

C - SERIES DRAWING ABBREVIATIONS:

ADV - ADVANCE	MIN - MINIMUM
FC - FLOOR FINISHED GRADE	MIN S - MINIMUM SLOPE
APR - LOC. - APPROXIMATE LOCATION	MJ - MECHANICAL JOINT
ASSY - ASSEMBLY	NC - NOT IN CONTRACT
BUC - BASE CURB	NTC - NOT IN THIS CONTRACT
BUL - BASE LINE	OHE - OVERHEAD ELECTRIC
BIS - BOTTOM OF STAIR	OHP - OVERHEAD POWER
BW - BOTTOM OF WALL	OT - OUTDOOR TELEPHONE
CBR - CBR	PB - PLAT BOOK
CBR - CALIFORNIA BEARING RATIO	PC - POINT OF CURVATURE
CG - CURB AND GUTTER	PEST - PESTESTAL
CH - CENTER LINE	PG - PAGE
CL - CENTERLINE	PH - PHASE
CL - CLASS	PI - POINT OF INTERSECTION
CM - CONCRETE MONUMENT	PIR - PIPE IN ROD
CMF - CORROUGATED METAL PIPE	PL - PROPERTY LINE
CO - CLEAN OUT	PT - POINT OF TANGENT
CONC - CONCRETE	PTP - POINT OF TANGENT
CONC - CONCRETE CONNECTION	PVC - POLYVINYL CHLORIDE
CP - CORROUGATED PLASTIC	PVMT - PAVEMENT
CY - CUBIC YARD	PW - POWER
DB - DRAKE	RH - REQUIRED METES & BOUNDS
DI - DROP INLET	RD - ROAD DRAIN
DIP - DUCTILE IRON PIPE	RJ - RESTRAINED JOINT
DR - DRIVE	RV - REINFORCED CONCRETE
DS - DOWNSPOUT	RCV - REQUIRED
E - ELECTRIC	RCP - REINFORCED CONCRETE PIPE
EA - EACH	S - SANITARY
E BOX - ELECTRICAL BOX	SA - SANITARY SEWER
ELEC - ELECTRIC	SDWK - SIDEWALK
EP - EARTH PLACEMENT	SF - SILT FENCE
E/S - EDGE OF SHOULDER	OPT - OPTICAL FIBER
EX - EXISTING	SS - SANITARY SEWER CONNECTION
FC - FOUNDATION CURB	STA - STATION
FF - FIRE DEPARTMENT CONNECTION	STD - STORM DRAINS
FF - FINISHED FLOOR	STM - STORM
FHY - FIRE HYDRANT	STMH - STORM SEWER MANHOLE
FL - FIRE LINE	T - TELEPHONE
G - GAS	TBC - TOP BACK OF CURB
MG - GAS METER	TCM - TELECOMMUNICATIONS MANHOLE
GI - GRATE INLET	TIC - TOP OF CURB
GRND - GROUND	TELE - TELEPHONE
GT - GATE TEST STATION	TIS - TOP OF STAR
GW - GROUND WATER	TW - TOP OF WALL
HDPPE - HIGH DENSITY POLYETHYLENE	UG - UNDERGROUND GROUND ELECTRIC
HORIZ - HORIZONTAL	UN - UNKNOWN
HVAC - HEATING, VENTILATION, & AIR CONDITIONING	UP - UTILITY POLE
INV - INVERT	VAC - VACUUM
IPF - IRON PIPE FOUND	VCT - VITRIFIED CLAY PIPE
IPS - IRON PIPE SET	VERT - VERTICAL
IRF - IRON ROD FOUND	W - WITH
USA - UNITED STATES AREA	WATER LINE
LF - LINEAR FEET	W - WATER
LP - LIGHT POLE	WUS - WATERS OF THE US
(M) - MEASURED METES & BOUNDS	YI - YARD
MECH - MECHANICAL	YI - YARD INLET
MH - MANHOLE	Ø - DIAMETER

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,
Planning



VICINITY MAP
NOT TO SCALE

Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER SHEET
C0.1	AREA MAP
C1.0	EXISTING CONDITIONS & DEMOLITION
C2.0	PHASE I EROSION & SEDIMENT CONTROL PLAN
C2.1	PHASE II EROSION & SEDIMENT CONTROL PLAN
C2.2	PHASE III EROSION & SEDIMENT CONTROL PLAN
C2.3	EROSION CONTROL NOTES AND DETAILS
C2.4	EROSION CONTROL NOTES AND DETAILS
C2.5	EROSION CONTROL NOTES AND DETAILS
C3.0	SITE PLAN
C3.1	UTILITY PLAN AND PROFILE
C3.2	SOLID WASTE MANAGEMENT PLAN
C4.0	GRADING AND DRAINAGE PLAN
C4.1	STEEP SLOPE PLAN
C4.2	STORMWATER MANAGEMENT PLAN
C4.3	STORM PROFILES
C4.4	STORM PROFILES
C4.5	DRAINAGE AREA PLAN
C5.0	NOTES AND DETAILS
C5.1	NOTES AND DETAILS
C5.2	NOTES AND DETAILS
C5.3	NOTES AND DETAILS
C5.4	NOTES AND DETAILS
C5.5	NOTES AND DETAILS
L1.0	LANDSCAPE PROTECTION PLAN
L1.1	LANDSCAPE PLAN
L1.2	LANDSCAPE DETAILS
-	LIGHTING PLAN



LEGEND

SEWER

8" SAN	EXISTING SANITARY SEWER
8" SAN	SANITARY SEWER
1 N 7605.80 E 9378.25	SANITARY MANHOLE NUMBER W/ COORDINATE LOCATION
○	EX SANITARY MANHOLE
○	CLEAN OUT

WATER

8" W	EXISTING WATER LINE
○	EXISTING WATER VALVE
○	WATER VALVE
○	POST INDICATOR VALVE
○	EXISTING WATER METER
○	WATER METER
○	EXISTING FIRE HYDRANT
○	FIRE HYDRANT
○	WATER LINE REDUCER
○	EX WATER LINE PLUG
○	WATER LINE PLUG
○	WATER LINE CROSS
○	WATER LINE TEE
✓	FIRE DEPT CONNECTION
○	WATER SPIGOT
○	EXISTING WELL CASING

NATURAL GAS

○	EXISTING GAS METER
○	EXISTING GAS VALVE
○	EXISTING GAS LINE
○	GAS LINE
○	COMBINED POWER, CATV
○	COMBINED POWER, TELE, CATV
○	COMBINED POWER, TELEPHONE
○	COMBINED POWER, CATV

MISCELLANEOUS UTILITIES

○	EXISTING LIGHT POLE
○	EXISTING GROUND LIGHT
○	EXISTING UTILITY POLE
○	EXISTING GUY WIRE
○	EXISTING ELECTRIC METER
○	EXISTING OVERHEAD ELECTRIC
○	OVERHEAD ELECTRIC
○	UNDERGROUND ELECTRIC LINE
○	EX UNDERGROUND ELECTRIC LINE
○	EXISTING TELEPHONE MANHOLE
○	EXISTING TELEPHONE MANHOLE
○	OVERHEAD TELEPHONE LINE
○	EX UNDERGROUND TELEPHONE LINE
○	UNDERGROUND TELEPHONE LINE
○	OVERHEAD FIBER OPTIC LINE
○	OVERHEAD FIBER OPTIC LINE
○	EX UNDERGROUND FIBER OPTIC LINE
○	EX UNDERGROUND FIBER OPTIC LINE
○	EX CABLE TV PEDESTAL
○	OVERHEAD CABLE TV LINE
○	OVERHEAD CABLE TV LINE
○	UNDERGROUND CABLE TV LINE
○	UNDERGROUND CABLE TV LINE
○	COMBINED POWER/CATV
○	COMBINED POWER, TELE, CATV
○	COMBINED POWER, TELEPHONE
○	COMBINED POWER, CATV

SITE

○	EXISTING STORM SEWER
○	STORM SEWER
○	EX DROP INLET
○	DROP INLET & STRUCTURE NUMBER
○	EXISTING STORM SEWER MANHOLE
○	STORM SEWER MANHOLE
○	EXISTING ROOF DRAIN DOWNSPOUT
○	ROOF DRAIN DOWNSPOUT
○	CURB
○	EXISTING CURB & GUTTER
○	CURB & CUTTER
○	PROPERTY LINE
○	BENCH MARK
○	APPROX BORING LOCATION
○	EXISTING TREE LINE
○	CLEARING LIMITS
○	EXISTING SHRUB
○	EXISTING TREE
○	EXISTING FENCE
○	FENCE
○	EXISTING CONTOUR
○	CONTOUR
○	SWL
○	SPOT ELEVATION
○	CUL SWALE
○	EXISTING SIGN
○	SIGN
○	BOLLARD
○	FLAG POLE
○	PROPERTY MARKER FOUND / ROD FOUND
○	PIPE 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) 866-4938
FACSIMILE: (919) 859-5663

SITE DATA TABLE

PROJECT NAME:	TRINITY COURT
PROJECT ADDRESS:	751 TRINITY COURT CHAPEL HILL, NC
TOTAL ACREAGE:	3.23 ACRES (140,782 SQFT)
PIN NUMBER:	9783194511
ZONING:	R-SS-C2D
USE:	AFFORDABLE HOUSING: MEDIUM DENSITY RESIDENTIAL
NET LAND AREA (NA):	140,782 SQFT
GROSS LAND AREA (GLA):	140,782 SQFT
PROPOSED FLOOR AREA:	66,488 SQFT
MAX FLOOR AREA ALLOWED:	125,588 SQFT
PASSIVE RECREATION AREA:	1,422 SQFT
ACTIVE RECREATION AREA:	2,252 SQFT
ON SITE IMPERVIOUS AREA EXISTING:	1,374 ACRES (59,294 SF)
ON SITE IMPERVIOUS PROPOSED:	1,423 ACRES (61,828 SF)
TOTAL DISTURBED AREA:	2,183 x ACRES (94,895 SF)
REINFORCED CONCRETE:	1,500 SQFT
1 SPACES PER (1) BEDROOM DWELLING UNIT	
1.25 SPACES PER (2) BEDROOM DWELLING UNIT	
1.5 SPACES PER (3) BEDROOM DWELLING UNIT	
1 PARKING SPACE X 1 (1) BEDROOM DWELLING UNITS	
1.75 PARKING SPACE X 20 (3) BEDROOM DWELLING UNITS	
MINIMUM 77 PARKING SPACES	
REQUIRED ACCESSIBLE PARKING:	
MINIMUM OF 4 ACCESSIBLE PARKING SPACES FOR LOTS WITH BETWEEN 76 AND 100 PARKING SPACES	
12 VEHICLE PARKING SPACES PROVIDED:	
(9 ACCESSIBLE SPACES PROVIDED);	
*MODIFICATION APPROVED FOR TOTAL PARKING	
PROVIDED VEHICLE PARKING:	
MONUMENT FOUND:	

MINIMUM OF 1 PER 4 DWELLING UNITS
1 BICYCLE SPACE X 544 DWELLING UNITS =
MINIMUM 14 BICYCLE SPACES

14 BICYCLE PARKING SPACES PROVIDED;
*MODIFICATION APPROVED FOR BICYCLE PARKING
TO BE CLASS II

LANDUSE BREAKDOWN

DESCRIPTION	PRE IMPERVIOUS AREA (SQFT)	POST IMPERVIOUS AREA (SQFT)
BUILDINGS	11,000	25,740
PAVEMENT	21,000	25,740
SIDEWALKS	11,683	5,640
MICELLANEOUS (CURBS, AMENITY AREA, DUMPLSTER PAD, ETC.)	5,829	6,990
TOTAL ON SITE IMPERVIOUS	55,121	57,459

RECREATION AREA BREAKDOWN

DESCRIPTION	ACTIVE	PASSIVE
PLAYGROUND AND TOT LOT	2,252	
PEDESTRIANS		150
BEACHES		72
FLAG POLE		1,200
INTERIOR (GATHERING/MULTI PURPOSE ROOM & COMPUTER ROOM)		
TOTAL RECREATION AREA		3,674
FEE IN LIEU		UNSPECIFIED AMOUNT, MAX 10% OF 140,782 SQFT 7,639.4574*0.10 = \$18,339.25 MODIFICATION HAS BEEN APPROVED TO WAIVE THE FEE IN LIEU

C0.0

COVER SHEET

DATE: DECEMBER 1, 2022

REVISIONS:

05-22-2023 1ST SUBMITTAL

05-22-2023 2ND SUBMITTAL

05-22-2023 3RD SUBMITTAL

07-21-2023 4TH SUBMITTAL

07-21-2023 5TH SUBMITTAL

07-21-2023 6TH SUBMITTAL

07-21-2023 7TH SUBMITTAL

07-21-2023 8TH SUBMITTAL

07-21-2023 9TH SUBMITTAL

07-21-2023 10TH SUBMITTAL

07-21-2023 11TH SUBMITTAL

07-21-2023 12TH SUBMITTAL

07-21-2023 13TH SUBMITTAL

07-21-2023 14TH SUBMITTAL

07-21-2023 15TH SUBMITTAL



MOSELEYARCHITECTS

1414 KEY HIGHWAY, SECOND FLOOR, BALTIMORE, MD 21206
PHONE (410) 538-4300 FAX (410) 538-0680
MOSELEYARCHITECTS.COM



Trinity Court
TOWN OF CHAPEL HILL
27516

SCALE 1"=150
0 150 300

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.

