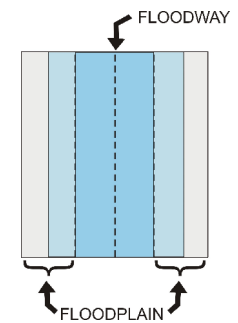


DOCKET #: W3079

PROPOSED ZONING:
Special Use Permit for the expansion of Institutional Parking

EXISTING ZONING:
RS9

PETITIONER:
Twin City Baptist Church for property owned by Same



SCALE: 1" represents 400'

STAFF: Roberts

GMA: 2

ACRES: 7.26

NEAREST BLDG: 7' north

MAP(S): 618846



November 23, 2010

Twin City Baptist Church
c/o John M. Fuller, AIA
68 Court Square, Suite 200
Mocksville, NC 27028

RE: ZONING MAP AMENDMENT W-3079

Dear Mr. Fuller:

The attached report of the Planning Board to the City Council is sent to you at the request of the Council Members. You will be notified by the City Secretary's Office of the date on which the Council will hear this petition.

Sincerely,

A. Paul Norby, FAICP
Director of Planning

pc: City Secretary's Office, P.O. Box 2511, Winston-Salem, NC 27102
Lonnie F. Clark, 1212 Watson Avenue, Winston-Salem, NC 27103

ACTION REQUEST FORM

DATE: November 23, 2010
TO: The Honorable Mayor and City Council
FROM: A. Paul Norby, FAICP, Director of Planning

BOARD ACTION REQUEST:

Request for Public Hearing on Special Use Permit of Twin City Baptist Church

SUMMARY OF INFORMATION:

Special Use Permit of Twin City Baptist Church for the expansion of institutional parking in a residential zoning district: property is located on the east side of Ebert Street, across from Boone Avenue (Zoning Docket W-3079).

PLANNING BOARD ACTION:

MOTION ON PETITION: APPROVAL
FOR: UNANIMOUS
AGAINST: NONE
SITE PLAN ACTION: CONFORMS TO THE REQUIREMENTS OF THE UDO

CITY ORDINANCE - SPECIAL USE PERMIT

Special Use Permit of Twin City Baptist Church,
Docket W-3079

AN ORDINANCE ISSUING A SPECIAL USE
PERMIT FOR THE EXPANSION OF INSTITUTIONAL
PARKING IN A RESIDENTIAL ZONING DISTRICT

BE IT ORDAINED by the City Council of the City of Winston-Salem as follows:

Section 1. The City Council hereby makes an affirmative finding as follows, based upon the material and competent evidence presented at the public hearing:

1. That the use will not materially endanger the public health or safety if located where proposed and developed according to the application and plan as submitted and approved;
2. That the use meets all required conditions and specifications;
3. That the use will not substantially injure the value of adjoining or abutting property, or that the use is a public necessity; and,
4. That the location and character of the use, if developed according to the application and plan submitted and approved, will be in harmony with the area in which it is to be located and in general conformity with *Legacy*.

Section 2. The Winston-Salem City Council hereby issues a special use permit for the expansion of institutional parking in a residential zoning district in accordance with Section 6-1.5 of the Zoning Ordinance of the *Unified Development Ordinances* to Twin City Baptist Church to be established on the following described property:

PIN #s 6824-27-6680, 7789, and 7982

Section 3. This Ordinance is adopted after approval of the site plan entitled Twin City Baptist Church and identified as Attachment "A" of the Special Use Permit issued by the City Council the _____ day of _____, to Twin City Baptist Church

Section 4. The City Council hereby directs the issuance of a Special Use Permit pursuant to Section 6-1.5 of the Zoning Ordinance of the *Unified Development Ordinances* for a

development to be known as Twin City Baptist Church. Said Special Use Permit and site plan with associated documents are attached hereto and incorporated herein.

Section 5. This Ordinance shall be effective from and after its adoption.

CITY - SPECIAL USE PERMIT

SPECIAL USE PERMIT

Issued by the City Council
of the City of Winston-Salem

The City Council of the City of Winston-Salem issues a Special Use Permit for the site shown on the site plan map included in this zoning petition of Twin City Baptist Church, (Zoning Docket W-3079). The site shall be developed in accordance with the plan approved by the Council and bearing the inscription: "Attachment A, Special Use Permit for the expansion of institutional parking in a residential zoning district, approved by the Winston-Salem City Council the _____ day of _____, 20____" and signed, provided the property is developed in accordance with requirements of Section 6-1.5 of the Zoning Ordinance of the *Unified Development Ordinances*, and other applicable laws, and the following additional conditions be met:

