



**CONSIDER AN APPLICATION FOR SPECIAL USE PERMIT CHRIST COMMUNITY CHURCH, 141 ERWIN ROAD (PROJECT #19-119)**

**STAFF REPORT**

TOWN OF CHAPEL HILL PLANNING  
 Judy Johnson, Interim Director  
 Becky McDonnell, Planner II

<b>PROPERTY ADDRESS</b> 141 Erwin Road	<b>DATE</b> March 10, 2020	<b>APPLICANT</b> Byron Peters, Christ Community Church
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**STAFF RECOMMENDATION**

That the Environmental Stewardship Advisory Board, Stormwater Management Utility Board, Community Design Commission, Transportation and Connectivity Advisory Board, and Planning Commission review and make a recommendation on the application to the Town Council.

**PROCESS**

The application will be presented to Council for approval of a Special Use Permit. The Council must consider the **four findings** for approval of a Special Use Permit, which indicate that the use or development:

1. is located, designed, and proposed to be operated so as to maintain or promote the public health, safety, and general welfare;
2. would comply with all required regulations and standards of the Land Use Management Ordinance;
3. is located, designed, and proposed to be operated so as to maintain or enhance the value of contiguous property, or that the use or development is a public necessity; and
4. conforms to the general plans for the physical development of the Town as embodied in the Land Use Management Ordinance and in the Comprehensive Plan.

**PROJECT OVERVIEW**

Zoning: Residential-2 (R-2)  
 Use: Place of Worship  
 Property Size: 2.8 acres  
 Floor Area: 11,420 square feet  
 Vehicle Parking: 117 spaces  
 Bicycle Parking: 8 spaces

Following the public hearing, staff will evaluate the evidence and comments received at the public hearing and will offer the Council a recommendation on the status of the Four Findings as they relate to this Special Use Permit application.

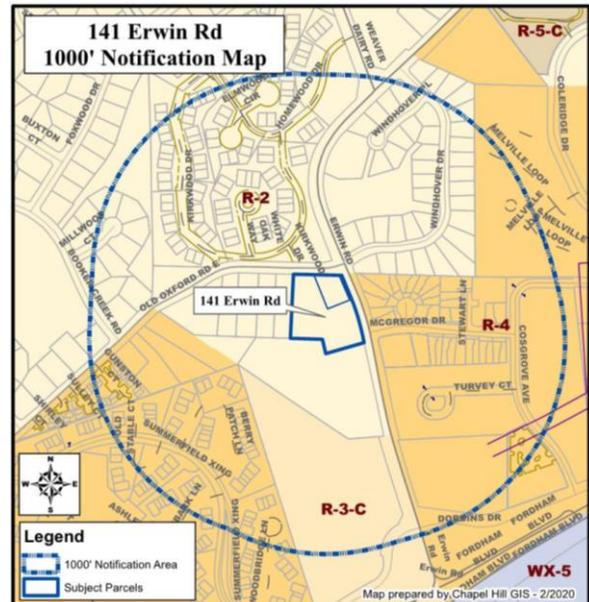
**ATTACHMENTS**

1. Draft Staff Presentation
2. Project Summary Form
3. Resolution A (Approval)
4. Resolution B (Denial)
5. Application Form & Materials
6. Special Use Permit Plan Set

**DECISION POINTS**

- The applicant proposes several modifications to the regulations per LUMO Section 4.5.6., outlined in the Project Summary and applicant documents.

**PROJECT LOCATION**





# Project Details

## Overview

Site Description	
<b>Project Name</b>	Christ Community Church
<b>Address</b>	141 Erwin Road
<b>Property Description</b>	122,810 SF (2.8 acres)
<b>Existing Use</b>	Single family home, daycare, and accessory buildings
<b>Orange County Parcel Identifier Number</b>	9799-39-9116 and 9799-49-0235
<b>Zoning</b>	Residential-2 (R-2)

Topic	Comment		Status
<b>Use</b> ( <a href="#">Sec 3.7</a> )	Place of Worship		
<b>Dimensional Standards</b> ( <a href="#">Sec. 3.8</a> )	Height	Required: 50 ft. Proposed: More than 50 ft.	<b>M</b>
	Street	26 ft. 30.3 ft.	
	Interior	11 ft. More than 11 ft.	
	Solar	13 ft. Street setback supersedes	
<b>Lot Size</b> ( <a href="#">Sec. 3.8</a> )	Minimum: 10,000 SF		
	Proposed: 122,810 SF (2.8 acres)		
<b>Floor area</b> ( <a href="#">Sec. 3.8</a> )	Maximum floor area: 11,421 square feet		
	Proposed floor area: 11,420 square feet		
<b>Modifications to Regulations</b> ( <a href="#">Sec. 4.5.6</a> )	Section 5.6.6 - 30' buffer required along western property line; applicant requests 4.8' reduction in one portion to allow for preservation of existing shed; modified buffer in this area is comprised of existing mature trees and 8' solid fence		<b>M</b>
	Section 5.6.5 - 20' buffer required along southern property line; applicant requests to provide 10' of buffer on site and for adjacent property to provide the remaining 10' at time in which that parcel develops		
	Section 4.5.4.(b).(1) - Applicant plans a lot line adjustment with adjacent property to the south; a modification to SUP boundaries constitutes a minor modification to an SUP; applicant requests that the lot line adjustment (and therefore SUP boundary adjustment) be allowed as a minor change by the Town Manager		
	Section 3.8.3.(b).(1) - A 15% increase above the building envelope is permitted for certain architectural features,		

	such as cupolas. The applicant requests an increase of 9.75" for a portion of the cupola that exceeds the permitted 15% increase.	
	Section 4.5.5 - The applicant requests a five-year construction start date and eight-year construction completion date.	
<b>Adequate Public Schools</b> ( <a href="#">Sec. 5.16</a> )	Not Applicable to Place of Worship	
<b>Inclusionary Zoning</b> ( <a href="#">Sec. 3.10</a> )	Not Applicable to Place of Worship	
<b>Landscape</b>		
<b>Buffer – North</b> ( <a href="#">Sec. 5.6.2</a> )	Required: 20 ft. Type C buffer Provided: >20 ft. Type C buffer utilizing existing vegetation	
<b>Buffer – East</b> ( <a href="#">Sec. 5.6.2</a> )	Required: 30 ft. Type D buffer Provided: 30 ft. Type D buffer utilizing existing vegetation	
<b>Buffer – South</b> ( <a href="#">Sec. 5.6.2</a> )	Required: 20 ft. Type C buffer Provided: 10 ft. utilizing existing vegetation	<b>M</b>
<b>Buffer - West</b> ( <a href="#">Sec. 5.6.2</a> )	Required: 20 ft. Type C buffer Provided: >20 ft. Type C buffer reduced to 15.4 ft. in one location; existing vegetation and solid 8' fence	<b>M</b>
<b>Tree Canopy</b> ( <a href="#">Sec. 5.7</a> )	Required: 40% Proposed: >40%	
<b>Landscape Standards</b> ( <a href="#">Sec. 5.9.6</a> )	Constructed to Town standards	
<b>Environment</b>		
<b>Resource Conservation District</b> ( <a href="#">Sec. 3.6</a> )	No RCD is present.	
<b>Erosion Control</b> ( <a href="#">Sec. 5.3.1</a> )	More than 1 acre of land disturbance proposed, so a performance bond required.	
<b>Steep Slopes</b> ( <a href="#">Sec. 5.3.2</a> )	The application must comply.	
<b>Stormwater Management</b> ( <a href="#">Sec. 5.4</a> )	Stormwater management will be provided with underground sand filter	
<b>Jordan Riparian Buffer</b> ( <a href="#">Sec. 5.18</a> )	N/A	<b>N/A</b>
<b>Land Disturbance</b>	76,445 SF (1.75 acres)	
<b>Impervious Surface</b> ( <a href="#">Sec. 3.8</a> )	51,949 SF (42.3%)	
<b>Solid Waste &amp; Recycling</b>	A Solid Waste Management Plan has been submitted.	
<b>Access and Circulation</b>		
<b>Road Improvements</b> ( <a href="#">Sec. 5.8</a> )	Widening of Erwin Road, including left turn lane, and Old Oxford Road	

<b>Vehicular Access</b> ( <a href="#">Sec. 5.8</a> )	Full access to Erwin Road, full access to Old Oxford Road and one access connecting to undeveloped parcel to the south	
<b>Bicycle Improvements</b> ( <a href="#">Sec. 5.8</a> )	Bike lane on Erwin Road frontage	
<b>Pedestrian Improvements</b> ( <a href="#">Sec. 5.8</a> )	5' sidewalk along Erwin Road and Old Oxford Road frontages	
<b>Traffic Impact Analysis</b> ( <a href="#">Sec. 5.9</a> )	TIA completed	
<b>Vehicular Parking</b> (Sec. 5.9)	Minimum: 50 parking spaces Maximum: 125 parking spaces Proposed: 117 parking spaces	
<b>Transit</b> ( <a href="#">Sec. 5.8</a> )	None	
<b>Bicycle Parking</b> ( <a href="#">Sec. 5.9</a> )	Minimum: Proposed: 8	
<b>Parking Lot Standards</b> ( <a href="#">Sec. 5.9</a> )	Construct to Town standards.	
<b>Electric Vehicle Parking</b>	Three electric vehicle charging and parking spaces and 12 EV ready parking spaces	
<b>Technical</b>		
<b>Fire</b>	The loop design of the parking lot serves as fire access.	
<b>Site Improvements</b>	New building and parking lot that are ADA compliant	
<b>Recreation Area</b> ( <a href="#">Sec. 5.5</a> )	N/A	
<b>Lighting Plan</b> ( <a href="#">Sec. 5.11</a> )	0.3 foot-candles at property line is required. Street lighting is required.	<b>FP</b>

## Project Summary Legend

Symbol	Meaning	Symbol	Meaning
	Meets Requirements	<b>CDC</b>	Community Design Commission
<b>M</b>	Seeking Modification	<b>HAB</b>	Housing Advisory Board
<b>C</b>	Requires Council Endorsement	<b>TCAB</b>	Transportation and Connectivity Board
<b>FP</b>	Required at Final Plan;	<b>ESAB</b>	Environmental and Sustainability Board
<b>NA</b>	Not Applicable	<b>OCSW</b>	Orange County Solid Waste
<b>PC</b>	Planning Commission	<b>NCDOT</b>	North Carolina Department of Transportation

## Connections to other Documents

Town staff has reviewed this application for compliance with the themes from the [2020 Comprehensive Plan](#)<sup>1</sup>, the standards of the [Land Use Management Ordinance](#)<sup>2</sup>, and the [Town of Chapel Hill, NC : Design Manual and Standard Details](#)<sup>3</sup> and offers the following evaluation:

**Comprehensive Plan Themes:** The following are themes from the 2020 Comprehensive Plan, adopted June 25, 2012:

### Council Goals:

<input type="checkbox"/>		Create a Place for Everyone	<input checked="" type="checkbox"/>		Develop Good Places, New Spaces
<input type="checkbox"/>		Support Community Prosperity	<input checked="" type="checkbox"/>		Nurture Our Community
<input checked="" type="checkbox"/>		Facilitate Getting Around	<input type="checkbox"/>		Grow Town and Gown Collaboration

Staff believes the Christ Community Church proposal complies with the above themes of the 2020 Comprehensive Plan.

**Land Use Plan:** The [2020 Land Use Plan](#)<sup>4</sup>, a component of the 2020 Comprehensive Plan, designates this site for Low Residential (1-4 du/ac) land use.

<sup>1</sup> <https://www.townofchapelhill.org/home/showdocument?id=15001>

<sup>2</sup> [https://library.municode.com/nc/chapel\\_hill/codes/code\\_of\\_ordinances?nodeId=CO\\_APXALOUSMA](https://library.municode.com/nc/chapel_hill/codes/code_of_ordinances?nodeId=CO_APXALOUSMA)

<sup>3</sup> <https://www.townofchapelhill.org/home/showdocument?id=2645>

<sup>4</sup> <https://www.townofchapelhill.org/home/showdocument?id=1215>

## **RESOLUTION A**

(Approving the Special Use Permit Application)

### **A RESOLUTION APPROVING AN APPLICATION FOR A SPECIAL USE PERMIT FOR CHRIST COMMUNITY CHURCH AT 141 ERWIN ROAD (####-##-##/R-#)**

BE IT RESOLVED by the Council of the Town of Chapel Hill that it finds that a Special Use Permit application, proposed by Byron Peters on behalf of Christ Community Church, located on the southwest corner of Old Oxford Road and Erwin Road at 141 Erwin Road on property identified as Orange County Property Identifier Numbers 9799-39-9116 and 9799-49-0235, if developed according to the Site Plan last revised February 26, 2020 and the conditions listed below would:

1. Be located, designed, and proposed to be operated so as to maintain or promote the public health, safety, and general welfare;
2. Comply with all required regulations and standards of the Land Use Management Ordinance;
3. Be located, designed, and operated so as to maintain or enhance the value of contiguous property; and
4. Conform to the general plans for the physical development of the Town as embodied in the Land Use Management Ordinance and in the 2020 Comprehensive Plan.

### **MODIFICATIONS TO REGULATIONS**

BE IT FURTHER RESOLVED by the Council of the Town of Chapel Hill that it 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:

Section 4.5.5(b)1 to allow a change in the Special Use Permit boundary to be approved by the Town Manager as a minor change if a property line adjustment is made after Special Use Permit approval provided there is no decrease in total lot area.

Section 5.6.5 to allow a shared buffer with the adjacent property to the south (PIN 9799-48-1814). In the interim condition half of the landscape buffer will be provided on the Christ Community Church site and the remaining portion is to be satisfied with the existing vegetation on the adjacent site. At such time that the adjacent property develops, the full width and required plantings of the required buffer will be required.

Section 5.6.6 to allow a modification to the 30 foot Type C required buffer along the western property line to be reduced to 23.2 feet in one portion. Modified buffer in this area is to be comprised of existing mature trees and 8 foot solid fence.

Section 3.8.3.(b).(1) to allow a 9.75 inch increase for a portion of the cupola that exceeds the permitted 15 percent increase in height.

These findings are based on a determination that the public purposes are satisfied as an equivalent or greater degree as all of the proposed modifications will not negatively impact the environment or aesthetics.

**STIPULATIONS SPECIFIC TO CHRIST COMMUNITY CHURCH**

1. Construction Deadline: That construction begin by \_\_\_\_\_ (five years from the date of approval) to be completed by \_\_\_\_\_ (eight years from the date of approval). [LUMO 4.5.5]
2. Land Use Intensity: This Special Use Permit authorizes the following:

<b>Use: Place of Worship</b>	
Gross Land Area	122,810 square feet (2.8 acres)
Total Impervious Surface	51,949 SF (42.3%)
Maximum Floor Area	11,420 square feet
Maximum Parking Spaces	117
Minimum Bicycle Parking Spaces	8 spaces
Land Disturbance	76,445 square feet

Utilities

3. OWASA: Prior to issuance of a Zoning Compliance Permit, written OWASA approval is required for any installations of: backflow preventers, grease traps, oil/water separators, water meters, and elevator sump pumps.

Transportation & Access

4. Road Improvements: Prior to issuance of a Certificate of Occupancy, the developer shall widen Old Oxford Road and Erwin Road and install sidewalk along the length of site frontage and provide bike lane on Erwin Road in accordance with plans. Design details and plans shall be approved by the Town Manager prior to the issuance of Zoning Compliance Permit.
5. Electric Vehicle Spaces: The applicant shall provide a minimum of three electric vehicle parking spaces and charging stations prior to issuance of a Certificate of Occupancy.

Landscaping

6. Trees and Sight Distance Conflicts: All trees to be pruned in a uniform manner on all sides, in order to comply with sight distance triangle requirements.

Stormwater

7. SCM Outfall: An outfall for the proposed underground detention will be required on this property outside of the setback if the following condition is not met. The legal property owner at 137 Erwin Road has submitted a binding agreement and plan to accept stormwater from this site, 141 Erwin Road. If the plans have not been received by the Town of Chapel Hill at the time that this property, 141 Erwin Road, files for the ZCP approval, then an outfall outside the setback must be designed and shown on the plan set.

Fire

8. Future Access: Future access to Marriott shall be 26' wide with a clear height of 13'6". Shall not be emergency access only.

9. FDC: Ensure that FDC location is as per sheet C-011 in Special Use Permit Site Plan Set.

## **TOWN OF CHAPEL HILL – SPECIAL USE PERMIT STANDARD STIPULATIONS**

The following standard stipulations are supplemental to site-specific conditions as set by Town Council-approved resolution. Unless modified by the site-specific conditions, these standards apply to all development permitted by Special Use Permits.

### Access

1. 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

2. Transportation Management Plan: Prior to issuance of a Zoning Compliance Permit, it will be necessary to submit a Transportation Management Plan, subject to Town Manager approval. The Transportation Management Plan shall include monitoring of electric vehicle parking spaces usage. [LUMO 4.5.2]
3. 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 4.5.2]
4. 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]
5. Parking Lot Landscape and Screening: That the parking lot landscape design shall adhere to the standards of Ordinance. [LUMO 5.9.6]
6. Lighting: Prior to issuance of a Zoning Compliance Permit, the developer shall design and install street lighting along the site frontage. Design and construction details must be approved by the Town Manager and N.C. Department of Transportation. Installation of street lighting is required prior to Certificate of Occupancy.
7. Driveway Permit: It will be necessary to 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.
8. 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.

9. Off-Site Construction Easements: Prior to any land disturbance on abutting properties, the developer shall provide documentation of approval from the affected property owner(s). [LUMO 5.8.1]
10. 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]
11. Low Vision Design Features: Any proposed pedestrian facilities should incorporate low vision design features as feasible. [LUMO 4.5.2]
12. 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 Compliance Permit. [Town Code 6.10]
13. 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. [Town Code 21.7.1]
14. 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 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]
15. North Carolina Department of Transportation Approvals: Plans for improvements to State-maintained roads shall be approved by NCDOT prior to issuance of a Zoning Compliance Permit for the development.
16. Transportation Management Plan: Prior to issuance of a Zoning Compliance Permit, it will be necessary to submit a Transportation Management Plan, subject to Town Manager approval. The Transportation Management Plan shall include monitoring of electric vehicle parking spaces usage. [LUMO 4.5.2]

#### Landscaping and Building Elevations

17. Invasive Exotic Vegetation: That 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 from the landscape buffer areas prior to planting. [Town Design Manual]
18. Alternate Buffer: Prior to issuance of a Zoning Compliance Permit, approval from the Community Design Commission shall be required for any proposed alternate buffer. [LUMO 5.6.8]
19. 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, and indicate which trees will be removed and

which will remain. The plan shall include standard notes, fencing details, and location of fencing. [LUMO 5.7.3]

20. 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. Continuous tree protection fencing shall be provided 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]
21. 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 approvals. [LUMO 4.5.3]
22. Tree Canopy: That a minimum of tree canopy coverage be provided through a combination of retained and replanted trees, unless a modification to regulations is approved. Calculations demonstrating compliance with LUMO Section 5.7.2 shall be included. [LUMO 5.7.2]
23. 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.
24. Demolition Plan: Prior to beginning any proposed demolition activity, it will be necessary to obtain demolition permits from both Planning and Inspections. 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 may be acquired from Planning prior to proceeding with a demolition permit application to Inspections. Further, for all existing structures 500 square feet or larger a deconstruction assessment shall be conducted by Orange County Solid Waste staff prior to the issuance of a demolition permit pursuant to the County's Regulated Recyclable Materials Ordinance (RRMO).
25. Lighting Plan Approval: Prior to issuance of a Zoning Compliance Permit, the Community Design Commission shall approve a lighting plan and shall take additional care during review to ensure that the proposed lighting plan will minimize 1) upward light pollution and 2) off-site spillage of light. [LUMO 8.5.5]
26. Community Design Commission Approval: That the developer obtain Community Design Commission approval of 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 8.4.6] Within the Town's historic districts, the Historic District Commission will act in place of the Community Design Commission.

#### Environment

27. Stormwater Management Plan: Development projects must comply with the *Section 5.4 Stormwater Management* of the Land Use Management Ordinance or whatever stormwater regulations are applicable at the time of issuance of Zoning Compliance Permit. [LUMO 5.4]
28. Phasing Plan: If phasing of the project is proposed, that prior to issuance of a Zoning Compliance Permit, the property owner shall obtain approval of a Phasing Plan that provides details of which improvements are to be constructed during each phase. The

phasing plan 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 may not begin until all public improvements in previous phases are complete, with a note to this effect on the final plans and plats. [LUMO 4.9.2]

29. Erosion Control Bond: If one acre or more is uncovered by land-disturbing activities for this 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. [LUMO 4.5.2]
30. Silt Control: That the developer take appropriate measures to prevent and remove the deposit of wet or dry silt on adjacent roadways. [LUMO 4.5.2, Town Code Chapter 5]
31. Erosion Control Inspections: That, 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. [LUMO 4.5.2]
32. Curb Inlets: The developer shall provide pre-cast curb inlet hoods and covers stating, "Dump No Waste! Drains to Jordan Lake", in accordance with the specifications of the Town Standard Detail SD-5A, for all new curb inlets for private, Town and State rights-of-way. [LUMO 4.5.2]
33. As-Built Plans: That 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. [LUMO 4.9.2]
34. On-Site/Adjacent Stormwater Features: That the final plans locate and identify existing site conditions including all on-site and adjacent stormwater drainage features on the plans 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. [LUMO 4.9.2]
35. 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. [LUMO 4.9.2]
36. Impervious Surface Limit and Notification: The final plans and final plat shall identify the total impervious surface limit to each Stormwater Control Measure. The applicant shall submit to all purchasers of property and residential units a statement that discloses the impervious surface limits associated with the development.
37. Applicant Responsibilities: The applicant shall be responsible for the maintenance, repair and operation of the Stormwater Control Measure, ditches and storm sewer conveyances located outside public right-of-way.

38. P.E Certification: The developer shall provide shall provide a certification, signed and sealed by North Carolina –licensed Professional Engineer, that the Stormwater Control Measure are constructed in accordance with the approved plans and specifications.
39. Energy Efficiency: That the Final Plans incorporate a “20 percent more energy efficient” feature relative to the energy efficiency standard of the American Society of Heating, Refrigeration, and Air Conditioning Engineers (ASHRAE), as amended and in effect at the time of building permit 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 “20 percent more energy efficient” feature into the final plans.
40. Energy Management Plan: If applicable, that the final plan application include an Energy Management Plan. The plan shall: a) consider utilizing sustainable energy, currently defined as solar, wind, biofuels, and 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 ensures indoor air quality and adequate access to natural lighting, and allows for the proposed utilization of sustainable energy in the project; d) include ongoing energy management practices, and e) that the property owner reports to the Town of Chapel Hill both the expected energy consumption as part of a model prior to issuance of a Zoning Compliance Permit and the actual energy consumption as par to sealed engineering calculations at the time construction is completed.

#### Water, Sewer, and Other Utilities

41. Utility/Lighting Plan Approval: The final utility/lighting plan shall be approved by Orange Water and Sewer Authority (OWASA), Duke Energy Company, and other local utility service providers, and the Town Manager before issuance of a Zoning Compliance Permit. The property owner 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]
42. 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]
43. Relocation of Overhead Utilities Underground: Prior to issuance of a Certificate of Occupancy, the developer will install underground all public utilities that are currently located overhead on the site except for 3 phase or greater electric lines. [LUMO 5.12.2]
44. Water/Sewer Line Construction: That all public water and sewer plans be approved by OWASA and constructed according to their 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. Prior to issuance of a Zoning Compliance Permit, final plans shall be approved by OWASA and the Town Manager. [LUMO 5.12.1]

45. OWASA Approval: That 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 5.12.1]
46. 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.

#### Fire Safety

47. Fire Sprinklers: Any building with more than 6000 sf of floor space is required to have a sprinkler system. The developer shall install sprinklers under the North Carolina Fire Code 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]
48. Gates and Barricades: 03.5 Required gates or barricades. The fire code official is authorized to require the installation and maintenance of gates or other approved barricades across fire apparatus access roads, trails, or other accessways; not including public streets, alleys, or highways. Electric gate operators, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed, and installed to comply with the requirements of ASTM F2200. 2018 NCFC Section 503 and Appendix D103
49. Grade and Approach: 503.2.7 Grade. The grade of the fire apparatus access road shall be within the limits established by the fire code official based on the fire department's apparatus.  
  
503.2.8 Angles of approach and departure. The angles of approach and departure for fire apparatus access roads shall be within the limits established by the fire code official based on the fire department's apparatus.  
  
D 103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade. Exception: Grades steeper than 10 percent as approved by the fire chief. 2018 NCFC Section 503 and Appendix D.
50. Fire Protection and Utility Plan: Shall include the fire flow report: for a hydrant within 500' of each building, provide the calculated gallons per minute of with a residual pressure of 20 pounds per square inch. The calculations should be sealed by a professional engineer licensed in the State of NC and accompanied by a water supply flow test conducted within one year of the submittal. Reference Town Design Manual for required gallons per minute.
51. 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' 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 2012 Section 1413]
52. 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 2012.

53. Fire Lanes: Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING-FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility. 2018 NCFC Section 503.3 and Appendix D D 103.6, D 1036.1, D 103.6.2

54. Developments: D104.1 Buildings exceeding three stories or 30 feet in height. Buildings or facilities exceeding 30 feet (9144 mm) or three stories in height shall have at least two means of fire apparatus access for each structure.

D104.2 Buildings exceeding 62,000 square feet in area. Buildings or facilities having a gross building area of more than 62,000 square feet (5760 nr) shall be provided with two separate and approved fire apparatus access roads.

Exception: Projects having a gross building area of up to 124,000 square feet (11520 m<sup>2</sup>) that have a single approved fire apparatus access road when all buildings are equipped throughout with approved automatic sprinkler systems.

D104.3 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses. 2018 NCFC Appendix D104

55. Aerial Fire Apparatus Access Roads: D105.1 Where required. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9144 mm), approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.

D105.2 Width. Aerial fire apparatus access roads a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

D105.3 Proximity to building. At least one of the required access routes meeting this condition shall be located within a minimum of 15 ft (4572 mm) and a maximum of 30 feet (9144) from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned or shall be approved by the fire code official.

D105.4 Obstructions. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official. 2018 NCFC Appendix D105

Aerial Access roads are measured 26' edge of pavement to edge of pavement. Curb gutters are not designed to support the weight of the truck.

56. Obstruction of Fire Apparatus Access Roads: Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in Sections 503.2.1 and 503.2.2 shall be maintained at all times. 2018 NCFC 503.4

57. Traffic Calming Devices: Traffic calming devices shall be prohibited unless approved by the fire code official. 2018 NCFC 503.4.1
58. Water Supply for Fire Protection: When required. An approved water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material arrives on the site. 2018 NCFC 3312
59. Fire Apparatus Access Road: 503.1 Where required. Fire apparatus access roads shall be provided and maintained in accordance with Sections 503.1.1 through 503.1.3  
503.1.1 Buildings and facilities. Approved fire apparatus access roads shall be provided for every facility, building, or portion for a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

Exceptions:

1. The fire code official is authorized to increase the dimension of 150 feet (45720 mm) where any of the following conditions occur:

1.1. When the building is equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2 the dimension shall increase to a minimum of 200 feet (60960 mm).

1.2 Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades, or other similar conditions, and an approved alternative means of fire protection is provided.

