES
- MIN. 5' FROM BUILDINGS
- MIN. 10' FROM STREET LIGHTS, UTILITY POLES
- MIN. 5' FROM UTILITY VAULTS AND UNDERGROUND UTILITIES

PARKING AREA CALCULATIONS:

PARKING LOT AREA:
5,686.73 + 15,093.46 = 20,780.19 SF

DRIVE AREA:
5,930.73 + 4,621.45 + 10,552.18 SF

DUMPSTER AREAS:
312.5 + 400 = 712.5 SF

TOTAL PARKING AREA = 32,294.84 SF

1 LARGE TREE PER 2,000 SF

32,294.84 SF / 2,000 SF = 16.1 TREES (ROUNDED UP TO 17)

REQUIRED = 17 LARGE TREES
PROVIDED = 17 LARGE TREES PROVIDED
(11 PROPOSED NEW TREES & 6 EXISTING TREES ALONG DRIVEWAY)

*EXISTING TREES TO COUNT TOWARDS LANDSCAPE REQUIREMENTS AS FEASIBLE AT THE DISCRETION OF THE PLANNING DIRECTOR.

SCREENING REQUIREMENTS:

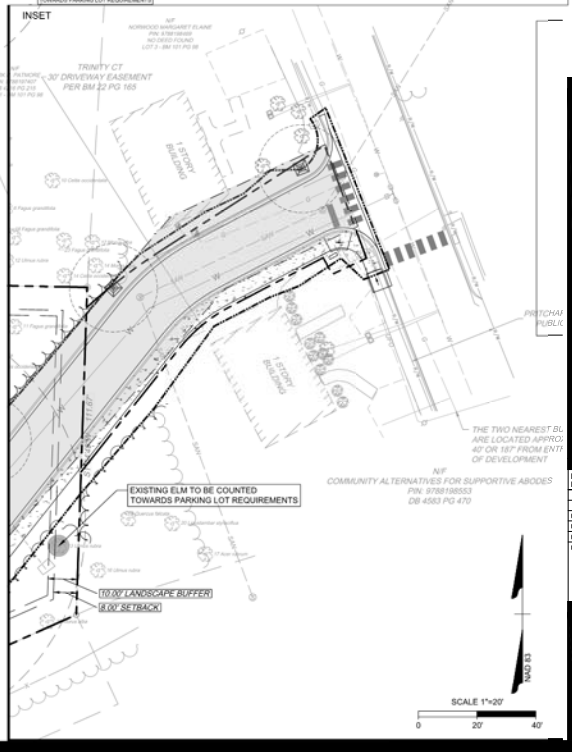
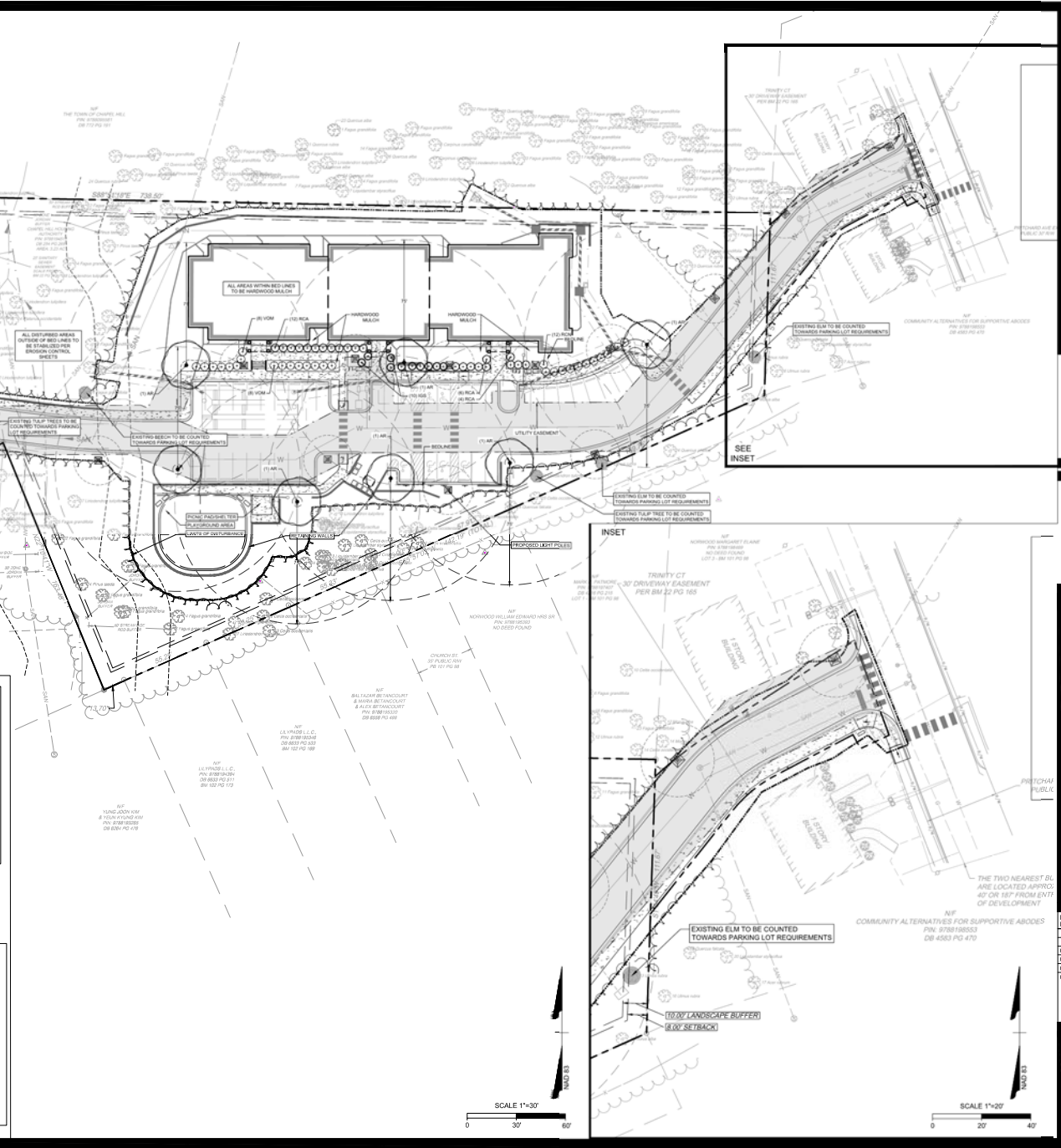
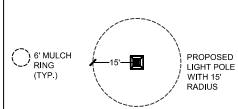
- EVERGREEN SCREENING MIN. HT. OR 2' AT PLANTING FOR 3' TALL SCREENING, 3 FOR 6' TALL SCREENING
- SCREEN UTILITY SERVICE FROM PUBLIC RIGHT-OF-WAY

