

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 7605.90 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
OHP	EXISTING OVERHEAD ELECTRIC
OHP	OVERHEAD ELECTRIC
UGP	EX UNDERGROUND ELECTRIC LINE
UGP	UNDERGROUND ELECTRIC LINE
⊕	EXISTING TELEPHONE PEDESTAL
⊕	EXISTING TELEPHONE MANHOLE
OHT	EX OVERHEAD TELEPHONE LINE
OHT	OVERHEAD TELEPHONE LINE
UGT	EX UNDERGROUND TELEPHONE LINE
UGT	UNDERGROUND TELEPHONE LINE
OFO	EX OVERHEAD FIBER OPTIC LINE
OFO	OVERHEAD FIBER OPTIC LINE
UFO	EX UNDERGROUND FIBER OPTIC LINE
UFO	UNDERGROUND FIBER OPTIC LINE
OCATV	EX OVERHEAD CABLE TV LINE
OCATV	OVERHEAD CABLE TV LINE
UCATV	EX UNDERGROUND CABLE TV
UCATV	UNDERGROUND CABLE TV LINE
UG PIC	COMBINED POWER/CATV
UG PIC	COMBINED POWER, TELE, CATV
UG PIC	COMBINED POWER, TELEPHONE
UG PIC	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
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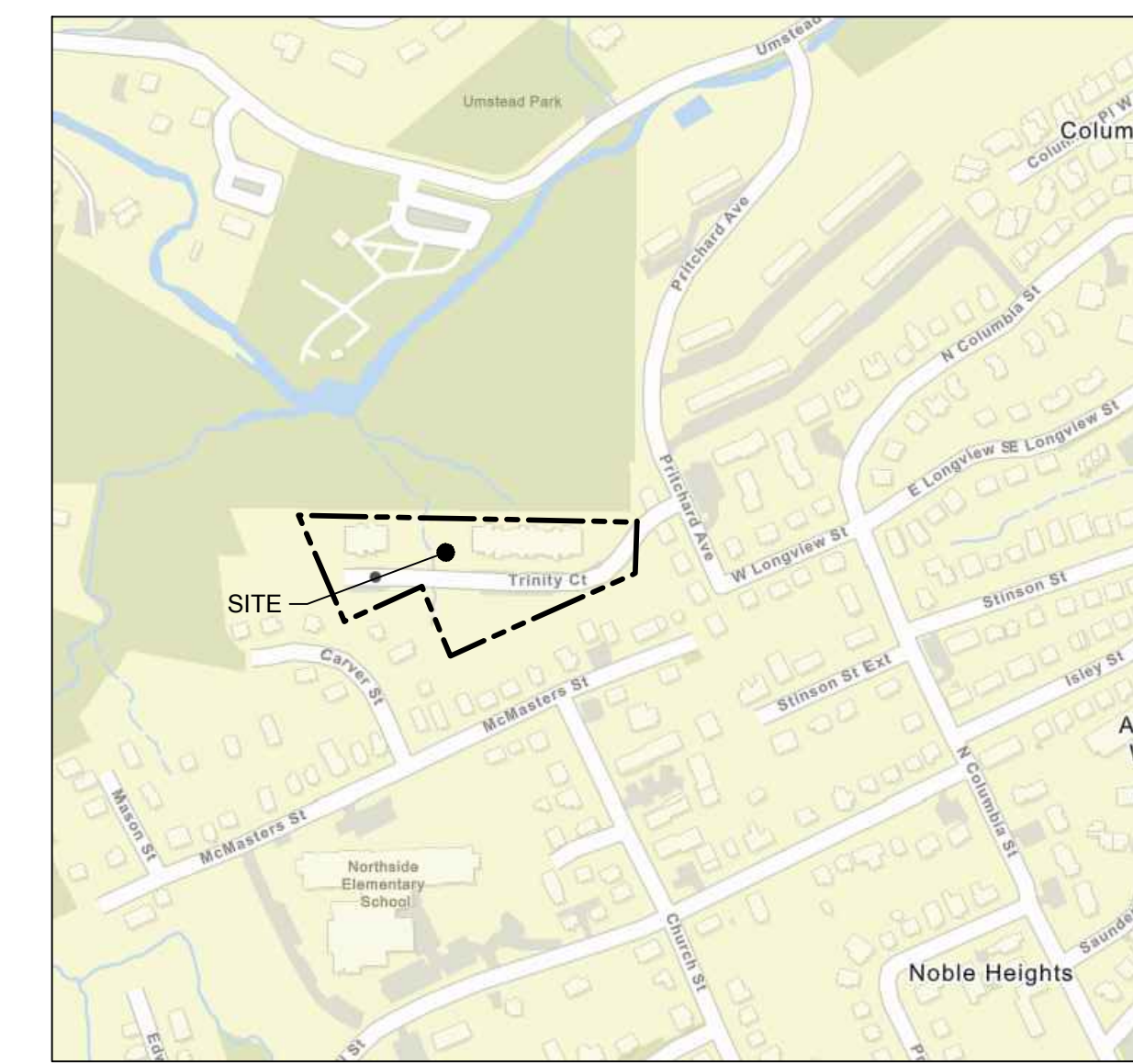
SITE DEVELOPMENT

