

# TOWN OF CHAPEL HILL

## CONCEPT PLAN PROPOSAL

### *Applicant Information*

Name: Chapel of the Cross  
 Address: 304 E. Franklin Street  
 City: Chapel Hill State: NC Zip: 27514  
 Phone (Work): (919) 929-2193 FAX: NA E-Mail: \_\_\_\_\_

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

Name: Chapel of the Cross Phone (919) 929-2193  
 Address: 304 E. Franklin Street  
 City: Chapel Hill State: NC Zip: 27514

### *Development Information*

Name of Development: Chapel of the Cross  
 Tax Map: 7 Block: 73 Lot(s): 12 Parcel ID #: 9788570788  
 Address/Location: 304 E Franklin St. Chapel Hill NC 27514  
 Existing Zoning: OT-3 New Zoning District if Rezoning Proposed TC-2  
 Proposed Size of Development (Acres / Square Feet): 1.55 / 67,518  
 Permitted / Proposed Floor Area (Square Feet): \_\_\_\_\_ / \_\_\_\_\_  
 Minimum # Parking Spaces Required: N/A\* #Proposed 22  
 Proposed Number of Dwelling Units: N/A # Units per Acre N/A  
 Existing / Proposed Impervious Surface Area (Square Feet): 32940 SF / 4660 (new)  
 Is this Concept Plan subject to additional review by Town Council? Yes

**Fee \$320**

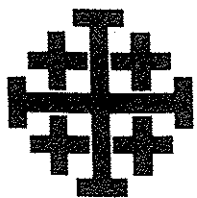
**Submittal schedule attached**

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: \_\_\_\_\_ Date: \_\_\_\_\_

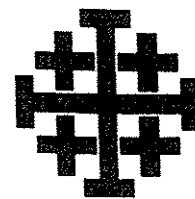
**Presentations must be kept under 15 minutes as required by Town Council**

\* contingent upon zoning change to TC-2



# The Chapel of the Cross

*An Episcopal Parish in Chapel Hill, NC*



## DEVELOPER'S NARRATIVE & STATEMENT OF COMPLIANCE

The small Chapel, the oldest of the structures that comprise The Chapel of the Cross at its location adjacent to the University campus, was completed in 1848 with a small addition in 1890, a small Parish House in 1916, and the large church, tower, cloister arcade, and parish house expansion in 1925. Two larger additions with interior modifications took place in 1958 and 1993. The parish has a long history of building and expansion, each new structure designed with attention to the beauty of the first chapel and the historic district in which the church resides.

Although the original Chapel and the larger Church were immediately useful and remain so today, the other parish buildings can no longer support expanding missions including Christian education for a growing number of children and youth; hospitality for parishioners including weddings, baptisms, community and University events, and funerals; and increasing outreach to the community including support for Interfaith Council, the ABC Sale which last year raised over \$30,000 which was distributed in this community, ESL classes, a nursery school, and Alcoholics Anonymous to name a few. The parish is increasing its global mission with visits from companions in Africa and Central America and with partnerships with other churches in the Diocese of North Carolina. The Chapel of the Cross has a strong and growing campus ministry that seeks to involve other community religious and secular groups.

While no expansion of the smaller chapel and larger church worship spaces is anticipated in our master plan, the present parish house structures are grossly insufficient. Studies of programmatic and space needs over a five year period reveal a need for a parish building of at least 60,000 square feet. To take advantage of the assets and limitations of the building site, the consensus of work of four various committees that have studied the issue recommends that the current Parish House be replaced with a new building. The constraints imposed by the structural limitations (roofing, mechanical equipment, lighting, minimum floor to floor levels, access, fire separation, and floor plan configuration) of the Parish House are simply too great to warrant expending efforts to incorporate them through renovation or careful restoration. No part of the 1916 building façade remains and the almost no part of the larger 1925 expansion remains visible, and even that part has been significantly altered.

As part of its planning, The Chapel of the Cross has consulted with University leaders and staff, UNC Botanical Gardens staff, has sought advice from Town Planners and Traffic Engineers, and had a preliminary meeting with members of the Historic District Commission.

It is our intention to work thoughtfully with our neighbors, to build a structure that will enhance the beauty of our location and the context of the existing chapel and church structures retained, and that will help The Chapel of the Cross fulfill its mission in its downtown location for years to come.

To meet the requirements of our program assessment and the proposed master plan parish house structure, we would request a rezoning from the present OI-3 zone to the Town Center TC-2. Alternatively, if the Town Council would wish our church to stay in the OI-3 zone, we would request a text amendment to that zone which waives or increases a maximum floor-area ratio for our building type.

The Rev. Stephen Elkins-Williams, *Rector*  
 The Rev. Tambria E. Lee, *Assoc. for University Ministry*  
 The Rev. Victoria Jamieson-Drake, *Assoc. for Pastoral Ministry*  
 The Rev. David Frazelle, *Assoc. for Parish Ministry*  
 The Rev. Dr. William Joyner, *Deacon*