NOTES:

- PERMETER BUFFERS NOT REQUIRED WITH PROPERTIES ZONED R-S5-C2D
- NO REPLACEMENT TREES REQUIRED AS EXISTING CANOPY TREES TO REMAIN MEET AND EXCEED REQUIRED AREA, SEE L1.0
- PARKING LOTS, UTILITY SERVICE AREAS, AND LOADING AREAS SCREENED FROM PUBLIC RIGHT-OF-WAY AND ADJACENT PROPERTIES WITH EXISTING VEGETATION.
- ALL TREES LOCATED NEAR FIRE HYDRANTS SHALL BE LIMBED UP AND MAINTAIN A MINIMUM 72" HEIGHT CLEARANCE BETWEEN BOTTOM OF CANOPY AND TOP OF HYDRANT.
- ALL DISTURBED AREAS OUTSIDE OF BED LINES TO BE SEED PER EROSION CONTROL SHEETS.

LEGEND

- LOD LIMITS OF DISTURBANCE
- TP TREE PROTECTION FENCING (SEE DETAIL ON C5.1)
- CANOPY TREE COVERAGE WITH 75' RADIUS
- BEDLINE
- 6" MULCH RING (TYP.)
- PROPOSED LIGHT POLE WITH 15' RADIUS



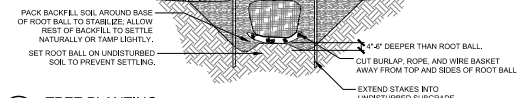


PROJECT NO. 4883	DATE: DECEMBER 1, 2022
DATE	REVISIONS
05-08-2023	2ND SUBMITTAL
05-09-2023	3RD SUBMITTAL
06-27-2023	4TH SUBMITTAL
07-21-2023	5TH SUBMITTAL

