

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)	4,551	4,551	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
Commercial	3,095 sf	0 sf			
Restaurant			# of Seats		
Government					
Institutional					
Medical					
Office					
Hotel			# of Rooms		
Industrial					
Place of Worship	0 sf	11,420 sf	# of Seats	None	250
Other					

Dimensional Requirements		Required by Ordinance	Existing	Proposed
Setbacks (minimum)	Street	26	39	30 (from new R/W)
	Interior (neighboring property lines)	11	25	25
	Solar (northern property line)	13	66	74
Height (maximum)	Primary	29	NA	16
	Secondary	50	31 (Approx)	50
Streets	Frontages	52	145	239
	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						
TOTAL	.093			NA	85,967	11,421	NA
RCD Streamside		0.01					
RCD Managed		0.019					
RCD Upland							

Section J: Utility Service

Check all that apply:

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

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

Stormwater Impact Statement (1 copy to be submitted)

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



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- 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



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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



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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 5th, 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.

Connecting the Riches of Christ to the Realities of Life

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CHRIST COMMUNITY CHURCH

December 12th, 2019
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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 5th, 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 9-³/₄" 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.

OCSW Construction Waste Requirements:

- 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. Contact the Orange County SW Enforcement Officer at 919-968-2788 to arrange for the assessment.
- Pursuant to the County's RRMO, clean wood waste, scrap metal, and corrugated cardboard present in construction or demolition waste must be recycled.
- Pursuant to the County's RRMO, all haulers of mixed construction and demolition waste which includes any regulated recyclable materials shall be licensed by Orange County.
- 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 preconstruction 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.

STANDARD TOWN NOTES:

- Buildings to be demolished must be inspected by a NC accredited asbestos professional. Submit report with demo permit application.
- Asbestos abatement must be performed by a NC accredited asbestos professional.
- Separate demo permit is required.
- Written OWASA approval is required for any installations of: backflow preventers, grease traps, oil/water separators, water meters, elevator sump pumps
- Confirm the address of your project with Chapel Hill GIS. Once you have written confirmation, then those address numbers must be a minimum of 6 inches high and of contrasting color to their background. Reflective numbers are preferred and required on front and rear doors of strip shopping centers. When the distance from the street or fire department access lane to the front or address side of the building exceeds 25 feet, larger numbers are required. 26 feet to 50 feet shall have 8 inch numbers, 51-75 feet shall have 12 inch numbers and over 75 feet shall have 18 inch numbers. Where access is by private 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.
- Any retaining walls over five (5) feet high shall be permitted separately from the building(s) and must be signed by a design professional.
- Provide onsite parking for inspectors at each building for the duration of the construction project.
- Provide a tire wash for trucks onsite before they hit the main roads. Curb & gutter and first lift of asphalt for access roads must be down ahead of construction.
- A single electrical service shall be provided to serve the structure with the exception of the fire pump. Article 230.2 (A) 2017 edition of North Carolina Electric Code.
- Accessibility Requirements: That prior to issuance of a Certificate of Occupancy, the applicant shall provide the minimum required handicapped parking spaces and design all handicapped parking spaces, ramps, and crosswalks, and associated infrastructure according to Americans with Disabilities Act standards, North Carolina Building Code, American National Standards Institute (ANSI) Code, and Town standard.
 - Parking - number of spaces to comply with NCBC 2018 section 1106.1, 1 per 6 compliant spaces or portion thereof must be van accessible. No slope to exceed 2% in any direction. Signage per NC requirements, MUT-CD and ICC A 117.1.
 - Curb cuts and accessible routes Per ICC A117.1 2009 Ed. Cross slope limited to 2%, call for inspection before placement of concrete.
 - Slope greater than 5% requires construction as a ramp.
- Cross slope on accessible routes cannot exceed 2%. Slope in excess of 5% constitutes a ramp, requiring hand rails, guards and edge protection per code. Cross slope on accessible parking and loading areas not to exceed 2%, call for inspection before placement of any concrete. All public access site features must meet ICC/ANSI A117.1.
- Parking - Accessible parking per NCBC sect 1106.1; 1 per 6 compliant spaces must be van accessible, no slope exceeding 2% in any direction. Signage per NC requirements and ICC A 117.1.
- A separate submittal and permit will be required for the construction trailer.
- A fire sprinkler system will be required for this project per town ordinance 7-56.
- A fire hydrant will be required within 100 feet of the fire department connection (FDC).
- A door from the exterior will be required to immediately access the fire sprinkler riser room.
- A separate submittal and permit will be required for any signage on the building or ground mounted signs
- 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.
- 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.
- 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
- 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
- TRAFFIC CALMING DEVICES. Traffic calming devices shall be prohibited unless approved by the fire code official. 2018 NCFC 503.4.1
- 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
- FIRE APPARATUS ACCESS ROADS; 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 of 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:
 - The fire code official is authorized to increase the dimension of 150 feet (45720 mm) where any of the following conditions occur:
 - 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).
 - 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.
 - There are not more than two Group R-3 or Group U occupancies.
 - The fire code official is authorized to modify or exempt fire apparatus access roads for solar photovoltaic power generation facilities. 2018 NCFC Section 503
 - 503.1.2 Grades and facilities. Approved fire apparatus access roads shall be provided for every facility, building, or portion of 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:
 - The fire code official is authorized to increase the dimension of 150 feet (45720 mm) where any of the following conditions occur:
 - 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).
 - 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.
 - There are not more than two Group R-3 or Group U occupancies.
 - The fire code official is authorized to modify or exempt fire apparatus access roads for solar photovoltaic power generation facilities. 2018 NCFC Section 503
 - 503.1.3 Grades and facilities. Approved fire apparatus access roads shall be provided for every facility, building, or portion of 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:
 - The fire code official is authorized to increase the dimension of 150 feet (45720 mm) where any of the following conditions occur:
 - 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).
 - 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.
 - There are not more than two Group R-3 or Group U occupancies.
 - The fire code official is authorized to modify or exempt fire apparatus access roads for solar photovoltaic power generation facilities. 2018 NCFC Section 503
- 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.
- FIRE APPARATUS ACCESS ROADS 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
- 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
- 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 103.6, D 1036.1, D 103.6.2
- 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 m²) 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 m²) 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
- 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
- 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 (2Q 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
- 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
- SPRINKLERS; Any building with more than 6000 sf of floor space is required to have a sprinkler system. Town Ordinance 7-56.
- 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. (Fire)
- 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.
- 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
- CONSTRUCTION/DEMOLITION; All Construction and demolition conducted shall be in compliance of the current edition of the NC Fire Code. 2018 NCFC Chapter 33
- NCFC 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.
- A travel management plan (TMP) will be submitted as part of ZCP Construction plans.
- CDC Review of Elevations, Lighting plan and Alternative buffers is required.
- 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.
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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# 9799-36-9116 AND 9799-49-0235

NOTES

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

#	DC	#DC	DC	DC	DC	DC	DC	DC	BY

#	#	DC	DC	DC	DC	DC	DC	DC	DC	DATE
2/28/2020	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								

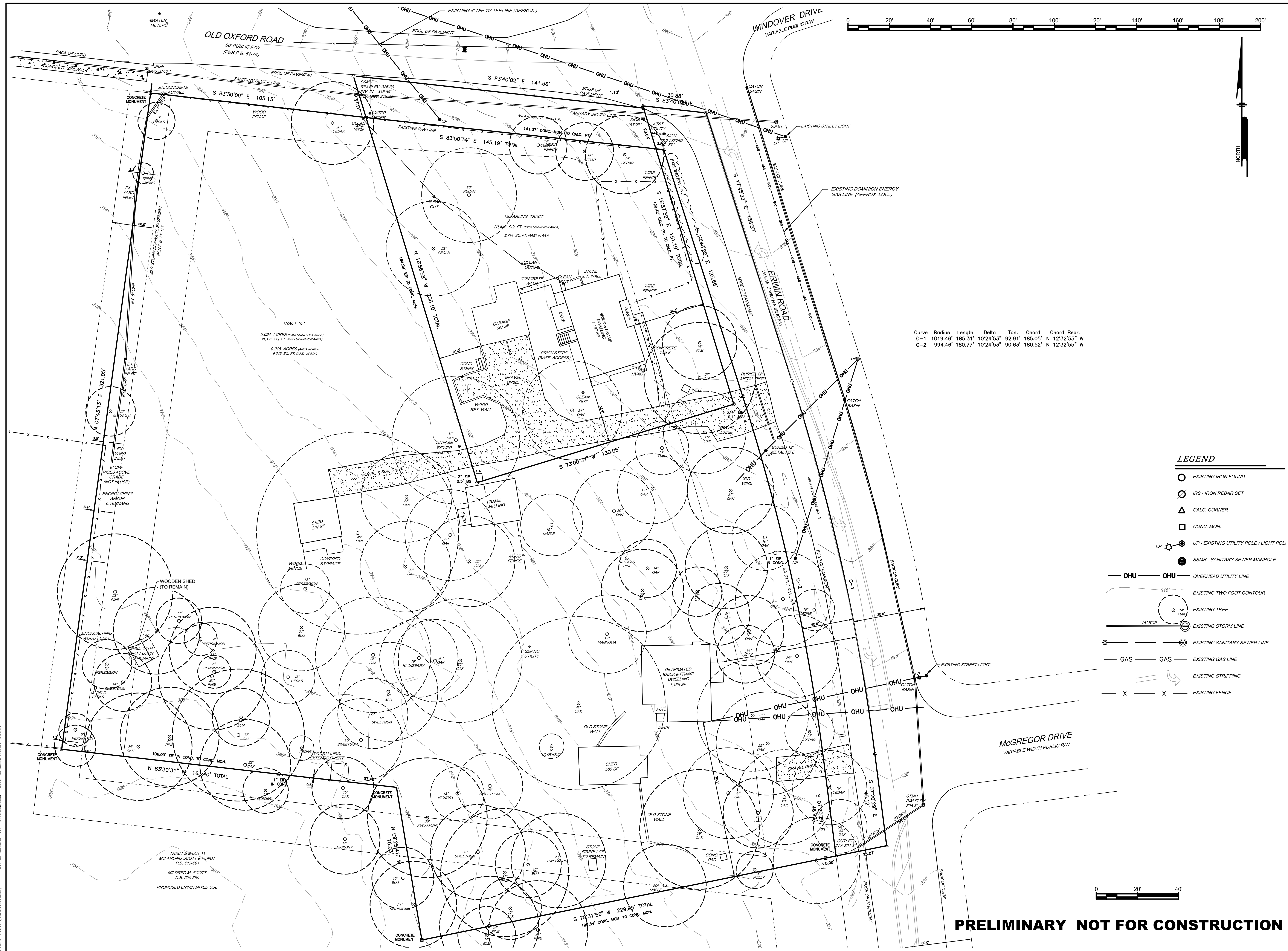
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PROJECT	401801
DATE	8/28/2019
DRAWING SCALE	-
DRAWN BY	DC
APPROVED BY	PP

C001B

SHEET 1 OF 16

PRELIMINARY NOT FOR CONSTRUCTION



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 IRON FOUND
- ⊗ IRS - IRON REBAR SET
- △ CALC. CORNER
- CONC. MON.
- LP ○ EXISTING UTILITY POLE / LIGHT POL.
- SSMH - SANITARY SEWER MANHOLE
- OHU — OHU — OVERHEAD UTILITY LINE
- 3'16" --- EXISTING TWO FOOT CONTOUR
- 14" OAK ○ EXISTING TREE
- 15" RCP --- EXISTING STORM LINE
- --- EXISTING SANITARY SEWER LINE
- GAS --- EXISTING GAS LINE
- ⇄ EXISTING STRIPPING
- X — X — EXISTING FENCE

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

**CHRIST COMMUNITY CHURCH
EXISTING CONDITIONS PLAN**

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

#	#	#	#	#	#	#	DATE	REVISIONS	BY
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							

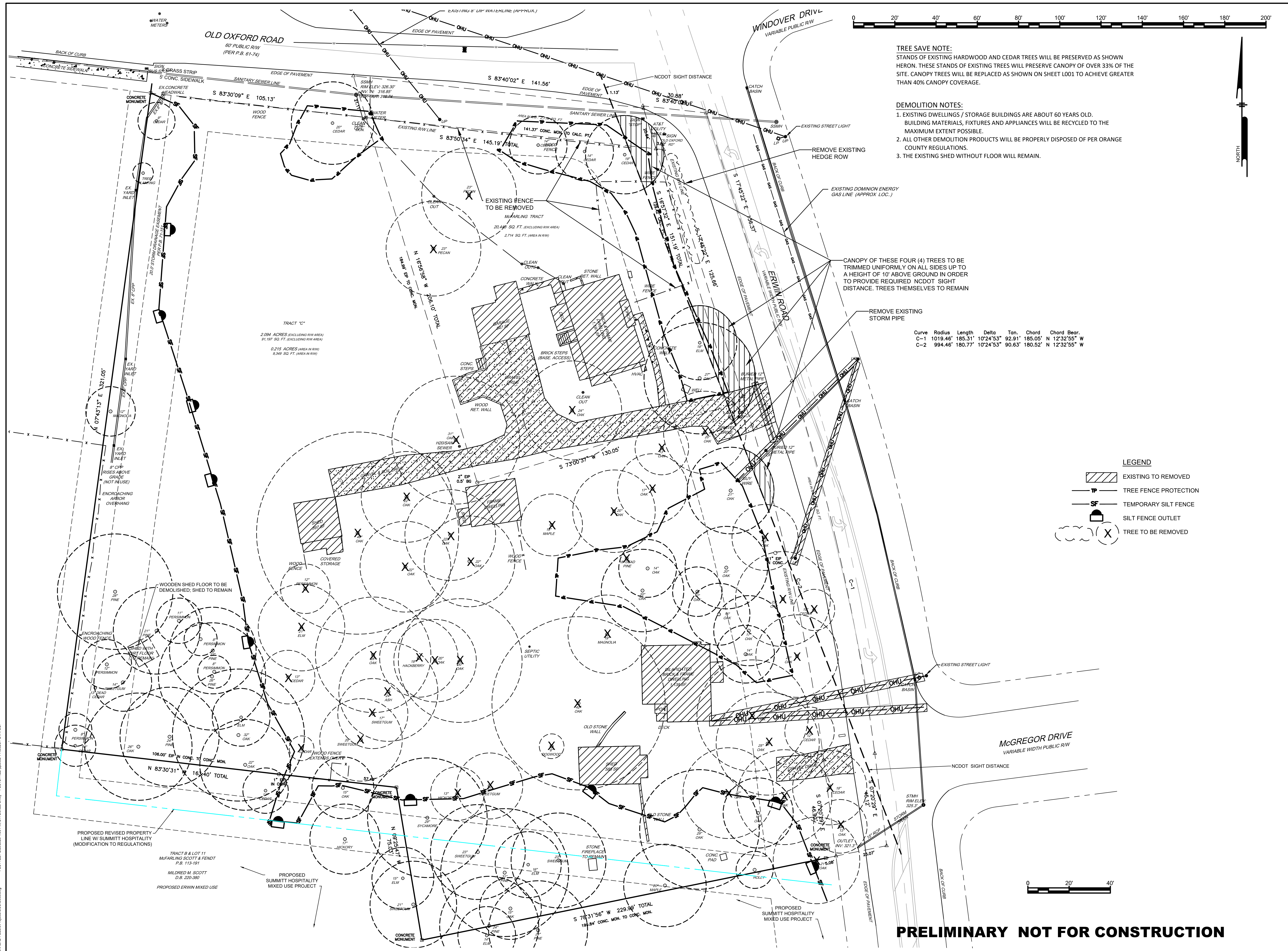
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PROJECT	401801
DATE	8/28/2019
DRAWING SCALE	1" = 20'
DRAWN BY	DC
APPROVED BY	PP

C002

PRELIMINARY NOT FOR CONSTRUCTION

C:\ACAD\Folder\Projects\C002\C002.dwg PLOTFILE: 20190828_401801.dwg BY: Doreen Doherty PLOTSTYLE: splan.ctb PROJECT STATUS: —



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

CANOPY OF THESE FOUR (4) TREES TO BE TRIMMED UNIFORMLY ON ALL SIDES UP TO A HEIGHT OF 10' ABOVE GROUND IN ORDER TO PROVIDE REQUIRED NCDOT SIGHT DISTANCE. TREES THEMSELVES TO 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

Philip N. Post, PE, PLS
(919) 818-7862
philip.n.post@gmail.com
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 9799-99-9116 AND 9799-49-0235

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			SUBMITTAL #2 COMMENTS
3	11-17-2019			OWASA 11/13/2019 COMMENTS
4	1-17-2020			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'

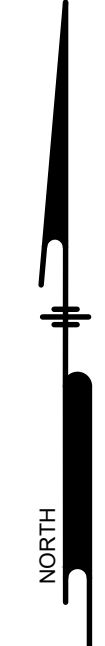
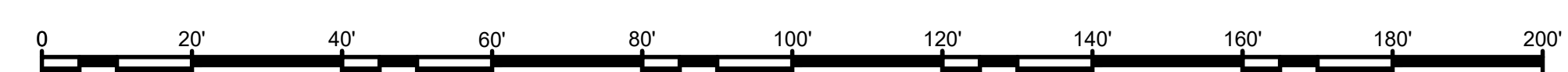
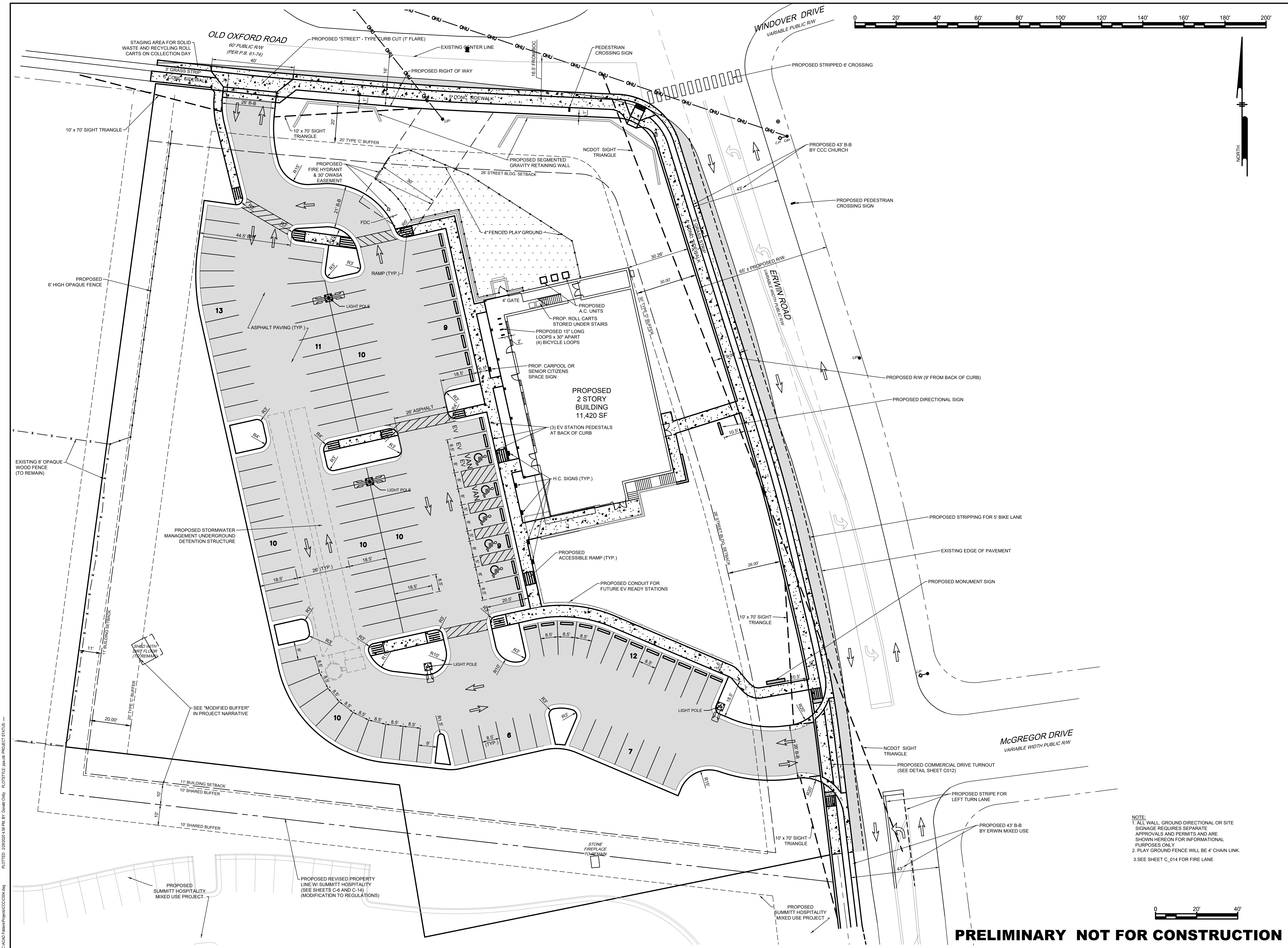
DRAWN BY: DC

APPROVED BY: PNP

C003

SHEET 4 OF 16

PRELIMINARY NOT FOR CONSTRUCTION



PHILIP POST ENGINEERING
 PHILIP POST ENGINEERING
 FIRM: C-347

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

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# 9799-99-9116 AND 9799-49-0235

SITE PLAN

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

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

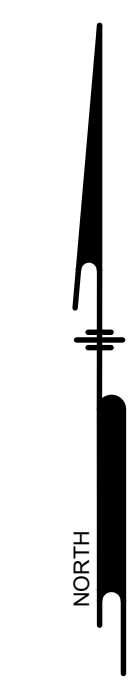
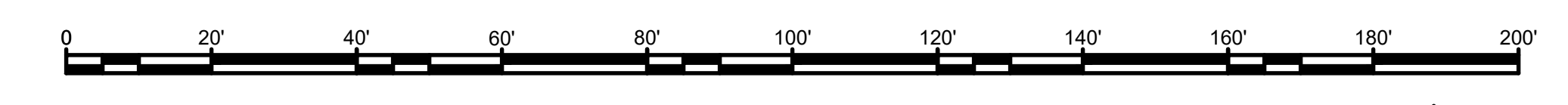
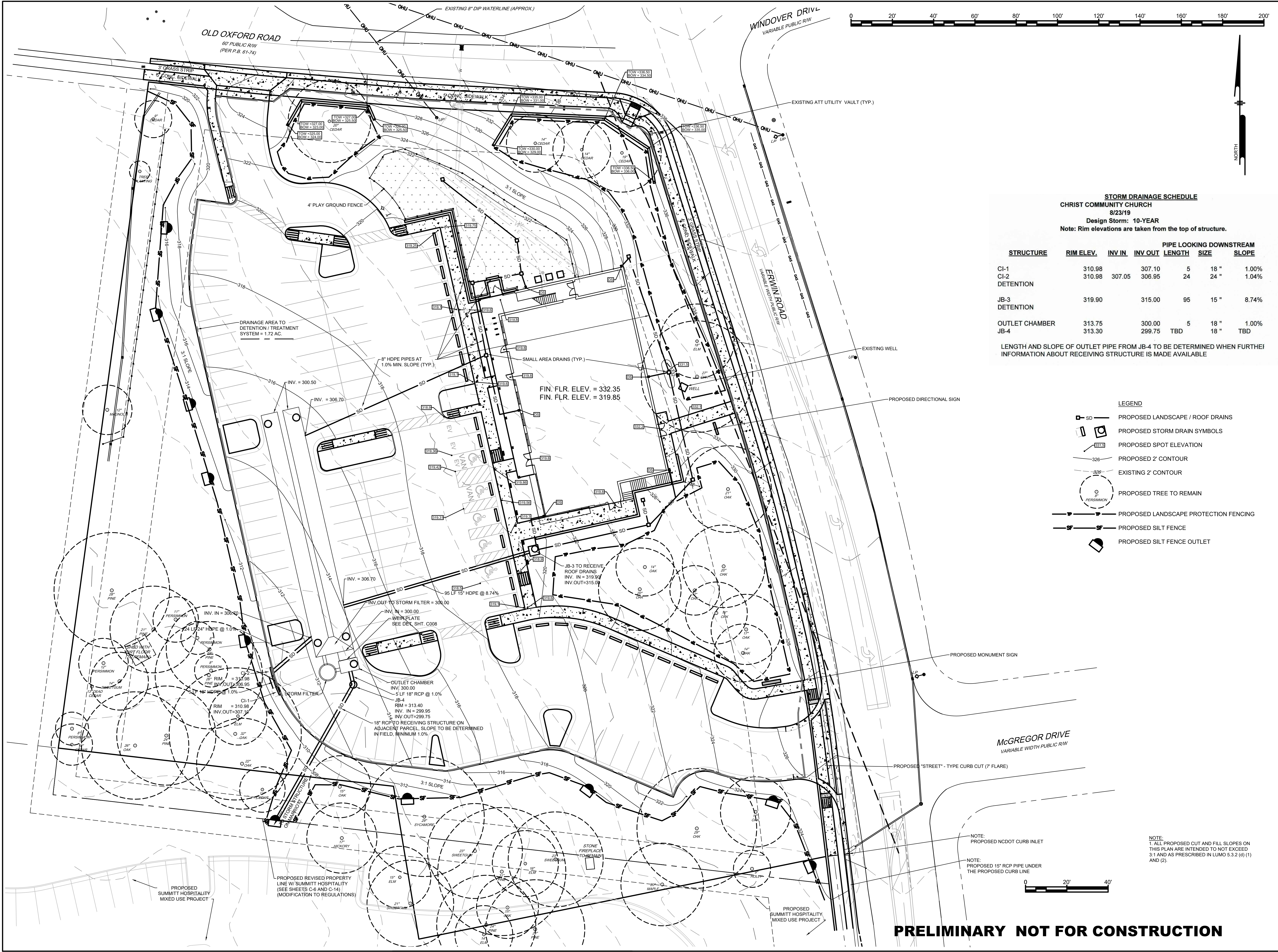
PROJECT: 401801
 DATE: 8/28/2019
 DRAWING SCALE: 1" = 20'
 DRAWN BY: DC
 APPROVED BY: PNP

C004
 SHEET 5 OF 16

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

PRELIMINARY NOT FOR CONSTRUCTION

C:\ACAD\Fred\p\h\christ\c004.dwg PLOTFILE: 20200828_401801.dwg



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

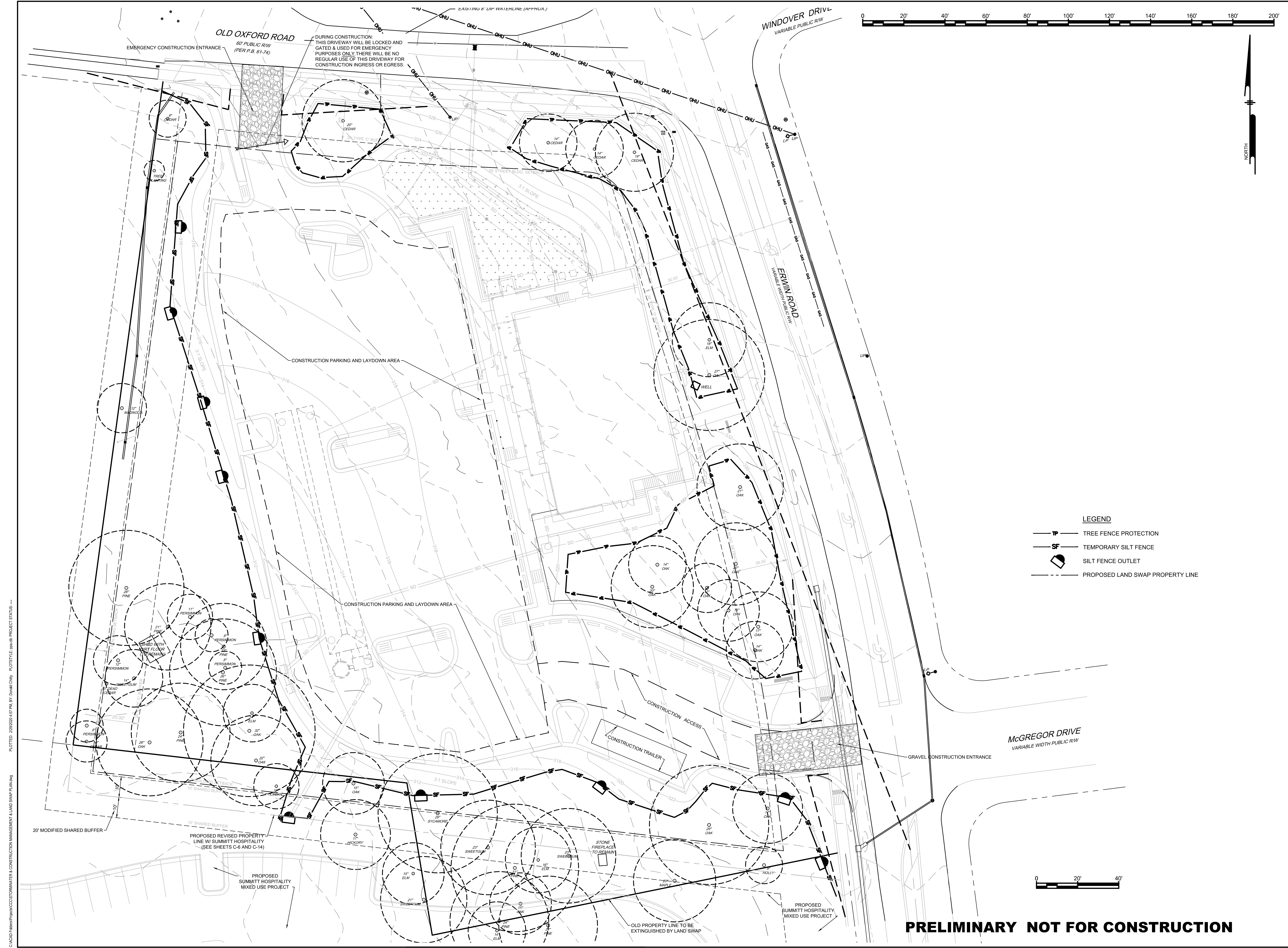
#	DATE	NO.	BY	REVISIONS
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2	12-27-2019	2	PNP	OWASA 11/13/2019 COMMENTS
3	1-17-2020	3	PNP	SUBMITTAL #2 COMMENTS
4	1-27-2020	4	PNP	PROPERTY LINE SWAP
5	2-9-2020	5	PNP	TOWN COMMENTS
6	2/26/2020	6	PNP	NC DOT AND TOWN COMMENTS

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 FROM THIS INSTRUMENT.