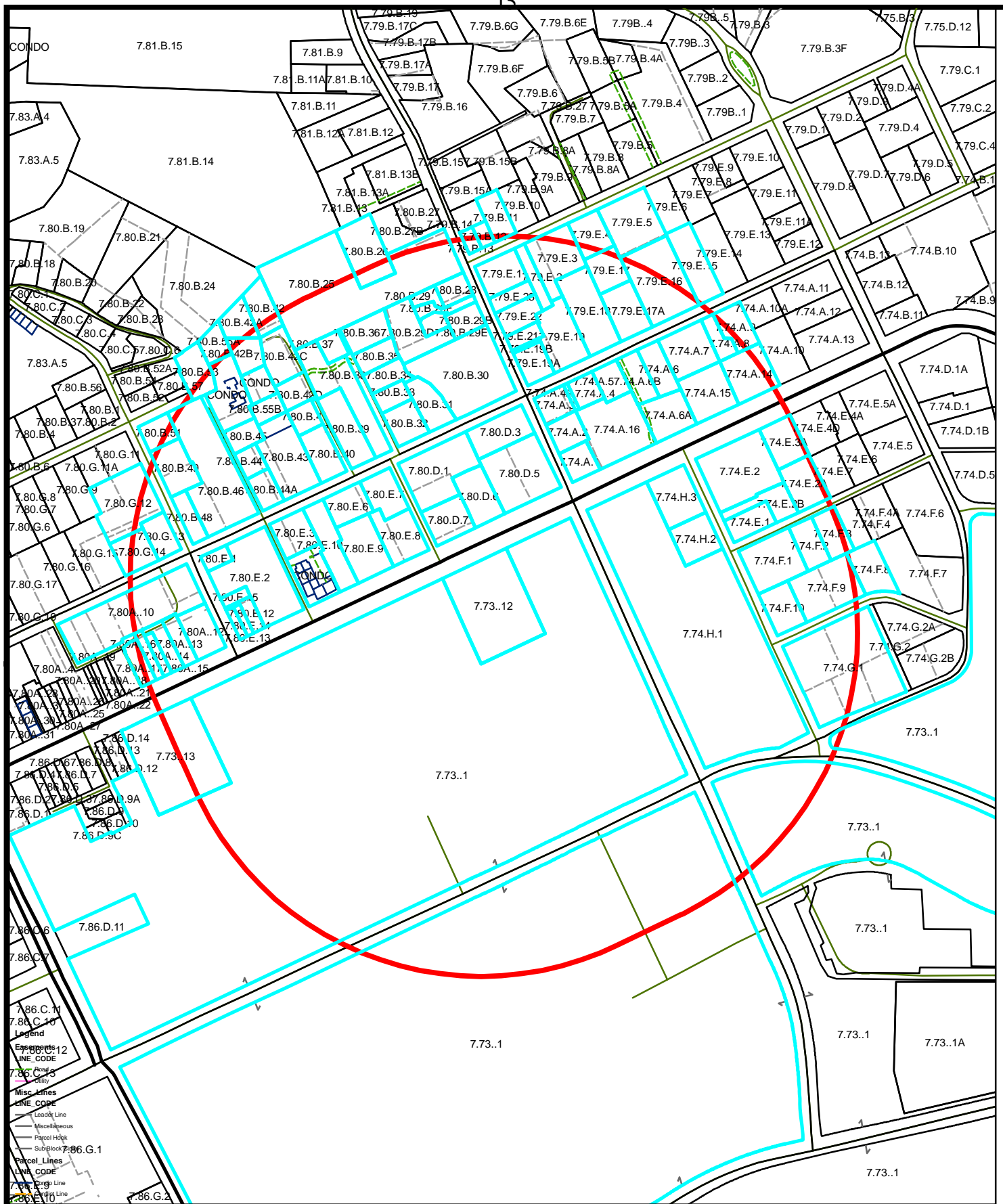
304 E. Franklin St.  
 Chapel Hill, NC 27514  
 919-929-2193  
 fax-919-933-9187  
[www.thechapelofthecross.org](http://www.thechapelofthecross.org)  
[info@thechapelofthecross.org](mailto:info@thechapelofthecross.org)