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

PROJECT NO: 48833 DATE: SEPTEMBER 28, 2021

REVISIONS

DATE	DESCRIPTION



LOCATION MAP

NOT TO SCALE
 PARCEL IDENTIFICATION NUMBER (PIN): 9788194511

MOSELEYARCHITECTS

1414 KEY HIGHWAY, BALTIMORE, MD 21230
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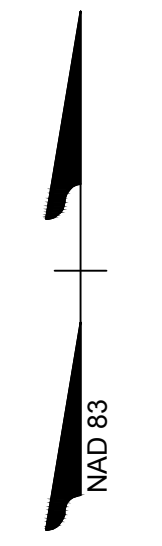


TRINITY COURT
 TRINITY COURT REDEVELOPMENT, LLC
 751 TRINITY CT, CHAPEL HILL, NC 27516

LEGEND

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

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



SCALE 1"=150'
 0 150' 300'

DATE	DESCRIPTION

AREA MAP

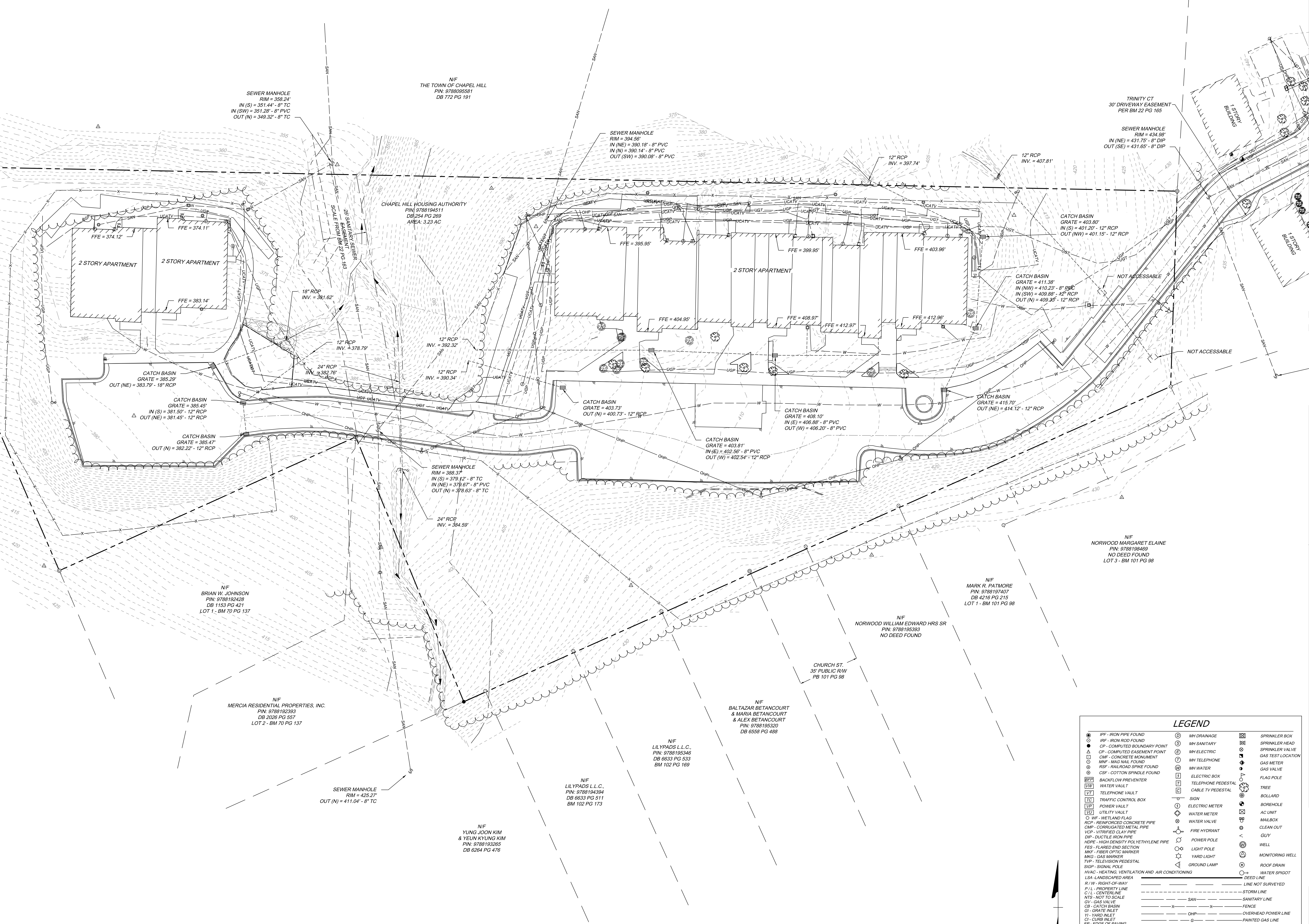
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PROJECT NO: 48833 DATE: SEPTEMBER 28, 2021