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

PRELIMINARY NOT FOR CONSTRUCTION

C:\ACAD\Projects\19082019\19082019.dwg PLOTFILE: 19082019.dwg PLOTSTYLE: 19082019.ctb PROJECT STATUS: —



- LEGEND**
- TREE FENCE PROTECTION
 - TEMPORARY SILT FENCE
 - SILT FENCE OUTLET
 - PROPOSED LAND SWAP PROPERTY LINE

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
 1526 E. FRANKLIN STREET, SUITE 201
 CHAPEL HILL, N.C. 27514

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

#	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	

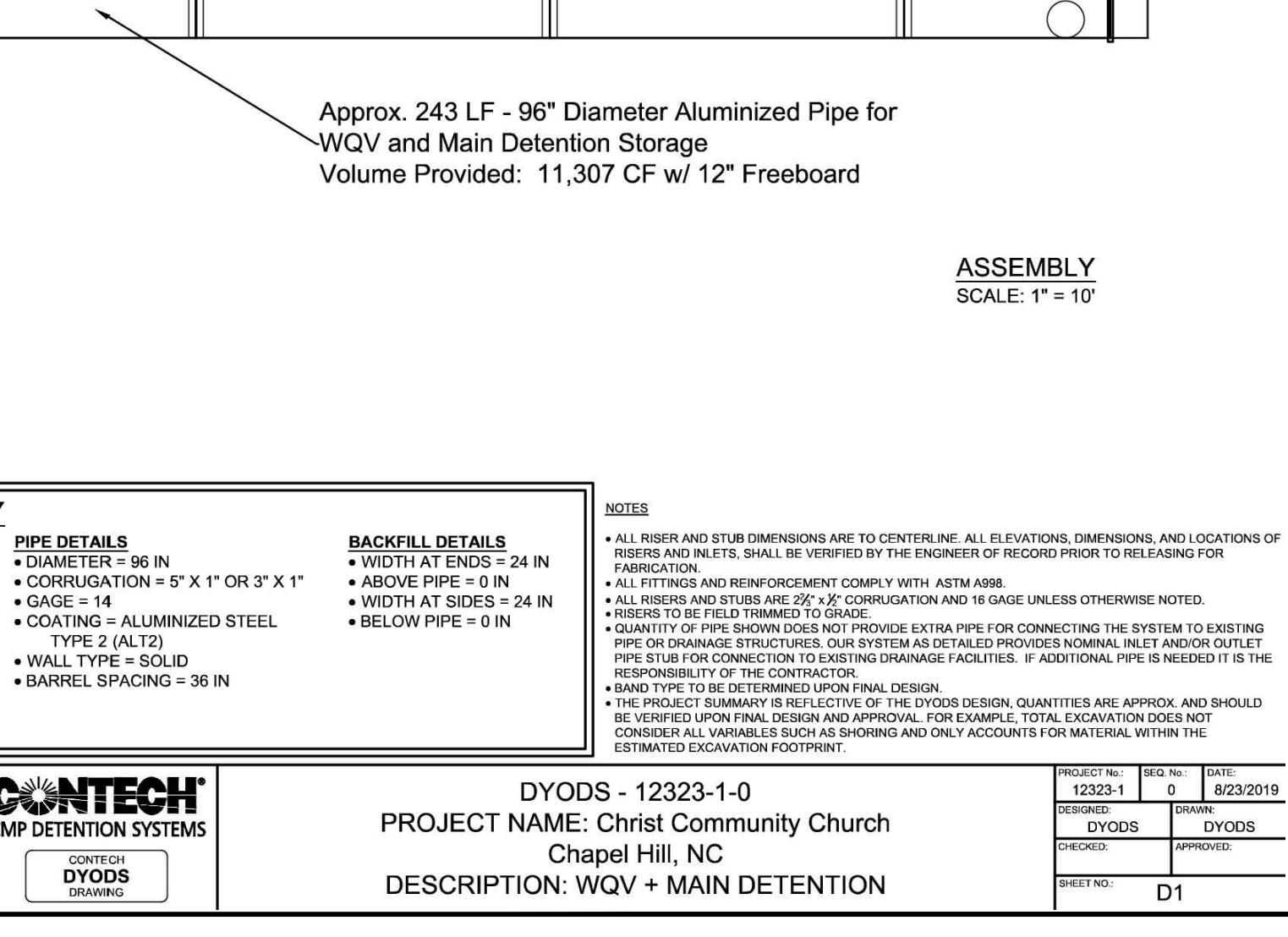
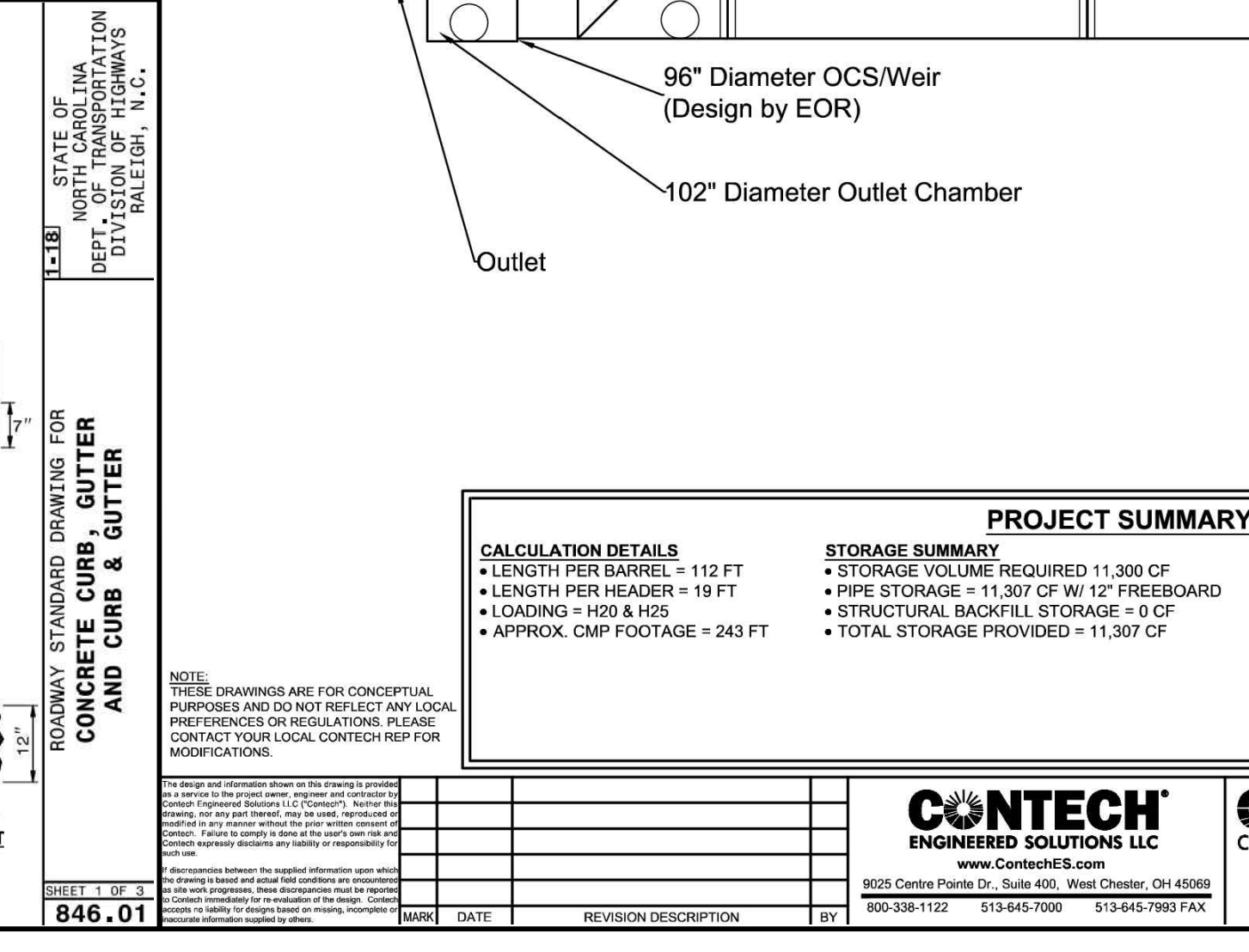
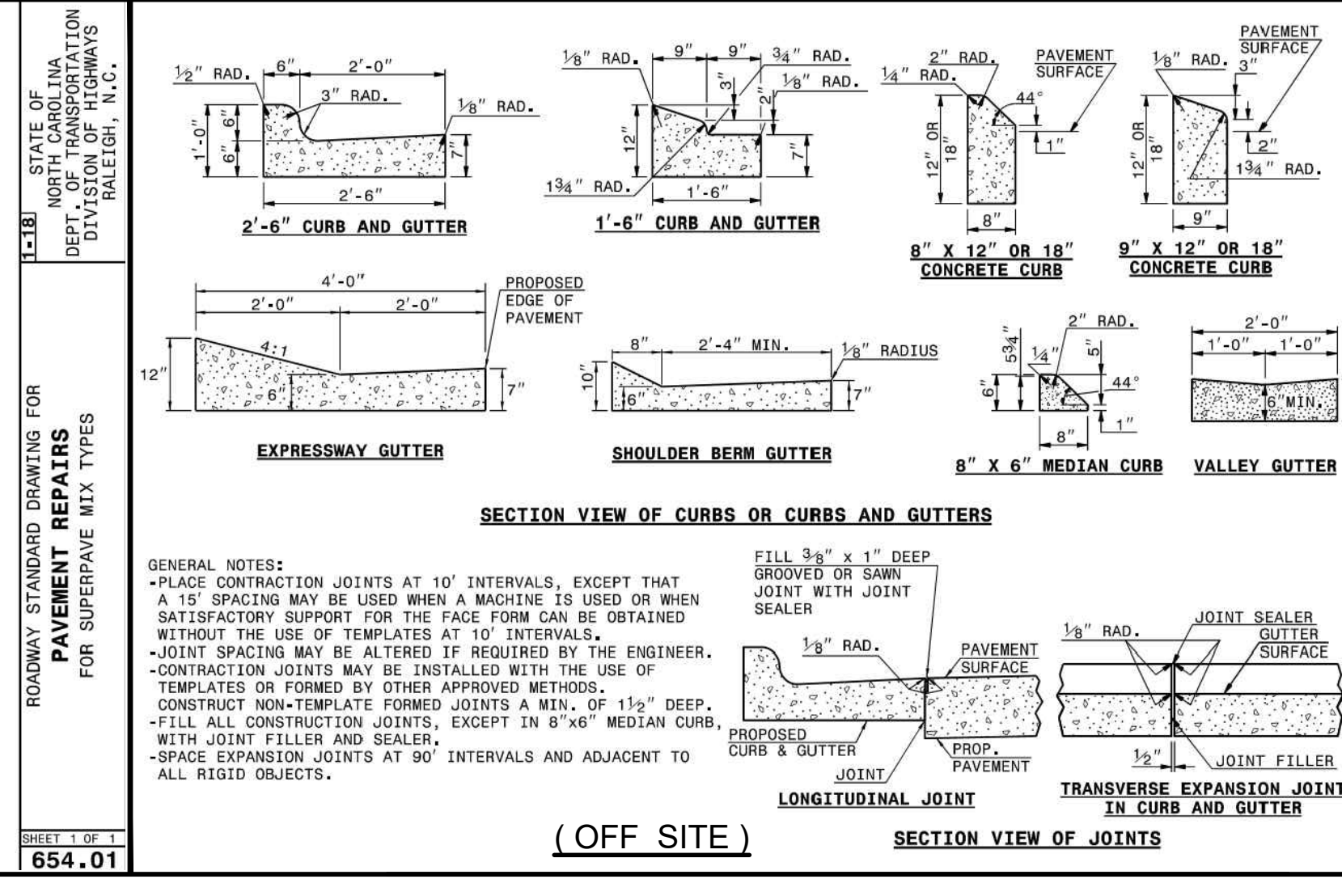
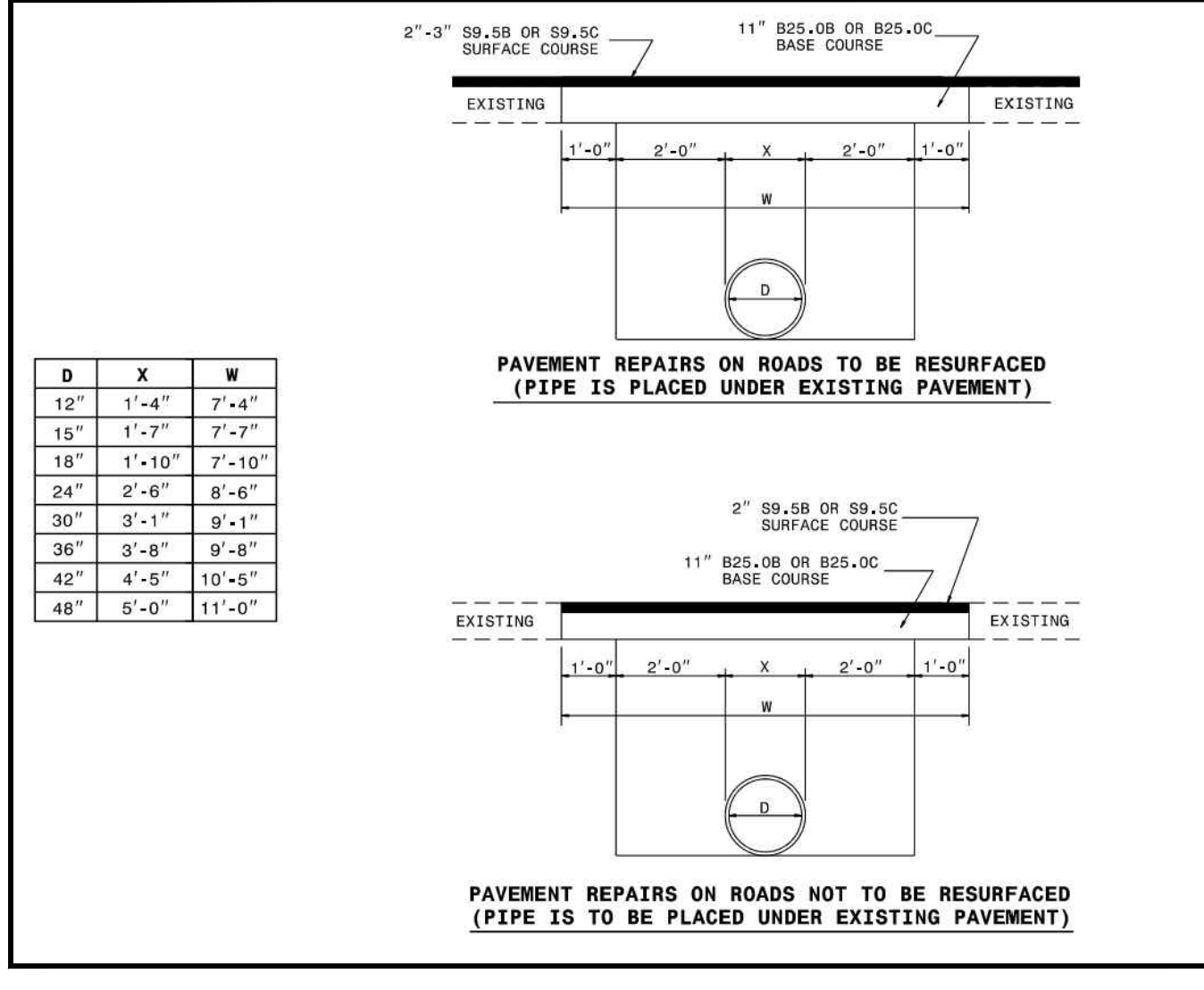
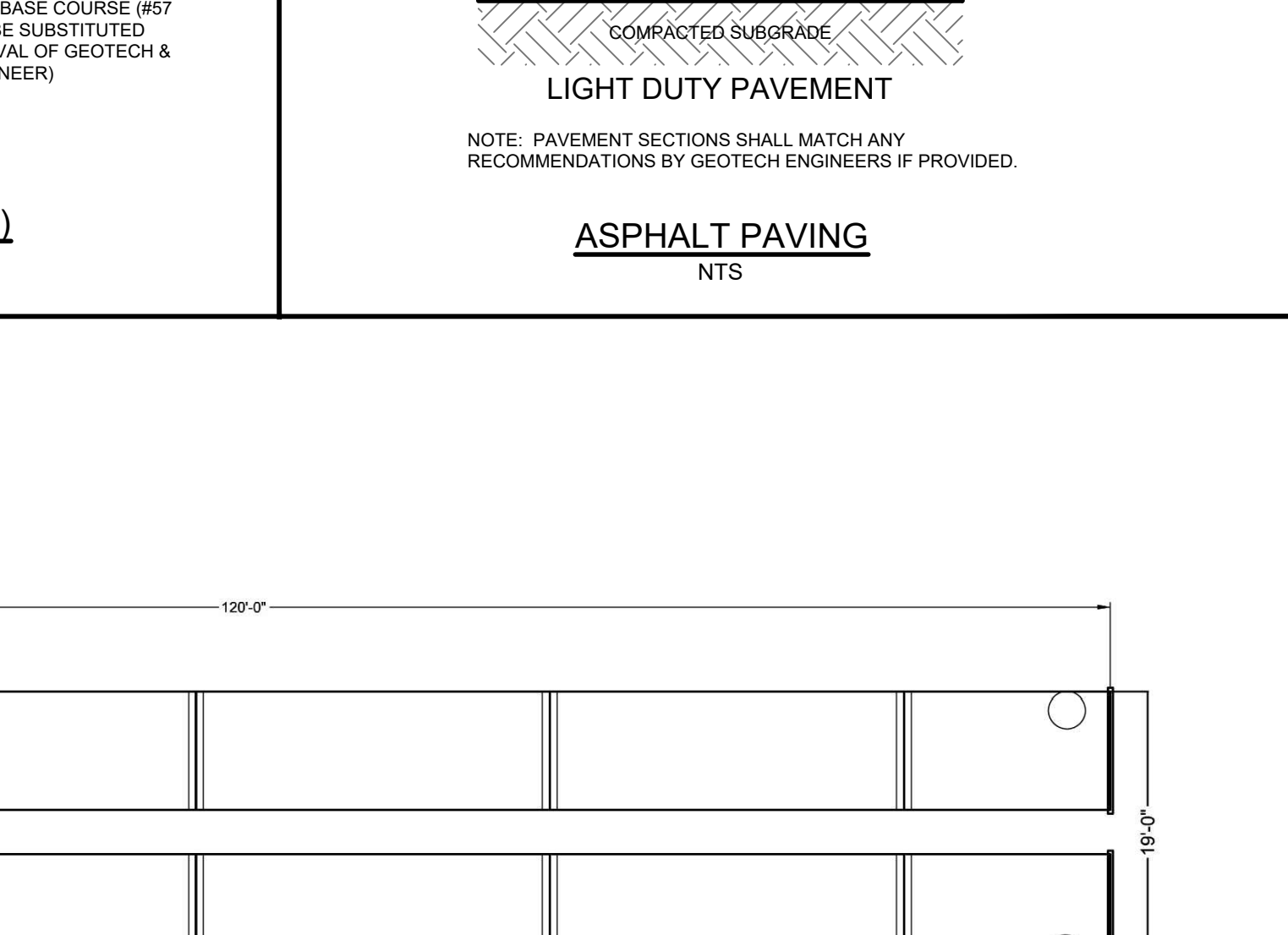
