



# TOWN OF CHAPEL HILL

Town Hall  
405 Martin Luther King Jr.  
Boulevard  
Chapel Hill, NC 27514

## Item Overview

**Item #:** 9., **File #:** [22-0348], **Version:** 1

**Meeting Date:** 4/27/2022

### **Consider an Application for Conditional Zoning for 751 Trinity Court from Residential-4 (R-4) to Residential-Special Standards-Conditional Zoning District (R-SS-CZD)**

**Staff:**

Colleen Willger, Director  
Judy Johnson, Assistant Director  
Anya Grahn, Principal Planner

**Department:**

Planning

See Summary Report on next page

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**The Agenda will reflect the text below and/or the motion text will be used during the meeting.**

**PRESENTER:** Anya Grahn, Principal Planner

- a. Without objection, the revised report and any other materials submitted at the hearing for consideration by the Council will be entered into the record
- b. Introduction and revised recommendation
- c. Presentation by the applicant
- d. Comments from the public
- e. Comments and questions from the Mayor and Town Council
- f. Motion to close the Legislative Hearing.
- g. Motion to adopt the Resolution of Consistency and Reasonableness with the Comprehensive Plan.
- h. Motion of enact an Ordinance to rezone the property.

**RECOMMENDATION:** That the Council adopt Resolution A and enact Ordinance A, approving the Conditional Zoning Application.



# **CONSIDER AN APPLICATION FOR CONDITIONAL ZONING FOR 751 TRINITY COURT FROM RESIDENTIAL-4 (R-4) TO RESIDENTIAL SPECIAL STANDARDS-CONDITIONAL ZONING DISTRICT (R-SS-CZD) (PROJECT 21-086)**

## **SUMMARY REPORT**

TOWN OF CHAPEL HILL PLANNING DEPARTMENT

Colleen Willger, Director

Judy Johnson, Assistant Director

Anyah Grahn, Principal Planner

PROPERTY ADDRESS	MEETING DATE	APPLICANT
751 Trinity Court	April 27, 2022	Timmons Group on behalf of Trinity Court Redevelopment, LLC and the Town of Chapel Hill

## **TOWN MANAGER'S RECOMMENDATION**

That the Council consider closing the legislative hearing, receive the Town Manager's recommendation and consider adopting Resolution A, the Resolution of Consistency and Reasonableness, and enacting Revised Ordinance A, approving the Conditional Zoning application. Please see the attached revisions and technical report describing updates from the applicant.

## **UPDATES SINCE THE MARCH 23, 2022 LEGISLATIVE HEARING**

Ordinance A has been revised to clarify the access easement condition. The condition requires either amending the current easement or providing a new one that encompasses proposed improvements along the driveway. A condition has also been added to Revised Ordinance A, requiring the developer to paint crosswalks across Pritchard Avenue Extension, connecting Trinity Park to the nearby bus stops.

## **ZONING**

Existing: Residential-4 (R-4)

Proposed: Residential-Special Standards-Conditional Zoning District (R-SS-CZD)

## **PROCESS**

Conditional Zoning is a legislative process that allows Town Council to review the rezoning application for consistency with the Land Use Plan in the Comprehensive Plan and establish standards that address any impacts on surrounding properties. This project is part of an expedited review process the Town piloted to address affordable housing development.

## **PROJECT OVERVIEW**

The site is located on the west side of Pritchard Avenue Extension between Umstead Drive and North Columbia Street. The property currently is the site of the Trinity Court Public Housing development, containing 40 affordable housing units located in two existing buildings. The applicant proposes to demolish the existing buildings and construct 54 new affordable rental dwelling units in two new buildings.

The parcel is bisected with a 50-foot Jordan Buffer zone and Streamside Resource Conservation District (RCD) buffer, as well as an OWASA sewer easement.

Access to the development is through an access easement that connects Trinity Court to Pritchard Avenue Extension. A Traffic Impact Analysis Exemption was granted for this proposal.

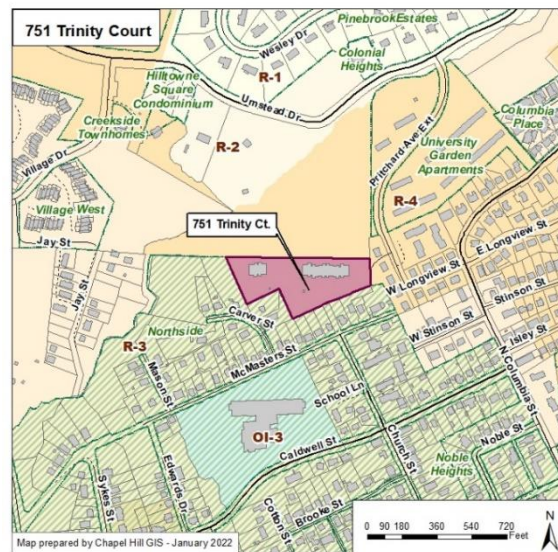
- Floor area: 66,488 sq. ft.
- Lot size: 140,782 sq. ft. (3.2 acres)

## **DECISION POINTS**

The proposed development requests a Modification to Regulations for the following:

- Steep Slopes
- Resource Conservation District (RCD)
- Recreation Space
- Parking Standards
- Required Vehicular and Bicycle Parking
- Lighting
- Entrance Drive Width

## **PROJECT LOCATION**





<b>ATTACHMENTS</b>	<ol style="list-style-type: none"><li>1. Technical Report and Project Details</li><li>2. Draft Staff Presentation</li><li>3. Resolution A, Resolution of Consistency and Reasonableness</li><li>4. Revised Ordinance A (Approving the Application)</li><li>5. Resolution B (Denying the Application)</li><li>6. Advisory Board Recommendations</li><li>7. Applicant Materials</li><li>8. Plan Set</li><li>9. Trinity Project Summary</li><li>10. Responses to Council Affordability Questions for Jay and Trinity</li><li>11. Responses to Council Trinity Questions</li></ol>
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# TECHNICAL REPORT

## UPDATES SINCE MARCH 23, 2022 LEGISLATIVE HEARING

Staff has revised the access easement condition to better address amending the current easement or providing a new one. Staff has also clarified the Transportation and Connectivity Advisory Board's (TCAB's) recommendation regarding connectivity to bus stops along Pritchard Avenue. Revised Ordinance A includes the following changes:

#4. Access Easement: Prior to issuance of a Zoning Compliance Permit, an amendment to the existing access easement for Pritchard Avenue Extension, executed on February 12, 1973 as Book 240 Page 1452, and/or additional easements shall be obtained and recorded to address the proposed improvements. These improvements include new street lighting, sidewalk, and expanded drive aisle within the access easement.

#15. Pedestrian Crosswalks: Prior to issuance of a Zoning Final Inspection, the developer shall paint crosswalks across Pritchard Avenue Extension, connecting Trinity Park to the nearby bus stops.

## PROJECT OVERVIEW

November 17, 2021 Town Council reviewed a concept plan for 54 new affordable rental dwelling units within two buildings.

December 8, 2021 Applicant submitted a Conditional Zoning District Permit for 54-unit affordable rental housing development.

The application proposes a Residential–Special Standards–Conditional Zoning District (R-SS-CZD) for the site to accommodate 54 affordable multi-family dwelling units. The site currently consists of a single parcel with two existing apartment buildings. More details about the proposed development can be found in the applicant's narrative and statement of justification in the Applicant Materials.

Information about the site and proposed zoning districts can be found below, as well as a list of proposed Modifications to Regulations, other important considerations that staff has identified, and an analysis of the project's consistency with the Comprehensive Plan and relevant Findings of Fact.

## SITE CONTEXT

Staff has identified the following physical and regulatory characteristics of the land which are relevant to consideration of a Zoning Atlas Amendment:

- The site contains two existing affordable apartment buildings that have been vacated.
- Properties to the west and south are zoned Residential-3 (R-3) and within the Northside Neighborhood Conservation District (NCD); these properties are primarily

single-family dwellings. Properties to the east of the site are zoned Residential-4 (R-4) and contain a mix of single family, duplex, and multi-family residential developments.

- The property directly north of the site is owned by the Town and includes Umstead Park at its northwest corner. Several trails, including the Tanyard Branch and Bolin Creek Greenways are accessible from the park and informal trails lead from the site to these established trails.
- The site is accessible from Trinity Court, which is governed by an access easement that cuts through the CASA-owned property at 701-719 Pritchard Avenue Extension. The A and N bus lines service Pritchard Avenue Extension.
- The Jordan Buffer and a 50 ft.-wide Resource Conservation District (RCD) divide the property, and an existing vehicular drive connects the west and east sides of the lot.
- The southern end of the site is steep but flattens to accommodate the existing parking lots and apartment buildings.

## PROPOSED ZONING

The applicant has submitted a Conditional Zoning application, which allows review of the development proposal in conjunction with the rezoning, and which allows site-specific standards to be formulated and applied as conditions through a legislative process. The Conditional Zoning application provides an opportunity to establish conditions that modify use, intensity, and development standards in order to address impacts reasonably expected to be generated by development. Conditions can also address conformance of the development with town regulations and adopted plans. A -CZD suffix would be added to the zoning district designation to incorporate the approved conditions. The applicant has proposed a Residential-Special Standards-Conditional Zoning District (R-SS-CZD) for the site.

The Residential – Special Standards Conditional Zoning District (R-SS-CZD) is appropriate for “residential development and the recreational, open space, and other urban amenities associated with such development”, provided that any rezoning to this district shall demonstrate either:

- Provision of 100 percent affordable housing
- Achievement of a combination of special standards that meet community interests

The proposed uses meet the intent statement of Residential-Special Standards-Conditional Zoning District (R-SS-CZD). The Statement of Justification states that 100 percent of the housing proposed will be affordable – aimed at serving households earning less than 80 percent of the Area Median Income (AMI).

## PROPOSED MODIFICATIONS TO REGULATIONS

- 1) Section 3.6.3 Resource Conservation District (RCD):** The applicant proposes widening the road and constructing a fire lane that encroaches in the RCD. This additional impervious surface has required the applicant to replace existing discharge points so the existing footprint of the existing road, driveways, parking lot, and buildings can be reutilized to the maximum extent possible. Per LUMO Table 3.6.3-2, the provision of an entitlement can permit the construction of a driveway, street, or similar transportation facilities if there is a practical necessity to their location in the RCD. A

modification is being requested to locate stormwater infrastructure in the streamside zone of the RCD which is not a permitted activity.

The road widening, new fire lane, and other improvements have also exceeded the amount of impervious surface permitted to encroach into the RCD from the allowed 2,458.4 sq. ft. (10 percent) to 3,206 sq. ft. (13 percent). These improvements are necessary to improve driveway conditions and emergency vehicle access on-site.

*Staff Comment:* Staff believes that the Council could find a public purpose for the RCD encroachment as the intent of increasing land disturbance in these areas is to provide a safe driveway and fire lane that support the affordable housing project.

Because the RCD overlaps the Jordan Riparian Buffer, the applicant will need to also receive federal and state permits for any work within the riparian buffer.

- 2) Section 5.3.2 Steep Slopes:** The applicant is proposing to disturb more than 25 percent of the portions of the site containing slopes with grade change of 25 percent or greater. Almost 43 percent (60,286 square feet) of the site is covered in slopes with grade change greater than 25 percent. Most of the disturbed slopes are naturally occurring as there is a steep downhill slope from McMasters Street north to this site. The existing drive between the parking lots and Pritchard Avenue measures between 10 to 25 percent, exceeding the slope allowed to meet ADA requirements. The applicant also proposes to widen the driveway for traffic safety. To minimize disturbance to the steep slopes, the applicant has largely concentrated new development within the footprints of the existing buildings and parking areas. The new buildings contain more units than the previous development, which has increased parking demand and refuse storage.

The maximum allowed steep slope area disturbance is 15,072 square feet or 25 percent of the total combined steep slope area. The applicant proposes to disturb 20,325 square feet, which is approximately 34 percent of the total combined steep slope area, and more than 5,253 square feet above the limit. The applicant states this land disturbance is necessary to widen the drives; construct retaining walls to accommodate the parking areas; provide refuse storage area; provide a fire lane on the west side of the site; and provide the playground and parking area on the east side of the site.

*Staff Comment:* Staff believes the Council could find public purposes are satisfied to an equivalent or greater degree since the intent of disturbing these areas is to provide a playground area, fire lane, and dumpster to meet federal housing requirements.

- 3) Section 5.5 Recreation:** The LUMO requires that recreation space be located outside of the RCD and "located on land that is relatively flat and dry." The RCD consumes approximately 17 percent of this lot, and steep slopes with grade change ratios of 15 percent or more cover 60 percent of the site. These site constraints have limited the ability to provide active recreation space on site, and the applicant states that creating spaces suitable for active recreation would require encroachment into the RCD as well as greater disturbance of the steep slopes. The applicant proposes providing 2,252 sq. ft. (1.5 percent) of the 7,039 sq. ft. (5 percent) active recreation space required for this site. On-site active recreation space is proposed as a tot lot and playground.

LUMO 5.5.2(h) permits a developer to make a partial payment-in-lieu in combination with the partial provision of on-site recreation space if the Town Council determines that the combination is in the best interest of the citizens of the area to be served. For this project, the payment in lieu would total \$18,339.25.

The applicant requests that the Town Council approve the active recreation space provided on-site and waive the required payment in lieu. The applicant argues that

providing additional on-site active recreation space would require additional encroachment into the RCD as well disturbance of steep slopes. The applicant has proposed a tot lot and playground, as well as additional passive recreation space including a picnic/grill space, sitting areas, and community rooms on-site. Additionally, the property is connected to Umstead Park through trails. The \$18,339.25 payment in lieu would be an additional expense for this project.

*Staff Comment:* Staff believes the Council could find a public purpose for reducing the amount of active recreation space provided on-site as increasing the amount of active recreation space provided on site would disturb the RCD and steep slopes of the site. The Council could also find a public purpose for waiving the payment in lieu as its intent is for such payments to be used for the acquisition or development of recreation, park, and open space sites to serve residents of the development or nearby developments; as this site already has access to Umstead Park through its trail network, no new public parks are necessary to serve the needs of the residents.

- 4) Section 5.9.5 Parking Design Standards:** Parking facilities designed to accommodate 5 or more vehicles require designated parking for motorcycles, mopeds, and bicycles. The applicant does not propose any designated parking spaces for these uses because of the reduced number of parking spaces provided on-site. As explained later, parking is limited due to the site constraints caused by the RCD and steep slopes.

*Staff Comment:* Staff believes the Council could find a public purpose for eliminating the need for designated motorcycle, moped, or bicycle parking as these types of vehicles can share the already limited number of parking spaces provided on-site. Requiring additional parking spaces to accommodate these types of vehicles would increase impervious surface and cause further disturbance to sensitive areas, such as the steep slopes.

- 5) Section 5.9.6 Parking Landscaping Standards:** Entrance drives into parking facilities require a bordered landscape buffer strip measuring a minimum of 8 feet in width. Due to the limited width of the access easement between two existing CASA-owned duplex dwellings, it's difficult to accommodate a landscape buffer at the top of Trinity Court where it meets Pritchard Avenue. The applicant requests that an exemption be granted as there is currently no landscape buffer at the entrance.

LUMO 5.9.6(C)(2)(A) also requires a foundation buffer of five feet between the building and parking facility. Two points exist at Building B where a five-foot wide landscape buffer is not provided between the building and parking area where the sidewalk runs along the building. The applicant is utilizing the footprints of the existing building and parking lot to minimize the impact to the adjacent steep slopes. If Building B were shifted to allow the five-foot wide landscape buffer, there would be greater disturbance to steep slopes.

The LUMO requires a landscape island provided between every 10 parking spaces in excess of 20 spaces. The purpose of these islands is to reduce radiant heat from surfaces, reduce wind and air turbulence, reduce noise, reduce glare from automobile lights, improve stormwater drainage problems, and protect and preserve the appearance, character, and value of adjacent properties. In the western parking lot, the applicant has provided eleven spaces surrounded by natural vegetation to the west, south, and east. The applicant finds that reducing a parking space to provide a landscape island would create less parking for residents.

*Staff Comment:* Staff believes the Council could find a public purpose for not requiring an eight-foot wide landscape buffer at the entrance due to the limited width of the



access easement and the proximity of the drive to the adjacent CASA-owned properties. The Council could also find a public purpose for not requiring a five-foot wide landscaped foundation buffer between Building B and its parking area as the proposed location of the new building and parking area is largely located within the footprints of the existing building and parking area; relocating the parking or building to create a five-foot wide foundation buffer would impact the adjacent steep slopes. Finally, the Council would find a public purpose for reducing the required landscape island as doing so allows for one more resident parking space. Further, this area is surrounded by natural vegetation that will offset radiant heat, reduce noise and glare from automobile lights, and protect and preserve the separation between the southern edge of the parking lot and the houses above on McMasters Street.

**6) Section 5.9.7 Minimum and Maximum Off-Street Parking Requirements:** The applicant is requesting to reduce the number of parking spaces provided on-site:

	Allowed:	Proposed:
Vehicular Parking	Min. 77 spaces Max. 98 spaces	63 spaces
Bicycle Parking Min. 14 spaces	Class I spaces: 13 spaces (90%) Class II spaces: 1 space (10%)	Class I spaces: 0 (0%) Class II spaces: 14 (100%)

The reduction to the minimum required number of parking spaces is due in part to the applicant working to reduce impervious surface and steep slope disturbance. To the extent possible, they are reusing the footprint of the existing parking lots. The applicant states that disturbing the steep slopes directly around the western, southern, and eastern perimeters of the parking lot would be difficult and add expense to the project as engineered retaining walls would then be necessary.

The 2005 Design Manual requires that multi-family residential developments provide 90% Class I and 10% Class II bicycle parking spaces. Examples of Class I bicycle parking include lockers, individually locked enclosures, or supervised areas within a building that protect the bicycles from theft, vandalism, and weather. Class II bicycle parking includes stationary racks usable with both U-locks and cable locks.

The applicant has requested an exemption to allow 14 Class II spaces. The applicant finds that only a bicycle locker would be feasible on this site to meet the requirements of Class I parking. They argue that bicycle lockers are expensive and consume space not available on site without disturbing the steep slopes and increasing impervious surface. Further, they received community feedback showing bicycle storage was a low priority to future residents and they credit this to the steep slopes surrounding the site.

*Staff Comment:* Staff believes the Council could find a public purpose for reducing the amount of vehicular parking and requiring only Class II bicycle parking due to the site limitations that would require increasing steep slope disturbance and impervious surfaces.

**7) Town of Chapel Hill Engineering Design Standard Detail, Lane Width:** Per the Design Standards Detail D-3, the minimum driveway width requirement is 25 feet back of curb to back of curb. The existing Trinity Court driveway has a width of 18 feet back of curb to back of curb. The applicant is proposing a modification to permit widening of the existing Trinity Court driveway to 20 foot back of curb to back of curb. The applicant argues that the grades on either side of the existing driveway measure between 15 and 25 percent. Should the driveway be widened further, it would result in greater disturbance of the steep slopes as well as retaining walls.

*Staff Comment:* Staff believes the Council could find a public purpose for reducing the required width of the Trinity Court driveway as the applicant is working to improve the street width while limiting impact to adjacent steep slopes.

**Council Findings and Public Purpose:** The Council has the ability to modify the regulations according to Section 4.4.5 of the Land Use Management Ordinance. Staff believes that the Council could modify the regulations if it makes a finding in this particular case that public purposes are satisfied to an equivalent or greater degree. If the Council chooses to deny a request for modifications to regulations, the developer's alternative is to revise the proposal to comply with the regulations.

For additional information on the proposed modifications and other considerations on timing and flexibility, please refer to the applicant's attached materials.

## KEY CONSIDERATIONS

1. Planning Commission: At the March 1, 2022 meeting, the Planning Commission recommended approval of Ordinance A as proposed. The Planning Commission then followed up with a petition to Council, dated March 8, 2022, advocating for a pedestrian connection within the Church Street right-of-way and McMasters Street to connect Trinity Court.

*Staff Response:* Town staff has been reviewing the proposal and are working on developing plans. Staff believes the connection proposal should not be part of the entitlement process for Trinity Court and addressed by the Town outside of this process.

2. Community Design Commission (CDC): At the February 22, 2022 meeting, the CDC recommended approval with the following conditions to Ordinance A:

- That the applicant consider other locations for the refuse area. The Commission does not support the proposed location.

*Staff Response:* The applicant has considered multiple locations for the refuse area as part of their design review process. They find that site constraints such as the RCD and steep slopes limit their ability to relocate the refuse areas. To do so would require greater disturbance of steep slopes and increase in impervious surfaces.

- That the architectural treatment of the exhaust fans and other upper-level mechanical equipment be subject to CDC review and approval at the Final Plans stage.

*Staff Response:* LUMO 8.5.5(s) and (t) gives the CDC the authority to review, but not approve, lighting plans, building elevations, and alternative landscape bufferyards. The applicant is proposing ground mounted individual units. The applicant has not consented to giving CDC final review authority on their mechanical equipment.

3. Transportation and Connectivity Advisory Board (TCAB): At the February 22, 2022 meeting, the TCAB recommended approval with the following conditions to Ordinance A:

- That the applicant consider a form of micro-mobility solution, like golf carts, operated by building management to provide access to Pritchard Avenue Extension to those with disabilities.

*Staff Response:* The applicant finds that it is atypical for housing providers to deliver this level of service to their residents. Further, as a housing provider, they cannot

be responsible for on-call transportation needs of residents wishing to climb the hill. The applicant has not consented to this condition.

- That the applicant assesses bike ridership and look for opportunities to provide covered, secure parking, including additional bike parking spaces to correspond with ridership.

*Staff Response:* The applicant's design includes an exterior storage space outside of each unit measuring 16 square feet that may be utilized for bicycle parking and storage. In order to provide dedicated, covered Class I bicycle storage on-site, bicycle lockers would need to be constructed on the sides or rear of the new buildings. The applicant finds that these areas are too steep for bicycle storage. Construction in these areas would increase encroachments into the RCD, impervious surface, and disturbance of steep slopes. Further, they have found that the steepness of the lot will deter many bicycle riders.

- That the developers and Town staff discuss connectivity around the bus stops on Pritchard Avenue Extension to improve access to bus stops.

*Staff Response:* The applicant has agreed to paint crosswalks connecting Trinity Court to Pritchard Avenue Extension that will improve pedestrian access to the bus stops, and this has been added to Revised Ordinance A as condition #15.

4. Housing Advisory Board (HAB): At the February 24, 2022 meeting, the HAB recommended approval of Ordinance A as proposed.
5. Environmental Stewardship Advisory Board (ESAB): At the February 24, 2022 meeting, the ESAB recommended approval with the following stipulations to Ordinance A:
  - That the applicant incorporates a vegetative parking island in the steepest portion of the parking area.

*Staff Response:* The ESAB was interested in promoting softscape to absorb and mitigate stormwater impacts, particularly in areas where water was likely to run the fastest such as steep slopes. The applicant has worked to maximize parking as much as possible. There is existing vegetation that will be maintained to the south of the western parking lot, and the applicant proposes additional plantings to address heat island effect.

## OTHER CONSIDERATIONS

- **Easement for access to Pritchard Avenue Extension.** There is an existing 30-foot-wide access easement that connects this property to Pritchard Avenue Extension through the CASA-owned property at 701-719 Pritchard Avenue Extension. The easement was executed in February 1973. The applicant is proposing to make additional improvements along this access route that will require amending the existing easement.

## CONSISTENCY WITH THE COMPREHENSIVE PLAN AND OTHER DOCUMENTS

The following staff analysis of the Zoning Atlas Amendment is based on long-range planning considerations. An amendment to the Zoning Atlas changes the permitted types and intensities of land uses allowed for a site.

Aspects of the application evaluated in this report include:

- **Consistency with the Comprehensive Plan**, based on the applicant's proposed zoning district and overall proposed use program.
- **Reasonableness** of the change in zoning, based on the same considerations.
- **Findings of Fact** that provide arguments for or against a zoning amendment in accordance with Section 4.4 of the Land Use Management Ordinance (LUMO).

The Town Council must make findings on each of these three items as part of a Zoning Atlas Amendment action.

<b>2050 FUTURE LAND USE MAP (FLUM) ELEMENTS</b>		
<b>FOCUS AREA &amp; SUB-AREA</b> None – outside Focus Areas	<b>APPROPRIATE USES</b> High Residential – generally 8 to 15 units per acre	<b>OTHER</b> None
<b>OTHER APPLICABLE ADOPTED SMALL AREA PLANS</b> None		

North Carolina General Statute 160D-605 requires the Town Council to consider a statement of Plan consistency when reviewing any Zoning Atlas Amendment. Staff provides the following evaluation of this application's consistency with the 2050 Future Land Use Map and other adopted components of the Chapel Hill 2020 Comprehensive Plan:

	<b>Description of Plan Element</b>	<b>Staff Evaluation</b>
<b>Future Land Use Category</b>	<p>The Future Land Use Map (FLUM) designates the site for High Residential, generally 8-15 units per acre. This category encompasses a variety of multifamily residential building types. Development patterns should activate the street, be walkable and connected, and integrate open spaces. The standard of 8-15 units per acre is characterized as a gross density that does not have to be strictly applied to every parcel.</p> <p>The site is outside of the Focus Areas. The land use guidance provided has been carried forward from the 2020 Land Use Plan.</p>	<p>The proposed rezoning is consistent with the character envisioned by the FLUM because the proposed zoning district allows residential uses.</p> <p>Zoning conditions can limit the scale of development such that the High Residential area maintains a general density consistent with the FLUM.</p>
<b>Building Height</b>	The FLUM does not provide height guidance outside of the Focus Areas.	
<b>Mobility And Connectivity</b>	<p>The Mobility and Connectivity Plan does not propose any bicycle or pedestrian facilities that would impact this site.</p> <p>Surrounding streets typically have sidewalk on at least one side. The site has an existing natural surface path connection to the Tanyard Branch Greenway, located to the north of the site.</p>	The surrounding area has some elements of a multimodal network. It is not clear at this time whether there are adequate facilities to support more intense development.

<b>Climate Action and Response</b>	The Climate Action and Response Plan identifies Sustainable Development as a top strategy to reduce our community carbon footprint and build resiliency. The Transportation and Land Use chapter calls for creating walkable, bikeable, transit-served neighborhoods through strategies such as supportive zoning and integrated land use-transportation planning.	The site offers a redevelopment opportunity that could make more efficient use of a site adjacent to an existing neighborhood.
<b>Chapel Hill 2020 Goals</b>	<p>Opportunities for this application to support goals of Chapel Hill 2020 include:</p> <ul style="list-style-type: none"> <li>• Contributing to a range of housing options for current and future residents. Providing a welcoming and friendly community that provides people with access to opportunities. These elements align with the theme of <i>A Place for Everyone</i>.</li> <li>• Promoting a safe, vibrant, and connected community by revitalizing a previously developed site. This aligns with the theme of <i>Community Prosperity and Engagement</i>.</li> <li>• Locating housing within walking distance of public transit routes and an existing greenway. The location offers multimodal access to employment, parks, schools, services, and shopping, and aligns with the theme of <i>Getting Around</i>.</li> <li>• Expanding housing opportunities adjacent to an existing neighborhood, evolving Chapel Hill's character for residents, and shaping land use in a way that supports community. These elements align with the theme of <i>Good Places New Spaces</i>.</li> <li>• Reducing carbon footprint and environmental impacts of development by redeveloping an already disturbed site. This aligns with the theme of <i>Nurturing Our Community</i>.</li> </ul>	

## REASONABLENESS OF THE ZONING ATLAS AMENDMENT

Reasonableness is determined by comparing the scale of permissible development under the proposed zoning district to the scale permitted under existing zoning, and by considering characteristics of the site and its surroundings. North Carolina General Statute 160D-605 requires the Town Council to consider a statement of reasonableness when reviewing any Zoning Atlas Amendment.

The analysis below considers the applicant's proposed zoning district and overall proposed use program. Specific characteristics of the development proposal, compliance with regulations, and appropriate conditions to address potential impacts of the development are evaluated elsewhere.

### SUMMARY OF ANALYSIS FOR REASONABLENESS

#### Supporting Factors

- The proposed zoning is consistent with the Land Use Category shown on the Future Land Use Map, provided that zoning conditions are applied to ensure a compatible density.
- Rezoning to accommodate redevelopment may be considered reasonable.
- The proposed zoning allows only residential uses, which is consistent with other existing residential uses in the surrounding area.



- Provision of affordable housing in this location aligns with multiple themes of Chapel Hill 2020.
- Zoning conditions are an inherent part of the proposed zoning district (it is only available as a CZD). Conditions provide an opportunity to limit intensity and to establish standards that address any impacts on surrounding properties.

#### **Other Considerations**

- The applicant is not seeking to maximize development on this site, but increase the number of affordable housing units provided while still being in scale with the neighborhood.
- Further analysis and/or zoning conditions may be needed to determine whether adequate pedestrian connectivity, vehicular access, and transit service are in place to support the proposed zoning.
- Existing regulations include measures for protecting environmental features such as steep slopes and the stream corridor. Zoning conditions may be useful for enhanced protection, if warranted by further environmental analysis.

### **APPLICANT PROPOSAL**

<b>Project Description</b>	Two affordable housing apartment buildings with parking and amenities. The site is already developed and would be redeveloped to include more units. The site is located in between an existing neighborhood and dedicated open space, away from major roads.	
<b>Proposed Zoning Atlas Amendment (ZAA)</b>	From Residential-4 (R-4) to Residential-Special Standards Conditional Zoning (R-SS-CZD)	<b>Notes:</b> The submittal of a Conditional Zoning application allows review of the development proposal in conjunction with the rezoning and allows site-specific standards to be formulated and applied as conditions through a legislative process.
<b>Applicant Reasoning for ZAA</b>	To allow redevelopment of affordable housing apartments.	

### **Comparing Proposed Permissible Development to Existing**

	<b>LUMO Standard for R-SS-CZD</b>	<b>Staff Evaluation</b>
<b>District Intent</b>	<u>Section 3.4.5</u> : The Residential-Special Standards district (R-SS-CZD) is available only through a conditional zoning application. Proposed development must either promote a 100% affordable on-site component, or meet a series of other objectives related to community goals.	<p>The application states that all of the proposed units will be affordable for community members earning 80% or less of Area Median Income. This meets the primary objective of the proposed zoning district.</p> <p>Zoning conditions would be useful to ensure that performance expectations for affordable housing are achieved.</p>

<b>Permitted Uses</b>	<p><u>Table 3.7-1</u>: Permitted uses in R-SS-CZD include the full range of single-family and multifamily dwelling types. Other uses, including public facilities, are generally not allowed.</p>	<p>The associated Conditional Zoning application proposes Multifamily Dwelling Units with more than 7 units per lot, which is permitted in R-SS-CZD.</p> <p>The existing R-4 zoning limits uses to single-family dwellings, duplexes, and small multifamily developments, in addition to certain public facilities.</p>
<b>Dimensional Standards</b>	<p><u>Table 3.8-1</u>: Standards for R-SS-CZD are broadly permissive for development. The main factor limiting development intensity is Maximum Height.</p> <ul style="list-style-type: none"> <li>• No maximum Residential Density</li> <li>• Maximum Building Height of 39 ft at the setback line and 60 ft at the site core</li> <li>• Minimum Street Setback of 10 ft</li> <li>• Maximum Floor Area Ratio of 1.10</li> </ul>	<p>The associated Conditional Zoning application proposes:</p> <ul style="list-style-type: none"> <li>• 54 dwelling units, resulting in a Residential Density of 16.7 units/acre</li> <li>• Maximum Building Height of 34 ft at the setback line and 60 ft at the site core</li> <li>• Minimum Street Setback of 20 ft</li> <li>• 66,488 sq ft, resulting in a Floor Area Ratio of 0.472</li> </ul> <p>The existing R-4 zoning has the following standards:</p> <ul style="list-style-type: none"> <li>• Maximum Residential Density of 10.0 units/acre</li> <li>• Maximum Building Height of 34 ft at the setback line and 60 ft at the site core</li> <li>• Minimum Street Setback of 22 ft</li> <li>• Maximum Floor Area Ratio of 0.230</li> </ul> <p>Zoning conditions would be useful to ensure appropriate development intensity.</p>

#### **Design and Development Standards**

Other standards (including landscape buffers, parking spaces, stormwater treatment, etc.) are established in LUMO Article 5 and are applicable to both the R-SS-CZD and R-4 districts. A change in zoning district would not change how Article 5 standards apply.

The Conditional Zoning application provides an opportunity to establish conditions that modify development standards in order to address impacts reasonably expected to be generated by development.

### Consideration of the Site and its Surroundings

	Description	Staff Evaluation
<b>Existing Use and Surroundings</b>	Two multifamily buildings (40 units) with parking and amenities. Located in between the Northside and neighborhood and open space owned by the Town.	Rezoning a developed site to support and accommodate redevelopment may be considered reasonable.
<b>Adjacent Zoning Districts and Land Uses</b>	<u>North</u> : R-4, Town-owned open space and greenway <u>East</u> : R-4, duplexes (supportive housing) <u>South and West</u> : R-3 with Northside NCD Overlay, mix of single-family and duplex dwellings within Northside neighborhood	R-SS-CZD is a flexible zoning district that typically relies on zoning conditions (e.g. height, setbacks) to ensure compatibility with adjacent zoning districts. It is therefore reasonable to apply in most contexts.  The surrounding area has been developed with various smaller scale residential uses. Zoning conditions would be useful to ensure that the scale of the proposed multifamily dwellings is compatible with the surrounding built environment, particularly considering the adjacency to a Neighborhood Conservation District.
<b>Transit Service</b>	The site is within 0.1 miles of bus stops on 2 existing local bus routes. The N route and A route both run along Pritchard Ave. Ext., and both routes provide access to Downtown.	Some available transit service is nearby. It is not clear at this time whether the existing level of service makes a change in zoning for more intense development reasonable.
<b>Roads and Vehicular Access</b>	Access to the site is from Pritchard Ave. Ext., which is classified as a local street (not a collector or arterial). Access is through an adjacent property, and the site does not have any direct street frontage.	Limited access is provided from a minor street. It is not clear at this time whether site access makes a change in zoning for more intense development reasonable.  Zoning conditions may be warranted to limit traffic impacts.
<b>Pedestrian &amp; Bike Facilities (existing)</b>	Pritchard Ave. Ext. and other nearby streets have existing sidewalk on at least one side.	The surrounding area has some elements of a multimodal network. It is not clear at this time whether these facilities make a change in zoning for more intense development reasonable.  Zoning conditions may be warranted to ensure adequate pedestrian connectivity.

<b>Streams/ Wetlands/ Floodplain</b>	No floodplain impacts the site. An intermittent stream runs south to north through the middle of the site.	The slopes and stream corridor are likely significant limitations on development suitability for portions of the site outside the existing development footprint.  Existing Town and State regulations (RCD, Steep Slopes) include measures for protecting environmental features. Zoning conditions may be useful for enhanced protection, if warranted by further environmental analysis.
<b>Topography</b>	The site slopes down significantly from south to north. Steep slope areas cover nearly all of the site outside of the existing development footprint.	

## FINDINGS OF FACT

Staff provides the following evaluation of the application under the three Findings of Fact identified in LUMO Section 4.4. LUMO states that the Zoning Atlas shall not be amended unless at least one of the Findings are made.

<b>FINDING #1:</b> The proposed zoning amendment is necessary to correct a manifest error.	
<b>Arguments</b>	To date, no arguments in support or in opposition have been submitted or identified by staff.
<b>Staff Evaluation</b>	There appears to be no manifest error in the Town's Zoning Atlas.

<b>FINDING #2:</b> The proposed zoning amendment is necessary because of changed or changing conditions in a particular area or in the jurisdiction generally.	
<b>Arguments</b>	The applicant notes that affordable housing is a significant need for Chapel Hill that has grown over time.  To date, no arguments in opposition have been submitted or identified by staff.
<b>Staff Evaluation</b>	The Council could make the finding that the proposed zoning amendment is necessary because of changing conditions in Chapel Hill.

<b>FINDING #3:</b> The proposed zoning amendment is necessary to achieve the purposes of the comprehensive plan.	
<b>Arguments</b>	The applicant notes that the Conditional Zoning application could contribute to the purposes of the Comprehensive Plan through the following: <ul style="list-style-type: none"> <li>Facilitating development that implements the Land Use Category designated on the Future Land Use Map.</li> <li>Supporting goals of Chapel Hill 2020 including <i>A Place for Everyone</i>, <i>Community Prosperity and Engagement</i>, <i>Getting Around</i>, <i>Good Places-New Spaces</i>, and <i>Nurturing Our Community</i>.</li> </ul> To date, no arguments in opposition have been submitted or identified by staff.

<b>Staff Evaluation</b>	The Council could make the finding that the proposed zoning amendment is necessary to achieve the purposes of the Comprehensive Plan.
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Further information may be presented for the Council's consideration as part of the legislative hearing process. All information submitted at the legislative hearing will be included in the record of the hearing.
















# PROJECT FACT SHEET

## Overview


Site Description	
<b>Project Name</b>	Trinity Court Affordable Housing
<b>Address</b>	751 Trinity Court
<b>Property Size</b>	140,782 sf (3.2 acres)
<b>Existing</b>	Two 2-story apartment buildings containing 40 units
<b>Orange County Parcel Identifier Number</b>	9888-19-4511
<b>Existing Zoning</b>	Residential-4 (R-4)
<b>Proposed Zoning</b>	Residential-Special Standards-Conditional Zoning District (R-SS-CZD)

## Site Design

Topic	Comment	Status
<b>Use/Density</b> ( <a href="#">Sec 3.7</a> )	54 units distributed between 2 buildings	✓
<b>Dimensional Standards</b> ( <a href="#">Sec. 3.8</a> )	Comply with LUMO Section 3.8; Dimensional standards (setbacks) only apply to exterior property lines	✓
<b>Floor area</b> ( <a href="#">Sec. 3.8</a> )	<i>Maximum:</i> 125,588 sq. ft. <i>Proposed:</i> 66,488 sq. ft.	✓
<b>Inclusionary Zoning</b> ( <a href="#">Sec. 3.10</a> )	<i>Proposed:</i> 54 units (100%)	✓
<b>Landscape</b>		
<b>Buffer</b> ( <a href="#">Sec. 5.6.2</a> )	<i>Landscape buffers are not required in R-SS-CZD per LUMO 5.6.2(b).</i>	NA
<b>Tree Canopy</b> ( <a href="#">Sec. 5.7</a> )	<i>Required:</i> 30% <i>Proposed:</i> 33.4%	✓
<b>Landscape Standards</b> ( <a href="#">Sec. 5.9.6</a> )	Modifications proposed	M
<b>Environment</b>		
<b>Resource Conservation District</b> ( <a href="#">Sec. 3.6</a> )	<i>Required:</i> maximum 20% land disturbance; 10% impervious surface <i>Proposed:</i> 17.6% land disturbance; 13% impervious surface	M
<b>Erosion Control</b> ( <a href="#">Sec. 5.3.1</a> )	Orange County Erosion Control permit required	✓
<b>Steep Slopes</b> ( <a href="#">Sec. 5.3.2</a> )	<i>Required:</i> Disturb < 25% of slopes greater than 25% slope <i>Proposed:</i> 33.7% (20,325 sq. ft. total)	M
<b>Stormwater Management</b> ( <a href="#">Sec. 5.4</a> )	Applicant is proposing to use existing storm drainage and install an underground and Contech StormFilter System to address runoff from increased impervious surface	✓

<b>Land Disturbance</b>	94,895 sq. ft. (2.18 acres)	
<b>Impervious Surface</b> ( <a href="#">Sec. 3.8</a> )	57,935 sq. ft. (41% of gross land area)	
<b>Solid Waste &amp; Recycling</b>	Public trash and recycling pickup proposed	
<b>Jordan Riparian Buffer</b> ( <a href="#">Sec. 5.18</a> )	4,327 sq. ft. of land disturbance and associated encroachments proposed; state will need to approve these encroachments into the Jordan Riparian Buffer	<b>M</b>
<b>Access and Circulation</b>		
<b>Road Improvements</b> ( <a href="#">Sec. 5.8</a> )	Proposing to install sidewalks and widen Trinity Court	
<b>Vehicular Access</b> ( <a href="#">Sec. 5.8</a> )	Access from Pritchard Avenue Extension	
<b>Bicycle Improvements</b> ( <a href="#">Sec. 5.8</a> )	NA	
<b>Pedestrian Improvements</b> ( <a href="#">Sec. 5.8</a> )	Pedestrian links throughout the site will help connect this site with public street sidewalks and transit, as well as the Town's greenway trail system and Umstead Park	
<b>Traffic Impact Analysis</b> ( <a href="#">Sec. 5.9</a> )	TIA Exemption Granted	<b>NA</b>
<b>Transit</b> ( <a href="#">Sec. 5.8</a> )	NA	<b>NA</b>
<b>Bicycle Parking</b> ( <a href="#">Sec. 5.9</a> )	<i>Required:</i> 14 spaces <i>Proposed:</i> 14 spaces	
<b>Vehicle Parking</b> ( <a href="#">Sec. 5.9</a> )	<i>Required:</i> Minimum 77 spaces <i>Proposed:</i> 63 spaces	<b>M</b>
<b>Parking Lot Standards</b> ( <a href="#">Sec. 5.9</a> )	Modifications Requested	<b>M</b>
<b>Technical</b>		
<b>Fire</b>	Meet Town Standards	
<b>Site Improvements</b>	54-unit apartment development	
<b>Recreation Area</b> ( <a href="#">Sec. 5.5</a> )	<i>Required:</i> 7,039.1 sq. ft. (5%) <i>Proposed:</i> 2,252 sq. ft. (1.6%)	<b>M</b>
<b>Lighting Plan</b> ( <a href="#">Sec. 5.11</a> )	Maximum of 0.3 foot-candles at property line	
<b>Homeowners Association</b> ( <a href="#">Sec. 4.6</a> )	N/A	<b>NA</b>
<b>Adequate Public Schools</b> ( <a href="#">Sec. 5.16</a> )	Application must comply	

## Project Summary Legend

Symbol	Meaning
	Meets Requirements
<b>M</b>	Seeking Modification
<b>C</b>	Requires Council Endorsement
<b>FP</b>	Required at Final Plan;
<b>NA</b>	Not Applicable



# TOWN COUNCIL

4.27.2022

## 751 Trinity Court





## RECOMMENDATION

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- Close the Legislative Hearing
- Adopt the Resolution of Consistency
- Enact Ordinance A, approving the Conditional Zoning Atlas Amendment

Draft





# PROCESS

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Staff Review



Advisory  
Boards and  
Commissions  
Review



Open  
Legislative  
Hearing  
3/23/2022



Council Action  
4/27/2022



# TIMELINE FOR EXPEDITED REVIEW

Date	Review Body
<b>December 8</b>	Conditional Zoning District Application Submitted
<b>February 17</b>	Joint Advisory Board Meeting
<b>February 22</b>	Community Design Commission (CDC) Transportation & Connectivity Advisory Board (TCAB)
<b>February 24</b>	Housing Advisory Board (HAB) Environmental Stewardship Advisory Board (ESAB)
<b>March 1</b>	Planning Commission
<b>March 23</b>	Town Council Legislative Hearing
<b>April 27</b>	Town Council Action



## UPDATES SINCE MARCH 23, 2022:

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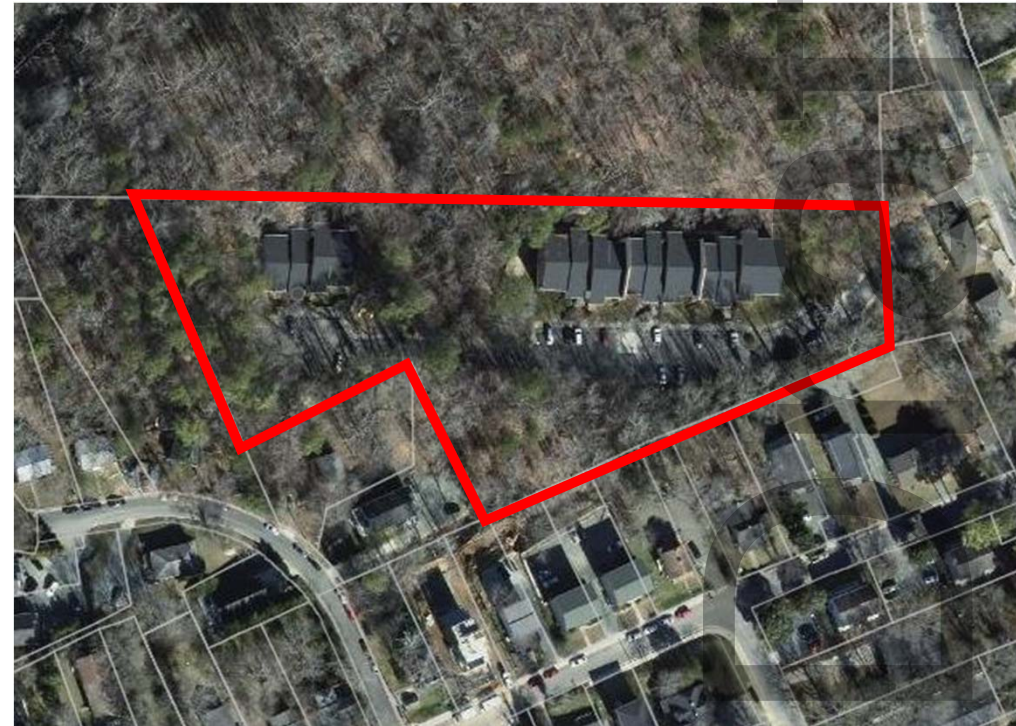
#4. Access Easement: Prior to issuance of a Zoning Compliance Permit, an amendment to the existing access easement for Pritchard Avenue Extension, executed on February 12, 1973 as Book 240 Page 1452, and/or additional easements shall be obtained and recorded to address the proposed improvements. These improvements include new street lighting, sidewalk, and expanded drive aisle within the access easement.

#15. Pedestrian Crosswalks: Prior to issuance of a Zoning Final Inspection, the developer shall paint crosswalks across Pritchard Avenue Extension, connecting Trinity Park to the nearby bus stops.



# PROJECT SUMMARY

- ☐ 3.2 acre site
- ☐ Conditional Zoning
- ☐ Currently R-4
- ☐ Proposing R-SS-CZD
- ☐ 2 Existing Apartment Buildings
- ☐ Construct 2-new Apartment Buildings/54 units







# EXISTING CONDITIONS



The site plan illustrates the proposed apartment building and its surroundings. Key features include:

- Proposed Apartment Building:** A large yellow-shaded structure with multiple wings and internal courtyards.
- Parking Spaces:** Numerous parking spaces are distributed around the building, including a central courtyard area.
- Setbacks and Easements:** The plan shows various setbacks (e.g., 5' setback, 10' setback) and easements (e.g., 10' utility easement, 10' drainage easement).
- Future Developments:** Annotations indicate future developments such as "FUTURE ELECTRIC VEHICLE CHARGING SPACES" and "FUTURE NUCLEAR TO BE PROVIDED BY TOWN OF CHAPEL HILL".
- Landmarks and Features:** The plan includes a playground area, a "SAFE DISPERSED AREA", and a "TWENTY COURT".
- Annotations:** Various notes provide details about setbacks, easements, and future developments, such as "BLOCK WALL DESIGNED BY OTHERS WITH FENCE ON TOP" and "FUTURE NUCLEAR TO BE PROVIDED BY TOWN OF CHAPEL HILL".

A red boundary line outlines the main development area, and a red arrow points to a specific location within the site plan.



# PROPOSED MODIFICATIONS

Requesting modification to regulations for:

	Allowed:	Requested:
LUMO 3.6.3 Resource Conservation District (RCD) Encroachment	2,458.4 SF (10%)	3,206 SF (13%)
LUMO 5.3.2 Steep Slope Disturbance	No more than 15,072 SF (25%)	20,325 SF (34%)
LUMO 5.5 Recreation	7,039 SF (5%) or Payment-In-Lieu	2,252 SF (1.5%) + No Payment-in-lieu
LUMO 5.9.5 Parking Design Standards	Parking facilities of +5 spaces to provide motorcycle, moped, and bicycle parking	None provided

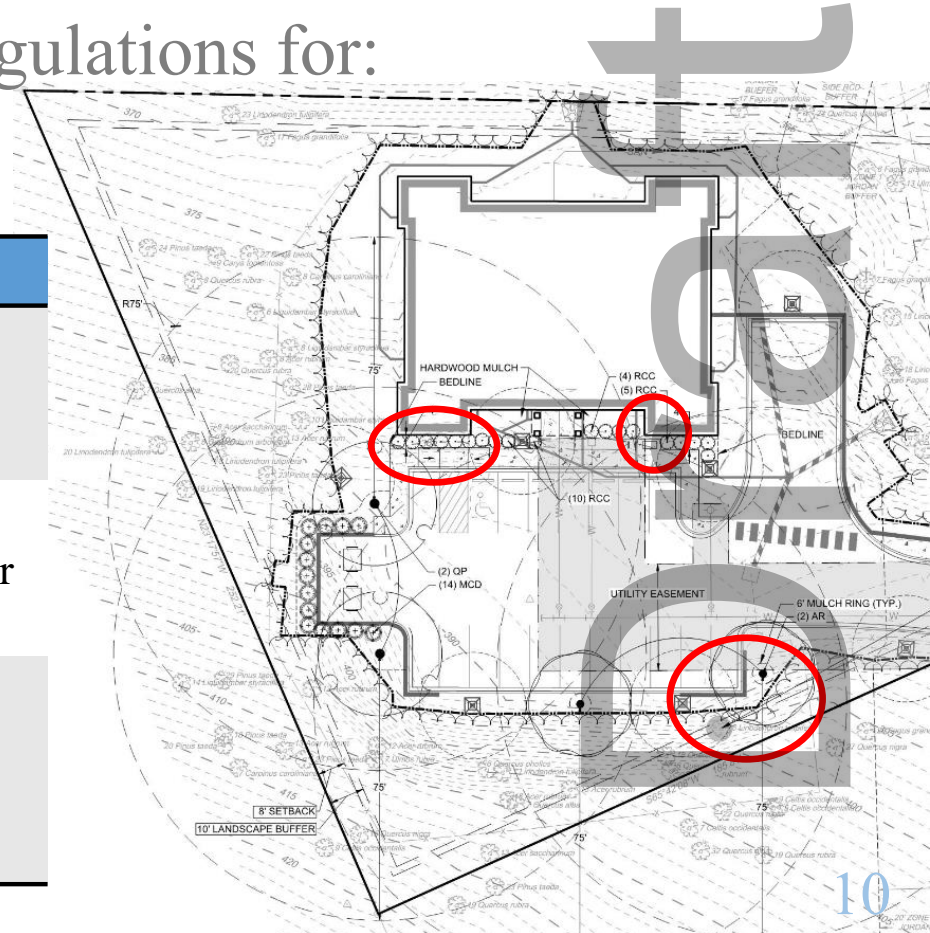




# PROPOSED MODIFICATIONS

Requesting modification to regulations for:

	Allowed:	Requested:
LUMO 5.9.6 Parking Landscape Standards	8 ft. Landscape Buffer along Entrance	0 ft.
	5 ft. Foundation Buffer	0 ft. and 4 ft. Foundation Buffer
	Landscape island between every 10 parking spaces	No landscape island







# PROPOSED MODIFICATIONS

Requesting modification to regulations for:

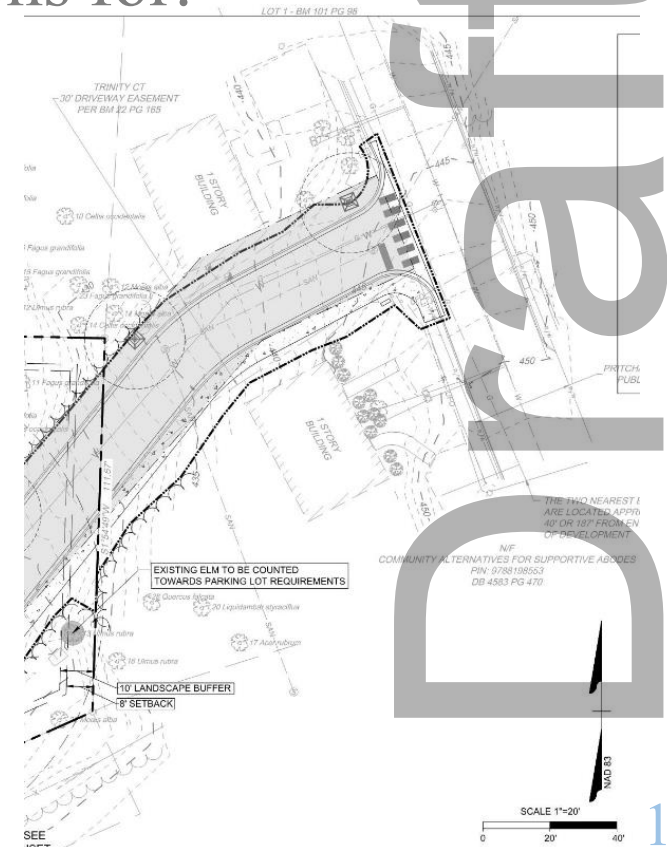
	Allowed:	Requested:
LUMO 5.9.7 Min. & Max. Off-Street Parking Requirements		
• Vehicular Parking	Min. 77 spaces Max. 98 spaces	63 spaces
• Bicycle Parking (Min. 14 spaces)	Class I Spaces: 13 (90%) Class II Spaces: 1 (10%)	Class I Spaces: 0 (0%) Class II Spaces: 14 (100%)



# PROPOSED MODIFICATIONS

Requesting modification to regulations for:

	Permitted:	Requested:
TOCH Engineering Design Standard Detail, Lane Width	Min. 25 ft. driveway width	20 ft. driveway width





# Advisory Boards

Advisory Board/ Commission:	Recommendations:
CDC	<ul style="list-style-type: none"> <li>• Alternative location for waste disposal area</li> <li>• CDC approval for shielding exhaust fans and mechanical equipment</li> </ul>
TCAB	<ul style="list-style-type: none"> <li>• Micromobility solutions, such as golf carts, for those with disabilities</li> <li>• Covered, secured bike parking</li> <li>• Bus stops on Pritchard Avenue Ext.</li> </ul>
HAB	<ul style="list-style-type: none"> <li>• No recommendations</li> </ul>
ESAB	<ul style="list-style-type: none"> <li>• Vegetative parking islands on steepest portions of the lot</li> </ul>
PC	<ul style="list-style-type: none"> <li>• No recommendation</li> </ul>



## RECOMMENDATION

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- Close the Legislative Hearing
- Adopt the Resolution of Consistency
- Enact Ordinance A, approving the Conditional Zoning Atlas Amendment

**RESOLUTION A**  
**Resolution of Consistency and Reasonableness**

**A RESOLUTION REGARDING THE APPLICATION FOR CONDITIONAL ZONING AT THE PROPERTY LOCATED AT 751 TRINITY COURT FROM RESIDENTIAL-4 (R-4) TO RESIDENTIAL-SPECIAL STANDARDS-CONDITIONAL ZONING DISTRICT (R-SS-CZD) IS REASONABLE AND CONSISTENCY WITH THE COMPREHENSIVE PLAN (2022-04-27/R-5)**

WHEREAS, Timmons Group has filed an application for Conditional Zoning to rezone a 3.23-acre parcel located at 751 Trinity Court and identified as Orange County Parcel Identifier Numbers 9888-19-4511 to Residential-Special Standards-Conditional Zoning (R-SS-CZD) to allow a 54-dwelling unit multifamily community; and

WHEREAS, the Town staff have completed a review of the application for compliance with the Land Use Management Ordinance, Town Code, and for Consistency with the Comprehensive Plan; and

WHEREAS, the Planning Commission reviewed the application on March 1, 2022 and recommended that the Council enact the Conditional Zoning for the property; and

WHEREAS, the Council of the Town of Chapel Hill has considered the application for Conditional Zoning and finds that the amendment if enacted, is reasonable and in the public's interest and is warranted to achieve the purposes of the Comprehensive Plan, as explained by, but not limited to, the following goals of the Comprehensive Plan:

- A range of housing options for current and future residents. (*Goal: A Place for Everyone 1.3*)
- A welcoming and friendly community that provides all people with access to opportunities. (*Goal: A Place for Everyone 1.4*)
- Promote a safe, vibrant, and connected (physical and person) community. (*Goal: Community Prosperity and Engagement 2.3*)
- A range of neighborhood types that addresses residential, commercial, social, and cultural needs and uses while building and evolving Chapel Hill's character for residents, visitors, and students (*Goal: Good Places, New Spaces 4.5*)
- Reduce the carbon footprint of all Town-owned or managed services and properties; require that all new development meets standards; and support residents in minimizing their personal footprints (*Goal: Nurturing Our Community 5.7*)

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council hereby finds the proposed Conditional Zoning to be reasonable and consistent with the Town Comprehensive Plan.

This the 27<sup>th</sup> day of April, 2022.

**REVISED ORDINANCE A**

(Approving the Conditional Zoning Application)

**AN ORDINANCE AMENDING THE CHAPEL HILL ZONING ATLAS TO REZONE THE PROPERTY LOCATED AT 751 TRINITY COURT FROM RESIDENTIAL-4 (R-4) TO RESIDENTIAL-SPECIAL STANDARDS-CONDITIONAL ZONING DISTRICT (R-SS-CZD) AND CONSISTENCY WITH THE COMPREHENSIVE PLAN (PROJECT #21-086) (2022-04-27/O-2)**

WHEREAS, the Council of the Town of Chapel Hill has considered the application for Conditional Zoning proposed by Timmons Group, on behalf of developer Trinity Court Redevelopment, LLC and owner Town of Chapel Hill, to rezone 751 Trinity Court and identified as Orange County Parcel Identifier Number 9788-19-4511 to Residential-Special Standards-Conditional Zoning District (R-SS-CZD) to allow a multi-family dwelling unit community and finds that the amendment if enacted, is reasonable and in the public's interest and is warranted to achieve the purposes of the Comprehensive Plan, as explained by, but not limited to, the following goals of the Comprehensive Plan:

- A range of housing options for current and future residents. (*Goal: A Place for Everyone 1.3*)
- A welcoming and friendly community that provides all people with access to opportunities. (*Goal: A Place for Everyone 1.4*)
- Promote a safe, vibrant, and connected (physical and person) community. (*Goal: Community Prosperity and Engagement 2.3*)
- A range of neighborhood types that addresses residential, commercial, social, and cultural needs and *uses while building and evolving Chapel Hill's character for residents, visitors, and students* (*Goal: Good Places, New Spaces 4.5*)
- Reduce the carbon footprint of all Town-owned or managed services and properties; require that all new development meets standards; and support residents in minimizing their personal footprints (*Goal: Nurturing Our Community 5.7*)

WHEREAS, the application, if rezoned to Residential-Special Standards-Conditional Zoning District (R-SS-CZD) according to the district-specific plan last revised dated February 8, 2022 would address the impacts reasonably expected to be generated by the development or use of the site and the conditions listed below would:

- 1) Conform with the applicable provisions of the Land Use Management Ordinance and Town Code
- 2) Conform with the Comprehensive Plan
- 3) Be compatible with adjoining uses
- 4) Mitigate impacts on surrounding properties and the Town as a whole
- 5) Be harmonious with existing and proposed built systems including utility infrastructure, transportation facilities, police and fire coverage, and other public services and facilities
- 6) Be harmonious with natural systems such as hydrology, topography, and other environmental constraints

## MODIFICATIONS TO REGULATIONS

WHEREAS, the Council of the Town of Chapel Hill finds, in this particular case, that the proposed development with the following requested modifications to regulations satisfies public purposes to an equivalent or greater degree:

**1. Section 3.6.3 Resource Conservation District (RCD):**

Modify impervious surface within the streamside RCD by:

	Proposed	Land Uses
Streamside	3,206 sq. ft. (13%)	Driveway, fire lane

This finding is based on a determination that the public purposes are satisfied to an equivalent or greater degree as additional impervious surface has required the applicant to replace existing discharge points so the existing footprint of the existing road, driveways, parking lot, and buildings can be reutilized to the maximum extent possible and the increased land disturbance in these areas is to provide a safe driveway and fire lane that support the affordable housing project.

**2. Section 5.3.2 Steep Slopes:** Modify the amount of steep slope disturbance to 20,325 square feet or 34 percent of the total 60,286 square feet of steep slopes exceeding 25% slope on site.

This finding is based on a determination that the public purposes are satisfied to an equivalent or greater degree because the intent of disturbing these areas is to provide a playground area, fire lane, and refuse area to meet federal housing requirements.

**3. Section 5.5 Recreation:** Modify the required recreation space provided on-site to 2,252 square feet of the required 7,039 square feet of active recreation space and forgo the \$18,339.25 payment-in-lieu for additional recreation space.

This finding is based on a determination that the public purposes are satisfied to an equivalent or greater degree because the construction of additional active recreation space on-site would require greater RCD encroachment and disturbance of steep slopes. Further, the purpose of the payment-in-lieu is for the Town to develop recreation, park, and open space serving residents of this development or nearby developments, and this project already has access to Umstead Park.

**4. Section 5.9.5 Parking Design Standards:** Modify the requirement to providing designated motorcycle, moped, or bicycle parking. The applicant is not proposing to provide designated motorcycle or moped parking.

This finding is based on a determination that the public purposes are satisfied to an equivalent or greater degree because these types of vehicles can share existing parking spaces provided on-site. Adding reserved parking for these types of vehicles would increase impervious surfaces and disturbance to steep slopes.

**5. Section 5.9.6 Parking Landscaping Standards:** Modify the required landscape buffer at the entrance drive to 5 feet, reduce the foundation buffer to less than 5 feet from the building, and provide no landscape island to breakup up a row of 11 parking spaces to the south of Building B.

