(10)

TOWN OF CHAPEL HILL

ATTACHMENT 3

CONCEPT PLAN PROPOSAL

Applicant Information

Name: George H. Williams

Address: 411 West Chapel Hill Street Suite 1102

City: Durham, NC State: NC Zip: 27701

Phone (Work): 956-7166 FAX: 688-4492 E-Mail: ghwc@mindspring.c

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

Name: St Paul AME Church Phone _____

Address: 101 N. Merritt Mill Road

City Chapel Hill State: NC Zip: 27516

Development Information

Name of Development: St. Paul AME Church Community

Tax Map: _____ Block: _____ Lot(s): _____ Parcel ID #: 9870543735

Address/Location: Intersection of Rodger Road & Purefoy Drive

Existing Zoning: R1 New Zoning District if Rezoning Proposed MU

Proposed Size of Development (Acres / Square Feet): 22 / 16,900

Permitted / Proposed Floor Area (Square Feet): _____ / _____

Minimum # Parking Spaces Required: 192 #Proposed 273

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

Existing / Proposed Impervious Surface Area (Square Feet): 9756 SF / 273,505 SF

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

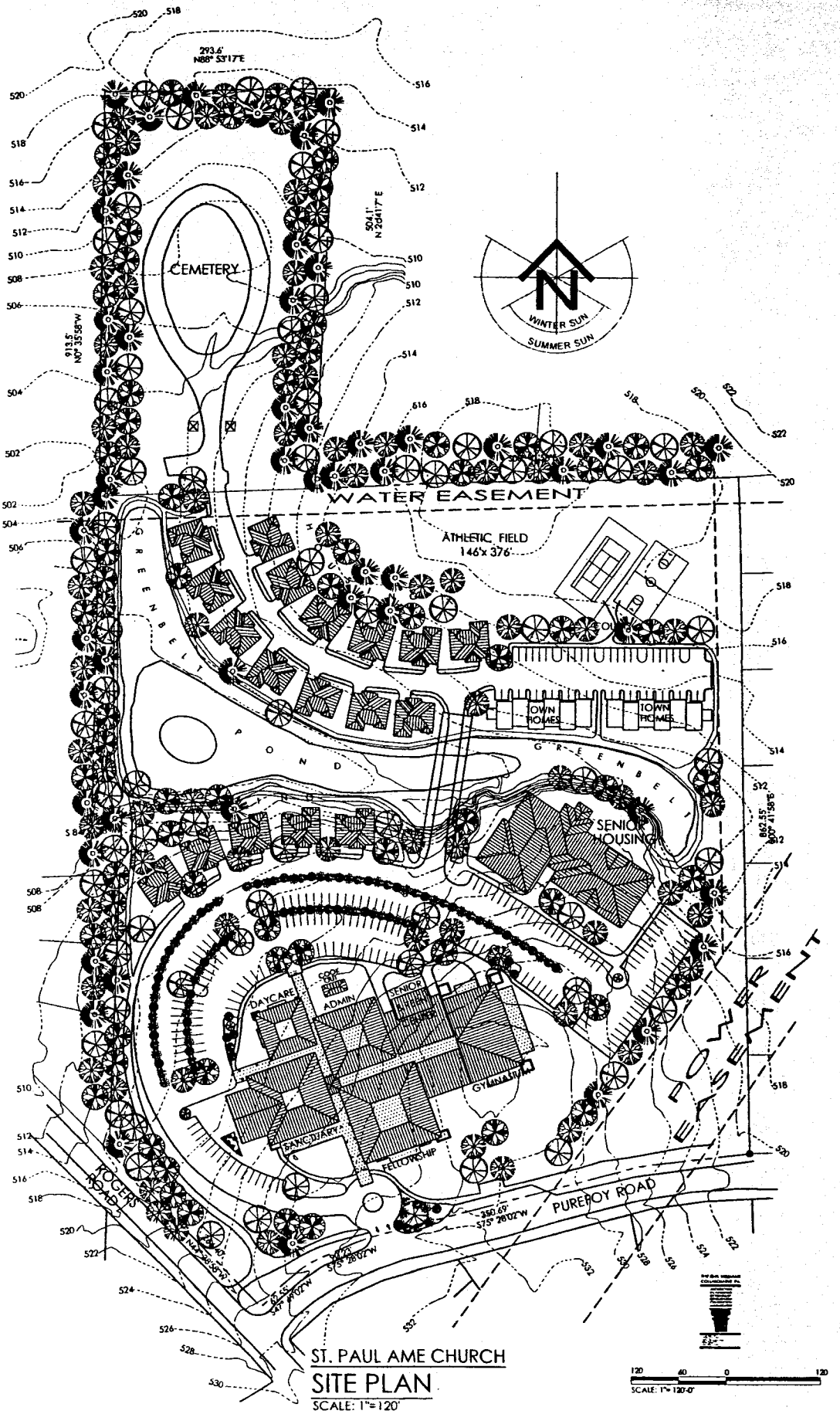
Fee **$311**

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: [signature] Date: 3/20/08

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

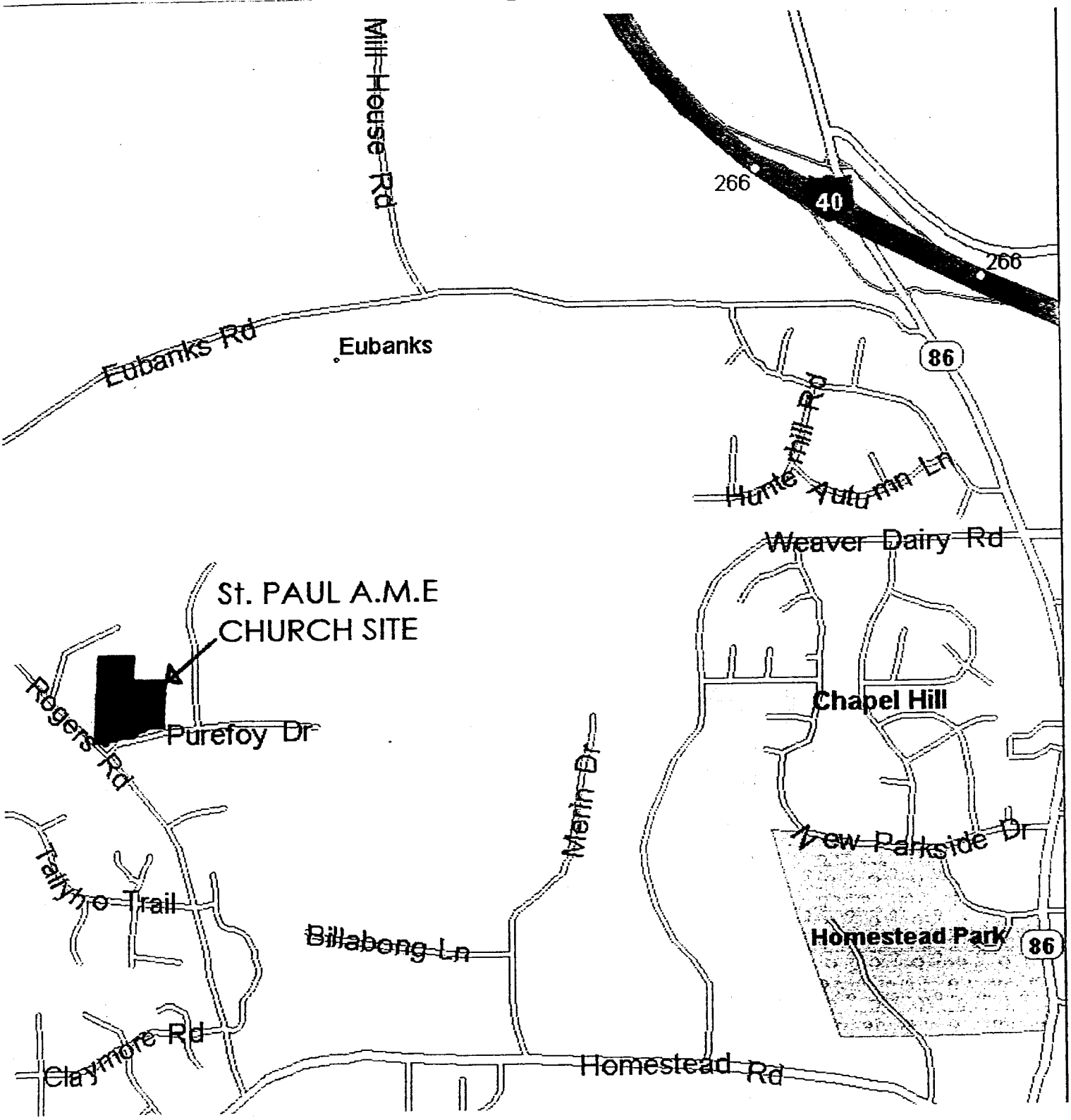
ST. PAUL CHURCH COMMUNITY
CONCEPTUAL PLAN DOCUMENTS



