

TOWN OF CHAPEL HILL CONCEPT PLAN PROPOSAL

Applicant Information

Name: Lisa Fischbeck, Rector
Address: PO Box 9
City: Carrboro State: NC Zip: 27510
Phone (Work): (919) 219-4437 FAX: _____ E-Mail: lgf@nc.rr.com

Property Owner Information (included as attachment if more than one owner)

Name: The Episcopal Church of the Advocate Phone (919) 219-4437
Address: PO Box 9
City: Carrboro State: NC Zip: 27510

Development Information

Name of Development: The Episcopal Church of the Advocate

Parcel ID #: 9870-82-7443 Historic District: Yes No

Address/Location: 8410 Merin Road, Chapel Hill, NC 27516

Existing Zoning: R-1 (JPA) New Zoning District if Rezoning Proposed _____

Proposed Size of Development (Acres / Square Feet): 14.944 / 650,961
16.438 / 716,057

Permitted / Proposed Floor Area (Square Feet): 47,885 / 41,300

Minimum # Parking Spaces Required: 55/139 #Proposed 141

Proposed Number of Dwelling Units: 0 # Units per Acre 0

Existing / Proposed Impervious Surface Area (Square Feet): 5,495 / 140,225
(134,730 new = 19.58%)

Is this Concept Plan subject to additional review by Town Council? Yes

Fee – See Planning Department Fee Schedule

Submittal schedule attached

The undersigned applicant hereby certifies that: a) the property owner authorizes the filing of this proposal b) authorizes on-site review by authorized staff; and c) to the best of his/her knowledge and belief, all information supplied with this proposal is true and accurate.

Signature: Barbara John Rowan Date: 11-16-08

TOWN OF CHAPEL HILL

Presentations must be kept under 15 minutes as required by Town Council

Church of the Advocate Compliance with Comprehensive Plan Themes

1. ***Maintain the Urban Services/Rural Buffer Boundary:*** This policy was established in 1986 and has helped the community avoid the patterns of sprawl that characterize many high-growth areas. Maintaining the integrity of this boundary is of paramount importance and sets the context for the rest of the plan.

Not Applicable

2. ***Participate in the regional planning process:*** Because of the growth of the region and its inevitable impact on Chapel Hill, the Town cannot afford to plan for its future in isolation from the region as a whole. Instead, the community needs to be actively represented in planning and decision-making at the regional level.

Not Applicable

3. ***Conserve and protect existing neighborhoods:*** Some residential neighborhoods will face pressures for infill development and redevelopment. This is especially true for neighborhoods immediately surrounding downtown and the main campus of the University of North Carolina at Chapel Hill (UNC). The character of these neighborhoods needs to be conserved.

We have invited all neighbors within 1000 feet to two (2) neighborhood meetings to advise them of our plans and intentions. Our plans and program have been well received by these neighbors and we have been encouraged by their support, their expressions of approval and by their constructive suggestions, especially their request that sufficient parking be provided on-site to avoid parking on the shoulder of Merin Road.

4. ***Conserve and protect the natural setting of Chapel Hill:*** The Town's beautiful natural environment, including open spaces, meadows, forested areas, scenic vistas, wildlife habitat, and creeks, lakes, and wetlands, is a key component of community character. While some of these areas are identified and protected, others need to be inventoried and guidelines established for their conservation.

The frontage of the parcel consists of an "orchard", with the existing building well set back from Homestead Road. Our proposal will preserve the "orchard" appearance. The building setback off Homestead will be increased, and the existing pond will be preserved. Overall, the amount of new impervious surface is very modest (19.6%). Some trees will be removed for construction and solar access, but almost all significant trees and most of those readily visible from roadways will be preserved.

5. ***Identify areas where there are creative development opportunities:*** Conversely, there are areas of Chapel Hill that represent opportunities for growth and/or redevelopment that support community objectives. Identification of these areas and consideration of creative new development forms, such as "mixed-use" and "conservation" developments, is an important part of achieving a positive future for Chapel Hill, in a manner that meets the needs of current and future residents and enhances community life.

Because of the low amount of impervious surface and preservation of existing viewscape, in many ways this proposal is a "conservation" development plan for this tract. It will

provide a great deal more conservation than if it were developed into 20 to 40 residential units, as allowed by the underlying zoning. The neighbors have commended our plans for helping to conserve and protect their existing neighborhood.

6. ***Encourage desirable forms of non-residential development.*** Maintaining a mix of private, non-residential uses (e.g., office, retail, and service establishments) is important to the future health and economic vitality of the community. In addition to augmenting the tax base, appropriate forms of non-residential development can help achieve such objectives as making it easier for people to live and work in Chapel Hill, increasing local shopping opportunities, and supporting mixed-use development forms.

We believe our proposal firmly complies with this theme. Along Homestead Road, there is or will be a variety of residential and non-residential uses: commercial, governmental, community, public safety, public park, and now a worship facility. We believe our proposal will help maintain a diversity of residential and non-residential uses along Homestead Road.

7. ***Create and preserve affordable housing opportunities:*** The historic and valued diversity of Chapel Hill is threatened by a robust housing market that results in high housing costs. Aggressive intervention tactics can help ensure that some segments of Chapel Hill's housing stock will remain affordable to low, moderate, and middle income families in the future. By emphasizing affordable housing, the Town can help maintain Chapel Hill's traditional socio-economic diversity.

Not Applicable

8. ***Cooperatively plan with the University of North Carolina at Chapel Hill:*** The fulfillment of the missions of UNC and the UNC Health Care System will be accompanied by growth of those institutions. Good communication and cooperative planning are critical to assuring that this growth can be absorbed by and integrated into the surrounding community.

Not Applicable

9. ***Work toward a balanced transportation system:*** This plan suggests an aggressive, new approach to transportation. This approach shifts the emphasis from the automobile to other means of travel – walking, biking, transit, and park-and-ride – in order to achieve a community-wide, multi-modal transportation system. One positive result of efforts in this direction should be increased use of non-automobile forms of transportation. However, another result is likely to be increased levels of traffic congestion, as the emphasis shifts away from widening streets and accommodating automobiles as the top transportation priority.

Until Public transit is provided along Homestead Road, our proposed project will be served by auto, walking, biking and railroad. A future greenway trail will be nearby. We propose to provide a complete network of pedestrian and bike parking facilities to encourage the greatest possible multi-modal travel. We note that the use of this facility will not occur during congested weekdays nor during peak weekday travel hours.

10. ***Complete the bikeway/greenway/sidewalk systems:*** A major component of the new transportation approach is an aggressive program to complete Chapel Hill's town-wide network of sidewalks, bikeways, and greenways.

Our proposal extends public sidewalk along the Homestead Road and the Merin Road frontage and throughout the proposed campus.

11. *Provide quality community facilities and services:* With the continued growth of Chapel Hill and UNC, parts of the Town are developing a more urban character and form. This growth creates the need to develop or upgrade community facilities and services in order to provide the level of quality that citizens expect.