PIN	OWNER	OWNER2	ADDRESS	CITY	STATE	ZIPCODE
9788488472	PREYER JANE B ETAL	& JOHN F WILSON IV	P O BOX 970	MANTEO	NC	27954
9788484225	ALPHA CHI OMEGA NATIONAL	HOUSING CORPORATION	5939 CASTLE CREEK PKWY NORTH DR	INDIANAPOLIS	IN	46250
9788587827	LEE PETER JAMES	& KRISTINA K	8737 RIVER ROAD	RICHMOND	VA	23229-8305
9788586172	UNIVERSITY OF N C			CHAPEL HILL	NC	27514
9788587020	UNIVERSITY OF N C			CHAPEL HILL	NC	27514
9788472753	PALIOURAS ENTERPRISES LLC		BOX 715	CHAPEL HILL	NC	27514
9788590084	ES LLC		P O BOX 5219	CHAPEL HILL	NC	27514-5002
9788484398	PATTERSON HENRY N JR ETAL	& STEWART T PATTERSON	902 EAST FRANKLIN ST #4	CHAPEL HILL	NC	27514
9788379660	DRAPER GEORGE H IV ETAL	& FRANCES MINERVA STROWD	101 FOXRIDGE RD	CHAPEL HILL	NC	27514-9021
9788487144	NORTH CAROLINA ALPHA OF PI	BETA PHI INC	% M GARARD 1908 N HARWICK CT	CHAPEL HILL	NC	27516
9788486120	OMEGA CHAPTER OF THE TAU	EPSILON PHI INC % C KAUFMAN	323 SARDIS POINTE RD	MATTHEWS	NC	28105
9788680187	ROBERTSON WYNDHAM		520 HOOPER LANE	CHAPEL HILL	NC	27514
9788588602	CLARK THERESA P		500 FOREST LAKE RD	FAYETTEVILLE	NC	28305
9788480314	NORTH CAROLINA STATE OF	STATE PROPERTY OFFICE	OFFICE PF WASTE & RECLYLING CB#1800	CHAPEL HILL	NC	27599-1800
9788485227	PATTERSON HENRY N JR ETAL	& STEWART T PATTERSON	902 E FRANKLIN ST APT 4	CHAPEL HILL	NC	27514-3229
9788581747	FOWLER ELIZABETH A		3307 ALABAMA AVE	ALEXANDRIA	VA	22305-1735
9788489699	WILLIAMSON JOEL R	& BETTY ANNE WOODSON (W)	211 HILLSBOROUGH ST	CHAPEL HILL	NC	27514-3522
9788579971	RICHARDSON SHERMAN W	& KAY A	8 KENDALL DR	CHAPEL HILL	NC	27517
9788481291	SOUTHERN BELL TELEPHONE	& TELEGRAPH CO	PO BOX 30188	CHARLOTTE	NC	28230
9788472795	DPM PROPERTIES	% GEORGE DRAPER	101 FOXRIDGE RD	CHAPEL HILL	NC	27514
9788487508	CHEEK J PAUL		210 COTTAGE LN	CHAPEL HILL	NC	27514-3507
9788580949	EVANS JANET WOOD BROWN		403 NORTH ST	CHAPEL HILL	NC	27514-3727
9788586349	RODEN RANDALL M	& CAROLINE ANN STEWART (W)	501 E FRANKLIN ST	CHAPEL HILL	NC	27514
9788583783	N C DELTA UPSILON FD	% M PRAKKE	5105 REMBERT DRIVE	RALEIGH	NC	27612
9788582669	CAREY TIMOTHY S	& KATHLEEN DALTON	206 HILLSBOROUGH ST	CHAPEL HILL	NC	27514
9788379926	PALIOURAS ENTERPRISES LLC		BOX 715	CHAPEL HILL	NC	27514
9788582889	KENAN R STERLING		214 CHILEAN AVE UNIT I	PALM BEACH	FL	33480
9788482383	MEUNIER KIMBERLY ELIZABETH		1612 W BROMFIELD DR	HILLSBOROUGH	NC	27278
9788483723	LIPTZIN ANNE CONE	& MYRON B	215 FRIENDLY LN	CHAPEL HILL	NC	27514-3524
9788482649	OKUN ELISABETH	& MARTIN	213 FRIENDLY LN	CHAPEL HILL	NC	27514-3524
9788482589	CARTER HODDING III	& PATRICIA M DERIAN	211 FRIENDLY LN	CHAPEL HILL	NC	27514
9788483588	HAUSER JANE E		101 CEDAR POND LANE	CHAPEL HILL	NC	27517
9788484437	MADISON PARTNERS LLC		PO BOX 1113	CHAPEL HILL	NC	27514
9788471994	BULLARD LUBIN F JR		PO BOX 10067	WILMINGTON	NC	28404-0067
9788472773	WILLIAMS LINDA ETAL	& DEBORAH ANDREWS SPARROW	128 DIXIE DR	CHAPEL HILL	NC	27514
9788486304	BELL FAMILY PROPERTIES LLC		PO BOX 1113	CHAPEL HILL	NC	27514
9788487455	IGOE LYNN MOODY HRS	C/O CAROLINE DUGAS	6403 GRANDVIEW DR	CASTLE HAYNE	NC	28429
9788583771	BETA UPSILON	ED FOUNDATION	PO BOX 3270	CHAPEL HILL	NC	27515
9788489026	ALPHA TAU OMEGA FRATERNITY	%CHAPTER PRESIDENT	303 E FRANKLIN ST	CHAPEL HILL	NC	27514
9788581261	EPSILON BETA OF CHI	OMEGA FOUNDATION INC	PO BOX 958	CHAPEL HILL	NC	27514-0958
9788580133	CHAPEL HILL DURHAM ALUMNAE	HOUSE OF SIGMA SIGMA SIGMA	307 E FRANKLIN ST	CHAPEL HILL	NC	27514
9788475948	BETA CHI HOUSE CORP	C/O KAPPA DELTA SRTY	219 W QUEEN ST	HILLSBOROUGH	NC	27278
9788584843	SANDERS BETTY B		504A NORTH ST	CHAPEL HILL	NC	27514-3725
9788581303	NORTH CAROLINA ALPHA OF PI	BETA PHI INC	% M GARARD 1908 N HAWICK CT	CHAPEL HILL	NC	27516
9788672508	BAPTIST STATE CONVENTION	OF N C INC	PO BOX 26508	RALEIGH	NC	27611
9788577703	UNIVERSITY OF N C			CHAPEL HILL	NC	27514
9788473839	PRESBYTERIAN CHURCH		209 E FRANKLIN ST	CHAPEL HILL	NC	27514
9788476965	UNIVERSITY OF N C			CHAPEL HILL	NC	27514
9788488688	NEELON JEFFREY B	& EVELYN M	301 CAMBRIDGE BLVD	LUMBERTON	NC	28358-8311
9788488782	DANZIGER ERWIN M ETAL	& ELIZABETH H	201 CAROLINA MEADOWS VILLA	CHAPEL HILL	NC	27517-8503
9788389102	PHI MU FRATERNITY HOUSING	CORP % ANN SUTPHIN	400 WESTPARK DRIVE	PEACHTREE CITY	GA	30269
9788486961	DONNAN RICHARD F	& CAROLINE W	P O BOX 885	CHAPEL HILL	NC	27514-0885