This finding is based on a determination that the public purposes are satisfied to an equivalent or greater degree because of the proximity of the entrance drive to existing CASA-owned duplexes. As the proposed building and parking areas are largely proposed over the footprints of the existing ones, adjusting their dimensions to include the required 5-foot foundation buffer would disturb adjacent steep slopes. Eliminating the required landscape island in the parking area allows for an additional parking space and this area is surrounded by natural vegetation that will reduce noise and glare from automobile lights and maintain the wooded buffer between this project and the houses to the south along McMasters Street.

**6. Section 5.9.7 Minimum and Maximum Off-Street Parking Requirements:**

Modify the allowed number of vehicle and bicycle parking spaces by:

Proposed	
Vehicular Parking	63 spaces
Bicycle Parking	Class I spaces: 0 (0%) Class II spaces: 14 spaces (100%)

This finding is based on a determination that the public purposes are satisfied to an equivalent or greater degree because additional vehicular parking spaces and Class I bicycle parking would require increasing steep slope disturbance and impervious surfaces.

**7. Town of Chapel Hill Engineering Design Standard Detail, Lane Width:** Modify the allowed driveway width to 20 feet, measured back-of-curb to back-of-curb.

This finding is based on a determination that the public purposes are satisfied to an equivalent or greater degree because the 20-foot driveway width is improving the existing conditions while limiting impact to adjacent steep slopes.

**CONDITIONAL ZONING DISTRICT**

BE IT ORDAINED by the Council of the Town of Chapel Hill finds, in this particular case, the proposed rezoning with the following uses, subject to the conditions below, satisfies the purposes of Residential–Special Standards–Conditional Zoning District (R-SS-CZD).

BE IT FURTHER ORDAINED by the Council of the Town of Chapel Hill that the Chapel Hill Zoning Atlas be amended as follows:

**SECTION I**

The following Orange County parcels identified by Parcel Identifier Number (PIN) 9788-19-4511, described below, shall be rezoned to Residential–Special Standards–Conditional Zoning District (R-SS-CZD):

All that certain tract or parcel of land, situated, and lying and being in the Northwest corner of Carver Street Extension as per Deed Book 231, at Page 1195, Orange County Registry, and the Northwest corner of the property of William Norwood as per Deed Book 121, at Page 214, Orange County Registry; running North 22°30' 00" West 252.12 feet to an iron pin, the Southern margin of the property of the Town of Chapel Hill (Deed Book 221, Page 793, Orange County Registry) South 88° 03' 36" East 738.87 feet to an iron pipe in the Western margin of other property of Seibel, Anderson and Stewart; running thence with



said margin South 02° 29'12" West 109.45 feet to an iron pipe; running thence with Norwood, Burnett, and Caldwell South 66° 32' 00" West 443.92 feet to an iron stake, the Southeast corner of the property of William Norwood (Deed Book 121, Page 214, Orange County Registry) running thence with Norwood North 21°37'24" West 163.92 feet to an iron pipe; running thence South 66° 22' 34" West 185.19 feet to the point and place of BEGINNING and being 3.23 acres, more or less, according to survey of Stephen E. Wilson, R.L.S.

## **SECTION II**

BE IT FURTHER ORDAINED by the Council of the Town of Chapel Hill that the following conditions are hereby incorporated by reference:

1. Expiration of Conditional Zoning Atlas Amendment: An application for Zoning Compliance Permit must be filed by April 27, 2024 (2 years from the date of this approval) or the land shall revert to its previous zoning designation. [LUMO 4.4.5(f)]
2. Consent to Conditions: This approval is not effective until the petitioner provides written consent to the approval. Written consent must be provided within ten (10) days of enactment by the Town Council.
3. Land Use Intensity: This Conditional Zoning Atlas Amendment authorizes the following:

<b>Land Use Intensity Multi-Family Development</b>	
Gross Land Area	140,782 sf
Floor Area	66,488 sf
Maximum Dwelling Units	54
Minimum Affordable Units	100%
Parking Spaces	63
Minimum Bicycle Spaces	14
Total Impervious Surface	57,935 sf
Maximum Land Disturbance	94,895 sf
Tree Canopy Coverage	30%
Minimum Recreation Area	2,252 sf
Resource Conservation District Streamside Land Disturbance	4,327 sf (17.6%)
Resource Conservation District Streamside Impervious Surface	3,206 sf (13%)

4. Access Easement: Prior to issuance of a Zoning Compliance Permit, an amendment to the existing access easement for Pritchard Avenue Extension, executed on February 12, 1973 as Book 240 Page 1452, and/or additional easements shall be obtained and recorded to address the proposed improvements. These improvements include new street lighting, sidewalk, and expanded drive aisle within the access easement.
5. Energy Management Plan: Prior to issuance of a Zoning Compliance Permit, the developer shall submit an Energy Management Plan (EMP) to be approved by the Town Manager. The plan shall:
  - a. Consider utilizing sustainable energy, currently defined as solar, wind, geothermal, biofuels, hydroelectric power;
  - b. Consider purchase of carbon offset credits and green power production through coordination with the NC GreenPower program;

- c. Provide for 20 percent more efficiency that also ensures indoor air quality and adequate access to natural lighting, and allows for the proposed utilization of sustainable energy in the project; and
- d. That, if requested, the property owner report to the Town of Chapel Hill the actual energy performance of the plan, as implemented, during the period ending one year after occupancy.

The Plan should also provide details about:

- a. The expected savings (as a percentage) from both building and site related water conservation measures (e.g., WasterSense fixtures and toilets, xeriscaping, cisterns, graywater reuse, constructed wetland, rain garden, soil and moisture irrigation sensors) relative to conventional measures;
  - b. How the building design aims to mitigate the urban heat-island effect (e.g., project will include a vegetative roof or highly reflective surface);
  - c. In reference to SHRAE 90.1 2019, how the mechanical equipment will offer better energy performance than the minimum allowed by code (e.g., high SEER-rated HVAC unit); and
  - d. How the project will support the goals and targets of the Town's Climate Action and Response.
6. Energy Efficiency: Prior to issuance of a Zoning Compliance Permit, the developer shall incorporate a "20 percent more energy efficient" feature relative to the 2019 energy efficiency standard of the American Society of Heating, Refrigeration, and Air Conditioning Engineers (ASHRAE), as amended and in effect at the time of Conditional Zoning District issuance. Comparable standards generally recognized as applicable to building energy consumption, as amended and in effect at the time of building permit issuance, may be used by the applicant when incorporating the "so percent more energy efficient" feature into the final plans.
  7. Jordan Riparian Buffer: Prior to issuance of the Zoning Compliance Permit, the developer must provide all federal and state permits [i.e.401 and 404] for the proposed work in the riparian buffer. The developer will provide final calculations for the land disturbance in the Jordan Buffer at the Final Plans stage. Land disturbance shall not exceed the limits approved by the obtained state and federal permits.

#### Stormwater:

8. Temporary Disturbance & Erosion Control: Prior to issuance of a Zoning Compliance Permit, the developer shall obtain approval from the owners of the adjacent parcels with the following PINs: 9788-19-2428 and 9788-19-2393 to allow for the temporary disturbance and construction of erosion control measures on their property.
9. Erosion Control Permit: Prior to issuance of a Zoning Compliance Permit, the developer shall obtain an erosion control permit from North Carolina Department of Environmental Quality (NC DEQ).
10. Stormwater Control Measure (SCM) Operations & Maintenance Plan: Prior to the issuance of the Zoning Compliance Permit, the developer shall submit a SCM operations and maintenance plan which includes maintenance of the outlet discharging onto the adjoining Town property identified as PIN 9788-19-5921.
11. Soil Analysis: Prior to issuance of the Zoning Compliance Permit, the developer shall provide an analysis of in-situ soils. At a minimum the report shall include depth to

seasonal high-water table, soil permeability, and soil bearing capacity in the vicinity of the proposed Stormwater Control Measure. All soil test pits, soil borings, soil permeability tests and associated documentation shall be conducted under the direct supervision of an appropriately licensed North Carolina design professional.

#### Affordable Housing

12. Housing Plan: Prior to issuance of a Zoning Compliance Permit, the developer shall provide the following:
  - a. 100 percent of all units (Up to 54 units proposed)
  - b. The affordable multi-family units to be placed within an organization ensuring their continued affordability for at least ninety-nine years.
13. Pedestrian Crosswalks: Prior to issuance of a Zoning Final Inspection, the developer shall paint crosswalks across Pritchard Avenue Extension, connecting Trinity Park to the nearby bus stops.

### **TOWN OF CHAPEL HILL – CONDITIONAL ZONING STANDARD CONDITIONS**

The following standard conditions are supplemental to site-specific conditions as set by Town Council-approved ordinance. Unless modified by the site-specific conditions noted above, these standards apply to all development permitted by Conditional Zoning.

#### Access

14. Accessibility Requirements: Prior to issuance of a Certificate of Occupancy, the developer shall provide the minimum required handicapped infrastructure according to the Americans with Disabilities Act and associated codes and standards.

#### Transportation

15. Bicycle Parking: Prior to issuance of a Zoning Compliance Permit, the developer shall provide dimensioned details that comply with the Town parking standards for required and/or proposed bicycle parking spaces. Bicycle parking spaces should be placed near building entrances. The spaces must comply with the Spring 2010 Association of Pedestrian and Bicycle Professionals Guidelines and the Class I and Class II bicycle parking standards required by the Town Design Manual. [LUMO 5.9.7]
16. Parking Lot: Any newly proposed parking lots, including additions to existing parking lots, shall be constructed to Town standards for dimensions and pavement design. [LUMO 5.9.5]
17. Parking Lot Landscape and Screening: The parking lot landscape design shall adhere to the standards of the Chapel Hill Land Use Management Ordinance. [LUMO 5.9.6]
18. Lighting: Prior to issuance of a Zoning Compliance Permit, the developer shall design street lighting along the site frontage. Design and construction details must be approved by the Town Manager and the North Carolina Department of Transportation (NCDOT). Lighting shall be installed prior to issuance of a Zoning Final Inspection.
19. Driveway Permit: The developer must obtain an approved driveway permit and/or encroachment agreement(s) prior to beginning any proposed work within the NCDOT

right-of-way. As a condition of the permit, the permittee shall be responsible for the design and construction of stipulated improvements in accordance with NCDOT requirements. An approved permit will be issued upon receipt of approved roadway and signal construction plans, inspection fees, and any necessary performance and indemnity bonds.

20. Pavement Markings: Any pavement markings proposed within the public street rights-of-way shall be long life thermoplastic. Pavement markers shall be installed if they previously existed on the roadways.
21. Off-Site Construction Easements: Prior to any development associated land disturbance on abutting properties, the developer shall provide documentation of approval from the affected property owner(s). [LUMO 5.8.1]
22. Sight Distance Triangles: Prior to issuance of a Certificate of Occupancy, the developer shall provide the Town of Chapel Hill with standard sight distance triangles at the proposed driveway locations. [Town Design Manual]
23. Low Vision Design Features: Any proposed pedestrian facilities should incorporate low vision design features as feasible. [LUMO 4.5.2]
24. Repairs in Public Right-of-Way: Prior to issuance of a Certificate of Occupancy, the developer shall repair all damage for work in the public right-of-way related to the construction of this project, which may include pavement milling and overlay. The design of such repairs must be reviewed and approved by the Town Manager and NCDOT prior to issuance of a Zoning Final Inspection. [Town Code 17-40]
25. Street Closure Plan: Prior to issuance of a Zoning Compliance Permit, the developer shall provide a street closure plan, subject to Town Manager and NCDOT approval, for any work requiring street, sidewalk, or lane closure(s). [Town Code 21-7.1]
26. Work Zone Traffic Control Plan: Prior to issuance of a Zoning Compliance Permit, the developer shall provide a Work Zone Traffic Control Plan and a Construction Management Plan for approval by the Town Manager and NCDOT. The Work Zone Traffic Control Plan shall comply with the U.S. Department of Transportation Manual on Uniform Traffic Control Devices. The Construction Management Plan shall provide staging, construction worker parking, construction vehicle routes, and hours of construction. [Town Code 17-47]

#### Landscaping and Building Elevations

27. Invasive Exotic Vegetation: Prior to issuance of a Zoning Compliance Permit, the developer shall identify on the planting plan any known invasive exotic species of vegetation, as defined by the Southeast Exotic Pest Plant Council (SE-EPPC), and provide notes indicating removal of these species from the landscape buffer areas prior to planting. [Town Design Manual]
28. Alternate Buffer: Prior to issuance of a Zoning Compliance Permit, review shall be required from the Community Design Commission for any proposed alternate buffer. [LUMO 5.6.8]

29. Landscape Protection: Prior to issuance of a Zoning Compliance Permit, a detailed Landscape Protection Plan shall be approved. The plan shall include a complete and currently updated tree survey showing critical root zones of all rare and specimen trees and labeled according to size and species. The plan shall also indicate which trees will be removed and which will remain. The plan shall also include standard notes, fencing details, and location of fencing. [LUMO 5.7.3]
30. Tree Protection Fencing: Prior to issuance of a Zoning Compliance Permit, the developer shall provide a detail of a tree protection fence and a note on the Final Plans indicating that tree protection fencing will be installed prior to land-disturbing activity on the site. The plans shall include continuous tree protection fencing around construction limits and indicated construction parking and materials staging/storage areas, and Town standard landscaping protection notes, subject to Town Manager approval. [LUMO 5.7.3]
31. Landscape Planting Plan: Prior to issuance of a Zoning Compliance Permit, the developer shall provide a detailed Landscape Planting Plan with a detailed planting list, subject to Town Manager approval. [LUMO 4.5.3]
32. Tree Canopy: A minimum of tree canopy coverage shall be provided through a combination of retained and replanted trees, unless a modification to regulations is approved. Calculations demonstrating compliance with Chapel Hill Land Use Management Ordinance Section 5.7.2 shall be included. [LUMO 5.7.2]
33. Retaining Wall Construction: If applicable, the final design and location of all retaining walls shall be approved by the Town Manager prior to issuance of a Zoning Compliance Permit.
34. Demolition Plan: Prior to beginning any proposed demolition activity, the developer must obtain demolition permits from both the Planning and Inspections departments. While the demolition component may be submitted to Planning in tandem with the Zoning Compliance Permit for new construction, a separate stand-alone demolition permit shall be issued prior to an Inspection's Demolition permit. Further, prior to the issuance of a demolition permit for all existing structures 500 square feet or larger, Orange County Solid Waste staff shall conduct a deconstruction assessment pursuant to the County's Regulated Recyclable Materials Ordinance (RRMO).
35. Lighting Plan Approval: Prior to issuance of a Zoning Compliance Permit, the Community Design Commission shall review a lighting plan and shall take additional care during review to ensure that the proposed lighting plan will minimize upward light pollution and off-site spillage of light. [LUMO 8.5.5]
36. Community Design Commission Review: The Community Design Commission shall review the building elevations, including the location and screening of all HVAC/Air Handling Units for the site, prior to issuance of a Zoning Compliance Permit. [LUMO 8.5.5] Within the Town's historic districts, the Historic District Commission will act in place of the Community Design Commission. [LUMO 8.4.6]

### Environment

37. Stormwater Management Plan: Development projects must comply with *Section 5.4 Stormwater Management* of the Chapel Hill Land Use Management Ordinance. [LUMO 5.4]

38. Phasing Plan: If phasing of the project is proposed, then the applicant shall provide a Phasing Plan as part of the Zoning Compliance Permit. The Phasing Plan also shall detail which public improvements and stormwater management structures will be completed in each phase prior to requesting a Certificate of Occupancy. Construction for any phase shall not begin until all public improvements in previous phases have been completed, and a note to this effect shall be provided on the final plans. [LUMO 4.5.3]
39. Erosion Control Bond: If one acre or more is to be uncovered by land-disturbing activities for the project, then a performance guarantee in accordance with *Section 5-97.1 Bonds* of the Town Code of Ordinances shall be required prior to final authorization to begin land-disturbing activities. [Town Code 5-98]
40. Sediment Control: The developer shall take appropriate measures to prevent and remove the deposit of wet or dry sediments on adjacent roadways. [Town Code 5-86]
41. Erosion Control Inspections: In addition to the requirement during construction for inspection after every rainfall, the developer shall inspect the erosion and sediment control devices daily, make any necessary repairs or adjustments to the devices, and maintain inspection logs documenting the daily inspections and any necessary repairs. [Orange County Erosion Control]
42. Erosion Control: The developer shall provide a copy of the approved erosion and sediment control permit from Orange County Erosion Control Division prior to receiving a Zoning Compliance Permit. During the construction phase, additional erosion and sediment controls may be required if the proposed measures do not contain the sediment. Sediment leaving the property is a violation of the Town's Erosion and Sediment Control Ordinance. [Town Code 5-98]
43. Stormwater Control Measure: The proposed stormwater control measures for the site shall be designed to meet the current North Carolina Division of Environmental Quality Design Manual and Town of Chapel Hill Public Works Engineering Design Manual. [LUMO 5.4.3]
44. Storm Drain Inlets: The developer shall provide pre-cast inlet hoods and covers stating, "Dump No Waste! Drains to Jordan Lake", in accordance with the specifications of the Town Standard Detail SD-4A, SD-5A, SD-5C include all applicable details\*, for all new inlets for private, Town and State rights-of-way. [Town of Chapel Hill Design Manual]
45. On-Site/Adjacent Stormwater Features: The final plans shall locate and identify existing site conditions, including all on-site and adjacent stormwater drainage features, prior to issuance of a Zoning Compliance Permit. The final plans must provide proper inlet protection for the stormwater drainage inlets on or adjacent to the site to ensure the stormwater drainage system will not be obstructed with construction debris. [Town of Chapel Hill Design Manual]
46. Repair/Replacement of Damaged Stormwater Infrastructure: Existing stormwater infrastructure that is damaged as a result of the project demolition or construction must be repaired or replaced, as specified by the Stormwater Management Engineer, prior to requesting a Certificate of Occupancy. [Town of Chapel Hill Design Manual]

47. Performance Guarantee: A performance and maintenance guarantee in an amount satisfiable to the Town Manager shall be provided to meet the requirement of Section 4.9.3 of the Land Use Management Ordinance prior to the approval of Constructional plans. The performance guarantees and maintenance guarantees shall be satisfactory as to their form and manner of execution, and as to the sufficiency of their amount in securing the satisfactory construction, installation, or maintenance of the required stormwater control measure. The performance surety shall be an amount equal to one hundred and twenty-five percent (125%) of the total cost of uncompleted stormwater control measure(s) and conveyances prior to final plat recordation. The total cost of the storm water control measure(s) and conveyance(s) shall include the value of all materials, piping and other structures, seeding and soil stabilization, design and engineering, grading, excavation, fill, and other work. The applicant shall submit unit cost information pertaining to all storm water control measure(s) and/or bids from the grading contractor hired to perform the work and any change orders related thereto as a method to determine the basis for cost of the work. The final cost determination shall be made by the Stormwater Management Division, taking into consideration any additional costs as deemed necessary for completion of the stormwater control measure(s) and conveyance(s).

Upon completion of the storm water control measures(s) and other improvements and acceptance by the Town after final site inspection, the one hundred and twenty-five percent (125%) of the performance surety shall be released to the developer and a maintenance bond in an amount of twenty-five (25) percent of the construction cost estimate shall submitted by the developer prior to the issuance of certificate of occupancy. No sooner than one year after the recording date of the deed(s), easements and maintenance agreement, the owner may request release of the remainder of the maintenance bond. Upon request by the owner, the Stormwater Management Division shall inspect the storm water control structure(s) to determine that the storm water measure(s) are performing as required by this Ordinance. The Stormwater Management Division, upon determining that the storm water control(s) are performing as required by this Ordinance, and after any repairs to the storm water control structure(s) are made by the owner, shall release the remaining maintenance bond. [LUMO 4.9.3]

#### Water, Sewer, and Other Utilities

48. Utility/Lighting Plan Approval: The final utility/lighting plan shall be approved by Orange Water and Sewer Authority (OWASA), Duke Energy Company, other applicable local utility service providers, and the Town Manager before issuance of a Zoning Compliance Permit. The developer shall be responsible for assuring that these utilities can continue to serve the development. In addition, detailed construction drawings shall be submitted to OWASA for review/approval prior to issuance of a Zoning Compliance Permit. [LUMO 4.5.3]
49. Lighting Plan: Prior to issuance of a Zoning Compliance Permit, the developer shall submit site plans, sealed by a Professional Engineer, for Town Manager approval, as well as other required documents to satisfy the lighting requirements of Section 5.11 of the Land Use Management Ordinance including: submission of a lighting plan; providing for adequate lighting on public sidewalks, including driveway crossings; and demonstrating compliance with Town standards. [LUMO 5.11]
50. Water/Sewer Line Construction: All public water and sewer plans shall be approved by and constructed according to OWASA standards. Where sewer lines are located beneath

drive aisles and parking areas, construction methods approved by OWASA shall be employed to ensure that sewer lines will not be damaged by heavy service vehicles. [LUMO 5.12.1]

51. OWASA Approval: Prior to issuance of a Zoning Compliance Permit, any easement plats and documentation as required by OWASA and the Town Manager shall be recorded. [LUMO 5.12]
52. Irrigation: If permanent irrigation is proposed to support landscaping, an irrigation plan shall be submitted which includes the use of smart technologies to conserve water and energy.

#### Homeowner Association

53. Homeowners' Association: That a Homeowners' Association shall be created that has the capacity to place a lien on the property of a member who does not pay the annual charges for maintenance of all common areas, however designated. The Homeowners' Association documents shall be approved by the Town Manager prior to recordation at the Orange County Register of Deeds Office and shall be cross-referenced on the final plat. The Homeowners' Association documents shall comply with Section 4.6.7 of the Land Use Management Ordinance. That the Homeowners' Association covenants shall not exclude home occupation businesses as regulated by the Town of Chapel Hill.
54. Homeowners' Association Responsibilities: The Homeowners' Association shall be responsible for the maintenance, repair, and operation of required bufferyard(s), open space, recreation areas, paths, community garden, and shared stormwater management facilities.
55. Dedication and Maintenance of Common Area to Homeowners' Association: That the applicant provide for Town Manager review and approval, a deed conveying to the Homeowners' Association all common areas, however designated, including the community garden; recreation space; open space and common areas; the bufferyards; and stormwater management facilities. That the Homeowners' Association shall be responsible for the maintenance of the proposed internal subdivision roads until the NCDOT or the Town assumes ownership of the internal streets. These documents shall be reviewed and approved by the Town Manager prior to recordation at the Orange County Register of Deeds Office and cross-referenced on the final plat.
56. Solar Collection Devices: That the Homeowners' Association, or similar entity, shall not include covenants or other conditions of sale that restrict or prohibit the use, installation, or maintenance of solar collection devices, including clotheslines.

#### Fire Safety

57. Fire Sprinklers: The developer shall install sprinklers under the North Carolina Fire Protection Code (NC FPC) prior to issuance of a Certificate of Occupancy. Prior to issuance of a Zoning Compliance Permit, the plans shall show all proposed fire department connections to such systems. [TOWN CODE 7-56]
58. Gates and Barricades: Where required or authorized by the fire code official and permanent or temporary (construction), any gates across fire apparatus access roads shall be a minimum width of 20 feet, be of swinging or sliding type, have an emergency



means of operation, shall be openable by either forcible entry or keyed, capable of being operated by one person, and shall be installed and maintained according to UL 325 and ASTM F 2200. [NC FPC 2018, 503.5, 503.6, D103.5]

59. Grade and Approach: Fire apparatus access roads shall not exceed 10 percent in grade unless approved by the fire chief, and all approach and departure angles shall be within the limits established based on the Fire Department's apparatus. [NC FPC -2018, 503.2.7, 503.2.8 and D103.2]
60. Fire Protection and Utility Plan: A fire flow report for hydrants within 500 feet of each building shall be provided and demonstrate the calculated gallons per minute with a residual pressure of 20 pounds per square inch. The calculations should be sealed by a professional engineer licensed in the State of North Carolina and accompanied by a water supply flow test conducted within one year of the submittal. Refer to the Town Design Manual for required gallons per minute.
61. Fire Department Connections and Standpipes: When the building being constructed requires standpipes, a temporary standpipe connection will be constructed with ready Fire Department Access when the building is not more than 40 feet in height. Such standpipes shall provide usable connections adjacent to the stairs and shall continue with building progression always being not more than one floor below the highest floor of the building. [NC FPC 912 & NC FPC 2018 3313]
62. Fire Command Center: Where required in the North Carolina Fire Protection Code and in all high rise buildings, a fire command center must be constructed in accordance with Section 508, NC FPC 2018.
63. Aerials: Where a building exceeds 30 feet in height OR 3 stories above the lowest level of Fire Department Access, overhead power and utility lines shall not be allowed within the aerial apparatus access roadway and the roadway shall have an unobstructed width of 26 feet exclusive of the shoulders. At least one of the apparatus access roadways shall be located within a minimum of 15 feet and maximum of 30 feet from one complete side of the building. [NC FPC 2018 D105.1, D105.2, D105.3, D105.4]
64. Fire Apparatus Access Road: Any fire apparatus access roads (any public/private street, parking lot access, fire lanes and access roadways) used for fire department access shall be all-weather and designed to carry the imposed load of fire apparatus weighing at least 80,000 lbs. Fire apparatus access roads shall have a minimum width of 20 feet exclusive of shoulders with an overhead clearance of at least 13 feet 6 inches for structures not exceeding 30 feet in height and shall provide access to within 150 feet of all exterior portions of the building. Structures exceeding 30 feet in height shall be provided with an aerial apparatus access road 26 feet in width in the immediate vicinity of the building or portion thereof and shall provide at least one of the required access roads to be located not less than 15 feet and not more than 30 feet from the structure parallel to one entire side of the structure. [NC FPC 2018 502.1, 503.1.1, 503.2.1, D102.1 SECOND ACCESS DEPENDENT UPON NORTH CAROLINA DEPARTMENT OF TRANSPORTATION APPROVAL]
65. Dead End Access Roads: Dead end fire apparatus access roads exceeding 150 feet shall have a designated turn around. The turnaround shall meet one of the design standards of NC FPC 2018, Appendix D table D 103.4.

66. Building Height: Buildings exceeding 30 feet or three stories in height must have at least two means of fire apparatus access separated by at least one half the diagonal distance of the building. [NC FPC 2018, D104.1, D104.3 DEPENDENT UPON NORTH CAROLINA DEPARTMENT OF TRANSPORTATION APPROVAL]
67. Fire Access: Prior to issuance of a Certificate of Occupancy, fire access shall be reviewed and approved by the Town of Chapel Hill.
68. Fire Apparatus Access Road Authority: The fire code official shall have the authority to increase the minimum access widths where they are deemed inadequate for fire and rescue operations. [NC FPC 2018 503.2.2]
69. Hydrants Active: The developer shall provide active fire hydrant coverage, acceptable to the Fire Department, for any areas where combustible construction materials will be stored or installed, prior to having such materials delivered to the site. All required fire hydrants must be installed, active, and accessible for the Fire Department use prior to the arrival of combustible materials on site. Fire protection systems shall be installed according to Town Ordinance, the NC Fire Protection Code, and National Fire Protection Association Standard #13. [NC Fire Protection Code 2018 Section 501.1 & 3312]
70. Fire Hydrant and FDC Locations: The Final Plans shall indicate the locations of existing and proposed fire hydrants and Fire Department Connections (FDC). Fire Department Connections shall be located on the street side of the building within 100 feet of a hydrant. Hydrant spacing shall comply with the Town Design Manual. Design shall be reviewed and approved by the Town Manager prior to issuance of a Zoning Compliance Permit. [NC FPC 2018 Section 501.5.1.1]
71. Firefighting Access During Construction: Vehicle access for firefighting shall be provided to all construction or demolition sites including vehicle access to within 100 feet of temporary or permanent fire department connections and hydrants. Vehicle access shall be provided by either temporary or permanent roads capable of supporting vehicle loading under all weather conditions. [NC FPC 2018, Section 3310.1]
72. Premise Identification: Approved building address numbers, placed in a position acceptable to the fire code official, shall be required on all new buildings. [NC FPC 2018, 505.1]
73. Key Boxes: Where required by the fire code official, a secure key box, mounted on the address side of the building, near the main entrance, shall be provided to ensure adequate access to the building based on life safety and/or fire protection needs. [NC FPC 2018, 506]
74. Automatic Fire Sprinkler System Required: An automatic fire sprinkler system meeting the requirements of NFPA Standard #13 and Town Code 7-56 is required to be installed in non-residential construction.
75. Fire Department Connections, Locations: Any required FDCs for any buildings shall meet the design and installation requirements for the current, approved edition of NFPA 13, 13D, 13R, or 14 of the NC FPC 2018 and Town Code 7-38 for location. FDCs shall be installed within 100 feet of a hydrant or unless otherwise approved by the fire code official and shall not be obstructed or hindered by parking or landscaping. FDCs shall be equipped with National Standard Thread (NST) and be a 2.5" siamese.

76. Fire Department Connections, Installation: A working space of not less than 36 inches in width and depth and a working space of 78 inches in height shall be provided on all sides with the exception of wall mounted FDCs unless otherwise approved by the fire code official. The FDCs where required must be physically protected from impacts by an approved barrier. [NC FPC 2018, 912.1, 912.2 912.2.1, 312]
77. Fire Apparatus Access for Chapel Hill Fire Department: All fire department access determinations shall be based upon Chapel Hill Fire Department apparatus specifications (data specifications provided by Office of the Fire Marshal/Life Safety Division) and field verification. All proposed fire department access designs shall be reviewed and shall also pass field inspection.
78. Fire Flow Report: The Final Plan application shall include a fire flow report sealed by an Engineer registered in the State of North Carolina. An OWASA flow test must be provided with the report. Fire flow shall meet the 20 psi or exceed the requirements set forth in the Town Design Manual. The Fire Flow Report shall be reviewed and approved by the Town Manager prior to issuance of a Zoning Compliance Permit. [Town Design Manual]
79. Fire Lane: Prior to issuance of a Certificate of Occupancy, any fire lane shall be marked and signed in accordance with Town standards, with the associated plans approved by the Town Manager prior to issuance of a Zoning Compliance Permit. [NC FPC, Sections 2018 503.3, D103.6, D103.6.1, D103.2]
80. 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. [NC FPC 2018 Section 510.1]

#### Solid Waste Management and Recycling

81. Solid Waste Management Plan: Prior to issuance of a Zoning Compliance Permit, a detailed Solid Waste Management Plan, including a recycling plan and a plan for managing and minimizing construction debris, shall be approved by the Town Manager and Orange County Solid Waste (OCSW). The plan shall include dimensioned, scaled details of any proposed refuse/recycling collection areas, associated screening, and protective bollards, if applicable. Each bulk waste container shall be labeled as to type of material to be collected. If a refuse compactor is proposed or if the collection enclosure is not accessible by Town vehicles, the developer shall provide documentation of an agreement for solid waste collection by a private provider prior to issuance of a Zoning Compliance Permit. [Orange County Solid Waste]
82. Construction Waste: Clean wood waste, scrap metal and corrugated cardboard (Regulated Recyclable Materials), all present in construction waste, must be recycled. All haulers of construction waste containing Regulated Recyclable Materials must be properly licensed with Orange County Solid Waste. The developer shall provide the name of the permitted waste disposal facility to which any land clearing or demolition waste will be delivered. [Orange County Solid Waste]

83. Deconstruction Assessment: For any existing structure 500 square feet or larger a deconstruction assessment shall be conducted by OCSW staff prior to the issuance of a demolition permit pursuant to the County's Regulated Recyclable Materials Ordinance (RRMO). Prior to any demolition or construction activity on the site, the developer shall hold a pre-demolition/pre-construction conference with Solid Waste staff. This may be held at the same pre-construction meeting held with other development/enforcement officials.

#### State and Federal Approvals

84. State or Federal Approvals: Any required State or federal permits or encroachment agreements (e.g., 401 water quality certification, 404 permit) shall be approved and copies of the approved permits and agreements be submitted to the Town of Chapel Hill prior to the issuance of a Zoning Compliance Permit. [NC State; Federal Permits]
85. North Carolina Department of Transportation Approvals: Prior to issuance of a Zoning Compliance Permit, plans for any improvements to State-maintained roads or in associated rights-of-way shall be approved by NCDOT. [NC Department of Transportation]

#### Miscellaneous

86. Construction Management Plan: A Construction Management Plan shall be approved by the Town Manager prior to issuance of a Zoning Compliance Permit. The construction management plan shall: 1) indicate how construction vehicle traffic will be managed, 2) identify parking areas for on-site construction workers including plans to prohibit parking in residential neighborhoods, 3) indicate construction staging and material storage areas, 4) identify construction trailers and other associated temporary construction management structures, and 5) indicate how the project construction will comply with the Town's Noise Ordinance. [Town Design Manual Chapter 10]
87. Traffic and Pedestrian Control Plan: The developer shall provide a Work Zone Traffic Control Plan for movement of motorized and non-motorized vehicles on any public street that will be disrupted during construction. The plan must include a pedestrian management plan indicating how pedestrian movements will be safely maintained. The plan must be reviewed and approved by the Town Manager prior to the issuance of a Zoning Compliance Permit. At least 5 working days prior to any proposed lane or street closure the developer must apply to the Town Manager for a lane or street closure permit. [Town Code 17-42]
88. Construction Sign Required: The developer shall post a construction sign at the development site that lists the property owner's representative and telephone number, the contractor's representative and telephone number, and a telephone number for regulatory information at the time of issuance of a Building Permit, prior to the commencement of any land disturbing activities. The construction sign may have a maximum of 32 square feet of display area and maximum height of 8 feet. The sign shall be non-illuminated, and shall consist of light letters on a dark background. Prior to the issuance of a Zoning Compliance Permit, a detail of the sign shall be reviewed and approved by the Town Manager. [LUMO 5.14.4]

89. Schools Adequate Public Facilities Ordinance: If applicable, the developer shall provide the necessary Certificates of Adequacy of Public Schools or an exemption prior to issuance of a Zoning Compliance Permit. [LUMO 5.16]
90. Open Burning: The open burning of trees, limbs, stumps, and construction debris associated with site development is prohibited. [Town Code 7-7]
91. Detailed Plans: Prior to the issuance of a Zoning Compliance Permit, final detailed site plans, grading plans, utility/lighting plans, stormwater management plans (with hydrologic calculations), landscape plans, and landscape maintenance plans shall be approved by the Town Manager. Such plans shall conform to plans approved by this application and demonstrate compliance with all applicable regulations and the design standards of the Chapel Hill Land Use Management Ordinance and the Design Manual. [LUMO 4.5.3]
92. Certificates of Occupancy: No Certificates of Occupancy shall be issued until all required public improvements are complete. A note to this effect shall be placed on the final plats.  
  
If the Town Manager approves a phasing plan, no Certificates of Occupancy shall be issued for a phase until all required public improvements for that phase are complete, and no Building Permits for any phase shall be issued until all public improvements required in previous phases are completed to a point adjacent to the new phase. A note to this effect shall be placed on the final plats.
93. Traffic Signs: The developer shall be responsible for placement and maintenance of temporary regulatory signs before issuance of any Certificates of Occupancy.
94. New Street Names and Numbers: The name of the development and its streets and house/building numbers shall be approved by the Town Manager prior to issuance of a Zoning Compliance Permit.
95. As-Built Plans: Prior to the issuance of a Certificate of Occupancy, the developer shall provide certified as-built plans for building footprints, parking lots, street improvements, storm drainage systems and stormwater management structures, and all other impervious surfaces, and a tally of the constructed impervious area. The as-built plans should be in DXF binary format using State plane coordinates and NAVD 88. [Town Design Manual Chapter 10]
96. Vested Right: This Conditional Zoning or Conditional Zoning modification constitutes a site specific development plan (and is defined as such in the Chapel Hill Land Use Management Ordinance) establishing a vested right as provided by N.C.G.S. Section 160A-385.1 and the Chapel Hill Land Use Management Ordinance. During the period of vesting this permit may be subject to subsequent changes to Town regulations to the extent such regulations have been enacted under authority other than the Town's zoning authority.
97. Continued Validity: Continued validity and effectiveness of this approval shall be expressly conditioned on the continued compliance with the plans and conditions listed above.

98. Non-Severability: If any of the above conditions is held to be invalid, approval in its entirety shall be void.
99. Not-Comprehensive: The listing of these standard stipulations, and the specific stipulations applicable to this Permit, is not intended to be comprehensive and does not exclude other state and local laws and regulations which may be applicable to this Permit and development project.

BE IT FURTHER ORDAINED that the Council hereby approves the application for Conditional Zoning at 751 Trinity Court.

This the 27<sup>th</sup> day of April, 2022.

**RESOLUTION B**

(Denying the Conditional Zoning Application)

**A RESOLUTION DENYING AN AMENDMENT OF THE CHAPEL HILL ZONING ATLAS TO REZONE THE PROPERTY LOCATED AT 751 TRINITY COURT FROM RESIDENTIAL-4 (R-4) TO RESIDENTIAL-SPECIAL STANDARDS-CONDITIONAL ZONING DISTRICT (R-SS-CZD) AND CONSISTENCY WITH THE COMPREHENSIVE PLAN (PROJECT #21-086)(2022-04-27/R-6)**

BE IT RESOLVED by the Council of the Town of Chapel Hill that it finds that a Conditional Zoning application, proposed by Timmons Group, on behalf of developer Trinity Court Redevelopment, LLC and owner Town of Chapel Hill, to rezone 751 Trinity Court and identified as Orange County Parcel Identifier Number 9888-19-4511, if rezoned to Residential-Special Standards-Conditional Zoning District (R-SS-CZD) according to the rezoning plan dated February 5, 2022, and the conditions listed below would not:

- a) Conform with the applicable provisions of the Land Use Management Ordinance and Town Code
- b) Conform with the Comprehensive Plan
- c) Be compatible with adjoining uses
- d) Mitigate impacts on surrounding properties and the Town as a whole
- e) Be harmonious with existing and proposed built systems including utility infrastructure, transportation facilities, police and fire coverage, and other public services and facilities
- f) Be harmonious with natural systems such as hydrology, topography, and other environmental constraints

BE IT FURTHER RESOLVED that the Council hereby denies the application for an amendment of the Chapel Hill Zoning Atlas to rezone the property located at 751 Trinity Court to Residential-Special Standards-Conditional Zoning District (R-SS-CZD).

This the 27<sup>th</sup> day of April, 2022.

## COMMUNITY DESIGN COMMISSION

*The charge of the Community Design Commission is to assist the Council in guiding the Town's vision on aesthetics, character, and function to focus community growth through advice, advocacy and implementation of the Council's policies and review of proposed development in key areas of the community.*

### RECOMMENDATION FOR CONDITIONAL ZONING PERMIT AT TRINITY ST. AFFORDABLE HOUSING

February 22, 2022 (Original Review)

**Recommendation:**    **Approval** ☒                      **Approval with Conditions** ☐                      **Denial** ☐

**Motion:** Susana Dancy moved and Susan Lyons seconded a motion to recommend approval of the project presented by the applicant.

1. That the applicant study other locations for the waste disposal area. Commission is not supportive of the proposed location.
2. That architectural treatment of the exhaust fans and other upper-level mechanical equipment be subject to CDC review and approval at the Final Plans stage.

**Vote:**                      5-0

**Yeas:**    Susana Dancy  
             Ted Hoskins  
             Scott Levitan  
             Susan Lyons  
             Megan Patnaik

**Nays:**    None

Prepared by:    Adam Nicholson, Principal Planner



## TRANSPORTATION AND CONNECTIVITY ADVISORY BOARD

*To assist the Chapel Hill Town Council in creating an inclusive connected community by recommending, advocating and planning for comprehensive, safe, effective and sustainable multi-modal transportation and connectivity*

### RECOMMENDATION FOR CONDITIONAL ZONING APPLICATION FOR 751 TRINITY COURT

February 22, 2022

**Recommendation:**    Approval ☐                      Approval with Conditions ☒                      Denial ☐

**Motion:** Hageman moved, seconded by Abija, to recommend approval with the following conditions:

- That the applicant consider a form of micromobility solution, like golf carts, operated by building management to provide access to Pritchard Avenue Extension to those with disabilities.
- That the applicant assess bike ridership and look for opportunities to provide covered, secure parking, including additional bike parking spaces to correspond with ridership.
- That the developers and Town staff discuss connectivity around the bus stops on Pritchard Avenue Extension to improve access to bus stops.

**Vote:**                      7 – 0

**Yeas:** 7 - Chair Heather Brutz, Brian Hageman, Vice-Chair Nikki Abija, Mary Breeden, Katie Huge, Rudy Juliano, and Denise Matthews

**Nays:**

Prepared by:    Josh Mayo, Transportation Planner I

**HOUSING ADVISORY BOARD**

*The charge of the housing advisory board is to assist the Chapel Hill Town Council in promoting and developing a full spectrum of housing opportunities that meet the needs of the Chapel Hill community.*

**RECOMMENDATION  
FOR CONDITIONAL ZONING APPLICATION FOR 751 TRINITY  
COURT  
February 24, 2022**

**Recommendation:**    Approval ☒    Approval with Conditions ☐    Denial ☐

**Motion:** A motion was made by Anne Hoole to recommend approval of the development application as proposed; Mary Jean Seyda seconded this motion.

**Vote:**                    8-0

Yeas: Dawna Jones (Chair), Mary Jean Seyda (Vice-Chair), Jared Brown-Rabinowitz, Anne Hoole

Nays:

Prepared by:    Emily Holt, Staff

## ENVIRONMENTAL STEWARDSHIP ADVISORY BOARD

*The charge of the environmental stewardship advisory board will be to assist the Chapel Hill Town Council in strengthening environmentally responsible practices that protect, promote and nurture our community and the natural world through advice and program support.*

### RECOMMENDATION FOR CONDITIONAL ZONING DISTRICT FOR 751 TRINITY COURT

February 24, 2022

**Recommendation to Council:** Approval ☐ Approval with Special Considerations ☒  
Denial ☐

**Motion:** Tom Henkel moved and Vice-Chair Tucker seconded a motion to recommend that the Council approve the conditional zoning district for the 751 Trinity Court development application, with the following special consideration:

**Vote:** 7-0

**Aye:** Chair Maripat Metcalf, Vice-chair Adrienne Tucker, E. Thomas Henkel, Marirosa Molina, Bruce Sinclair, Noah Upchurch, and Lucy Vanderkamp

**Nay:**

**Special Considerations:**

- Vegetative parking islands in the steepest portion of the parking area

Prepared by: Maripat Metcalf, Chair, Environmental Stewardship Advisory Board  
Adrienne Tucker, Vice-Chair, Environmental Stewardship Advisory Board  
John Richardson, Community Resilience Officer, Staff Liaison to ESAB

## PLANNING COMMISSION

*The charge of the Planning Commission is to assist the Council in achieving the Town's Comprehensive Plan for orderly growth and development by analyzing, evaluating, and recommending responsible town policies, ordinances, and planning standards that manage land use and involving the community in long-range planning.*

### RECOMMENDATION FOR CONDITIONAL ZONING APPLICATION FOR 751 Trinity Court

March 1, 2022

**Recommendation:**    **Approval** ☒                      **Approval with Conditions** ☐                      **Denial** ☐

**Motion:** Neal Bench moved, and Louie Rivers seconded a motion to recommend that the Council adopt Resolution A (Resolution of Consistency).

**Vote:**                      8 – 0

**Yeas:** Michael Everhart (Chair), James Baxter (Vice-Chair), Neal Bench, Elizabeth Losos, Jonathan Mitchell, John Rees, Louie Rivers, Stephen Whitlow

**Nays:**

**Recommendation:**    **Approval** ☒                      **Approval with Conditions** ☐                      **Denial** ☐

**Motion:** John Rees moved, and Louie Rivers seconded a motion to recommend that the Council approve the Conditional Rezoning, as proposed.

**Vote:**                      7 – 1

**Yeas:** Michael Everhart (Chair), James Baxter (Vice-Chair), Elizabeth Losos, Jonathan Mitchell, John Rees, Louie Rivers, Stephen Whitlow

**Nays:** Neal Bench

**Reasons for Nay Vote:**

- That it would be a terrible decision by the Town of Chapel Hill to build affordable housing with lesser amenities than those required for other housing projects. Commissioner Bench supported adding a condition that required the developer to provide a payment in lieu in the amount of the recreation space not provided on site.

Prepared by:    Anya Grahn, Principal Planner

## CHAPEL HILL PLANNING COMMISSION

*The charge of the Planning Commission is to assist the Council in achieving the Town's Comprehensive Plan for orderly growth and development by analyzing, evaluating, and recommending responsible town policies, ordinances, and planning standards that manage land use and involving the community in long-range planning.*

### INCREASE PEDESTRIAN CONNECTIVITY TO TRINITY COURT APARTMENTS

*Prepared by Michael Everhart, Chair, March 8, 2022*

On March 1<sup>st</sup>, 2022, the Planning Commission reviewed the proposed redevelopment of Trinity Court Apartments, and we voted 7-1 to recommend approval of the project.

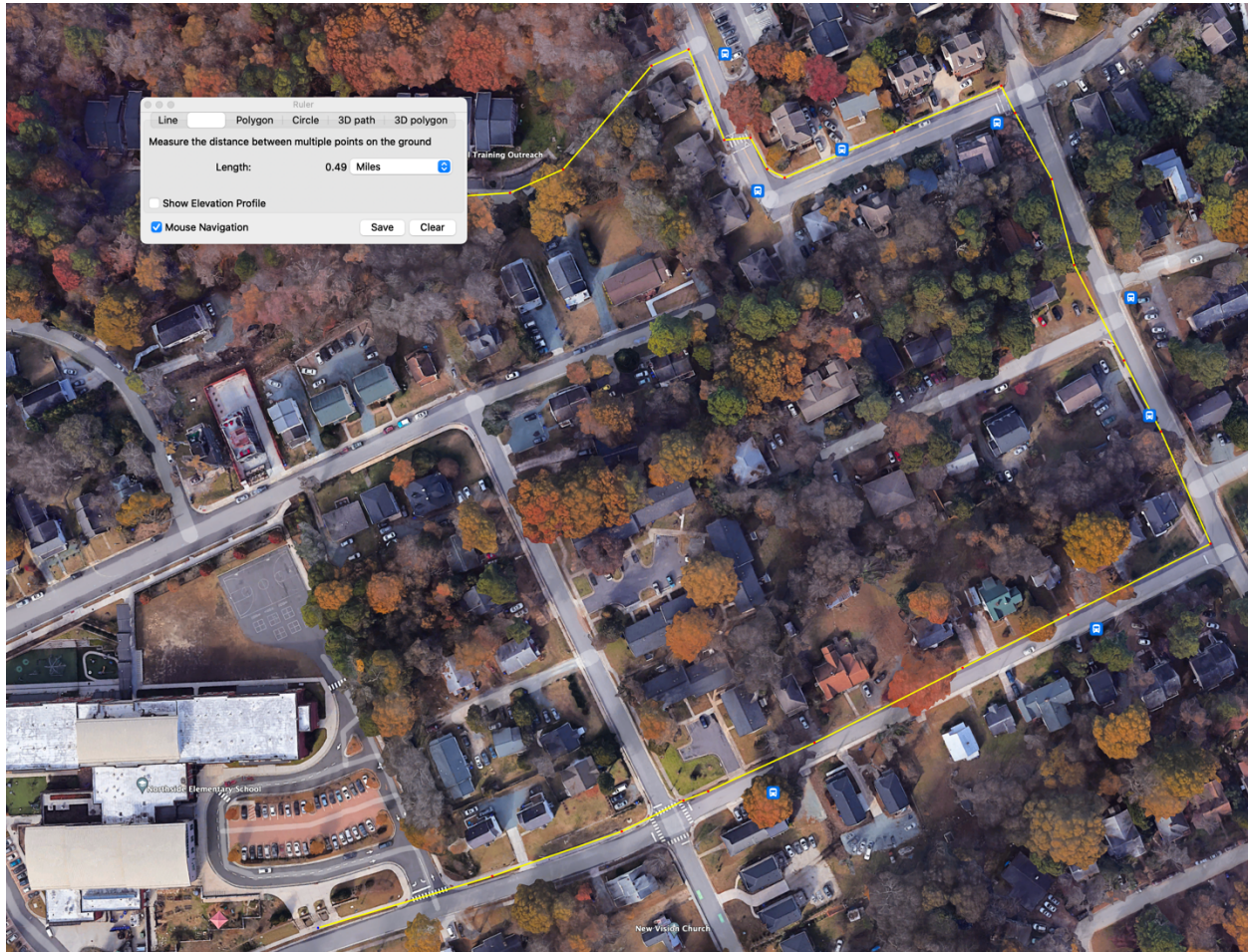
In addition to our formal recommendation, the Planning Commission also strongly recommends that the Town Council actively consider providing a pedestrian connection from Church Street to the proposed project by installing a sidewalk and staircase through the existing right-of-way. As shown in the exhibits below, such a connection would create a shorter route to Northside Elementary School, among other destinations (e.g., Hargraves Community Center). The exhibits also show examples of stairs elsewhere in town that may serve as models for what would be needed at Trinity Court due to the slope of the land where a connection would be made.

The project developer told the Planning Commission that they are amenable to the connection, were it to be provided. Given the town's housing affordability crisis and the timeline for securing LIHTC funding for the Trinity Court development, the Planning Commission believes any costs associated with studying, designing, and constructing a proposed connection should be borne by the town, not the developer or future residents of the complex, and should not delay approval or construction of the complex.

**Exhibit 1:** Area parcel map with town owned land highlighted in green that could connect Trinity Court to McMasters and Church Streets

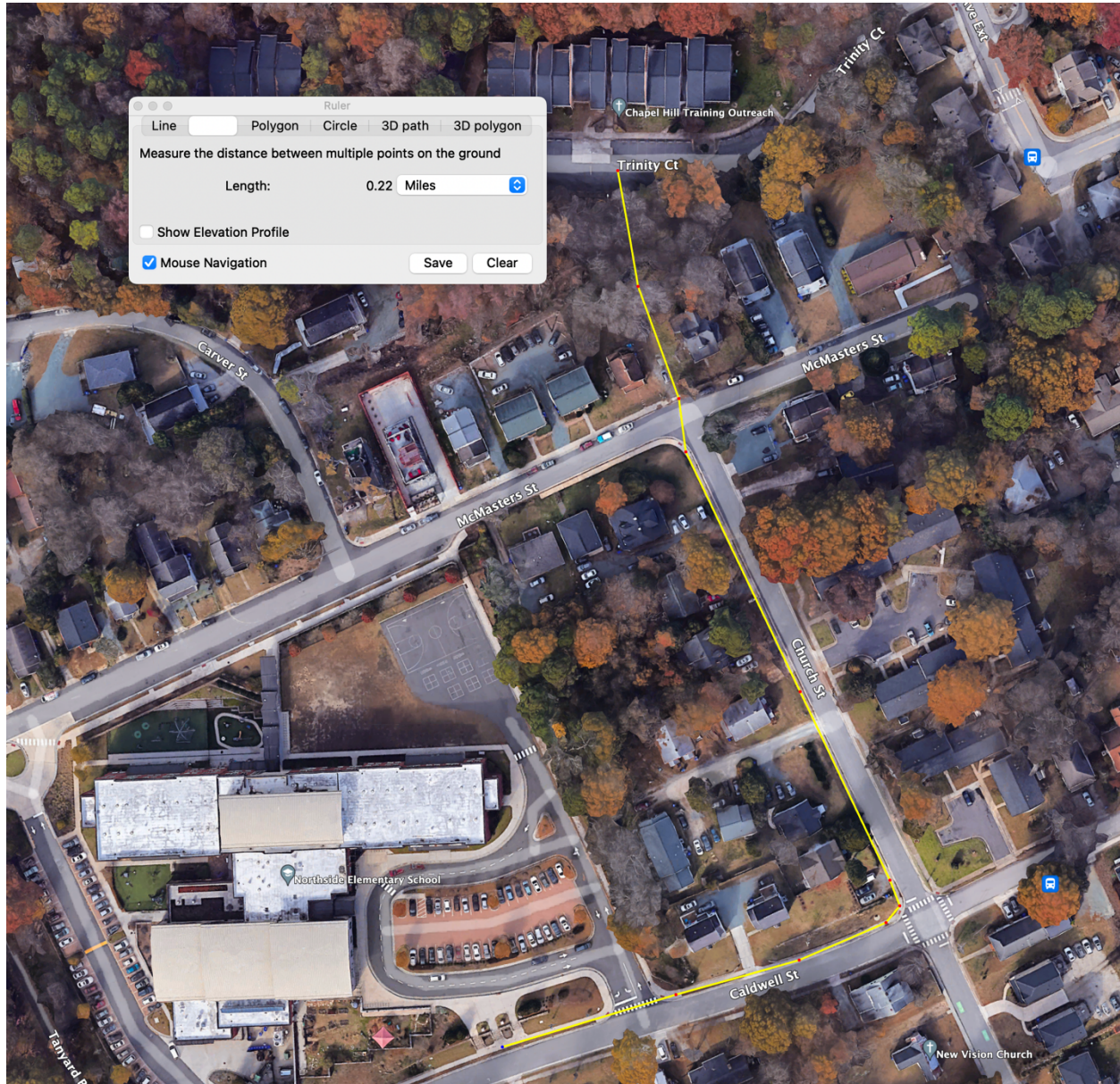


**Exhibit 2:** Pedestrian route and distance from Trinity Court to Northside Elementary *without* proposed connection to McMasters and Church Streets





**Exhibit 3:** Pedestrian route and distance from Trinity Court to Northside Elementary *with* proposed connection to McMasters and Church Streets





**Exhibit 4:** Example of lower-cost stairs off Tanyard Branch Trail





**Exhibit 5:** Example of higher-cost stairs from Booker Creek Trail to E. Franklin St.



# CONDITIONAL ZONING APPLICATION



**TOWN OF CHAPEL HILL**  
**Planning Department**  
 405 Martin Luther King Jr. Blvd.  
 (919) 968-2728 fax (919) 969-2014  
 www.townofchapelhill.org

Parcel Identifier Number (PIN): 9788194511

Date: 12/08/2021

## Section A: Project Information

Project Name: Trinity Court

Property Address: 751 Trinity Court, Chapel Hill NC

Zip Code: 27516

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

Existing Zoning District: R-4

Project Description:

Two 3-4 story apartment buildings with a total of 54 units with associated parking.

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

### Applicant Information (to whom correspondence will be mailed):

Name: Timmons Group

Address: 5410 Trinity Road, Suite 102

City: Raleigh

State: NC

Zip Code: 27607

Phone: (919) 866-4951

Email: William.Altman@timmons.com

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

Signature: 

Date: 2-4-22

### Owner/Contract Purchaser Information:

☐ Owner

☒ Contract Purchaser

Name: Trinity Court Redevelopment, LLC

Address: 448 Depot Street

City: Christiansburg

State: VA


Zip Code: 24073

Phone: 804-614-2682

Email: sbrown@chpc2.org

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

By: CHP Trinity Court Redevelopment, LLC, its Managing Member, By: Community Housing Partners Corporation. Its: Managing Member

Signature: By: 

Its: Vice President

Date: 2/8/22

Click [here](#) for application submittal instructions.

# CONDITIONAL ZONING APPLICATION



**TOWN OF CHAPEL HILL**  
**Planning Department**  
 405 Martin Luther King Jr. Blvd.  
 (919) 968-2728 fax (919) 969-2014  
 www.townofchapelhill.org

Parcel Identifier Number (PIN): 9788194511

Date: 12/08/2021

Project Name: Trinity Court  
 Property Address: 751 Trinity Court, Chapel Hill NC Zip Code: 27516  
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### Applicant Information (to whom correspondence will be mailed):

Name: Timmons Group  
 Address: 5410 Trinity Road, Suite 102  
 City: Raleigh State: NC Zip Code: 27607  
 Phone: (919) 866-4951 Email: William.Altman@timmons.com

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

Signature:  Date: 2-4-22

### Owner/Contract Purchaser Information:

☒ Owner

☐ Contract Purchaser

Name: Town of Chapel Hill  
 Address: 405 Martin Luther King Jr. Blvd.  
 City: Chapel Hill State: NC Zip Code: 27514  
 Phone: \_\_\_\_\_ Email: \_\_\_\_\_

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

Signature:  Date: 2-10-22

[Click here for application submittal instructions.](#)



## CONDITIONAL ZONING

TOWN OF CHAPEL HILL  
Planning Department

Conditional Rezoning applications are reviewed by staff, Planning Commission, and Town Council. The application is part of an open public process that enables Town Council to discuss and decide on the key issues of a rezoning proposal. If a rezoning is approved, the applicant may then submit a detailed final plan application to staff for compliance review with the technical development standards and with the Council rezoning approval.

The establishment of a Conditional Zoning District shall be consistent with the Land Use Plan in the Comprehensive Plan. A proposed Conditional Zoning District is deemed consistent if the proposed District will be located in conformance with an adopted small area plan and/or in one of the following Land Use Categories:

- Medium Residential
- High Residential
- Commercial
- Mixed Use, Office/Commercial Emphasis
- Mixed Use, Office Emphasis
- Town/Village Center
- Institutional
- Office
- University
- Development Opportunity Area
- Light Industrial Opportunity Area

If the proposed conditional zoning districts is located in a Low Residential or a Rural Residential Land Use Category, the Town Council must approve a Land Use Plan amendment prior to proceeding.

**SIGNED CONDITIONS:** All conditions shall be in writing, prepared by the owner of the property or an attorney and must be signed by all property owners and contract purchasers, if applicable. The Town Attorney may require additional signatures if necessary and will determine whether or not the conditions statement is legally sufficient. Within thirty (30) days after receipt of the conditions the Planning Division Manager will notify the applicant of any deficiencies in the conditions statement or if any additional information is needed. The applicant may make changes to the written conditions statement provided it is submitted at least thirty (30) prior to Planning Commission meeting or thirty (30) days prior to Town Council public hearing.

**RECORDATION OF CONDITIONS:** After a rezoning has been approved by the Town Council, the conditions statement shall be recorded with the Register of Deeds Office. After a rezoning has been approved by Town Council and recorded by the Register of Deeds Office, the conditions may not be amended except through a new rezoning application.



**PROJECT FACT SHEET**

TOWN OF CHAPEL HILL

Planning Department

**Section A: Project Information****Use Type:** (check/list all that apply)
☐ Office/Institutional    ☒ Residential    ☐ Mixed-Use    ☐ Other: \_\_\_\_\_
**Overlay District:** (check all that apply)
☐ Historic District    ☐ Neighborhood Conservation District    ☐ Airport Hazard Zone
**Section B: Land Area**

Net Land Area (NLA): Area within zoning lot boundaries		NLA=	140,782	sq. ft.
Choose one, or both, of the following (a or b), not to exceed 10% of NLA	a) Credited Street Area (total adjacent frontage) x ½ width of public right-of-way	CSA=		sq. ft.
	b) Credited Permanent Open Space (total adjacent frontage) x ½ public or dedicated open space	COS=		sq. ft.
TOTAL: NLA + CSA and/or COS = Gross Land Area (not to exceed NLA + 10%)		GLA=	140,782	sq. ft.