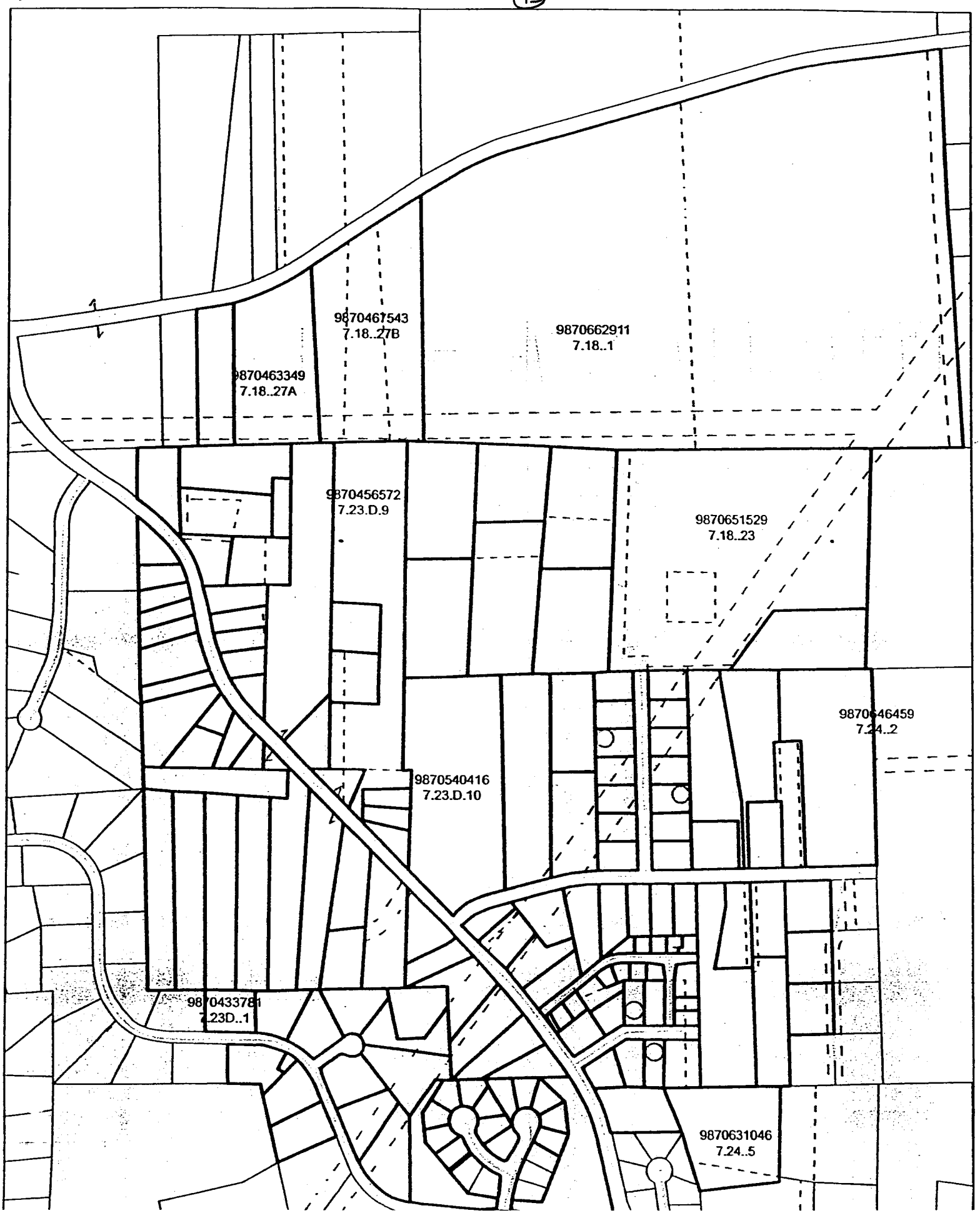
ST. PAUL AME CHURCH

SITE PLAN

SCALE: 1"=120'


Mill House Rd
266
40
266
Eubanks Rd
Eubanks
86
Hunt Hill Rd
Autumn Ln
Weaver Dairy Rd
St. PAUL A.M.E
CHURCH SITE
Rogers Rd
Purefoy Dr
Chapel Hill
Marin Dr
New Parkside Dr
Tallyho Trail
Billabong Ln
Homestead Park
86
Claymore Rd
Homestead Rd

(B)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7.18..1
9870463349
7.18..27A
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7.23.D.9
9870651529
7.18..23
9870646459
7.24..2
9870540416
7.23.D.10
9870433781
7.23D..1
9870631046
7.24..5

SOILS

Brunssen Engineering Services, P. A.

Facsimile Transmittal

TO: GEORGE WILLIAMS

FROM: Fritz H. Brunssen

JOB NAME: CHAPEL HILL CHURCH

FAX PHONE: 688-4492

DATE: 3-6-08 TIME: 3:20 NO. OF PAGES: 7 (including cover)

REMARKS: THE SOIL TYPE IS HERNDON B - 2-6% SLOPES

SOIL GROUP B

ATTACHED ARE DESCRIPTIONS OF THE SOIL TYPE

NOTE: If the following information is not clear or if you do not receive all of the indicated sheets, please notify our office immediately at (919) 544-1159. Thank you.

ENGINEERING - CONSULTING -- PLANNING •
36 Churchwell Ct., Durham, NC 27713 • (919) 544-1159 • fax (919) 544-1201
email brunssen-engineering@nc.rr.com

(16)

Table 2-2c.—Runoff curve numbers for other agricultural lands[1]

Cover description			Curve numbers for hydrologic soil group—			
Cover type		Hydrologic condition	A	B	C	D
Pasture, grassland, or range—continuous forage for grazing.[2]		Poor	68	79	86	89
		Fair	49	69	79	84
		Good	39	61	74	80
Meadow—continuous grass, protected from grazing and generally mowed for hay.		—	30	58	71	78
Brush—brush-weed-grass mixture with brush the major element.[3]		Poor	48	67	77	83
		Fair	35	56	70	77
		Good	430	48	65	73
Woods—grass combination (orchard or tree farm).[5]		Poor	57	73	82	86
		Fair	43	65	76	82
		Good	32	58	72	79
Woods.[6]		Poor	45	66	77	83
		Fair	36	60	73	79
		Good	430	55	70	77
Farmsteads—buildings, lanes, driveways, and surrounding lots.		—	59	74	82	86

[1] Average runoff condition, and $I_a = 0.2S$.

[2] *Poor:* <50% ground cover or heavily grazed with no mulch.
Fair: 50 to 75% ground cover and not heavily grazed.
Good: >75% ground cover and lightly or only occasionally grazed.

[3] *Poor:* <50% ground cover.
Fair: 50 to 75% ground cover.
Good: >75% ground cover.

[4] Actual curve number is less than 30; use CN = 30 for runoff computations.

[5] CN's shown were computed for areas with 50% woods and 50% grass (pasture) cover. Other combinations of conditions may be computed from the CN's for woods and pasture.

[6] *Poor:* Forest litter, small trees, and brush are destroyed by heavy grazing or regular burning.
Fair: Woods are grazed but not burned, and some forest litter covers the soil.
Good: Woods are protected from grazing, and litter and brush adequately cover the soil.

Infiltration is moderate, and surface runoff is slow. Tilth is easy to maintain, but tillage is delayed because of excess moisture. Subsurface drainage is difficult because of the slowly permeable subsoil. Ditches are the most effective means of removing excess water.