- **PRIOR TO THE ISSUANCE OF GRADING PERMITS:**
 - a. Developer shall obtain a driveway permit from City of Winston-Salem Public Works Department. Required improvements for Phase I include:
 - ROW dedication 35' from centerline of Ebert Street.
 - Widen 18' from centerline with curb and gutter and sidewalks.
 - Developer shall be required to obtain driveway permits for Phases II and III as depicted on the site plan. Improvements (widening, turn lanes, curb and gutter, and sidewalks) for phases II and III shall be phased in accordance with WSDOT.
 - b. Developer shall have a stormwater management study submitted for review by the Public Works Department of the City of Winston-Salem. If required, an engineered stormwater management plan shall be submitted and approved by the Public Works Department. Relocation or installation of any stormwater treatment device into any buffer areas, vegetation designated to remain, or close proximity to adjacent residentially zoned land shall require a Staff Change approval at minimum, and may require a Site Plan Amendment.
- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
 - a. Developer shall install all requirements of the WSDOT driveway permit.
 - b. Developer shall repair any damage from construction to Ebert Street to the requirements of the Public Works Department.

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION			
Docket #	W-3079		
Staff	Gary Roberts, Jr. AICP		
Petitioner(s)	Twin City Baptist Church		
Owner(s)	Same		
Subject Property	PIN #s 6824-27-6680, 7789, and 7982		
Address	1337 Ebert Street		
Type of Request	Special Use Permit for the expansion of institutional parking in a residential zoning district (RS-9). Approval of a Special Use Permit depends upon an affirmative finding of the Findings of Fact as found in the Other Applicable Plans and Planning Issues section below.		
Neighborhood Contact/Meeting	The petitioner stated that during the last six months they have been in regular contact with Lonnie Clark, president of the Ardmore Neighborhood Association, regarding the church building project. The pastor attended the Ardmore Neighborhood Association quarterly meeting on October 12 to share their vision and answer any questions that members of the association may have regarding the possible expansion project. Letters to 25 of the closest neighbors (all of the homes in Miller's Crossing and most of the homes on Ebert between Silas Creek Parkway and Cherokee Lane) were hand delivered. The pastor also e-mailed the letter to Lonnie Clark (president of Ardmore Neighborhood Association) and Sarah Hahne (also on the board of the Ardmore Neighborhood Association) so that they could email the letter to all the members of the Ardmore Neighborhood Association. He estimates there were about 15 people who attended the meeting on 10-21-10.		
GENERAL SITE INFORMATION			
Location	East side of Ebert Street, across from Boone Avenue		
Jurisdiction	City of Winston-Salem		
Ward(s)	Southwest		
Site Acreage	± 7.26 acres		
Current Land Use	Neighborhood scale church.		
Surrounding Property Zoning and Use	Direction	Zoning District	Use
	North	RS-9	Single family homes
	East		
	South		
West			
Physical Characteristics	The site has a gentle slope downward to the southeast. A large wooded area along the eastern property line is shown on the site plan to remain.		
Proximity to Water and Sewer	Public water and sewer are available to the site.		

Stormwater/ Drainage	No known issues.			
Watershed and Overlay Districts	The site is not within a water supply watershed.			
Analysis of General Site Information	The site has no apparent constraints and appears to be suitable for the proposed parking and building expansion.			
SITE ACCESS AND TRANSPORTATION INFORMATION				
Street Name	Classification	Frontage	ADT Count	Capacity/LOS D
Ebert Street	Minor Thoroughfare	545'	5,200	16,100
Proposed Access Point(s)	Three existing gravel drives will be removed. The one-way entrance on the northern portion of the site will remain. Two full access points onto Ebert Street are proposed in the mid and southern section of the site.			
Comprehensive Transportation Plan Information	Ebert Street is recognized as a Minor Thoroughfare in the Comprehensive Transportation Plan. The recommended cross-section includes three lanes with curb and gutter, wide outside lanes, and sidewalks.			
Trip Generation - Existing/Proposed	The expansion of parking will not in itself generate more traffic. The trip generation is determined by the number of seats in the sanctuary.			
Sidewalks	There are no sidewalks located in the general area; however, sidewalks are required along Ebert Street and are shown on the proposed site plan.			
Transit	Route 23 runs along Silas Creek Parkway ±600' to the south.			
Analysis of Site Access and Transportation Information	The proposed Special Use Permit request triggers improvements along the Ebert Street frontage in accordance with the Comprehensive Transportation Plan. These improvements include: right-of-way dedication; along with widening, curb and gutter and sidewalks.			
CONFORMITY TO PLANS AND PLANNING ISSUES				
Legacy GMA	Growth Management Area 2 – Urban Neighborhoods			
Relevant Legacy Recommendations	<ul style="list-style-type: none"> Legacy recommends that expansions of existing places of worship should be done in a manner that is generally compatible with surrounding uses. 			
Relevant Area Plan(s)	<i>Southwest Winston-Salem Area Plan (SWAP), 2008</i>			
Area Plan Recommendations	<ul style="list-style-type: none"> The northern half of the subject property is recognized as Institutional by the SWAP. Several options exist for the southern half of the subject property: It could be developed in conjunction with the tract of land to the south as a continuation of residential development along Ebert Street (as proposed in the SWAP). It could be developed with duplex, quadruplex, small footprint townhouse, or clustered single-family development up to 8 units per acre. The site could also be developed as a retirement community (in conjunction with the property further south). Alternatively, the site could be developed as an RS-9 PRD. In any case, the nonconforming commercial building on site should not be rezoned to a commercial zoning district. 			