**Section C: Special Protection Areas, Land Disturbance, and Impervious Area****Special Protection Areas:** (check all those that apply)
☒ Jordan Buffer    ☒ Resource Conservation District    ☐ 100 Year Floodplain    ☐ Watershed Protection District

Land Disturbance	Total (sq. ft.)
Area of Land Disturbance (Includes: Footprint of proposed activity plus work area envelope, staging area for materials, access/equipment paths, and all grading, including off-site clearing)	94,895
Area of Land Disturbance within RCD	4,403
Area of Land Disturbance within Jordan Buffer	4,403

Impervious Areas	Existing (sq. ft.)	Demolition (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)
Impervious Surface Area (ISA)	56,192	56,192	57,935	57,935
Impervious Surface Ratio: Percent Impervious Surface Area of Gross Land Area (ISA/GLA)%	40%	40%	41%	41%
If located in Watershed Protection District, % of impervious surface on 7/1/1993				



# PROJECT FACT SHEET

TOWN OF CHAPEL HILL

Planning Department

## Section D: Dimensions

Dimensional Unit (sq. ft.)	Existing (sq. ft.)	Demolition (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)
Number of Buildings	2	2	2	2
Number of Floors	2	2	4	4
Recreational Space	990	990	3,674	3,674

### Residential Space

Dimensional Unit (sq. ft.)	Existing (sq. ft.)	Demolition (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)
Floor Area (all floors – heated and unheated)	48750	48750	66,488	66,488
Total Square Footage of All Units	45000	45000	53,150.10	53,150.10
Total Square Footage of Affordable Units	45000	45000	53,150.10	53,150.10
Total Residential Density				
Number of Dwelling Units	40	40	54	54
Number of Affordable Dwelling Units	40	40	54	54
Number of Single Bedroom Units	0	0	14	14
Number of Two Bedroom Units	20	20	20	20
Number of Three Bedroom Units	20	20	20	20

### Non-Residential Space (Gross Floor Area in Square Feet)

Use Type	Existing	Proposed	Uses	Existing	Proposed
Commercial	0	0			
Restaurant	0	0	# of Seats		
Government	0	0			
Institutional	0	0			
Medical	0	0			
Office	0	0			
Hotel	0	0	# of Rooms		
Industrial	0	0			
Place of Worship	0	0	# of Seats		
Other	0	0			

Dimensional Requirements		Required by Ordinance	Existing	Proposed
Setbacks (minimum)	Street	10'	N/A	N/A
	Interior (neighboring property lines)	0'	N/A	N/A
	Solar (northern property line)	N/A	N/A	N/A
Height (maximum)	Primary	39'		
	Secondary	60'		
Streets	Frontages	N/A	N/A	N/A
	Widths	N/A	N/A	N/A



# PROJECT FACT SHEET

TOWN OF CHAPEL HILL

Planning Department

## Section F: Adjoining or Connecting Streets and Sidewalks

*Note: For approval of proposed street names, contact the Engineering Department.*

Street Name	Right-of-Way Width	Pavement Width	Number of Lanes	Existing Sidewalk*	Existing Curb/Gutter
Prichard Avenue	30'	25'	2	<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> Yes
				<input type="checkbox"/> Yes	<input type="checkbox"/> Yes

**List Proposed Points of Access** (Ex: Number, Street Name):

\*If existing sidewalks do not exist and the applicant is adding sidewalks, please provide the following information:

Sidewalk Information			
Street Names	Dimensions	Surface	Handicapped Ramps
			<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
			<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A

## Section G: Parking Information

Parking Spaces	Minimum	Maximum	Proposed
Regular Spaces	-	64	53
Handicap Spaces	3	-	9
Total Spaces	3	64	62
Loading Spaces	-	-	0
Bicycle Spaces	14	61	16
Surface Type	Asphalt		

## Section H: Landscape Buffers

Location (North, South, Street, Etc.)	Minimum Width	Proposed Width	Alternate Buffer	Modify Buffer
North, South, East, and West	15		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> Yes
Trinity Court	15		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> Yes
			<input type="checkbox"/> Yes	<input type="checkbox"/> Yes
			<input type="checkbox"/> Yes	<input type="checkbox"/> Yes





# PROJECT FACT SHEET

TOWN OF CHAPEL HILL

Planning Department

## Section I: Land Use Intensity

Existing Zoning District:

Proposed Zoning Change (if any):

Zoning – Area – Ratio			Impervious Surface Thresholds			Minimum and Maximum Limitations	
Zoning District(s)	Floor Area Ratio (FAR)	Recreation Space Ratio (RSR)	Low Density Residential (0.24)	High Density Residential (0.50)	Non-Residential (0.70)	Maximum Floor Area (MFA) = FAR x GLA	Minimum Recreation Space (MSR) = RSR x GLA
R-SS-CZD	1.10	0.05	0.24	0.5	0.7	125,588	7,039
<b>TOTAL</b>	1.10			0.5	0.7	125,588	7,039
RCD Streamside		0.01					
RCD Managed		0.019					
RCD Upland							

## Section J: Utility Service

Check all that apply:

<b>Water</b>	<input checked="" type="checkbox"/> OWASA	<input type="checkbox"/> Individual Well	<input type="checkbox"/> Community Well	<input type="checkbox"/> Other
<b>Sewer</b>	<input checked="" type="checkbox"/> OWASA	<input type="checkbox"/> Individual Septic Tank	<input type="checkbox"/> Community Package Plant	<input type="checkbox"/> Other
<b>Electrical</b>	<input checked="" type="checkbox"/> Underground	<input checked="" type="checkbox"/> Above Ground		
<b>Telephone</b>	<input checked="" type="checkbox"/> Underground	<input type="checkbox"/> Above Ground		
<b>Solid Waste</b>	<input checked="" type="checkbox"/> Town	<input type="checkbox"/> Private		



**CONDITIONAL ZONING APPLICATION  
SUBMITTAL REQUIREMENTS**  
**TOWN OF CHAPEL HILL**  
**Planning Department**

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

	<b>Application fee</b> ( <a href="#">including Engineering Review fee</a> ) ( <a href="#">refer to fee schedule</a> )	Amount Paid \$	0
	<b>Pre-application meeting</b> –with appropriate staff		
	<b>Digital Files</b> – provide digital files of all plans and documents		
	<b>Recorded Plat or Deed of Property</b>		
	<b>Project Fact Sheet</b>		
	<b>Traffic Impact Statement</b> – completed by Town’s consultant (or exemption)		
	<b>Description of Public Art Proposal</b> , if applicable		
	<b>Statement of Justification</b>		
	<b>Response to Community Design Commission and Town Council Concept Plan comments</b> , if applicable		
	<b>Affordable Housing Proposal</b> , if applicable		
	<b>Statement of Consistency with Comprehensive Plan or request to amend Comprehensive Plan</b>		
	<b>Mailing list of owners of property within 1,000 feet perimeter of subject property</b> ( <a href="#">see GIS notification tool</a> )		
	<b>Mailing fee for above mailing list</b> (mailing fee is double due to 2 mailings)	Amount Paid \$	0
	<b>Written Narrative describing the proposal, including proposed land uses and proposed conditions</b>		
	<b>Resource Conservation District, Floodplain, &amp; Jordan Buffers Determination</b> – necessary for all submittals		
	<b>Jurisdictional Wetland Determination</b> – if applicable		
	<b>Resource Conservation District Encroachment Exemption or Variance</b> (determined by Planning)		
	<b>Jordan Buffer Authorization Certificate or Mitigation Plan Approval</b> (determined by Planning)		
	<b>Reduced Site Plan Set</b> (reduced to 8.5" x 11")		

**Stormwater Impact Statement (1 copy to be submitted)**

- a) Written narrative describing existing & proposed conditions, anticipated stormwater impacts and management structures and strategies to mitigate impacts
- b) Description of land uses and area (in square footage)
- c) Existing and proposed impervious surface area in square feet for all subareas and project area
- d) Ground cover and uses information
- e) Soil information (classification, infiltration rates, depth to groundwater and bedrock)
- f) Time of concentration calculations and assumptions
- g) Topography (2-foot contours)
- h) Pertinent on-site and off-site drainage conditions
- i) Upstream and/or downstream volumes
- j) Discharges and velocities
- k) Backwater elevations and effects on existing drainage conveyance facilities
- l) Location of jurisdictional wetlands and regulatory FEMA Special Flood Hazard Areas
- m) Water quality volume calculations
- n) Drainage areas and sub-areas delineated
- o) Peak discharge calculations and rates (1, 2, and 25-year storms)
- p) Hydrographs for pre- & post-development without mitigation, post-development with mitigation
- q) Volume calculations and documentation of retention for 2-year storm



**CONDITIONAL ZONING APPLICATION  
SUBMITTAL REQUIREMENTS**  
TOWN OF CHAPEL HILL  
Planning and Development Services

- r) 85% TSS removal for post-development stormwater runoff
- s) Nutrient loading calculations
- t) BMP sizing calculations
- u) Pipe sizing calculations and schedule (include HGL & EGL calculations and profiles)

### Plan Sets (10 copies to be submitted no larger than 24" x 36")

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

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

### Cover Sheet

- a) Include Project Name, Project fact information, PIN, and Design Team

### Area Map

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

### Existing Conditions Plan

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



**CONDITIONAL ZONING APPLICATION  
SUBMITTAL REQUIREMENTS  
TOWN OF CHAPEL HILL  
Planning and Development Services**

### Detailed Site Plan

- a) Existing and proposed building locations
- b) Description & analysis of adjacent land uses, roads, topography, soils, drainage patterns, environmental constraints, features, existing vegetation, vistas (on and off-site)
- c) Location, arrangement, & dimension of vehicular parking, width of aisles and bays, angle of parking, number of spaces, handicapped parking, bicycle parking. Typical pavement sections & surface type.
- d) Location of existing and proposed fire hydrants
- e) Location and dimension of all vehicle entrances, exits, and drives
- f) Dimensioned street cross-sections and rights-of-way widths
- g) Pavement and curb & gutter construction details
- h) Dimensioned sidewalk and tree lawn cross sections
- i) Proposed transit improvements including bus pull-off and/or bus shelter
- j) Required landscape buffers (or proposed alternate/modified buffers)
- k) Required recreation area/space (including written statement of recreation plans)
- l) Refuse collection facilities (existing and proposed) or shared dumpster agreement
- m) Construction parking, staging, storage area, and construction trailer location
- n) Sight distance triangles at intersections
- o) Proposed location of street lights and underground utility lines and/or conduit lines to be installed
- p) Easements
- q) Clearing and construction limits
- r) Traffic Calming Plan – detailed construction designs of devices proposed & associated sign & marking plan

### Stormwater Management Plan

- a) Topography (2-foot contours)
- b) Existing drainage conditions
- c) RCD and Jordan Riparian Buffer delineation and boundary (perennial & intermittent streams; note ephemeral streams on site)
- d) Proposed drainage and stormwater conditions
- e) Drainage conveyance system (piping)
- f) Roof drains
- g) Easements
- h) BMP plans, dimensions, details, and cross-sections
- i) Planting and stabilization plans and specifications

### Landscape Protection Plan

- a) Rare, specimen, and significant tree survey within 50 feet of construction area
- b) Rare and specimen tree critical root zones
- c) Rare and specimen trees proposed to be removed
- d) Certified arborist tree evaluation, if applicable
- e) Significant tree stand survey
- f) Clearing limit line
- g) Proposed tree protection/silt fence location
- h) Pre-construction/demolition conference note
- i) Landscape protection supervisor note
- j) Existing and proposed tree canopy calculations, if applicable



**CONDITIONAL ZONING APPLICATION  
SUBMITTAL REQUIREMENTS**  
TOWN OF CHAPEL HILL  
Planning and Development Services

### Planting Plan

- a) Dimensioned and labeled perimeter buffers
- b) Off-site buffer easement, if applicable
- c) Landscape buffer and parking lot planting plan (including planting strip between parking and building, entryway planting, and 35% shading requirement)

### Steep Slope Plan

- a) Classify and quantify slopes 0-10%, 10-15%, 15-25%, and 25% and greater
- b) Show and quantify areas of disturbance in each slope category
- c) Provide/show specialized site design and construction techniques

### Grading and Erosion Control Plan

- a) Topography (2-foot contours)
- b) Limits of Disturbance
- c) Pertinent off-site drainage features
- d) Existing and proposed impervious surface tallies

### Streetscape Plan, if applicable

- a) Public right-of-way existing conditions plan
- b) Streetscape demolition plan
- c) Streetscape proposed improvement plan
- d) Streetscape proposed utility plan and details
- e) Streetscape proposed pavement/sidewalk details
- f) Streetscape proposed furnishing details
- g) Streetscape proposed lighting detail

### Solid Waste Plan

- a) Preliminary Solid Waste Management Plan
- b) Existing and proposed dumpster pads
- c) Proposed dumpster pad layout design
- d) Proposed heavy duty pavement locations and pavement construction detail
- e) Preliminary shared dumpster agreement, if applicable



**CONDITIONAL ZONING APPLICATION  
SUBMITTAL REQUIREMENTS**  
**TOWN OF CHAPEL HILL**  
**Planning and Development Services**

### Construction Management Plan

- a) Construction trailer location
- b) Location of construction personnel parking and construction equipment parking
- c) Location and size of staging and materials storage area
- d) Description of emergency vehicle access to and around project site during construction
- e) Delivery truck routes shown or noted on plan sheets

### Energy Management Plan

- a) Description of how project will be 20% more energy efficient than ASHRAE standards
- b) Description of utilization of sustainable forms of energy (Solar, Wind, Hydroelectric, and Biofuels)
- c) Participation in NC GreenPower program
- d) Description of how project will ensure indoor air quality, adequate access to natural lighting, and allow for proposed utilization of sustainable energy
- e) Description of how project will maintain commitment to energy efficiency and reduced carbon footprint over time
- f) Description of how the project's Transportation Management Plan will support efforts to reduce energy consumption as it affects the community

### Exterior Elevations

- a) An outline of each elevation of the building, including the finished grade line along the foundation (height of building measured from mean natural grade)

## STATEMENT OF JUSTIFICATION

### TRINITY COURT TRINITY COURT REDEVELOPMENT, LLC

Chapel Hill Township  
PIN 978-819-4511

February 6, 2022

#### **Introduction**

Trinity Court Redevelopment, LLC requests a CZD Permit for the subject property, to allow re-development of the property for two new affordable housing apartment buildings with parking and amenities. The project site encompasses approximately 3.5 acres and is comprised of two existing buildings to be removed with respective parking lots. Undeveloped areas within the project site are dominated by mid-successional mixed pine surrounding a creek. Impacts to jurisdictional features are limited to one (1) stream encroachment, associated with the road connecting the eastern and western sections of the community. No other impacts to streams are proposed as part of the project.

All federal and state requirements have been met as part of the project. All improvements have been designed to minimize impacts to the existing resources (i.e streams, wetlands, vegetation) at the site. Impacts to riparian areas along the streams have been avoided and minimized to the maximum extent practicable by incorporating resourceful site planning, including the utilization of wetland/steam delineations and the buffer determination to adjust the layout to avoid minimize impacts.

#### **Justification**

The Applicant believes that this is justified by the required objective prescribed in LUMO Sec. 3.4.5 Evidence in support of this objective is presented as follows:

***Objective: Promotion of a one hundred (100) percent affordable on-site housing component.***

#### **General**

The proposed campus consists of two affordable housing apartment buildings, which consist entirely of affordable housing units. These units offer affordable housing to community members that earn 60% or less of the area median income. The apartment buildings will be a safe and healthy environment for residents, workers, and visitors, in accordance with all applicable zoning, building, health, and life-safety codes.

### **Zoning**

The proposed use will conform to all zoning parameters set forth in LUMO Article 3.

### **Design Development Standards**

The proposed use will be designed consistent with the requirements of LUMO Article 5. In accordance with this article, the facility will be designed to “maximize energy efficiency and conservation”. The building has been configured to take advantage of the site’s topography, to minimize grading requirements. Retaining walls are proposed in strategic areas to avoid unnecessary horizontal disturbance adjacent to slopes. Erosion and sediment control methods will be used to mitigate the effects of land disturbance associated with the new facility.

Rainwater management techniques including the incorporation of a stormfilter have been included in the design to treat portions of the impervious roof area to meet Town standards for quality control. To meet the standards for runoff rate and volume an underground detention system is proposed. Landscaping, screening, and buffering will be provided to meet the stated purposes in Article 5.6.1. These purposes will be accomplished by the preservation of existing trees and vegetation where practical, to maintain the integrity of the soil. New plantings and other landscape features will be provided where necessary.

The new facility will provide for adequate access and circulation for both pedestrians and vehicles. Onsite parking and service areas will be provided, balancing the need to provide vehicle storage with the strong desire to emphasize and encourage alternate forms of transportation. In addition, lighting, utilities, signage, and solid waste management facilities will be designed to conform to applicable Town requirements.

### **Energy Management Plan**

Energy efficiency is a high priority for the design team. To meet this goal the following are to be implemented throughout the project. The site and buildings will be illuminated with energy efficient LED lighting. To reduce heating and cooling energy costs the team has proposed a sealed building envelope design with high insulation values at wall, ceilings, and floors. Specifications will require the supplied mechanical units be energy recover and high SEER energy efficient air source heat pump HVAC systems. Windows are to be low-emissivity, Energy Star rated. Vegetation will be strategically planted to reduce solar heat gain and lessen the urban heat island effect. To reduce energy required for water consumption, Energy Star appliances and equipment will be provided within the units. This includes products like low flush toilets. High-efficiency domestic hot water systems will provide hot water to the units.

### **Conservation and Environmental Protection**

The project’s design will conform to all applicable environmental regulations. Measures have been taken to have minimal impacts to existing streams and buffered areas. No published floodplain exists on the property, and no structural feature is proposed in any



low-lying area. Erosion and sediment control plans adhering to state requirements will be developed to mitigate sediment laden runoff during construction.

### **Demolition, Deconstruction, and Construction Waste Management**

During new construction, solid waste materials will be recycled and/or disposed in a manner consistent with Orange County and Town of Chapel Hill requirements. Coordination between the applicant and the Orange County Solid Waste staff will commence to identify practical ways to deconstruct and reuse existing building materials where possible in an effort to reduce the materials that are sent to landfills.

### **Rainwater Management**

Rainwater runoff from onsite improved areas will be captured and managed to meet Town requirements for runoff quantity, rate, and quality. To meet the town ordinance stormwater management will be required for any increase in impervious surface from existing built upon area. The proposed drawings include a storm filter in order to meet the Town's quality standards. To meet the quantity standards an underground detention system is to be used. These structures will work to minimize impacts to the perineal stream and properties downstream.

### **Pedestrian and Bike Accommodations**

Environmental protection extends beyond onsite activities to travel to and from the site. Section 3.4.5 of the LUMO denotes the encouragement of a balanced private and public transportation system, which promotes connectivity and safety for vehicles, bicycles, and pedestrians.

The proposed housing facility will be pedestrian oriented by design. This reconstruction will bring the building closer to the road, giving it more of an urban design that promotes pedestrian activity. Decreasing the grade of the roadways and sidewalks as much as possible is intended to provide for a less strenuous walk up and down the steep slopes of the existing roadway. Additional sidewalks and pedestrian crossings will be constructed onsite to achieve a high degree of pedestrian emphasis. Seating areas will be added throughout the site to provide areas for resting. An active Town of Chapel Hill Transit route is located within a block of the property that community members can use to travel. Downtown Chapel Hill and downtown Carrboro are within a 1.5 miles distance from the site entrance. Greenway trails maintained by the Town of Chapel Hill Parks department are located directly north of the site, which residents will have access to from nearby trailheads.

Bicycle access to the site will be accommodated by the local street network, and an appropriate number of bicycle parking spaces will be constructed on the site to encourage and accommodate biking as a viable means of transportation to and from the facility.

*Modification Proposed* – Allow for 100% class II bicycle parking spaces due to site constraints that allow for limited amenity area.

## **Traffic**

No major changes are being made to the roadway that currently exists. The existing roadway has a width of 18' back of curb to back of curb. This differs from the current requirement of 25' back of curb to back of curb. Parking areas are being extended to a 26' width to comply with the fire code but extending the existing drives will prove a greater challenge.

*Modification Proposed* – Allow for Trinity Court to be 20' back of curb to back of curb to prevent a mass increase in impervious surface area and drastic grading changes to the steep slopes that are adjacent to the existing curbs.

The area adjacent to the driveways have grades that are predominantly 15-25%, which will require retaining walls if they are to be disturbed for added road length. The Town of Chapel Hill imposes a limit on steep slopes that can be impacted, which has already been met. Further impact could impose a greater risk to the stability of the site.

A portion of Trinity Court crosses over a stream within the Jordan Buffer. Widening this road more than the proposed 2' would cause greater impact to the existing stream. As this is a protected buffer the intention is to impact this stream as minimally as possible. Not only would this cause a physical impact, but it would lessen the quality of the stormwater runoff from the road due to the increase in impervious area. With the tight space available based on the restricting environmental conditions listed above there is minimal room for further stormwater control measures to treat added impervious surface. For these reasons a request to modify the requirements is proposed.

## **Parking**

Required parking for the site has been determined by using the designation of “Dwelling, Duplex\*\*\* or multi-family” in accordance with LUMO section 5.9.7. The minimum parking requirement for the 54 units is 77 parking spaces with 14 bicycle parking spaces. The maximum parking requirement is 98 spaces.

*Modification Proposed* – Allow for the minimum parking spaces required to be reduced from 77 parking spaces to 62 parking spaces.

Due to the steep slopes on the site a modification to the requirements is requested for 62 parking spaces. Please see C4.1 Steep Slopes plan for a visual representation of the existing grade. To minimize the increase in impervious and reduce the need to affect the steep slopes of the property the existing parking lot footprint is being used for the proposed parking. The surrounding area consists mostly of slopes 15% or higher that would be difficult to develop without introducing safety concerns with the freshly disturbed slopes. As this is an affordable housing project the intention is to keep grading costs as minimal as possible. The Town of Chapel Hill has a limit on allowable disturbance of steep slopes. Increasing the parking lot size would

Grading these steep slopes would prove to be an extremely expensive endeavor that can be avoided with this reduction of the minimum parking spaces required. Reducing the slopes would also take away from a distinctly Chapel Hill characteristic and disturb the natural beauty of the existing woods and terrain.

### **Landscaping**

With the development of any area, the neighboring residences are to be taken into consideration. To protect the adjoining residential uses and neighborhoods the housing site will provide adequate screening from the adjoining residential areas. In doing so the landscaping will be designed to respect the native vegetation. The existing buffers along portions of the north and east of the site property lines will remain intact and supplemental landscaping will be added to these areas as necessary to meet the requirements of the LUMO. Protection of the existing vegetation is an important aspect of this project, as their root zones offer stability to the steep slopes.

### **Building Configuration and Siting**

To further minimize the impact of steep slopes the proposed building orientation is dictated by the footprint of the existing buildings, which are to be removed. This design choice was made to minimize grading and protect the existing steep slopes of the natural environment. The proposed buildings will take advantage of the slopes located around the footprint by splitting the building at two levels. The main building orientation places the building with the main entrance facing south and perpendicular to Prichard Avenue.

### **Emergency Services**

Fire protection and “first responder” emergency medical services will be provided by the Town of Carrboro. The Town’s Carrboro Fire Rescue Fire Station is located one-half mile from the site, as measured along the most likely approach route.

The new buildings will be equipped with a fire suppression sprinkler system and will be designed using conventional fire-prevention and fire-management strategies. The site and building plans will be reviewed and approved by the Town’s Fire Department, to verify conformance to applicable regulations and standards.

### **Security Measures**

Existing conditions include two abandoned buildings. As is common with vacant buildings vandalism and squatting has been known to occur on this site. This poses a security hazard for the nearby community as it is difficult to manage activity that occurs in areas without regular supervision. Removing the vacant building and populating the area will allow for the community to regulate the activity in these areas, as well as allow for a better understanding of who is residing in the nearby area. With an elementary school within walking distance, it is especially important that this residence should become a safe and inviting addition to the community.

**Utility and Solid Waste Services**

The facility will obtain public potable water and sanitary sewer service by connection to existing OWASA utility systems, meeting all public health standards related thereto. Solid waste collection for the facility will be provided by Orange County. The building's solid waste management methods and facilities will be reviewed and approved by the Orange County Solid Waste Department, for conformance to all applicable regulations and standards.

## **Comprehensive Plan**

The proposed project consists of two new apartment buildings constructed as a re-development of the existing affordable housing community. Re-development of this site will replace existing facilities with a newer, and safer infrastructure, providing important new elements of neighborhood support and identity.

The Trinity Court affordable housing request for re-development is fully consistent with the goals of the Chapel Hill 2020 Comprehensive Plan.

In June 2011, the Chapel Hill Town Council created the Affordable Housing Strategy to provide affordable, quality housing for families in need of assistance. The 2020 Comprehensive plan reiterated this goal to increase the affordability of living within Chapel Hill through the construction and renovation of affordable housing communities. The Trinity Court Affordable Housing project is proposed to be developed in accordance with the Chapel Hill 2020 Comprehensive Plan. We provide this statement of compliance to demonstrate adherence to the general concepts set forth in the CH2020 Comprehensive Plan. Two general themes within the CH2020 Comprehensive Plan include Community Choices and Connections.

These are defined in the plan as:

### **Community Choices:**

The community would like more options to choose from in how and where they live in Chapel Hill. This includes more options for housing, employment, transportation, shopping, and recreational activities. With bringing in more choices for residents, accessibility must be taken into consideration when deciding what options to introduce to the community.

### **Community Connections:**

The community has expressed interest in improved opportunities to connect and socialize with fellow residents. The CH2020 Comprehensive Plan displays initiative to assure that these opportunities both promote and embrace diversity, in order to create an all-inclusive community environment. To allow residents the chance to become involved in these new opportunities, transportation connections will also need to be made available. The community wants a real commitment to safe pedestrian and bicycle transportation. The proposed site offers that and more, as is outlined in the following points:

- **A Place for Everyone:** Diversity and inclusion in a family-friendly, and creative environment was promoted in this theme. Participants focused on creating a welcoming community for all with special emphasis on the arts, youths, and the need for affordable housing. The intention of the Trinity Court development is to provide an all-inclusive affordable housing complex in a space that was previously unusable.

- **Community Prosperity and Engagement:** Part of the focus for this theme is to provide a safe, vibrant, and connected community, as well as healthy neighborhoods. The development is designed to provide a safe location for the proposed apartment units, with good vehicular and pedestrian access. It will also provide additional connectivity to the existing Tanyard Branch Trail.
- **Getting Around:** All modes of transportation are needed for an inclusive, connected community. In this theme, participants discussed the potential for regional partnerships linking to thriving greenways, sidewalks, bicycle amenities, and other options within the town. The proposed development is located within a block of an active Town of Chapel Hill Transit route. Downtown Chapel Hill or downtown Carrboro are within a 1.5-mile distance from the site entrance. Sidewalks will be provided throughout the site to encourage safe pedestrian foot traffic in this and surrounding neighborhoods.
- **Good Places, New Spaces:** The idea behind this theme is balancing respect for the old with the prospect of the new. Development is a part of a growing community, but with that needs to come an appreciation for what once was. In this appreciation development will take inspiration from the existing entities to create a seamless transition between old and new spaces. The development of this vacant property will provide a complimentary neighborhood with a similar balance among the surrounding properties. There is a stream that runs along the northeast side of the property and this area will be maintained to provide an aesthetically pleasing natural area that harmonizes with the existing Tanyard Branch Trail.
- **Nurturing Our Community:** Natural stands of vegetation and buffers will be preserved to the extent practical. Stormwater management will be designed in locations that follow existing drainage patterns seeking to maintain current flow patterns and reduce grading where possible.

### **Advisory Boards & Commissions**

- Refer to attached response to comments received by Advisory Boards and Council.

### **Summary**

The Applicant believes that the requested modifications are justified by the objective prescribed in LUMO Sec. 3.4.5; and further believes that the objective is supported by the materials contained in the application for the subject project, including the written evidence presented above.



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## **TRINITY COURT - Request for Modifications to the Requirements**

**751 Trinity Court, Chapel Hill, NC 27516**

### **LUMO 3.6.3 Land Disturbance in the Resource Conservation District (RCD)**

Per LUMO 3.6.3(e)(1) Provided they are permitted within the conventional district, and subject to the provisions of subsections (f), (g), and (h) of this section, the uses permitted in column (A) of Table 3.6.3-2 shall be permitted uses within the resource conservation district. Within Table 3.6.3-2, one of the approved uses is “driveways and utility service lines when there is a practical necessity”. There is a proposed encroachment into the RCD Buffer due to the need of an emergency vehicle turn around. The existing road width is 18’, with no current area for emergency vehicles to turn around. The turnaround is proposed in one of the flattest areas along the existing road, to not further disturb the 4:1+ slopes that make up 42% of the site. The proposed area was also one of the only locations with adequate width and length to support the location of this driveway. It is a necessary feature for emergency vehicle access and the safety of the residents; therefore, we request that this encroachment be permitted.

Another of the reason for disturbance includes “detention/retention and the associated infrastructure”. Two storm drainage outlets are proposed in the stream side buffer. These are replacements to existing storm drainage outlets that are to be removed. These have been added to maintain existing flow to the stream while efficiently mitigating stormwater from the site. As the existing stormwater outfalls were located in the same area and the site is limited in where outfalls can be located without further disturbance to steep slopes, we request that this encroachment be permitted as a modification.

These encroachments result in an increase of impervious surface than what is allowed within the buffer by the impervious surface ratio. The allowed ratio is 0.06, while 0.13 is proposed. Existing conditions had an impervious ratio of 0.12 and an increase of 356sqft is proposed to accommodate the fire lane turn around, retaining walls, and an adjustment to the width of the existing road. As the fire turn around lane and retaining walls are crucial safety features and have only increased the impervious surface ratio by 0.01, we request that an exemption be made.

### **LUMO 5.3.2(f) – Steep Slopes**

Per LUMO 5.3.2(f) Disturbance limitations. No more than twenty-five (25) percent of the total combined area of 4:1 (25%) or steeper slopes shall be disturbed unless a variance is granted by the Board of Adjustment. The existing site has slopes of 4:1 making up 42% of the total area. Of the area within the limits of disturbance, 33% is 4:1 or greater. These limits of disturbance surround two existing buildings with parking and the roadway. To reduce the impact to these 4+:1 slopes the proposed buildings and parking are being placed in the footprints of the existing buildings. The existing units slope down from the road from 10% to 25+%, which currently does not meet ADA requirements. To allow for ADA access to the new ADA units the slope to the building was adjusted. In general, the proposed building contains more units than the existing apartments. With an increase in units comes an increase in need for parking and trash collection. To accommodate these requirements the parking lot and dumpster pads extend out past the existing lot. The slopes that currently border the lots are 15% to 25+%. A variance to the



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parking requirement is being made to decrease the number of spaces needed, with the intention of reducing the area outside of the existing parking lot that is to be disturbed.

The existing road location is also being kept as much as allowable. Due to code requirements, it is being widened and gradually regraded in the parking areas to accommodate for ADA slope requirements, but the general footprint is the same. The slopes adjacent to the road are between 15% and 25+%. To reduce disturbance of the 4:1 slopes a variance has been proposed to reduce the required road width. The site as existing is incredibly steep, but a great effort to reduce disturbance while meeting town requirements has been made. Due to the site consisting of 42% slopes that are 4:1 or steeper and the aforementioned effort to reduce disturbance, we request a modification to requirement 5.3.2(f) in the LUMO to allow for 33% of the 4:1 slopes to be disturbed.

### **LUMO 5.5.2 (D)(1) – Recreational Space Requirement**

Per LUMO 5.5.2.d.1 In lieu of providing or dedicating recreation area required pursuant to this section, a developer of a subdivision may, with the approval of the town council, make a payment to the town whereby the town may acquire or develop recreation land to serve the subdivision. A developer may make a partial payment in combination with the partial provision of recreation area if the town council determines that the combination is in the best interests of the citizens of the area to be served. As stated previously the steep slopes give this site limited availability for exterior site amenities without further impact to the 4:1 slopes, or further encroachment on the RCD buffer. A playground, tot lot, covered picnic/grill space, and sitting areas throughout the property are to be provided. Interior recreation is also being taken advantage of. The space indoors is being maximized for units. However, space has been dedicated to community rooms, like an office space, communal area, and kitchen. The recreational amenities for this site have been taken into consideration and are proposed in a way that maximizes the limited space available. The active and inactive recreational spaces equate to 2,252 sqft and 1,422 sqft respectively. This gives a total recreational space of 3,674 sqft. The required recreational space for this site is 7,039 sqft. To calculate the fee in lieu for payment the difference in required and proposed is multiplied by 0.218 and 25. The fee in lieu for the recreational space requirement is \$18,399.25.

It should also be noted that north of the property is a Town managed open space with trails and a connection to Umstead park, so additional active recreation is available to the residents nearby.

### **LUMO 5.9.6 (C)(1) – Entrance Drives**

Per LUMO 5.9.6(c)(1) Entrance Drives. Entrance drives into parking facilities shall be bordered by a landscaped buffer strip a minimum of eight (8) feet in width, which shall be landscaped in accordance with town landscaping standards.

Two adjacent properties exist outside of the entrance drive. The access easement between these two properties does not allow for 8' in width on either side of the existing entrance to provide landscaping. We request that this requirement be removed, as there was no landscape buffer on the existing entrance drive.





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### **LUMO 5.9.6 (C)(2) – Surface Parking Lot**

Per LUMO 5.9.6(C)(2)(A), Foundation Buffer Strip. Parking facilities, unless located on or within a structure, shall be separated from the exterior wall of a structure (exclusive of paved pedestrian and bicycle entrance ways or loading areas) by a landscaped buffer strip at least five (5) feet in width, which shall be landscaped in accordance with Town landscaping standards. At building B there are two pinch points where the sidewalk approaches the building with less than 5' of area to allow for the 5' foundation buffer. This consists of ~20' along building B. 15' of that distance is reduced to 4.5' of allowable space for a foundation buffer, while the remaining 5' of length is pinched to 1' between the sidewalk and the building. The proposed building and parking are located in the footprints of the existing building and parking lot to minimize impact to the surrounding steep slopes. Shifting the building north, or the parking lot south would create an increase in disturbed 4:1 slopes. To keep from further encroaching on these 4:1 slopes we request a modification to the requirements for these two areas.

Per LUMO 5.9.6(c)(2)C, A landscaped interior island must be provided every ten (10) parking spaces in excess of twenty (20) spaces. Interior islands must be distributed evenly throughout the parking area. Interior islands may be consolidated, or intervals maybe expanded in order to preserve existing trees.

In the western parking lot, a row of eleven consecutive parking spaces is shown. The area to the south of these spaces is vegetated. We request that this vegetated area be considered to meet the landscaping requirement. The current parking layout maximizes the parking spaces available within the existing footprint of the building. Removing one of these spaces for a landscape island would further reduce the available parking area to residents.

### **LUMO 5.9.5 (I) – Motorcycle Parking**

Per LUMO 5.9.5(I), Parking facilities designed to accommodate five (5) or more vehicles shall provide areas as necessary for the parking of motorcycles, mopeds, and bicycles. Such areas shall be clearly defined and reserved for the exclusive use by motorcycles, mopeds, and bicycles

Per the requirement, four motorcycle parking spaces are required onsite. The community outreach meetings and surveys have shown little to no interest from the public for motorcycle parking, so these spaces are likely to remain empty. We request to exclude motorcycle parking, as there is limited parking space, due to site constraints. Please refer to sheet C4.1 Steep Slopes Plan for a visual representation of these constraints. To minimize the increase in impervious and the disturbance of steep slopes the existing parking lot footprint is being used. The surrounding area consists mostly of slopes 15% or higher that would be both difficult and expensive to develop.

### **LUMO 5.9.7 – Required Parking Spaces**

Per LUMO 5.9.7 Table, the non-TC multifamily dwelling unit required parking is as follows:

- 1 space per (1) bedroom dwelling unit
- 1.4 spaces per (2) bedroom dwelling unit



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#### 1.75 spaces per (3) bedroom dwelling units

The minimum parking spaces required is 77 spaces for this site. Due to the steep slopes on the site a modification to the requirements is requested for 62 parking spaces. Please refer to sheet C4.1 Steep Slopes Plan. To minimize the increase in impervious and the disturbance of steep slopes the existing parking lot footprint is being used. The surrounding area consists mostly of slopes 15% or higher that would be both difficult and expensive to develop. As these slopes could become unstable if cut into, retaining walls would be required around areas of expansion into these steep grades. It is believed that this is adequate parking for residents and visitors. Each unit has the availability for 1 parking space with 8 parking spaces available for staff and visitors. From discussions with Faith Brodie it was determined that 1 parking space per unit is traditional for affordable housing facilities.

### **LUMO 5.9.7 (A) – Required Parking Spaces**

Per LUMO 5.9.7(A) provide 90% Class I and 10% Class II bicycle parking spaces. Per these requirements 13 class 1 spaces and 1 class 2 spaces are to be provided. The class I spaces that this site can accommodate would be bicycle lockers, or interior bicycle storage. Bicycle lockers are both expensive and take up a large amount of space, which this site lacks. Due to site constraints, and minimizing the disturbance of steep slopes, the applicable place for covered bike parking would be at the front of building A. This would detract from the frontage of the building and reduce appeal. After conversations with Josh Mayo with the Town, it was agreed that bike racks as shown on plans would be adequate due to these constraints.

As for interior bicycle storage, we are maximizing the space indoors for units. There is not room internally/in breezeways for covered bike parking. This space was instead allocated to individual outside storage closets for each unit.

During a community outreach meeting bicycle space was said to be very low on the public's priority list for site amenities. This is likely due to the two incredibly steep hills (~9-16%) that bicyclists would have to use. To conserve the limited amenity space for what is desired by the public for this affordable housing community we request that the requirement be modified to 100% class II bicycle parking. This could potentially be gated or covered to better meet the standard of class I bicycle parking.

### **Town of Chapel Hill Engineering Department Standard Detail, ST-IC – Lane Width**

Per Town of Chapel Hill Engineering Department Standard Detail ST-IC, the minimum local street width requirement is 25' back of curb to back of curb. The existing roadway has a width of 18' back of curb to back of curb. Parking aisles are being extended to a 26' width to comply with the fire code but extending the drives will prove a greater challenge. A modification of 20' back of curb to back of curb is requested to prevent an increase in impervious surface area and drastic grading changes to the steep slopes that are adjacent to the existing curbs.

The area adjacent to the driveways have grades that are predominantly 15-25%, which will require retaining walls if they are to be disturbed for added road width. A portion of Trinity Court also crosses



5410 Trinity Road  
Suite 102  
Raleigh, NC 27607

**P** 919.866.4951  
**F** 919.859.5663  
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over a stream within the Jordan Buffer. Widening this road further would cause greater impact to the existing stream.



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## TRINITY COURT – 751 Trinity Court, Chapel Hill, NC

### **Jordan Watershed Riparian Buffer Authorization & RCD Exemption Request Narrative**

Trinity Court is a thoughtfully designed affordable housing community, which is to include two apartment buildings that will provide 54 affordable housing units for those earning 60% of the Area Median income, or less. Several site amenities are also to be provided onsite. These include a community room, business center, shared kitchen, playground, tot lot, benches, and covered picnic area with grills. A network of sidewalks, which connect the site to Pritchard Avenue Ext. make this site both pedestrian and commuter friendly, as there is a bus stop less than a block from the top of driveway. A plethora of walking trails located to the north of the site throughout Umstead park and along the Tanyard Branch trail allow for further pedestrian access and walking opportunities.

The site encompasses approximately 3.23 acres on an individual parcel and is comprised of two existing buildings to be removed with respective parking lots. The foot print of these areas will accommodate the new buildings and parking lots. This design allows for the most efficient use of space, while minimizing the steep slopes that are to be disturbed.

Undeveloped areas within the project site are dominated by mid-successional mixed pine surrounding an intermittent stream. This stream feeds into Bolin Creek, where it connects to Tanyard Branch. Both of which are located to the North/North West of the property. The intermittent stream has an existing road that crosses it. The proposed design minimizes affecting this section of road to preserve the stream's integrity at this crossing. Along the rest of the stream is a healthy amount of tree coverage, which is to be preserved to maintain the natural habitat of the existing wildlife that makes up this area. Slopes on the site are predominately between 15% - 25% or greater., especially along the stream. These slopes have been retained along the stream as best as possible to maintain the stability of the slopes and reduce the possibility of disturbing the water quality. The predominant soils on the site are Wedowee Sandy Loam at the North and Appling-Urban Land Complex at the southern end of the stream.

Impacts to jurisdictional features are limited to a stream buffer encroachment, associated with the road connecting the eastern and western sections of the community and the encroachment of an emergency vehicle turnaround at the western building. No other impacts to streams are proposed as part of this project. The site has been carefully adapted to the site's natural features such as streams, stream buffers, steep slopes, and existing vegetation. The resulting site layout maximizes the use of the site's developable area, while preserving sensitive natural areas.



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### **Minimizing impacts**

Impacts within the Jordan Buffer are limited to a corner of the emergency vehicle turn around, two stormwater outlet pipes, and adjustments to the existing road/sidewalk at the established stream crossing. All of the proposed impacts are located in both zones one and two, except for the stormwater outlet pipes.

The impact of the road and sidewalk at the storm crossing are located in the same area as the existing road and sidewalk. A retaining wall is being added to keep the slope stable and prevent any unwanted drainage into the stream. The road needs to widen to 20' to allow safe access for emergency vehicles to reach the western building.

The impervious area of the emergency vehicle turn around that impacts the stream is all located in zone 2, while some grading is located within zone 1. A retaining wall is proposed around the turn around to prevent runoff into the stream directly from this roadway, which could cause erosion and water quality concerns.

The stormwater outfall pipes and rip rap ditches will be located within zone 2 with water flowing into the stream. Minor grading and clearing of trees will be required to install these outfalls. Mini excavators will be used to install the rip rap ditches to minimize the disturbance within the buffer to only the necessary grading to install the outfalls. The proposed outfall pipes are placed where existing pipes are releasing water into the buffer/stream.

### **Resource Conservation District Encroachment Exemption Application**

Attributes of the RCD such as wildlife habitat, natural stormwater treatment, and flood storage are to be incorporated as features of the community and preserved to the extent possible. Impacts within the Resources Conservation District have been minimized and include a portion of the emergency vehicle turn around, two stormwater outlet pipes, and adjustments to the existing road/sidewalk at the established stream crossing. The emergency vehicle turn around and widening of the road to 20' are required to assure the safety of the residents of the apartment buildings. Without it emergency vehicles could not easily navigate the site, or readily access the rear of the buildings. The storm water outlet pipes are replacements for the existing stormwater outfalls, which are currently located in the same general area as the proposed. These existing pipes had to be upsized to meet Town of Chapel Hill standards and stormwater drainage requirements. The improvements to the existing sidewalk and road include minor grading and replacement of the sidewalk, so it is consistent with the rest of the site. A retaining wall is being added to both the sidewalk and the emergency vehicle turn around to assure minimal impact or disturbance to the stream and the steep slopes existing on the site.

Within the stream side corridor zone of the area of disturbance is less than that which is allowed by LUMO Section 3.6.3(f). Below is a table summarizing the allowable and proposed disturbances to the stream:



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Trinity Court RCD Disturbance Summary				
Onsite	Stream Side			
Total Area:	24,584			
Disturbed Area Ratio:	0.20			
	Allowable	Proposed	Net Change	Proposed Disturbed Area Ratio
Disturbed Area Breakdown:	4,917	4327	(590)	0.18

Trinity Court RCD Impervious Summary						
Onsite	Stream Side					
Total Area:	24,584					
Impervious Surface Ratio	0.06					
	Allowable	Existing to Remain Impervious	Proposed Impervious	Total Impervious	Net Change	Proposed Disturbed Area Ratio
Impervious Surface Area Breakdown:	1,475	2,850	356	3,206	1,731	0.13

- Submittal requirements A, B, C, D, E, F, H, I, J, and N have been provided under separate cover within the Conditional Zoning application submitted on February 4<sup>th</sup>, 2022.
- The RCD onsite is not associated with a delineated 100-year floodplain therefore submittal requirements G, K, and M have not been provided.
- No proposed alteration or relocation of a riverine watercourse is proposed therefore requirement L has not been provided.



TRINITY COURT AFFORDABLE HOUSING  
CONDITIONAL ZONING PERMIT

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

C - SERIES DRAWING ABBREVIATIONS:

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



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
C3.0	SITE PLAN
C3.1	UTILITY PLAN
C3.2	WATER LINE PROFILES
C3.3	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	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
L1.0	LANDSCAPE PROTECTION PLAN
L1.1	LANDSCAPE PLAN
L1.2	LANDSCAPE DETAILS
E1.0	LIGHTING PLAN
A4.1.1	BUILDING A ELEVATIONS
A4.1.2	BUILDING A ELEVATIONS
A4.2.1	BUILDING B ELEVATIONS

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

LEGEND

SEWER

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

WATER

8" W	EXISTING WATER LINE
8" W	WATER LINE
⊗	EXISTING WATER VALVE
⊗	WATER VALVE
⊗	POST INDICATOR VALVE
⊗	EXISTING WATER METER
⊗	WATER METER
⊗	EXISTING FIRE HYDRANT
⊗	FIRE HYDRANT
8" W	WATER LINE REDUCER
8" W	EX WATER LINE PLUG
8" W	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

MISCELLANEOUS UTILITIES

⊗	EXISTING LIGHT POLE
⊗	EXISTING YARD LIGHT
⊗	EXISTING GROUND LIGHT
⊗	LIGHT POLES
⊗	EXISTING UTILITY POLE
⊗	UTILITY POLE
⊗	EXISTING GUY WIRE
⊗	EXISTING ELECTRIC METER
⊗	EXISTING OVERHEAD ELECTRIC
⊗	OVERHEAD ELECTRIC
⊗	EX UNDERGROUND ELECT LINE
⊗	UNDERGROUND ELECTRIC LINE
⊗	EXISTING TELEPHONE PEDESTAL
⊗	EXISTING TELEPHONE MANHOLE
⊗	EX OVERHEAD TELEPHONE LINE
⊗	OVERHEAD TELEPHONE LINE
⊗	EX UNDERGROUND TELEPHONE LINE
⊗	UNDERGROUND TELEPHONE LINE
⊗	EX OVERHEAD FIBER OPTIC LINE
⊗	OVERHEAD FIBER OPTIC LINE
⊗	EX UNDERGROUND FIBER OPTIC LINE
⊗	UNDERGROUND FIBER OPTIC LINE
⊗	EX CABLE TV PEDESTAL
⊗	OVERHEAD CABLE TV LINE
⊗	EX UNDERGROUND CABLE TV
⊗	UNDERGROUND CABLE TV LINE
⊗	COMBINED POWER/CATV
⊗	COMBINED POWER, TELE, CATV
⊗	COMBINED POWER, TELEPHONE
⊗	COMBINED TELEPHONE, 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
⊗	EXISTING CURB
⊗	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
⊗	SPOT ELEVATION
⊗	CL SWALE
⊗	EXISTING SIGN
⊗	SIGN
⊗	BOLLARD
⊗	FLAG POLE
⊗	PROPERTY MARKER FOUND / ROD FOUND
⊗	PIPE FOUND
⊗	MONUMENT FOUND

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:	9788194511
EXISTING ZONING:	R-4
PROPOSED ZONING:	R-SS-CZD
USE:	AFFORDABLE HOUSING; MEDIUM DENSITY RESIDENTIAL
NET LAND AREA (NLA):	140,782 SQFT
GROSS LAND AREA (GLA):	140,782 SQFT
EXISTING FLOOR AREA:	48,750 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
ONSITE IMPERVIOUS AREA EXISTING:	1.29 ± ACRES (56,192 SF)
ONSITE IMPERVIOUS PROPOSED:	1.33 ± ACRES (57,935 SF)
TOTAL DISTURBED AREA:	2.18 ± ACRES (94,895 SF)
REQUIRED PARKING:	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 20 (3) BEDROOM DWELLING UNITS = <b>MINIMUM 77 PARKING SPACES</b> <b>REQUIRED ACCESSIBLE PARKING:</b> <b>MINIMUM OF 4 ACCESSIBLE PARKING SPACES FOR LOTS WITH BETWEEN 76 AND 100 PARKING SPACES</b>
PROVIDED VEHICLE PARKING:	62 VEHICLE PARKING SPACES PROVIDED; ( 9 ACCESSIBLE SPACES PROVIDED ) *MODIFICATION REQUESTED FOR TOTAL PARKING
REQUIRED BICYCLE PARKING:	1 BICYCLE SPACE X 5414 DWELLING UNITS = <b>MINIMUM 14 BICYCLE SPACES</b>
PROVIDED BICYCLE PARKING:	14 BICYCLE PARKING SPACES PROVIDED; *MODIFICATION REQUESTED FOR BICYCLE PARKING TO BE CLASS II
RCD ENCROACHMENT	
STREAM SIDE BUFFER ONSITE	24,584 SQFT
LAND DISTURBANCE IN BUFFER	4,327 SQFT
EXISTING IMPERVIOUS WITHIN BUFFER TO REMAIN	2,850 SQFT
PROPOSED IMPERVIOUS WITHIN BUFFER	356 SQFT
TOTAL IMPERVIOUS WITHIN BUFFER	3,206 SQFT

LANDUSE BREAKDOWN		
DESCRIPTION	PRE IMPERVIOUS AREA (SQFT)	POST IMPERVIOUS AREA (SQFT)
BUILDINGS	16,810	19,159
PAVEMENT	22,074	26,146
SIDEWALKS	11,683	5,640
MISCELLANEOUS (COURTS, AMENITY AREA, DUMPSTER PADS, ETC.)	5,625	6,990
TOTAL ONSITE IMPERVIOUS	56,192	57,935

RECREATION AREA BREAKDOWN		
DESCRIPTION	ACTIVE	PASSIVE
PLAYGROUND	2,252	
PICNIC AREA		150
BENCHES		72
INTERIOR (GATHERING/MULTI PURPOSE ROOM & COMPUTER ROOM)		1,200
TOTAL RECREATION AREA	3,674	
FEE IN LIEU	(REQUIRED: PROVIDED * MULTIPLIER ) 75 ( 7,039-3,674 ) * 0.218 75 = \$19,339.25	

MOSELEYARCHITECTS



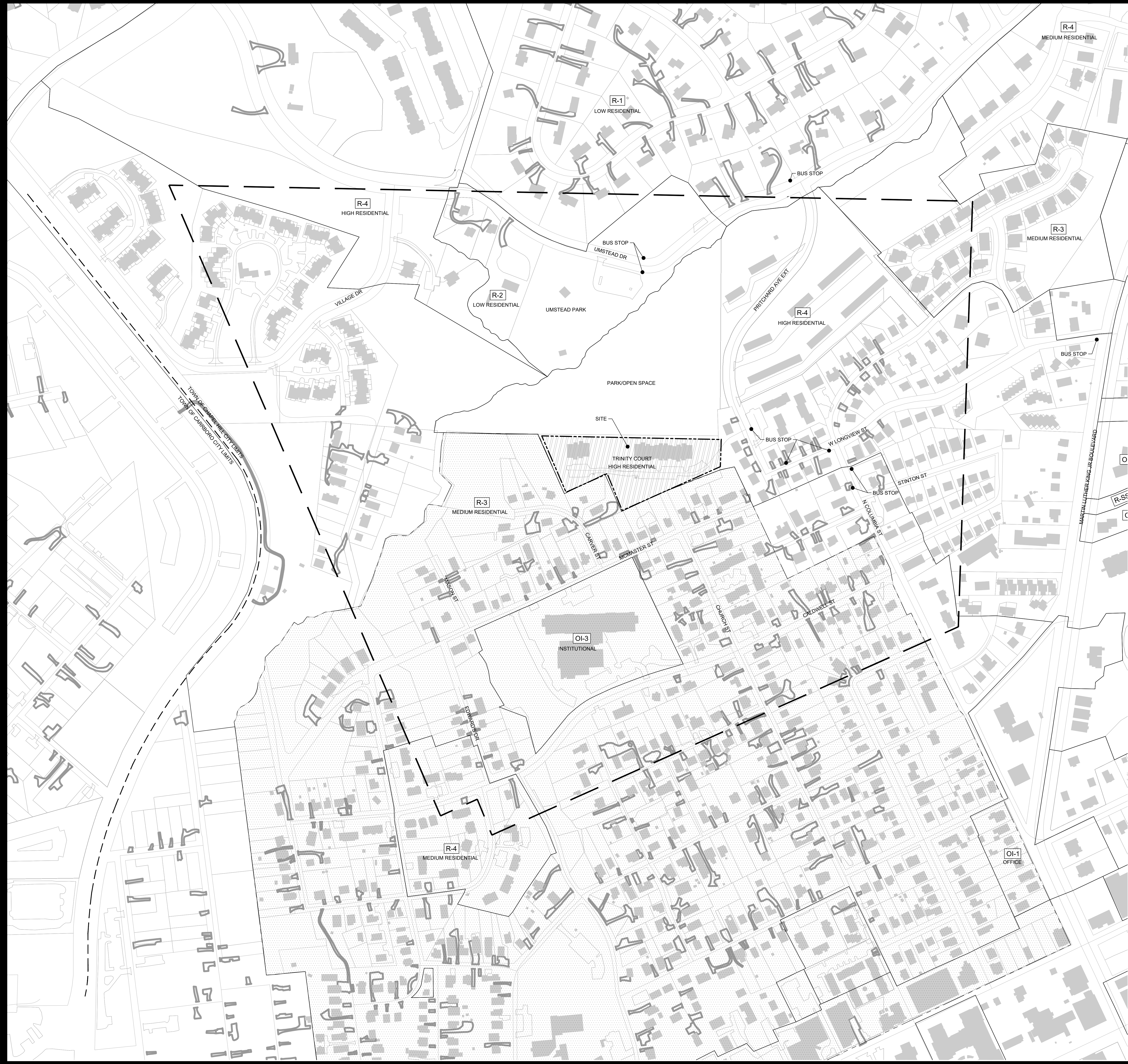
TRINITY COURT  
TOWN OF CHAPEL HILL  
751 TRINITY CT, CHAPEL HILL, NC 27516

PROJECT NO: 48833	DATE: DECEMBER 8, 2021
DATE 01-14-2022	REVISIONS 2ND SUBMITTAL
DATE 02-04-2022	REVISIONS 3RD SUBMITTAL

COVER SHEET

C0.0



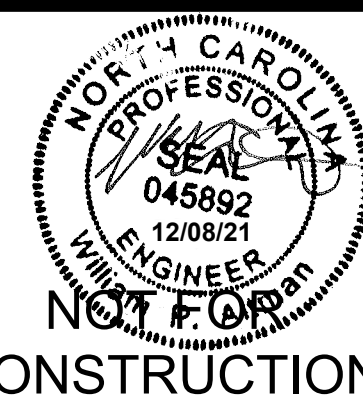


LOCATION MAP

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

MOSELEYARCHITECTS

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

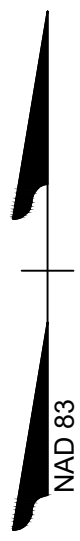


TRINITY COURT  
TOWN OF CHAPEL HILL  
751 TRINITY CT, CHAPEL HILL, NC 27516

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.



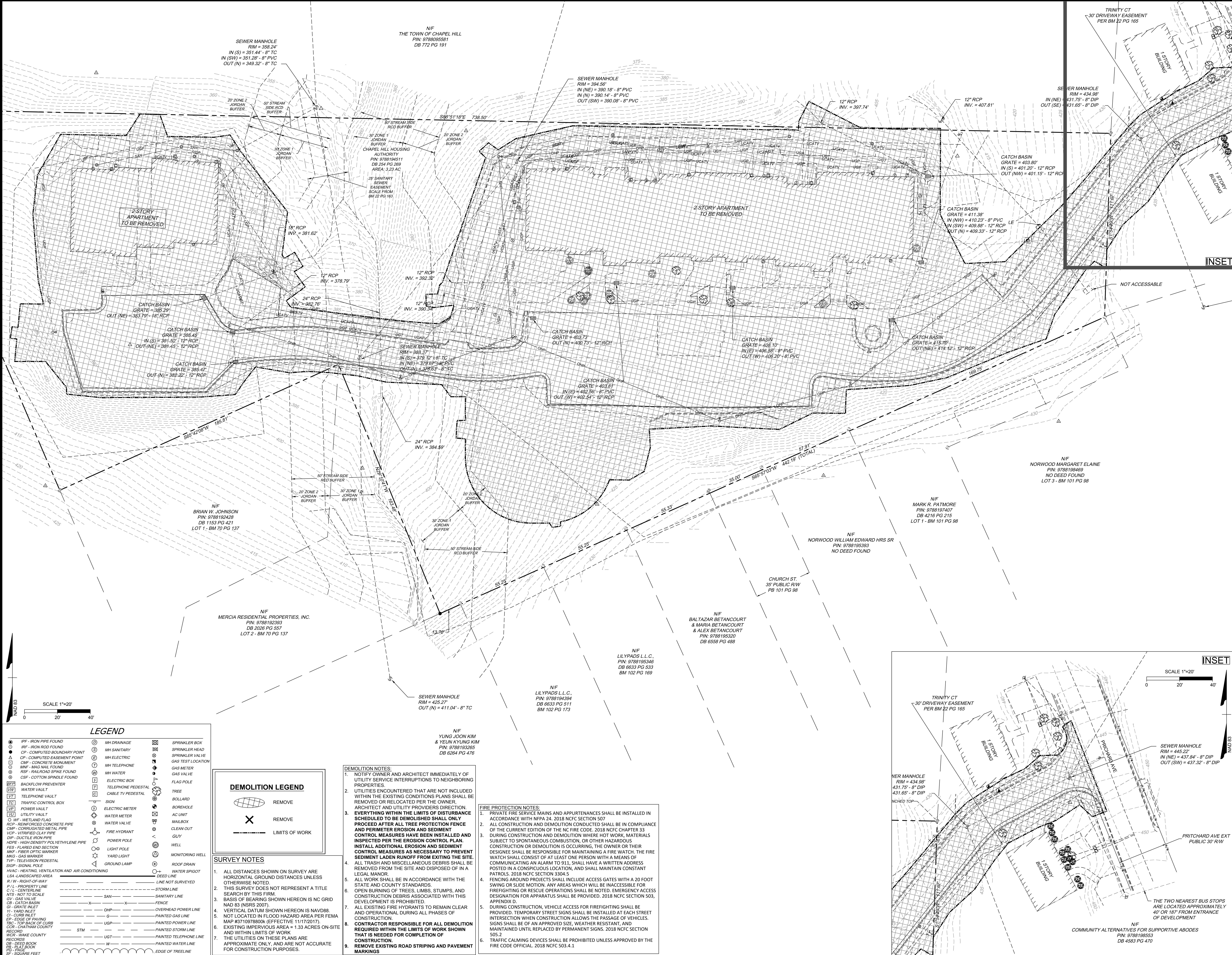
SCALE 1"=150'  
0 150' 300'

AREA MAP

C0.1

PROJECT NO:	DATE:
48833	DECEMBER 8, 2021
REVISIONS	
DATE	DESCRIPTION
01-14-2022	2ND SUBMITTAL
02-04-2022	3RD SUBMITTAL
-	-
-	-
-	-
-	-
-	-





INSET

NOT ACCESSABLE

INSET

SCALE 1"=20'

NAD 83

NAD 83

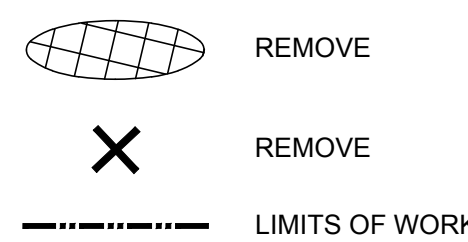
PROJECT NO.	DATE
48833	DECEMBER 8, 2021
REVISIONS	
DATE	DESCRIPTION
01-14-2022	2ND SUBMITTAL
02-04-2022	3RD SUBMITTAL
-	-
-	-
-	-
-	-
-	-

THE TWO NEAREST BUS STOPS  
ARE LOCATED APPROXIMATELY  
40' OR 187' FROM ENTRANCE  
OF DEVELOPMENTNIF  
COMMUNITY ALTERNATIVES FOR SUPPORTIVE ABODES  
PIN: 9788198553  
DB 4583 PG 470

- DEMOLITION NOTES:**
1. NOTIFY OWNER AND ARCHITECT IMMEDIATELY OF UTILITY SERVICE INTERRUPTIONS TO NEIGHBORING PROPERTIES.
  2. UTILITIES ENCOUNTERED THAT ARE NOT INCLUDED WITHIN THE EXISTING CONDITIONS PLANS SHALL BE REMOVED OR RELOCATED PER THE OWNER, ARCHITECT AND UTILITY PROVIDERS DIRECTION.
  3. **EVERYTHING WITHIN THE LIMITS OF DISTURBANCE SCHEDULED TO BE DEMOLISHED SHALL ONLY PROCEED AFTER ALL TREE PROTECTION FENCE AND PERIMETER EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN INSTALLED AND INSPECTED PER THE EROSION CONTROL PLAN. INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES AS NECESSARY TO PREVENT SEDIMENT LADEN RUNOFF FROM EXITING THE SITE.**
  4. ALL TRASH AND MISCELLANEOUS DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER.
  5. ALL WORK SHALL BE IN ACCORDANCE WITH THE STATE AND COUNTY STANDARDS.
  6. OPEN BURNING OF TREES, LIMBS, STUMPS, AND CONSTRUCTION DEBRIS ASSOCIATED WITH THIS DEVELOPMENT IS PROHIBITED.
  7. ALL EXISTING FIRE HYDRANTS TO REMAIN CLEAR AND OPERATIONAL DURING ALL PHASES OF CONSTRUCTION.
  8. **CONTRACTOR RESPONSIBLE FOR ALL DEMOLITION REQUIRED WITHIN THE LIMITS OF WORK SHOWN THAT IS NEEDED FOR COMPLETION OF CONSTRUCTION.**
  9. REMOVE EXISTING ROAD STRIPING AND PAVEMENT MARKINGS

- FIRE PROTECTION NOTES:**
1. PRIVATE FIRE SERVICE MAINS AND APPURTENANCES SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 24, 2018 NCFE SECTION 507
  2. ALL CONSTRUCTION AND DEMOLITION CONDUCTED SHALL BE IN COMPLIANCE OF THE CURRENT EDITION OF THE NC FIRE CODE, 2018 NCFE CHAPTER 33
  3. DURING CONSTRUCTION AND DEMOLITION WHERE HOT WORK, MATERIALS SUBJECT TO SPONTANEOUS COMBUSTION, OR OTHER HAZARDOUS CONSTRUCTION OR DEMOLITION IS OCCURRING, THE OWNER OR 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 POSTED IN A CONSPICUOUS LOCATION, AND SHALL MAINTAIN CONSTANT PATROLS. 2018 NCFE SECTION 3304.5
  4. FENCING AROUND PROJECTS SHALL INCLUDE ACCESS GATES WITH A 20 FOOT SWING OR SLIDE MOTION. ANY AREAS WHICH WILL BE INACCESSIBLE FOR FIREFIGHTING OR RESCUE OPERATIONS SHALL BE NOTED. EMERGENCY ACCESS DESIGNATION FOR APPARATUS SHALL BE PROVIDED. 2018 NCFE SECTION 503, APPENDIX D.
  5. DURING CONSTRUCTION, VEHICLE ACCESS FOR FIREFIGHTING SHALL BE PROVIDED. TEMPORARY STREET SIGNS SHALL BE INSTALLED AT EACH STREET INTERSECTION WHEN CONSTRUCTION ALLOWS THE PASSAGE OF VEHICLES. SIGNS SHALL BE OF AN APPROVED SIZE, WEATHER RESISTANT, AND MAINTAINED UNTIL REPLACED BY PERMANENT SIGNS. 2018 NCFE SECTION 505.2
  6. TRAFFIC CALMING DEVICES SHALL BE PROHIBITED UNLESS APPROVED BY THE FIRE CODE OFFICIAL. 2018 NCFE 503.4.1

## DEMOLITION LEGEND



## SURVEY NOTES

1. ALL DISTANCES SHOWN ON SURVEY ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
2. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY THIS FIRM.
3. BASIS OF BEARING SHOWN HEREON IS NC GRID NAD 83 (NAD83 2011).
4. VERTICAL DATUM SHOWN HEREON IS NAVD83. NOT LOCATED IN FLOOD HAZARD AREA PER FEMA MAP #310978800K (EFFECTIVE 11/17/2017).
5. EXISTING IMPERVIOUS AREA = 1.33 ACRES ON-SITE AND WITHIN LIMITS OF WORK
6. THE UTILITIES ON THESE PLANS ARE APPROXIMATE ONLY, AND ARE NOT ACCURATE FOR CONSTRUCTION PURPOSES.

