



Concept Plans are intended to be an opportunity for the Town Council and some Boards and Commissions, and the community to review and consider major development proposals and their potential benefits and impacts. Applicants propose a Concept Plan with the expectation of receiving feedback on their development idea.

The following are questions that the Council may ask of an applicant during the discussion of a Concept Plan. The attached application addresses the topics below. Please contact our staff if you have any questions or if we can provide additional information ([planning@townofchapelhill.org](mailto:planning@townofchapelhill.org))

1. Would this project demonstrate compliance with the Comprehensive Plan?
  - a. Compliance with:
    - Small Area Plan
    - Overlay Zone / NCD
    - Study Area:
    - Land Use Plan
2. Would the proposed project comply with the Land Use map?
3. Would the proposed project require a rezoning?
4. What is the proposed zoning district?
5. Would the proposed project require modifications to the existing regulations?
6. If there is a residential component to the project, does the applicant propose to address affordable housing?
  - Has the applicant presented its Concept Plan to the Housing Advisory Board (this is a voluntary step in the process)?
  - Has the applicant met with appropriate Town staff to discuss affordable housing policy, expectations and options?
  - Is the project for ownership or rental?
7. Are there existing conditions that impact the site design (i.e. environmental features such as RCD, slopes, erosion and sedimentation, retention of trees and tree stands, stormwater drainage patterns, significant views into and out of the site)
8. Has the applicant addressed traffic impacts? Traffic and circulation issues?
9. How is the application compatible with the surrounding neighborhood and/or district?
10. Has the applicant discussed the project with adjacent neighbors?



# CONCEPT PLAN APPLICATION

Parcel Identifier Number (PIN): 9788194511

Date: 09/14/2021

## Section A: Project Information

Project Name: Trinity Court

Property Address: Trinity Ct, 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

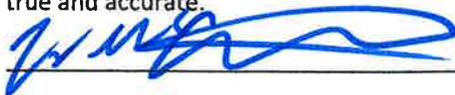
State: NC

Zip Code: 27607

Phone: (919) 866-4951

Email: William.Altman@timmons.com

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

Signature: 

Date: 9/24/21

### Owner/Contract Purchaser Information:

Owner

Contract Purchaser

Name: Trinity Court Redevelopment, LLC

Address: 4915 Radford Ave, Suite 300

City: Richmond

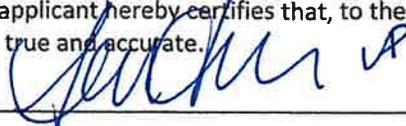
State: VA

Zip Code: 23230

Phone: (804) 614-2682

Email: Sbrown@chpc2.org

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

Signature: 

Date: 9/24/21



## Concept Plan Project Fact Sheet

Site Description	
Project Name	Trinity Court
Address	Trinity Ct. Chapel Hill, NC 27516
Property Description	Two Vacant Buildings with parking in wooded area with a stream
Existing Land Use	Vacant affordable housing; abandoned due to structural issues
Proposed Land Use	Affordable Housing Apartments
Orange County Parcel Identifier Numbers	9788194511
Existing Zoning	R-4
Proposed Zoning	R-4
Application Process	Special Use Permit
Comprehensive Plan Elements	Affordable Housing; Medium Density Residential
Overlay Districts	Jordan Watershed Riparian Buffer

Topic	Requirement	Proposal	Status
<b>Use/Density</b> ( <a href="#">Sec. 3.7</a> )	N/A	54 Apartment Units	
<b>Dimensional Standards</b> ( <a href="#">Sec. 3.8</a> )	Street = N/A Height @ Setback = 22' Side = N/A Height @ core = 60' Solar = N/A	Per R-4 Zoning	
<b>Floor area</b> ( <a href="#">Sec. 3.8</a> )	FAR = 0.230	0.13	
<b>Modifications to Regulations</b> ( <a href="#">Sec. 4.5.6</a> )	Road Width = 25'	Road Width = 20'	
<b>Adequate Public Schools</b> ( <a href="#">Sec. 5.16</a> )	Per LUMO	TBD	
<b>Inclusionary Zoning</b> ( <a href="#">Sec. 3.10</a> )	15% Required	100% Provided	
<b>Landscape</b>			
<b>Buffer – North</b> ( <a href="#">Sec. 5.6.2</a> )	Per LUMO	TBD	
<b>Buffer – East</b> ( <a href="#">Sec. 5.6.2</a> )	Per LUMO	TBD	
<b>Buffer – South</b> ( <a href="#">Sec. 5.6.2</a> )	Per LUMO	TBD	
<b>Buffer - West</b> ( <a href="#">Sec. 5.6.2</a> )	Per LUMO	TBD	