We believe our development fully complies with this theme. Worship facilities provide many benefits to our community and its citizens. Besides meeting their spiritual needs, worship facilities provide a wealth of community support, outreach, meeting spaces, sponsoring of community groups, all being important additions to community facilities and services. The Church of the Advocate will, as it grows, become a new leader in supporting our entire community and its people.

12. *Develop strategies to address fiscal issues:* Many of the recommendations of this plan require sound funding programs to ensure implementation. This fact, combined with a desire to maintain and improve the fiscal health of the community, suggests the need to develop specific strategies to allow us to identify how we will pay for what we want.

Not Applicable

Statement of Justification, Owner's Program and Statement of Compliance
Episcopal Church of the Advocate

A. Existing Use Summary and History Presented by the Church

The Episcopal Church of the Advocate was launched September 21, 2008 as a mission church of 50 people, sponsored by the three established Episcopal parishes in Orange County -- St. Matthew's in Hillsborough and The Chapel of the Cross and Church of the Holy Family in Chapel Hill. The Advocate was born of the health, vitality, and generosity of spirit of these three congregations, in order to respond to the growing population in Orange County and to provide a church home to those who may be drawn to being part of a new church community of the liturgical and sacramental tradition. We have, in a relatively short period of time and with a relatively small number of congregants, established ourselves in the Carrboro/Chapel Hill Community as a presence for ministry, service, advocacy, and prayer. We are known for our creative and engaging worship and for a spirit of inclusive hospitality.

Because we have not had our own land and building, we have rented space for worship and office. In our first year, 2003-2004, we rented worship space each Sunday afternoon from the Unity Center for Peace on Sewell School Road, around the corner from the Homestead Road site. When our congregation grew beyond 75 people, we needed more space for worship, and in 2004 we moved our Sunday worship to the Chapel Hill Kehillah, a synagogue on the corner of Mason Farm Road and Purefoy Road. Worshipping in a synagogue has further shaped our identity as a Christian community deeply committed to being engaged with people and the community beyond our selves, taking our part in "the repair of the world".

We also rent a small building at 403 West Weaver Street for office and other-than-Sunday-worship activities. From that building we have sponsored ESL classes and held book discussions, small prayers groups, Bible studies, and intimate music gatherings.

We are a community rooted in the ancient traditions, but clearly born in the 21st century. Our worship is "unplugged", with no amplification, and we love to sing a cappella. We meet for worship at 5 PM, and share supper together afterwards. We are likely to add a morning service as well in the year ahead. We are strongly committed to preserving and sustaining the environment and working to bring an end to racism and other injustices in our community and in our world. From the start we have participated in the work and ministry of the InterFaith Council and with Club Nova, a Carrboro-based program for severely and chronically mentally ill adults. We have also been involved from the ground up with the Orange County Organizing Committee, working to develop a broad-based organization of congregations and other non-profits to take collective action in the name of justice and the common good in Orange County. And we committed to "the Advocate Tithing", giving a minimum of one-tenth of all a pledged and plate offering to individuals and programs in need beyond "the walls" of the Advocate.

Now five years old, we are a congregation of about 160 people from 80 households, with average Sunday attendance of about 75. We are excited at the prospect of having land and buildings from which to do ministry, allowing us to grow more fully in every dimension. Our hope is to become a congregation of 400 or so, then to be part of starting another community of faith, elsewhere in the County. Our goal is not to become a large church, but to be a church large enough to be strong and stable, supporting one another and contributing actively and faithfully to the town, the county and the world of which we are a part.

B. Owner's Program

PHASE ONE: We will deconstruct the existing one-story 3,000 sq. ft. brick dwelling and build an approximately 3,000 sq. ft. state-of-the-art sustainably designed facility consisting of a Welcome Center, Administrative Offices and a 75-seat chapel. A new parking area will allow for 30 spaces, and will be screened from Homestead Road by a restored orchard. A pathway system around the existing pond will connect these features with the proposed new project, and with a playground located on the northwest side of the pond. Water and sewer will be on site.

PHASE TWO: The proposed project is a one-story 10,000 sq. ft. sustainably designed building accommodating worship space, fellowship space with a screened porch, a kitchen, restrooms, and classrooms. We believe this structure will respond to our commitment to affirm and welcome to our community and worship life, people of every kind of household and every stage of life and faith and doubt, our commitment to working for peace and justice in the world in which we live, our commitment to preserving the environment, and our commitment to reaching out to those who do not have a church home and who may not be drawn to a more traditional time or place of formality for worship.

The Episcopal Church of the Advocate formed a Steering Committee in May 2008, as well as Sub-Committees on Site Planning, Church Growth, and Congregational Engagement. It has been important to obtain and value input from all members of our congregation as we have undertaken this project, and the Steering Committee has encouraged their involvement at each step in the process.

We have held two meetings with people from surrounding neighborhoods, and have also incorporated their suggestions and addressed their concerns along the way.

The architect for the concept design phase of the project is Bruce Johnson-ARCHITECTURE, PA, a specialist in environmentally sensitive custom projects. He is the designer of our campus master plan, which reflects a multi-year, multi-phase development. We have worked closely with Bruce Johnson to assess the site, gather information, and develop a written program based upon our mission and vision. With this program as a reference for design decisions, specific uses of the property evolved and our concept plan emerged.

Innovative Design, Inc, a nationally recognized firm in the field of energy efficient sustainable architecture, has been retained as Architect of Record to prepare all construction documents necessary to obtain our building permits. Buildings for all phases of the proposed project will evaluate the cost/benefit and use of all types of sustainable, green design elements. These include, but are not limited to, passive and active solar space heating and domestic hot water, geothermal space heating and cooling, photovoltaic systems, daylighting systems, rainwater harvesting, use of reclaimed and recycled materials, and low voc finishes.

Water and sewer lines for the Phase Two building will be tied into the existing lines. Sidewalks will be installed along the Homestead Road frontage, and along the state-maintained portion of Merin Road.

A parking lot, located on the west side of the site and constructed in two sections divided by the Merin Road entrance, will hold 51 vehicle spaces, bicycle racks, and a Masonry Wall-screened dumpster and recycling area. This area is flanked by a 25-foot buffer on the west (along Merin Road) and an extensive planted landscape screen on the east. Mulched footpaths will connect all phases of the project, including Phase One, the Phase Two building, parking areas, playground, an al fresco chapel, and a contemplative labyrinth.

A 12,000 sq. ft. space will be cleared during Phase Two for a community garden, which will become a parking lot in Phase Three.

PHASE THREE: This long-term portion of the project provides for up to four buildings:

- (1) One-story community assembly and youth building – 6,500 sq. ft.
- (2) Two-story cottage/parsonage – 5,000 sq. ft.
- (3) Two-story non-profit office building for outreach – 12,000 sq. ft.
- (4) One-story retreat and education center – 5,000 sq. ft.

Parking will be extended to provide for an additional 60 vehicles, and will be screened by landscaping. Footpaths will continue to connect all areas.

C. Specific Criteria

The project has been designed and will be developed in accordance with the Town's Design Guidelines and with LUMO.