	<ul style="list-style-type: none"> Existing institutions should be permitted to grow and expand in certain circumstances in a manner that is compatible with the surrounding neighborhoods.
<p>Other Applicable Plans and Planning Issues</p>	<p>For Special Use Permits (SUP) requiring approval by the Elected Body, certain findings have to be met. Findings of the Planning Board accompanying a favorable recommendation shall include:</p> <p><u>Planning Board Findings:</u></p> <ol style="list-style-type: none"> The development is in conformity with <i>Legacy</i>. (Yes) Water and sewer service are available in adequate capacity. (Yes) Where buildings greater than thirty-five (35) feet in height are proposed within the City of Winston-Salem limits, there is adequate access for aerial fire-fighting equipment. (<i>No buildings are proposed</i>) Streets and highways, both within and in the vicinity of the development, are of such design and traffic-carrying capacity that the development will not create a traffic hazard. (Yes) General layout and design of the development meet all requirements of this Ordinance. (Yes) Adequate, safe and convenient provision is made for vehicular and pedestrian movement on the site with particular attention paid to the needs of public safety equipment and personnel (fire, police, etc) and service vehicles and personnel (sanitation, postal delivery, etc). (Yes) The Planning Board may recommend to the Elected Body conditions as identified in Section 6-1.3(A)(1) for the issuance of the special use permit to reduce impacts associated with the project. (<i>See "SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL" section below</i>) <p>The Elected Body shall issue a special use permit only when the Elected Body makes an affirmative finding as follows:</p> <p><u>Elected Body Findings:</u></p> <ol style="list-style-type: none"> That the use will not materially endanger the public health or safety if located where proposed and developed according to the application and plan as submitted and approved. (Yes) That the use meets all required conditions and specifications. (Yes) That the use will not substantially injure the value of adjoining or abutting property, or that the use is a public necessity; and, (Yes) That the location and character of the use, if developed according to the application and plan submitted and approved, will be in harmony with the area in which it is to be located and in general conformity with <i>Legacy</i>. (Yes)
<p>Addressing</p>	<p>There are no address numbering or street naming concerns.</p>

Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)	(R)(3) - Have changing conditions substantially affected the area in the petition?		
	No		
	(R)(4) - Is the requested action in conformance with <i>Legacy</i>?		
Yes			
Analysis of Conformity to Plans and Planning Issues	<p>The expansion of institutional parking in residential districts requires the approval of a Special Use Permit which involves the Findings of Fact as are noted above. <i>Legacy</i> recommends that expansions of existing places of worship be done in a manner that is generally compatible with the surrounding uses.</p> <p>In order to provide additional protection to the adjacent residential property, the petitioner has agreed to enhance the bufferyard along the northern and southern property lines and provide additional landscaping along the Ebert Street frontage to soften the impact on residents across the street.</p>		
RELEVANT ZONING HISTORIES			
There are no relevant zoning cases in the vicinity of the subject property.			
SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS			
Building Square Footage	Square Footage		Placement on Site
	39,782 sq feet (all phases footprint only)		Central portion of the site
Parking	Required	Proposed	Layout
	150 spaces	246 spaces	Off-street, 90°
Building Height	Maximum		Proposed
	40'		40'
Impervious Coverage	Maximum		Proposed
	60%		44.74%
UDO Sections Relevant to Subject Request	<ul style="list-style-type: none"> Chapter B, Article II, Section 2-5.59 Parking, Off-Site for Institutional uses Chapter B, Article II, Section 2-5.22 Church or Religious Institution, Neighborhood 		
Complies with Chapter B, Article VII, Section 7-5.3	(A) <i>Legacy</i> policies:		Yes
	(B) <i>Environmental Ord.</i>		NA
	(C) Subdivision Regulations		NA
Analysis of Site Plan Compliance with UDO Requirements	In addition to the expansion of parking, the proposed site plan includes future expansions to the sanctuary, education building and a new family life center. The revised site plan complies with the requirements of the UDO.		