<b>Tree Canopy</b> ( <a href="#">Sec. 5.7</a> )	30% Multifamily Residential	TBD	
<b>Landscape Standards</b> ( <a href="#">Sec. 5.9.6</a> )	Per LUMO	Provide vegetation in accordance to 5.9.6	
<b>Environment</b>			
<b>Resource Conservation District</b> ( <a href="#">Sec. 3.6</a> )	RCD requirements to apply to this site	All of RCD to be protected	
<b>Erosion Control</b> ( <a href="#">Sec. 5.3.1</a> )	Per LUMO	Requirements shall be met	
<b>Steep Slopes</b> ( <a href="#">Sec. 5.3.2</a> )	Per LUMO	TBD	
<b>Stormwater Management</b> ( <a href="#">Sec. 5.4</a> )	Per LUMO	TBD	
<b>Land Disturbance</b>	Per LUMO	TBD	
<b>Impervious Surface</b> ( <a href="#">Sec. 3.8</a> )	Nonresidential 0.70	2.45 acres	
<b>Solid Waste &amp; Recycling</b>	Per LUMO	TBD	
<b>Jordan Riparian Buffer</b> ( <a href="#">Sec. 5.18</a> )	50' on either side of creek	100% of buffer to be protected	
<b>Access and Circulation</b>			
<b>Road Improvements</b> ( <a href="#">Sec. 5.8</a> )	Public Street Access	Improvements as required on Trinity Ct.	
<b>Vehicular Access</b> ( <a href="#">Sec. 5.8</a> )	Public Street Access	Access to be provided to Trinity Ct.	
<b>Bicycle Improvements</b> ( <a href="#">Sec. 5.8</a> )	Per LUMO	TBD	
<b>Pedestrian Improvements</b> ( <a href="#">Sec. 5.8</a> )	Per LUMO	TBD	
<b>Traffic Impact Analysis</b> ( <a href="#">Sec. 5.9</a> )	TBD	Unknown at this time	
<b>Vehicular Parking</b> ( <a href="#">Sec. 5.9</a> )	Per LUMO	64 Spaces currently proposed	
<b>Transit</b> ( <a href="#">Sec. 5.8</a> )	Bus Service	Access to exist. bus route	
<b>Bicycle Parking</b> ( <a href="#">Sec. 5.9</a> )	1 per 4 units	TBD	
<b>Parking Lot Standards</b> ( <a href="#">Sec. 5.9</a> )	Per LUMO	Parking areas to meet LUMO Standards	
<b>Technical</b>			



<b>Fire</b>	Per Code	Access and circulation shall meet fire code standards	
<b>Site Improvements</b>	Per LUMO	Improvements shall meet LUMO Standards	
<b>Schools Adequate Public Facilities</b> ( <a href="#">Sec. 5.16</a> )	Per LUMO	TBD	
<b>Recreation Area</b> ( <a href="#">Sec. 5.5</a> )	0.218 ratio	TBD	
<b>Lighting Plan</b> ( <a href="#">Sec. 5.11</a> )	Per LUMO	Site Lighting shall meet LUMO Standards	
<b>Homeowners Association</b> ( <a href="#">Sec. 4.6</a> )	N/A	Property will fall under the Housing Authority Management	

Symbol	Meaning	Symbol	Meaning
	Meets Standard	<b>M</b>	Modification necessary
NA	Not Applicable	UNK	Not known at this time



## Checklist

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

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

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

- Plans should be legible and clearly drawn. All plan sets sheets should include the following:
- Project Name
  - Legend
  - Labels
  - North Arrow (North oriented toward top of page)
  - Property Boundaries with bearing and distances
  - Scale (Engineering), denoted graphically and numerically
  - Setbacks and buffers
  - Streams, RCD Boundary, Jordan Riparian Buffer Boundary, Floodplain, and Wetlands Boundary, where applicable



## Area Map

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

## Existing Conditions Plan

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

## Proposed Site Plan

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

## **TRINITY COURT**

### **CONCEPT PLAN REVIEW**

This Program accompanies a request for review of a Concept Plan application by the Town of Chapel Hill.