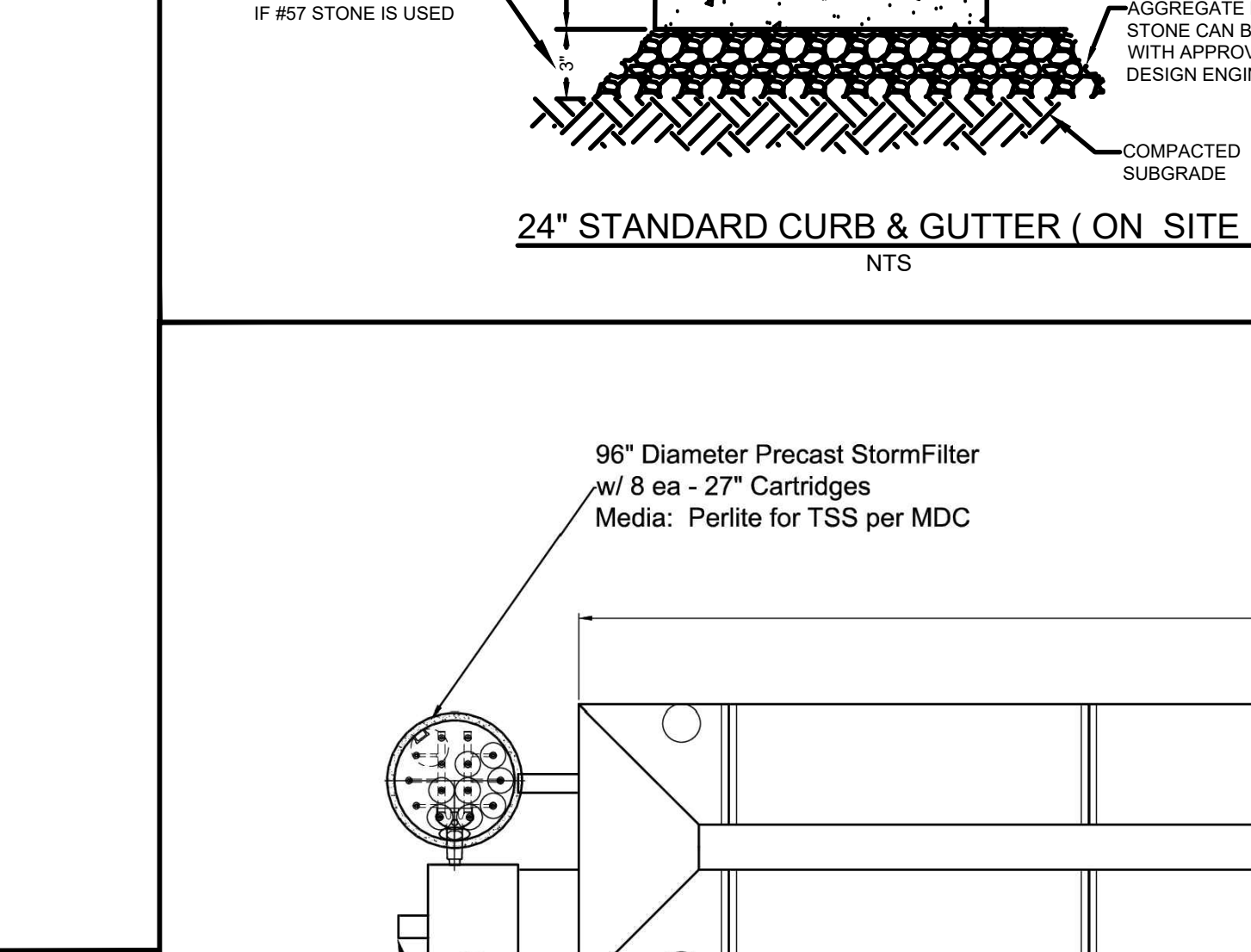
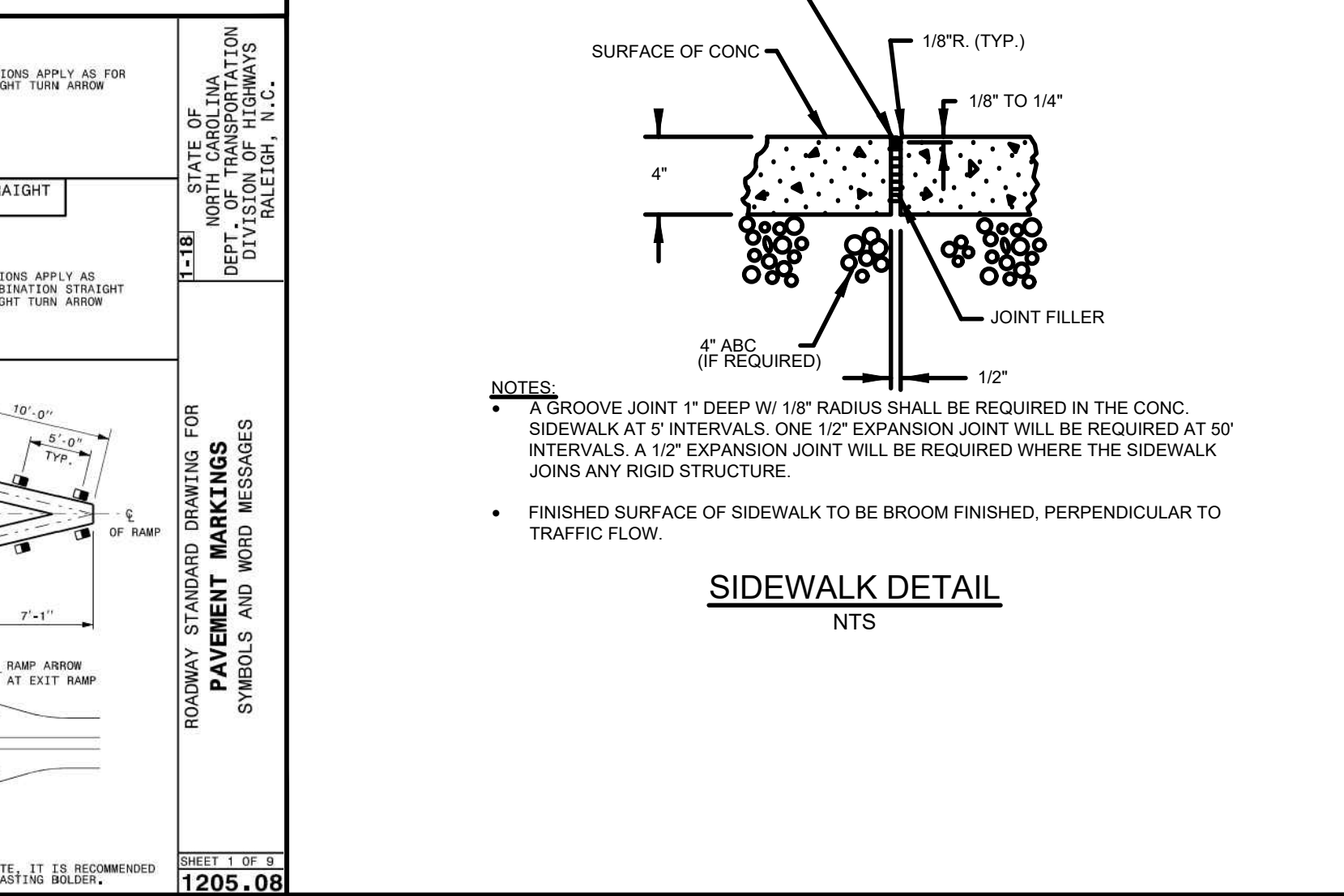
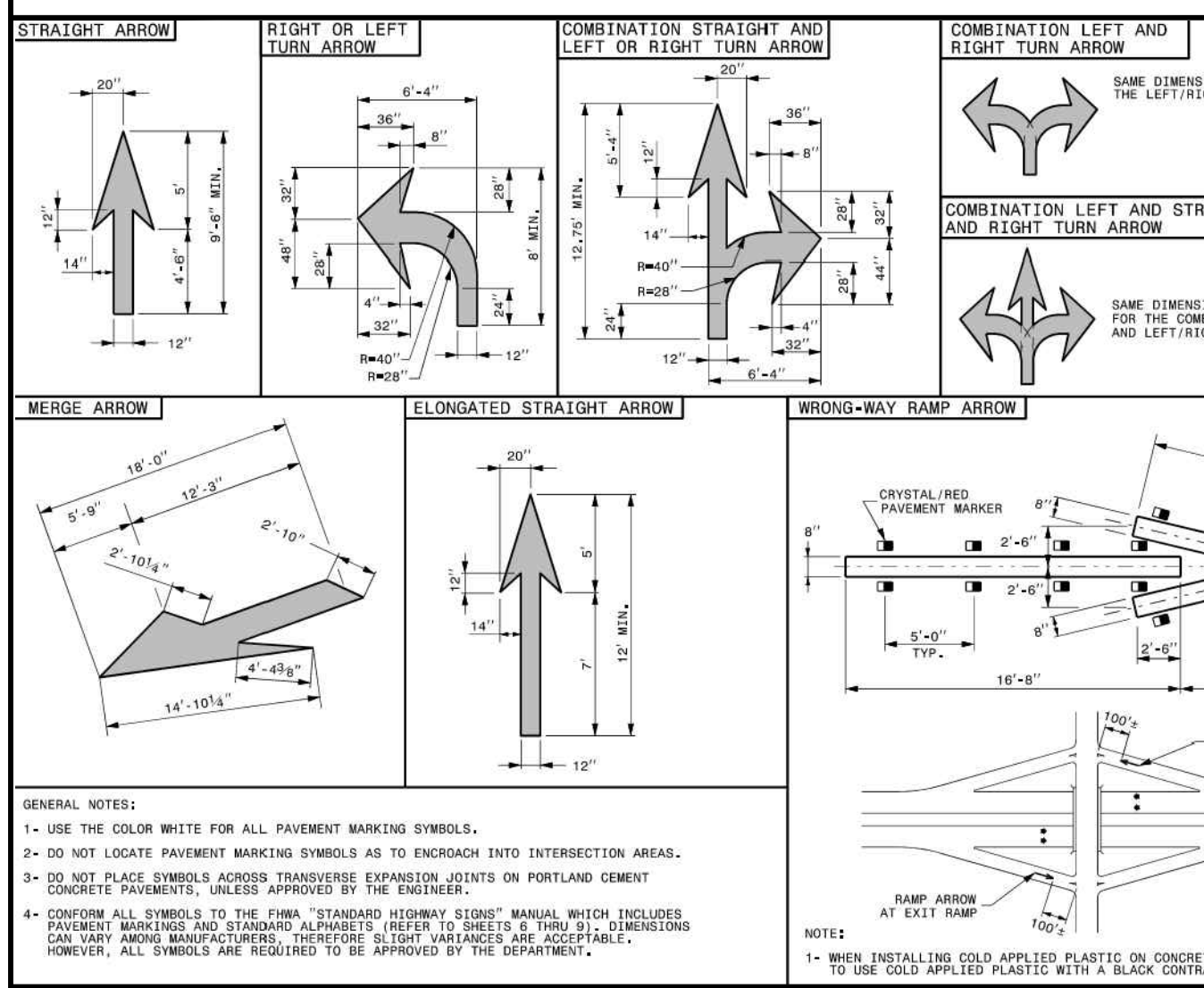
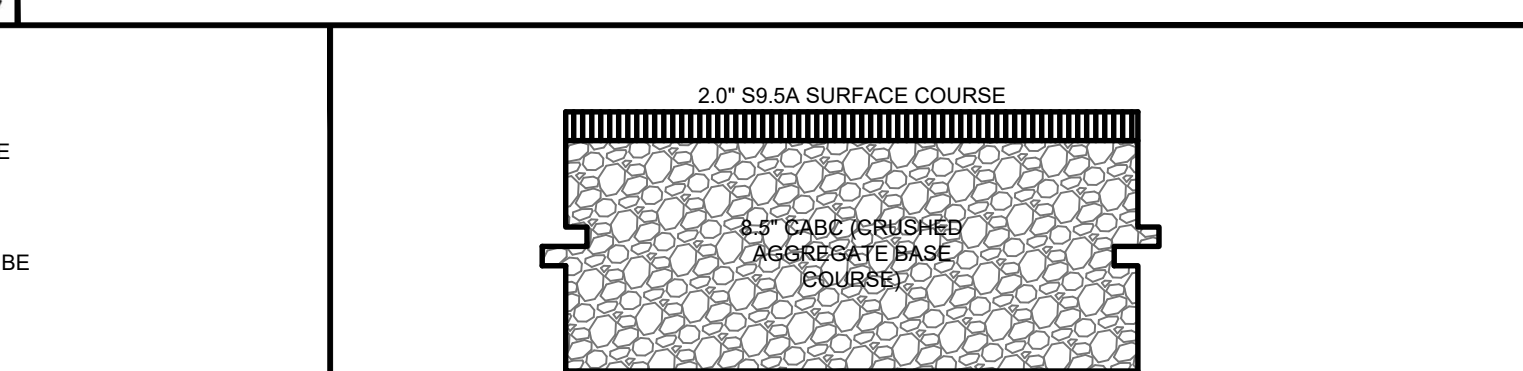
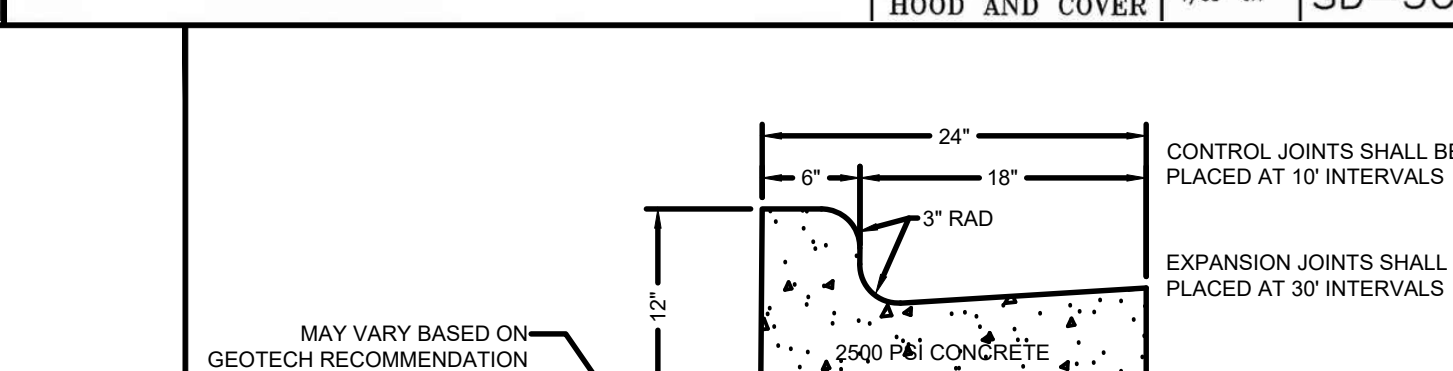
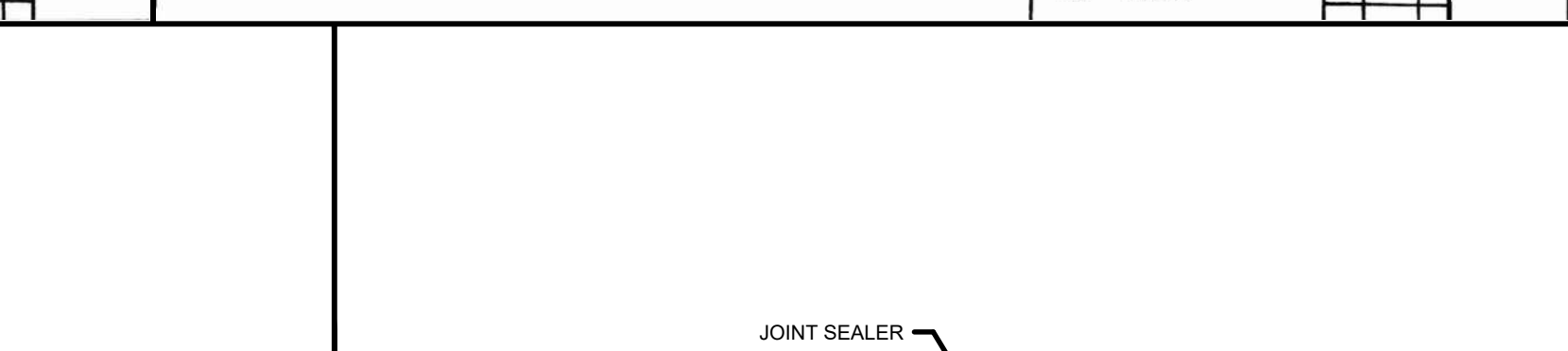
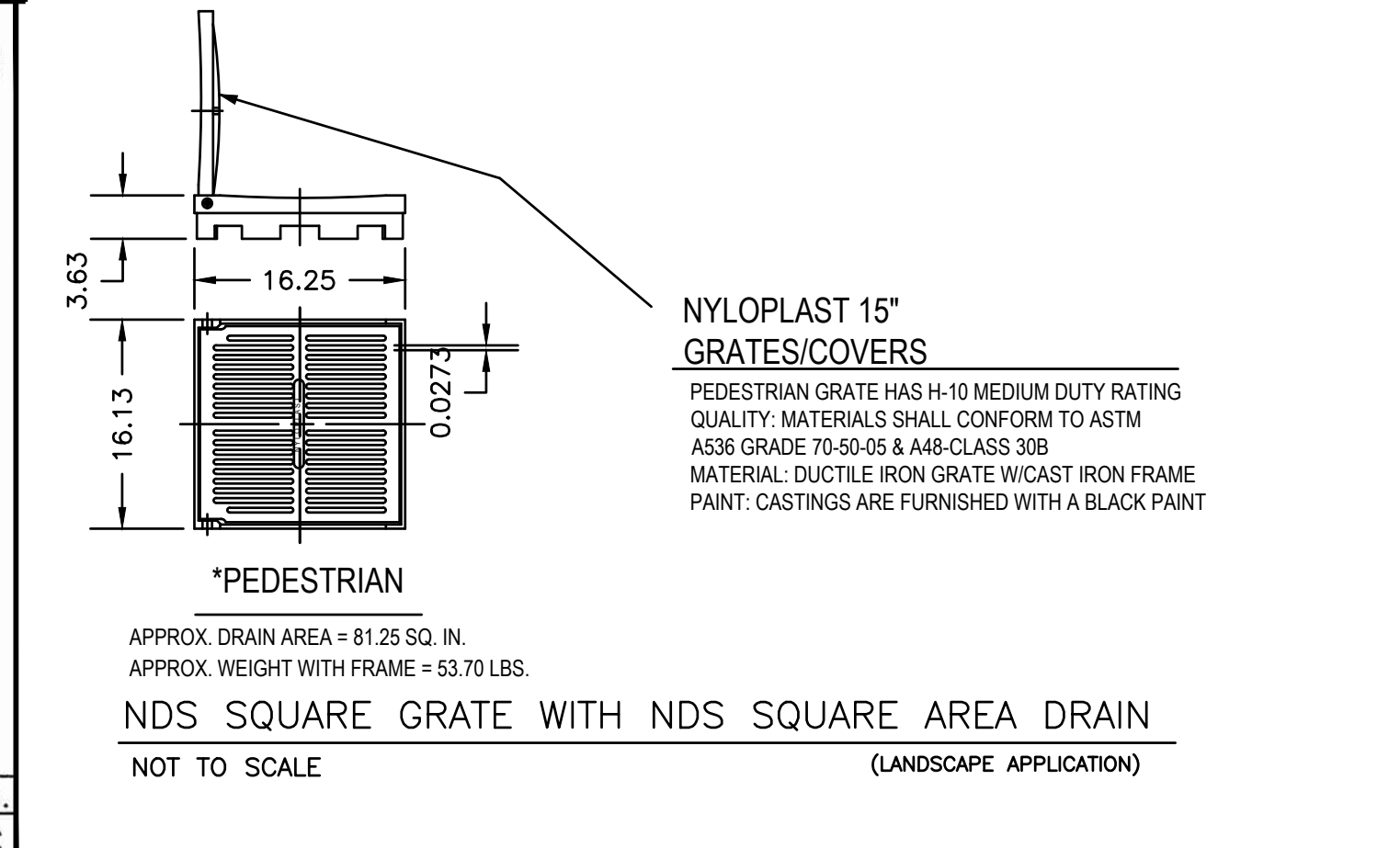
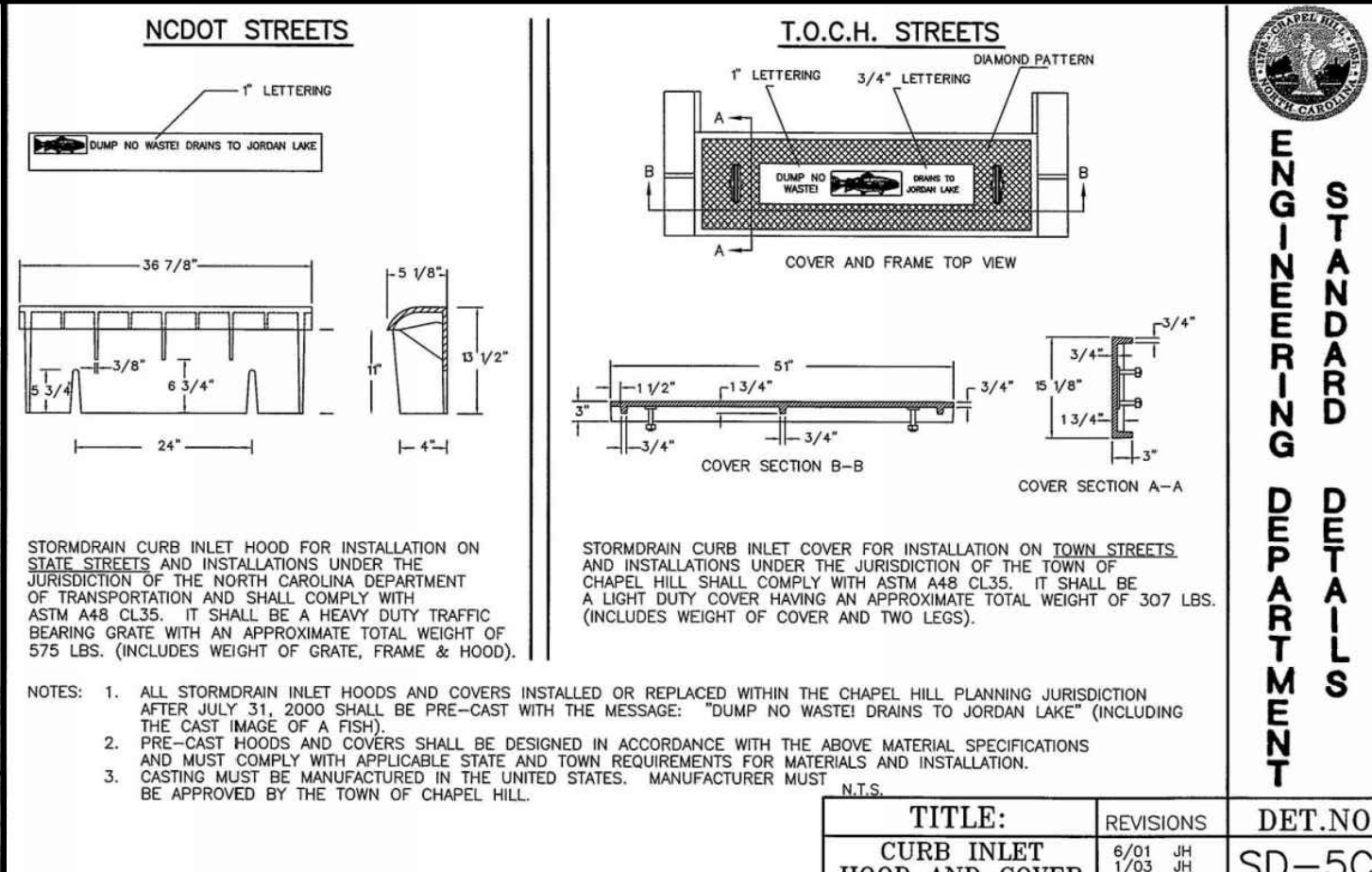
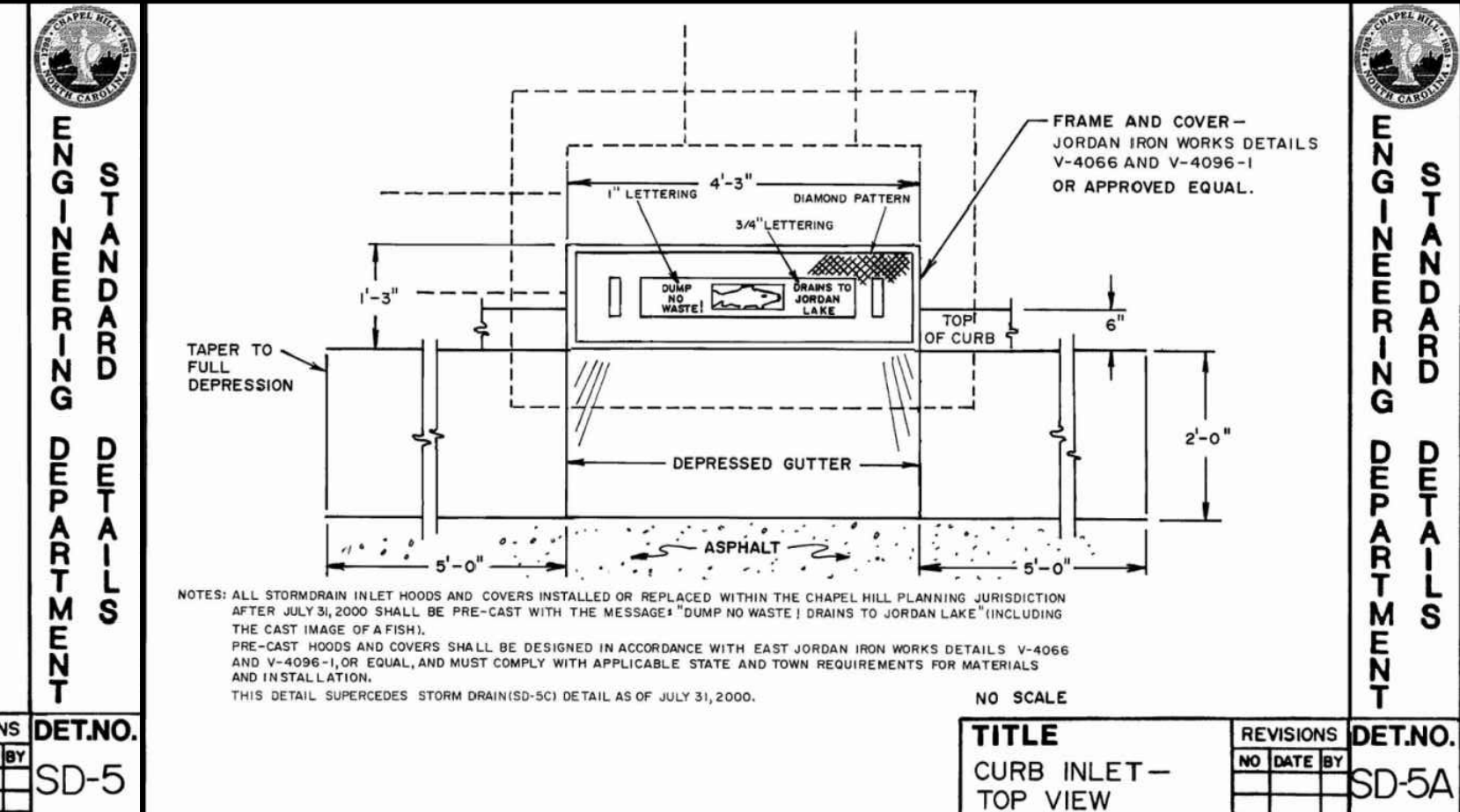
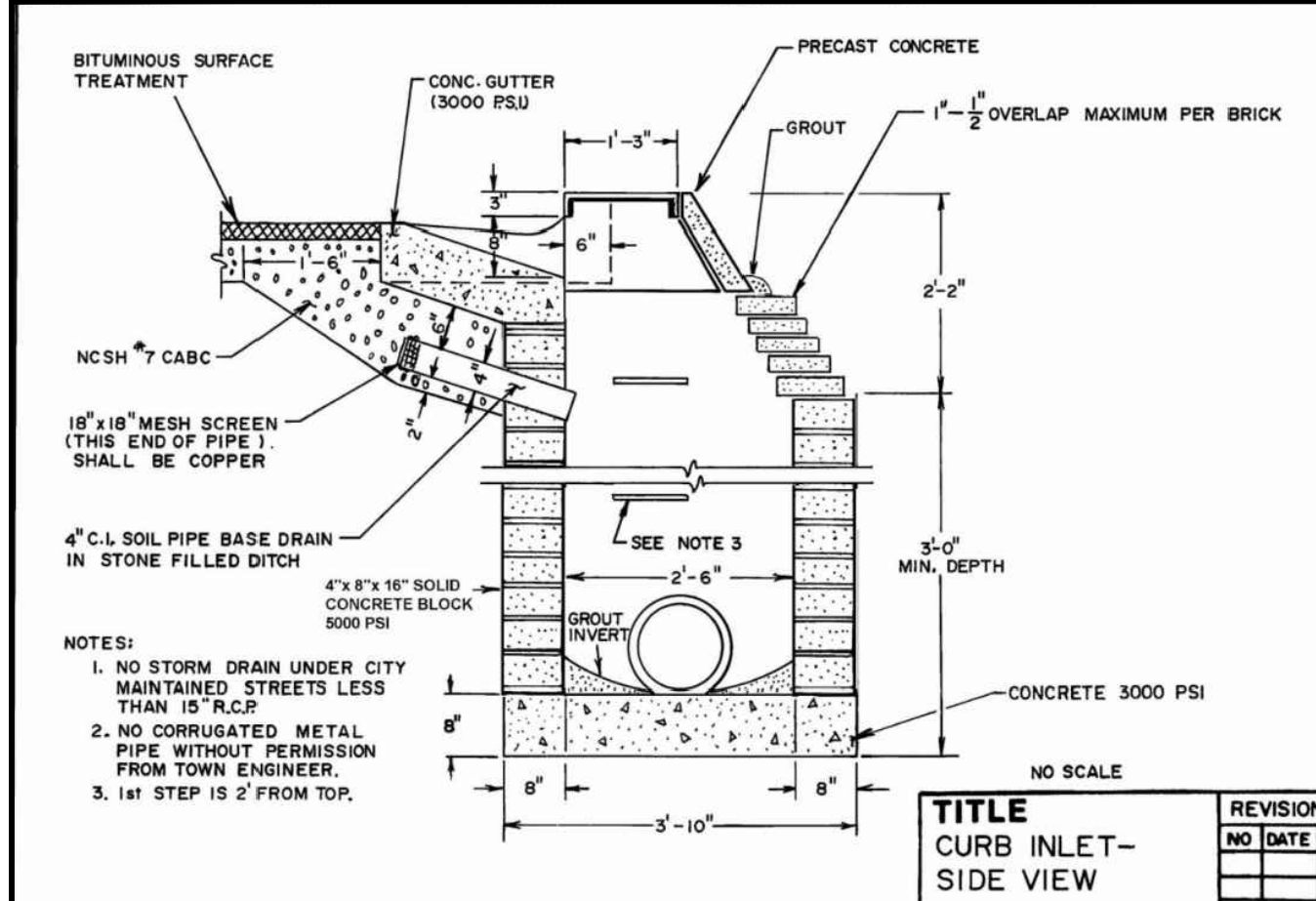
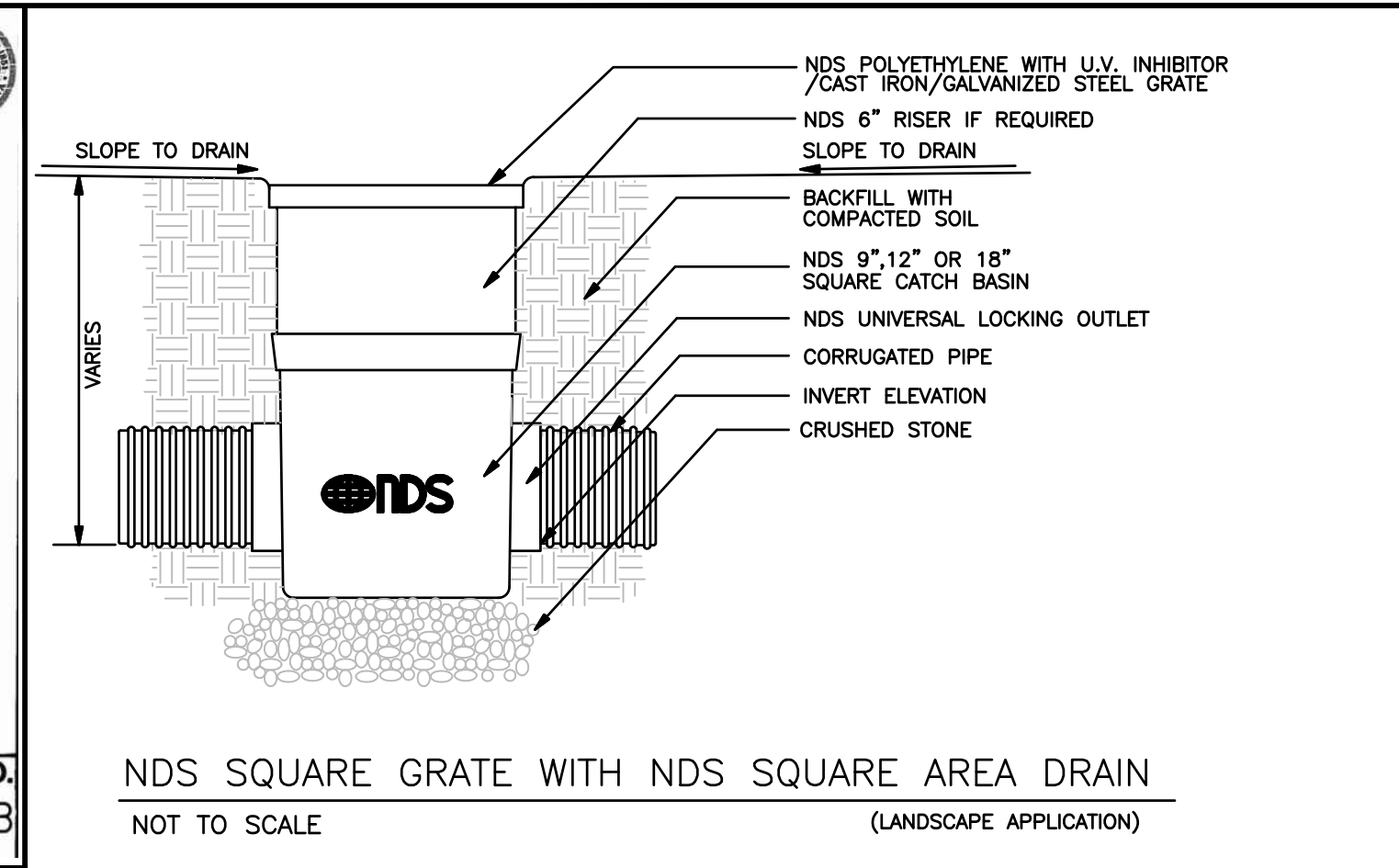
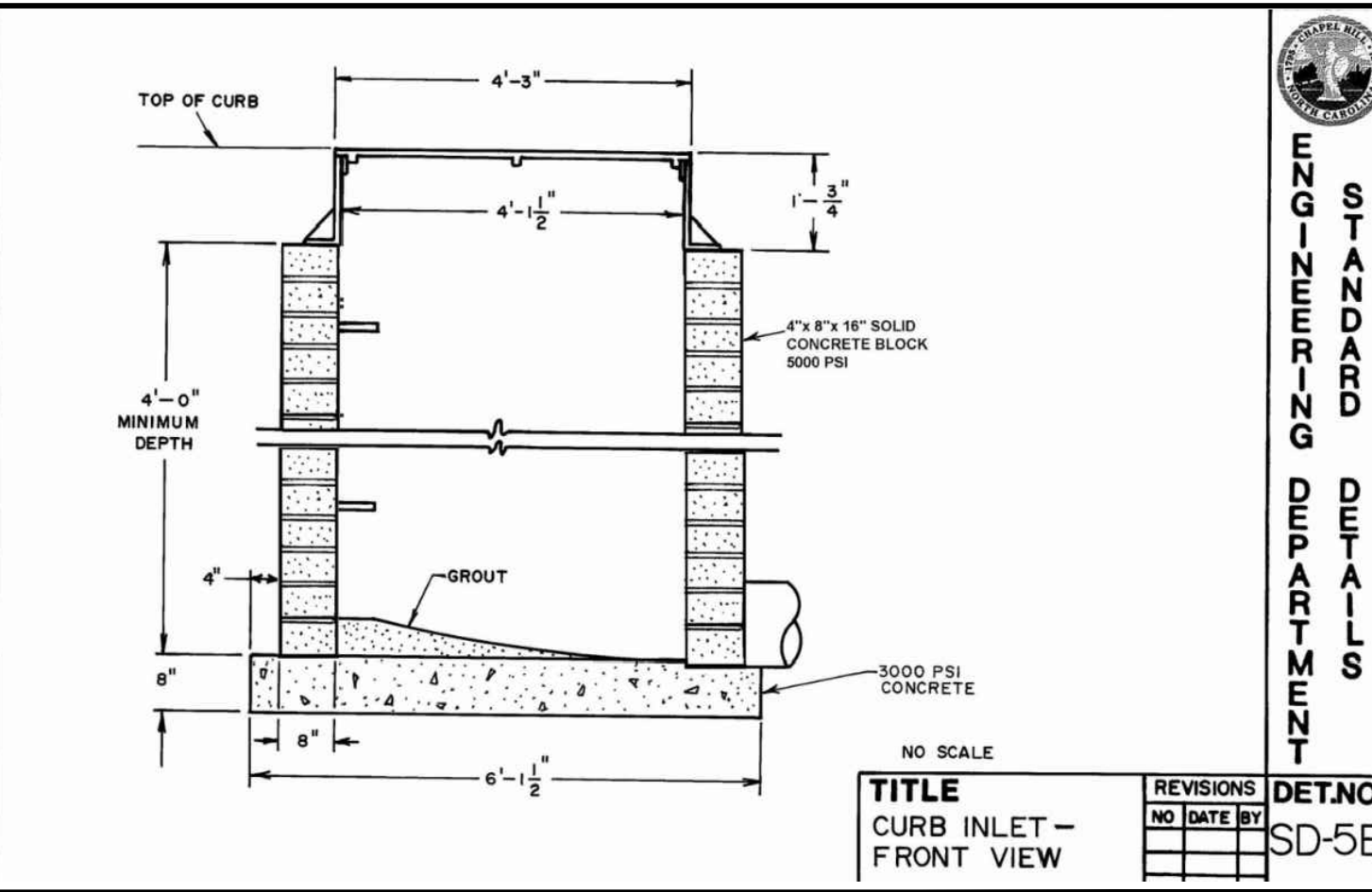
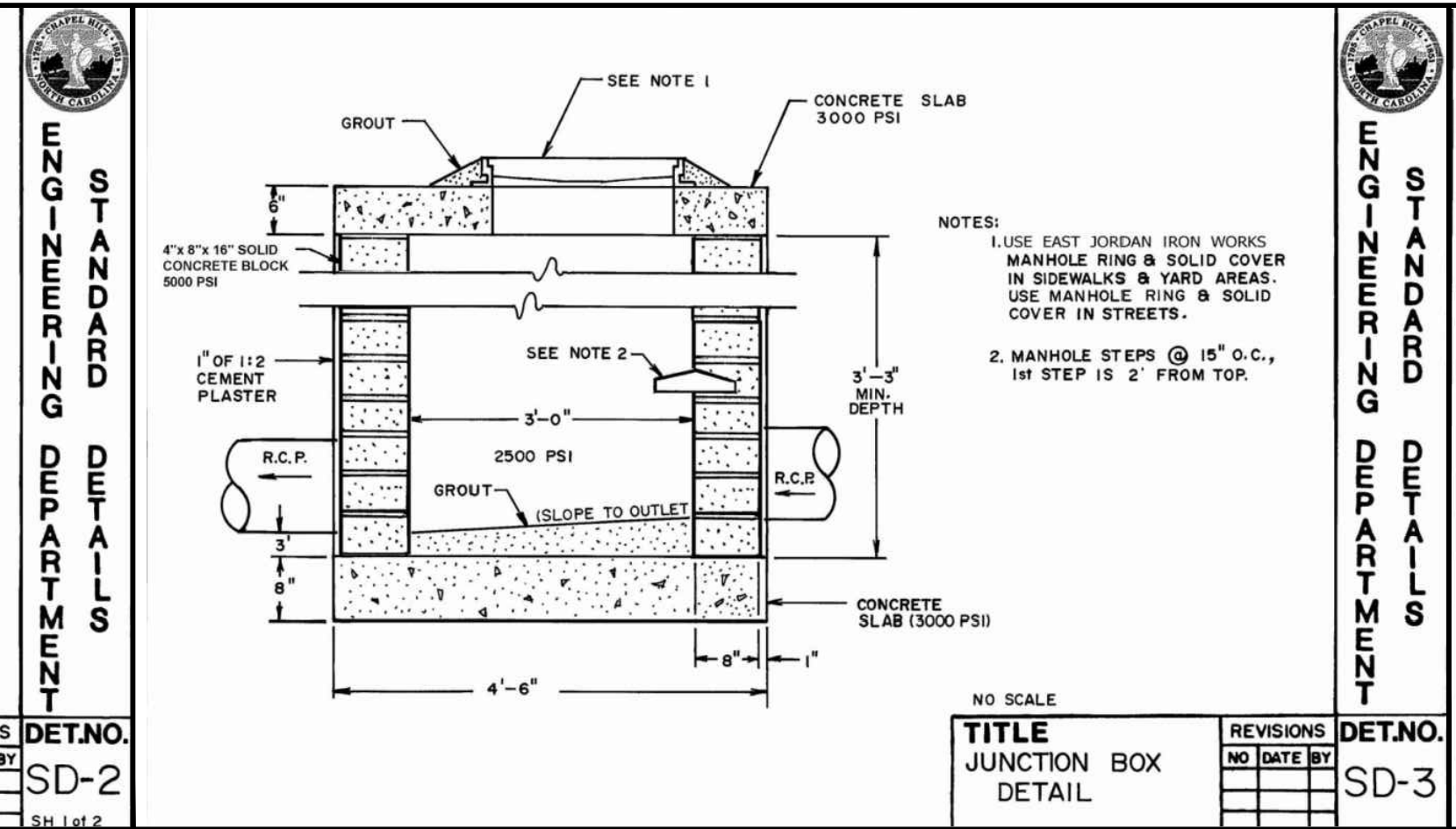
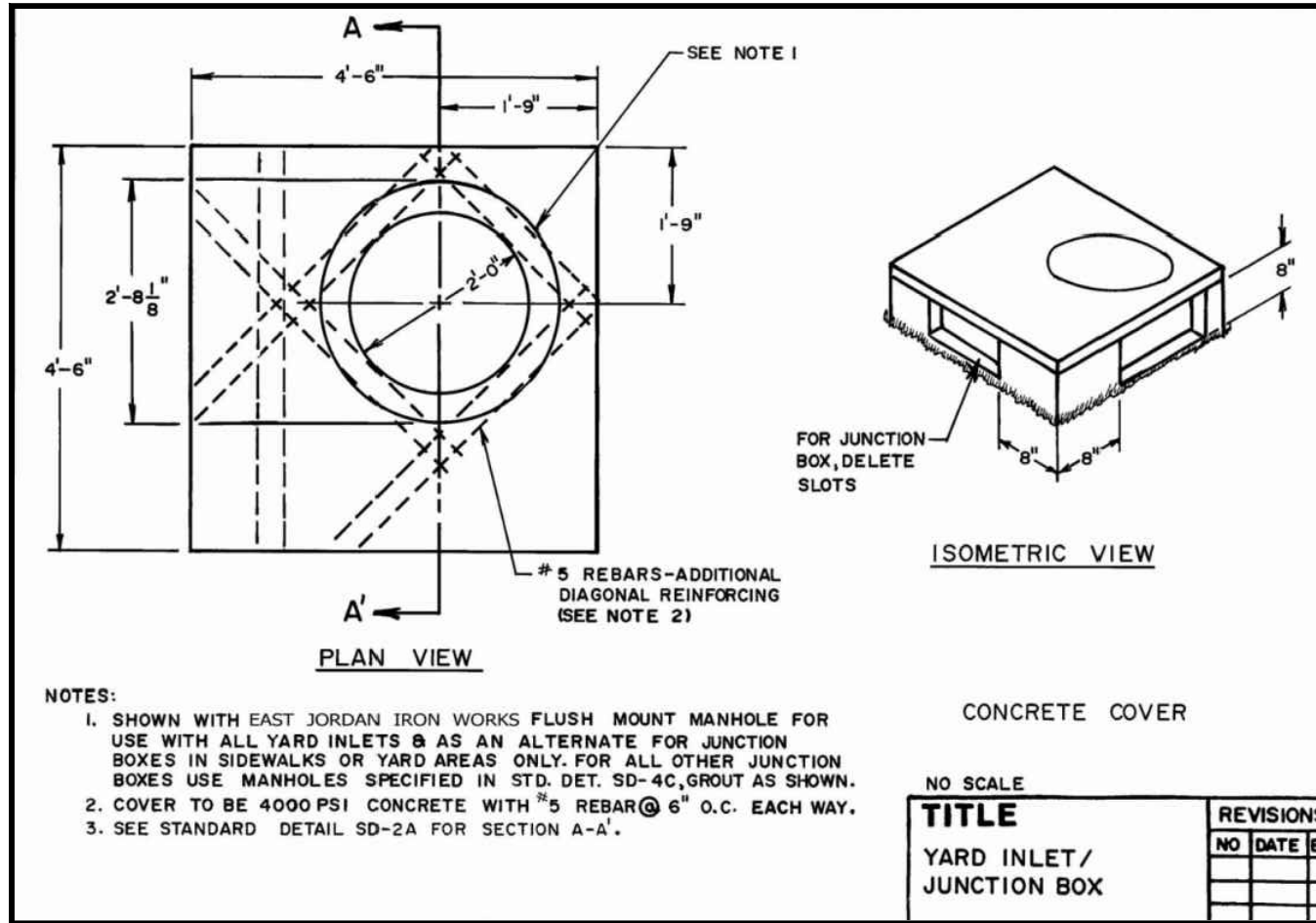
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PROJECT: 401801
 DATE: 8/28/2019
 DRAWING SCALE: 1" = 20'
 DRAWN BY: DC
 APPROVED BY: PNP