PROJECT NO. 48833 DATE: DECEMBER 1, 2022
REVISIONS:
DATE DESCRIPTION
03-08-2023 3RD SUBMITTAL
05-08-2023 4TH SUBMITTAL
06-07-2023 5TH SUBMITTAL
07-21-2023 6TH SUBMITTAL

AREA MAP

C0.1



Trinity Court

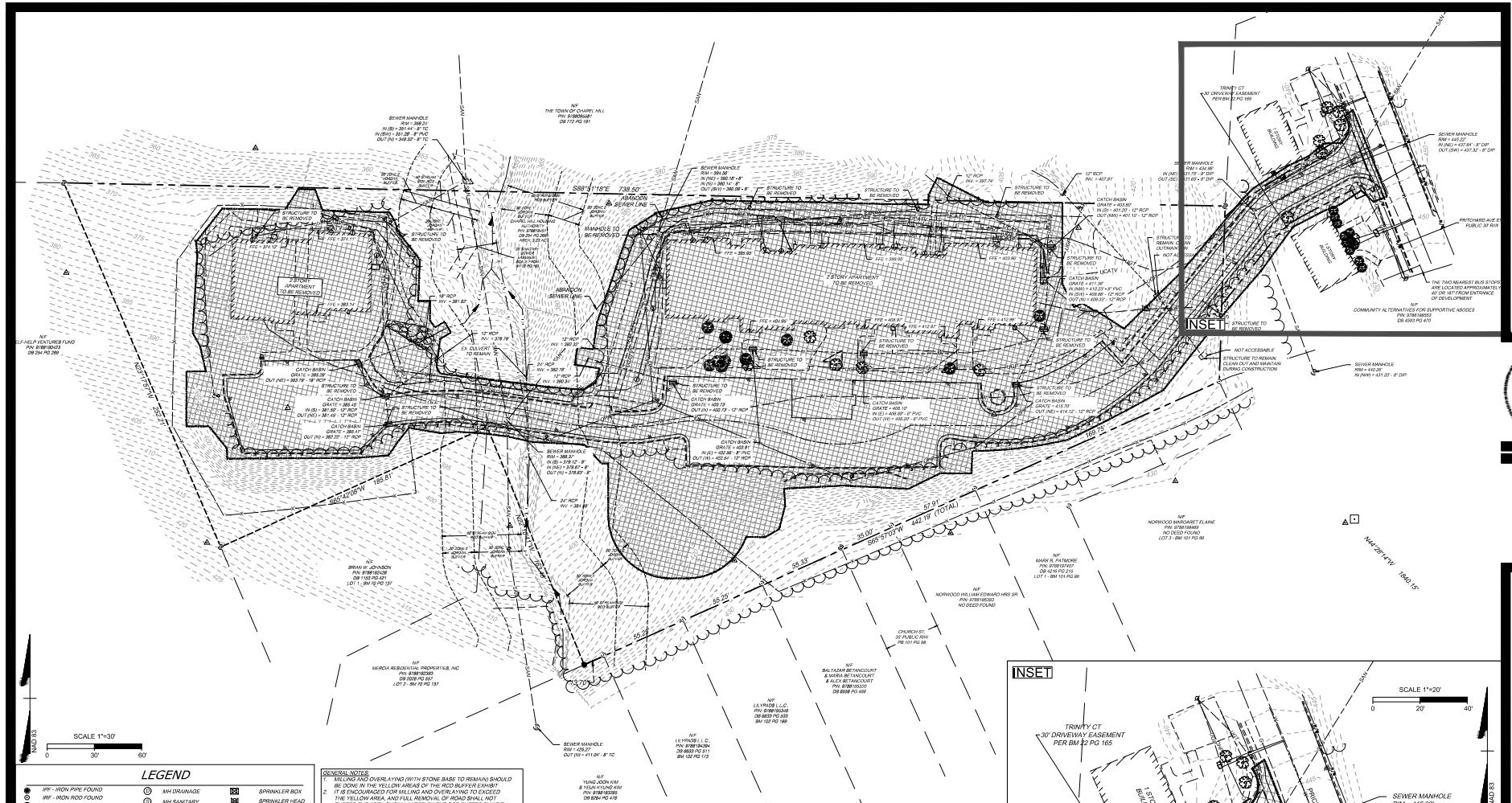
TOWN OF CHAPEL HILL

27516

PROJECT NO: 48833
DATE: DECEMBER 1, 2022
REVISIONS:
03-08-2023 1ST SUBMITIAL
05-08-2023 3RD SUBMITIAL
06-07-2023 4TH SUBMITIAL
07-21-2023 5TH SUBMITIAL

EXISTING CONDITIONS & DEMOLITION

C1.0



LEGEND

RRF - IRON PIPE FOUND	MH - DRAINAGE
RRF - IRON ROD FOUND	MH - SANITARY
CP - COMPUTED PASHMENT POINT	SPRINKLER BOX
CMP - CONCRETE MONUMENT	SPRINKLER HEAD
RRF - RAILROAD SPINE FOUND	SPRINKLER VALVE
CSF - COTTON SPINDE FOUND	GAS TEST LOCATION
RRF - IRON PIPE FOUND	GAS METER
RRF - IRON PIPE FOUND	GAS VALVE
RRF - IRON PIPE FOUND	FLAG POLE
RRF - IRON PIPE FOUND	TREE
RRF - IRON PIPE FOUND	BOLLARD
RRF - IRON PIPE FOUND	AC
RRF - IRON PIPE FOUND	MABLOK
RRF - IRON PIPE FOUND	CLEAN OUT
RRF - IRON PIPE FOUND	GUY
RRF - IRON PIPE FOUND	WELL
RRF - IRON PIPE FOUND	MONITORING WELL
RRF - IRON PIPE FOUND	ROOF DRAIN
RRF - IRON PIPE FOUND	WATER SPROUT
RRF - IRON PIPE FOUND	LINE NOT SURVEYED
RRF - IRON PIPE FOUND	STORM LINE
RRF - IRON PIPE FOUND	SANITARY LINE
RRF - IRON PIPE FOUND	SEWER LINE
RRF - IRON PIPE FOUND	POWER LINE
RRF - IRON PIPE FOUND	PAINTED POWER LINE
RRF - IRON PIPE FOUND	PAINTED GAS LINE
RRF - IRON PIPE FOUND	PAINTED STORM LINE
RRF - IRON PIPE FOUND	PAINTED TELEPHONE LINE
RRF - IRON PIPE FOUND	PAINTED WATER LINE
RRF - IRON PIPE FOUND	EDGE OF TREELINE
R/W - RIGHT-OF-WAY	
R/L - PROPERTY LINE	
L - LINE	
NTS - NOT TO SCALE	
OD - OUTSIDE DIA	
CB - CATCH BASIN	
CH - CATCH HOLE	
YI - YARD INLET	
EP - EDGE OF PAVING	
TR - EDGE OF CURB	
COH - CHATHAM COUNTY	
RR - ROAD	
WCR - WAKE COUNTY	
RR - ROAD	
DB - DEED BOOK	
PG - PAGE	
SF - SQUARE FEET	

DEMOLITION LEGEND

REMOVE	REMOVED
X	LIMITS OF WORK

SURVEY NOTES

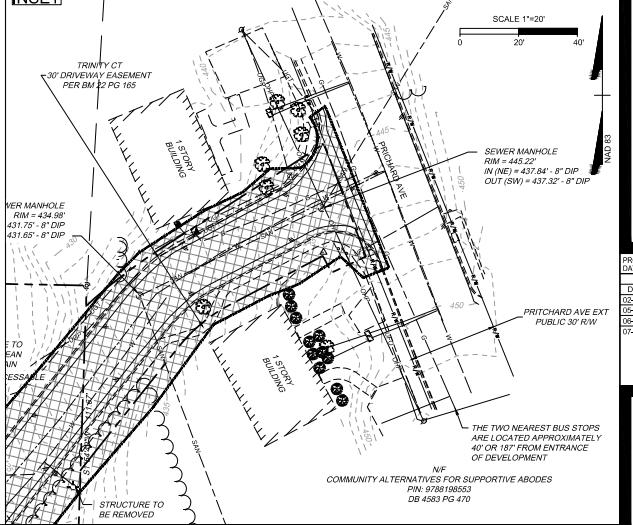
- ALL DISTANCES SHOWN ON SURVEY ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
- THIS SURVEY DOES NOT REPRESENT A TITLE SURVEY.
- BASES OF READING SHOWN HEREIN IS NAD 83.
- VERTICAL DATUM SHOWN HEREIN IS NAVD88.
- LOT 107 IS A FLOOD HAZARD AREA PER FEMA MAP #3710978800K (EFFECTIVE 11/17/2017).
- EXISTING IMPERVIOUS AREA - 1.33 ACRES ON SITE.
- NO SURVEYED ELEVATION.
- THE UTILITIES ON THESE PLANS ARE APPROXIMATE ONLY, AND ARE NOT ACCURATE FOR CONSTRUCTION PURPOSES.

DEMOLITION NOTES

- NOTIFY OWNER AND ARCHITECT IMMEDIATELY OF UTILITY SERVICE INTERRUPTIONS DURING DEMOLITION OPERATIONS.
- UTILITIES ENCOUNTERED THAT ARE NOT LOCATED WITHIN THE EXISTING CONDITIONS PLANS SHALL BE REMOVED OR RELOCATED BY THE OWNER. ARCHITECT AND UTILITY PROVIDER SHALL BE NOTIFIED.
- EVERYTHING WITHIN THE LIMITS OF DISTURBANCE SCHEDULED TO BE DEMOLISHED SHALL ONLY PROCEED AFTER ALL FIRE PROTECTION FENCE AND FEMTERME ERON CONTROL SYSTEMS ARE IN PLACE AND INSPECTED.
- ALL EXISTING FIRE HYDRANTS SHALL BE CLEAR AND UNOBSTRUCTED DURING USES OF CONSTRUCTION.
- CONTRACTOR RESPONSIBILITY FOR EROSION AND SEDIMENT CONTROL DURING DEMOLITION TO PREVENT SEDIMENT LADEN RUNOFF FROM EXITING THE SITE.
- ALL TRASH AND MISCELLANEOUS DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL, MANUFACTURER'S, AND STATE AND COUNTY STANDARDS.
- ALL WORK SHALL BE IN ACCORDANCE WITH THE STATE AND COUNTY STANDARDS.
- OPEN BURROWS OF TREES, LIMBS, STUMPS, AND CONSTRUCTION DEBRIS ASSOCIATED WITH THIS DEVELOPMENT IS PROHIBITED.
- ALL EXISTING FIRE HYDRANTS SHALL BE CLEAR AND UNOBSTRUCTED DURING USES OF CONSTRUCTION.
- CONTRACTOR RESPONSIBILITY FOR FIRE PROTECTION DESIGNATION FOR APPARATUS SHALL BE PROVIDED. 2018 NFCC SECTION 503.
- DURING CONSTRUCTION, VEHICLE ACCESS FOR FIREFIGHTING SHALL BE PROVIDED. TEMPORARY STREET SIGNS SHALL BE INSTALLED AT EACH STREET INTERSECTION TO ALLOW THE PASSAGE OF VEHICLES. INTERSECTION SIGNS SHALL BE OF APPROVED SIZE, WEATHER RESISTANT, AND MAINTAINED UNTIL REPLACED BY PERMANENT SIGNS. 2018 NFCC SECTION 503.
- TRAFFIC CALMING DEVICES SHALL BE PROHIBITED UNLESS APPROVED BY THE FIRE CODE OFFICIAL. 2018 NFCC 503.4.1.