PIN	OWNER	OWNER2	ADDRESS	CITY	STATE	ZIPCODE
9788486568	HOLY TRINITY EVANGELICAL LUTHERAN	CHURCH OF CHAPEL HILL NC	300 E ROSEMARY ST	CHAPEL HILL	NC	27514
9788471649	CHAPEL HILL TOWN OF		405 MARTIN LUTHER KING JR BLVD	CHAPEL HILL	NC	27514
9788379717	CHAPEL HILL TOWN OF		405 MARTIN LUTHER KING JR BLVD	CHAPEL HILL	NC	27514
9788582694	ISALY SAMUEL D		767 3RD AVE 30TH FLOOR	NEW YORK	NY	10017
9788487531	GWYN GARETH PRICE		206 COTTAGE LN	CHAPEL HILL	NC	27514
9788486676	CHEEK J PAUL JR		PO BOX 363	CHAPEL HILL	NC	27514-0363
9788470687	CHRIS JAMES P	& LINDA P CHRIS	P O BOX 0469	CHAPEL HILL	NC	27514-0469
9788670997	BELL GERALD D ETAL	& CHRISTINE D BELL	P O BOX 572	CHAPEL HILL	NC	27514
9788470614	COBB CAROLYN R ETAL	COBB CAROLYN R ETAL	3030 RANDOLPH DR	RALEIGH	NC	27609
9788470645	LILLY PROPERTIES LLC		3030 RANDOLPH DR	RALEIGH	NC	27609
9788379693	LILLY NANCY COBB	& LILLY PROPERTIES LLC	3030 RANDOLPH DR	RALEIGH	NC	27609
9788483203	ALPHA CHI OMEGA NATIONAL	HOUSING CORP	5939 CASTLE CREEK PKWY N DR	INDIANAPOLIS	IN	46250
9788583333	ALPHA SIGMA HSE CORP	DELTA DELTA DELTA INC	407 E FRANKLIN ST	CHAPEL HILL	NC	27514
9788483145	BLYTHE HAVEN LLC		225 FOREST HILL RD	CHAPEL HILL	NC	27514
9788584384	ALPHA SIGMA HSE CORP	DELTA DELTA DELTA INC	407 E FRANKLIN ST	CHAPEL HILL	NC	27514
9788584479	COENEN WALTER DEVEREAUX EDWARD	& ANNE FREDERICK KLUTTZ COENEN	345 BURLAGE CIR	CHAPEL HILL	NC	27514
9788583497	ALPHA SIGMA HOUSE CORP	DELTA DELTA DELTA INC	407 E FRANKLIN ST	CHAPEL HILL	NC	27514
9788583435	ALPHA SIGMA HOUSE CORP	DELTA DELTA DELTA INC	407 E FRANKLIN ST	CHAPEL HILL	NC	27514
9788481671	MURPHY DANIEL R JR		216 SPRING LN	CHAPEL HILL	NC	27514
9788485559	CHEEK J PAUL JR		PO BOX 363	CHAPEL HILL	NC	27514-0363
9788583274	SCHWAB MARJORIE MOSES		1710 QUEENS RD WEST	CHARLOTTE	NC	28207-2436
9788488606	IFTIKHAR ELIZABETH	& NAVEED	908 GREENWOOD DR	CHAPEL HILL	NC	27514-3910
9788480253	HENDERSON STREET HOUSE	FOUNDATION	PO BOX 1057	CHAPEL HILL	NC	27514
9788580513	MANNING PHILLIP V	& DIANE K	315 E ROSEMARY ST	CHAPEL HILL	NC	27514-3531
9788589249	KYSER GEORGIA C		205 CEDAR BERRY LN	CHAPEL HILL	NC	27517-7207
9788680270	KYSER KIMBERLY		P O BOX 70	CHAPEL HILL	NC	27514
9788583996	DICKERSON ANNE GODFREY	& JEAN GODFREY WITTIG	4014 AMYINGTON DR	CHARLOTTE	NC	28226
9788670718	EMMERSON FRED B JR	& LUCY CAROL DAVIS (W)	976 MARTIN LUTHER KING JR BLVD	CHAPEL HILL	NC	27514
9788488291	HOLY TRINITY EVANGELICAL	LUTHERAN CHURCH OF CHAPEL HILL N C	300 E ROSEMARY ST	CHAPEL HILL	NC	27514
9788588093	CROSS MARTHA H	& WILSON W (H)	111 BATTLE LN	CHAPEL HILL	NC	27514
9788487387	SWENDIMAN ALAN R		9609 DEWMAR LN	KENSINGTON	MD	20895
9788483481	GURLITZ HENRY JOSH	& ROBIN H GREANY GURLITZ	208 SPRING LN	CHAPEL HILL	NC	27514
9788681060	MARTENS CHRISTOPHER S	& CAROLINE R	510 HOOPER LN	CHAPEL HILL	NC	27514
9788672990	HAYES ANNA RAGLAND		3301 ARTHUR MINNIS RD	HILLSBOROUGH	NC	27278
9788582491	ALPHA SIGMA HSE CORP	DELTA DELTA DELTA INC	407 E FRANKLIN ST	CHAPEL HILL	NC	27514
9788587528	RUNBERG BRUCE L	& CYNTHIA C	506 E ROSEMARY ST	CHAPEL HILL	NC	27514-3719
9788570788	CHAPEL OF THE CROSS		304 E FRANKLIN ST	CHAPEL HILL	NC	27514
9788488767	GOFFENA JAMES R		215-B HILLSBOROUGH ST	CHAPEL HILL	NC	27514
9788486757	DONNAN CAROLINE W	& RICHARD F DONNAN	P O BOX 885	CHAPEL HILL	NC	27514-0885
9788581685	CAREY TIMOTHY S ETAL	& KATHLEEN DALTON	206 HILLSBOROUGH ST	CHAPEL HILL	NC	27514
9788489748	HARTMANN PAUL	& BARBARA	2262 LAKE POWELL RD	WILLIAMSBURG	VA	23185
9788589503	SPANGLER C D JR	& MEREDITH	SPANGLER CONST P O BOX 36007	CHARLOTTE	NC	28236-6007
9788586692	REED ADAM V	& EMILY M	500 E ROSEMARY ST	CHAPEL HILL	NC	27514
9788586528	HILL CHARLES CAMERON		412 E ROSEMARY ST	CHAPEL HILL	NC	27514
9788680229	SYLVESTER STEVEN C	& PATRICIA R	510 E FRANKLIN ST	CHAPEL HILL	NC	27514-3708
9788545304	UNIVERSITY OF N C		PROPERTY OFFICE UNC	CHAPEL HILL	NC	27599
9788545304	UNIVERSITY OF N C		PROPERTY OFFICE UNC	CHAPEL HILL	NC	27599
9788545304	UNIVERSITY OF N C		PROPERTY OFFICE UNC	CHAPEL HILL	NC	27599
9788545304	UNIVERSITY OF N C		PROPERTY OFFICE UNC	CHAPEL HILL	NC	27599
9788595021	VILLOPOTO CARMEN MICHAEL		220 LAKE MANOR RD	CHAPEL HILL	NC	27516
9788586802	RUSSELL JOHN S	& SALLIE S	2001 S LAKESHORE DR	CHAPEL HILL	NC	27514
9788587476	BROWN ROBERT CALVIN	& MARY FRANCES VAUGHN BROWN	223 FLEMINGTON RD	CHAPEL HILL	NC	27517