Most of this soil is in Virginia pine, sweetgum, blackgum, white oak, and red oak. Some areas are reverting to woodland, but most cleared areas are used for row crops. If adequate drainage is provided, most row crops produce moderate yields. Capability subclass IIw, woodland group 3w.

HrB—Herndon silt loam, 2 to 6 percent slopes. This well drained soil is on broad ridges on the uplands. Mapped areas are generally elliptical in shape and are 4 to 50 acres in size.

Typically, the surface layer is dark yellowish brown silt loam 4 inches thick. The subsurface layer is yellow silt loam 5 inches thick. The subsoil is 49 inches thick. The upper part is reddish yellow silty clay loam. The middle part is mottled yellowish red silty clay loam and mottled strong brown clay. The lower part is mottled reddish yellow silty clay loam. The underlying material, extending to a depth of 62 inches, is mottled yellowish red, light gray, and yellowish brown silt loam.

Included with this soil in mapping are small areas of soils that have a gravelly surface layer and a few small areas of eroded soils. Also included are a few small areas of Appling and Georgeville soils.

The organic matter content of the surface layer is low. The permeability is moderate, the available water capacity is medium, and the shrink-swell potential is low. Reaction of the subsoil is strongly acid or very strongly acid. Depth to bedrock is more than 60 inches. The seasonal high water table is below a depth of 72 inches.

Most of this soil is in crops. Some is used for pasture and as woodland. Slope, surface runoff, erosion, and moderate permeability are the main limitations to the use and management of this soil.

This soil has high potential for corn, soybeans, tobacco, and small grain. Minimum tillage and crop residue management help to control runoff and erosion. Conservation practices such as maintaining drainageways in sod, terraces and diversions, field borders, stripcropping, and crop rotations that include close-growing crops also aid in conserving soil and water.

The potential for hay and pasture forage crops such as sericea lespedeza, red clover, white clover, fescue, and orchardgrass is high. Proper pasture management helps to insure adequate protective cover by reducing runoff and controlling erosion.

The potential for most urban uses such as dwellings and roads is high. The permeability affects the performance of septic tank absorption fields, but this limitation generally can be overcome by modifying the field or by increasing the size of the absorption area. This soil has high potential for all recreation uses.

This soil has moderately high potential for broad-leaved and needle-leaved trees. The dominant trees are white oak, black oak, post oak, northern red oak, southern red oak, crimson oak, yellow-poplar, sweetgum, hickory, maple, ash, beech, loblolly pine, shortleaf pine, and Virginia pine. The understory is mainly dogwood, sourwood, holly, redbud, and sassafras. There are no significant limitations for woodland use and management. Capability subclass IIe, woodland group 3o.

HrC—Herndon silt loam, 6 to 10 percent slopes. This well drained soil is on narrow side slopes on the uplands. Mapped areas are long, narrow, roughly rectangular bands and are 5 to 50 acres in size.

Typically, the surface layer is dark yellowish brown silt loam 4 inches thick. The subsurface layer is yellow silt loam 5 inches thick. The subsoil is 49 inches thick. The upper part is reddish yellow silty clay loam. The middle part is mottled yellowish red silty clay loam and mottled strong brown clay. The lower part is mottled reddish yellow silty clay loam. The underlying material, extending to a depth of 62 inches, is mottled yellowish red, light gray, and yellowish brown silt loam.

Included with this soil in mapping are some small areas of soils that have a gravelly surface layer and a few areas of eroded soils. Also included are small areas of Georgeville, Goldston, and Wilkes soils.

The organic matter content of the surface layer is low. The permeability is moderate, the available water capacity is medium, and the shrink-swell potential is low. The subsoil is strongly acid or very strongly acid. Depth to bedrock is more than 60 inches. The seasonal high water table is below a depth of 72 inches.

Most of this soil is used as cropland. Some is used for pasture and some as woodland. Slope, moderate permeability, surface runoff, and erosion are the main limitations to the use and management of this soil.

This soil has medium potential for corn, soybeans, tobacco, and small grain. Minimum tillage and crop residue management help to control runoff and erosion. Conservation practices such as maintaining drainageways in sod, terraces and diversions, field borders, stripcropping, and crop rotations that include close-growing crops also aid in conserving soil and water.

The potential for hay and pasture forage crops such as sericea lespedeza, red clover, white clover, fescue, and orchardgrass is high. Proper pasture management helps to insure adequate protective cover by reducing runoff and controlling erosion.

The potential for most urban uses is medium because of slope and permeability. The permeability affects the performance of septic tank absorption fields, but this limitation generally can be overcome by modifying the field or by increasing the size of the absorption area. The limitation of slope can be reduced or modified by special planning, design, or maintenance. Erosion is a hazard if ground cover is removed. The potential for recreation uses is medium because of slope.

This soil has moderately high potential for broad-leaved and needle-leaved trees. The dominant trees are white oak, black oak, post oak, northern red oak, southern red

C—16 to 24 inches; mottled pale brown (10YR 6/3) and strong brown (7.5YR 5/6) saprolite that crushes to silt loam; rock controlled structure; 50 percent fragments of slate; strongly acid; gradual irregular boundary.

R—24 inches; olive gray and brown moderately hard bedrock.

The solum is less than 20 inches thick. Depth to bedrock is 20 to 40 inches. Reaction of the subsoil is strongly acid to medium acid.

The A1 horizon is pale brown or dark grayish brown.

The B horizon is light yellowish brown, yellowish brown, or brown.

The C horizon is yellowish brown, gray, pale brown, and strong brown saprolite that crushes to silt loam.

Helena Series

The Helena series consists of moderately well drained, slowly permeable soils that formed in a mixture of material weathered from such acidic or basic crystalline rocks as aplitic granite and granite gneiss that are cut by dikes of gabbro and diorite. These soils are on broad ridges. Slope is 2 to 8 percent.

Typical pedon of Helena sandy loam, 2 to 8 percent slopes, 6.3 miles east of Hillsborough, 0.4 mile south of the intersection of U.S. 70 and N.C. 751, and 100 feet east of road, in a pine forest:

O1—1/4 inch of pine needles.

O2—Thin layer of decomposed leaf litter.

A1—0 to 5 inches; grayish brown (10YR 5/2) sandy loam; weak medium granular structure; very friable; many fine and medium roots; few angular quartz pebbles; strongly acid; clear wavy boundary.

A2—5 to 14 inches; very pale brown (10YR 7/4) sandy loam; weak medium granular structure; very friable; many fine and medium roots; common pebbles 1 to 3 inches in size; strongly acid; clear wavy boundary.

B1—14 to 17 inches; pale yellow (2.5Y 7/4) sandy clay loam; weak medium subangular blocky structure; friable, slightly sticky, slightly plastic; few fine roots; few patchy clay films on faces of peds; common quartz pebbles 2 to 3 inches in size; strongly acid; gradual wavy boundary.

B21t—17 to 22 inches; brownish yellow (10YR 6/6) sandy clay; weak medium subangular blocky structure; friable, sticky, slightly plastic; few thin patchy clay films on faces of peds; few quartz pebbles 2 inches in size; strongly acid; gradual wavy boundary.

B22t—22 to 28 inches; brownish yellow (10YR 6/6) sandy clay; common medium distinct light gray (10YR 7/1) mottles; weak medium subangular blocky structure; firm, sticky, plastic; few fine and medium roots; few fine and medium pores; few prominent clay films on faces of peds; strongly acid; gradual wavy boundary.

B3—28 to 36 inches; brownish yellow (10YR 6/6) sandy clay loam; common medium distinct light gray (10YR 7/1) and very pale brown (10YR 7/4) mottles; weak medium subangular blocky structure; friable, slightly sticky, slightly plastic; few bodies of clay; few bodies of parent material; strongly acid; gradual irregular boundary.

C—36 to 60 inches; reddish yellow (7.5YR 6/6) saprolite that crushes to sandy loam; many medium distinct light gray (10YR 7/1) mottles; massive; friable; strongly acid.

The solum is 20 to 60 inches thick. Depth to bedrock is more than 48 inches. Reaction of the subsoil is very strongly acid or strongly acid.