1.3. There are not more than two Group R-3 or Group U occupancies.

2. The fire code official is authorized to modify or exempt fire apparatus access roads for solar photovoltaic power generation facilities. 2018 NCFC Section 503

60. Dead End Access Roads: Dead end fire apparatus access roads exceeding 150' shall have a designated turn around required. The turnaround shall meet one of the design standards of [NC FPC 2012, Appendix D table D 103.4]
61. 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 2012, D104.1, D104.3 DEPENDENT UPON DOT APPROVAL]
62. Fire Access: Prior to issuance of a Certificate of Occupancy, fire access shall be reviewed and approved by the Town of Chapel Hill.
63. Fire Apparatus Access Road Authority: 503.2. Authority. The fire code official shall have the authority to require or permit modifications to the required access widths where they are inadequate for fire or rescue operations or where necessary to meet the public safety objectives of the jurisdiction. 2018 NCFC Section 503
64. 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 Code, and National Fire Protection Association 13. [NC Fire Protection Code Section 507.5.6]

65. 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 Fire Protection Code Section 507.5.6]
66. Fire Department Access: All turns, radii, bridges, and depressions within roadways shall be designed and constructed to be accessible by the largest fire apparatus operated by the Town of Chapel Hill. Technical information on this equipment is available from the Towns Fire Marshal. 2018 NCFC Section 503, Appendix D.
67. Fire Department Access/Construction: 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 NCFC Section 503, Appendix D.
68. Fire Department Access/Construction: 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 NCFC Section 505.2
69. Address Identification: 505.1 Address identification. New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road front the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 6 inches (153 mm) high with a minimum stroke width of 3/4 inch (20 mm). Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole, or other sign or means shall be used to identify the structure. Address identification shall be maintained. 2018 NCFC 505.1
70. Key Boxes: 506.1 Where required. Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type listed in accordance with UL 1037, and shall contain keys to gain necessary access as required by the fire code official. 2018 NCFC 506.1
71. Automatic Fire Sprinkler System Required: Town Ordinance 7 - 56.  
An automatic fire sprinkler system meeting the requirements of NFPA Standard #13 is required to be installed in non-residential construction, as follows.
  - 1) In new non-residential structures if:

- a. The building has more than 6,000 square feet of floor area;
  - b. Twenty (20) per cent or more of the total floor area is more than two hundred (200) feet of travel distance from the nearest access point for a fire truck; or
  - c. The building exceeds two (2) stories or twenty-four (24) feet in height from the average grade of the lot to the windows on the topmost occupied floor.
- 2) In a structural addition to a non-residential building of more than six thousand (6,000) square feet where the cost of the addition exceeds fifty (50) per cent of the value of the building. Fire sprinklers are required in the addition.
  - 3) In a non-residential building of more than six thousand (6,000) square feet which is either renovated at a cost greater than fifty (50) per cent of value or which is damaged and rebuilt at a cost greater than fifty (50) per cent of value.

In addition, all connections shall be located on the street side of each building, and activation of the sprinkler system shall activate both a local building alarm and a supervisory alarm at a twenty-four (24) hour certified and licensed alarm monitoring service.

- 72. 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 NCFC and Town Ordinances; 7-38 for location. FDCs shall be installed on the street/address side of the building and within 100' of a hydrant or unless otherwise approved by the fire code official and shall not be obstructed or hindered by parking or landscaping.
- 73. Fire Department Connections, Installation: A working space of not less than 36" in width and depth and a working space of 78" 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 by an approved barrier from impacts. 2018 NCFC Section 912
- 74. Fire Apparatus Access for CHFP: 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.
- 75. 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]
- 76. Heavy-Duty Paving: Prior to issuance of a Certificate of Occupancy, the developer shall, in designated areas, provide heavy duty paving designed and built to withstand fire apparatus weighing at least 80,000 pounds. [Town Design Manual]
- 77. 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 Fire Code, Sections 503.3, D103.6, D103.6.1, D103.2]

78. Emergency Responder Radio Coverage: NCFPC Section 510. Emergency responder radio coverage in new buildings. All new buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building. This section shall not require improvement of the existing public safety communication systems.
79. Construction/Demolition; All Construction and demolition conducted shall be in compliance of the current edition of the NC Fire Code. 2018 NCFC Chapter 33

#### Solid Waste Management and Recycling

80. 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]
81. 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]
82. Deconstruction Assessment: 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.

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.

The presence of 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.

#### State and Federal Approvals

83. 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]
84. North Carolina Department of Transportation Approvals: That 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

85. Offsite Construction Easements: That prior to any land disturbance on abutting properties the developer shall provide documentation of approval from the affected property owner(s). [LUMO 5.8.1]
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. [LUMO 4.5.2, TOWN CODE 17-42]
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. [LUMO 4.5.2, 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. (§5.14.3(g) of Land Use Management Ordinance). 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 5.14.3]
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, Article 9]
91. Detailed Plans: That 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 Land Use Management Ordinance and the Design Manual. [LUMO 4.5.3]

92. Certificates of Occupancy: That no Certificates of Occupancy shall be issued until all required public improvements are complete; and that 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; and that a note to this effect shall be placed on the final plats.

93. Traffic Signs: That the property owners shall be responsible for placement and maintenance of temporary regulatory signs before issuance of any Certificates of Occupancy.
94. New Street Names and Numbers: That the name of the development and its streets and house/building numbers be approved by the Town Manager prior to issuance of a Zoning Compliance Permit.
95. As-Built Plans: That 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. [LUMO 4.9.2]
96. Vested Right: This Special Use Permit Modification constitutes a site specific development plan establishing a vested right as provided by N.C.G.S. Section 160A-385.1 and the Chapel Hill Land Use Management Ordinance.
97. Continued Validity: That 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: That if any of the above conditions is held to be invalid, approval in its entirety shall be void.

BE IT FURTHER RESOLVED that the Council hereby approves the application for a Special Use Permit for Christ Community Church at 141 Erwin Road.

This the \_\_\_\_ day of \_\_\_\_\_, 2020.

**RESOLUTION B**  
(Denying the Special Use Permit)

**A RESOLUTION DENYING AN APPLICATION FOR A SPECIAL USE PERMIT FOR CHRIST COMMUNITY CHURCH AT 141 ERWIN ROAD (####-##-##/R-#)**

BE IT RESOLVED by the Council of the Town of Chapel Hill that it finds that a Special Use Permit application, proposed by Byron Peters on behalf of Christ Community Church, located on the southwest corner of Old Oxford Road and Erwin Road at 141 Erwin Road on property identified as Orange County Property Identifier Numbers 9799-39-9116 and 9799-49-0235, if developed according to the Site Plan last revised February 26, 2020 and the conditions listed below would not:

1. Be located, designed, and proposed to be operated so as to maintain or promote the public health, safety, and general welfare;
2. Comply with all required regulations and standards of the Land Use Management Ordinance;
3. Be located, designed, and operated so as to maintain or enhance the value of contiguous property; and
4. Conform to the general plans for the physical development of the Town as embodied in the Land Use Management Ordinance and in the 2020 Comprehensive Plan.

BE IT FURTHER RESOLVED that the Council hereby denies the application for a Special Use Permit for Christ Community Church at 141 Erwin Road.

This the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

# SPECIAL USE PERMIT APPLICATION



**TOWN OF CHAPEL HILL**  
**Planning Department**  
405 Martin Luther King Jr. Blvd.  
Chapel Hill, NC 27514  
phone (919) 969-5066 fax (919) 969-2014  
www.townofchapelhill.org

Parcel Identifier Number (PIN): 9799-39-9116 and 9799-49-0235 Date February 5th, 2020

## Section A: Project Information

Project Name: Christ Community Church  
Property Address: 141 Erwin Road Zip Code: 27514  
Use Groups (A, B, and/or C): B Existing Zoning District: R-2  
Project Description: Demolish existing residence and existing day care and build one worship building of 11,420 sf with 117 parking spaces and associated stormwater controls and public improvements.

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

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

Name: Christ Community Church  
Address: 1526 E. Franklin Street  
City: Chapel Hill State: NC Zip Code: 27514  
Phone: (919) 636-5258 Email: byron@cccpc.org

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

Signature: *Byron J. Peterson, Jr.* Date: 2/4/2020

### Owner/Contract Purchaser Information:

Owner  Contract Purchaser

Name: Christ Community Church  
Address: 1526 E. Franklin Street  
City: Chapel Hill State: NC Zip Code: 27514  
Phone: 919-636-5258 Email: byron@cccpc.org

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

Signature: *Byron J. Peterson, Jr.* Date: 2/4/2020

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



# 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: PLACE OF WORSHIP

**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=	111,645	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=	11,165	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=	122,810	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)	92,400
Area of Land Disturbance within RCD	None
Area of Land Disturbance within Jordan Buffer	None

Impervious Areas	Existing (sq. ft.)	Demolition (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)
Impervious Surface Area (ISA)	9,690	9,666	51,949	51,973
Impervious Surface Ratio: Percent Impervious Surface Area of Gross Land Area (ISA/GLA)%	7.89	7.87	42.30	42.32
If located in Watershed Protection District, % of impervious surface on 7/1/1993	NA	NA	NA	NA



**Section D: Dimensions**

Dimensional Unit (sq. ft.)	Existing (sq. ft.)	Demolition (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)
Number of Buildings	Seven ; 7,725 sf	Six ; 7,646 sf	One : 11,420 sf	Two ; 11,420 sf
Number of Floors	One and Two	One and Two	Two	One and Two
Recreational Space	None	None	None	None

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)	<b>4,551</b>	<b>4,551</b>	NONE	NONE
Total Square Footage of All Units				
Total Square Footage of Affordable Units				
Total Residential Density				
Number of Dwelling Units				
Number of Affordable Dwelling Units				
Number of Single Bedroom Units				
Number of Two Bedroom Units				
Number of Three Bedroom Units				

Non-Residential Space (Gross Floor Area in Square Feet)					
Use Type	Existing	Proposed	Uses	Existing	Proposed
<b>Commercial</b>	3,095 sf	0 sf			
<b>Restaurant</b>			<b># of Seats</b>		
<b>Government</b>					
<b>Institutional</b>					
<b>Medical</b>					
<b>Office</b>					
<b>Hotel</b>			<b># of Rooms</b>		
<b>Industrial</b>					
<b>Place of Worship</b>	<b>0 sf</b>	11,420 sf	<b># of Seats</b>	None	250
<b>Other</b>					

Dimensional Requirements		Required by Ordinance	Existing	Proposed
<b>Setbacks (minimum)</b>	Street	26	39	30 ( from new R/W)
	Interior (neighboring property lines)	11	25	25
	Solar (northern property line)	13	66	74
<b>Height (maximum)</b>	Primary	29	NA	16
	Secondary	50	31 (Approx)	50
<b>Streets</b>	Frontages	52	145	<b>239</b>
	Widths	65	131	252



**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
Old Oxford Road	60	24	Two	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes
Erwin Road	60	30	2/3	<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
Old Oxford Road	5 ft	Conc	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Erwin Road	5 ft	Conc	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A

**Section G: Parking Information**

Parking Spaces	Minimum	Maximum	Proposed
Regular Spaces	50	125	112
Handicap Spaces	2	3	5
Total Spaces	52	128	117
Loading Spaces	NA	NA	NA
Bicycle Spaces	5	5	8
Surface Type	Asphalt		

**Section H: Landscape Buffers**

Location (North, South, Street, Etc.)	Minimum Width	Proposed Width	Alternate Buffer	Modify Buffer
North	20	40	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes
South	10 (SHARED)	10 (SHARED)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> Yes
East	30	30	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes
West	20	30/26	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> Yes



**Section I: Land Use Intensity**

**Existing Zoning District: R-2**  
**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-2	.093						
<b>TOTAL</b>	.093			NA	85,967	11,421	NA
<b>RCD Streamside</b>		0.01					
<b>RCD Managed</b>		0.019					
<b>RCD Upland</b>							

**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 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		



**SPECIAL USE PERMIT 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) 969-5066 or at [planning@townofchapelhill.org](mailto:planning@townofchapelhill.org).

X	<b>Application fee</b> ( <a href="#">including Engineering Review fee</a> ) ( <a href="#">refer to fee schedule</a> )	Amount Paid \$	8,924.40
X	<b>Pre-application meeting</b> –with appropriate staff		
X	<b>Digital Files</b> – provide digital files of all plans and documents		
X	<b>Recorded Plat or Deed of Property</b>		
X	<b>Project Fact Sheet</b>		
X	<b>Traffic Impact Statement</b> – completed by Town’s consultant (or exemption)		
X	<b>Description of Public Art Proposal</b>		
X	<b>Statement of Justification</b>		
X	<b>Response to Community Design Commission and Town Council Concept Plan comments</b>		
NA	<b>Affordable Housing Proposal, if applicable</b>		
NA	<b>Provide existing Special Use Permit, if Modification</b>		
X	<b>Mailing list of owners of property within 1,000 feet perimeter of subject property</b> ( <a href="#">see GIS notification tool</a> )		
X	<b>Mailing fee for above mailing list (mailing fee is double due to 2 mailings)</b>	Amount Paid \$	
X	<b>Written Narrative describing the proposal</b>		
X	<b>Resource Conservation District, Floodplain, &amp; Jordan Buffers Determination</b> – necessary for all submittals		
NA	<b>Jurisdictional Wetland Determination</b> – if applicable		
NA	<b>Resource Conservation District Encroachment Exemption or Variance (determined by Planning)</b>		
NA	<b>Jordan Buffer Authorization Certificate or Mitigation Plan Approval (determined by Planning)</b>		
X	<b>Reduced Site Plan Set (reduced to 8.5” x 11”)</b>		

**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



**SPECIAL USE PERMIT APPLICATION  
SUBMITTAL REQUIREMENTS  
TOWN OF CHAPEL HILL  
Planning Department**

- 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



**SPECIAL USE PERMIT APPLICATION  
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**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



**SPECIAL USE PERMIT APPLICATION  
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**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



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**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)



CHRIST COMMUNITY CHURCH

December 12th, 2019  
Revised March 5<sup>th</sup>, 2020

### **Findings of Fact and Requests by the Applicant to Town Council**

- A. **Project:** Christ Community Church
- B. **Location:** 141 Erwin Road (Corner of Old Oxford and Erwin Roads)
- C. **Type of Application:** Special Use Permit
- D. **Summary of Project:** On the 2.56-acre parcel, the existing residential buildings and outbuildings will be removed and recycled to the extent practicable. A new 11,420 Church, consisting of a worship area, fellowship area, classrooms, and Church office is proposed. The site will include on-site parking, extensive stormwater controls, existing buffer trees and new plantings and fencing, and widening, curb and sidewalk along both Old Oxford and Erwin Road frontages. There will be no use on the site other than a worship facility.

E. **Findings of Fact:**

1. ***That the use or development is located, designed and proposed to be operated so as to maintain or promote the public health, safety and general welfare.***

This application is for a worship facility with Sunday services; there will be a very small office staff of 1 to 3 persons during weekdays. There will be no daycare or school use.

The Traffic Study shows there will be no change in level of service due to Christ Community Church. The Traffic Study recommends two (2) entrances, widening of Erwin Road with bike lane, and widening of Old Oxford along with public sidewalks along both streets. The SUP plans for the Church incorporate all these recommendations.

An extensive underground Stormwater treatment and detention system, located under the parking lot, will control runoff rate and treat runoff to meet and exceed Town standards.

When Concept Plans were submitted for this project, several neighbors predicted that Christ Community Church would be a “good neighbor”. The Church is fully committed to realizing this expectation.

2. ***That the use or development complies with all required regulations and standards of this chapter, including all applicable provisions of Articles 3 and 5, the applicable specific standards contained in the supplemental use regulations (Article 6), and with all other applicable regulations.***

This project will comply with all TOCH regulations and standards. As discussed later in this statement, the Church requests Council permission to retain the 50-year-old, small outdoor storage shed with dirt floor in the southwest portion of the site to store yard equipment, so as to be able to maintain its 2.8-acre campus. Along its southern boundary with the proposed Summit Hospitality Group project, Town Council asked Christ Community Church to “work with” the adjoining project during the concept design process. This cooperation has resulted in requests by the Applicant to Town Council for a modified shared buffer, for the adjustment of the property line between the two projects, and for a fire lane connection between the two properties.

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CHRIST COMMUNITY CHURCH

December 12th, 2019  
Revised March 5<sup>th</sup>, 2020

**3. That the use or development is located, designed and proposed to be operated so as to maintain or enhance the value of contiguous property, or that the use or development is a public necessity:**

At the Concept stage, neighbors expressed concern about stormwater runoff, traffic and building height and buffering. The submitted SUP plans and details for Christ Community Church address each of those concerns:

- Larger areas of existing hardwoods and existing tree areas will be left undisturbed on the site as compared to the Concept Plan.
- Treed buffers, planted buffers and fencing have been increased since the Concept Pan.
- Impervious surface has been reduced by about 10% since the Concept Plan.
- Extensive stormwater controls and curbing will be installed to address any offsite stormwater impacts.
- The Traffic Study shows no traffic impact.
- Building height has been reduced. This, along with the extensive existing trees to be saved, will result in the Church being well-screened from neighbors.

**4. That the use or development conforms with the general plans for the physical development of the town as embodied in this appendix and in the Comprehensive Plan.**

This project will comply with all zoning standards for the existing R2 Zoning.

With regard to Town Strategic Goals for 2020-2022, the SUP plans for Christ Community Church fully support the three (3) Council objectives for Environmental Stewardship:

- The 7,646 SF of existing buildings to be removed will be recycled to the maximum extent possible.
- Extensive stands of existing hardwoods and red cedars on site will be permanently preserved.
- EV stations will be built as part of initial construction, with provisions made for an additional 20 EV stations which could be connected when circumstances warrant.
- Extensive stormwater controls will protect neighbors, waterways, and preserve ecosystems.
- Absolutely no stream buffer, RCD, wetland or any other environmentally sensitive areas will be impacted by this development.

The Council Goal of increased connectivity will be achieved because of the extensive proposed public and private sidewalk system, the proposed bike lane on Erwin Road and the proposed covered bike spaces on site.

Although meeting the spiritual needs of Chapel Hill residents may not be a “stated” Council Goal, Christ Community Church has held services for over a dozen years at a couple different locations in Chapel Hill. The Church is excited about the possibility of maintaining and enhancing its spiritual presence in the local community with its own, permanent worship building, and respectfully asks for the support and confidence of the Chapel Hill Town Council to approve this SUP application.

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CHRIST COMMUNITY CHURCH

III

December 12th, 2019  
Revised March 5<sup>th</sup>, 2020

**F. Requests by the Applicant to Town Council for Modifications:**

1. **Modified Buffer:** The existing 50-year-old outdoor storage shed, buffered by an existing 8' opaque wood fence and existing large pine and hardwood trees, is 26 feet from the property line and encroaches 4.8 feet into the required buffer. The Church respectfully asks that the existing 26-foot buffer, the existing mature trees and the existing fence be the approved by Council as an Alternate, Modified Buffer so that this shed can remain.
2. **Summit Hospitality Group Project:** The Church has met extensively with representatives of the Summit project over the past 16 months. Christ Community Church and Summit have agreed to cooperate and coordinate in the areas of the street widening for Erwin Road, stormwater, fire lane, and tree save areas along the southern boundary. The plans show a proposed adjustment to the property line between the two projects, providing a fire lane connection for Summit and, in particular, to provide a full-width shared Modified landscape buffer between Christ Community Church and the Summit project. The Church asks that Town Council recognize and support the extensive cooperation between the two projects by approving an SUP stipulation which modifies regulations to allow the Town Manager to approve all documents related to (a) adjusting the existing property line (LUMO article 4.5.5(b)(1), and (b) providing a Modified, shared landscape buffer (LUMO article 5.6.5), where the other half of the shared buffer will be provided at the time the adjacent property is developed.
3. **Cupola Height:** The overall height of the building and roof cupola have each been reduced in order to conform with LUMO article 3.8.3(b)(1). While the maximum height of the cupola as designed is within the limits defined by LUMO (15% maximum above core building height at vertical intersection of roof element and building envelope), the leading edge of the shortened cupola (facing Erwin Road) is now 9-<sup>3</sup>/<sub>4</sub>" above the maximum height allowed. Since the cupola cannot be further shortened without eliminating windows on (2) of the 4 sides, and the cupola as designed is an important element of an architectural expression that has been generally well-received by neighbors, CDC, and the Town Council, we respectfully request that Town Council approve an SUP stipulation which modifies regulations to allow the height of the cupola to be approved as designed.
4. **Timetable:** Christ Community Church is very hopeful that an SUP for this important project will gain approval from the Town Council in the first quarter of 2020. Immediately after obtaining an SUP, the church will close on the property and have full title to the land, and will be able to alter the property line as described above. After purchase and closing, the Church must embark on a second fund raising campaign in order to acquire the money to design and build the 11,420 SF structure, the private improvements, and the proposed extensive public improvements.

Because of the need for fundraising, the Church respectfully asks Council to approve an SUP Stipulation that will allow the Town Manager to approve a detailed Phasing Plan so that construction must begin within five (5) years after SUP approval and construction must be complete within eight (8) years after SUP approval, subject to all other provisions of LUMO with respect to time limits and time extensions.

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FIRM: C-347

A) Comments from Community Design Commission on January 22, 2019

<u>Comment</u>	<u>Response</u>
<u>Susanna Dancy</u>	
1) Traffic concerns are outside our preview.....	We Agree
2) Building at the corner? .....	Building moved closer to corner
3) Not concerned about the height of the building, ..... because churches are landmark/civic structures	Acknowledge
4) I like the parking in the back, and the layout for connections.....	We Agree
5) RI/RO – may need full intersection.....	RI/RO eliminated; full intersection now proposed

Lucy Carol Davis

1) I like it .....	We Agree
2) Don't see the height of the building as an issue.....	Acknowledge
3) I like the landscape along the road .....	We Agree
4) I like the parking in the back; like porches – break up height .....	We Agree
5) I don't see rush hour traffic as a factor .....	Acknowledge
6) So far, I like what I see .....	Acknowledge

Chris Berndt

1) Clarification: Is the height 56 feet at the rear, ..... and 40-something at the front?	Yes 56ft rear; about 43ft at front
2) I like the design; it fits with the topography and ..... the neighborhood	We Agree

Chris Berndt (continued)

- 3) Biggest concern is storm water..... Acknowledge
- 4) Have you considered pervious parking? ..... Poorly drained soils on site will not allow pervious paving to work
- 5) Need details of second building ..... Second building has been eliminated
- 6) Access points: Will main access be from Erwin Road? ..... Yes  
Prevent being a "cut-thru" to Marriott..... Traffic Study allows only emergency Connection

Megan Patnaik

- 1) I like the proposed use of the property ..... We Agree
- 2) I like the pedestrian-friendly rear of the building. .... We Agree
- 3) Can better pedestrian access be added to the front? ..... Good pedestrian access has been added from Erwin sidewalk to the Church

Ted Hoskins

- 1) I like the design ..... We Agree
- 2) I'm not troubled by the height of the building; ..... Acknowledge  
it's consistent with a civic use
- 3) I am intrigued by Chris' comment about access ..... See response to Chris Berndt
- 4) Might you improve drainage beyond the ..... We have designed the storm detention to  
minimum requirement as a trade for R3 rezoning? Exceed Town Standards

Polly Van De Velde

- 1) I like the design ..... We Agree
- 2) Many trees removed ..... We have increased trees to be saved along all four sides of the site
- 3) Can you implement "rain gardens"? ..... We tried, but rain gardens will not Provide enough storage to reduce Runoff to below pre-development levels

- 4) Can you use cross- parking ? ..... Town Traffic Study prohibits cross-parking
- 5) Regarding Phase 2: I have a little problem ..... Phase 2 has been eliminated  
 approving something without seeing it
- 6) Right In/Right Out a concern ..... RI/RO eliminated

Susan Lyons

- 1) I really like appearance of the building; a really good fit..... We Agree
- 2) I'm concerned about the storm water ..... We have designed the storm detention  
 To exceed Town Standards
- 3) Trees in the buffer area ..... We have increased trees to be saved  
 Along all four sides of the site

Voulker (Chairman)

- 1) I really like the building ..... Acknowledge
- 2) I'm concerned about the parking – the runoff from ..... The storm system will mitigate storm  
 Stormwater – so I'd like to see that improved with flows to a greater extent than Town  
 Measures beyond the minimum Standards
- 3) If Phase 2 is harmonized with this present design, ..... Phase 2 has been eliminated  
 then I can foresee a great project
- 4) As for future use, I think we need to take what ..... Thank you  
 has been presented on good faith
- 5) Want to see buffer replanted..... We have saved many existing trees  
 in the bufferyards.

FIRM: C-347

B) Comments from Town Council on March 20, 2019

<u>Comment</u>	<u>Response</u>
<u>Michael Parker</u>	
1) Not enough parking, but too much Impervious.....	We have increased the parking and reduced the impervious surface area
2) Move building? .....	We moved the building north
3) When will second building be built? .....	We have dropped the second building
4) Study entrance off Erwin .....	The Traffic Study recommends a full intersection off Erwin and we agree.
5) Is this project eligible for Conditional Zoning? .....	No, it is not eligible
<u>Hongbin Gu</u>	
1) For rezoning, must make the case .....	There is no rezoning involved
2) Can building fit into R2? .....	Yes, that is exactly what we have done.
3) Take building one step at a time; wait until R3 needed.....	Yes, we will wait until additional room is needed.
4) Parking and flood issues .....	We have improved parking based on Council suggestions and we propose a stormwater solution which will go above and beyond Town Standards
<u>Alan Baunsi</u>	
1) Like design of building .....	We Agree
2) Do simple first .....	We Agree
3) How many attend services? .....	Currently about 165; the worship area in the proposed building will seat 250
4) What will second building look like? .....	Second building has been dropped.

Karen Stegman

- 1) Parking, need tree preservation..... We have increased parking, saved trees on all four (4) sides and have reduced impervious surface.
- 2) Check impervious ..... See answer to #1
- 3) Large buffer to neighborhood ..... We have saved trees and increased the buffer to the neighborhood
- 4) Need Traffic Study for volumes ..... Traffic Study shows no traffic impact from this project
- 5) Like idea of neighborhood access to the playground ..... We Agree.

Nancy Oates

- 1) This may be the best project for the neighborhood..... We Agree.
- 2) Curve on Erwin ..... Erwin Road will be widened; the curve is completely off our site
- 3) Can hotel be overflow? ..... The Traffic Study prohibits any shared parking
- 4) Like the design ..... We Agree
- 5) Build Phase 2 when it's needed. Build what you can now..... We Agree.

Pam Heminger

- 1) Continue dealing with neighbors ..... We agree and are doing so.
- 2) Church will be a good neighbor ..... We Agree.
- 3) Traffic Study needed ..... We Agree.
- 4) Impervious needs to be looked at ..... Impervious surface has been reduced.
- 5) Concerned about second building ..... Second building has been dropped

Pam Heminger (Continued)

- 6) Two entrances ..... The Traffic Study recommends two (2) full entrances and we agree
  
- 7) Work with Marriott about parking ..... We are cooperating about emergency Access, but the Traffic Study prohibits Cross-parking

### **Special Use Permit Narrative: Energy Management Plan**

This project will reduce energy consumption in a number of important ways:

Solar orientation: there is a balcony and large roof overhang along the SW side of the structure that will serve to minimize heat gain in the summer months, while allowing for solar penetration/ heat gain in the winter months, thus reducing energy use year round.

Building siting: locating the ground floor below the finished grade for entire NE edge of the building will serve to provide significant insulation value, reducing energy required for heating and cooling.

Daylighting: large windows with insulating glazing combined with proper shading will be used to provide access to natural light while reducing solar heat gain, thus reducing costs associated with artificial lighting.

Construction- transportation: to the greatest extent feasible, the church will seek to use locally-sourced construction materials for this project in order to reduce energy consumption required for transport.

Construction- materials: to the greatest extent feasible, the church will seek to use sustainably-sourced and recycled building and finish materials, thus reducing latent energy costs.