C006
 SHEET 7 OF 16

PRELIMINARY NOT FOR CONSTRUCTION

C:\ACAD\Folder\p\h\c006\CONSTRUCTION MANAGEMENT & LAND SWAP PLAN.dwg PLOTTED: 2/26/2020 4:57 PM BY: Donald Chisholm PLOTSTYLE: acad.ctb PROJECT STATUS:



D	X	W
12"	1'-4"	7'-4"
15"	1'-7"	7'-7"
18"	1'-10"	7'-10"
24"	2'-6"	8'-6"
30"	3'-1"	9'-1"
36"	3'-8"	9'-8"
42"	4'-5"	10'-5"
48"	5'-0"	11'-0"

NO.	DATE	BY	DESCRIPTION

NO.	DATE	BY	DESCRIPTION

NO.	DATE	BY	DESCRIPTION

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
 P/N# 9799-99-9116 AND 9799-49-0235

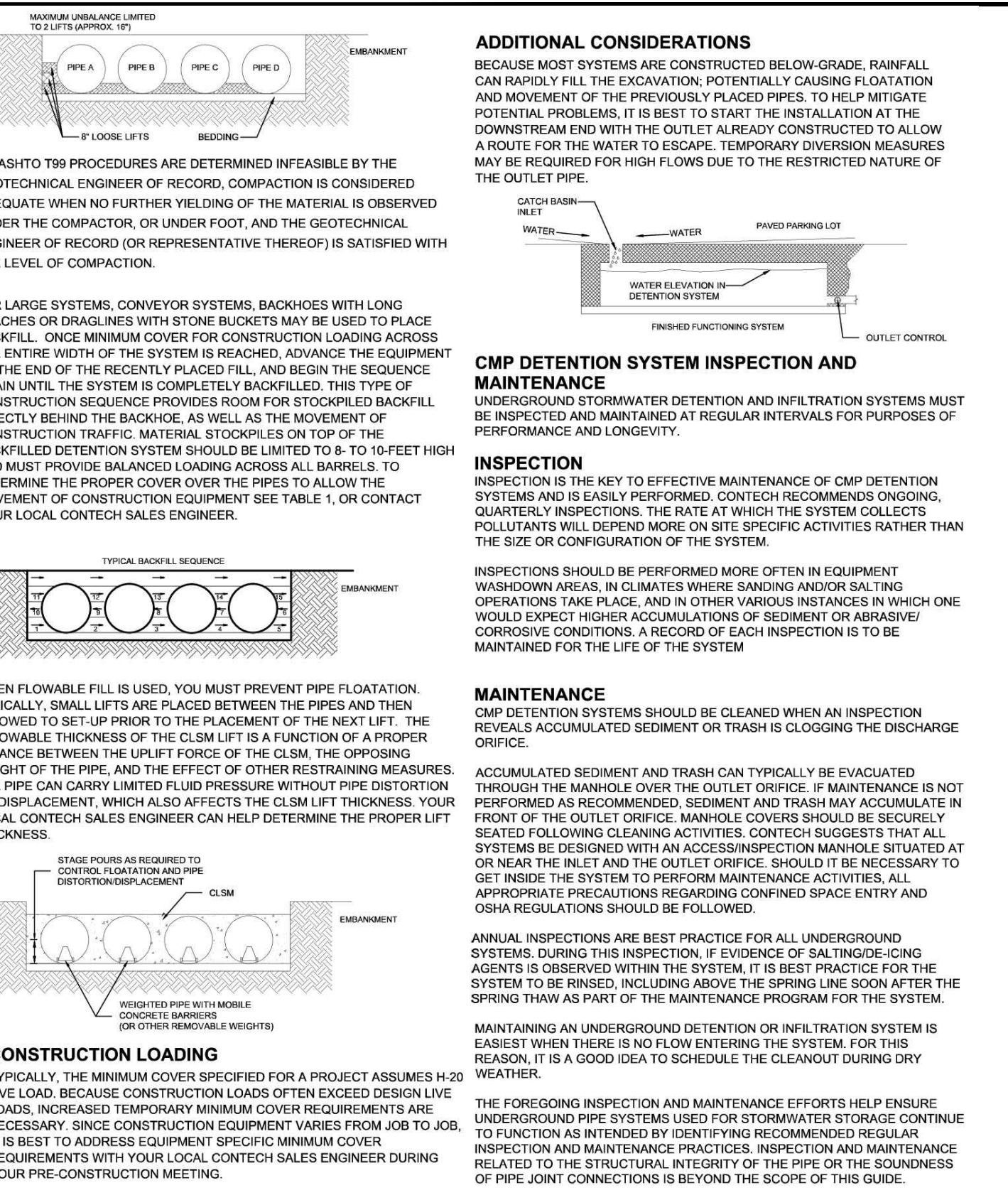
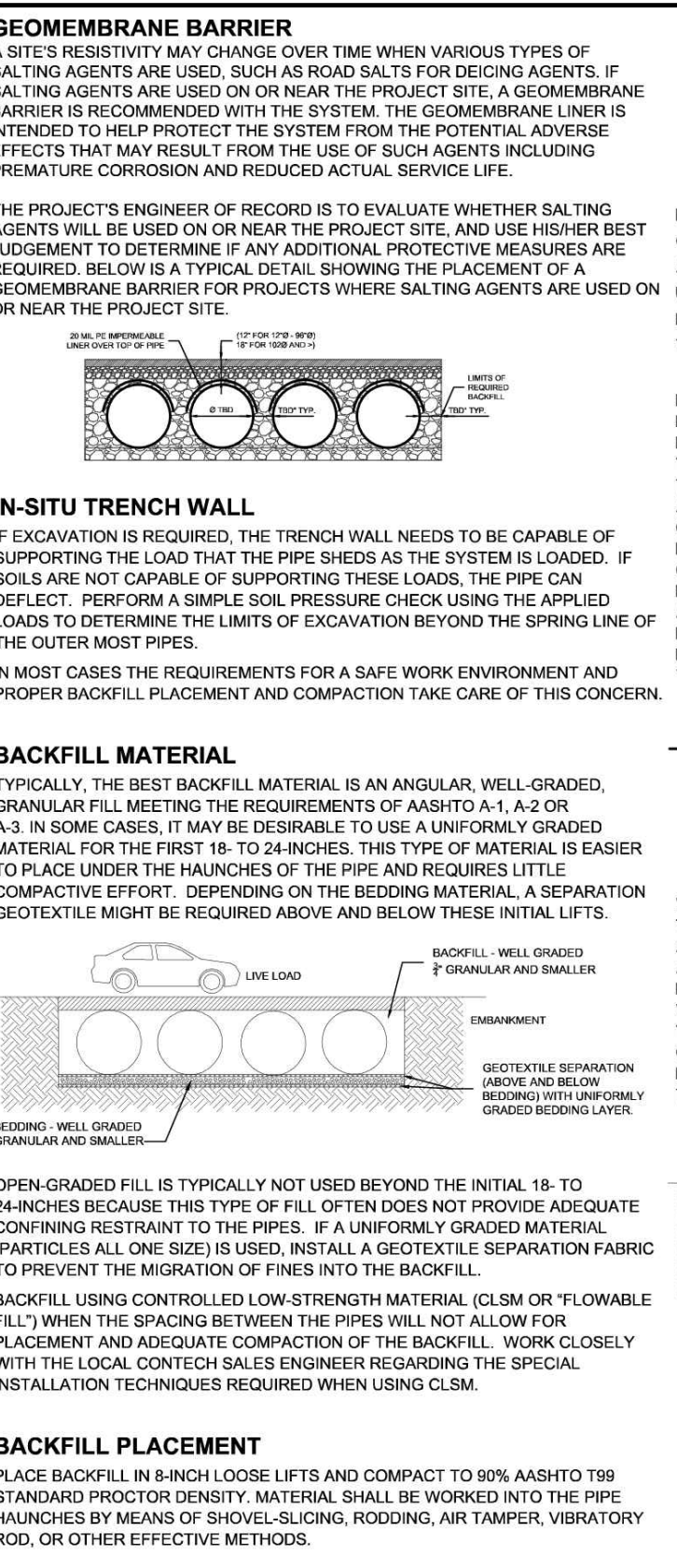
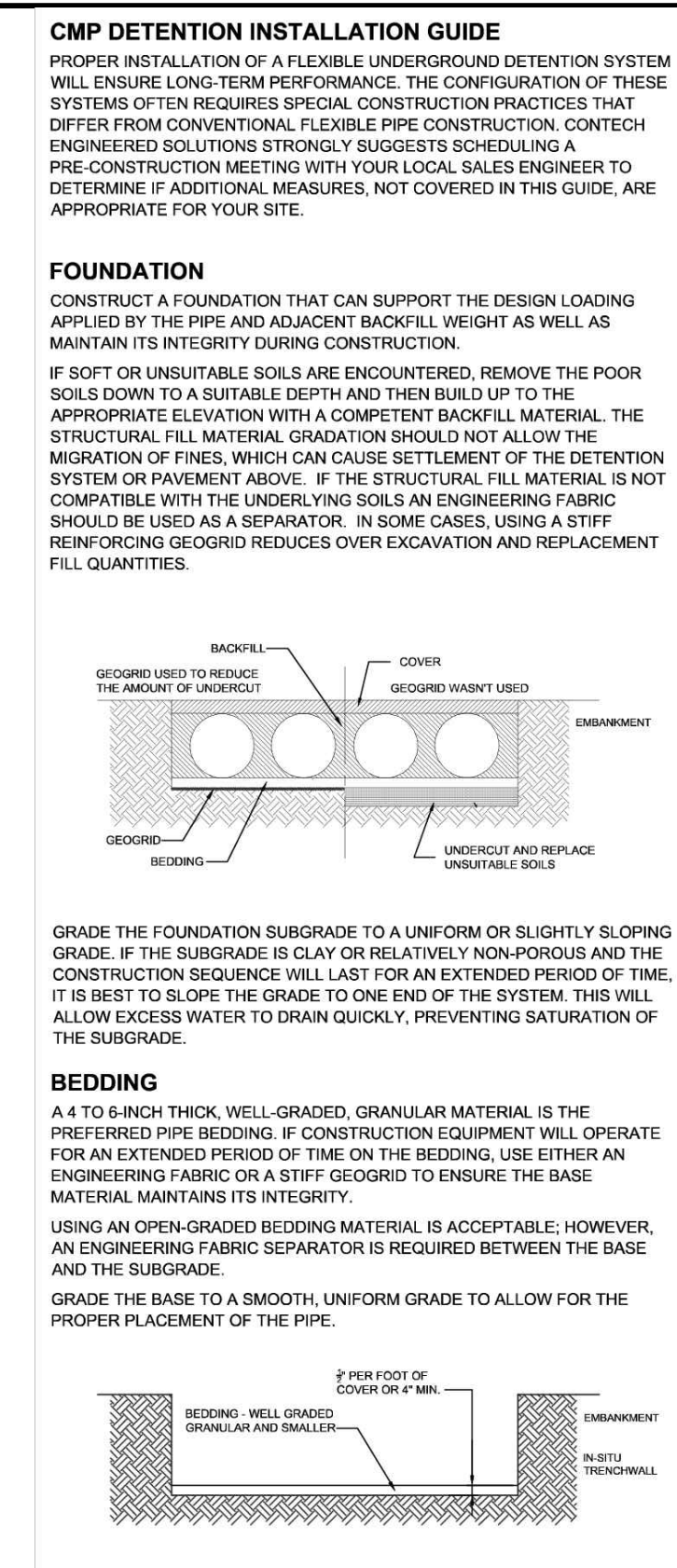
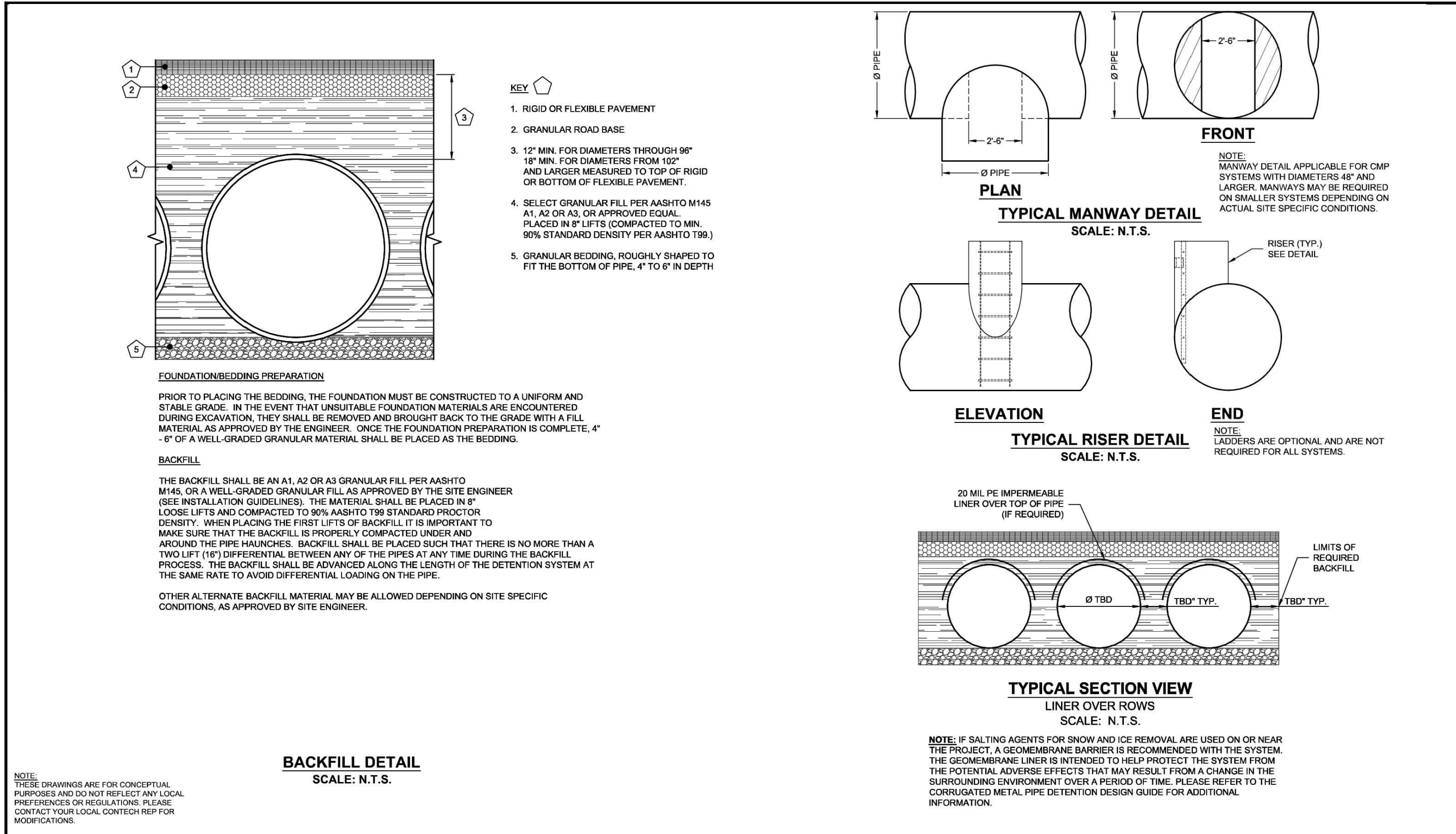
APPLICANT:
 CHRIST COMMUNITY CHURCH
 1526 E. FRANKLIN STREET, SUITE 201
 CHAPEL HILL, N.C. 27514

#	DC	#DC	DC	DC	DC	DC	BY

#	DC	#DC	DC	DC	DC	DC	BY
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2-9-2020							
1-27-2020							
1-17-2020							
12-27-2019							
11-17-2019							

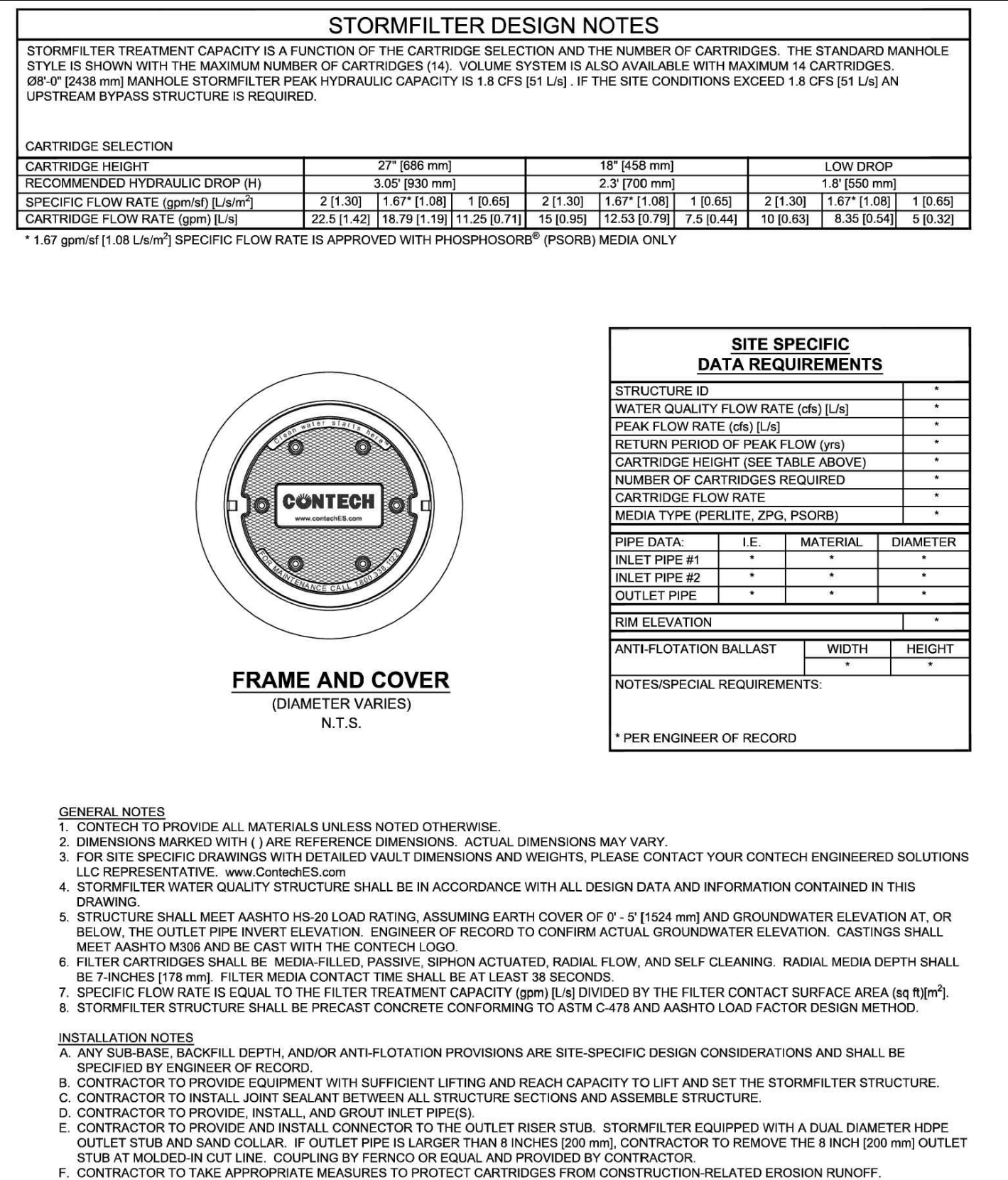
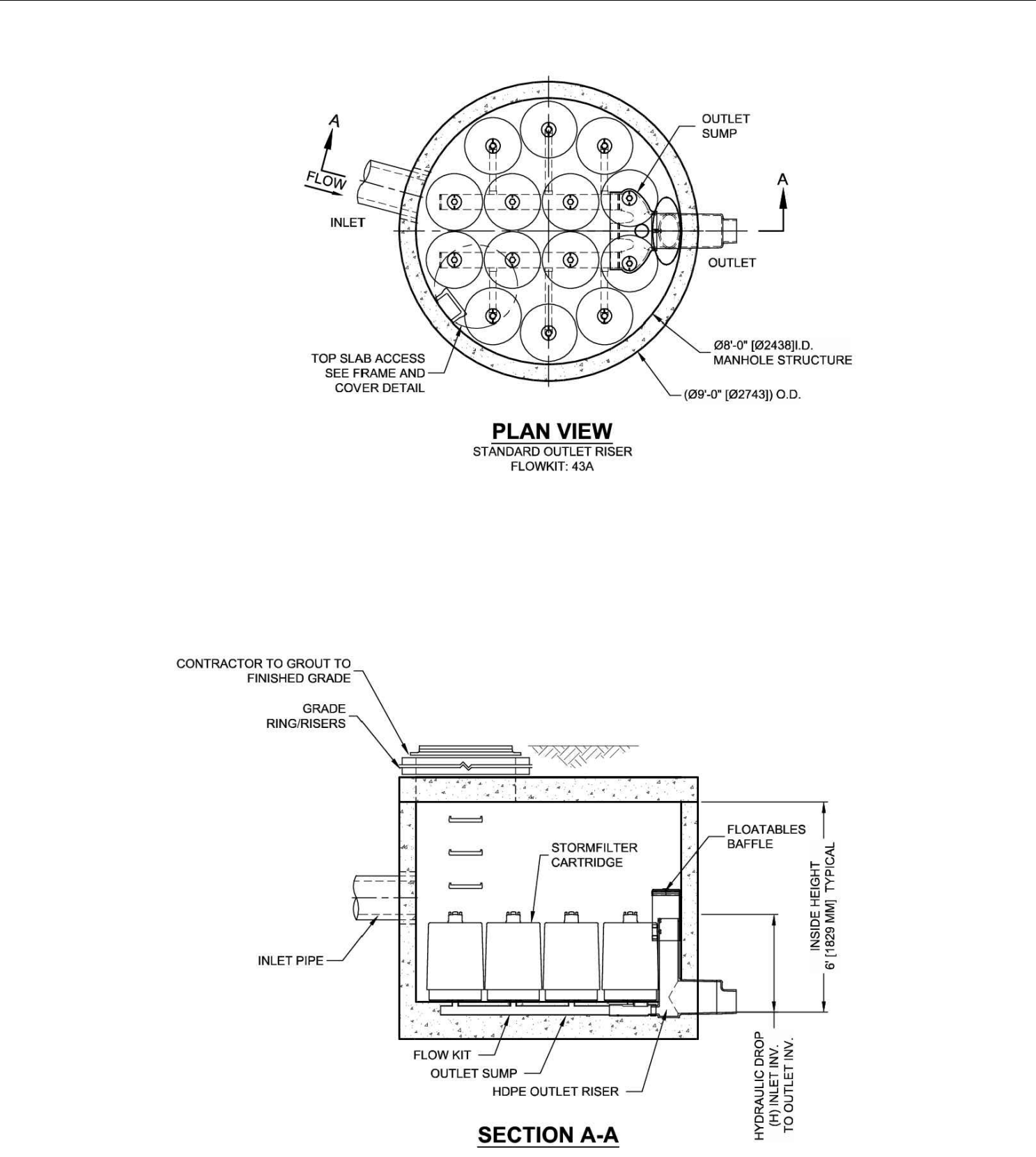
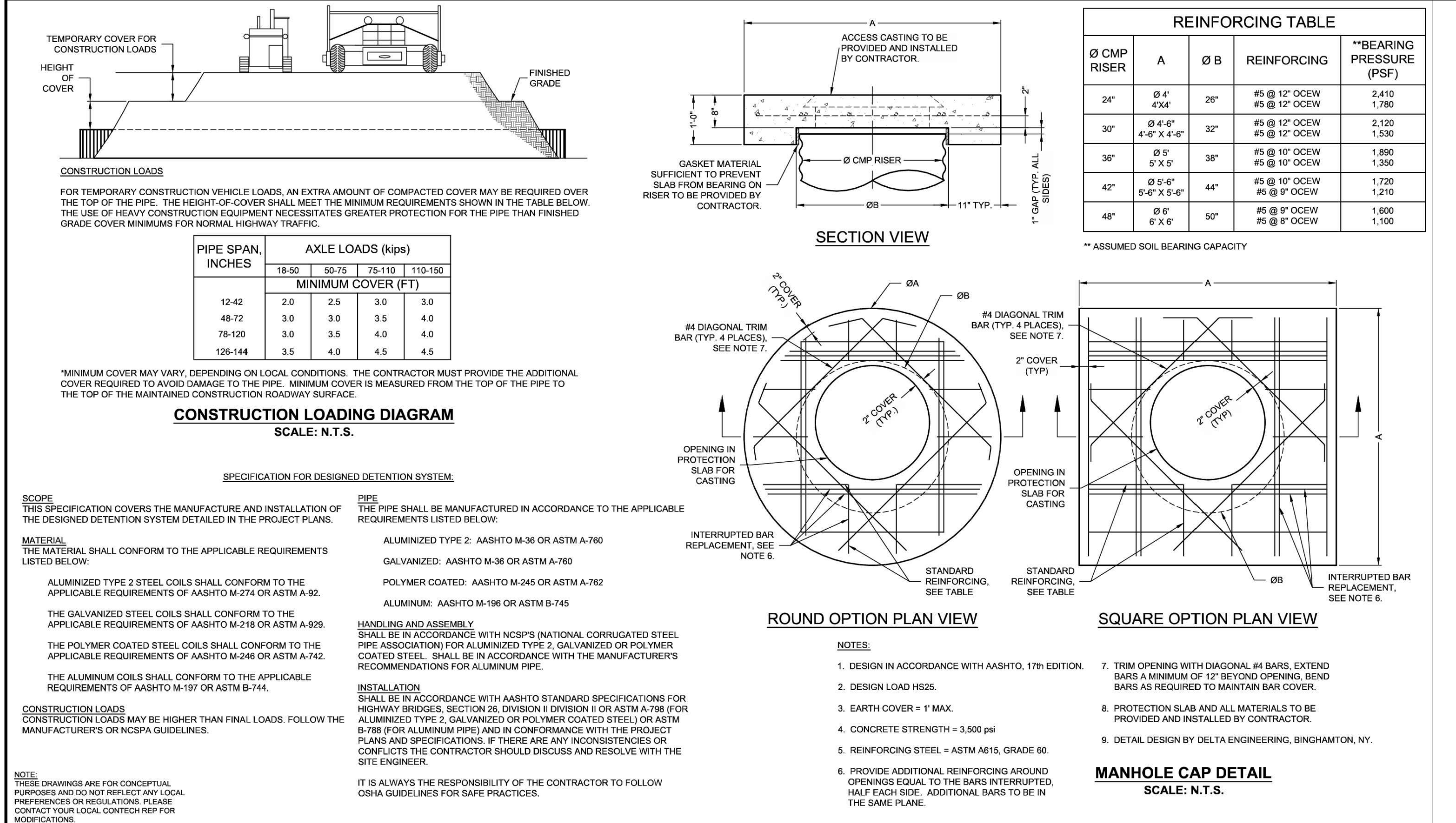
PROJECT: 401801
 DATE: 8/28/2019
 DRAWING SCALE: -
 DRAWN BY: DC
 APPROVED BY: PP

C007
 SHEET 8 OF 16

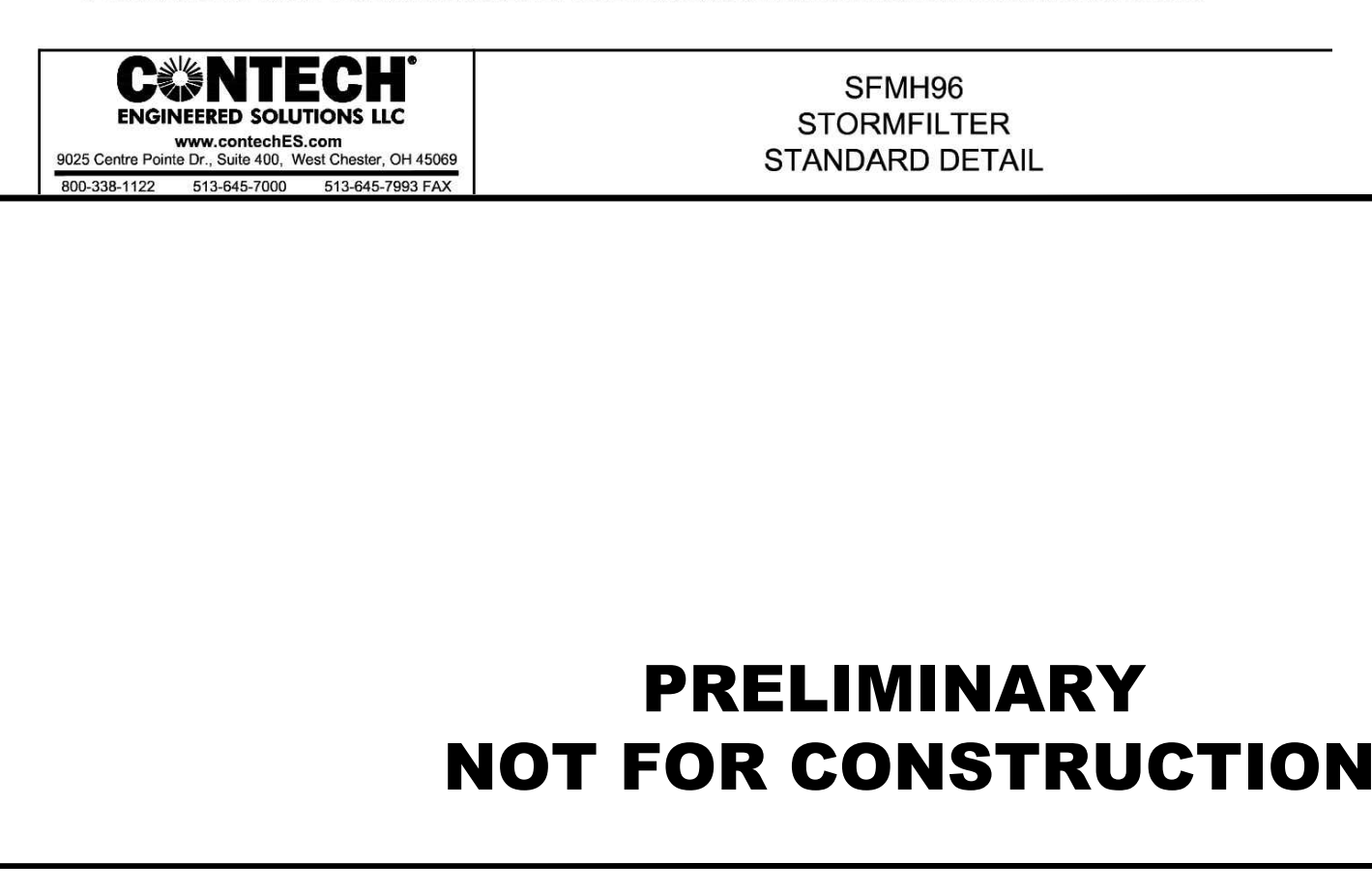
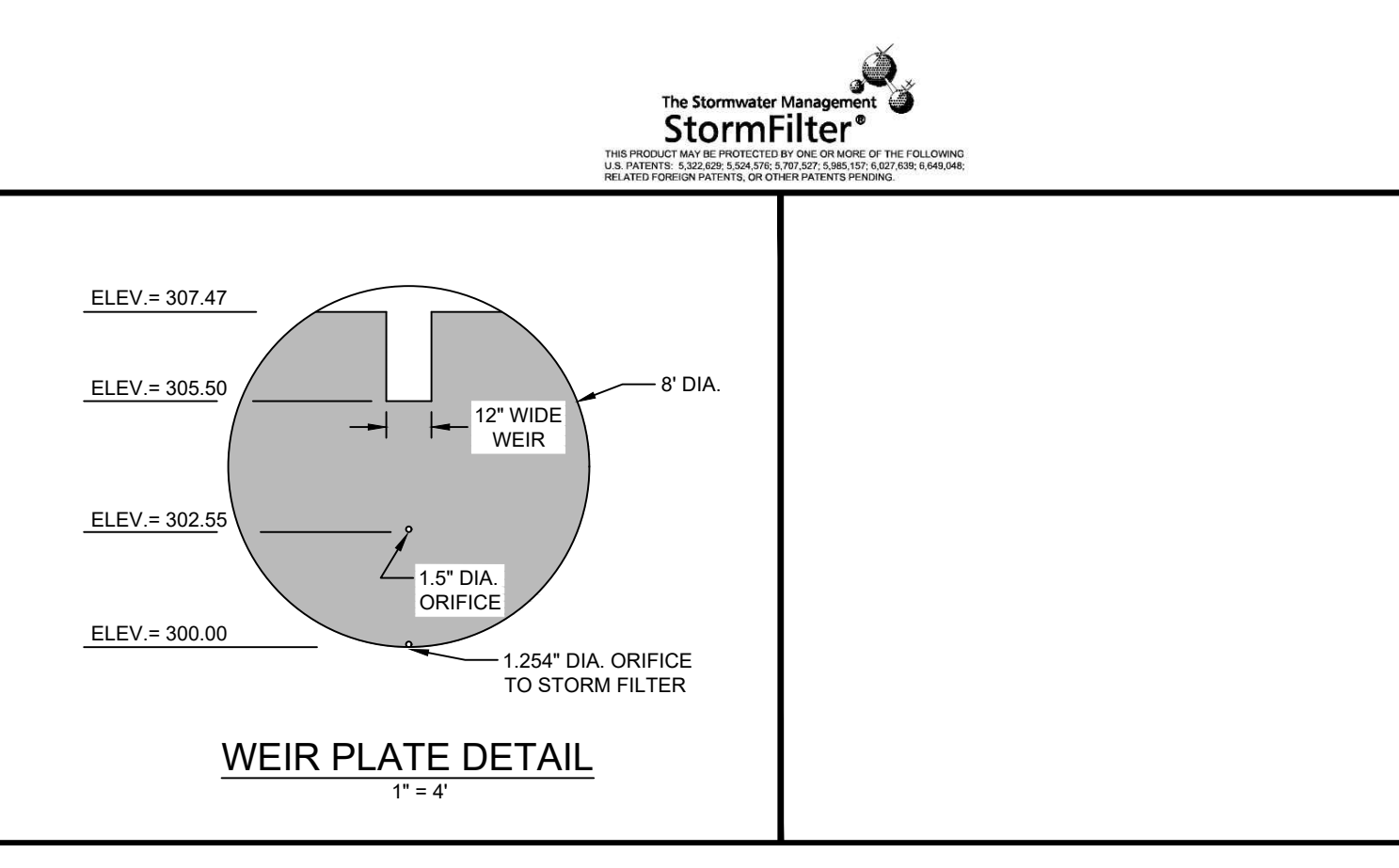


<p>CONTECH ENGINEERED SOLUTIONS LLC www.conteches.com 8025 Centre Pointe Dr., Suite 400, West Chester, OH 45399 800-338-1122 513-645-7000 513-645-7993 FAX</p>	<p>CONTECH CMP DETENTION SYSTEMS CONTECH DYODS DRAWING</p>	<p>DYODS - 12323-1-0 PROJECT NAME: Christ Community Church Chapel Hill, NC DESCRIPTION: WQV + MAIN DETENTION</p>	<table border="1"> <tr> <td>PROJECT NO.</td> <td>12323-1</td> <td>REV. NO.</td> <td>0</td> <td>DATE</td> <td>8/23/2019</td> </tr> <tr> <td>DESIGNED BY</td> <td>DYODS</td> <td>CHECKED BY</td> <td>DYODS</td> <td>DATE</td> <td></td> </tr> <tr> <td>DRAWN BY</td> <td></td> <td>APPROVED BY</td> <td></td> <td>DATE</td> <td></td> </tr> <tr> <td>SHEET NO.</td> <td>D2</td> <td colspan="4"></td> </tr> </table>	PROJECT NO.	12323-1	REV. NO.	0	DATE	8/23/2019	DESIGNED BY	DYODS	CHECKED BY	DYODS	DATE		DRAWN BY		APPROVED BY		DATE		SHEET NO.	D2				
PROJECT NO.	12323-1	REV. NO.	0	DATE	8/23/2019																						
DESIGNED BY	DYODS	CHECKED BY	DYODS	DATE																							
DRAWN BY		APPROVED BY		DATE																							
SHEET NO.	D2																										

<p>CONTECH ENGINEERED SOLUTIONS LLC www.conteches.com 8025 Centre Pointe Dr., Suite 400, West Chester, OH 45399 800-338-1122 513-645-7000 513-645-7993 FAX</p>	<p>CONTECH CMP DETENTION SYSTEMS CONTECH DYODS DRAWING</p>	<p>DYODS - 12323-1-0 PROJECT NAME: Christ Community Church Chapel Hill, NC DESCRIPTION: WQV + MAIN DETENTION</p>	<table border="1"> <tr> <td>PROJECT NO.</td> <td>12323-1</td> <td>REV. NO.</td> <td>0</td> <td>DATE</td> <td>8/23/2019</td> </tr> <tr> <td>DESIGNED BY</td> <td>DYODS</td> <td>CHECKED BY</td> <td>DYODS</td> <td>DATE</td> <td></td> </tr> <tr> <td>DRAWN BY</td> <td></td> <td>APPROVED BY</td> <td></td> <td>DATE</td> <td></td> </tr> <tr> <td>SHEET NO.</td> <td>D4</td> <td colspan="4"></td> </tr> </table>	PROJECT NO.	12323-1	REV. NO.	0	DATE	8/23/2019	DESIGNED BY	DYODS	CHECKED BY	DYODS	DATE		DRAWN BY		APPROVED BY		DATE		SHEET NO.	D4				
PROJECT NO.	12323-1	REV. NO.	0	DATE	8/23/2019																						
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SHEET NO.	D4																										