The A1 horizon is grayish brown or dark grayish brown. The A2 horizon is very pale brown, pale brown, or light yellowish brown.

The B1 horizon is pale yellow or light yellowish brown sandy clay loam or clay loam. The B2t horizon is brownish yellow, yellowish brown, and light yellowish brown sandy clay or clay. The B3 horizon is light gray and brownish yellow or light yellowish brown clay loam or sandy clay loam.

The C horizon is reddish yellow, strong brown, and light gray saprolite that crushes to sandy loam or coarse sandy loam.

Herndon Series

The Herndon series consists of well drained, moderately permeable soils that formed in residuum weathered from fine textured rocks, generally phyllites and Carolina slates. Slope is 2 to 10 percent.

Typical pedon of Herndon silt loam, 2 to 6 percent slopes, 4.2 miles south from Hillsborough on State Road 1009, west 0.1 mile on State Road 1113, and north of road, in mixed hardwoods:

A1—0 to 4 inches; dark yellowish brown (10YR 4/4) silt loam; weak medium granular structure; very friable; many fine and medium roots; very strongly acid; abrupt smooth boundary.

A2—4 to 9 inches; yellow (10YR 7/6) silt loam; weak medium granular structure; friable; many fine roots; very strongly acid; abrupt smooth boundary.

B1—9 to 16 inches; reddish yellow (7.5YR 6/8) silty clay loam; moderate fine and medium subangular blocky structure; friable, slightly sticky, slightly plastic; common fine and medium roots; common medium pores; very strongly acid; clear wavy boundary.

B21t—16 to 27 inches; yellowish red (5YR 5/8) silty clay loam; common medium prominent red (2.5YR 4/8) and few fine prominent reddish yellow mottles; moderate medium subangular blocky structure; firm, sticky, plastic; few fine and medium roots; common medium pores; thin patchy clay films on faces of peds; few white minerals; strongly acid; clear wavy boundary.

B22t—27 to 40 inches; strong brown (7.5YR 5/8) clay; many medium prominent red (2.5YR 4/8) and common medium prominent yellowish red (5YR 4/6) mottles; moderate, medium subangular blocky structure; firm, sticky, plastic; common fine and medium roots; few fine and medium pores; thin patchy clay films on faces of peds; few white minerals; strongly acid; gradual wavy boundary.

B3—40 to 58 inches; reddish yellow (7.5YR 6/8) silty clay loam; common medium distinct yellowish red (5YR 5/8) and common medium faint reddish yellow (7.5YR 6/6) mottles; weak medium subangular blocky structure; friable, slightly sticky, slightly plastic; very strongly acid; gradual wavy boundary.

C—58 to 62 inches; mottled yellowish red (5YR 5/8), light gray (10YR 7/1), and yellowish brown (10YR 5/8) saprolite that crushes to silt loam; rock controlled structure; friable; very strongly acid.

The solum is 40 to 70 inches thick. Depth to bedrock is more than 60 inches. The subsoil is strongly acid or very strongly acid.

The A1 horizon is dark yellowish brown, grayish brown, or yellowish brown silt loam or loam. The A2 horizon, where present, is yellow or pale olive.

The B1 horizon is strong brown or reddish yellow. The B2t horizon is yellowish red, strong brown, or reddish yellow silty clay loam or clay. The B3 horizon is yellowish red or reddish yellow silty clay loam or clay loam.

Hiwassee Series

The Hiwassee series consists of well drained, moderately permeable soils that formed in unconsolidated, fine textured old alluvium and in residuum of basic or mixed acidic and basic crystalline rocks. These soils are on broad ridges and narrow side slopes. Slopes are 2 to 10 percent.

Typical pedon of Hiwassee clay loam, 2 to 6 percent slopes, 4.5 miles east of Hillsborough on U.S. 70 and 15 feet south of road, in a cultivated field:

Ap—0 to 6 inches; dark reddish brown (5YR 3/4) clay loam; weak medium subangular blocky structure; friable, sticky; many fine roots; slightly acid; abrupt smooth boundary.

B1—6 to 14 inches; dark red (2.5YR 2/6) clay loam; moderate fine and medium subangular blocky structure; friable, sticky, slightly plastic;

TABLE 6.--BUILDING SITE DEVELOPMENT--Continued

Soil name and map symbol	Shallow excavations	Dwellings without basements	Dwellings with basements	Small commercial buildings	Local roads and streets
Helena:					
[1]HnA:					
Helena part	Severe: too clayey.	Severe: shrink-swell.	Severe: shrink-swell.	Severe: shrink-swell.	Severe: shrink-swell.
Sedgefield part	Severe: too clayey, wetness.	Severe: shrink-swell, wetness.	Severe: shrink-swell, wetness.	Severe: shrink-swell, wetness.	Severe: shrink-swell.
Herndon:					
HrB	Moderate: too clayey.	Slight	Slight	Moderate: slope.	Moderate: low strength.
HrC	Moderate: too clayey, slope.	Moderate: slope.	Moderate: slope.	Severe: slope.	Moderate: low strength, slope.
Hiwassee:					
HwB	Moderate: too clayey.	Slight	Slight	Moderate: slope.	Moderate: low strength.
HwC	Moderate: too clayey, slope.	Moderate: slope.	Moderate: slope.	Severe: slope.	Moderate: low strength, slope.
Iredell:					
Ir	Severe: too clayey.	Severe: shrink-swell.	Severe: shrink-swell.	Severe: shrink-swell.	Severe: low strength, shrink-swell.
[1]IuB:					
Iredell part	Severe: too clayey.	Severe: shrink-swell.	Severe: shrink-swell.	Severe: shrink-swell.	Severe: low strength, shrink-swell.
Urban land part.					
Lignum:					
Lg	Severe: too clayey, wetness.	Severe: wetness, low strength.	Severe: wetness, low strength.	Severe: wetness, low strength.	Severe: low strength.
Louisburg:					
LoC	Moderate: depth to rock.	Moderate: slope.	Moderate: depth to rock.	Severe: slope.	Moderate: slope.
LoF	Severe: slope.	Severe: slope.	Severe: slope.	Severe: slope.	Severe: slope.
Orange:					
Or	Severe: too clayey, wetness.	Severe: wetness, shrink-swell.	Severe: wetness, shrink-swell.	Severe: wetness, shrink-swell.	Severe: low strength, shrink-swell.
Pits:					
Pt.					
Tatum:					
TaD	Moderate: too clayey.	Moderate: low strength.	Moderate: low strength, depth to rock.	Severe: slope.	Severe: low strength.
TaE	Severe: slope.	Severe: slope.	Severe: slope.	Severe: slope.	Severe: slope.
Urban land:					
Ur.					
Vance:					
VaB	Severe: too clayey.	Severe: low strength.	Severe: low strength.	Severe: low strength.	Severe: low strength.

See footnote at end of table.

(26)


N
Scale 1: 20000
HrB
TaD
GeC
GeB
ApB
ApC
EnB
EnC
HwB
IuB
Ch
Co
HORACE WILLIAMS AIRPORT

(21)