PLANTING DETAILS

NOTES:

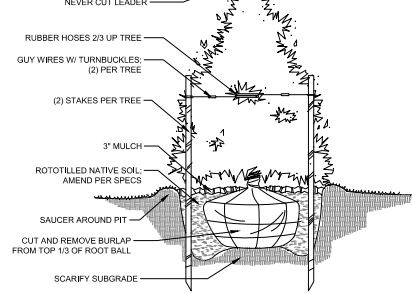
- WHERE SEVERAL TREES WILL BE PLANTED CLOSE TOGETHER SUCH THAT THEY WILL LIKELY SHARE ROOT SPACE, TIE IN SOIL ADJUSTMENTS TO A DEPTH OF 6" (15-SCM) OVER THE ENTIRE AREA.
- FOR CONTAINER-GROWN TREES: USE FINNERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL, THEN CUT OR PULL APART ANY ROOTS CIRCULATING THE PERIMETER OF THE CONTAINER.
- DURING THE DESIGN PHASE, CONFIRM THAT WATER DRAINAGE OUT OF THE SOIL, USE UNIDIRECTIONAL PLANTING HOLE DEPTH AND DESIGN ALTERNATE DRAINAGE SYSTEMS AS REQUIRED.
- THOROUGHLY SOAK ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
- THE PLANTING PROCESS IS SIMILAR FOR DECIDUOUS AND EVERGREEN TREES.
- DO NOT WRAP TRUNK; MARK THE NORTH SIDE OF THE TREE IN THE NURSERY AND LOCATE TO THE NORTH IN THE FIELD.
- AVOID PURCHASING TREES WITH TWO LEADERS OR REMOVE ONE AT PLANTING; OTHERWISE, DO NOT PRUNE TREE AT PLANTING EXCEPT FOR SPECIFIC STRUCTURAL CORRECTIONS.
- BEFORE PLANTING, ADD 2" OF WELL-COMPOSTED LEAVES, RECYCLED WASTE OR OTHER COMPOST AND TIE INTO TOP 6" OF PREPARED SOIL; ADD COMPOST AT 200% BY VOLUME TO BACKFILL SOIL.



1 TREE PLANTING
NTS

NOTES:

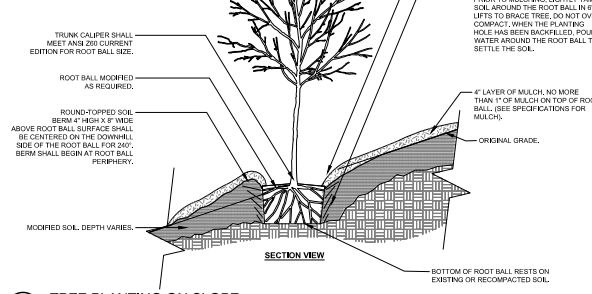
- Tree shall have same relation to grade as it had in nursery



3 EVERGREEN PLANTING
NTS

NOTES:

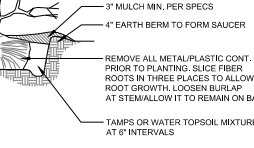
- TREES SHALL BE OF QUALITY PRESCRIBED IN CROWN OBSERVATIONS AND ROOT OBSERVATIONS DETAILS AND SPECIFICATIONS.
- SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.



2 TREE PLANTING ON SLOPE
1/2" = 1'-0"

NOTES:

- PRUNE AND THIN DECIDUOUS SHRUBS APPROX. 1/2 OF INITIAL BRANCHES TO COMPENSATE FOR LOSS OF ROOTS WHILE DIGGING, FOLLOWING PRUNING PLANT SHALL MEET SPECIFIED SIZE.
- 3\"/>



NOTES:

- SOIL MIX: 1/3 ORGANIC MATTER, 2/3 EXIST SOIL.
- WIDTH OF PLANT PIT: SANDY SOIL, 24\"/>

4 SHRUB PLANTING
NTS

NOTES:

- All material to be free of toxic substances, weed seed, stones, sticks or other material harmful to plant growth. Topsoil: pH range of 6.0 to 7.0, min. 6% organic matter.
- Compost: well-composted, stable, weed-free organic matter, pH range of 5.5 to 6.
- Submit soil sample for analysis ... provide amendments per recommendations.
- Remove any debris, rocks, or dumps 2\"/>

