TOWN OF CHAPEL HILL
Planning and Sustainability

405 Martin Luther King Jr. Blvd.
Chapel Hill, NC 27514-5705

phone (919) 968-2728 *fax* (919) 969-2014
www.townofchapelhill.org

TO: Town of Chapel Hill Advisory Boards and Commissions

FROM: Gene Poveromo, Development Manager
Kay Pearlstein, Senior Planner

SUBJECT: Application for Special Use Permit Modification – Grace Church Expansion, 200 Sage Road (Project #14-079)

Recommended Action

- That the Community Design Commission, Transportation and Connectivity Board, and Environmental Stewardship Advisory Board forward a recommendation to the Planning Commission and the Council; and that the Planning Commission also forwards a recommendation to the Town Council.

Background

- Includes a 25,600 sq. ft. addition and parking lot expansion, site improvements, and an additional driveway. The site is zoned both Residential-2 (R-2) and Residential-4 (R-4).

Key Review Considerations

- Grace Church received a Special Use Permit on May 8, 1995 to construct a place of worship at 200 Sage Road for 46,500 s. f. of floor area. Since then, a place of worship has been constructed with 14,400 s.f. and 142 parking spaces. The Special Use Permit expired on May 8, of 2005. The applicant is now proposing to construct an addition with 25,600 s.f. and expand the parking lot by 142 spaces. A total of 40,000 s.f. of floor area is proposed on the site. Expiration of the 1995 Special Use Permit now requires the applicant to apply for a modification of the Special Use Permit even though what is proposed is less than what was originally approved by the 1995 Special Use Permit

- During the Concept Plan Review, the Community Design Commission and the Council noted that the current parking seemed to be underutilized and questioned the need for the additional parking. The Commission and Council asked the applicant to investigate off-site parking options as well as offering the expanded parking area as a park and ride lot. For additional discussion on this matter please refer to the staff report.

Explanation of Recommendation

- The Council's Advisory Board Policy Manual requires that the Community Design Commission, Transportation and Connectivity Board, and Environmental Stewardship Advisory Board forward a recommendation to the Planning Commission for the Commission's consideration. The Land Use Management Ordinance requires that the Planning Commission forward a recommendation to the Council.

- In crafting their recommendation, it is Council's expectation that the Planning Commission will consider the comments from other Boards and Commissions. The Council is seeking a recommendation from the Planning Commission that evaluates and balances potential conflicts between the desires and interests of the community and the opportunities and consequences of the proposed project.

Fiscal Note

- Not determined at this time.

Chapel Hill 2020 Goal:

- A Place for Everyone
- Facilitate Getting Around

Attachments

- Staff Report
- Resolution A Special Use Permit Modification Resolution of Approval
- Resolution B Special Use Permit Modification Resolution of Denial
- 1995 Special Use Permit
- Traffic Impact Analysis Executive Summary
- Applicant Materials
- Map of Park and Ride spaces
- Map of new sidewalks
- Area Map

STAFF REPORT

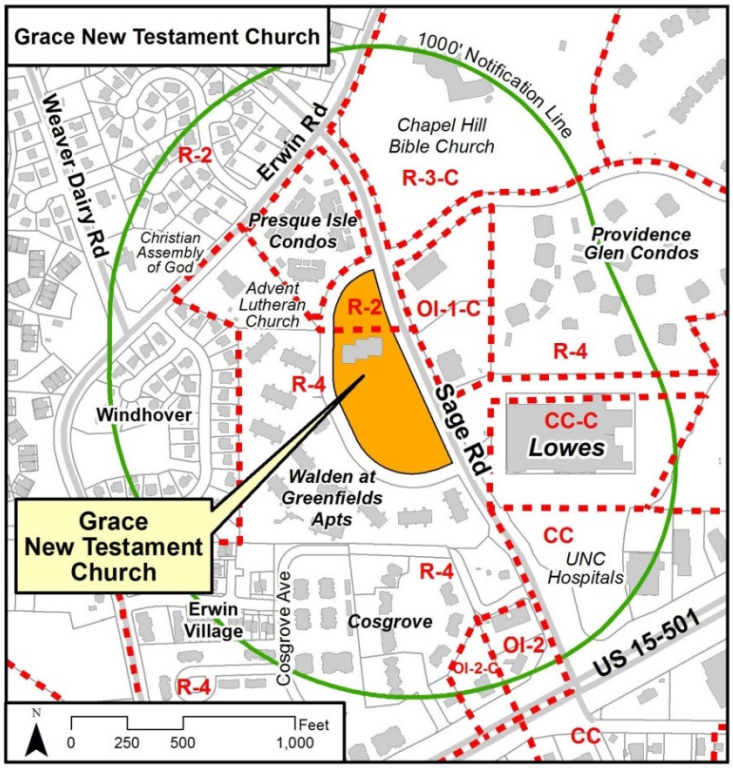
SUBJECT: Application for Special Use Permit Modification – Grace Church Expansion, 200 Sage Road (Project #14-079)

DATE:	March 24, 2015	Community Design Commission
	March 24, 2015	Transportation and Connectivity Advisory Board
	April 14, 2015	Environmental Stewardship Advisory Board
	April 21, 2015	Planning Commission

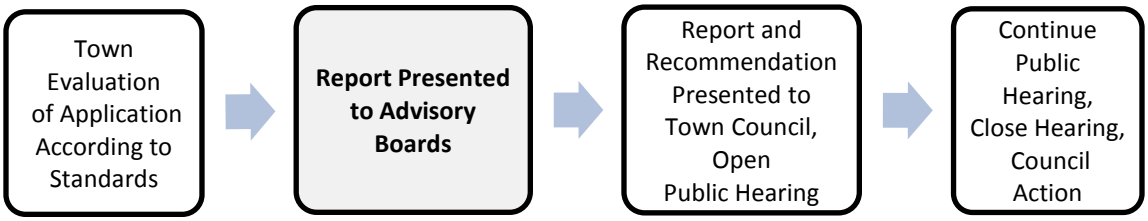
INTRODUCTION

Attached for your consideration is a Special Use Permit Modification application, submitted by Coulter Jewell Thames PA, which proposes expansion to a place of worship. The 6.8-acre site is located between Sage Road and Coleridge Drive at 200 Sage Road. The application proposes a 25,600 s.f. addition, parking lot expansion, and an additional driveway. Approximately 20 % of the property is in the Residential-2 zoning district and 80% is in the Residential-4 zoning district. No existing or proposed floor area is within the Residential-2 zoning area of the site. No rezoning is proposed.

The application is proposed to be considered at the Council's public hearing, tentatively scheduled for May 18, 2015.



PROCESS



BACKGROUND

1995	A Special Use Permit was approved for Grace Church to construct up to 46,500 s.f. of new floor area and 237 parking spaces with up to 49 of the spaces off-site.
1997	The church constructed 14,400 s.f. for classrooms and a sanctuary with 400 seats. Parking for 142 vehicles was provided.
May 2005	The Grace Church Special Use Permit expired on May 8, 2010. The 1995 Special Use Permit stipulated that construction must be completed within 10 years of Council approval. What was constructed by May 8, 2010, was a building with 14,400 s.f. and 142 parking spaces.
November 2014	Coulter Jewell Thames submits a Special Use Permit Modification application to the town for an expansion to Grace Church. The 1995 Special Use Permit construction completion date expired, and therefore the proposed additional floor area requires approval by the Town Council.

EXISTING CONDITIONS / DEVELOPMENT PROPOSAL SUMMARY

The Special Use Permit Modification application is proposing the following changes with details indicated in the tables below.

Site Description	
Address	200 Sage Road, Chapel Hill
Property Description	A 6.8 acres (298,760 s. f.) site, located between Sage Road and Coleridge Drive at 200 Sage Road.
Orange County Parcel No.	9890-50-3171
Existing Site Conditions / Proposed Development Description	

	Existing	Proposed
Existing and Proposed Use	14,400 sq. ft. place of worship	A 25,600 sq. ft. addition t for a total of 40,000 s.f.
Height	Approximately 35 feet	Approximately 35 ft. – single story
Vegetation	73,775 s.f. or 24% canopy	40% canopy coverage (9.9% existing canopy retained; 30.1% provided or 164 new trees proposed.
Vehicular Parking	142 parking spaces	284 parking spaces (including 8 ADA, 16 park and ride, and 28 compact spaces)
Bicycle Parking	4 spaces	22 spaces
Vehicular and Pedestrian Access	Two driveway entrances on Coleridge Drive	A new Coleridge Drive driveway is proposed on the west.
Land Disturbance Since 1/27/2003	Associated with the parking lot and church building.	210,584 s. f. or 4.8 acres (addition, new driveway, and parking lot expansion)
Impervious Surface	74,745 s.f. (25%)	Total of 160,622 s. f., 85,877 s. f. new (53.7% total)
Zoning	Residential–2 (R–2) 45,846 s.f. Residential- 4 (R-4) 225,968 s.f.	No Change
Overlay Zones	None	

ANALYSIS OF THE SPECIAL USE PERMIT MODIFICATION APPLICATION

The Town staff has received this application for compliance with the themes from the 2020 Comprehensive Plan, the designated uses on the 2020 Land Use Plan, the standards of the Land Use Management Ordinance, and the Design Manual, and offers the following evaluation:

Comprehensive Plan and Land Use Plan*:* The Chapel Hill 2020 Land Use Plan, a component of the Chapel Hill 2020 Comprehensive Plan, designates this site as Institutional. No change is proposed to the Place of Worship, only expansion of the existing use. We believe the proposed Place of Worship for the Grace Church complies with the land use plan designation because of the proposal's compliance with themes in the 2020 Comprehensive Plan as indicated below.

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

Conforms	No.	2020 Comprehensive Plan Themes
✓	1	A Place For Everybody
	2	Community Prosperity and Engagement
✓	3	Getting Around
✓	4	Good Places, New Spaces
✓	5	Nurturing Our Community
	6	Town and Gown Collaboration

We believe the Grace Church expansion complies with the themes of the 2020 Comprehensive Plan. For information on how this proposed development addresses these themes and goals of the Comprehensive Plan, please refer to the attached applicant's Statement of Justification.

Comparison of Concept Plan and Special Use Permit Modification Proposals

	2014 Concept Plan	**Special Use Permit Modification**
New Floor Area	32,100 s.f.	25,600 sq. ft(40,000 sq. ft. total)
Impervious Surface	Not provided	85,877 sq. ft. new; total 160,622 sq. ft.
Max. Building Ht.	Approx. 35 ft.	No change
Buildings	1 building	No change
Vehicular Parking	320 total	284 total (8 ADA)
Bicycle Parking	8	22 total
Vehicular Access	New driveway on Coleridge	New driveway on Coleridge

Proposed Modification to Regulations: No request for modifications to regulations is proposed.

Transportation

Traffic Impact: The number of vehicle trips expected to be generated by the development is 800 trips per day with peak traffic on Sunday mornings. The Traffic Impact Analysis recommended a sidewalk connection between the existing site and the Sage Road sidewalk to better accommodate potential future pedestrian trips to/from the site. We have included this recommendation in Resolution A. The Executive Summary Traffic Impact Study is attached.

Access and Circulation

Vehicular Parking: The site is accessible via two full-service driveways on Coleridge Drive. A third driveway is proposed to provide access to a new parking area with 69 spaces on the northern portion of the site. The parking lot is proposed to include curb and gutter and a new concrete pad for a double dumpster with enclosure in the northern most corner of the parking lot. A retaining wall is proposed along the western side of the parking lot to accommodate a sloping grade. On the southern portion of the site, the existing parking lot provides parking for 124 vehicles Overflow parking occurs on an adjacent grassy field accommodating about 100

vehicles. The field is proposed to be paved to extend the existing parking lot and includes linear landscape islands for planting canopy trees.

The Land Use Management Ordinance specifies vehicular parking standards for a Place of Worship is based on the number of seats in the sanctuary. The expansion proposes 450 new seats for a total of existing and proposed of 850 seats. A minimum of 170 and a maximum of 425 vehicle parking spaces are required. The application proposes 284 parking spaces. The application proposes a total of 8 handicapped parking spaces, meeting the handicapped parking requirement. This subject was discussed during Concept Plan Review. The applicant provides the following statement in support of the increased parking request:

> "The church is proposing to expand the sanctuary from 400 to 850 seats. The existing 142 onsite parking spaces currently underserve the Church's parking needs, and overflow parking occurs on the grass field and Coleridge Road. Although the sanctuary is more than doubling in capacity, the parking lot is only doubling to 284 spaces. The Concept Plan reviewed at the Concept Plan stage had 320 spaces. In response to the number of spaces proposed, the parking was reduced to 284 (141 less than the maximum allowed by the LUMO).
>
> In addition to the 30' landscape buffers required, we are proposing tree canopy replacement within and round these landscape buffers, which will significantly screen the parking lot from the surrounding roads."

Park and Ride Spaces: The applicant is proposing 16 new park and ride spaces in the southern portion of the parking lot (see attached map). A proposed sidewalk will connect the park and ride spaces with an existing bus shelter. We have included the vehicle, park and ride spaces, and handicapped parking requirements in Resolution A.

The subject of a park and ride lot was discussed during the Council concept plan review. The applicant indicated that they would be open to the idea of designating spaces for park and ride. Their Special Use Permit includes designated parking for 16 Park and Ride spaces. The applicant provides the following statement:

> "With our current proposal of 16 park-n-ride spaces, the church is not requesting a rental agreement, but rather making them available as a good neighbor community service. If the number of PnR spaces was to increase, then the church would revisit this (maintenance and other issues may facilitate a rental fee to account for this)."

Shared Parking: This subject was discussed during the CDC and Council concept plan review. The applicant provides the following statement regarding off-site parking:

> "For the past several years some of our key volunteers have parked at Chapel Hill Pediatrics and walked across the road. Chapel Hill Pediatrics said they could use about

> 20-25 of their spots on Sunday mornings. Not too many of the church people do that anymore because no one likes crossing the 4 lanes of traffic to get over there. It's not really a great safe option.
>
> They have permission to park 8 cars at the Lutheran Church. They park on the project side of Coleridge Road, pretty much from one end of our property to the other."

Bicycle Parking: The Land Use Management Ordinance specifies a minimum of 8 spaces, 1 space per 50 seats. In this case, a total of 17 spaces spaces are required. The applicant is proposing a total of 22 spaces (18 new spaces), four spaces are currently on-site. The Design Manual does not provide a percentage of Class I and Class II spaces for Places of Worship. We recommend that the applicant provide two Class 1 spaces (in a locked enclosure or supervised area within a building) or approximately 10% of the parking spaces. This percentage is similar to what is required for a school. Twenty Class II spaces in bicycle racks are required. The inverted U-rack is the Town standard and recommend that the existing and proposed racks are this design. We have included bicycle parking stipulations in Resolution A.

Pedestrian Access and Improvements: Public sidewalks exist along both sides of Sage Road and on the outside of Coleridge Drive, across the road from the site. No sidewalk exists along the site's Coleridge Drive frontage. The applicant is proposing to construct sidewalk sections along some portion of the site's frontage; construct sidewalks to the two bus shelters and connect the new driveway to the existing driveway (see attached map). Two new Coleridge Drive crosswalks with handicapped ramps are proposed to provide safe pedestrian access across Coleridge Drive from the bus shelters on the west side of Coleridge Drive to the site. Staff supports the proposed sidewalk locations.

Where sidewalk is not proposed along the site's Coleridge Drive frontage, the applicant is proposing to grade the right-of-way so a sidewalk may be installed at a later date.

Near the southern intersection of Sage Road and Coleridge Drive, the applicant is proposing a sidewalk between Sage Road and the new parking lot. An internal sidewalk is also proposed within the parking lot medians to the front entrance of the new addition.

For the second existing bus stop located near the northern intersection of Sage Road and Coleridge Drive at the Advent Lutheran Church driveway, the applicant is proposing a new sidewalk along the sites frontage to connect the new driveway and the existing driveway. We have included stipulations in Resolution A for the sidewalks, handicapped ramps, and crosswalks to be installed within the Coleridge Drive right-of-way prior to issuance of a Certificate of Occupancy. We have also included a stipulation requiring internal sidewalks in Resolution A.

Transit Improvements: The site is well-positioned for transit service. Two existing shelters on Coleridge Drive and a nearby bus stop on Sage Road provide Grace Church with transit service.

Chapel Hill Transit has not requested the applicant to provide any additional improvements to these stops.

Landscape and Architecture

Landscape Buffers: Following are the Land Use Management Ordinance standards for landscape bufferyards on this site, and the bufferyards proposed by the applicant:

Location	Buffer Required	Proposed Buffer
Eastern Property Line (Sage Road)	30 ft. wide Type C	30-foot wide Type C
Western Property Line (Coleridge Drive)	15 ft. wide Type B	15 ft. wide Type B
Northern Property Line (Coleridge Drive)	15 ft. wide Type B	15 ft. wide Type B
Southern Property Line (Coleridge Drive)	15 ft. wide Type B	15 ft. wide Type B

Neighbors expressed concern at the concept plan reviews by the Community Design Commission and Council with removal of landscaping for parking lot expansion in the northern portion of the site allowing greater visibility of cars and pavement. The applicant has proposed full width buffer plantings using evergreen trees to act as a screen in this location. A retaining wall, approximately 2 ½ feet tall is proposed between the evergreen trees and the edge of the parking lot to minimize grading.

Coverage: The ordinance requires 40% of the site be covered with tree canopy through a combination of retained and replanted trees. Following construction of the addition and expansion of the parking lot, the applicant estimates that 164 new trees will be planted in buffers, around the perimeter of the stormwater pond, the two parking lots, and around the building in meeting 40% tree canopy coverage. We have included 40% Canopy coverage as a stipulation in Resolution A.

Parking Lot Shading: The two parking lots require conformance with the Land Use Management Ordinance parking lot shade percentage of 35%. We have included a stipulation in Resolution A to this effect.

Community Design Commission Review: The Community Design Commission will be asked to review and approve the Building Elevations that include the building, dumpster fence, and new HVAC units and Site Lighting prior to issuance of a Zoning Compliance Permit.

Environment / Stormwater Management

Impervious Surface: Existing total impervious surface area on the site is 74,745 square feet. After construction of the addition, installation of sidewalks, and parking lot expansion, the applicant's impervious total proposal would be160,622 square feet or 53.7% of the site. A new stormwater pond is proposed along the eastern property along Sage Road. Yard and drop inlets are proposed to be connected with storm drain piping to the stormwater pond. The applicant is proposing to meet stormwater performance standards in Section 3.6.4(g) of the Land Use Management Ordinance for rate, volume and quality. We have included stipulations with detailed requirements in Resolution A.

Energy Management Plan: In 2007, the Council adopted a resolution specifying the Council's expectations for energy efficiency and an energy management plan for applicants seeking approval of rezoning applications. Although a rezoning application is not proposed, the applicant has submitted an Energy Management Plan to reduce energy consumption. The Energy Management Plan shall include the energy performance of the building and a goal of 20 percent more energy efficient feature relative to the 2010 energy efficiency standard of the American Society of Heating, Refrigeration, and Air Conditioning Engineers (ASHRAE). See the attached Applicant's Materials.

Miscellaneous

Additional Stipulations in Special Use Permit Modification Resolution A (see resolution for detailed requirements)

Accessibility Requirements	The interior of the building will need to comply with NC Building Code. Eight ADA parking spaces are proposed with accessibility to Coleridge Drive and Sage Road.
Landscape Protection, Screening and Shading Plan	We have included our standard stipulations for approval of landscape buffers, including tree protection fencing, screening of parking areas and buildings, as well as a maintenance schedule, canopy trees and shading plan.
Erosion Control	Prior to commencement of land-disturbing activities the applicant shall provide a performance guarantee in accordance with Section 5-97.1 Town Code of Ordinances.
Lighting Plan	The applicant shall submit plans and documents to satisfy the lighting requirements in Section 5.11 of the Land Use Management Ordinance.
Overhead Power Lines	That the applicant shall comply with Section 5.12.2 of the Land Use Management Ordinance.

Safety Plan	The applicant shall provide a detailed safety plan.
Fire	The applicant shall obtain Fire Marshall approval for required fire safety features and infrastructure.
Transportation Management Plan	Town Council policy calls for provision of a Transportation Management Plan to decrease automobile trips.
Solid Waste Management Plan	The applicant shall obtain approval of a Solid Waste Management Plan (SWMP) from Orange County Solid Waste Department.
Construction Management Plan	The applicant shall provide a Construction Management Plan that details construction site management, street closures, and parking, and other construction site considerations.
Utilities	Prior to the issuance of a Zoning Compliance Permit, the applicant provide final utility/lighting plans.
Traffic and Pedestrian Control Plan	The applicant shall provide a Work Zone Traffic Control Plan for vehicular and pedestrian movement on public streets that will be disrupted during construction activity.

SPECIAL USE PERMIT MODIFICATION APPLICATION FINDINGS OF FACT

The applicant's materials are included as attachments to this memorandum. All information submitted at the public hearing will be included in the record of the hearing. Based on the evidence that is submitted, the Council will consider whether or not it can make each of four required findings for the approval of the Special Use Permit Modification. The four findings are:

Finding #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;

Finding #2: That the use or development would comply with all required regulations ad standards of the Land Use Management Ordinance;

Finding #3: That the use or development is located, designated, and proposed to be operated so as to maintain or enhance the value of contiguous property, or that the use or development is a public necessity; and

Finding #4: That the use or development conforms to the general plans for the physical development of the Town as embodied in the Land Use Plan and in the Comprehensive Plan.

Following the public hearing, we will prepare an evaluation of the evidence submitted in support of and in opposition to this application.

RECOMMENDATIONS

Staff Recommendation: That the Community Design Commission, Transportation and Connectivity Board, and Environmental Stewardship Advisory Board forward a recommendation to the Planning Commission and the Council; and that the Planning Commission also forwards a recommendation to the Town Council.

PROJECT FACT SHEET REQUIREMENTS

Checklist of Regulations and Standards
Special Use Permit Modification Application

GRACE CHURCH EXPANSION	STAFF EVALUATION	
	COMPLIANCE	**NONCOMPLIANCE**
Use Permitted	√	
Gross Land Area – 6.8 acres	√	
Minimum Lot Width	√	
Maximum Floor Area	√	
Maximum # Dwelling Units	NA	
Minimum Recreation Space	NA	
Impervious Surface Limits	√	
Land Disturbance Minimized	√	
Minimum # Vehicular Parking Spaces	√	
Minimum # Bicycle Parking Spaces	√	
Minimum Setbacks	√	
Maximum Primary Height Limits	√	
Maximum Secondary Height Limits	√	
Minimum Landscape Bufferyards	√	
Maximum Land Disturbance in the Resource Conservation District	NA	
Steep Slopes Compliance	NA	
Stormwater Management	√	
Public Water and Sewer	√	
Adequate Public Schools Facilities	NA	

RESOLUTION A
(Approving the Special Use Permit Application)

A RESOLUTION APPROVING AN APPLICATION FOR A SPECIAL USE PERMIT MODIFICATION FOR GRACE CHURCH EXPANSION (PROJECT #14-079)

BE IT RESOLVED by the Council of the Town of Chapel Hill that it finds that a Special Use Permit Modification application, proposed by Coulter Jewell Thames PA for Grace Church Expansion at 200 Sage Road, having applied to the Town for a modification to an existing Special Use Permit, approved by the Town on May 8, 1995 (recorded in Deed Book 1693, Page 102 at the Orange County Register of Deeds office, on property identified as Orange County Property Identifier Number 9890-50-3171, located in theResidential-2 (R-2) and Residential-4 (R-4) zoning districts, if developed according to the Site Plan dated November 11, 2014 and revised February 6, 2015, the conditions listed below would:

1. Be located, designed, and proposed to be operated so as to maintain or promote the public health, safety, and general welfare;

2. Comply with all required regulations and standards of the Land Use Management Ordinance;

3. Be located, designed, and operated so as to maintain or enhance the value of contiguous property; and

4. Conform with the general plans for the physical development of the Town as embodied in the Land Use Management Ordinance and in the 2020 Comprehensive Plan.

BE IT FURTHER RESOLVED that the Council of the Town of Chapel Hill hereby approves the application for a Special Use Permit Modification for Grace Church Expansion, in accordance with the plans listed above and with the conditions listed below:

Stipulations Specific to the Development

1. Construction Deadline: That construction begin by _____ (2 years from the date of approval), to be completed by _____ (4 years from the date of approval).

2. Land Use Intensity: This Special Use Permit Modification authorizes the following:

Use: Place of Worship	
Gross Land Area	298,760 square feet(6.8 acres)
New Floor Area	26,500 sq. ft. (40,000 sq. ft total)
Total Max. Floor Area Allowed	61,860 square feet
Maximum Vehicular Parking Spaces	284 spaces
Minimum Bicycle Parking Spaces	22 spaces
Impervious Surface	160,622 square feet

3. Detailed Plan Review and Approval: Prior to the issuance of a Zoning Compliance Permit, final detailed site plans, grading plans, utility/lighting plans, stormwater management plans (with hydrologic calculations), landscape plans, and landscape maintenance plans shall be approved. Such plans shall conform to plans approved by the Council and demonstrate compliance with all applicable regulations and standards of the Land Use Management Ordinance and the Design Manual.

4. Plans, plats, and associated detailed requirements as set forth in the stipulations of this resolution and incorporated into the special use permit shall be reviewed and approved by the Town Manager, or his designee, as well as outside agencies, such as NCDOT, OWASA and Duke Energy, where indicated.

Access

5. 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.

6. Performance Bond: Prior to commencing construction activity for the improvements in the public right-of-way, a performance bond shall be provided to the Town Manager to insure the construction and installation of the improvements in accordance with the standards and provisions approved by the Town as part of the project.

7. Parking Lot Signage: That prior to issuance of a Certificate of Occupancy, the applicant shall provide a directional signage plan including entrance and exit signs subject to Town Manager approval.

8. Coleridge Drive Sidewalk: That prior to the issuance of a Certificate of Occupancy, a 5-foot sidewalk be constructed along the Coleridge Drive property between the proposed and southern-most existing driveways.

9. Coleridge Drive Crosswalks: That the applicant install two pedestrian crosswalks on Colerdige Drive, one at each of the bus shelters on the west side of Coleridge Drive, with ADA ramps on each side. The locations shall be approved by the Town Manager prior to issuance of a Zoning Compliance Permit.

10. Sage Road Sidewalk: That a sidewalk from the parking lot to Sage Road be constructed. Pedestrian access from this sidewalk through the parking lot and to the proposed expansion facility shall be constructed.

11. Grading for Future Coleridge Drive Sidewalks: That where no sidewalk is proposed along the Coleridge Drive frontage, the land be graded for future sidewalk installation.

Transportation

12. Repairs in Public Right-of-Way: Prior to issuance of a Certificate of Occupancy, it will be necessary to repair all damage for work in the public right-of-way related to the construction of this project. The design must be reviewed and approved by the Town Manager prior to a Zoning Compliance Permit.

13. Work Zone Traffic Control Plan: Prior to issuance of a Zoning Compliance Permit, it will be necessary to provide a Work Zone Traffic Control Plan and a Construction Management Plan for approval by the Town Manager. The Work Zone Traffic Control Plan shall comply with the Manual on Uniform Traffic Control Devices. The Construction Management Plan shall provide staging, construction worker parking, construction vehicle routes, and hours of construction.

14. Park and Ride Parking Spaces: We recommend that the applicant provide 16 parking spaces designated as park and ride spaces in the southern portion of the site and that the spaces be signed as Park and Ride Spaces.

15. Bicycle Parking: That prior to the issuance of a Zoning Compliance Permit, the developer shall provide dimensioned details for a minimum of 17 bicycle parking spaces that comply with Town parking standards. The bicycle parking design must comply with the spring 2010 Association of Pedestrian and Bicycle Professionals Guidelines. The existing bicycle parking racks shall be upgraded to the inverted "U" design. Two of your proposed bicycle parking be Class I. Section 4.11 Bicycle Parking, of the Town Design Manual defines Class I bicycle parking as a locker, individually locked enclosure, or supervised area within a building providing protection for bicycle therein from theft, vandalism and weather. Wall mounted racks inside a room in the facility satisfy as Class I parking/space.

16. Driver Sight Lines: That clear drive sight lines be provided for the proposed driveway located on Coleridge Drive that is immediately east of the The mature height of landscaping plantings, within the driveway sight distance triangles, shall not exceed 24 inches.

17. Transportation Management Plan: The applicant shall prepare a Transportation Management Plan (TMP) for this projectwith annual updates required. The required components of the Transportation Management Plan include:
    - Designation of a Transportation Coordinator to communicate and promote alternate modes of transportation.
    - Submission of an Occupancy Survey due 90 days after issuance of the final Certificate of Occupancy.
    - Submission of an updated annual Transportation Management Plan Report and Resident and Employee Surveys during survey years.
    - Measures to gradually attain the goals of the program.
    - Annual survey of employees for any increase demand for additional bicycle parking.

Landscape and Architecture

18. Landscape Protection: Prior to issuance of a Zoning Compliance Permit, a detailed Landscape Protection Plan shall be approved. The plan shall include which trees will be removed and which will be preserved, critical root zones of all rare and specimen trees, and clearly indicate names and species.