HVAC and Lighting: mechanical and electrical systems will be designed to provide a minimum of 10% energy savings in excess of the standards required by ASHRAE 90.1 (2010). Strategies will include high-efficiency mechanical systems, generous building insulation, and maximum use of LED lighting fixtures.



CHRIST COMMUNITY CHURCH

September 6, 2019

### **Special Use Permit Narrative: Public Art Program**

The applicant seeks to provide a worship facility that will be attractive, sensitive to existing landforms and neighboring structures, and welcoming to visitors by car, bike, or foot. No additional public art is currently proposed for the project, but we do believe that the massing and detailing of the building itself will project an iconography that is aesthetically pleasing and appropriate to its location along the Erwin Road corridor.

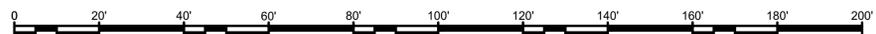
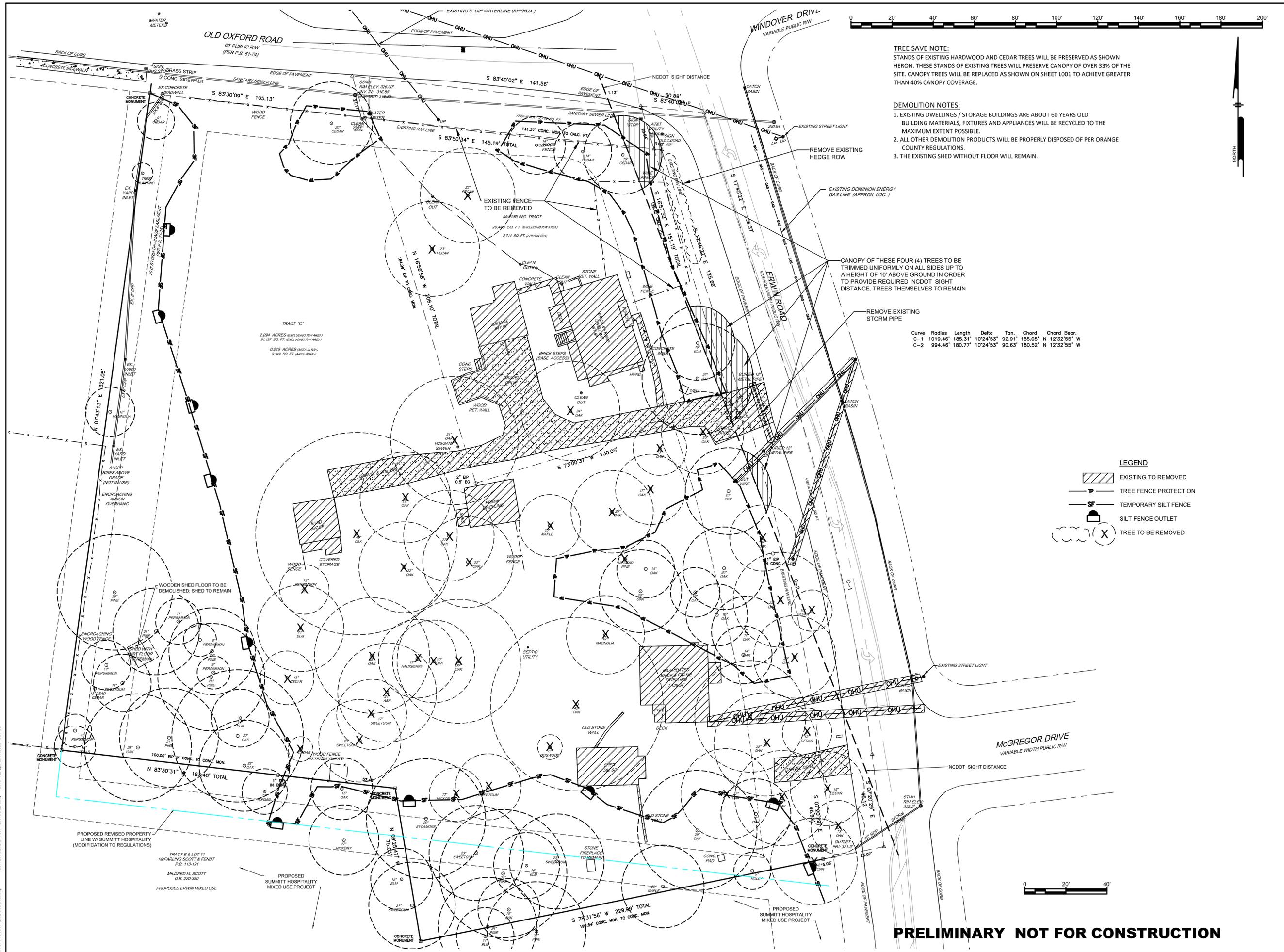
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**TREE SAVE NOTE:**  
STANDS OF EXISTING HARDWOOD AND CEDAR TREES WILL BE PRESERVED AS SHOWN HERON. THESE STANDS OF EXISTING TREES WILL PRESERVE CANOPY OF OVER 33% OF THE SITE. CANOPY TREES WILL BE REPLACED AS SHOWN ON SHEET L001 TO ACHIEVE GREATER THAN 40% CANOPY COVERAGE.

- DEMOLITION NOTES:**
- EXISTING DWELLINGS / STORAGE BUILDINGS ARE ABOUT 60 YEARS OLD. BUILDING MATERIALS, FIXTURES AND APPLIANCES WILL BE RECYCLED TO THE MAXIMUM EXTENT POSSIBLE.
  - ALL OTHER DEMOLITION PRODUCTS WILL BE PROPERLY DISPOSED OF PER ORANGE COUNTY REGULATIONS.
  - THE EXISTING SHED WITHOUT FLOOR WILL REMAIN.

Curve	Radius	Length	Delta	Tan.	Chord	Chord Bear.
C-1	1019.46'	185.31'	10°24'53"	92.91'	185.05'	N 12°32'55" W
C-2	994.46'	180.77'	10°24'53"	90.63'	180.52'	N 12°32'55" W

**LEGEND**

- EXISTING TO BE REMOVED
- TREE FENCE PROTECTION
- TEMPORARY SILT FENCE
- SILT FENCE OUTLET
- TREE TO BE REMOVED

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

**CHRIST COMMUNITY CHURCH**  
141 ERWIN ROAD, CHAPEL HILL, N.C. 27514  
PHONE 919-99-9116 AND 919-99-0235

**DEMOLITION & LANDSCAPE PROTECTION PLAN**

APPLICANT:  
**CHRIST COMMUNITY CHURCH**  
1528 E. FRANKLIN STREET, SUITE 201  
CHAPEL HILL, N.C. 27514

#	DATE	NO.	BY	REVISIONS
1	11-17-2019			SUBMITTAL #1 COMMENTS
2	11-17-2019			OWASA 11/13/2019 COMMENTS
3	1-17-2020			SUBMITTAL #2 COMMENTS
4	1-27-2020			PROPERTY LINE SWAMP
5	2-9-2020			TOWN COMMENTS
6	2/26/2020			NCDOT AND TOWN COMMENTS

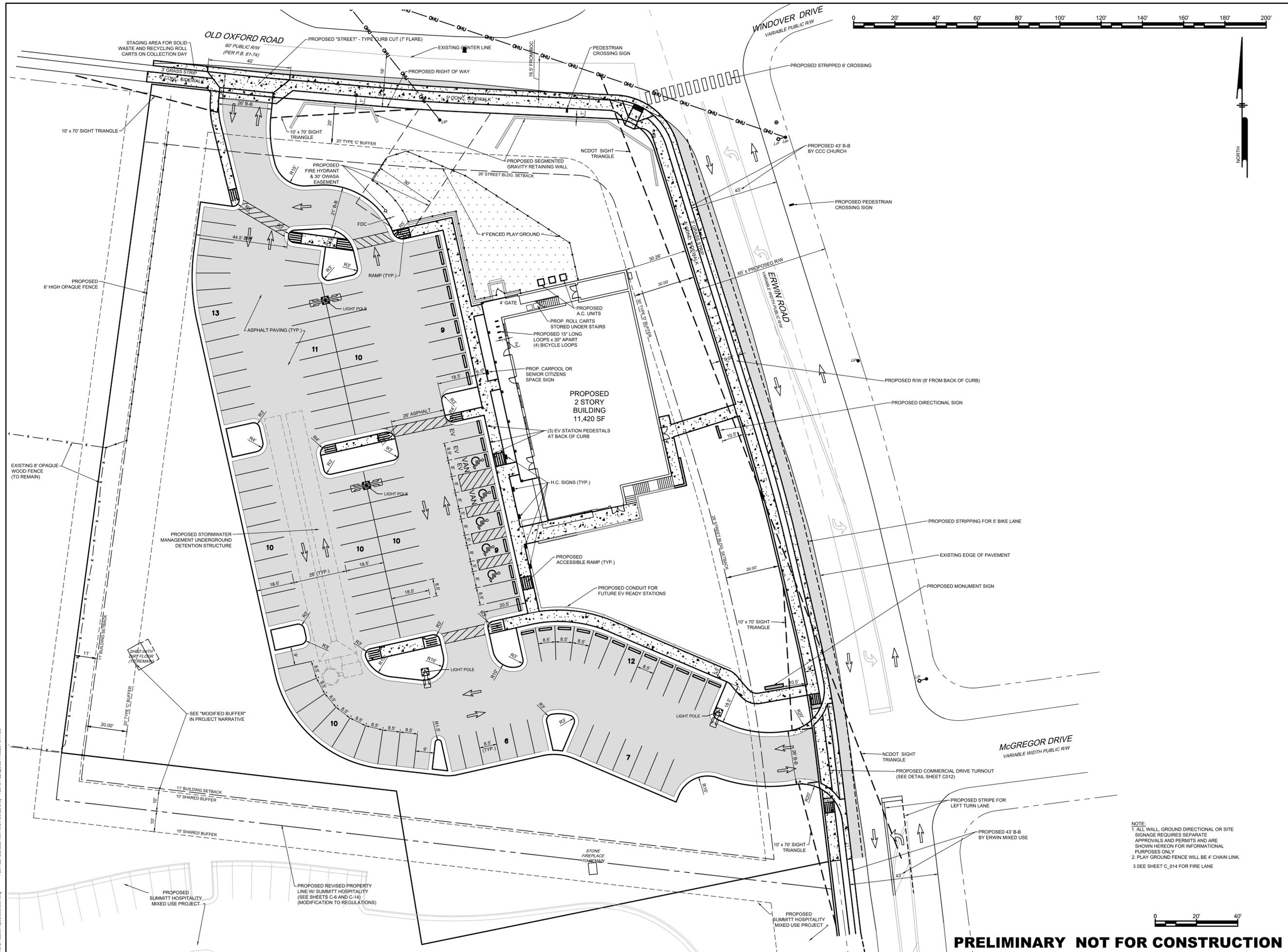
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PROJECT	401801
DATE	8/28/2019
DRAWING SCALE	1" = 20'
DRAWN BY	DC
APPROVED BY	PNP

**C003**  
SHEET 4 OF 16

**PRELIMINARY NOT FOR CONSTRUCTION**

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Philip N. Post, PE, PLS  
 (919) 818-7862  
 philip.n.post@gmail.com  
 PO Box 4912  
 Chapel Hill, NC 27515

PHILIP  
 POST  
 ENGINEERING  
 FIRM: C-347

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

**CHRIST COMMUNITY CHURCH**

141 ERWIN ROAD, CHAPEL HILL, N.C. 27514  
 P/N# 9799-99-9116 AND 9799-49-0235

**SITE PLAN**

APPLICANT:  
**CHRIST COMMUNITY CHURCH**  
 1528 E. FRANKLIN STREET, SUITE 201  
 CHAPEL HILL, N.C. 27514

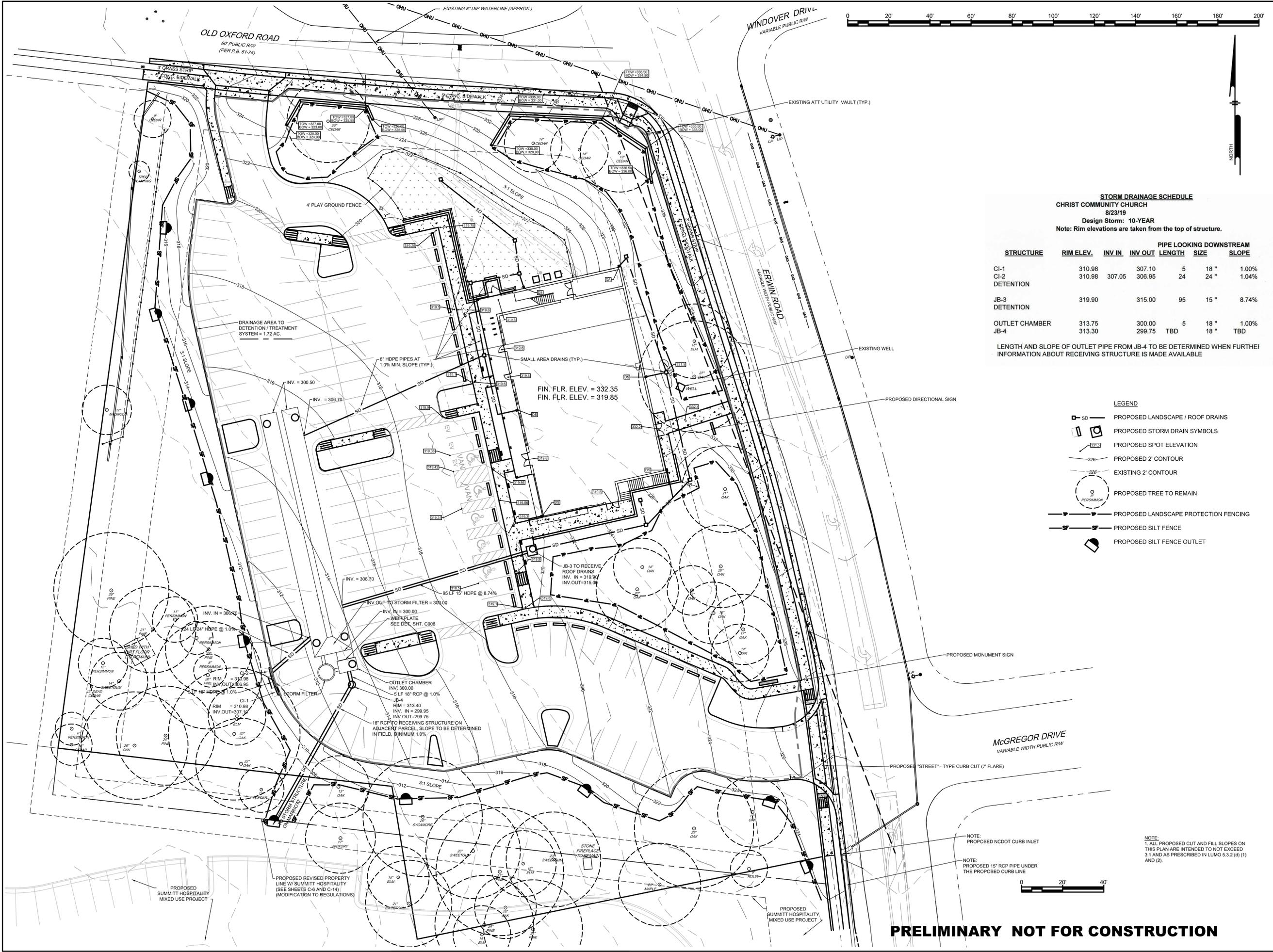
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2/26/2020	6	DC	DC	DC	DC	DC	DC				
2-9-2020	5	TOWN COMMENTS									
1-27-2020	4	PROPERTY LINE SWAP									
1-17-2020	3	SUBMITTAL #2 COMMENTS									
12-27-2019	2	OWASA 11/13/2019 COMMENTS									
11-17-2019	1	SUBMITTAL #1 COMMENTS									

NOTE:  
 1. ALL WALL, GROUND DIRECTIONAL OR SITE APPROVALS AND PERMITS ARE SHOWN HEREON FOR INFORMATIONAL PURPOSES ONLY.  
 2. PLAY GROUND FENCE WILL BE 4' CHAIN LINK.  
 3. SEE SHEET C\_014 FOR FIRE LANE

PROJECT: 401801  
 DATE: 8/28/2019  
 DRAWING SCALE: 1" = 20'  
 DRAWN BY: DC  
 APPROVED BY: PNP

**C004**  
 SHEET 5 OF 16

**PRELIMINARY NOT FOR CONSTRUCTION**



**STORM DRAINAGE SCHEDULE**  
**CHRIST COMMUNITY CHURCH**  
 8/23/19  
 Design Storm: 10-YEAR  
 Note: Rim elevations are taken from the top of structure.

STRUCTURE	RIM ELEV.	INV IN	INV OUT	PIPE LENGTH	PIPE SIZE	LOOKING DOWNSTREAM SLOPE
CI-1	310.98		307.10	5	18"	1.00%
CI-2	310.98	307.05	306.95	24	24"	1.04%
DETENTION						
JB-3	319.90		315.00	95	15"	8.74%
DETENTION						
OUTLET CHAMBER	313.75	300.00	300.00	5	18"	1.00%
JB-4	313.30	299.75	TBD	18	18"	TBD

LENGTH AND SLOPE OF OUTLET PIPE FROM JB-4 TO BE DETERMINED WHEN FURTHER INFORMATION ABOUT RECEIVING STRUCTURE IS MADE AVAILABLE

- LEGEND**
- PROPOSED LANDSCAPE / ROOF DRAINS
  - PROPOSED STORM DRAIN SYMBOLS
  - PROPOSED SPOT ELEVATION
  - PROPOSED 2' CONTOUR
  - EXISTING 2' CONTOUR
  - PROPOSED TREE TO REMAIN
  - PROPOSED LANDSCAPE PROTECTION FENCING
  - PROPOSED SILT FENCE
  - PROPOSED SILT FENCE OUTLET

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

**CHRIST COMMUNITY CHURCH**  
 141 ERWIN ROAD, CHAPEL HILL, N.C. 27514  
 P/N# 9799-39-9116 AND 9799-49-0235  
**GRADING & DRAINAGE PLAN**  
 APPLICANT:  
**CHRIST COMMUNITY CHURCH**  
 1528 E. FRANKLIN STREET, SUITE 201  
 CHAPEL HILL, N.C. 27514

#	DATE	NO.	BY	REVISIONS
1	11-17-2019	1	PNP	SUBMITTAL #1 COMMENTS
2	11-17-2019	2	PNP	OWASA 11/13/2019 COMMENTS
3	1-17-2020	3	PNP	SUBMITTAL #2 COMMENTS
4	1-27-2020	4	PNP	PROPERTY LINE SWAP
5	2-9-2020	5	PNP	TOWN COMMENTS
6	2/26/2020	6	PNP	NC DOT AND TOWN COMMENTS

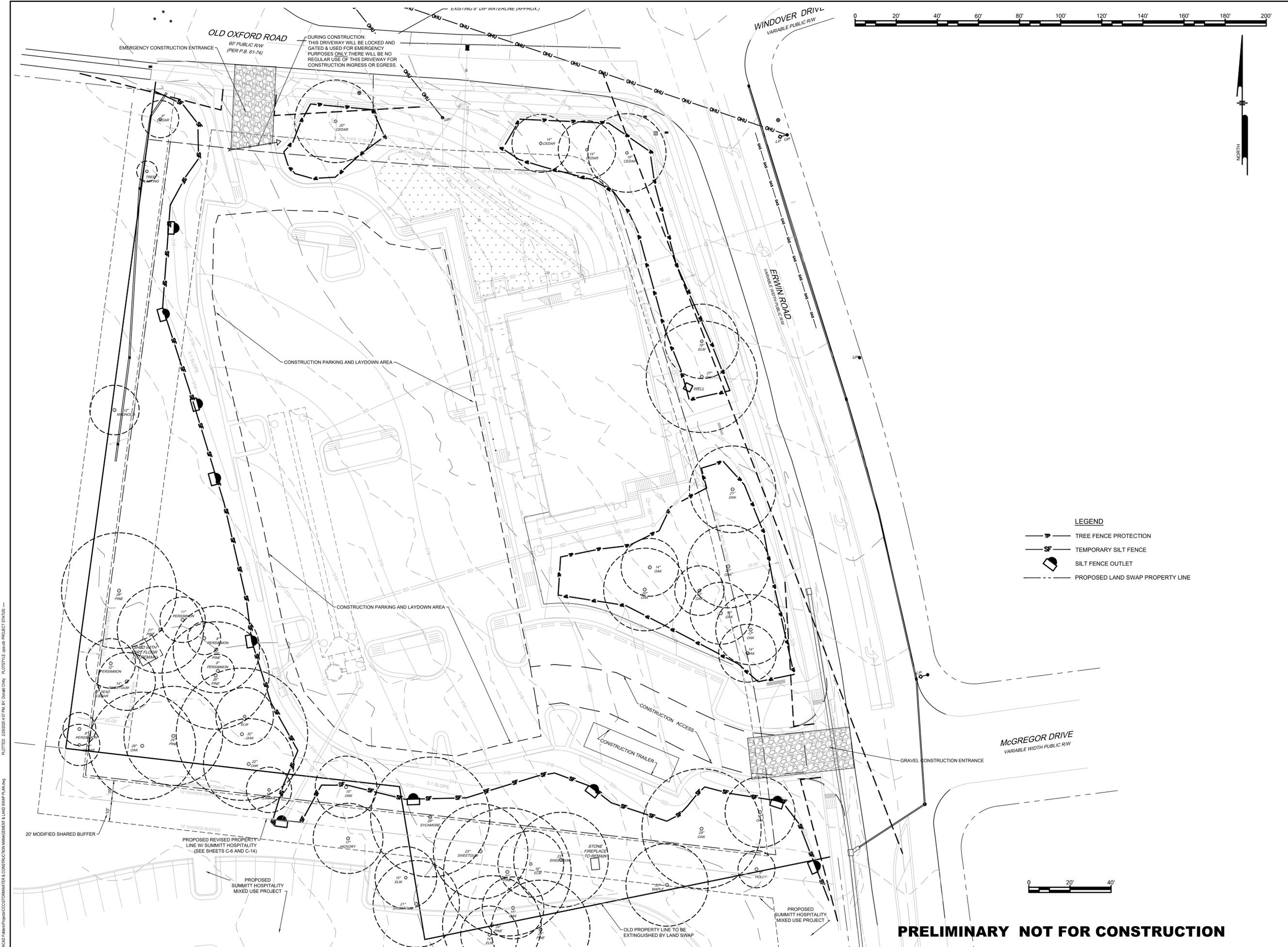
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PROJECT	401801
DATE	8/28/2019
DRAWING SCALE	1" = 20'
DRAWN BY	DC
APPROVED BY	PNP

**C005**  
 SHEET 6 OF 16

**PRELIMINARY NOT FOR CONSTRUCTION**

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Philip N. Post, PE, PLS  
 (919) 818-7862  
 philip.n.post@gmail.com  
 PO Box 4912  
 Chapel Hill, NC 27515

PHILIP  
 POST  
 ENGINEERING  
 FIRM: C-347

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

**CHRIST COMMUNITY CHURCH**  
 141 ERWIN ROAD, CHAPEL HILL, N.C. 27514  
 PIN# 9799-39-9116 AND 9799-49-0235  
**CONSTRUCTION MANAGEMENT PLAN**  
**BOUNDARY SWAP AND BUFFERS**  
 APPLICANT:  
**CHRIST COMMUNITY CHURCH**  
 1528 E. FRANKLIN STREET, SUITE 201  
 CHAPEL HILL, N.C. 27514

**LEGEND**

- TP — TREE FENCE PROTECTION
- SF — TEMPORARY SILT FENCE
- ◻ SILT FENCE OUTLET
- - - PROPOSED LAND SWAP PROPERTY LINE

#	DATE	NO.	REVISIONS	BY
1	11-17-2019	1	SUBMITTAL #1 COMMENTS	
2	12-27-2019	2	OWASA 11/13/2019 COMMENTS	
3	1-17-2020	3	SUBMITTAL #2 COMMENTS	
4	1-27-2020	4	PROPERTY LINE SWAP	
5	2-9-2020	5	TOWN COMMENTS	
6	2/26/2020	6	NCDOT AND TOWN COMMENTS	

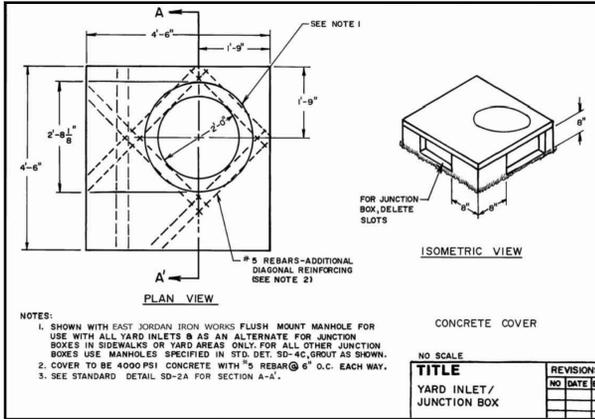
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PROJECT: 401801  
 DATE: 8/28/2019  
 DRAWING SCALE: 1" = 20'  
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 APPROVED BY: PNP

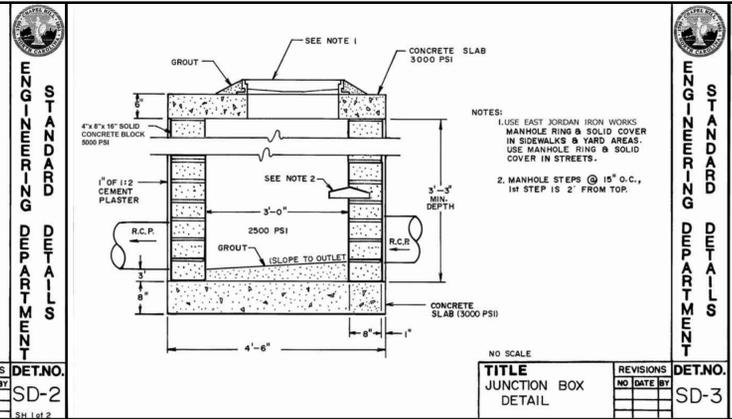
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 SHEET 7 OF 16

**PRELIMINARY NOT FOR CONSTRUCTION**

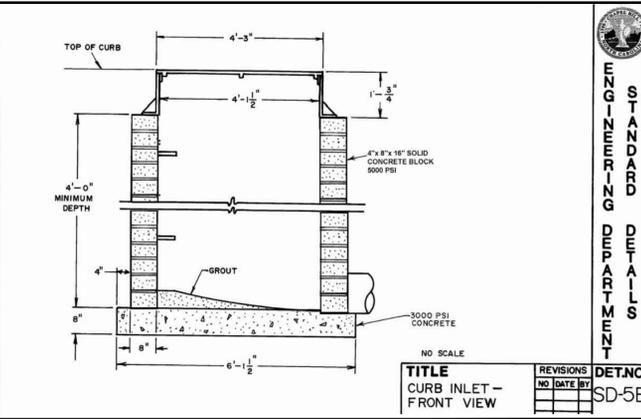
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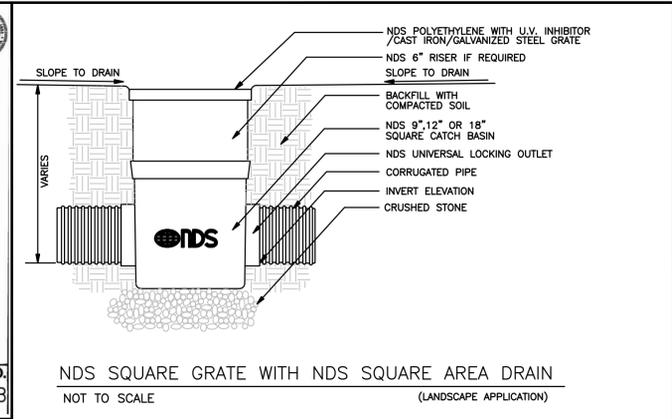
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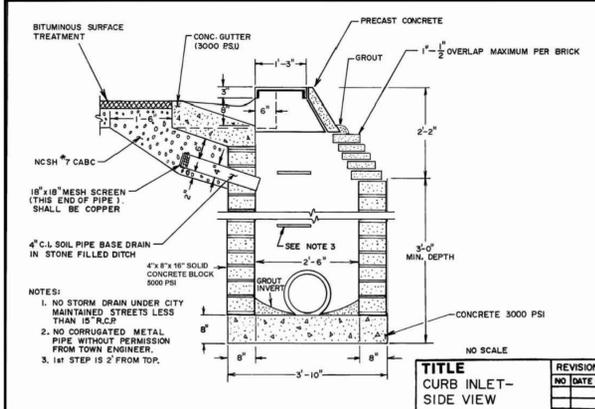
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JUNCTION BOX DETAIL		SD-3