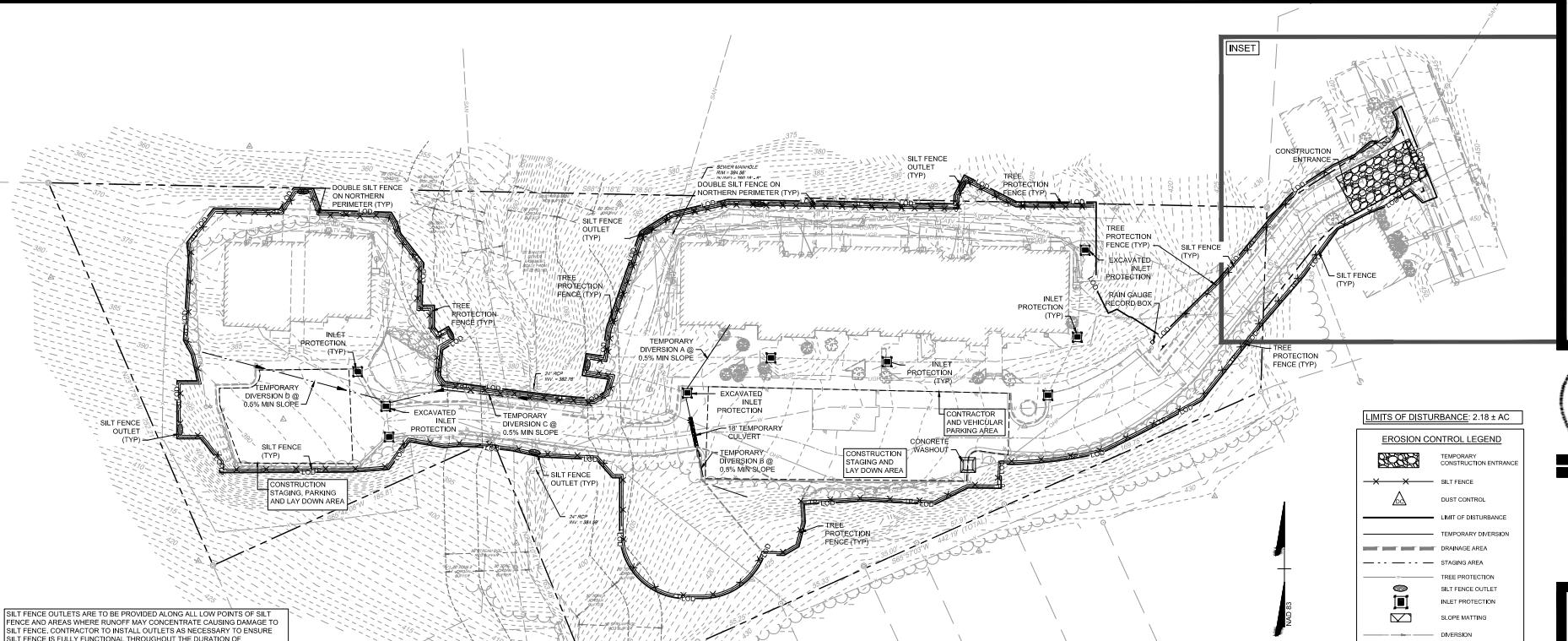
- PRIVATE FIRE SERVICE MAINS AND APPURTENANCES SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 24, 2018 NFCC SECTION 507.
- ALL CONSTRUCTION AND DEMOLITION CONCRETE SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF NFPA 5000, INC. CHAPTER 33.
- ALL CONSTRUCTION AND DEMOLITION WHERE HOT WORK, MATERIALS SUBJECT TO SPONTANEOUS COMBUSTION, OR OTHER HAZARDOUS MATERIALS ARE USED, THE CONTRACTOR AND THEIR DESIGNEE SHALL BE RESPONSIBLE FOR MAINTAINING A FIRE WATCH. THE FIRE WATCH SHALL CONSIST OF AT LEAST ONE PERSON WITH A MEANS OF COMMUNICATING AN ALARM TO 911, SHALL HAVE A WRITTEN ADDRESS OF THE PROJECT, AND SHALL MAINTAIN CONSTANT PATROLD. 2018 NFCC SECTION 3304.5.
- OPEN BURROWS OF TREES, LIMBS, STUMPS, AND CONSTRUCTION DEBRIS ASSOCIATED WITH THIS DEVELOPMENT IS PROHIBITED.
- ALL EXISTING FIRE HYDRANTS SHALL BE CLEAR AND UNOBSTRUCTED DURING USES OF CONSTRUCTION.
- CONTRACTOR RESPONSIBILITY FOR FIRE PROTECTION DESIGNATION FOR APPARATUS SHALL BE PROVIDED. 2018 NFCC SECTION 503.
- DURING CONSTRUCTION, VEHICLE ACCESS FOR FIREFIGHTING SHALL BE PROVIDED. TEMPORARY STREET SIGNS SHALL BE INSTALLED AT EACH STREET INTERSECTION TO ALLOW THE PASSAGE OF VEHICLES. INTERSECTION SIGNS SHALL BE OF APPROVED SIZE, WEATHER RESISTANT, AND MAINTAINED UNTIL REPLACED BY PERMANENT SIGNS. 2018 NFCC SECTION 503.
- TRAFFIC CALMING DEVICES SHALL BE PROHIBITED UNLESS APPROVED BY THE FIRE CODE OFFICIAL. 2018 NFCC 503.4.1.

INSET



COMMUNITY ALTERNATIVES FOR SUPPORTIVE ABOODES
PIN: 978019853
DB 4583 PG 470

PROJECT NO: 48833
DATE: DECEMBER 1, 2022
REVISIONS:
03-08-2023 1ST SUBMITIAL
05-08-2023 3RD SUBMITIAL
06-07-2023 4TH SUBMITIAL
07-21-2023 5TH SUBMITIAL

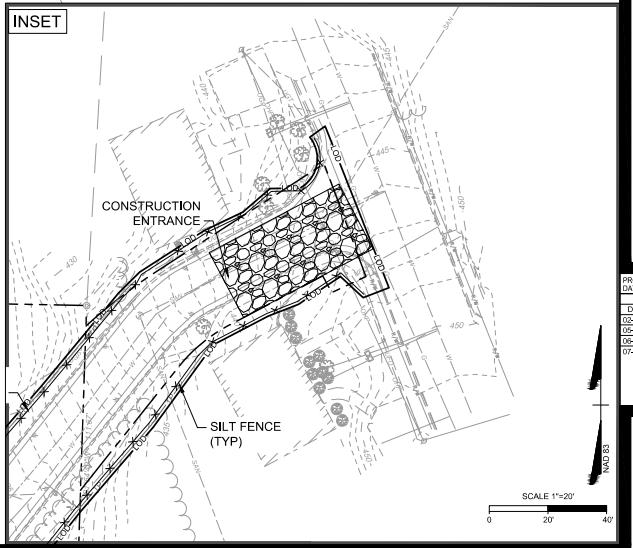


SILT FENCE OUTLETS ARE TO BE PROVIDED ALONG ALL LOW POINTS OF SILT FENCE AND AREAS WHERE RUNOFF MAY CONCENTRATE AND DAMAGE TO SILT FENCE. CONTRACTOR TO INSTALL OUTLETS AS NECESSARY TO ENSURE SILT FENCE IS FULLY FUNCTIONAL THROUGHOUT THE DURATION OF CONSTRUCTION.

NOTE:
THE PROJECT CONSTRUCTION PERMIT REQUIRES EROSION CONTROL DEVICES AND STORM WATER OUTFALLS BE INSPECTED WEEKLY (EVERY 7 CALENDAR DAYS) AND WITHIN 24 HRS OF A 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 SOIL VEGETATIVE GROWTH FOR AREAS PROVIDED SEEDING, TO FACILITATE FULL GROWTH AND PROTECTION OF THE EROSION CONTROL DEVICES. THE CONTRACTOR IS RESPONSIBLE FOR CONDUCTING "SELF INSPECTIONS" INDICATING THE DATE BMPs ARE INSTALLED AND STABILIZATION MEASURES (SEEDING/CHICING OR SOD) ARE INITIATED. THE "SELF INSPECTION" REPORTS ARE TO BE MAILED TO THE NCDEQ AND THE STATE APPROVALS. EROSION CONTROL DEVICE STABILIZATION HAS BEEN ACCOMPLISHED INSPECTION RECORDS ARE TO BE FORWARDED TO EAD AND ALL TEMPORARY EROSION/SEDIMENTATION CONTROL DEVICES REMOVED BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE EROSION AND SEDIMENTATION CONTROL DEVICES UNTIL APPROVAL 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 SITE OFFICE. IF SOIL IS REMOVED FROM OR BROUGHT ON SITE, 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 DO SO COULD RESULT IN ADDITIONAL EXPENSES TO THE CONTRACTOR FOR PLAN OR GRADE CHANGES, MAY RESULT IN NO EXCESS 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 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 STOCKPILE IS LOCATED ON A SLOPING AREA, THE CONTRACTOR MUST PROVIDE A STABILIZATION PLAN AS PART OF THE EROSION AND SEDIMENTATION CONTROL PLAN. THE STABILIZATION PLAN 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.



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

PROJECT NO: 48833
REVISIONS:
DATE: DECEMBER 1, 2022
DESCRIPTION:
03-08-2023 1ST SUBMITAL
05-08-2023 3RD SUBMITAL
06-07-2023 4TH SUBMITAL
07-21-2023 8TH SUBMITAL