19. Tree Protection Fencing Prior to Construction: Prior to issuance of a Zoning Compliance Permit, the developer shall provide a note on the Final Plans indicating that tree protection fencing will be installed prior to land-disturbing activity on the site. Tree protection fencing shall be provided around construction limits and indicated construction parking and materials staging/storage areas, and Town standard landscaping protection notes, subject to Town Manager approval.

20. Landscape Planting Plan: Prior to issuance of a Zoning Compliance Permit, the developer shall provide a detailed Landscape Planting Plan with a detailed planting list, subject to Town Manager approval. The Plan shall include canopy trees to shade surface any surface parking areas.

21. Northern Buffer: That a full width buffer planting using evergreen trees to act as a screen shall between neighbors and view into the parking lot.

22. Invasive Exotic Vegetation: That prior to the issuance of a Zoning Compliance Permit, the applicant shall identify on the planting plan, known invasive exotic species of vegetation, as defined by the **Southeast Exotic Pest Plant Council (SE-EPPC)**[1] and provide notes indicating removal from the landscape buffer areas, prior to planting.

23. Community Design Commission Approval: Prior to issuance of a Zoning Compliance Permit the applicant shall obtain Community Design Commission approval of building elevations, including the location and screening of all HVAC/Air Handling Units for this project as well as a lighting plan and shall take additional care during review to ensure that ht eproposed lighting plan will minimize1) upward light pollution and 2) offsite spillage of light. prior to issuance of a Zoning Compliance Permit.

Environment

24. Energy Management Plan: That prior to issuance of a Zoning Compliance Permit, the applicant shall provide an Energy Management Plan (EMP) for Town approval. The Energy Management Plan shall include the energy performance of the building and a goal of 20 percent more energy efficient feature relative to the 2010 energy efficiency standard of the American Society of Heating, Refrigeration, and Air Conditioning Engineers (ASHRAE).

[1] http://www.se-eppc.org/weeds.cfm

Stormwater Management

25. Silt Control: That the applicant takes appropriate measures to prevent and remove the deposit of wet or dry silt on adjacent paved roadways.

26. Erosion Control Inspections: That, in addition to the requirement during construction for inspection after every rainfall, the applicant shall inspect the erosion and sediment control devices daily, make any necessary repairs or adjustments to the devices, and maintain inspection logs documenting the daily inspections and any necessary repairs.

27. As-Built Plans: That prior to the issuance of a Certificate of Occupancy, the applicant shall provide certified as-built plans for building footprints, parking lots, street improvements, storm drainage systems and stormwater management structures, and all other impervious surfaces, and a tally of the constructed impervious area. The as-built plans should be in DXF binary format using State plane coordinates and NAVD 88.

28. Phasing Plan: That prior to issuance of a Zoning Compliance Permit, the applicant shall obtain approval of a Phasing Plan that provides details of which improvements are to be constructed during each phase. The phasing plan shall detail public improvements and stormwater management structures will be completed in each phase prior to requesting a Certificate of Occupancy. Construction for any phase may not begin until all public improvements in previous phases are complete, with a note to this effect on the final plans and plats.

29. Repair/Replacement of Damaged Stormwater Infrastructure: Existing stormwater infrastructure that is damaged as a result the project demolition or construction, must be repaired or replaced, as specified by the Stormwater Management Engineer, prior to requesting a Certificate of Occupancy.

30. Erosion Control Bond: If one acre or more is uncovered by land-disturbing activities for this project, then a performance guarantee in accordance with Section 5-97.1 Bonds of the Town Code of Ordinances shall be required prior to final authorization to begin land-disturbing activities.

Water, Sewer, and Other Utilities

31. Utility/Lighting Plan Approval: That the final utility/lighting plan shall be approved by Orange Water and Sewer Authority, Duke Energy Company, and other local utility service providers, and the Town Manager before issuance of a Zoning Compliance Permit. The property owner shall be responsible for assuring that these utilities can continue to serve the development. In addition, detailed construction drawings shall be submitted to OWASA for review/approval prior to issuance of a Zoning Compliance Permit.

32. Lighting Plan: That prior to issuance of a Zoning Compliance Permit, the applicant shall submit site plans and other required documents to satisfy the lighting requirements of Section 5.11 of the Land Use Management Ordinance including submission of a lighting plan, providing for adequate lighting on public sidewalks, including driveway crossings, and beneath awnings, demonstrating compliance with Town standards, sealed by a Professional Engineer, for Town Manager approval.

33. Relocation of Overhead Utilities Underground: Prior to issuance of a Certificate of Occupancy, it will be necessary to provide for the underground installation of all public utilities as require by Section 5.12.2 of the Land Use Management Ordinance.

34. Water/Sewer Line Construction: That all public water and sewer plans be approved by OWASA and constructed according to their standards. Where sewer lines are located beneath drive aisles and parking areas construction methods approved by OWASA shall be employed, to ensure that sewer lines will not be damaged by heavy service vehicles. That prior to issuance of a Zoning Compliance Permit, final plans shall be approved by OWASA and the Town Manager.

35. OWASA Approval: That prior to issuance of a Zoning Compliance Permit, easement plats and documentation as required by OWASA and the Town Manager, shall be recorded if necessary.

Fire Safety

36. Fire Sprinklers: That the applicant shall install sprinklers under the North Carolina Fire Code prior to a Certificate of Occupancy. Prior to issuance of a Zoning Compliance Permit, the plans shall show all proposed fire department connections to such systems.

37. Hydrants Active: That the applicant shall provide active fire hydrant coverage, acceptable to the Fire Department, for any areas where combustible construction materials will be stored or installed, prior to having such materials delivered to the site. All required fire hydrants must be installed, active, and accessible for the Fire Department use prior to the arrival of combustible materials on site. That fire protection systems shall be installed according to Town Ordinance, the NC Fire Code, and NFPA 13.

38. Fire Aparatus Access Roads: Any fire apparatus access roads, (any public/private street, parking lot access, fire lanes and access roadways), used for fire department access shall be all weather and designed to carry the imposed load of fire apparatus weighing at least 75,000 lbs. Fire apparatus access roads shall have a minimum width of 20' exclusive of shoulders with an overhead clearance of at least 13'-6" for structures not exceeding 30' in height and shall provide access to within 150' of all exterior portions of the building. Structures exceeding 30' in height shall be provided with an aerial apparatus access road 26' in width in the immediate vicinity of the building or portion thereof and shall provide at least one of the required access roads to be located not less than 15' and not more than 30' from the structure parallel to one entire side of the structure.

39. Fire Grades: Fire apparatus access roads shall not exceed 10% in grade unless approved by the fire chief and all approach and departure angles shall be within the limits established based on the Department's apparatus.

40. Fire Flow: Fire hydrant amust be within 500' of the 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.

41. Fire Lane Marking: Where required, approved marking signs including the words, NO PARKING-FIRE LANE signs shall be provided for fire apparatus access roads to identify such roads.

42. Fire Hydrant and FDC Locations: That the Final Plans shall indicate the locations of existing and proposed fire hydrants and Fire Department Connections (FDC). Fire Department Connections shall be located on the street side of the building within 100 feet of a hydrant. Hydrant spacing shall comply with the Town Design Manual. Design shall be reviewed and approved by the Town Manager prior to issuance of a Zoning Compliance Permit.

43. Firefighting Access during Construction: That as required by NC Fire Code (Section 1410.1 Required Access), vehicle access for firefighting shall be provided to all construction or demolition sites including vehicle access to within 100 feet of temporary or permanent fire department connections and hydrants. Vehicle access shall be provided by either temporary or permanent roads capable of supporting vehicle loading under all weather conditions.

Solid Waste Management and Recycling

44. Solid Waste Management Plan: That prior to issuance of a Zoning Compliance Permit a detailed Solid Waste Management Plan, including a recycling plan and a plan for managing and minimizing construction debris, shall be approved by the Town Manager. The plan shall include dimensioned, scaled details of any proposed refuse/recycling collection areas, associated screening, and protective bollards, if applicable. Each bulk waste container shall be labeled as to type of material to be collected. Prior to issuance of a Zoning Compliance Permit, the developer shall provide documentation of an agreement for solid waste collection if by a private provider.

45. Construction Waste: Clean wood waste, scrap metal and corrugated cardboard, all present in construction waste, must be recycled. All haulers of construction waste must be properly licensed. The developer shall provide the name of the permitted waste disposal facility to which any land clearing or demolition waste will be delivered.

State and Federal Approvals

46. State or Federal Approvals: That any required State or federal permits or encroachment agreements (e.g., 401 water quality certification, 404 permit) shall be approved and copies of

the approved permits and agreements be submitted to the Town of Chapel Hill prior to the issuance of a Zoning Compliance Permit.

47. North Carolina Department of Transportation Approvals: Prior to issuance of a Zoning Compliance Permit, plans for any improvements to State-maintained roads or in associated rights-of-way shall be approved by NCDOT prior to issuance of a Zoning Compliance Permit.

Miscellaneous

48. Construction Management Plan: That a Construction Management Plan be approved by the Town Manager prior to issuance of a Zoning Compliance Permit. The construction management plan shall: 1) indicate how construction vehicle traffic will be managed, 2) identify parking areas for on-site construction workers including plans to prohibit parking in residential neighborhoods, 3) indicate construction staging and material storage areas, 4) identify construction trailers and other associated temporary construction management structures, and 5) indicate how the project construction will comply with the Town's Noise Ordinance.

49. Traffic and Pedestrian Control Plan: That the applicant shall provide a Work Zone Traffic Control Plan for movement of motorized and non-motorized vehicles on any public street that will be disrupted during construction. The plan must include a pedestrian management plan indicating how pedestrian movements will be safely maintained. The plan must be reviewed and approved by the Town Manager prior to the issuance of a Zoning Compliance Permit. At least 5 working days prior to any proposed lane or street closure the applicant must apply to the Town Manager for a lane or street closure permit.

50. Construction Sign Required: That the applicant shall post a construction sign at the development site that lists the property owner's representative and telephone number, the contractor's representative and telephone number, and a telephone number for regulatory information at the time of issuance of a Building Permit, prior to the commencement of any land disturbing activities. The construction sign may have a maximum of 32 square feet of display area and maximum height of 8 feet. (5.14.3(g) of Land Use Management Ordinance). The sign shall be non-illuminated, and shall consist of light letters on a dark background. That prior to the issuance of a Zoning Compliance Permit, a detail of the sign shall be reviewed and approved by the Town Manager.

51. Open Burning: That the open burning of trees, limbs, stumps, and construction debris associated with this development is prohibited.

52. Detailed Plans: That prior to the issuance of a Zoning Compliance Permit, final detailed site plans, grading plans, utility/lighting plans, stormwater management plans (with hydrologic calculations), landscape plans, and landscape maintenance plans shall be approved by the Town Manager. Such plans shall conform to plans approved by this application and demonstrate compliance with all applicable regulations and the design standards of the Land Use Management Ordinance and the Design Manual.

53. As-Built Plans: That prior to issuance of a Certificate of Occupancy, the applicant shall provide certified as-built plans for building footprints, parking lots, street improvements, storm drainage systems and stormwater management structures, and all other impervious surfaces. The as-built plans should be in DXF binary format using State plane coordinates and NAVD 88. The applicant shall also contact the Town's Engineering and Design Services Division for address assignment of each unit.

54. Vested Right: This Special Use Permit constitutes a site specific development plan establishing a vested right as provided by N.C.G.S. Section 160A-385.1 and Appendix A of the Chapel Hill Land Use Management Ordinance.

55. Continued Validity: That continued validity and effectiveness of this approval shall be expressly conditioned on the continued compliance with the plans and conditions listed above.

56. Non-Severability: That if any of the above conditions is held to be invalid, approval in its entirety shall be void.

BE IT FURTHER RESOLVED that the Council hereby approves the application for a Special Use Permit for the Grace Church Expansion at 200 Sage Road.

This the _____day of _____2015.

RESOLUTION B
(Denying the Special Use Permit Application)

A RESOLUTION DENYING AN APPLICATION FOR SPECIAL USE PERMIT FOR THE ARTS AND SCIENCE FOUNDATION AT UNC CHAPEL HILL (PROJECT #14-071)

BE IT RESOLVED by the Council of the Town of Chapel Hill that it finds that a Special Use Permit application proposed by Weinstein Friedlein Architects, for The Arts and Science Foundation at UNC Chapel Hill, located at 523 E. Franklin Street on property identified as Orange County Property Identifier Numbers 9788-68-1663 and 9788-68-1722 if developed according to the Site Plan dated December 15, 2014 and revised January 5, 2015, and the conditions listed below would not:

1. Be located, designed, and proposed to be operated so as to maintain or promote the public health, safety, and general welfare;

2. Comply with all required regulations and standards of the Land Use Management Ordinance;

3. Be located, designed, and operated so as to maintain or enhance the value of contiguous property; and

4. Conform with the general plans for the physical development of the Town as embodied in the Land Use Management Ordinance and in the 2020 Comprehensive Plan.

BE IT FURTHER RESOLVED that the Town Council hereby denies the application for a Special Use Permit for The Arts and Science Foundation at UNC Chapel Hill, 523 E. Franklin Street.

This the _____ day of _____.

SPECIAL USE PERMIT APPLICATION

TOWN OF CHAPEL HILL
Planning Department
405 Martin Luther King Jr. Blvd
Chapel Hill, NC 27514
phone (919) 968-2728 *fax* (919) 969-2014
www.townofchapelhill.org

Parcel Identifier Number (PIN): 9890-50-3171 Date: 11/24/2014

Section A: Project Information

Project Name: Grace Church Expansion

Property Address: 200 Sage Road, Chapel Hill Zip Code: 27514

Use Groups (A, B, and/or C): B Existing Zoning District: RS-4 and RS-2

Project Description: Building expansion to the existing church facility, including site improvements to parking, stormwater, and landscaping.

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

Applicant Information (to whom correspondence will be mailed)

Name: Coulter Jewell Thames PA - Jeremy Anderson

Address: 111 West Main St.

City: Durham State: NC Zip Code: 27701

Phone: 919-682-0368 Email: jeremy.anderson@cjtpa.com

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

Signature: Jeremy S Anderson Date: 11/24/2014

Owner/Contract Purchaser Information:

☒ **Owner** ☐ **Contract Purchaser**

Name: Grace New Testament Church

Address: 200 Sage Road

City: Chapel Hill State: NC Zip Code: 27514

Phone: 919-968-1420 Email: johnathon@gracelife.com

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

Signature: Date: 11/5/14

Revised 02.04.14 Permit Number:_____

PROJECT FACT SHEET

TOWN OF CHAPEL HILL
Planning Department

Section A: Project Information

Application type: Special Use Permit Date: 11/24/2014

Project Name: Grace Church

Use Type: *(check/list all that apply)*

☐ Office/Institutional ☐ Residential ☐ Mixed-Use ☒ Other: Place of Worship

Overlay District: (check all those that apply)

☐ Historic District ☐ Neighborhood Conservation District ☐ Airport Hazard Zone

Section B: Land Area

Net Land Area (NLA): Area within zoning lot boundaries		NLA=	271,600	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=	27,060	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=	298,760	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, all grading, including off-site clearing)	210,584
Area of Land Disturbance within RCD	0
Area of Land Disturbance within Jordan Buffer	0

Impervious Areas	**Existing (sq ft)**	**Demolition (sq ft)**	**Proposed (sq ft)**	**Total (sq ft)**
Impervious Surface Area (ISA)	74,745		85,877	160,622
Impervious Surface Ratio: Percent Impervious Surface Area of Gross Land Area (ISA/GLA) %	25.0%		28.7%	53.7%
If located in Watershed Protection District, % of impervious surface on 7/1/1993				

Permit Number:_____

Section D: Dimensions

Dimensional Unit (sq ft)	Existing (sq ft)	Demolition (sq ft)	Proposed (sq ft)	Total (sq ft)
Number of Buildings 1	14,400 sf	0 sf	23,600 sf	40,000 sf
Number of Floors	1		1	
Recreational Space				

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)	0-n/a			
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					
Restaurant			**# of Seats**		
Government					
Institutional					
Medical					
Office					
Hotel			**# of Rooms**		
Industrial					
Place of Worship	14,400 sf	26,600 sf	**# of Seats**	400	850
Other					

Dimensional Requirements			Required by Ordinance	Existing	Proposed
Setbacks (minimum)	Street	R2/R4	26' / 22'	38'	38'
	Interior (neighboring property lines)		N/A		
	Solar (northern property line)		13' / 9'	n/a	n/a
Height (maximum)	Primary	R2/R4	29' / 34'		34' (R4)
	Secondary	R2/R4	50' / 60'		
Streets	Frontages	Coleridge / Sage		938' / 1,368'	
	Widths	Coleridge / Sage		31' / 62'	

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
Sage Road	90'	62'	5	☒ Yes	☒ Yes
Coleridge Road	60'	31'	2	☒ Yes	☒ 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**
			☐ Yes ☐ No ☐ N/A
			☐ Yes ☐ No ☐ N/A

Section G: Parking Information

Parking Spaces	Minimum	Maximum	Proposed
Regular Spaces	162	416	264
Handicap Spaces	6	9	8
Total Spaces	170	425	272
Loading Spaces			
Bicycle Spaces	8	17	20
Surface Type	asphalt pavement		

Section H: Landscape Buffers

Location (North, South, Street, Etc.)	Minimum Width	Proposed Width	Alternate Buffer	Modify Buffer
Sage Road	30'	30'	☐ Yes	☐ Yes
Coleridge Road	15'	15'	☐ Yes	☐ Yes
			☐ Yes	☐ Yes
			☐ Yes	☐ Yes

Section I: Land Use Intensity

Existing Zoning District: R2 = 45,846
Proposed Zoning Change *(if any)*: R4 = 225,968

Note: Refer to Table 3.8-1 (Dimensional Matrix) in the Land Use Management Ordinance for help completing this table.

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	0.093					4,690	
R-4	0.23					57,170	
TOTAL						61,860	
RCD Streamside		0.01					
RCD Managed		0.019					
RCD Upland							

Section J: Utility Service

Check all that apply				
Water	☒ OWASA	☐ Individual Well	☐ Community Well	☐ Other
Sewer	☒ OWASA	☐ Individual Septic Tank	☐ Community Package Plant	☐ Other
Electrical	☒ Underground	☐ Above Ground		
Telephone	☒ Underground	☐ Above Ground		
Solid Waste	☒ Town	☐ Private		

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

	Application fee (including Engineering Review fee) (refer to fee schedule)	Amount Paid $
	Pre-application meeting – with appropriate staff	
	Digital Files - provide digital files of all plans and documents	
	Recorded Plat or Deed of Property	
	Project Fact Sheet	
	Traffic Impact Statement – completed by Town's consultant (or exemption)	
	Description of Public Art Proposal	
	Statement of Justification	
	Response to Community Design Commission and Town Council Concept Plan comments	
	Affordable Housing Proposal, if applicable	
	Provide existing Special Use Permit, if Modification	
	Mailing list of owners of property within 1,000 feet perimeter of subject property (see GIS notification tool)	
	Mailing fee for above mailing list (mailing fee is double due to 2 mailings)	Amount Paid $
	Written Narrative describing the proposal	
	Resource Conservation District, Floodplain, & Jordan Buffers Determination - necessary for all submittals	
	Jurisdictional Wetland Determination – if applicable	
	Resource Conservation District Encroachment Exemption or Variance (determined by Planning)	
	Jordan Buffer Authorization Certificate or Mitigation Plan Approval (determined by Planning)	
	Reduced Site Plan Set (reduced to 8.5"x11")	

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
r) 85% TSS removal for post-development stormwater run-off
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”x36”)

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

- Project Name
- Legend
- Labels
- North Arrow (North oriented toward top of page)
- Property Boundaries with bearing and distances
- Scale (Engineering), denoted graphically and numerically
- Setbacks
- 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, 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

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 & 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
j) Landscape protection supervisor note
k) Existing and proposed tree canopy calculations, if applicable

Planting Plan

a) Dimensioned and labeled perimeter landscape bufferyard
b) Off-site buffer
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 details

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

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).

Coulter Jewell Thames, PA

111 WEST MAIN STREET
DURHAM, NORTH CAROLINA 27701
[illegible]

Planning for the Future

SPECIAL USE PERMIT application

DEVELOPER'S PROGRAM STATEMENT

GRACE CHURCH - CHAPEL HILL, NC
November 24, 2014

Submitted by: **Coulter Jewell Thames PA**
Patrick Morgan-architect

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Coulter Jewell Thames PA

Coulter | Jewell | Thames, PA

111 WEST MAIN STREET
DURHAM, NORTH CAROLINA 27701

Planning for the Future

SPECIAL USE PERMIT application

STATEMENT OF JUSTIFICATION

GRACE CHURCH - CHAPEL HILL, NC
November 24, 2014

Submitted by: **Coulter Jewell Thames PA**
Patrick Morgan-architect

Grace Church requests a Special Use Permit (SUP) for the subject property at 200 Sage Road to allow for the expansion to the existing Church facility and associated site improvements. The continued growth of the congregation has allowed the church the ability to expanded existing facility and fully realize its original master plan developed and approved in 1995. The expansion to the 14,400 sf building would create a new sanitary space and various auxiliary spaces such as classrooms, offices, and fellowship areas. The proposed expansion would bring the total building square footage to 40,000 sf and parking of approximately 275 onsite spaces. The property is zoned R-2 and R-4, with site access via 2 driveways off of Coleridge road, a secondary Road adjoining Sage Road.

As required by Section 4.5-Special Use Permits, four Findings of Fact must be made by the Town Manager, Planning Board and Town Council in order to approve a Special Use Permit. The applicant believes that the requested SUP is justified by all of the required findings prescribed in The Town of Chapel Hill Land Use Management Ordinance (LUMO) Section 4.5. Those findings, and our rational for how we address them, are herein submitted as outlined in Section 4.5.2 (a) 1-4:

FINDING #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.

Traffic, access and circulation: A traffic study is pending.
The access to the project site is by use of two existing driveways, with one additional driveway being proposed for the new parking lot. All three driveways are located off of Coleridge Road, a secondary road with two intersections off of Sage Road.

Sidewalks exist on both sides of Sage Road, and on the opposite side of Coleridge Road from the project site. There are two bus stops located on Coleridge Road and sidewalk connections would be provided to both of these. In addition, at least one sidewalk connection would be provided between the project site and the existing sidewalks on Sage Road, a major sidewalk connection to residential, retail, and major transportation corridors.

Public Utilities: The project will be served by the readily available utilities that currently serve the existing building. Water and sewer service is available in Sage Road.

Fire Protection: The proposed building expansion will be protected with a fire sprinkler system. Fire access drives will be provided around the church as required by the fire department for adequate fire protection coverage.

Environmental Protection: Erosion Control measures will be installed prior to beginning construction to prevent sediment from leaving the construction area.
In November 2014, Town of Chapel Hill Public Works staff reviewed an Orange County Soil Survey stream feature onsite, draining east under Sage Road. Staff determined that the feature was not a jurisdictional stream, thus a buffered stream is not present on the site. There is no Resource Conservation District (RCD), floodplain, floodway, or wetlands located onsite.
The proposed expansion will include significant improvements to the stormwater run-off treatment measures onsite. The existing facility will include both improvements to size of the stormwater facility, to better detain larger stormwater events, and to the type of facility, to better treat the quality of the water leaving the site.

Garbage and recycling collection: The existing single dumpster will be removed and replaced with a double dumpster pad including recycling containers, and screen wall and landscaping. This improvement will not only provide additional improved recycling opportunities, but the facility will be relocated away from public view and screened to meet town standards for better noise and odor control.

Site Lighting: Site lighting will meet Town requirements so as not to impact off-site properties, and will conform to ASHRAE "Dark Sky" standards

FINDING #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 complies with the standards of Chapter 4.5 of the LUMO, and meets all applicable provisions of Articles 3 and the applicable standards contained in Article 6.
A Place of Worship is not specifically listed as a use within Article 6.
Compliance with the LUMO includes buffers, setbacks, building height, within the prescribed minimum/maximum parking requirements, bicycle parking, and tree canopy requirements.

FINDING #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.***

The existing project as approved and the proposed addition will maintain or enhance the value of contiguous property.
This determination was inherently made by the Council as part of the approval of the original SUP in 1995, and this new SUP to allow for the building addition will not decrease values.
The proposed modification will provide significant aesthetic site improvements through installation of landscape parking areas, new internal sidewalks, improved stormwater BMP, and significant planting improvements. The proposal will meet the new LUMO stormwater management requirements, which are even more stringent than those under which the project was originally approved.

FINDING #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.***

The Grace Church is an existing church facility, wishing to expand its building to further its ability to serve the surrounding community. As outlined in the Developer's Program Statement, the existing Special Use Permit expired in 2005, however the project is very similar in the development intensity, use, and general design as approved in that SUP. Although the existing SUP was approved in 1995, we feel that the Goals and Themes used to evaluate that proposal hold true today for this request. We believe this proposal complies as much as possible with the goals set forth in the Chapel Hill 2020 Comprehensive Plan. The goals that can be addressed by this development are several of the 2020 Themes, community character, and transportation.

The existing 6.2 acre site, located at 200 Sage Road in northern Chapel Hill, is not within a specific focus area within the 2020 Comprehensive Plan. The 2020 Comprehensive Plan is organized around six main themes, as determined by community outreach meeting and various work sessions. Not all of the themes would apply to this use in this location, but we do feel that the Church meets many of the general themes and goals outlined in the 2020 Comprehensive Plan:

Theme 1: *A Place for Everyone.* The Grace Church prides itself on being an active and engaged member of its immediate community and surrounding neighbors. The church opens its doors to the community in many civic ways, from regular worships services to outreach and community programs. Churches are very important components of a community in the

sense that they serve as places to gather, hold meetings of various forms and topics, provide spiritual guidance and childhood development.

Theme 2: *Getting around:* The Church is located adjacent to two Chapel Hill Transit lines that provide a valuable transportation connection to the surrounding community, university, and downtown area. The site is also connected by means of pedestrian and bicycle routes. By use of the existing sidewalk network surrounding the site, the church is connected to surrounding business and neighborhoods via the public sidewalks. On the Town of Chapel Hill Bike Plan, Sage Road is identified as a proposed buffered bike lane, providing a protected route for cyclist to connect to other parts of town.

In addition the 2020 Comprehensive Plan, the Town has other plans, policies and visions that are used to guide development moving forward:

The development will support the Town's vision of community character by expanding on a church facility which has historically been an active and valuable member of its community. The expansion to the existing building will make it possible for the church to continue to serve the community and will at the same time improve the site functionality and appearance through landscaping, buffering and site amenities.

The development will support the Town's transportation plan. The proposed building expansion will provide for a larger sanctuary. The project site is currently served by 2 active Chapel Hill Transit lines, with multiple stops located immediately adjacent to the site on Coleridge Drive and on Sage Road. The convenient availability of these transit routes provides the opportunity for member and visitors to get to the Church without use of their personal vehicles.

The project site does not fall within any other Historic Districts, protected watersheds, or Neighborhood Conservation Districts.

In summary, Grace Church has been an energetic and active community member in it north Chapel Hill location for the past 15 years and is excited about the opportunity to expand its facility to effectively service the greater community, meet the needs of its growing congregation, and be an integral part of its Chapel Hill neighborhood.