<p>CONTECH ENGINEERED SOLUTIONS LLC www.conteches.com 8025 Centre Pointe Dr., Suite 400, West Chester, OH 45399 800-338-1122 513-645-7000 513-645-7993 FAX</p>	<p>CONTECH CMP DETENTION SYSTEMS CONTECH DYODS DRAWING</p>	<p>DYODS - 12323-1-0 PROJECT NAME: Christ Community Church Chapel Hill, NC DESCRIPTION: WQV + MAIN DETENTION</p>	<table border="1"> <tr> <td>PROJECT NO.</td> <td>12323-1</td> <td>REV. NO.</td> <td>0</td> <td>DATE</td> <td>8/23/2019</td> </tr> <tr> <td>DESIGNED BY</td> <td>DYODS</td> <td>CHECKED BY</td> <td>DYODS</td> <td>DATE</td> <td></td> </tr> <tr> <td>DRAWN BY</td> <td></td> <td>APPROVED BY</td> <td></td> <td>DATE</td> <td></td> </tr> <tr> <td>SHEET NO.</td> <td>D3</td> <td colspan="4"></td> </tr> </table>	PROJECT NO.	12323-1	REV. NO.	0	DATE	8/23/2019	DESIGNED BY	DYODS	CHECKED BY	DYODS	DATE		DRAWN BY		APPROVED BY		DATE		SHEET NO.	D3				
PROJECT NO.	12323-1	REV. NO.	0	DATE	8/23/2019																						
DESIGNED BY	DYODS	CHECKED BY	DYODS	DATE																							
DRAWN BY		APPROVED BY		DATE																							
SHEET NO.	D3																										



CHRIST COMMUNITY CHURCH
141 ERWIN ROAD, CHAPEL HILL, N.C. 27514
PHONE 979-369-9116 AND 979-649-0235

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

STORMWATER FILTER DETAILS

PHILIP POST ENGINEERING
9319 818-7862
philip.post@gmail.com
PO Box 4932
Chapel Hill, NC 27515

PHILIP POST ENGINEERING
FIRM: C-347

CONTRACTOR: PHILIP POST ENGINEERING

REVISIONS

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

PROJECT: 401801

DATE: 8/28/2019

DRAWING SCALE:

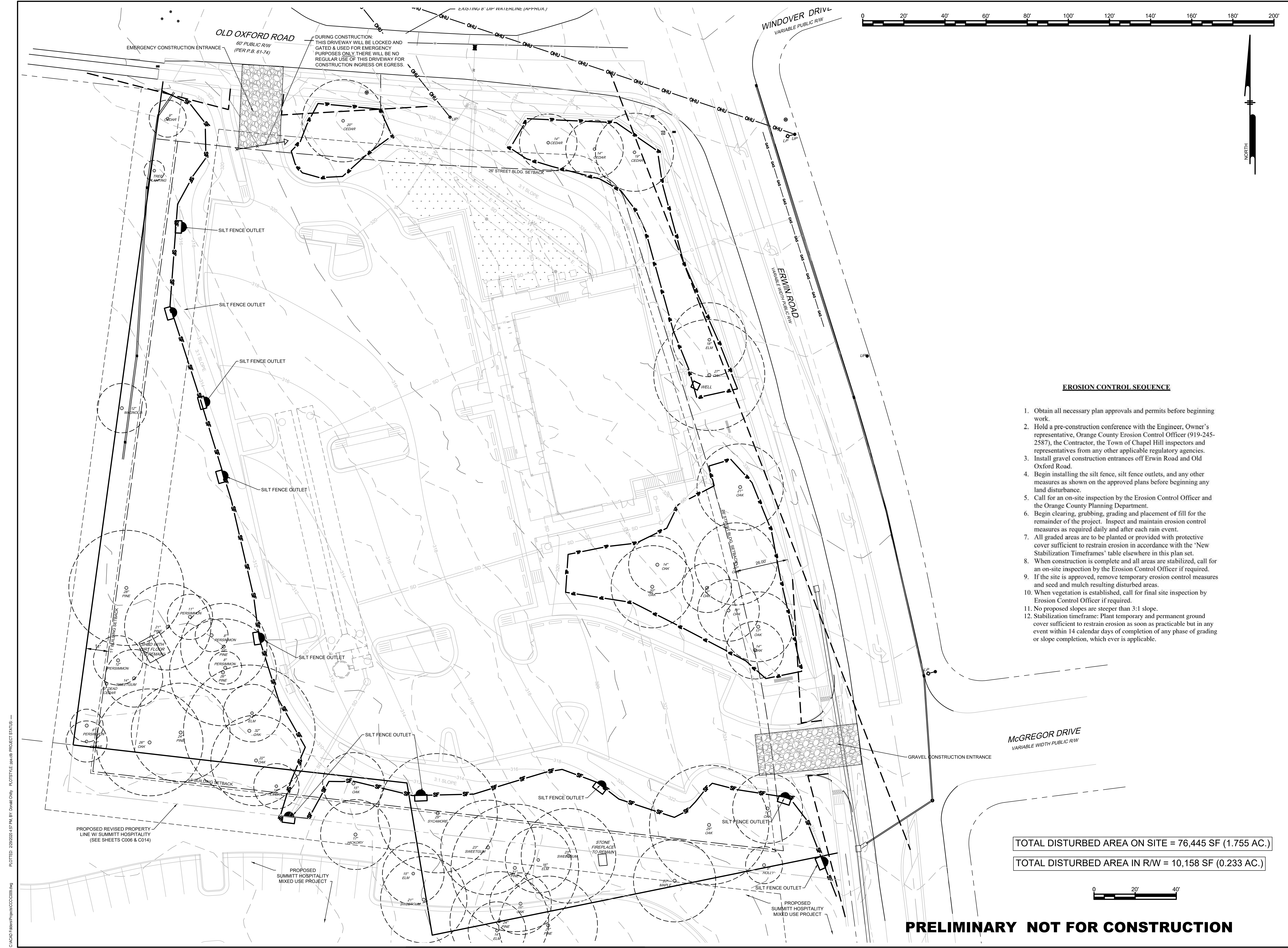
DRAWN BY: DC

APPROVED BY: PP

PRELIMINARY NOT FOR CONSTRUCTION

C008

SHEET 9 OF 16



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.

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

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CHRIST COMMUNITY CHURCH
 141 ERWIN ROAD, CHAPEL HILL, N.C. 27514
 P/N# 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

#	DATE	NO.	REVISIONS
1	11-17-2019	1	SUBMITTAL #1 COMMENTS
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6	2/26/2020	6	NCDOT AND TOWN COMMENTS

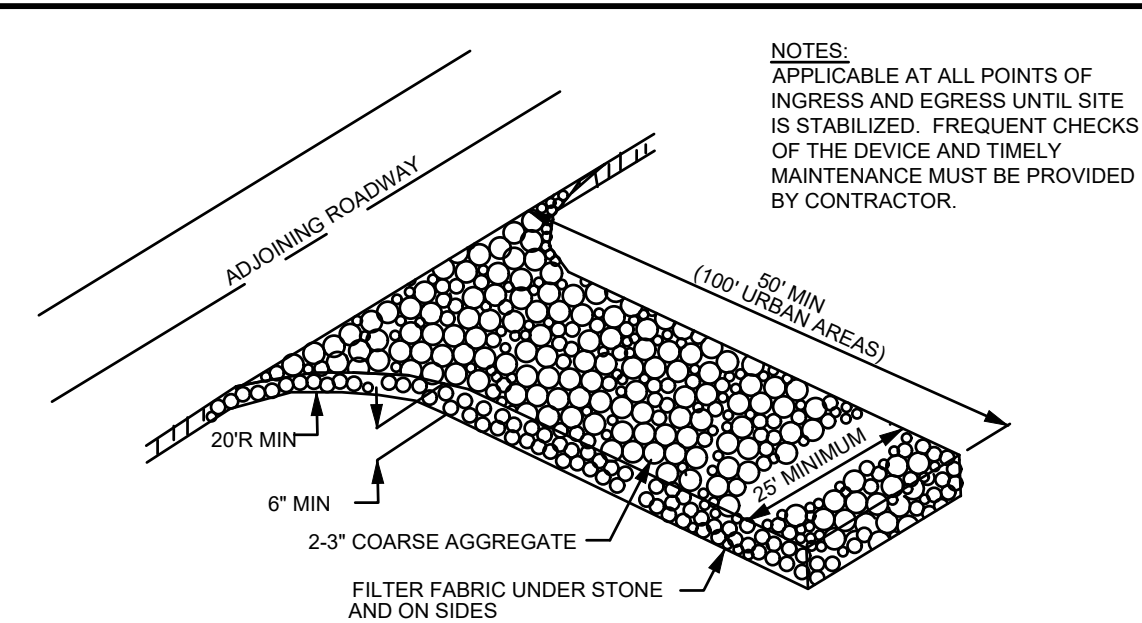
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PROJECT	401801
DATE	8/28/2019
DRAWING SCALE	1" = 20'
DRAWN BY	DC
APPROVED BY	PNP

C009
 SHEET 10 OF 16

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

C:\ACAD\Folder\Projects\C009000.dwg PLOTFILE: 2/26/2020 4:52 PM BY: Doreen O'Neil PLOTSTYLE: splot.dwt PROJECT STATUS:



NOTES:
 APPLICABLE AT ALL POINTS OF INGRESS AND EGRESS UNTIL SITE IS STABILIZED. FREQUENT CHECKS OF THE DEVICE AND TIMELY MAINTENANCE MUST BE PROVIDED BY CONTRACTOR.

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.

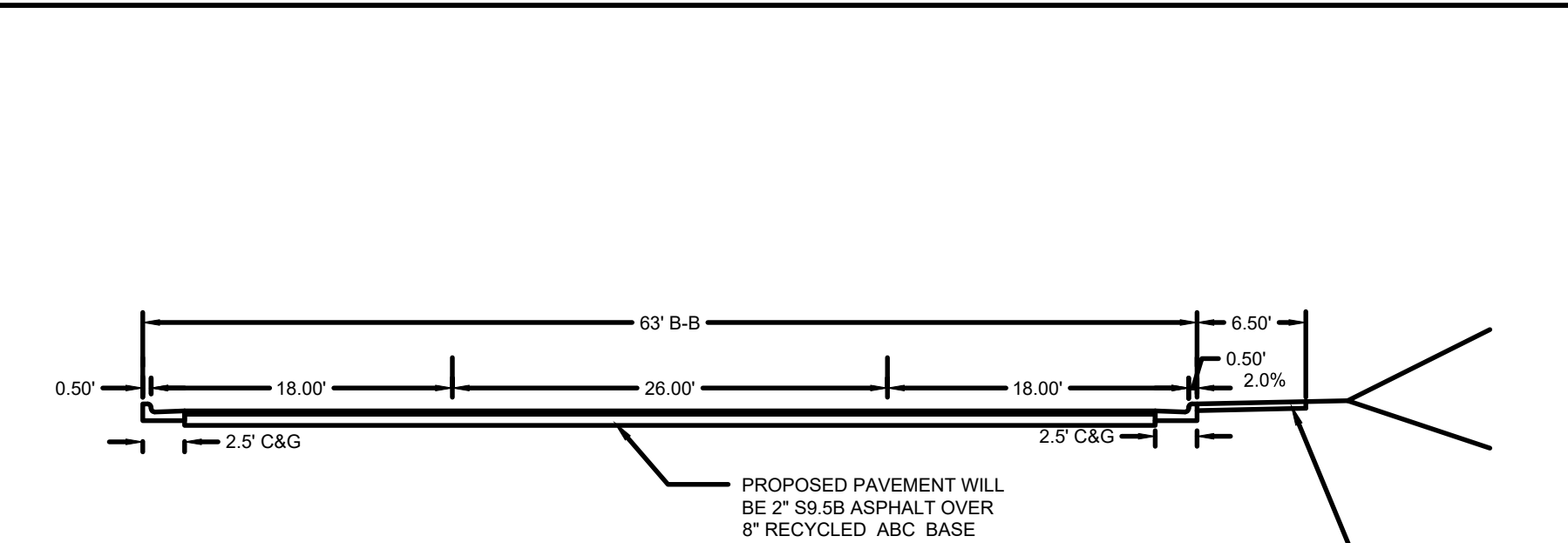
TURNING RADIUS OF 20' MINIMUM TO ACCOMMODATE LARGE TRUCKS SHALL BE PROVIDED.

ENTRANCE(S) SHOULD BE LOCATED TO PROVIDE FOR MAXIMUM USE BY ALL CONSTRUCTION VEHICLES.

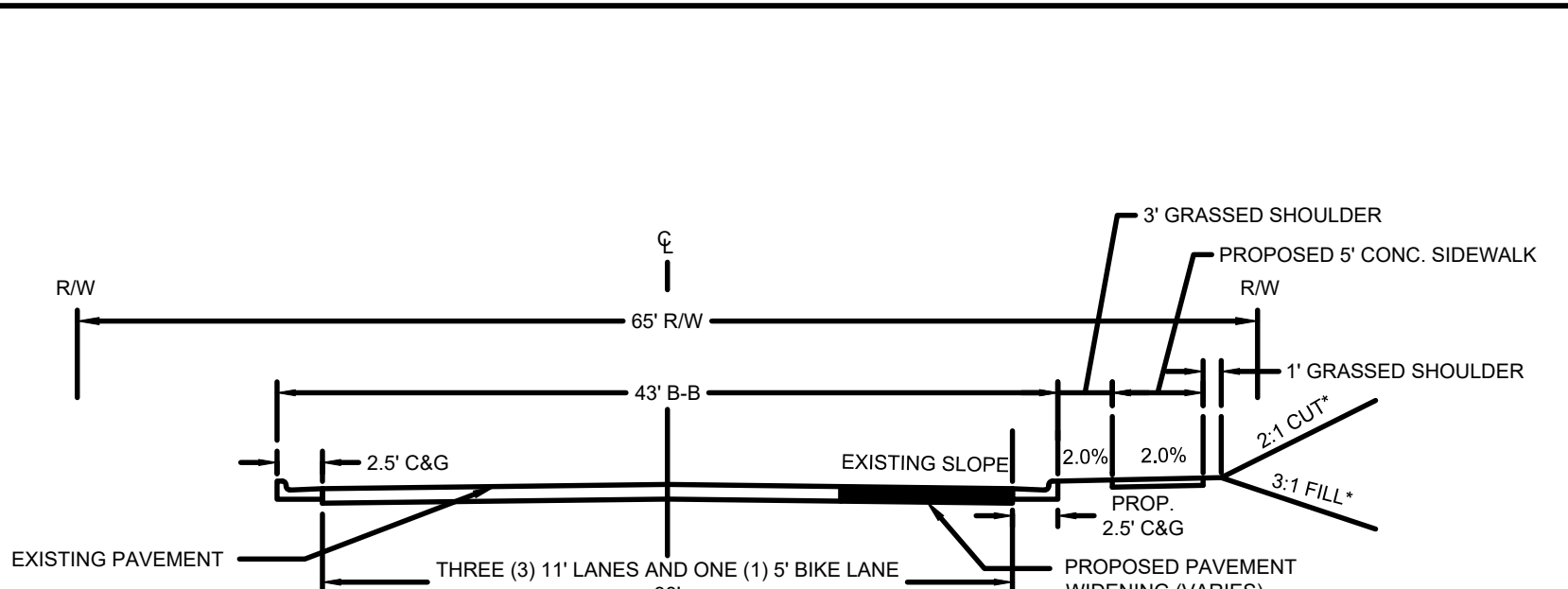
MUST BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR DIRECT FLOW OF MUD ONTO ADJACENT STREETS.

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



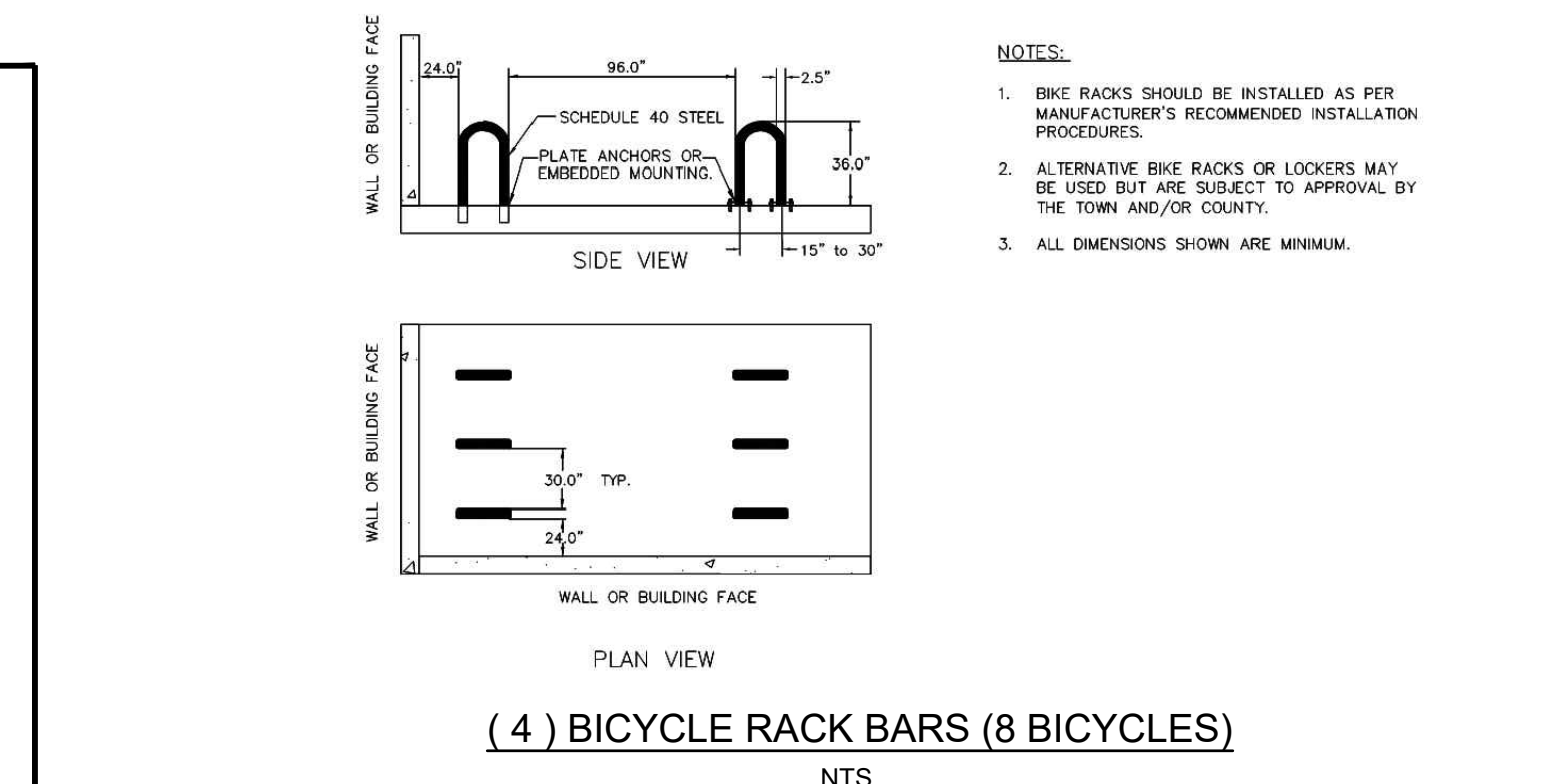
PARKING LOT TYPICAL SECTION
 NTS



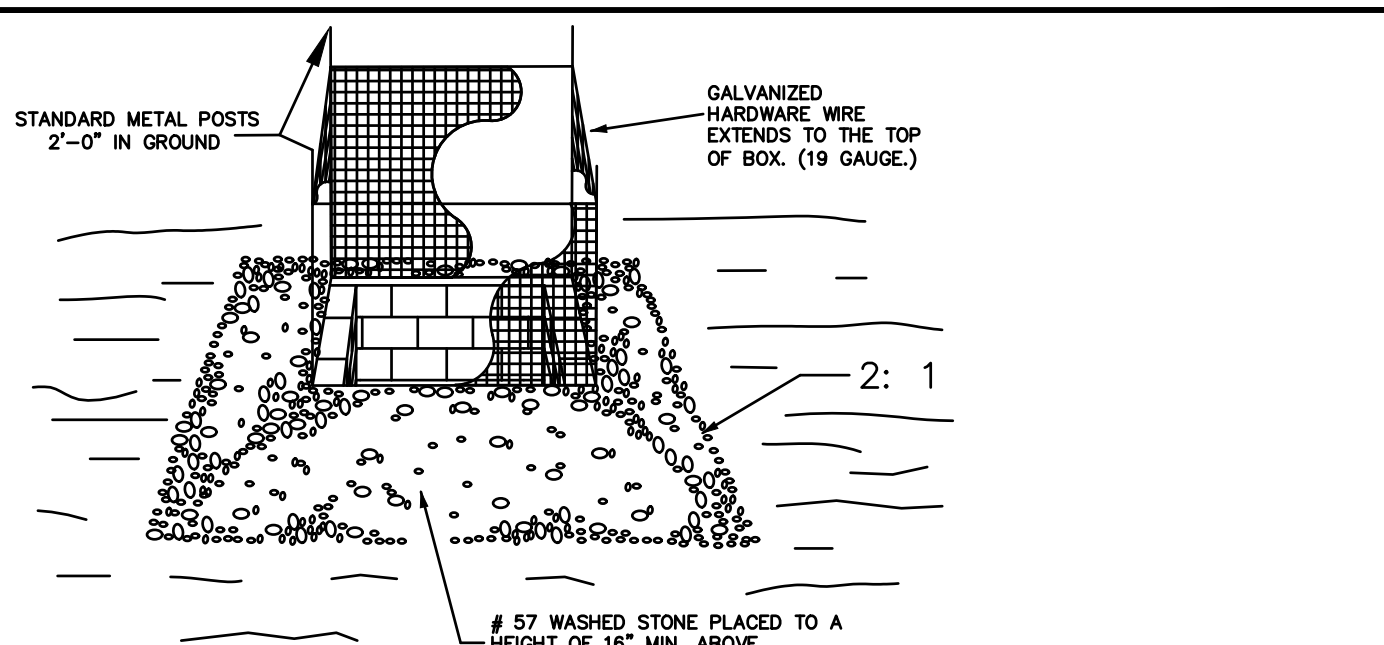
ERWIN ROAD PROPOSED CURB SECTION
 NTS

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.



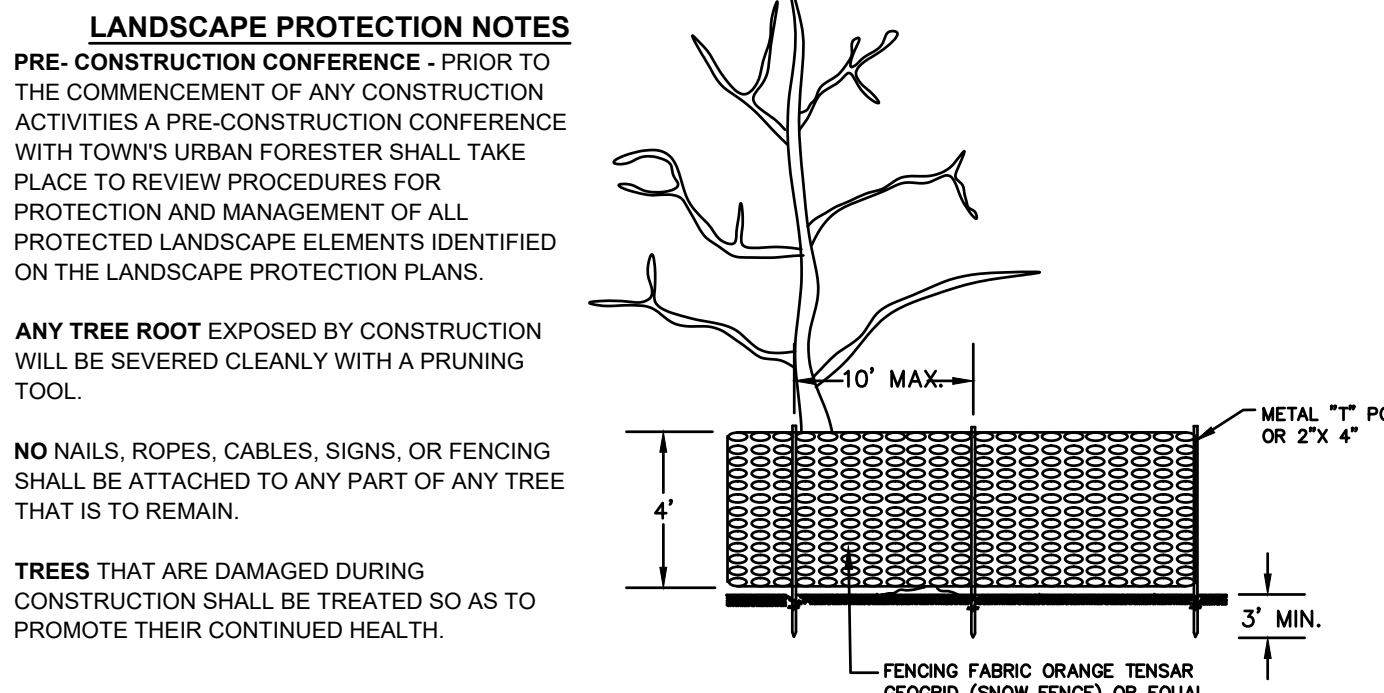
(4) BICYCLE RACK BARS (8 BICYCLES)
 NTS



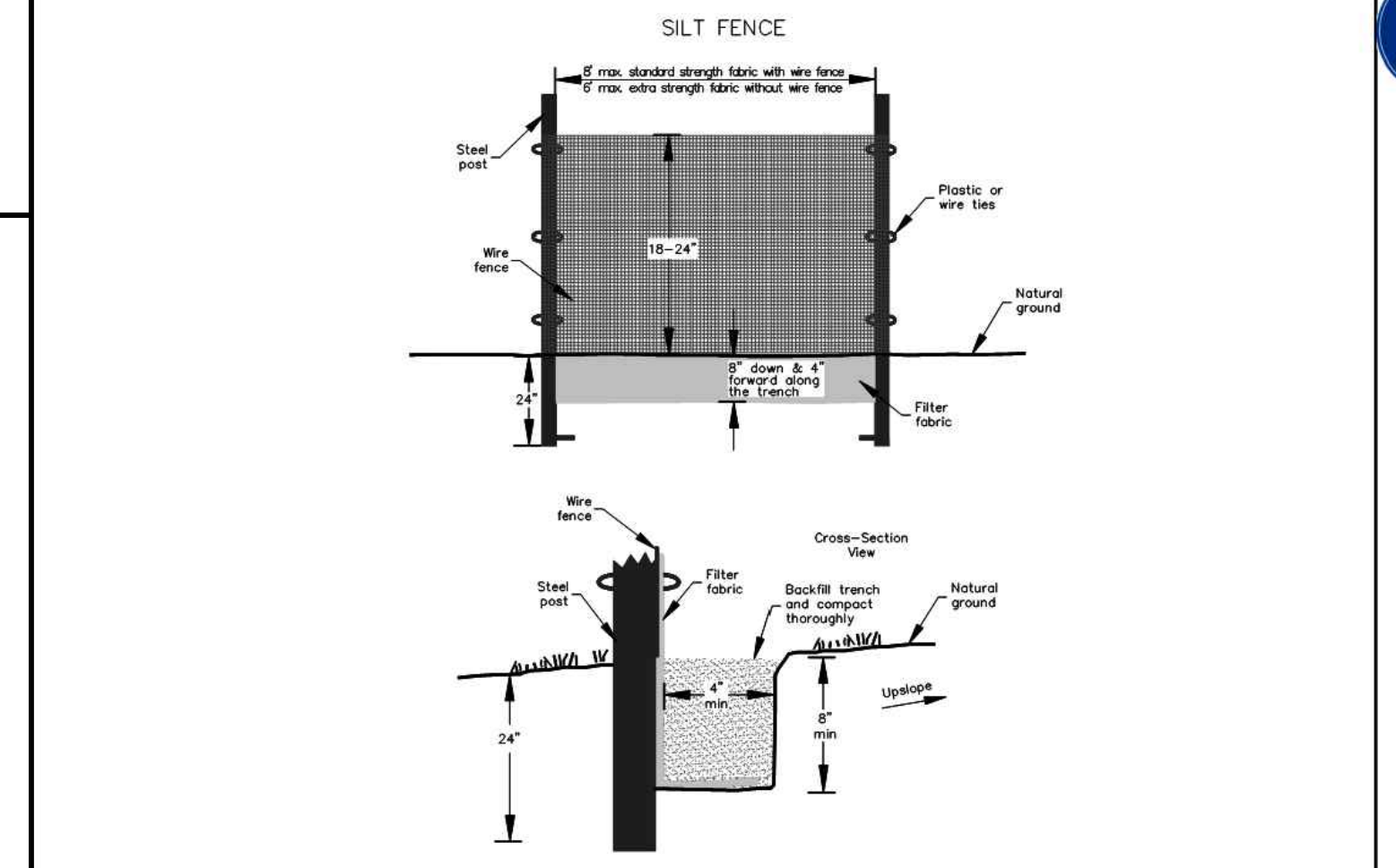
CONSTRUCTION SPECIFICATIONS:
 1. UNIFORMLY GRADE A SHALLOW DEPRESSION APPROACHING INLET.
 2. DRIVE 5" STEEL POSTS 2 FEET INTO THE GROUND SURROUNDING THE INLET. SPACE POSTS EVENLY AROUND THE PERIMETER OF THE INLET, A MAXIMUM OF 4' APART.
 3. SURROUND THE POSTS WITH WIRE MESH HARDWARE CLOTH. SECURE THE WIRE MESH TO THE STEEL POSTS AT THE TOP, MIDDLE, & BOTTOM. PLACING A 2"-FT. FLAP OF THE WIRE MESH UNDER THE GRAVEL FOR ANCHORING IS RECOMMENDED.
 4. PLACE CLEAN GRAVEL (NC DOT #5 OR #57 STONE) ON A 2:1 SLOPE WITH A HEIGHT OF 16" AROUND THE WIRE, AND SMOOTH TO AN EVEN GRADE.
 5. ONCE THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED, REMOVE ACCUMULATED SEDIMENT, AND ESTABLISH FINAL GRADING ELEVATIONS.
 6. COMPACT THE AREA PROPERLY AND STABILIZE IT WITH GROUND COVER.