- A substantial buffer, preserving the “orchard” appearance, will be maintained along the Homestead Road Frontage. The closest development will be 200 feet from Homestead Road, and the majority of new development will occur 800 feet north of Homestead Road. Likewise, the two old barns and the pond will be preserved as much as possible and a good “viewscape” will be provided along Merin Road. The Church is studying the best way to preserve the two old barns.
- The buildings are oriented for the best solar access for heating and cooling and will front toward Homestead Road. Parking will be along the west and north sides, well shielded from Homestead Road.
- The existing pond and the associated RCD area will be preserved.
- The plan will provide easy circulation for refuse/recycling vehicles and adequate, dispersed entry/exit points for on-site traffic. Sufficient on-site parking will be provided to avoid the need for shoulder parking along Merin Road.
- Public water, sanitary sewer and sidewalk will be extended into this neighborhood along Merin Road, providing substantial benefits to the existing neighbors.
- The proposed use will provide a good transition from higher intensity uses to the east, as a form of protection to the Merin/Billabong neighborhood.
- The proposed use as a Place of Worship will have very low or no impact on schools, school traffic, weekday traffic, and public services.
- The development will have state-of-the art facilities for energy conservation, recycling, use of renewable and sustainable materials, and the conservation of valuable resources such as energy and water. Stormwater runoff will be effectively controlled. The existing RCD will be preserved and enhanced.
- Water Quality will be preserved by placing stormwater controls close to the source of runoff, by dispersing runoff and control facilities to the maximum extent possible and by using “low impact” methods such as rain gardens, bio-retention areas and the like, to treat and manage runoff.

D. Required Findings and Statement of Compliance

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”.

This development will bring OWASA public waterlines and public sewer lines into the Merin Road/Billabong neighborhood; this neighborhood has previously been served by wells and individual septic systems. Likewise, a public sidewalk will be extended. The proposed use as a Place of Worship is a permitted use in the R-1 district, with frontage on an arterial street, Homestead Road. Vehicular access will be off Merin at the one existing location and at two new locations along Merin, so as to provide the least amount of congestion along Merin Road. The plan purposes 141 on-site parking spaces, which the applicant believes will be sufficient to prevent any shoulder parking along Merin Road. In all aspects, by extending public utilities and sidewalks, and by providing sufficient on-site parking and access points, the development will promote public health, safety and welfare.

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 and the applicable specific standards contained in Article 6 and with all other applicable regulations”.

The applicant believes the development complies with all regulations and standards, as is not aware of any exceptions to Town standards or design guidelines that would be required for approval.

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 the use or development is a public necessity.”

While the use is not a public necessity, the development will provide substantial benefits to the neighborhood and especially to contiguous property. The site is surrounded by an arterial road to the south, low density residential to the west and north and a railroad and a townhouse development and Town Open Space to the east. As a Place of Worship, it will provide a good transition from higher density residential/railroad uses. The development will preserve the “orchard” viewscape along the Homestead Road frontage. The use as a Place of Worship will provide needed public utilities and sidewalks, but will not burden

schools or roadways, nor cause additional weekday congestion nor the need for new extensive public services.

FINDING #4

“That the use or development conforms with the general plans for the physical development of the Town as embodied in this Chapter and in the Comprehensive Plan”.

Places of Worship are permitted in this zone, adjacent to an arterial road.

The use will provide a good transition to help protect the Merin/Billabong neighborhood.

The “orchard” viewscape along Homestead Road will be preserved. Public Utilities and sidewalks will be extended into the neighborhood.

The development will have virtually no impact on schools, weekday traffic or public services. The proposed use is contemplated by the Comprehensive Plan and will be compatible with existing development and will be compatible with all surrounding properties.

CHURCH OF THE ADVOCATE CONCEPT PLAN

TOWN OF CHAPEL HILL NORTH CAROLINA

DRAWING INDEX

<u>SHEET</u>	<u>TITLE</u>
C-1	COVER
C-2	VICINITY MAP
C-3	SITE ANALYSIS
C-4	CONCEPTUAL SITE PLAN
C-5	CONCEPTUAL UTILITY PLAN
C-6	CONCEPTUAL TREE PROTECTION PLAN
A-1	BUILDING ELEVATIONS
A-2	BUILDING ELEVATIONS

SITE DATA:

PARCEL #1N: 0670827443
 PARCEL SIZE: 14.044 ACRES; 614,850,061 SF; 614,718,057 SF;
 AREA IN STREETSIDE RCD-85,492 SF; OLA OUTSIDE OF RCD-85,085 SF.
 ZONING DISTRICT: R-1 (UPA)
 PARCEL ADDRESS: 8410 MERIK ROAD
 EXISTING USE: ONE SINGLE-FAMILY RESIDENCE WITH OUTBUILDINGS AND BARN
 PROPOSED USE: PLACE OF WORSHIP
 PROPOSED FLOOR AREA: 2,000 SF EXISTING TO BE RECYCLED/DENOLISHED; 41,000 SF PROPOSED
 PROPOSED PARKING SPACES: 134 REGULAR PARKING SPACES 0 BICYCLE SPACES
 7 HANDICAP SPACES
 141 SPACES TOTAL
 REQUIRED PARKING: SANCTUARY: 200 SEATS; CHAPEL: 78 SEATS; RANGE-85 TO 128 SPACES;
 REQUIRED BICYCLE: 6 SPACES REQUIRED AND PROVIDED
 REFUSE: REFUSE AND CARDBOARD DUMPSTER AND RECYCLING WILL BE IN AN ENCLOSED
 DUMPSTER SITE.
 IMPERVIOUS SURFACE: EXISTING: 5,498 SF LESS 4,212 SF OF DEMOLITION = 1,283 SF TO REMAIN (0.77%)
 NEW IMPERVIOUS: 100,896 SF (14.18%)
 NEW TOTAL: 106,485 SF (14.87% OF SITE)
 WATERSHED: SITE NOT LOCATED IN THE WATERSHED
 REQUIRED YARD SETBACKS: 28' STREET; 14' SIDE AND REAR; 17' SOLAR
 BUFFERS: 30' SOUTH AND EAST; 15' WEST AND NORTH
 HEIGHT: 28' PRIMARY; 40' MAXIMUM; PROPOSED=?

CIVIL ENGINEER

PHILIP POST & ASSOCIATES
 401 PROVIDENCE ROAD SUITE 200
 CHAPEL HILL, NC 27514
 TEL. (919) 929-1173
 FAX: (919) 493-4568

ARCHITECT

BRUCE JOHNSON, AIA ARCHITECTURE
 66 FOREST ROAD
 ASHEVILLE, NC 28803
 TEL. (828) 274-3922
 EMAIL: bjaia@charter.net

OWNER

THE EPISCOPAL CHURCH OF THE ADVOCATE
 REVEREND LISA G. FISHBECK, RECTOR
 P.O. BOX 9
 CARRBORO, NC 27510
 TEL. (919) 219-4437
 EMAIL: lgf@nc.rr.com

CONTRACT
 NUMBER
 DATE
 06/15/2011
 06/15/2011
 06/15/2011
 06/15/2011

PHILIP
 POST
 &
 ASSOCIATES



COVER SHEET
 CHURCH OF THE ADVOCATE
 CONCEPT PLAN
 CHAPEL HILL
 GRANITE COUNTY, N.C.