PIN	OWNER	OWNER2	ADDRESS	CITY	STATE	ZIPCODE
9788581761	MEAD RUSSELL C JR	& NICOLE CALAKOS	208 HILLSBOROUGH ST	CHAPEL HILL	NC	27514
9788480001	SLOOP CELESTE H	& CHARLES C III	202 HENDERSON ST	CHAPEL HILL	NC	27514-3512
9788581803	FINN DEBORAH RADOVSKY		214 HILLSBOROUGH ST	CHAPEL HILL	NC	27514-3521
9788582803	FINN DEBORAH RADOVSKY		214 HILLSBOROUGH ST	CHAPEL HILL	NC	27514-3521
9788472841	WORLD WIDE WEALTY LLC		PO BOX 3051	CHAPEL HILL	NC	27515
9788588666	LORENZINI DINO		512 E ROSEMARY ST	CHAPEL HILL	NC	27514-3719
9788671844	PHILLIPS EARL N		511 SENLAC RD	CHAPEL HILL	NC	27514-3832
9788487081	GAMMA NU FD LAMBDA	CHI ALPA PO BOX 958	4411 WEST FRANKLIN ST	RICHMOND	VA	23221
9788580907	PELTESON CAROLE G		401 NORTH ST	CHAPEL HILL	NC	27514
9788481512	PATTERSON HENRY N JR ETAL	& STEWART T PATTERSON	902 E FRANKLIN ST #4	CHAPEL HILL	NC	27514-3229
9788481015	WEBB JAMES M HRS	C/O ROBERT EPTING TRUSTEE	410 MARTIN LUTHER KING JR BLVD	CHAPEL HILL	NC	27514-5701
9788474800	UNIVERSITY PRESBYTERIAN CHURCH	PRYSB CH USA CHAPEL HILL	209 E FRANKLIN ST	CHAPEL HILL	NC	27514
9788584792	KOPP VINCENT JOSEPH	& KATHERINE C	501 E ROSEMARY ST	CHAPEL HILL	NC	27514-3714
9788470228	UNIVERSITY UNITED METHODIST	CHURCH OF CHAPEL HILL	PO BOX 728	CHAPEL HILL	NC	27514

PIN	NAME	NAMEORADD	ADDRESS	CITY	STATE	ZIPCODE
9788474898.001	THOMIS JOSEPH	& CHRISTEL DEKEYE	213 E FRANKLIN ST #101	CHAPEL HILL	NC	27514
9788474898.002	MCCORKLE PLACE LLC		14600 WESTON PARKWAY #300	CARY	NC	27513-2259
9788474898.003	BLACK LEWIS	%LEVEL FOUR BUSINESS MANAGEMENT	11812 SAN VICENTE BLVD 4TH FLOOR	LOS ANGELES	CA	90049
9788474898.004	STEVENS RICHARD Y	& JERE G	132 LOCHWOOD WEST	CARY	NC	27518-8301
9788474898.005	MUNRO DONALD W J		100 EBBTIDE STE 350	SAUSALITO	CA	94965
9788474898.006	CARTER RUSSELL M		806 N 23RD ST	WILMINGTON	NC	28405
9788474898.007	GRISHAM RENEE		PO BOX 270	NORTH GARDEN	VA	22959
9788474898.008	MCCORKLE PLACE LLC		14600 WESTON PARKWAY #300	CARY	NC	27513-2259
9788482427.004	WILSON MARION HEATON		214 SPRING LN	CHAPEL HILL	NC	27514
9788482427.005	SPARLING JOSEPH J	& MARILYN C	212 SPRING LN	CHAPEL HILL	NC	27514-3540
9788483428.001	JERDEE MARIAN A	& THOMAS H JERDEE	206 SPRING LN	CHAPEL HILL	NC	27514-3540
9788483428.002	WOLF ASHER	& ANN FERRARI	210 SPRING LN	CHAPEL HILL	NC	27514



This map contains parcels prepared for the inventory of real property within Orange County, and is compiled from recorded deed, plats, and other public records and data. Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map. The county and its mapping companies assume no legal responsibility for the information on this map.