GRACE CHURCH EXPANSION

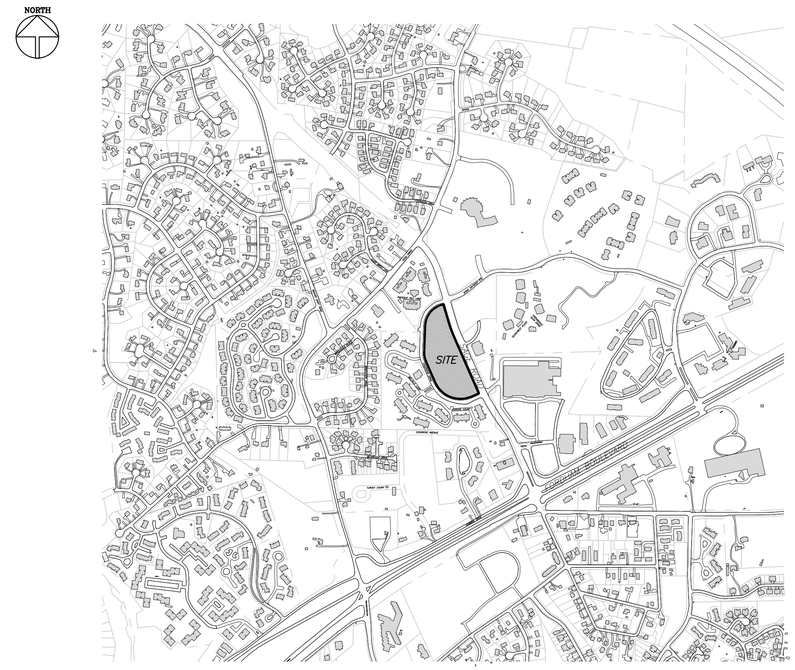
200 SAGE ROAD, CHAPEL HILL NORTH CAROLINA

SPECIAL USE PERMIT REVIEW: NOVEMBER 24, 2014

PROJECT DATA

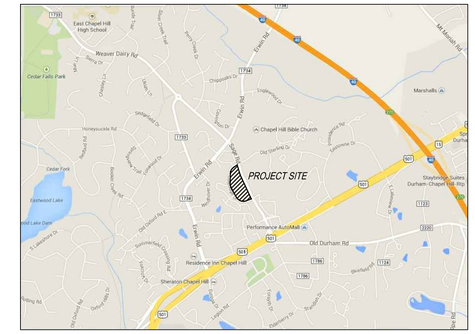
SITE INFORMATION	
OWNER	GRACE CHURCH
PIN	9890503171
ACREAGE	271,600 SF / 6.24 AC
DISTURBED AREA	210,584 SF / 4.83 AC
SITE AREA IN 100 YEAR FLOOD PLAIN (INCLUDES FLOODWAY)	N/A
EXISTING USE	PLACE OF WORSHIP
PROPOSED USE	PLACE OF WORSHIP (NO CHANGE)
SITE/PROJECT ADDRESS	200 SAGE ROAD CHAPEL HILL, NC 27514
ZONING INFORMATION	
EXISTING BY ZONING DISTRICT	R-4 & R-2
USE GROUP:	B
RIVER BASIN	CAPE FEAR
BUILDING INFORMATION	
EXISTING BUILDING SIZE:	14,400 SF
PROPOSED BUILDING ADDITION:	25,600 SF
TOTAL BUILDING SIZE	40,000 SF (850 SEAT SANCTUARY)
SITE INFORMATION	
VEHICULAR PARKING SPACES	
REQUIRED:	
MINIMUM:	1 SPACE PER 5 SEATS = 170 SPACES
MAXIMUM:	1 SPACE PER 2 SEATS = 425 SPACES
EXISTING:	142
PROPOSED:	130
TOTAL VEHICULAR PARKING SPACES:	272, INCLUDING 8 ADA SPACES
BICYCLE PARKING SPACES	
REQUIRED:	1 BICYCLE SPACE PER 50 SEATS (17 SPACES)
PROPOSED:	20 BICYCLE SPACES (10 RACKS)
IMPERVIOUS SURFACE	
EXISTING:	74,745 SF
IMPERVIOUS PROPOSED:	85,877 SF
TOTAL IMPERVIOUS SURFACE:	160,622 SF
TREE CANOPY COVERAGE	RE: C500 LANDSCAPE PLAN

OVERALL SITE MAP



1" = 700'

VICINITY MAP



PROJECT NOTES

- TOPOGRAPHIC INFORMATION BASED ON SURVEY BY COULTER JEWELL THAMES PA DATED JANUARY, 2014.

-BUILDING ADDITION WILL BE SERVED VIA CONNECTION TO THE EXISTING BUILDING WATER AND SANITARY SEWER SYSTEM.

-THERE ARE TWO EXISTING TRANSIT STOPS ALONG COLERIDGE DRIVE.

-ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL TOWN OF CHAPEL HILL STANDARDS AND SPECIFICATIONS.

RESOURCE CONSERVATION NOTES

STREAM BUFFERS:
THERE ARE NO MAPPED STREAMS OR ASSOCIATED STREAM BUFFERS LOCATED ON SITE. A DETERMINATION WAS COMPLETED BY CHAPEL HILL PUBLIC WORKS TO VERIFY THAT THE STREAM SHOWING UP ON THE ORANGE COUNTY SOIL SURVEY IS NOT JURISDICTIONAL..

FLOODPLAIN PROTECTION:
THE SITE IS NOT AFFECTED BY A MAPPED FLOODPLAIN ACCORDING TO FIRM MAPS 3710989000 L (MAY 16, 2008) AND 3710979900 K (FEBRUARY 2, 2007).

STEEP SLOPE PROTECTION:
THERE ARE NO AREAS OF STEEP SLOPES GREATER THAN 15% LOCATED ON SITE.

TREE SURVEY:
THE TREE SURVEY SHOWS ALL 18" CAL. OR LARGER TREES IS SHOWN ON THE EXISTING CONDITIONS PLAN.

WETLANDS:
THERE ARE NO MAPPED WETLANDS ONSITE.

TREE PROTECTION:
REFER TO SHEET C102 AND C500.

TOWN OF CHAPEL HILL NOTES

1. A FIRE FLOW REPORT SHALL BE SUBMITTED TO THE TOWN FOR REVIEW AND APPROVAL PRIOR TO ISSUANCE OF A ZCP.
2. P.E. CERTIFICATION: PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY PHASE, THE APPLICANT SHALL PROVIDE A CERTIFICATION, SIGNED AND SEALED BY A NORTH CAROLINA-LICENSED PROFESSIONAL ENGINEER, THAT THE STORMWATER MANAGEMENT FACILITY IS CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS.
3. AS-BUILT PLANS: PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE APPLICANT SHALL PROVIDE CERTIFIED AS-BUILT PLANS FOR BUILDING FOOTPRINTS, PARKING LOTS, STREET IMPROVEMENTS, STORM DRAINAGE SYSTEMS AND STORMWATER MANAGEMENT STRUCTURES, AND ALL OTHER IMPERVIOUS SURFACES, AND A TALLY OF THE CONSTRUCTED IMPERVIOUS AREA. THE AS-BUILT PLANS SHOULD BE IN DXF BINARY FORMAT USING STATE PLANE COORDINATES AND NAVD 88.
4. JORDAN SURETY: PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE OWNER SHALL POST A MAINTENANCE BOND OR OTHER SURETY INSTRUMENT SATISFACTORY TO THE TOWN MANAGER, IN AN AMOUNT EQUAL TO ONE HUNDRED TWENTY-FIVE (125) PERCENT OF THE CONSTRUCTION COST OF EACH STORMWATER MANAGEMENT FACILITY TO ASSURE MAINTENANCE, REPAIR, OR RECONSTRUCTION NECESSARY FOR ADEQUATE PERFORMANCE OF THE STORMWATER MANAGEMENT FACILITY, OR ESTABLISH A STORMWATER MAINTENANCE (SINKING FUND) BUDGET AND ESCROW ACCOUNT IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 5.19 OF THE LAND USE MANAGEMENT ORDINANCE.
5. STORMWATER FACILITIES, EASEMENTS, AND OPERATIONS AND MAINTENANCE PLANS: ALL STORMWATER DETENTION, TREATMENT AND CONVEYANCE FACILITIES LOCATED ON AND BELOW THE GROUND SHALL BE WHOLLY CONTAINED WITHIN AN EASEMENT ENTITLED: "RESERVED STORMWATER FACILITY EASEMENT HEREBY DEDICATED" AND SHALL BE RESERVED FROM ANY DEVELOPMENT WHICH WOULD OBSTRUCT OR CONSTRICT THE EFFECTIVE MANAGEMENT, CONTROL, AND CONVEYANCE OF STORMWATER FROM OR ACROSS THE PROPERTY, OTHER THAN THE APPROVED DESIGN AND OPERATION FUNCTIONS. A COPY OF THE FINAL PLAT OR EASEMENT EXHIBIT, SIGNED AND SEALED BY A NORTH CAROLINA-REGISTERED LAND SURVEYOR AND RECORDED BY THE COUNTY REGISTER OF DEEDS, AND CONTAINING THE FOLLOWING NOTES SHALL BE SUBMITTED PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
   - ALL ENGINEERED STORMWATER MANAGEMENT CONTROL, TREATMENT, AND CONVEYANCE STRUCTURES ON AND BELOW THE GROUND SHALL BE WHOLLY LOCATED WITHIN AN EASEMENT ENTITLED: "RESERVED STORMWATER FACILITY EASEMENT HEREBY DEDICATED" AND SHALL BE RESERVED FROM ANY DEVELOPMENT WHICH WOULD OBSTRUCT OR CONSTRICT THE EFFECTIVE MANAGEMENT, CONTROL, AND CONVEYANCE OF STORMWATER FROM OR ACROSS THE PROPERTY, OTHER THAN THE APPROVED DESIGN AND OPERATION FUNCTIONS. A SUITABLE MAINTENANCE ACCESS (MINIMUM 20' WIDE) TO ACCOMMODATE HEAVY EQUIPMENT FROM THE NEAREST PUBLIC RIGHT-OF-WAY TO THE RESERVED STORMWATER FACILITY EASEMENT MUST BE PROVIDED AND SHOWN ON THE PLANS.
   - THE "RESERVED STORMWATER FACILITY EASEMENT(S)" AND THE FACILITIES IT/THEY PROTECT ARE CONSIDERED TO BE PRIVATE, WITH THE SOLE RESPONSIBILITY OF THE OWNER TO PROVIDE FOR ALL REQUIRED MAINTENANCE AND OPERATIONS AS APPROVED BY THE TOWN MANAGER.
   - THE RESERVED STORMWATER FACILITY EASEMENT AND THE OPERATIONS AND MAINTENANCE PLAN ARE BINDING ON THE OWNER, HEIRS, SUCCESSORS, AND ASSIGNS.
6. JORDAN STORMWATER MANAGEMENT FOR NEW DEVELOPMENT: THAT PRIOR TO ISSUANCE OF A ZONING COMPLIANCE PERMIT, THE APPLICANT SHALL SUBMIT THE FINAL JORDAN ACCOUNTING TOOL SPREADSHEET, STORMWATER REPORT, AND PLANS FOR REVIEW AND APPROVAL BY THE TOWN MANAGER, THIS PROJECT MUST COMPLY WITH THE JORDAN STORMWATER MANAGEMENT REGULATIONS OF THE LAND USE MANAGEMENT ORDINANCE TO PROVIDE THE REQUIRED REDUCTIONS IN NITROGEN AND PHOSPHORUS LOADS FOR NEW DEVELOPMENT AND REDEVELOPMENT PROJECTS.
7. STORMWATER MANAGEMENT PLAN: THAT PRIOR TO THE ISSUANCE OF A ZONING COMPLIANCE PERMIT, THE APPLICANT SHALL SUBMIT A STORMWATER MANAGEMENT PLAN FOR REVIEW AND APPROVAL BY THE TOWN MANAGER. THIS PROJECT MUST COMPLY WITH THE STORMWATER MANAGEMENT REQUIREMENTS OF THE LAND USE MANAGEMENT ORDINANCE TO PROVIDE FOR 85 PERCENT TOTAL SUSPENDED SOLIDS REMOVAL FROM THE INCREASED IMPERVIOUS AREA, RETENTION FOR 2-5 DAYS OF THE INCREASED VOLUME OF STORMWATER RUNOFF FROM THE 2-YEAR, 24-HOUR STORM, AND CONTROL OF THE STORMWATER RUNOFF RATE FOR THE 1-YEAR, 2-YEAR, AND 25-YEAR STORMS.

LIST OF SHEETS

C000	COVER SHEET
C100	AREA MAP
C101	EXISTING CONDITIONS PLAN
C102	DEMOLITION & CONSTRUCTION MANAGEMENT PLAN
C200	SITE LAYOUT PLAN
C300	GRADING AND STORM DRAINAGE PLAN
~~C301~~	~~EROSION CONTROL PLAN~~
C400	UTILITY AND LIGHTING PLAN
C500	LANDSCAPE PLAN
C600	SITE DETAILS
C601	SITE DETAILS

PROJECT TEAM:

ARCHITECT
PATRICK MORGAN
5295 COPPER DRIVE
COLORADO SPRINGS, CO 80918
P: 719-534-0453
PAT@PATRICKMORGANARCHITECT.COM

CIVIL ENGINEER
COULTER JEWELL THAMES PA
111 WEST MAIN STREET
DURHAM, NC, 27701
P: 919.682.0368
CHILL@CJTPA.COM

LANDSCAPE ARCHITECT
COULTER JEWELL THAMES PA
111 WEST MAIN STREET
DURHAM, NC, 27701
P: 919.682.0368
JANDERSON@CJTPA.COM

ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE
NC BOARD OF EXAMINERS FOR ENGINEERS & SURVEYORS LICENSE NO. C-1269

Coulter Jewell Thames P.A.

111 West Main Street
Durham, N.C. 27701
p 919.682.0368
f 919.688.5646
www.cjtpa.com

Project:

GRACE CHURCH EXPANSION

200 SAGE ROAD
CHAPEL HILL, NC 27514

ORANGE COUNTY
NORTH CAROLINA

PIN: 9890503171

NORTH CAROLINA PROFESSIONAL SEAL 1268 ENGINEER JEREMY S. ANDERSON
11-24-2014

PRELIMINARY
NOT FOR CONSTRUCTION

Job Number: 1339

Drawn	JSA, TRM, CLJ, MTC
Checked	JSA, CBM
Date	11-24-2014
Revisions	

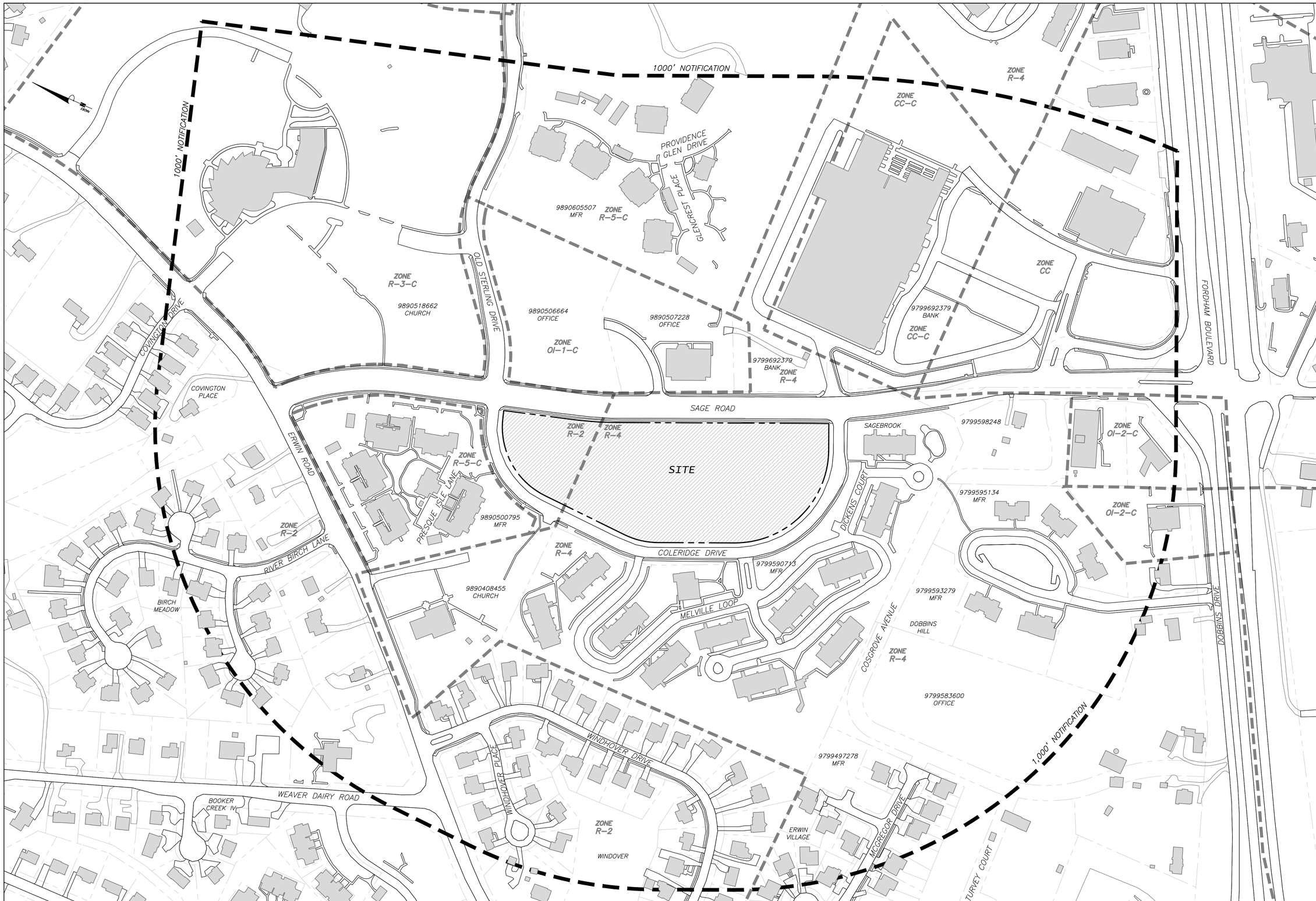
SPECIAL USE PERMIT

Sheet Title:

COVER SHEET

Sheet Number

C000



1/C100
AREA MAP
SCALE: 1"=120'

120 0 120 240 360
Scale 1" = 120'

Coulter Jewell Thames P.A.
111 West Main Street
Durham, N.C. 27701
p 919.682.0368
f 919.688.5646
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ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE
NC BOARD OF EXAMINERS FOR ENGINEERS & SURVEYORS LICENSE NO. C-1269

Project:

GRACE CHURCH EXPANSION

200 SAGE ROAD
CHAPEL HILL, NC 27514

ORANGE COUNTY
NORTH CAROLINA

PIN: 9890503171

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 1263 JEREMY S. ANDERSON
11-24-2014

PRELIMINARY
NOT FOR CONSTRUCTION

Job Number: 1339

Drawn	JSA, TRM, CLJ, MTC
Checked	JSA, CBM
Date	11-24-2014
Revisions	

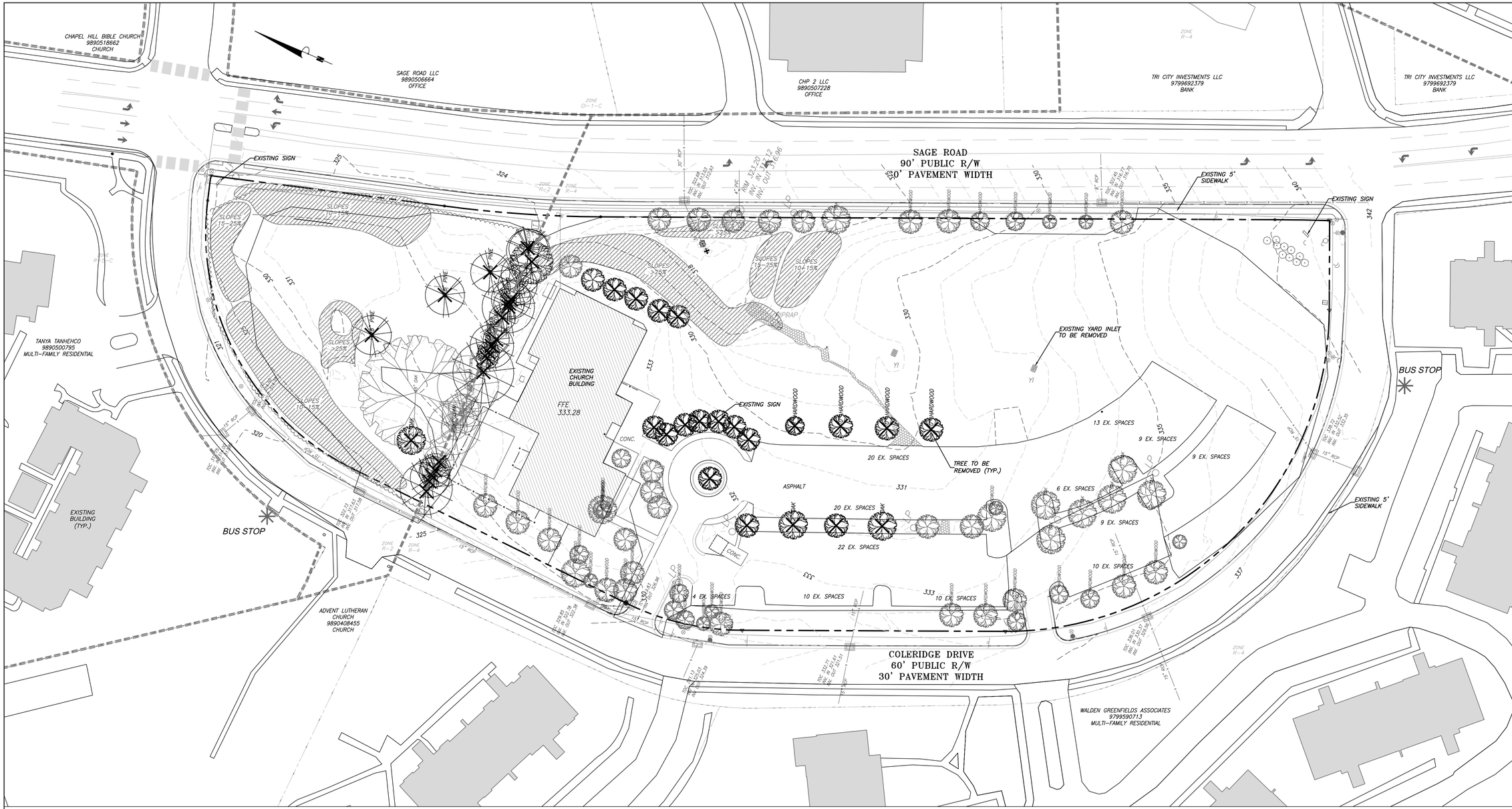
SPECIAL USE PERMIT

Sheet Title:

AREA MAP

Sheet Number

C100



ENGINEERING, PLANNING, LANDSCAPE ARCHITECTURE
NC BOARD OF EXAMINERS FOR ENGINEERS & SURVEYORS LICENSE NO. C-1269

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111 West Main Street
Durham, N.C. 27701
p 919.682.0368
f 919.688.5646
www.cjtpa.com

NORTH CAROLINA REGISTERED PROFESSIONAL ENGINEER SEAL 1268 JEREMY S. ANDERSON
11-24-2014

Project:

GRACE CHURCH EXPANSION

200 SAGE ROAD
CHAPEL HILL, NC 27514

ORANGE COUNTY
NORTH CAROLINA

PIN: 9890503171

PRELIMINARY
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Revisions	

SPECIAL USE PERMIT

Sheet Title:

EXISTING CONDITIONS PLAN

Sheet Number

C101

1/C101
EXISTING CONDITIONS PLAN
SCALE: 1"=40'

SITE NOTES

TOPOGRAPHICAL AND SITE INFO TAKEN FROM SURVEY PROVIDED BY COULTER JEWELL THAMES, PA DATED JANUARY 2014.

demolition notes

1. ENSURE ALL EROSION CONTROL MEASURES ARE IN PLACE AND IN WORKING ORDER PRIOR TO THE START OF ANY DEMOLITION AND CONSTRUCTION.
2. SEE SITE PLAN SHEET C101 FOR LAYOUT DIMENSIONS OF EXTENT OF DEMOLISHED AREAS. PAVED AREAS NOT INDICATED TO BE DEMOLISHED, ARE TO REMAIN. ALL CONCRETE SAW CUTS ARE TO BE CLEAN, STRAIGHT AND NEAT.
3. UTILITIES: SEE UTILITY PLAN C400. CONTRACTOR TO COORDINATE WITH UTILITY COMPANIES FOR LOCATION, REMOVAL AND RELOCATION OF ANY UTILITIES. CONTRACTOR RESPONSIBLE FOR DETERMINING EXTENT AND LOCATION OF UTILITIES. THIS MAY INCLUDE CONTACTING "NO-CUTS" TO HELP LOCATE SOME UTILITIES.
4. CONTRACTOR TO ADJUST ALL MANHOLES, VALVES, JUNCTION BOXES, CATCH BASINS, CLEAN-OUTS, ETC., AS NECESSARY TO ACCOMMODATE NEW LAYOUT AND GRADES.
5. CONTRACTOR RESPONSIBLE FOR OBTAINING ANY PERMITS FOR WORK IN THE NCDOT AND TOWN OF CHAPEL HILL RIGHTS OF WAY. ANY DAMAGED INFRASTRUCTURE IN THE RIGHT OF WAY CAUSED BY CONSTRUCTION ACTIVITIES MUST BE REPAIRED TO TOWN OF CHAPEL HILL STANDARDS. THIS INCLUDES, BUT IS NOT LIMITED TO UTILITIES, SIDEWALKS, CURB AND GUTTER, ASPHALT.
6. CONTRACTOR RESPONSIBLE FOR REMOVING EVERYTHING WITHIN THE CLEARING LIMITS AND OFF-SITE WORK ZONE INCLUDING TREES, STUMPS, TRASH, FENCING, OR BUILDING MATERIALS.
7. CONTRACTOR TO USE CAUTION WORKING AROUND AND NEAR EXISTING STORM, WATER AND SEWER. CONTRACTOR RESPONSIBLE FOR DAMAGE TO EXISTING UTILITIES.
8. ABANDONMENT OF WATER SERVICES SHALL INCLUDE EXCAVATING DOWN TO CORPORATION, TURNING IT OFF AND CUTTING SERVICE LINE FREE FROM CORPORATION. THE METER, IF PRESENT, SHALL BE RETURNED TO OWASA.
9. ABANDONMENT OF SANITARY SEWER SERVICE LINES SHALL CONSIST OF PLUGGING THE LATERAL AT THE RIGHT-OF-WAY LINE.
10. ALL PAVEMENT PATCHING SHALL BE PERFORMED PER CITY SPECIFICATIONS AND STANDARDS.
11. A DECONSTRUCTION ASSESSMENT WILL BE REQUIRED BEFORE A DEMOLITION PERMIT WILL BE ISSUED FOR THE EXISTING 2 STORY STRUCTURE.
12. BY ORANGE COUNTY ORDINANCE, CLEAN WOOD WASTE, SCRAP METAL AND CORRUGATED CARDBOARD, ALL PRESENT IN CONSTRUCTION WASTE, MUST BE RECYCLED.
13. BY ORANGE COUNTY ORDINANCE, ALL HAULERS OF CONSTRUCTION WASTE MUST BE PROPERLY LICENSED.
14. PRIOR TO ANY DEMOLITION OR CONSTRUCTION ACTIVITY ON THE SITE THE APPLICANT WILL HOLD A PRE-DEMOLITION/PRE-CONSTRUCTION CONFERENCE WITH THE COUNTY'S SOLID WASTE STAFF. THIS MAY BE THE SAME MEETING HELD WITH OTHER DEVELOPMENT OFFICIALS.
15. THE PRESENCE OF ANY ASBESTOS CONTAINING MATERIAL ("ACM") OR OTHER HAZARDOUS MATERIALS IN CONSTRUCTION AND DEMOLITION WASTE SHALL BE HANDLED IN ACCORDANCE WITH ANY AND ALL LOCAL, STATE, AND FEDERAL REGULATIONS AND GUIDELINES.

TOPOGRAPHY/SLOPES:

THE SITE SLOPES FROM WEST TO EAST, AND DROPS APPROXIMATELY 23 FEET OVER THE LENGTH OF THE SITE.

THE SITE HAS SLOPES OF 1% TO OVER 25%. THE MAJORITY OF THE SITE HAS SLOPES UNDER 10%.

EXISTING SLOPES:
THERE ARE NO STEEP SLOPES TO NOTE ON THIS SITE.

HYDROLOGICAL FEATURES/DRAINAGE

THE SITE GENERALLY DRAINS FROM WEST TO EAST, CONCENTRATING AT AN EXISTING DRY STORMWATER POND AT THE WESTERN PROPERTY LINE, ADJACENT TO SAGE ROAD.

SOIL TYPES

THE USDA / NRCS WEB SOIL SURVEY CLASSIFIES TWO SOIL TYPES ON THIS SITE.
-CrB: CREEDMOOR FINE LOAM
-WtC2: WHITE STORE CLAY LOAM

SUN/SHADE PATTERNS

THE SUN WILL PASS AROUND THE SOUTH SIDE OF THE STRUCTURE DURING THE COURSE OF THE DAY. THE FRONT ENTRY WILL GET MORNING SUN. EXISTING TREES WILL BE RETAINED SOUTH AND WEST OF THE BUILDING TO PROVIDE SHADE FOR THESE SIDES OF THE BUILDING.

TREES WILL BE ADDED TO THE NEW PARKING TO PROVIDE SHADE AND MEET MINIMUM REQUIREMENTS. TREES AND SHRUBS WILL BE ADDED TO ALL UNPAVED AREAS TO PROVIDE AS MUCH SHADE AND LANDSCAPING AS POSSIBLE.

FEMA FLOODPLAIN INFORMATION.

THERE IS NO MAPPED FLOODPLAIN ON SITE PER FEMA PANEL 3710978800J – FEB 2, 2007.

SPECIAL FEATURES

THIS PROPERTY HAS FRONTAGE ON SAGE ROAD AND COLERIDGE DRIVE.