#### **Introduction**

The Trinity Court Apartment project is located north and south of Trinity Court, and to the east of Prichard Ave. The proposed project is two buildings of Affordable Housing apartment units. The developer understands the significance of affordable housing and has done this successfully throughout North Carolina.

#### **Site Description**

The project area is described as 3.5 acres of land located on a single parcel of land (PIN:9788194511) adjacent to the Northside neighborhood. This parcel is zoned for R-4 and holds a Special Use Permit for 40 units. The site currently has four multifamily buildings totaling 40 units that were fully vacated in 2018, along with two existing parking lots. The north end of the property is seated next to Umstead Park and the connection of the Tanyard Branch greenway to the Bolin Creek greenway. These are wooded areas that meet the Trinity Court Property line, with a stream that runs onto the site. The surrounding neighborhood consists primarily of residential single and multi-family homes.

Due to the existing topography and parcel location, the project is proposing a single access to Trinity Court. The site slopes downward significantly from east to west, as well as at the north property boundary. The south property boundary slopes upward towards the adjacent lot.

#### **Site Access, Circulation, and Pedestrian Connectivity**

The project will seek ingress/egress from Pritchard Ave, which is the only public right-of-way adjacent to the property.

Onsite parking and a turnaround area will be provided for the apartment buildings, per Town requirements.

The site entrance is within a block of a bus stop and within the walk zone for Northside Elementary School. As per the Town design requirements, a sidewalk will run from the street entrance to the farthest building to encourage pedestrian activity. It is also located within a mile from the Town of Chapel Hill' downtown area, as well as between 1-1.5 miles from the Town of Carrboro's downtown area.

#### **Building Layout**

The proposed buildings will be located in the central area of property boundary with a sufficient distance between them to meet the buffer and setback requirements. The Jordan Watershed

Riparian buffer area divides the site into two main areas that will each contain a building and parking area. The architectural elements will meet the LUMO requirements.

### **Environmental and Landscaping**

The 3.5-acre site contains approximately 0.28 acres of protected Jordan buffer area. The existing trees and vegetation in the wooded areas will remain to provide a natural greenspace that enhances the visual interest of the property without imposing on the structural beauty. Improved landscaping and street trees will be incorporated around the new buildings and parking areas to harmonize with the natural areas.

### **Stormwater**

The proposed development will comply with the current stormwater quality and quantity regulations. Throughout construction all sedimentation and erosion control requirements as well as on/offsite protection measures will be followed.

### **Utilities**

The project site is currently served by OWASA for water and sewer services. The water and sewer services for the new apartment buildings will be designed to the most current standards and specifications.

## **TRINITY COURT — AFFORDABLE HOUSING PLAN**

### **CONCEPT PLAN REVIEW**

The Chapel Hill Town Council has identified affordable housing as one of its strategic goals and is implementing a comprehensive plan to preserve and increase the availability of affordable housing. Town Staff proposed the following based on Council feedback, Council's FY2020-22 Strategic Goals & Objectives, and the Town's affordable housing policies and goals:

- Provide housing affordable to a range of income levels with priority for units serving households earning 60% or less of Area Median Income
- Maintain long term affordability
- Minimize need for Town funding through leverage of outside funding
- Utilize environmentally friendly and sustainable principles for development
- Facilitate connections within the community and surrounding neighborhood

In May 2020, the Town Council directed staff to begin planning for the comprehensive redevelopment of the Trinity property in accordance with the above goals. The concept plan for this site acts as the first step towards the implementation of the Town of Chapel Hill's master plan, whose intention is to elevate the existing public housing to conditions that are improved in health, safety, and community engagement. To ensure that these ideals were met, the Town laid out the following goals for the redevelopment of Trinity Court:

- Replacing all public housing units originally located at the Site
- Maximizing the number of additional affordable housing units on the Site
- Adjusting the bedroom mix to match demand while maintaining the current total bed count
- Ensuring new development is compatible with the surrounding neighborhoods and fits within the constraints of the Sites
- Minimizing the need for Town gap financing through leverage of outside funding

These goals are to be met in a manner that considers the efficient use of Town land through increased population density in proposed sites.

The concept plan will be reviewed, and receive input from, two of the Town's advisory boards, the Community Design Commission and the Housing Advisory Board. The concept plan developed through this process will shape the proposed project.