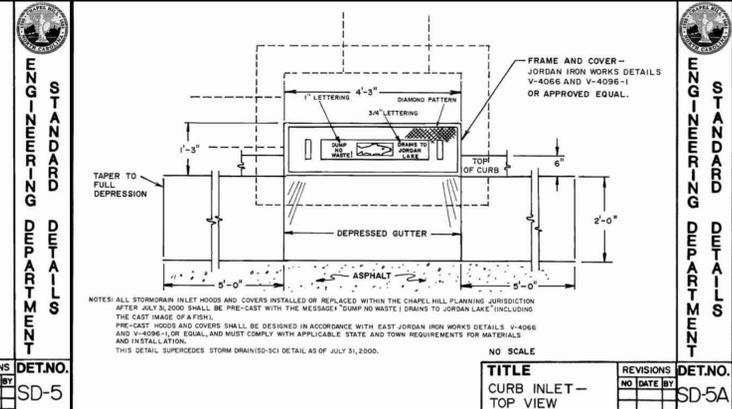
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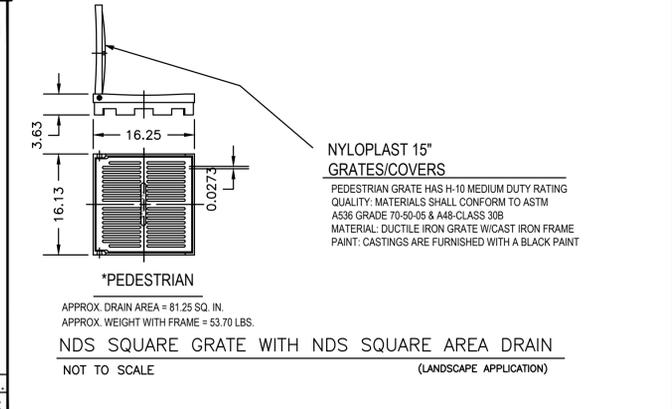
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TITLE	REVISIONS	DET. NO.
CURB INLET - TOP VIEW		SD-5A



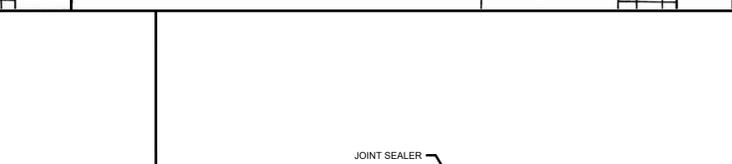
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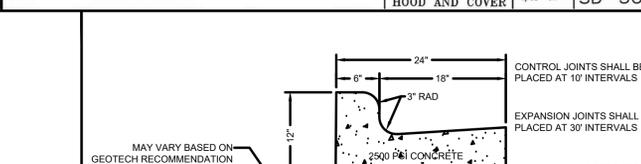
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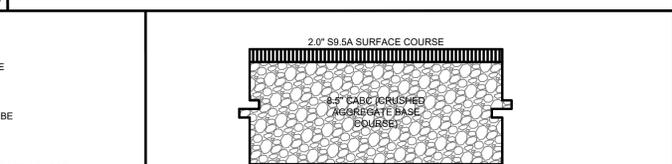
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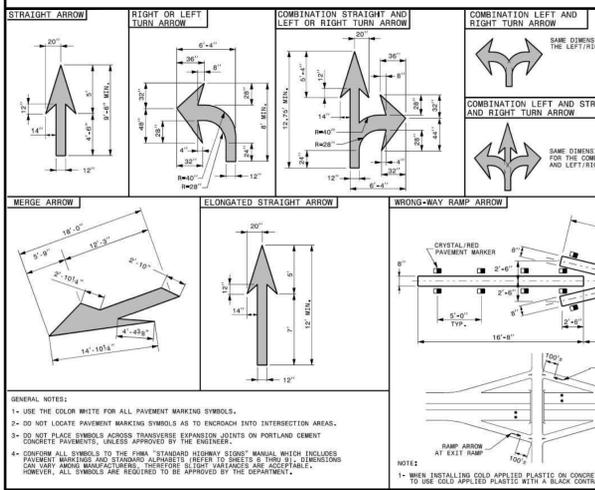
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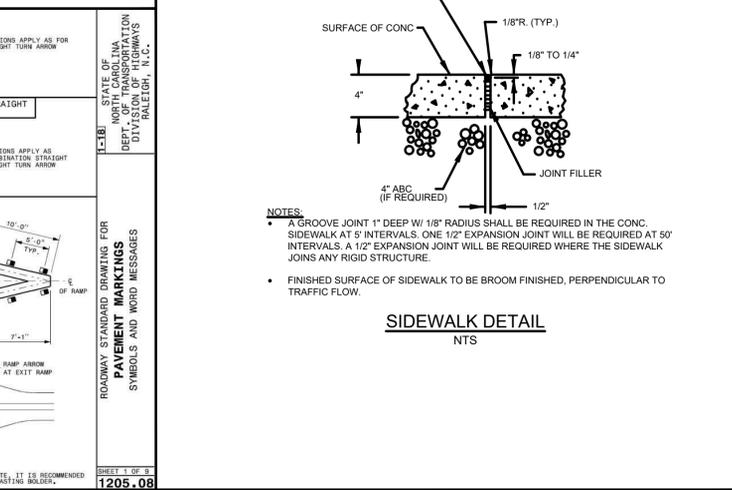
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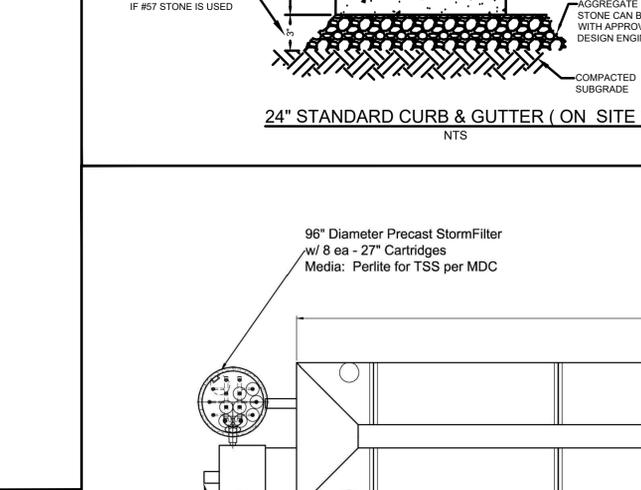
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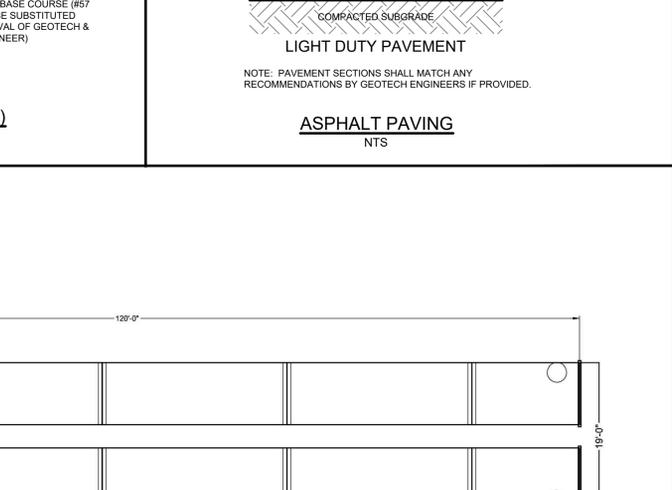
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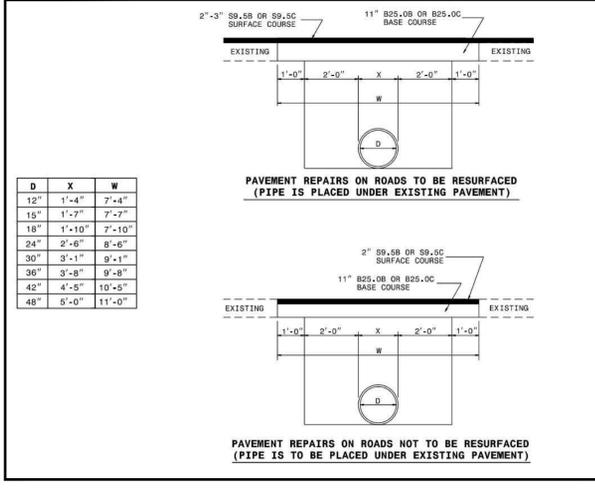
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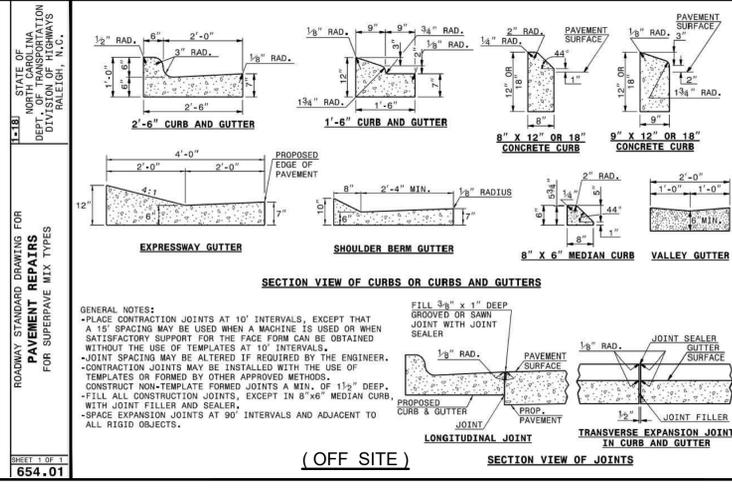
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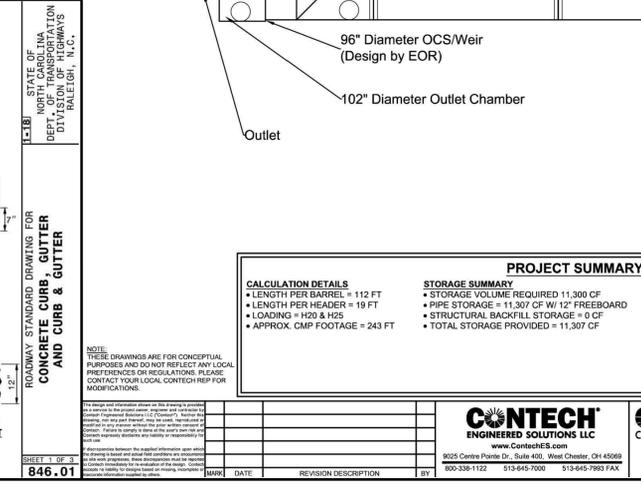
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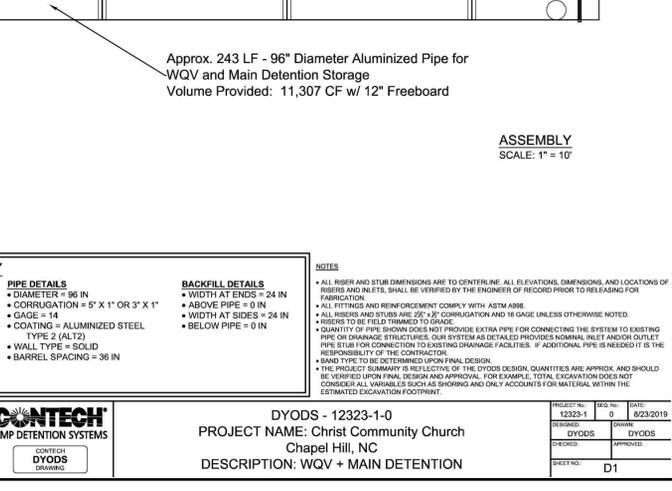
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STORM DRAIN INLET HOOD AND COVER		SD-5O



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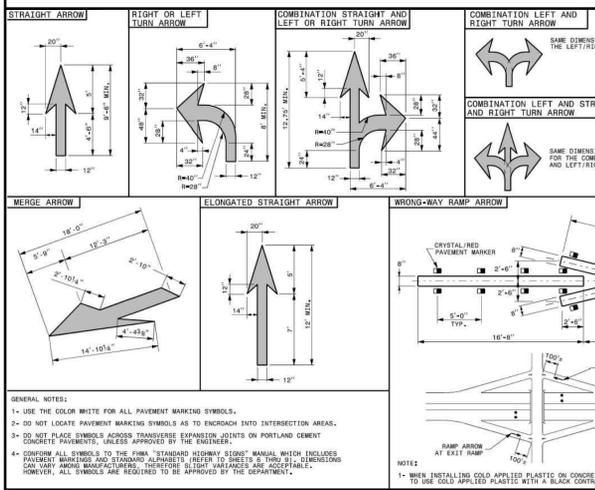
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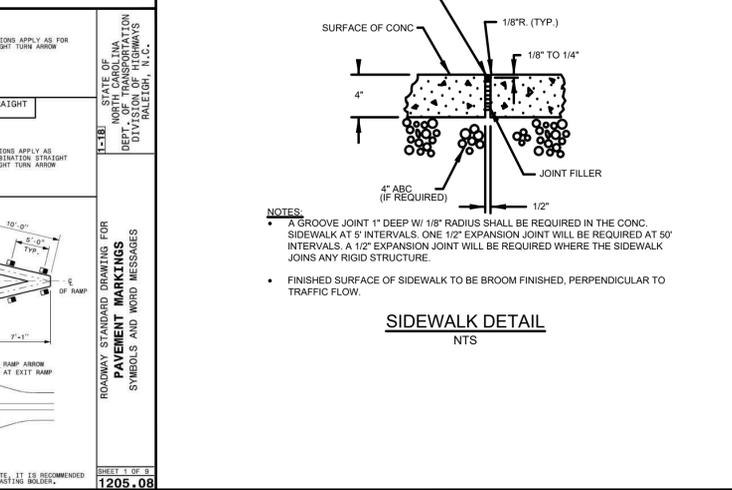
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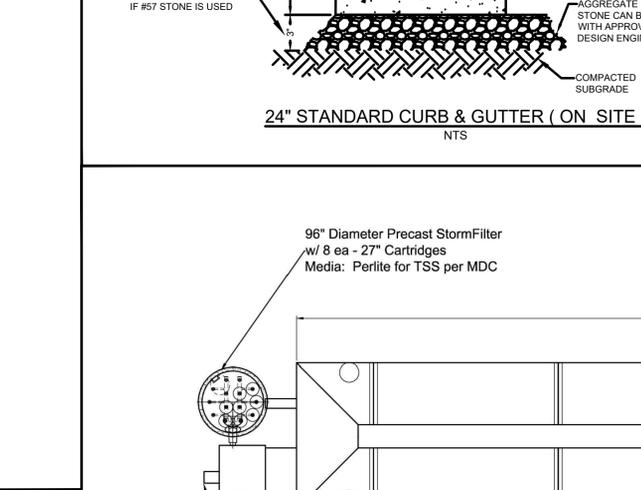
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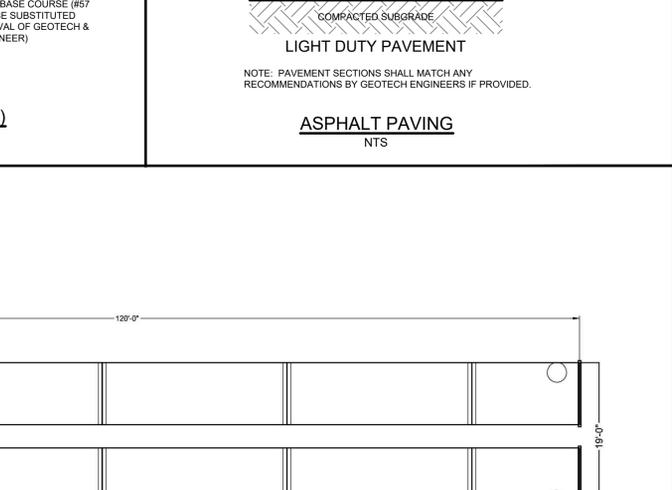
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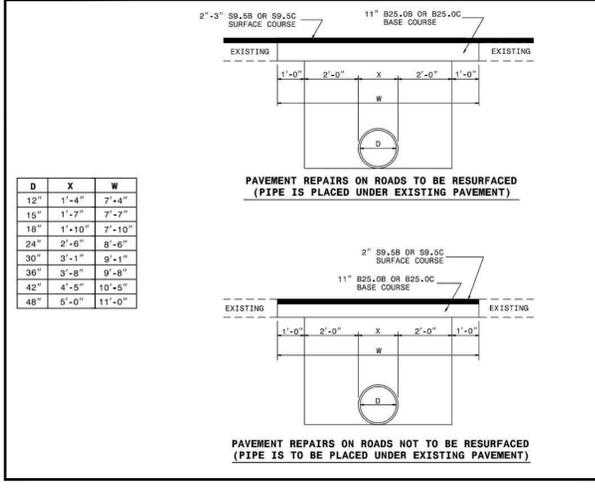
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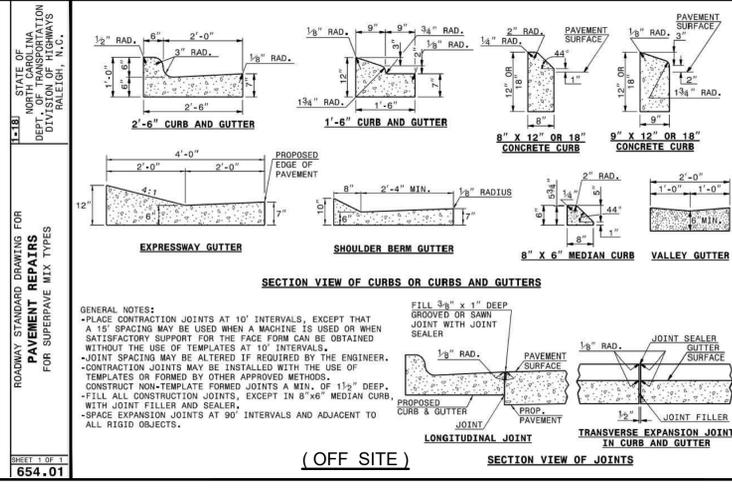
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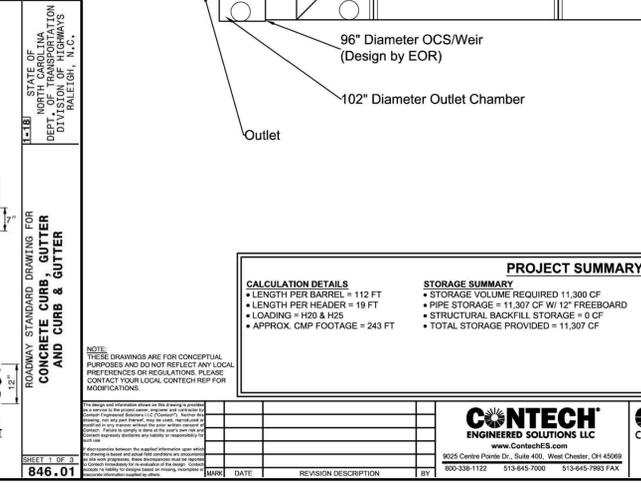
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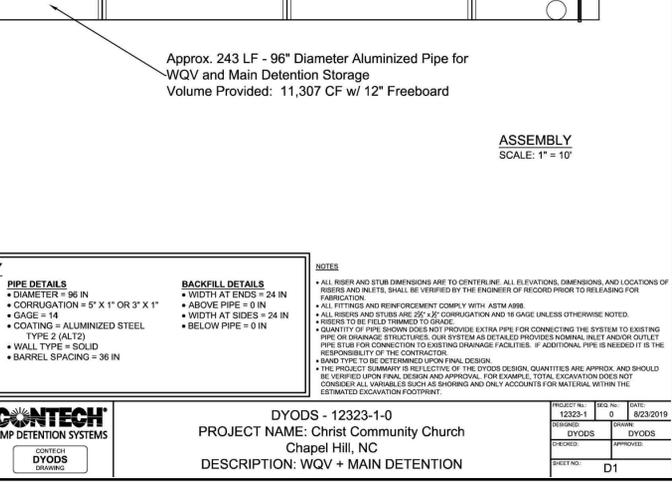
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TITLE	REVISIONS	DET. NO.
STORM DRAIN INLET HOOD AND COVER		SD-5AA