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

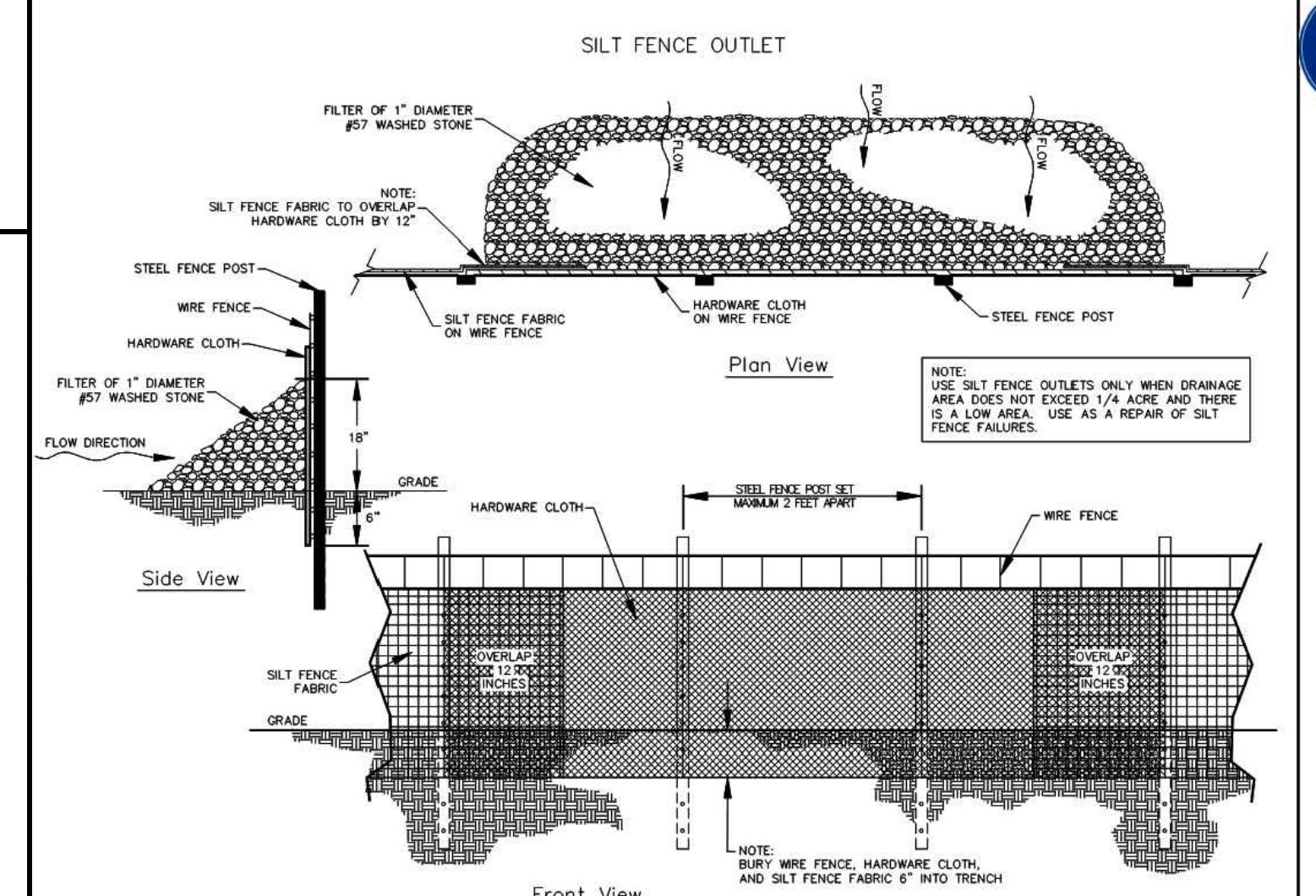


Tree Protection Fence Detail
 Not to scale

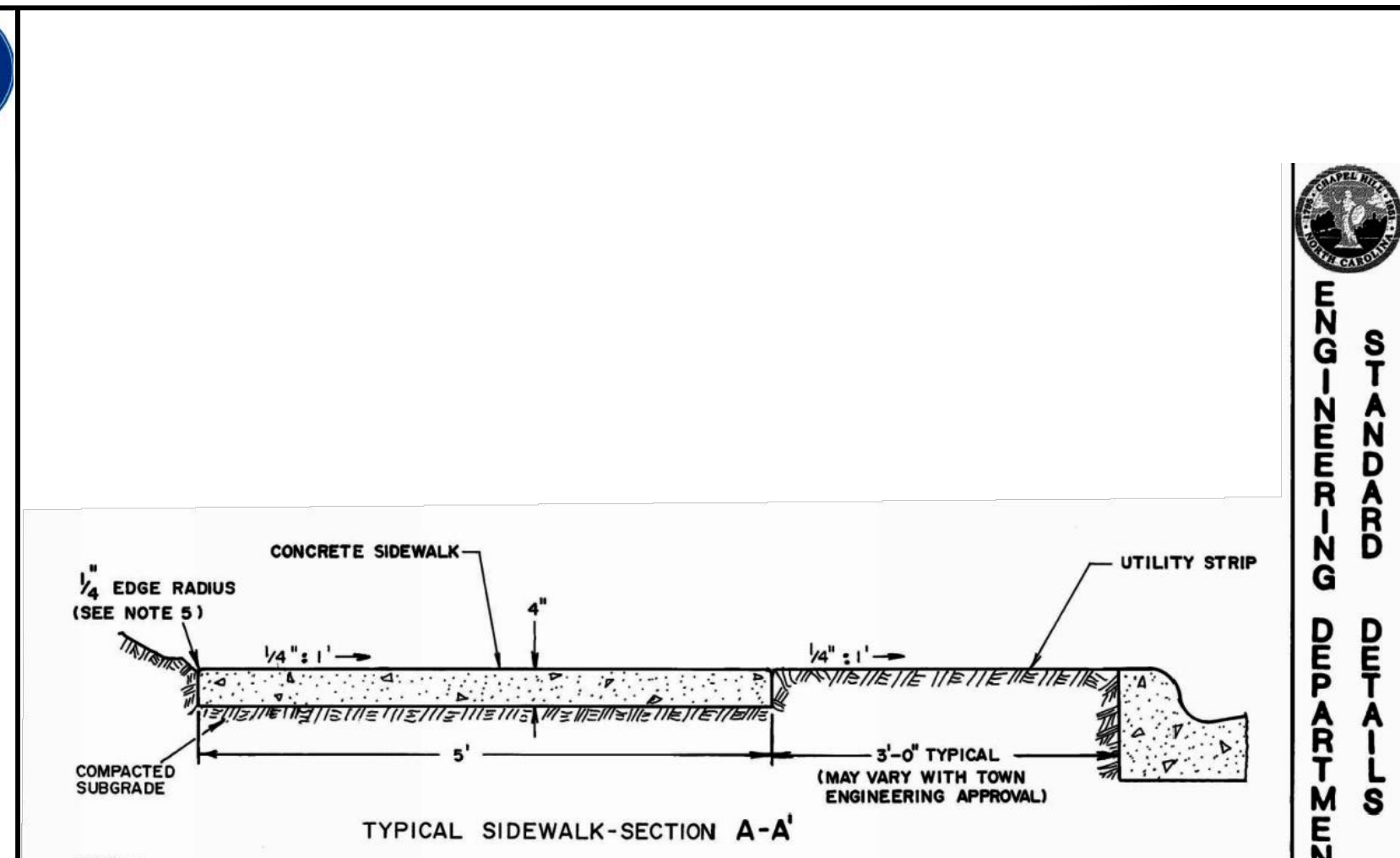


GENERAL NOTES:
 1. Use silt fence only when drainage area does not exceed 1/4 acre and never in areas of concentrated flow.
 2. Silt fence shall not be removed unless site is stabilized and inspected by Town of Chapel Hill staff.

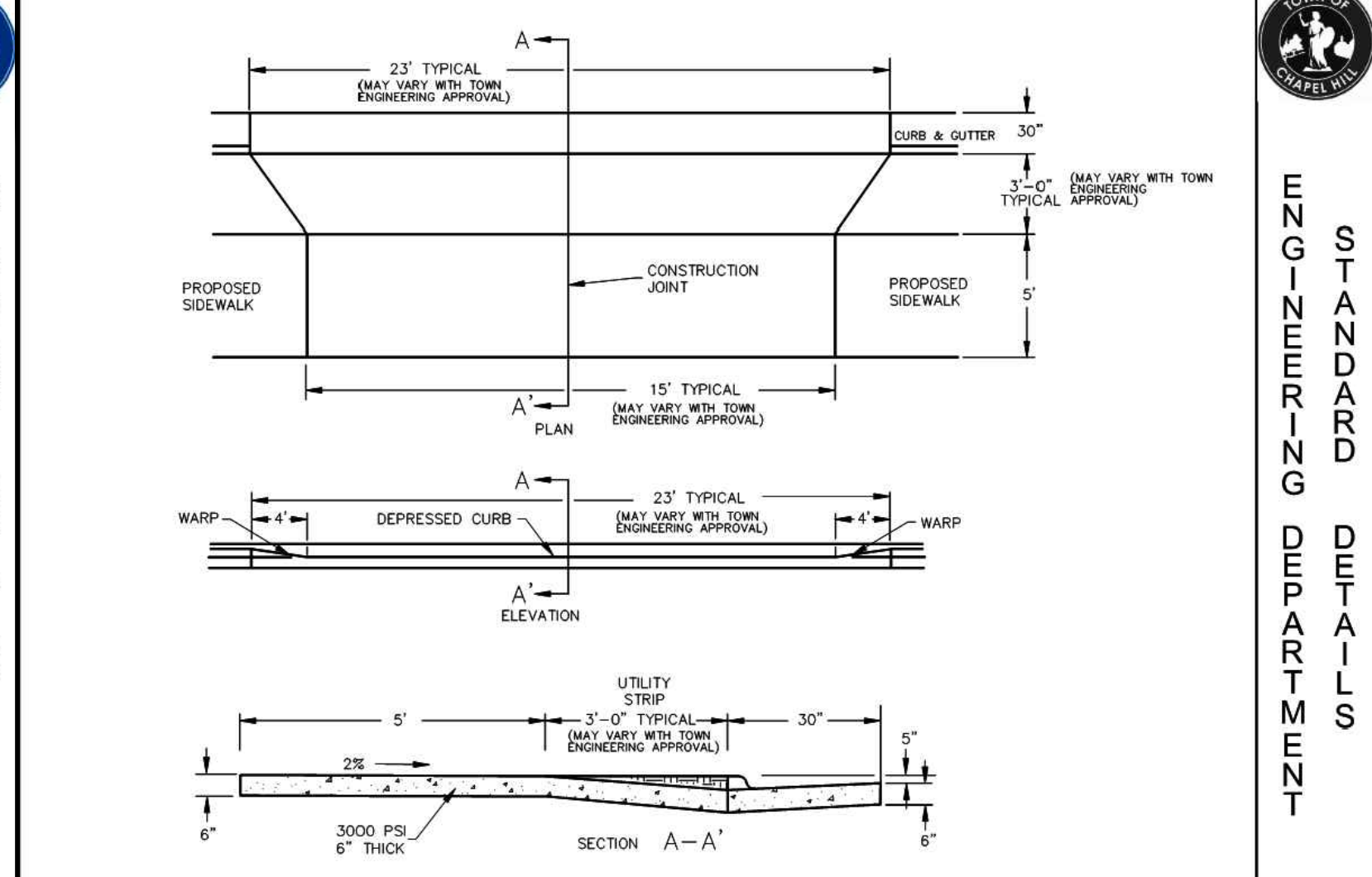
NOTE: DRAWING NOT TO SCALE



SILT FENCE OUTLET
 NTS



NOTES:
 1. ALL CONCRETE 3000 PSI.
 2. SEE STANDARD DETAIL "D-1" FOR THROUGH DRIVEWAY SPECIFICATIONS.
 3. EXPANSION JOINTS 50' APART MAXIMUM.
 4. CONTROL JOINT EVERY 5 FEET.
 5. ALL SIDEWALKS SHALL BE CONSTRUCTED WITH TOOLED 1/4" EDGE RADIUS.
 6. IF UTILITY STRIP IS COMPLETELY ELIMINATED, SIDEWALK SHALL BE PLACED DIRECTLY AT BACK-OF-CURB WITH 1/4" EDGE RADIUS.



TITLE: FAN TYPE DRIVEWAY ENTRANCE
 REVISIONS: 10/15 MR
 DET. NO. 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 SUDANGRASS. PRIOR TO MAY 1 OR AFTER AUGUST 15 ADD 40 LB/ACRE RYE (GRAIN).

SEEDING DATES:

FALL:	BEST	POSSIBLE
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 TACKLING 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:
 RESEED 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
 MILCH - 2 TONS / ACRE (500 LB/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 RELIEM, 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

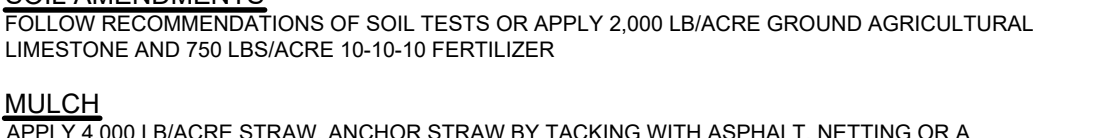
SEEDING DATES:

SEASON	RECOMMENDATIONS
LATE WINTER & EARLY SPRING	MOUNTAINS - ABOVE 2500 ft. FEB. 15 - MAY 15 PIEDMONT - JAN. 1 - AUG. 15 COASTAL PLAIN - DEC. 1 - APR. 15
SUMMER	MOUNTAINS - MAY 15 - AUG. 15 PIEDMONT - MAY 1 - AUG. 15 COASTAL PLAIN - APR. 15 - AUG. 15
FALL	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 LB/ACRE 10-10-10 FERTILIZER

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

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



CONCRETE WASHOUT PIT

- NOTES:**
- INSTALL CONCRETE WASHOUT PIT AT LOCATIONS SHOWN ON PLANS.
 - LINE PIT WITH IMPERVIOUS FABRIC OR POLYETHYLENE SHEET. ANCHOR FABRIC INTO GROUND OUTSIDE PIT AS SHOWN.
 - 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.
 - ALLOW WATER TO EVAPORATE COMPLETELY PRIOR TO EXCAVATING PIT.
 - WASHOUT PIT MAY BE LOCATED NO CLOSER THAN 8' TO DRAINAGE INLETS, OR SURFACE WATERS.

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
 PH# 9799-39-9116 AND 9799-49-0235

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

#	DC	#DC	DC	DC	DC	DC	BY
#	#	#	#	#	#	#	#

#	DC	#DC	DC	DC	DC	DC	BY
2/26/2020	NCDOT AND TOWN COMMENTS						
2-9-2020	TOWN COMMENTS						
1-27-2020	PROPERTY LINE SWAP						
1-17-2020	SUBMITTAL #2 COMMENTS						
12-27-2019	OWASA 11/13/2019 COMMENTS						
11-17-2019	SUBMITTAL #1 COMMENTS						

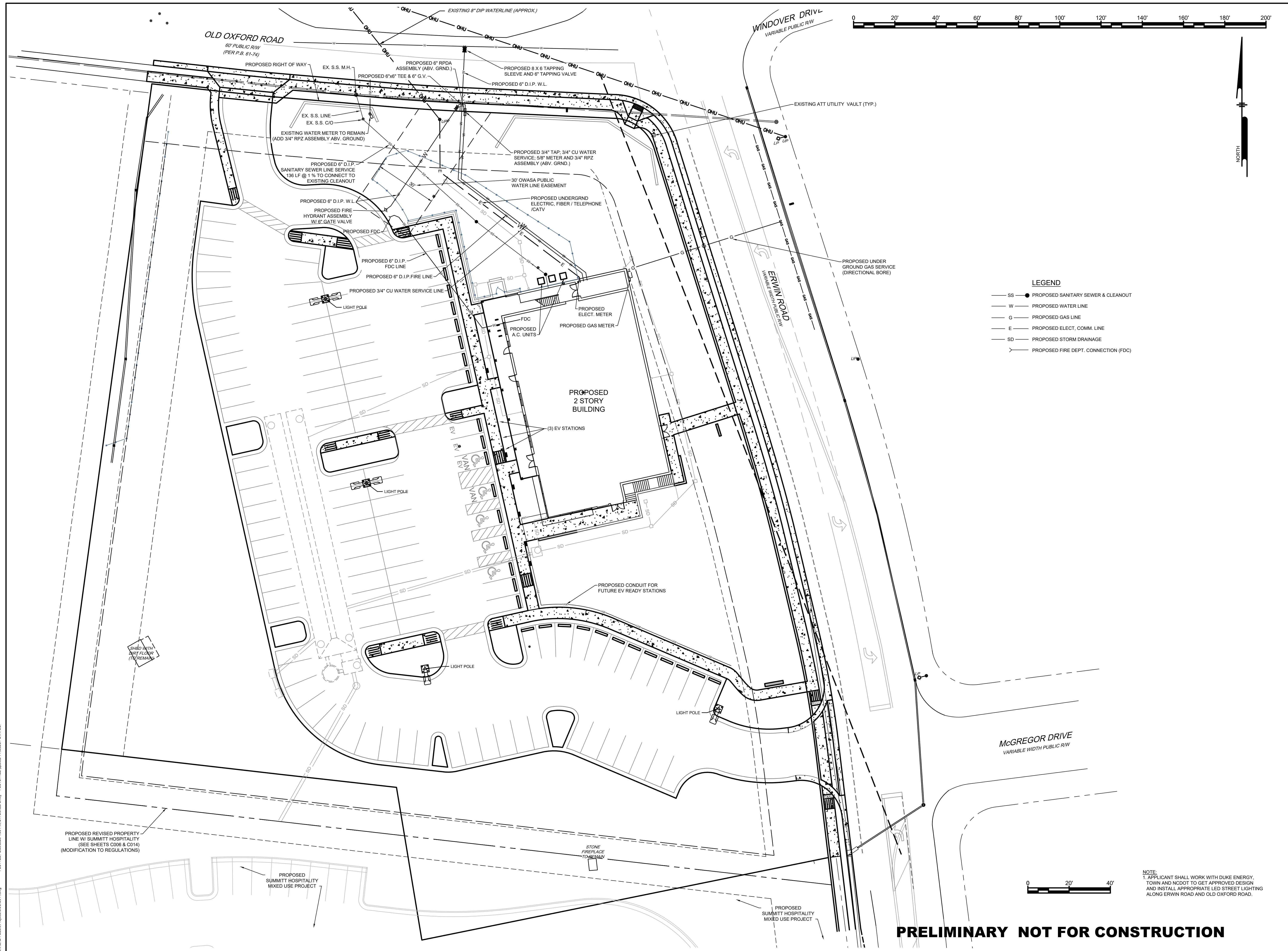
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#	#	#	#	#	#	#	#

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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

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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

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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

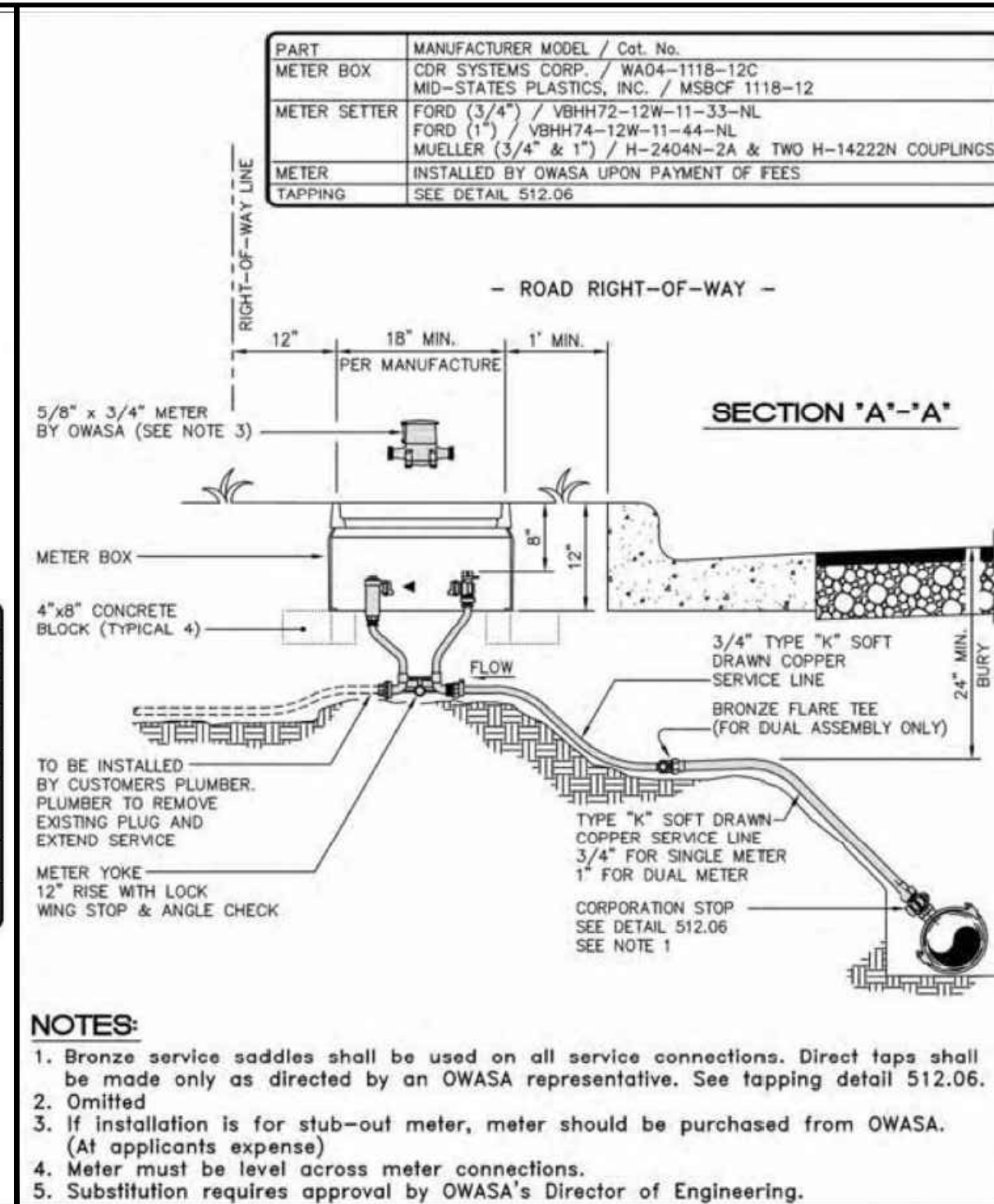
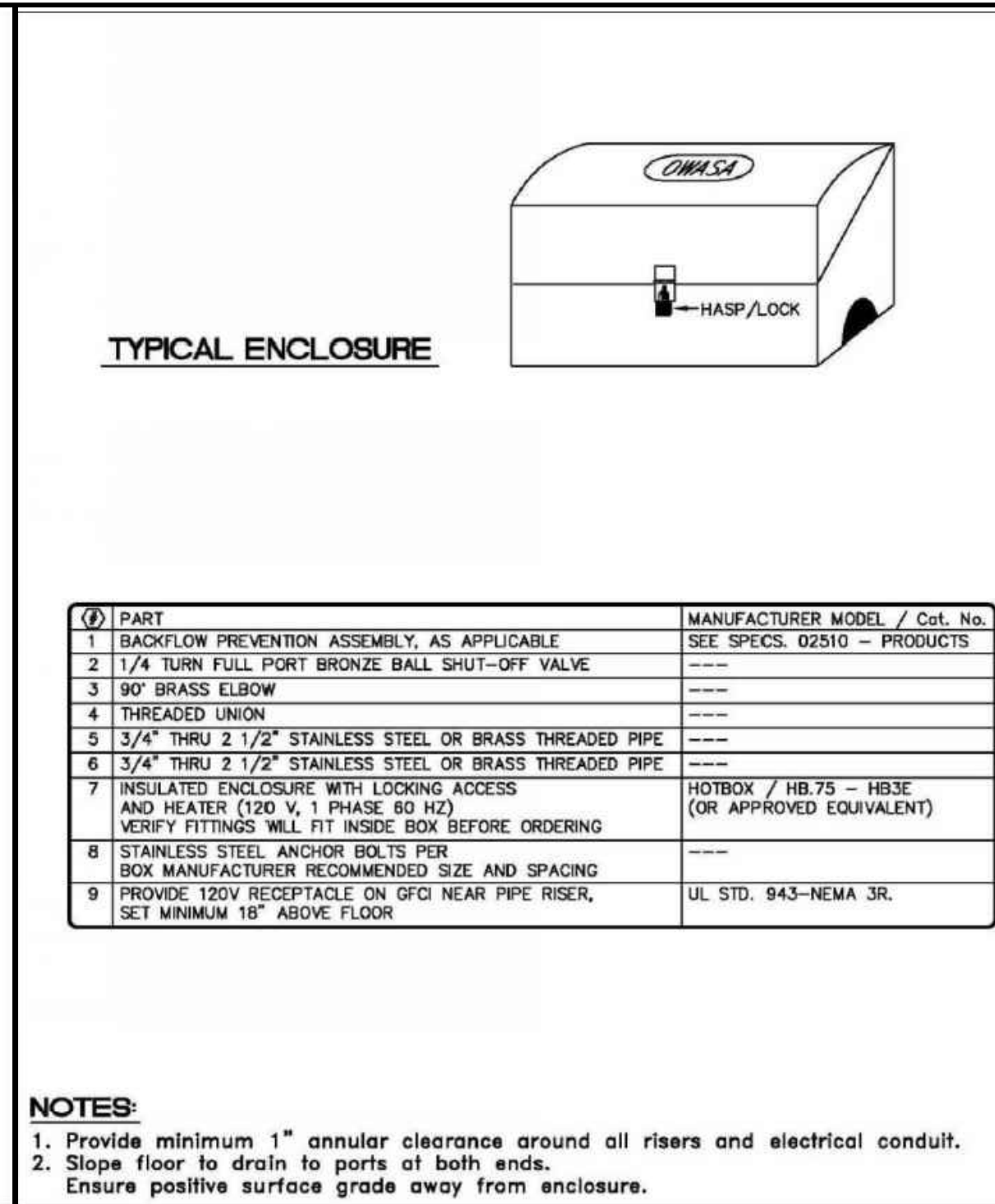
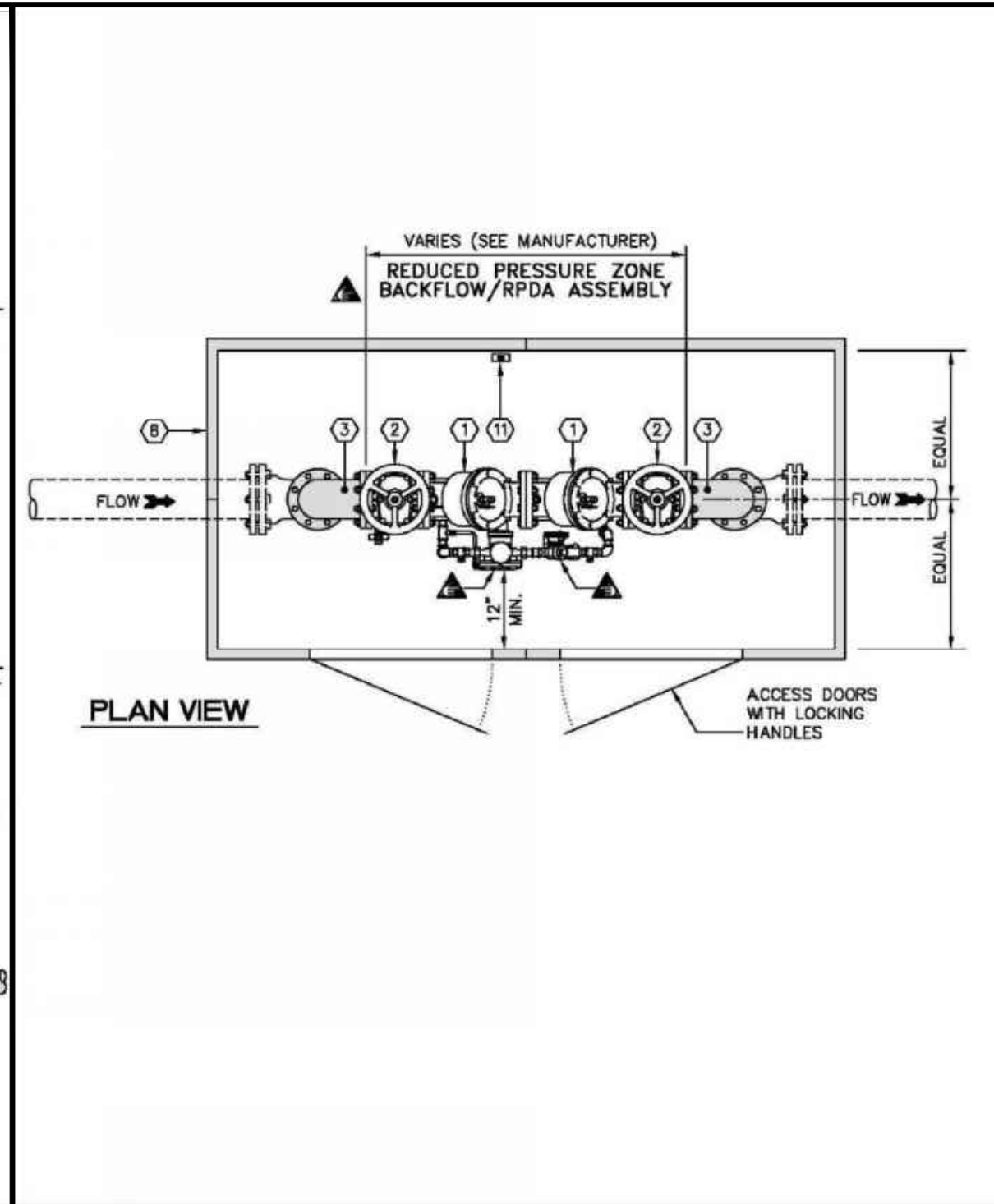
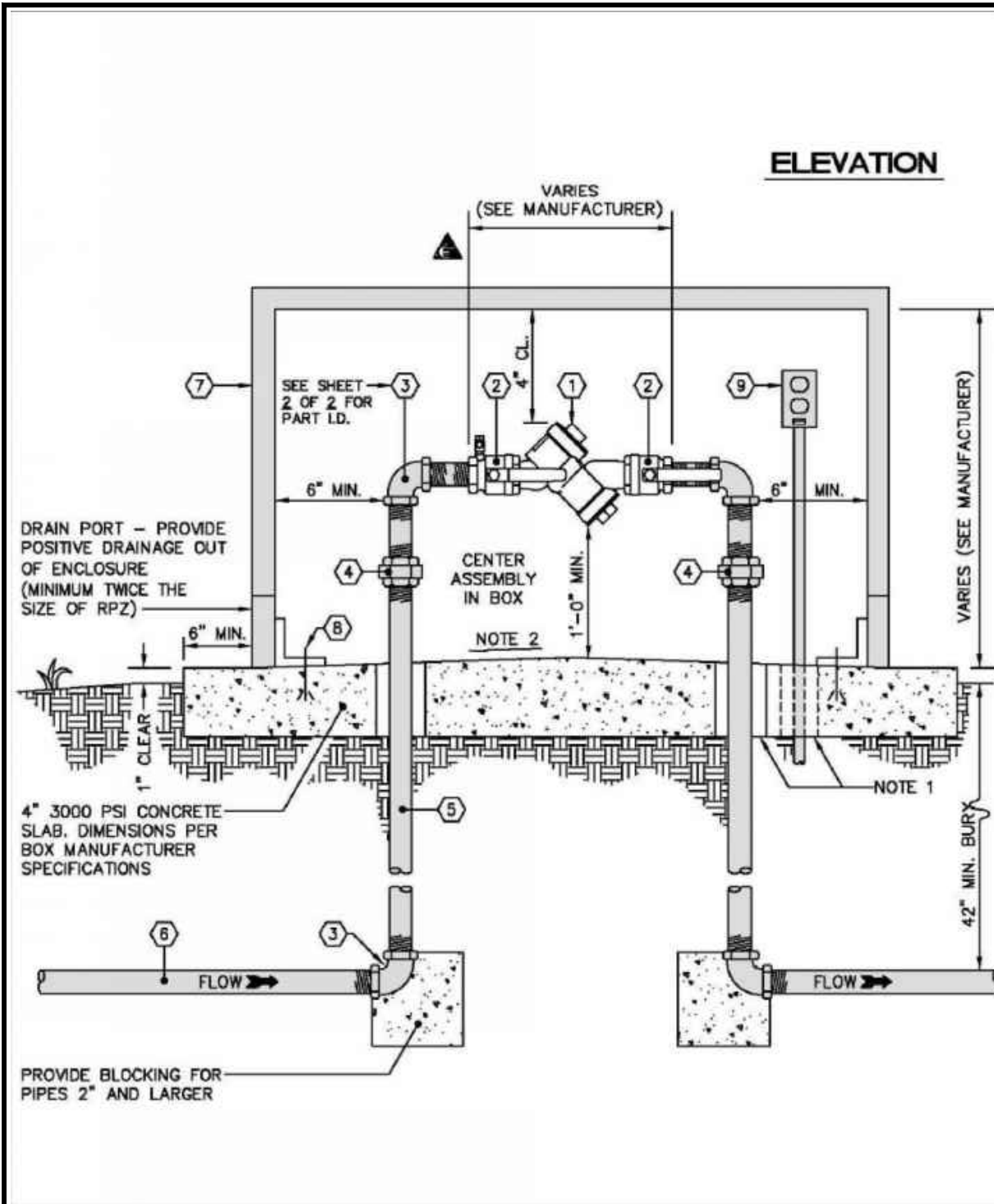
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PROJECT: 401801
 DATE: 8/28/2019
 DRAWING SCALE: 1" = 20'
 DRAWN BY: DC
 APPROVED BY: PNP

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: 20200824-10:58:46 AM BY: Donald Chisholm PLOTFILE: 19082019.dwg 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.orwasa.org

3/4" to 2" RPZ ASSEMBLY (ABOVE GROUND)

SCALE: Not To Scale
 REVISION DATE: December 20, 2016
 SHEET # 2 OF 3

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

2 1/2" to 10" RPZ, RPDA ASSEMBLY (ABOVE GROUND)