5 PLANTING SOIL PROFILE
NTS

GENERAL PLANTING NOTES:

- ALL PLANT MATERIALS TO COMPLY WITH AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60. ALL TREES MUST BE INSPECTED BY URBAN FORESTRY STAFF PRIOR TO INSTALLATION.
- PLANT LOCATIONS TO BE APPROVED IN FIELD PRIOR TO INSTALLATION. NO TREES MAY BE INSTALLED BETWEEN MARCH 30TH AND OCTOBER 1ST.
- SUBSTITUTIONS OF PLANT MATERIALS SPECIFIED CAN ONLY OCCUR WITH PRIOR APPROVAL BY LANDSCAPE ARCHITECT.
- ESTABLISH PLANT BED CONFIGURATIONS, LANDSCAPE ARCHITECT TO APPROVE BED LAYOUT IN FIELD.
- PREPARE PLANT BEDS PER SPECIFICATIONS.
- INSTALL PLANTS AND MULCH BEDS WITH 4\"/>
- ESTABLISH MULCH BEDS AROUND EXISTING TREES TO REMAIN.
- DISTURBED AREAS NOT NOTED FOR PLANTS OR IMPROVEMENTS TO BE SEEDED AND STRAWED WITH A TALL RESCUE MIX.
- LANDSCAPE CONTRACTOR TO GUARANTEE PLANT MATERIALS FOR THE PERIOD FOLLOWING SUBSTANTIAL COMPLETION AS NOTED IN THE SPECIFICATIONS.
- AREAS DAMAGED ACTIVITIES OF LANDSCAPE CONTRACTOR TO BE RESEEDED AND ESTABLISHED AT NO ADDITIONAL COST TO THE OWNER.
- USE HERBICIDES, PESTICIDES, AND FERTILIZER IN A MANNER CONSISTENT WITH THE FEDERAL INSECTICIDE, FUNGICIDE, AND RODENTICIDE ACT AND IN ACCORDANCE WITH LABEL RESTRICTIONS.
- CONTRACTOR IS RESPONSIBLE FOR IMPORTING, TESTING, AND PREPARING THE SOIL ON SITE PER THE SPECIFICATION.
- PLANTS SHALL BE WATERED AT LEAST 2 TIMES PER WEEK UNLESS SOIL IS MOIST BASED ON CORE SAMPLE OR MOISTURE METER READING. WATER MORE FREQUENTLY DURING ESTABLISHMENT. ONCE PLANTS GO DORMANT, REDUCE WATERING AMOUNTS UNTIL THE ACTIVE GROWING SEASON RECONVENES AT THE BEGINNING OF APRIL OR WHEN PLANTS BEGIN TO LEAF OUT, WHICHEVER COMES FIRST. WHEN WATERING PLANTS, WATER AT THE BASE OF THE PLANT WITH LOW FLOW HOSE END NOZZLE. WATER FOR A MINIMUM OF 5-10 MINUTES PER PLANT FOR DEEP AND SLOW SOAKING INTO THE ROOT ZONE OF EACH PLANT. DURING DROUGHT PERIODS ALL WATER RESTRICTIONS APPLY. IT MAY BE NECESSARY TO TRUCK IN NON-CITY WATER TO MEET THE NEEDS OF THE PLANT MATERIAL. THIS SHALL APPLY TO ALL PLANTED AREAS INCLUDING THE NO-MOW AREAS.
- REMOVE (EITHER MANUALLY OR WITH PESTICIDE TREATMENT) ALL WEEDS IN MULCH AREAS, PLANT BEDS, TREE RINGS, AND HARDSCAPE AREAS, INCLUDING BUT NOT LIMITED TO NUTSEDGE, GRASSES, INVASIVE PLANTS, AND ANY NON-DESIRABLE PLANT MATERIAL. THIS TREATMENT SHALL OCCUR MONTHLY UNTIL THE END OF THE WARRANTY MAINTENANCE PERIOD.
- MULCH SHALL BE REPLENISHED AS NEEDED, ESPECIALLY AFTER HEAVY RAIN EVENTS.
- SOIL DUG FROM THE PLANTING PIT SHOULD BE USED FOR BACKFILLING IN ORDER TO AVOID CREATING SOIL INTERFACES AT THE EDGE OF THE PLANTING PIT. THE BACKFILL MAY BE AMENDED TO CONTAIN A MAXIMUM OF 10% ADDED ORGANIC MATTER. THE BACKFILL SHOULD BE LOOSE AND FRAGILE AT THE TIME OF PLANTING.