# Orange County GIS

1 inch = 416 feet

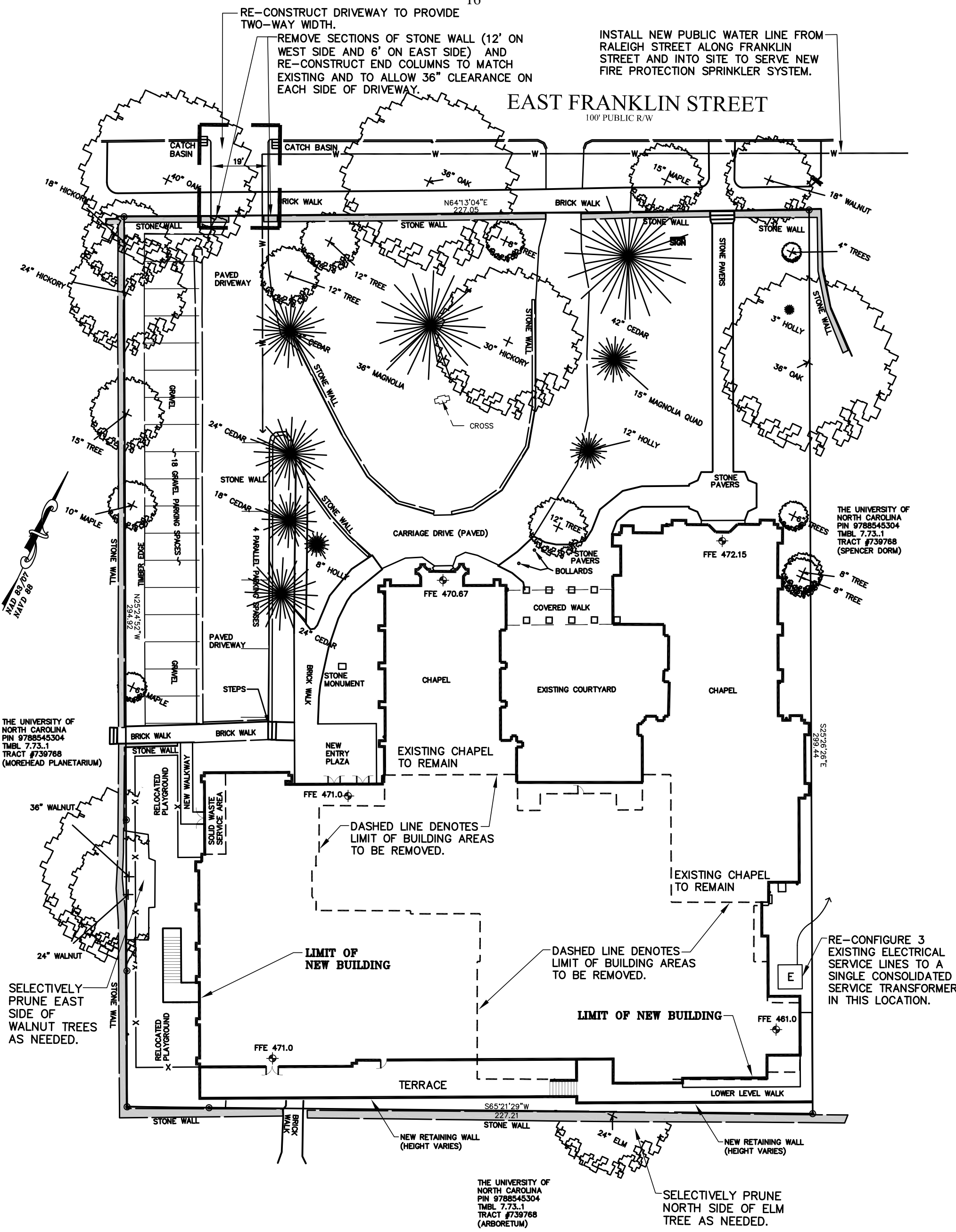
RE-CONSTRUCT DRIVEWAY TO PROVIDE TWO-WAY WIDTH.

REMOVE SECTIONS OF STONE WALL (12' ON WEST SIDE AND 6' ON EAST SIDE) AND RE-CONSTRUCT END COLUMNS TO MATCH EXISTING AND TO ALLOW 36" CLEARANCE ON EACH SIDE OF DRIVEWAY.

INSTALL NEW PUBLIC WATER LINE FROM RALEIGH STREET ALONG FRANKLIN STREET AND INTO SITE TO SERVE NEW FIRE PROTECTION SPRINKLER SYSTEM.

# EAST FRANKLIN STREET

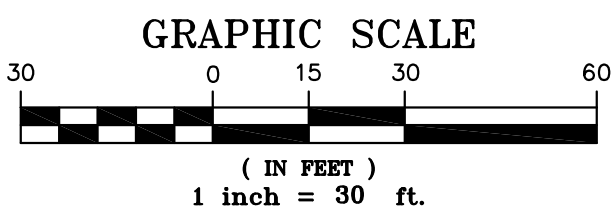
100' PUBLIC R/W



THE UNIVERSITY OF NORTH CAROLINA  
PIN 9788545304  
TML 7.73.1  
TRACT #739768  
(MOREHEAD PLANETARIUM)

THE UNIVERSITY OF NORTH CAROLINA  
PIN 9788545304  
TML 7.73.1  
TRACT #739768  
(SPENCER DORM)

THE UNIVERSITY OF NORTH CAROLINA  
PIN 9788545304  
TML 7.73.1  
TRACT #739768  
(ARBORETUM)