TITLE	REVISIONS	DET. NO.
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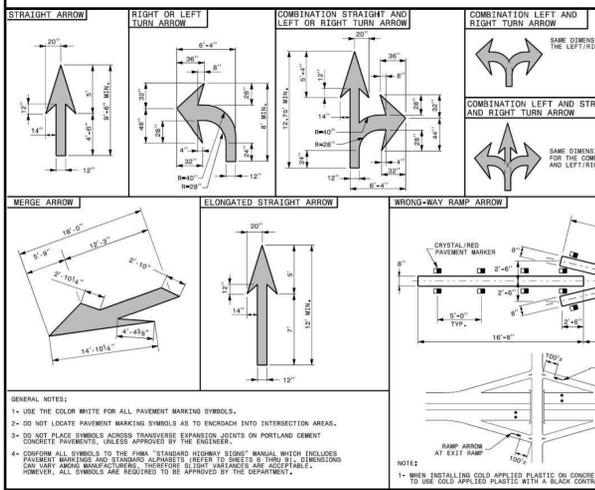
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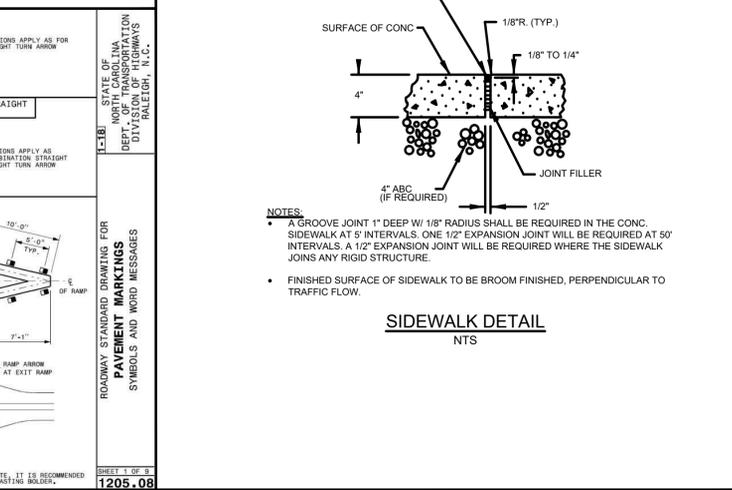
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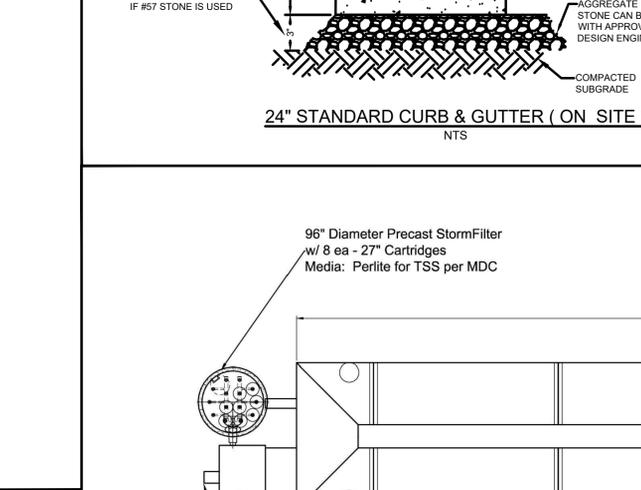
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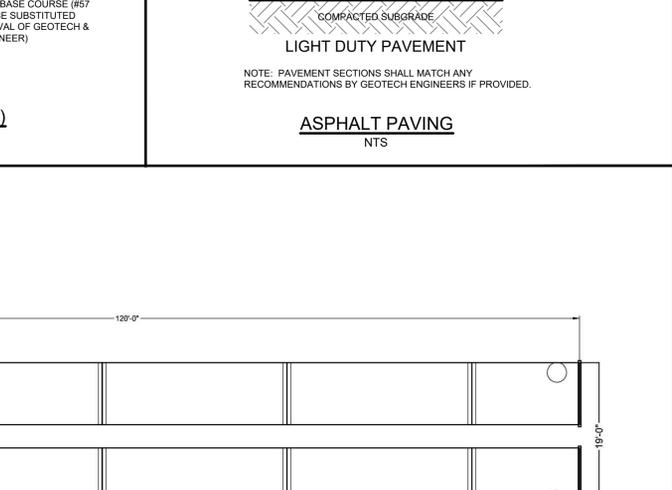
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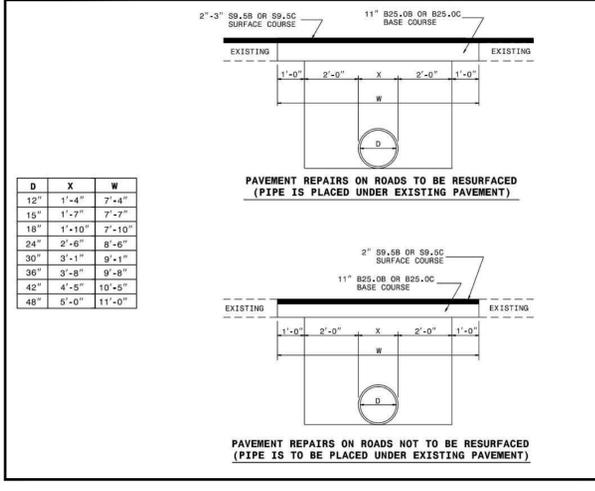
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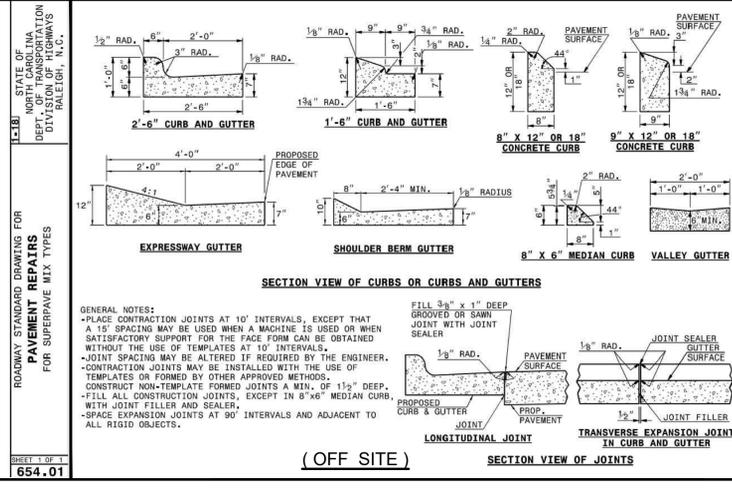
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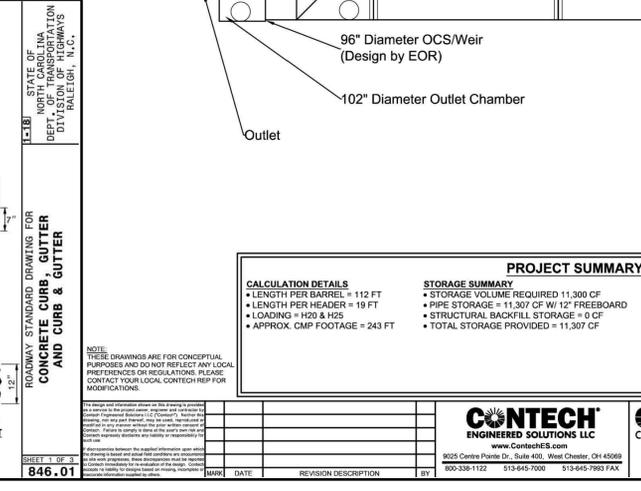
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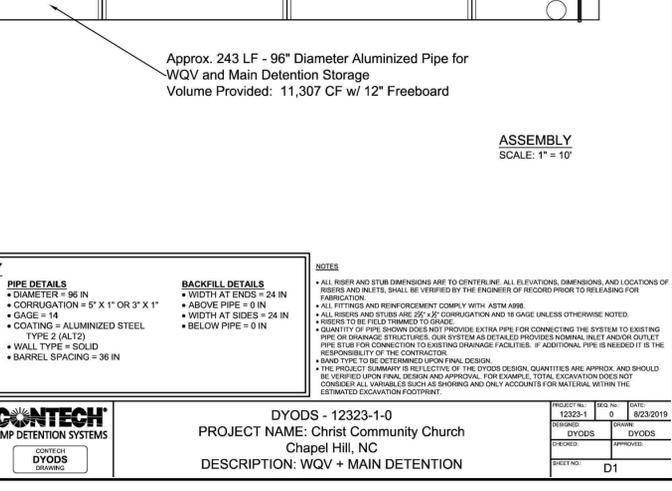
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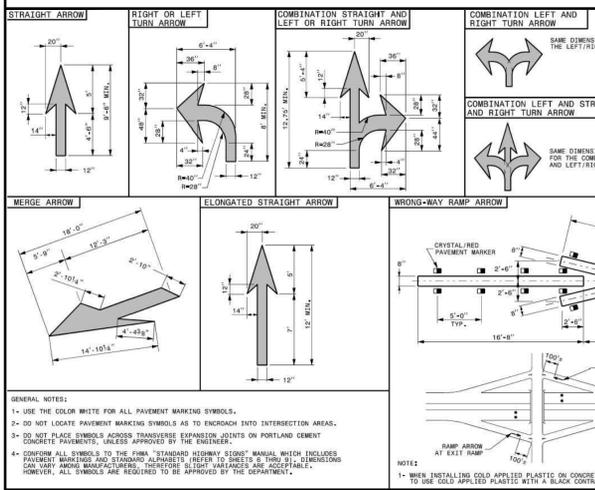
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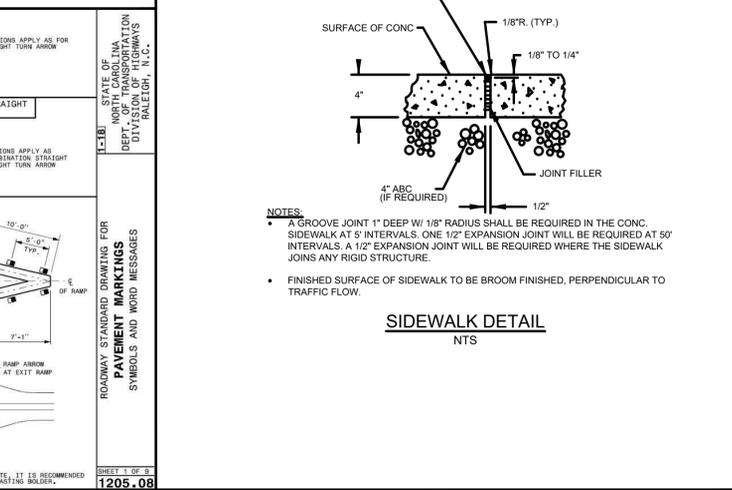
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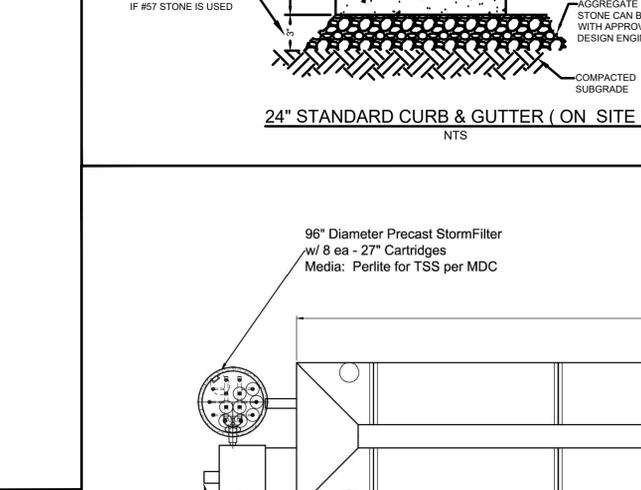
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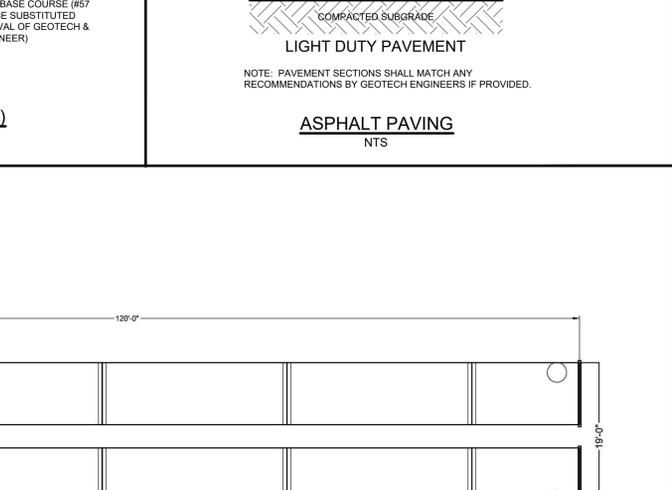
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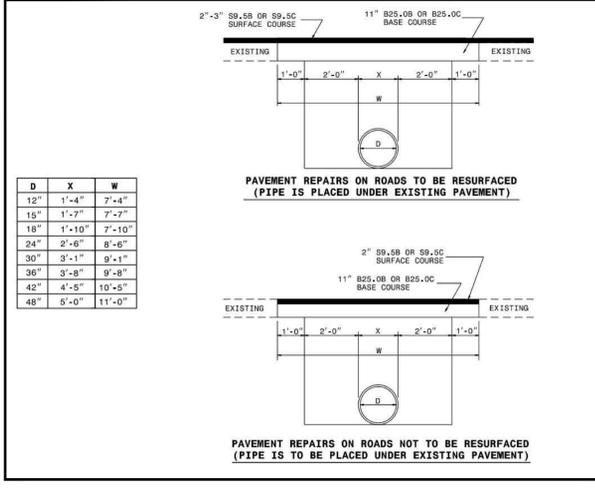
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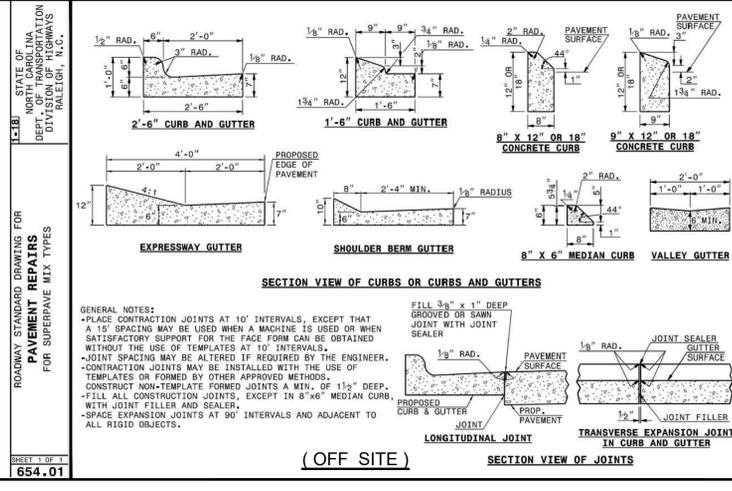
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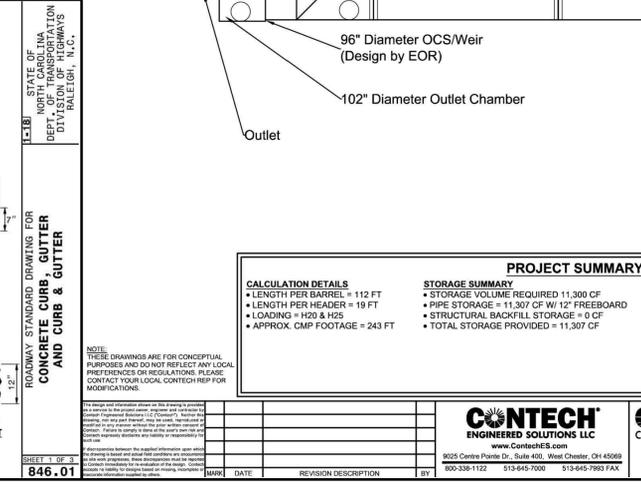
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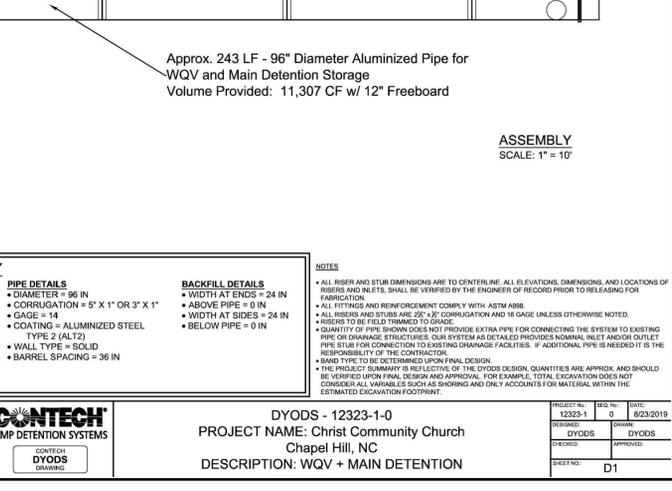
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TITLE	REVISIONS	DET. NO.
STORM DRAIN INLET HOOD AND COVER		SD-5AX



TITLE	REVISIONS	DET. NO.
STORM DRAIN INLET HOOD AND COVER		SD-5AY



TITLE	REVISIONS	DET. NO.
STORM DRAIN INLET HOOD AND COVER		SD-5AZ



TITLE	REVISIONS	DET. NO.
STORM DRAIN INLET HOOD AND COVER		SD-5BA



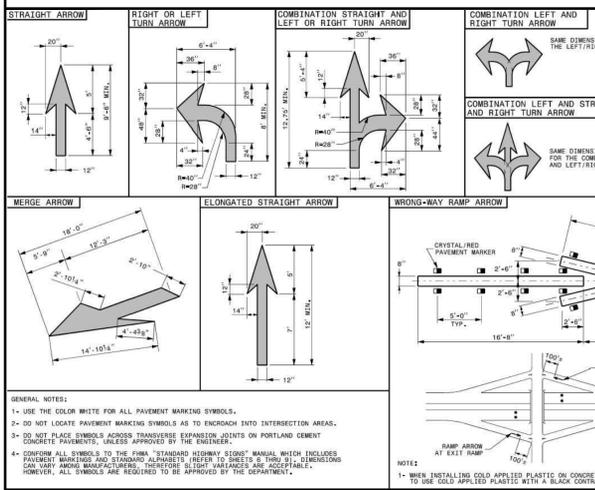
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STORM DRAIN INLET HOOD AND COVER		SD-5BB



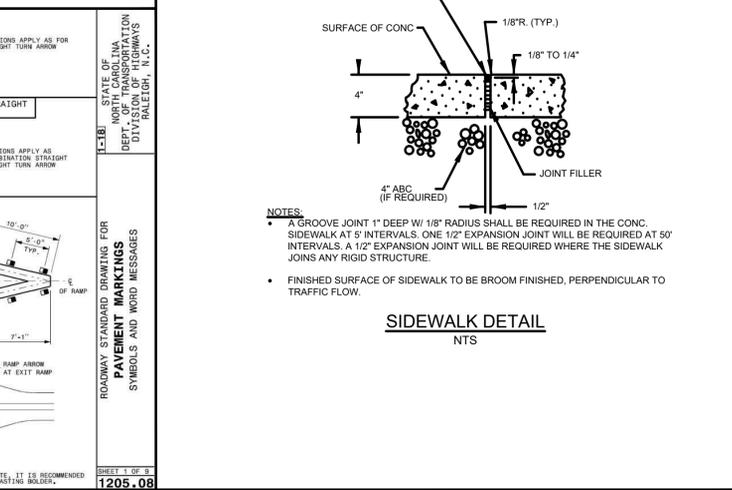
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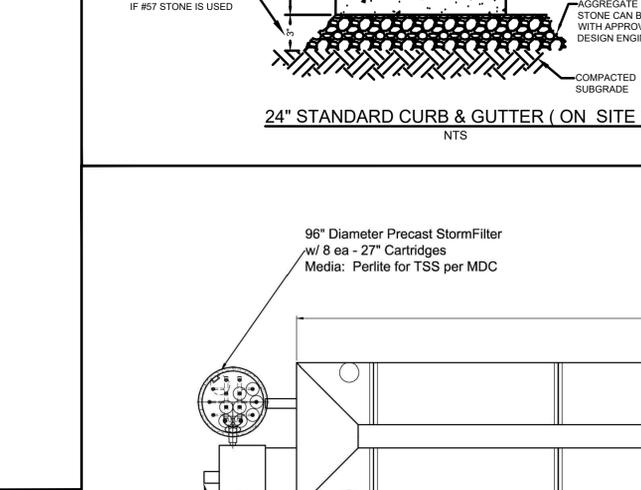
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STORM DRAIN INLET HOOD AND COVER		SD-5BD



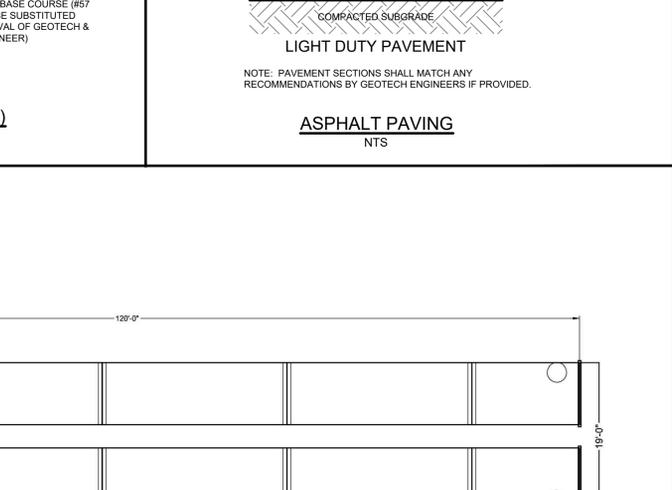
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STORM DRAIN INLET HOOD AND COVER		SD-5BE



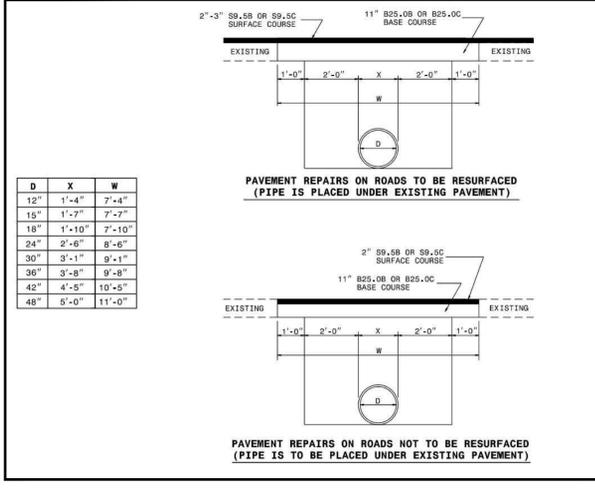
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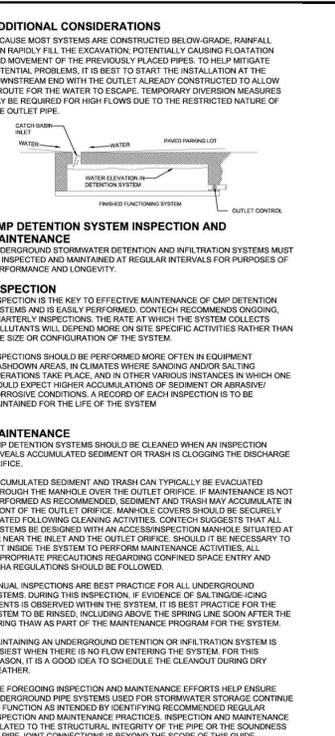
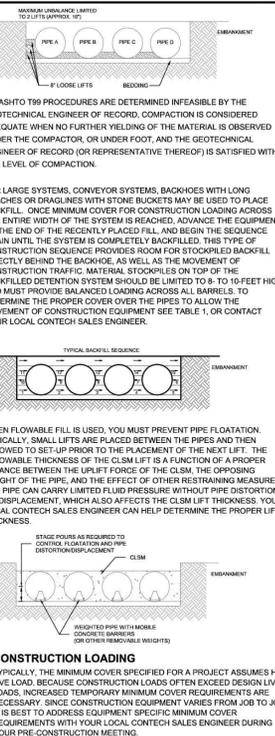
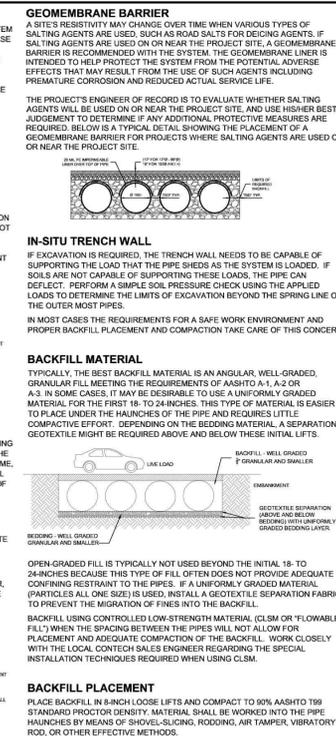
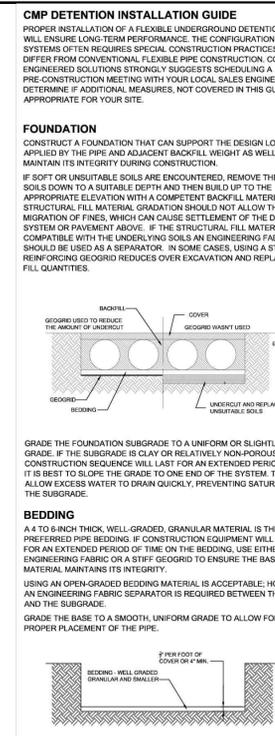
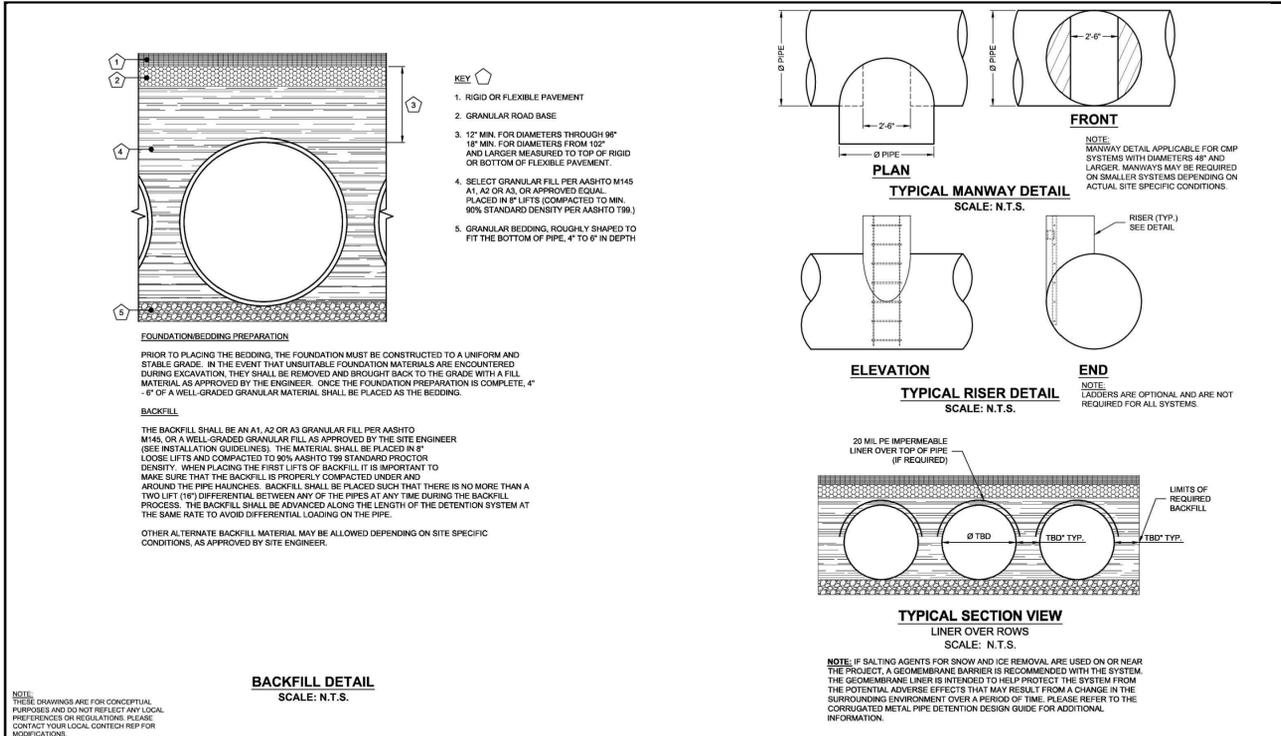


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STORM DRAIN INLET HOOD AND COVER		SD-5BG



TITLE	REVISIONS	DET. NO.
STORM DRAIN INLET HOOD AND COVER		SD-5BH





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CONTECH DYODS DRAWING

DYODS - 12323-1-0  
PROJECT NAME: Christ Community Church  
Chapel Hill, NC  
DESCRIPTION: WQV + MAIN DETENTION

PROJECT NO.	12323-1	REV.	0	DATE	8/23/2019
DESIGNED BY	DYODS	CHECKED BY	DYODS	DATE	
DRAWN BY	DYODS	APPROVED BY		DATE	
SHEET NO.	D2				

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DRAWN BY	DYODS	APPROVED BY		DATE	
SHEET NO.	D4				

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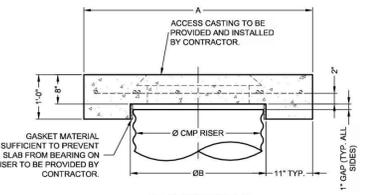
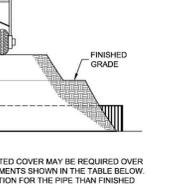
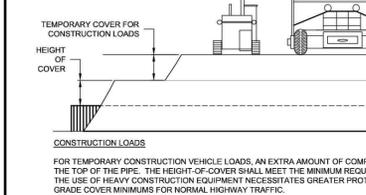
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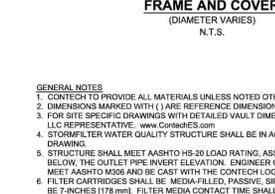
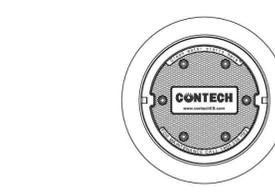
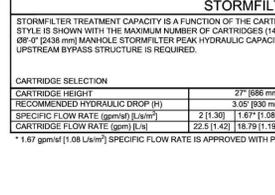
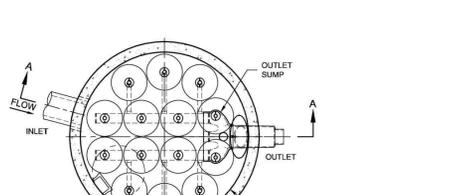
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DESIGNED BY	DYODS	CHECKED BY	DYODS	DATE	
DRAWN BY	DYODS	APPROVED BY		DATE	
SHEET NO.	D4				



**REINFORCING TABLE**

Ø CMP RISER	A	Ø B	REINFORCING	**BEARING PRESSURE (PSF)
24"	Ø 4'-6"	26"	#5 @ 12" OCEW #5 @ 12" OCEW	2,410 1,780
30"	Ø 4'-6"	32"	#5 @ 12" OCEW #5 @ 12" OCEW	2,120 1,530
36"	Ø 5'-0"	38"	#5 @ 10" OCEW #5 @ 10" OCEW	1,890 1,350
42"	Ø 5'-6"	44"	#5 @ 10" OCEW #5 @ 9" OCEW	1,720 1,210
48"	Ø 6'-0"	50"	#5 @ 9" OCEW #5 @ 9" OCEW	1,600 1,100

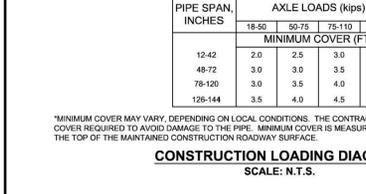
\*\* ASSUMED SOIL BEARING CAPACITY



**SITE SPECIFIC DATA REQUIREMENTS**

STRUCTURE ID	
WATER QUALITY FLOW RATE (cfs) [L/s]	
PEAK FLOW RATE (cfs) [L/s]	
RETURN PERIOD OF PEAK FLOW (yrs)	
CARTRIDGE HEIGHT (SEE TABLE ABOVE)	
NUMBER OF CARTRIDGES REQUIRED	
CARTRIDGE FLOW RATE	
MEDIA TYPE (PERLITE, ZPG, PSOR)	

PIPE DATA: I.E. MATERIAL DIAMETER  
INLET PIPE #1  
INLET PIPE #2  
OUTLET PIPE  
RIM ELEVATION  
ANTI-FLOATION BALLAST WIDTH HEIGHT  
NOTES/SPECIAL REQUIREMENTS:  
\* PER ENGINEER OF RECORD



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DESIGNED BY	DYODS	CHECKED BY	DYODS	DATE	
DRAWN BY	DYODS	APPROVED BY		DATE	
SHEET NO.	D3				

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DESCRIPTION: WQV + MAIN DETENTION

PROJECT NO.	12323-1	REV.	0	DATE	8/23/2019
DESIGNED BY	DYODS	CHECKED BY	DYODS	DATE	
DRAWN BY	DYODS	APPROVED BY		DATE	
SHEET NO.	D3				

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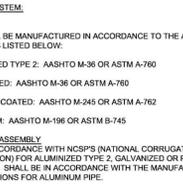
NO.	DATE	REVISION DESCRIPTION	BY

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CONTECH DYODS DRAWING

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Chapel Hill, NC  
DESCRIPTION: WQV + MAIN DETENTION

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DESIGNED BY	DYODS	CHECKED BY	DYODS	DATE	
DRAWN BY	DYODS	APPROVED BY		DATE	
SHEET NO.	D3				