In total, the partners propose to develop 54 affordable rental units that are subject to HUD regulations. In particular, the site must maintain at least 40 units for affordable housing for eligible household's earning 80% or less of Area Median Income (AMI). The apartments will range from 1-bedroom units to 4-bedroom units. This is an increase from the density capacity that was previously allowed by the existing structure, which makes for a better use of the space.

The apartments will be available to low and moderate-income households that meet the eligibility requirements of the HUD Rental Assistance Demonstration (RAD) program's regulations. In addition, the range of unit sizes and types will provide opportunities to serve several target populations, including persons with disabilities, individuals or families transitioning out of



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homelessness, holders of housing vouchers, survivors of domestic violence, and veterans, among others.

## **Trinity Court**

### **Affordable Housing Development**

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

## **STATEMENT OF COMPLIANCE**

### **CHAPEL HILL DESIGN GUIDELINES**

Chapel Hill's Design Guidelines provide guidance for the design elements of new projects. The purpose of the Design Guidelines document "is to assure that new designs remain in continuity with the Town's existing design 'successes,' and at the same time inspire exciting and creative additions to the community's blend of distinctive buildings from many eras".

The Chapel Hill Design Guidelines provide five categories of town-wide criteria for design. The Trinity Court Concept Design development proposal demonstrates compliance with each of the following design criteria.

#### **Chapel Hill General Design Criteria**

##### Design Criteria: Livability

Buildings and outdoor spaces should be designed to fit human scale, harmonize with design of streets, and accommodate pedestrian traffic.

##### Design Criteria: Visual Impact

New public and private projects should be visually appealing and compatible with other developments in the surrounding area.

##### Design Criteria: Vegetation

Landscape design concepts should preserve existing trees and incorporate new trees and shrubbery with native species. The landscape theme should be aesthetically compatible with that of the surrounding neighborhood.

##### Design Criteria: Mobility

Land design concepts should provide a network of roads, bicycle paths, lanes, and sidewalks that provide consideration for the safety of motorists, cyclists, joggers, and walkers.

##### Design Criteria: Activity Centers

Structures and complexes should enhance community life by use of "destination points" such as arcades, lobbies, and ground-level retail stores, while at the same time providing for safe movement of vehicles and pedestrians.

### Design Criteria: Views

Streets, buildings, and parking lots should enhance the urban environment by providing pleasant vistas and geographic orientations.

## Trinity Court Compliance

### Livability

The Trinity Court project will provide human scale architecture with building fenestrations for entrances and windows that harmonize with the surrounding development and communities. Outdoor open space areas, nearby greenway trails, a playground, and other pedestrian and bicycle amenities will be provided for enjoyment of the proposed amenities areas. The proposed development promotes access to public transportation, as well as bicycle and pedestrian activity.

### Visual Impact

The visual impact of the proposed development will be compatible with the surrounding neighborhoods and will be buffered with existing and proposed vegetation on all sides of the property. An aesthetically pleasing architectural design with a blend of materials, accents, and updated exterior lighting fixtures will provide for a softened visual impact. Raising the building front and bringing it up to the sidewalk will create an urban environment that promotes foot traffic. The removal of invasive species, incorporation of native species and maintenance of the existing vegetation will provide a sightline into the community from Prichard Ave. This will bring attention to the site as a destination area with its inviting aesthetic provided by the pedestrian friendly sidewalks and landscaping. There will be no visual impact on the north western side of the project, as this wooded area will be preserved. On-site landscaping with parking shade trees and foundation plantings will aid in providing a softer visual impact.

### Vegetation

The site is currently wooded with a mix of mature hardwood and pine trees. These existing trees will be preserved but manicured in the buffer area of the property. Within the developed portion of the property, landscaping will be provided in accordance with the LUMO requirements, including tree canopy, parking lot shade trees and foundation plantings around the buildings.

### Mobility

The proposed development will provide the required amount of parking for each unit per the ordinance. This parking will be provided by means of a surface parking lot adjacent to each of the new buildings, and parking spaces along the incoming road. The site is designed to provide pedestrian, bicycle and vehicular access to the existing and surrounding streets and neighborhoods. An existing bus stop is located within a block of the site, where it meets Prichard Ave and is within walking distance of downtown Chapel Hill and Northside Elementary school. Downtown Carrboro is only 1-1.5 miles from the site entrance. The Bolin Creek Extension and Tanyard Branch Greenway Trails are located adjacent to the property, which makes them easily accessible from the nearby trailheads.