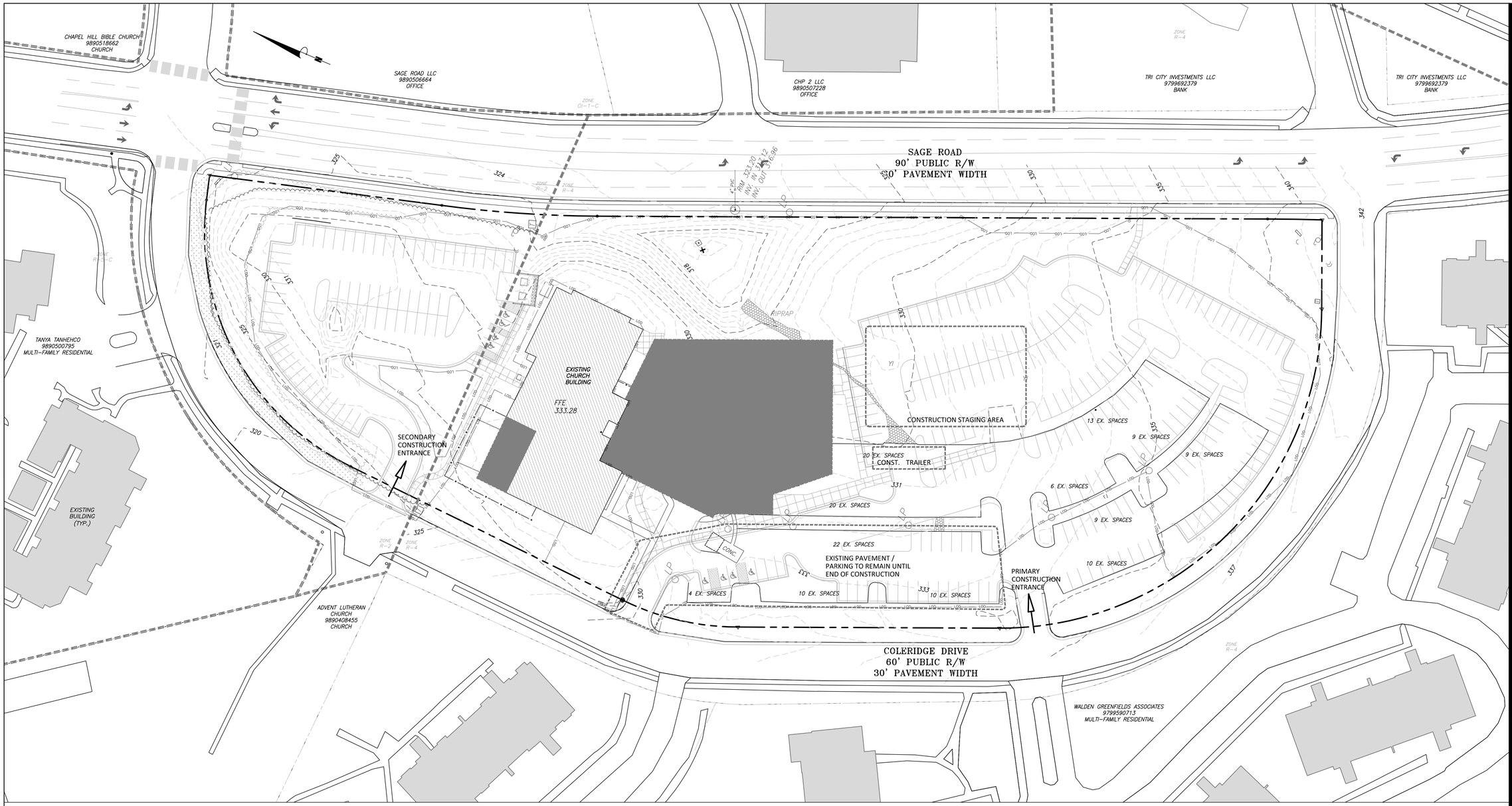
VEGETATION

THE SOUTHERN PORTION OF THE SITE IS OPEN GRASS, USED AS OVERFLOW PARKING. THE NORTHERN PORTION OF THE SITE CONTAINS A STAND OF MIXED HARDWOODS, CEDARS AND YOUNG PINES. THERE ARE LANDSCAPE TREES AND SHRUBS OF VARIOUS CONDITION THROUGH-OUT THE REMAINDER OF THE SITE.

40 0 40 80 120
Scale 1" = 40'

LEGEND

Water Valve		Light Pole	LP
Curb Inlet/Catch Basin		Sewer Cleanout	CO
Mail Box	MB	Flared End Section	
Traffic Signal Box	TSB	Gas Valve	GV
Electric Transformer	T	Existing Iron Pipe (3/4" unless noted)	
Electric Junction Box	E	1/2" Iron Pipe Set	IPS
Gas Meter	G	Existing PK Nail	PK
Sanitary Sewer Manhole		PK Nail Set	PKS
Storm Sewer Manhole		Computed Point	
Telephone Manhole		Concrete Monument	
Electric Manhole		Tree Line	
Sign		Fence	
Telephone Pedestal	TEL	Underground Electric	
Fire Hydrant		Underground Telephone	
Post Indicator Valve	PIV	Gas Line	
Water Manhole	W	Water Line	
Water Meter		Overhead Utilities	
Hot Box		Storm Sewer	
Utility Pole		Sanitary Sewer	
		Guard Rail	
		Building Wall	



1/C101
EXISTING CONDITIONS PLAN
SCALE: 1"=40'

demolition notes

1. ENSURE ALL EROSION CONTROL MEASURES ARE IN PLACE AND IN WORKING ORDER PRIOR TO THE START OF ANY DEMOLITION AND CONSTRUCTION.
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6. CONTRACTOR RESPONSIBLE FOR REMOVING EVERYTHING WITHIN THE CLEARING LIMITS AND OFF-SITE WORK ZONE INCLUDING TREES, STUMPS, TRASH, FENCING, OR BUILDING MATERIALS.
7. CONTRACTOR TO USE CAUTION WORKING AROUND AND NEAR EXISTING STORM, WATER AND SEWER. CONTRACTOR RESPONSIBLE FOR DAMAGE TO EXISTING UTILITIES.
8. ABANDONMENT OF WATER SERVICES SHALL INCLUDE EXCAVATING DOWN TO CORPORATION, TURNING IT OFF AND CUTTING SERVICE LINE FREE FROM CORPORATION. THE METER, IF PRESENT, SHALL BE RETURNED TO OWASA.
9. ABANDONMENT OF SANITARY SEWER SERVICE LINES SHALL CONSIST OF PLUGGING THE LATERAL AT THE RIGHT-OF-WAY LINE.
10. ALL PAVEMENT PATCHING SHALL BE PERFORMED PER CITY SPECIFICATIONS AND STANDARDS.
11. A DECONSTRUCTION ASSESSMENT WILL BE REQUIRED BEFORE A DEMOLITION PERMIT WILL BE ISSUED FOR THE EXISTING 2 STORY STRUCTURE.
12. BY ORANGE COUNTY ORDINANCE, CLEAN WOOD WASTE, SCRAP METAL AND CORRUGATED CARDBOARD, ALL PRESENT IN CONSTRUCTION WASTE, MUST BE RECYCLED.
13. BY ORANGE COUNTY ORDINANCE, ALL HAULERS OF CONSTRUCTION WASTE MUST BE PROPERLY LICENSED.
14. PRIOR TO ANY DEMOLITION OR CONSTRUCTION ACTIVITY ON THE SITE THE APPLICANT WILL HOLD A PRE-DEMOLITION/PRE-CONSTRUCTION CONFERENCE WITH THE COUNTY'S SOLID WASTE STAFF. THIS MAY BE THE SAME MEETING HELD WITH OTHER DEVELOPMENT OFFICIALS.
15. THE PRESENCE OF ANY ASBESTOS CONTAINING MATERIAL ("ACM") OR OTHER HAZARDOUS MATERIALS IN CONSTRUCTION AND DEMOLITION WASTE SHALL BE HANDLED IN ACCORDANCE WITH ANY AND ALL LOCAL, STATE, AND FEDERAL REGULATIONS AND GUIDELINES.

40 0 40 80 120
Scale 1" = 40'

LEGEND

Water Valve	WV	Light Pole	LP
Curb Inlet/Catch Basin		Sewer Cleanout	CO
Mail Box	MB	Flared End Section	
Traffic Signal Box	TSB	Gas Valve	GV
Electric Transformer	T	Existing Iron Pipe (3/4" unless noted)	
Electric Junction Box	E	1/2" Iron Pipe Set	IPS
Gas Meter	G	Existing PK Nail	PK
Sanitary Sewer Manhole	SS	PK Nail Set	PKS
Storm Sewer Manhole	SD	Computed Point	
Telephone Manhole	TP	Concrete Monument	
Electric Manhole	EP	Tree Line	
Sign		Fence	
Telephone Pedestal	TEL	Underground Electric	UE
Fire Hydrant		Underground Telephone	UT
Post Indicator Valve	PIV	Gas Line	GAS
Water Manhole	WM	Water Line	W
Water Meter	WM	Overhead Utilities	OU
Hot Box	HB	Storm Sewer	SD
Utility Pole		Sanitary Sewer	SS
		Guard Rail	
		Building Wall	

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NC BOARD OF EXAMINERS FOR ENGINEERS & SURVEYORS LICENSE NO. C-1269
111 West Main Street
Durham, N.C. 27701
p 919.682.0368
f 919.688.5646
www.cjtpa.com

NORTH CAROLINA PROFESSIONAL LANDSCAPE ARCHITECT SEAL 1268 JEREMY S. ANDERSON
11-24-2014

Project:

GRACE CHURCH EXPANSION

200 SAGE ROAD
CHAPEL HILL, NC 27514

ORANGE COUNTY
NORTH CAROLINA

PIN: 9890503171

PRELIMINARY
NOT FOR CONSTRUCTION

Job Number: 1339

Drawn	JSA, TRM, CLJ, MTC
Checked	JSA, CBM
Date	11-24-2014
Revisions	

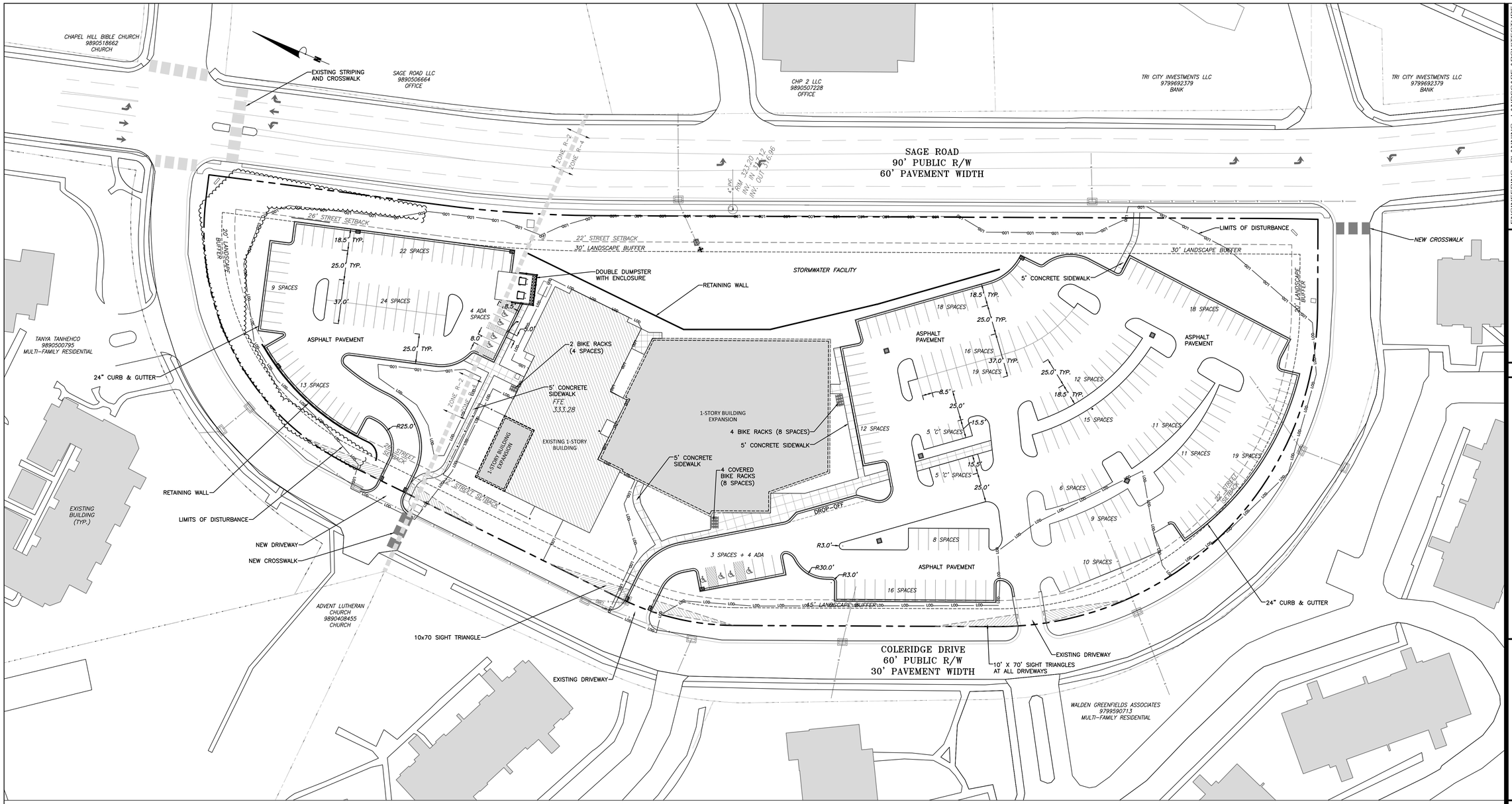
SPECIAL USE PERMIT

Sheet Title:

EXISTING CONDITIONS PLAN

Sheet Number

C101



1/C200
SITE LAYOUT PLAN
SCALE: 1"=40'

site plan notes

1. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
2. DIMENSIONS TO BUILDING WALL ARE TO FACE OF WALL AT FINISH GRADE. DIMENSIONS TO CURB ARE TO FACE OF CURB.
3. LAY OUT IMPROVEMENTS FOR THE CIVIL ENGINEER'S OR LANDSCAPE ARCHITECT'S REVIEW PRIOR TO BEGINNING CONSTRUCTION.
4. REFERENCE ARCHITECTURAL DRAWINGS FOR BUILDING LAYOUT INFORMATION.
5. ADA PARKING SPACES SHALL BE SIGNED WITH TYPE R7-8 OR R7-8A RESERVED PARKING SIGN AND R7-8D MAXIMUM FINE SIGN PER GS 20-37.6 OF THE NORTH CAROLINA HANDICAP CODE. ADA RAMPS SHALL HAVE RAMP SURFACES COVERED WITH DETECTABLE WARNING PATTERN PER ADA STANDARDS.
6. REFERENCE EXISTING CONDITION / DEMOLITION PLAN SHEETS C100 FOR EXTENT OF DEMOLITION AND REMOVAL OF CURB AND GUTTER, DRIVEWAYS, PAVEMENT, BOLLARDS, WALKWAYS, UTILITIES, AND VEGETATION.
7. BY ORANGE COUNTY ORDINANCE, CLEAN WOOD WASTE, SCRAP METAL AND CORRUGATED CARDBOARD, ALL PRESENT IN CONSTRUCTION WASTE, MUST BE RECYCLED.
8. BY ORANGE COUNTY ORDINANCE, ALL HAULERS OF CONSTRUCTION WASTE MUST BE PROPERLY LICENSED.
9. PRIOR TO ANY DEMOLITION OR CONSTRUCTION ACTIVITY ON THE SITE THE APPLICANT WILL HOLD A PRE-DEMOLITION/PRE-CONSTRUCTION CONFERENCE WITH THE COUNTY'S SOLID WASTE STAFF. THIS MAY BE THE SAME MEETING HELD WITH OTHER DEVELOPMENT OFFICIALS.
10. THE PRESENCE OF ANY ASBESTOS CONTAINING MATERIAL ("ACM") OR OTHER HAZARDOUS MATERIALS IN CONSTRUCTION AND DEMOLITION WASTE SHALL BE HANDLED IN ACCORDANCE WITH ANY AND ALL LOCAL, STATE, AND FEDERAL REGULATIONS AND GUIDELINES.
11. MASONRY WALLS WILL NOT BE REPAIRED BY THE TOWN RESULTING FROM MAINTENANCE ON TOWN OF CARY AND OWASA MAINTAINED UTILITIES.

40 0 40 80 120
Scale 1" = 40'

LEGEND

Water Valve		Light Pole	LP
Curb Inlet/Catch Basin		Sewer Cleanout	CO
Mail Box	MB	Flared End Section	
Traffic Signal Box	TSB	Gas Valve	GV
Electric Transformer	T	Existing Iron Pipe (3/4" unless noted)	
Electric Junction Box	E	1/2" Iron Pipe Set	IPS
Gas Meter	G	Existing PK Nail	PK
Sanitary Sewer Manhole		PK Nail Set	PKS
Storm Sewer Manhole		Computed Point	
Telephone Manhole		Concrete Monument	
Electric Manhole		Tree Line	
Sign		Fence	
Telephone Pedestal	TEL	Underground Electric	UE
Fire Hydrant		Underground Telephone	UT
Post Indicator Valve	PIV	Gas Line	GAS
Water Manhole		Water Line	W
Water Meter		Overhead Utilities	OU
Hot Box		Storm Sewer	S
Utility Pole		Sanitary Sewer	SS
		Guard Rail	
		Building Wall	

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111 West Main Street
Durham, N.C. 27701
p 919.682.0368
f 919.688.5646
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NORTH CAROLINA LANDSCAPE ARCHITECT REGISTRATION 1268 JEREMY S. ANDERSON
11.24.2014

Project:

GRACE CHURCH EXPANSION

200 SAGE ROAD
CHAPEL HILL, NC 27514

ORANGE COUNTY
NORTH CAROLINA

PIN: 9890503171

PRELIMINARY
NOT FOR CONSTRUCTION

Job Number: 1339

Drawn	JSA, TRM, CLJ, MTC
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Revisions	

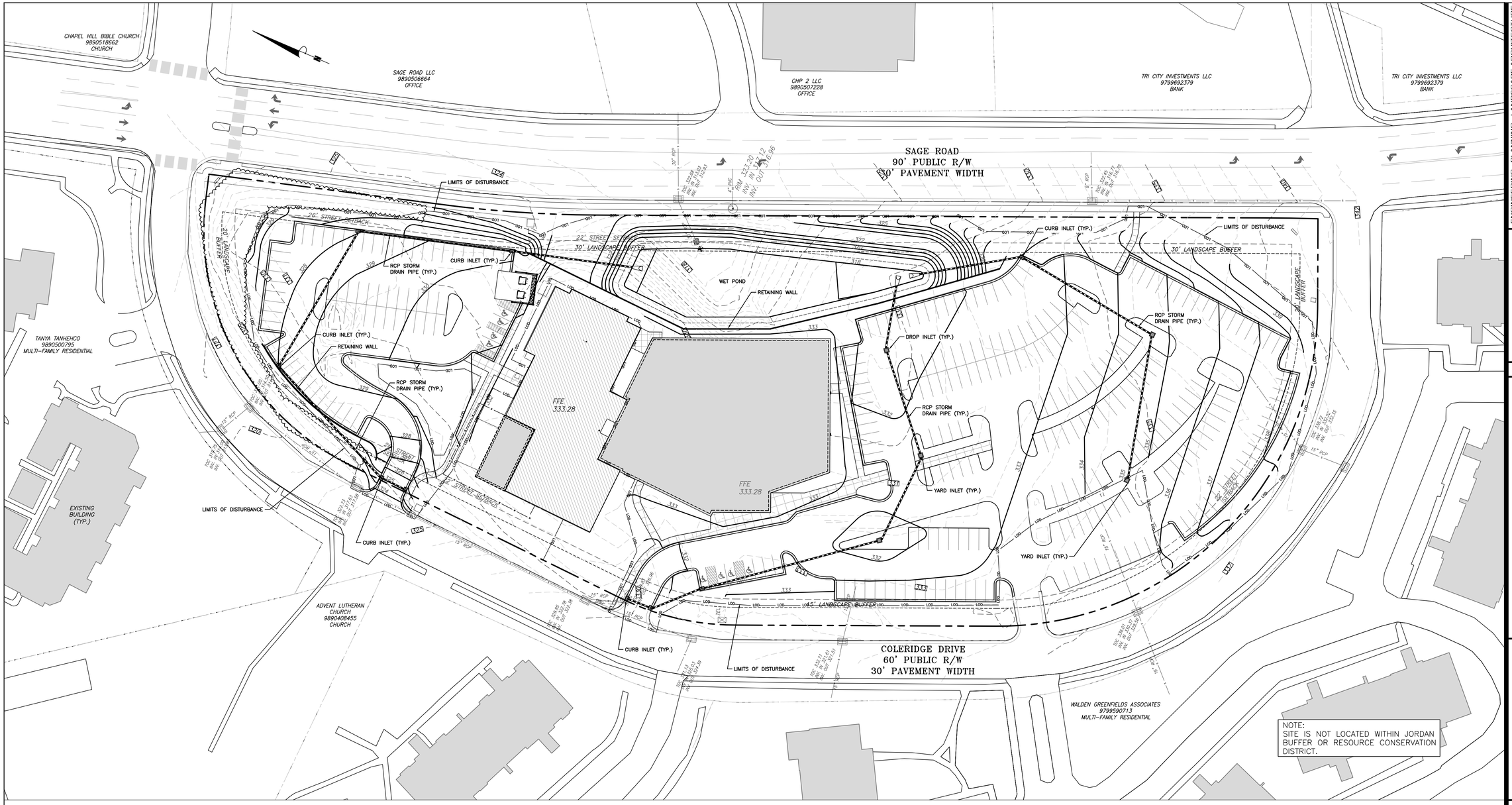
SPECIAL USE PERMIT

Sheet Title:

SITE LAYOUT PLAN

Sheet Number

C200



NOTE:
SITE IS NOT LOCATED WITHIN JORDAN BUFFER OR RESOURCE CONSERVATION DISTRICT.

1/C300
GRADING AND STORM DRAINAGE PLAN
SCALE: 1"=40'

grading and storm drainage notes

GRADING NOTES:

1. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE OWNER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH TOWN OF CHAPEL HILL STANDARDS AND SPECIFICATIONS.
3. CONTRACTOR SHALL NOTIFY "NORTH CAROLINA ONE CALL" (1-800-632-4949) AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR TO CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NORTH CAROLINA ONE CALL".
4. CONSTRUCTION, MAINTENANCE AND REMOVAL OF ALL EROSION CONTROL DEVICES ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
5. EXISTING UTILITIES AND STRUCTURES SHOWN, BOTH UNDERGROUND AND ABOVE GROUND, ARE BASED ON A FIELD SURVEY AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY FIELD CONDITIONS PRIOR TO BEGINNING RELATED CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE IMMEDIATELY.
6. SOIL UNDER BUILDING PAD, PAVED AREAS AND WITHIN SLOPES GREATER THAN 3:1 (H:V) SHALL BE APPROVED, PLACED AND COMPACTED AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER. THESE SOILS SHALL BE COMPACTED AS SPECIFIED UNLESS OTHERWISE RECOMMENDED BY THE GEOTECHNICAL ENGINEER. ANY UNDERCUT OF SOILS IN THESE AREAS SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER & OWNER. THE UNDERCUT SOILS SHALL ALSO QUANTIFIED BY THE GEOTECHNICAL ENGINEER.
7. ALL GRADING MUST PRODUCE SURFACE DRAINAGE ADEQUATE TO PREVENT STANDING WATER OR WET LAWN AREAS, AND TO ENSURE THAT ALL STORM WATER FLOWS TO INLETS OR OTHER POINTS OF DISCHARGE.
8. ALL SIDEWALKS SHALL BE CONSTRUCTED WITH A MAXIMUM 1.8% CROSS SLOPE IN THE DIRECTION SHOWN ON THE PLAN.
9. CONNECT ALL ROOF LEADERS AND DOWNSPOUTS TO STORM DRAINAGE SYSTEM WITH PVC PIPE. SEE ARCHITECTURAL PLANS FOR LOCATIONS.
10. CURB INLETS: PROVIDE PRE-CAST CURB INLET HOODS AND COVERS STATING, "DUMP NO WASTE! DRAINS TO JORDAN LAKE", IN ACCORDANCE WITH THE SPECIFICATIONS OF THE TOWN STANDARD DETAIL SD-5A, FOR ALL NEW CURB INLETS FOR PRIVATE, TOWN AND STATE RIGHTS-OF-WAY.

STORM DRAINAGE NOTES:

1. ALL STORM DRAINAGE PIPES SHOWN ARE TO BE CLASS III REINFORCED CONCRETE (RCP) UNLESS NOTED OTHERWISE.
2. ALL STORM DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF CHAPEL HILL STANDARDS.
3. ALL CONCRETE SHALL MEET A MINIMUM 3000 PSI COMPRESSIVE STRENGTH.
4. ALL PIPE IN STORM DRAIN STRUCTURES SHALL BE STRUCK EVEN WITH INSIDE WALL.
5. ALL PIPE JOINTS SHALL BE MADE WITH PREFORMED JOINT SEALER, WHICH CONFORMS TO AASHTO SPECIFICATION M-198 FOR TYPE B FLEXIBLE PLASTIC GASKETS UNLESS OTHERWISE NOTED.
6. THE INTERIOR SURFACES OF ALL STORM DRAINAGE STRUCTURES SHALL BE POINTED AND SMOOTHED TO AN ACCEPTABLE STANDARD USING MORTAR MIXED TO MANUFACTURER'S SPECIFICATIONS.
7. ALL BACKFILL SHALL BE NON-PLASTIC IN NATURE, FREE FROM ROOTS, VEGETATION MATTER, WASTE CONSTRUCTION MATERIAL OR OTHER OBJECTIONABLE MATERIAL. SAID MATERIAL SHALL BE CAPABLE OF BEING COMPACTED BY MECHANICAL MEANS AND SHALL HAVE NO TENDENCY TO FLOW OR BEHAVE IN A PLASTIC MANNER UNDER THE TAMPING BLOWS OR PROOF ROLLING.
8. MATERIALS DEEMED BY THE OWNER'S REPRESENTATIVE AS UNSUITABLE FOR BACKFILL PURPOSES SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL.
9. BACKFILLING OF TRENCHES SHALL BE ACCOMPLISHED IMMEDIATELY AFTER PIPE IS LAID. THE FILL AROUND THE PIPE SHALL BE THOROUGHLY COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY OBTAINABLE WITH THE STANDARD PROCTOR TEST. THE TOP EIGHT (8) INCHES SHALL BE COMPACTED TO 100% STANDARD PROCTOR.
10. UNDER NO CIRCUMSTANCES SHALL WATER BE ALLOWED TO RISE IN UNBACKFILLED TRENCHES AFTER PIPE HAS BEEN PLACED.

erosion control notes

EROSION CONTROL NOTES:

1. EROSION CONTROL BOND: IF ONE (1) ACRE OR MORE IS UNCOVERED BY LAND-DISTURBING ACTIVITIES FOR THIS PROJECT, THEN A PERFORMANCE GUARANTEE IN ACCORDANCE WITH SECTION 5-97.1 BONDS OF THE TOWN CODE OF ORDINANCES SHALL BE REQUIRED PRIOR TO FINAL AUTHORIZATION TO BEGIN LAND-DISTURBING ACTIVITIES. THIS FINANCIAL GUARANTEE IS INTENDED TO COVER THE COSTS OF RESTORATION OF FAILED OR FAILING SOIL EROSION AND SEDIMENTATION CONTROLS, AND/OR TO REMEDIY DAMAGES RESULTING FROM LAND-DISTURBING ACTIVITIES, SHOULD THE RESPONSIBLE PARTY OR PARTIES FAIL TO PROVIDE PROMPT AND EFFECTIVE REMEDIES ACCEPTABLE TO THE TOWN.
2. THE APPLICANT SHALL PROVIDE A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PERMIT FROM ORANGE COUNTY EROSION CONTROL DIVISION PRIOR TO RECEIVING A ZONING COMPLIANCE PERMIT. DURING THE CONSTRUCTION PHASE, ADDITIONAL EROSION AND SEDIMENT CONTROLS MAY BE REQUIRED IF THE PROPOSED MEASURES DO NOT CONTAIN THE SEDIMENT. SEDIMENT LEAVING THE PROPERTY IS A VIOLATION OF THE TOWN'S EROSION AND SEDIMENT CONTROL ORDINANCE.
3. THE CONTRACTOR SHALL TAKE THE APPROPRIATE MEASURES TO PREVENT AND REMOVE THE DEPOSIT OF WET OR DRY SILT ON ADJACENT PAVED ROADWAYS.
4. EROSION CONTROL INSPECTIONS: IN ADDITION TO THE REQUIREMENT DURING CONSTRUCTION FOR INSPECTION AFTER EVERY RAINFALL, THE APPLICANT SHALL INSPECT THE EROSION AND SEDIMENT CONTROL DEVICES WEEKLY, MAKE ANY NECESSARY REPAIRS OR ADJUSTMENTS TO THE DEVICES, AND MAINTAIN INSPECTION LOGS DOCUMENTING THE DAILY INSPECTIONS AND ANY NECESSARY REPAIRS.