MADE BY: LJS
 DRAWN BY: LJS
 CHECKED BY: JSE
 DATE: 06/15/2011
 DRAWING NO.: 112-5-2185

REVISIONS
 NO. DESCRIPTION
 1.

SHEET C-1
 OF 6

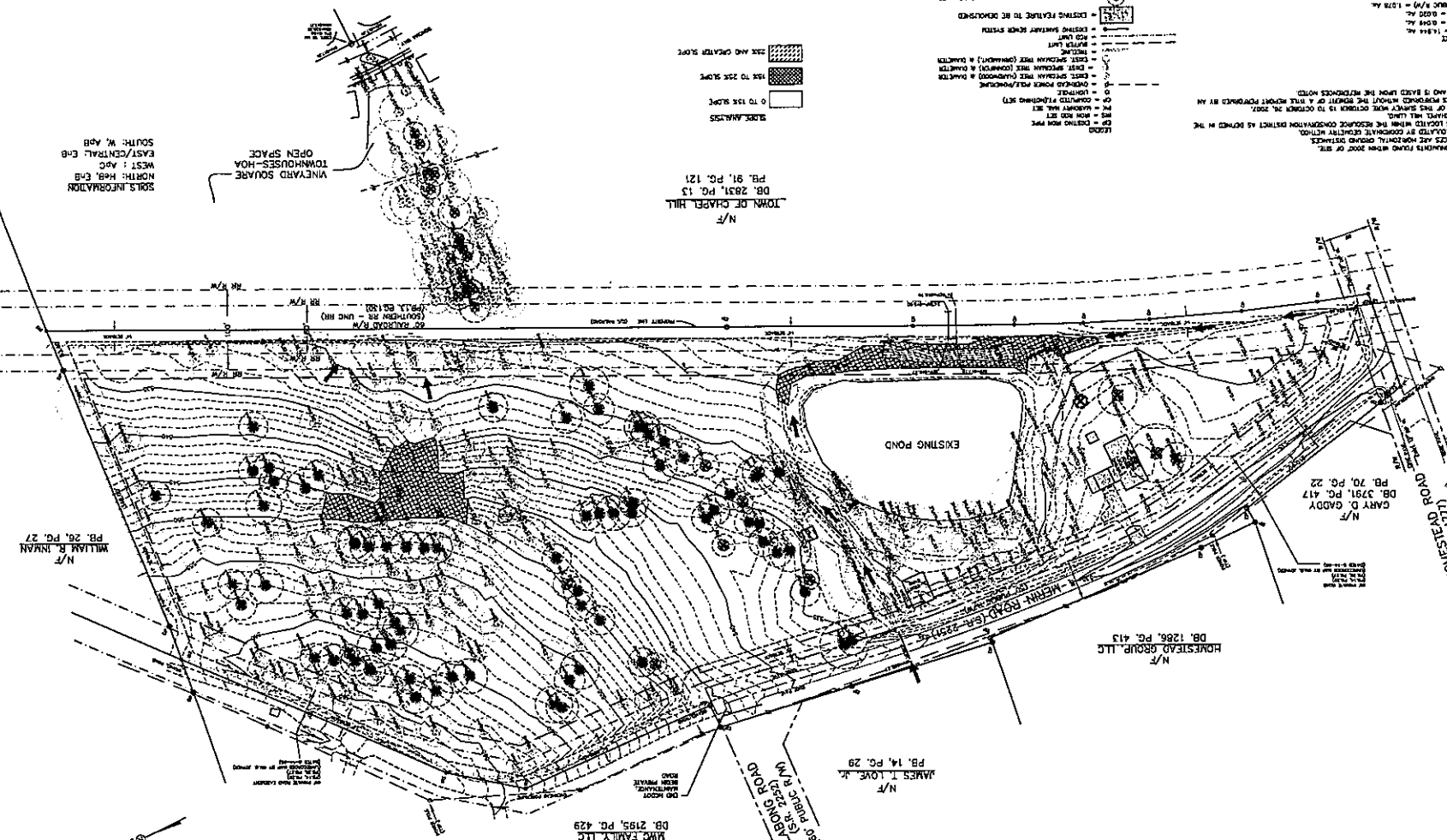
AREA SUMMARY
 TOTAL AREA = 1.814 AC.
 REMOVAL "A" = 0.034 AC.
 REMOVAL "B" = 0.023 AC.
 S.E. 2231 (ORANGE H/1) = 1.034 AC.
 S.E. 1277 (ORANGE H/1) = 0.288 AC.
 S.E. 1277 (ORANGE H/1) = 0.288 AC.
 LINE OF MARIAGE H/1 = 1.104 AC.
 REMOVAL "C" = 11.987 AC.

1. THE SITE IS LOCATED WITHIN THE RESOURCE CONSERVATION DISTRICT AS SHOWN IN THE ADOPTED ZONING BY ORDINANCE 10-0001-0001.
 2. THE DATE OF THIS REPORT IS OCTOBER 19, 2007.
 3. SURVEY WAS PERFORMED WITHIN THE SCOPE OF A FIELD REPORT PROVIDED BY AN ATTORNEY AND IS BASED UPON THE RECORDS ON FILE.

- LEGEND
- EXISTING POWER POLE/POUCHING
 - EXIST. 20KV LINE (CONCRETE) & DUCTS
 - EXIST. 15KV LINE (CONCRETE) & DUCTS
 - EXIST. 12KV LINE (CONCRETE) & DUCTS
 - EXIST. 10KV LINE (CONCRETE) & DUCTS
 - EXIST. 8KV LINE (CONCRETE) & DUCTS
 - EXIST. 6KV LINE (CONCRETE) & DUCTS
 - EXIST. 4KV LINE (CONCRETE) & DUCTS
 - EXIST. 2KV LINE (CONCRETE) & DUCTS
 - EXIST. 1KV LINE (CONCRETE) & DUCTS
 - EXIST. 0.5KV LINE (CONCRETE) & DUCTS
 - EXIST. 0.2KV LINE (CONCRETE) & DUCTS
 - EXIST. 0.1KV LINE (CONCRETE) & DUCTS
 - EXIST. 0.05KV LINE (CONCRETE) & DUCTS
 - EXIST. 0.02KV LINE (CONCRETE) & DUCTS
 - EXIST. 0.01KV LINE (CONCRETE) & DUCTS
 - EXIST. 0.005KV LINE (CONCRETE) & DUCTS
 - EXIST. 0.002KV LINE (CONCRETE) & DUCTS
 - EXIST. 0.001KV LINE (CONCRETE) & DUCTS
 - EXIST. 0.0005KV LINE (CONCRETE) & DUCTS
 - EXIST. 0.0002KV LINE (CONCRETE) & DUCTS
 - EXIST. 0.0001KV LINE (CONCRETE) & DUCTS
 - EXIST. 0.00005KV LINE (CONCRETE) & DUCTS
 - EXIST. 0.00002KV LINE (CONCRETE) & DUCTS
 - EXIST. 0.00001KV LINE (CONCRETE) & DUCTS