PHASE I EROSION & SEDIMENT CONTROL PLAN

C2.0

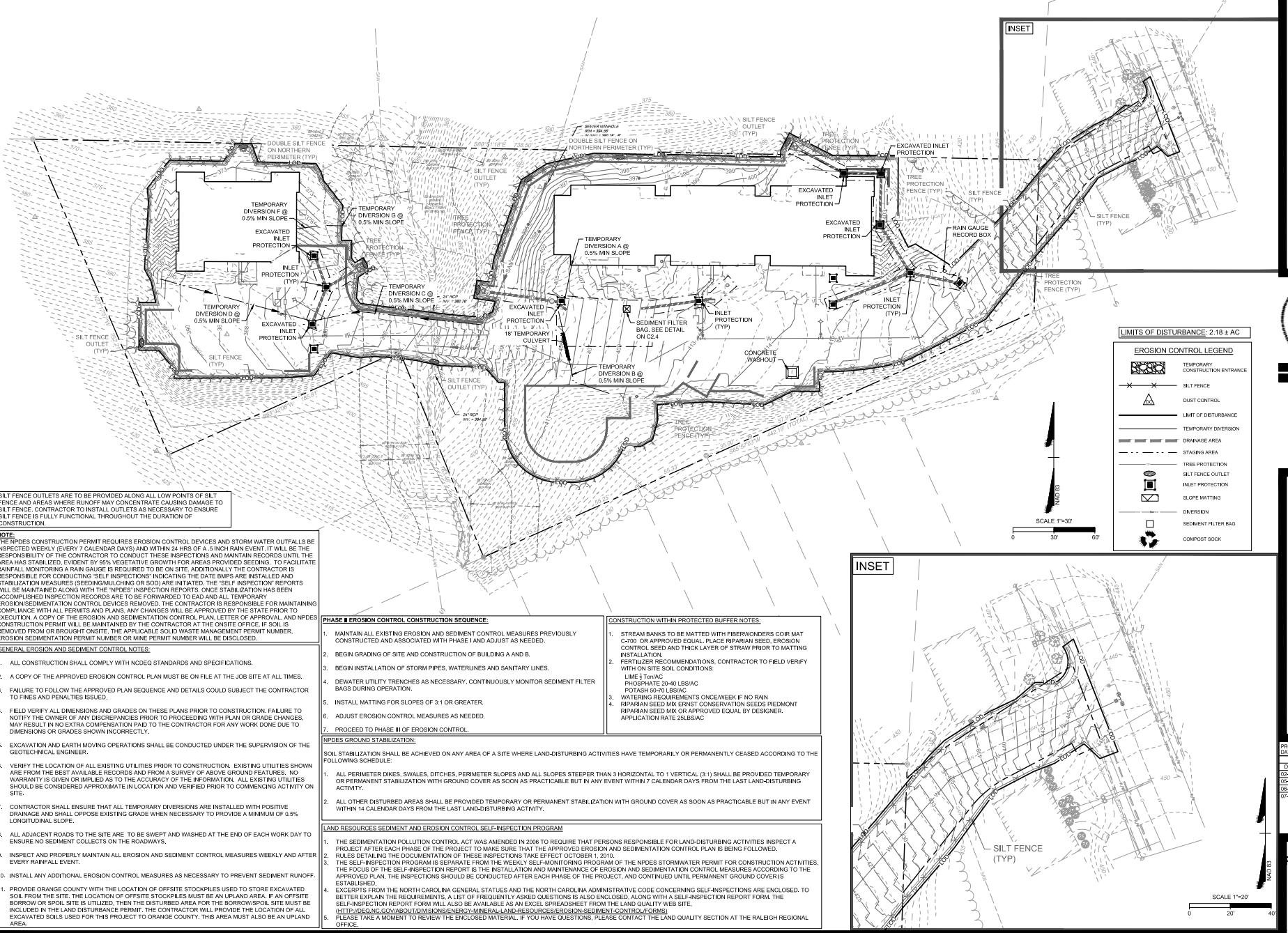


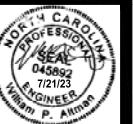
Trinity Court
TOWN OF CHAPEL HILL
27516

PROJECT NO. 48833
DATE: DECEMBER 1, 2022
REVISIONS:
03-08-2023 1ST SUBMITTAL
05-08-2023 3RD SUBMITTAL
06-02-2023 4TH SUBMITTAL
07-21-2023 8TH SUBMITTAL

PHASE II EROSION & SEDIMENT CONTROL PLAN

C2.1



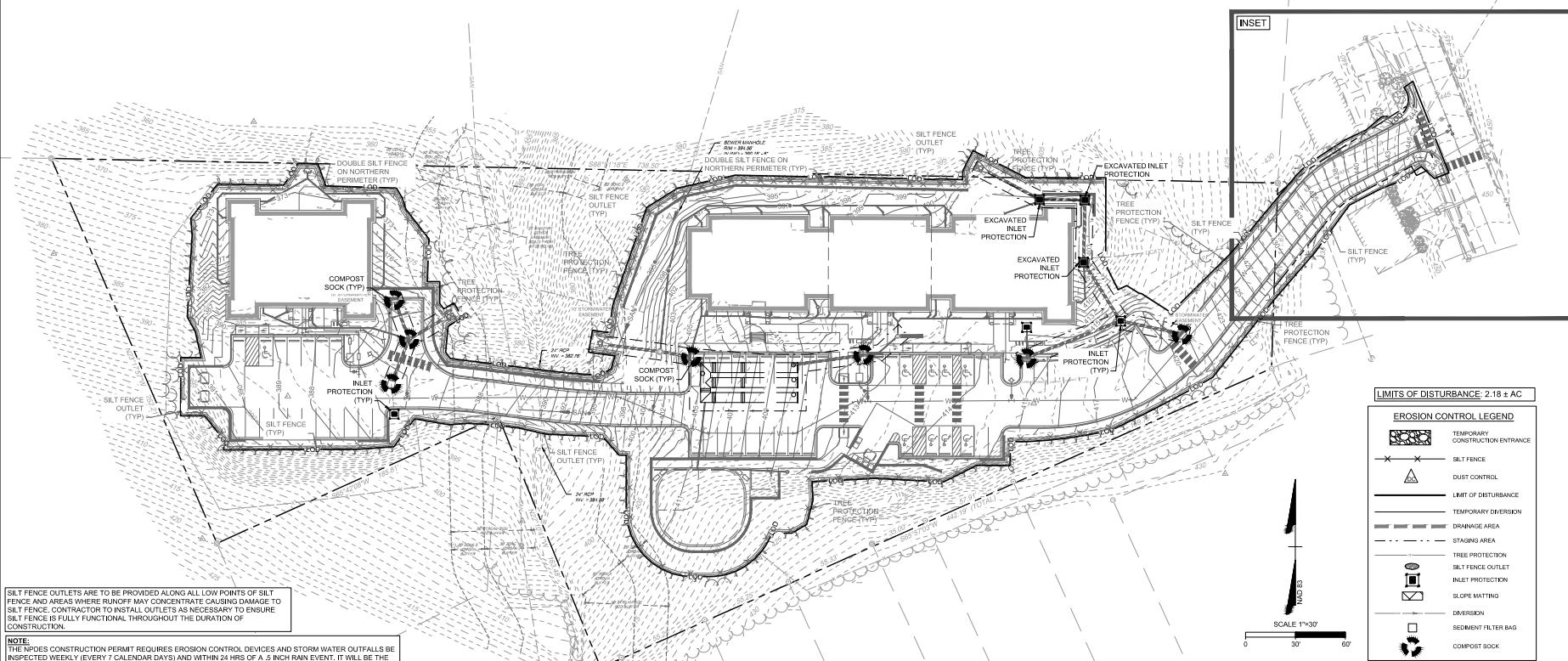


Trinity Court
TOWN OF CHAPEL HILL
27516

PROJECT NO. 48833
DATE: DECEMBER 1, 2022
REVISIONS:
03-08-2023 1ST SUBMITTAL
05-08-2023 3RD SUBMITTAL
06-02-2023 4TH SUBMITTAL
07-21-2023 8TH SUBMITTAL

PHASE III EROSION & SEDIMENT CONTROL PLAN

C2.2



SILT FENCE OUTLETS ARE TO BE PROTECTED ALONG ALL LOW POINTS OF SILT FENCE AND ARE TO BE LEFT IN PLACE UNTIL THE SILT FENCE IS REMOVED. DAMAGE TO SILT FENCE, CONTRACTOR TO INSTALL OUTLETS AS NECESSARY TO ENSURE SILT FENCE IS FULLY FUNCTIONAL THROUGHOUT THE DURATION OF CONSTRUCTION.

NOTE:
THE DUSCON CONSTRUCTION PERMIT REQUIRES EROSION CONTROL DEVICES AND STORM WATER OUTLETS BE INSPECTED WEEKLY (EVERY 7 CALENDAR DAYS) AND WITHIN 24 HRS OF A 1 INCH RAIN EVENT. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT THESE INSPECTIONS AND MAINTAIN RECORDS UNTIL THE AREA HAS STABILIZED. DEPENDENT BY 85% VEGETATIVE GROWTH FOR AREAS PROVIDED SEEDING, TO FACILITATE RAINWATER INfiltration AND AVOID EROSION. THE CONTRACTOR IS THE ONLY INDIVIDUAL RESPONSIBLE FOR CONDUCTING "SELF INSPECTIONS" INDICATING THE DATE BMPs ARE INSTALLED AND STABILIZATION MEASURES (SEEDING/MULCHING OR SOIL) ARE INITIATED. THE "SELF INSPECTION" REPORTS WILL BE MAILED TO THE STATE AND LOCAL EROSION CONTROL STAFF. A COPY OF THE REPORT HAS BEEN ACCOMPLISHED INSPECTION RECORDS ARE TO BE FORWARDED TO EAC AND AT A TEMPORARY EROSION/SEDIMENTATION CONTROL DEVICES REMOVED. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING COMPLIANCE WITH ALL EROSION AND PLANS, ANY CHANGES WILL BE APPROVED BY THE STATE PRIOR TO EXERCISING OF THE EAC. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE EAC, AND NDPS CONSTRUCTION PERMIT WILL BE MAINTAINED BY THE CONTRACTOR AT THE ON SITE OFFICE; IF SOIL IS REMOVED FROM OR BROUGHT ON SITE, 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.
- VERIFY ALL DIMENSIONS AND GRADES ON THESE PLANS PRIOR TO CONSTRUCTION. FAILURE TO DO SO MAY RESULT IN ADDITIONAL CHARGES FOR THE CONTRACTOR FOR PLAN OR GRADE CHANGES, MAY RESULT IN NO EXCESS 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 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 STOCKPILE IS LOCATED ON A SLOPING AREA, THE CONTRACTOR IS RESPONSIBLE FOR ENSURING IT IS 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 II AND ADJUST AS NEEDED.
- CONTINUE GRADING OF SITE AND CONSTRUCTION OF BUILDINGS A AND B.
- INSTALL REMAINING UTILITIES AND ROAD DRAINS AS SHOWN ON PLANS.
- FINE GRADE AND INSTALL ASPHALT AND CURB AND GUTTER IN PARKING LOTS AND DRIVE AISLES AS SHOWN ON PLANS.
- INSTALL MATTING FOR SLOPES OF 3:1 OR GREATER.
- STABILIZE ALL DISTURBED AREAS FOR THE PERMANENT SEEDING SPECIFICATION.
- AFTER SITE HAS BEEN STABILIZED AND NCDEQ INSPECTORS HAVE GIVEN FINAL INSPECTION AND APPROVAL, REMOVE REMAINING EROSION CONTROL FEATURES. ENSURE PERMANENT STABILIZATION PER THE SEEDING SPECIFICATION.
- WHEN THE PROJECT IS COMPLETE, THE PERMITTEE SHALL CONTACT DEMR TO CLOSE OUT EAC PLAN. AFTER DEMR INFORMS THE PERMITTEE OF THE PROJECT CLOSE OUT, VIA INSPECTION REPORT, THE PERMITTEE SHALL VISIT DEQ.NC.GOV/NCG01 TO SUBMIT AN ELECTRONIC NOTICE OF TERMINATION (E-NOT). A \$100 ANNUAL GENERAL PERMIT FEE WILL BE CHARGED UNTIL THE E-NOT HAS BEEN FILLED OUT.