CONCLUSIONS TO ASSIST WITH RECOMMENDATION	
Positive Aspects of Proposal	Negative Aspects of Proposal
The request is in conformance with the recommendations of <i>Legacy</i> .	Request would allow for the expansion of an institutional parking lot near single family homes.
The request meets the required findings for a Special Use Permit.	
No zoning change is requested.	
SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL	
<p>The following proposed conditions are from interdepartmental review comments and are proposed in order to meet codes or established standards, or to reduce negative off-site impacts.</p> <ul style="list-style-type: none"> • <u>PRIOR TO THE ISSUANCE OF GRADING PERMITS:</u> <ol style="list-style-type: none"> a. Developer shall obtain a driveway permit from City of Winston-Salem Public Works Department. Required improvements for Phase I include: <ul style="list-style-type: none"> • ROW dedication 35' from centerline of Ebert Street. • Widen 18' from centerline with curb and gutter and sidewalks. • Developer shall be required to obtain driveway permits for Phases II and III as depicted on the site plan. Improvements (widening, turn lanes, curb and gutter, and sidewalks) for phases II and III shall be phased in accordance with WSDOT. b. Developer shall have a stormwater management study submitted for review by the Public Works Department of the City of Winston-Salem. If required, an engineered stormwater management plan shall be submitted and approved by the Public Works Department. Relocation or installation of any stormwater treatment device into any buffer areas, vegetation designated to remain, or close proximity to adjacent residentially zoned land shall require a Staff Change approval at minimum, and may require a Site Plan Amendment. • <u>PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:</u> <ol style="list-style-type: none"> a. Developer shall install all requirements of the WSDOT driveway permit. b. Developer shall repair any damage from construction to Ebert Street to the requirements of the Public Works Department. 	

STAFF RECOMMENDATION: Approval

NOTE: These are **staff comments** only; final recommendations on projects are made by the City-County Planning Board, with final decisions being made by the appropriate Elected Body, who may approve, deny, table or request modification for any project. **THE APPLICANT OR REPRESENTATIVE IS STRONGLY ENCOURAGED TO ATTEND THE PUBLIC HEARINGS WHERE THE CASE WILL BE CONSIDERED BY THE PLANNING BOARD AND THE ELECTED BODY.**

CITY-COUNTY PLANNING BOARD PUBLIC HEARING MINUTES FOR W-3079 NOVEMBER 11, 2010

Gary Roberts presented the staff report.

PUBLIC HEARING

FOR:

Lonnie F. Clark, 1212 Watson Avenue, Winston-Salem, NC 27103

- I am Ardmore Neighborhood Association President.
- The church very nicely approached us quite a while ago. We appreciate their openness as do the neighbors surrounding them. We also appreciate their willingness to honor their neighbors' needs.
- The neighbors near the educational building also appreciate the fact that it is a one-story building as people won't be able to look down into their yards.
- The church is saying that they will attend closely to mosquito and stormwater control. That is important to them and their congregation as well.
- We've discussed the project with the neighbors in Millers Creek Crossing and left flyers along Ebert Street and I've had no contact with anybody from the Ebert Street side.
- The neighbors also appreciate that the church has been communicative with them. The only request they have is that as construction is going on that they are careful with noise mitigation. There are a number of residents who work swing shifts at hospitals and need to sleep during the day.
- We would hope that in the future they would continue to be careful with mitigation of noise in the playing fields to the rear again for the same reason.
- As for the plantings I did speak with the gentleman of concern and basically he does like the open view. His exact words were "I would feel like I was in jail if I had the very tall evergreens that you see and the trees."
- Maybe a good compromise is to have that triggered by a building permit in the future because by then he might change his mind or put low plantings which would obstruct the headlights but not make him feel like there was total blockage. He said that basically he's fine with the future plans and the parking lot would be adequate to him. I think he just really likes open space. That might mitigate some of the cost as well.

- The other thing we just want to put on the record is because this is a different situation than with some of the other church expansions in Ardmore, this church is not in the historic district. They are not as land-bound as some of the other churches.
- We are saddened to see the destruction of any historic home. Tiffany White who has a degree in Historic Preservation and is our historic preservationist recognized that the homes although historic did not have an individual significant historic identification the way that Ebert Farmhouse would.
- Taking down those homes was not as sad to us as taking down homes in the Historic District or Ebert Farm would be if someone chose to take that down. If I come here in the future and say we are not happy with the removal of a home, that's what the difference is.

John Fuller, Fuller Architect, 154 Cherry Hill Road, Mocksville, NC 27028

- I just wanted to reiterate what Lonnie said about the adjoining property owner on the south side of the property. The church has tried to extend an open arm to everybody around the property to make sure that what they do is going to be satisfying to neighboring property owners. They've met several times with the folks on the south side. They really do not want to feel closed in. I can understand that.
- I think what we've done at this point is what the neighbors want at least for the people who are living there. I think they have lived there for quite a number of years and have a very good relationship with the church.

AGAINST: None

WORK SESSION

During discussion by the Planning Board, the following points were made:

1. The adjoining property owner to the south does not want the opaque fence. Staff is looking ahead to future owners and recommends evergreen plantings and/or the opaque fence.
2. Clarence Lambe noted that the current site plan meets UDO requirements. He asked if there was an estimate of the cost for the additional screening which staff is requesting. Staff replied that such estimate has not been received.
3. In response to a question from Chairman King, staff explained that the proposed site plan shows the maximum footprint of desired parking for the church's future plans as well as the current plans. If this site plan is approved, when the church decides to build the family life center they will not need to come back before the board for further review.
4. Lynne Mitchell asked for clarification about parking on the northern portion of the site. Gary Roberts reviewed the parking and traffic pattern. He noted that in response to some calls from adjoining property owners, the church has decreased the amount of parking in this area and has increased the buffer to a Type III.