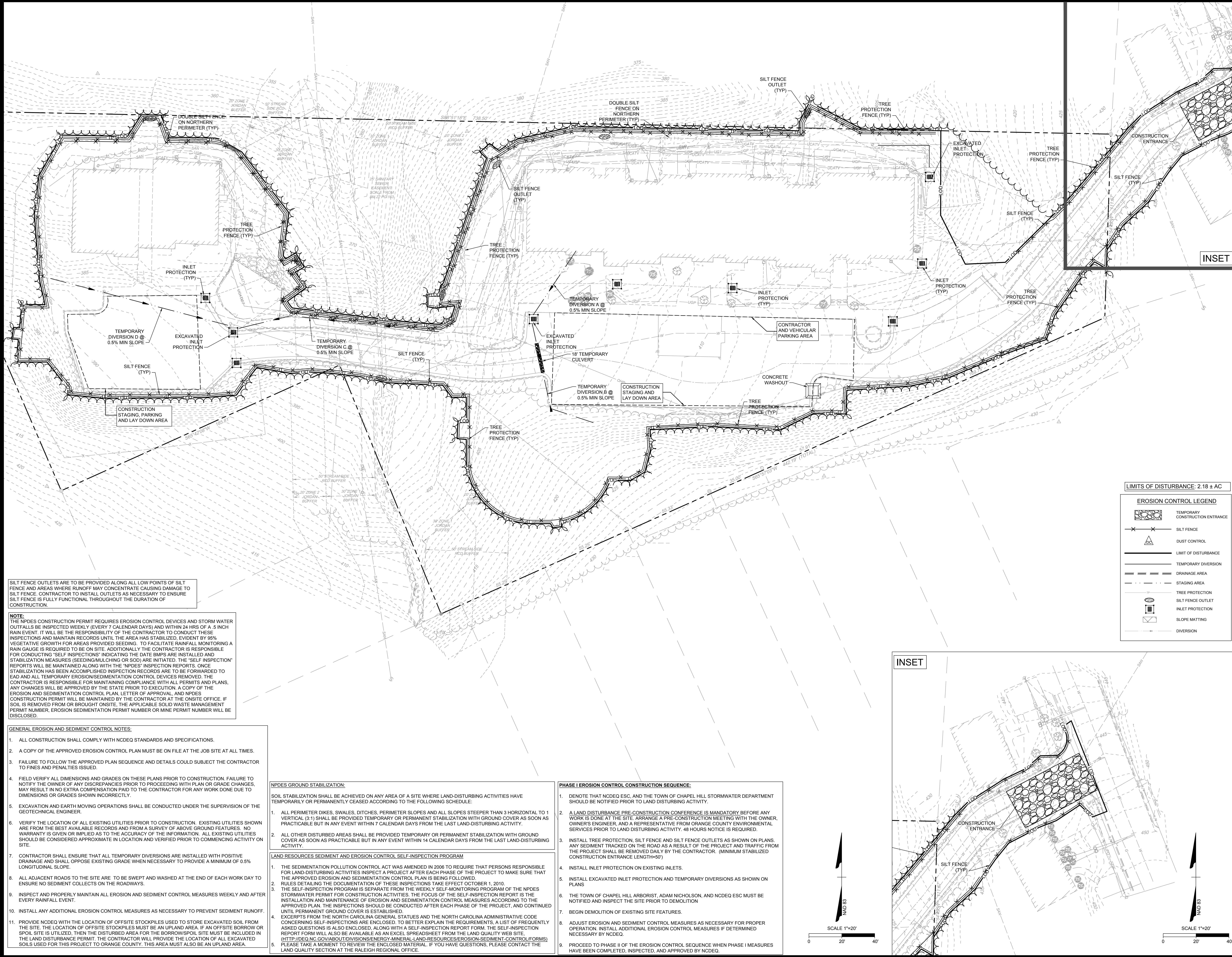
## LEGEND

● IF - IRON PIPE FOUND	⊙ MH DRAINAGE	⊗ SPRINKLER BOX
● CP - COMPUTED BOUNDARY POINT	⊙ MH SANITARY	⊗ SPRINKLER HEAD
△ CP - COMPUTED EASEMENT POINT	⊙ MH ELECTRIC	⊗ SPRINKLER VALVE
△ CMF - CONCRETE MONUMENT	⊙ MH TELEPHONE	⊗ GAS TEST LOCATION
○ MNF - MAG NAIL FOUND	⊙ MH WATER	⊗ GAS METER
○ RSF - RAILROAD SPIKE FOUND	⊙ ELECTRIC BOX	⊗ GAS VALVE
○ CSF - COTTON SPINDLE FOUND	⊙ TELEPHONE PEDESTAL	⊗ FLAG POLE
⊙ BACKFLOW PREVENTER	⊙ CABLE TV PEDESTAL	⊗ TREE
⊙ WATER VAULT	⊙ SIGN	⊗ BOLLARD
⊙ TELEPHONE VAULT	⊙ ELECTRIC METER	⊗ BOREHOLE
⊙ TRAFFIC CONTROL BOX	⊙ WATER METER	⊗ AC UNIT
⊙ UTILITY VAULT	⊙ WATER VALVE	⊗ MAILBOX
⊙ WF - WETLAND FLAG	⊙ FIRE HYDRANT	⊗ CLEAN OUT
RCP - REINFORCED CONCRETE PIPE	⊙ POWER POLE	⊗ GUY
CMP - CORRUGATED METAL PIPE	⊙ LIGHT POLE	⊗ WELL
VCP - VITRIFIED CLAY PIPE	⊙ YARD LIGHT	⊗ MONITORING WELL
HOPE - HIGH DENSITY POLYETHYLENE PIPE	⊙ GROUND LAMP	⊗ WATER SPOUT
FES - FLARED END SECTION	⊙ ROOF DRAIN	⊗ DEED LINE
MNF - FIBER OPTIC MARKER	⊙ HVAC - HEATING, VENTILATION AND AIR CONDITIONING	⊗ LINE NOT SURVEYED
MKG - GAS MARKER	⊙ LSA - LANDSCAPED AREA	⊗ STORM LINE
TVP - TELEVISION PEDESTAL	⊙ R/W - RIGHT-OF-WAY	⊗ SANITARY LINE
SOP - SIGNAL POLE	⊙ P/L - PROPERTY LINE	⊗ FENCE
⊙ GAS VALVE	⊙ C/L - CENTERLINE	⊗ OVERHEAD POWER LINE
⊙ CATCH BASIN	⊙ NTS - NOT TO SCALE	⊗ PAINTED GAS LINE
⊙ GRATE INLET	⊙ GY - GAS VALVE	⊗ PAINTED POWER LINE
⊙ YARD INLET	⊙ Q - CATCH BASIN	⊗ PAINTED STORM LINE
⊙ CURB INLET	⊙ OHP - OVERHEAD POWER LINE	⊗ PAINTED TELEPHONE LINE
⊙ EDGE OF PAVING	⊙ G - GAS VALVE	⊗ PAINTED WATER LINE
⊗ TOP BACK OF CURB	⊙ UGP - UNDERGROUND POWER LINE	⊗ EDGE OF TREELINE
⊗ CHATHAM COUNTY RECORD	⊙ STM - STORM	
⊗ WAKE COUNTY RECORDS	⊙ UGT - UNDERGROUND TELEPHONE LINE	
⊗ DEED BOOK	⊙ W - WATER	
⊗ PAUL BOOK		
⊗ SQUARE FEET		

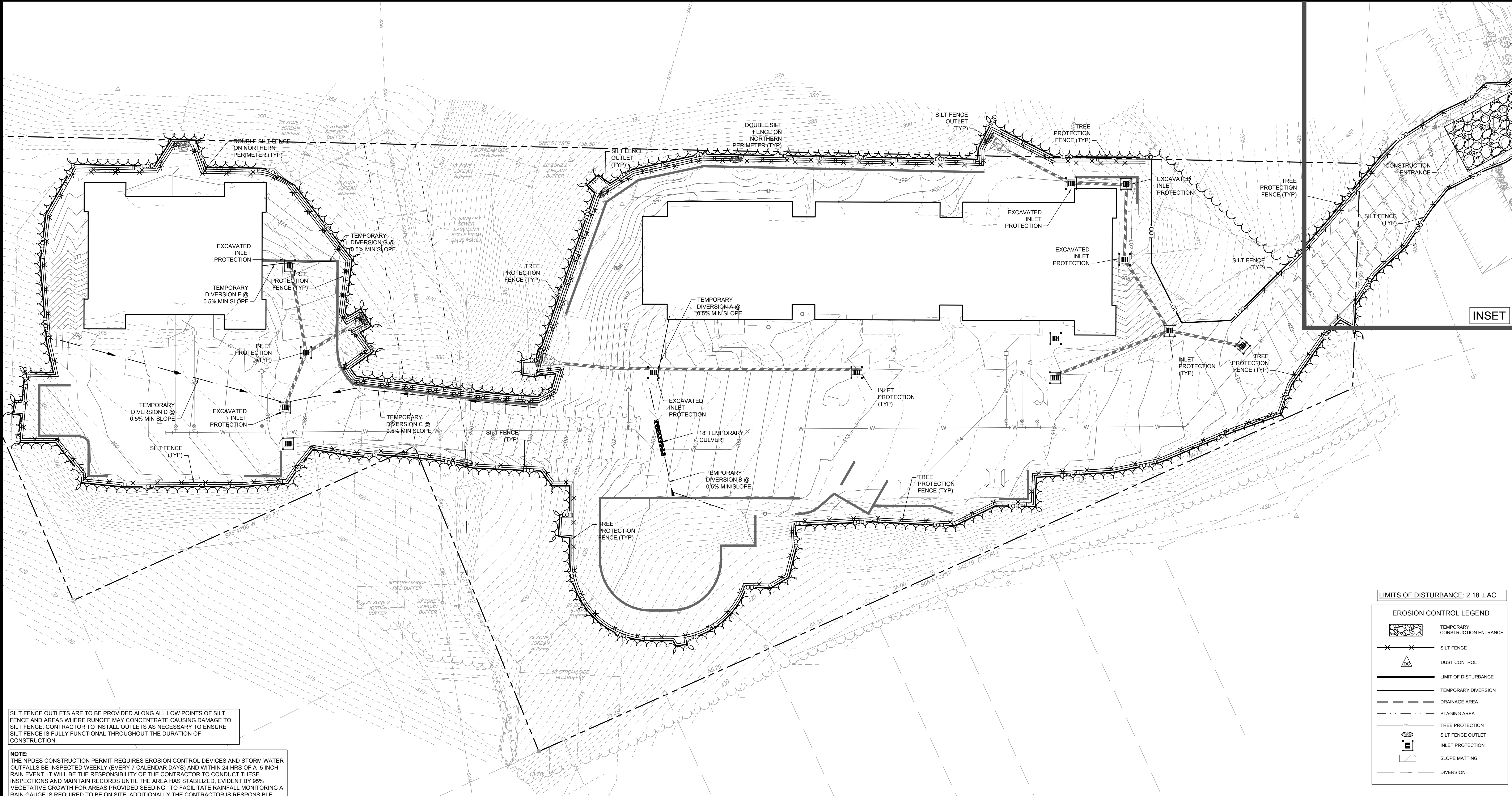




## PHASE I EROSION & SEDIMENT CONTROL PLAN







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 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 SOD) 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:**

1. ALL CONSTRUCTION SHALL COMPLY WITH NCDEQ 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 FINES AND PENALTIES ISSUED.
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 ON 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 ROADWAYS.
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 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 SPOIL SITE IS UTILIZED, THEN THE DISTURBED AREA FOR THE BORROW/SPOIL 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.

**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.
2. RULES DETAILING THE DOCUMENTATION OF THESE INSPECTIONS TAKE EFFECT OCTOBER 1, 2010.
3. 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.
4. 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](http://deq.nc.gov/about/divisions/energy-mineral-land-resources/erosion-sediment-control/forms))
5. 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:**

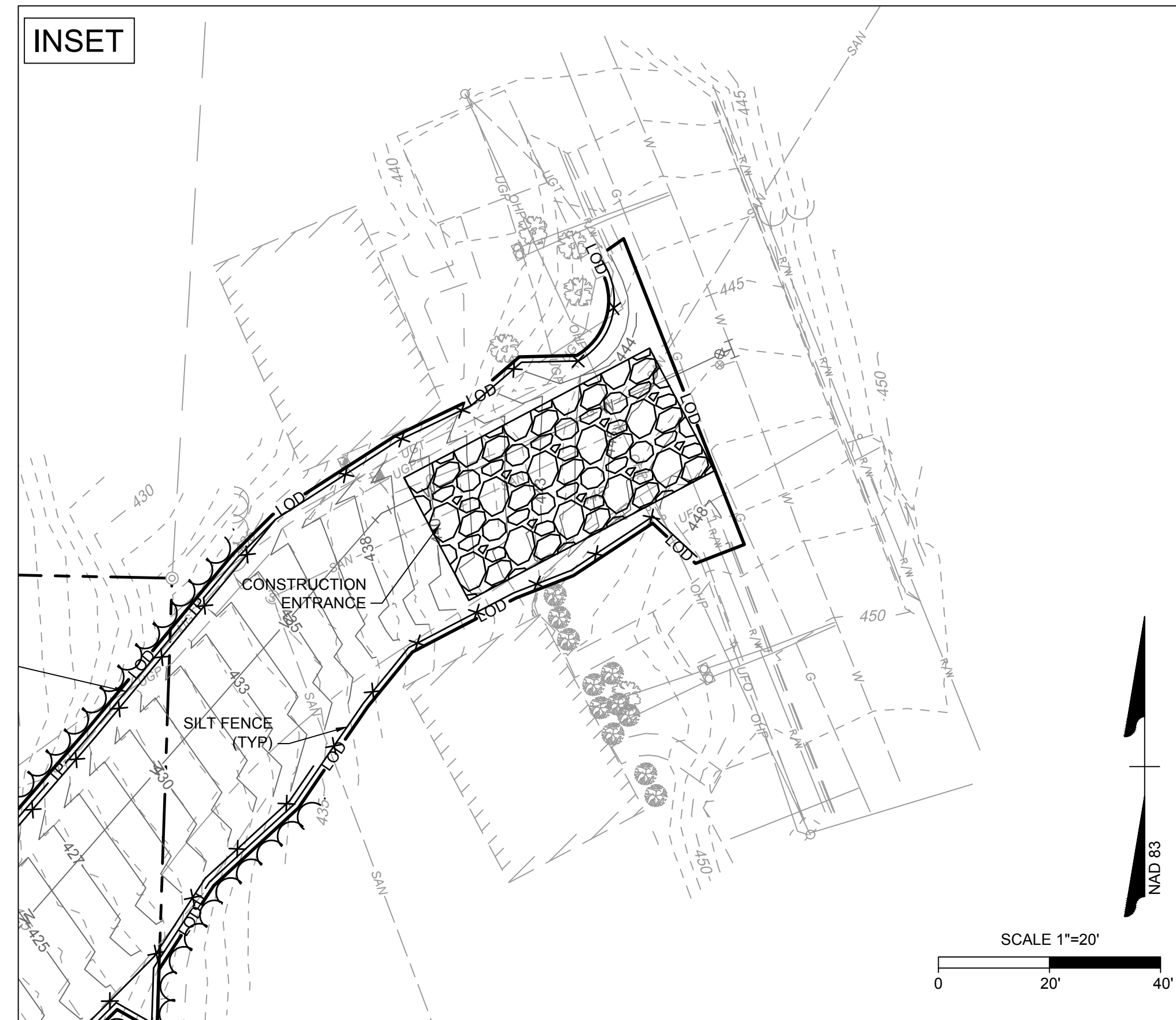
1. STREAM BANKS TO BE MATTED WITH FIBERWONDERS COIR MAT C-700 OR APPROVED EQUAL. PLACE RIPARIAN SEED, EROSION CONTROL SEED AND THICK LAYER OF STRAW PRIOR TO MATTING INSTALLATION.
2. FERTILIZER RECOMMENDATIONS, CONTRACTOR TO FIELD VERIFY WITH ON SITE SOIL CONDITIONS:  
LIME  $\frac{3}{4}$  Ton/AC  
PHOSPHATE 20-40 LBS/AC  
POTASH 50-70 LBS/AC
3. WATERING REQUIREMENTS ONCE/WEEK IF NO RAIN
4. RIPARIAN SEED MIX ERNST CONSERVATION SEEDS PIEDMONT RIPARIAN SEED MIX OR APPROVED EQUAL BY DESIGNER. APPLICATION RATE 25LBS/AC

**PHASE II EROSION CONTROL CONSTRUCTION SEQUENCE:**

1. MAINTAIN ALL EXISTING EROSION AND SEDIMENT CONTROL MEASURES PREVIOUSLY CONSTRUCTED AND ASSOCIATED WITH PHASE I AND ADJUST AS NEEDED.
2. BEGIN GRADING OF SITE AND CONSTRUCTION OF BUILDING A AND B.
3. BEGIN INSTALLATION OF STORM PIPES, WATERLINES AND SANITARY LINES.
4. INSTALL MATTING FOR SLOPES OF 3:1 OR GREATER.
5. ADJUST EROSION CONTROL MEASURES AS NEEDED.
6. PROCEED TO PHASE III OF EROSION CONTROL.

LIMITS OF DISTURBANCE: 2.18 ± AC

EROSION CONTROL LEGEND	
	TEMPORARY CONSTRUCTION ENTRANCE
	SILT FENCE
	DUST CONTROL
	LIMIT OF DISTURBANCE
	TEMPORARY DIVERSION
	DRAINAGE AREA
	STAGING AREA
	TREE PROTECTION
	SILT FENCE OUTLET
	INLET PROTECTION
	SLOPE MATTING
	DIVERSION



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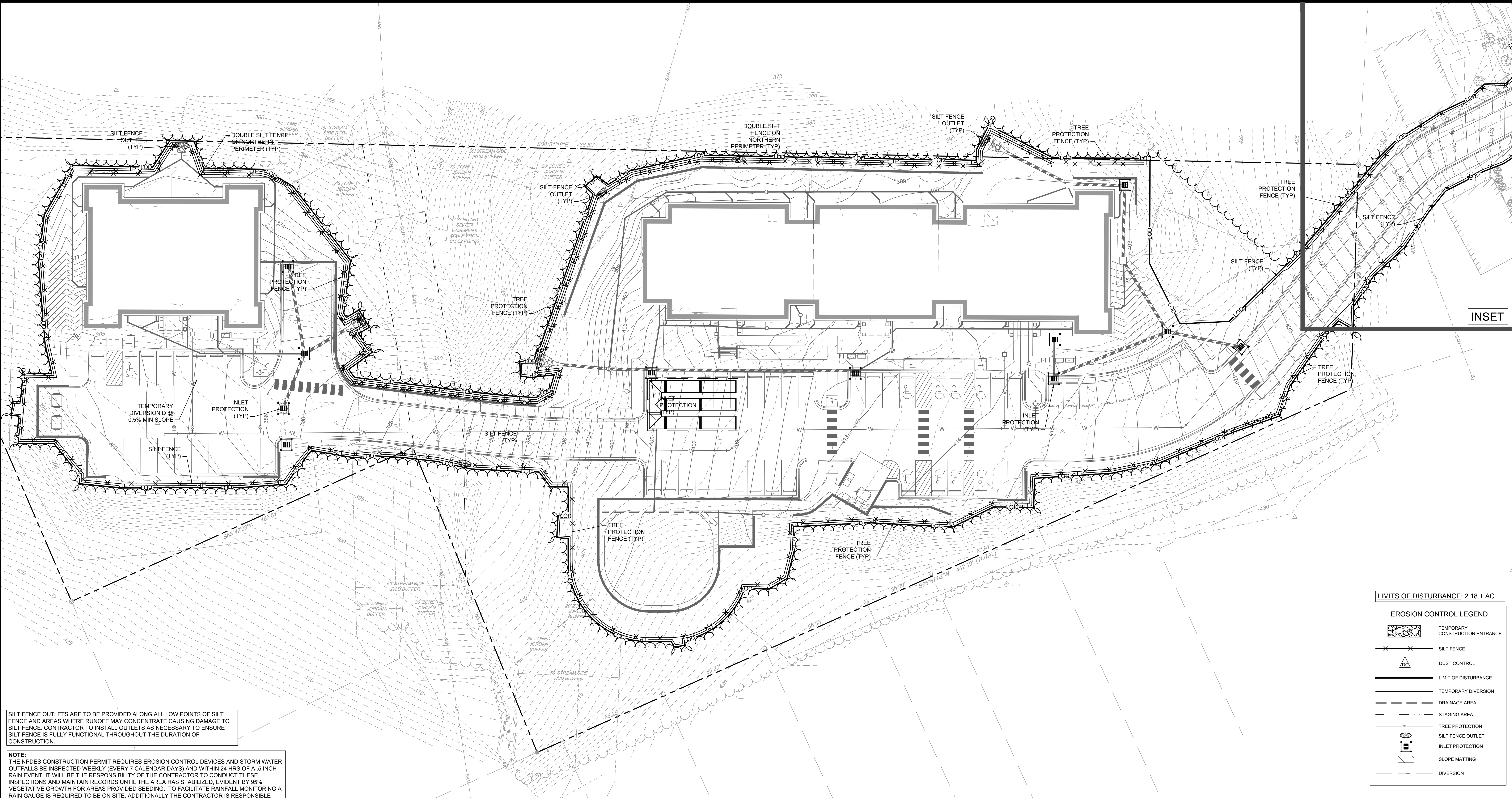
TOWN OF CHAPEL HILL  
751 TRINITY CT, CHAPEL HILL, NC 27516

PROJECT NO.	DATE
48833	DECEMBER 8, 2021
REVISIONS	
DATE	DESCRIPTION
01-14-2022	2ND SUBMITTAL
02-04-2022	3RD 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.

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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.
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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 ROADWAYS.
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 COUNTY WITH THE LOCATION OF OFFSITE STOCKPILES USED TO STORE EXCAVATED SOIL FROM THIS SITE. THE LOCATION OF OFFSITE STOCKPILES MUST BE AN UPLAND AREA. IF AN OFFSITE BORROW OR SPOIL SITE IS UTILIZED, THEN THE DISTURBED AREA FOR THE BORROW/SPOIL 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.

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**LAND RESOURCES SEDIMENT AND EROSION CONTROL SELF-INSPECTION PROGRAM**

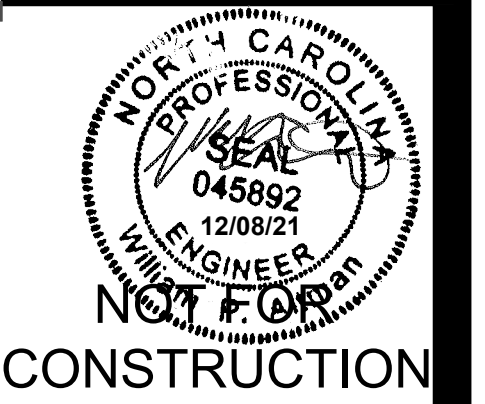
1. THE SEDIMENTATION POLLUTION CONTROL ACT WAS AMENDED IN 2006 TO REQUIRE THAT PERSONS RESPONSIBLE FOR LAND-DISTURBING ACTIVITIES INSPECT A PROJECT AFTER EACH PHASE OF THE PROJECT TO MAKE SURE THAT THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN IS BEING FOLLOWED.
2. RULES DETAILING THE DOCUMENTATION OF THESE INSPECTIONS TAKE EFFECT OCTOBER 1, 2010.
3. 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.
4. 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](http://deq.nc.gov/about/divisions/energy-mineral-land-resources/erosion-sediment-control/forms))
5. PLEASE TAKE A MOMENT TO REVIEW THE ENCLOSED MATERIAL. IF YOU HAVE QUESTIONS, PLEASE CONTACT THE LAND QUALITY SECTION AT THE RALEIGH REGIONAL OFFICE.

**PHASE III EROSION CONTROL CONSTRUCTION SEQUENCE:**

1. MAINTAIN ALL EXISTING EROSION AND SEDIMENT CONTROL MEASURES PREVIOUSLY CONSTRUCTED AND ASSOCIATED WITH PHASE II AND ADJUST AS NEEDED.
2. CONTINUE GRADING OF SITE AND CONSTRUCTION OF BUILDINGS A AND B.
3. INSTALL REMAINING UTILITIES AND ROOF DRAINS AS SHOWN ON PLANS.
4. FINE GRADE AND INSTALL ASPHALT AND CURB AND GUTTER IN PARKING LOTS AND DRIVE AISLES AS SHOWN ON PLANS.
5. INSTALL MATTING FOR SLOPES OF 3:1 OR GREATER.
6. STABILIZE ALL DISTURBED AREAS PER THE PERMANENT SEEDING SPECIFICATION.
7. 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.

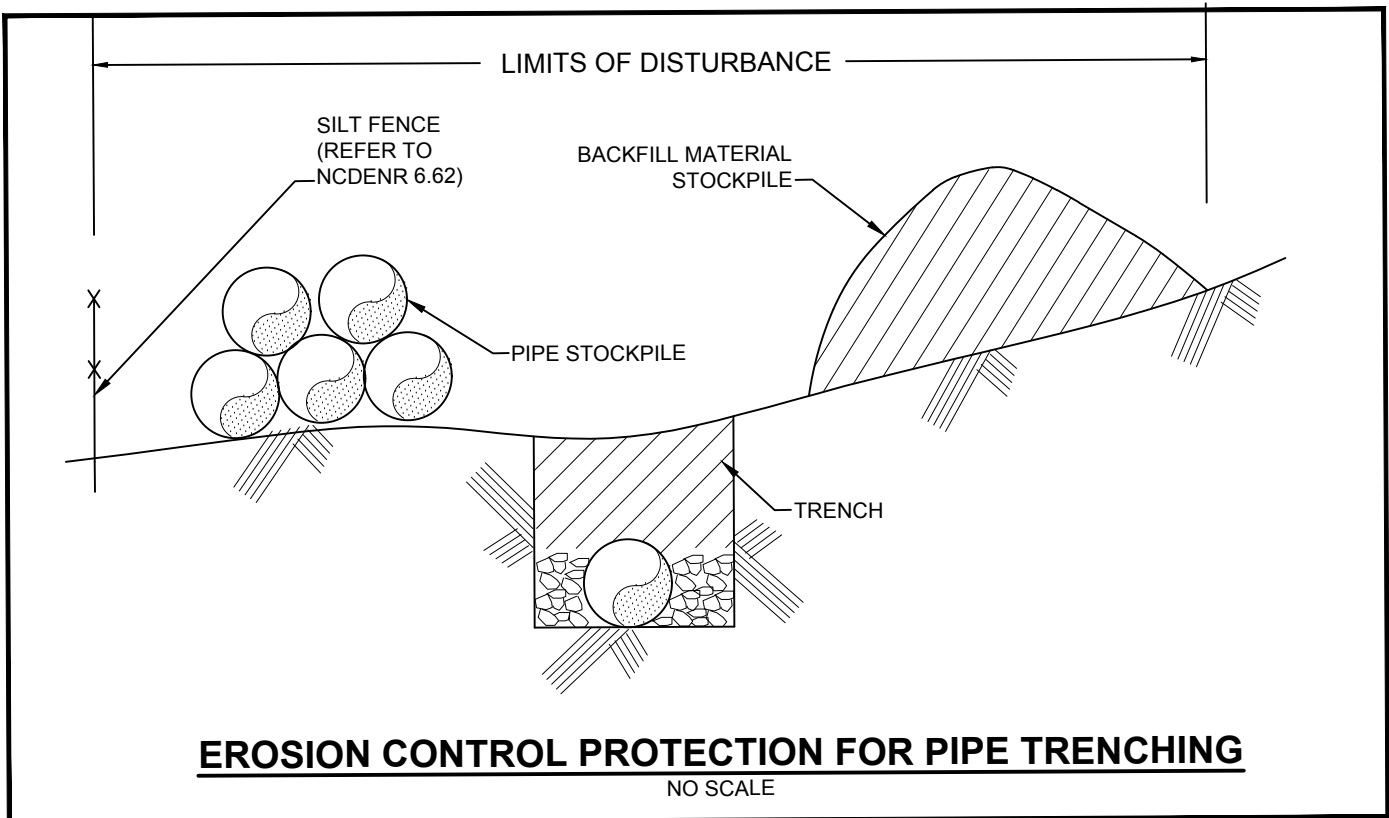
LIMITS OF DISTURBANCE: 2.18 ± AC

EROSION CONTROL LEGEND	
	TEMPORARY CONSTRUCTION ENTRANCE
	SILT FENCE
	DUST CONTROL
	LIMIT OF DISTURBANCE
	TEMPORARY DIVERSION
	DRAINAGE AREA
	STAGING AREA
	TREE PROTECTION
	SILT FENCE OUTLET
	INLET PROTECTION
	SLOPE MATTING
	DIVERSION



PROJECT NO.	DATE
48833	DECEMBER 8, 2021
REVISIONS	
DATE	DESCRIPTION
01-14-2022	2ND SUBMITTAL
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-	-
-	-
-	-
-	-
-	-





#### SELF-INSPECTION REPORT FOR LAND DISTURBING ACTIVITY AS REQUIRED BY NCGS 113A-54.1 15A NCAC 04B .0131 SELF-INSPECTIONS

WHERE INSPECTIONS ARE REQUIRED BY G.S. 113A-54.1(E), THE FOLLOWING APPLY:

(1) THE PERSON WHO PERFORMS THE INSPECTION SHALL MAKE A RECORD OF THE SITE INSPECTION BY DOCUMENTING THE FOLLOWING ITEMS:

(A) ALL OF THE EROSION AND SEDIMENTATION CONTROL MEASURES, PRACTICES AND DEVICES, AS CALLED FOR IN A CONSTRUCTION SEQUENCE CONSISTENT WITH THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN, INCLUDING BUT NOT LIMITED TO SEDIMENTATION CONTROL BASINS, SEDIMENTATION TRAPS, SEDIMENTATION PONDS, ROCK DAMS, TEMPORARY DIVERSIONS, TEMPORARY SLOPE DRAINS, ROCK CHECK DAMS, SEDIMENT FENCE OR BARRIERS, ALL FORMS OF INLET PROTECTION, STORM DRAINAGE FACILITIES, ENERGY DISSIPATORS, AND STABILIZATION METHODS OF OPEN CHANNELS, HAVE INITIALLY BEEN INSTALLED AND DO NOT SIGNIFICANTLY DEVIATE (AS DEFINED IN SUB-ITEM (1)(E) OF THIS RULE) FROM THE LOCATIONS, DIMENSIONS AND RELATIVE ELEVATIONS SHOWN ON THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN. SUCH DOCUMENTATION SHALL BE ACCOMPLISHED BY INITIALING AND DATING EACH MEASURE OR PRACTICE SHOWN ON A COPY OF THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN OR BY COMPLETING, DATING AND SIGNING AN INSPECTION REPORT THAT LISTS EACH MEASURE, PRACTICE OR DEVICE SHOWN ON THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN. THIS DOCUMENTATION IS REQUIRED ONLY UPON THE INITIAL INSTALLATION OF THE EROSION AND SEDIMENTATION CONTROL MEASURES, PRACTICES AND DEVICES AS SET FORTH BY THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN OR IF THE MEASURES, PRACTICES AND DEVICES ARE MODIFIED AFTER INITIAL INSTALLATION.

(B) THE COMPLETION OF ANY PHASE OF GRADING FOR ALL GRADED SLOPES AND FILLS SHOWN ON THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN, SPECIFICALLY NOTING THE LOCATION AND CONDITION OF THE GRADED SLOPES AND FILLS. SUCH DOCUMENTATION SHALL BE ACCOMPLISHED BY INITIALING AND DATING A COPY OF THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN OR BY COMPLETING, DATING AND SIGNING AN INSPECTION REPORT;

(C) THE LOCATION OF TEMPORARY OR PERMANENT GROUND COVER, AND THAT THE INSTALLATION OF THE GROUND COVER DOES NOT SIGNIFICANTLY DEVIATE (AS DEFINED IN SUB-ITEM (1)(E) OF THIS RULE) FROM THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN. SUCH DOCUMENTATION SHALL BE ACCOMPLISHED BY INITIALING AND DATING A COPY OF THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN OR BY COMPLETING, DATING AND SIGNING AN INSPECTION REPORT;

(D) THAT MAINTENANCE AND REPAIR REQUIREMENTS FOR ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENTATION CONTROL MEASURES, PRACTICES AND DEVICES HAVE BEEN PERFORMED. SUCH DOCUMENTATION SHALL BE ACCOMPLISHED BY COMPLETING, DATING AND SIGNING AN INSPECTION REPORT (THE GENERAL STORM WATER PERMIT MONITORING FORM MAY BE USED TO VERIFY THE MAINTENANCE AND REPAIR REQUIREMENTS); AND

(E) ANY SIGNIFICANT DEVIATIONS FROM THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN, CORRECTIVE ACTIONS REQUIRED TO CORRECT THE DEVIATION AND COMPLETION OF THE CORRECTIVE ACTIONS. SUCH DOCUMENTATION SHALL BE ACCOMPLISHED BY INITIALING AND DATING A COPY OF THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN OR BY COMPLETING, DATING AND SIGNING AN INSPECTION REPORT. A SIGNIFICANT DEVIATION MEANS AN OMISSION, ALTERATION OR SELECTION OF AN EROSION OR SEDIMENTATION CONTROL MEASURE THAT PREVENTS THE MEASURE FROM PERFORMING AS INTENDED.

(2) THE DOCUMENTATION, WHETHER ON A COPY OF THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN OR AN INSPECTION REPORT, SHALL INCLUDE THE NAME, ADDRESS, AFFILIATION, TELEPHONE NUMBER, AND SIGNATURE OF THE PERSON CONDUCTING THE INSPECTION AND THE DATE OF THE INSPECTION. ANY RELEVANT LICENSES AND CERTIFICATIONS MAY ALSO BE INCLUDED. ANY DOCUMENTATION OF INSPECTIONS THAT OCCUR ON A COPY OF THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN SHALL OCCUR ON A SINGLE COPY OF THE PLAN AND THAT PLAN SHALL BE MADE AVAILABLE ON THE SITE. ANY INSPECTION REPORTS SHALL ALSO BE MADE AVAILABLE ON THE SITE.

(3) THE INSPECTION SHALL BE PERFORMED DURING OR AFTER EACH OF THE FOLLOWING PHASES OF A PLAN:

(A) INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROL MEASURES;

(B) CLEARING AND GRUBBING OF EXISTING GROUND COVER;

(C) COMPLETION OF ANY PHASE OF GRADING OF SLOPES OR FILLS THAT REQUIRES PROVISION OF TEMPORARY OR PERMANENT GROUND COVER PURSUANT TO G.S. 113A-57(2);

(D) COMPLETION OF STORM DRAINAGE FACILITIES;

(E) COMPLETION OF CONSTRUCTION OR DEVELOPMENT; AND

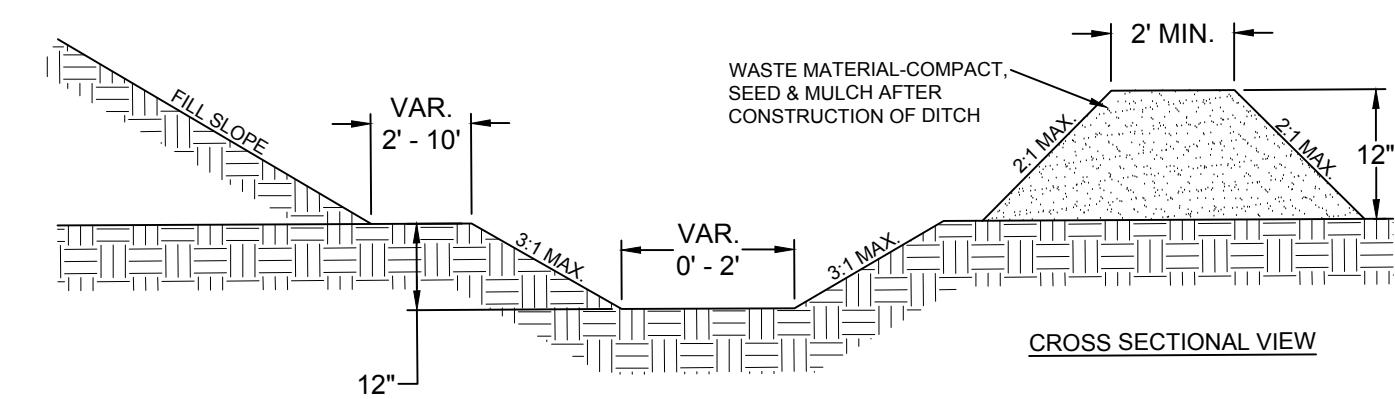
(F) QUARTERLY UNTIL THE ESTABLISHMENT OF PERMANENT GROUND COVER SUFFICIENT TO RESTRAIN EROSION OR UNTIL THE FINANCIALLY RESPONSIBLE PARTY HAS CONVEYED OWNERSHIP OR CONTROL OF THE TRACT OF LAND FOR WHICH THE EROSION AND SEDIMENTATION CONTROL PLAN HAS BEEN APPROVED AND THE AGENCY THAT APPROVED THE PLAN HAS BEEN NOTIFIED. IF THE FINANCIALLY RESPONSIBLE PARTY HAS CONVEYED OWNERSHIP OR CONTROL OF THE TRACT OF LAND FOR WHICH THE EROSION AND SEDIMENTATION CONTROL PLAN HAS BEEN APPROVED, THE NEW OWNER OR PERSON IN CONTROL SHALL CONDUCT AND DOCUMENT INSPECTIONS QUARTERLY UNTIL THE ESTABLISHMENT OF PERMANENT GROUND COVER SUFFICIENT TO RESTRAIN EROSION.

#### NOTES:

1. TEMPORARY DIVERSION DITCH TO BE USED TO INTERCEPT FLOW AND/OR DIVERT TO A SEDIMENT CONTROL MEASURE OR BMP.
2. SILT SHALL BE REMOVED WHEN DITCH IS ONE-HALF FULL.
3. DITCH SHALL BE RECONSTRUCTED WHEN DAMAGED BY EQUIPMENT OR COVERED BY FILL.
4. STABILIZE DIVERSION DITCH BERM WITH TEMPORARY SEEDING, MULCH WITH TAC, AND/OR EROSION CONTROL NETTING.

#### MAINTENANCE:

INSPECT TEMPORARY DIVERSIONS ONCE A WEEK AND AFTER EVERY RAINFALL. IMMEDIATELY REMOVE SEDIMENT FROM THE FLOW AREA AND REPAIR THE DIVERSION RIDGE. CAREFULLY CHECK OUTLETS AND MAKE TIMELY REPAIRS AS NEEDED. WHEN THE AREA PROTECTED IS PERMANENTLY STABILIZED, REMOVE THE RIDGE AND THE CHANNEL TO BLEND WITH THE NATURAL GROUND LEVEL AND APPROPRIATELY STABILIZE IT.

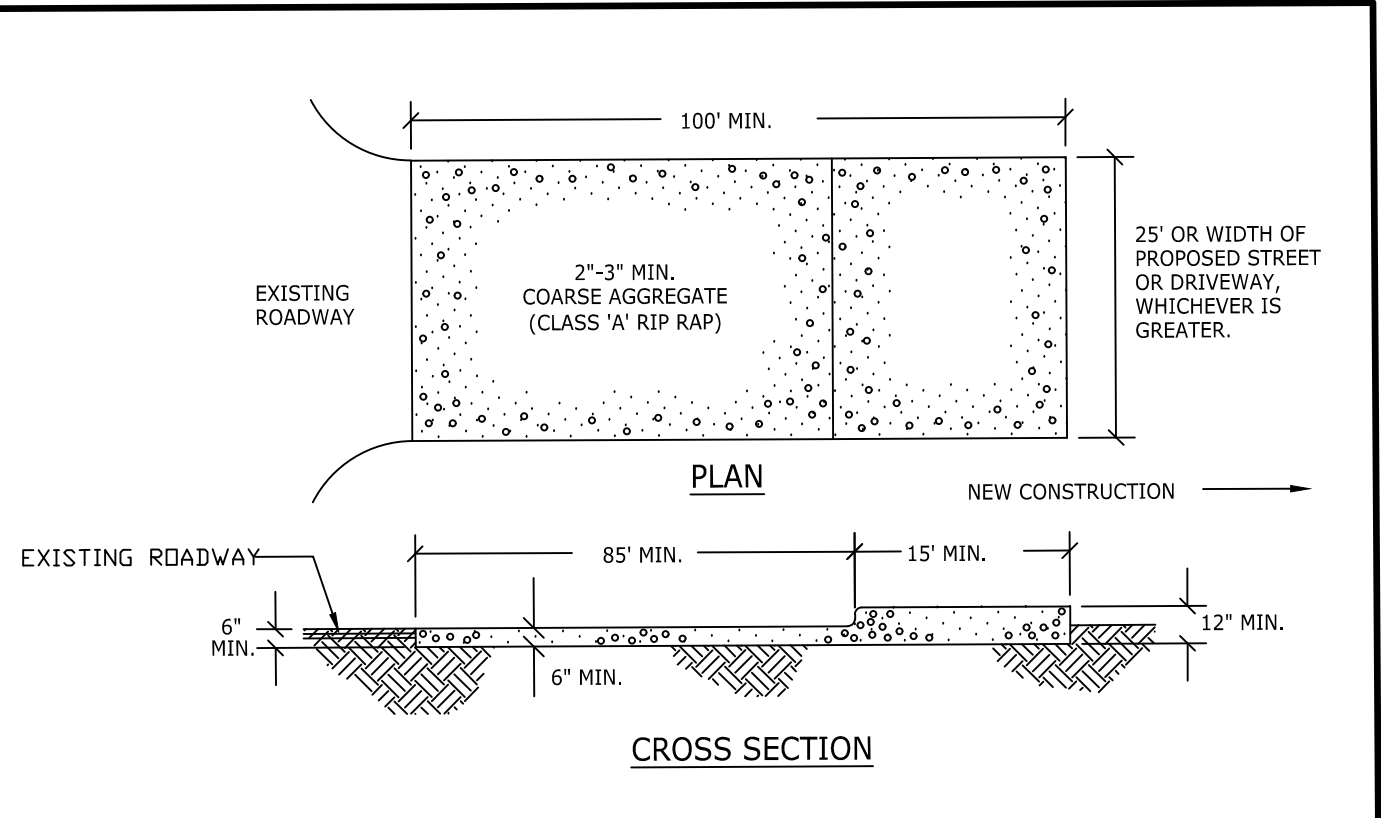


#### TEMPORARY DIVERSIONS

DITCH	TOTAL FLOW (CFS)	SLOPE (%)	BOTTOM WIDTH (FT)	RIGHT SLOPE (H:V)	LEFT SLOPE (H:V)	FLOW DEPTH (FT)	LINER
A	2.87	.41	1	3:1	3:1	0.89	STRAW W/ NET
B	1.41	0.98	1	3:1	3:1	0.27	STRAW W/ NET
C	1.29	6.67	1	3:1	3:1	0.28	STRAW W/ NET
D	0.98	0.87	1	3:1	3:1	0.45	STRAW W/ NET

#### DIVERSION DITCH (\*NCDEN Q.6.20)

NO SCALE



#### CONSTRUCTION NOTES:

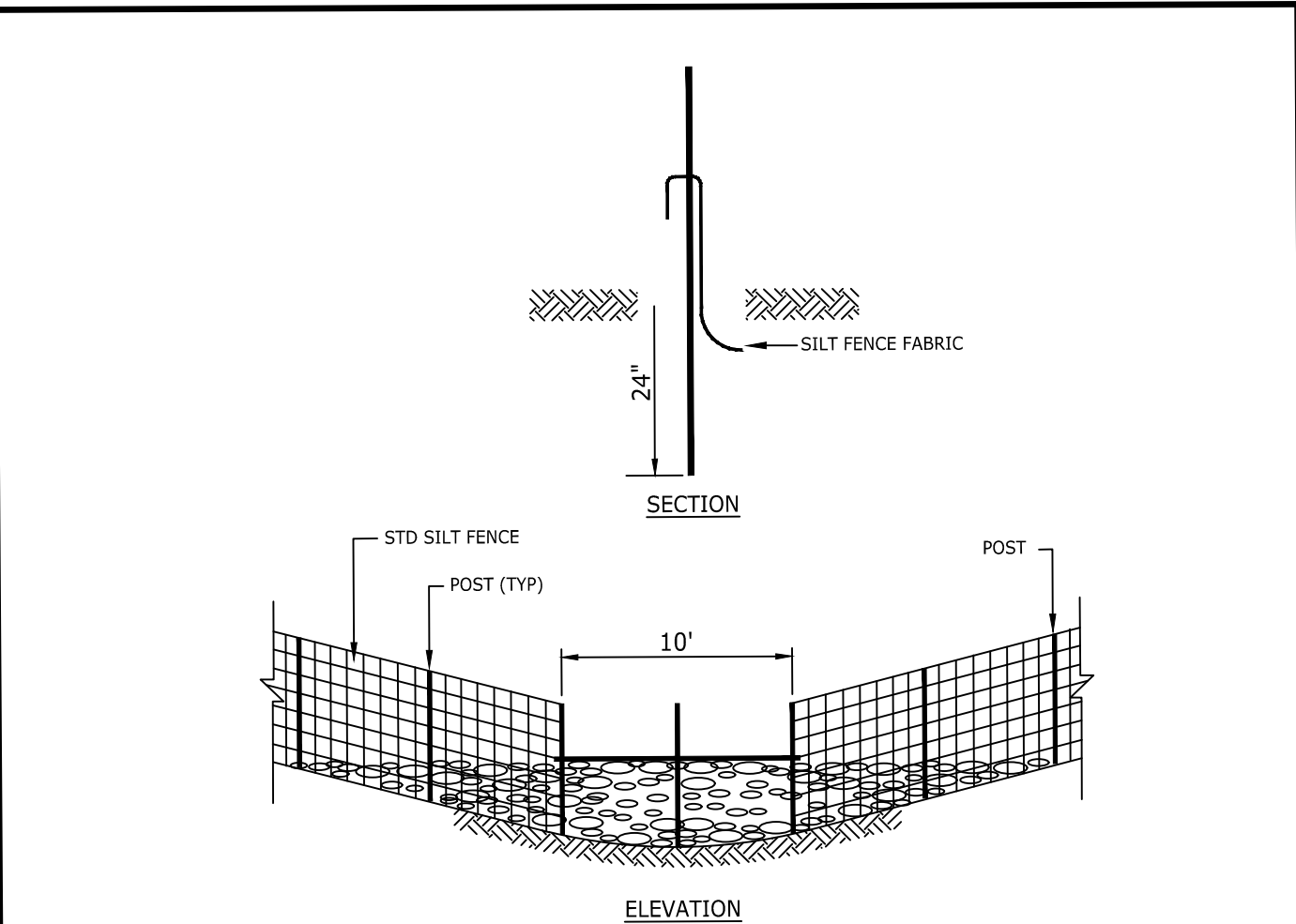
1. ENTRANCE(S) SHALL BE LOCATED TO PROVIDE MAXIMUM UTILITY BY ALL CONSTRUCTION VEHICLES.
2. TURNING RADIUS SUFFICIENT TO ACCOMMODATE LARGE TRUCKS SHALL TO BE PROVIDED.
3. ENTRANCES MUST BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR DIRECT FLOW OF MUD ONTO STREETS. PERIODIC TOPDRESSING WITH STONE WILL BE NECESSARY. CONTRACTOR SHALL MAINTAIN AS NECESSARY.
4. ANY MATERIAL WHICH STILL MAKES IT ONTO THE ROAD MUST BE CLEANED UP IMMEDIATELY.
5. FREQUENT CHECKS OF THE ENTRANCE(S) AND TIMELY MAINTENANCE SHALL BE PROVIDED.
6. NOTES ARE APPLICABLE AT ALL POINTS OF INGRESS AND EGRESS UNTIL SITE IS STABILIZED.

#### MAINTENANCE NOTES:

1. MAINTAIN THE GRAVEL PAD IN A CONDITION TO PREVENT MUD OR SEDIMENT FROM LEAVING THE SITE. MAY REQUIRE PERIODIC TOPDRESSING WITH 2" CH STONE.
2. IMMEDIATELY REMOVE ALL OBJECTIONABLE MATERIALS SPILLED, WASHED OR TRACKED ONTO PUBLIC ROADWAYS.

#### CONSTRUCTION ENTRANCE

NO SCALE



#### NOTES:

1. INSTALL SILT FENCE PER STD. SILT FENCE DETAIL.
2. LOCATE REINFORCED OUTLET AT LOW POINTS OF SILT FENCE BARRIER.

#### MAINTENANCE NOTES:

1. REMOVE SEDIMENT DEPOSITS AS NECESSARY TO PROVIDE ADEQUATE STORAGE VOLUME FOR THE NEXT RAIN AND TO REDUCE PRESSURE ON THE FENCE/OUTLET. TAKE CARE TO AVOID UNDERMINING THE FENCE DURING CLEANOUT. REMOVE & REPLACE STONE AS NECESSARY AS IT BECOMES CLOGGED WITH SEDIMENT.
2. REMOVE ALL FENCING MATERIALS AND UNSTABLE SEDIMENT DEPOSITS AND BRING THE AREA TO GRADE AND STABILIZE IT AFTER THE CONTRIBUTING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.

#### REINFORCED SILT FENCE OUTLET

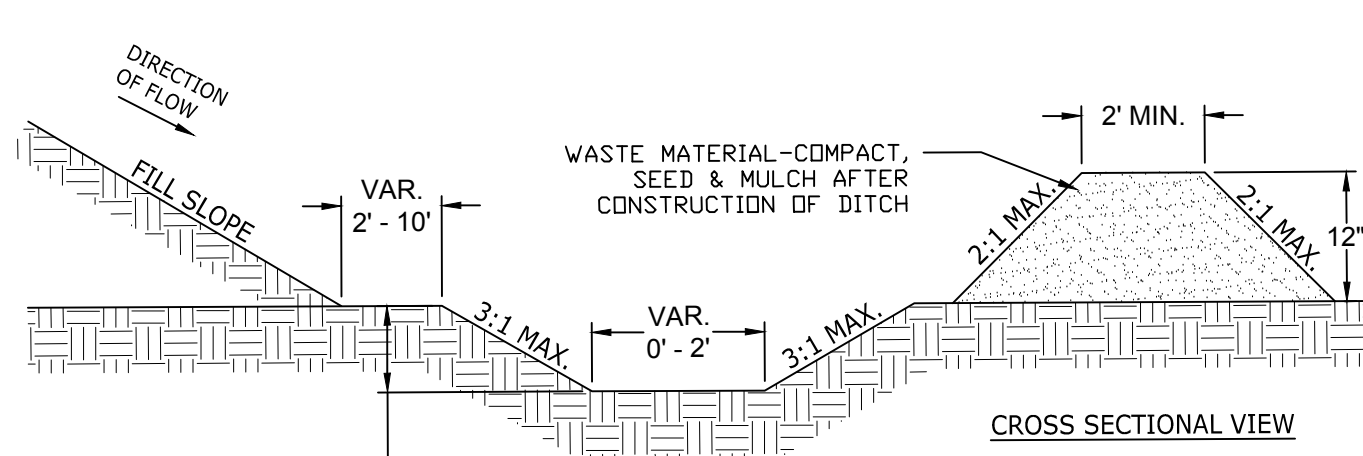
NO SCALE

#### MAINTENANCE

INSPECT CLEAN WATER DIVERSION ONCE A WEEK AND AFTER EVERY RAINFALL. IMMEDIATELY REMOVE SEDIMENT FROM THE FLOW AREA AND REPAIR THE DIVERSION RIDGE. CAREFULLY CHECK OUTLETS AND MAKE TIMELY REPAIRS AS NEEDED. WHEN THE AREA PROTECTED IS PERMANENTLY STABILIZED, REMOVE THE RIDGE AND THE CHANNEL TO BLEND WITH THE NATURAL GROUND LEVEL AND APPROPRIATELY STABILIZE IT.

#### NOTES:

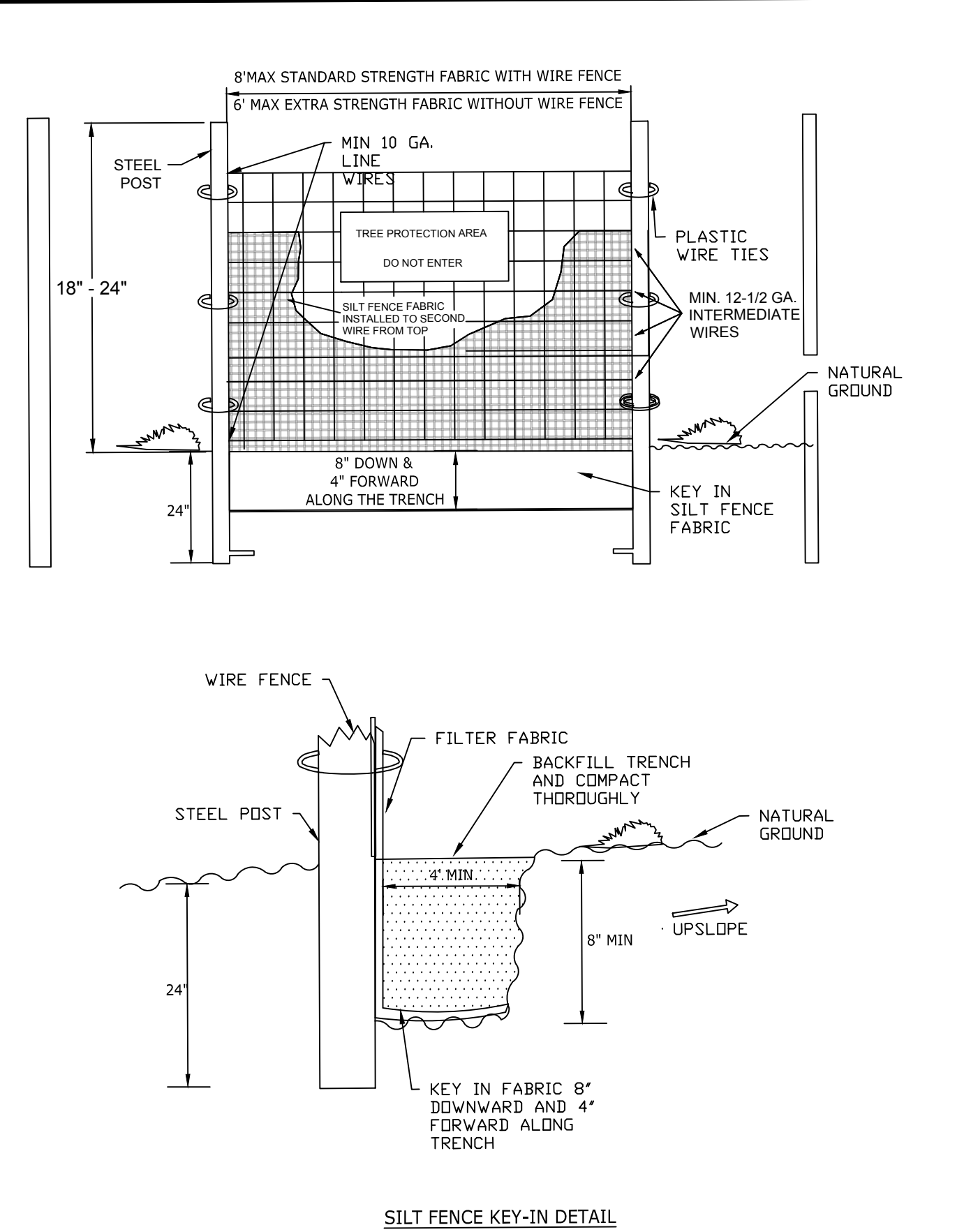
1. TEMPORARY DIVERSION DITCH TO BE USED TO INTERCEPT FLOW AND/OR DIVERT AWAY FROM THE DISTURBED AREA.
2. DITCH SHALL REMAIN FREE OF DEBRIS AND TRASH.
3. DITCH SHALL BE RECONSTRUCTED WHEN DAMAGED BY EQUIPMENT OR COVERED BY FILL.
4. STABILIZE DIVERSION DITCH BERM WITH TEMPORARY SEEDING, MULCH WITH TAC, AND/OR EROSION CONTROL NETTING.



#### TEMPORARY DIVERSION

NO SCALE

\*SWALES HAVE BEEN DESIGNED USING RAINFALL INTENSITY FOR THE 10-YEAR STORM ACCORDING TO THE NCDEN EROSION CONTROL MANUAL.

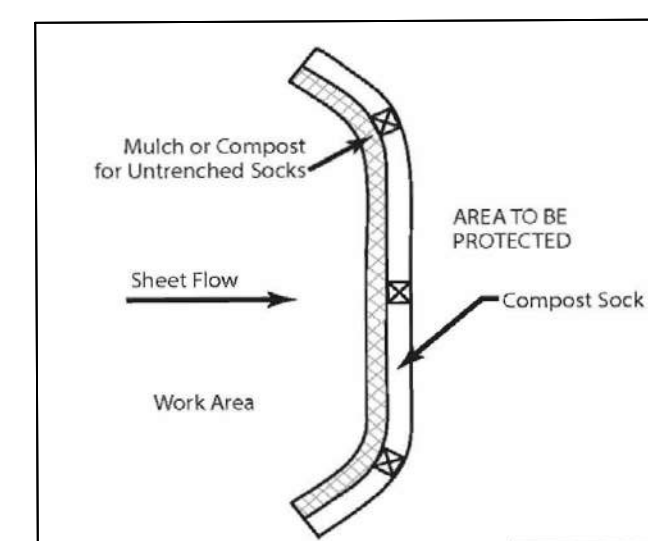


#### SILT FENCE / TREE PROTECTION FENCE

NO SCALE

#### NORTH AMERICAN GREEN MATTING MAINTENANCE NOTES:

1. INSPECT ROLLED EROSION CONTROL PRODUCTS AT LEAST WEEKLY AND AFTER EACH SIGNIFICANT (1/2 INCH OR GREATER) RAIN FALL EVENT REPAIR IMMEDIATELY.
2. GOODS CONTACT WITH THE GROUND MUST BE MAINTAINED, AND EROSION MUST NOT OCCUR BENEATH THE REEF.
3. ANY AREAS OF THE REEF THAT ARE DAMAGED OR NOT IN CLOSE CONTACT WITH THE GROUND SHALL BE REPAIRED AND STAPLED.
4. IF EROSION OCCURS DUE TO PROBABLY CONTROLLED DRAINAGE, THE PROBLEM SHALL BE FIXED AND THE ERODED AREA PROTECTED.
5. MONITOR AND REPAIR THE REEF AS NECESSARY UNTIL GROUND COVER IS ESTABLISHED.



#### CONSTRUCTION SPECIFICATIONS

1. MATERIALS USED IN THE COMPOST SOCK MUST MEET THE SPECIFICATIONS OUTLINED ABOVE AND IN PRACTICE 6.18, COMPOST BLANKETS.
2. COMPOST SOCKS SHOULD BE LOCATED AS SHOWN ON THE EROSION AND SEDIMENTATION CONTROL PLAN.
3. PRIOR TO INSTALLATION, CLEAR ALL OBSTRUCTIONS INCLUDING ROCKS, CLODS, AND OTHER DEBRIS GREATER THAN ONE INCH THAT MAY INTERFERE WITH PROPER FUNCTION OF THE COMPOST SOCK.
4. COMPOST SOCKS SHOULD BE INSTALLED PARALLEL TO THE TOE OF A GRADED SLOPE, A MINIMUM OF 10 FEET BEYOND THE TOE OF THE SLOPE. SOCKS LOCATED BELOW FLAT AREAS SHOULD BE LOCATED AT THE EDGE OF THE LAND-DISTURBANCE. THE ENDS OF THE SOCKS SHOULD BE TURNED SLIGHTLY UP SLOPE TO PREVENT RUNOFF FROM GOING AROUND THE END OF THE SOCKS.
5. FILL SOCK NETTING UNIFORMLY WITH COMPOST TO THE DESIRED LENGTH SUCH THAT LOGS DO NOT DEFORM.
6. OAK OR OTHER DURABLE HARDWOOD STAKES 2" X 2" IN CROSS SECTION SHOULD BE DRIVEN VERTICALLY PLUMB, THROUGH THE CENTER OF THE COMPOST SOCK. STAKES SHOULD BE PLACED AT A MAXIMUM INTERVAL OF 4 FEET, OR A MAXIMUM INTERVAL OF 8 FEET IF THE SOCK IS PLACED IN A 4 INCH TRENCH. SEE FIGURE 6.66B. THE STAKES SHOULD BE DRIVEN TO A MINIMUM DEPTH OF 12 INCHES, WITH A MINIMUM OF 3 INCHES PROTRUDING ABOVE THE COMPOST SOCK.
7. IN THE EVENT STAKING IS NOT POSSIBLE (I.E., WHEN SOCKS ARE USED ON PAVEMENT) HEAVY CONCRETE BLOCKS SHALL BE USED BEHIND THE SOCK TO HOLD IT IN PLACE DURING RUNOFF EVENTS.
8. IF THE COMPOST SOCK IS TO BE LEFT AS PART OF THE NATURAL LANDSCAPE, IT MAY BE SEED AT TIME OF INSTALLATION FOR ESTABLISHMENT OF PERMANENT VEGETATION USING THE SEEDING SPECIFICATION IN THE EROSION AND SEDIMENTATION CONTROL PLAN.
9. COMPOST SOCKS ARE NOT TO BE USED IN PERENNIAL OR INTERMITTENT STREAMS.