MAINTENANCE PLAN:

THE OWNERS OF THE PROPERTY AND THEIR AGENTS, HEIRS, OR ASSIGNS SHALL BE RESPONSIBLE FOR THE INSTALLATION, PRESERVATION AND MAINTENANCE OF ALL PLANTING AND PHYSICAL FEATURES SHOWN ON THIS PLAN. THE OWNER SHALL BE RESPONSIBLE FOR ANNUAL MAINTENANCE OF THE VEGETATION TO INCLUDE, BUT NOT LIMITED TO:

A. FERTILIZATION: FERTILIZATION LAWN AREAS TWICE PER YEAR (ONCE IN EARLY MARCH AND ONCE IN MID-SEPTEMBER) PER SOIL TESTS.

B. PRUNING: PRUNING OF TREES SHALL BE LIMITED TO REMOVAL OF DEAD BRANCHES OR THE REMOVAL OF BRANCHES FOR THE FIRST 13 1/2 FOOT VERTICAL CLEARANCE DISTANCE ABOVE THE ENTRANCE DRIVEWAYS TO ALLOW FOR EMERGENCY ACCESS. THE PRUNING OF SHRUBS SHALL BE LIMITED TO MAINTAINING THE NATURAL SHAPE OF THE PLANT AND THE REMOVAL OF DEAD WOOD.

C. MULCHING: MULCHING SHALL BE MAINTAINED AT 2-3\"/>

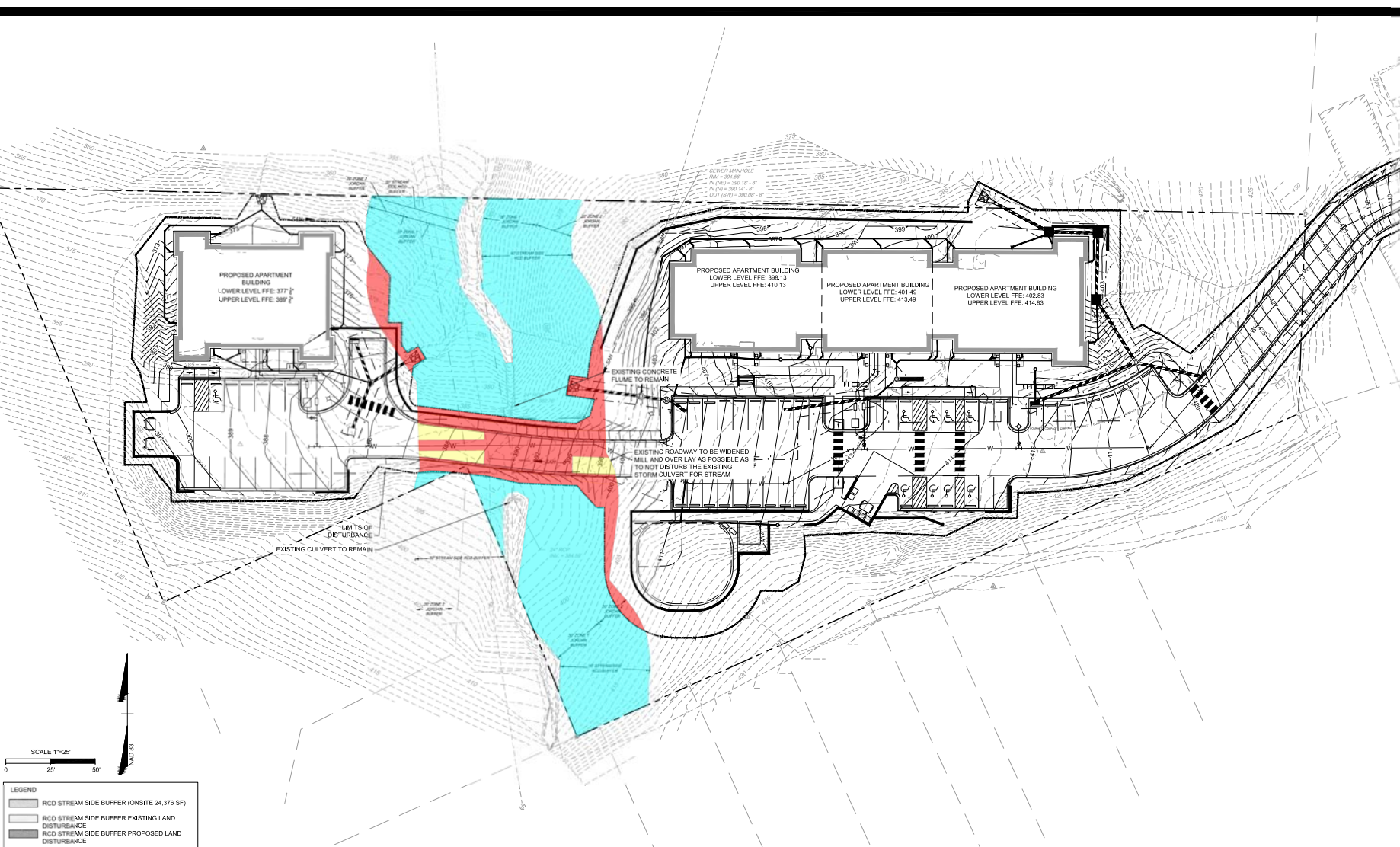
D. PROTECTION OF THE ROOT ZONES FROM EQUIPMENT, CONSTRUCTION AND RELATED MATERIALS. HEAVY EQUIPMENT AND VEHICLES SHALL BE KEPT OUT OF ESTABLISHED PLANT BEDS.