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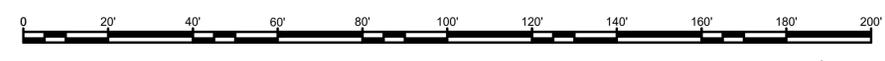
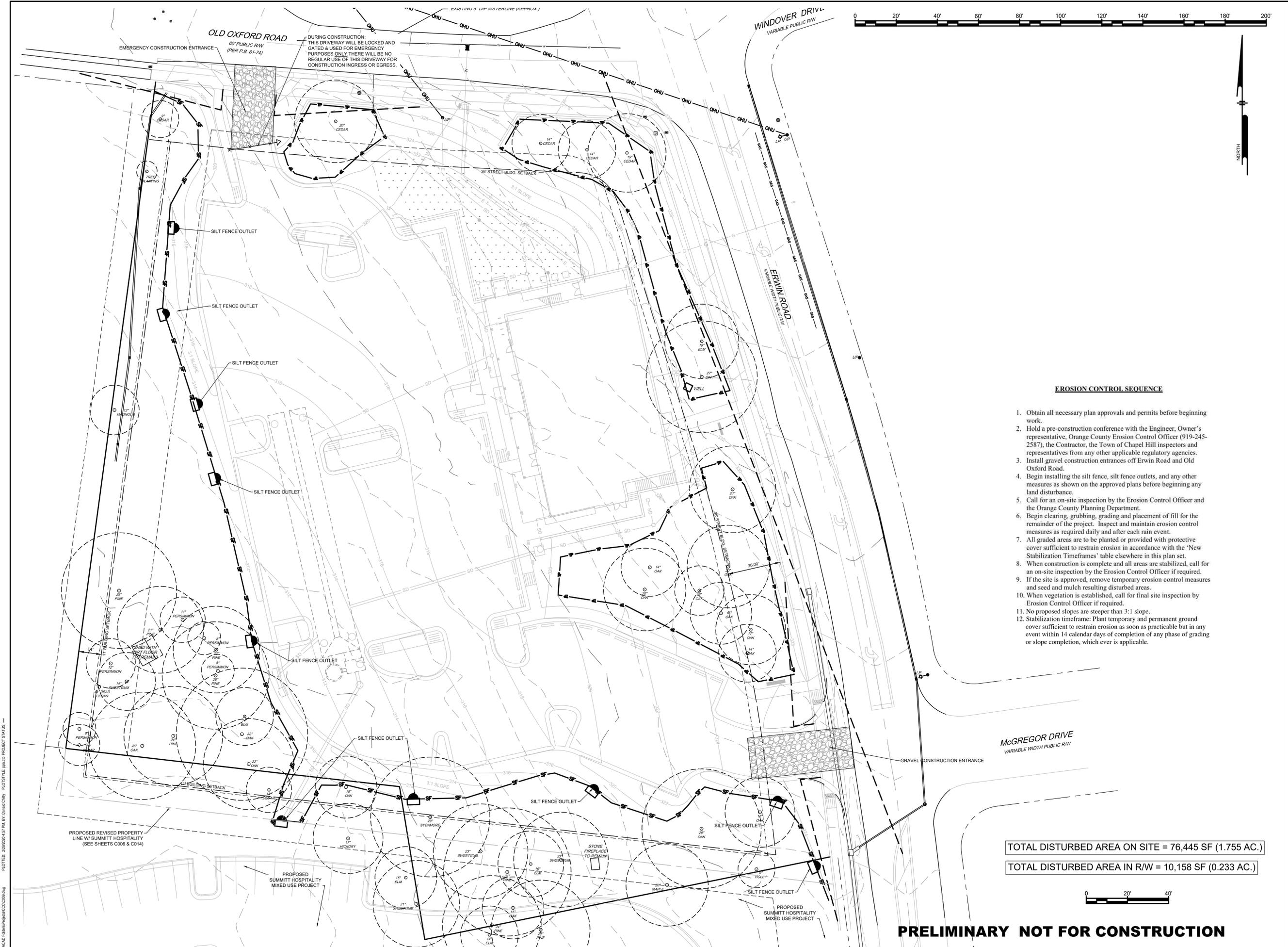
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PROJECT NAME: Christ Community Church  
Chapel Hill, NC  
DESCRIPTION: WQV + MAIN DETENTION

PROJECT NO.	12323-1	REV.	0	DATE	8/23/2019
DESIGNED BY	DYODS	CHECKED BY	DYODS	DATE	
DRAWN BY	DYODS	APPROVED BY		DATE	
SHEET NO.	D3				

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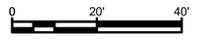
**EROSION CONTROL SEQUENCE**

1. Obtain all necessary plan approvals and permits before beginning work.
2. Hold a pre-construction conference with the Engineer, Owner's representative, Orange County Erosion Control Officer (919-245-2587), the Contractor, the Town of Chapel Hill inspectors and representatives from any other applicable regulatory agencies.
3. Install gravel construction entrances off Erwin Road and Old Oxford Road.
4. Begin installing the silt fence, silt fence outlets, and any other measures as shown on the approved plans before beginning any land disturbance.
5. Call for an on-site inspection by the Erosion Control Officer and the Orange County Planning Department.
6. Begin clearing, grubbing, grading and placement of fill for the remainder of the project. Inspect and maintain erosion control measures as required daily and after each rain event.
7. All graded areas are to be planted or provided with protective cover sufficient to restrain erosion in accordance with the 'New Stabilization Timeframes' table elsewhere in this plan set.
8. When construction is complete and all areas are stabilized, call for an on-site inspection by the Erosion Control Officer if required.
9. If the site is approved, remove temporary erosion control measures and seed and mulch resulting disturbed areas.
10. When vegetation is established, call for final site inspection by Erosion Control Officer if required.
11. No proposed slopes are steeper than 3:1 slope.
12. Stabilization timeframe: Plant temporary and permanent ground cover sufficient to restrain erosion as soon as practicable but in any event within 14 calendar days of completion of any phase of grading or slope completion, which ever is applicable.

McGREGOR DRIVE  
VARIABLE WIDTH PUBLIC R/W

TOTAL DISTURBED AREA ON SITE = 76,445 SF (1.755 AC.)

TOTAL DISTURBED AREA IN R/W = 10,158 SF (0.233 AC.)



**PRELIMINARY NOT FOR CONSTRUCTION**

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

**CHRIST COMMUNITY CHURCH**  
141 ERWIN ROAD, CHAPEL HILL, N.C. 27514  
PHONE 9799-39-9116 AND 9799-49-0235

**EROSION CONTROL PLAN**  
APPLICANT:  
**CHRIST COMMUNITY CHURCH**  
1526 E. FRANKLIN STREET, SUITE 201  
CHAPEL HILL, N.C. 27514

**PHILIP POST ENGINEERING**  
FIRM: C-347  
Philip N. Post, PE, PLS  
(919) 818-7862  
philip.n.post@gmail.com  
PO Box 4912  
Chapel Hill, NC 27515

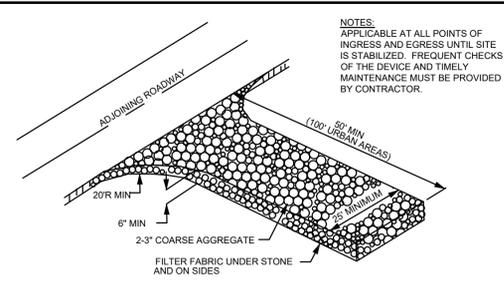
#	DATE	NO.	REVISIONS	BY
1	11-17-2019	1	SUBMITTAL #1 COMMENTS	
2	12-27-2019	2	OWASA 11/13/2019 COMMENTS	
3	1-17-2020	3	SUBMITTAL #2 COMMENTS	
4	1-27-2020	4	PROPERTY LINE SWAP	
5	2-9-2020	5	TOWN COMMENTS	
6	2/26/2020	6	NCDOT AND TOWN COMMENTS	

ALL DOCUMENTS PREPARED BY PHILIP POST ENGINEERING ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PHILIP POST ENGINEERING FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PHILIP POST ENGINEERING. OWNER SHALL indemnify and hold harmless PHILIP POST ENGINEERING FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR IN CONNECTION THEREWITH.

PROJECT	401801
DATE	8/28/2019
DRAWING SCALE	1" = 20'
DRAWN BY	DC
APPROVED BY	PNP

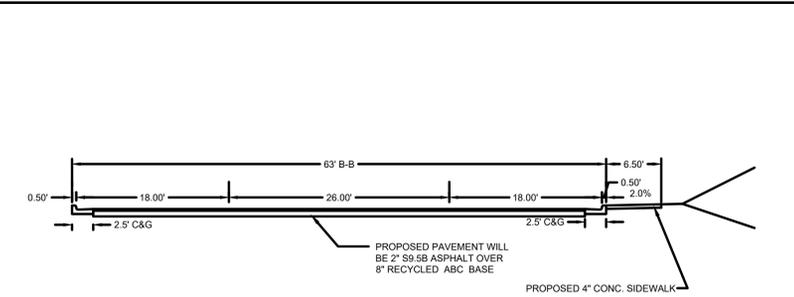
**C009**  
SHEET 10 OF 16

C:\ACAD\Folder\Projects\C009000.dwg PLOTFILE: 2/26/2020 4:52 PM BY: Doreen Olin PLOTFILE: 2/26/2020 4:52 PM BY: Doreen Olin PROJECT STATUS: —



NOTES:  
WASHED STONE PAD TO BE 50L X 25W X 6TH MINIMUM (100L MIN IN URBAN AREAS). IF THE ADJOINING ROADWAY IS WIDER THAN 25', THEN THE WASHED STONE SHALL BE AS WIDE AS THE ADJOINING ROADWAY.  
TURNING RADIUS OF 20' MINIMUM TO ACCOMMODATE LARGE TRUCKS SHALL BE PROVIDED.  
ENTRANCE(S) SHOULD BE LOCATED TO PROVIDE FOR MAXIMUM USE BY ALL CONSTRUCTION VEHICLES.  
MUST BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR DIRECT FLOW OF MUD ONTO ADJACENT STREETS.  
PERIODIC TOP DRESSING WITH STONE (2" THICK) WILL BE NECESSARY. ANY MATERIAL WHICH STILL MAKES IT ONTO THE ROAD MUST BE CLEANED UP IMMEDIATELY.

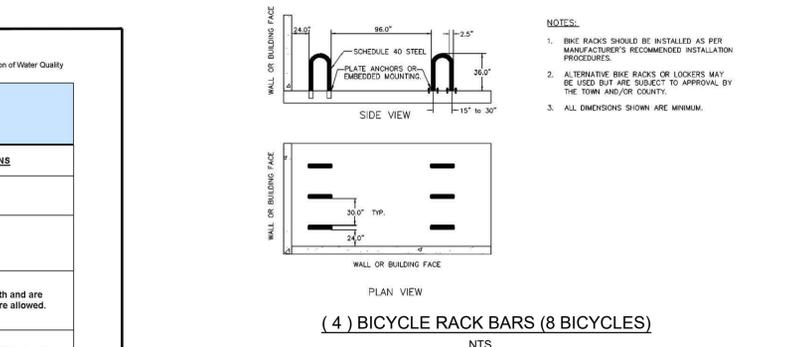
**TEMPORARY GRAVEL CONSTRUCTION ENTRANCE / EXIT**  
NTS



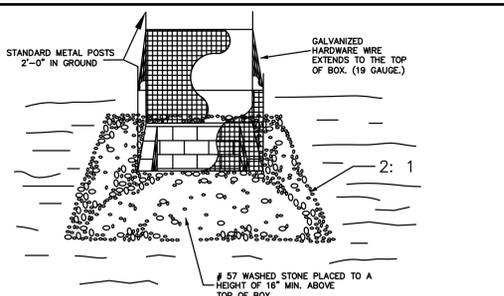
**PARKING LOT TYPICAL SECTION**  
NTS

NPDES Stormwater Discharge Permit for Construction Activities (NCGO1)      NCDENR/Division of Water Quality

NEW STABILIZATION TIMEFRAMES (Effective Aug. 3, 2011)		
SITE AREA DESCRIPTION	STABILIZATION	TIMEFRAME EXCEPTIONS
Perimeter dikes, swales, ditches, slopes	7 days	None
High Quality Water (HQW) Zones	7 days	None
Slopes steeper than 3:1	7 days	If slopes are 10' or less in length and are not steeper than 2:1, 14 days are allowed.
Slopes 3:1 or flatter	14 days	7 days for slopes greater than 50' in length.
All other areas with slopes flatter than 4:1	14 days	None, except for perimeters and HQW Zones.

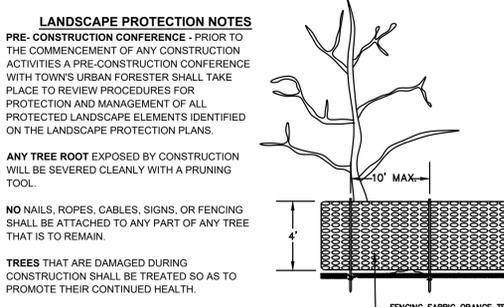


**(4) BICYCLE RACK BARS (8 BICYCLES)**  
NTS

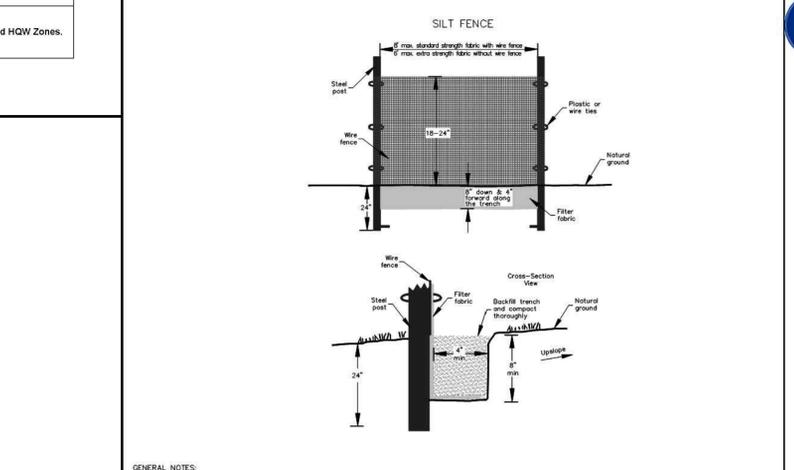


MAINTENANCE:  
INSPECT INLETS AT LEAST WEEKLY AND AFTER EACH SIGNIFICANT (1" OR GREATER) RAINFALL EVENT. CLEAR THE WIRE MESH OF ANY DEBRIS OR OTHER OBJECTS TO PROVIDE ADEQUATE FLOW FOR SUBSEQUENT RAINS. TAKE CARE NOT TO DAMAGE OR UNDERCUT THE WIRE MESH DURING SEDIMENT REMOVAL. REPLACE STONE AS NEEDED.

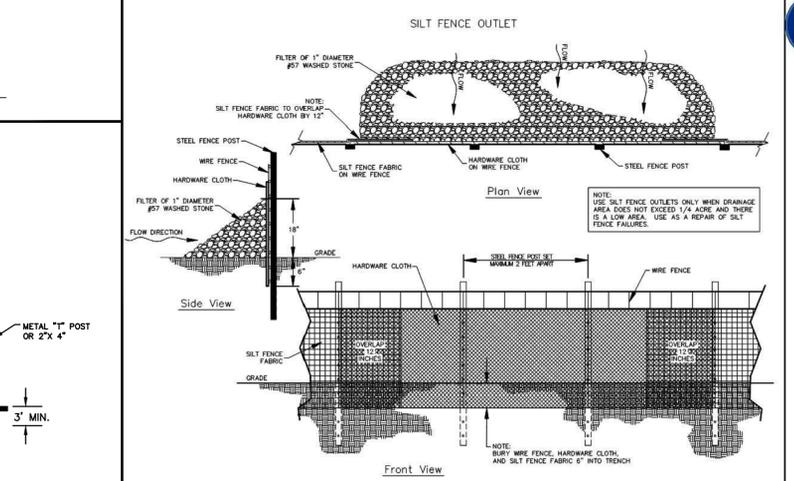
**Inlet Protection**  
Not to scale



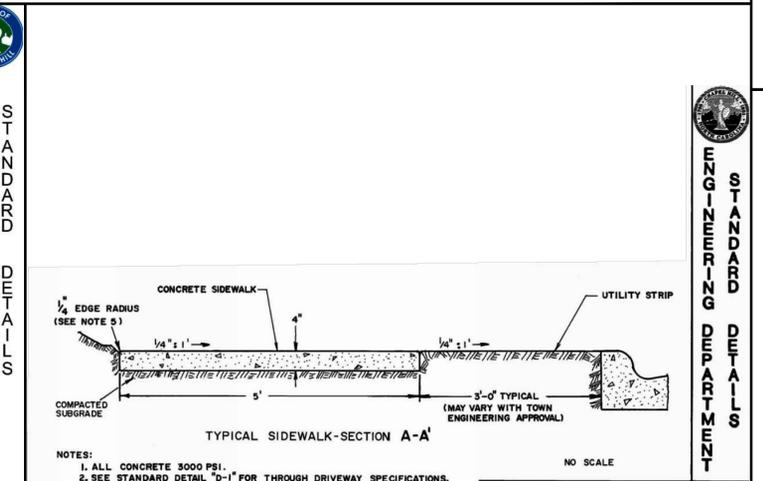
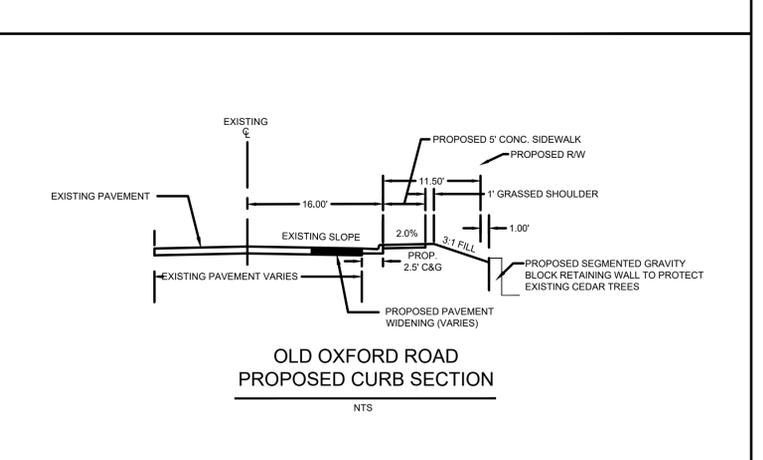
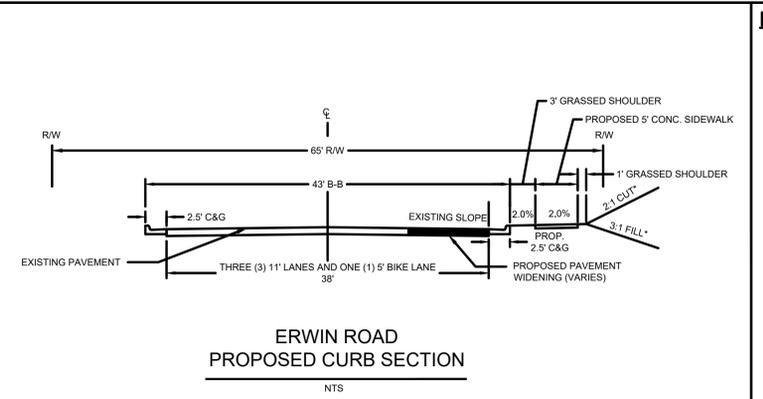
**Tree Protection Fence Detail**  
Not to scale



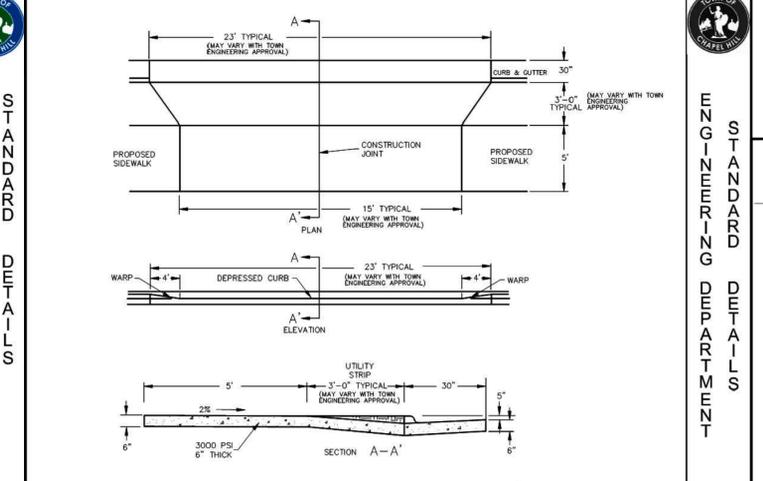
TITLE:	REVISIONS	DET. NO.
SILT FENCE	08/13 15	SD-18



TITLE:	REVISIONS	DET. NO.
SILT FENCE OUTLET	08/13 15	SD-19



TITLE:	REVISIONS	DET. NO.
TYPICAL SIDEWALK	10/15 MR	D-1



**PERMANENT SEEDING IN NORTH CAROLINA (TABLE 6.11)**

SEEDING MIXTURE SPECIES	RATE (LB/ACRE)
TALL FESCUE	250
SERICEA LESPEDEZA	20
KOBE LESPEDEZA	10
	50

SEEDING NOTES:  
1. AFTER AUGUST 15 USE UNSCARIFIED SERICEA SEED.  
2. WHERE PERIODIC MOWING IS PLANNED OR A NEAR APPEARANCE IS DESIRED, OMIT SERICEA AND INCREASE KOBE LESPEDEZA TO 40 LB/ACRE.  
3. TO EXTEND SPRING SEEDING DATES INTO JUNE, ADD 15LB/ACRE HULLED BERMOUDAGRASS. HOWEVER, AFTER MID-APRIL IT IS PREFERABLE TO SEED TEMPORARY COVER.

NURSE PLANTS:  
BETWEEN MAY 1 AND AUGUST 15, ADD 10 LB/ACRE GERMAN MILLET OR 15LB/ACRE SUDAGRASS. PRIOR TO MAY 1 OR AFTER AUGUST 15 ADD 40 LB/ACRE RYE (GRAIN).

SEEDING DATES:  
FALL: AUGUST 25 - SEPTEMBER 15      AUGUST 20 - OCTOBER 25  
LATE WINTER: FEBRUARY 15 - MARCH 21      FEBRUARY 1 - APRIL 15

SOIL AMENDMENTS:  
APPLY LIME AND FERTILIZER ACCORDING TO SOIL TESTS, OR APPLY 4,000 LB/ACRE GROUND AGRICULTURAL LIMESTONE AND 1,000 LB/ACRE 10-10-10 FERTILIZER.

MULCH:  
APPLY 4,000 LB/ACRE GRAIN STRAW OR EQUIVALENT COVER OF ANOTHER SUITABLE MULCH. ANCHOR STRAW BY TACKING WITH ASPHALT, NETTING OR ROVING OR BY CRIMPING WITH A MULCH ANCHORING TOOL. A DISK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL.

MAINTENANCE:  
REFERTILIZE IN THE SECOND YEAR UNLESS GROWTH IS FULLY ADEQUATE. MAY BE MOWED ONCE OR TWICE A YEAR, BUT MOWING IS NOT NECESSARY. RESEED, FERTILIZE AND MULCH DAMAGED AREAS IMMEDIATELY.

**SEEDING SCHEDULE**

- CHISEL COMPACTED AREAS AND SPREAD TOPSOIL 3 INCHES DEEP OVER ADVERSE SOIL CONDITIONS, IF AVAILABLE.
- RIP THE ENTIRE AREA TO 6 INCHES DEPTH.
- REMOVE ALL LOOSE ROCK, ROOTS, AND OTHER OBSTRUCTIONS LEAVING SURFACE REASONABLY SMOOTH AND UNIFORM.
- APPLY AGRICULTURAL LIME, FERTILIZER, AND UNIFORMLY MIX WITH SOIL (SEE BELOW).
- SEED ON A FRESHLY PREPARED SEEDBED AND SEED LIGHTLY WITH SEEDING EQUIPMENT OR CULTIPACK.
- MULCH IMMEDIATELY AFTER SEEDING.
- INSPECT ALL SEEDING AREAS AND MAKE NECESSARY RESEEDINGS WITHIN THE PLANTING SEASON, IF POSSIBLE. STAND SHOULD BE OVER 60% DAMAGED, REESTABLISH WITH ORIGINAL LIME, FERTILIZER AND SEEDING RATES.
- CONSULT CONSERVATION INSPECTOR ON MAINTENANCE AND FERTILIZATION AFTER PERMANENT COVER IS STABILIZED.

\* APPLY:  
AGRICULTURAL LIMESTONE - 2 TONS/ACRES (3 TONS/ACRE IN CLAY SOILS)  
FERTILIZER - 1,000 lbs. / ACRE -10-10-10  
SUPERPHOSPHATE- 500 lbs/ ACRE -20% ANALYSIS  
MULCH - 2 TONS / ACRE (500 LBS/AC FOR STEEP SLOPES) - SMALL GRAIN STRAW  
ANOTHER - ASPHALT EMULSION @ 300 GALS./ACRE

**SEEDBED PREPARATION**

MAINTENANCE:  
NEW SEEDLINGS SHOULD BE INSPECTED FREQUENTLY AND MAINTENANCE PERFORMED AS NEEDED. IF RILLS AND GULLIES DEVELOP, THEY MUST BE FILLED, RE-SEED, AND MULCHED AS SOON AS POSSIBLE. DIVERSIONS MAY BE NEEDED UNTIL NEW PLANTS TAKE HOLD.  
DAMAGE TO VEGETATION FROM DISEASE, INSECTS, TRAFFIC, ETC., CAN OCCUR AT ANY TIME. HERBICIDES AND REGULAR MOWING MAY BE NEEDED TO CONTROL WEEDS, DUST AND SPRAYS MAY BE NEEDED TO CONTROL INSECTS.  
WEEK OR DAMAGED SPOTS MUST BE RELIMED, FERTILIZED, MULCHED, AND RESEED AS PROMPTLY AS POSSIBLE.

**TEMPORARY SEEDING IN NORTH CAROLINA**

SEASON	SEEDING MIXTURE SPECIES	RATE (LB/ACRE)
LATE WINTER & EARLY SPRING	RYE (GRAIN) ANNUAL LESPEDEZA (KOBE IN PIEDMONT AND COASTAL PLAIN, KOREAN IN MOUNTAINS)	120 50
SUMMER	GERMAN MILLET OMIT ANNUAL LESPEDEZA WHEN DURATION OF TEMPORARY COVER IN THE PIEDMONT AND MOUNTAINS, A SMALL-STEMMED SUNDAGRASS	40
FALL	RYE (GRAIN)	120

SEEDING DATES:  
MOUNTAINS - ABOVE 2500 ft. FEB. 15 - MAY 15  
PIEDMONT - JAN. 1 - AUG. 15  
COASTAL PLAIN - DEC. 1 - APR. 15

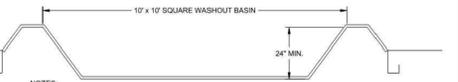
MOUNTAINS - MAY 15 - AUG. 15  
PIEDMONT - MAY 1 - AUG. 15  
COASTAL PLAIN - APR. 15 - AUG. 15

MOUNTAINS - AUG. 15 - DEC. 15  
COASTAL PLAIN AND PIEDMONT - AUG. 15 - DEC. 30

SOIL AMENDMENTS:  
FOLLOW RECOMMENDATIONS OF SOIL TESTS OR APPLY 2,000 LB/ACRE GROUND AGRICULTURAL LIMESTONE AND 750 LBS/ACRE 10-10-10 FERTILIZER

MULCH:  
APPLY 4,000 LB/ACRE STRAW. ANCHOR STRAW BY TACKING WITH ASPHALT, NETTING OR A MULCH ANCHORING TOOL. A DISK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL.