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### Activity Centers

The proposed development will include site amenities to enhance the community appeal of the area and turn it into a destination zone. These enhancements will include a variety of activities that cater to all age groups to promote social interaction and engagement.

### Views

The design of this project will provide an enhanced urban environment with pleasing views both from the street view and from within the housing units. As previously noted, the preservation of existing vegetation and proposed new landscaping will provide an integrated site that blends in with the natural surroundings, which will enhance the existing neighborhood.

## **Trinity Court**

### **Affordable Housing Development**

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

## **STATEMENT OF COMPLIANCE**

### **With 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 other components of the CH2020 Comprehensive Plan fall under the five Big Ideas:

1. Implement a bikeable, walkable, green communities plan by 2020.
2. Create an entrepreneurial enterprise hub in the Rosemary Street Corridor.
3. Create entertainment/dining/arts hubs to capitalize on Chapel Hill's strengths as a recreational destination.

4. Increase the ratio of workforce housing by 2020 and develop a plan for student housing in the community.
5. Establish a structure to support community and neighborhood engagement in a proactive manner.

#### Comprehensive Plan Themes

The new affordable housing development proposed off Trinity Court is being designed to comply with the major themes developed within the Chapel Hill 2020 Comprehensive Plan.

#### 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. This is especially convenient for those commuting to/from downtown Chapel Hill or downtown Carrboro, which 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.

# TRINITY COURT CONCEPT PLAN

## 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	PE - 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
FC - 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	WL - WATER LINE
IRF - IRON ROD FOUND	W - WATER
LSA - LANDSCAPED AREA	WUS - WATERS OF THE US
LF - LINEAR FEET	X - XING - CROSSING
LP - LIGHT POLE	YI - YARD INLET
(M) - MEASURED METES & BOUNDS	Ø - DIAMETER
MECH - MECHANICAL	
MH - MANHOLE	



**VICINITY MAP**  
NOT TO SCALE

### CIVIL DRAWING INDEX

C0.0	COVER SHEET
C0.1	AREA MAP
C1.0	EXISTING CONDITIONS PLAN
C3.0	SITE PLAN

TOTAL NUMBER OF DRAWINGS = 4



### 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
⊗	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 ELECTRIC 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 OVERHEAD CABLE TV LINE
---	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
---	C/L SWALE
---	EXISTING SIGN
---	SIGN
---	BOLLARD
---	FLAG POLE
---	PROPERTY MARKER FOUND / ROD FOUND
---	PIPE FOUND
---	MONUMENT FOUND

### OWNER

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

### ARCHITECT

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

### SITE DEVELOPMENT

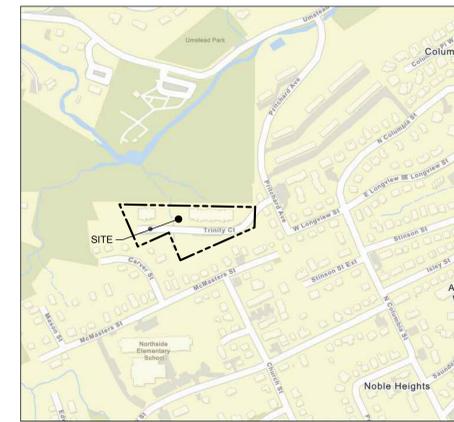
TIMMONS GROUP  
5410 TRINITY ROAD, SUITE 102  
RALEIGH, NORTH CAROLINA 27607  
CONTACT: MR. WILLIAM ALTMAN  
PHONE: (919) 866-4938  
FACSIMILE: (919) 859-5663

**TRINITY COURT**  
TRINITY COURT REDEVELOPMENT, LLC  
751 TRINITY CT, CHAPEL HILL, NC 27516

PROJECT NO: 48833	DATE: SEPTEMBER 28, 2021
REVISIONS	DESCRIPTION

COVER SHEET

**C0.0**



**LOCATION MAP**

NOT TO SCALE  
 PARCEL IDENTIFICATION NUMBER (PIN): 9788194511

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

**TIMMONS GROUP**  
 YOUR VISION ACCEPTED THROUGH OURS.  
 THIS DRAWING PREPARED BY THE  
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 North Carolina License No. C-10523  
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 0/0/0/2/2