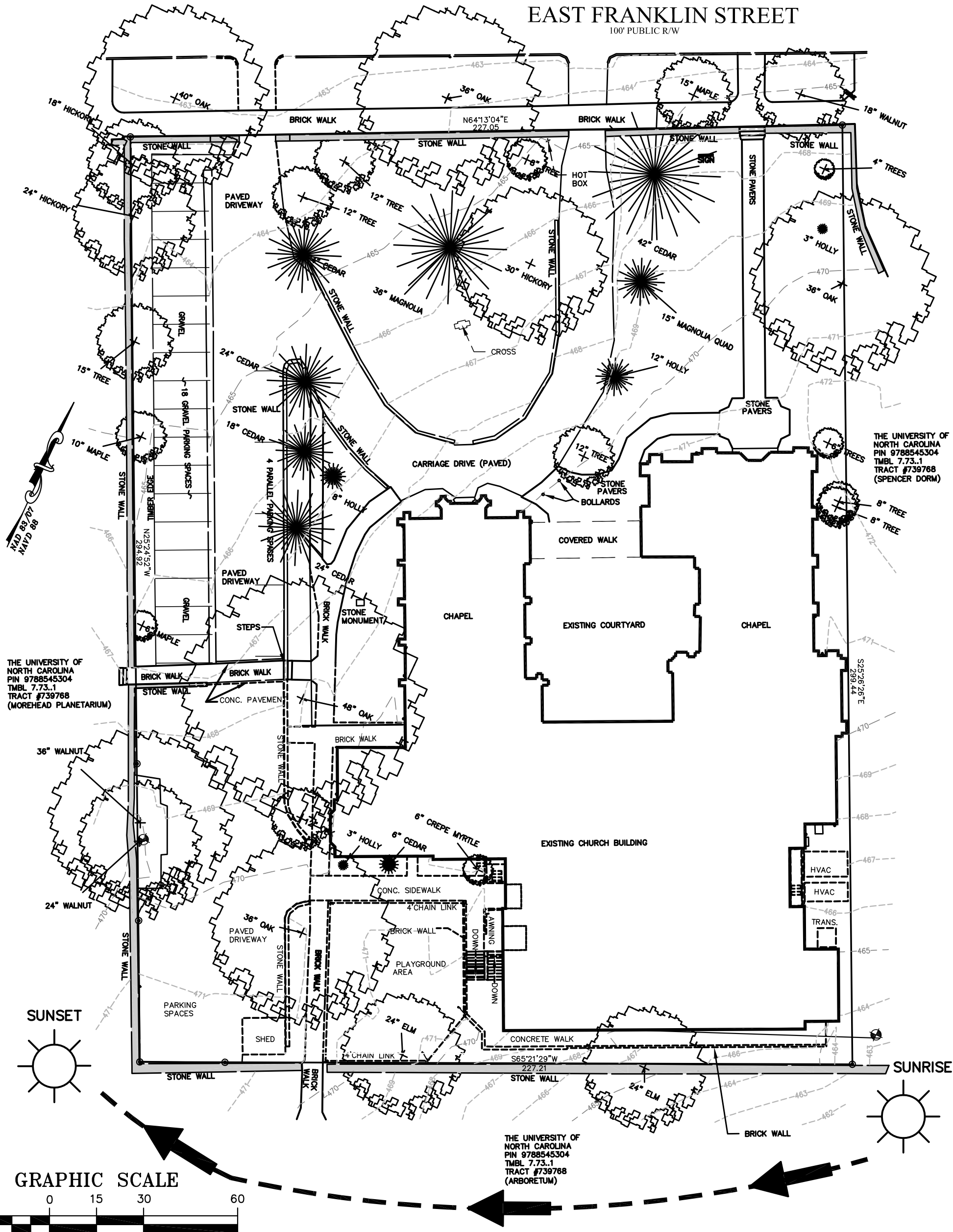
## CHAPEL OF THE CROSS CONCEPT PLAN 1"=30'



3708 LYCAN PARKWAY - SUITE 201 - DURHAM, NC 27707  
919.490.1645 PHONE 919.403.0336 FAX  
3206 HERITAGE TRADE DRIVE - SUITE 100 - WAKE FOREST, NC 27587  
919.453.2386 PHONE