40 0 40 80 120
Scale 1" = 40'

LEGEND

Water Valve		Light Pole	LP
Curb Inlet/Catch Basin		Sewer Cleanout	CO
Mail Box	MB	Flared End Section	
Traffic Signal Box	TSB	Gas Valve	GV
Electric Transformer	T	Existing Iron Pipe (3/4" unless noted)	
Electric Junction Box	E	1/2" Iron Pipe Set	IPS
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Sanitary Sewer Manhole		PK Nail Set	PKS
Storm Sewer Manhole		Computed Point	
Telephone Manhole		Concrete Monument	
Electric Manhole		Tree Line	
Sign		Fence	
Telephone Pedestal	TEL	Underground Electric	
Fire Hydrant		Underground Telephone	
Post Indicator Valve	PIV	Gas Line	
Water Manhole	W	Water Line	
Water Meter		Overhead Utilities	
Hot Box		Storm Sewer	
Utility Pole		Sanitary Sewer	
		Guard Rail	
		Building Wall	

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111 West Main Street
Durham, N.C. 27701
p 919.682.0368
f 919.688.5646
www.cjtpa.com

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL CRAIG B. MORGAN 11/21/14

Project:

GRACE CHURCH EXPANSION

200 SAGE ROAD
CHAPEL HILL, NC 27514

ORANGE COUNTY
NORTH CAROLINA

PIN: 9890503171

PRELIMINARY
NOT FOR CONSTRUCTION

Job Number: 1339

Drawn	JSA, TRM, CLJ, MTC
Checked	JSA, CBM
Date	11-24-2014
Revisions	

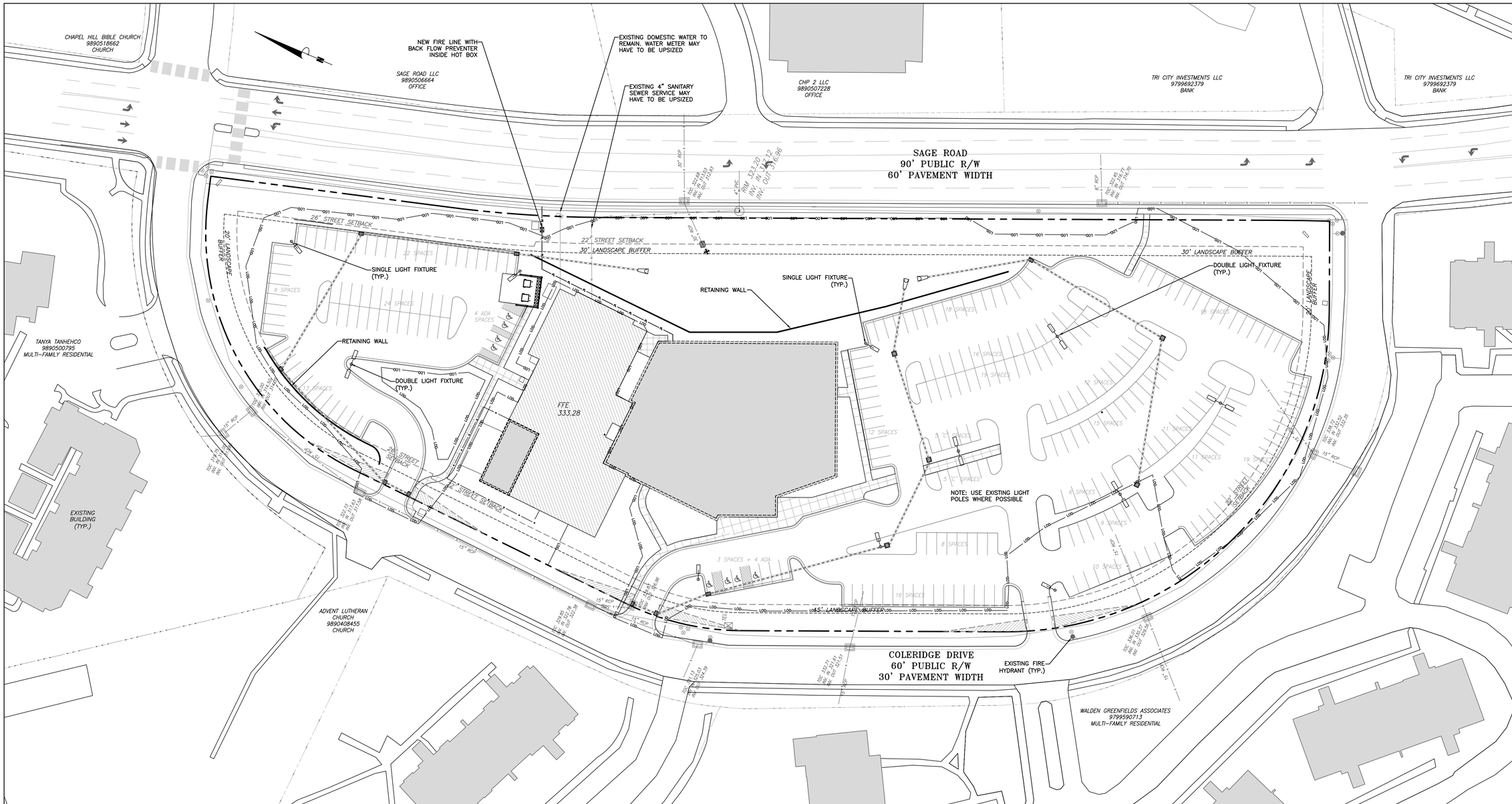
SPECIAL USE PERMIT

Sheet Title:

GRADING AND STORM DRAINAGE PLAN

Sheet Number

C300



1/C400
UTILITY PLAN
SCALE: 1"=40'

GENERAL NOTES:

1. CONTRACTOR SHALL NOTIFY "NORTH CAROLINA ONE CALL" (1-800-632-4949) AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR TO CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICE INDEPENDENT OF "NORTH CAROLINA ONE CALL".
2. ALL WATER AND SEWER MAINS WITHIN PUBLIC EASEMENTS AND RIGHT-OF-WAYS TO BE OWNED, OPERATED AND MAINTAINED BY THE TOWN OF CHAPEL HILL.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF CHAPEL HILL STANDARDS AND SPECIFICATIONS.
4. ALL EXISTING UNDERGROUND UTILITIES ARE APPROXIMATELY LOCATED. ACTUAL LOCATION AND DEPTH SHALL BE CONFIRMED IN THE FIELD PRIOR TO CONSTRUCTION.
5. BEFORE STARTING ANY CONSTRUCTION OF IMPROVEMENTS WITHIN ANY TOWN OR N.C.D.O.T. STREET OR HIGHWAY RIGHT-OF-WAY THE FOLLOWING PROCEDURES SHOULD BE UNDERTAKEN; TOWN RIGHT-OF-WAY: CONTACT LOCAL AUTHORITIES' TRAFFIC ENGINEERING DEPT. FOR INFORMATION ON DETOURS, OPEN CUTTING OF STREETS OR FOR ANY CONSTRUCTION WITHIN RIGHT-OF-WAY. N.C.D.O.T. RIGHT-OF-WAY: CONTACT PROJECT ENGINEERS AND OBTAIN ALL PERMITS AND ENCROACHMENTS (KEEP COPIES ON CONSTRUCTION SITE, ALSO CONTACT N.C.D.O.T. DISTRICT OFFICE 24 HOURS IN ADVANCE BEFORE PLACING CURB AND GUTTER).
6. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE OWNER IF ANY DISCREPANCIES EXIST. PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADING CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
7. POWER, TELEPHONE, AND GAS SERVICES TO BUILDINGS SHALL BE UNDERGROUND. ACCESS AND SERVICE ROUTES TO BE COORDINATED WITH THE PUBLIC UTILITIES, CONTRACTOR AND THE OWNER.
8. RESURFACING OF STREET DUE TO UTILITY CUTS SHALL BE REQUIRED AT THE DIRECTION OF ENGINEERING. (MINIMUM 50' TO EITHER SIDE OF UTILITY CUTS).

SANITARY SEWER:

1. BACKFLOW PREVENTORS SHALL BE PROVIDED FOR ALL UNITS WITH FINAL FLOOR ELEVATIONS OF BUILDINGS LESS THAN 1'-0" ABOVE UPSTREAM MANHOLE.
2. MINIMUM COVER OF 5 FEET IN TRAFFIC AREAS TO BE PROVIDED FOR ALL COLLECTOR LINES 4 INCHES AND LARGER. IF LESS THAN 5 FEET, DUCTILE IRON PIPE SHALL BE REQUIRED.
3. MINIMUM SLOPE FOR 4 INCH SANITARY SEWER COLLECTION LINES SHALL BE NO LESS THAN 2.0% WITH CLEANOUTS EVERY 75 LINEAL FEET.
4. MINIMUM SLOPE FOR 6 INCH SANITARY SEWER COLLECTION LINES SHALL BE NO LESS THAN 1.0% WITH CLEANOUTS EVERY 75 LINEAL FEET.

WATER:

1. WATERLINES WILL BE 3' OFF CURB AND GUTTER UNLESS SHOWN OTHERWISE.
2. LAY WATER MAINS AT LEAST 10 FEET LATERALLY FROM EXISTING OR PROPOSED SANITARY SEWERS. IF LOCAL CONDITIONS OR BARRIERS PREVENT A 10 FOOT SEPARATION, LAY THE WATER MAIN WITH AT LEAST 18" VERTICAL SEPARATION ABOVE THE TOP OF THE SANITARY SEWER PIPE EITHER IN A SEPARATE TRENCH OR IN THE SAME TRENCH ON A BENCH OF UNDISTURBED EARTH.
3. WHEN A PROPOSED WATER MAIN CROSSES OVER A PROPOSED OR EXISTING SANITARY SEWER, LAY THE WATER MAIN WITH AT LEAST 18" VERTICAL SEPARATION ABOVE THE TOP OF THE SANITARY SEWER. IF LOCAL CONDITIONS PREVENT AN 18" VERTICAL SEPARATION, CONSTRUCT BOTH THE WATER MAIN AND THE SANITARY SEWER FOR A DISTANCE OF 10 FEET ON EACH SIDE TO THE POINT OF CROSSING WITH FERROUS PIPE HAVING WATER MAIN QUALITY JOINTS.
4. WHEN A PROPOSED WATER MAIN CROSSES UNDER A PROPOSED OR EXISTING SANITARY SEWER, CONSTRUCT BOTH THE WATER MAIN AND THE SANITARY SEWER OF FERROUS MATERIALS WITH JOINTS THAT ARE EQUIVALENT TO WATER MAIN STANDARDS FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE POINT OF CROSSING. CENTER THE SECTION OF WATER PIPE AT THE POINT OF CROSSING.
5. MAINTAIN A MINIMUM COVER OF 36" AND MAXIMUM COVER OF 42" BELOW FINISHED GRADE OVER ALL PIPES UNLESS OTHERWISE DIRECTED OR SHOWN ON THE PLANS. DUE TO THE HEIGHTS OF VALVES, INCREASE THE COVER DEPTHS ADJACENT TO THE VALVES OR VARIED AT POINTS OF TIE-IN TO EXISTING LINES.
6. ALL FDC(S) AND HYDRANT(S) TO BE PROVIDED WITH 5 INCH DIAMETER STORZ CONNECTIONS.

40 0 40 80 120
Scale 1" = 40'

LEGEND

Water Valve		Light Pole	LP
Curb Inlet/Catch Basin		Sewer Cleanout	CO
Mail Box	MB	Flared End Section	
Traffic Signal Box	TSB	Gas Valve	GV
Electric Transformer		Existing Iron Pipe (3/4" unless noted)	
Electric Junction Box	E	1/2" Iron Pipe Set	IPS
Gas Meter	G	Existing PK Nail	PK
Sanitary Sewer Manhole	S	PK Nail Set	PKS
Storm Sewer Manhole	D	Computed Point	
Telephone Manhole	T	Concrete Monument	
Electric Manhole	E	Tree Line	
Sign		Fence	
Telephone Pedestal	TEL	Underground Electric	E
Fire Hydrant		Underground Telephone	T
Post Indicator Valve	PIV	Gas Line	G
Water Manhole	W	Water Line	W
Water Meter		Overhead Utilities	
Hot Box	HB	Storm Sewer	S
Utility Pole		Sanitary Sewer	S
		Guard Rail	
		Building Wall	

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Coulter Jewell Thames P.A.

111 West Main Street
Durham, N.C. 27701
p 919.682.0368
f 919.688.5646
www.cjtpa.com

NORTH CAROLINA PROFESSIONAL SEAL ENGINEER CRAIG B. MORGAN
11/21/14

Project:

GRACE CHURCH EXPANSION

200 SAGE ROAD
CHAPEL HILL, NC 27514

ORANGE COUNTY
NORTH CAROLINA

PIN: 9890503171

PRELIMINARY
NOT FOR CONSTRUCTION

Job Number: 1339

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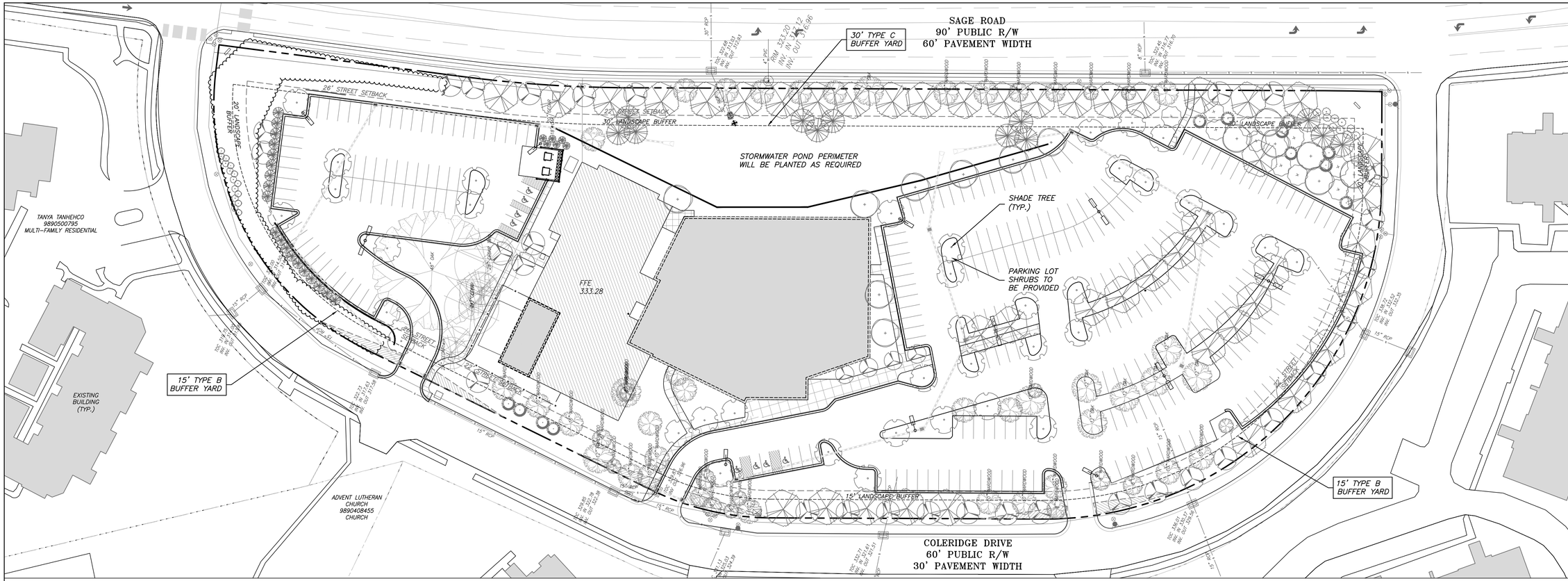
SPECIAL USE PERMIT

Sheet Title:

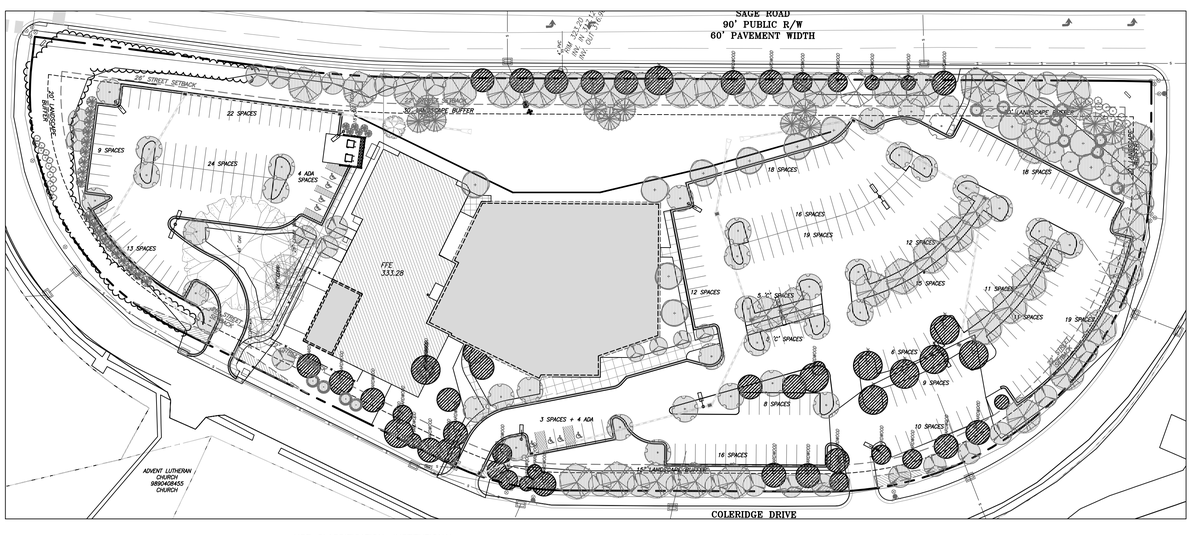
UTILITY PLAN

Sheet Number

C400



1/C500
LANDSCAPE PLAN
SCALE: 1"=40'



2/C500
PROPOSED TREE CANOPY COVERAGE
SCALE: 1"=60'

USE CLASSIFICATION: INSTITUTIONAL

LOT SIZE IN R2: 45,846 sf
LOT SIZE IN R4: 225,754 sf

UTILITY EASEMENTS: −34,668 sf
NET LOT SIZE: 236,932 sf

MINIMUM TREE CANOPY COVERAGE
FOR INSTITUTIONAL USE = 40% = 108,640 sf

EXISTING TREE CANOPY PROTECTED = 26,939 sf = 9.9%
TREE CANOPY DEFICIT = 81,751.6 sf = 30.1%
REPLACEMENT TREES REQUIRED = 164
REPLACEMENT TREES PROVIDED = 164

landscape notes

1. LANDSCAPING MUST BE IN PLACE PRIOR TO REQUEST FOR A CERTIFICATE OF OCCUPANCY OR CERTIFICATE OF COMPLIANCE.
2. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, DEPTHS, QUANTITIES, DISTANCES, ANGLES AND SLOPES PRIOR TO ORDERING MATERIALS OR INSTALLING PROJECT.
3. IN AREAS OF GROUND COVER, MAINTAIN A 12" MINIMUM DISTANCE BETWEEN PLANTS AND HARD IMPROVEMENTS.
4. BED LINES SHALL CONFORM TO CONFIGURATION SHOWN ON THE PLANS. BED LINES SHALL MEET CURBS, WALKS, BUILDINGS, ETC. AT RIGHT ANGLES UNLESS SHOWN OTHERWISE.
5. CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE THEMSELF WITH ACTUAL CONDITIONS AND VERIFY EXISTING CONDITIONS IN THE FIELD. CONTRACTOR SHALL REPORT ALL DISCREPANCIES TO LANDSCAPE ARCHITECT.
6. CONTRACTOR SHALL ACCEPT ACTUAL CONDITIONS AT SITE AND PERFORM THE WORK SPECIFIED INCLUDING FINE GRADING AND INCORPORATION OF TOP SOIL INTO PLANTING AREAS, WITHOUT ADDITIONAL COMPENSATION FOR POSSIBLE VARIATION FROM GRADES AND CONDITIONS SHOWN, WHETHER SURFACE OR SUBSURFACE, EXCEPT AS PROVIDED FOR IN CONTRACT DOCUMENTS.
7. IN LAWN AREAS, 2" TOPSOIL SHALL BE TILLED INTO THE TOP 5" OF GROUND PRIOR TO SEEDING.
8. CONTRACTOR WILL OBTAIN WRITTEN APPROVAL FROM LANDSCAPE ARCHITECT FOR ANY PLANT SUBSTITUTIONS OF SPECIES, SIZE, OR TYPE OF CONTAINER.
9. CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF THESE UTILITIES DURING INSTALLATION, AND SHALL PROMPTLY REPAIR AND RESTORE SERVICES AT NO ADDITIONAL COST TO THE OWNER IF DAMAGE OCCURS DURING INSTALLATION. CONTRACTOR SHALL BECOME THOROUGHLY FAMILIAR WITH THE FULL SET OF CONSTRUCTION DRAWINGS AND SPECIFICATIONS FOR COORDINATION WITH UTILITIES, ARCHITECTURAL FEATURES, ETC.
10. CONTRACTOR WILL LEAVE DISTURBED AREAS LEVEL AND RAKED SMOOTH, REMOVING ALL ROCKS AND DEBRIS.
11. MULCH IS TO BE A 3" LAYER OF TRIPLE SHREDDED HARDWOOD MULCH. MULCH IS TO BE KEPT AWAY FROM TREE TRUNKS.
12. ANY DAMAGE TO EXISTING CONDITIONS OUTSIDE THE CONTRACT LIMITS, INCLUDING CURBS, SIDEWALKS, TURF AREAS AND PAVING, SHALL BE RESTORED TO ORIGINAL CONDITION BY THE CONTRACTOR WITHOUT EXTRA COST TO THE OWNER.
13. IN CASE OF DISCREPANCY BETWEEN THE QUANTITY OF PLANTS ON THE PLANS COMPARED TO THE PLANT LIST, THE CONTRACTOR SHALL SUPPLY QUANTITIES AS SHOWN ON THE PLANS.
14. ALL UNPAVED SURFACES ARE TO BE COVERED IN PLANTS, MULCH, OR GRASS.

40 0 40 80 120
Scale 1" = 40'

LEGEND

Water Valve
Curb Inlet/Catch Basin
Mail Box
Traffic Signal Box
Electric Transformer
Electric Junction Box
Gas Meter
Sanitary Sewer Manhole
Storm Sewer Manhole
Telephone Manhole
Electric Manhole
Sign
Telephone Pedestal
Fire Hydrant
Post Indicator Valve
Water Manhole
Water Meter
Hot Box
Utility Pole
Light Pole
Sewer Cleanout
Flared End Section
Gas Valve
Existing Iron Pipe (3/4" unless noted)
1/2" Iron Pipe Set
Existing PK Nail
PK Nail Set
Computed Point
Concrete Monument
Tree Line
Fence
Underground Electric
Underground Telephone
Gas Line
Water Line
Overhead Utilities
Storm Sewer
Sanitary Sewer
Guard Rail
Building Wall

QTY	%	EVGN	KEY	BOTANICAL NAME	COMMON NAME	SIZE		SPACING	REMARKS
CANOPY TREES									
		Y	CJ	Cryptomeria japonica	Japanese Cedar	2" CAL.	8' HT.	AS SHOWN	SINGLE TRUNK & LEADER
		N	QP	Quercus Phellos	Willow Oak	2.5" CAL.	12' HT.	AS SHOWN	SINGLE TRUNK & LEADER
		N	TD	Taxodium distichum	Bald Cypress	2.5" CAL.	12' HT.	AS SHOWN	SINGLE TRUNK & LEADER
		N	BN	Betula Nigra	River Birch		12' HT.	AS SHOWN	MULTI-TRUNK
		Y	IA	Ilex opaca	American Holly	2" CAL.	8' HT.	AS SHOWN	SINGLE TRUNK & LEADER
		N	UP	Ulmus parvilfolia	Lace bark Elm	2.5" CAL.		AS SHOWN	SINGLE TRUNK & LEADER
0	0%								
UNDERSTORY TREES									
		N	AP	Acer palmatum 'Autumn Glory'	Autumn Glory Japanese Maple		10' HT.	AS SHOWN	SINGLE TRUNK & LEADER
SHRUBS									
		N	RK	Rosa 'Radrazz'	Knock Out Rose	15" HT.		36" O.C.	FULL AND MATCHING
		Y	IC	Ilex cornuta 'carissa'	Carissa Holly	15" HT.		36" O.C.	FULL AND MATCHING
		Y	RU	Raphiolepis umbellata	Indian Hawthorn	18" HT.		36" O.C.	FULL AND MATCHING
		Y	GS	Gelsemium sempervirens	Carolina Jasmine		60". Ht	AS SHOWN	FULL AND MATCHING
		Y	RO	Rosmarinus 'officinalis'	Rosemary	15" HT.		36" O.C.	FULL AND MATCHING
		Y	VD	Viburnum davidii	David's Viburnum	15" HT.		36" O.C.	FULL AND MATCHING
0	0%								
GROUNDCOVER									
AR			LAWN	AS REQUIRED TO MATCH EXISTING					

4/C500
PROPOSED LANDSCAPE PLANTING SCHEDULE

Coulter Jewell Thames P.A.
ENGINEERING . PLANNING . LANDSCAPE ARCHITECTURE
NC BOARD OF EXAMINERS FOR ENGINEERS & SURVEYORS LICENSE NO. C-1209
111 West Main Street
Durham, N.C. 27701
p 919.682.0368
f 919.688.5646
www.cjtpa.com

NORTH CAROLINA LANDSCAPE ARCHITECT 1268 JEREMY S. ANDERSON
11-24-2014

Project:

GRACE CHURCH EXPANSION

200 SAGE ROAD
CHAPEL HILL, NC 27514

ORANGE COUNTY
NORTH CAROLINA

PIN: 9890503171

PRELIMINARY
NOT FOR CONSTRUCTION

Job Number: 1339

Drawn	JSA, TRM, CLJ, MTC
Checked	JSA, CBM
Date	11-24-2014
Revisions	

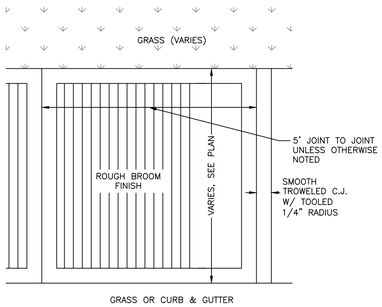
SPECIAL USE PERMIT

Sheet Title:

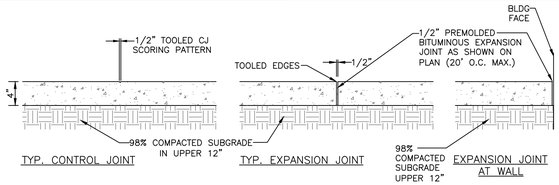
LANDSCAPE PLAN

Sheet Number

C500



PLAN VIEW



NOTES:

1) 4" THICK CONC., 3000 PSI MIN.

2) ALL SIDEWALK ARE TO HAVE MAXIMUM 1.8% CROSS SLOPE

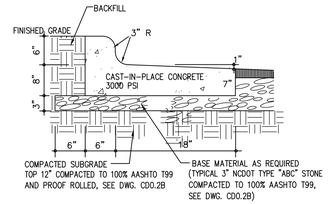
3) USE 1/2" BITUMINOUS EXPANSION JOINT A MAX. OF 20' O.C. AND WHENEVER CONCRETE WALK MEETS FIXED OBJECTS (IE. CURBS, BLDG. ETC.). EXPANSION JOINTS THAT ABUT BUILDINGS WALL SHALL BE SEALED WITH A FOAM BACKER ROD AND ELASTOMERIC SEALANT.

ALL CONSTRUCTION JOINTS AND EXPANSION JOINTS IN NCDOT RIGHT-OF-WAY SHALL BE SEALED PER NCDOT STANDARDS AND SPECIFICATION.

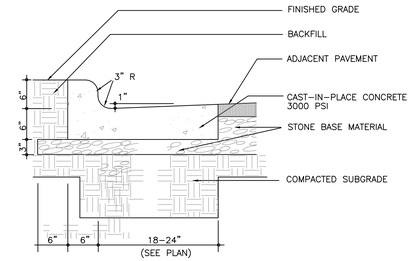
4) ALL SIDEWALKS SHALL BE CONSTRUCTED WITH TOOLED 1/4" EDGE RADIUS.

1 C600 CONCRETE SIDEWALK

no scale



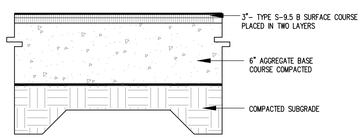
SPILL CURB AS REQ.



- CONTRACTION JOINTS SHALL BE SPACED AT 10 FOOT INTERVALS. EXCEPT THAT A 15 FOOT SPACING MAY BE USED WHEN A MACHINE IS USED OR WHEN SATISFACTORY SUPPORT FOR THE FACE FORM CAN BE OBTAINED WITHOUT THE USE OF TEMPLATES AT 10 FOOT INTERVALS. JOINT SPACING MAY BE ALTERED BY THE ENGINEER TO PREVENT UNCONTROLLED CRACKING.
- CONTRACTION JOINTS MAY BE INSTALLED BY THE USE OF TEMPLATES OR FORMED BY OTHER APPROVED METHODS. WHERE SUCH JOINTS ARE NOT FORMED BY TEMPLATES, A MINIMUM DEPTH OF 1 1/2" SHALL BE MAINTAINED.
- CONCRETE FOR CURBING SHALL HAVE A MINIMUM COMPRESSION STRENGTH OF 3000 PSI AT 28 DAYS.
- ALL CONTRACTION JOINTS SHALL BE FILLED WITH JOINT FILLER.
- JOINTS SHALL MATCH LOCATIONS WITH JOINT IN ABUTTING SIDEWALK.
- EXPANSION JOINTS SHALL BE SPACED AT 90 FOOT INTERVALS AND ADJACENT TO ALL RIGID OBJECTS.