**LEGEND**

- PROPOSED SITE PROPERTY LINE
- ZONING BOUNDARY
- CHAPEL HILL TOWN LIMITS
- NORTHSIDE OVERLAY ZONING DISTRICT
- 1000' NOTIFICATION AREA
- PROPOSED SITE

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



SCALE 1"=150'  
 0 150' 300'

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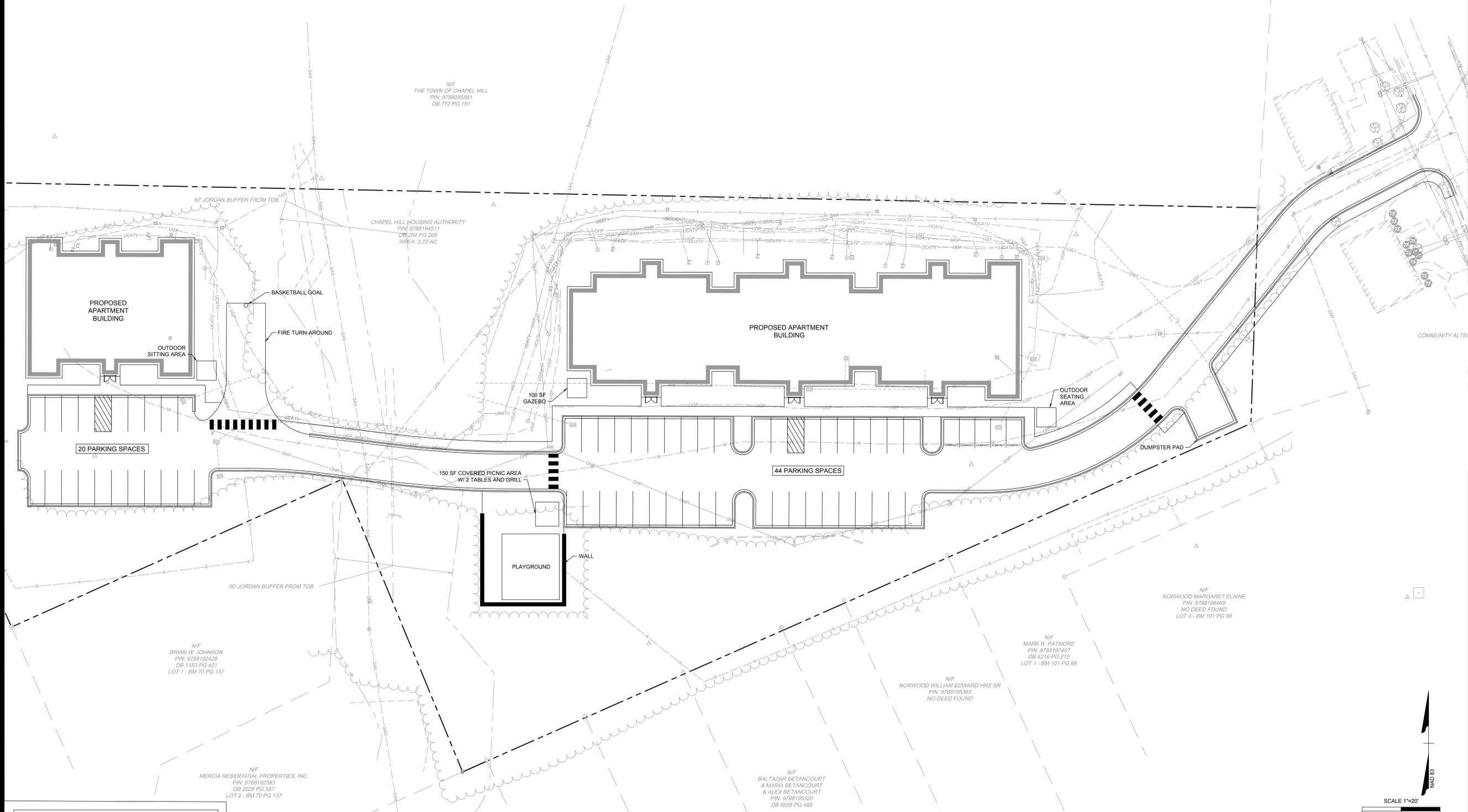
AREA MAP