#### MAINTENANCE:

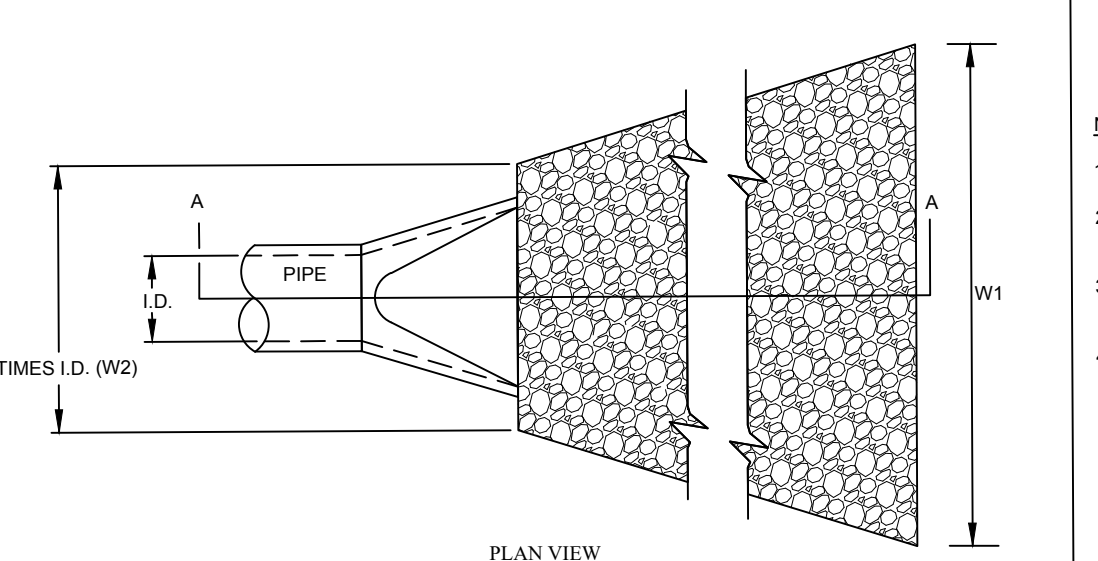
1. INSPECT COMPOST SOCKS WEEKLY AND AFTER EACH SIGNIFICANT RAINFALL EVENT (1/2 INCH OR GREATER). REMOVE ACCUMULATED SEDIMENT AND ANY DEBRIS. THE COMPOST SOCK MUST BE REPLACED IF CLOGGED OR TORN. IF PONDING BECOMES EXCESSIVE, THE SOCK MAY NEED TO BE REPLACED WITH A LARGER DIAMETER OR A DIFFERENT MEASURE. THE SOCK NEEDS TO BE REINSTALLED IF UNDERMINED OR DISLODGED. THE COMPOST SOCK SHALL BE INSPECTED UNTIL LAND DISTURBANCE IS COMPLETE AND THE AREA ABOVE THE MEASURE HAS BEEN PERMANENTLY STABILIZED.

#### DISPOSAL/RECYCLING:

1. COMPOST MEDIA IS A COMPOSTED ORGANIC PRODUCT RECYCLED AND MANUFACTURED FROM LOCALLY GENERATED ORGANIC, NATURAL, AND BIOLOGICALLY BASED MATERIALS. ONCE ALL SOIL HAS BEEN STABILIZED AND CONSTRUCTION ACTIVITY HAS BEEN COMPLETED, THE COMPOST MEDIA MAY BE DISPERSED WITH A LOADER, RAKE, BULLDOZER OR SIMILAR DEVICE AND MAY BE INCORPORATED INTO THE SOIL AS AN AMENDMENT OR LEFT ON THE SOIL SURFACE TO AID IN PERMANENT SEEDING OR LANDSCAPING. LEAVING THE COMPOST MEDIA ON SITE REDUCES REMOVAL AND DISPOSAL COSTS COMPARED TO OTHER SEDIMENT CONTROL DEVICES. THE MESH NETTING MATERIAL WILL BE EXTRACTED FROM THE MEDIA AND DISPOSED OF PROPERLY. THE PHOTODEGRADABLE MESH NETTING MATERIAL WILL DEGRADE IN 2 TO 5 YEARS IF LEFT ON SITE. BIODEGRADABLE MESH NETTING MATERIAL IS AVAILABLE AND DOES NOT NEED TO BE EXTRACTED AND DISPOSED OF. AS IT WILL COMPLETELY DECOMPOSE IN APPROXIMATELY 6 TO 12 MONTHS. USING BIODEGRADABLE COMPOST SOCKS COMPLETELY ELIMINATES THE NEED AND COST OF REMOVAL AND DISPOSAL.

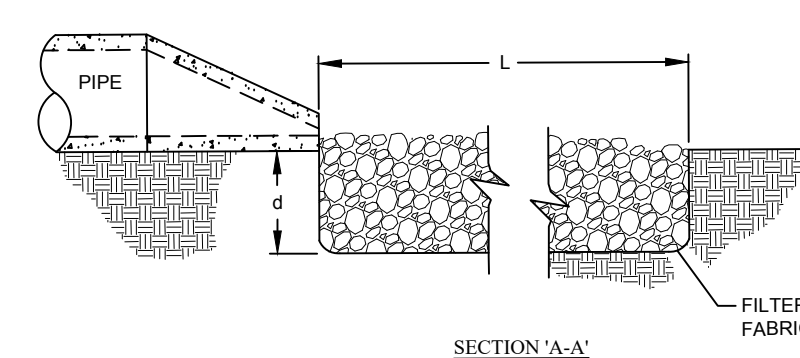
#### COMPOST SOCK

NO SCALE



#### NOTES:

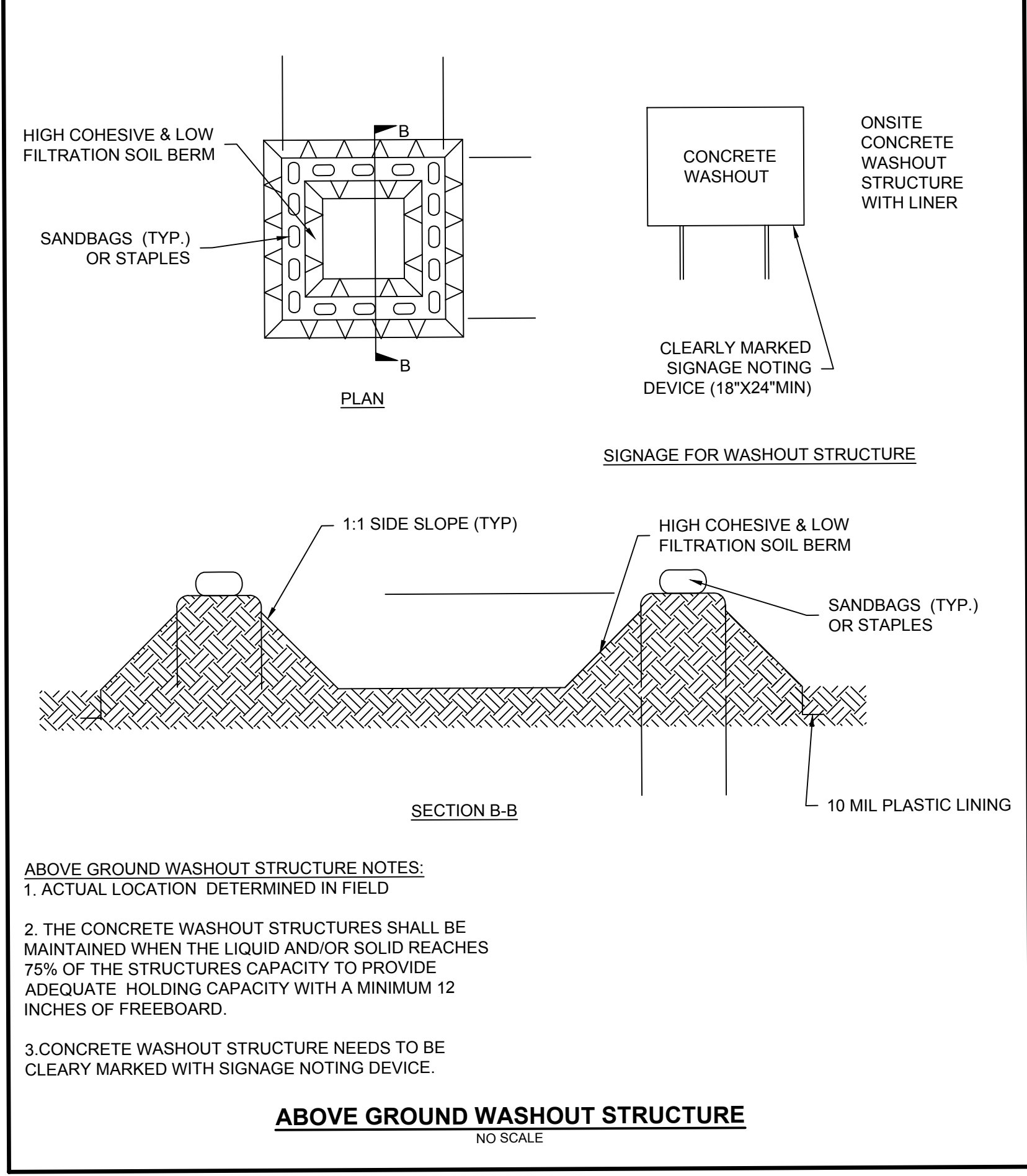
1. L = LENGTH OF THE RIPRAP APRON.
2. d = 1.5 TIMES THE MAXIMUM STONE DIAMETER BUT NOT LESS THAN 6" (INCHES).
3. A FILTER BLANKET OR FILTER FABRIC SHOULD BE INSTALLED BETWEEN THE RIPRAP AND SOIL FOUNDATION.
4. MAINTAIN ENERGY DISSIPATORS INSTALLED DURING EARLY SITE WORK THROUGHOUT THE CONSTRUCTION AREA.



MAINTENANCE  
RIP RAP SHOULD BE INSPECTED PERIODICALLY FOR SCOUR OR DISLODGED STONES. CONTROL OF WEED AND BRUSH GROWTH MAY BE NEEDED IN SOME LOCATIONS.

#### PIPE OUTLET TO FLAT AREA NO WELL-DEFINED CHANNEL

NO SCALE



#### ABOVE GROUND WASHOUT STRUCTURE NOTES:

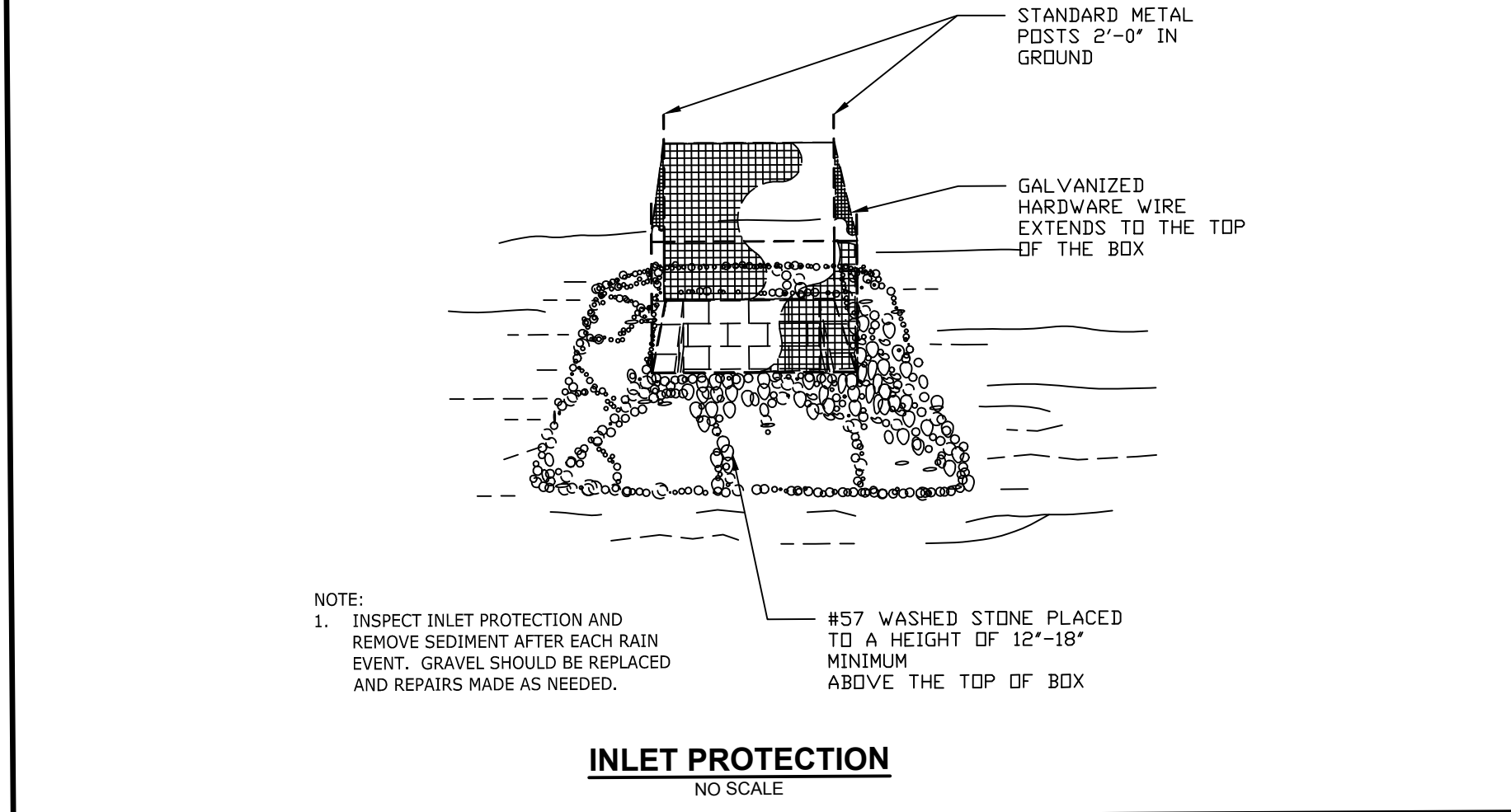
1. ACTUAL LOCATION DETERMINED IN FIELD

2. THE CONCRETE WASHOUT STRUCTURES SHALL BE MAINTAINED WHEN THE LIQUID AND/OR SOLID REACHES 75% OF THE STRUCTURES CAPACITY TO PROVIDE ADEQUATE HOLDING CAPACITY WITH A MINIMUM 12 INCHES OF FREEBOARD.

3. CONCRETE WASHOUT STRUCTURE NEEDS TO BE CLEARLY MARKED WITH SIGNAGE NOTING DEVICE.

#### ABOVE GROUND WASHOUT STRUCTURE

NO SCALE

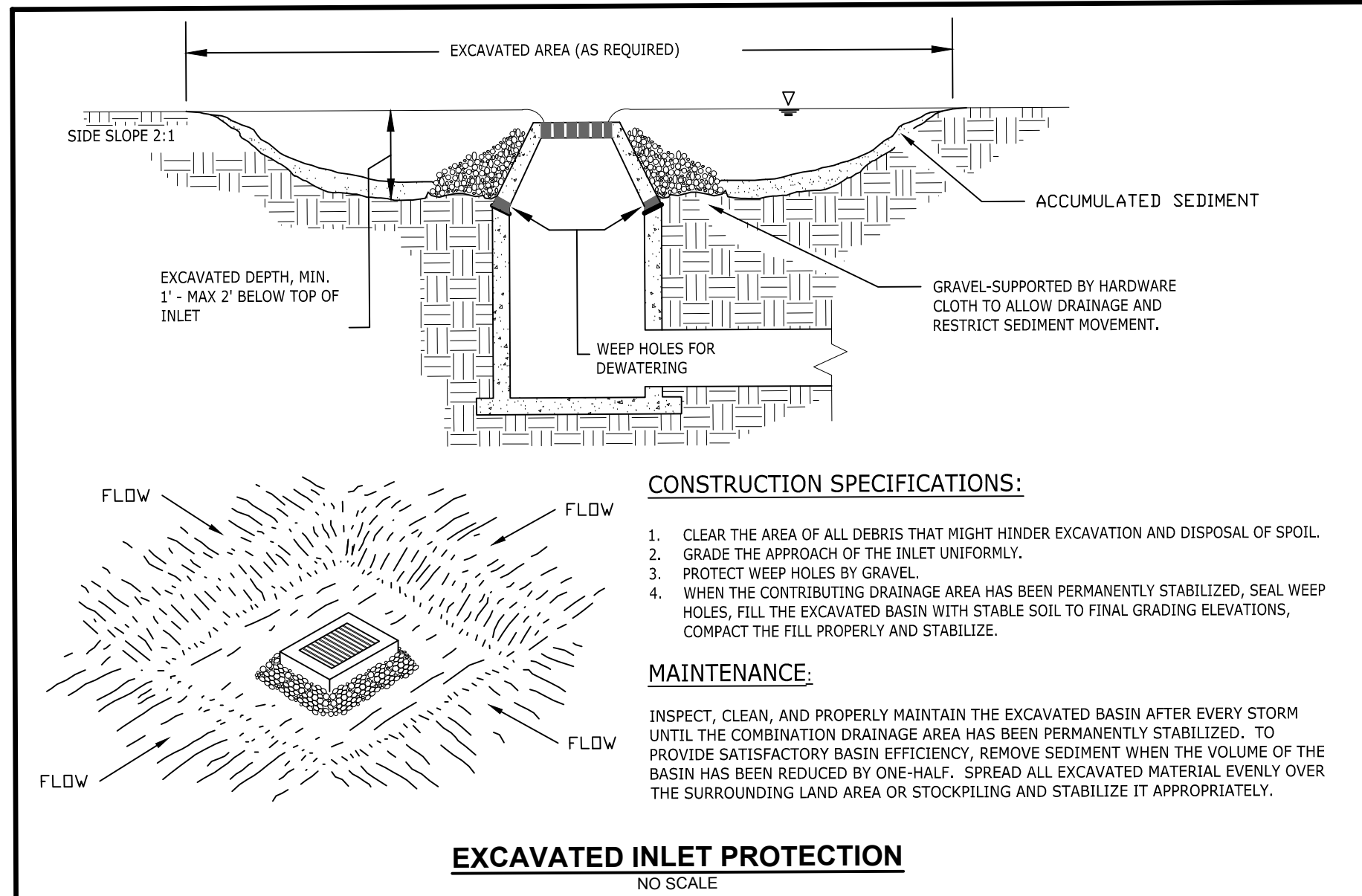


#### NOTE:

1. INSPECT INLET PROTECTION AND REMOVE SEDIMENT AFTER EACH RAIN EVENT. GRAVEL SHOULD BE REPLACED AND REPAIRS MADE AS NEEDED.

#### INLET PROTECTION

NO SCALE



#### CONSTRUCTION SPECIFICATIONS:

1. CLEAR THE AREA OF ALL DEBRIS THAT MIGHT HINDER EXCAVATION AND DISPOSAL OF SOIL.
2. GRADE THE APPROACH OF THE INLET UNIFORMLY.
3. PROTECT WEED HOLES BY GRAVEL.
4. WHEN THE CONTRIBUTING DRAINAGE AREA HAS BEEN PERMANENTLY STABILIZED, SEAL WEED HOLES, FILL THE EXCAVATED BASIN WITH STABLE SOIL TO FINAL GRADING ELEVATIONS, COMPACT THE FILL PROPERLY AND STABILIZE.

#### MAINTENANCE:

INSPECT, CLEAN, AND PROPERLY MAINTAIN THE EXCAVATED BASIN AFTER EVERY STORM UNTIL THE COMBINATION DRAINAGE AREA HAS BEEN PERMANENTLY STABILIZED. TO PROVIDE SATISFACTORY BASIN EFFICIENCY, REMOVE SEDIMENT WHEN THE VOLUME OF THE BASIN HAS BEEN REDUCED BY ONE-HALF. SPREAD ALL EXCAVATED MATERIAL EVENLY OVER THE SURROUNDING LAND AREA OR STOCKPILING AND STABILIZE IT APPROPRIATELY.

#### EXCAVATED INLET PROTECTION

NO SCALE

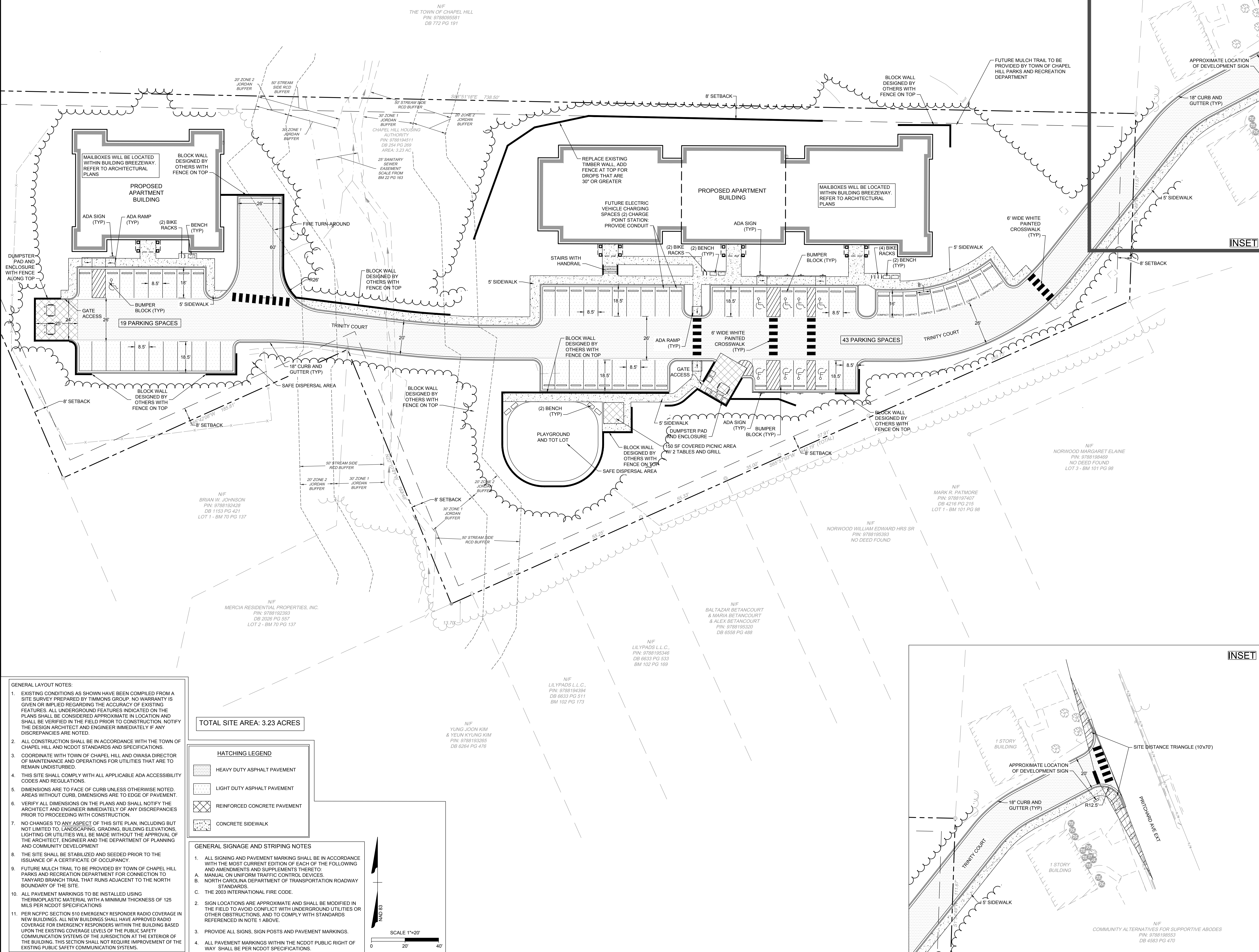
#### ENERGY DISSIPATOR SCHEDULE

PIPE SIZE	W1 (FT)	W2 (FT)	LENGTH (FT)	THICKNESS (IN.)	D50 SIZE (IN.)	STONE CLASS
RR-A1	15"	6.3	3.8	5.0	12	3 A
RR-B1	15"	6.3	3.8	5.0	12	3 A
RR-C1	15"	6.3	3.8	5.0	12	3 A
RR-D1	6"	6.3	3.8	5.0	12	3 A

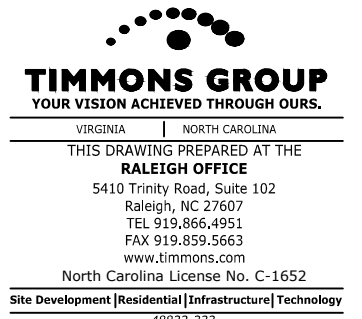
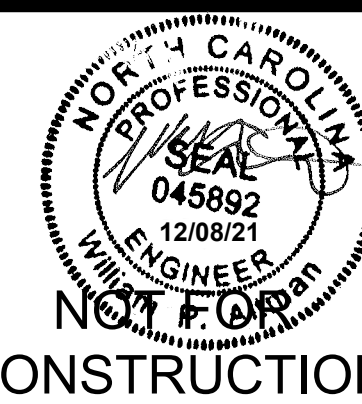




## SITE PLAN



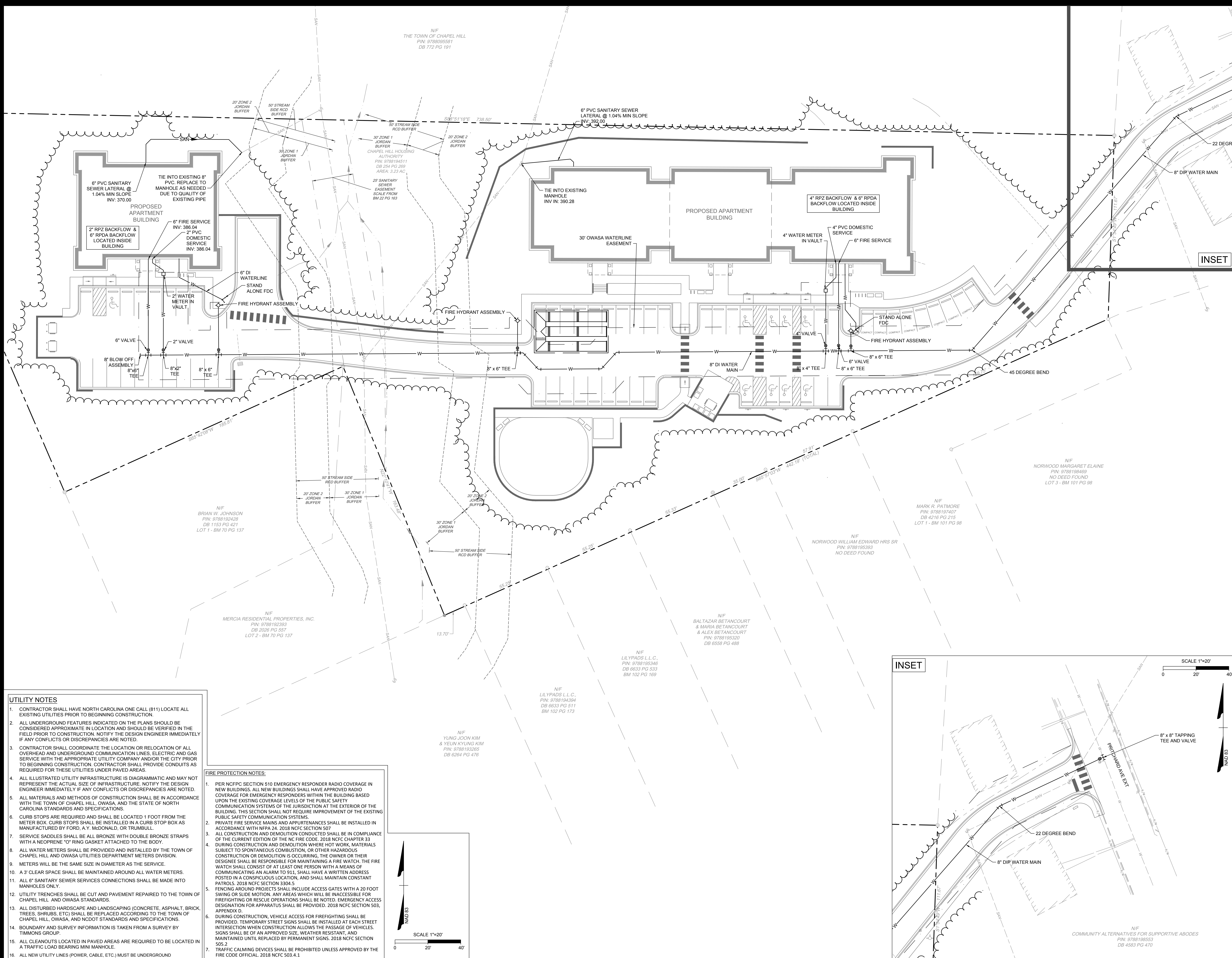




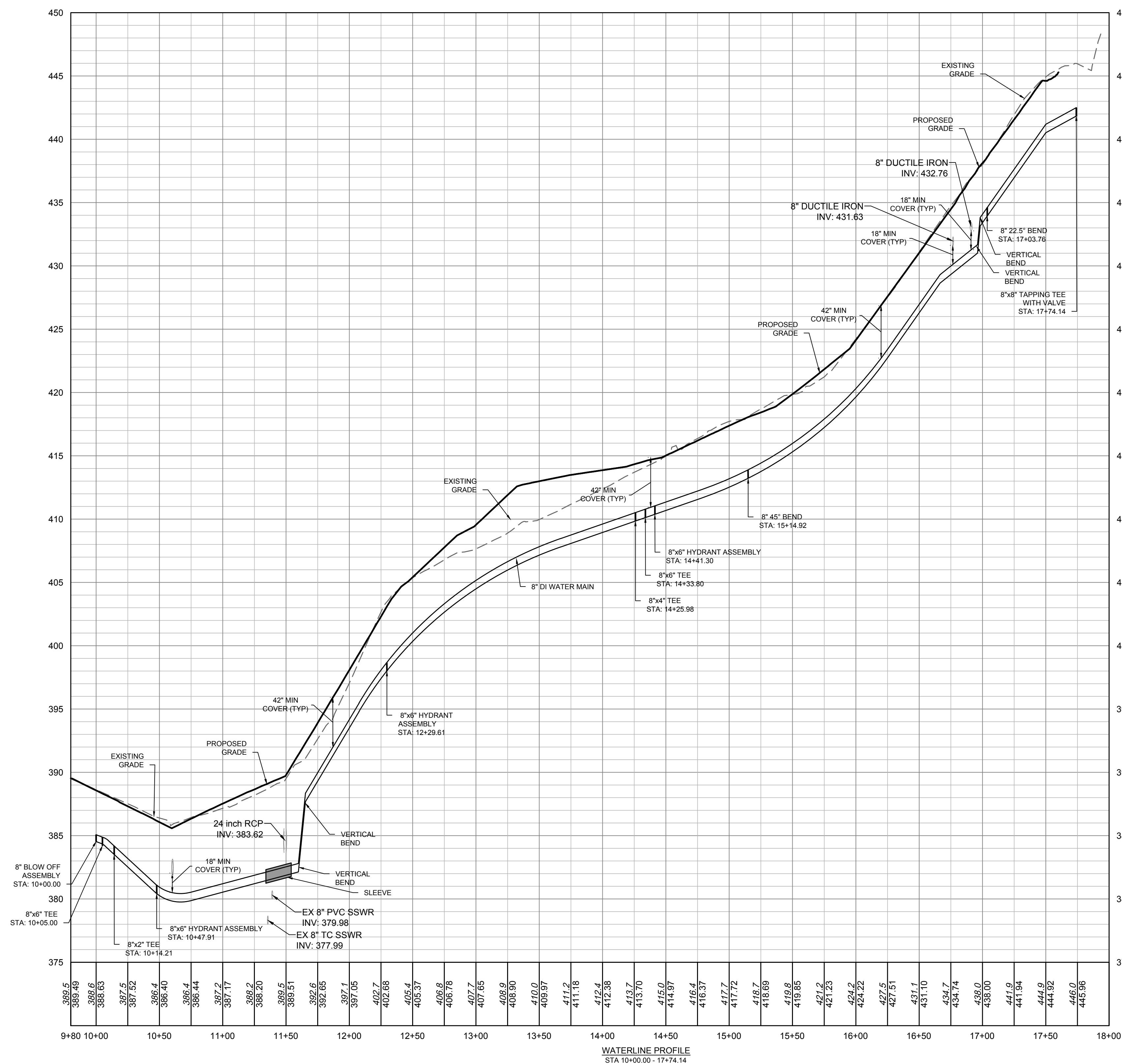
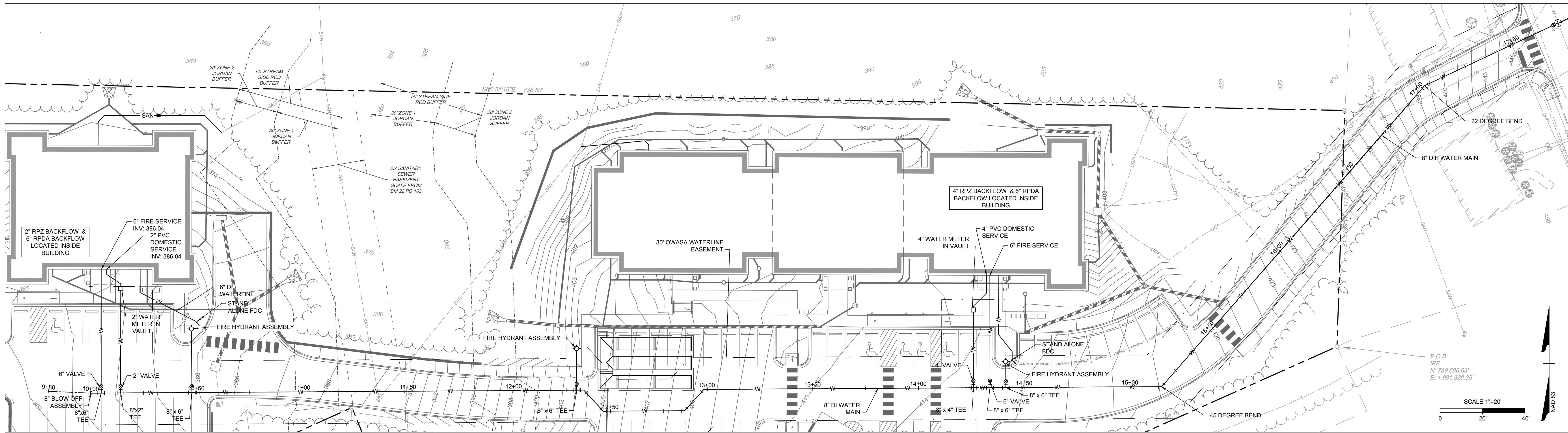
PROJECT NO.	DATE
48833	DECEMBER 8, 2021
DATE	REVISIONS
01-14-2022	1ST SUBMITTAL
02-04-2022	2ND SUBMITTAL
-	3RD SUBMITTAL
-	-
-	-
-	-
-	-
-	-

## UTILITY PLAN

C3.1







- NOTES:
- PIPE LENGTHS IN PROFILES ARE ACTUAL PIPE LENGTHS FROM CENTER TO CENTER OF STRUCTURE. PIPE LENGTHS IN DRAINAGE DESCRIPTIONS ARE PIPE LENGTHS AS MEASURED IN PLAN VIEW FROM CENTER TO CENTER OF STRUCTURE.
  - PROVIDE VERTICAL BENDS AT ALL WATERLINES THAT CROSS OTHER UTILITIES ON STORM PIPES WITH LESS THAN 18\"/>

KEY

CL EX. GRADE -----

CL FINAL GRADE \_\_\_\_\_

**MOSELEY**ARCHITECTS



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**TRINITY COURT**

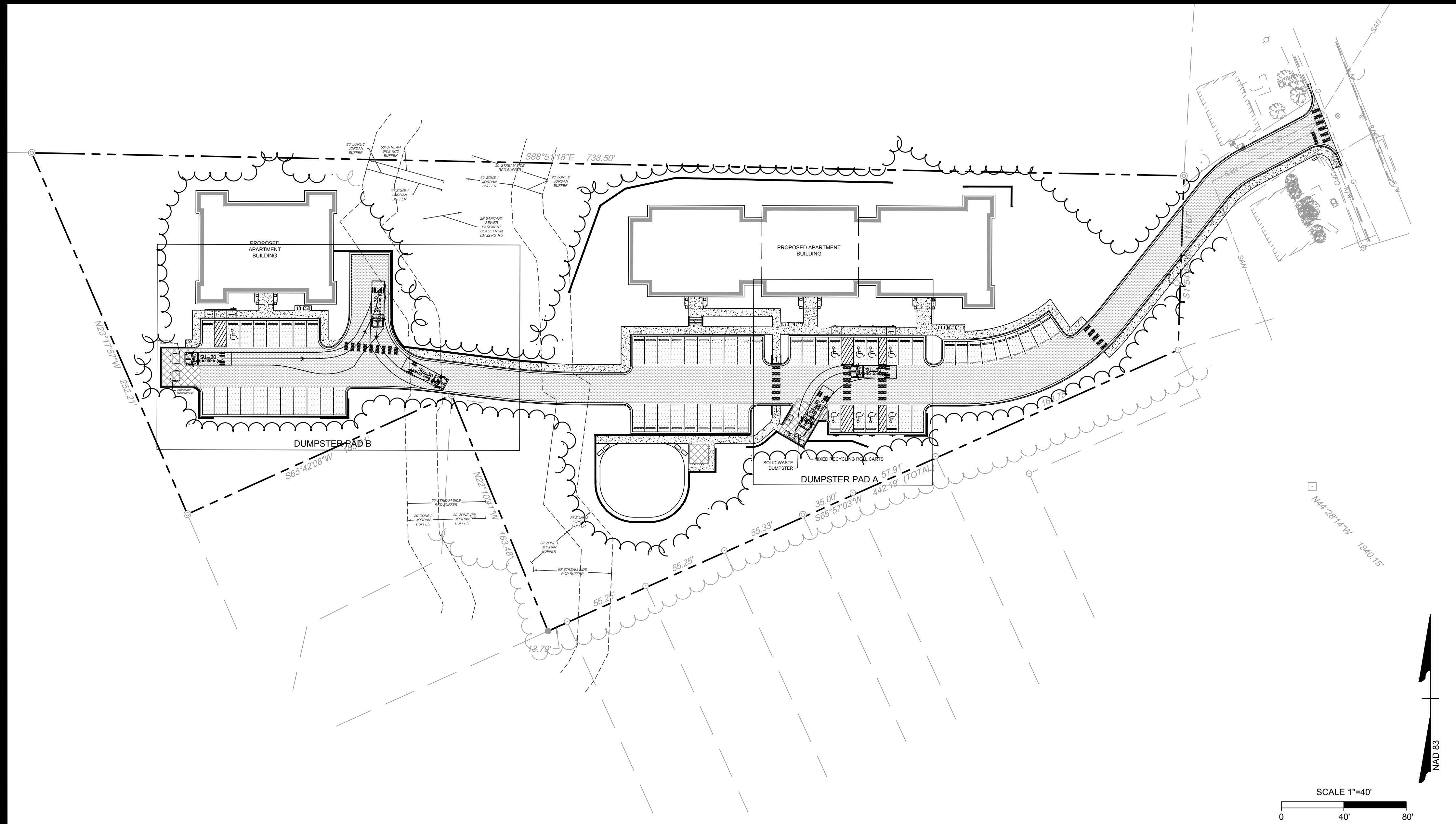
TOWN OF CHAPEL HILL  
751 TRINITY CT, CHAPEL HILL, NC 27516

PROJECT NO.	DATE
48833	DECEMBER 8, 2021
DATE	DESCRIPTION
01-14-2022	2ND SUBMITTAL
02-04-2022	3RD SUBMITTAL

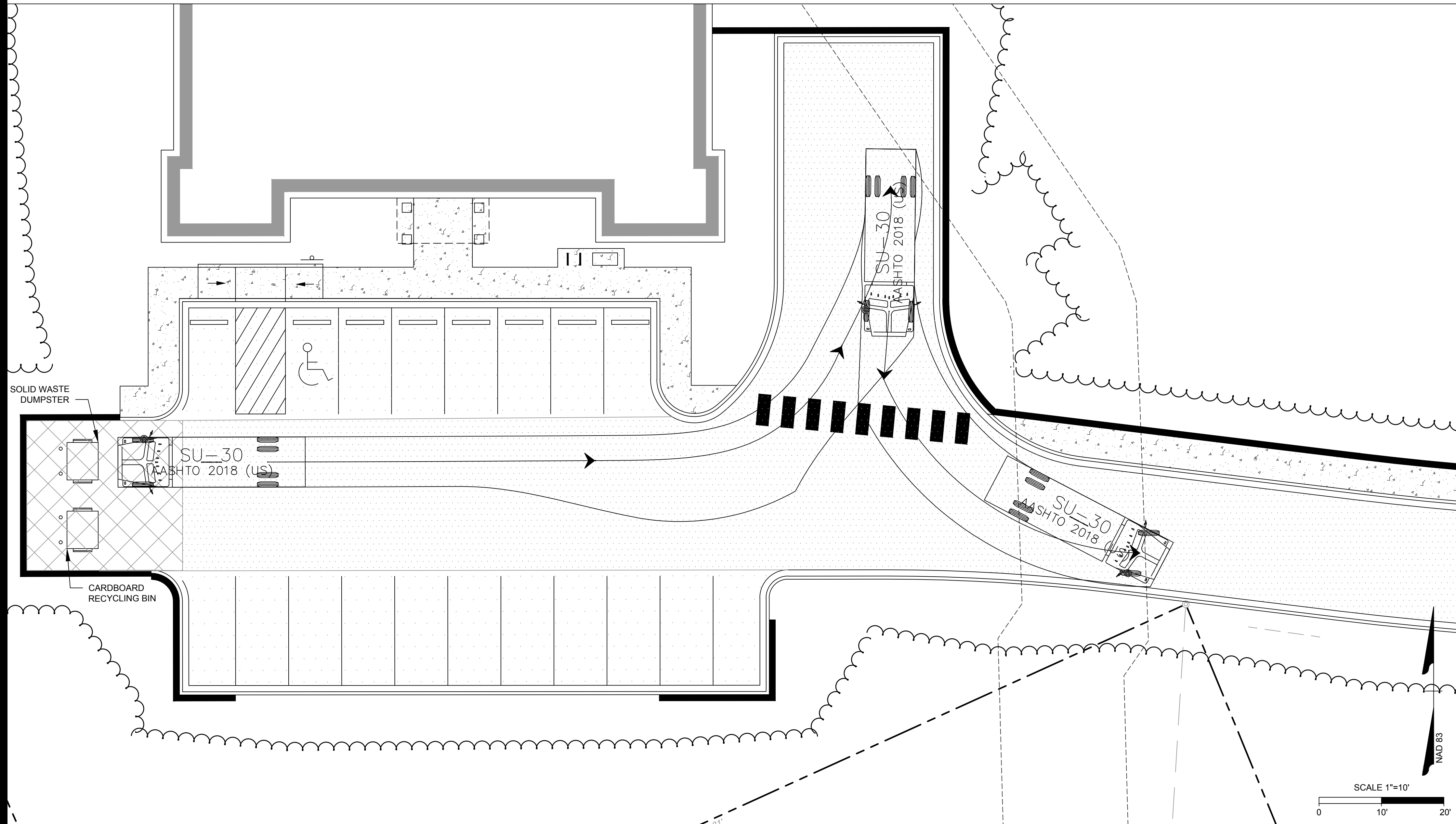
WATERLINE  
PROFILE

**C3.2**

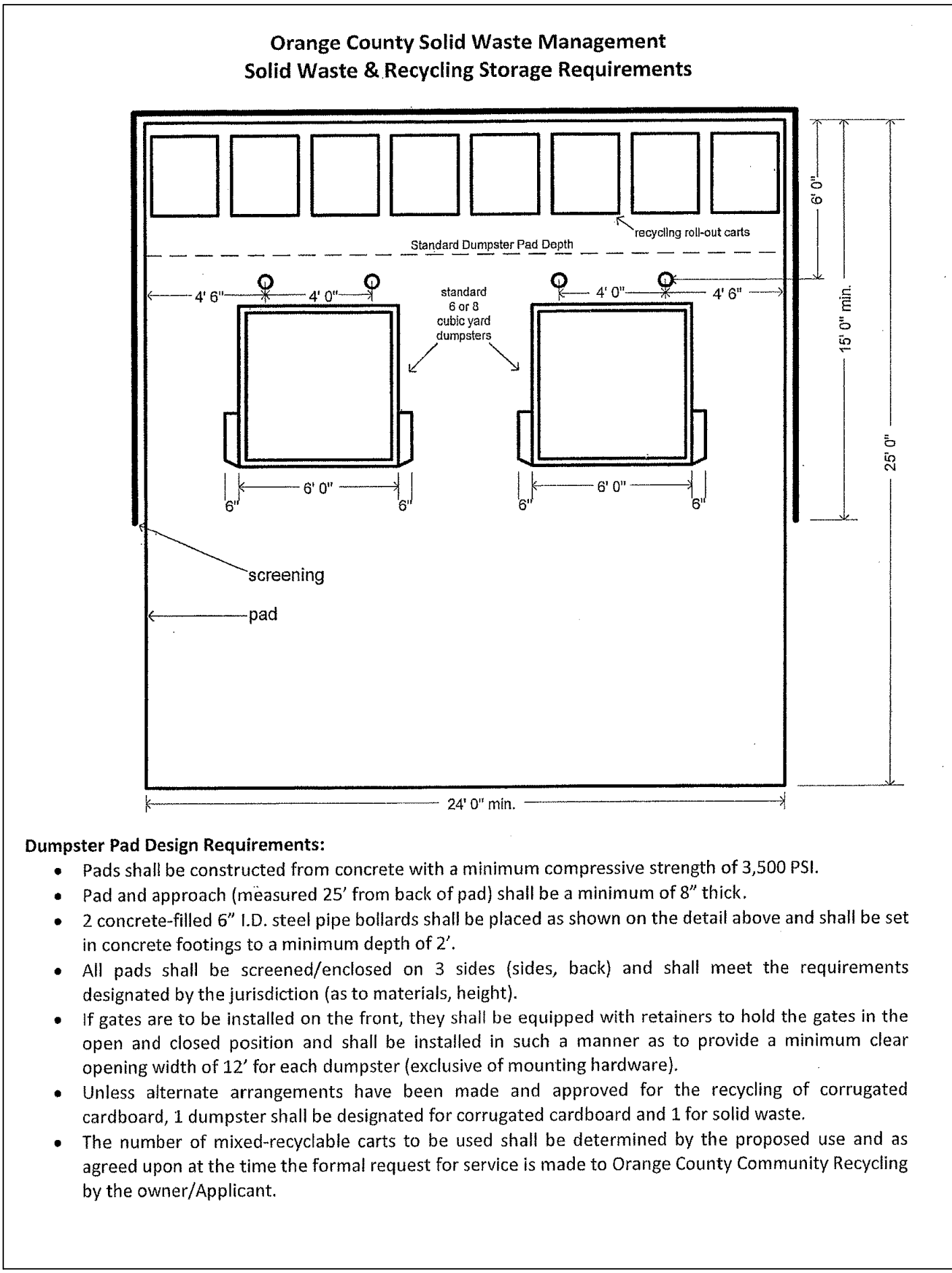




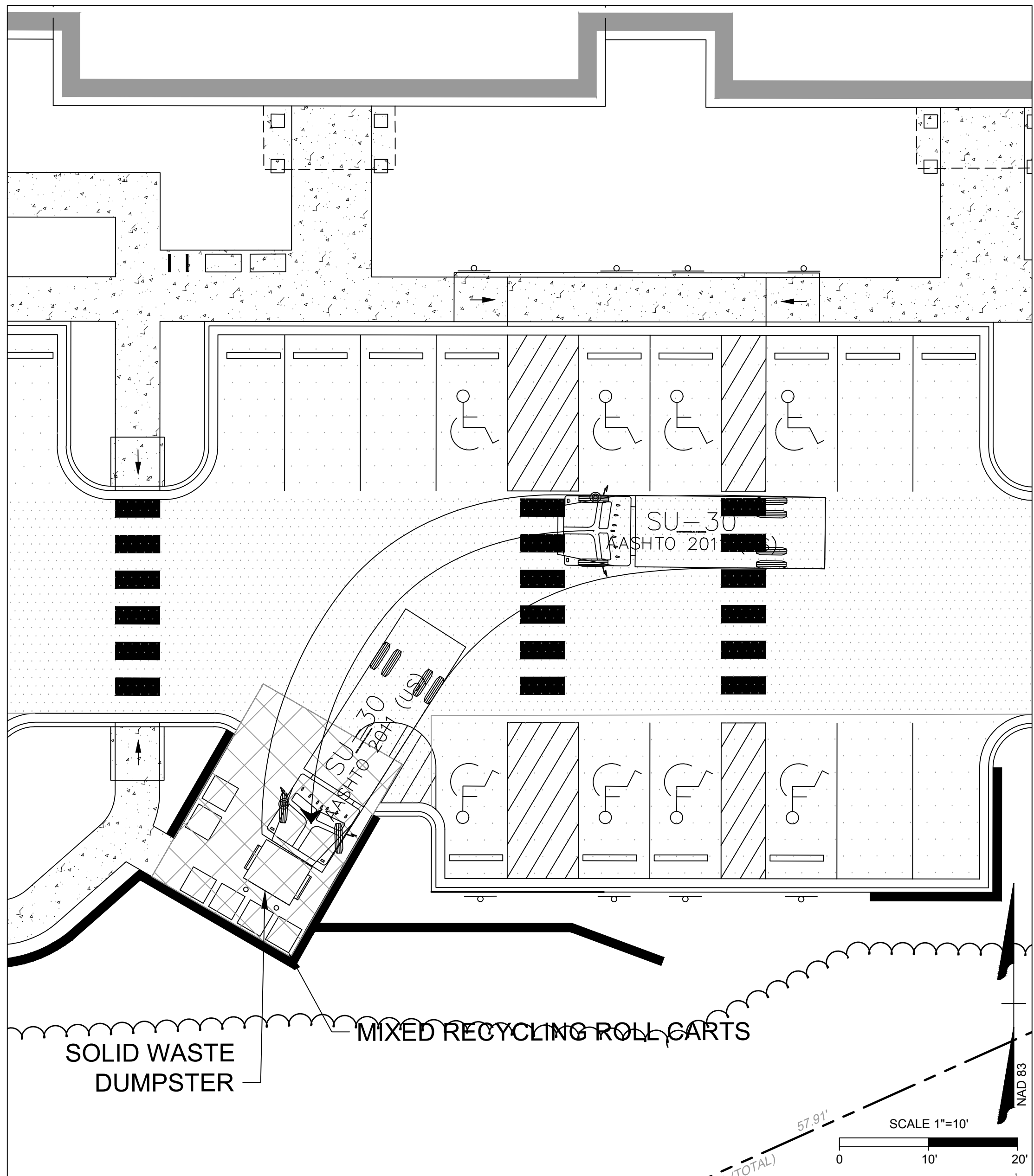
KEY PLAN



DUMPSTER PAD B

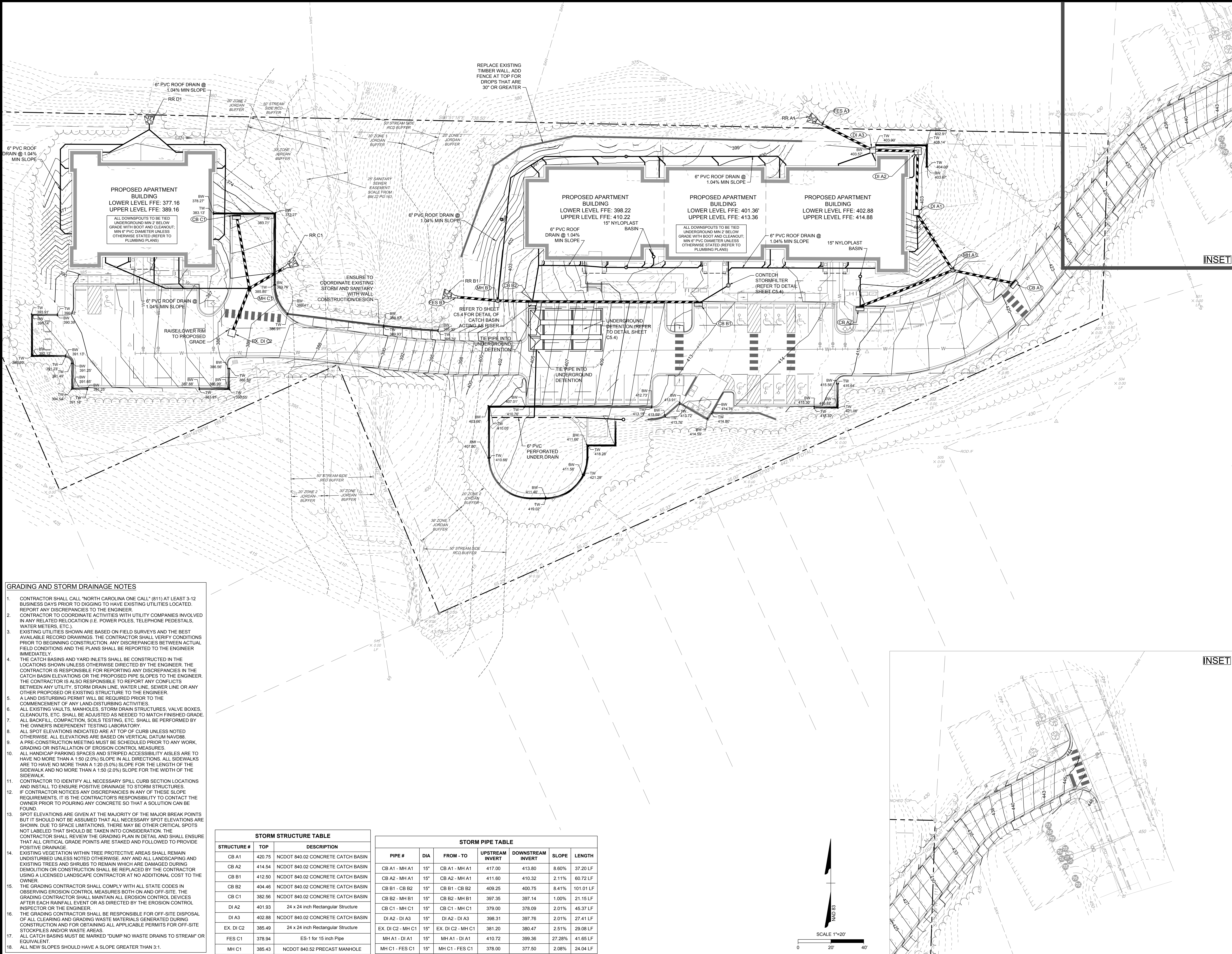


- Dumpster Pad Design Requirements:**
- Pads shall be constructed from concrete with a minimum compressive strength of 3,500 PSI.
  - Pad and approach (measured 25' from back of pad) shall be a minimum of 8" thick.
  - 2 concrete-filled 6" I.D. steel pipe bollards shall be placed as shown on the detail above and shall be set in concrete footings to a minimum depth of 2'.
  - All pads shall be screened/enclosed on 3 sides (sides, back) and shall meet the requirements designated by the jurisdiction (as to materials, height).
  - If gates are to be installed on the front, they shall be equipped with retainers to hold the gates in the open and closed position and shall be installed in such a manner as to provide a minimum clear opening width of 12' for each dumpster (exclusive of mounting hardware).
  - Unless alternate arrangements have been made and approved for the recycling of corrugated cardboard, 1 dumpster shall be designated for corrugated cardboard and 1 for solid waste.
  - The number of mixed-recyclable carts to be used shall be determined by the proposed use and as agreed upon at the time the formal request for service is made to Orange County Community Recycling by the owner/Applicant.
- 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 (RRMO) AND TO ASSESS THE POTENTIAL FOR DECONSTRUCTION AND/OR THE REUSE OF SALVAGEABLE MATERIALS.
  7. 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.
  8. 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. (OC SOLID WASTE)



DUMPSTER PAD A





GRADING AND STORM DRAINAGE NOTES

- 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.
- CONTRACTOR TO COORDINATE ACTIVITIES WITH UTILITY COMPANIES INVOLVED IN ANY RELATED RELOCATION (I.E. POWER POLES, TELEPHONE PEDESTALS, WATER METERS, ETC).
- 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.
- 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.
- A LAND DISTURBING PERMIT WILL BE REQUIRED PRIOR TO THE COMMENCEMENT OF ANY LAND-DISTURBING ACTIVITIES.
- 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.
- ALL SPOT ELEVATIONS INDICATED ARE AT TOP OF CURB UNLESS NOTED OTHERWISE. ALL ELEVATIONS ARE BASED ON VERTICAL DATUM NAVD88.
- A PRE-CONSTRUCTION MEETING MUST BE SCHEDULED PRIOR TO ANY WORK, GRADING OR INSTALLATION OF EROSION CONTROL MEASURES.
- ALL HANDICAP PARKING SPACES AND STRIPED 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 (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.
- 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.
- 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.
- 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.
- 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.
- 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.
- ALL CATCH BASINS MUST BE MARKED "DUMP NO WASTE DRAINS TO STREAM" OR EQUIVALENT.
- ALL NEW SLOPES SHOULD HAVE A SLOPE GREATER THAN 3:1.