TABLE 8.--CONSTRUCTION MATERIALS

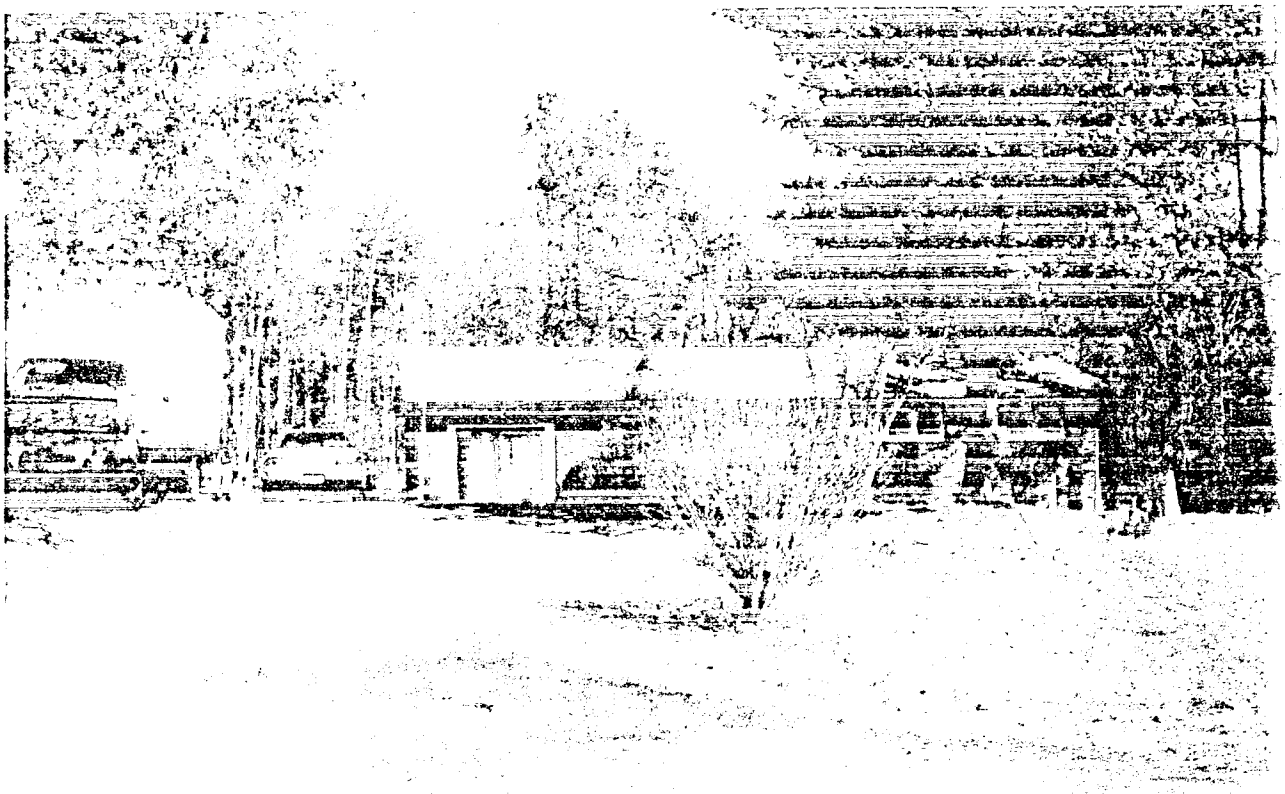
["Shrink-swell" and some of the other terms that describe restrictive soil features are defined in the Glossary. See text for definitions of "good," "fair," and "poor." Absence of an entry means soil was not rated]

Soil name and map symbol	Roadfill	Sand	Gravel	Topsoil
Altavista:				
Aa	Poor: low strength.	Unsuited: excess fines.	Unsuited: excess fines.	Fair: thin layer.
Appling:				
ApB, ApC	Fair: low strength, area reclaim.	Unsuited: excess fines.	Unsuited: excess fines.	Fair: thin layer, area reclaim.
[1]AuC:				
Appling part	Fair: low strength, area reclaim.	Unsuited: excess fines.	Unsuited: excess fines.	Fair: thin layer, area reclaim.
Urban land part.				
Cecil:				
CfB, CfC	Fair: low strength.	Unsuited	Unsuited	Fair: too clayey.
Chewacla:				
Ch	Poor: wetness, low strength.	Unsuited	Unsuited	Good.
Congaree:				
Cp	Fair: low strength.	Unsuited	Unsuited	Good.
Creedmoor:				
CrB	Poor: shrink-swell, low strength.	Unsuited: excess fines.	Unsuited: excess fines.	Fair: thin layer.
Enon:				
EnB, EnC	Poor: shrink-swell, low strength.	Unsuited: excess fines.	Unsuited: excess fines.	Poor: thin layer.
Georgeville:				
GeB, GeC, GhC	Fair: low strength.	Unsuited: excess fines.	Unsuited: excess fines.	Poor: thin layer.
Goldston:				
GlD, GlF	Poor: thin layer, area reclaim.	Unsuited: excess fines.	Unsuited: excess fines.	Poor: small stones, area reclaim.
Helena:				
HeB	Poor: shrink-swell, low strength.	Unsuited: excess fines.	Unsuited: excess fines.	Fair: thin layer.
[1]HhA:				
Helena part	Poor: shrink-swell, low strength.	Unsuited: excess fines.	Unsuited: excess fines.	Fair: thin layer.
Sedgefield part	Poor: shrink-swell.	Unsuited	Unsuited	Fair: thin layer.
Herndon:				
HrB, HrC	Fair: low strength.	Unsuited	Unsuited	Fair: thin layer.

See footnote at end of table.