SCALE: Not To Scale
 REVISION DATE: December 20, 2016
 SHEET # 2 OF 3

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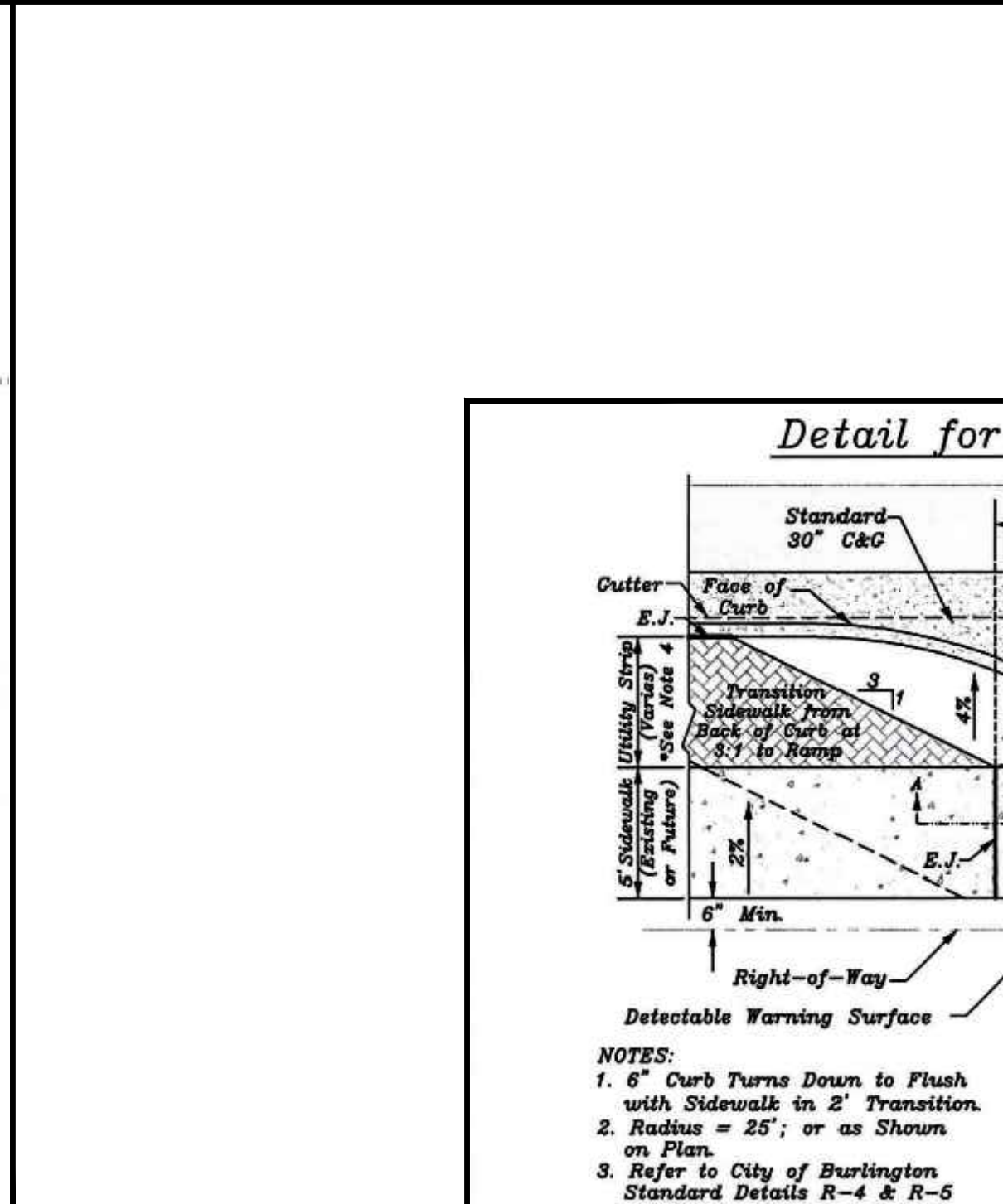
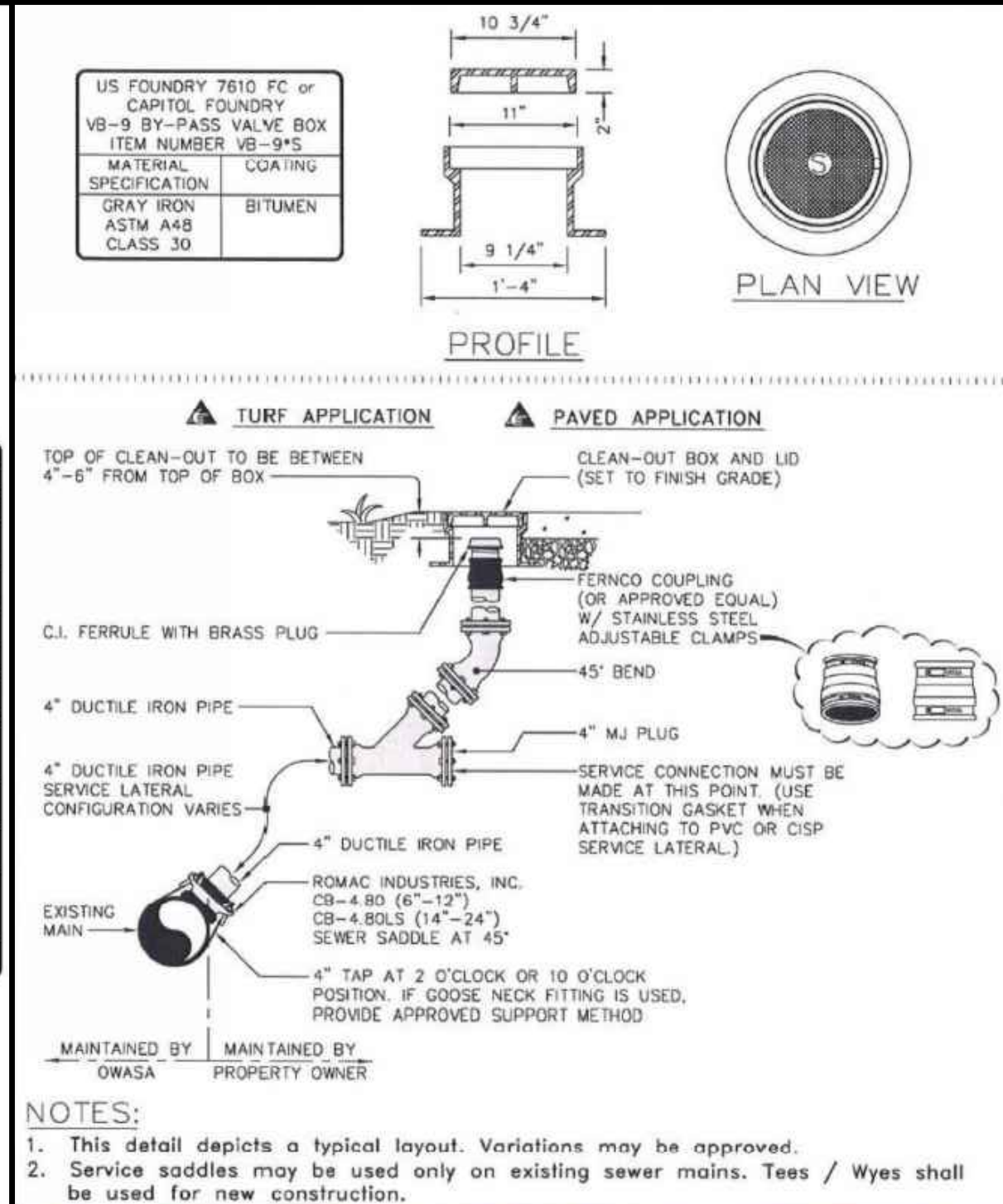
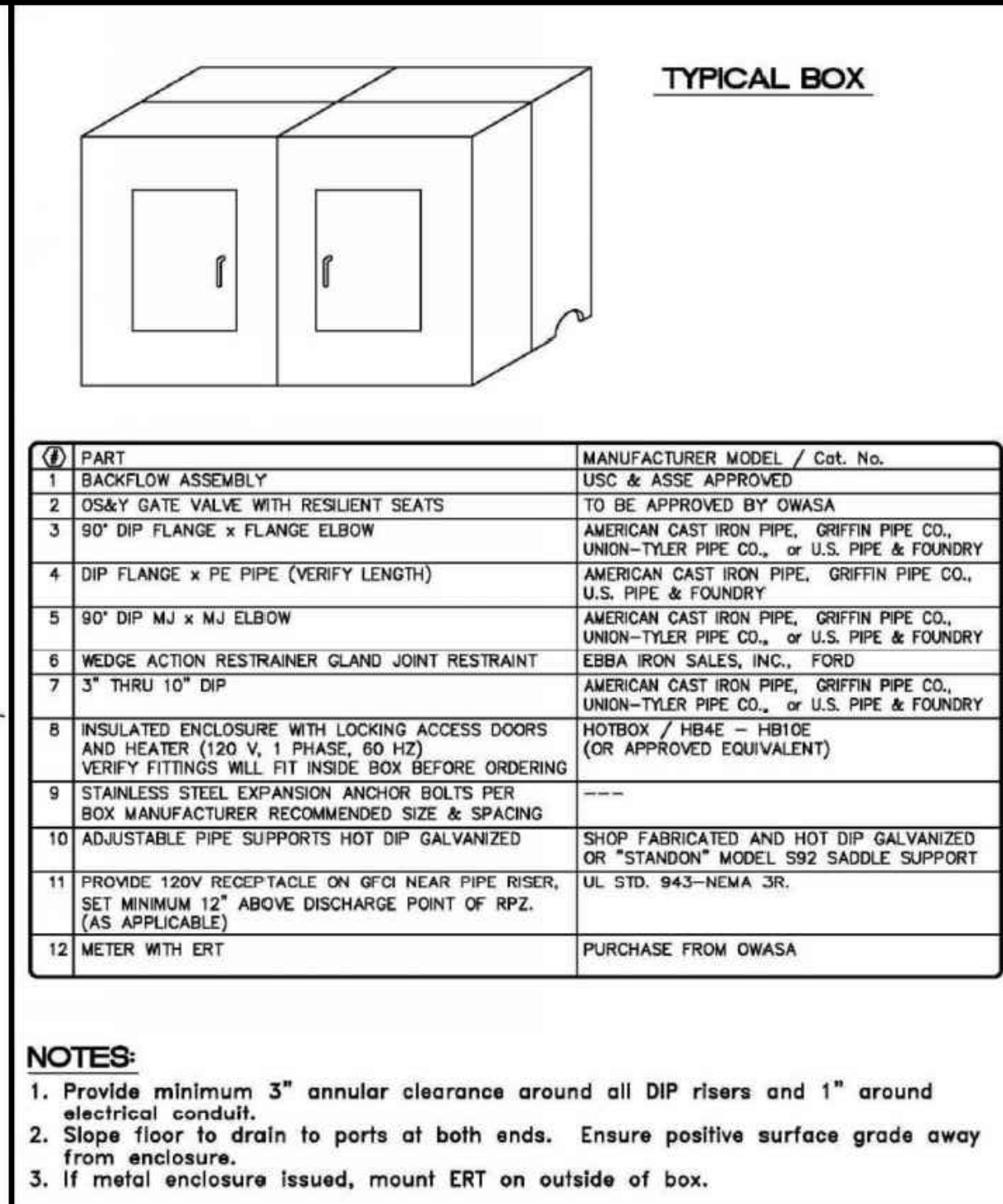
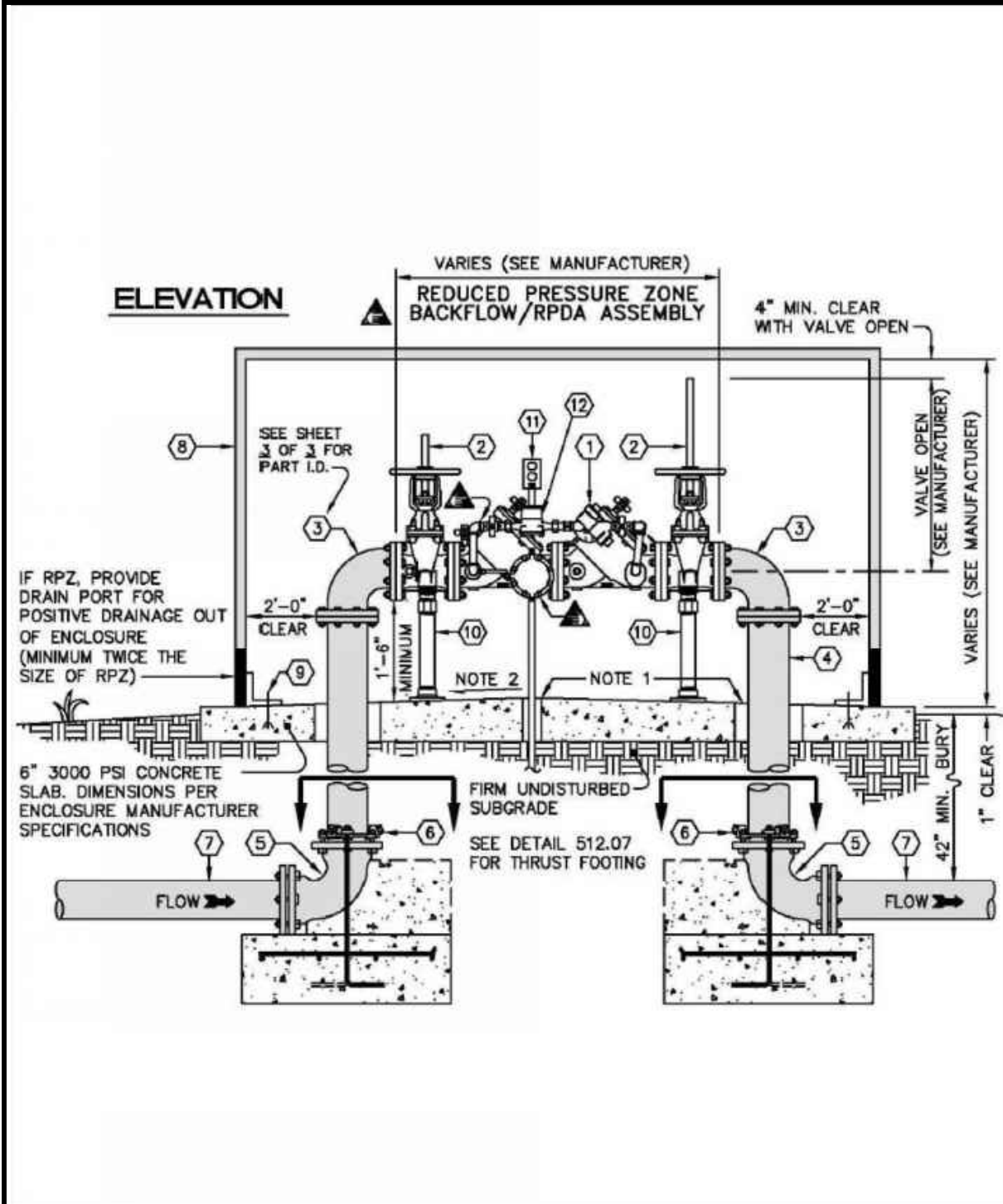
3/4" to 2" RPZ ASSEMBLY (ABOVE GROUND)

SCALE: Not To Scale
 REVISION DATE: December 20, 2016
 SHEET # 2 OF 3

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3/4" SINGLE & 1" DUAL SERVICE INSTALLATION

SCALE: Not To Scale
 REVISION DATE: December 20, 2016
 SHEET # 2 OF 3



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2 1/2" to 10" RPZ, RPDA ASSEMBLY (ABOVE GROUND)

SCALE: Not To Scale
 REVISION DATE: December 20, 2016
 SHEET # 3 OF 3

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2 1/2" to 10" RPZ, RPDA ASSEMBLY (ABOVE GROUND)

SCALE: Not To Scale
 REVISION DATE: December 20, 2016
 SHEET # 3 OF 3

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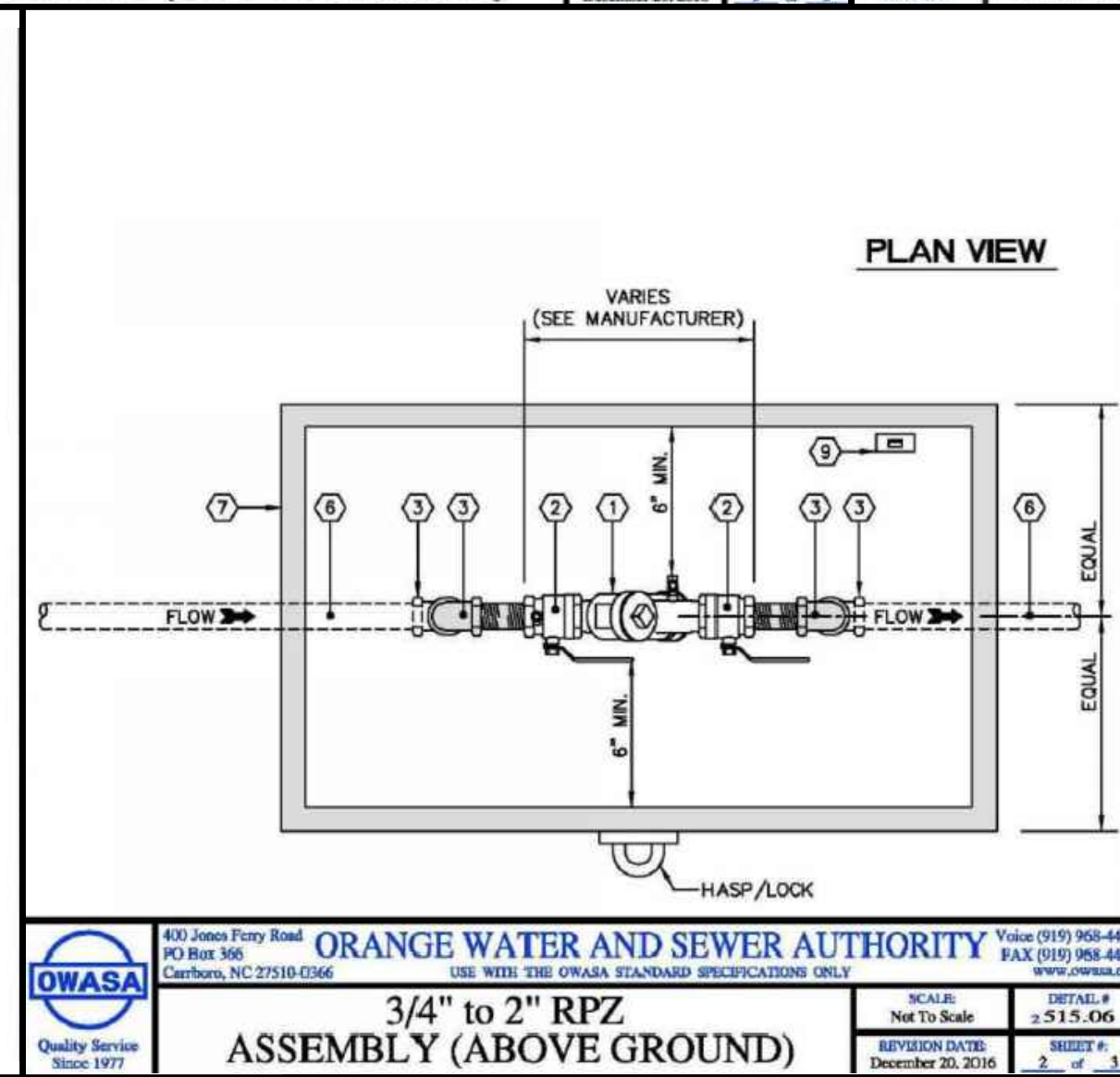
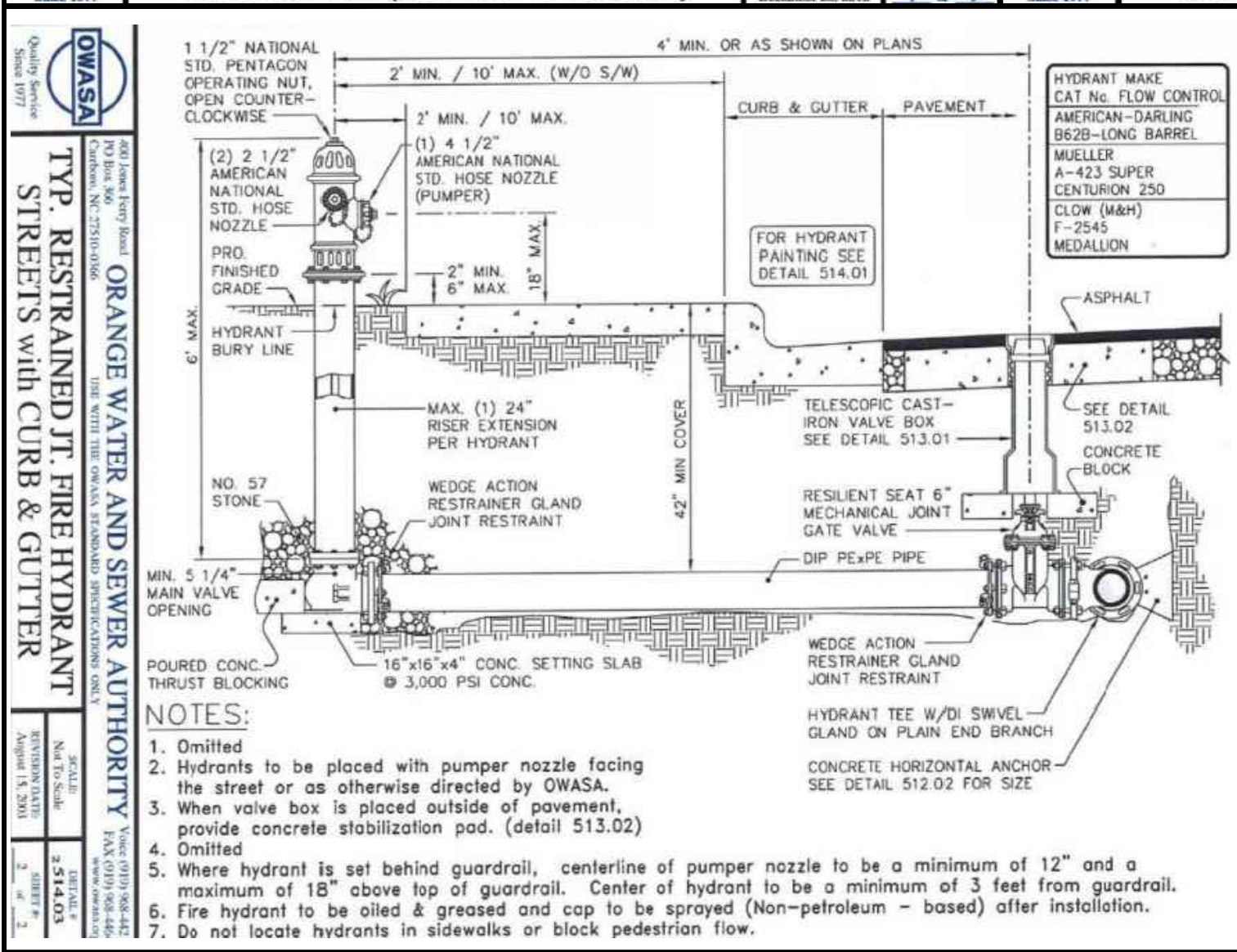
4" SEWER TAP AND STUB-OUT PAVED APPLICATION CLEAN OUT

SCALE: Not To Scale
 REVISION DATE: April 11, 2017
 SHEET # 1 OF 1

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 PO Box 366
 Cary, NC 27518-0366
 Voice: (919) 968-4421
 Fax: (919) 968-4464
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4" SEWER TAP AND STUB-OUT PAVED APPLICATION CLEAN OUT

SCALE: Not To Scale
 REVISION DATE: April 11, 2017
 SHEET # 1 OF 1



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3/4" to 2" RPZ ASSEMBLY (ABOVE GROUND)

SCALE: Not To Scale
 REVISION DATE: December 20, 2016
 SHEET # 2 OF 3

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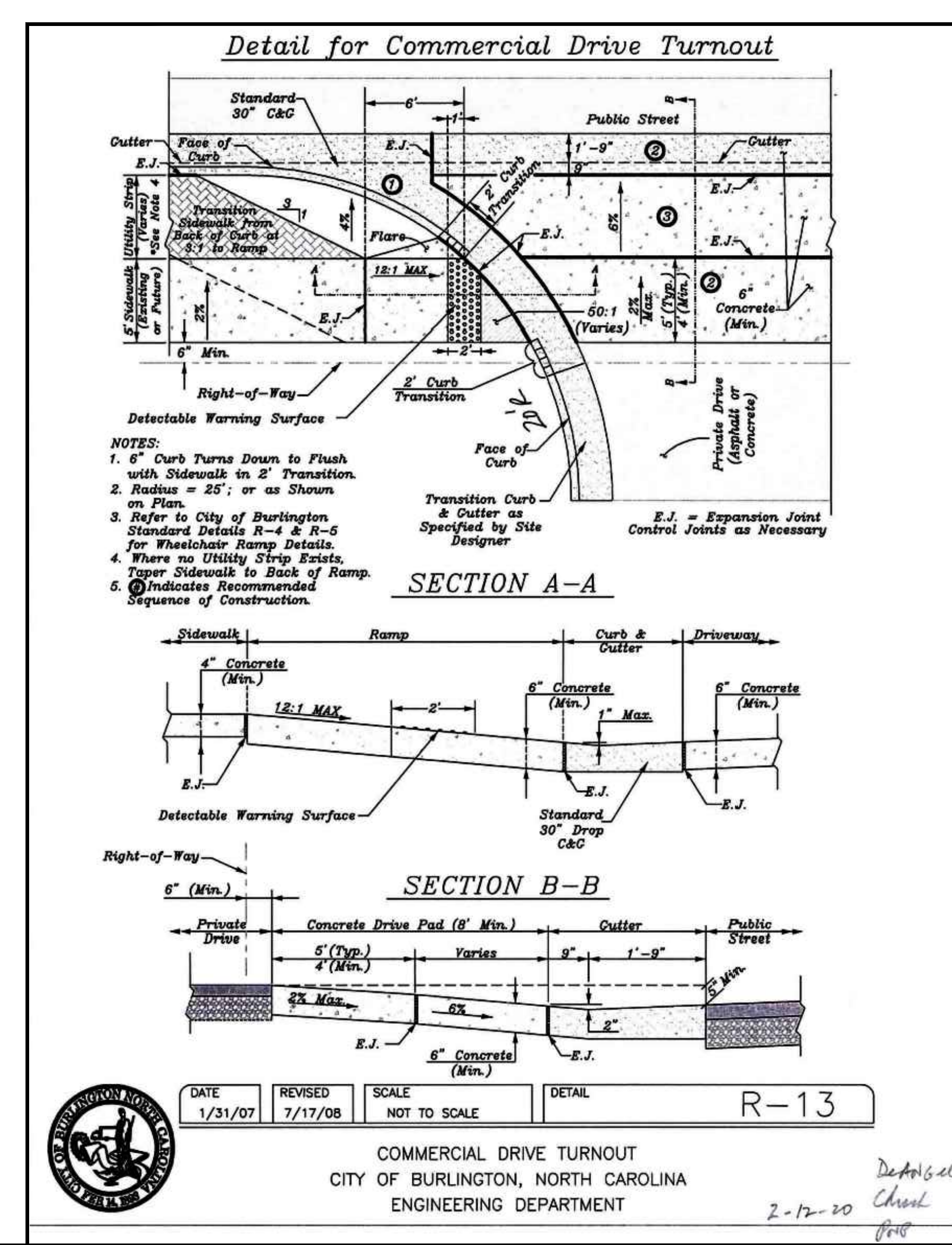
3/4" to 2" RPZ ASSEMBLY (ABOVE GROUND)

SCALE: Not To Scale
 REVISION DATE: December 20, 2016
 SHEET # 2 OF 3

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 PO Box 366
 Cary, NC 27518-0366
 Voice: (919) 968-4421
 Fax: (919) 968-4464
 www.orwasa.org

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

SCALE: Not To Scale
 REVISION DATE: April 11, 2017
 SHEET # 1 OF 1



CHRIST COMMUNITY CHURCH
 141 ERWIN ROAD, CHAPEL HILL, N.C. 27514
 PHONE 979-99-9116 AND 979-99-46-0235

UTILITY AND DRIVEWAY ENTRANCE DETAILS

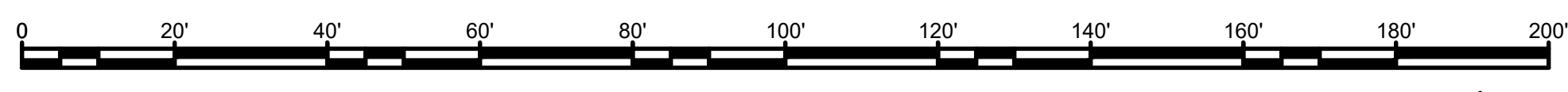
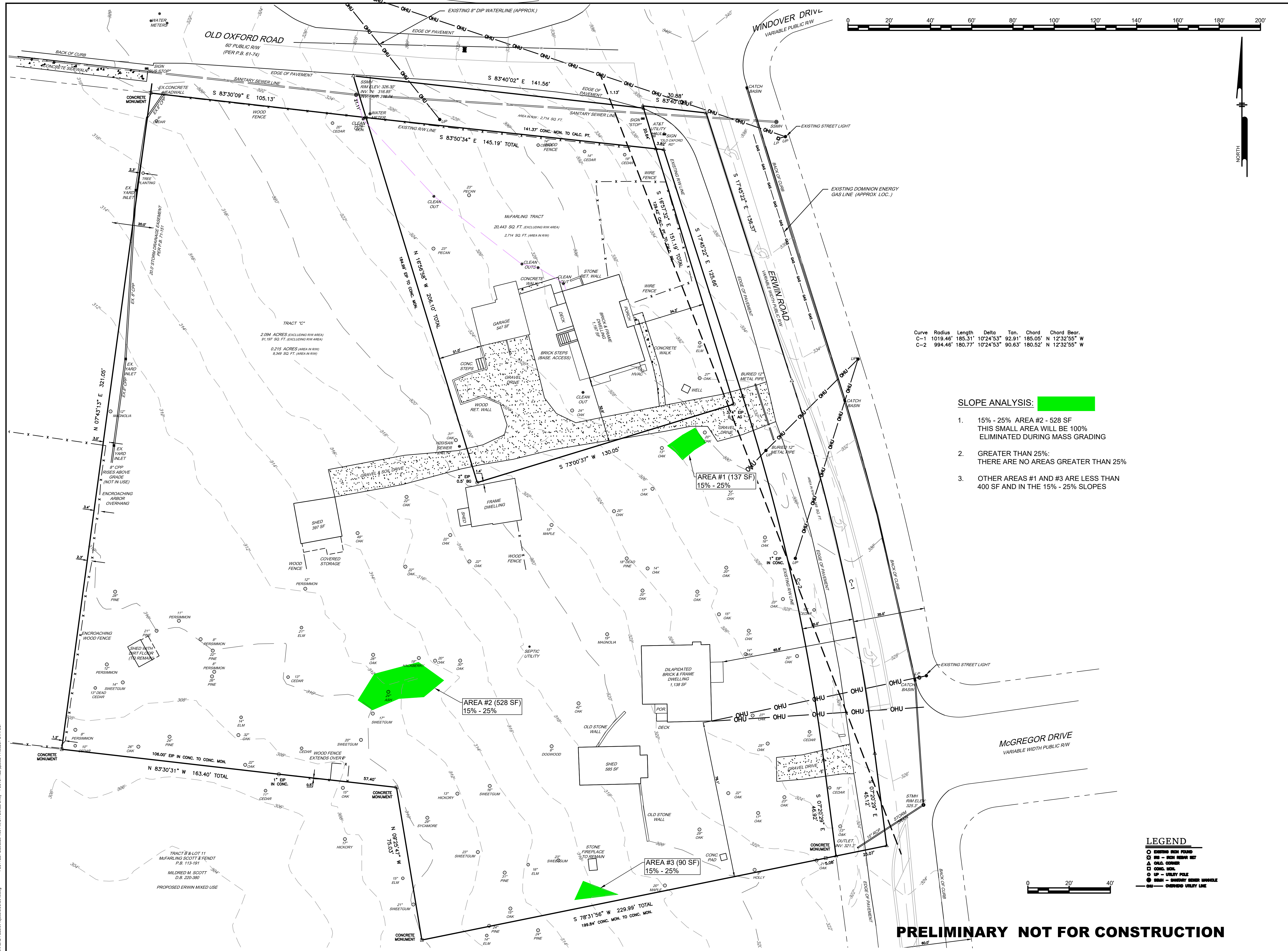
APPLICANT:
CHRIST COMMUNITY CHURCH
 1526 E. FRANKLIN STREET, SUITE 201
 CHAPEL HILL, N.C. 27514

#	DATE	DC	#DC	DC	DC	DC	DC	BY
1	2/26/2020							
2	2-9-2020							
3	1-27-2020							
4	1-17-2020							
5	12-27-2019							
6	11-17-2019							

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 EXTENSION 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 ON LEGAL EXPENSE TO PHILIP POST ENGINEERING. AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PHILIP POST ENGINEERING FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RELATING THERETO.

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

C012
 SHEET 13 OF 16



NORTH

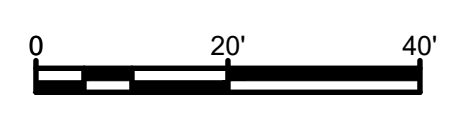
Curve	Radius	Length	Delta	Tan. Chord	Chord Bear.
C-1	1019.46'	185.31'	102°4'53"	92.91'	185.05' N 12°32'55" W
C-2	994.46'	180.77'	102°4'53"	90.63'	180.52' N 12°32'55" W

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 - EXISTING HIGH VOLTAGE NET
- ▲ CONC. MON.
- CONC. MON.
- UP - UTILITY POLE
- SHED - EXISTING SHED W/SHINGLE
- OHU - OVERHEAD UTILITY LINE



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
 P/N# 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

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

#	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

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

C013
 SHEET 14 OF 16

C:\ACAD\Folder\p\h\c\001\014.dwg PLOTTED: 2/26/2020 4:58 PM BY: Doreen Doherty PLOTSTYLE: splot.dwt PROJECT STATUS: —

Swanson + Associates, pa
landscape architect

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

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

PHILIP
POST
ENGINEERING
FIRM: C-347

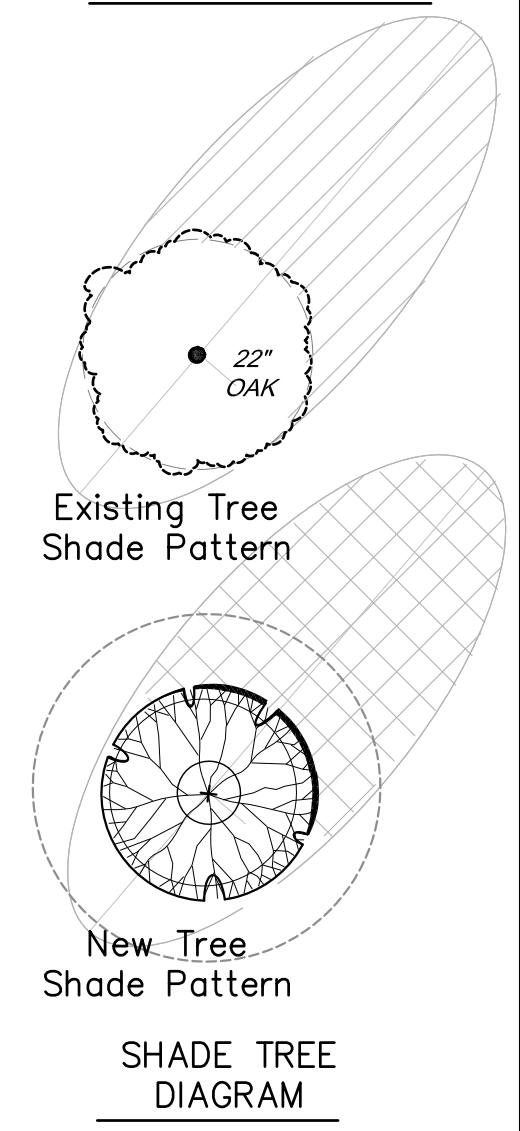
ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

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

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

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



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.