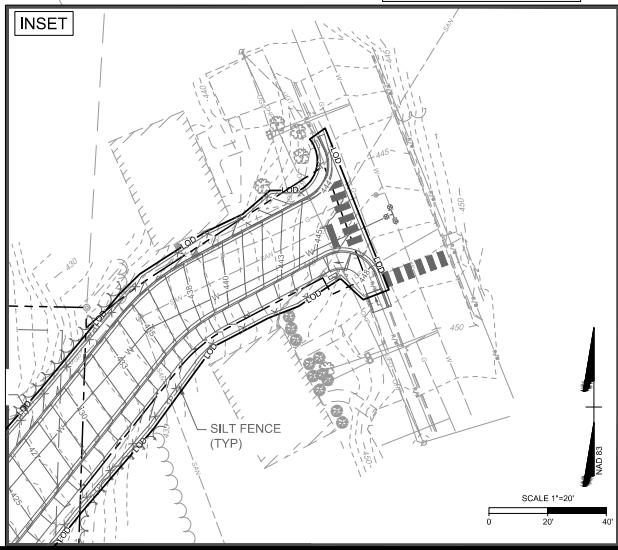
NDPS GROUND STABILIZATION:

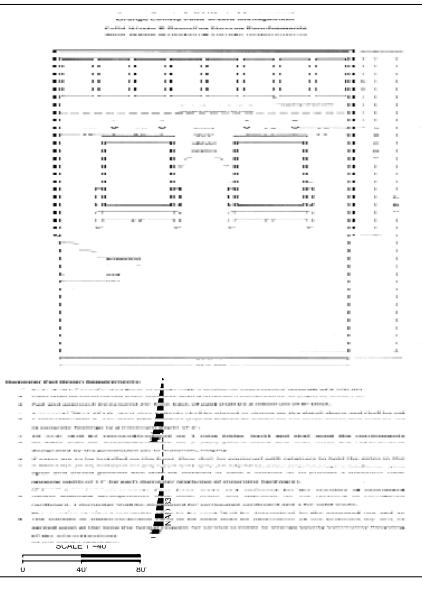
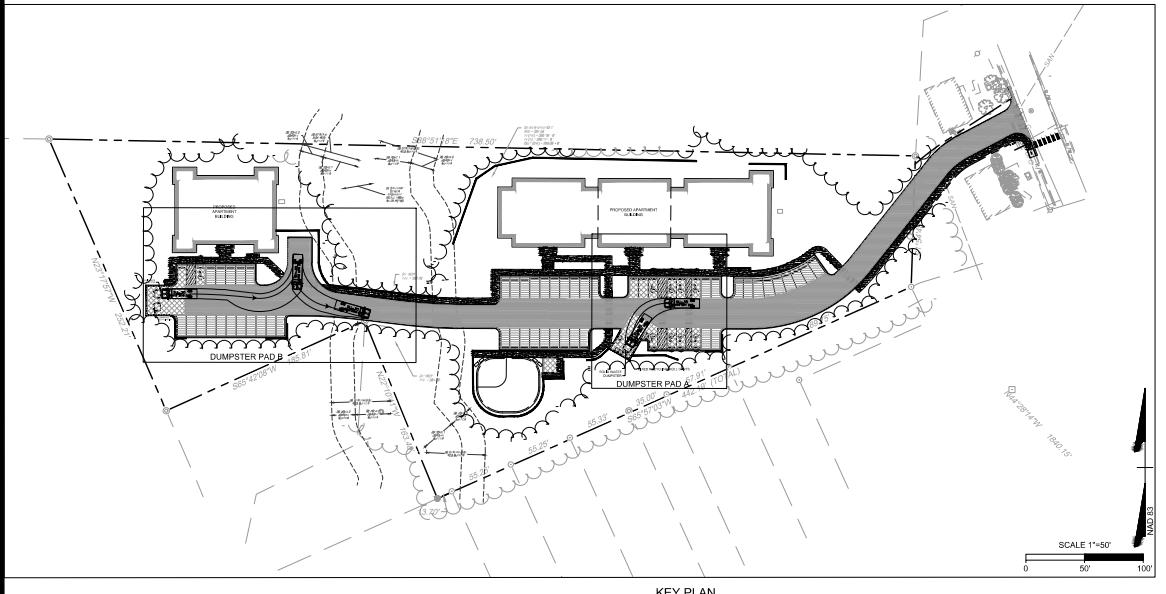
SOIL STABILIZATION SHALL BE ACHIEVED ON ANY AREA OF A SITE WHERE LAND-DISTURBING ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED ACCORDING TO THE FOLLOWING SCHEDULE:

- ALL 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.
- 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

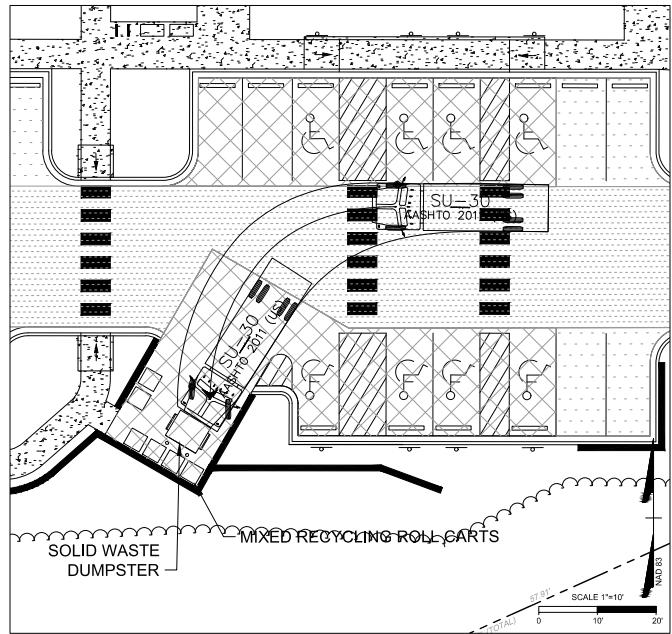
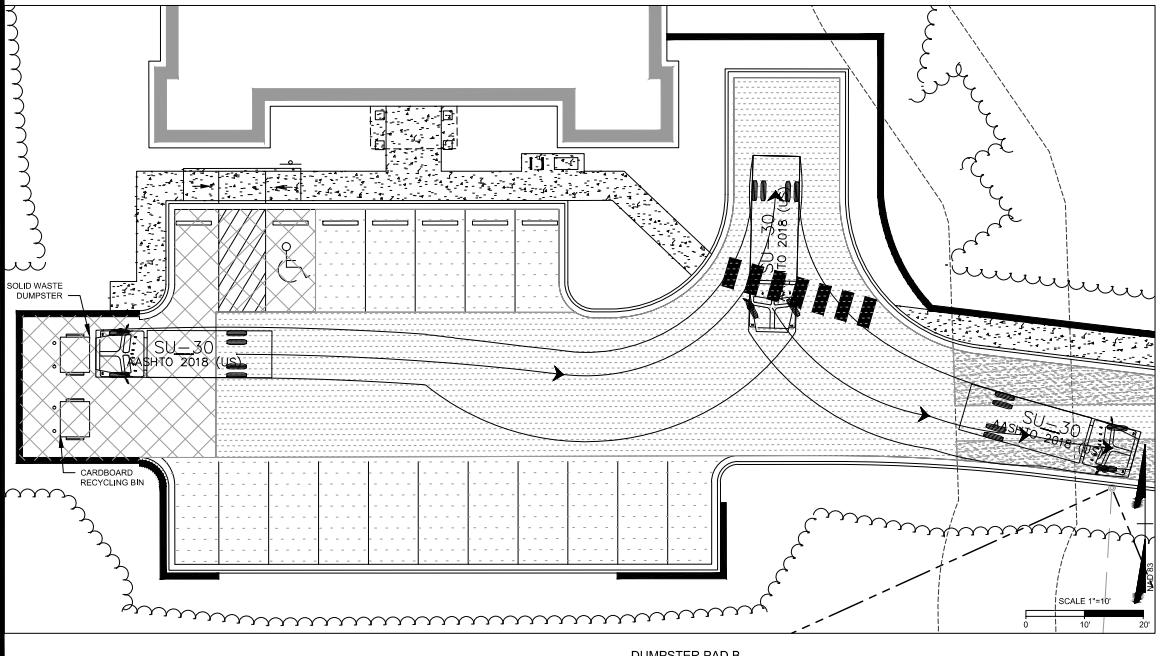
- THE SEDIMENTATION POLLUTION CONTROL ACT WAS AMENDED IN 2000 TO REQUIRE THAT PERSONS RESPONSIBLE FOR LAND-DISTURBING ACTIVITIES INSPECT A PROJECT AFTER EACH PHASE OF THE PROJECT TO MAKE SURE THAT THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN IS BEING FOLLOWED.
- RULES DETAILING THE DOCUMENTATION OF THESE INSPECTIONS TAKE EFFECT OCTOBER 1, 2010.
- THE SELF-INSPECTION REPORT IS TO BE SUBMITTED TO THE NCDEQ 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 ERECTED.
- 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-INSPECTOR REPORT FORM IS TO BE SUBMITTED EXCEPT AS PROVIDED IN THE NCDEQ LAND QUALITY WEB SITE.
- PLEASE TAKE A MOMENT TO REVIEW THE ENCLOSED MATERIAL. IF YOU HAVE QUESTIONS, PLEASE CONTACT THE LAND QUALITY SECTION AT THE RALEIGH REGIONAL OFFICE.





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, ALL 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. NO VEHICLES ARE PARKED IN THE REFUSE OR RECYCLABLES COLLECTION VEHICLE ACCESS AREA. THE CONTAINERS WILL NOT RECEIVE SERVICE UNTIL THE VEHICLE IS REMOVED FROM THE AREA.
6. ALL EXISTING STRUCTURES 500 SQUARE FEET OR 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 RECYCLING OF EXISTING MATERIALS.
7. PRIOR TO ANY DEMOLITION OR CONSTRUCTION ACTIVITY ON THE SITE, THE APPLICANT SHALL HOLD A PRE-DEMOLITION OR CONSTRUCTION CONFERENCE WITH SOLID WASTE STAFF. THIS MAY BE THE SAME PRE-CONSTRUCTION MEETING HELD WITH OTHER DEVELOPMENT/ENFORCEMENT OFFICES.
8. THE PRESENCE OF ANY ASBESTOS CONTAINING MATERIALS (ACM) AND/OR OTHER HAZARDOUS MATERIALS WILL REQUIRE APPLICANT TO COMPLY WITH ANY AND ALL LOCAL, STATE, AND FEDERAL REGULATIONS AND GUIDELINES. (OC SOLID WASTE)



Trinity Court

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

PROJECT NO. 48830 DECEMBER 1, 2022
REVISIONS:
DATE DESCRIPTION
03-08-2023 1ST SUBMITTAL
05-08-2023 3RD SUBMITTAL
06-07-2023 4TH SUBMITTAL
07-21-2023 8TH SUBMITTAL

SOLID WASTE MANAGEMENT PLAN

C3.2



SCALE 1:300

0 30' 60'

NAD 83

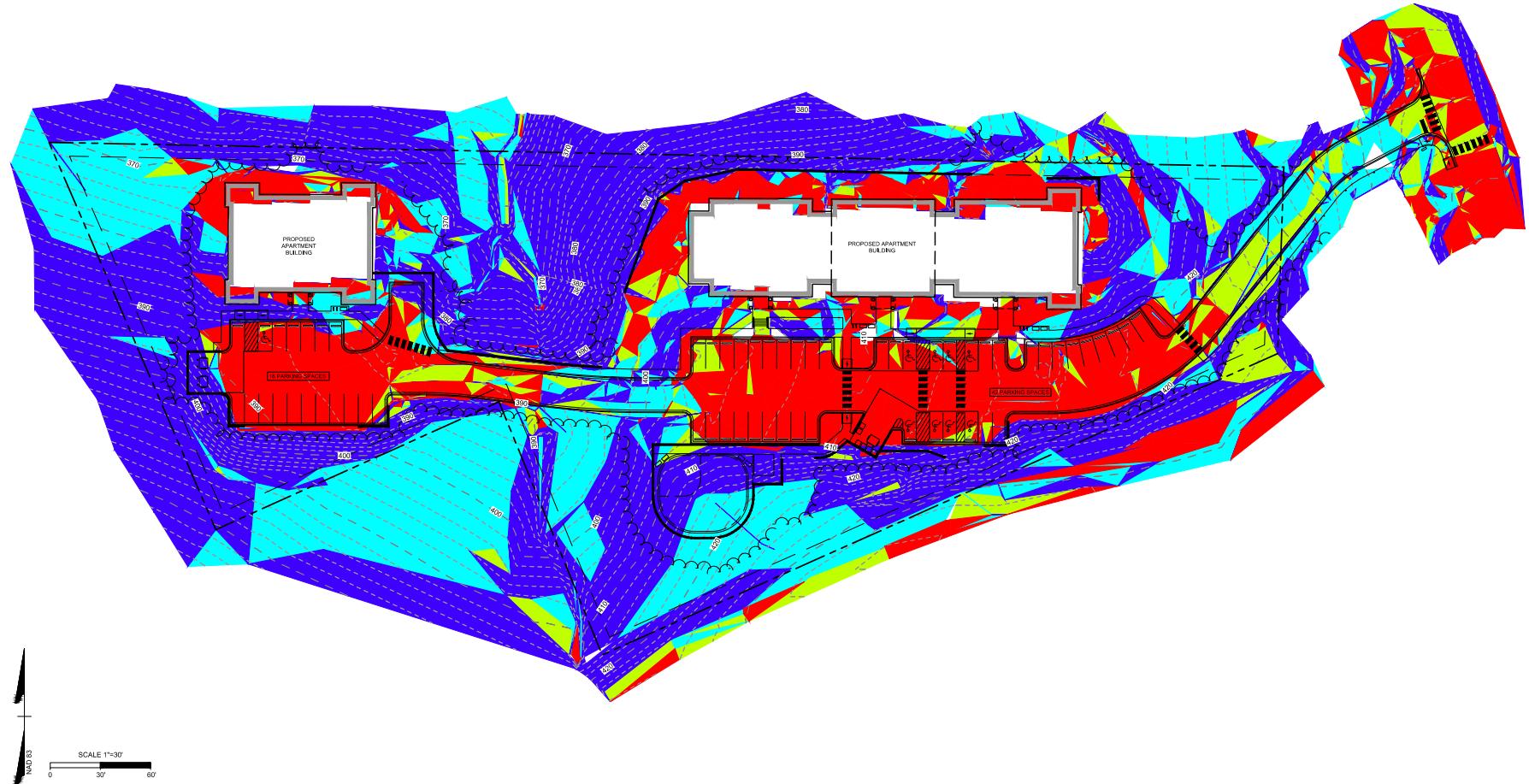


Trinity Court
TOWN OF CHAPEL HILL
751 TRINITY CT, CHAPEL HILL, NC
27516

PROJECT NO. 48833 DATE: DECEMBER 1, 2022
REVISIONS:
DATE DESCRIPTION
03-08-2023 1ST SUBMITTAL
05-08-2023 3RD SUBMITTAL
06-07-2023 4TH SUBMITTAL
07-21-2023 8TH SUBMITTAL