- GRADE ANALYSIS
- 0 TO 10% SLOPE
 - 10% TO 20% SLOPE
 - 20% AND GREATER SLOPE



SOUTH: W. ABB
 EAST/CENTRAL: END
 WEST: ABB
 NORTH: H&B, END
 SOIL INFORMATION

N/T
 DB, 2831, PG. 13
 TOWN OF CHAPEL HILL
 N/T
 PG. 91, PG. 121
 N/T
 DB, 2791, PG. 417
 GARY O. GADY
 PG. 20, PG. 22
 N/T
 DB, 1286, PG. 413
 HOMESTEAD GROUP, LLC
 N/T
 PG. 14, PG. 28
 JAMES I. LOVE, JR.
 N/T
 DB, 2195, PG. 429
 MWC FAMILY, LLC
 N/T
 PG. 14, PG. 28
 BIL GIBSON ROAD
 N/T
 PG. 20, PG. 22
 GARY O. GADY
 N/T
 PG. 20, PG. 22
 GARY O. GADY
 N/T
 PG. 20, PG. 22
 GARY O. GADY

SCALE: 1" = 40'
 DRAWN BY: JLM
 CHECKED BY: JLM
 DATE: 10/19/07
 PROJECT: CHURCH OF THE ADVOCATE
 SHEET NO. 001
 DRAWING NO. 001

ONE TABLE

LINE #	BEARING	LENGTH
1	S 89° 15' 00" E	1.0000
2	S 89° 15' 00" E	1.0000
3	S 89° 15' 00" E	1.0000
4	S 89° 15' 00" E	1.0000
5	S 89° 15' 00" E	1.0000
6	S 89° 15' 00" E	1.0000
7	S 89° 15' 00" E	1.0000
8	S 89° 15' 00" E	1.0000
9	S 89° 15' 00" E	1.0000
10	S 89° 15' 00" E	1.0000

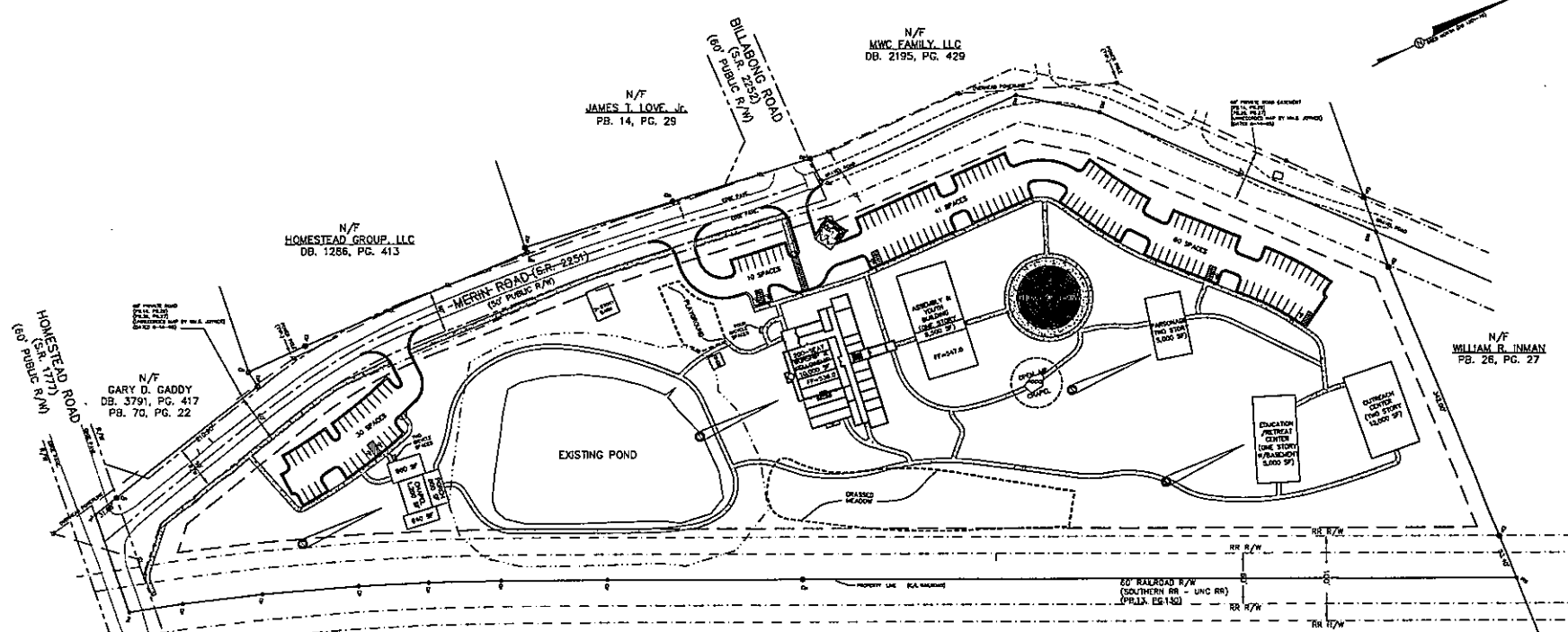
PHILIP
 POST
 &
 ASSOCIATES
 ENGINEERS
 ARCHITECTS
 1000 W. 10TH ST.
 SUITE 100
 CHARLOTTE, NC 28202
 (704) 375-1111
 WWW.PPA-NC.COM

CHURCH OF THE ADVOCATE
 1000 W. 10TH ST.
 SUITE 100
 CHARLOTTE, NC 28202
 (704) 375-1111
 WWW.PPA-NC.COM

SCALE: 1" = 40'
 DRAWN BY: JLM
 CHECKED BY: JLM
 DATE: 10/19/07
 PROJECT: CHURCH OF THE ADVOCATE
 SHEET NO. 001
 DRAWING NO. 001



LINE TABLE	
LINE	BEARING LENGTH
1	S88°58'27"E 43.47'
2	S88°58'27"E 33.02'
3	S88°58'27"E 73.80'
4	S88°58'27"E 3.82'
5	S88°58'27"E 2.72'



- DEVELOPMENT INFORMATION:**
- ZONING: R-1 (UPA)
 - AREA: 830,881 SF
 - GLA: 718,037 SF
 - AREA IN STREAMSIDE ROD: 85,082 SF
 - GLA EXTENSIVE OF STREAMSIDE: 830,085 SF
 - WATERBURY: NONE
 - EXISTING BUILDINGS TO REMAIN: 2 EACH SHEDS
 - PROPOSED FLOOR AREA: 41,902 SF
 - ALLOWABLE FLOOR AREA: 47,885 SF
 - SIZE OF MONTH AREA: 200' x 8' = 278 SEATS
 - REQUIRED PARKING: 55 TO 130 SPACES
 - PROVIDED PARKING: 141 SPACES
 - EXISTING IMPERVIOUS AREA: 3,436 SF
 - PROPOSED IMPERVIOUS AREA: 100,899 SF