STORM STRUCTURE TABLE		
STRUCTURE #	TOP	DESCRIPTION
CB A1	420.75	NCDOT 840.02 CONCRETE CATCH BASIN
CB A2	414.54	NCDOT 840.02 CONCRETE CATCH BASIN
CB B1	412.50	NCDOT 840.02 CONCRETE CATCH BASIN
CB B2	404.46	NCDOT 840.02 CONCRETE CATCH BASIN
CB C1	382.56	NCDOT 840.02 CONCRETE CATCH BASIN
DI A1	401.93	24 x 24 inch Rectangular Structure
DI A3	402.88	NCDOT 840.02 CONCRETE CATCH BASIN
EX. DI C2	385.49	24 x 24 inch Rectangular Structure
FES C1	378.94	ES-1 for 15 inch Pipe
MH C1	385.43	NCDOT 840.52 PRECAST MANHOLE

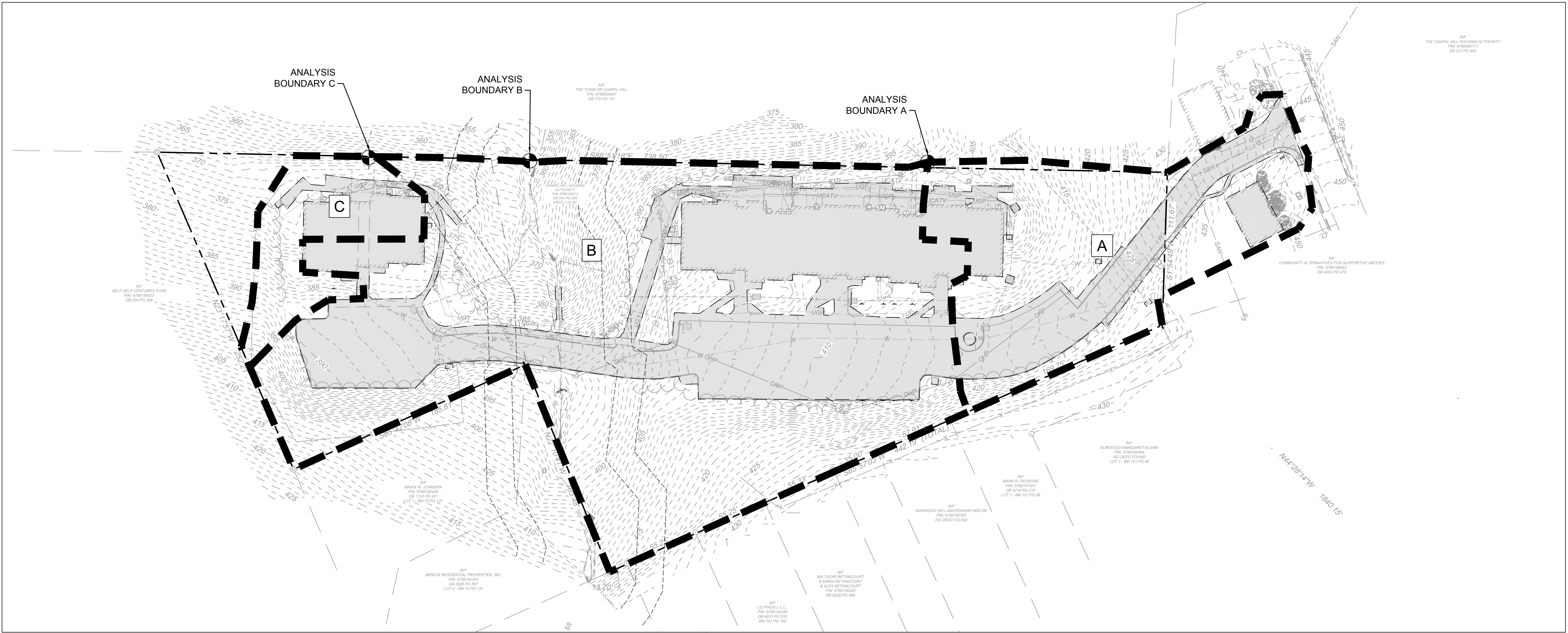
STORM PIPE TABLE						
PIPE #	DIA	FROM - TO	UPSTREAM INVERT	DOWNSIDE INVERT	SLOPE	LENGTH
CB A1 - MH A1	15"	CB A1 - MH A1	417.00	413.80	8.60%	37.20 LF
CB A2 - MH A1	15"	CB A2 - MH A1	411.60	410.32	2.11%	60.72 LF
CB B1 - CB B2	15"	CB B1 - CB B2	409.25	400.75	8.41%	101.01 LF
CB B2 - MH B1	15"	CB B2 - MH B1	397.35	397.14	1.00%	21.15 LF
CB C1 - MH C1	15"	CB C1 - MH C1	379.00	378.09	2.01%	45.37 LF
DI A2 - DI A3	15"	DI A2 - DI A3	398.31	397.76	2.01%	27.41 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	410.72	399.36	27.28%	41.65 LF
MH C1 - FES C1	15"	MH C1 - FES C1	378.00	377.50	2.08%	24.04 LF



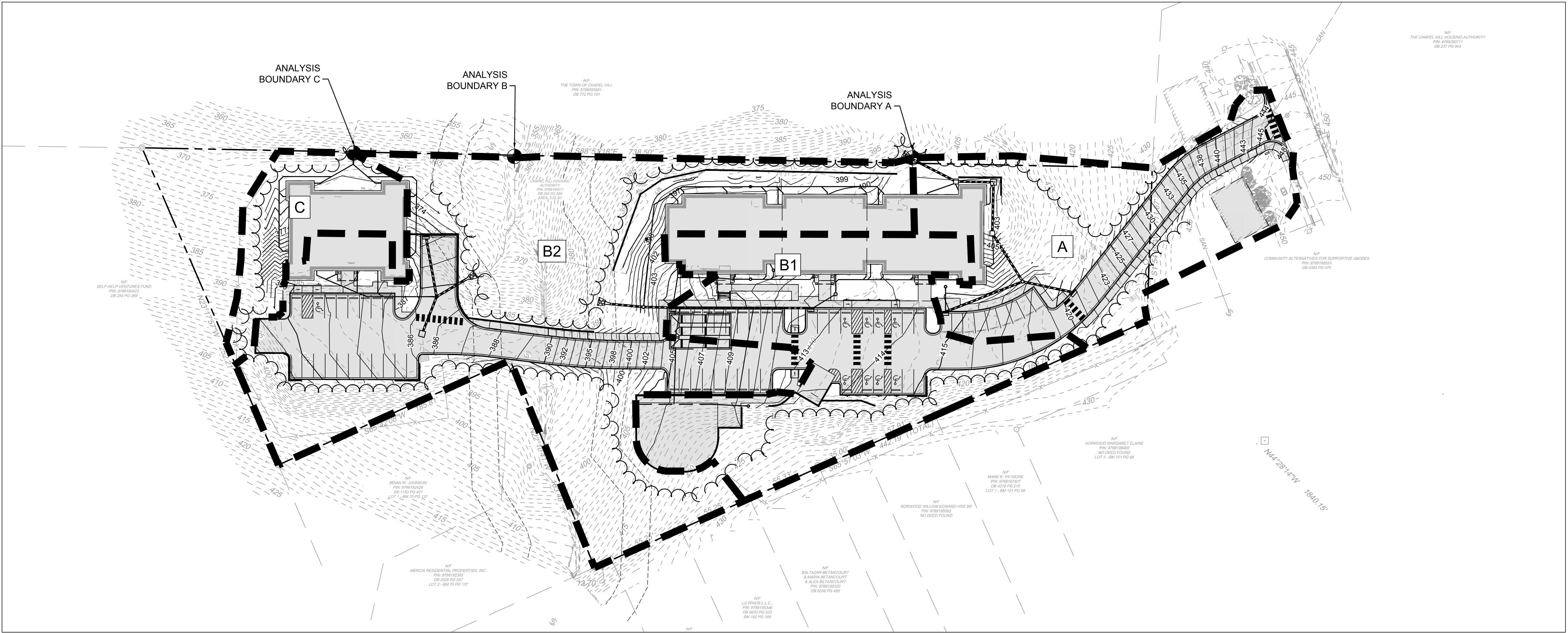








PRE DEVELOPMENT



POST DEVELOPMENT

ANALYSIS POINT A						
	DRAINAGE AREA (ACRES)	IMPERVIOUS AREA (ACRES)	CURVE NUMBER	Q1	Q2	Q25
PRE DEVELOPMENT	0.77	0.32	77	1.37	1.95	4.60
POST DEVELOPMENT	0.69	0.27	79	1.36	1.90	4.33

ANALYSIS POINT B						
	DRAINAGE AREA (ACRES)	IMPERVIOUS AREA (ACRES)	CURVE NUMBER	Q1	Q2	Q25
PRE DEVELOPMENT	2.32	0.98	75	3.39	4.99	12.41
POST DEVELOPMENT B1 (UD)	0.79	0.51	85	0.65	1.61	4.00
POST DEVELOPMENT B2 (BYPASS)	1.64	0.57	74	2.45	3.62	9.04
POST DEVELOPMENT B	2.43	1.08		2.35	4.77	12.39

ANALYSIS POINT C						
	DRAINAGE AREA (ACRES)	IMPERVIOUS AREA (ACRES)	CURVE NUMBER	Q1	Q2	Q25
PRE DEVELOPMENT	0.23	0.09	75	0.37	0.53	1.30
POST DEVELOPMENT	0.21	0.08	77	0.37	0.53	1.26

STORMWATER QUALITY CALCULATIONS

PRE DEVELOPMENT ONSITE IMPERVIOUS SURFACES = 1.29 ACRES

POST DEVELOPMENT ONSITE IMPERVIOUS SURFACES = 1.33 ACRES

TOTAL AREA REQUIRE TO BE TREATED = 0.06 ACRES

LAND USE SUMMARY		
LANDUSE	EXISTING AREA (SF)	PROPOSED AREA (SF)
ONSITE IMPERVIOUS	56,192 (1.29 AC)	57,935 (1.33 AC)
OFFSITE IMPERVIOUS	4,194 (0.10 AC)	4,517 (0.10 AC)
TOTAL AREA (ACRES)	1.39 ACRES	1.43 ACRES

LEGEND

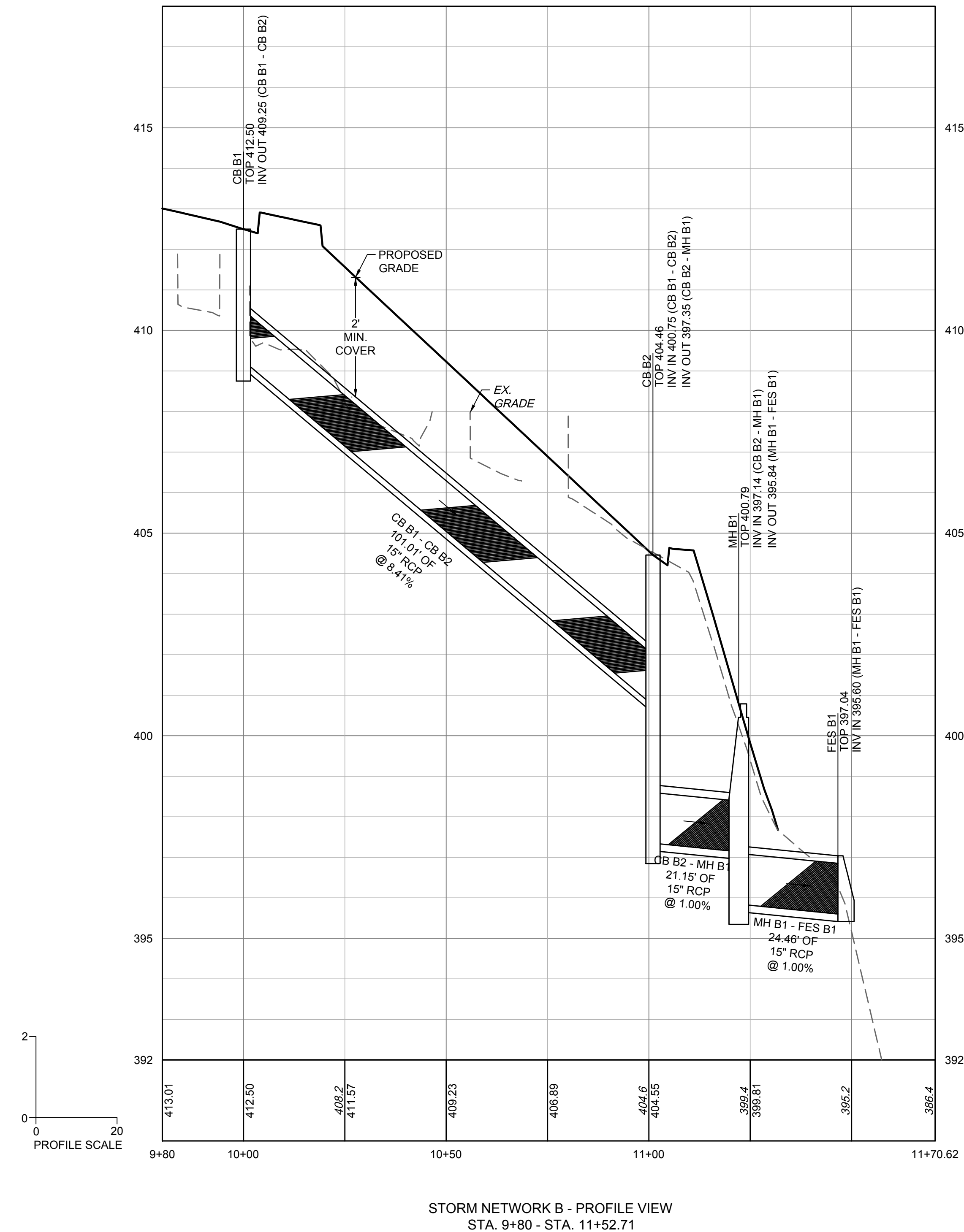
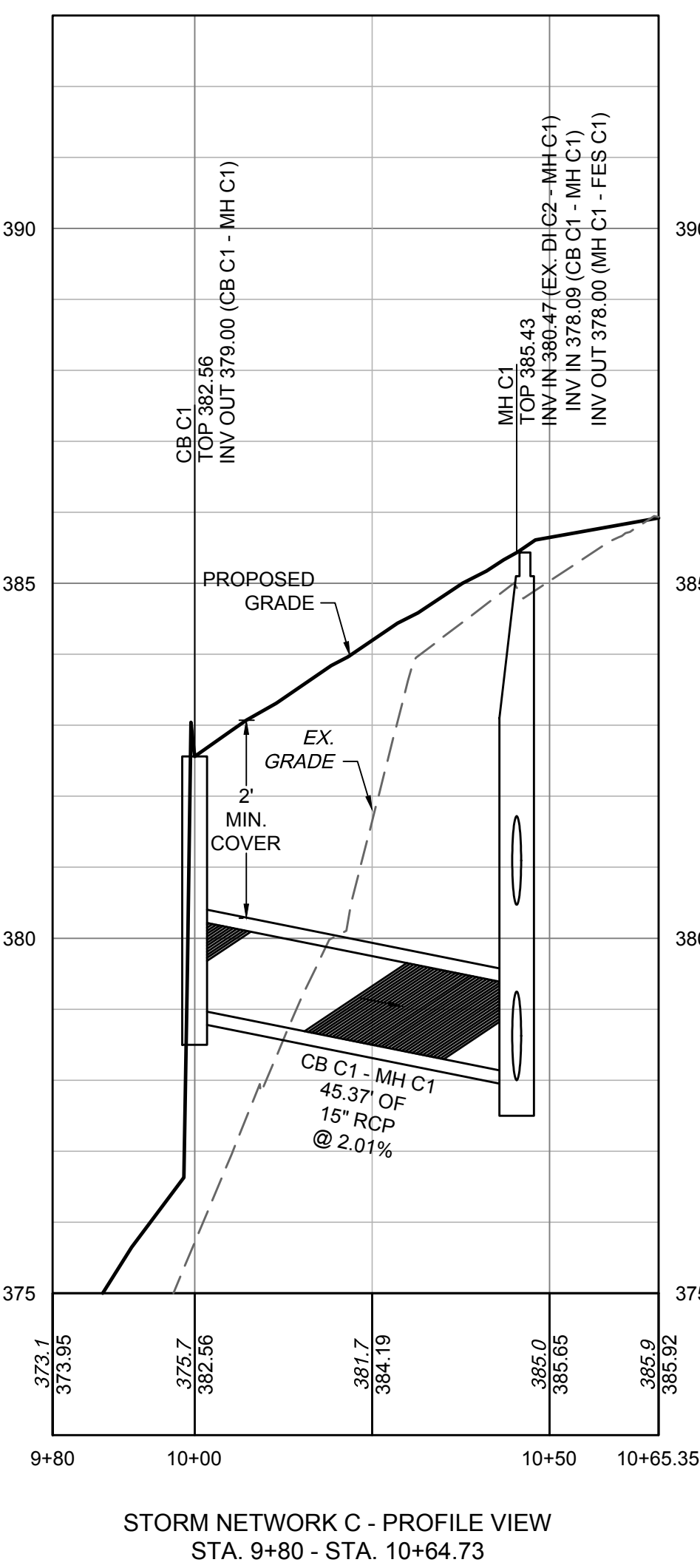
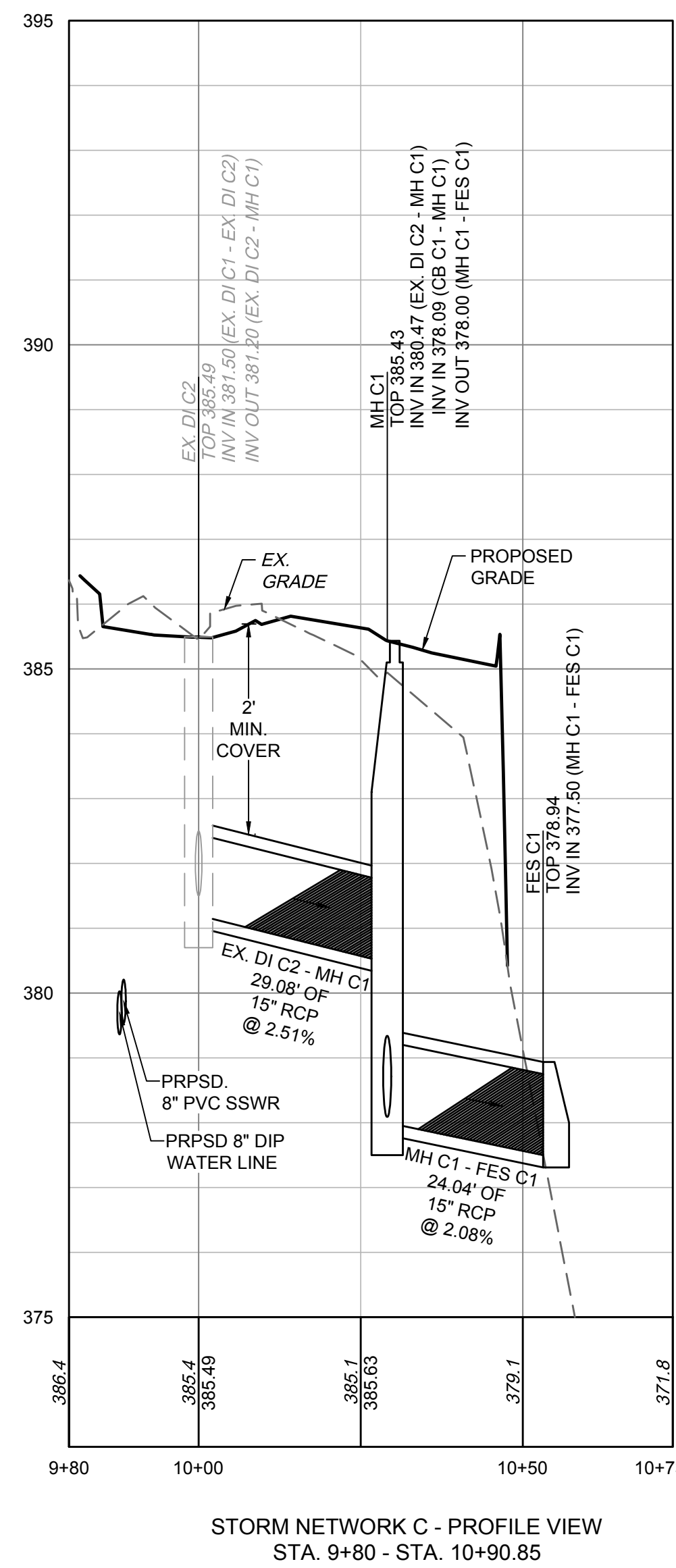
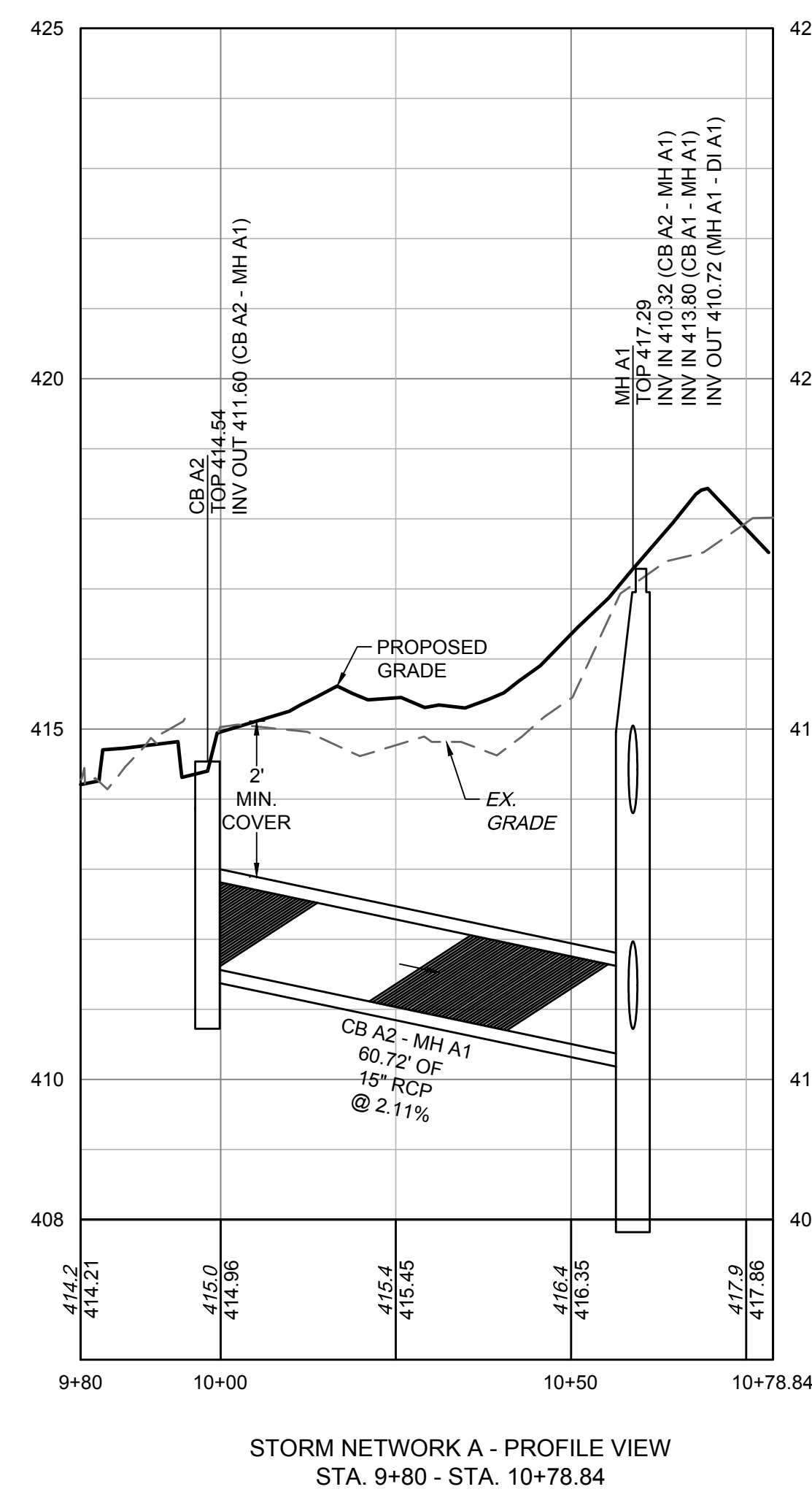
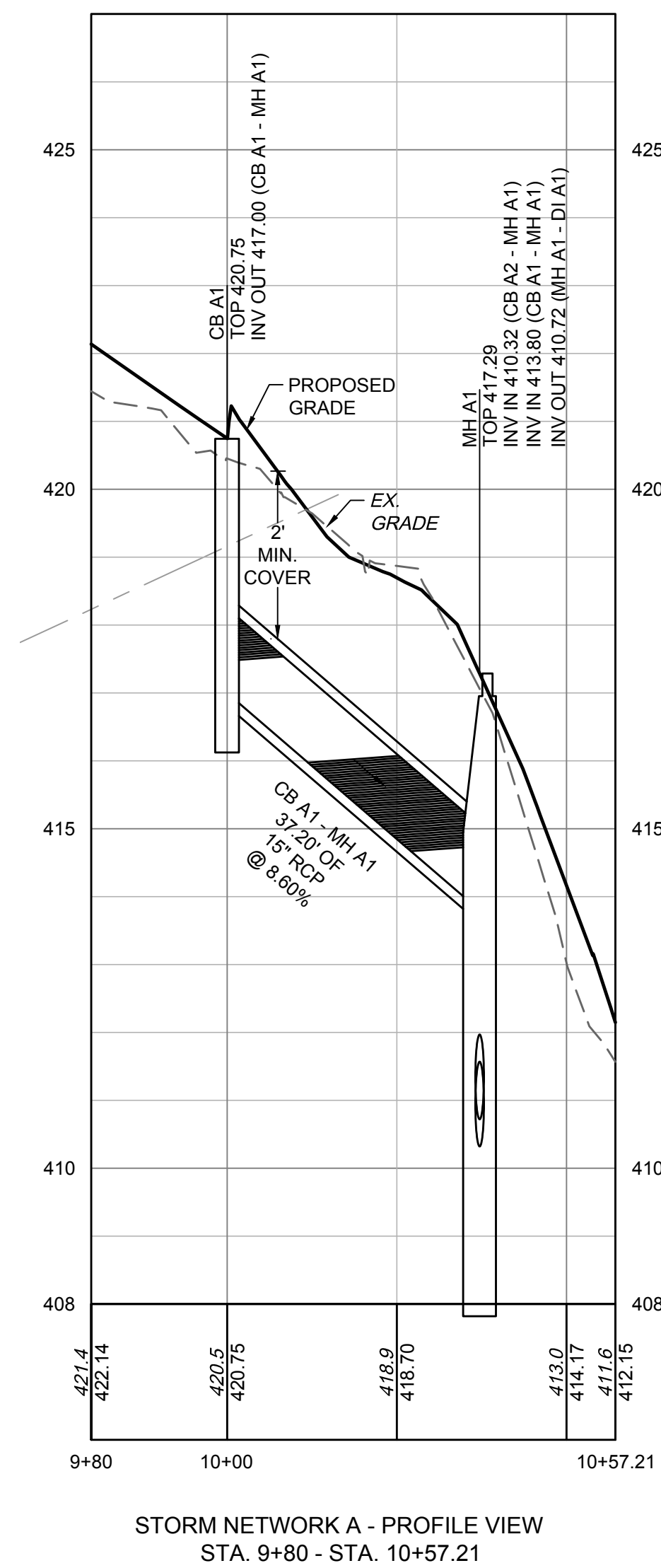
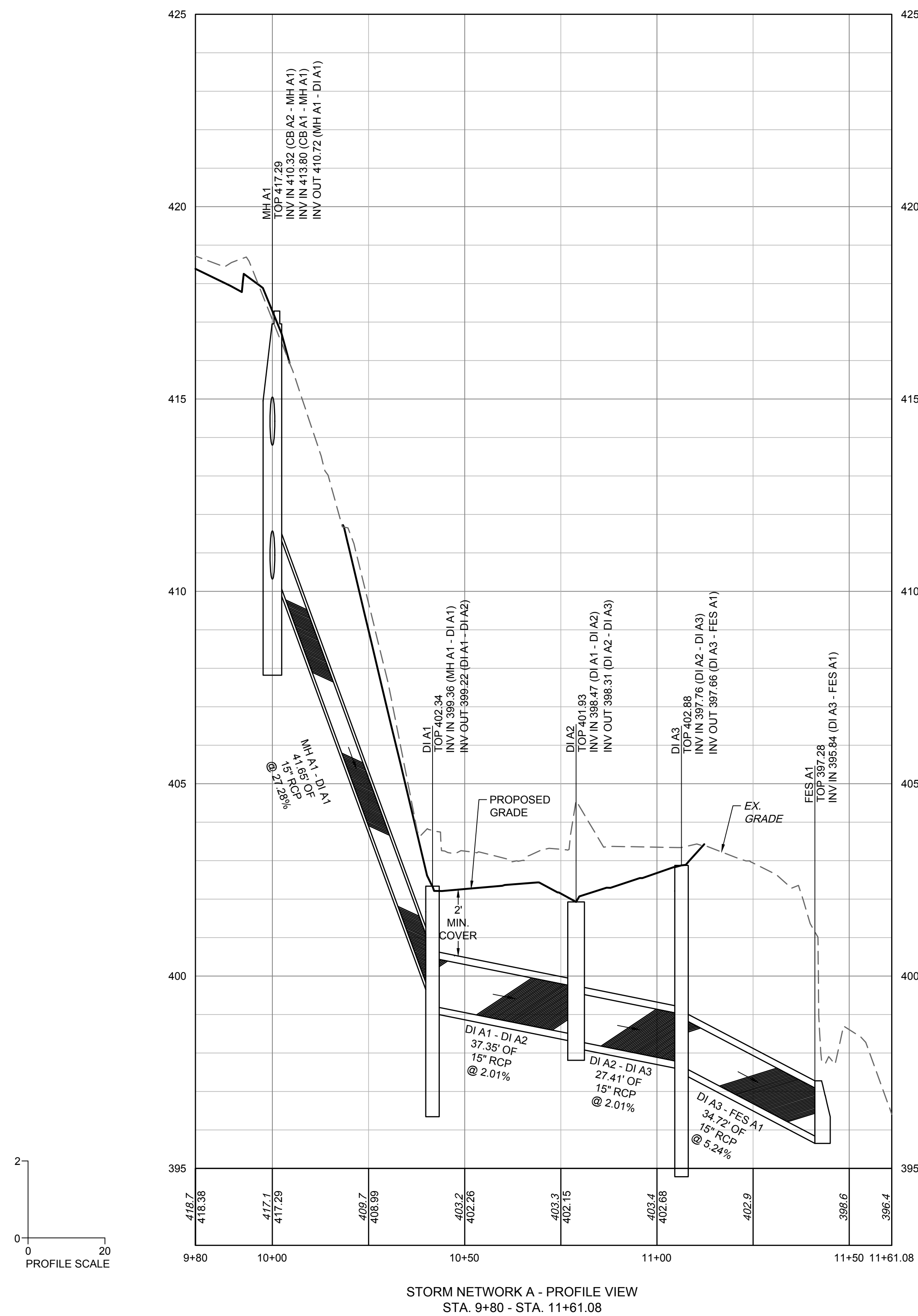
DRAINAGE AREA BOUNDARY

IMPERVIOUS

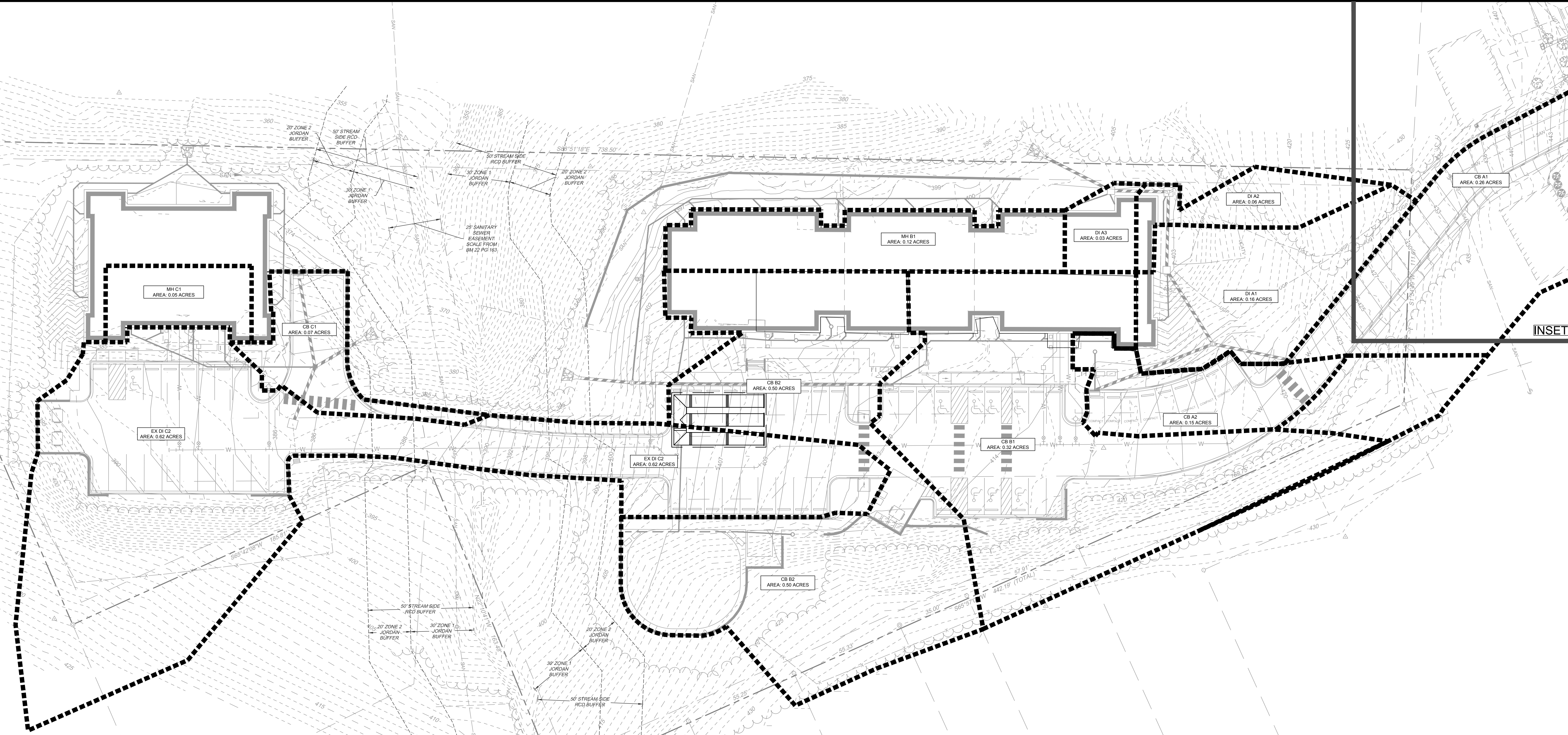
SCALE 1"=40'

0 40' 80'



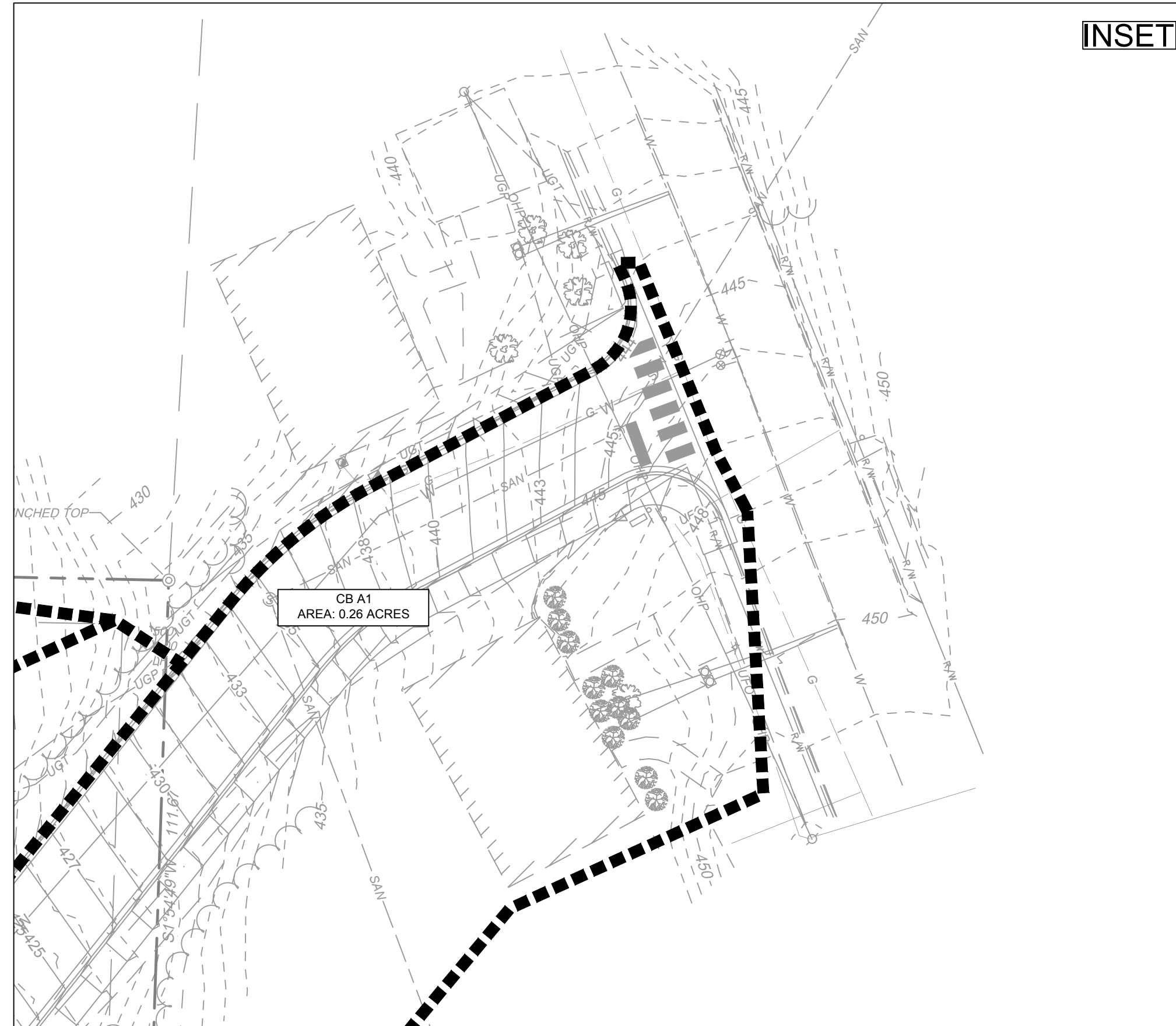
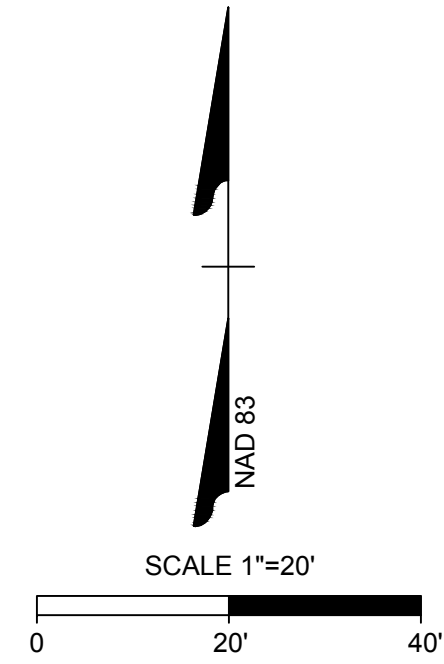




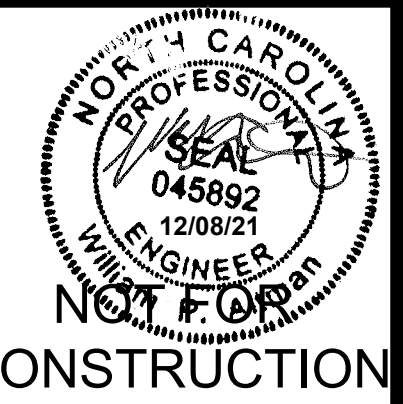


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  - ALL NEW SLOPES SHOULD HAVE A SLOPE GREATER THAN 3:1.

DRAINAGE AREA SUMMARY		
CATCHMENT STRUCTURE	C-VALUE	DRAINAGE AREA (AC)
CB A1	0.63	0.26
CB A2	0.59	0.15
CB B1	0.80	0.32
CB B2	0.52	0.50
CB C1	0.73	0.07
DI A1	0.33	0.16
DI A2	0.34	0.06
DI A3	0.86	0.03
EX DI C2	0.61	0.02
MH B1	1.0	0.12
MH C1	1.0	0.05