SITE PHOTOGRAPHS

INTERSECTION OF ROGERS ROAD AND FURLEY ROAD

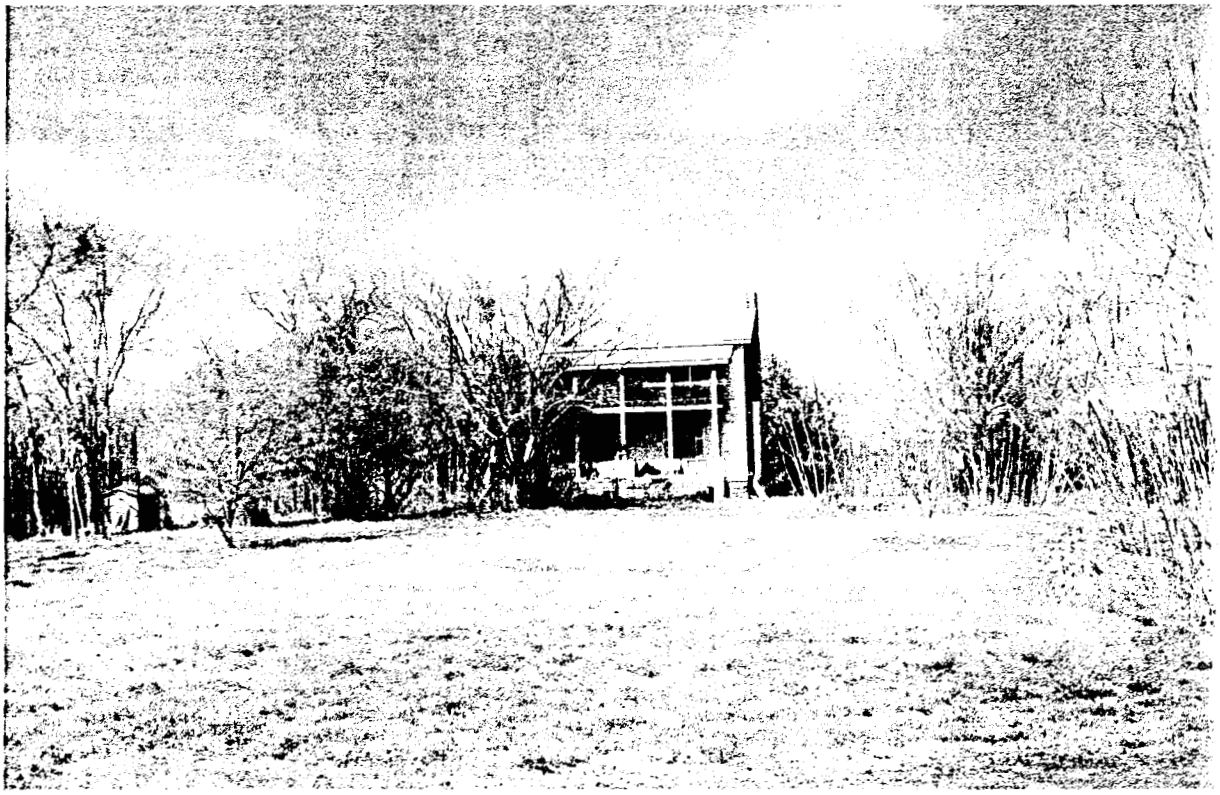


SURROUNDING RESIDENTIAL AREA TO THE NORTH

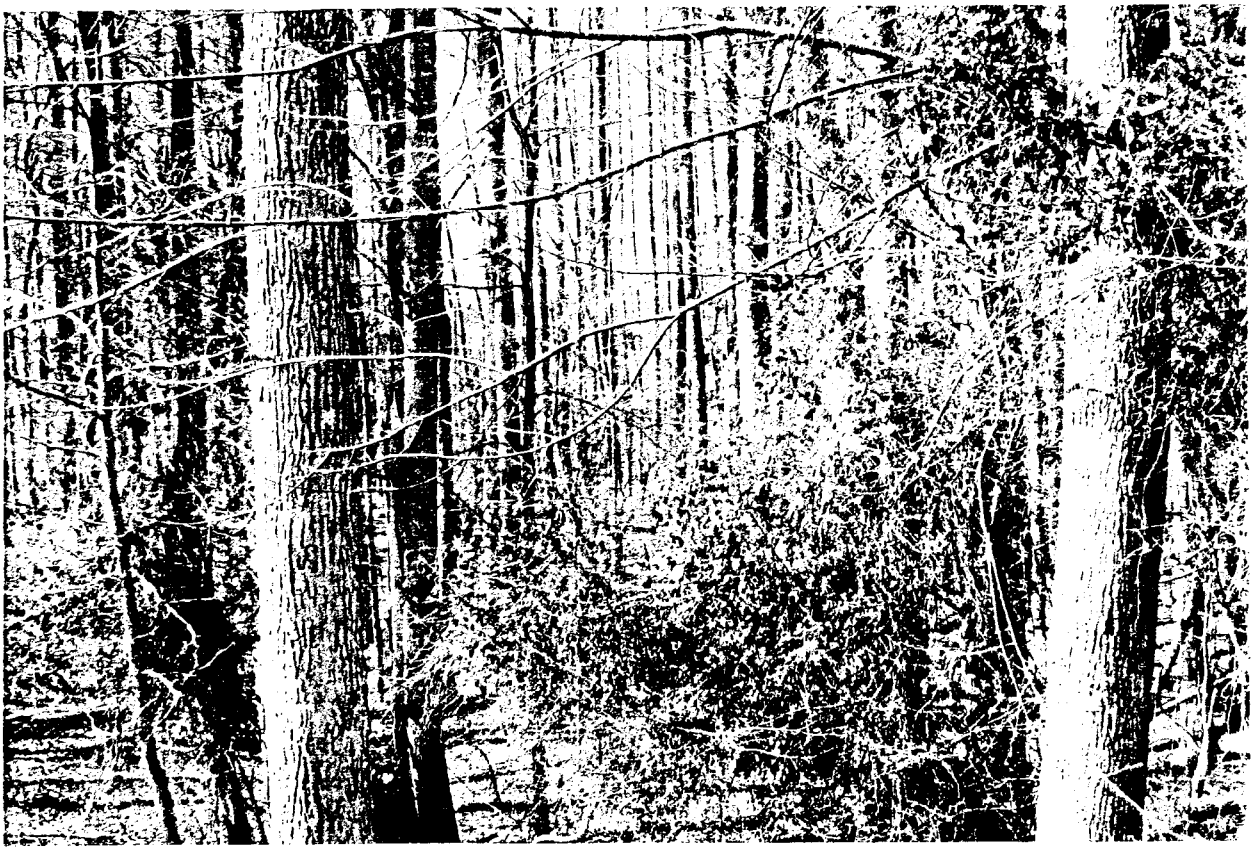
CHURCH AT RODGERS AND PUREFOY ROADS

NORTHWEST VIEW AT RODGERS AND PUREFOY ROADS

ENTRY ROAD ACCESS TO NORTH AND MOBILE HOMES



EXISTING HOUSE AT PUREFOY ROAD



VIEW AT MIDDLE OF THE SITE LOOKING NORTH

SITE OF FUTURE DETENTION POND

DEVELOPER'S GOALS AND CRITERIA

THE G.H. WILLIAMS
COLLABORATIVE, PA.
ARCHITECTURE
PLANNING
ECONOMIC
DEVELOPMENT
CONSTRUCTION
MANAGEMENT
411 West Chapel Hill St.
11th Floor, NC Mutual Plaza
P.O. BOX 1266
DURHAM, NORTH CAROLINA 27701
TELEPHONE: 919-956-7166
FAX: 919-688-4492
E-MAIL: ghwc@mindspring.com

Development Program Narrative

Concept Plan

St. Paul AME Church Community
Chapel Hill, North Carolina

Developer's Goals & Objectives:

(1) Develop Church community, focused on specific Church requirements

(2) Development based upon "Village Concept" with continuity of use of materials, roof forms, colors, signage, etc. into a unified design scheme.

(3) Create "Park-like" setting with emphasis on tree preservation, minimal disturbance of Site, walking/jogging/bike trails, with very limited use of concrete curb-&-gutter, etc.

(4) Creation of "Greenbelt" at central portion of site as focal point for entire Site as buffer zone, stormwater catchment retention area with water feature (i.e Pond), extensive landscaping and yard lighting, with orientation towards the pedestrian. All residential units directed inwardly, creating "Frontage" towards Greenbelt.

(5) Establish Activity zones:
- High: Church complex, Gymnasium, Wellness Center
- Medium: Residential areas, Greenbelt, Activity Field
- Low: Cemetery

Existing Conditions:

(1) The Project site is comprised of five contiguous parcels totaling about 22 acres.

(2) Site topography: Two high points in topography (knolls) to North and South separated by a central low-lying area with dry "lake-bed" area at central part along western boundary. A drainage feature flowing east-to-west into this dry-pond bed transects the central portion of the property with high-ground (i.e. "knolls") lying to north and south of this central area.

(3) Sparse vegetation at southern "knoll" area. Dense vegetation (undeveloped woodlands) at Site's northern, eastern, and western boundaries with mixture of deciduous & coniferous vegetation.

(4) Site bounded on North by undeveloped woodlands and existing 30' water easement, bounded on East by undeveloped woodlands (proposed Habitat subdivision), bounded on West by existing residential zone abutting Rogers Road, and bounded on South by Purefoy Drive.

(5) An abandoned house sits atop the southern "knoll", just south of the central low-lying area.

(6) A Duke Power primary transmission easement cuts through the southeastern corner of the site. A Duke Power secondary easement travels from the northeast corner of the site, "slicing" through the site, and exiting the site at the center of the southern boundary at Purefoy Drive. (A rerouting, or "dog-leg", of this secondary easement along the eastern Site boundary is currently being proposed).

Site Analysis:

(1) Zoning: Due to the intended mixed-use of the property, a zoning map amendment from R-1 (Residential) to "MU-V" (Mixed-Use Village) is being proposed with respect to the requirements of Chapel Hill Land Use Management Ordinance.

(2) The Main Church complex will be placed on and run along the crest of the southern knoll of the site with the Finish Floor Elevation (FFE) @ about 525.0.

(3) A "Greenbelt" will be created at the central low-lying portion of the site, subdividing the Project site into two parts, North and South, thus creating a "focal point", or area of interest with residential units fronting on both sides. This area becomes a stormwater retention area. A new pond is proposed for the lowest portion of this area (EL. 501.0).

(4) The Cemetery is proposed for the northernmost parcel of the property, remote and isolated from the rest of the development.

(5) Land-disturbing activity will be kept to a minimum on-site, with the emphasis placed on the preservation of existing vegetation, and especially large hardwoods (i.e. "specimen trees") will be tagged. In lieu of a land disturbance in excess of 40,000 square feet and a developed footage ("footprint") exceeding 20,000 square feet, a mandatory Special Use Permit will be made with each phase of the Project.

(6) Stormwater Management: Surface runoff will be by a combination of "sheet-flow" to the Greenbelt area from higher areas to the North and South with finish grades at paved areas not-to-exceed 5%, or 1:20 slope, together with a series of sloped grassed-swales, conveying stormwater runoff from various locations to various discharge points at the Greenbelt retention area. These sloped grassed swales will be designed to intentionally promote slowing, cleansing, and infiltration along the way and can also serve as pedestrian ways across the Site for jogging, walking, and biking trails. Surface runoff and groundwater from the Property are expected to continue to flow westerly towards an unnamed tributary of Bolin Creek.

(7) The Senior Housing cluster will be placed at the existing "plateau" fronting on the eastern portion of the Greenbelt and will serve as an elevated outdoor recreation area (i.e. "plateau") for senior citizens.