2 C600 CURB AND GUTTER

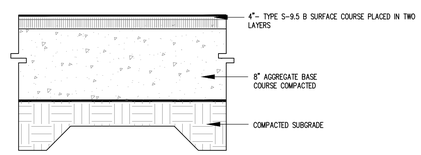
no scale



FINAL PAVEMENT SECTION IS PROVIDED BY GEO-TECHNICAL ENGINEER BASED SITE SPECIFIC GEO-TECHNICAL REPORT

3 C600 LIGHT DUTY ASPHALT PAVING

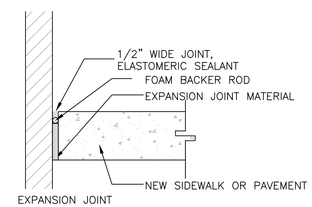
no scale



FINAL PAVEMENT SECTION IS PROVIDED BY GEO-TECHNICAL ENGINEER BASED SITE SPECIFIC GEO-TECHNICAL REPORT

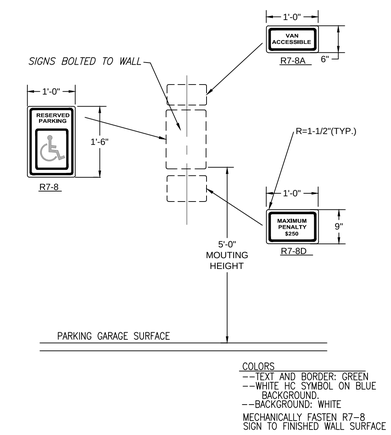
4 C600 HEAVY DUTY ASPHALT PAVING

no scale



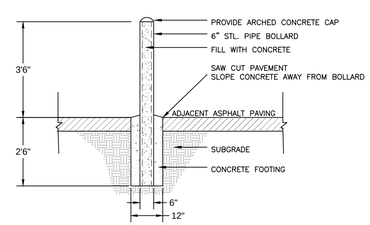
5 C600 PAVING ADJACENT TO BUILDING

no scale



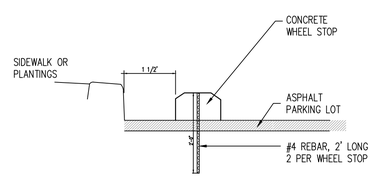
6 C600 ADA SIGNAGE

no scale



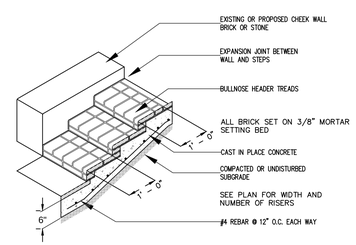
7 C600 BOLLARD

no scale



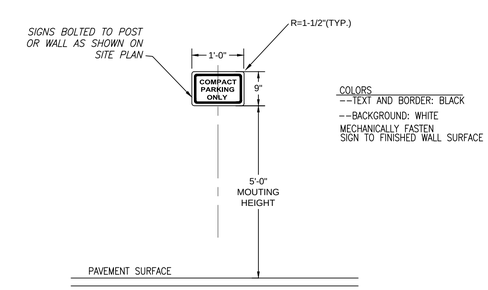
8 C600 WHEELSTOP

no scale



9 C600 BRICK STEP DETAIL

no scale



10 C600 COMPACT PARKING SPACE SIGNAGE

no scale

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ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE
NC BOARD OF EXAMINERS FOR ENGINEERS & SURVEYORS LICENSE NO. C-1269

111 West Main Street
Durham, N.C. 27701
p 919.682.0368
f 919.688.5646
www.cjtpa.com

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 1263 JEREMY S. ANDERSON
11-24-2014

Project:

GRACE CHURCH EXPANSION

200 SAGE ROAD
CHAPEL HILL, NC 27514

ORANGE COUNTY
NORTH CAROLINA

PIN: 9890503171

PRELIMINARY
NOT FOR CONSTRUCTION

Job Number: 1339

Drawn	JSA, TRM, CLJ, MTC
Checked	JSA, CBM
Date	11-24-2014
Revisions	

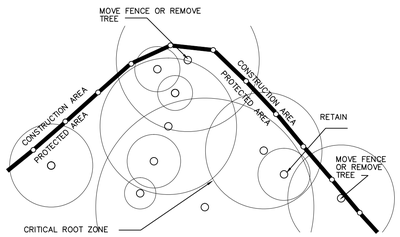
SPECIAL USE PERMIT

Sheet Title:

SITE DETAILS

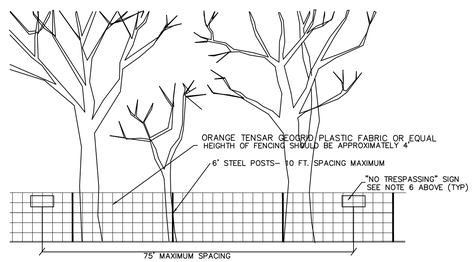
Sheet Number

C600



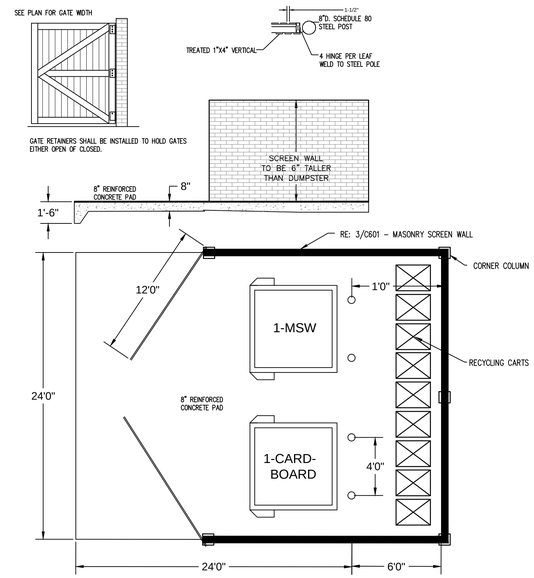
NOTES:

1. MOVE FENCE OR REMOVE TREE IF MORE THAN 20% OF A TREE'S CRITICAL ROOT AREA IS UNPROTECTED.
2. ROOT PRUNE TREES TO REMAIN WHERE CONSTRUCTIONACTIVITIES WILL SEVER ROOTS.
3. ANY TREE ROOTS EXPOSED BY CONSTRUCTION SHALL BE SEVERED CLEANLY WITH A PRUNING TOOL
4. DO NOT DISPOSE OF ANY CHEMICALS OR REMOVE SOIL OUTSIDE THE LIMITS OF WORK
5. WHEN INSTALLING NEW LANDSCAPE PLANTS, DO NOT DRIVE EQUIPMENT UPON OR DISTURB THE SOIL WITHIN THE CRITICAL ROOT ZONE OF EXISTING TREES
6. SIGNAGE MUST BE PLACED ON TREE PROTECTION FENCING WITH A MINIMUM MINIMUM SPACING OF 75' O.C., TO READ "TREE PROTECTION AREA – NO TRESPASSING WITHIN THE FENCE".



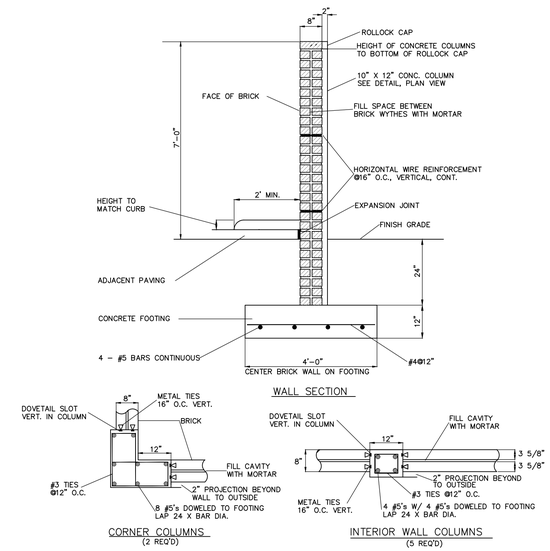
1 C601 TREE PROTECTION FENCING

1" = 4'-0"



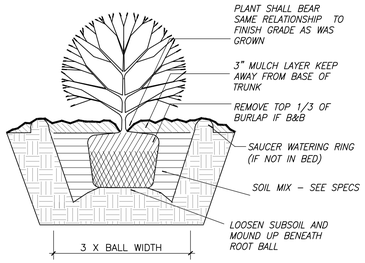
2 C601 DOUBLE DUMPSTER

NOT TO SCALE



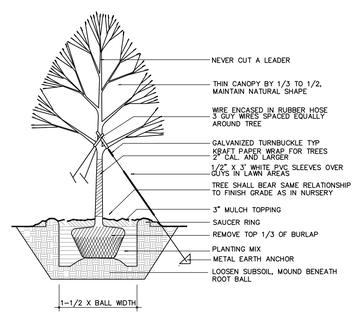
3 C601 MASONRY DUMPSTER SCREEN WALL

NOT TO SCALE



4 C601 SHRUB DETAIL

NO SCALE



5 C601 TREE PLANTING DETAIL

NO SCALE

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111 West Main Street
Durham, N.C. 27701
p 919.682.0368
f 919.688.5646
www.cjtpa.com

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 12868 JEREMY S. ANDERSON
11-24-2014

Project:

GRACE CHURCH EXPANSION

200 SAGE ROAD
CHAPEL HILL, NC 27514

ORANGE COUNTY
NORTH CAROLINA

PIN: 9890503171

PRELIMINARY
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Job Number: 1339

Drawn	JSA, TRM, CLJ, MTC
Checked	JSA, CBM
Date	11-24-2014
Revisions	

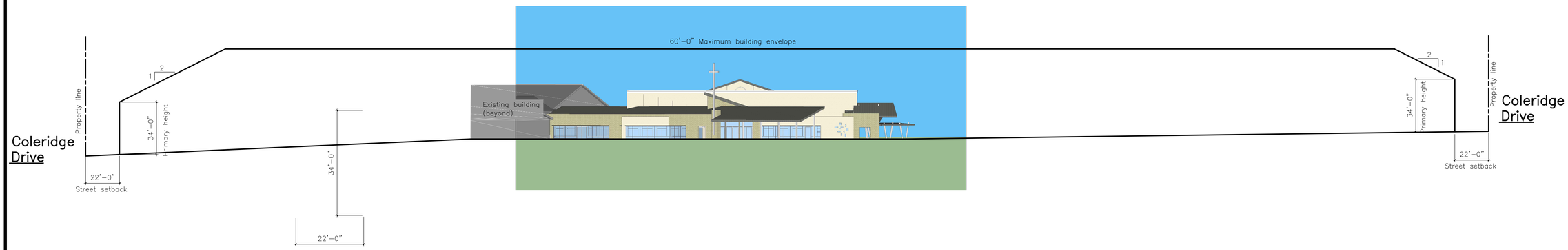
SPECIAL USE PERMIT

Sheet Title:

SITE DETAILS

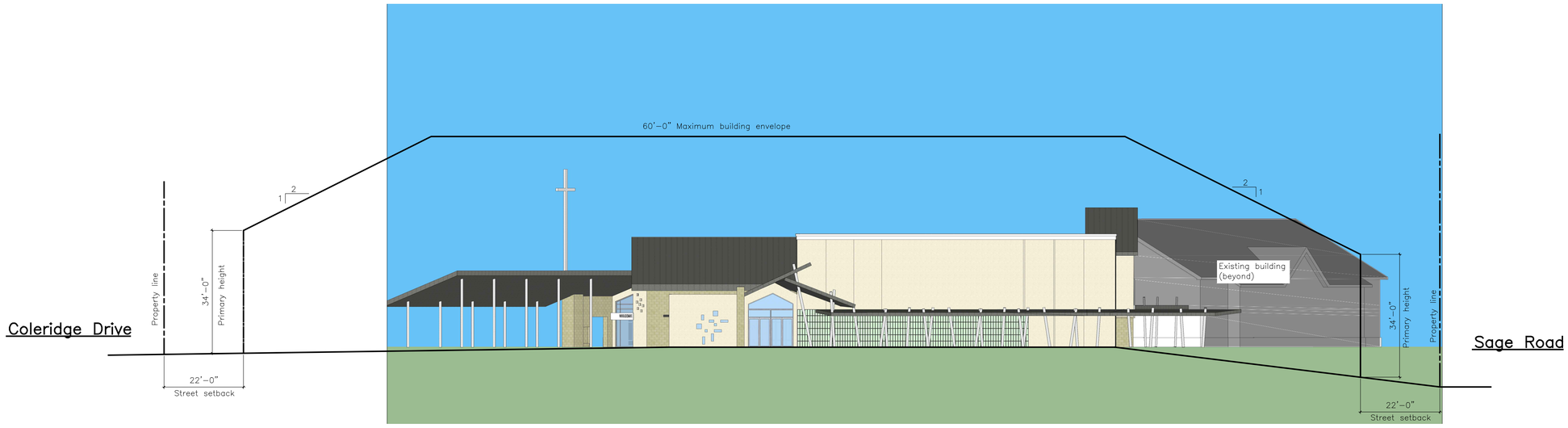
Sheet Number

C601



West Elevation

1/32" = 1'–0"



South Elevation

1/16" = 1'–0"

Exterior Elevation Massing 1

1/16" = 1'–0"

Patrick Morgan • Architect, Inc.
(719) 534-0453
5295 Copper Drive
Colorado Springs, Colorado 80918

GRACE CHURCH

200 Sage Road
Chapel Hill, North Carolina 27514

Nov. 18, 2014 progress

SCHEMATIC DESIGN
Not for Construction

A3

Exterior Elevation Massing

20141121121 1

9890-50-3171
7.27.B.7C

(A)

NC DWQ Stream Identification Form Version 4.11

Date: 11/12/2014	Project/Site: Sage Rd	Latitude:
Evaluator: D'Arconte	County:	Longitude:
Total Points: *Stream is at least intermittent if ≥ 19 or perennial if ≥ 30** 26	Stream Determination (circle one) Ephemeral Intermittent Perennial	Other *e.g. Quad Name:*

A. Geomorphology (Subtotal = 12)	Absent	Weak	Moderate	Strong
1[a] Continuity of channel bed and bank	0	1	2	3
2. Sinuosity of channel along thalweg	0	1	2	3
3 In-channel structure: ex. riffle-pool, step-pool, ripple-pool sequence	0	1	2	3
4. Particle size of stream substrate	0	1	2	3
5. Active/relict floodplain	0	1	2	3
6. Depositional bars or benches	0	1	2	3
7. Recent alluvial deposits	0	1	2	3
8. Headcuts	0	1	2	3
9. Grade control	0	0.5	1	1.5
10. Natural valley	0	0.5	1	1.5
11. Second or greater order channel	No = 0		Yes = 3	

[a] artificial ditches are not rated; see discussions in manual

B. Hydrology (Subtotal = 8)				
12. Presence of Baseflow	0	1	2	3
13. Iron oxidizing bacteria	0	1	2	3
14. Leaf litter	1.5	1	0.5	0
15. Sediment on plants or debris	0	0.5	1	1.5
16. Organic debris lines or piles	0	0.5	1	1.5
17. Soil-based evidence of high water table?	No = 0		Yes = 3	

lowchroma sand-clay layers

C. Biology (Subtotal = 6)				
18. Fibrous roots in streambed	3	2	1	0
19. Rooted upland plants in streambed	3	2	1	0
20. Macrobenthos (note diversity and abundance)	0	1	2	3
21. Aquatic Mollusks	0	1	2	3
22. Fish	0	0.5	1	1.5
23. Crayfish	0	0.5	1	1.5
24. Amphibians	0	0.5	1	1.5
25. Algae	0	0.5	1	1.5
26. Wetland plants in streambed	FACW = 0.75; OBL = 1.5 Other = 0			

*perennial streams may also be identified using other methods. See p 35 of manual.

Notes:

Sketch: typical Triassic Basin stream – very discontinuous
upper part drier than lower part – very short segment (30 ft?)

I bet there's a lot of frogs here in summer
Amphipods – lots, not much else

Stream Determination Area Map

- Unclassified Stream
- Ephemeral Stream
- Intermittent Stream
- Perennial Stream
- Culverts
- 2-foot Contours
- 10-foot Contours
- Buildings
- Parcels
- Site visited
- Non-regulated Waterbody
- Non-perennial Waterbody
- Wide Perennial Stream
- Perennial Waterbody
- Approximate Jordan Buffer
- Ephemeral Breakpoint
- Intermittent Breakpoint
- Perennial Breakpoint

Address: 200 Sage Road

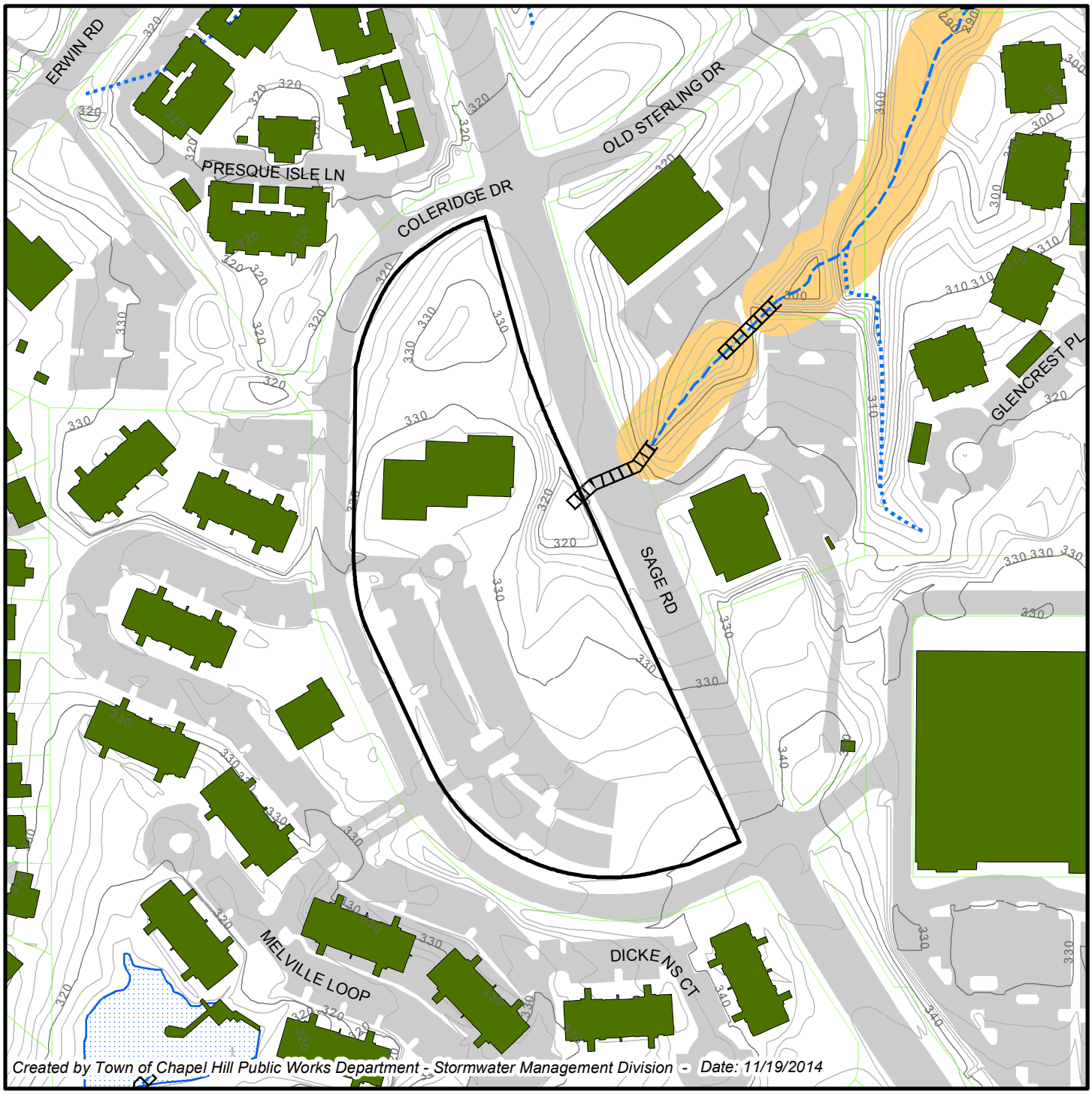
Parcel ID: 9890-50-3171

TMBL: 7.27.B.7C

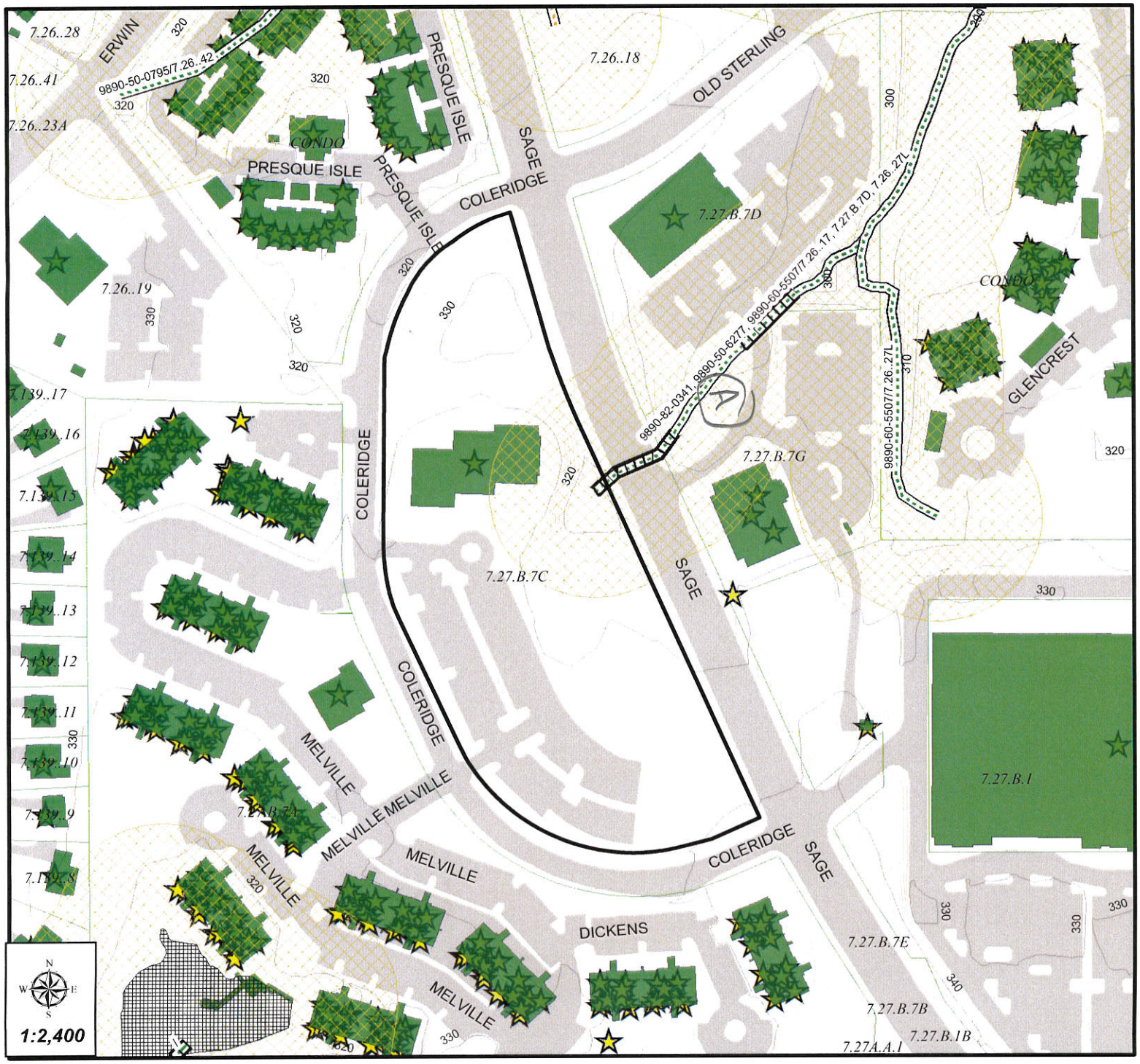
0 100 200 400 Feet

1 inch = 200 feet

Stream locations are approximate and must be verified by survey.



Created by Town of Chapel Hill Public Works Department - Stormwater Management Division - Date: 11/19/2014



Stream Determination Status Map

- Verified Soils Streams
- Unverified Soils Streams
- Verified USGS Streams
- Unverified USGS Streams
- Culverts
- 2-foot Contours - 2004
- 10-foot Contours - 2004
- OC Parcel Info
- USGS Waterbodies
- Buildings
- Streets

Streams Needing a Site Visit

- No Channel
- Ephemeral Stream
- Intermittent Stream
- Not-Perennial Stream
- Perennial Stream
- Unknown

Streams Not Needing a Site Visit

- Outside Jurisdiction
- No Channel
- Ephemeral Stream
- Intermittent Stream
- Perennial Stream

Waterbodies - No Site Visit

- Other Waterbodies
- Wetlands
- Lakes
- Wide Streams

Waterbodies - Need Site Visit

- Waterbodies - Need Site Visit
- 150ft buffer Needs Stream Determ
- Jordan_Buffers

Map prepared by
Chapel Hill Pub. Works
Stormwater Division
Date: 11/10/2014

The Town Manager hereby certifies that a surety bond of a satisfactory amount has been posted with the Town of Chapel Hill, guaranteeing that all improvements will be installed as specified by the approved preliminary plat for GREENWOODS Subdivision within 730 days from this date.

Date: 10-24-84

No Certificate of Occupancy will be issued for any building on a lot shown on this plat until the Town of Chapel Hill has approved as complete improvements necessary to serve the lot as shown on the approved plans or otherwise approved by the Town.

The undersigned owner hereby freely dedicates all rights-of-way, easements, streets, recreation area, open space, common area, utilities, and other improvements to public or private common use as noted on this plat, and further assumes full responsibility for the maintenance and control of said improvements until they are accepted for maintenance and control by an appropriate public body or, by an incorporated neighborhood or homeowners association or similar legal entity.

SKYE LOCH HOMES CORP.
PRESIDENT
ATTEST SECRETARY
Date: 10/23/84

NORTH CAROLINA, Durham COUNTY

This is to certify that on the 23rd day of October 1984 before me personally came Milton Terrell Jr. with whom I am personally acquainted, who, being by me duly sworn, says that he is the President, and that Donald H. Langhner is the Secretary of Skye Loch Homes Corp. the corporation described in and which executed the foregoing instrument; that he knows the common seal of said corporation; that the seal affixed to the foregoing instrument is the common seal and the name of the corporation was subscribed thereto by the President, and that said President and Secretary, subscribed their names thereto and the common seal was affixed, all by order of the Board of Directors of said corporation, and that the said instrument is the act and deed of the corporation.

My Commision Expires: May 28, 1985
Virginia W. Pennell
NOTARY PUBLIC

VIRGINIA W. PENNELL NOTARY PUBLIC DURHAM COUNTY, N.C.

VICINITY MAP
NOT TO SCALE

The undersigned owner hereby freely dedicates all rights-of-way, easements, streets, recreation area, open space, common area, utilities, and other improvements to public or private common use as noted on this plat, and further assumes full responsibility for the maintenance and control of said improvements until they are accepted for maintenance and control by an appropriate public body or, by an incorporated neighborhood or homeowners association or similar legal entity.

Witness my hand and seal, this the 4th day of October 1984.