STEEP SLOPE PLAN

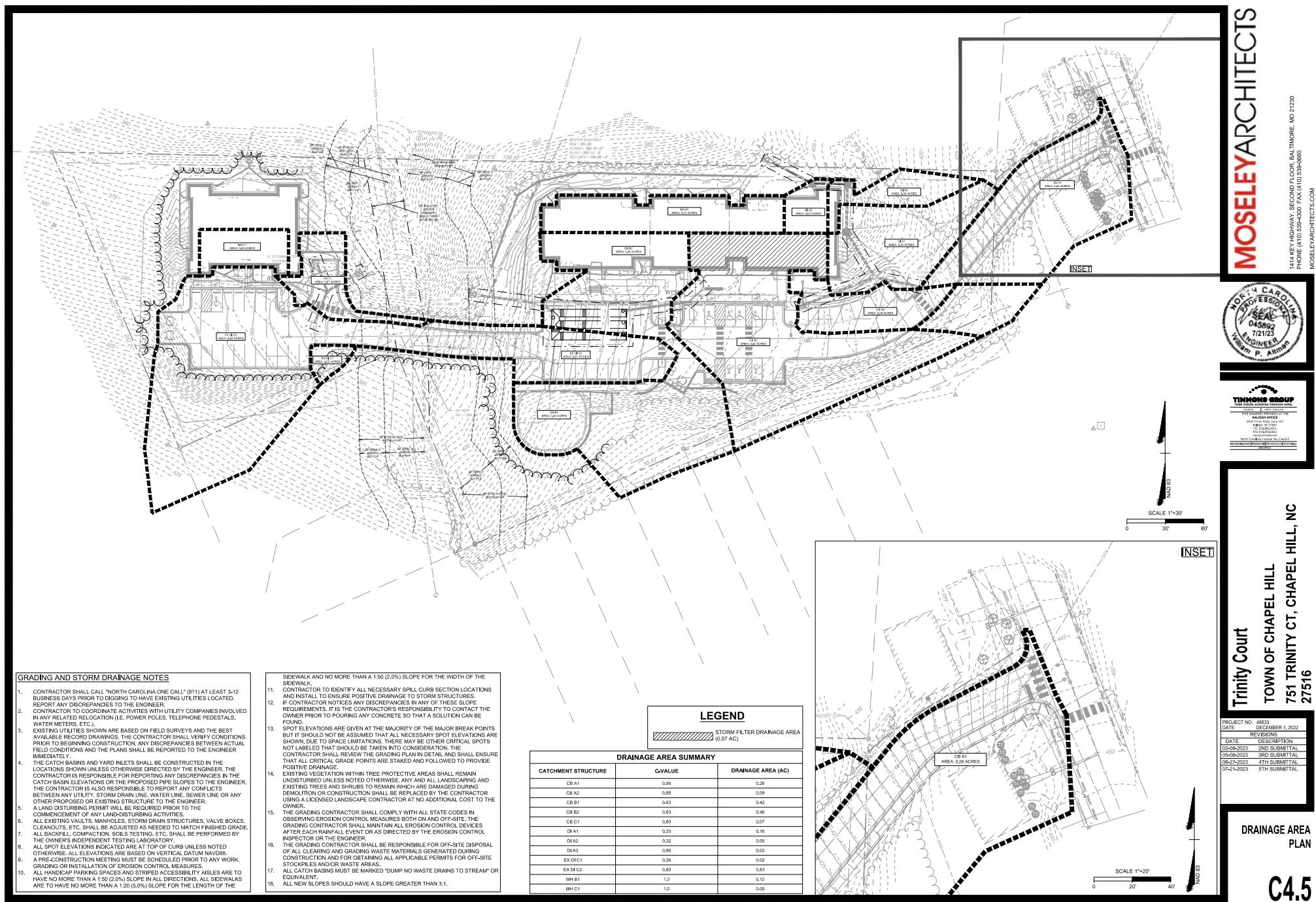
C4.1



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	10,667	0.24	9,480	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% SLOPES PER C2P APPROVAL: 34%



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 SHALL NOT DAMAGE EXISTING UTILITIES. IF ANY UTILITIES ARE DAMAGED, THE CONTRACTOR SHALL REPAIR THEM AT OWN EXPENSE AND NOTIFY THE ENGINEER.

3. EXCAVATION AND DRAWS 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 ALSO RESPONSIBLE TO REPORT 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 THE PROPOSED CATCH BASIN LOCATIONS AND ANY EXISTING LINE OR ANY OTHER PROPOSED OR EXISTING STRUCTURE TO THE ENGINEER.

5. A LAND DISTURBING PERMIT WILL BE REQUIRED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

6. ALL EXISTING VAULTS, MANHOLES, STORM DRAIN STRUCTURES, VALVE BOXES, CLEAUNOTS, ETC. SHALL BE ADJUSTED AS NEEDED TO MATCH FINISHED GRADE. ALL EXISTING VAULTS, MANHOLES, STORM DRAIN STRUCTURES, VALVE BOXES, CLEAUNOTS, ETC. SHALL BE TESTED AND CERTIFIED AS TO FUNCTIONALITY BEING PERFORMED BY THE OWNER'S INDEPENDENT TESTING LABORATORY.

7. ALL SPOT ELEVATIONS INDICATED AT TOP OF CURB UNLESS NOTED OTHERWISE, ARE ELEVATIONS THAT HAVE BEEN INDEPENDENTLY NAVOGED.

8. A PRE-CONSTRUCTION MEETING MUST BE SCHEDULED PRIOR TO THE WORK, GRADING OR INSTALLATION OF EROSION CONTROL MEASURES.

9. ALL HANDICAP PARKING SPACES AND STRIPED ACCESSIBILITY AREAS ARE TO HAVE A MAXIMUM SLOPE OF 1:12 (8.0%) SLOPE FOR THE LENGTH OF THE AREA. ALL SIDEWALKS AND STREETS ARE TO HAVE A MAXIMUM SLOPE OF 1:12 (8.0%) SLOPE FOR THE LENGTH OF THE AREA. ALL SIDEWALKS ARE TO HAVE A NO MORE THAN 1:12 (8.0%) SLOPE FOR THE LENGTH OF THE AREA.

10. CONTRACTOR TO IDENTIFY ALL NECESSARY SPILL CURB SECTION LOCATIONS AND INSTALL TO ENSURE POSITIVE DRAINAGE TO STREAM STRUCTURES.

11. CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL SPOT ELEVATION REQUIREMENTS, IF THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE OWNER PRIOR TO POURING ANY CONCRETE SO THAT A SOLUTION CAN BE FOUND.

12. 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. THEY MAY BE OTHER CRITICAL SPOTS NOT LISTED. CONTRACTOR IS RESPONSIBLE FOR DETERMINING THESE.

13. CONTRACTOR SHALL REVIEW THE GRADING PLAN IN DETAIL AND SHALL ENSURE THAT ALL CRITICAL GRADE POINTS ARE STAKED AND FOLLOWED TO PROVIDE PROPER EROSION CONTROL.

14. EXISTING VEGETATION WITHIN TREE PROTECTIVE AREAS SHALL REMAIN UNDISTURBED UNLESS NOTED OTHERWISE. ANY AND ALL LANDSCAPING AND EROSION CONTROL MEASURES SHALL BE MANAGED BY THE CONTRACTOR. DEMOLITION OR CONSTRUCTION SHALL BE REPAIRED 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 AN EROSION CONTROL DEVICES AFTER EACH MAJOR EVENT OCCURRING ON THE EROSION CONTROL INSPECTOR OR THE ENGINEER.

16. THE GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR OFF-SITE DISPOSAL OF ALL CARSERS AND EARTH WASTE MATERIALS GENERATED DURING CONSTRUCTION AND FOR OBTAINING ALL APPLICABLE PERMITS FOR OFF-SITE STOCKPILES AND/OR WASTE AREAS.

17. ALL CARSER 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

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
DI A1	0.33	0.18
DI A2	0.32	0.05
DI A3	0.86	0.03
EX DIC1	0.26	0.02
EX DIC2	0.69	0.61
MH B1	1.0	0.12
MH C1	1.0	0.05

PROJECT NO:	48833
DATE:	DECEMBER 1, 2022
REVISIONS	
DATE	DESCRIPTION
02-08-2023	2ND SUBMITTAL
05-08-2023	3RD SUBMITTAL
08-27-2023	4TH SUBMITTAL