E. WATERING: PLANTS ARE TO BE REGULARLY WATERED FOR THE FIRST 6 MONTHS. ONCE ESTABLISHED MANUAL WATERING IS NOT TO OCCUR UNLESS THE HEALTH OF THE PLANT IS THREATENED BY LACK OF RAINFALL.

F. ORNAMENTAL GRASSES TO BE CUT BACK TO 6\"/>

FAILURE TO MAINTAIN ALL PLANTINGS IN ACCORDANCE WITH THIS PLAN MAY CONSTITUTE A VIOLATION OF THE TOWN OF CHAPEL HILL ORDINANCE AND MAY RESULT IN FINES.

PLANT SCHEDULE							
TREES	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT	TYPE	REMARKS
AR	9	ACER RUBRUM	RED MAPLE	2" CAL., 8 FT. MIN.	B&B OR CONTAINER	SINGLE STRAIGHT LEADER, UNIFORM CANOPY	LARGE DECIDUOUS TREE - PARKING LOT
QP	2	QUERCUS PAGODA	CHERRYBARK OAK	2" CAL., 8 FT. MIN.	B&B OR CONTAINER	SINGLE STRAIGHT LEADER, UNIFORM CANOPY	LARGE DECIDUOUS TREE - PARKING LOT
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT	REMARKS	
IOS	10	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERY HOLLY	24" HT./SPRD.	CONTAINER	FULL AND DENSE	EVERGREEN SHRUB, MATURE SIZE = 5HT X 5W
MCD	14	MYRTICA GERIFERA 'DON'S DWARF'	DON'S DWARF WAX MYRTLE	24" HT./SPRD.	CONTAINER	FULL AND DENSE	EVERGREEN SHRUB, MATURE SIZE = 5HT X 5W
RCA	22	RHOODOENDRON CATAWBIENSE 'ANAH KRUSCHKE'	ANAH KRUSCHKE RHOODOENDRON	24" HT./SPRD.	CONTAINER	FULL AND DENSE	EVERGREEN SHRUB, MATURE SIZE = 5HT X 5W
RCC	18	RHOODOENDRON CATAWBIENSE 'CHIONIDES'	CHIONIDES RHOODOENDRON	24" HT./SPRD.	CONTAINER	FULL AND DENSE	EVERGREEN SHRUB, MATURE SIZE = 5HT X 5W
RCN	12	RHOODOENDRON CATAWBIENSE 'NOVA ZEMBLA'	CATAWBA RHOODOENDRON	24" HT./SPRD.	CONTAINER	FULL AND DENSE	EVERGREEN SHRUB, MATURE SIZE = 5HT X 5W
VOM	16	VIBURNUM OBOVATUM 'MRS. SCHILLER'S DELIGHT'	MRS. SCHILLER'S DELIGHT WALTER'S VIBURNUM	24" HT./SPRD.	CONTAINER	FULL AND DENSE	EVERGREEN SHRUB, MATURE SIZE = 5HT X 5W