ATTEST
Secretary, Asst. V.
President

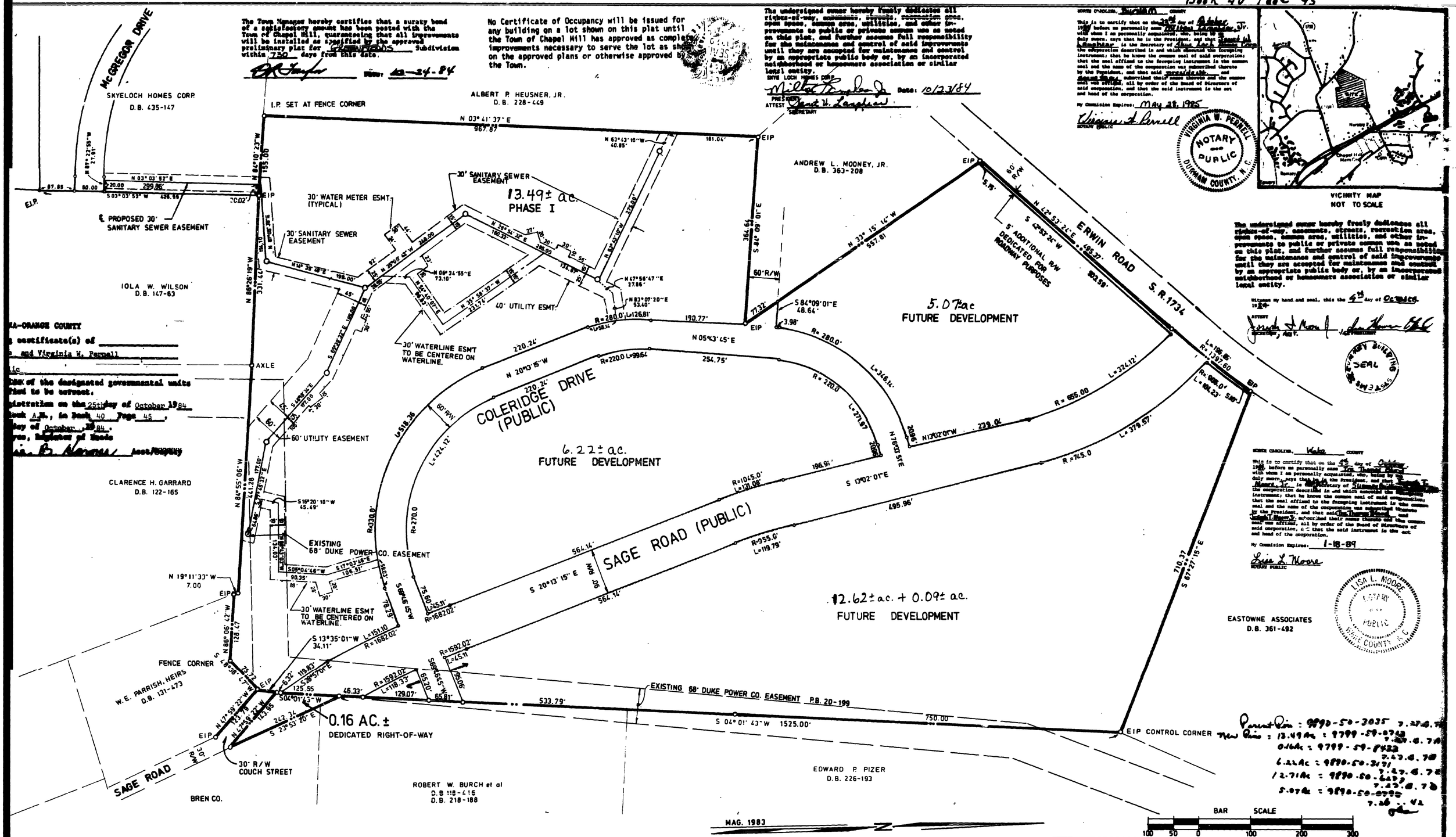
SUMMEY BUILDING SYSTEMS SEAL

NORTH CAROLINA, Wake COUNTY

This is to certify that on the 4th day of October 1984 before me personally came Jerry Thomas Summey with whom I am personally acquainted, who, being by me duly sworn, says that he is the President, and that Thomas L. Summey, Jr. is the Secretary of Summey Building Systems, Inc. the corporation described in and which executed the foregoing instrument; that he knows the common seal of said corporation; that the seal affixed to the foregoing instrument is the common seal and the name of the corporation was subscribed thereto by the President, and that said Jerry Thomas Summey and Thomas L. Summey, Jr. subscribed their names thereto and the common seal was affixed, all by order of the Board of Directors of said corporation, and that the said instrument is the act and deed of the corporation.

My Commision Expires: 1-18-89
Lisa L. Moore
NOTARY PUBLIC

LISA L. MOORE NOTARY PUBLIC WAKE COUNTY, N.C.



Provided that this plat be recorded within 30 days of final approval; Approved by Town Manager.
Date: 10-24-84

NORTH CAROLINA, Chatham COUNTY

I, Jerry W. Davis certify that this map was drawn under my supervision from an actual survey made by me (or under description recorded in Book ___, Page ___; that the error of closure as calculated by latitudes and departures is 1:19000+ that the boundaries not surveyed are shown as broken lines plotted from information found in Book ___, Page ___; that this map was prepared in accordance with G.S. 47-30 as amended. Witness my hand and seal this 5th day of October AD 1984.

REGISTERED SURVEYOR

NORTH CAROLINA REGISTERED SEAL L-2700 JERRY W. DAVIS

NORTH CAROLINA, Wake COUNTY

I, Lisa L. Moore, a Notary Public for said County and State do hereby certify that Jerry W. Davis personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal this the 5th day of October, 1984.

Lisa L. Moore
NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-18-89

LISA L. MOORE NOTARY PUBLIC WAKE COUNTY, N.C.

Road rights of way 6.22± ac. total

TOTAL AREA - 43.67 AC.±

REFERENCES:
TM. 27-B-7
D.B. 131-520
" 117-81
" 117-82
" 123-167
" 126-5

REVISED: OCT. 18, 1984

The property shown on this plat is located entirely within the Chapel Hill Planning Jurisdiction and is not subject to NCDOT approval.

PROPERTY OF
SUMMEY BUILDING SYSTEMS, INC.
CHAPEL HILL TWP. ORANGE COUNTY, NORTH CAROLINA

DESIGNED BY J.W.D.	— FINAL PLAT —	SHEET NO. JERRY W. DAVIS R.L.S. L-2700
DRAWN BY J.B.		
SCALE 1" = 100'		
DATE REVISED MARCH 1984		PROJECT NO. SUM-8301

OWNER
SUMMEY BUILDING SYSTEMS, INC.
P.O. 497
DALLAS, NORTH CAROLINA

THE JOHN R. McADAMS COMPANY, INC.
P.O. BOX 2896
CHAPEL HILL, N.C. 27514
OFFICES: 100 HAYES BUILDING, GLEN LENNOX CENTER, (919) 967-7079

Machines
ors • Typewriters
ping Machines
DURHAM TYPEWRITER SALES
2697 CHAPEL HILL BLVD.
489-5481
ALWAYS GIVING EXTRA VALUE!

18 x

Book 40 Page 45

USGS 24K Topographic / County Soil Survey Maps

Site Parcel Boundary

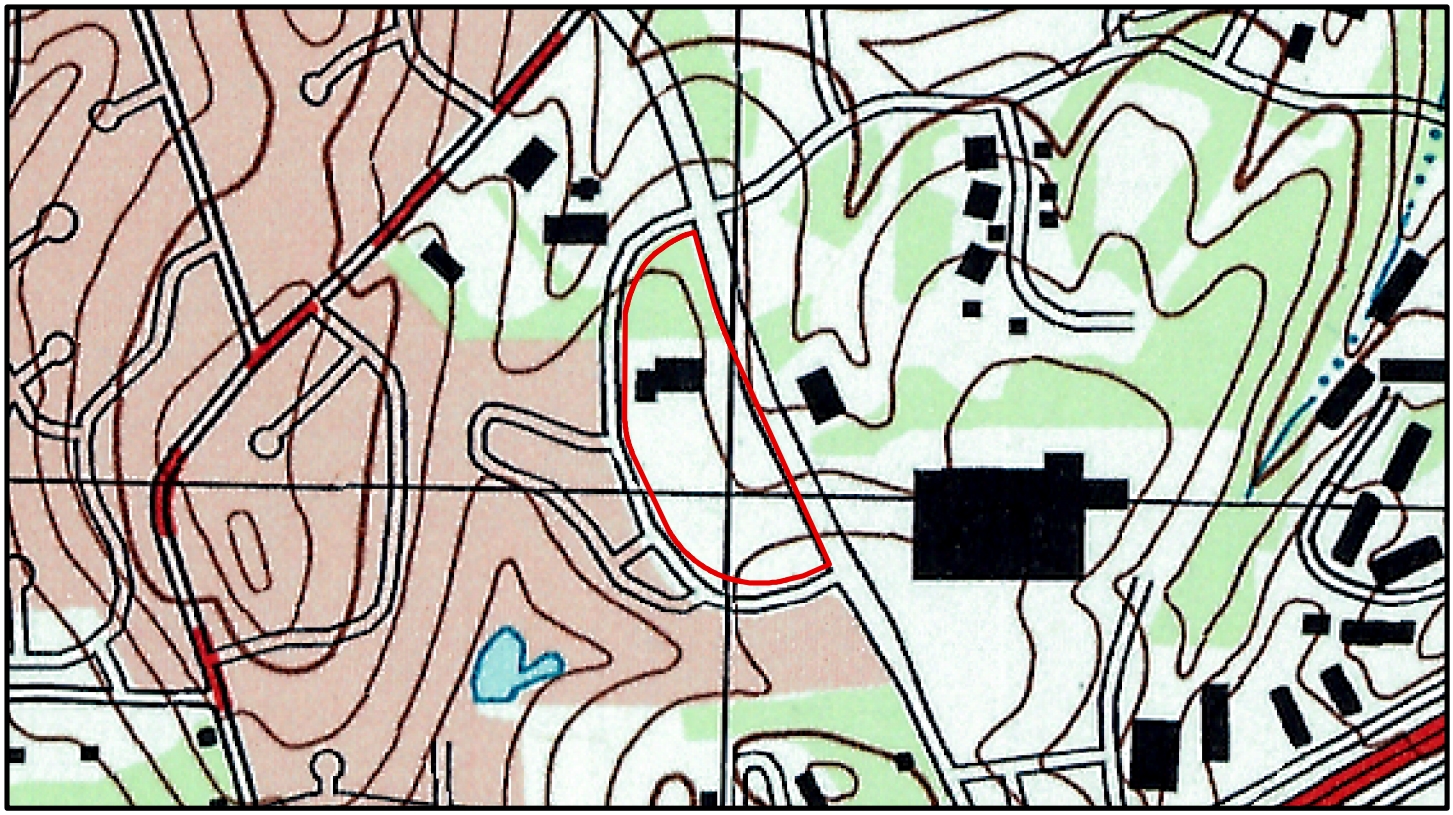
0 150 300 450 600 Feet

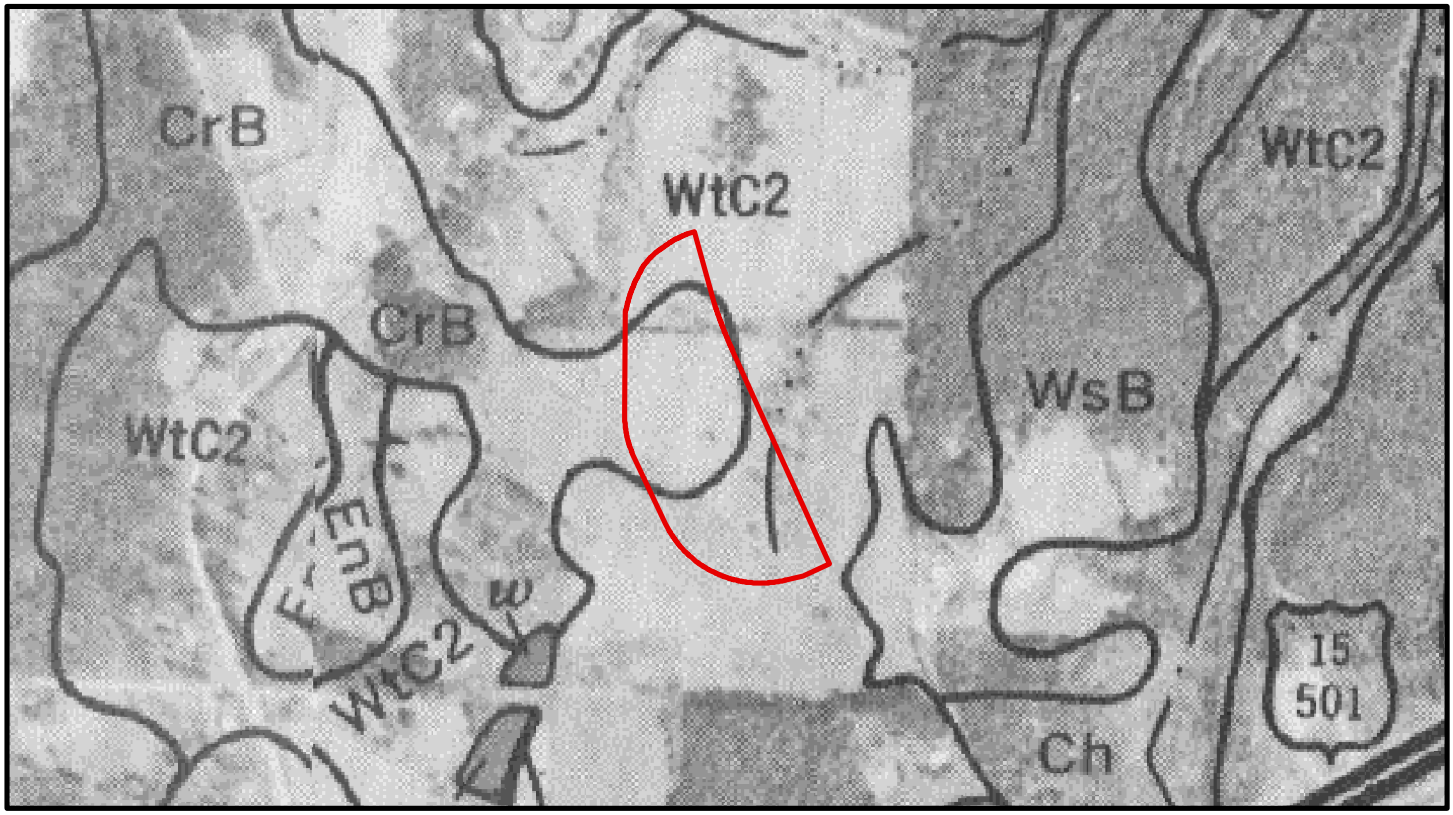
1 inch = 500 feet

Address: 200 Sage Road

Parcel ID: 99890-50-3171

Created by Town of Chapel Hill Public Works Department - Stormwater Management Division- 11/19/2014





Coulter | Jewell | Thames, PA

111 WEST MAIN STREET
DURHAM, NORTH CAROLINA 27701

Planning for the Future

SPECIAL USE PERMIT application

RESPONSE TO CDC/TC CONCEPT PLAN COMMENTS

GRACE CHURCH - CHAPEL HILL, NC
November 24, 2014

Submitted by: **Coulter Jewell Thames PA**
Patrick Morgan-architect

The following are responses to comments received from the Apr. 16, 2014 **Community Design Commission** and their review of the Concept Plan for the above referenced project:

- Comment
- ➢ Applicant Response at this time.

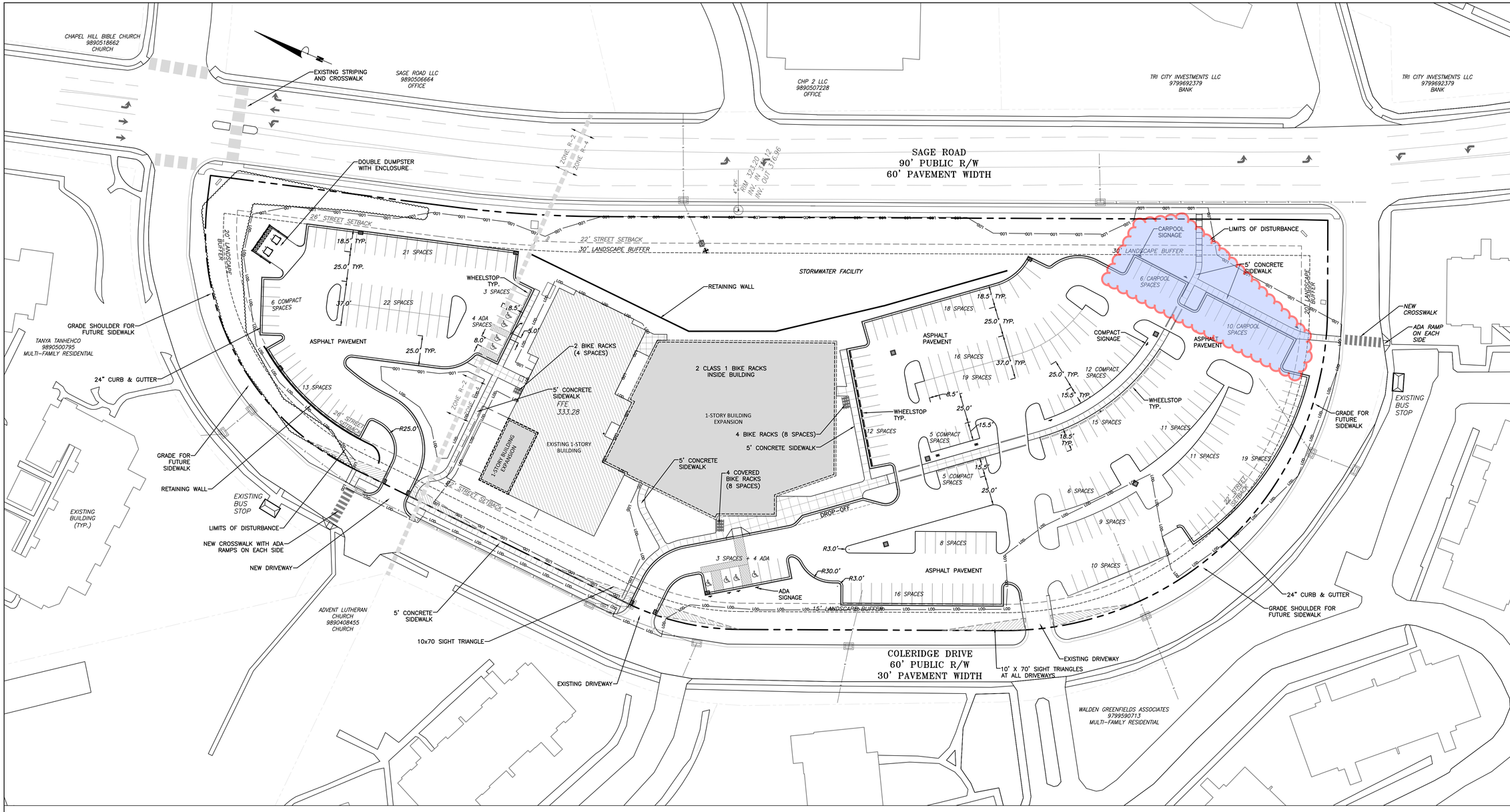
- *Enhance buffering along Sage and Coleridge Roads.*
  - ➢ The project will be providing extensive landscape plantings along both Sage and Coleridge Roads. This will be provided by meeting both the streetscape buffer standards as well as the 40% tree canopy requirements, both of which will require significant plantings. The plans that were presented to the CDC did not fully illustrate these proposed buffer plantings.
- *Proposed architecture doesn't match existing.*
  - ➢ The architecture has been revised to better blend with the existing building. Although the SUP does not provide additional architectural detail, this comment, as well as others, were noted and incorporated into the building elevations.
- *Existing parking lot under-used.*
  - ➢ The church has provided actual parking numbers for Sunday services that warrant the parking requirements. The church continues to pursue alternate off-site parking options, including shuttles and shared lots. The church is very active during the week and weeknights with community classes, seminars, and meetings and although we

understand these community outreach events do not fill the parking lots sized for Sunday services, they do utilize parking 7 days a week. The fore mentioned landscape improvements will both screen and shade the new parking lot areas.

- *Underground stormwater facility will allow for additional tree plantings.*
  - We feel site has ample area for landscape plantings, particularly around the perimeter. If the church paid the significant premium for underground stormwater treatment, they would prefer to place additional parking in the area of the proposed stormwater pond.
- *Look for creative ways to keep parking down.*
  - As mentioned above, the church continues to investigate off-site and shared parking arrangements. The church is proposing 320 spaces, which is below the 425 maximum that could be proposed.

The following are applicant noted comments (official comments have not been transmitted to date) and responses received from the Sept. 15, 2014 **Town Council** and their review of the Concept Plan for the above referenced project:

- *Would it help to align the project driveway on Coleridge Road with the apartments across the street?*
  - If the driveway is to be rebuilt, then aligning the opposite driveways may make sense. The existing driveway is not currently proposed to be moved.
- *Could a driveway be provided directly onto Sage and would that help with traffic?*
  - The applicant welcomes Town transportation staff's position on this option. The double intersections on Coleridge onto Sage Road helps divide traffic in two directions and providing a direct access may create more of a traffic problem than the existing condition.
- *Consider offsite shared parking options:*
  - The applicant is continue to explore options for this and will provide additional information on the result on these efforts at a later date. This has been a strategy of the churches in the past and has been met with mixed results.
- The Town should look into bus service on Sundays to make this an option for not only this church, but others as well.
  - The applicant supports this option.
- The applicant should work with the Town on pedestrian crossing improvements of Sage Road to make shared parking on the east side of Sage Road more viable.
  - The applicant will discuss options with Chapel Hill Public Works and Transportation staff.
- Has the applicant considered making the parking lot available for park-n-ride services?
  - The applicant is agreeable to making there parking lot available during the week for uses that will utilize the parking lot and provide a service for the town.



1/C200
SITE LAYOUT PLAN
SCALE: 1"=40'

site plan notes

1. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
2. DIMENSIONS TO BUILDING WALL ARE TO FACE OF WALL AT FINISH GRADE. DIMENSIONS TO CURB ARE TO FACE OF CURB.
3. LAY OUT IMPROVEMENTS FOR THE CIVIL ENGINEER'S OR LANDSCAPE ARCHITECT'S REVIEW PRIOR TO BEGINNING CONSTRUCTION.
4. REFERENCE ARCHITECTURAL DRAWINGS FOR BUILDING LAYOUT INFORMATION.
5. ADA PARKING SPACES SHALL BE SIGNED WITH TYPE R7-8 OR R7-8A RESERVED PARKING SIGN AND R7-8D MAXIMUM FINE SIGN PER GS 20-37.6 OF THE NORTH CAROLINA HANDICAP CODE. ADA RAMPS SHALL HAVE RAMP SURFACES COVERED WITH DETECTABLE WARNING PATTERN PER ADA STANDARDS.
6. REFERENCE EXISTING CONDITION / DEMOLITION PLAN SHEETS C100 FOR EXTENT OF DEMOLITION AND REMOVAL OF CURB AND GUTTER, DRIVEWAYS, PAVEMENT, BOLLARDS, WALKWAYS, UTILITIES, AND VEGETATION.
7. BY ORANGE COUNTY ORDINANCE, CLEAN WOOD WASTE, SCRAP METAL AND CORRUGATED CARDBOARD, ALL PRESENT IN CONSTRUCTION WASTE, MUST BE RECYCLED.
8. BY ORANGE COUNTY ORDINANCE, ALL HAULERS OF CONSTRUCTION WASTE MUST BE PROPERLY LICENSED.
9. PRIOR TO ANY DEMOLITION OR CONSTRUCTION ACTIVITY ON THE SITE THE APPLICANT WILL HOLD A PRE-DEMOLITION/PRE-CONSTRUCTION CONFERENCE WITH THE COUNTY'S SOLID WASTE STAFF. THIS MAY BE THE SAME MEETING HELD WITH OTHER DEVELOPMENT OFFICIALS.
10. THE PRESENCE OF ANY ASBESTOS CONTAINING MATERIAL ("ACM") OR OTHER HAZARDOUS MATERIALS IN CONSTRUCTION AND DEMOLITION WASTE SHALL BE HANDLED IN ACCORDANCE WITH ANY AND ALL LOCAL, STATE, AND FEDERAL REGULATIONS AND GUIDELINES.
11. MASONRY WALLS WILL NOT BE REPAIRED BY THE TOWN RESULTING FROM MAINTENANCE ON TOWN OF CARY AND OWASA MAINTAINED UTILITIES.

40 0 40 80 120
Scale 1" = 40'

LEGEND

Water Valve	WV	Light Pole	LP
Curb Inlet/Catch Basin		Sewer Cleanout	CO
Mail Box	MB	Flared End Section	
Traffic Signal Box	TSB	Gas Valve	GV
Electric Transformer		Existing Iron Pipe (3/4" unless noted)	
Electric Junction Box		1/2" Iron Pipe Set	IPS
Gas Meter		Existing PK Nail	PK
Sanitary Sewer Manhole		PK Nail Set	PKS
Storm Sewer Manhole		Computed Point	
Telephone Manhole		Concrete Monument	
Electric Manhole		Tree Line	
Sign		Fence	
Telephone Pedestal	TEL	Underground Electric	
Fire Hydrant		Underground Telephone	
Post Indicator Valve	PIV	Gas Line	
Water Manhole		Water Line	
Water Meter		Overhead Utilities	
Hot Box	HB	Storm Sewer	
Utility Pole		Sanitary Sewer	
		Guard Rail	
		Building Wall	

Coulter Jewell Thames P.A.
ENGINEERING, PLANNING, LANDSCAPE ARCHITECTURE
NC BOARD OF EXAMINERS FOR ENGINEERS & SURVEYORS LICENSE NO. C-1209
111 West Main Street
Durham, N.C. 27701
p 919.682.0368
f 919.688.5646
www.cjtpa.com

Project:

GRACE CHURCH EXPANSION

200 SAGE ROAD
CHAPEL HILL, NC 27514

ORANGE COUNTY
NORTH CAROLINA

PIN: 9890503171

NORTH CAROLINA PROFESSIONAL SEAL LANDSCAPE ARCHITECT 1268 JEREMY S. ANDERSON
6 FEB 2015

PRELIMINARY
NOT FOR CONSTRUCTION

Job Number: 1339

Drawn	JSA, TRM, CLJ, MTC
Checked	JSA, CBM
Date	11-24-2014
Revisions	02-06-2015
	TOWN COMMENTS

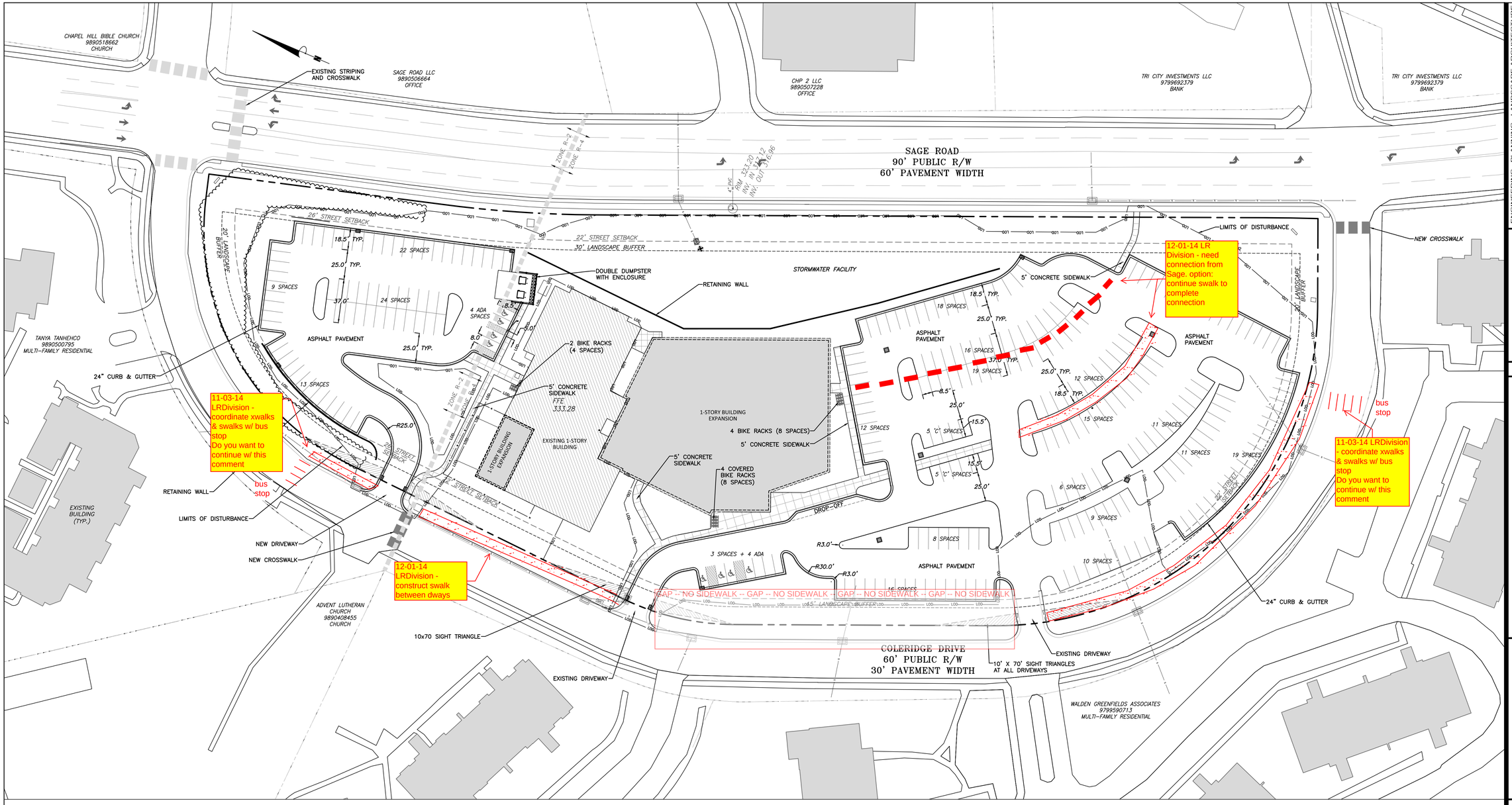
SPECIAL USE PERMIT

Sheet Title:

SITE LAYOUT PLAN

Sheet Number

C200



1/C200
SITE LAYOUT PLAN
SCALE: 1"=40'

site plan notes

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40 0 40 80 120
Scale 1" = 40'