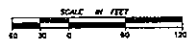
- LEGEND**
- 6" EASTING IRON PIPE
 - 12" IRON ROD SET
 - 4" WOODENY NAIL SET
 - 4" COPPER #1 (NOTHING SET)
 - LIGHTNING
 - OVERHEAD POWER PILE/POWERLINE
 - 6" WEST SPECIMAN TREE (HARDWOOD) & DIAMETER
 - 6" WEST SPECIMAN TREE (COMPOUR) & DIAMETER
 - 6" WEST SPECIMAN TREE (ORNAMENT) & DIAMETER
 - TREELINE
 - WATER LIMIT
 - ROAD LIMIT
 - EXISTING SANITARY SEWER SYSTEM
 - SUN POSITION RELATIVE TO BUILDING

AREA SUMMARY

TOTAL AREA = 14,844 AC.
 REMNANT "A" = 0.548 AC.
 REMNANT "B" = 0.028 AC.
 S.R. 2551 (PUBLIC R/W) = 1.278 AC.
 S.R. 1777 (PUBLIC R/W) = 0.688 AC.
 67 PRIVATE RD. EASIMENT = 0.844 AC.
 UNC RT. ROADWAY R/W = 1.104 AC.
 REMNANT = 11.861 AC.

N/F
TOWN OF CHAPEL HILL
 DB. 2831, PG. 13
 PB. 91, PG. 121

REFERENCE
 PLAN: 8575-83-7443
 DB. 1076, PG. 78
 DB. 1054, PG. 327



OWNER
 PHILIP
 POST
 &
 ASSOCIATES



SITE PLAN
 CHURCH OF THE ADVOCATE
 ORANGE COUNTY, N.C.
 CHAPEL HILL

SCALE: 1" = 50'
 DRAWN BY: JAW
 CHECKED BY: JAW
 PROJECT NO.: 201702
 DRAWING NO.: 201702-01
 DATE: 12-18-2017

REVISIONS

NO.	DESCRIPTION

SHEET C-4
 OF 8



LINE	START	END	LENGTH
1	3674+77.74	3847	172.26
2	3847+00.00	3900	53.00
3	3900+00.00	3950	50.00
4	3950+00.00	4000	50.00
5	4000+00.00	4050	50.00
6	4050+00.00	4100	50.00
7	4100+00.00	4150	50.00
8	4150+00.00	4200	50.00
9	4200+00.00	4250	50.00
10	4250+00.00	4300	50.00
11	4300+00.00	4350	50.00
12	4350+00.00	4400	50.00
13	4400+00.00	4450	50.00
14	4450+00.00	4500	50.00
15	4500+00.00	4550	50.00
16	4550+00.00	4600	50.00
17	4600+00.00	4650	50.00
18	4650+00.00	4700	50.00
19	4700+00.00	4750	50.00
20	4750+00.00	4800	50.00
21	4800+00.00	4850	50.00
22	4850+00.00	4900	50.00
23	4900+00.00	4950	50.00
24	4950+00.00	5000	50.00
25	5000+00.00	5050	50.00
26	5050+00.00	5100	50.00
27	5100+00.00	5150	50.00
28	5150+00.00	5200	50.00
29	5200+00.00	5250	50.00
30	5250+00.00	5300	50.00
31	5300+00.00	5350	50.00
32	5350+00.00	5400	50.00
33	5400+00.00	5450	50.00
34	5450+00.00	5500	50.00
35	5500+00.00	5550	50.00
36	5550+00.00	5600	50.00
37	5600+00.00	5650	50.00
38	5650+00.00	5700	50.00
39	5700+00.00	5750	50.00
40	5750+00.00	5800	50.00
41	5800+00.00	5850	50.00
42	5850+00.00	5900	50.00
43	5900+00.00	5950	50.00
44	5950+00.00	6000	50.00
45	6000+00.00	6050	50.00
46	6050+00.00	6100	50.00
47	6100+00.00	6150	50.00
48	6150+00.00	6200	50.00
49	6200+00.00	6250	50.00
50	6250+00.00	6300	50.00
51	6300+00.00	6350	50.00
52	6350+00.00	6400	50.00
53	6400+00.00	6450	50.00
54	6450+00.00	6500	50.00
55	6500+00.00	6550	50.00
56	6550+00.00	6600	50.00
57	6600+00.00	6650	50.00
58	6650+00.00	6700	50.00
59	6700+00.00	6750	50.00
60	6750+00.00	6800	50.00
61	6800+00.00	6850	50.00
62	6850+00.00	6900	50.00
63	6900+00.00	6950	50.00
64	6950+00.00	7000	50.00
65	7000+00.00	7050	50.00
66	7050+00.00	7100	50.00
67	7100+00.00	7150	50.00
68	7150+00.00	7200	50.00
69	7200+00.00	7250	50.00
70	7250+00.00	7300	50.00
71	7300+00.00	7350	50.00
72	7350+00.00	7400	50.00
73	7400+00.00	7450	50.00
74	7450+00.00	7500	50.00
75	7500+00.00	7550	50.00
76	7550+00.00	7600	50.00
77	7600+00.00	7650	50.00
78	7650+00.00	7700	50.00
79	7700+00.00	7750	50.00
80	7750+00.00	7800	50.00
81	7800+00.00	7850	50.00
82	7850+00.00	7900	50.00
83	7900+00.00	7950	50.00
84	7950+00.00	8000	50.00
85	8000+00.00	8050	50.00
86	8050+00.00	8100	50.00
87	8100+00.00	8150	50.00
88	8150+00.00	8200	50.00
89	8200+00.00	8250	50.00
90	8250+00.00	8300	50.00
91	8300+00.00	8350	50.00
92	8350+00.00	8400	50.00
93	8400+00.00	8450	50.00
94	8450+00.00	8500	50.00
95	8500+00.00	8550	50.00
96	8550+00.00	8600	50.00
97	8600+00.00	8650	50.00
98	8650+00.00	8700	50.00
99	8700+00.00	8750	50.00
100	8750+00.00	8800	50.00