SCALE 1"=20'

LEGEND

- RCD STREAM SIDE BUFFER (ONSITE 24,376 SF)
- RCD STREAM SIDE BUFFER EXISTING LAND DISTURBANCE
- RCD STREAM SIDE BUFFER PROPOSED LAND DISTURBANCE

TOTAL RCD BUFFER LAND DISTURBANCE			
	PROPOSED IMPACT	IMPERVIOUS AREA IN IMPACT	% IMPERVIOUS
IMPACT 1	631 SQFT (0.01 AC)	47 SQFT (0.00 AC)	0.0%
IMPACT 2	4,239 SQFT (0.10 AC)	2,869 SQFT (0.07 AC)	11.8%
TOTAL IMPACT	4,870 SQFT (0.11 AC)	2,916 SQFT (0.07 AC)	11.8%

- SITE NOTES:
- ALL CONSTRUCTION WILL BE TO TOWN OF CHAPEL HILL OR NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS.
 - ALL DRIVEWAYS MUST BE INSTALLED TO THE MINIMUM TOWN OF CHAPEL HILL OR NCDOT STANDARDS.
 - ALL PROPOSED BUILDINGS, VEHICULAR AREAS, PEDESTRIAN AREAS, STORAGE AND LANDSCAPING WILL MEET TOWN ARCHITECTURAL AND SITE DESIGN REQUIREMENTS, AS WELL AS THE DESIGN GUIDELINES THAT ACCOMPANY THE MASTER PLAN. WHERE THESE ARE NOT MET, WAIVERS WILL BE SUBMITTED FOR APPROVAL AT TIME OF THE DEVELOPMENT PLAN.
 - WHERE SIDEWALK IS PROPOSED AT THE BACK OF CURB SIDEWALK SHALL BE A MINIMUM OF 6' WIDE.
 - DOUBLE WHEELCHAIR RAMPS ARE TO BE INSTALLED AT ALL PUBLIC STREET INTERSECTIONS WHERE SIDEWALK IS REQUIRED. WHEN SIDEWALK IS NOT REQUIRED, CURB IS TO BE DEPRESSIONED AT ALL RAMP LOCATIONS.
 - ALL STREETS SHOWN ON THESE PLANS SHALL HAVE THE FULL WIDTH OF RIGHT-OF-WAY CLEARED AND GRUBBED WITHIN 50' OF ALL STREET INTERSECTIONS.
 - NO SIGHT OBSTRUCTIONS OR PARTIALLY OBSTRUCTING WALL, FENCE, FOLIAGE, BERM, SIGN, PARKED VEHICLE, OR OTHER OBJECTS BETWEEN THE HEIGHTS OF TWO FEET AND EIGHT FEET ABOVE THE CURB LINE ELEVATION (OR THE EDGE OF PAVEMENT IF NO CURB EXISTS) SHALL BE PLACED WITHIN SIGHT DISTANCE TRIANGLE.

* MAXIMUM ALLOWABLE RCD STREAMSIDE BUFFER IMPERVIOUS MODIFICATION PER APPROVED CONDITIONAL ZONING PERMIT IS 4,875 SQFT 20% OF TOTAL STREAMSIDE BUFFER. TOTAL RCD ONSITE BUFFER IS 24,376 SF. TOTAL BUFFER LAND DISTURBANCE = 4,870 SF/24,376 SF* 19.9% OF PROPOSED DISTURBANCE