(8) Vegetation buffers will be preserved at the northern, eastern, and western boundaries of the site. At a minimum, these will be 20 feet wide "Type C" buffers, in compliance with Table 5.6.6-1, Schedule of Required Buffers, Chapel Hill Land Use Management Ordinance. Although no interior buffers are required for this Mixed-Use Development District (MU-V), numerous interior vegetation buffers will be incorporated into the Concept Plan

design to subdivide the Site into different "zones" and subdivide larger paved areas into smaller paved areas with vegetation buffer separation.

(9) Sun/Shade patterns are indicated by the North arrow graphic symbol, showing both "Winter Sun" and "Summer Sun" angles.

(10) Proposed Facilities include the following:

Sanctuary Building
Narthex
Fellowship Hall
Daycare Center
Admin Wing
Wellness Center
Gymnasium
Senior Housing
Multi-family Housing (Townhouses)
Single-family Housing
Activity Field
Basketball/Tennis Courts
Cemetery
Walking, Jogging, Bike trails

(11) Phasing Plan:

A Phasing Plan will be incorporated into the second stage submittal to the Town as part of the Special Use Permit application. In general, this Phasing Plan will include the following eight (8) basic phases:

- Main Church Building
- Gymnasium/Wellness Center addition
- Senior Housing (5 stories)
- Greenbelt/Crossing/Bridge development
- Townhouse development
- Single-family dwellings
- Activity Field/Basketball/Tennis courts
- Cemetery

(12) Parking & Traffic: The Project will meet, or exceed, the parking requirements for both vehicles and bicycles, and will also provide access to regional green trails, when available, and a bus stop providing regional access.

Parking requirements: (Ref. Section 5.9.7-Design & Development Standards, Chapel Hill Land Use Management Ordinance)

- Main Church complex: "Place of Worship", 1 per 5 seats, 600/5=120 spaces minimum required, 156 spaces provided.

- Senior Housing: "Residential Hall", 1 per 2 residents, 50 apartments, 50/2=25 minimum spaces required, 34 spaces provided.

- Multi-family Dwellings (Townhouses): 1.25 per DU, 12 DU's, 12 @ 1.25 = 15 minimum spaces required, 21 spaces provided

- Single-family Dwellings: 1.75 per DU, 18 DU's @ 1.75=32 minimum spaces required, 36 spaces provided.

(13) Public Transportation: Bus stop with access/loading zone lane, per Town and NCDOT requirements, to be provided at Purefoy Drive adjacent to main vehicular entrance to Site. The Main Church complex and all Walking/Jogging/Bike trails will connect to this location.

(14) Statement of Compliance with Town's Design Guidelines:

a) Livability: The Church will provide an idyllic setting for worship, living, playing, and contemplation. A "Park-like setting" is paramount to the achievement of a "Village" type of community in order to provide a high degree of harmony, serenity, and "livability" within the Project and surrounding neighborhoods.

b) Visual Impact: Although the Site is somewhat removed from the "high-visibility thoroughfares" of Chapel Hill, the Project will be visually "engaging" and will be "friendly" with development in the surrounding area. The use of high-quality architecture and planning in a unified design scheme will place this community as a "Signature Project" for the region...

c) Vegetation: A high degree of protection of the natural vegetation, with minimal land-disturbing activity, is proposed. Besides the natural woodland buffers at the perimeter of the

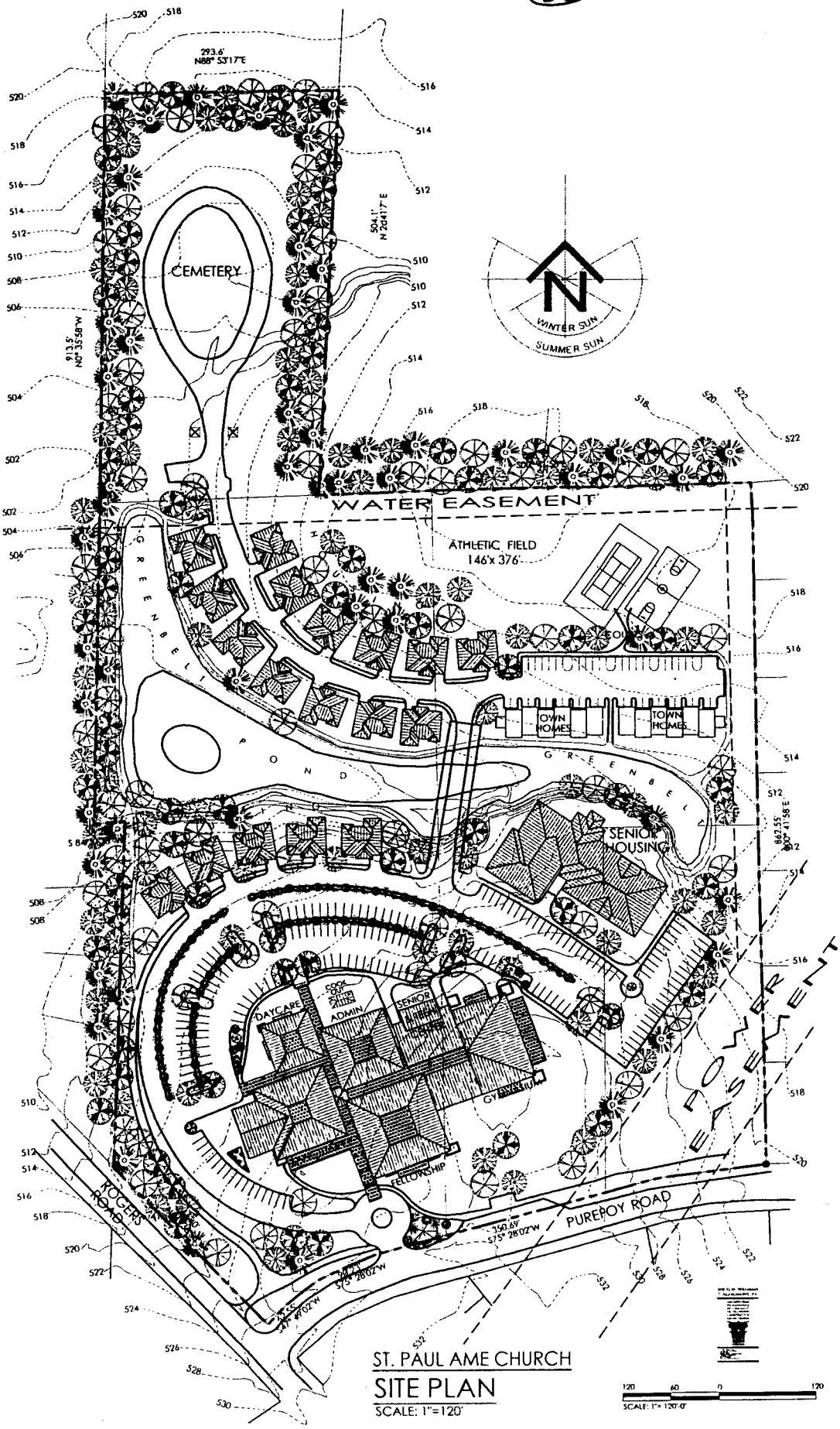
site, numerous interior vegetation buffers will be used to separate the Project into different "zones". The protection of large deciduous trees, as well as the "canopy" of trees, are vital to the success of the Project.

d) Mobility: As a point of destination, there is no vehicular thru-traffic proposed for this development. Although vehicular circulation will be kept to a minimum, the "emphasis will be placed on the Pedestrian" with a network of pedestrian ways, jogging, and bike trails interconnecting different parts of the Community with surrounding areas.

e) Activity Centers: While the non-residential component of this development, the Main Church complex, is the main focal point of the Project and a "High-activity" zone. The Senior Housing and Townhouse areas are considered to be a "Medium-activity zone". The Single-family development and Greenbelt zone are "Low-activity" zones. The Greenbelt zone, with the introduction of the Pond, pedestrian trails, play areas, playground equipment, landscaping, yard lighting, etc. becomes a "Park" within the Community itself.

f) Views: The Project site will become an "introverted site", with primary views directed inwardly towards the Greenbelt and secondary views towards green areas (i.e. buffer zones). All residential units "front" on this Greenbelt zone. No exterior views are available from the site.