DATE	REVISIONS	DESCRIPTION
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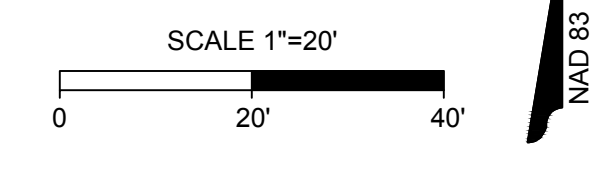
EXISTING CONDITIONS & DEMOLITION

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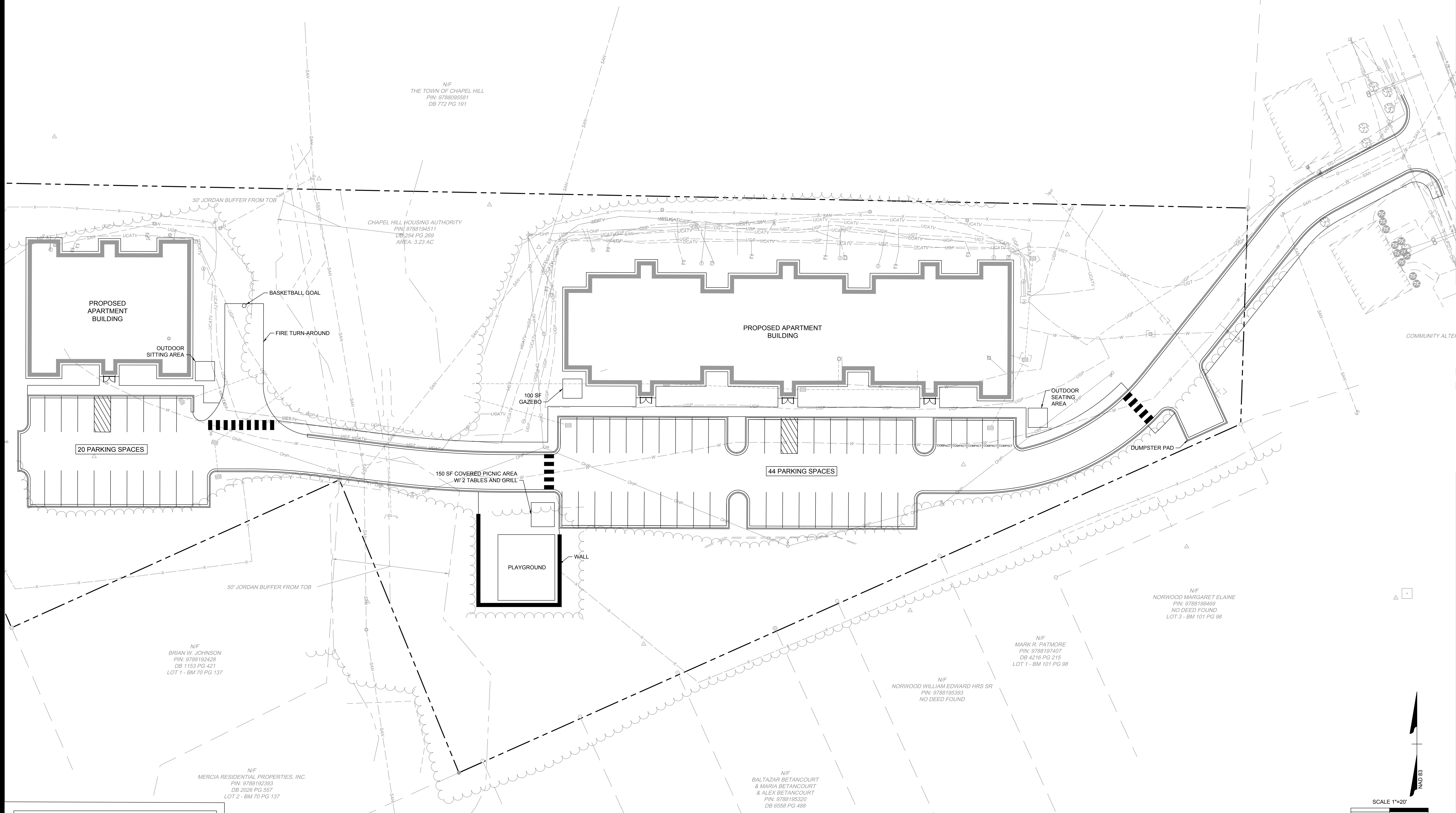
LEGEND