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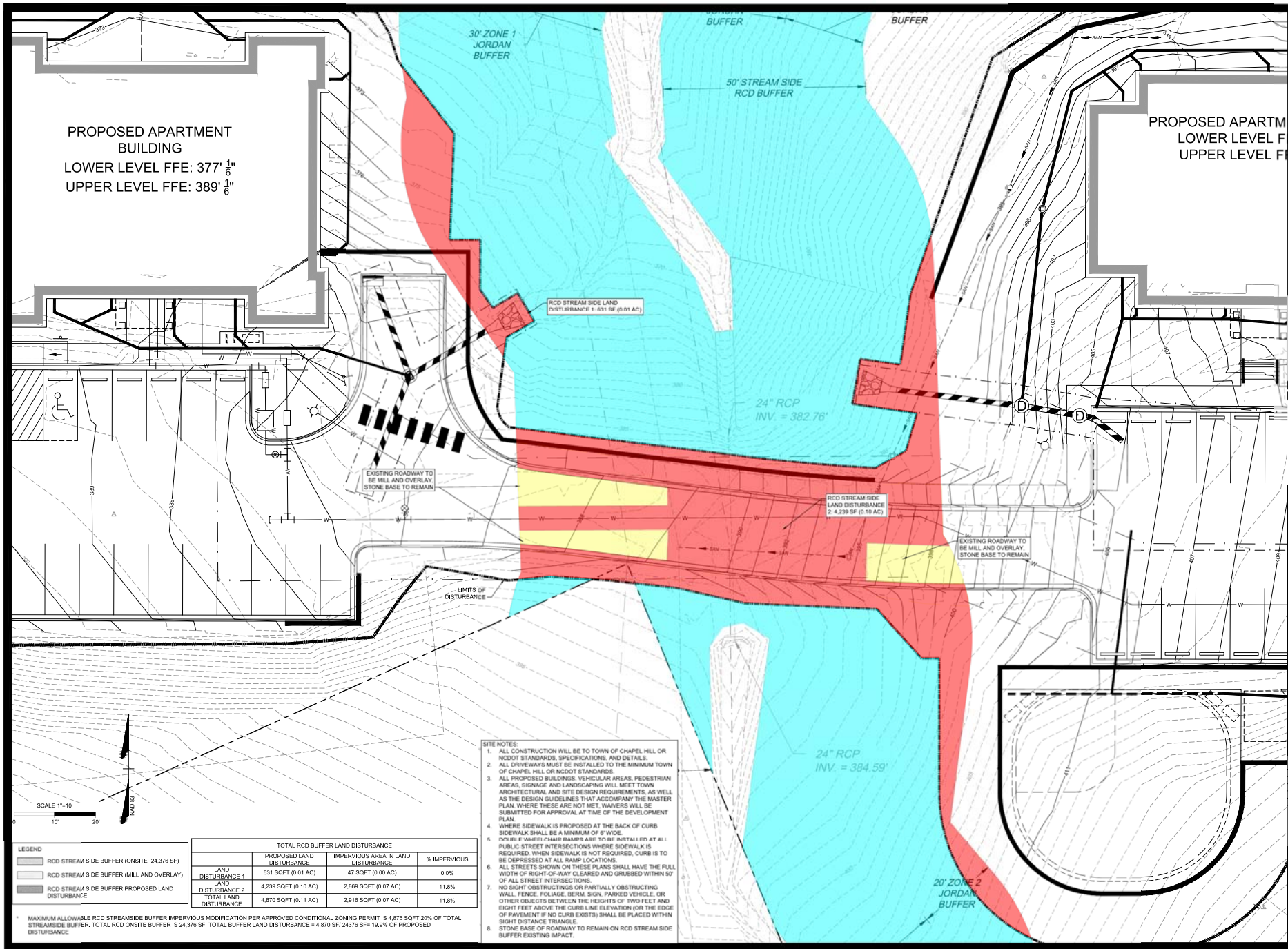
Trinity Court
TOWN OF CHAPEL HILL
751 TRINITY CT, CHAPEL HILL, NC
27516

PROJECT NO: 48833
DATE: DECEMBER 1, 2022

DATE	DESCRIPTION
02-08-2023	2ND SUBMITTAL
05-09-2023	3RD SUBMITTAL
06-27-2023	4TH SUBMITTAL
07-21-2023	5TH SUBMITTAL

OVERALL WETLAND & STREAM IMPACTS

EX1.0



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PROJECT NO: 4883
DATE: DECEMBER 1, 2022

DATE	DESCRIPTION
05-08-2023	2ND SUBMITTAL
05-09-2023	3RD SUBMITTAL
05-27-2023	4TH SUBMITTAL
07-21-2023	5TH SUBMITTAL

DETAILED WETLAND & STREAM IMPACTS

EX1.1