**MOSELEYARCHITECTS**



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08/17/23

**TRINITY COURT**

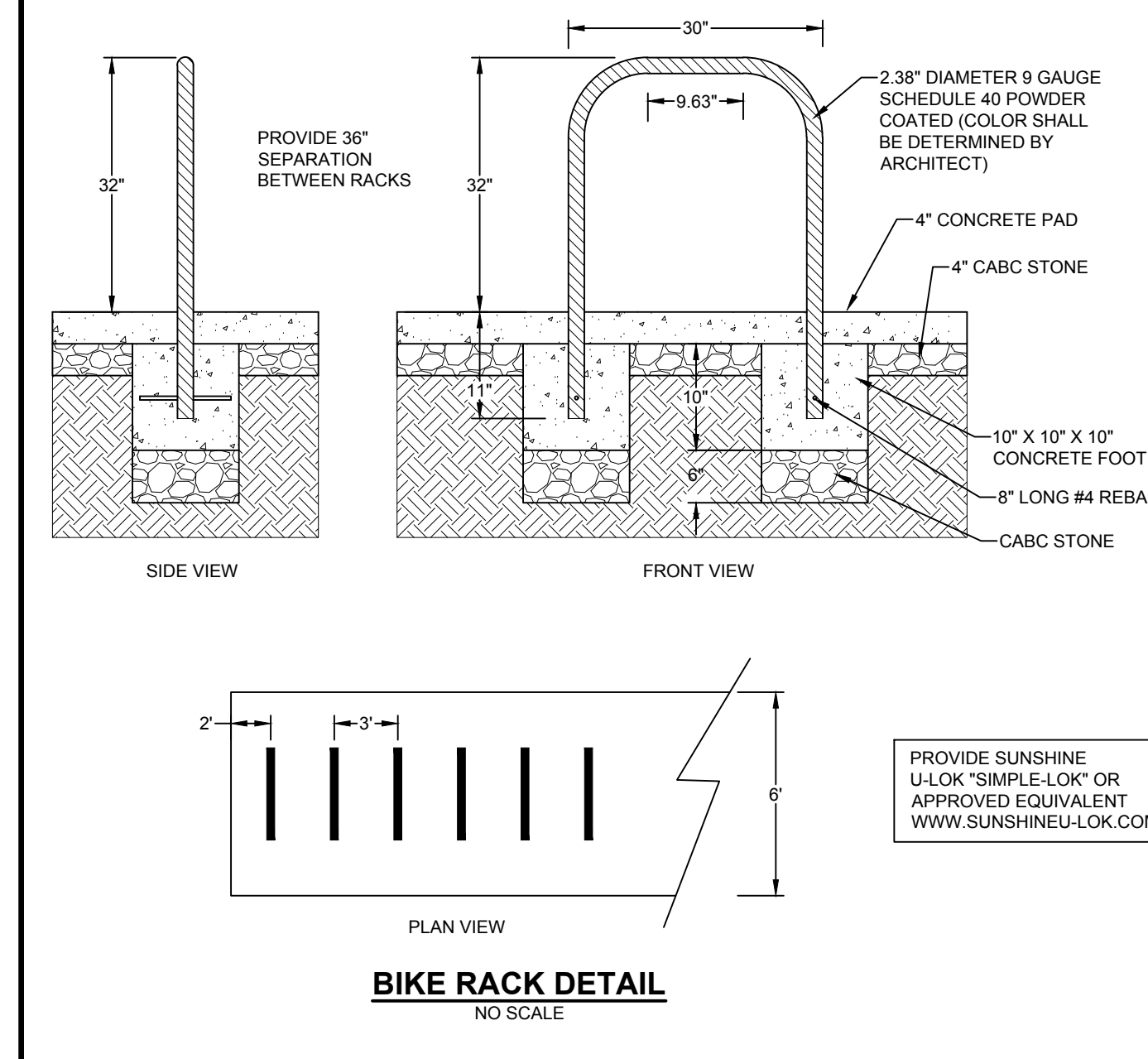
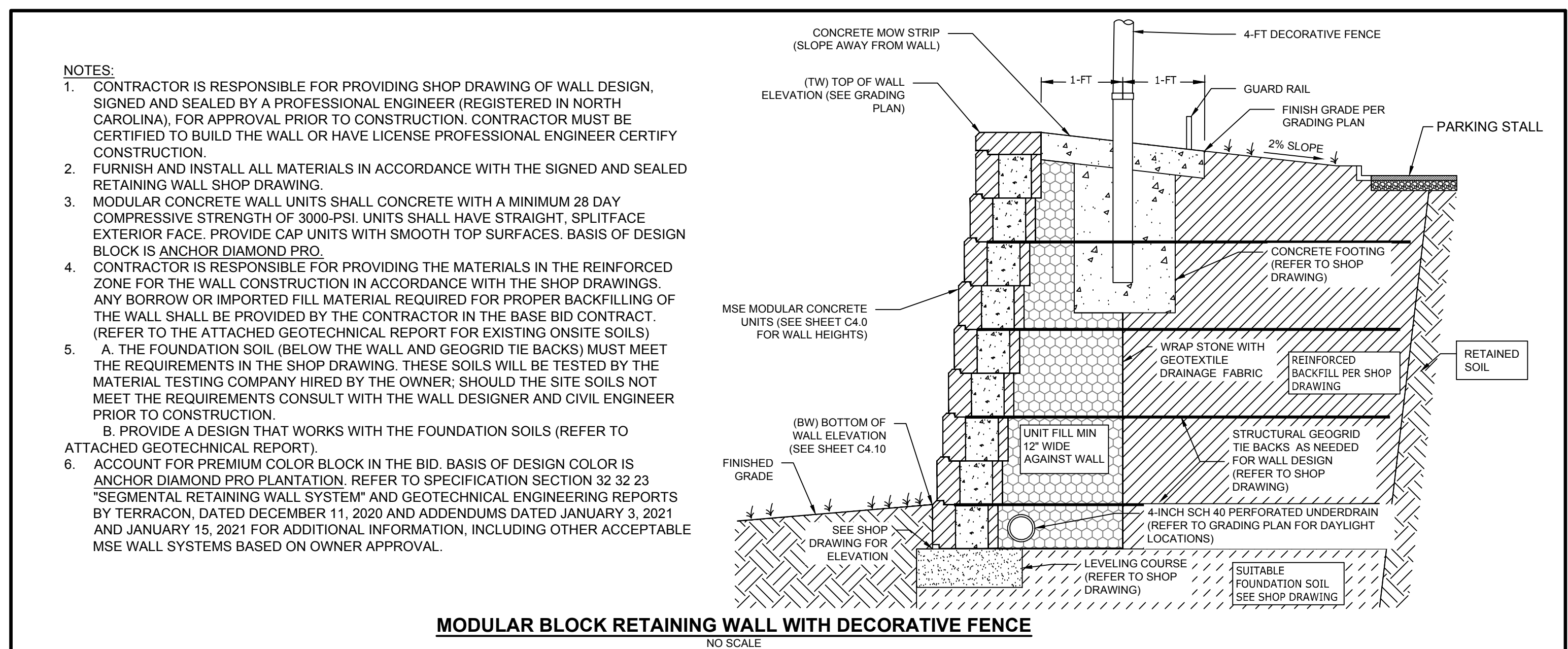
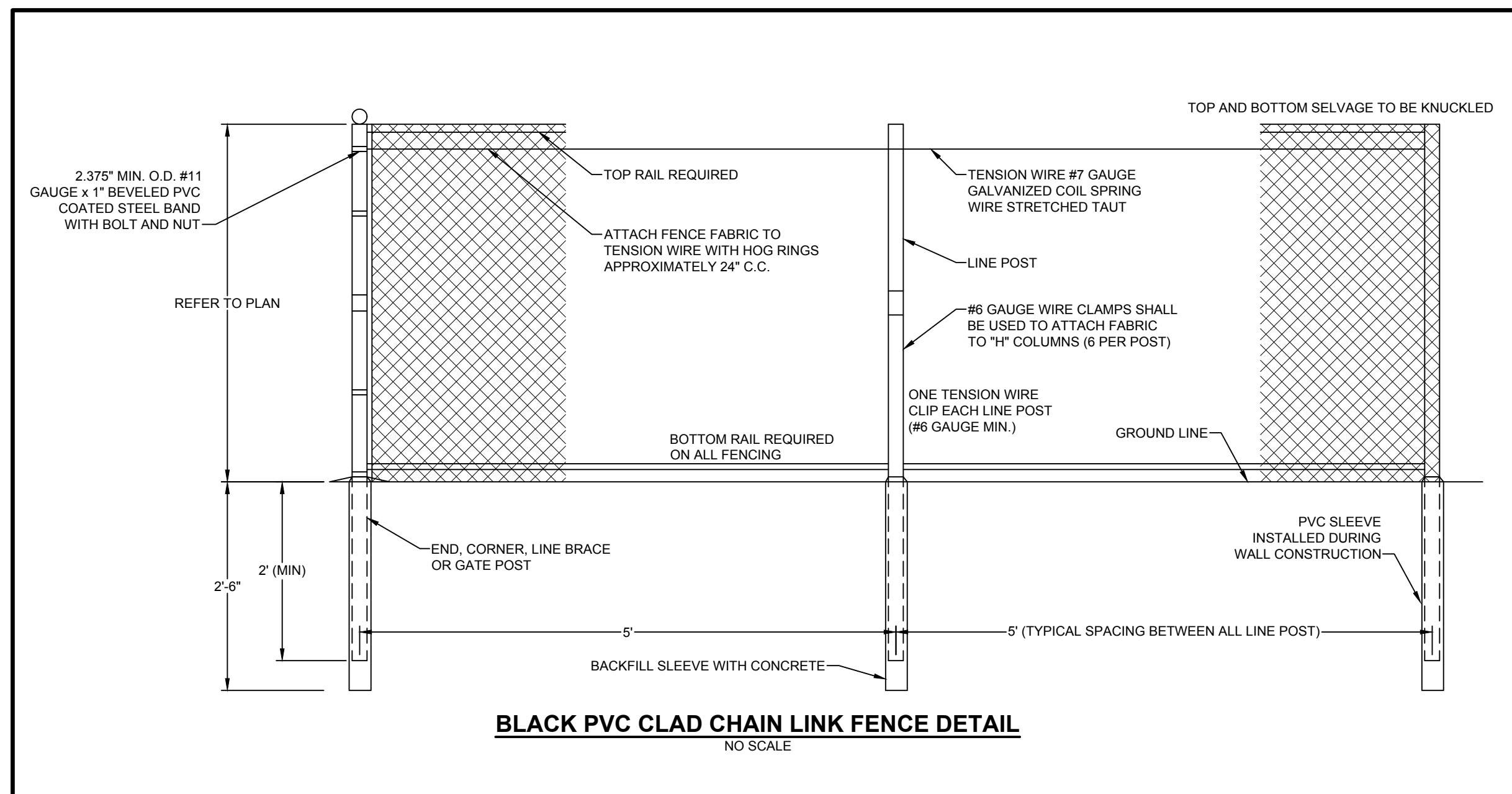
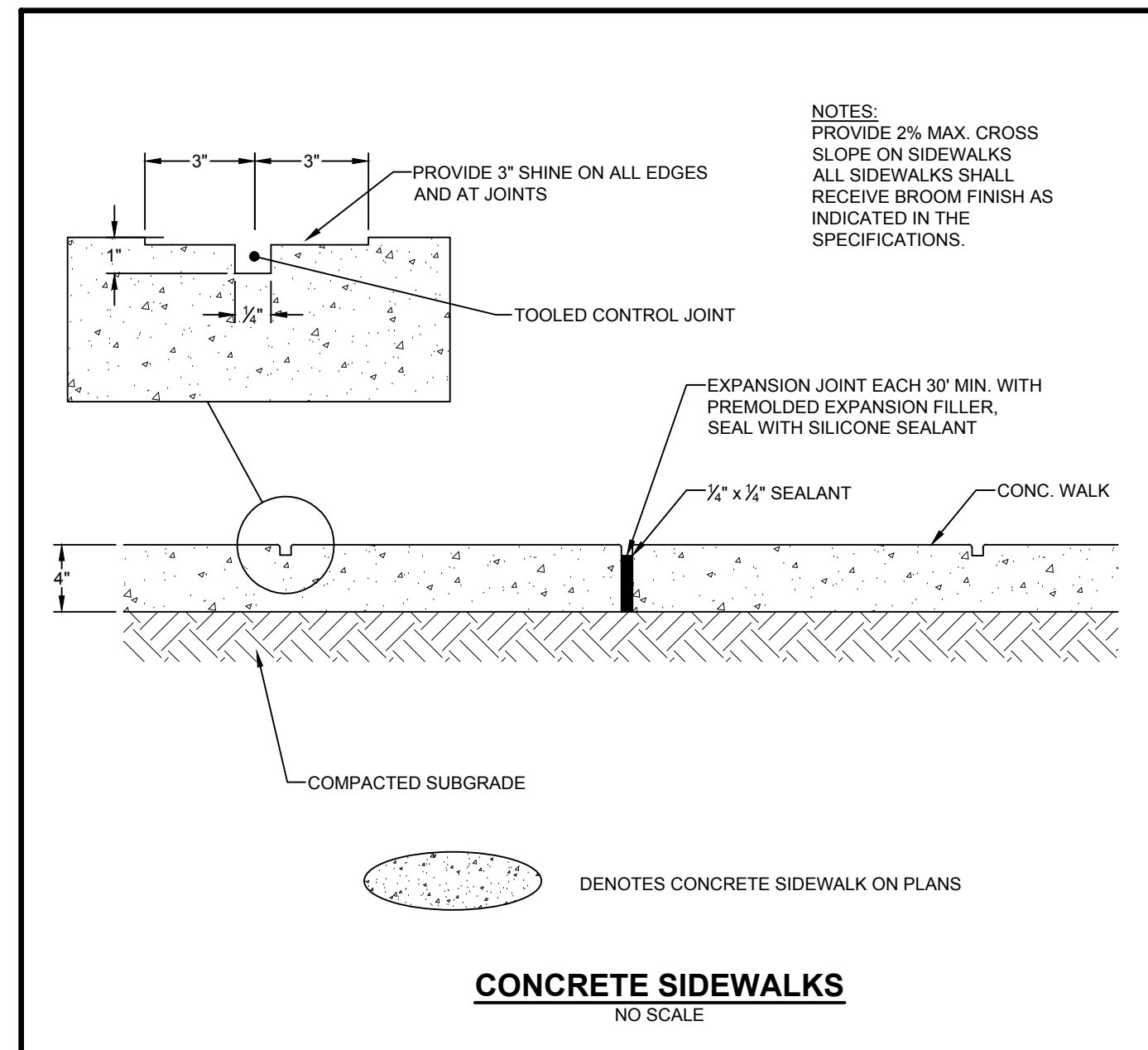
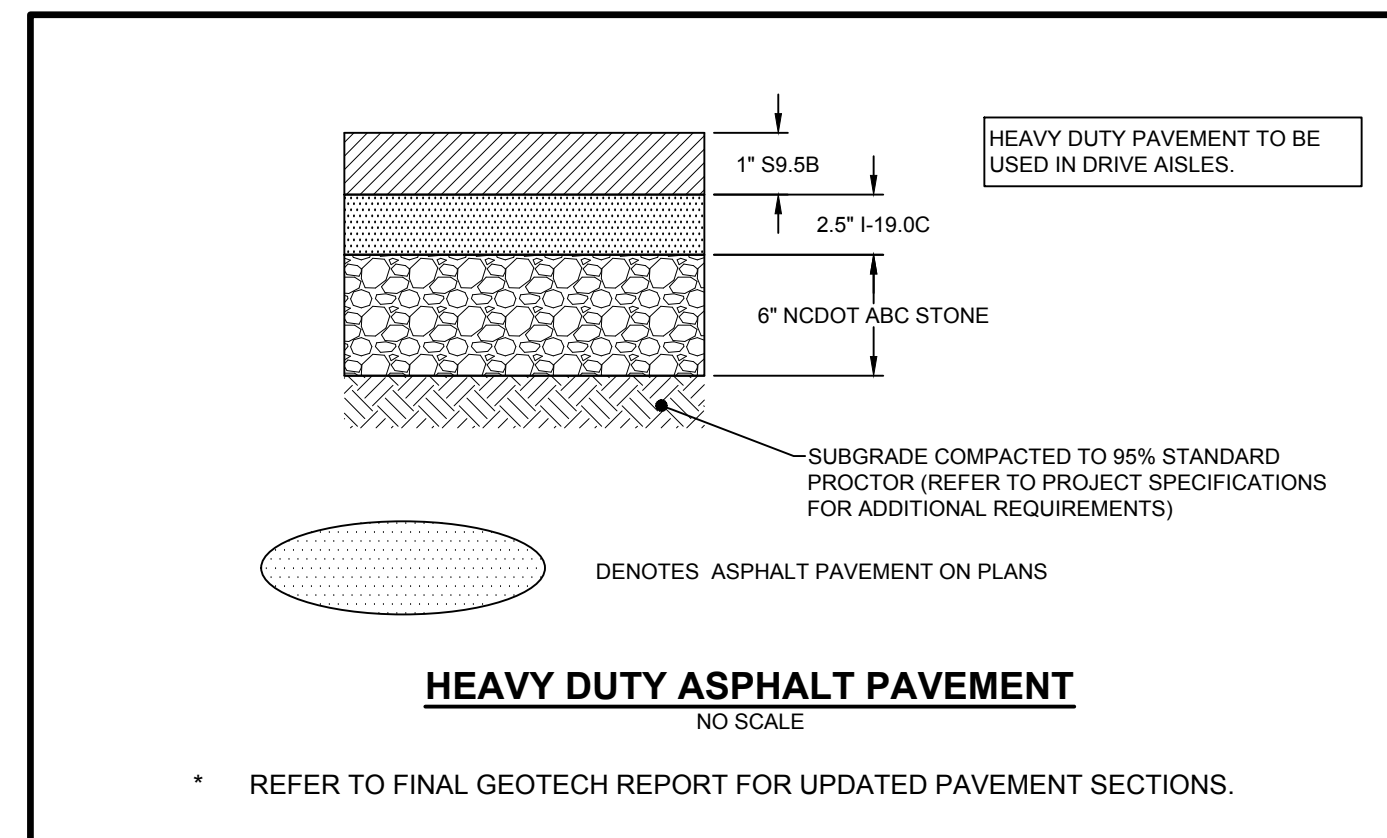
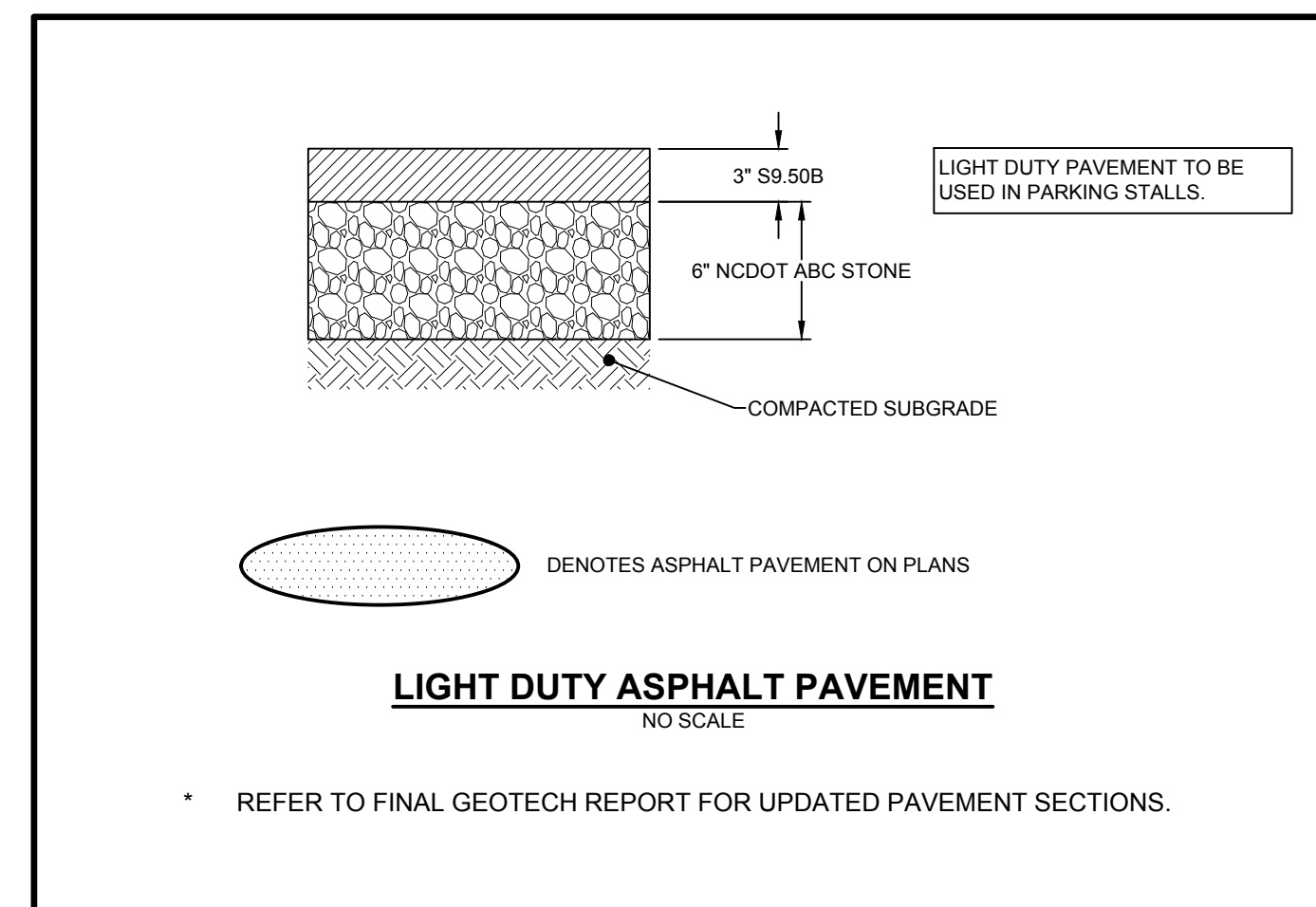
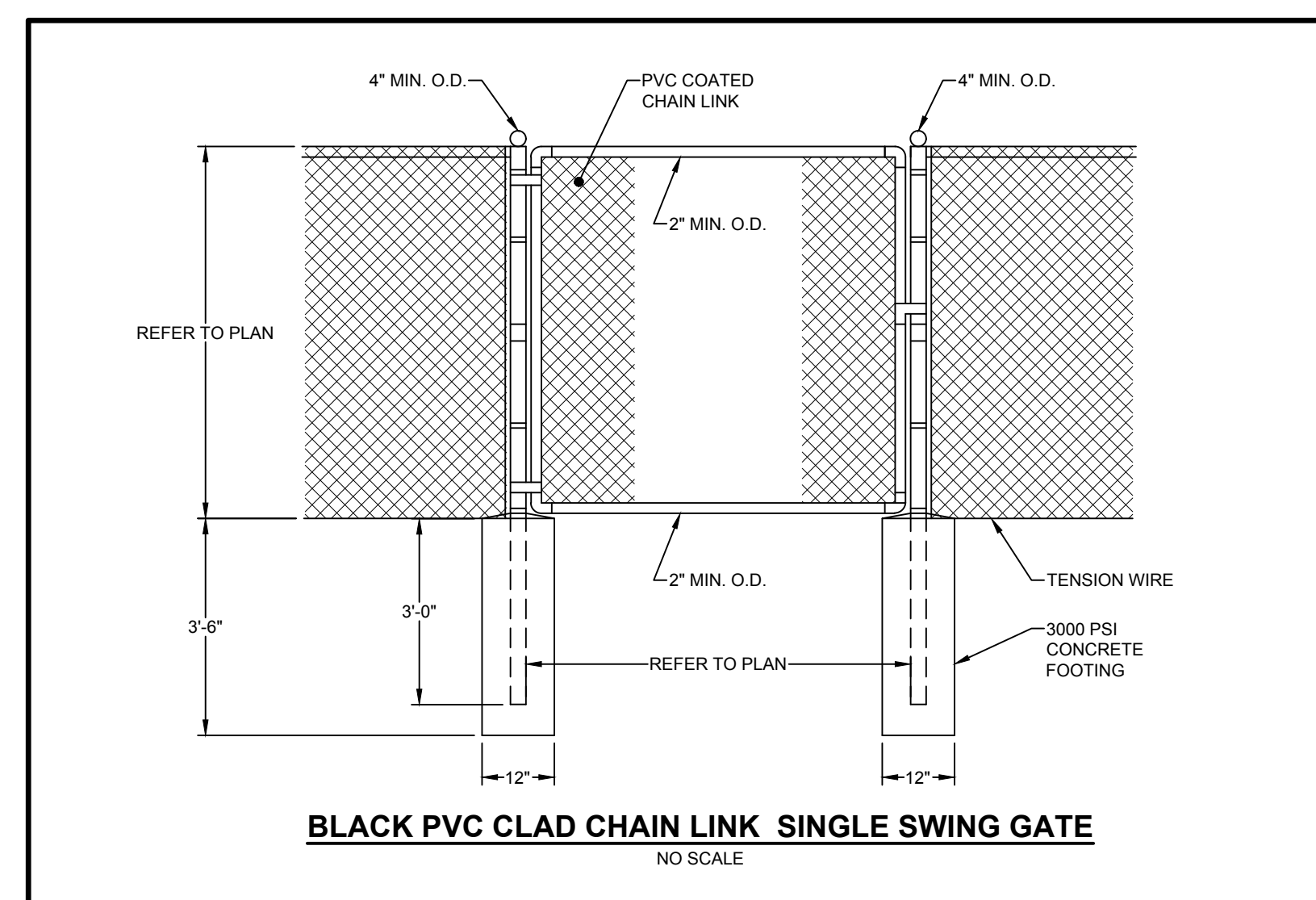
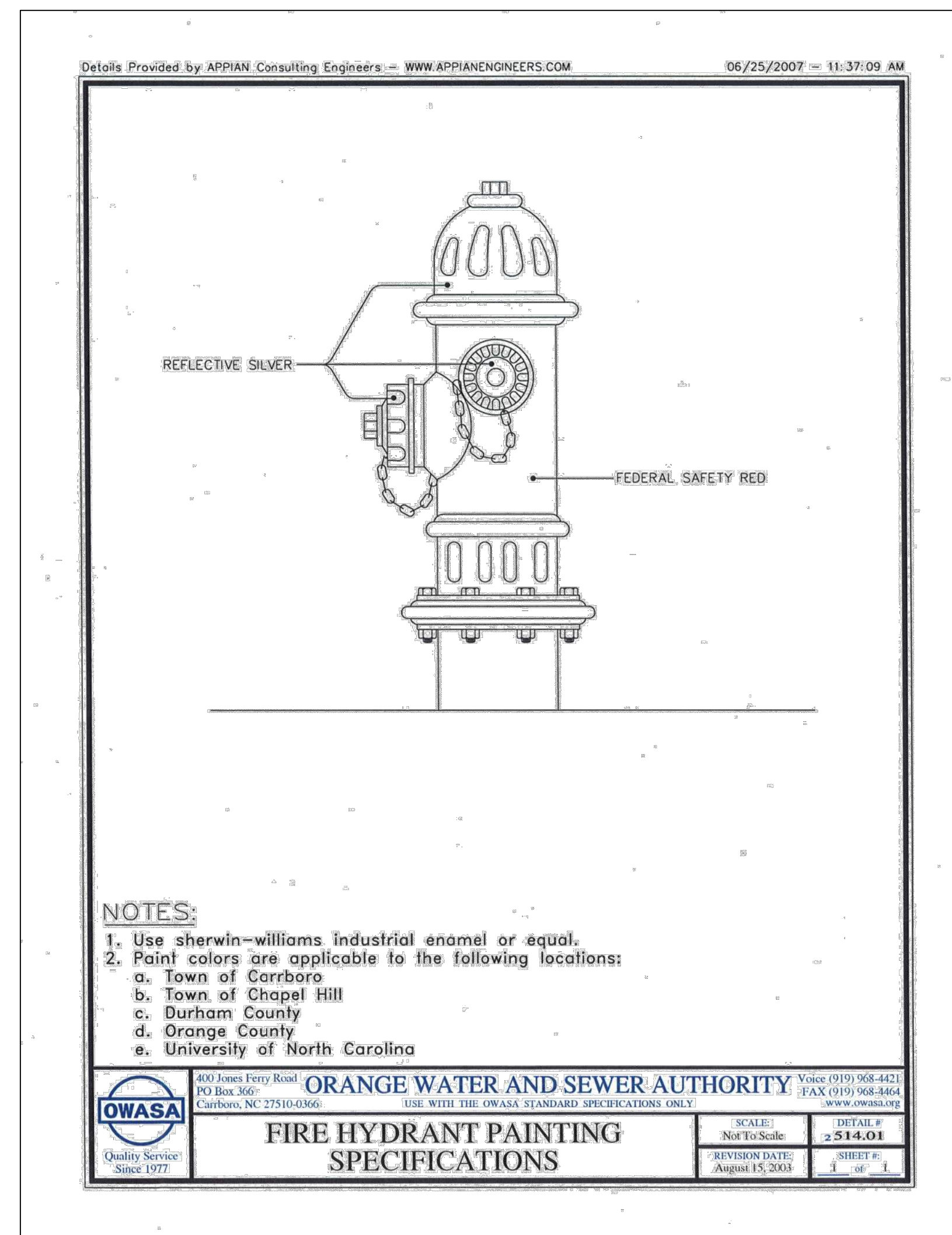
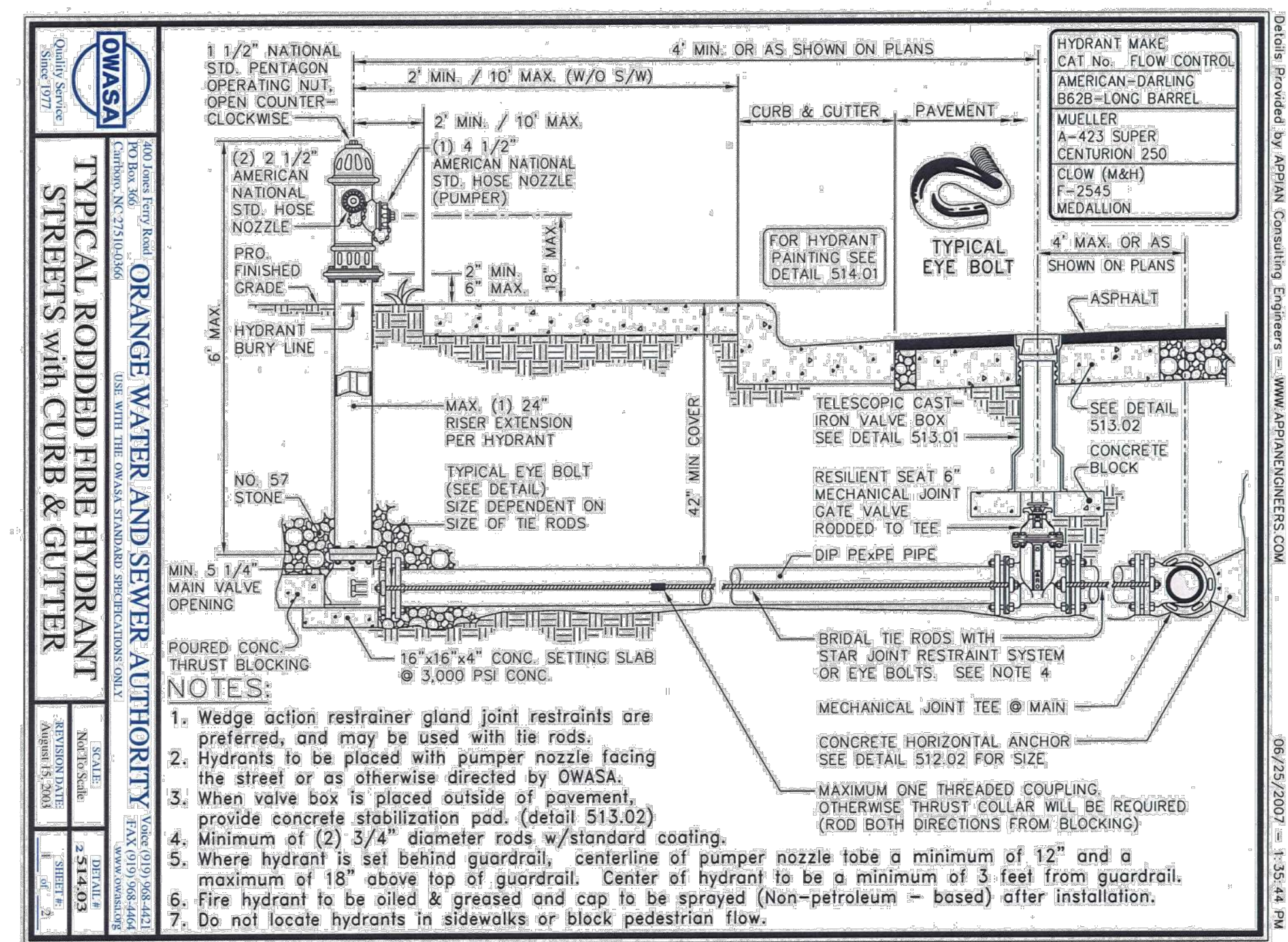
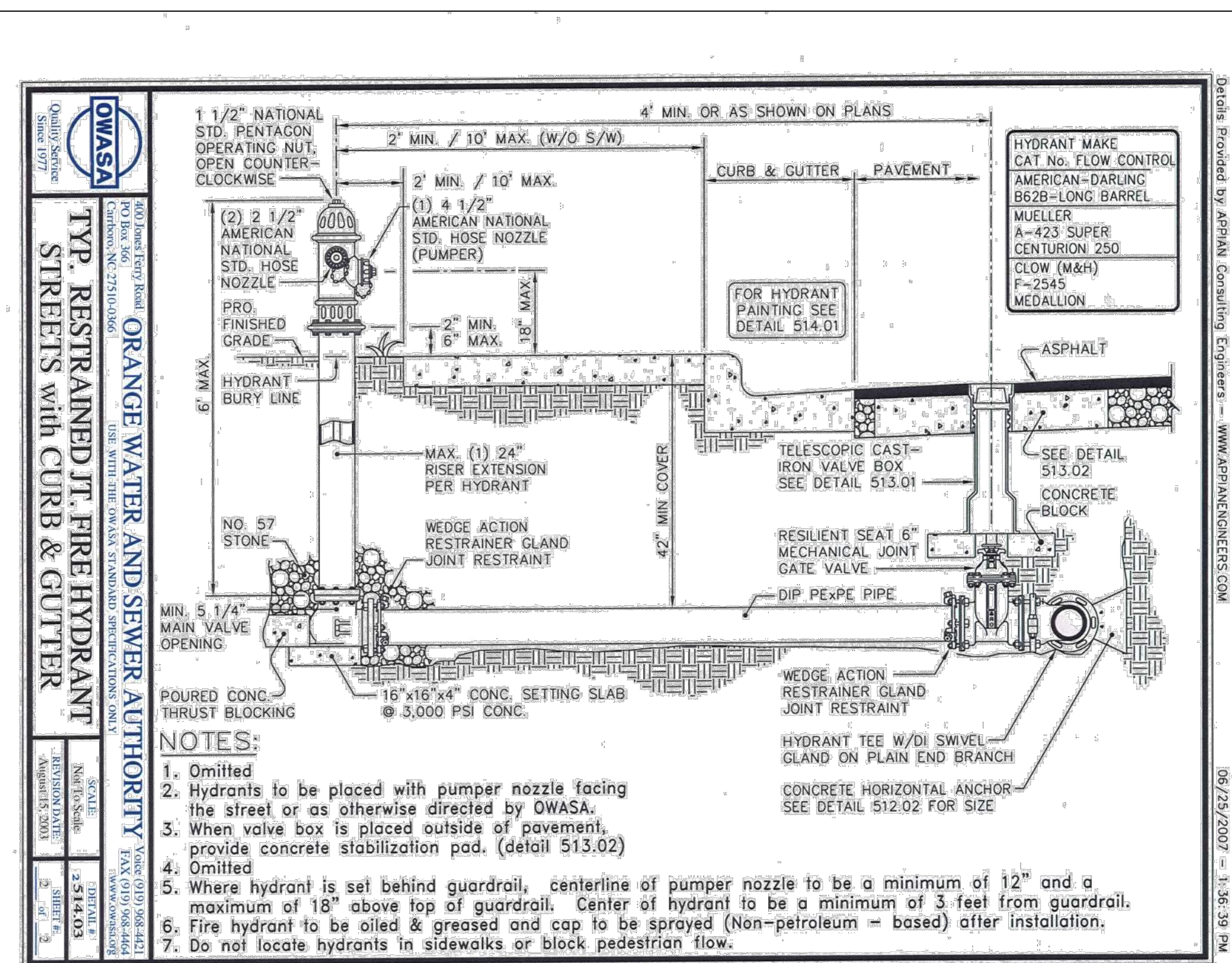
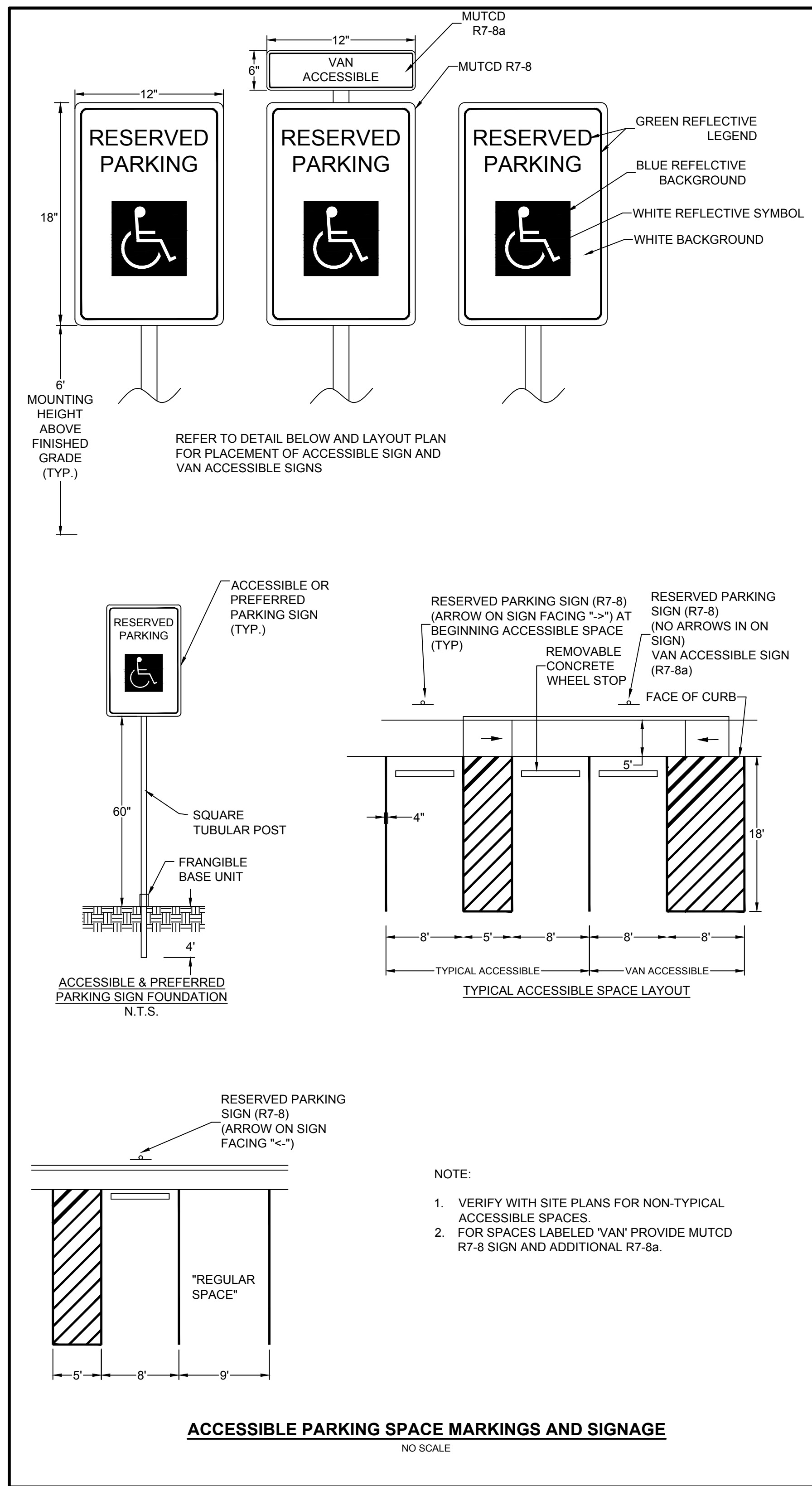
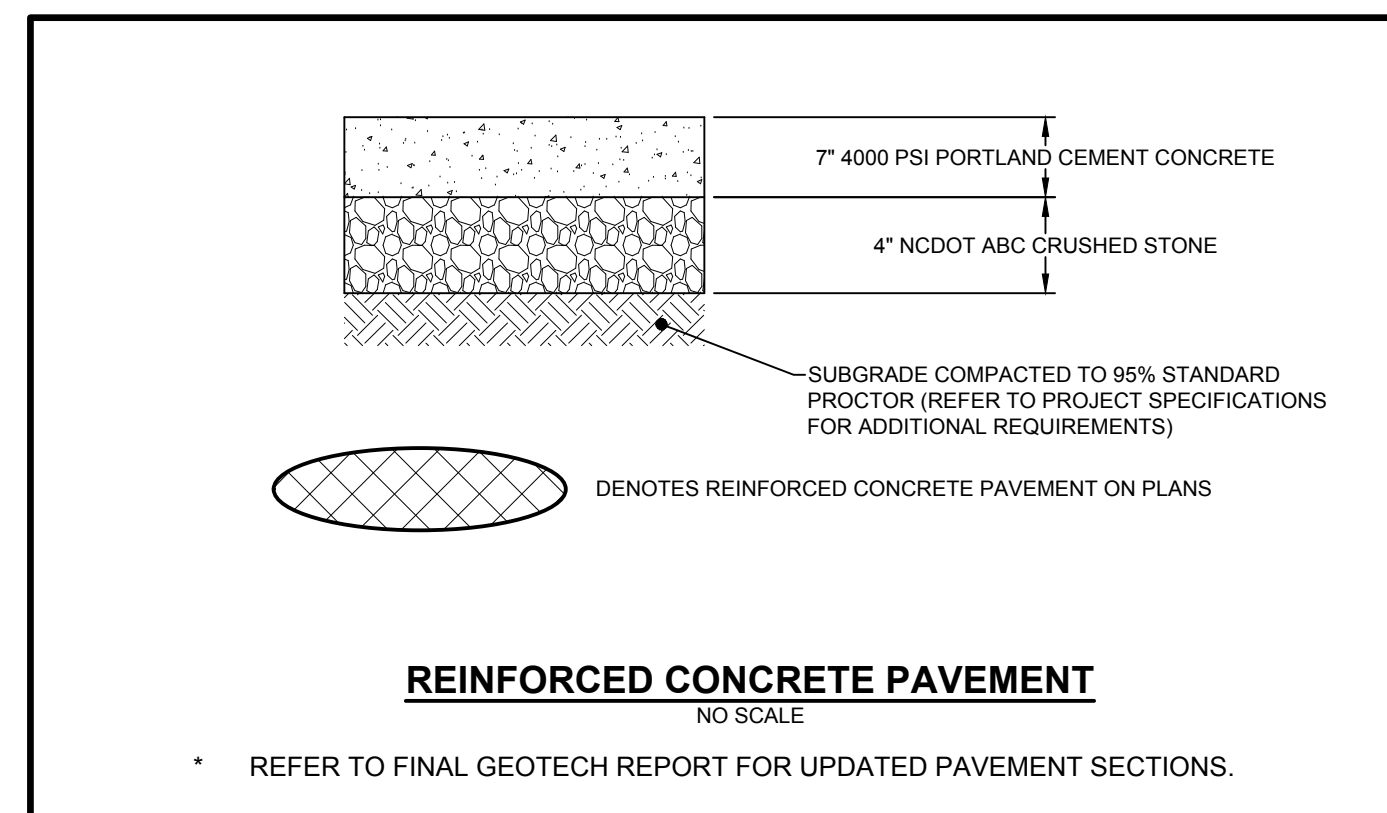
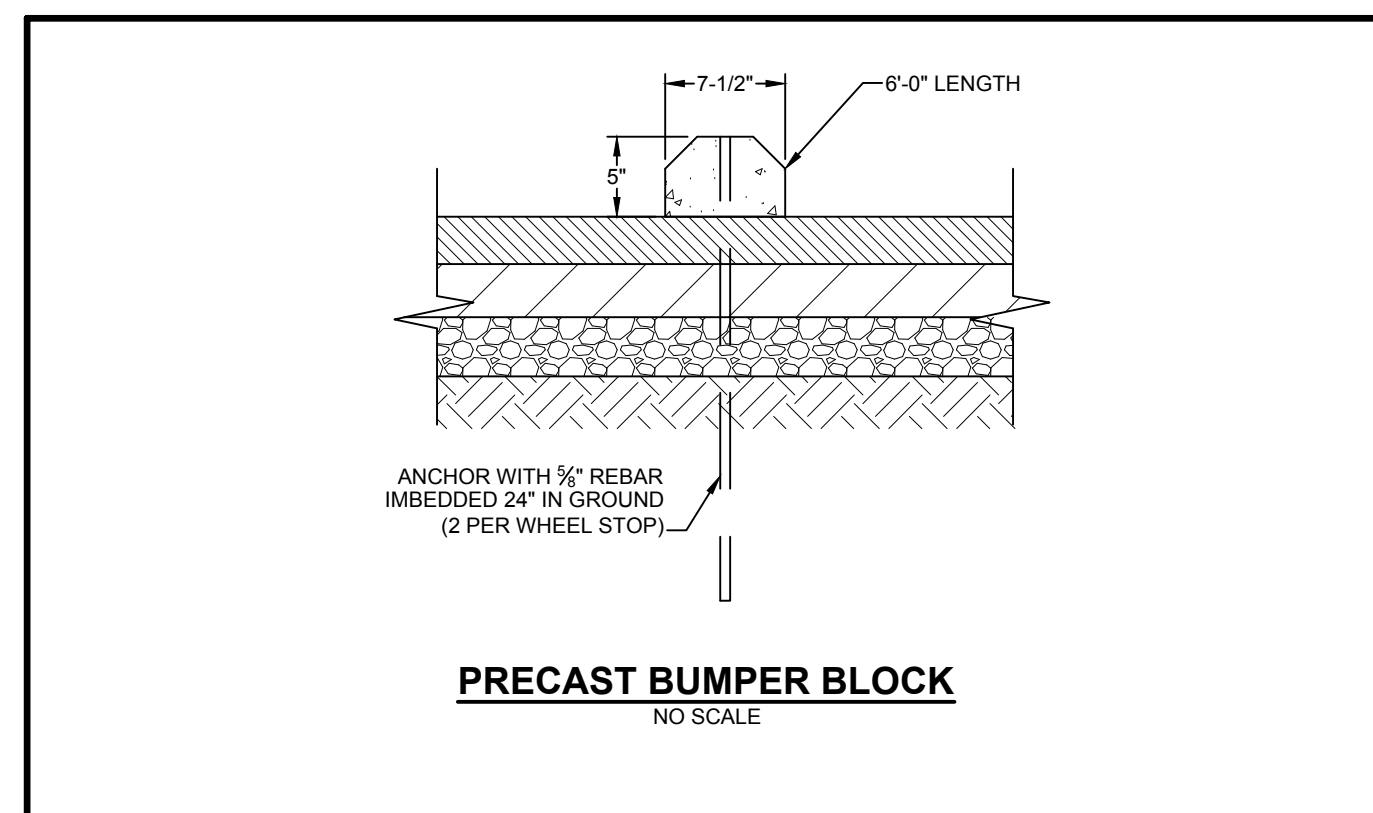
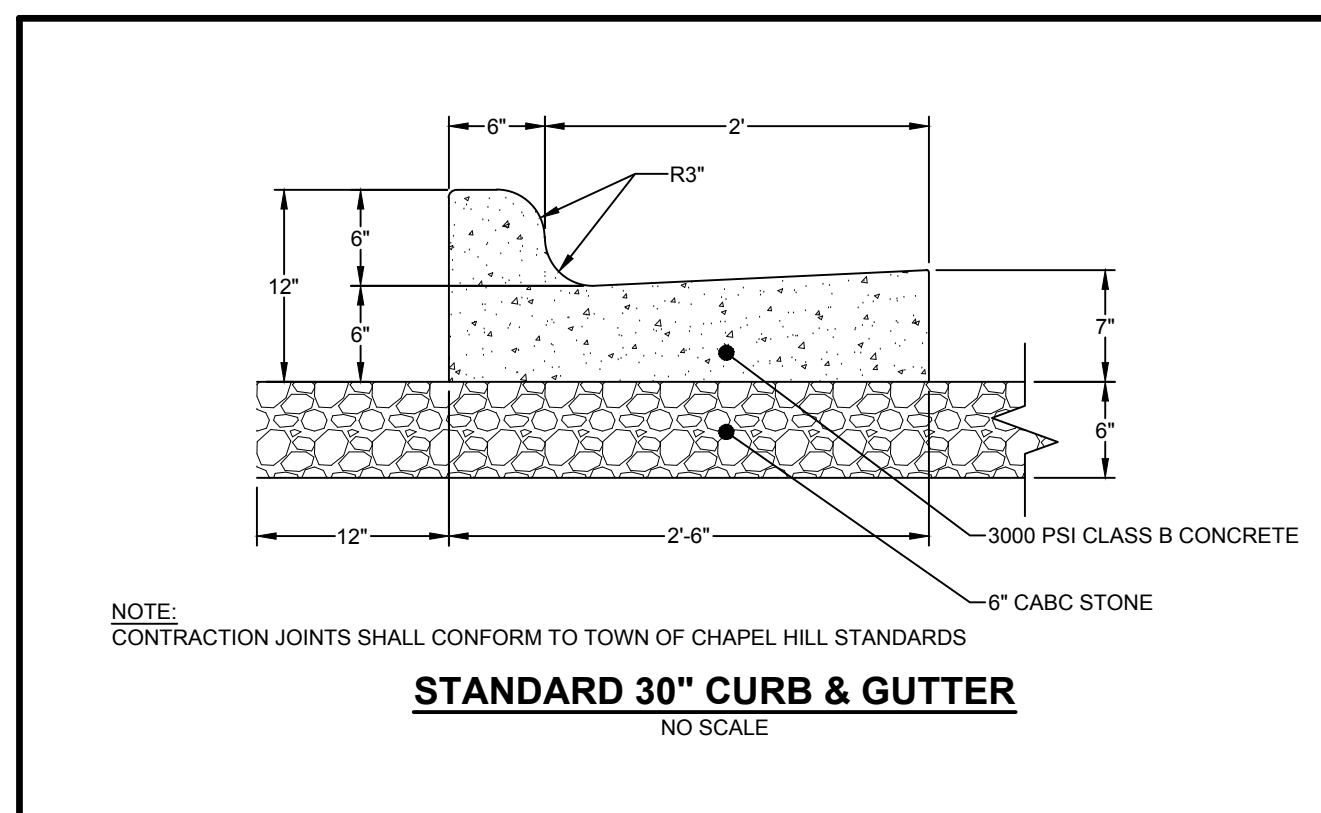
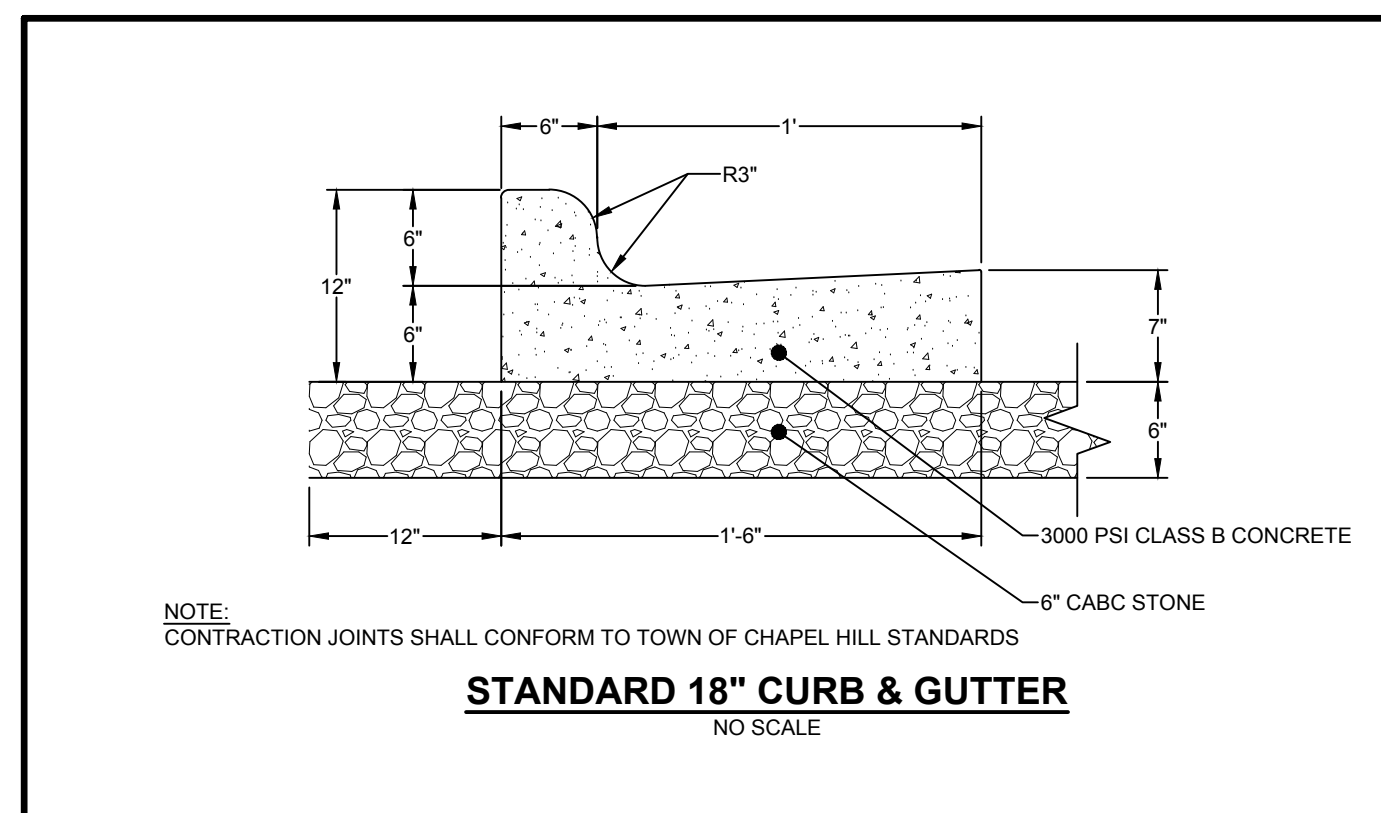
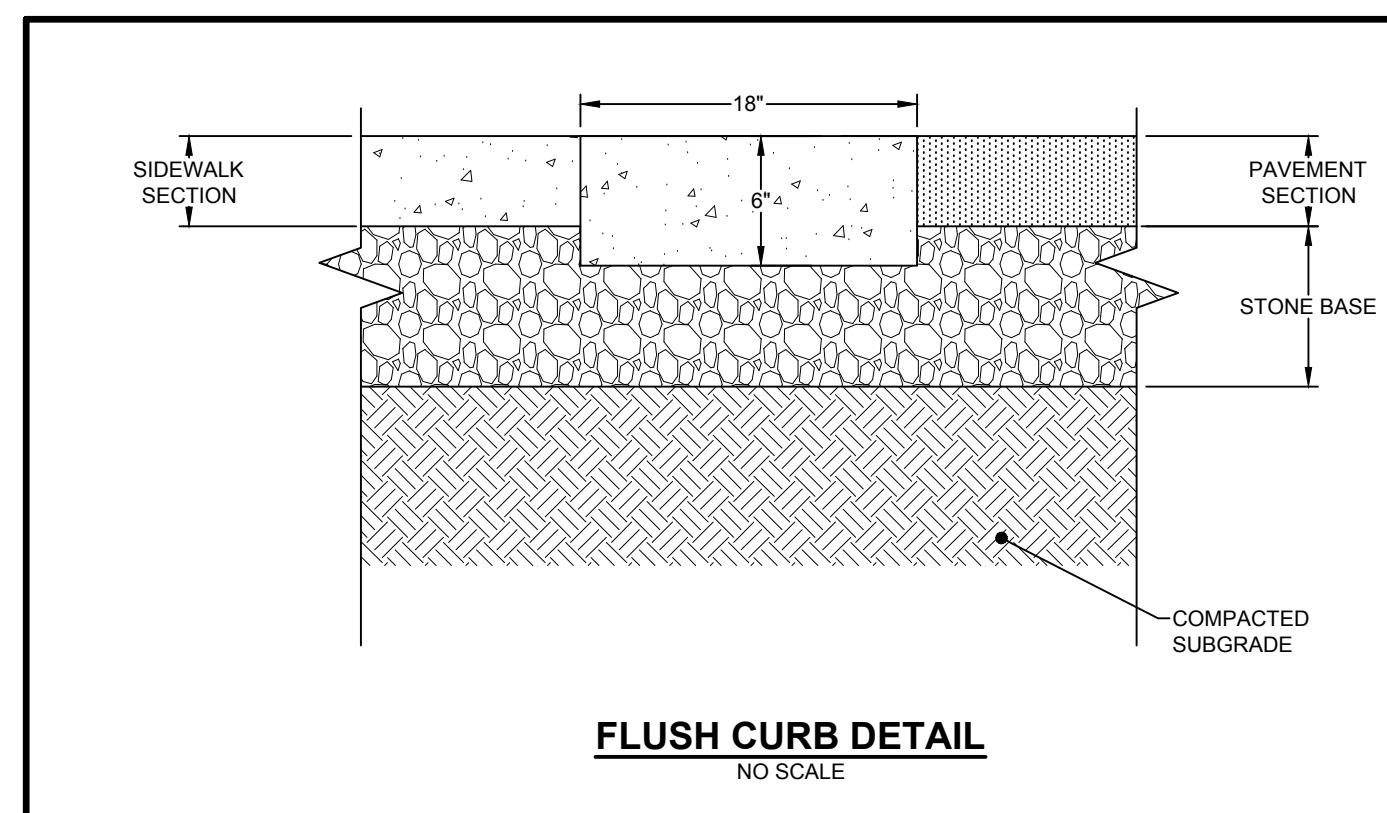
**TOWN OF CHAPEL HILL**  
751 TRINITY CT, CHAPEL HILL, NC 27516

PROJECT NO.	DATE
48833	DECEMBER 8, 2021
DATE	REVISIONS
01-12-2022	2ND SUBMITTAL
02-04-2022	3RD SUBMITTAL

**DRAINAGE AREA PLAN**

**C4.4**











Details Provided by APPIAN Consulting Engineers

06/25/2007 -- 11:18:51 AM

FOR ALL BEND FITTINGS

FOR TEE FITTING

NOTES:

1. Concrete blocking is to be formed to ensure accessibility to fittings and poured against undisturbed earth.
2. Fittings are to be completely wrapped with plastic, prior to pouring concrete.
3. Concrete to be minimum 3,000 psi. ● 28 day.

SECTION A-A

603 Jones Ferry Road  
PO Box 366  
Carthage, NC 27510-0366

**ORANGE WATER AND SEWER AUTHORITY**

101. NOTE THE OWASA STANDARD SPECIFICATIONS ONLY

Phone (919) 968-4421

FAX (919) 968-4464

www.owasa.org

Quality Service  
Since 1977

**BLOCKING DETAIL for  
HORIZONTAL BENDS AND TEE**

SCALE:  
Not To Scale

REVISION DATE:  
August 15, 2003

DETAIL #

512.02

Details Provided by APPIAN Consulting Engineers - WWW.APPIANENGINEERS.COM

06/25/2007 - 11:19:19 AM

# TEST PRESSURE = 150 P.S.I.

PIPE SIZE	TYPE FITTING	DIMENSIONS (Ft.)			VOLUME CONCRETE CU. YD.
		"L"	"H"	"T"	
< 4 INCHES	11 1/4"	1.00	1.00	1.50	0.06
	22 1/2"	1.00	1.00	1.50	0.06
	45"	1.00	1.00	1.50	0.06
	90"	1.00	1.00	2.50	0.09
	TEE / PLUG	1.00	1.00	2.00	0.07
4 INCHES	11 1/4"	1.00	1.00	2.50	0.09
	22 1/2"	1.00	1.00	2.50	0.09
	45"	1.00	1.00	2.50	0.09
	90"	1.50	1.50	2.50	0.15
	TEE / PLUG	1.50	1.50	2.00	0.12
6 INCHES	11 1/4"	1.50	1.50	2.50	0.15
	22 1/2"	1.50	1.50	2.50	0.15
	45"	1.50	1.50	2.50	0.15
	90"	2.00	2.00	3.00	0.28
	TEE / PLUG	2.00	2.00	2.50	0.23
8 INCHES	11 1/4"	2.00	2.00	2.50	0.23
	22 1/2"	2.00	2.00	2.50	0.23
	45"	2.00	2.00	2.75	0.25
	90"	3.00	2.00	3.00	0.39
	TEE / PLUG	3.00	2.00	2.50	0.32
10 INCHES	11 1/4"	2.00	2.00	3.00	0.28
	22 1/2"	2.00	2.00	3.00	0.28
	45"	3.00	2.50	3.00	0.47
	90"	4.00	3.00	3.50	0.94
	TEE / PLUG	4.50	3.00	3.00	0.81
16 INCHES	11 1/4"	2.00	2.00	3.00	0.28
	22 1/2"	3.00	2.00	3.00	0.39
	45"	4.00	3.00	3.50	0.84
	90"	6.50	3.50	3.50	1.54
	TEE / PLUG	6.50	3.50	3.00	1.32

## CHART NOTES:

- If blocking excavation is in lightly compacted fill areas, or in areas where boulders or stumps have been removed, blocking size must be re-sized for the specific location/circumstance by a NC licensed Professional Engineer.
- Blocking sizes shown in these tables are for use in the following applications:
  - Blocking is constructed in residual soils as shown in detail
  - Soil bearing pressure = 2000 psf
  - Velocity of flow = 15 fps
- This detail not applicable to reducing bends.
- Neither the weight of the concrete blocking nor friction between concrete blocking and soil was added into blocking sizes computation. Therefore, blocking size is conservative.

800 South Perry Road  
Ft. Belvoir, NC  
Cuthbert, NC 27510-0149

**ORANGE WATER AND SEWER AUTHORITY**  
SPECIALTY CONTRACTORS ONLY

Video (019) 908-442  
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Quality Service  
Since 1977

**BLOCKING DETAIL FOR  
HORIZONTAL BENDS AND TEE**

SCALE:  
New 10 Scale  
Revised Date:  
August 15, 2003  
DETAIL #  
2512.02  
Sheet #  
26 of 47

Details Provided by: APPLAN Consulting Engineers - WWW.APPLANENGINEERS.COM

06/25/2007 - 11:19:11

# TEST PRESSURE = 200 P.S.I.

PIPE SIZE	TYPE FITTING	DIMENSIONS (Ft.)			VOLUME CONCRETE CU. YD.
		"L"	"H"	"T"	
<4 INCHES	11 1/4"	1.00	1.00	1.00	0.04
	22 1/2"	1.00	1.00	1.50	0.06
	45°	1.00	1.00	1.50	0.06
	90°	1.50	1.50	2.50	0.15
	TEE / PLUG	1.50	1.50	2.00	0.12
4 INCHES	11 1/4"	1.00	1.00	2.50	0.09
	22 1/2"	1.00	1.00	2.50	0.09
	45°	1.50	1.50	2.50	0.15
	90°	1.50	1.50	2.50	0.15
	TEE / PLUG	1.50	1.50	2.00	0.12
6 INCHES	11 1/4"	1.50	1.50	2.50	0.15
	22 1/2"	1.50	1.50	2.50	0.15
	45°	1.50	1.50	2.50	0.15
	90°	2.50	2.50	3.00	0.33
	TEE / PLUG	2.50	2.00	2.50	0.28
8 INCHES	11 1/4"	2.00	2.00	2.50	0.23
	22 1/2"	2.00	2.00	2.50	0.23
	45°	2.00	2.00	2.50	0.23
	90°	4.00	4.00	3.00	0.50
	TEE / PLUG	4.00	2.00	2.50	0.42
10 INCHES	11 1/4"	2.00	2.00	3.00	0.28
	22 1/2"	3.00	2.00	3.00	0.39
	45°	4.00	2.50	3.00	0.61
	90°	5.50	3.00	3.50	1.13
	TEE / PLUG	5.50	3.00	3.00	0.97
12 INCHES	11 1/4"	2.00	2.00	3.00	0.28
	22 1/2"	4.00	2.00	3.00	0.50
	45°	5.50	3.00	3.50	1.13
	90°	7.50	4.00	3.50	2.01
	TEE / PLUG	7.50	4.00	3.00	1.72

## CHART NOTES:

1. If blocking excavation is in lightly compacted fill areas, or in areas where boulders or stumps have been removed, blocking size must be re-sized for the specific location/circumstance by a NC licensed Professional Engineer.
2. Blocking sizes shown in these tables shall be the following:
  - a. Blocking is constructed in residual soils as shown in detail
  - b. Soil bearing pressure = 2000 psf
  - c. Velocity of flow = 15 fps
3. This detail not applicable to reducing bends.
4. Neither the weight of the concrete blocking nor friction between concrete blocking and soil was added into blocking sizes computation. Therefore, blocking size is conservative.

800 Jones Ferry Road  
PO Box 360  
Columbus, NC 27506-0360

**ORANGE WATER AND SEWER AUTHORITY**  
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FAX (019) 568-4444  
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Quality Seal  
Since 1977

**BLOCKING DETAIL for  
HORIZONTAL BENDS AND TEE**

SCALE  
NEW DETAIL  
August 15, 2003

DRAWN BY  
**2512.02**  
2 of 4

Details Provided by APRIAN Consulting Engineers - WWW.APRIANENGINEERS.COM

06/25/2023 @ 11:20:23

**TEST PRESSURE = 250 P.S.I.**

PIPE SIZE	TYPE FITTING	DIMENSIONS (FT.)			VOLUME CONCRETE CU. YD.
		"L"	"H"	"T"	
4" INCHES	11 1/4"	1.00	1.00	1.00	0.04
	22 1/2"	1.00	1.00	1.50	0.06
	45°	1.00	1.00	1.50	0.06
	90°	1.50	2.00	2.50	0.15
	TEE / PLUG	1.50	1.50	2.00	0.12
6" INCHES	11 1/4"	1.00	1.00	2.50	0.09
	22 1/2"	1.00	1.00	2.50	0.09
	45°	1.50	1.50	2.50	0.15
	90°	2.00	2.00	2.50	0.23
	TEE / PLUG	2.00	2.00	2.00	0.19
8" INCHES	11 1/4"	1.50	1.50	2.50	0.15
	22 1/2"	1.50	1.50	2.50	0.15
	45°	2.00	1.50	2.50	0.19
	90°	3.00	2.00	3.00	0.39
	TEE / PLUG	3.00	2.00	2.50	0.32
10" INCHES	11 1/4"	2.00	2.00	2.50	0.23
	22 1/2"	2.00	2.00	2.50	0.23
	45°	2.50	2.00	2.50	0.28
	90°	4.00	2.50	3.00	0.61
	TEE / PLUG	4.00	2.50	2.50	0.51
12" INCHES	11 1/4"	2.00	2.00	3.00	0.28
	22 1/2"	3.50	2.00	3.00	0.44
	45°	4.50	2.75	3.00	0.74
	90°	6.00	3.50	3.50	1.43
	TEE / PLUG	6.00	3.50	3.00	1.22
16" INCHES	11 1/4"	2.50	2.00	3.00	0.33
	22 1/2"	4.00	2.50	3.00	0.61
	45°	6.00	3.50	3.50	1.43
	90°	8.00	4.50	4.00	2.74
	TEE / PLUG	8.00	4.50	3.50	2.40

## CHART NOTES:

- If blocking excavation is in lightly compacted fill areas, or in areas where boulders or slumps have been removed, blocking size must be re-sized for the specific location/circumstance by a NC licensed Professional Engineer.
- Blocking sizes shown in these charts are to be installed as follows:
  - Blocking is constructed in residual soils as shown in detail
  - Soil bearing pressure = 2000 psf
  - Velocity of flow = 15 fps
- This detail not applicable to reducing bends.
- Neither the weight of the concrete blocking nor friction between concrete blocking and soil was added into blocking sizes computation. Therefore, blocking size is conservative.

100 Jones Ferry Road  
PO Box 366  
Carrboro, NC 27510-0366

**ORANGE WATER AND SEWER AUTHORITY**  
1301 W. Hargett Street, Suite 100  
Raleigh, NC 27601-1000

Phone: (919) 568-4400  
Fax: (919) 568-4404  
www.owasa.org

Quality Service  
Since 1977

**BLOCKING DETAIL for  
HORIZONTAL BENDS AND TEE**

SCALE: Not To Scale	DETAIL F 2-12.02
REVISION DATE: August 15, 2005	DATE: 8/15/05
	4 of 4

Details Provided by APRIAN Consulting Engineers - WWW.APRIANENGINEERS.COM

D6/25/2007 = 11:28:59 AM

The diagram illustrates a cross-section of a concrete footing and wall assembly. At the top, a vertical pipe or rod passes through a horizontal flange labeled "FLANGE x FLANGE 90° DIP BEND". Below this, another horizontal flange is labeled "FLANGE x PLAIN END DIP RISER". The main vertical component is labeled "TYPICAL EYE BOLT (SEE DETAIL)". A "WEDGE ACTION RESTRAINER CLAND JOINT RESTRAINT" is shown at the base of the eye bolt. The footing itself is composed of two layers of concrete: "POUR #2 3000 PSI CONCRETE @ 28 DAYS" and "POUR #1 3000 PSI CONCRETE @ 28 DAYS". Reinforcement includes "#5 REBAR @ 10\" O.C." and "#3 REBAR @ 10\" O.C.". The top surface of the footing is labeled "ROUGHENED SURFACE (TO PERMIT BONDING OF SECOND POUR) / CLEAN SURFACE OF MUFD AND DIRT BEFORE POURING". A horizontal pipe or rod, labeled "DIP", extends from the right side of the footing. Dimensions include a total width of "3'-0\" SQUARE" and a height of "3'±". Specific dimensions for the footing are "3\" CL.", "6\" TYP.", and "3\" CL.". Notes specify "(2) 3/4\" DIAMETER THREADED ROD COAT WITH BITUMINOUS COATING" and "(4) RODS ARE REQUIRED ON 12\" AND GREATER LINES".

**NOTES:**

- Excavate under elbow for footing, place steel & rods in footing & pour (pour #1)
- Once concrete has set in footing pour horizontal blocking (pour #2)
- Footing adequate for water mains up to 8". North Carolina licensed Professional Engineer to design footings for lines greater than 8" diameter.

400 Jones Ferry Road  
PO Box 366  
Cuthbert, NC 27115-0366

**ORANGE WATER AND SEWER AUTHORITY**

SHEET NO. 10 OF 10 SEE THE SYMBOL FOR ANNUAL SPECIFICATIONS SHEET

Voice (919) 968-4421  
FAX (919) 968-4464  
www.orawater.org

Quality Service  
Since 1977

## THRUST FOOTING DETAIL

SCALE:  
Not To Scale

REVISION DATE:  
August 15, 2003

DRAWN BY:  
J. HIGGINS

CHECKED BY:  
M. HIGGINS

**PLAN VIEW**

UNDISTURBED EARTH

EXISTING MAIN LINE

1" SEE DETAIL 512.02

1" SEE DETAIL 512.02

3,000 PSI @ 28 DAYS CONCRETE BLOCKING

UNDISTURBED EARTH

VALVE BOX STABILIZING PAD SEE DETAIL 513.02

BACKFILLED EARTH

CONCRETE BRICK

FLANGE x MJ GATE VALVE

WEDGE ACTION RESTRAINER GLAND JOINT RESTRAINER REQUIRED IN HIGH PRESSURE AREAS

UNDISTURBED EARTH

CONCRETE BRICK BLOCKING

SECTION A-A

UNDISTURBED EARTH

VALVE BOX DETAIL SEE DETAIL 513.01

FLANGE FITTING SEE NOTE 1

1" SEE DETAIL 512.02

12" MIN

12" MIN

SEE DETAIL 512.02

EXISTING MAIN

SEE NOTE 2

POUR 3000 PSI CONCRETE BLOCKING AND FOOTING UNDER ASSEMBLY AS SHOWN

**NOTES:**

1. Concrete blocking is to be formed to ensure accessibility to fittings and poured under undisturbed earth.
2. Fittings are to be completely wrapped with plastic, prior to pouring concrete.
3. Concrete to be minimum 3,000 psi, @ 28 days.
4. Taps onto in-service mains by OWASA personnel only.

601 Jones Ferry Road  
PO Box 360  
Columbia, NC 27910-0360

**ORANGE WATER AND SEWER AUTHORITY** Voice: (919) 966-4421  
FAX: (919) 966-4446  
www.owasa.org

SCALE: 3/8" = 1'-0"

DATE: August 15, 2003

DESIGNED BY: [Signature]

CHECKED BY: [Signature]

APPROVED BY: [Signature]

**OWASA**

Quality Service Since 1977

**4" to 12" STANDARD TAPPING SLEEVE AND VALVE ASSEMBLY**

DETAIL # 512.04

Details Provided by: APPIAN Consulting Engineers - WWW.APPIANENGINEERS.COM

06/25/2007 - 11:11:16

PROFILE VIEW

**NOTES:**

1. If 42" bury depth is not maintained or located in high pressure zone, a minimum of (2) 3/4" dia. rods to be used for pipe thru 24" dia. per joint = a minimum of (2) 1" dia. rods to be used for pipe 30" & 36" dia. per joint = a minimum of (2) 1 1/4" dia. rods to be used for pipe 42" & 48" dia. per joint. (See detail 512-09)

40 James Ferry Road  
PO Box 866  
Corfu, NC 27810-0866

**ORANGE WATER AND SEWER AUTHORITY**

Phone (919) 968-4444  
Fax (919) 968-4444  
www.owasa.org

USE WITH THE ORANGE STANDARD SPECIFICATIONS ONLY

**STANDARD VERTICAL  
BEND DETAIL**

SCALE:	DETAILS:
NOT TO SCALE	<b>2512.01</b>
DATE: August 15, 2003	SHEET:
	1 of 1

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Since 1971

Details Provided by APRIAN Consulting Engineers – www.APRIANENGINEERS.com

[R10] (R10) (R10)

US: FOUNDRY 7610 FC- or CAPITAL FOUNDRY VB-9 BY-PASS VALVE BOX ITEM NUMBER W-995	
MATERIAL SPECIFICATION	COATING
GRAY IRON ASTM A48 CLASS 30	BITUMEN

**PROFILE**

**PLAN VIEW**

**TURF APPLICATION**

**PAVED APPLICATION**

TOP OF CLEAN-OUT TO BE BETWEEN  
4"-6" FROM TOP OF BOX

CLEAN-OUT BOX AND LID  
(SET TO FINISH GRADE)

C.I. FERRULE WITH BRASS PLUG

4" DUCTILE IRON PIPE

4" DUCTILE IRON PIPE  
SERVICE LATERAL  
CONFIGURATION VARIES

EXISTING  
MAIN

MAINTAINED BY  
OWASA

MAINTAINED BY  
PROPERTY OWNER

**NOTES:**

1. This detail depicts a typical layout. Variations may be approved.
2. Service saddles may be used only on existing sewer mains. Tees / Wyes shall be used for new construction.

100 Jones Road,  
PO Box 360,  
Gaston, NC 27046

**ORANGE WATER AND SEWER AUTHORITY**  
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Issue 01/19  
Fax 01/19  
Phone 01/19

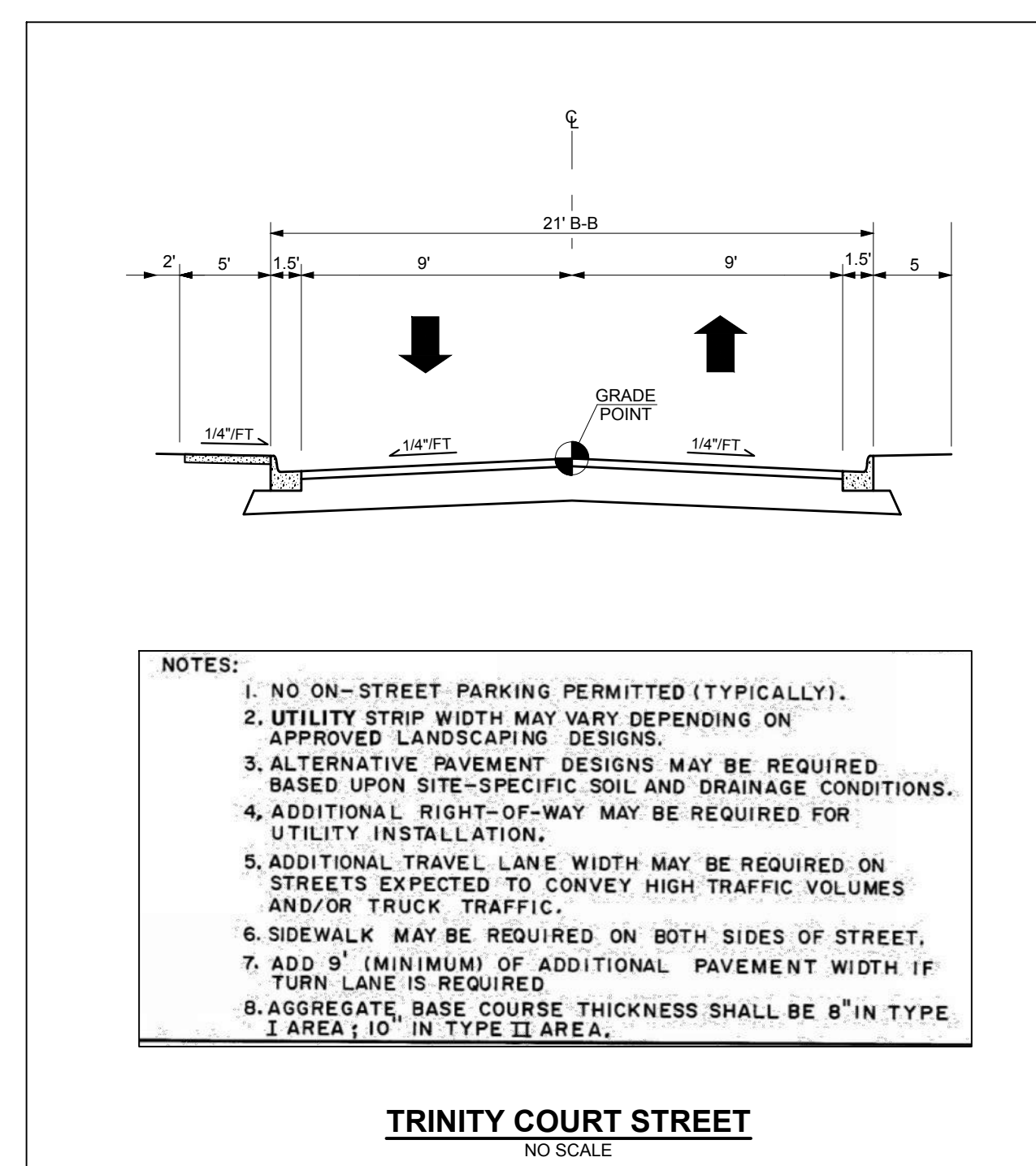
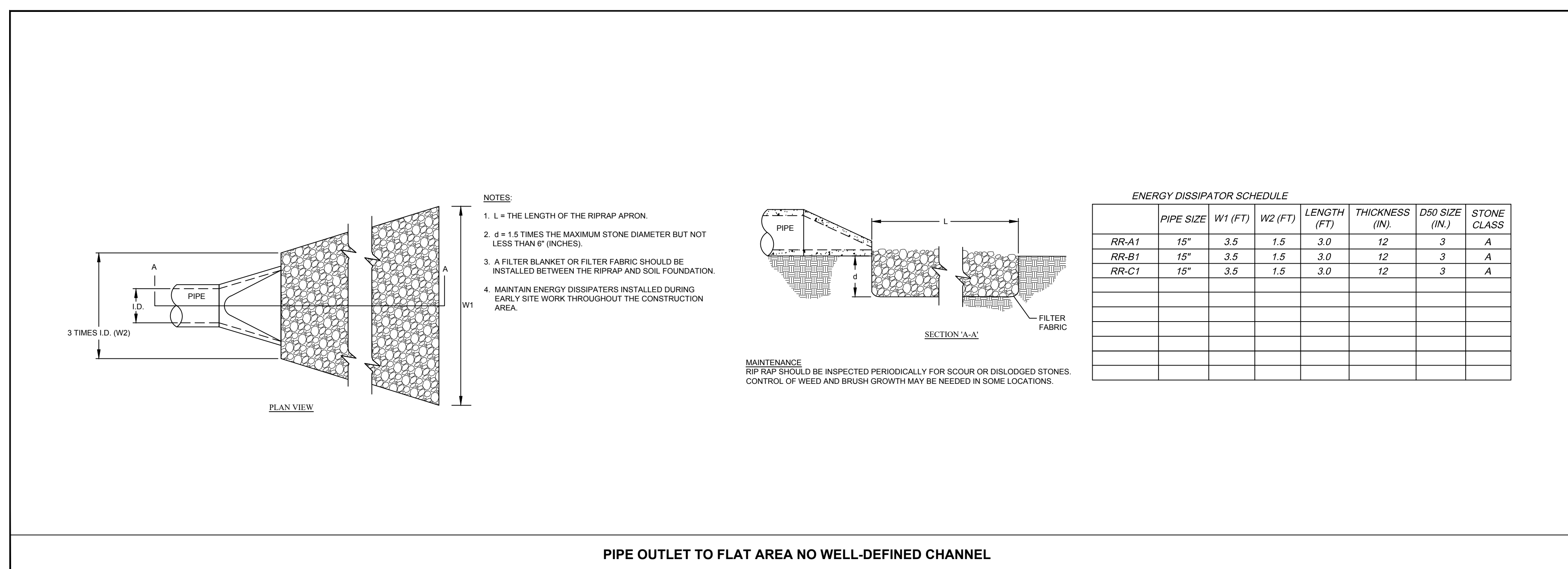
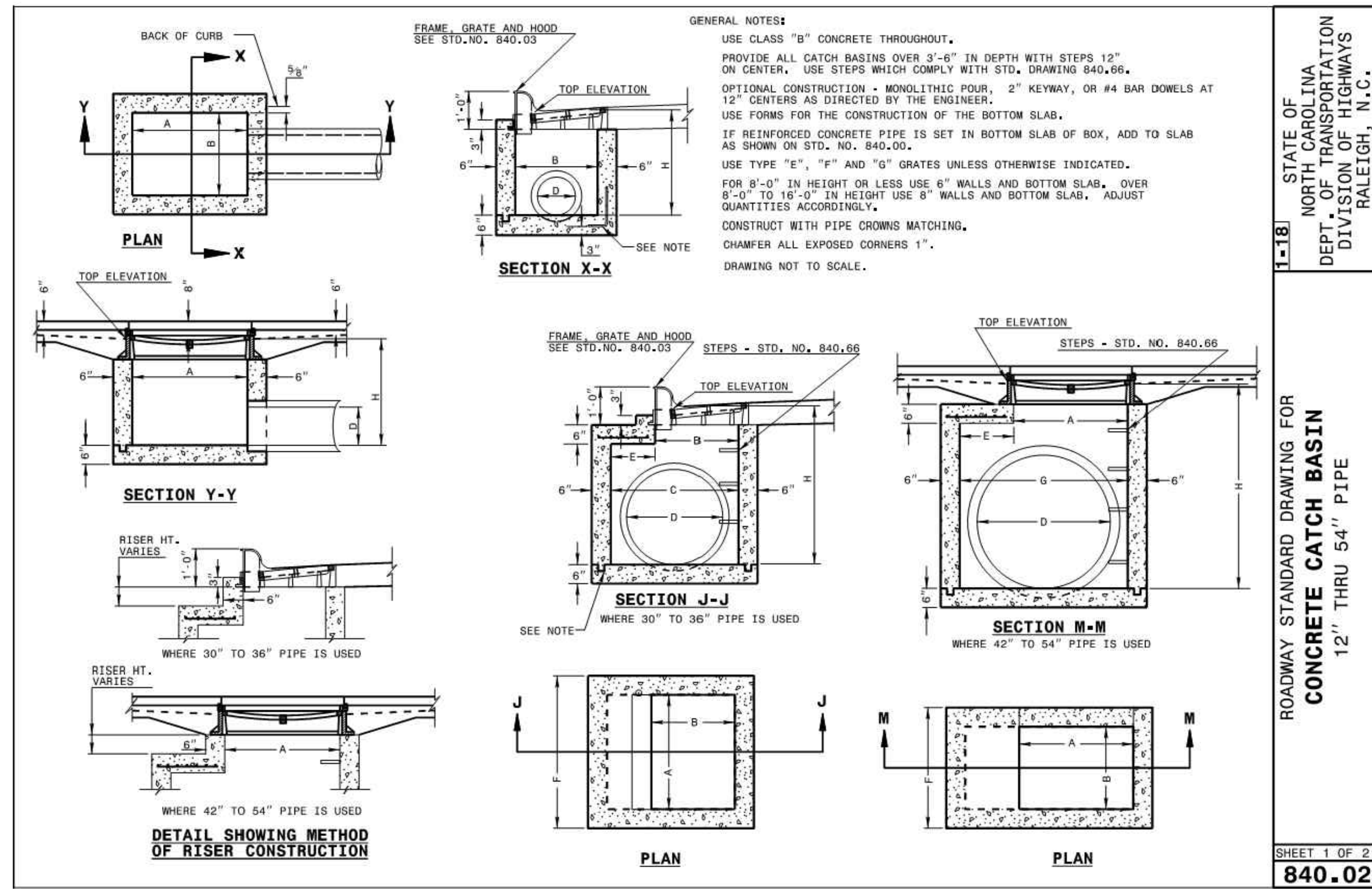
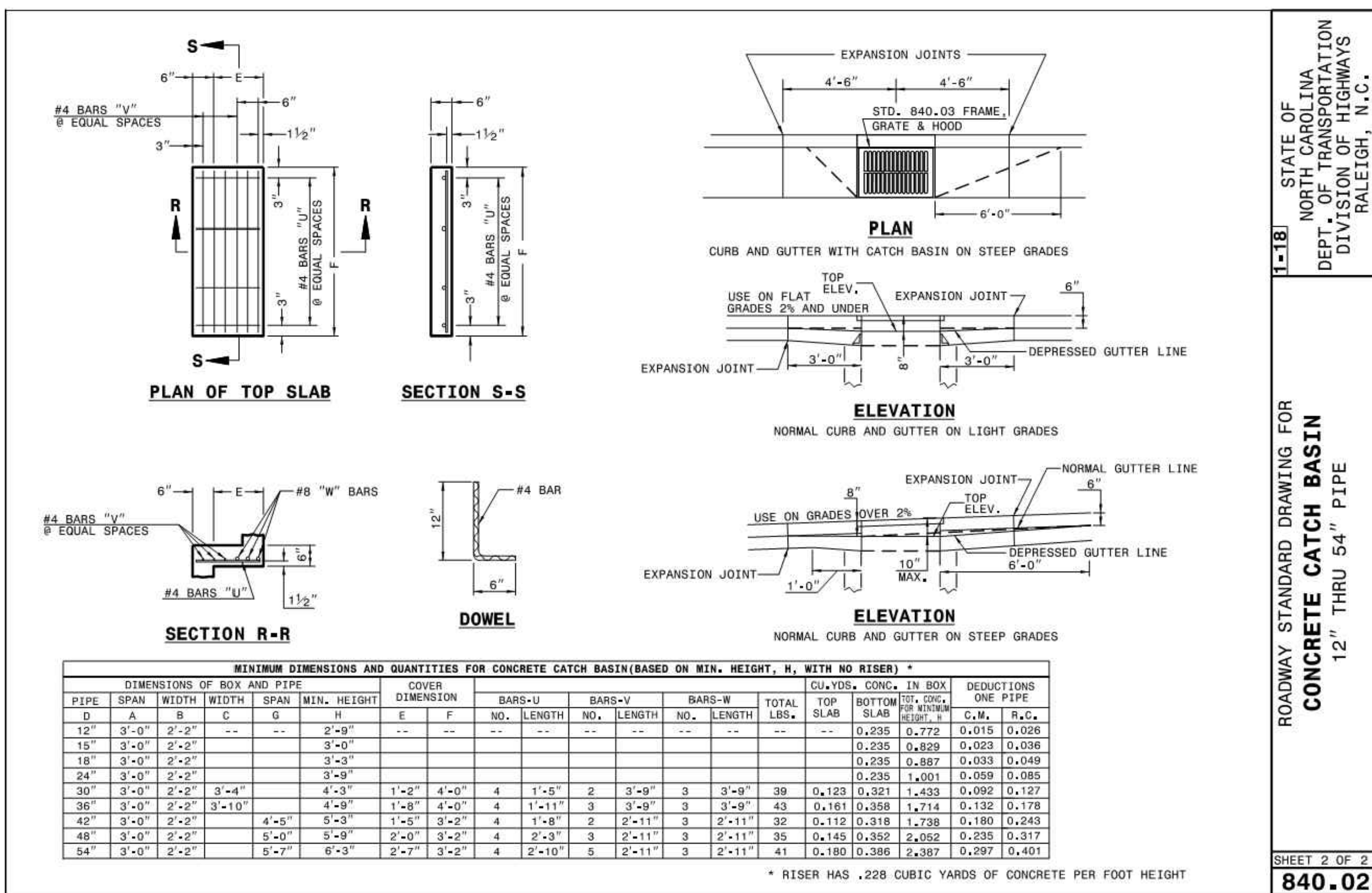
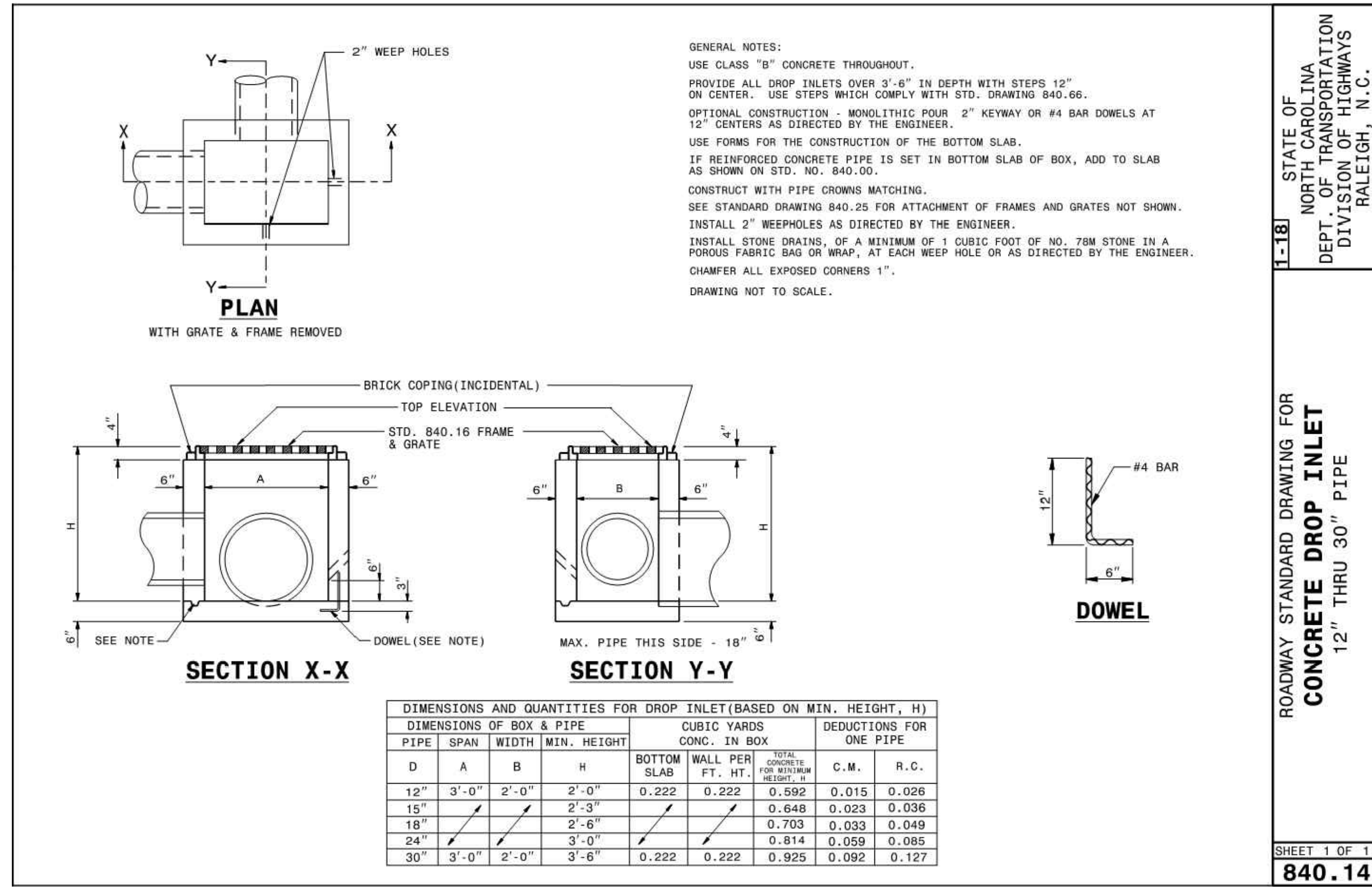
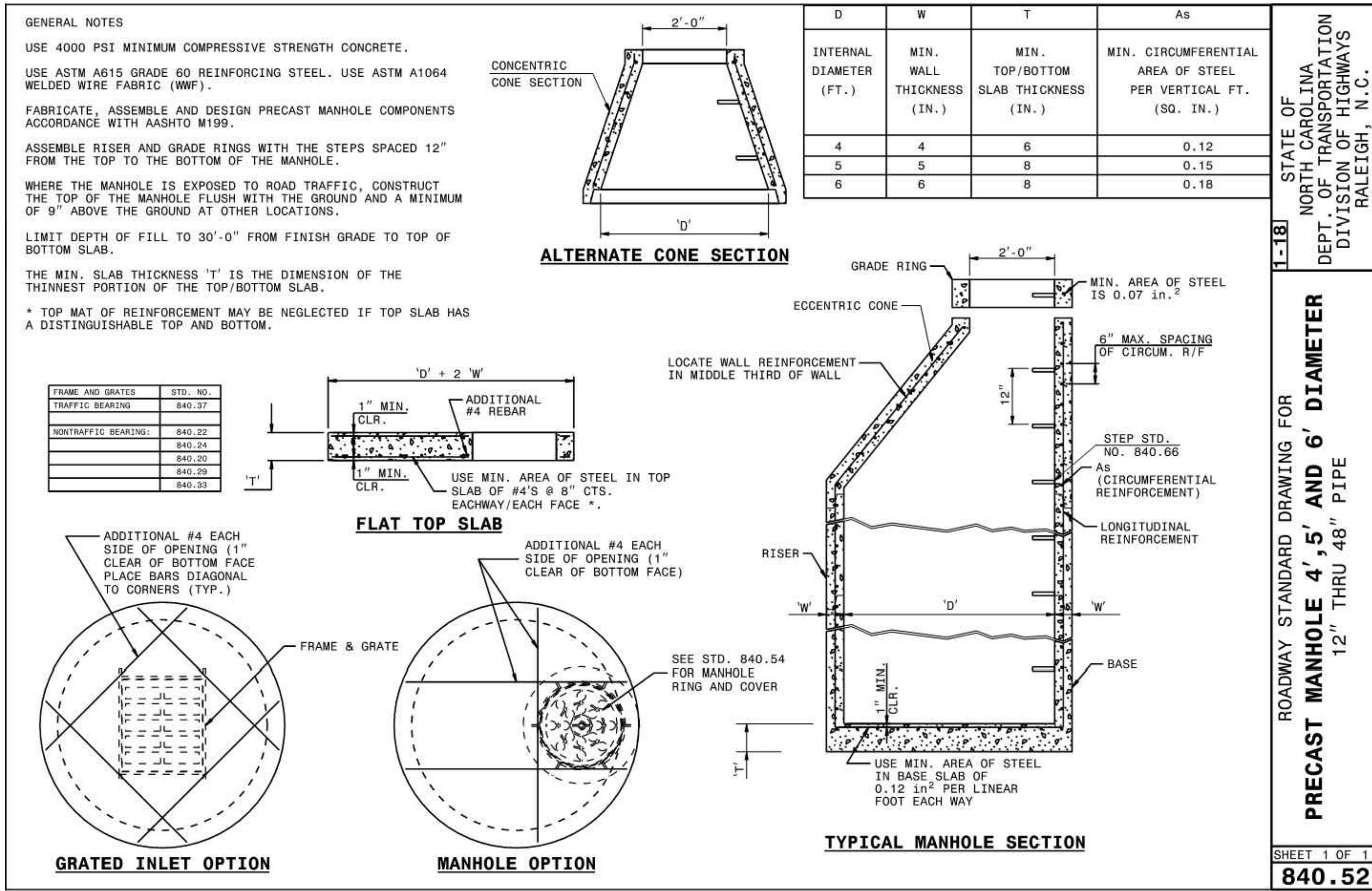
Quality Service  
Since 1977