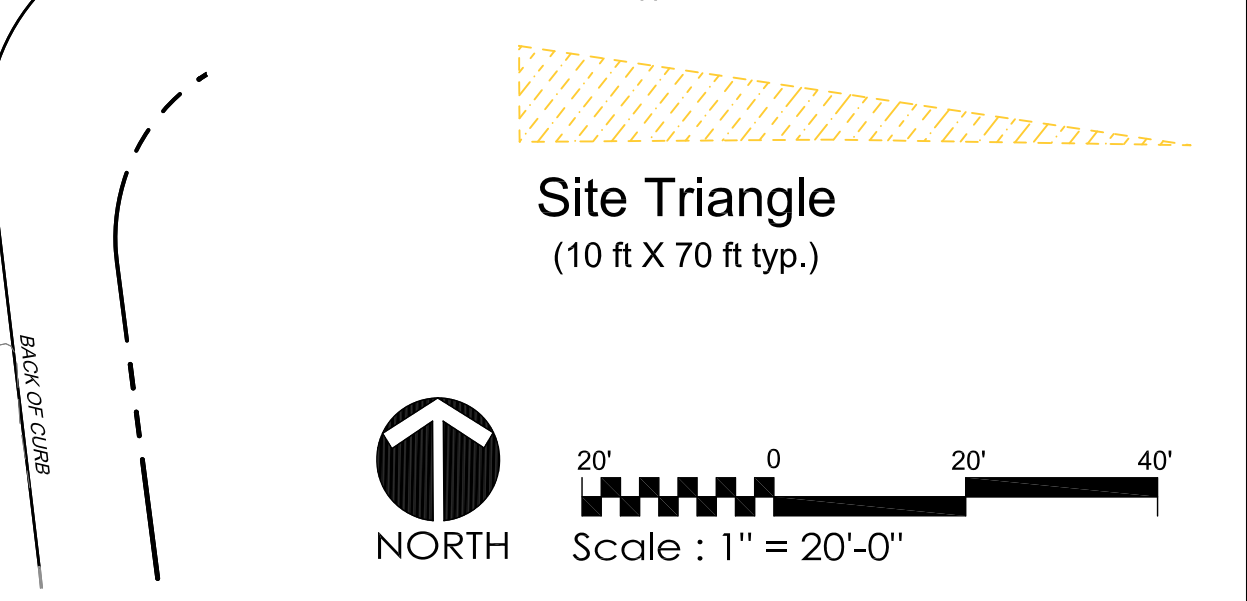
- | | |
|---|--|
| Pin Oak
<i>Quercus palustris</i> | Tulip Poplar
<i>Liriodendron tulipifera</i> |
| Swamp Chestnut Oak
<i>Quercus michauxii</i> | Black Gum
<i>Nyssa sylvatica</i> |
| Bald Cypress
<i>Taxodium distichum</i> | Chinese Pistache
<i>Pistacia chinensis</i> |
| Red Maple
<i>Acer rubrum</i> | Red Cedar
<i>Juniperus virginiana</i> |
| Persimmon
<i>Diospyros virginiana</i> | Loblolly Pine
<i>Pinus taeda</i> |
| Southern Magnolia
<i>Magnolia grandiflora</i> | Greenleaf Holly
<i>Ilex opaca 'Greenleaf'</i> |
| River Birch
<i>Betula nigra</i> | Nellie Stevens Holly
<i>Ilex x Nellie R Stevens</i> |
| Pecan
<i>Carya illinoensis</i> | Arborvitae
<i>Thuja occidentalis</i> |
| Ginkgo
<i>Ginkgo biloba</i> | Carolina Cherry Laurel
<i>Prunus caroliniana</i> |
| Red Bud
<i>Cercis canadensis</i> | Hornbeam (Ironwood)
<i>Carpinus caroliniana</i> |
| Peggy Clarke Japanese Apricot
<i>Prunus mume 'Peggy Clarke'</i> | Flowering Quince
<i>Chaenomelia speciosa</i> |
| Fringe Tree
<i>Chionanthus virginicus</i> | Wax Myrtle
<i>Myrica cerifera</i> |
| Crape Myrtle Natchez White
<i>Lagerstromia faurei 'Natchez'</i> | Winter Honeysuckle
<i>Lonicera fragrantissima</i> |
| Chindo Viburnum
<i>Viburnum awabuki 'Chindo'</i> | Grey Owl Juniper
<i>Juniperus virginiana 'Grey Owl'</i> |
| Carolina Jasmine (vine trained on fence)
<i>Gelsemium sempervirens</i> | Abelia
<i>Abelia grandifolia</i> |
| | Glossy Abelia
<i>Glossy Abelia</i> |
| | Carissa
<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
Elymus virginicus Virginia wild rye	15
Tripsacum dactyloides Eastern gammagrass	13
Panicum virgatum Switchgrass	12
Agrostis perennans Autumn bentgrass	12
Carex vulpinoidea Fox sedge	10
Tridens flavus Purple top	10
Schizachyrium scoparium Little bluestem	8
Coreopsis lanceolata Lance leaf tickseed	5
Sorghastrum nutans Indian grass	5
Elymus hystrix Bottlebrush grass	5
Festuca ovina var. duriuscula Hard fescue	4
Rudbeckia hirta NC Ecotype Blackeyed susan	1
	100

- Mulch Area
 - Lawn Area Grass
 - Native Grass Mix
- Source for Native Seed Mix
<https://www.mellowmarshfarms>



PRELIMINARY NOT FOR CONSTRUCTION

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

LANDSCAPE PLAN AND DETAILS

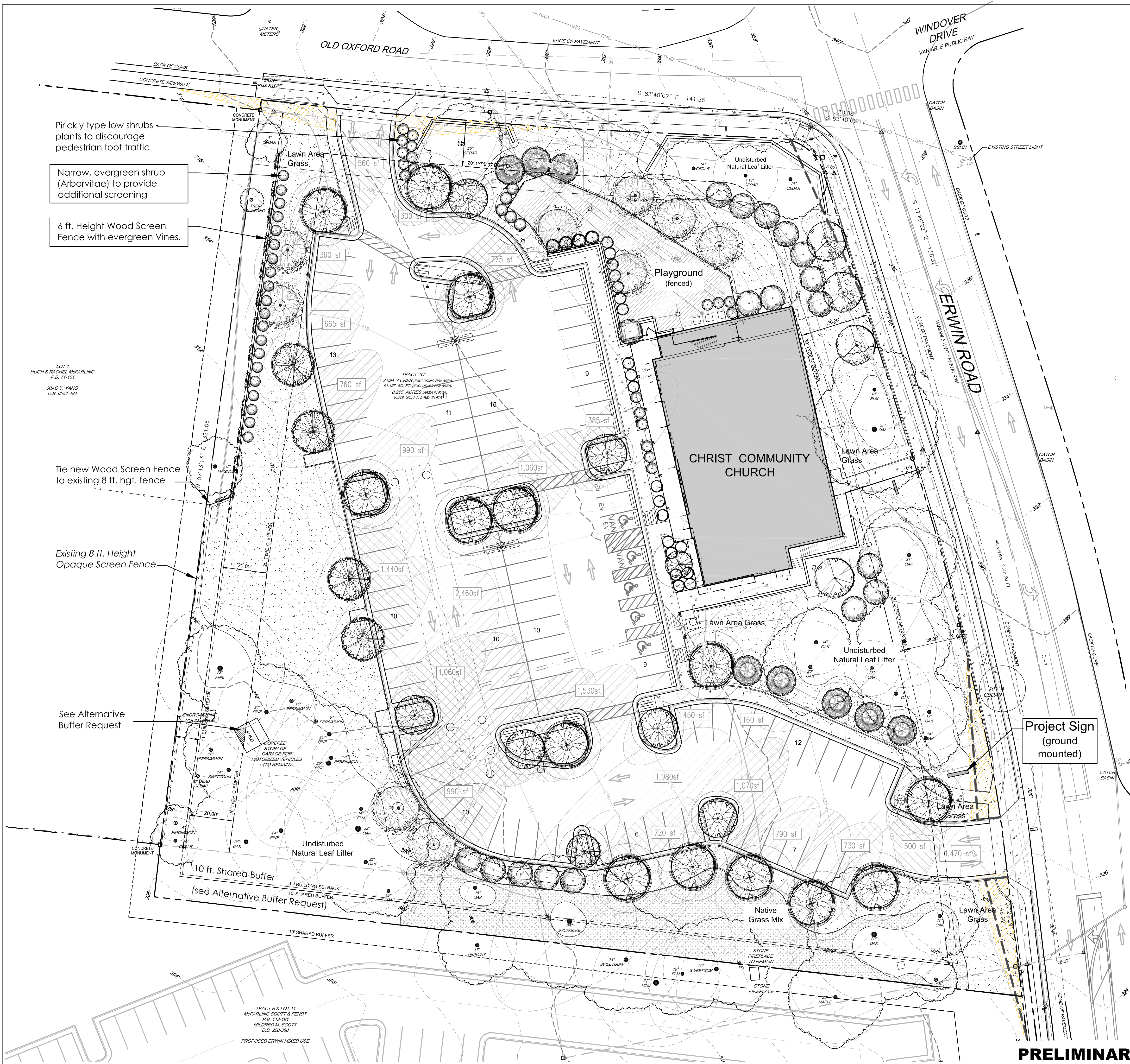
APPLICANT:
CHRIST COMMUNITY CHURCH
1526 E. FRANKLIN STREET, SUITE 201
CHAPEL HILL, N.C. 27514

NO.	DATE	REVISIONS	BY
1	02-05-20	#1	DS
2	02-03-20	#2	DS
3	11-17-19	#1	PP

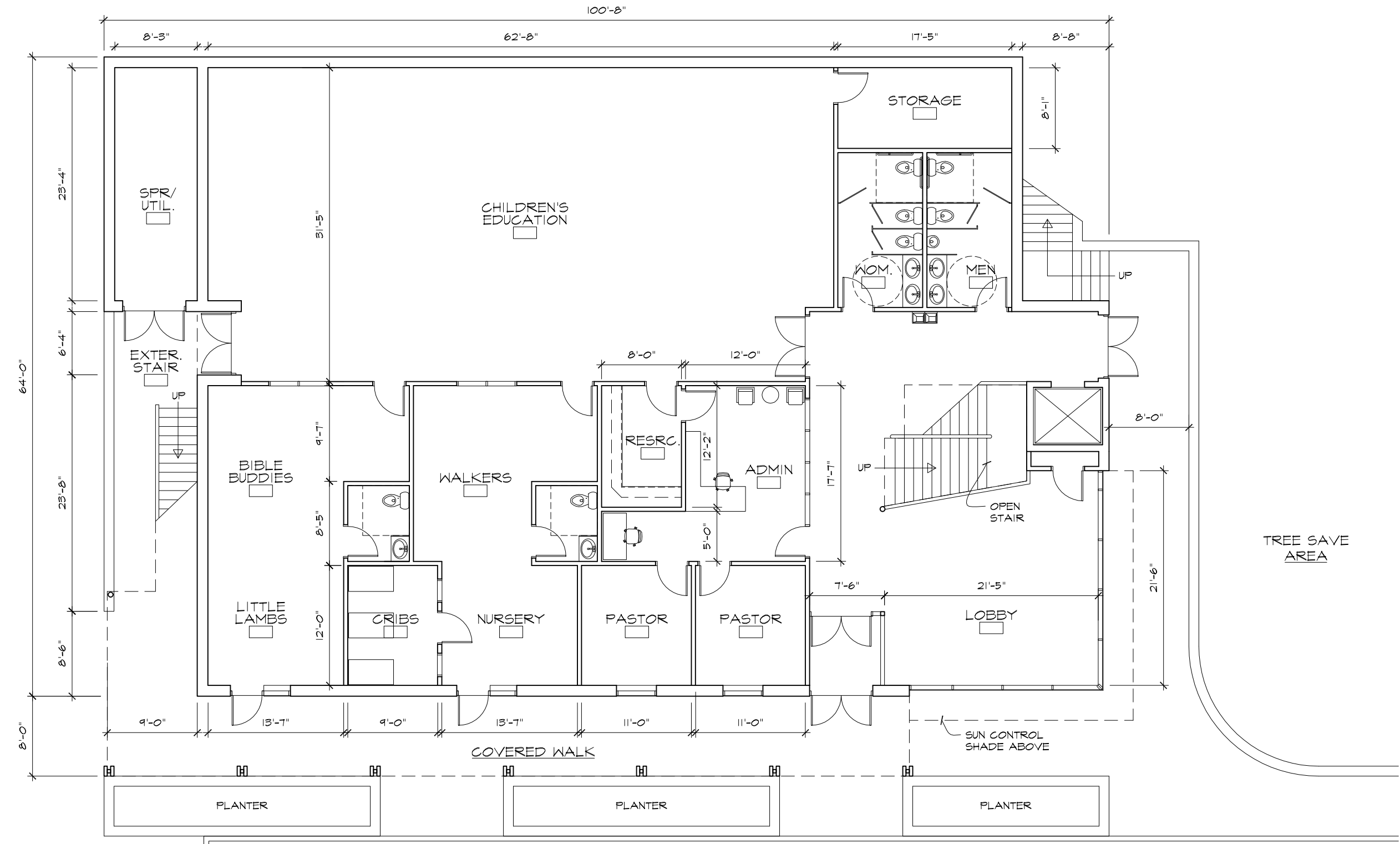
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PROJECT	401801
DATE	07/18/2019
DRAWING SCALE	1" = 20'
DRAWN BY	DD
APPROVED BY	PP

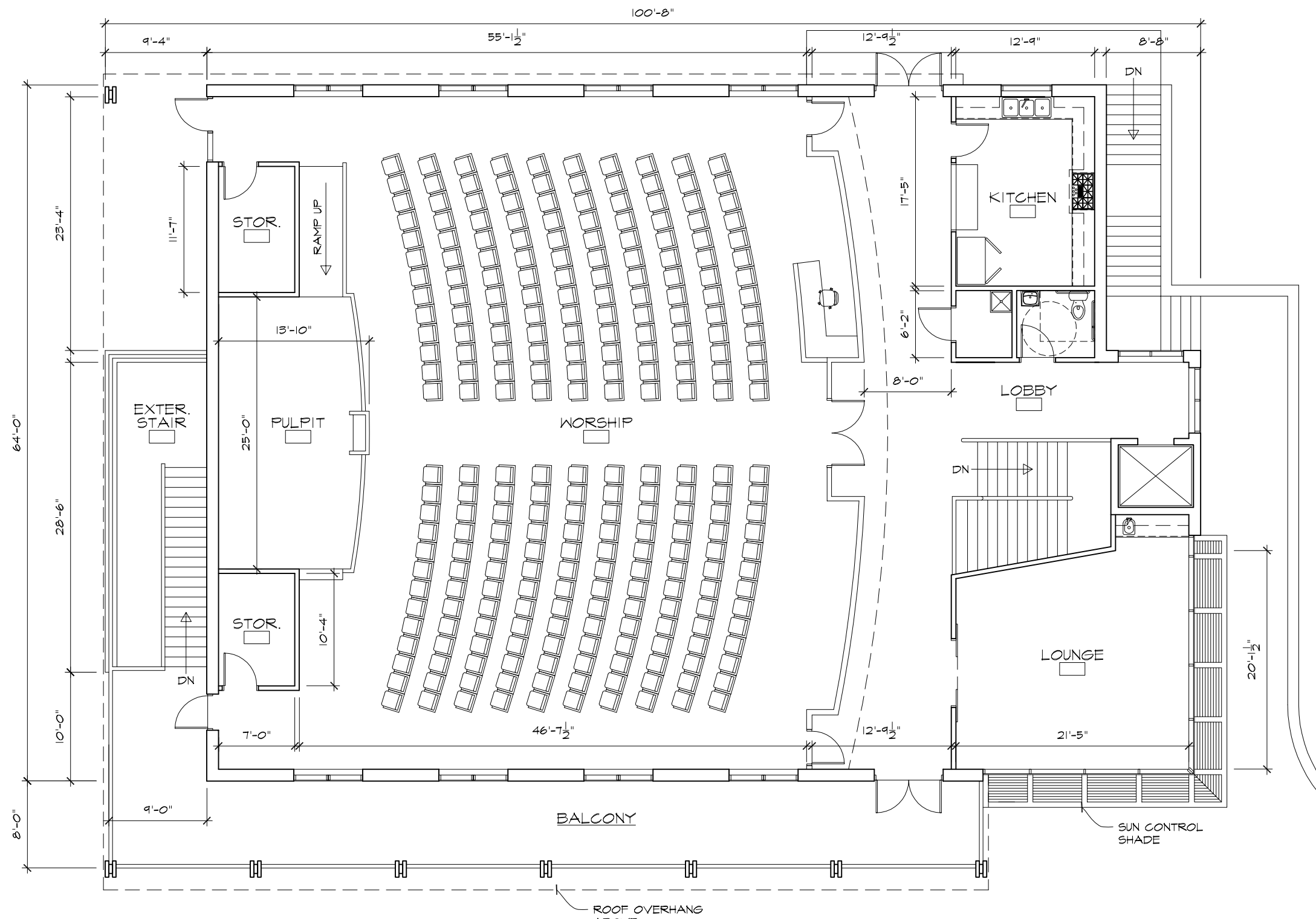
L 001
SHEET 15 OF 16



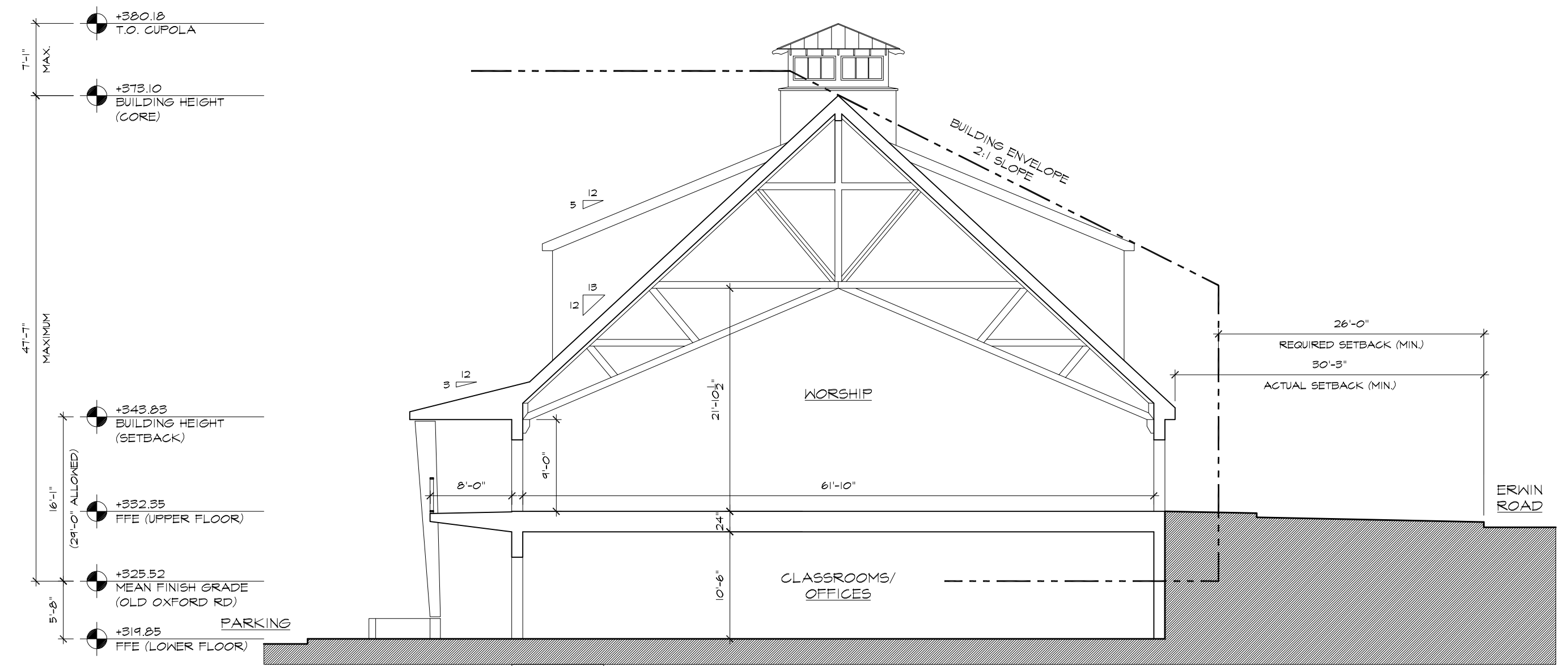
BUILDING AREA:
 UPPER FLOOR GSF: 5,510
 LOWER FLOOR GSF: 5,910
 TOTAL GSF: 11,420
 (BALCONY: 737 SF)



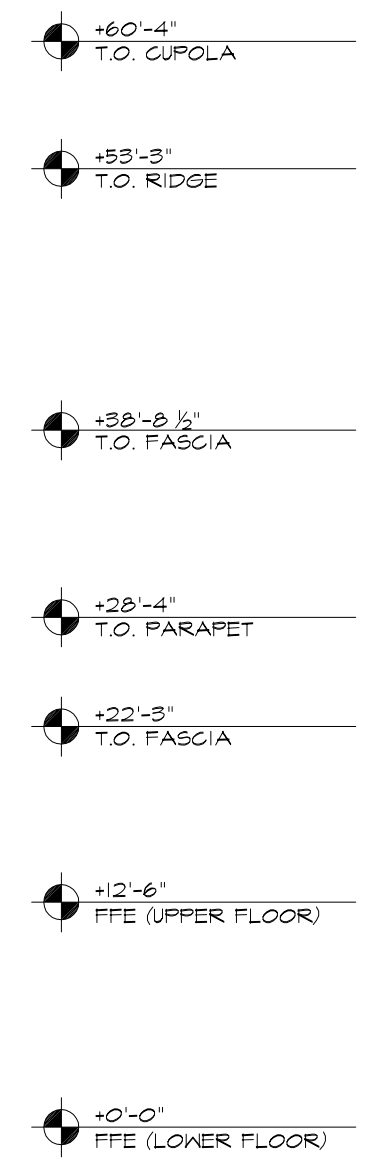
1 LOWER FLOOR PLAN
 A-003 3/32" = 1'-0"



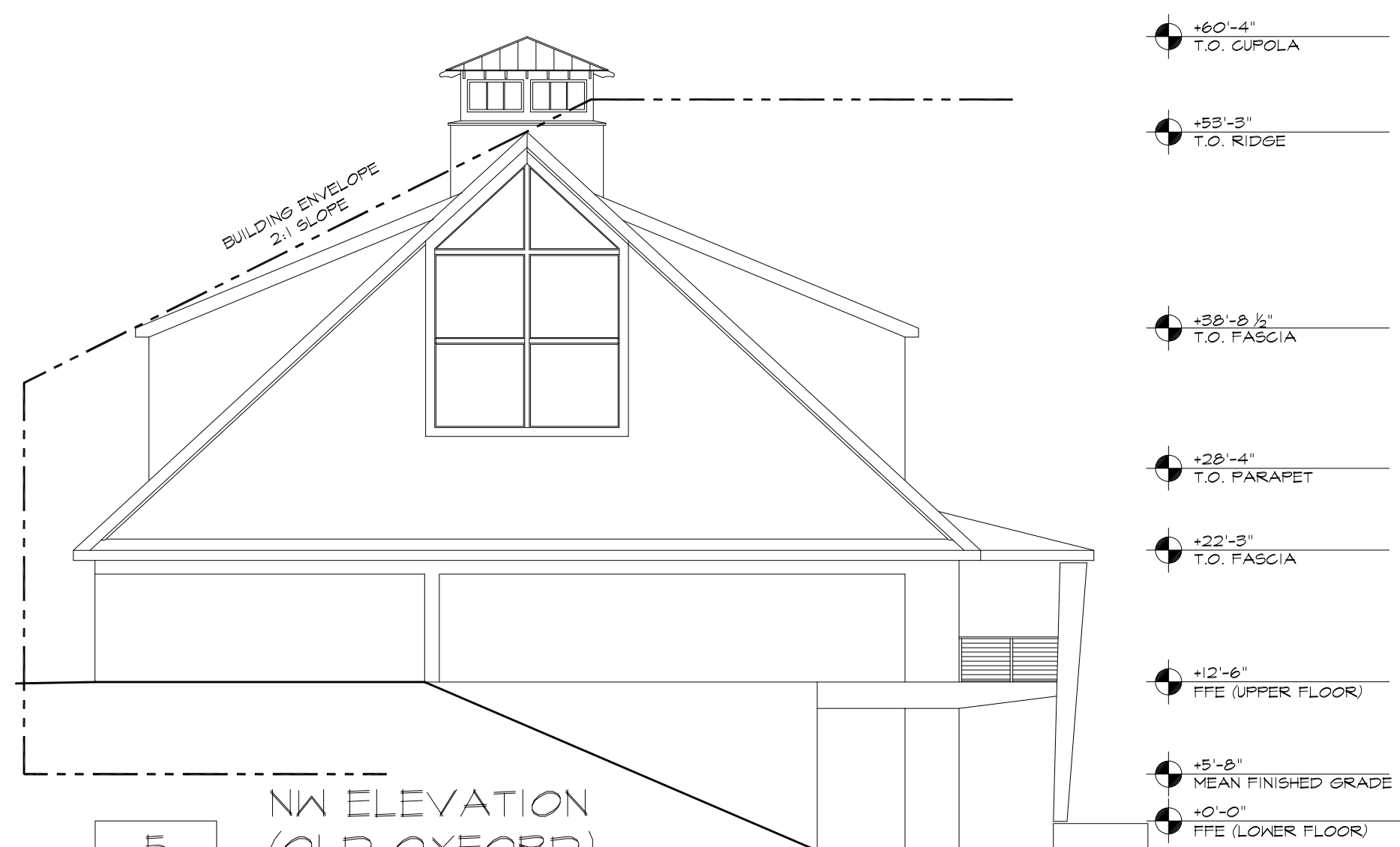
2 UPPER FLOOR PLAN
 A-003 3/32" = 1'-0"



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

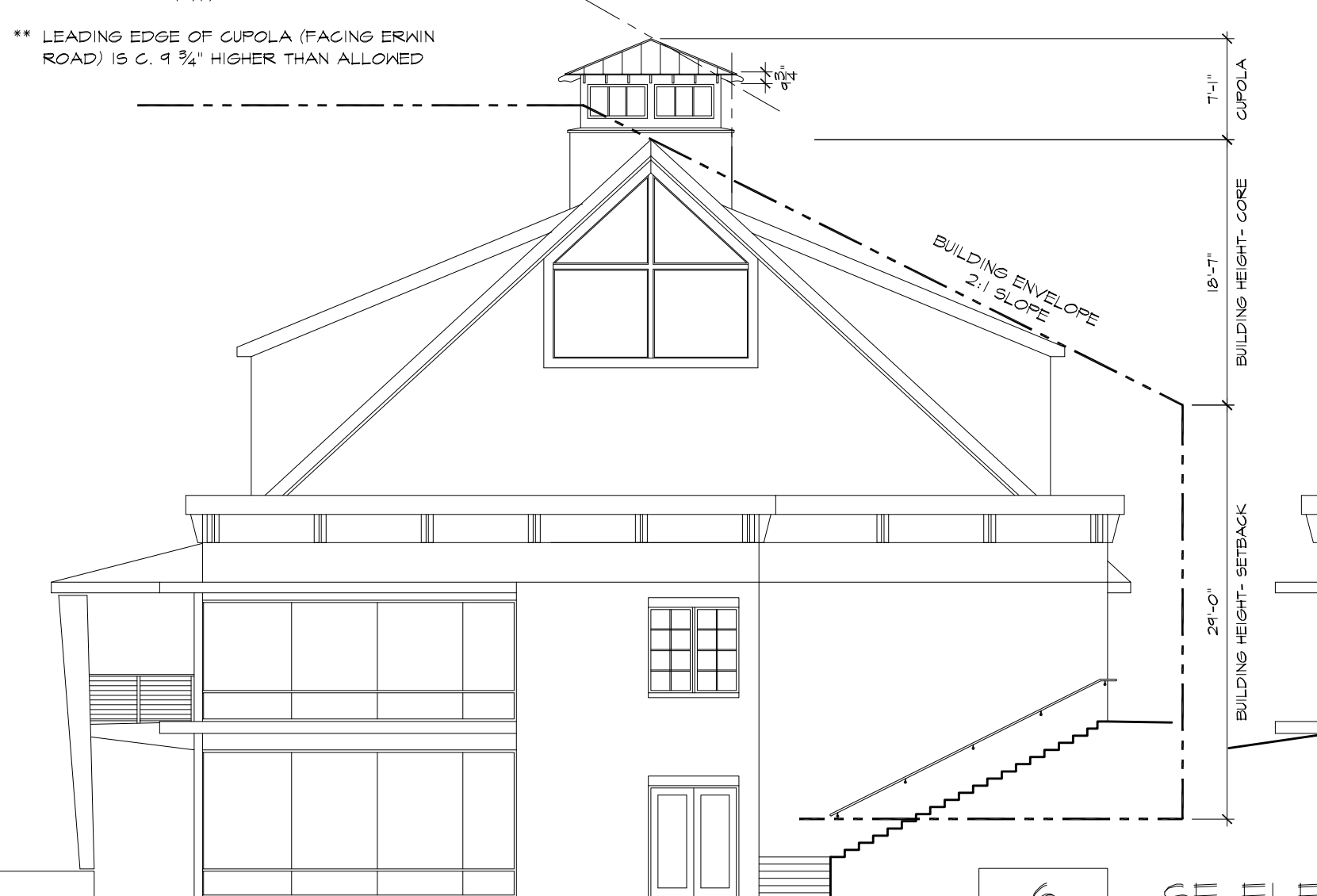


4 NE ELEVATION (PARKING)
 A-003 3/32" = 1'-0"

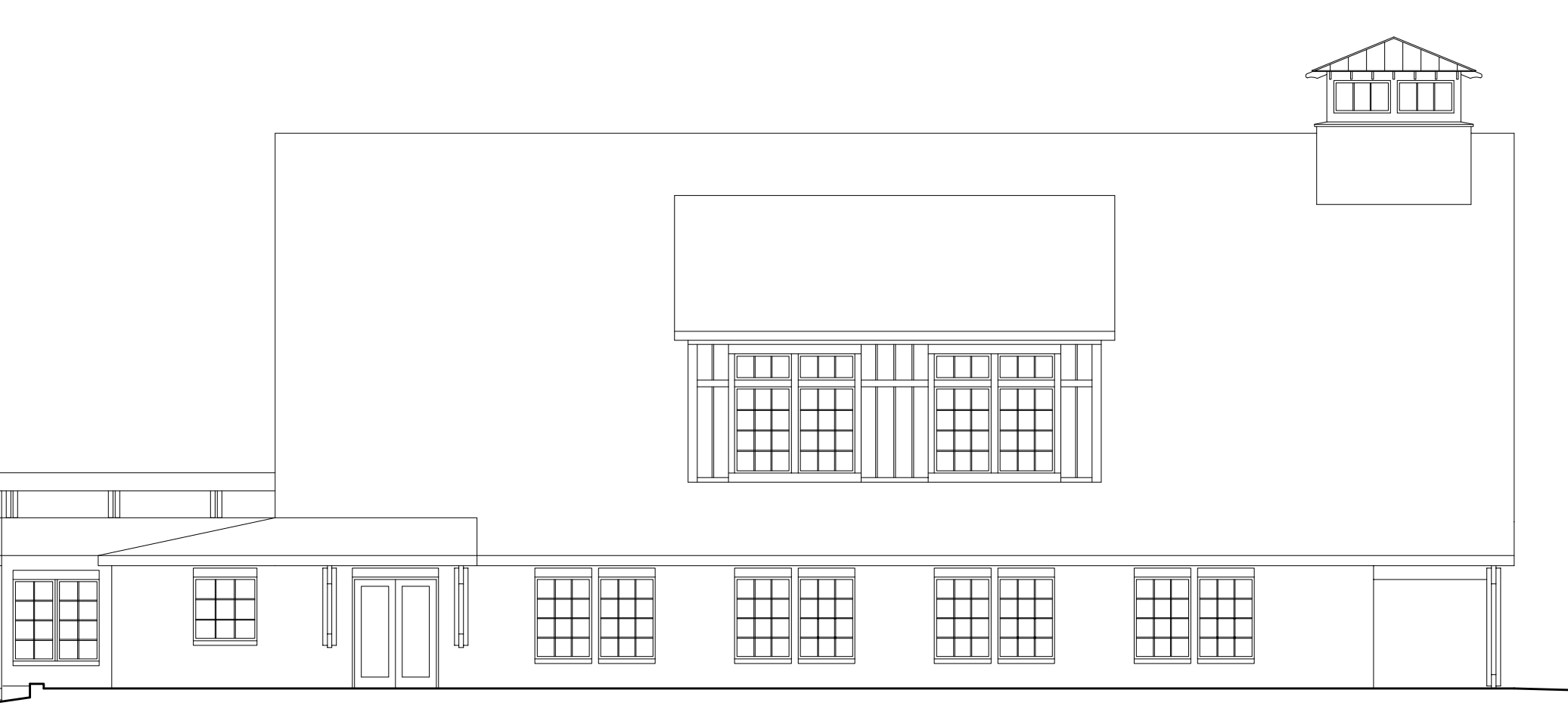


5 NW ELEVATION (OLD OXFORD)
 A-003 3/32" = 1'-0"

** 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