5. Wesley Curtis asked if the adjoining property owners on the south said why they did not want the fence? Gary Roberts responded that apparently they enjoy the current view across the area to the church. Of course currently the parking lot is not there so it is a nice view right now.
6. Lynne Mitchell: It's great to see how the faith institution has worked with the neighborhood and community.

MOTION: Paul Mullican moved approval of the Special Use Permit, certified that the site plan meets all code requirements and recommends staff conditions.

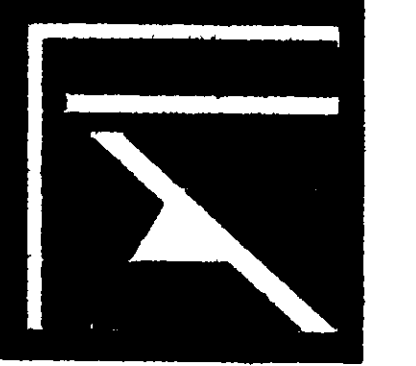
SECOND: Clarence Lambe

VOTE:

FOR: Wesley Curtis, Arnold King, Clarence Lambe, Darryl Little, Barry Lyons, Lynne Mitchell, Paul Mullican, Allan Younger

AGAINST: None

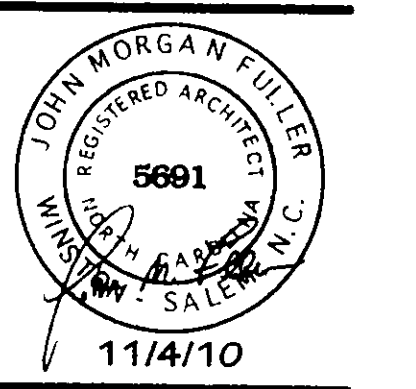
A. Paul Norby, FAICP
Director of Planning



FULLER ARCHITECTURE

68 COURT SQUARE
SUITE 200
MOCKSVILLE NC
2 7 0 2 8
336 751 0400

SITE DEVELOPMENT PLAN FOR:
TWIN CITY BAPTIST CHURCH
WINSTON-SALEM, NORTH CAROLINA



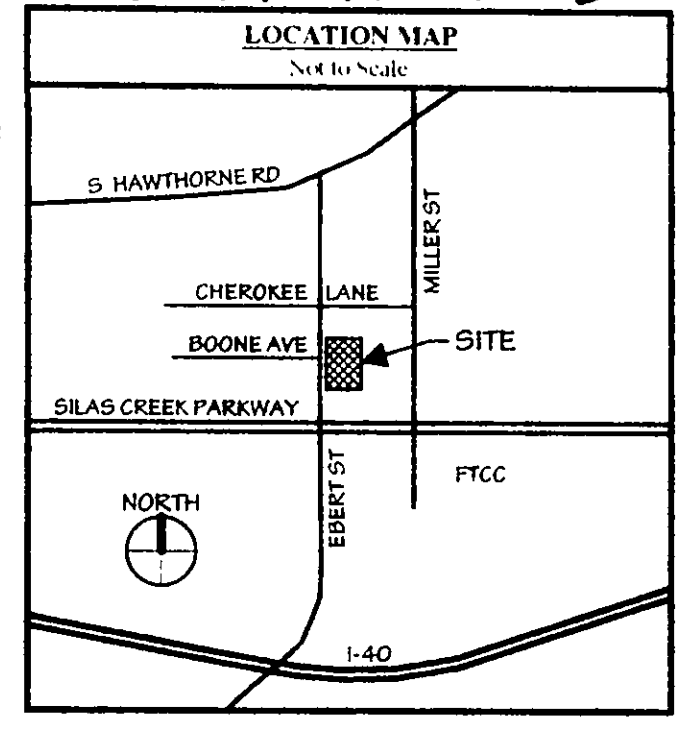
SITE PLAN REVIEW

DATE: NOVEMBER 4, 2010
PRELIMINARY - NOT FOR CONSTRUCTION

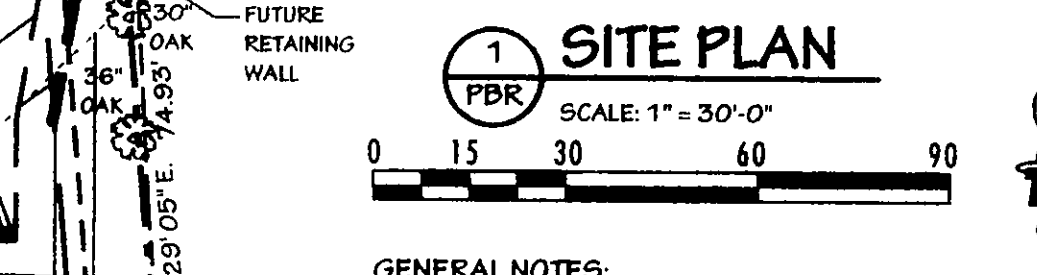
REVISIONS:

PBR
SITE PLAN

W-3079 "REVISED"



<p>CONTACT INFORMATION</p> <p>Owner: Twin City Baptist Church 1337 Ebert Street Winston-Salem, NC 27011 Don Boyer 336-722-1844</p> <p>Architect: Fuller Architecture 68 Court Square Mocksville, NC 27028 John Fuller, AIA 336-751-0400 john@fullerarchitecture.com</p>	<p>REVIEW INFORMATION</p> <p>Type of Review: Special Use Re-zoning, Site Plan Amendment, Special Use Permit (if needed Body Only), Final Development Plan, Preliminary Subdivision, Planning Board Review</p> <p>Jurisdiction: City of Winston-Salem, Forsyth County, Village of Clemmons, Town of Walkertown</p> <p>Purpose Statement: The purpose of this request is to obtain site plan approval for building additions at existing church facility and to obtain a Special Use Permit for expansion of parking for an institutional use in a residential zoning district.</p>	<p>ZONING</p> <p>Existing Zoning: RS-9 Proposed Zoning: RS-9 (no change) Proposed Use(s): Church or Religious Institution 600 max. seats (cont. & future) Neighborhood Scale</p> <p>Setbacks: Front 20', Sides 7' min., 20' combined, Rear 25'</p> <p>PROPERTY INFORMATION</p> <p>PIN #s: 6824-27-7982, 6824-27-7980, 6824-27-6080 6824-27-6080</p> <p>SITE SIZE AND COVERAGES</p> <p>Total Acreage: 7.26 Acres Site Coverages: 14 Acres after R/W dedication Site Coverages: Building to E and (if using a Phase 1 & 2) 8-407, Pavement to Land (All Phases) 48,897, Open Space 8,115 Total Impervious Coverage: 44,239</p> <p>Building Sq Ft (if permitted only All Phases): 97,702-1 Building Height: 40 ft max</p>	<p>OFF-STREET PARKING (if applicable)</p> <p>Required Parking: 1 space per 4 seats (Sanctuary) 600 max. seats (cont. & future) 150 spaces required Parking Provided: 197 total spaces (46 future)</p> <p>OFF-STREET LOADING (if applicable)</p> <p>Loading Unloading Spaces Required: 1 Loading Unloading Spaces Provided: 1 Size: 12' x 35'</p> <p>BUFFERYARDS</p> <p>Minimum Zoning: RS9 Type Required: 15 ft Width Provided: 10'</p> <p>WATERSHED CALCULATIONS</p> <p>DENSITY CALCULATIONS</p>
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GENERAL NOTES:
1. SITE BOUNDARY AND TOPO INFORMATION TAKEN FROM MAP "TWIN CITY BAPTIST CHURCH" BY ALLIED ASSOCIATES, P.A. DATED 9/27/10.

TREE SAVE AREA SUMMARY CALCULATIONS

Minimum to Existing Development	196,527-sf
Total Area Excluded from TSA	5,317-sf
Sq Ft of Existing Utility Enclosures	5,411-sf (443)
Sq Ft of Existing Water Pipes & Stormwater Ponds	10,333-sf
Minimum Tree Save Area Required	109,707-sf (12%)
Total Required Tree Save Area	196,527-sf
Total Excluded from Land Disturbance	10,333-sf
Excluded Area	127-sf
Minimum TSA	22,443-sf

Tree Stand Method Used: Yes No
List the Area of Each Tree Stand Being Saved: Large area along east property line ("Area One")
Describe Each Tree Stand (Age, Health, Species Mix): Area One: Well established trees, mostly hardwoods, various species, some evergreens generally good health.

Total Square Footage of Tree Stands Being Saved to Satisfy Minimum TSA: 46,328-sf
Total TSA Provided: 46,328* s.f.
*Note: Total TSA of listed does not include existing individual large trees shown on plan or new large trees to be planted to meet motor vehicle surface area plantings.