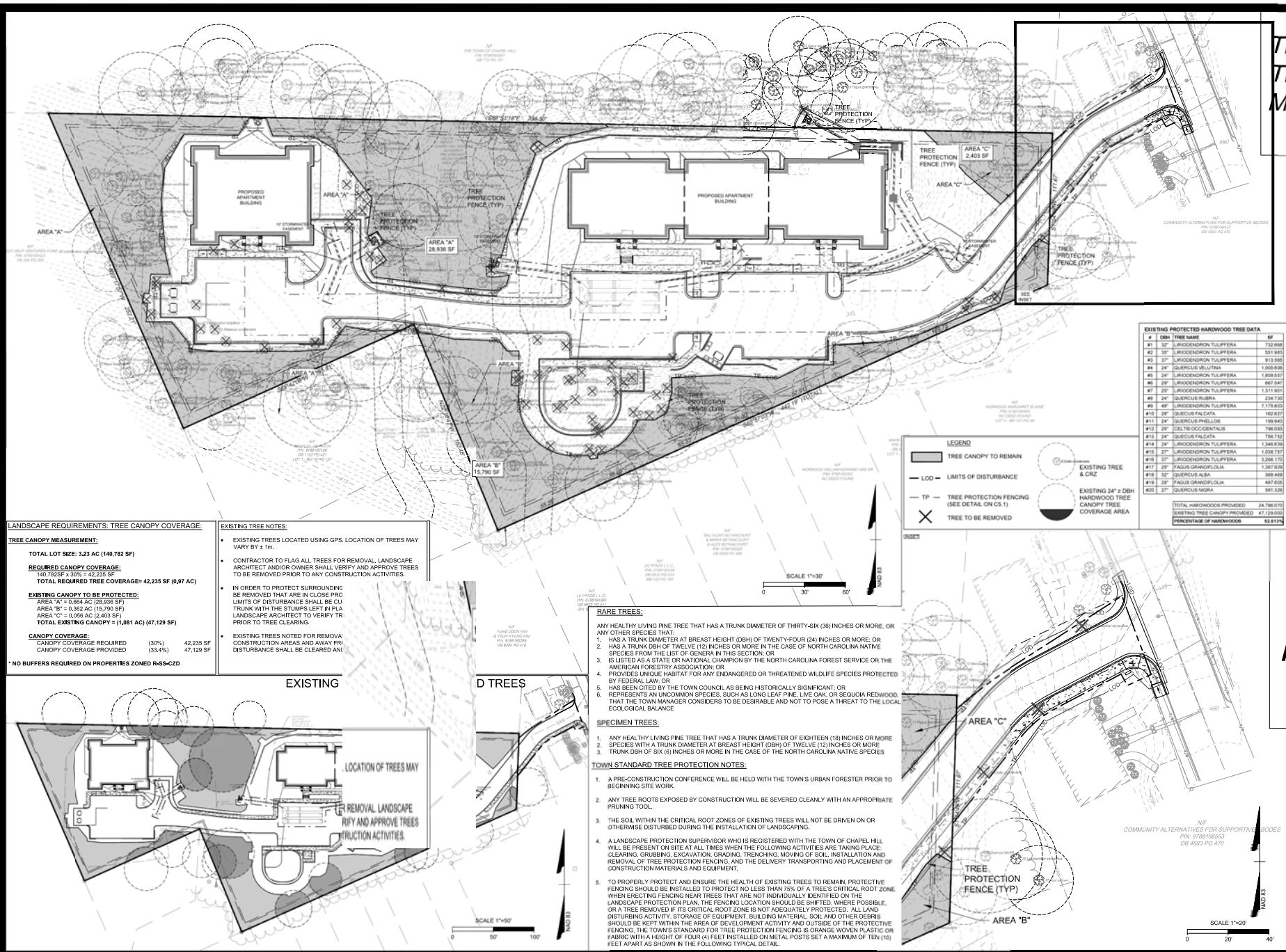
DRAINAGE AREA PLAN

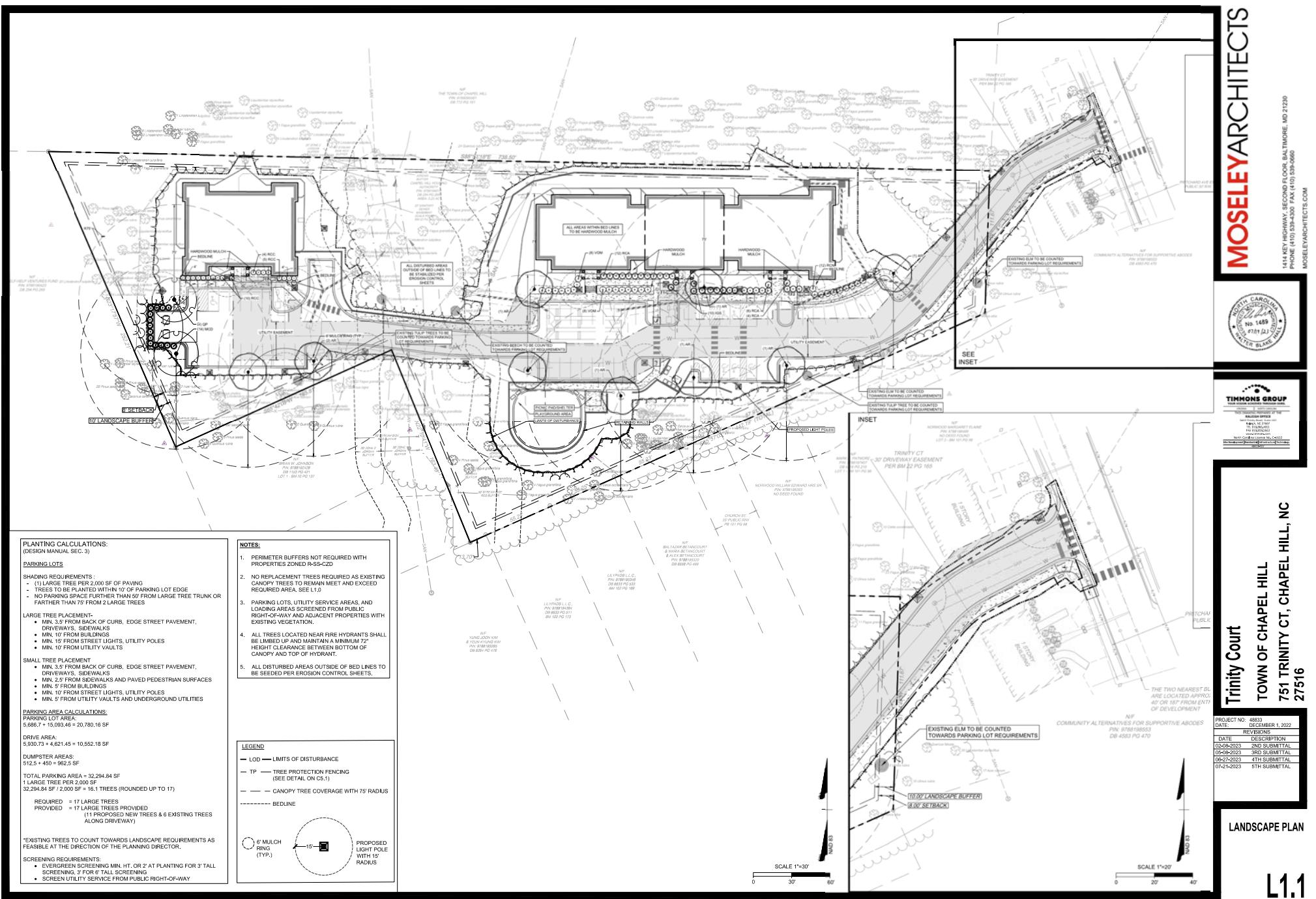
C4.5



THIS WE
THAT'S ARE
M 1/4/20

1414 KEY HIGHWAY, SECOND FLOOR, BALTIMORE, MD 21201
PHONE (410) 538-4300 FAX (410) 538-0660
MOSELEYARCHITECTS.COM





MOSELEY ARCHITECTS

1414 KEY HIGHWAY, SECOND FLOOR, BALTIMORE, MD 21230
PHONE (410) 539-4300 FAX (410) 539-0660
MOSELEYARCHITECTS.COM

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

JECT NO:	48833
TE:	DECEMBER 1, 2022
REVISIONS	
ATE	DESCRIPTION
08-2023	2ND SUBMITTAL
09-2023	3RD SUBMITTAL
27-2023	4TH SUBMITTAL
21-2023	5TH SUBMITTAL

LANDSCAPE PLAN

L1.1



TIMMONS GROUP
YOUR VISION ACHIEVED THROUGH DIVERSITY

DISABILITY SERVICES • INDUSTRIAL ENGINEERING
TECHNICAL DRAWINGS PREPARED AT THE
RALEIGH OFFICE
North County Office, Suite 1000
Raleigh, NC 27607
TEL: 919.865.4951
FAX: 919.865.4953
www.timmons.com

North Carolina License No. C-6652

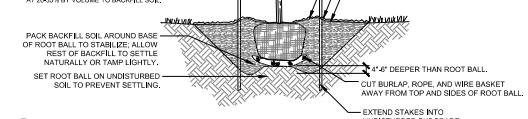
www.timmons.com • info@timmons.com • [ada.com](http://www.ada.com) • www.ada.com

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

OBJECT NO: 48833	REVISIONS
DATE: DECEMBER 1, 2022	
	REVISIONS
DATE	DESCRIPTION
08-2023	2ND SUBMITTAL
08-2023	3RD SUBMITTAL
27-2023	4TH SUBMITTAL

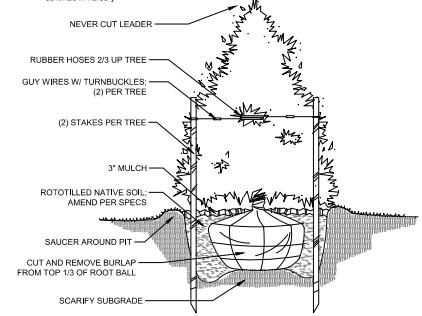
NOTES:

1. WHERE SEVERAL TREES WILL BE PLANTED CLOSE TOGETHER, USE A 12" DIAMETER PLASTIC SOIL TALL, OR SINK A CONCRETE TUBE TO A DEPTH OF 4'-0" 10'-0" OVER THE ENTIRE AREA.
2. FOR SMALL TREES, USE A HATCHET, USE FINGERS OR SMALL HAND TOOLS TO KNOCK THE ROOTS OUT OF THE CONTAINER. DO NOT PULL THE ROOTS APART, LEAVE ALL ROOTS CIRCLED THE PERIMETER OF THE CONTAINER.
3. DURING DESIGN PHASE, CONFIRM THAT WATER DRAINS OUT OF THE SOIL. USE LOWERED PLANT HOLE, DRAINS, OR CONSTRUCT AN ALTERNATE DRAINAGE SYSTEM AS REQUIRED.
4. THROUGHOUT SOIL ROLL AND ADJUST ELEVATION AS NEEDED AT LEAST ONCE A MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE GROWTH PHASE.
5. THE PLANTING PROCESS IS SIMILAR FOR DECIDUOUS AND EVERGREEN TREES.
6. DON'T PLANT A TREE ON THE NORTH SIDE OF THE TREE IN THE NURSERY AND LOCATE TO THE NORTH IN THE PLANTING SITE.
7. AVOID PURCHASES TREES WITH TWO LEADERS OR REMOVE ONE AT PLANTING, OTHERWISE, DON'T PRUNE TREES EXCEPT FOR SPECIFIC STRUCTURAL CORRECTIONS.
8. PLANT TREES IN A HOLLOW, DRY, SOUTHERN EXPOSURE. LEAVES, RECYCLED WASTE OR OTHER COMPOST AND TILL INTO TOP 6" OF PARENT SOIL. ADD COMPOST AND TILL INTO SOIL UNTIL 12" DEEP.



1 TREE PLANTING

NOTES:



3 EVERGREEN PLANTING
NTS

GENERAL PLANTING NOTES:

1. ALL PLANT MATERIALS TO COMPLY WITH AMERICAN STANDARD FOR NURSERY STOCK ANSI/Z60.1. ALL TREES MUST BE INSPECTED BY URBAN FORESTRY STAFF PRIOR TO INSTALLATION.
2. PLANT MATERIALS TO BE APPROVED IN FIELD PRIOR TO INSTALLATION. NO TREES MAY BE INSTALLED BETWEEN MARCH 30TH AND OCTOBER 1ST.
3. SUBSTITUTIONS OF PLANT MATERIALS SPECIFIED CAN ONLY OCCUR WITH PRIOR APPROVAL BY THE URBAN FORESTRY STAFF.
4. ESTABLISH PLANT BED CONFIGURATIONS. LANDSCAPE ARCHITECT TO APPROVE BED LAYOUT IN FIELD.
5. SPECIFY PLANT SPACINGS PER SPECIFICATIONS.
6. INSTALL PLANTS AND MULCH BEDS WITH 4" OF SHREDDED HARDWOOD MULCH.
7. ESTABLISH MULCH BEDS AROUND EXISTING TREES TO REMAIN.
8. DISRUPTED PLANT BEDS, PLANTS OR IMPROVEMENTS TO BE SEEDED AND STRAWED WITHIN 14 DAYS.
9. LANDSCAPE CONTRACTOR TO GUARANTEE PLANT MATERIALS FOR THE PERIOD FOLLOWING SUBSTANTIAL COMPLETION AS NOTED IN THE SPECIFICATIONS.
10. AREA OF PLANT MATERIALS TO BE GUARANTEED CONTRACTOR TO BE REDEEMED AND ESTABLISHED AT NO ADDITIONAL COST TO THE OWNER.
11. USE HERBICIDES, PESTICIDES, AND FERTILIZER IN A MANNER CONSISTENT WITH THE REQUIREMENTS OF THE FEDERAL AND RODENTIAE ACT AND IN ACCORDANCE WITH LABEL RESTRICTIONS.
12. CONTRACTOR TO BE RESPONSIBLE FOR IMPORTING, TESTING, AND PREPARING THE SOIL FOR PLANT MATERIALS SPECIFICATION.