● IRP - IRON PIPE FOUND	⊙ M1 DRAINAGE	⊗ SPRINKLER BOX
○ IRP - IRON ROD FOUND	⊙ M1 SANITARY	⊗ SPRINKLER HEAD
● CP - COMPUTED BOUNDARY POINT	⊙ M1 ELECTRIC	⊗ SPRINKLER VALVE
△ CP - COMPUTED EASEMENT POINT	⊙ M1 TELEPHONE	⊗ GAS TEST LOCATION
□ CMF - CONCRETE MONUMENT	⊙ M1 WATER	⊗ GAS METER
○ MNF - MANG NAIL FOUND	⊙ ELECTRIC BOX	⊗ GAS VALVE
⊙ RSF - RAILROAD SPIKE FOUND	⊙ TELEPHONE PEDESTAL	⊗ FLAG POLE
⊙ CSF - COTTON SPINDLE FOUND	⊙ CABLE TV PEDESTAL	⊗ TREE
⊗ BLOW PREVENTER	⊙ SIGN	⊗ BOLLARD
⊙ WATER VAULT	⊙ ELECTRIC METER	⊗ BOREHOLE
⊙ TELEPHONE VAULT	⊙ WATER METER	⊗ AC UNIT
⊙ TRAFFIC CONTROL BOX	⊙ WATER VALVE	⊗ MAILBOX
⊙ POWER VAULT	⊙ FIRE HYDRANT	⊗ CLEAN OUT
⊙ UTILITY VAULT	⊙ POWER POLE	⊗ GUY
⊙ WF - WETLAND FLAG	⊙ LIGHT POLE	⊗ MONITORING WELL
RCP - REINFORCED CONCRETE PIPE	⊙ YARD LIGHT	⊗ ROOF DRAIN
CMF - CORRUGATED METAL PIPE	⊙ GROUND LAMP	⊙ WATER SPIGOT
VCP - VITRIFIED CLAY PIPE	⊙ HVAC - HEATING, VENTILATION AND AIR CONDITIONING	⊙ DEED LINE
DIP - DUCTILE IRON PIPE		⊙ LINE NOT SURVEYED
HDE - HIGH DENSITY POLYETHYLENE PIPE		⊙ STORM LINE
FES - FLARED END SECTION		⊙ SANITARY LINE
MNF - FIBER OPTIC MARKER		⊙ FENCE
MKG - GAS MARKER		⊙ OVERHEAD POWER LINE
TVP - TELEVISION PEDESTAL		⊙ PAINTED GAS LINE
SOP - SIGNAL POLE		⊙ PAINTED POWER LINE
RECORD		⊙ PAINTED STORM LINE
WCR - WAKE COUNTY RECORDS		⊙ PAINTED WATER LINE
DB - DEED BOOK		⊙ EDGE OF TREELINE
PS - PALL BOOK		
RS - SQUARE FEET		





PROJECT NO.	DATE
48833	SEPTEMBER 28, 2021
REVISIONS	DESCRIPTION



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