CONSTRUCTION PHASING:

PHASE ONE: - PARKING ADDITIONS
- OFFICE & LOBBY ENTRANCE ADDITIONS

PHASE TWO: - SANCTUARY ADDITION
- FUTURE PARKING SPACES

PHASE THREE: - FAMILY LIFE CENTER CONSTRUCTION
- CONTINUATION OF EBERT STREET WIDENING (ALONG CHURCH PROPERTY LIMITS)

EXISTING DRAINAGE PIPE LEGEND

MARK	PIPE SIZE/TYP	INV. IN	INV. OUT
(A)	EXISTING 12" RCP	060.77	060.34
(B)	EXISTING 12" RCP	059.53	059.20
(C)	EXISTING 12" RCP	057.77	057.03
(D)	EXISTING 12" RCP	056.97	054.83
(E)	EXISTING 12" RCP	053.53	052.69

EXISTING SYMBOL LEGEND:

- UTILITY POLE
- WATER METER
- SEWER CLEANOUT
- FIRE HYDRANT
- WATER VALVE

10' WIDE LANDSCAPED STREET YARD (TYP. ALONG PARKING AREAS)
NOTE: STREET YARD TO BE ENHANCED W/ SIX ADDITIONAL SMALL VARIETY TREES/100 L.F.

197 TOTAL PARKING SPACES (PHASE ONE)

46 FUTURE PARKING SPACES (PHASE TWO)

PHASE ONE OFFICE ADDITION
F.F.E.: 666.25-sf

PHASE TWO SANCTUARY ADDITION
F.F.E.: 866.75-sf

EXISTING SANCTUARY
F.F.E.: 866.25-sf

PHASE ONE LOBBY/ENTRANCE
F.F.E.: 866.25-sf

EXISTING TWO-STORY EDUCATION BUILDING
F.F.E.: 866.35-sf (UPPER LEVEL)
858.46 (LOWER LEVEL)

MAX. NEW BUILDING HEIGHT: 40'

PHASE THREE FAMILY LIFE CENTER

OFFICES

NEW PLAY GROUND

NEW ASPHALT PAVING (TYP.) (SEE LEGEND BELOW FOR TYPICAL PARKING DIMENSIONS)

NEW DUMPSTER PAD W/ SCREEN WALLS & GATES

PROPOSED PERMANENT WET DETENTION POND (APPROX. SIZE)

EXISTING WOODED AREA #1
46,328 S.F. (NO DISTURBANCE)

EXISTING WOODED AREA #2
1,912 S.F. (REMOVE AS NEG FOR GRADING)

EXISTING WOODED AREA #3
2,609 S.F. (REMOVE AS NEG FOR GRADING)

EXISTING WOODED AREA #4
1,912 S.F. (REMOVE AS NEG FOR GRADING)

EXISTING WOODED AREA #5
1,912 S.F. (REMOVE AS NEG FOR GRADING)

EXISTING WOODED AREA #6
1,912 S.F. (REMOVE AS NEG FOR GRADING)

EXISTING WOODED AREA #7
1,912 S.F. (REMOVE AS NEG FOR GRADING)

EXISTING WOODED AREA #8
1,912 S.F. (REMOVE AS NEG FOR GRADING)

EXISTING WOODED AREA #9
1,912 S.F. (REMOVE AS NEG FOR GRADING)

EXISTING WOODED AREA #10
1,912 S.F. (REMOVE AS NEG FOR GRADING)

EXISTING WOODED AREA #11
1,912 S.F. (REMOVE AS NEG FOR GRADING)