Maintenance Plan

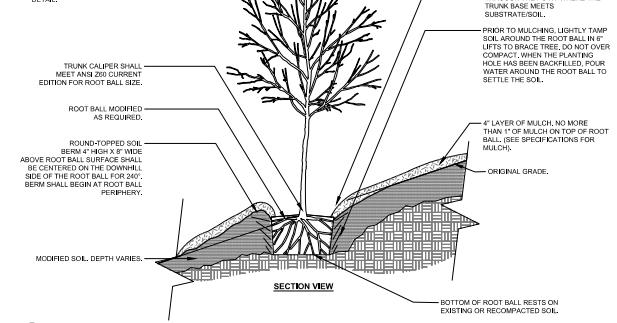
THE OWNERS OF THE PROPERTY AND THEIR AGENTS, HEIRS, OR ASSIGNS SHALL BE RESPONSIBLE FOR THE INSTALLATION, PRESERVATION AND MAINTENANCE OF ALL PLANTING AND PHYSICAL FEATURES SHOWN ON THIS PLAN. THE OWNER SHALL BE RESPONSIBLE FOR ANNUAL MAINTENANCE OF THE VEGETATION TO INCLUDE, BUT NOT LIMITED TO:

- 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 DEADWOOD.
- C. MULCHING: MULCHING SHALL BE MAINTAINED AT 2-3" DEPTH IN PLANT BEDS AND REAPPLIED EVERY 2 YEARS OR AS NEEDED. MULCH SHOULD BE TRIPLE SHREDDED, NON-DYED, HARDWOOD MULCH IN ALL AREAS ADJACENT TO THE BUILDING. THE MULCH IN NATURAL AREAS MAY BE PINESTRAW OR PINEBARK MULCH AS CHOSEN BY THE OWNER.
- 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" HIGH ONCE A YEAR IN THE MONTH OF FEBRUARY PRIOR TO NEW SPROUT GROWTH.

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.

NOTES:

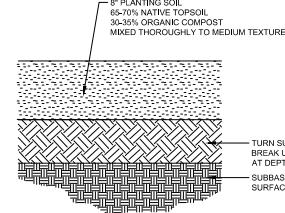
1. TREES SHALL BE OF QUALITY
PRESCRIBED IN CROWN OBSERVATIONS
AND ROOT OBSERVATIONS DETAILS
AND SPECIFICATIONS.
2. SEE SPECIFICATIONS FOR FURTHER
REQUIREMENTS RELATED TO THIS
DETAIL.



2 TREE PLANTING ON SLOPE

The diagram shows a tree with several labels pointing to specific parts of the trunk and roots:

- PRUNE AND THIN DECIDUOUS SHRUBS** (points to the canopy and branches)
- TO COMPENSATE FOR LOSS OF ROOTS** (points to the trunk base)
- WHILE DIGGING, FOLLOWING PRUNING** (points to the trunk base)
- PLANT SHALL MEET SPECIFIED SIZE.** (points to the trunk base)
- 3" MULCH MN, PER SPEC** (points to a layer of mulch)
- 4" EARTH BERM TO FORM SAUCER** (points to a raised berm around the trunk)
- REMOVE ALL METAL/PLASTIC CONT.** (points to the trunk base)
- PRIOR TO PLANTING, SLICE FIBER** (points to the trunk base)
- ROOTS IN THREE PLACES TO ALLOW** (points to the trunk base)
- FOR NEW ROOTS TO DEVELOP** (points to the trunk base)
- AT STEM/MALLOW ON BALL** (points to the trunk base)
- TAURIS OR WATER TOPSOIL MIXTURE** (points to the trunk base)
- AT MALLOW ON BALL** (points to the trunk base)



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 8. Invert soil sample for analysis... provide amendments per recommendations. move any debris, rocks, or clumps 2" or larger. not record if plant soil, topsoil or subgrade is frozen, muddy, or excessively wet.

5 PLANTING SOIL PROFILE
NTS

Plant Schedule							
Trees	Qty	Botanical Name	Common Name	Min. Installed Size	Root	Type	Remarks
AR	9	ACER RUBRUM	RED MAPLE	2" CAL. 8' HT. MIN.	B&B OR CONTAINER	SINGLE STRAIGHT LEADER; UNIFORM CANOPY	LARGE DECIDUOUS TREE - PARKING LOT
QP	2	QUERCUS PAGODA	CHERRYBARK OAK	2" CAL. 8' HT. MIN.	B&B OR CONTAINER	SINGLE STRAIGHT LEADER; UNIFORM CANOPY	LARGE DECIDUOUS TREE - PARKING LOT
Shrubs							
Shrubs	Qty	Botanical Name	Common Name	Min. Installed Size	Root	Remarks	Remarks
IGS	10	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY HOLLY	24" HT. SP RD.	CONTAINER	FULL AND DENSE	EVERGREEN SHRUB, MATURE SIZE ~ SH1 X SW1
MCD	14	MYRICA CERIFERA DON S DWARF	DON'S DWARF WAX MYRTLE	24" HT. SP RD.	CONTAINER	FULL AND DENSE	EVERGREEN SHRUB, MATURE SIZE ~ SH1 X SW1
RCA	22	RHODODENDRON CATAWBIENSE ANAH KRUSCHKE	ANAH KRUSCHKE RHODODENDRON	24" HT. SP RD.	CONTAINER	FULL AND DENSE	EVERGREEN SHRUB, MATURE SIZE ~ SH1 X SW1
RCC	19	RHODODENDRON CATAWBIENSE CHONOIDES	CHONOIDES RHODODENDRON	24" HT. SP RD.	CONTAINER	FULL AND DENSE	EVERGREEN SHRUB, MATURE SIZE ~ 4HT X SW1
RON	12	RHODODENDRON CATAWBIENSE NOVA ZEMBLA	CATWABA RHODODENDRON	24" HT. SP RD.	CONTAINER	FULL AND DENSE	EVERGREEN SHRUB, MATURE SIZE ~ SH1 X SW1
VOM	16	VIBURNUM BOVATUM MRS. SCHILLER'S DELIGHT	MRS. SCHILLER'S DELIGHT WALTER'S VIBURNUM	24" HT. SP RD.	CONTAINER	FULL AND DENSE	EVERGREEN SHRUB, MATURE SIZE ~ 6HT X SW1

PLANTING DETAILS

L1.2



Trinity Court

TOWN OF CHAPEL HILL

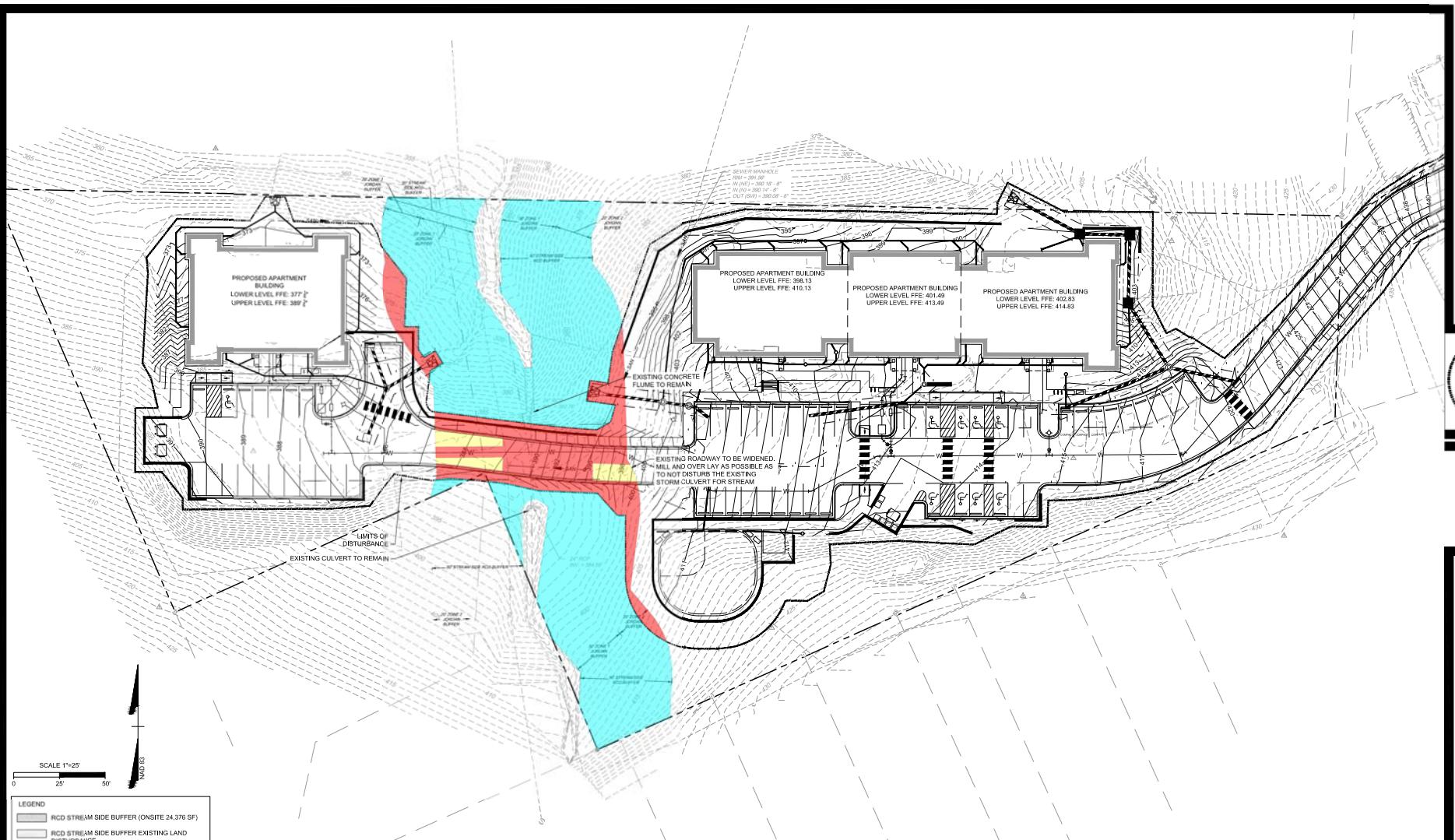
751 TRINITY CT, CHAPEL HILL, NC

27516

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

OVERALL WETLAND
& STREAM IMPACTS

EX1.0



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

SITE NOTES:
1. ALL CONSTRUCTION WILL BE TO TOWN OF CHAPEL HILL OR NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS.
2. ALL SIDEWALKS MUST BE INSTALLED TO A MINIMUM TOWN OF CHAPEL HILL OR NCDOT STANDARDS.
3. ALL PROPOSED BUILDINGS, VEHICULAR AREAS, PEDESTRIAN AREAS, AND SIDEWALKS 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 MAY BE REQUESTED FOR THE PROPOSED CONSTRUCTION PLAN.
4. WHERE SIDEWALK IS PROPOSED AT THE BACK OF CURB SIDEWALK SHALL BE A MINIMUM OF 6' WIDE.
5. DOUBLE WHEELCHAIR RAMPS ARE TO BE INSTALLED AT ALL PUBLIC ACCESS POINTS WHERE SIDEWALK IS REQUIRED. WHEN SIDEWALK IS NOT REQUIRED, CURB IS TO BE DEPRESSED AT ALL RAMP LOCATIONS.
6. ALL STREETS SHOWN ON THESE PLANS SHALL HAVE THE FULL WIDTH OF THE STREET CLEARED AND GRUBBED WITHIN 50' OF ALL STREET INTERSECTIONS.
7. NO SIGHT OBSTRUCTIONS OR PARTIALLY OBSTRUCTING WALL, FENCE, FOLLOW-BEHIND, OR OTHER CONSTRUCTION ELEMENTS ARE TO BE PLACED WITHIN EIGHT FEET 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 4,870 SF 20% OF TOTAL STREAMSIDE BUFFER. TOTAL RCD ONSITE BUFFER IS 24,376 SF. TOTAL BUFFER LAND DISTURBANCE = 4,870 SF/24,376 SF = 19.8% OF PROPOSED DISTURBANCE