EAST FRANKLIN STREET  
100' PUBLIC R/W



SITE ANALYSIS NOTES

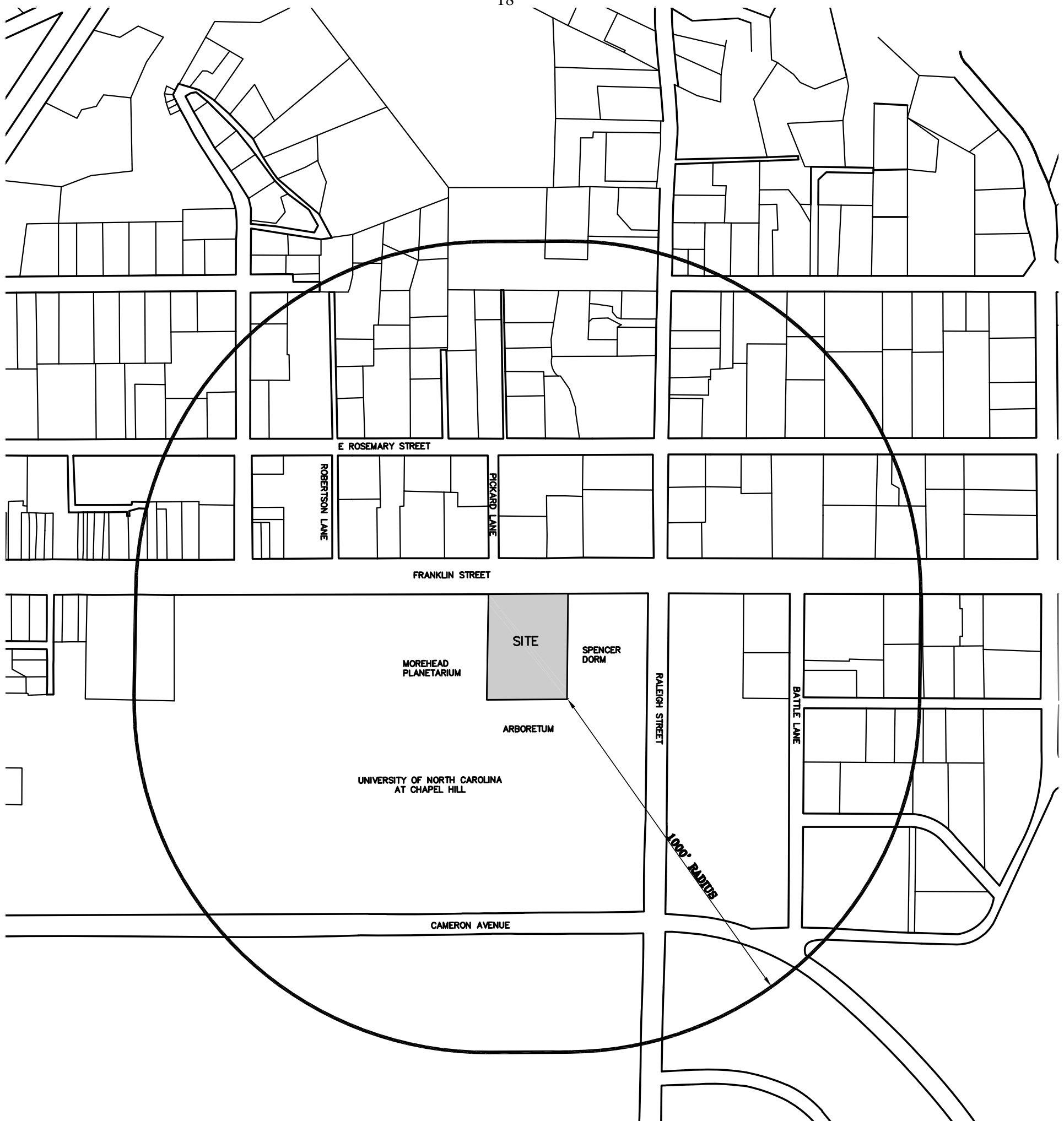
1. THE EXISTING LAND USE IS "PLACE OF WORSHIP," CONSISTING OF TWO CHAPELS AND ATTACHED MULTI-STORY SUPPORT BUILDINGS.
2. THE ENTIRE BUILDING MASS IS POSITIONED ON THE CENTER AND REAR PORTIONS OF THE SITE, WITH NO BUILDING ELEMENTS ALONG THE PROPERTY FRONTAGE.
3. EXISTING TOPOGRAPHY IS CHARACTERIZED BY GENTLE SLOPES (LESS THAN 10%) IN ALL LOCATIONS ON THE SITE. THE SITE GENERALLY DRAINS TOWARD FRANKLIN STREET, EXCEPT FOR A SMALL AREA AT THE SOUTHEAST CORNER, WHICH DRAINS TOWARD THE UNC ARBORETUM. NO STREAMS, STREAM BUFFERS, OR DRAINAGE CHANNELS EXIST ON THE SITE.
4. ACCORDING TO ORANGE COUNTY SOIL SURVEY, THE SOIL CLASSIFICATION FOR THE SITE IS "URBAN."
5. THE SITE IS WELL-VEGETATED WITH MATURE OAK, WALNUT, AND RED CEDAR TREES, IN ADDITION TO YOUNGER TREES AND UNDERSTORY VEGETATION. THE SITE ADJOINS THE UNC ARBORETUM AND THE MOREHEAD PLANETARIUM.
6. THE PROPERTY CONTAINS EXISTING STONE WALLS ALONG THE STREET FRONTAGE.
7. THE WESTERN AND SOUTHERN PROPERTY LIMITS ARE BOUNDED BY EXISTING STONE WALLS THAT ARE LOCATED ENTIRELY ON THE ADJOINING PROPERTIES.

CHAPEL OF THE CROSS  
SITE ANALYSIS PLAN  
1"=30'



3708 LYCKAN PARKWAY • SUITE 201 • DURHAM, NC 27707  
919.490.1645 PHONE 919.403.0336 FAX

3206 HERITAGE TRADE DRIVE • SUITE 100 • WAKE FOREST, NC 27587  
919.453.2386 PHONE



SITE DATA:



ADDRESS: 304 E. FRANKLIN STREET  
 CHAPEL HILL, NC 27514

OWNER: CHAPEL OF THE CROSS

PIN: 9788570788

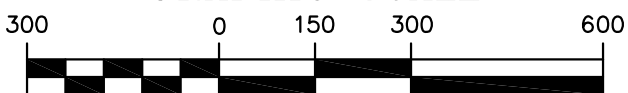
TIMBL: 7.73.12

TRACT #: 745175

ZONING: OI-3

ACREAGE: 1.55 AC.

GRAPHIC SCALE



( IN FEET )  
1 inch = 300 ft.

CHAPEL OF THE CROSS  
LOCATION PLAN  
1"=300'



**civil consultants**  
LAND PLANNERS + CIVIL ENGINEERS

WWW.CIVIL-CONSULTANTS.COM

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