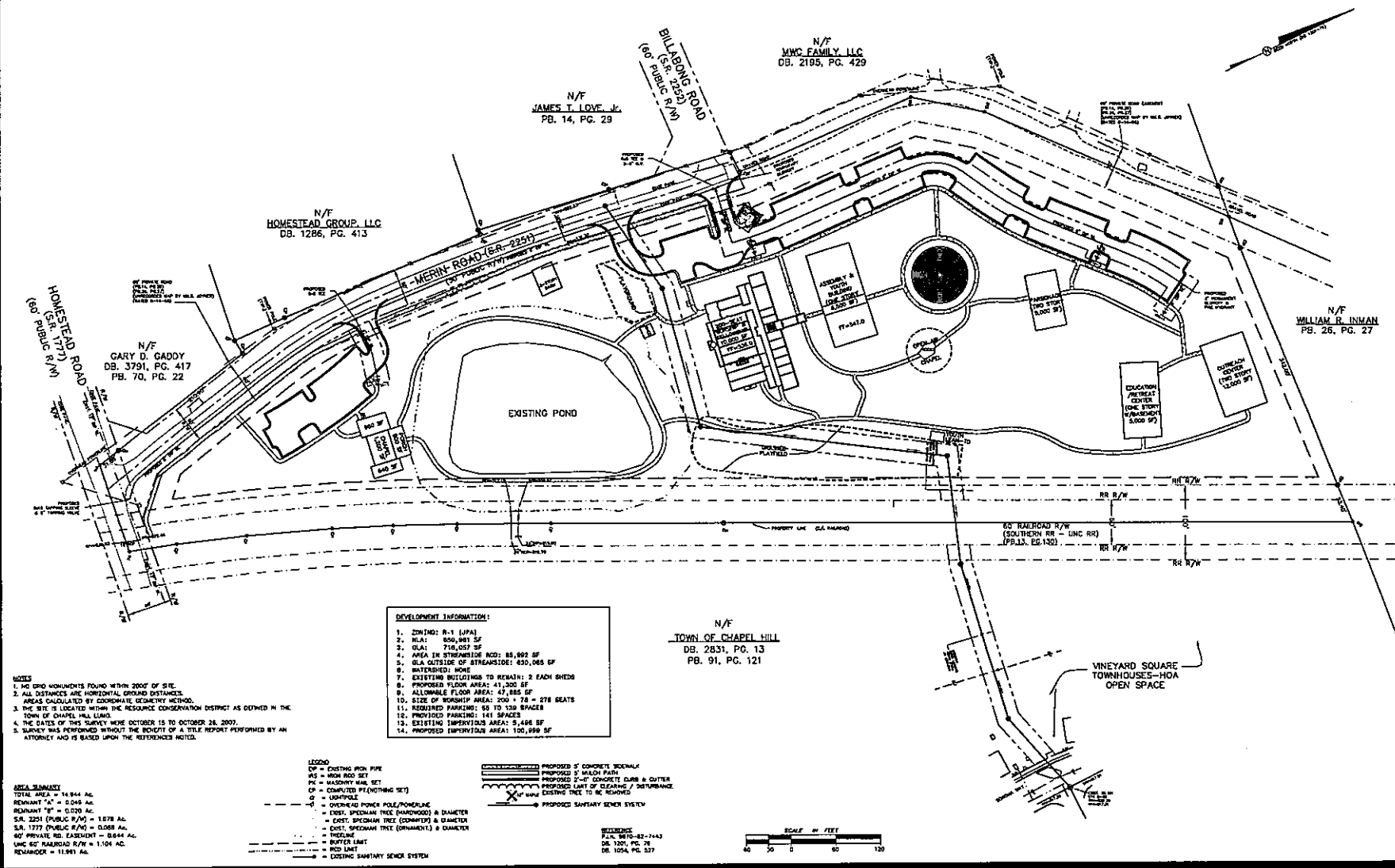
PHILIP POST & ASSOCIATES



CONCEPTUAL UTILITY PLAN
CHURCH OF THE ADVOCATE
CHAPEL HILL, N.C.

SCALE: 1" = 40' HORIZ
DRAWN BY: JRM
CHECKED BY: JRM
DATE: 10/28/07
DRAWING NO.: 070703

REVISIONS
SHEET C-5
OF 5



DEVELOPMENT INFORMATION:

1. ZONING: R-1 (UPA)
2. MUA: 650,981 SF
3. GUA: 718,057 SF
4. AREA IN STREAMSIDE ROD: 85,602 SF
5. GUA OUTSIDE OF STREAMSIDE: 630,065 SF
6. WATERSHED: NONE
7. EXISTING BUILDINGS TO REMAIN: 2 EACH SHEDS
8. PROPOSED FLOOR AREA: 41,300 SF
9. ALLOWABLE FLOOR AREA: 47,865 SF
10. SIZE OF BURSHIP AREA: 200 x 78 = 278 SEATS
11. REQUIRED PARKING: 60 TO 130 SPACES
12. PROPOSED PARKING: 141 SPACES
13. EXISTING IMPERVIOUS AREA: 8,496 SF
14. PROPOSED IMPERVIOUS AREA: 100,998 SF

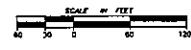
- NOTES**
1. NO IRMO MONUMENTS FOUND WITHIN 2000' OF SITE.
 2. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES. AREAS CALCULATED BY COORDINATE CALCULATORY METHOD.
 3. THE SITE IS LOCATED WITHIN THE RESOURCE CONSERVATION DISTRICT AS DEFINED IN THE TOWN OF CHAPEL HILL L.U.M.
 4. THE DATES OF THIS SURVEY WERE OCTOBER 15 TO OCTOBER 28, 2007.
 5. SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT PERFORMED BY AN ATTORNEY AND IS BASED UPON THE REFERENCES NOTED.

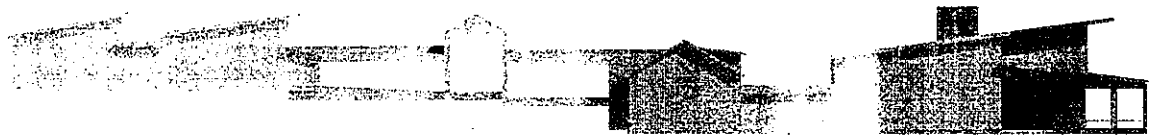
AREA SUMMARY

TOTAL AREA = 14,844 AC.
REMANANT "A" = 0.048 AC.
REMANANT "B" = 0.020 AC.
S.R. 2251 (PUBLIC R/W) = 1.678 AC.
S.R. 1777 (PUBLIC R/W) = 0.068 AC.
R/O PRIVATE RD. EASEMENT = 0.644 AC.
UNC. SRT RAILROAD R/W = 1.104 AC.
REMANANT "C" = 11.991 AC.

- LEGEND**
- OP = EXISTING IRON PIPE
 - AS = IRON ROD SET
 - PC = MASONRY WALL SET
 - CP = COMPUTED (PLANNING SET)
 - G = GUTTER
 - OP = OVERHEAD POWER POLE/POWERLINE
 - TS = EXIST. SPECIMAN TREE (BARKWOOD) & DIAMETER
 - ES = EXIST. SPECIMAN TREE (CORNWOOD) & DIAMETER
 - OS = EXIST. SPECIMAN TREE (ORNAMENTAL) & DIAMETER
 - PR = PRELIMINE
 - BL = BUTTER LANE
 - PLD LANE
 - SS = EXISTING SANITARY SEWER SYSTEM
 - PC = PROPOSED 3" CONCRETE SIDEWALK
 - PC = PROPOSED 3" MASON PATH
 - PC = PROPOSED 2'-0" CONCRETE CURB & OUTER
 - PC = PROPOSED LIMIT OF CLEARING / DISTURBANCE
 - PC = EXISTING TREE TO BE REMOVED
 - PC = PROPOSED SANITARY SEWER SYSTEM