MAINTENANCE:  
REFERTILIZE IF GROWTH IS NOT FULLY ADEQUATE. RESEED, FERTILIZE AND MULCH IMMEDIATELY FOLLOWING EROSION OR OTHER DAMAGE.



- NOTES:  
1. INSTALL CONCRETE WASHOUT PIT AT LOCATIONS SHOWN ON PLANS.  
2. LINE PIT WITH IMPERVIOUS FABRIC OR POLYETHYLENE SHEET. ANCHOR FABRIC INTO GROUND OUTSIDE PIT AS SHOWN.  
3. MAXIMUM WATER AND SEDIMENT DEPTH IS 12". PIT MUST BE EXCAVATED AND RE-LINED WHEN DEPTH OF SEDIMENT REACHES 12" OR COMBINED WATER/SEDIMENT DEPTH EXCEEDS 12" FOLLOWING WASHOUT OF CONCRETE TRUCK.  
4. ALLOW WATER TO EVAPORATE COMPLETELY PRIOR TO EXCAVATING PIT.  
5. WASHOUT PIT MAY BE LOCATED NO CLOSER THAN 8' TO DRAIN, INLETS, OR SURFACE WATERS.

PROJECT: 401801  
DATE: 8/28/2019

DRAWING SCALE: -  
DRAWN BY: DC  
APPROVED BY: PP

**PRELIMINARY NOT FOR CONSTRUCTION**  
SHEET 11 OF 16

Philip N. Post, PE, PLS  
(919) 818-7862  
philip.n.post@gmail.com  
PO Box 4932  
Chapel Hill, NC 27515

PHILIP POST ENGINEERING FIRM, C-347

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

CHRIST COMMUNITY CHURCH  
141 ERWIN ROAD, CHAPEL HILL, N.C. 27514  
PHONE 9799-39-9116 AND 9799-49-0235

CHRIST COMMUNITY CHURCH  
1528 E. FRANKLIN STREET, SUITE 201  
CHAPEL HILL, N.C. 27514

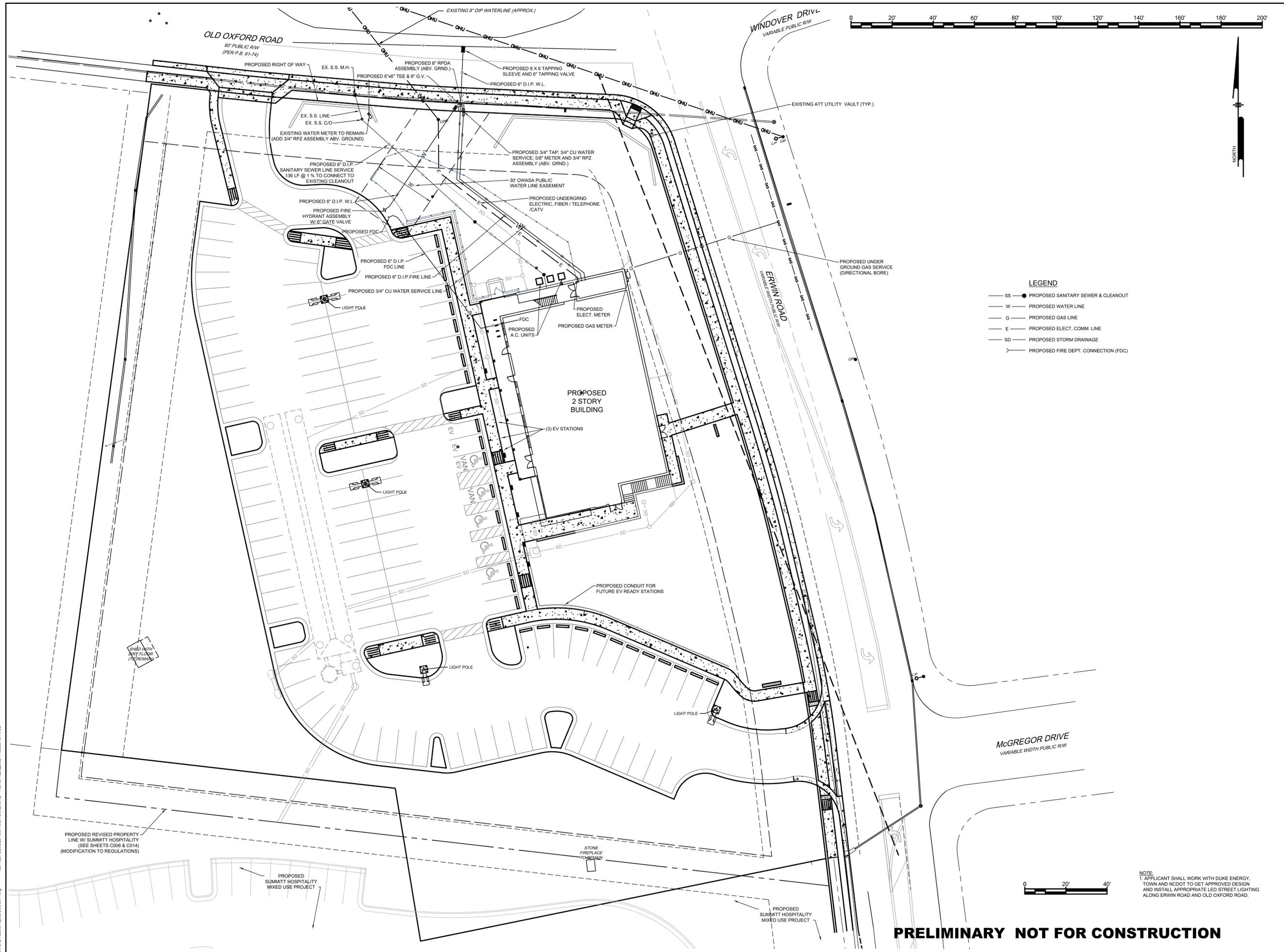
REVISIONS

#	DATE	NO.	BY
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#	DATE	NO.	BY
2/28/2020	6	NC DOT AND TOWN COMMENTS	
2-9-2020	5	TOWN COMMENTS	
1-27-2020	4	PROPERTY LINE SWAP	
1-17-2020	3	SUBMITTAL #2 COMMENTS	
12-27-2019	2	OWASA 11/13/2019 COMMENTS	
11-17-2019	1	SUBMITTAL #1 COMMENTS	

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PROJECT: 401801  
DATE: 8/28/2019  
DRAWING SCALE: -  
DRAWN BY: DC  
APPROVED BY: PP  
**PRELIMINARY NOT FOR CONSTRUCTION**  
SHEET 11 OF 16



Philip N. Post, PE, PLS  
 (919) 818-7862  
 philip.n.post@gmail.com  
 PO Box 4912  
 Chapel Hill, NC 27515

PHILIP  
 POST  
 ENGINEERING  
 FIRM: C-347

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

**CHRIST COMMUNITY CHURCH**  
 141 ERWIN ROAD, CHAPEL HILL, N.C. 27514  
 P/N# 9799-39-9116 AND 9799-49-0235

**UTILITY PLAN & FIRE DEPT. FDC**

APPLICANT:  
**CHRIST COMMUNITY CHURCH**  
 1528 E. FRANKLIN STREET, SUITE 201  
 CHAPEL HILL, N.C. 27514

#	DATE	NO.	BY	REVISIONS
2/26/2020	6			NCDDOT AND TOWN COMMENTS
2-9-2020	5			TOWN COMMENTS
1-27-2020	4			PROPERTY LINE SWAP
1-17-2020	3			SUBMITTAL #2 COMMENTS
12-27-2019	2			OWASA 11/13/2019 COMMENTS
11-17-2019	1			SUBMITTAL #1 COMMENTS

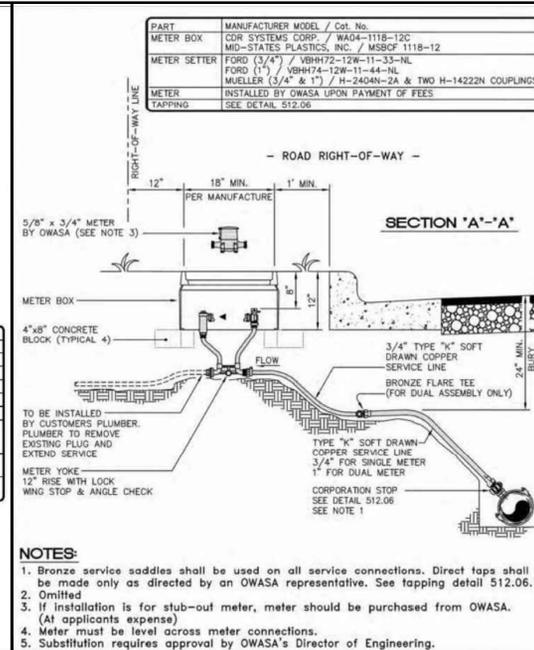
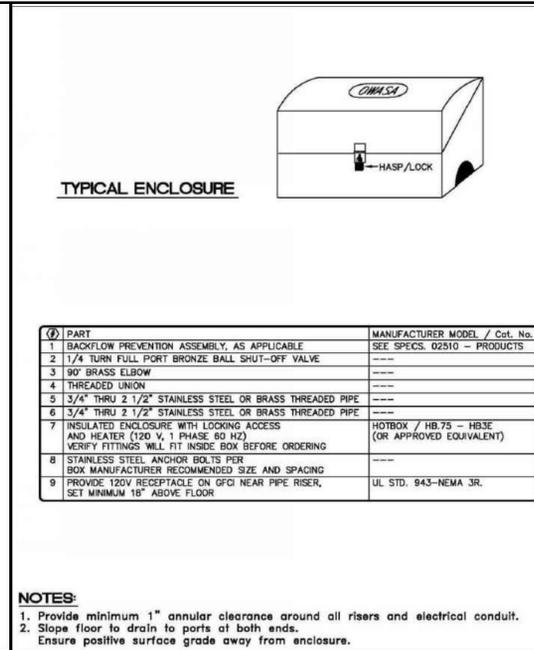
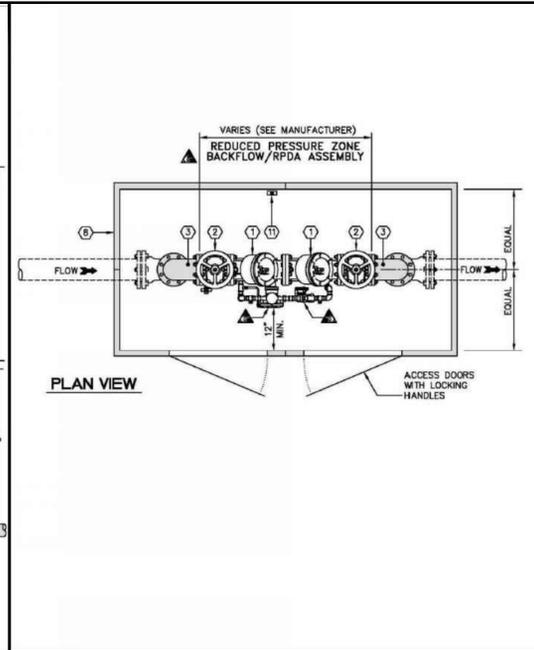
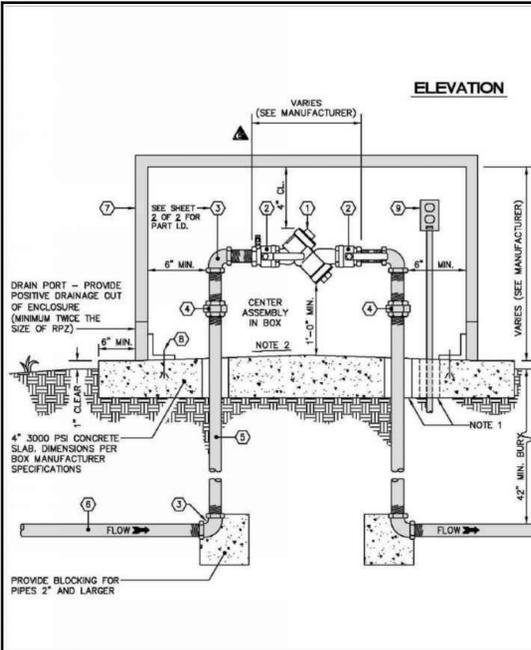
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PROJECT: 401801  
 DATE: 8/28/2019  
 DRAWING SCALE: 1" = 20'  
 DRAWN BY: DC  
 APPROVED BY: PNP

**PRELIMINARY NOT FOR CONSTRUCTION**

NOTE:  
 1. APPLICANT SHALL WORK WITH DUKE ENERGY, TOWN AND NCDDOT TO GET APPROVED DESIGN AND INSTALL APPROPRIATE LED STREET LIGHTING ALONG ERWIN ROAD AND OLD OXFORD ROAD.

C:\ACAD\Projects\19082019\19082019.dwg PLOTFILE: 20200828-15:08:00.plt BY: Donald Chisholm PLOTSTYLE: splot.dwt PROJECT STATUS: —



**ORANGE WATER AND SEWER AUTHORITY**  
 400 Jones Ferry Road, PO Box 366, Cary, NC 27518-0366  
 Voice: (919) 968-4421, Fax: (919) 968-4464, www.owasa.org

**3/4" to 2" RPZ ASSEMBLY (ABOVE GROUND)**  
 SCALE: Not To Scale, DETAIL # 515.06  
 REVISION DATE: December 20, 2016

**ORANGE WATER AND SEWER AUTHORITY**  
 400 Jones Ferry Road, PO Box 366, Cary, NC 27518-0366  
 Voice: (919) 968-4421, Fax: (919) 968-4464, www.owasa.org

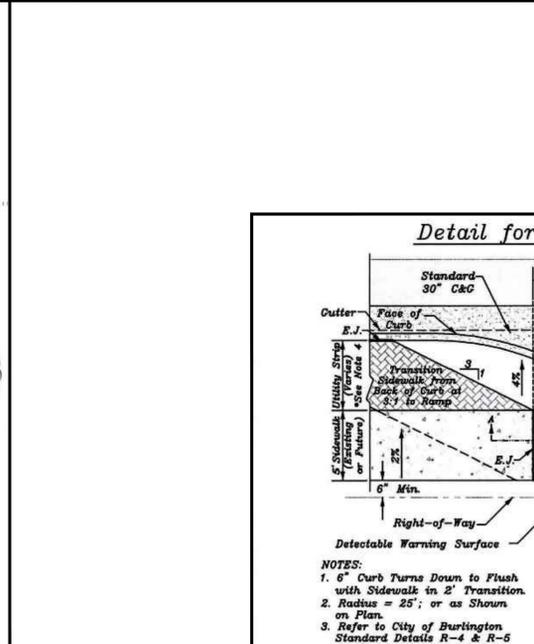
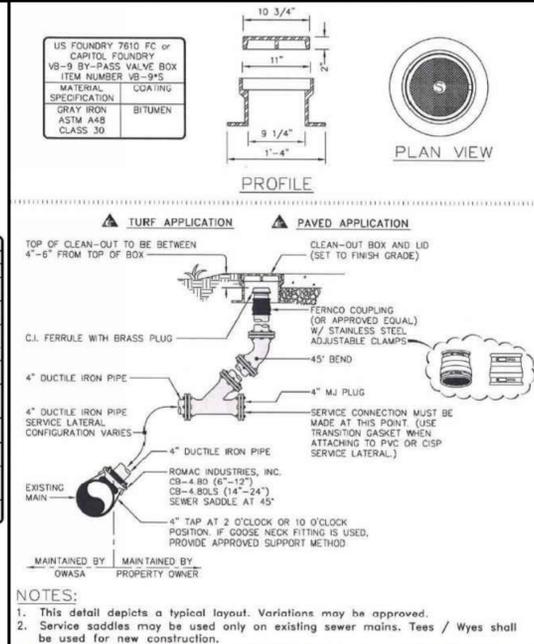
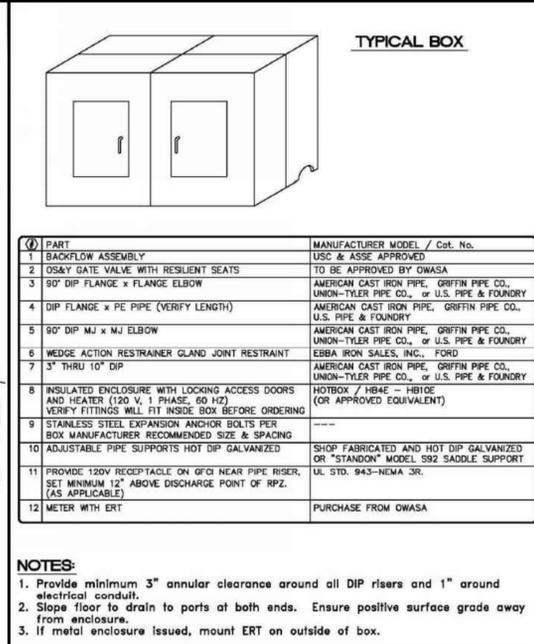
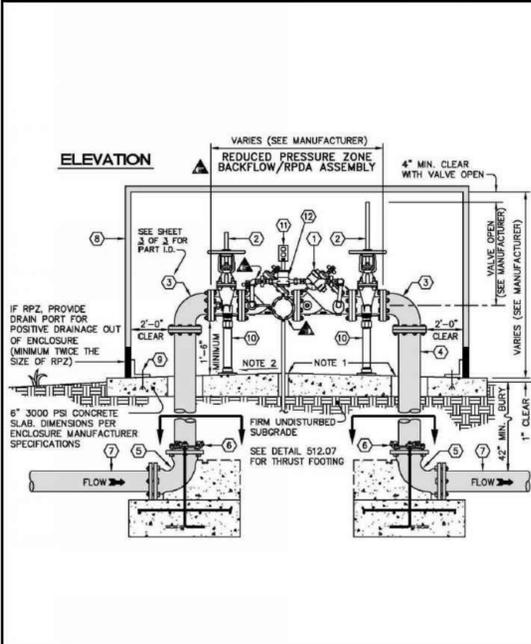
**2 1/2" to 10" RPZ, RPDA ASSEMBLY (ABOVE GROUND)**  
 SCALE: Not To Scale, DETAIL # 515.10  
 REVISION DATE: December 20, 2016

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**3/4" to 2" RPZ ASSEMBLY (ABOVE GROUND)**  
 SCALE: Not To Scale, DETAIL # 515.06  
 REVISION DATE: December 20, 2016

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 400 Jones Ferry Road, PO Box 366, Cary, NC 27518-0366  
 Voice: (919) 968-4421, Fax: (919) 968-4464, www.owasa.org

**3/4" SINGLE & 1" DUAL SERVICE INSTALLATION**  
 SCALE: Not To Scale, DETAIL # 515.01  
 REVISION DATE: November 28, 2012



**ORANGE WATER AND SEWER AUTHORITY**  
 400 Jones Ferry Road, PO Box 366, Cary, NC 27518-0366  
 Voice: (919) 968-4421, Fax: (919) 968-4464, www.owasa.org

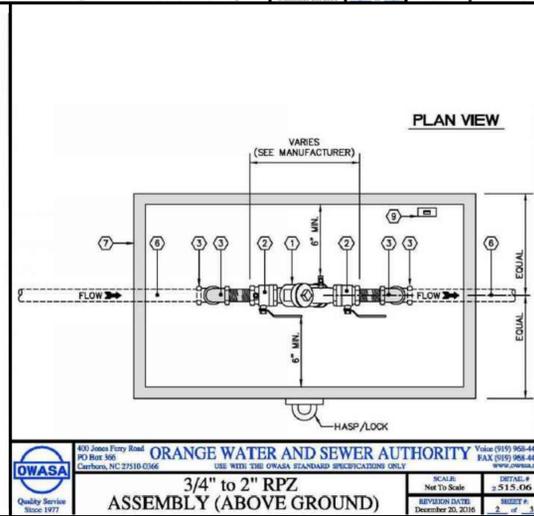
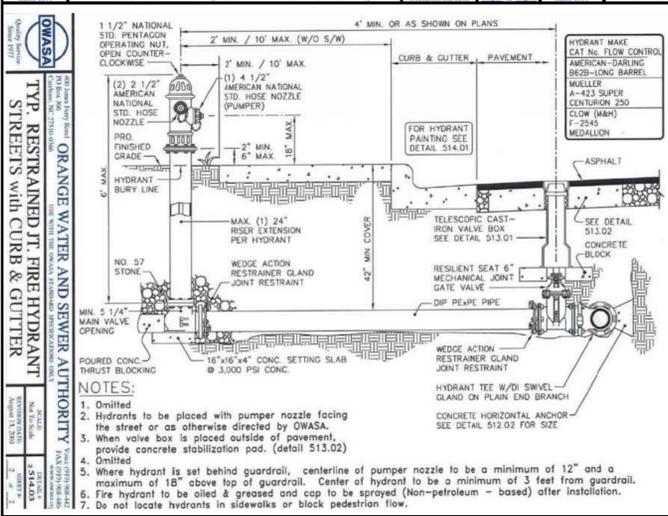
**2 1/2" to 10" RPZ, RPDA ASSEMBLY (ABOVE GROUND)**  
 SCALE: Not To Scale, DETAIL # 515.10  
 REVISION DATE: December 20, 2016

**ORANGE WATER AND SEWER AUTHORITY**  
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 Voice: (919) 968-4421, Fax: (919) 968-4464, www.owasa.org

**2 1/2" to 10" RPZ, RPDA ASSEMBLY (ABOVE GROUND)**  
 SCALE: Not To Scale, DETAIL # 515.10  
 REVISION DATE: December 20, 2016

**ORANGE WATER AND SEWER AUTHORITY**  
 400 Jones Ferry Road, PO Box 366, Cary, NC 27518-0366  
 Voice: (919) 968-4421, Fax: (919) 968-4464, www.owasa.org

**4" SEWER TAP AND STUB-OUT PAVED APPLICATION CLEAN OUT**  
 SCALE: Not To Scale, DETAIL # 534.01  
 REVISION DATE: April 18, 2017



**ORANGE WATER AND SEWER AUTHORITY**  
 400 Jones Ferry Road, PO Box 366, Cary, NC 27518-0366  
 Voice: (919) 968-4421, Fax: (919) 968-4464, www.owasa.org

**3/4" to 2" RPZ ASSEMBLY (ABOVE GROUND)**  
 SCALE: Not To Scale, DETAIL # 515.06  
 REVISION DATE: December 20, 2016

**ORANGE WATER AND SEWER AUTHORITY**  
 400 Jones Ferry Road, PO Box 366, Cary, NC 27518-0366  
 Voice: (919) 968-4421, Fax: (919) 968-4464, www.owasa.org

**3/4" to 2" RPZ ASSEMBLY (ABOVE GROUND)**  
 SCALE: Not To Scale, DETAIL # 515.06  
 REVISION DATE: December 20, 2016

**ORANGE WATER AND SEWER AUTHORITY**  
 400 Jones Ferry Road, PO Box 366, Cary, NC 27518-0366  
 Voice: (919) 968-4421, Fax: (919) 968-4464, www.owasa.org

**4" SEWER TAP AND STUB-OUT PAVED APPLICATION CLEAN OUT**  
 SCALE: Not To Scale, DETAIL # 534.01  
 REVISION DATE: April 18, 2017

**PHILIP POST ENGINEERING**  
 PHILIP POST ENGINEERING FIRM: C-347  
 Philip N. Post, PE, PLS  
 (919) 818-7862  
 philip.n.post@gmail.com  
 PO Box 4932  
 Chapel Hill, NC 27515

**CHRIST COMMUNITY CHURCH**  
 141 ERWIN ROAD, CHAPEL HILL, N.C. 27514  
 PHONE 9799-39-9116 AND 9799-46-0235  
 APPLICANT:  
**CHRIST COMMUNITY CHURCH**  
 1526 E. FRANKLIN STREET, SUITE 201  
 CHAPEL HILL, N.C. 27514

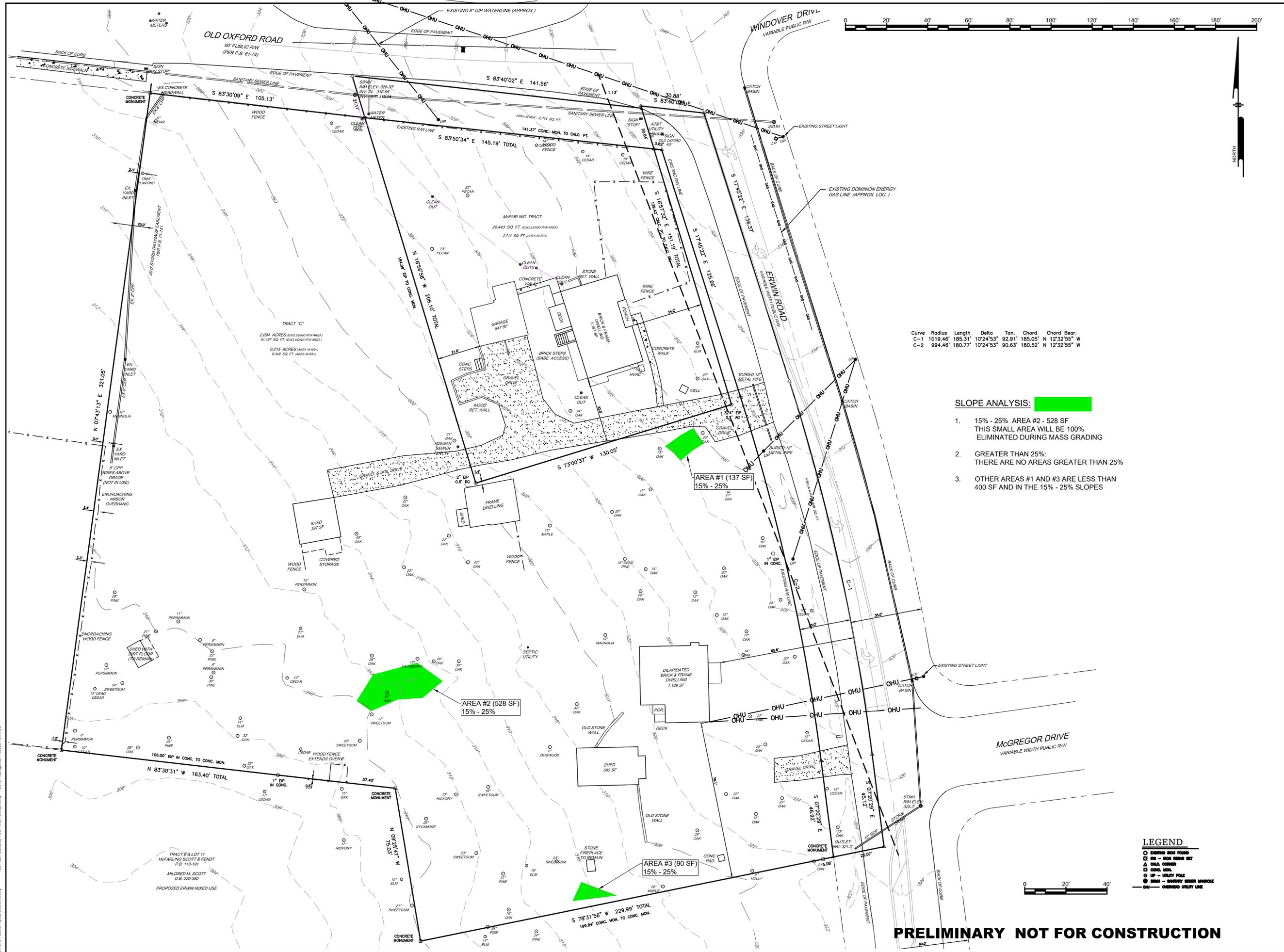
**UTILITY AND DRIVEWAY ENTRANCE DETAILS**

#	DC	#DC	DC	DC	DC	DC	BY
1							
2							
3							
4							
5							
6							

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PROJECT: 401801  
 DATE: 8/28/2019  
 DRAWING SCALE: -  
 DRAWN BY: DC  
 APPROVED BY: PP

**C012**  
 SHEET 13 OF 16



Curve	Radius	Length	Delta	Tan. Chord	Chord Bear.
C-1	1019.46'	185.31'	10°24'53"	92.91'	185.05' N 12°32'55" W
C-2	994.46'	180.77'	10°24'53"	90.63'	180.52' N 12°32'55" W

**SLOPE ANALYSIS:**

- 15% - 25% AREA #2 - 528 SF  
THIS SMALL AREA WILL BE 100%  
ELIMINATED DURING MASS GRADING
- GREATER THAN 25%:  
THERE ARE NO AREAS GREATER THAN 25%
- OTHER AREAS #1 AND #3 ARE LESS THAN  
400 SF AND IN THE 15% - 25% SLOPES

**LEGEND**

- EXISTING IRON PIPES
- EX - IRON HUBER NET
- △ CONC. MON.
- CONC. MON.
- UP - UTILITY POLE
- SH - UNKNOWN SLOPE HAZARDOUS
- OHU - CHANGED UTILITY LINE

**PRELIMINARY NOT FOR CONSTRUCTION**

Philip N. Post, PE, PLS  
(919) 818-7862  
philip.n.post@gmail.com  
PO Box 4912  
Chapel Hill, NC 27515

PHILIP  
POST  
ENGINEERING  
FIRM: C-347

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR  
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DISCREPANCIES BEFORE PROCEEDING WITH WORK

**CHRIST COMMUNITY CHURCH**  
141 ERWIN ROAD, CHAPEL HILL, N.C. 27514  
PHONE 9799-39-9116 AND 9799-49-0235

**SLOPE ANALYSIS PLAN**

APPLICANT:  
**CHRIST COMMUNITY CHURCH**  
1528 E. FRANKLIN STREET, SUITE 201  
CHAPEL HILL, N.C. 27514

#	DATE	NO.	BY	REVISIONS
1	11-17-2019			SUBMITTAL #1 COMMENTS
2	12-27-2019			OWASA 11/13/2019 COMMENTS
3	1-17-2020			SUBMITTAL #2 COMMENTS
4	2-9-2020			PROPERTY LINE SWAP
5	2-9-2020			TOWN COMMENTS
6	2/26/2020			NCDOT AND TOWN COMMENTS

PROJECT: 401801

DATE: 8/28/2019

DRAWING SCALE: 1" = 20'

DRAWN BY: DC

APPROVED BY: PP

**C013**

SHEET 14 OF 16

DATE PLOTTED: 2/26/2020 4:58 PM BY: D:\dml\dwg PLOTSTYLE: splan.ctb PROJECT STATUS: —

Swanson + Associates, pa  
landscape architect

100 East Carr Street  
Carrboro, NC 27510  
david@swansonlandscapearchitecture.com  
919.929.9000

Philip N. Post, PE, PLS  
(919) 818-7862  
philip.n.post@gmail.com  
PO Box 4932  
Chapel Hill, NC 27515

PHILIP  
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ENGINEERING  
FIRM: C-347

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NORTH CAROLINA  
REGISTERED LANDSCAPE ARCHITECT  
461  
DAVID T. SWANSON  
July 18, 2019

NORTH CAROLINA  
REGISTERED PROFESSIONAL ENGINEER  
C-168  
SWANSON + ASSOCIATES, P.A.