**C0.1**





PROJECT NO.	DATE
48833	SEPTEMBER 28, 2021
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**GENERAL LAYOUT NOTES:**

- EXISTING CONDITIONS AS SHOWN HAVE BEEN COMPILED FROM A SITE SURVEY PREPARED BY TIMMONS GROUP. NO WARRANTY IS GIVEN OR IMPLIED REGARDING THE ACCURACY OF EXISTING FEATURES. ALL UNDERGROUND FEATURES INDICATED ON THE PLANS SHALL BE CONSIDERED APPROXIMATE IN LOCATION AND SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. NOTIFY THE DESIGN ARCHITECT AND ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARE NOTED.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF CHAPEL HILL AND NCDEQ STANDARDS AND SPECIFICATIONS.
- COORDINATE WITH ORANGE COUNTY DIRECTOR OF MAINTENANCE AND OPERATIONS FOR UTILITIES THAT ARE TO REMAIN UNDISTURBED.
- THIS SITE SHALL COMPLY WITH ALL APPLICABLE ADA ACCESSIBILITY CODES AND REGULATIONS.
- DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED. AREAS WITHOUT CURB, DIMENSIONS ARE TO EDGE OF PAVEMENT.
- VERIFY ALL DIMENSIONS ON THE PLANS AND SHALL NOTIFY THE ARCHITECT AND ENGINEER IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION.
- NO CHANGES TO ANY ASPECT OF THIS SITE PLAN, INCLUDING BUT NOT LIMITED TO, LANDSCAPING, GRADING, BUILDING ELEVATIONS, LIGHTING OR UTILITIES WILL BE MADE WITHOUT THE APPROVAL OF THE ARCHITECT, ENGINEER AND THE DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT.
- THE SITE SHALL BE STABILIZED AND SEEDED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- ALL HVAC SYSTEMS SHALL BE SCREENED FROM OFF-SITE VIEWS.
- WHEN A SCREENING/ OPAQUE BUFFER IS REQUIRED AND WHERE EXISTING VEGETATION FAILS TO FUNCTION ADEQUATELY AS REQUIRED, THE ZONING ENFORCEMENT OFFICER RESERVES THE RIGHT TO REQUIRE SUPPLEMENTAL PLANTINGS IN ADDITION TO THOSE SHOWN ON THE PLANTING PLAN BASED ON ACTUAL FIELD CONDITIONS IN ORDER TO PROVIDE AN OPAQUE SCREEN.
- FIRE LANE MARKINGS SHALL BE UPGRADED TO MEET THE NC FIRE CODE 503.3 AND D103.6 AND LOCAL TOWN ORDINANCES.

**NOTE:**  
 ALL MARKINGS WITHIN NCDOT RIGHT OF WAY SHALL BE THERMOPLASTIC PER NCDOT SPECIFICATIONS.

**GENERAL SIGNAGE AND STRIPING NOTES**

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

**LEGEND**

1	2" WIDE PAINTED WHITE STOP BAR	10	WHITE THERMOPLASTIC BIKE LANE MARKING
2	6" LONG BY 2" WIDE PAINT STRIPES 4" ON CENTER	11	FIRE LANE SIGN
3	PAINTED WHITE DIRECTION ARROWS	12	FIRE LANE SIGN
4	4" WIDE WHITE DASHED PAINT STRIPE	13	FIRE LANE SIGN
5	4" WIDE WHITE SOLID PAINT STRIPE	14	6" LONG BY 2" WIDE WHITE THERMOPLASTIC STRIPES 4" ON CENTER
6	ACCESSIBLE SPACES SIGNS: HV = VAN ACCESSIBLE	15	4" WIDE WHITE SOLID THERMOPLASTIC STRIPE
7	NCDOT R1-1 STOP SIGN MOUNTED ON POST PER SPECIFICATIONS	16	R4-4 BEGIN RIGHT TURN LANE YIELD TO BIKES SIGN
8	4" WIDE WHITE SOLID PAINT STRIPES, 2" ON CENTER AND ON A 45° ANGLE TO PARKING STRIPES.	17	SHARROW PAVEMENT MARKING
9	2'-6" SP MINI SKIP 4" WIDE	18	GREEN BIKE LANE (REFER TO DETAIL ON C3.19)
		19	R1-5 PEDESTRIAN CROSSWALK SIGN
		20	3' - 9" SP MINI SKIP
		21	4" DOUBLE YELLOW LINE
		22	R3-17 & R3-17Bp BIKE LANE END SIGN