BOUNDARY
P.L. 9610-42-7443
DB. 1021, PG. 78
DB. 1024, PG. 337





PHASE 2 AND PARTIAL PHASE 3 WEST ELEVATION



PHASE 2 AND PARTIAL PHASE 3 EAST ELEVATION



PHASE 2 AND PARTIAL PHASE 3 SOUTH ELEVATION



PHASE 2 SOUTHEAST 3D

ARCHITECTS
 SURVIVORS
 PHILIP
 POST
 &
 ASSOCIATES
 400 Piedmont Bl. # 200
 Charlotte, N.C. 27911
 401-390-1000 Fax 401-390-1042
 Charlotte, N.C.
 28203-2711

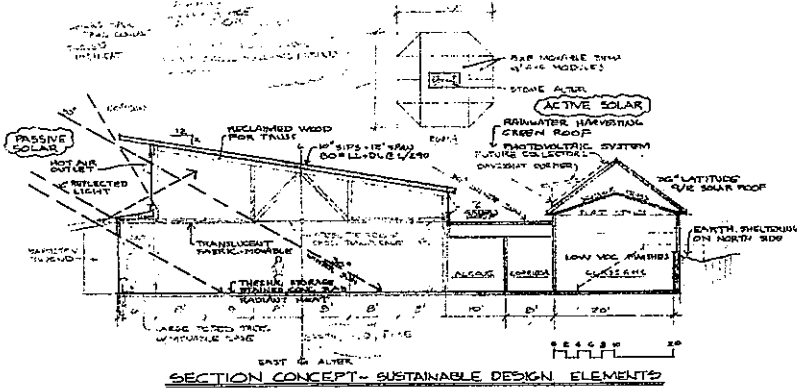
PRELIMINARY
 FOR REVIEW
 PURPOSES ONLY

ARCHITECTURAL
 CHURCH OF THE ADVOCATE
 MERRN ROAD & HOMESTEAD ROAD
 ORANGE COUNTY, N.C.
 CHAPEL, N.C.

SCALE: 1/8" = 1'-0"
 DRAWN BY: JMA
 CHECKED BY: JMA
 DATE: 11/21/2008
 PROJECT NO.: 080708.01
 SHEET NO.: 1 OF 1
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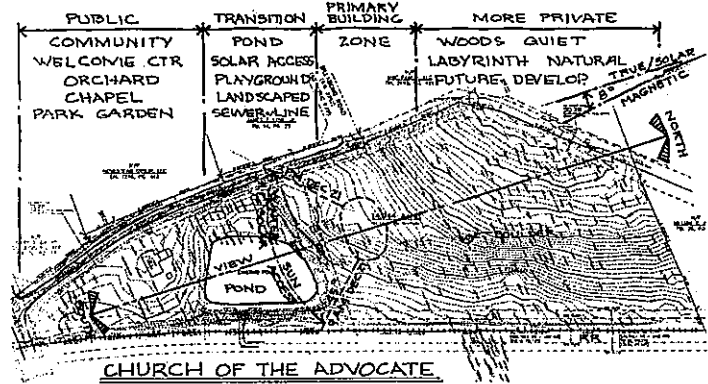
REVISIONS

SHEET A-1
 OF 6

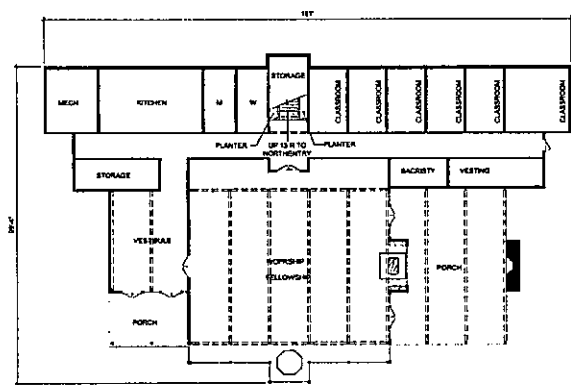


SECTION CONCEPT - SUSTAINABLE DESIGN ELEMENTS

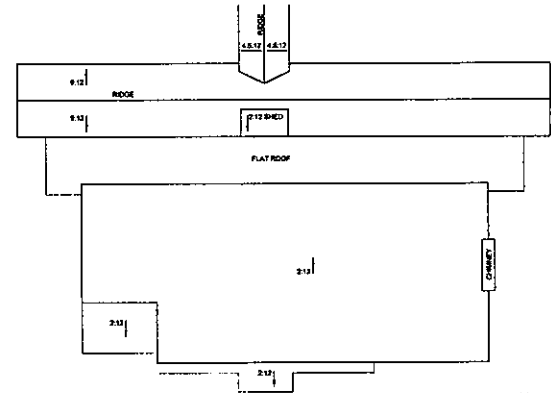
SITE ANALYSIS / ORGANIZATION



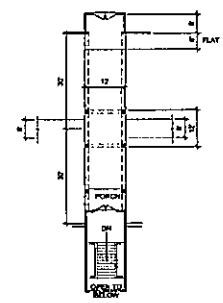
CHURCH OF THE ADVOCATE



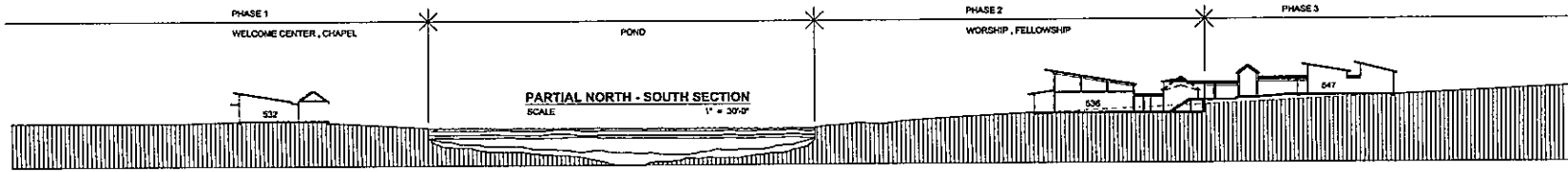
PHASE 2 FLOOR PLAN
SCALE 1/16" = 1'-0"



PHASE 2 ROOF PLAN
SCALE 1/16" = 1'-0"



NORTH ENTRY PLAN
SCALE 1/16" = 1'-0"



PARTIAL NORTH - SOUTH SECTION
SCALE 1" = 30'-0"

PHILIP POST & ASSOCIATES
ARCHITECTS
401 FARMERS BL. # 300
DURHAM, NC 27704
919-286-4800
919-286-4801
919-286-4802

PHILIP POST & ASSOCIATES

PRELIMINARY FOR REVIEW PURPOSES ONLY

ARCHITECTURAL
CHURCH OF THE ADVOCATE
MERIN ROAD & HOMESTEAD ROAD
ORANGE COUNTY, N.C.
CHAPEL HILL

SCALE: 1/16" = 1'-0"
DRAWN BY: JAL
DATE: 11/17/2009
PROJECT NO.: 08070202
SHEET NO.: 1 OF 1
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REVISIONS

SHEET A-2
OF 8