LEGEND

Water Valve		Light Pole	LP
Curb Inlet/Catch Basin		Sewer Cleanout	CO
Mail Box	MB	Flared End Section	
Traffic Signal Box	TSB	Gas Valve	GV
Electric Transformer	T	Existing Iron Pipe (3/4" unless noted)	
Electric Junction Box	E	1/2" Iron Pipe Set	IPS
Gas Meter	G	Existing PK Nail	PK
Sanitary Sewer Manhole	S	PK Nail Set	PKS
Storm Sewer Manhole	S	Computed Point	
Telephone Manhole	T	Concrete Monument	
Electric Manhole	E	Tree Line	
Sign		Fence	
Telephone Pedestal	TEL	Underground Electric	UE
Fire Hydrant		Underground Telephone	UT
Post Indicator Valve	PIV	Gas Line	GAS
Water Manhole	W	Water Line	W
Water Meter	W	Overhead Utilities	OU
Hot Box	HB	Storm Sewer	S
Utility Pole		Sanitary Sewer	SS
		Guard Rail	
		Building Wall	

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NORTH CAROLINA LANDSCAPE ARCHITECT LICENSE 1268 JEREMY S. ANDERSON
11.24.2014

Project:

GRACE CHURCH EXPANSION

200 SAGE ROAD
CHAPEL HILL, NC 27514

ORANGE COUNTY
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PIN: 9890503171

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Date	11-24-2014
Revisions	

SPECIAL USE PERMIT

Sheet Title:

SITE LAYOUT PLAN

Sheet Number

C200

GRACE NEW TESTAMENT CHURCH EXPANSION

TRAFFIC IMPACT STUDY

EXECUTIVE SUMMARY

Prepared by:

HNTB North Carolina, PC

343 East Six Forks Road
Suite 200
Raleigh, NC 27609

NCBELS License #: C-1554

GRACE NEW TESTAMENT CHURCH EXPANSION

TRAFFIC IMPACT STUDY

EXECUTIVE SUMMARY

Prepared for:

The Town of Chapel Hill

Public Works Department
Traffic Engineering Division

Prepared by:

HNTB North Carolina, PC

343 East Six Forks Road
Suite 200
Raleigh, NC 27609

NCBELS License #: C-1554

January 2015

NORTH CAROLINA PROFESSIONAL SEAL 026810 ENGINEER CRAIG R SCHEFFLER

1-20-15

EXECUTIVE SUMMARY

Project Overview

[illegible]

[illegible]

[illegible]

[illegible]

- [illegible]
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- [illegible]
- [illegible]
- [illegible]

[illegible]

Existing Conditions

Study Area

[illegible]

[illegible]

Site Traffic Generation

[illegible] **Table ES-1** [illegible] *Institute of Transportation Engineers (ITE) Trip Generation Manual, Version 9* [illegible]

Table ES-1
Weekday and Sunday Trip Generation Summary
Grace New Testament Church

Trip Generation Source – New Net Trips Due to Expansion	Weekday							Sunday			
	Daily Total	AM Peak Hour			PM Peak Hour			Daily Total	AM Peak Hour		
		Enter	Exit	Total	Enter	Exit	Total		Enter	Exit	Total
ITE Tr[illegible] M[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

[illegible] ITE [illegible]

Background Traffic

[illegible]

Impact Analysis

Peak Hour Intersection Level of Service (LOS)

[illegible]

[illegible] **Table ES-2** [illegible]

Table ES-2. Grace New Testament Church Expansion
LOS and Delay (Seconds/Vehicle) Summary

Intersections	Peak Hour	2014 Existing		2017 No-Build		2017 Build		2017 Mitigated	
		LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
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[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

BOLD/ITALICS – [illegible] TIS [illegible]

Access Analysis

[illegible]

[illegible] *NCDOT Policy on Street and Driveway Access to North Carolina Highways* [illegible] *Town of Chapel Hill Design Manual.* [illegible]

[illegible]

[illegible]

Signal Warrant Analysis

[illegible] *2009 Manual on Uniform Traffic Control Devices (MUTCD)* [illegible]

Other Transportation-Related Analyses

[illegible] **Table ES-3** [illegible]

Table ES-3. Other Transportation-Related Analyses

Analysis	Comment
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]

Table ES-3. (Continued) Other Transportation-Related Analyses

Analysis	Comment
[illegible]	[illegible]

Mitigation Measures/Recommendations

Planned Improvements

[illegible]

Background Committed Improvements

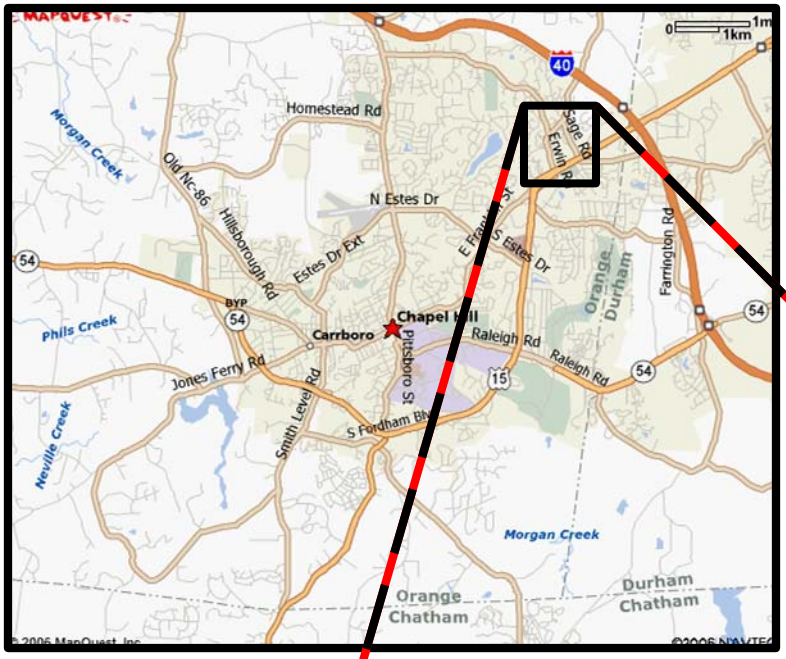
[illegible]

Applicant Committed Improvements

[illegible]

Necessary Improvements

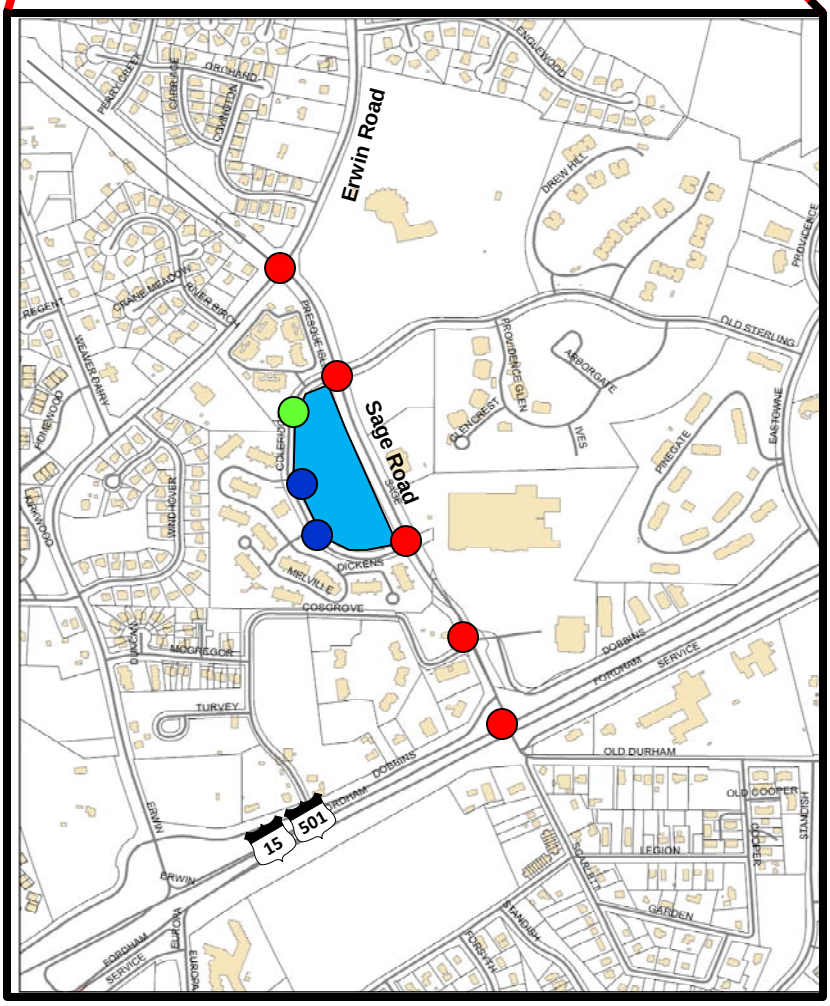
[illegible] **Figure ES-3** [illegible]



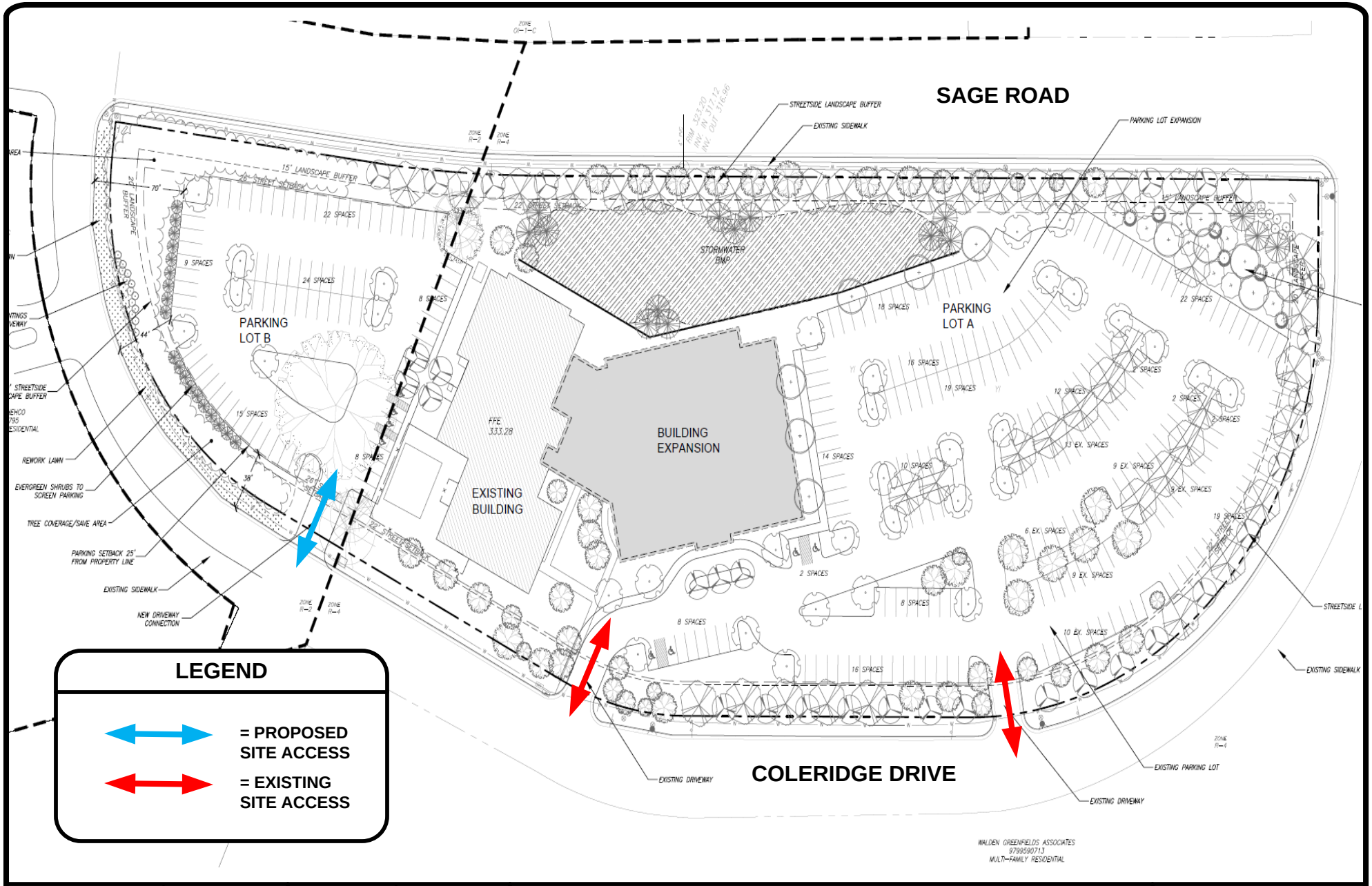
LEGEND

- = Existing Building Footprint
- = Existing Study Area Intersection
- = Existing Site Driveway
- = Proposed Site Driveway
- = Proposed Site Parcel

NOT TO SCALE



HNTB	TOWN OF CHAPEL HILL	**Grace New Testament Church Expansion** **Traffic Impact Study**	DATE: □□□□r□□□□□
		PROJECT STUDY AREA MAP	**FIGURE ES-1**



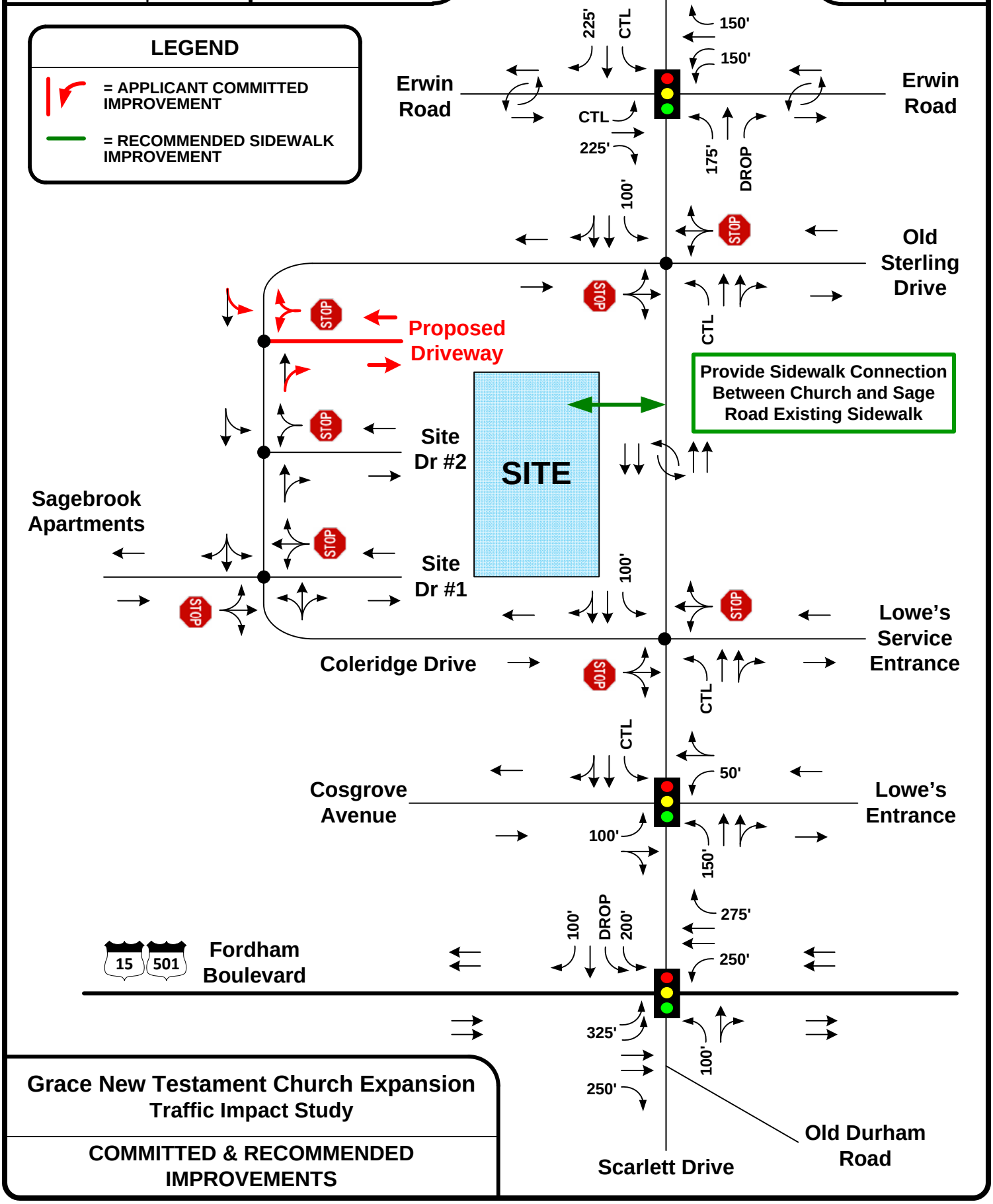
HNTB	TOWN OF CHAPEL HILL		NOT TO SCALE	**Grace New Testament Church Expansion** **Traffic Impact Study**	DATE: □□□□r□□□□□
				SITE CONCEPT PLAN	**FIGURE ES-2**

HNTB

DATE: □□□□r□□□□□

FIGURE ES-3

NOT TO SCALE



Grace New Testament Church Expansion
Traffic Impact Study

COMMITTED & RECOMMENDED IMPROVEMENTS

Prepared by: Beverly Kawalec, Town of Chapel Hill Planning Department

BOOK 1693 PAGE 102

Return to: **TOWN OF CHAPEL HILL**

306 NORTH COLUMBIA STREET
CHAPEL HILL, NORTH CAROLINA 27516
Telephone (919) 968-2728

FILED
27 FEB 1998, at 12:53:55pm
Book 1693, Page 102 - 105
Betty June Hayes,
Register of Deeds,
Orange County, N. C.

ORANGE COUNTY NORTH CAROLINA

SPECIAL USE PERMIT

KNOW ALL MEN BY THESE PRESENTS, that the undersigned property owner(s) Grace New Testament Church having applied to the Town of Chapel Hill for a Special Use Permit for the use and development of the property hereinafter described, the same was granted by the Town of Chapel Hill on May 8, 1995, the terms of which are as follows:

NAME OF PROJECT: Grace New Testament Church

NAME OF DEVELOPER: Mr. Dan Jewell, Young Jewell and Associates

THIS PERMIT IS BEING RECORDED TO CORRRECT PERMIT RECORDED IN BOOK1393, PAGE 536.

DESCRIPTION OF PREMISE

LOCATION: West side of Sage Road between the Coleridge Drive loop

TAX MAP REFERENCE : Chapel Hill Township Tax Map 27, Block B, Lot 7C

9890-50-3171 MAB

DESCRIPTION OF DEVELOPMENT

GROSS LAND AREA: 298,373 square feet

OPEN SPACE: 268,873 square feet

NUMBER OF BUILDINGS: 1

LIVABILITY SPACE: 170,973 square feet

FLOOR AREA: 46,500 square feet

NUMBER OF PARKING SPACES: 237 spaces (up to 49 of the spaces off-site)

SPECIAL TERMS AND CONDITIONS

Development according to the Site Plan dated February 17, 1995 on file in the Chapel Hill Planning Department and according to the special terms and conditions set forth below:

Stipulations Specific to the Development

1. That construction begin by May 8, 1997 (two years from the date of Council approval) and be completed by May 8, 2005 (ten years from the date of Council approval).

2. That this site shall not be used for child daycare facilities, or elementary or secondary schools, as defined in the Town's Development Ordinance.

3. Combined Parking Requirement: That the applicant demonstrate to the Town Manager that the provisions of Article 14.6.3 regarding combined parking have been met prior to the issuance of a Zoning Compliance Permit.

Stipulations Related to State and Federal Government Approvals

4. State or Federal Approvals: That any required State or Federal permits or encroachment agreements be approved and copies of the approved permits and agreements be submitted to the Town of Chapel Hill prior to the issuance of a Zoning Compliance Permit.

Stipulations Related to Landscape Elements

5. Landscape Plan Approval: That a Type C buffer (minimum width 30') be provided along the Coleridge Road frontage; and a Type D buffer (minimum width 30') be provided along the Sage Road frontage.

That a detailed landscape plan, landscape maintenance plan, and lighting plan be approved by the Appearance Commission prior to issuance of a Zoning Compliance Permit.

Stipulations Related to Building Elevations

6. Building Elevations: That detailed building elevations be approved by the Appearance Commission prior to issuance of a Zoning Compliance Permit.

Stipulations Related to Water, Sewer and Other Utilities

7. Utility/Lighting Plan Approval: That the final utility and lighting plan be approved by the Orange Water and Sewer Authority, Duke Power, Cablevision, the Public Service Company, Southern Bell, and the Town Manager before issuance of a Zoning Compliance Permit.

8. Fire Flow: That a fire flow report prepared by a registered professional engineer, showing that flows meet the minimum requirements of the Design Manual, be approved prior to issuance of a Zoning Compliance Permit.

Miscellaneous Stipulations

9. Solid Waste Management Plan: That a solid waste management plan, including a recycling plan and plan for management of construction debris, be approved by the Town Manager prior to the issuance of a Zoning Compliance Permit.

10. Detailed Plans: That final detailed site plan, grading plan, utility/lighting plans, stormwater management plan (with hydraulic calculations), landscape plan and landscape maintenance plan and landscape protection plan be approved by the Town Manager before issuance of a Zoning Compliance Permit, and that such plans conform to the plans approved by this application and demonstrate compliance with all applicable conditions and the design standards of the Development Ordinance and the Design Manual.

11. Erosion Control: That a soil erosion and sedimentation control plan be approved by the Orange County Erosion Control Officer and the Town Manager before issuance of a Zoning Compliance Permit.

12. Silt Control: That the applicant take appropriate measures to prevent and remove the deposit of wet or dry silt on nearby paved roadways.

13. Continued Validity: That continued validity and effectiveness of this approval is expressly conditioned on the continued compliance with the plans and conditions listed above.

14. Non-severability: If any of the above conditions is held to be invalid, approval in its entirety shall be void.

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ORANGE COUNTY BOOK 1693 PAGE 104 NORTH CAROLINA

IN WITNESS WHEREOF, the Town of Chapel Hill has caused this instrument to be executed in its name as evidence of the issuance of said permit, and the undersigned being all of the property owners of the property above described, have executed this instrument in evidence of their acceptance of said Special Use Permit as covenant running with the land.

ATTEST

Town Clerk

The Town of Chapel Hill

By W. Calvin Horton

Town Manager

KB RDK

ACCEPTED

Owner

Owner

ATTEST

Secretary

GRACE NEW TESTAMENT CHURCH, INC.

Corporate Name

By James M. Pekelo

VICE PRESIDENT

ORANGE COUNTY NORTH CAROLINA

I, Diana D. Harris, a Notary Public in and for said County and State do hereby certify that W. Calvin Horton, Town Manager of the Town of Chapel Hill, and Peter M.J. Richardson, CMC, Town Clerk, duly sworn says each for himself that he knows the corporate seal of the Town of Chapel Hill and that the seal affixed to the foregoing instrument is the corporate seal of the Town of Chapel Hill, that W. Calvin Horton, Town Manager of said Town of Chapel Hill, and Peter M.J. Richardson, CMC, Town Clerk for the Town of Chapel Hill, subscribed their names thereto, that the corporate seal of the Town of Chapel Hill was affixed thereto, all by virtue of a resolution of the Chapel Hill Town Council, and that said instrument is the act and deed of the Town of Chapel Hill.

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal this the 23rd day of February, 1998.

Diana D. Harris

Notary Public

My commission expires: 10-5-98

ORANGE COUNTY NORTH CAROLINA

I, _____, a Notary Public in and for said State and County do hereby certify that _____ owners, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my Hand and Notarial Seal, this _____ day of _____, 19_____

BOOK 1693 PAGE 105 _____
Notary Public

My commission expires: _____

ORANGE COUNTY NORTH CAROLINA

THIS 26th day of February, 1998, personally come before me, Donna Leigh Haskins, a Notary Public of Orange County, North Carolina, Brian Prescott Ruff who being by me duly sworn, says that he knows the common seal of the Grace New Testament Church, Inc., and is acquainted with James M Reklin, who is VICE President of said corporation and he, Brian Prescott Ruff, who is Secretary of said corporation, and saw the vice President sign the foregoing instrument and he, the said Secretary, signed his name in attestation of the execution of said instrument in the presence of said Vice President of said corporation.

WITNESS my hand and Notarial Seal, this the 26th day of February, 1998.

DONNA LEIGH HASKINS
NOTARY PUBLIC
DURHAM COUNTY, N.C
My Commission Expires July 9, 2000

Donna Leigh Haskins
Notary Public

My commission expires: July 9, 2000

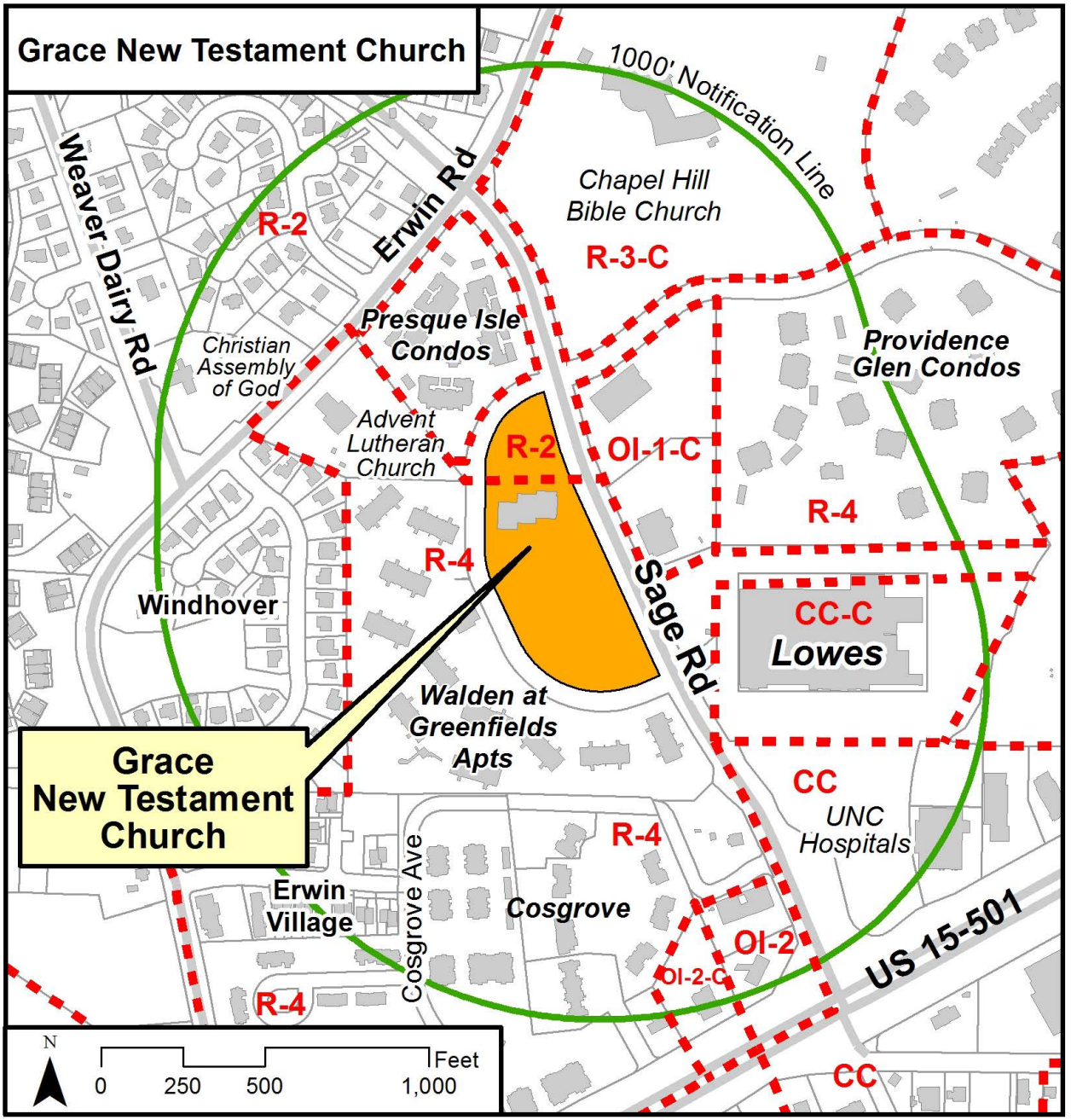
NORTH CAROLINA - ORANGE COUNTY

The foregoing certificate of Donna Leigh Haskins and Diana D. Harris, Notaries are ~~A Notary (or Notaries)~~ Public of the designated Governmental units [redacted] certified to be correct. Filed for registration this the 27th day of February 19 98, at 12:53:55 o'clock, P.M. in Record Book 1693 Page 102.

Return: _____

Betty June Hayes, Register of Deeds

By: Linda C Clayton
~~Assistant~~/Deputy
Register of Deeds


Grace New Testament Church
1000' Notification Line
Weaver Dairy Rd
Erwin Rd
R-2
Chapel Hill
Bible Church
R-3-C
Presque Isle
Condos
Christian
Assembly
of God
Providence
Glen Condos
Advent
Lutheran
Church
R-2
OI-1-C
R-4
R-4
Sage Rd
CC-C
Lowes
Windhover
Walden at
Greenfields
Apts
Grace
New Testament
Church
CC
UNC
Hospitals
R-4
Cosgrove Ave
Erwin
Village
Cosgrove
OI-2
OI-2-C
US 15-501
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