**4" SEWER TAP AND STUB-OUT  
PAVED APPLICATION CLEAN OUT**

SCALE:  
Not To Scale  
DATE: April 13, 2007  
DRAWN BY: [Signature]  
CHECKED BY: [Signature]

[illegible]

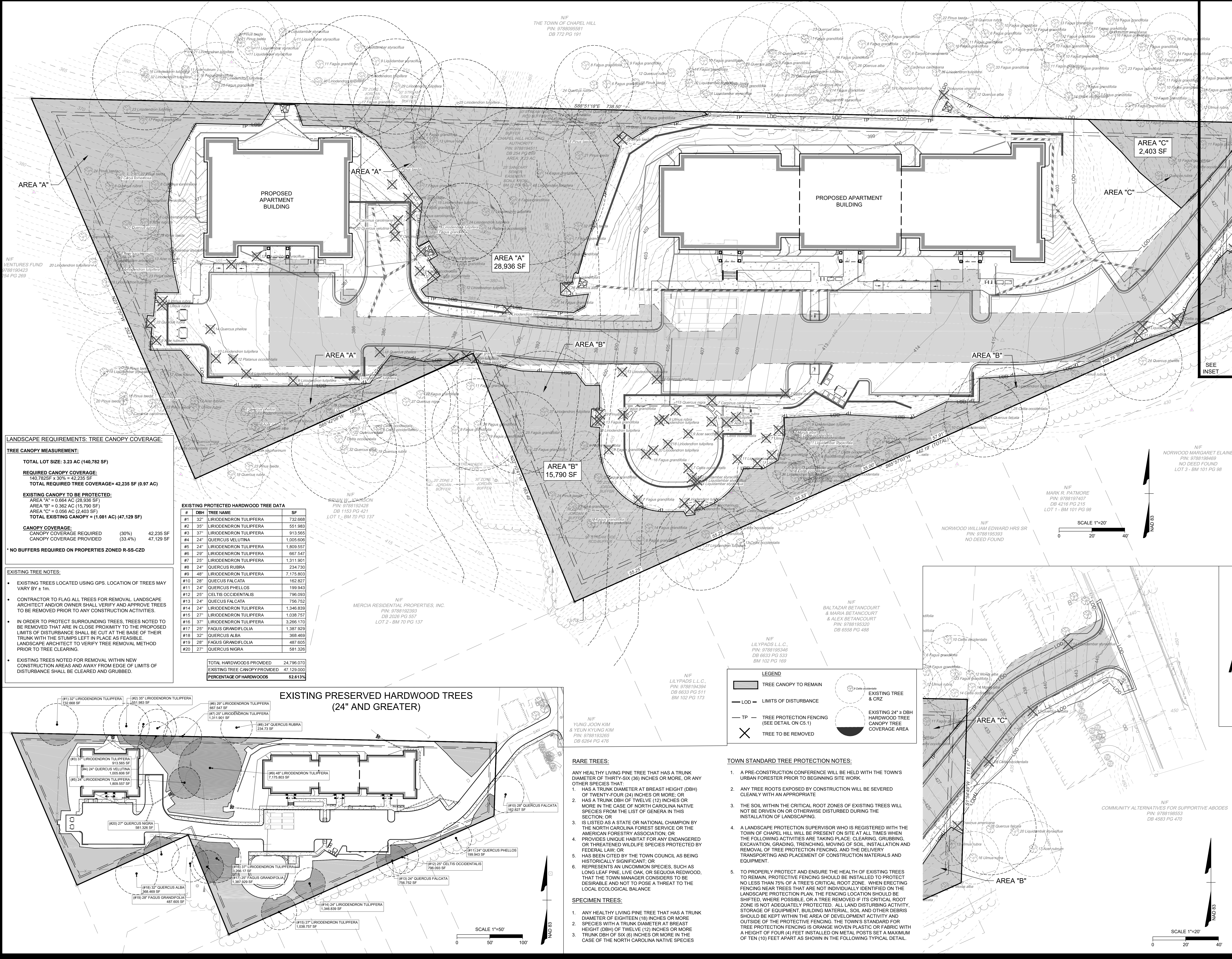






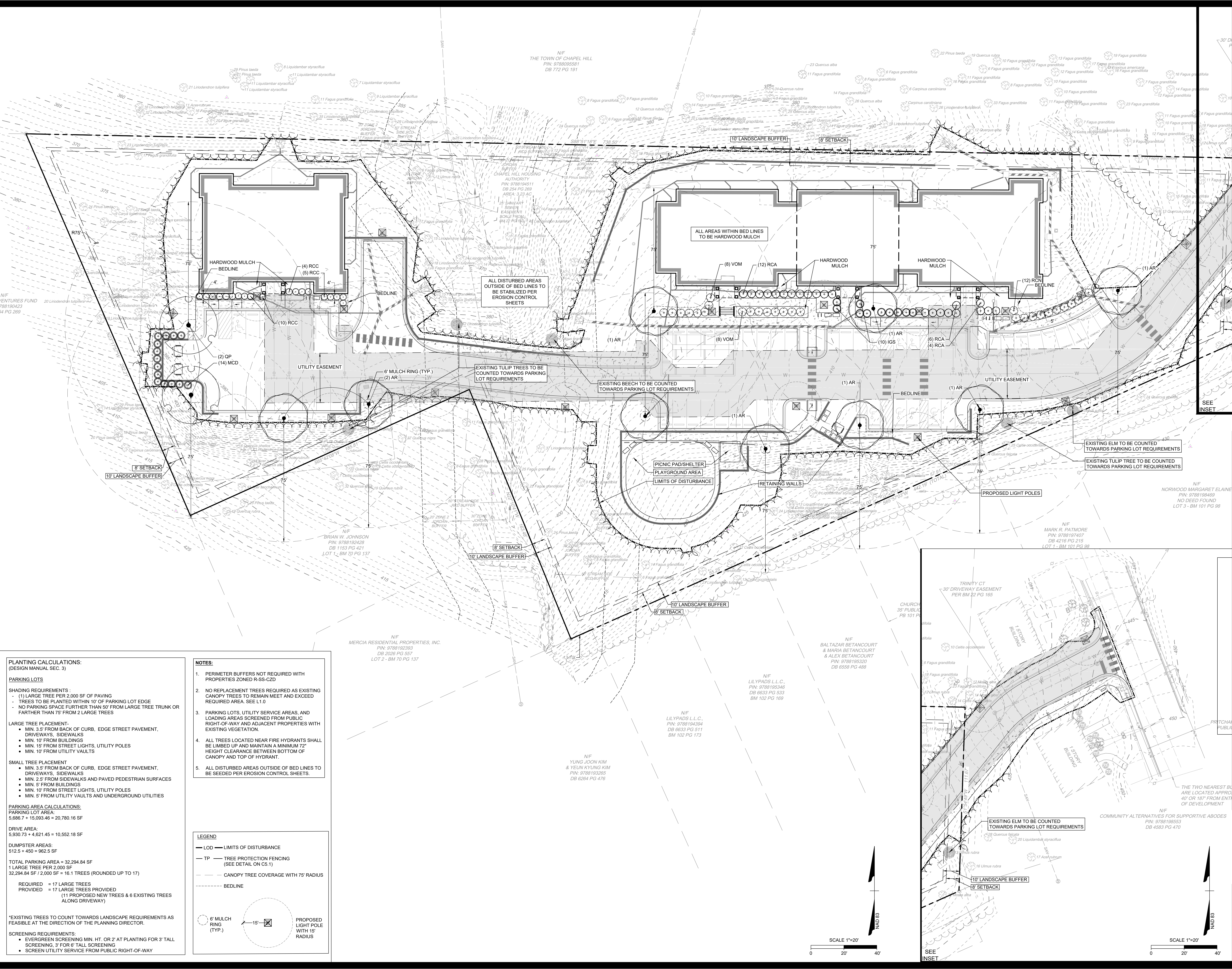








PROJECT NO.	DATE
48833	DECEMBER 8, 2021
REVISIONS	
01-14-2022	2ND SUBMITTAL
02-04-2022	3RD SUBMITTAL
-	-
-	-
-	-
-	-
-	-



**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. 3.5' FROM BACK OF CURB, EDGE STREET PAVEMENT, DRIVEWAYS, SIDEWALKS
- MIN. 10' FROM BUILDINGS
- MIN. 15' FROM STREET LIGHTS, UTILITY POLES
- MIN. 10' FROM UTILITY VAULTS

**SMALL TREE PLACEMENT**

- MIN. 3.5' FROM BACK OF CURB, EDGE STREET PAVEMENT, DRIVEWAYS, SIDEWALKS
- MIN. 2.5' 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:  
 $5,686.7 + 15,093.46 = 20,780.16$  SF

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

**DUMPSTER AREAS:**  
 $512.5 + 450 = 962.5$  SF

**TOTAL PARKING AREA = 32,294.84 SF**  
1 LARGE TREE PER 2,000 SF  
 $32,294.84 \text{ SF} / 2,000 \text{ SF} = 16.1$  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 DIRECTION OF THE PLANNING DIRECTOR.

**SCREENING REQUIREMENTS:**

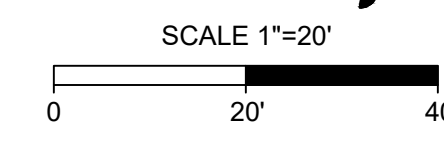
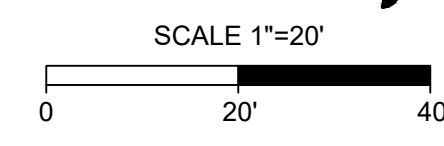
- EVERGREEN SCREENING MIN. HT. OR 2' AT PLANTING FOR 3' TALL SCREENING, 3' FOR 6' TALL SCREENING
- SCREEN UTILITY SERVICE FROM PUBLIC RIGHT-OF-WAY

**NOTES:**

- PERIMETER BUFFERS NOT REQUIRED WITH PROPERTIES ZONED R-SS-CZD
- 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 SEEDED PER EROSION CONTROL SHEETS.

**LEGEND**

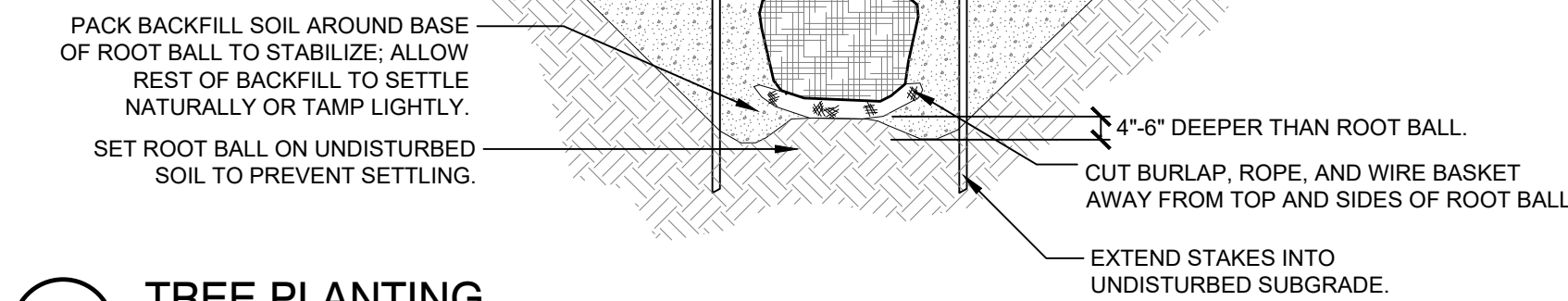
- LOD — LIMITS OF DISTURBANCE
- TP — TREE PROTECTION FENCING (SEE DETAIL ON CS.1)
- CANOPY TREE COVERAGE WITH 75' RADIUS
- BEDLINE
- 6" MULCH RING (TYP.)
- PROPOSED LIGHT POLE WITH 15' RADIUS





NOTES:

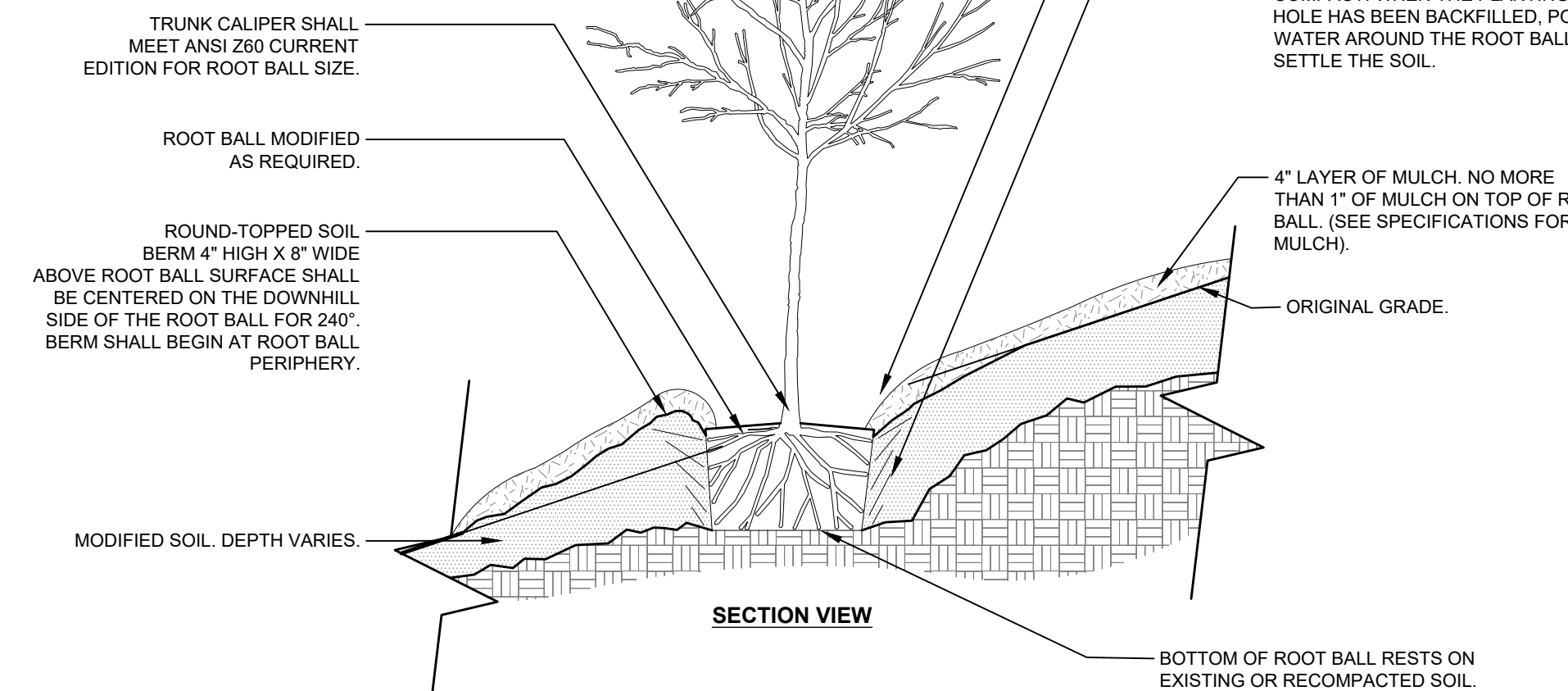
- WHERE SEVERAL TREES WILL BE PLANTED CLOSE TOGETHER SUCH THAT THEY WILL LIKELY SHARE ROOT SPACE, TILL IN SOIL AMENDMENTS TO A DEPTH OF 4'-6" (10'-15CM) OVER THE ENTIRE AREA.
- FOR CONTAINER-GROWN TREES, USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL, THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.
- DURING THE DESIGN PHASE, CONFIRM THAT WATER DRAINS OUT OF THE SOIL, USE LOWERED PLANTING HOLE DEPTH AND DESIGN ALTERNATE DRAINAGE SYSTEM 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 WEAR 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 3-4" OF WELL-COMPOSTED LEAVES, RECYCLED YARD WASTE OR OTHER COMPOST AND TILL INTO TOP 6" OF PREPARED SOIL. ADD COMPOST AT 20-35% BY VOLUME TO BACKFILL SOIL.



1 TREE PLANTING  
NTS

NOTES:

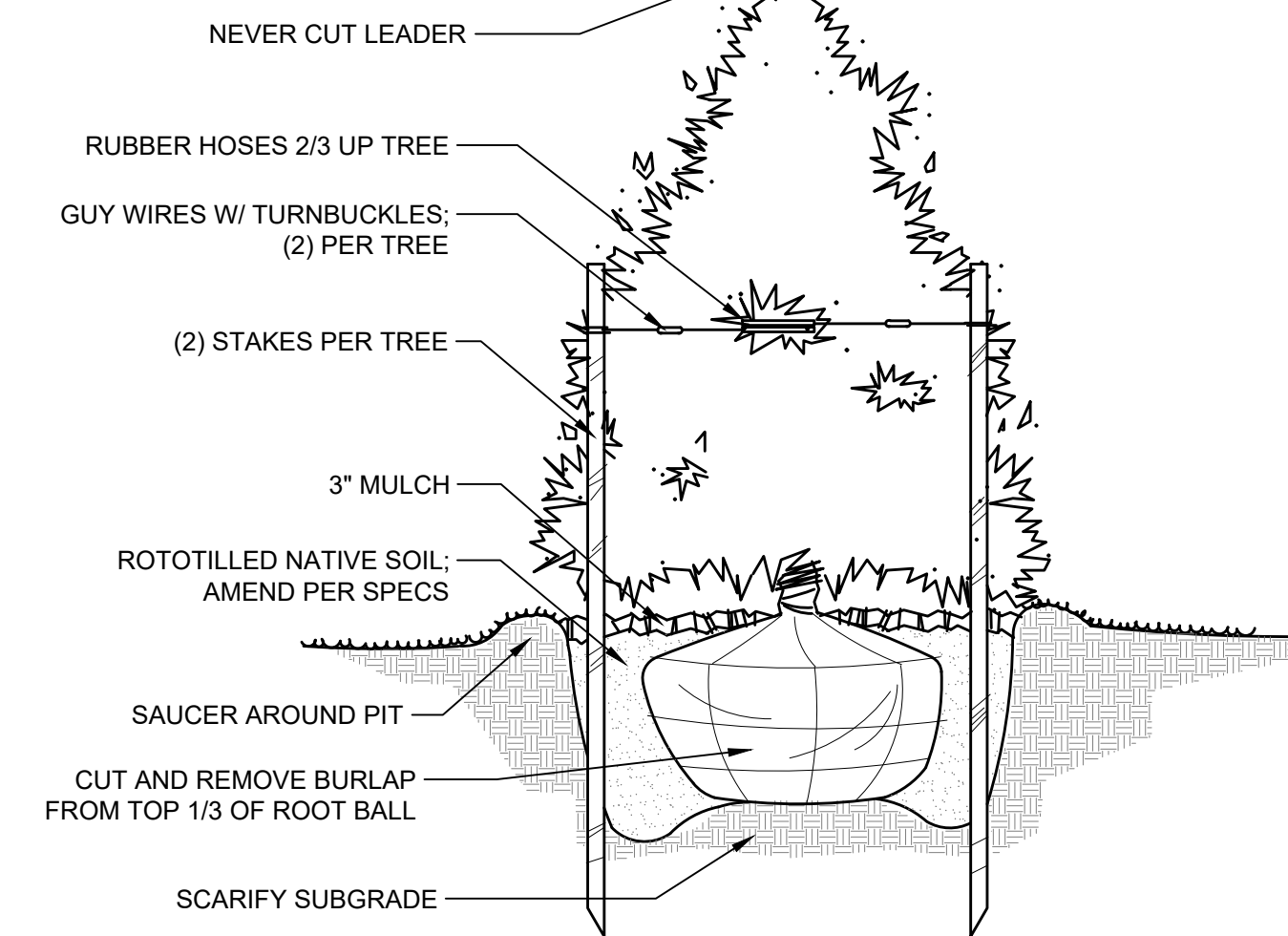
- TREES SHALL BE OF QUALITY PRESCRIBED IN CROWN OBSERVATIONS AND ROOT OBSERVATIONS DETAILS AND SPECIFICATIONS.
- SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.



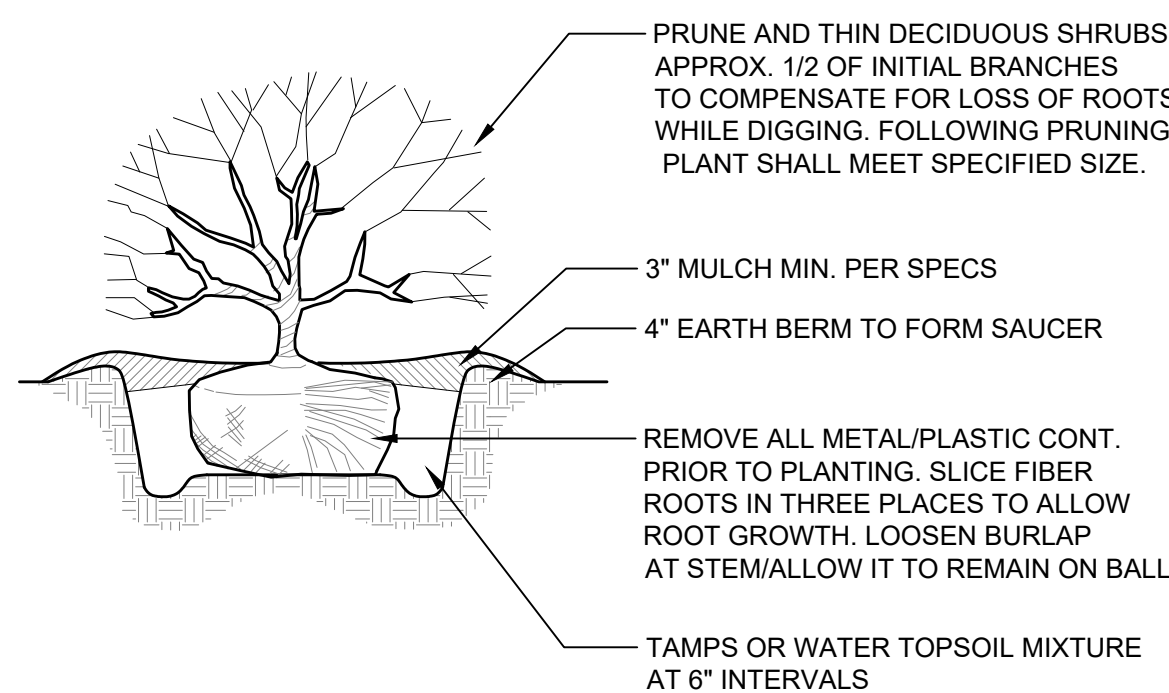
2 TREE PLANTING ON SLOPE  
1/2" = 1'-0"

NOTES:

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



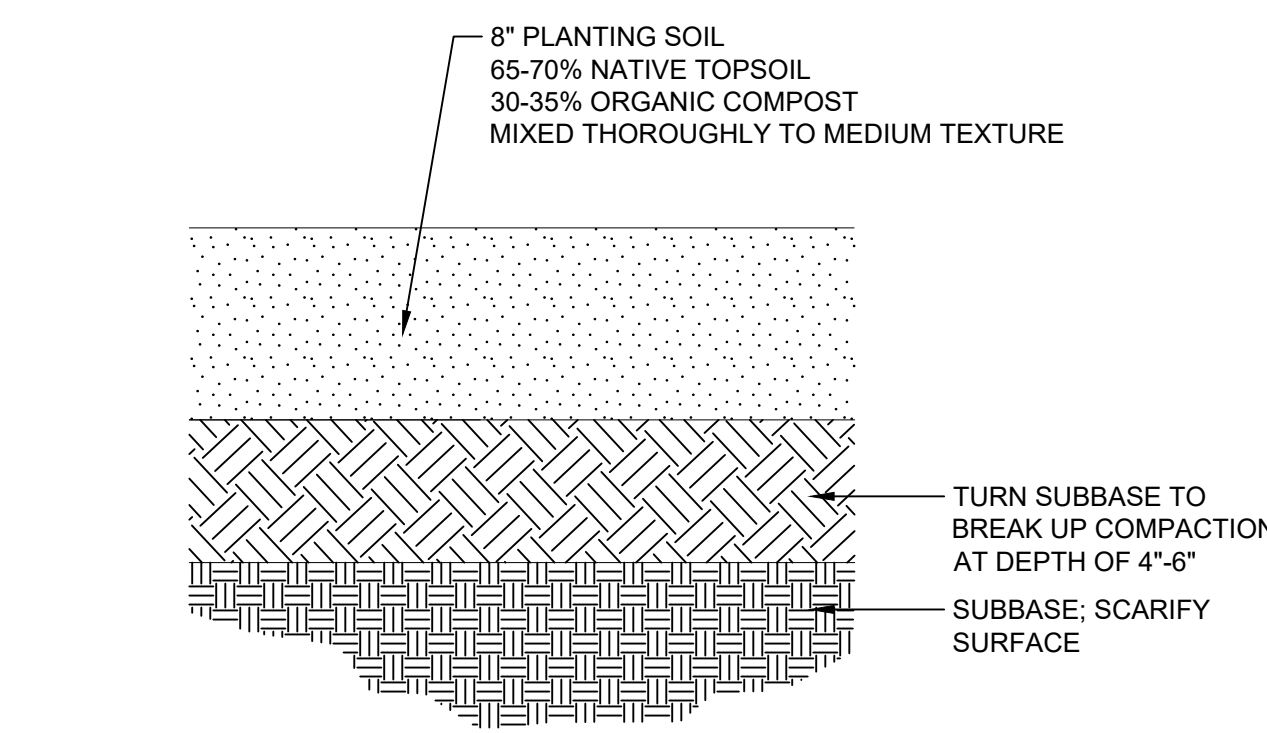
3 EVERGREEN PLANTING  
NTS



NOTES:

- SOIL MIX: 1/3 ORGANIC MATTER, 2/3 EXIST SOIL.
- WIDTH OF PLANT PIT: SANDY SOIL, 24" WIDER THAN PLANT BALL; CLAY SOIL, 12" WIDER THAN PLANT BALL.
- FOR PLANTING AREAS WHERE SOIL HAS BEEN COMPACTED BY EQUIP. CONTACT LA PRIOR TO PLANTING.
- FOR CAMELLIAS, RHODOS, AZALEAS, AND LAURELS: SOIL MIX, 2/3 ORGANIC AND 1/3 EXISTING SOIL.
- SHRUB SHALL BEAR SAME RELATIONSHIP TO GRADE AS IT DID PRIOR TO DIGGING.

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 8.
- Submit soil sample for analysis ... provide amendments per recommendations.
- Remove any debris, rocks, or clumps 2" or larger.
- Do not spread if planting soil, topsoil or subgrade is frozen, muddy, or excessively wet.

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" OF SHREDDED HARDWOOD MULCH.
- ESTABLISH MULCH BEDS AROUND EXISTING TREES TO REMAIN.
- DISTURBED AREAS NOT NOTED FOR PLANTS OR IMPROVEMENTS TO BE SEEDED AND STRAWED WITH A TALL FESCUE 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 RESEED 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 FRIABLE AT THE TIME OF PLANTING.

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	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT	REMARKS	REMARKS
IGS	10	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERY HOLLY	24" HT./SPRD.	CONTAINER	FULL AND DENSE	EVERGREEN SHRUB, MATURE SIZE = 5HT X 5W
MCD	14	MYRICA CERIFERA 'DON'S DWARF'	DON'S DWARF WAX MYRTLE	24" HT./SPRD.	CONTAINER	FULL AND DENSE	EVERGREEN SHRUB, MATURE SIZE = 5HT X 5W
RCA	22	RHODODENDRON CATAWBIENSE 'ANAH KRUSCHKE'	ANAH KRUSCHKE RHODODENDRON	24" HT./SPRD.	CONTAINER	FULL AND DENSE	EVERGREEN SHRUB, MATURE SIZE = 5HT X 5W
RCC	19	RHODODENDRON CATAWBIENSE 'CHIONOIDES'	CHIONOIDES RHODODENDRON	24" HT./SPRD.	CONTAINER	FULL AND DENSE	EVERGREEN SHRUB, MATURE SIZE = 4HT X 4W
RCN	12	RHODODENDRON CATAWBIENSE 'NOVA ZEMBLA'	CATAWBA RHODODENDRON	24" HT./SPRD.	CONTAINER	FULL AND DENSE	EVERGREEN SHRUB, MATURE SIZE = 5HT X 5W
VOM	16	VIBURNUM OBOVATUM 'MRS. SCHILLER'S DELIGHT'	MRS. SCHILLERS DELIGHT WALTER'S VIBURNUM	24" HT./SPRD.	CONTAINER	FULL AND DENSE	EVERGREEN SHRUB, MATURE SIZE = 5HT X 5W

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" 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.

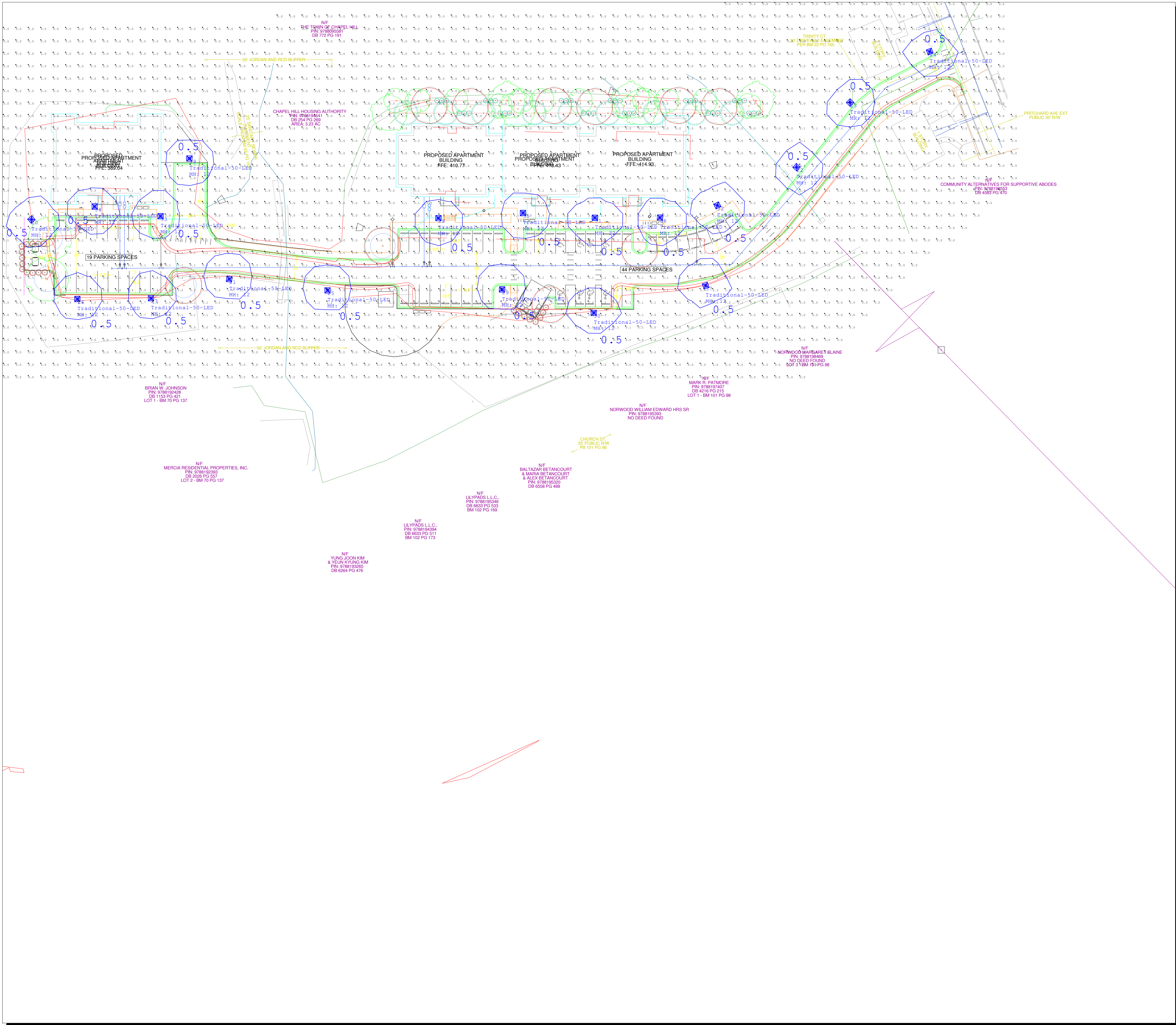
E. WATERING: PLANTS ARE TO BE REGULARLY WATERED FOR THE FIRST 6 MONTHS. ONCE ESTABLISHED MANUAL WATERING IS NOT TO OCCUR UNLESS THE HEALTH OF THE PLANT IS THREATENED BY LACK OF RAINFALL.

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 MY CONSTITUTE A VIOLATION OF THE TOWN OF CHAPEL HILL ORDINANCE AND MAY RESULT IN FINES.

PROJECT NO.	DATE
48833	DECEMBER 8, 2021
REVISIONS	
01-14-2022	2ND SUBMITTAL
02-04-2022	3RD SUBMITTAL
-	-
-	-
-	-
-	-
-	-
-	-





Luminaire Schedule					
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF
	19	Traditional-50-LED	SINGLE	N.A.	0.850

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
site	Illuminanc	Fc	0.18	4.1	0.0	N.A.

Luminaire Location Summary			
LumNo	Label	Mounting Height	Orient
19	Traditional-50-LED	12	268.603
20	Traditional-50-LED	12	311.186
21	Traditional-50-LED	12	83.991
22	Traditional-50-LED	12	319.538
23	Traditional-50-LED	12	315.644
24	Traditional-50-LED	12	290.898
25	Traditional-50-LED	12	88.493
26	Traditional-50-LED	12	90.829
27	Traditional-50-LED	12	90
28	Traditional-50-LED	12	269.294
29	Traditional-50-LED	12	88.7
30	Traditional-50-LED	12	90
31	Traditional-50-LED	12	270
32	Traditional-50-LED	12	296.799
33	Traditional-50-LED	12	180
34	Traditional-50-LED	12	269.703
35	Traditional-50-LED	12	270
36	Traditional-50-LED	12	268.379
37	Traditional-50-LED	12	107.745



TRADITIONAL LED

POLE STYLE A



Description:  
Pole Style A is a round, smooth tapered shaft available in varying heights, anchor based or direct buried  
Colors: Bronze, Black, Gray, Green (not available in all mounting heights)  
Material: Fiberglass  
Mounting heights:  
Anchor Based Flush Mount: 12ft  
Anchor Based with Concrete reveal: 25ft, 30ft, 35ft  
Direct Buried: 12ft, 15ft, 20ft, 25ft, 30ft, 35ft



Revisions	
#	Comments

Drawn By: Tom Grantham, LC, CEM	
Checked By:	
Date: 1/6/2022	
Scale: 1" = 40'	

Trinity Court	
Chapel Hill	



H  
G  
F  
E  
D  
C  
B  
A



2 EAST ELEVATION - BUILDING A  
1/8" = 1'-0"



1 SOUTH ELEVATION - BUILDING A  
1/8" = 1'-0"

MOSELEYARCHITECTS

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

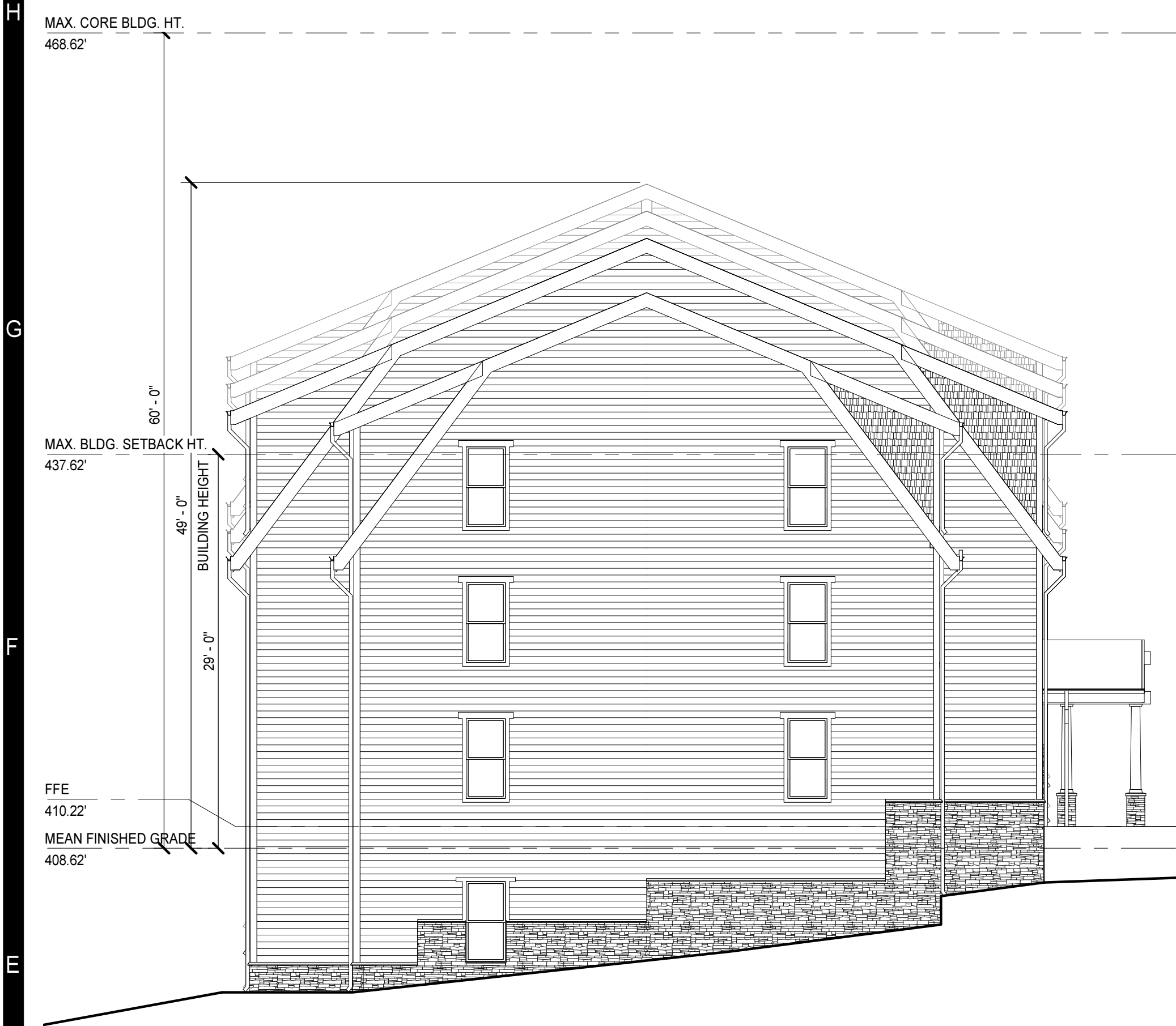
PROGRESS  
PRINT NOT  
FOR  
CONSTRUCTION

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

PROJECT NO.	611851
DATE	January 21, 2022
REVISIONS	
DATE	DESCRIPTION

BUILDING A  
HEIGHT EXHIBIT

A4.0.1



**2 WEST ELEVATION - BUILDING A**  
1/8" = 1'-0"



**1 NORTH ELEVATION - BUILDING A**  
1/8" = 1'-0"

**MOSELEY**ARCHITECTS

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PROGRESS  
PRINT NOT  
FOR  
CONSTRUCTION

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

PROJECT NO.	611851
DATE	January 21, 2022
REVISIONS	
DATE	DESCRIPTION

BUILDING A  
HEIGHT EXHIBIT

**A4.0.2**

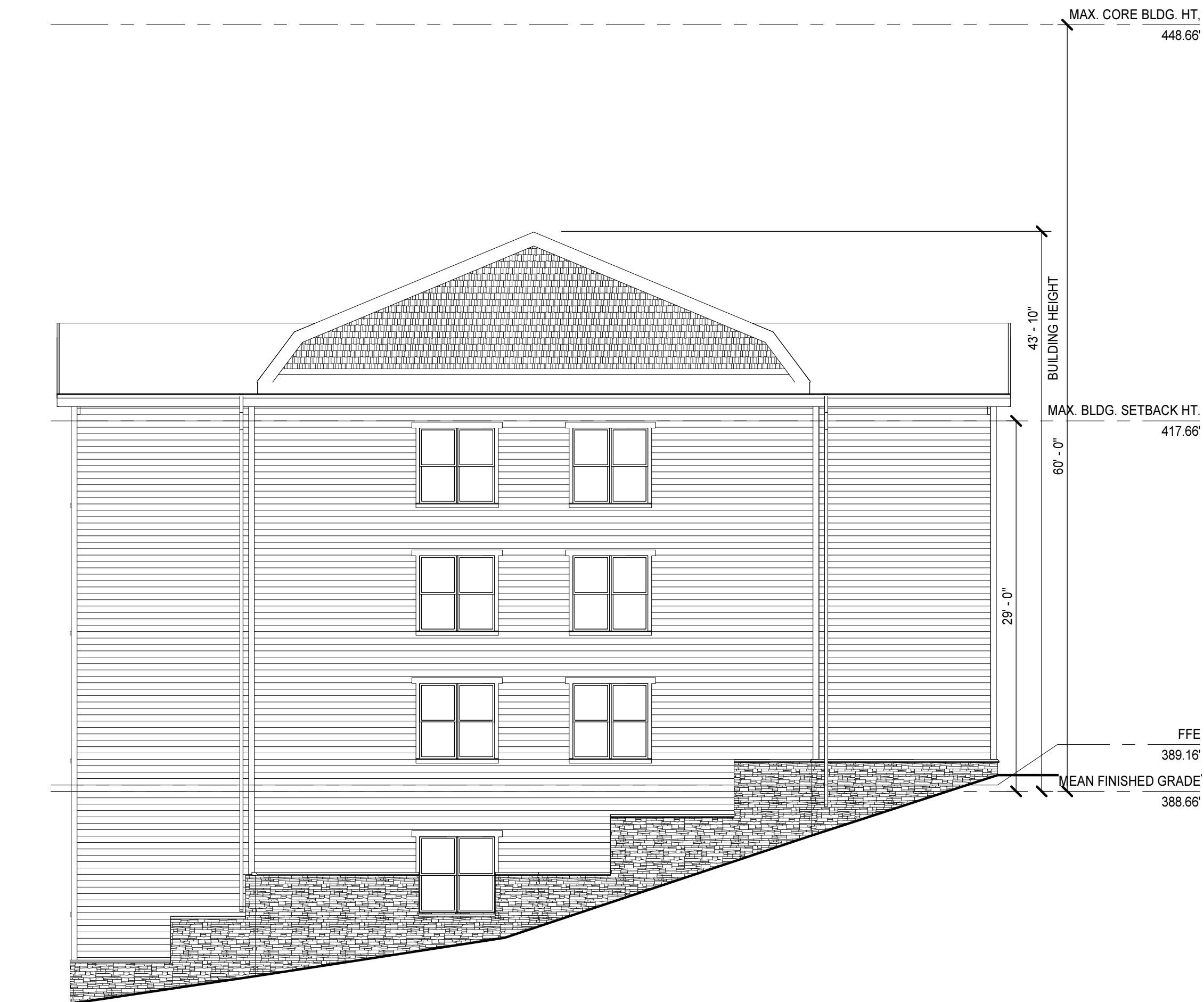


2/8/2022 10:27:10 AM

A  
B  
C  
D  
E  
F  
G  
H



4 EAST ELEVATION - BUILDING B  
1/8" = 1'-0"



3 WEST ELEVATION BUILDING B  
1/8" = 1'-0"



2 NORTH ELEVATION - BUILDING B  
1/8" = 1'-0"



1 SOUTH ELEVATION - BUILDING B  
1/8" = 1'-0"

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PROGRESS  
PRINT NOT  
FOR  
CONSTRUCTION

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

PROJECT NO.	611851
DATE	January 21, 2022
REVISIONS	
DATE	DESCRIPTION

BUILDING B  
HEIGHT EXHIBIT

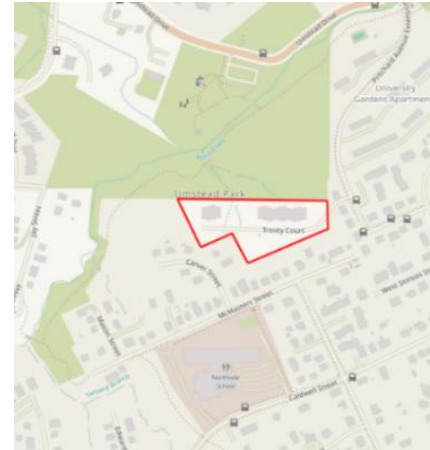
A4.0.3

## TRINITY COURT REDEVELOPMENT

**Development Team:** Community Housing Partners, Timmons Group, Mosely Architects

**Location:** Trinity Court. Adjacent to Umstead Park, within the Northside Neighborhood, <1 mile from downtown.

**Project History:** Trinity Court was built in 1975, offering 40 units of public housing to families until it was vacated in 2018 due to structural deficiencies and deterioration of buildings. After weighing the options for how to bring the units back online, Council directed staff to begin planning for the comprehensive redevelopment of the Trinity Court community.



**Proposed Site Plan:** The re-imagined Trinity Court will provide 54 affordable housing units by replacing the 40 existing 2- and 3-bedroom units, and adding an additional 14 affordable 1-bedroom units. The new, modern units will be located in two garden-style apartment buildings and will house residents making between 0% and 80% of Chapel Hill's Area Median Income (AMI). The plans also include a playground and a walking trail leading to Umstead Park.



**Proposed Affordability Mix:** As currently proposed, the project proposes the following affordability mix:

AMI	# Units	% Units
0-30%	*14	26%
<50%	*26	48%
<60%	5	9%
<80%	9	17%
*Indicates RAD units.		

Note that for the 40 RAD units, income-qualifying households will not pay more than 30% of their income on rent; the voucher will pay the difference. For the remaining LIHTC units, the rent will be established based on the AMI level it is serving. The project will accept Section 8 vouchers on its non-RAD LIHTC units. The Town will lease the land to the developer for 99 years to ensure long term affordability beyond the 30-year LIHTC affordability period.

**Proposed Financing:** If rezoning is secured, the developer will submit its final 9% LIHTC application by May 13 without any anticipated need for additional funding. If the project is not awarded 9% funding, it will assess its path forward, in communication with Council.



**Responses to Council Affordability Questions from March 23, 2022 Public Hearing  
Jay Street and Trinity Court Conditional Zoning Applications**

The responses below are intended as a response to questions concerning long-term affordability that staff heard from Council during the public hearings for the Trinity Court and Jay Street projects. This information has been previously shared publicly and focuses on reiterating the intent of the projects to provide housing that is 100 percent affordable for the long term.

- When is the appropriate time, and in which type of agreement, should the Town expect to confirm that the Town's interest in providing long-term affordable housing on Town land is fully realized?

**Response:** The April 27 vote on the conditional rezoning for the Jay Street and Trinity Court projects is focused on the proposed land uses for these parcels, which also stipulates that the projects will be 100% affordable. Per the Option to Ground Lease Agreements that Council authorized on January 12, the Town has committed to entering into a ground lease agreement with each developer for 99 years, if and when all conditions of the option agreement are met. The ground leases will memorialize all affordable housing restrictions on the property, which will be finalized when financing is secured for the projects. Staff anticipate negotiation of the ground leases to occur over the next 12 months.

Once LIHTC funding is awarded to each project, staff will also begin negotiating a development contract with the development teams, the terms of which will be brought to Council for consideration by Spring 2023. This agreement could be drafted simultaneously with the ground lease, or separately, and will cover the details on the disposition of the site, the development of the site, the roles of the Town and the developer, the project budget, representations and warranties, and defaults, remedies and dispute resolution. The development contract will confirm any additional affordability parameters not already covered in previous agreements (e.g., funding agreements, ground lease, etc.).

- Please provide more clarity around the ground-lease provisions and how we will maintain the affordability of this project for 99 years. What happens when the buildings need to be replaced? Can the Town be given the Right of First Refusal?

**Response:**

The ground lease will contemplate scenarios such as 99-year affordability, restrictions on the sale of the buildings, and offering the Town a right of first refusal. Town staff have consulted with the Town Attorney's Office, the Town's outside counsel (Sanford Holshouser), and the developers and their attorneys on the questions posed about ensuring these projects achieve long-term affordability. All parties have indicated their willingness to work toward meeting the Town's interest in the negotiations of their agreements, but advised that ground leases are typically not finalized until after all financing has been secured.

Sanford Holshouser has advised the Town that the ground lease will offer the following assurances to the Town:

- The Ground Lease will include a 99-year affordability plan including a Right of First Refusal (ROFR) to the Town
- Each developer will have their own restrictive covenants included as part of the negotiated ground lease that will include terms to keep the project affordable for the 99 years.

**Responses to Council Affordability Questions from March 23, 2022 Public Hearing  
Jay Street and Trinity Court Conditional Zoning Applications**

- Developers will not be able to freely sell the property due to the Ground Lease AND the ROFR.

The Town expects to finalize the ground lease by Spring of 2023 and will update Council before settling on the final terms.

- Why are you proposing to serve 80% AMI households?

**Response:** Serving a mix of incomes within a property is considered a best practice. There is substantial data demonstrating the negative outcomes associated with concentrating poverty. And, financially, balancing 30% AMI units with the rental revenue that 80% units can bring to help subsidize the project. The Town has a critical need for affordable housing at all levels.

- Does the affordability mix depend on the 9% tax credit? If the project doesn't get the 9%, will you have to change the affordability mix?

**Response:** Yes, the currently proposed affordability mix is attached to the 9% tax credit financing scenario. If either project is not awarded a 9% project in August 2022, the developers will communicate with Council about any associated impacts to the project's proposed affordability or funding needs and will seek Council's feedback as they re-assess an alternative path forward.



**Community Housing Partners (CHP) Responses to Council Public Hearing on March 23, 2022****COUNCIL MEMBER COMMENTS AND CONSIDERATIONS:**

- Please consider the payment in lieu for parks and recreation.

**Response:** The waiver of local fees help to make the creation and preservation of affordable units possible. The Trinity Court project is currently structured as a 9% LIHTC project, which is a very competitive source of financing. There are limited tax credits available each year and the more costs added to the project budget, the more tax credits a project has to request. CHP has requested that Council consider waiving this fee to help make the Trinity Court more competitive in its application for a 9% LIHTC award.
  
- How will the Tanyard Branch Trail connection be constructed?

**Response:** The Town of Chapel Hill's Parks and Recreation Department is working with the Boys Scouts to upgrade the existing natural walking trail.
  
- Please consider more bicycle parking, covered bicycle parking outside or other alternatives.

**Response:** Due to the constraints of the site, it is difficult to increase the number of parking spaces for bicycles. As currently shown, we are planning to have 16 spaces for bicycle parking. Exterior storage space will be provided for each unit with access from the building breezeways. This storage space will be provided in compliance with NCHFA requirements and would be sufficient for bicycle storage if the tenant so chose.

It should be noted, bicycle storage or covered bike parking was not expressed as a preference from participants during the public input meetings.
  
- Please consider bicycle storage options.

**Response:** Exterior storage space will be provided for each unit with access from the building breezeways. This storage space will be provided in compliance with NCHFA requirements and would be sufficient for bicycle storage if the tenant so chose.

It should be noted, there was not a preference for bicycle storage or covered bike parking expressed from participants during the public input meetings.
  
- Please consider more trees and shading for outdoor amenities.

**Response:** Yes, we can look into additional landscaping options near the playground to create more shade. The entire site is shaded with a mature tree canopy and it is not clear that additional landscaping would be necessary to shade the playground area.

## TRINITY COURT – CONDITIONAL ZONING APPLICATION

- If you get a modification for street width, will you have to rebuild the bridge across the RCD?  
**Response:** We are proposing to widen the bridge from 18 to 20 feet with a 5 foot sidewalk. If we do not get the requested modification on the street width, we will have to widen the bridge to 25 feet. We are not currently touching the stream, just encroaching on buffers. A 25 foot wide bridge would require encroaching on the stream.
  
- The proposed RCD encroachment appears necessary to make the project work, is that accurate?  
**Response:** Yes, we are only requesting what is needed to widen the road and provide a fire turnaround.
  
- Who will manage the RAD vouchers?  
**Response:** This project is structured as a RAD conversion using Project Based Rental Assistance (PBRA) vouchers. The vouchers will be administered by HUD and the waiting list will be managed by the Chapel Hill Public Housing Department
  
- Will you accept tenant-based vouchers for the non-RAD, LIHTC vouchers?  
**Response:** Yes.