SITE PLAN



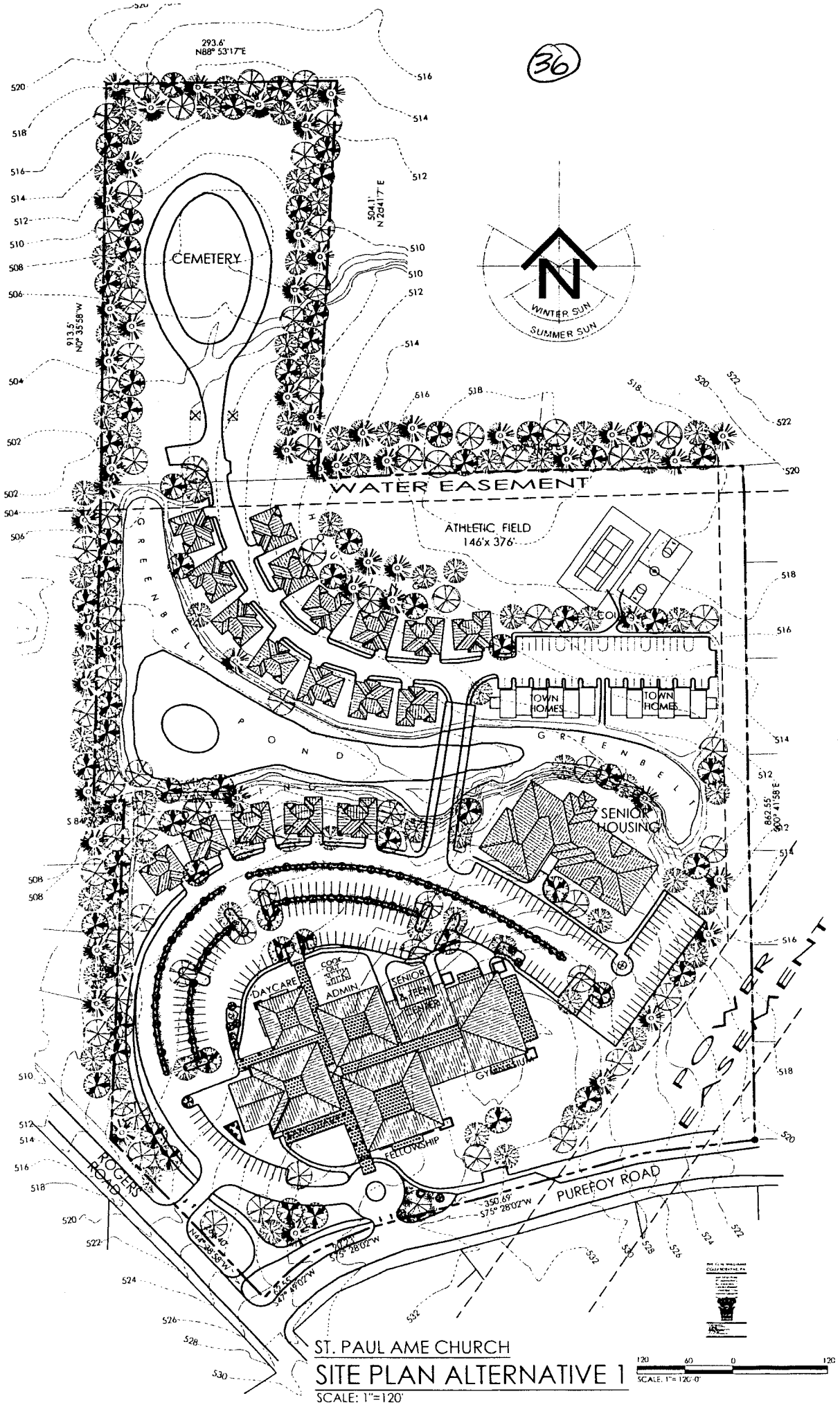
ST. PAUL AME CHURCH

SITE PLAN

SCALE: 1"=120'

120 60 0 120

SCALE: 1"= 120'-0"



ST. PAUL AME CHURCH

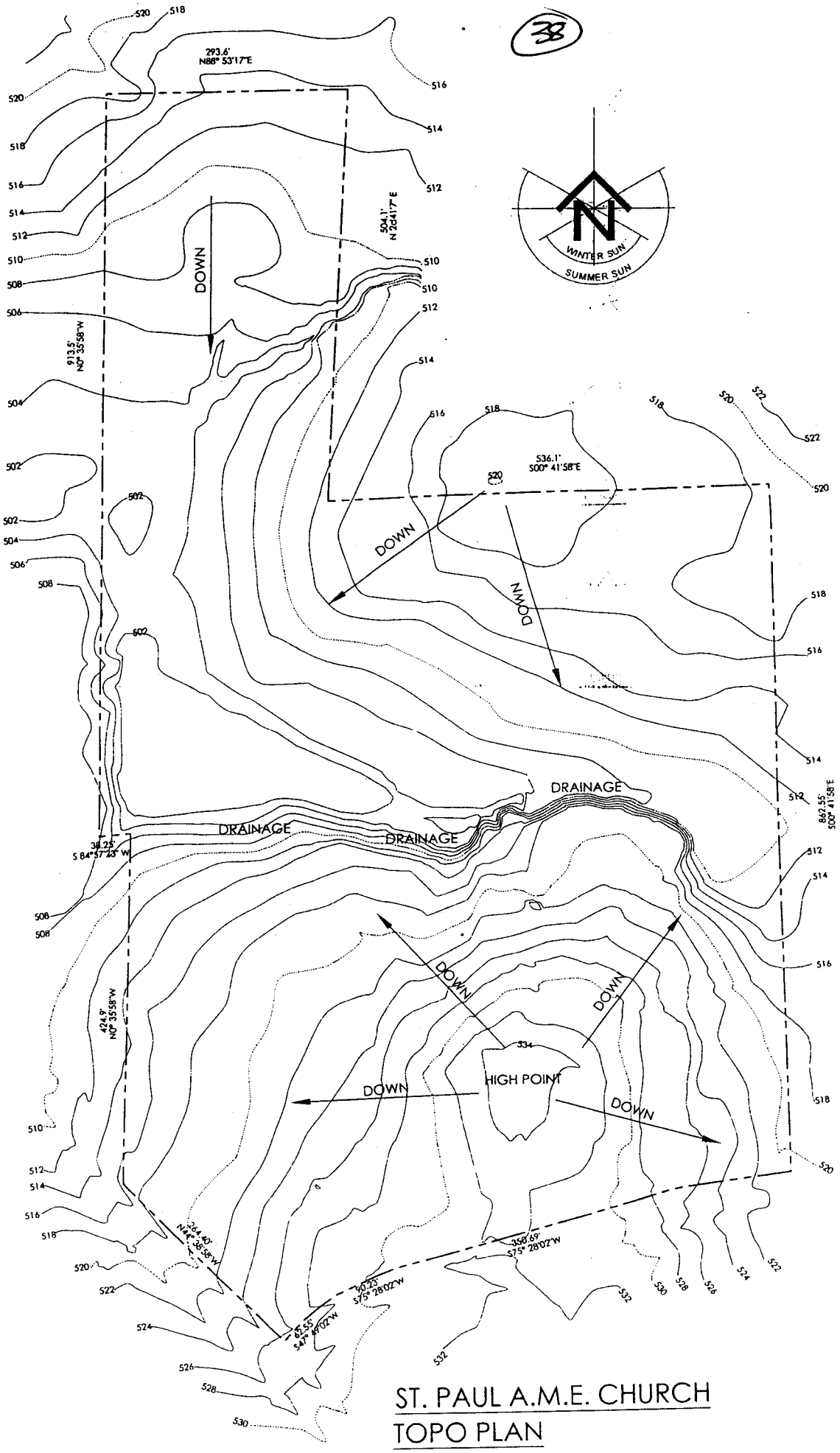
SITE PLAN ALTERNATIVE 1

SCALE: 1"=120'

120 60 0 120

SCALE: 1"= 120'-0"

TOPOGRAPHY AND SUN ANGLES



ST. PAUL A.M.E. CHURCH
TOPO PLAN