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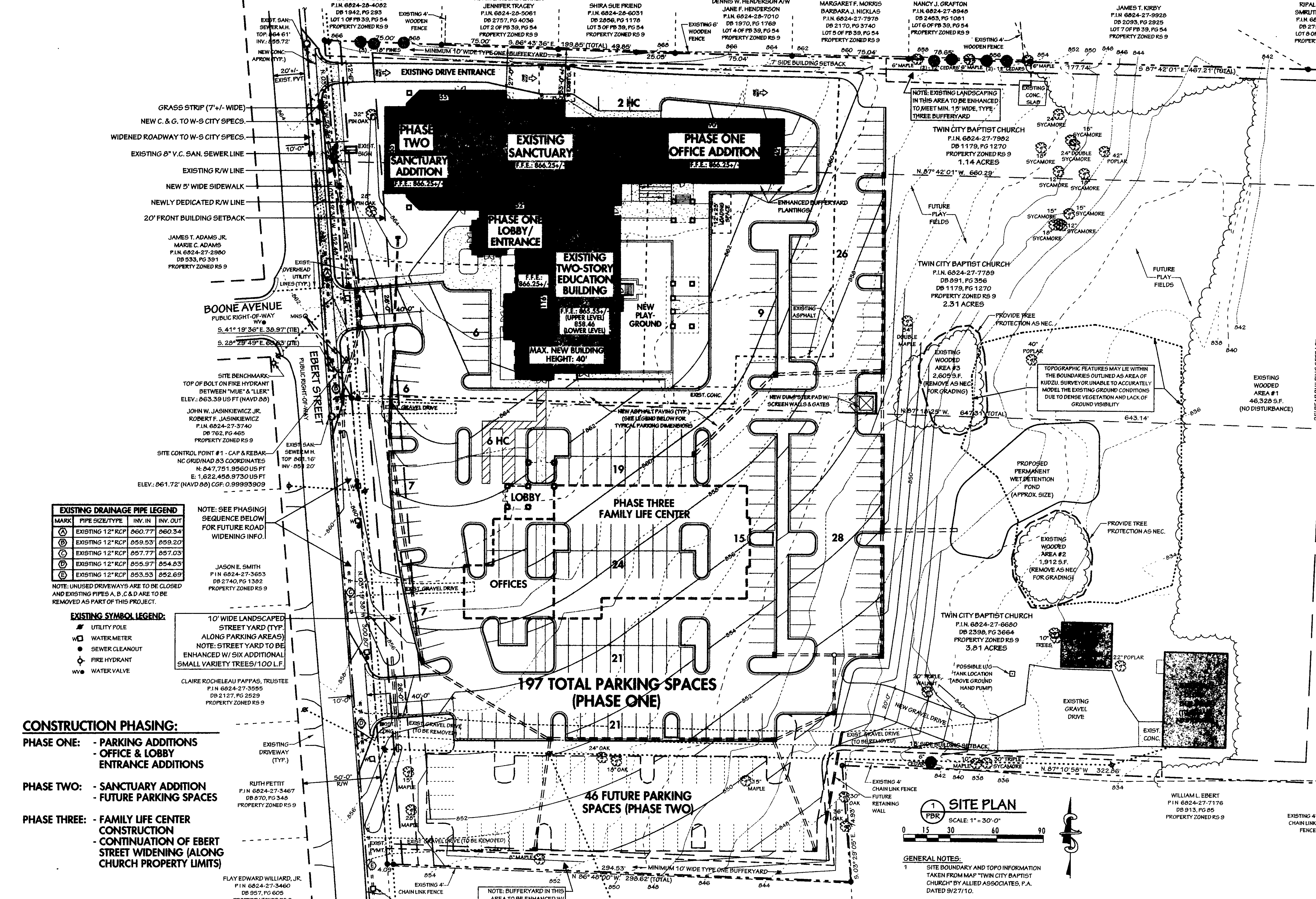
EXISTING WOODED AREA #96
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EXISTING WOODED AREA #99
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EXISTING WOODED AREA #100
1,912 S.F. (REMOVE AS NEG FOR GRADING)



CONSTRUCTION PHASING:

PHASE ONE: - PARKING ADDITIONS
- OFFICE & LOBBY ENTRANCE ADDITIONS

PHASE TWO: - SANCTUARY ADDITION
- FUTURE PARKING SPACES

PHASE THREE: - FAMILY LIFE CENTER CONSTRUCTION
- CONTINUATION OF EBERT STREET WIDENING (ALONG CHURCH PROPERTY LIMITS)

EXISTING DRAINAGE PIPE LEGEND

MARK	PIPE SIZE/TYP	INV. IN	INV. OUT
(A)	EXISTING 12" RCP	060.77	060.34
(B)	EXISTING 12" RCP	059.53	059.20
(C)	EXISTING 12" RCP	057.77	057.03
(D)	EXISTING 12" RCP	056.97	054.83
(E)	EXISTING 12" RCP	053.53	052.69

EXISTING SYMBOL LEGEND:

- UTILITY POLE
- WATER METER
- SEWER CLEANOUT
- FIRE HYDRANT
- WATER VALVE

10' WIDE LANDSCAPED STREET YARD (TYP. ALONG PARKING AREAS)
NOTE: STREET YARD TO BE ENHANCED W/ SIX ADDITIONAL SMALL VARIETY TREES/100 L.F.

197 TOTAL PARKING SPACES (PHASE ONE)

46 FUTURE PARKING SPACES (PHASE TWO)

PHASE ONE OFFICE ADDITION
F.F.E.: 666.25-sf

PHASE TWO SANCTUARY ADDITION
F.F.E.: 866.75-sf

EXISTING SANCTUARY
F.F.E.: 866.25-sf

PHASE ONE LOBBY/ENTRANCE
F.F.E.: 866.25-sf

EXISTING TWO-STORY EDUCATION BUILDING
F.F.E.: 866.35-sf (UPPER LEVEL)
858.46 (LOWER LEVEL)

MAX. NEW BUILDING HEIGHT: 40'

PHASE THREE FAMILY LIFE CENTER

OFFICES

NEW PLAY GROUND

NEW ASPHALT PAVING (TYP.) (SEE LEGEND BELOW FOR TYPICAL PARKING DIMENSIONS)

NEW DUMPSTER PAD W/ SCREEN WALLS & GATES

PROPOSED PERMANENT WET DETENTION POND (APPROX. SIZE)

EXISTING WOODED AREA #1
46,328 S.F. (NO DISTURBANCE)

EXISTING WOODED AREA #2
1,912 S.F. (REMOVE AS NEG FOR GRADING)

EXISTING WOODED AREA #3
2,609 S.F. (REMOVE AS NEG FOR GRADING)

EXISTING WOODED AREA #4
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