**CHRIST COMMUNITY CHURCH**  
141 ERWIN ROAD, CHAPEL HILL, N.C. 27514  
PIN# 9799-99-9116 AND 9799-48-0235

**LANDSCAPE PLAN AND DETAILS**

APPLICANT:  
CHRIST COMMUNITY CHURCH  
1526 E. FRANKLIN STREET, SUITE 201  
CHAPEL HILL, N.C. 27514

NO.	DATE	REVISIONS	BY
1	02-05-20	ADD SCREENING PLANTS	DS
2	02-03-20	SUBMITTAL #2 TOWN COMMENTS	DS
3	11-17-19	SUBMITTAL #1 TOWN COMMENTS	DS

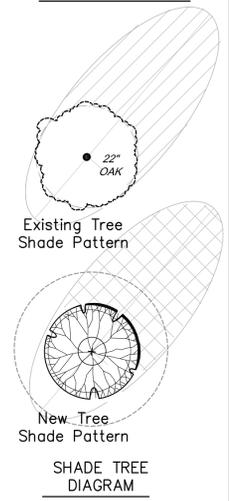
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PROJECT	401801
DATE	07/18/2019
DRAWING SCALE	1" = 20'
DRAWN BY	DD
APPROVED BY	PP

L 001  
SHEET 15 OF 16

**SHADE TREE REQUIREMENTS/PROVIDED:**

TOTAL PARKING AREA:	34,825 SF
TOTAL SHADE TREE REQUIRED: 35% OF PARKING AREA	12,188 SF
TOTAL ENTRY DRIVE PAVED AREA:	4,070 SF
TOTAL SHADE TREE REQUIRED: 35% OF SERVICE PAVED AREA	1,425 SF
TOTAL PAVED AREA: (excluding entrance drive)	38,895 SF
Number of shade trees required: 38,895 sf/2000 sf =	19 trees
TOTAL SHADE TREE REQUIRED: 35% OF PAVED AREA	13,613 SF
TOTAL SHADE TREE PROVIDED: 35%+ of Parking & Entry Area new trees shade area = 15,305 sf extg. trees shade area = 5,910 sf (calculated as shown graphically)	21,215 SF
Number of shade trees provided 27 trees x's 2000 sf / 2 = 27,000 SF	27 trees



**LEGEND for TREE - SHRUB - GRASS PLANTING**

OUTER DASHED CIRCLE REPRESENTS A MATURE SIZED CANOPY WIDTH PLANT BASED ON EXPECTATIONS. ACTUAL GROWING CONDITIONS WILL VARY DEPENDING ON SOIL CONDITIONS, AMOUNT OF WET/DRY CONDITIONS, EXISTING TREE CANOPY COVERAGE AND SUNLIGHT, ROOT COMPETITION AND OTHER ENVIRONMENTAL FACTORS.

- |   |  |
|---|--|
| Pin Oak<br><i>Quercus palustris</i>                                       | Tulip Poplar<br><i>Liriodendron tulipifera</i>             |
| Swamp Chestnut Oak<br><i>Quercus michauxii</i>                            | Black Gum<br><i>Nyssa sylvatica</i>                        |
| Bald Cypress<br><i>Taxodium distichum</i>                                 | Chinese Pistache<br><i>Pistacia chinensis</i>              |
| Red Maple<br><i>Acer rubrum</i>   | Red Cedar<br><i>Juniperus virginiana</i>                   |
| Persimmon<br><i>Diospyros virginiana</i>                                  | Loblolly Pine<br><i>Pinus taeda</i>                        |
| Southern Magnolia<br><i>Magnolia grandiflora</i>                          | Greenleaf Holly<br><i>Ilex opaca 'Greenleaf'</i>           |
| River Birch<br><i>Betula nigra</i>  | Nellie Stevens Holly<br><i>Ilex x Nellie R Stevens</i>     |
| Pecan<br><i>Carya illinoensis</i>   | Arborvitae<br><i>Thuja occidentalis</i>                    |
| Ginkgo<br><i>Ginkgo biloba</i>  | Carolina Cherry Laurel<br><i>Prunus caroliniana</i>        |
| Red Bud<br><i>Cercis canadensis</i>                                       | Hornbeam (Ironwood)<br><i>Carpinus caroliniana</i>         |
| Peggy Clarke Japanese Apricot<br><i>Prunus mume 'Peggy Clarke'</i>        | Flowering Quince<br><i>Chaenomeles speciosa</i>            |
| Fringe Tree<br><i>Chionanthus virginicus</i>                              | Wax Myrtle<br><i>Myrica cerifera</i>                       |
| Crape Myrtle Natchez White<br><i>Lagerstromia faurei 'Natchez'</i>        | Winter Honeysuckle<br><i>Lonicera fragrantissima</i>       |
| Chindo Viburnum<br><i>Viburnum awabuki 'Chindo'</i>                       | Grey Owl Juniper<br><i>Juniperus virginiana 'Grey Owl'</i> |
| Carolina Jasmine (vine trained on fence)<br><i>Gelsemium sempervirens</i> | Abelia<br><i>Abelia grandifolia</i>                        |
|   | Glossy Abelia<br><i>Glossy Abelia</i>                      |
|   | Carissa<br><i>Ilex cornuta 'Carissa'</i>                   |
|   | Tree Saucer (mulch ring - typ.)                            |

**GRASS PLANTING NOTES**

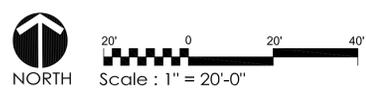
**Native Vegetation Stabilization Mix**  
Recommended application rate: 20-25 lbs. per acre

Species Common Name	Percent
<i>Elymus virginicus</i> Virginia wild rye	15
<i>Tripsacum dactyloides</i> Eastern gammagrass	13
<i>Panicum virgatum</i> Switchgrass	12
<i>Agrostis perennans</i> Autumn bentgrass	12
<i>Carex vulpinoidea</i> Fox sedge	10
<i>Tridens flavus</i> Purple top	10
<i>Schizachyrium scoparium</i> Little bluestem	8
<i>Coreopsis lanceolata</i> Lance leaf tickseed	5
<i>Sorghastrum nutans</i> Indian grass	5
<i>Elymus hystrix</i> Bottlebrush grass	5
<i>Festuca ovina</i> var. <i>duriuscula</i> Hard fescue	4
<i>Rudbeckia hirta</i> NC Ecotype Blackeyed susan	1
	100

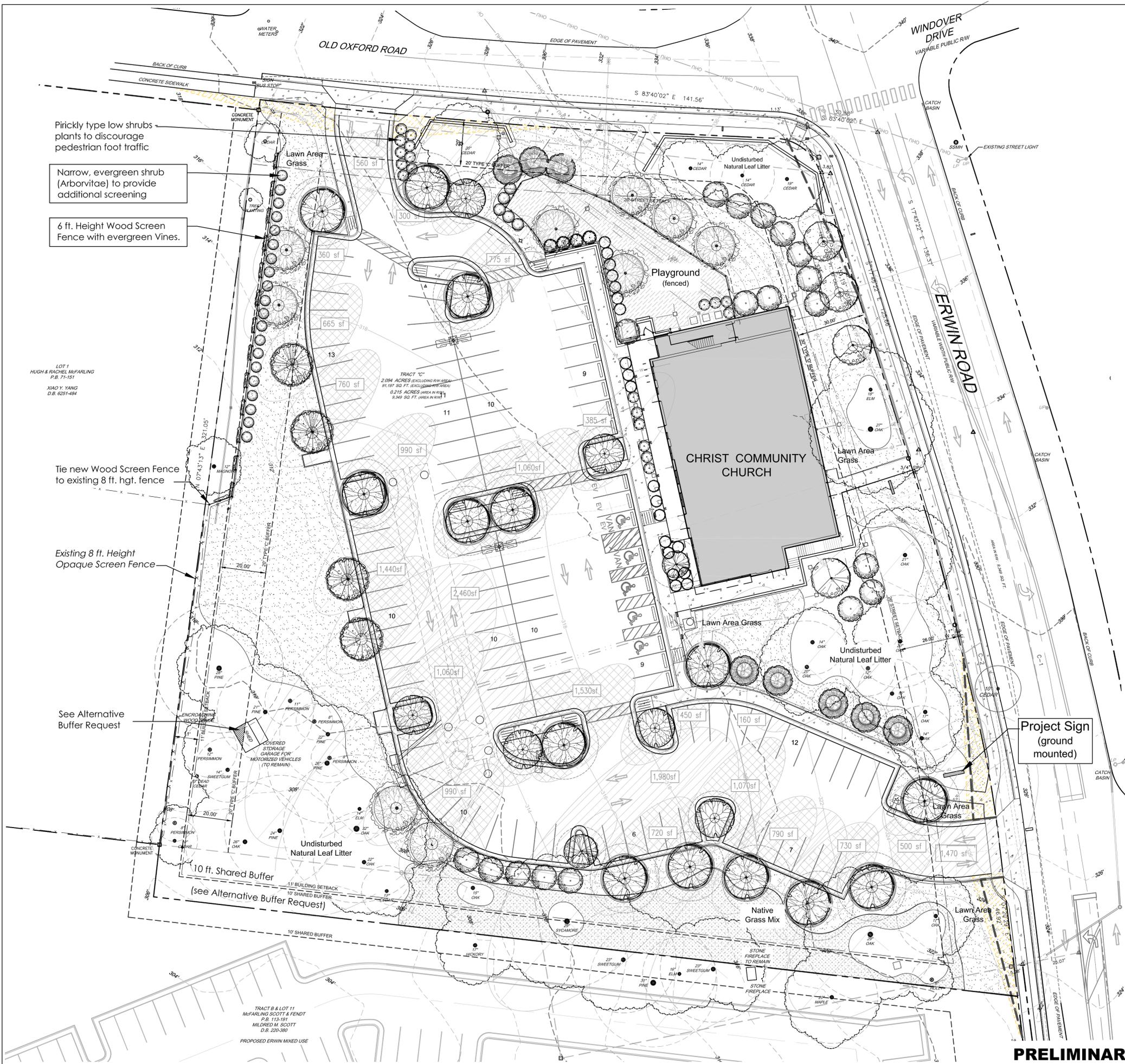
- Mulch Area
- Lawn Area Grass
- Native Grass Mix

Source for Native Seed Mix  
<https://www.mellowmarshfarms>

Site Triangle  
(10 ft X 70 ft typ.)

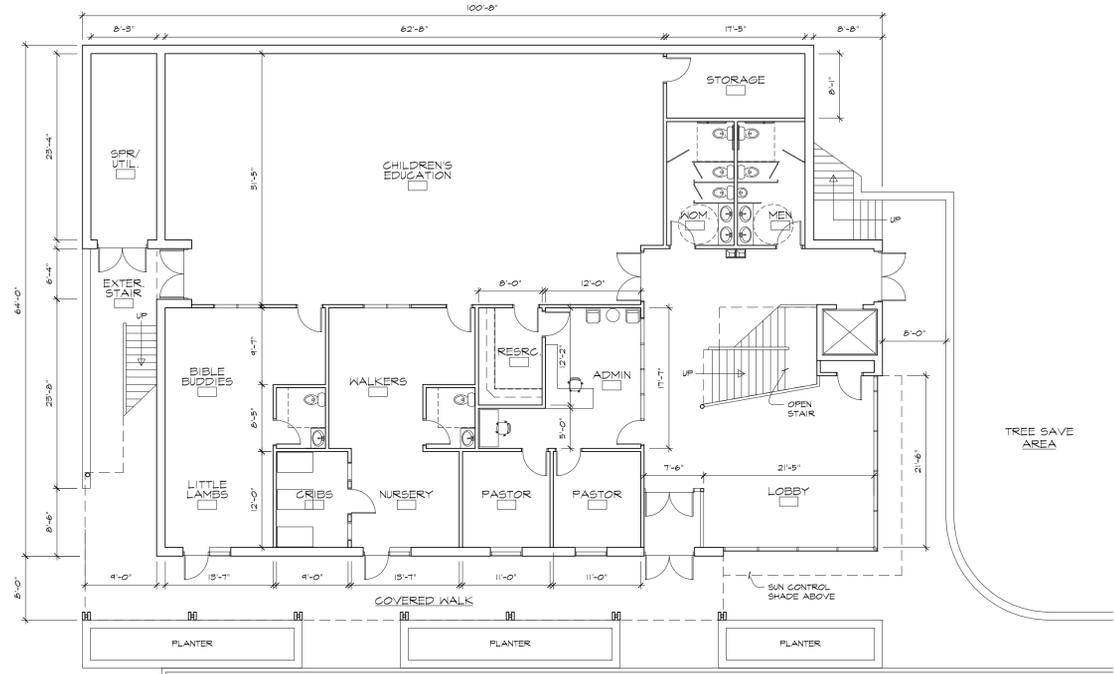


**PRELIMINARY NOT FOR CONSTRUCTION**

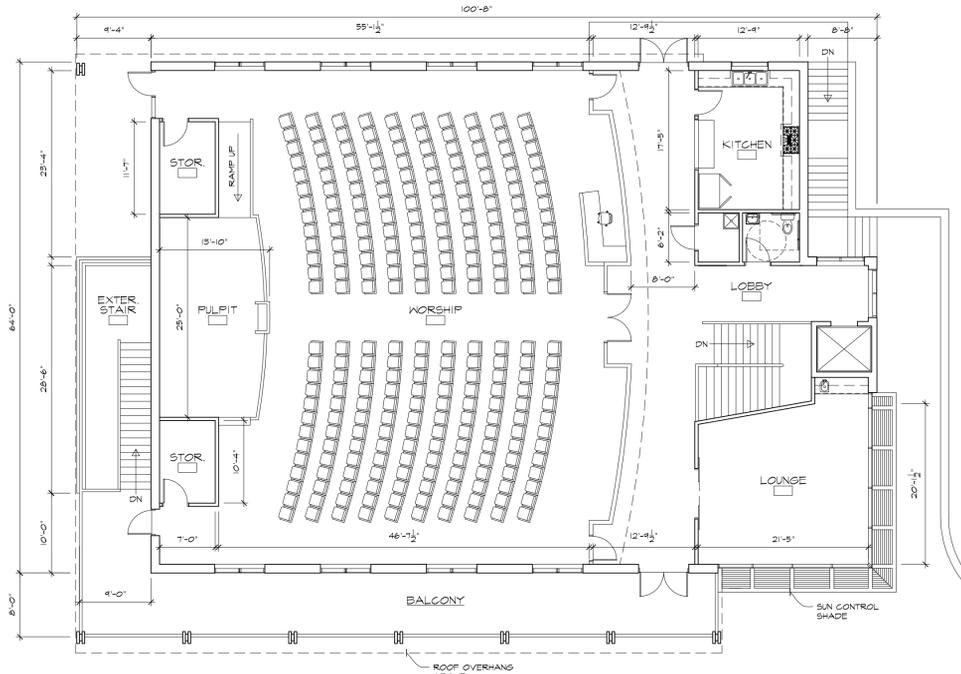


TRACT B & LOT 11  
MCFARLING SCOTT & FENDT  
P.B. 113-191  
MILDRED M. SCOTT  
D.R. 203-380  
PROPOSED ERWIN MIXED USE

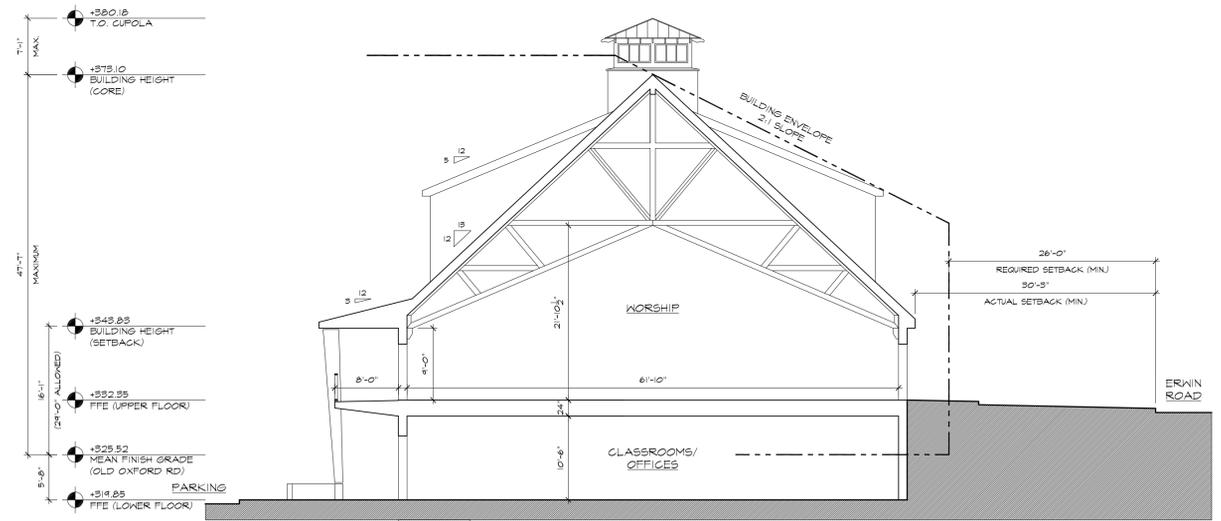
**BUILDING AREA:**  
 UPPER FLOOR GSF: 5,510  
 LOWER FLOOR GSF: 5,910  
 TOTAL GSF: 11,420  
 (BALCONY: 737 SF)



1 LOWER FLOOR PLAN  
 A-003 3/32" = 1'-0"



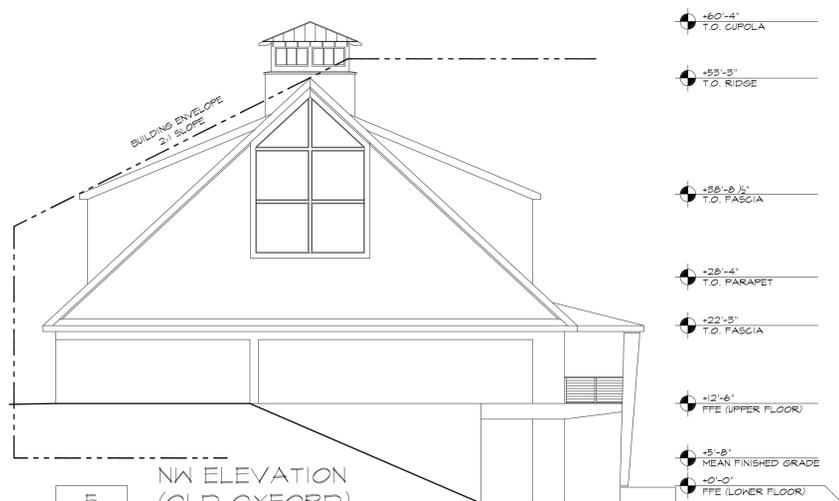
2 UPPER FLOOR PLAN  
 A-003 3/32" = 1'-0"



3 BUILDING SECTION  
 A-003 3/32" = 1'-0"

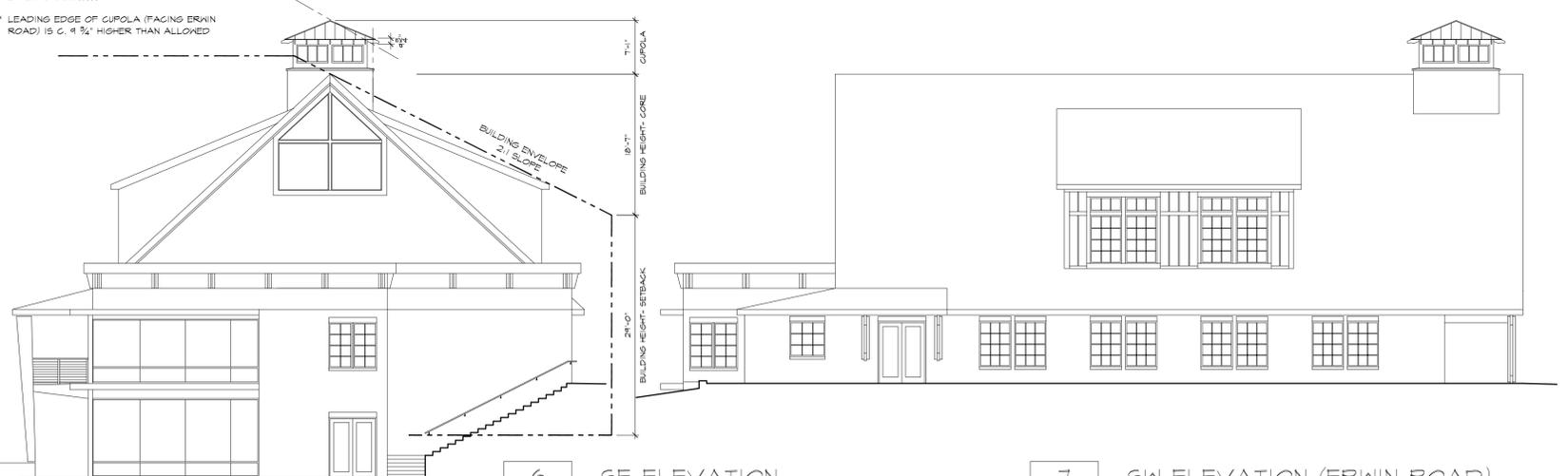


4 NE ELEVATION (PARKING)  
 A-003 3/32" = 1'-0"

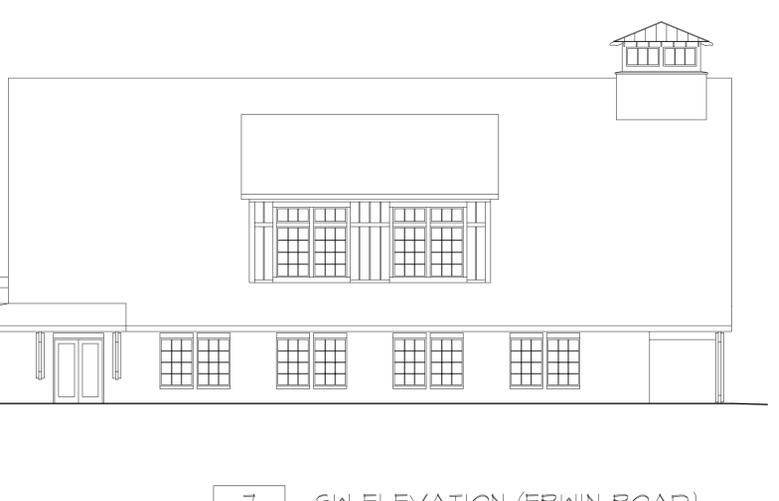


5 NW ELEVATION (OLD OXFORD)  
 A-003 3/32" = 1'-0"

\*\* MAXIMUM HEIGHT OF CUPOLA IS WITHIN 15% ABOVE BUILDING ENVELOPE AS ALLOWED BY LINKO 5.8.2(B)(1)  
 \*\* LEADING EDGE OF CUPOLA (FACING ERWIN ROAD) IS 0.9 3/4" HIGHER THAN ALLOWED



6 SE ELEVATION  
 A-003 3/32" = 1'-0"



7 SW ELEVATION (ERWIN ROAD)  
 A-003 3/32" = 1'-0"

FOR REVIEW ONLY  
 NOT FOR CONSTRUCTION

prepared for  
 SUP SUBMITTAL  
 project name  
 CHRIST COMMUNITY CHURCH  
 141 ERWIN ROAD  
 CHAPEL HILL, NC 27514  
 project number  
 201801-CCC  
 drawing title  
 BLDG PLANS  
 BLDG SECTION  
 BLDG ELEVATIONS  
 drawing scale

AS NOTED  
 orientation  
 revision history

Mark	Date	Description
	11/23/2018	CONCEPT PLAN
	09/02/2019	SUP SUBMITTAL
	12/12/2019	SUP SUBMITTAL 1st REVISION
	02/05/2020	SUP SUBMITTAL 2nd REVISION

Issue/Revision  
 CAD File Name  
 Drawn By  
 Checked By  
 Plot Date:  
 Reviewed by  
 Designed by  
 Submitted By  
 Drawing Code

issue date  
 02/05/2020  
 sheet index

**A 003**