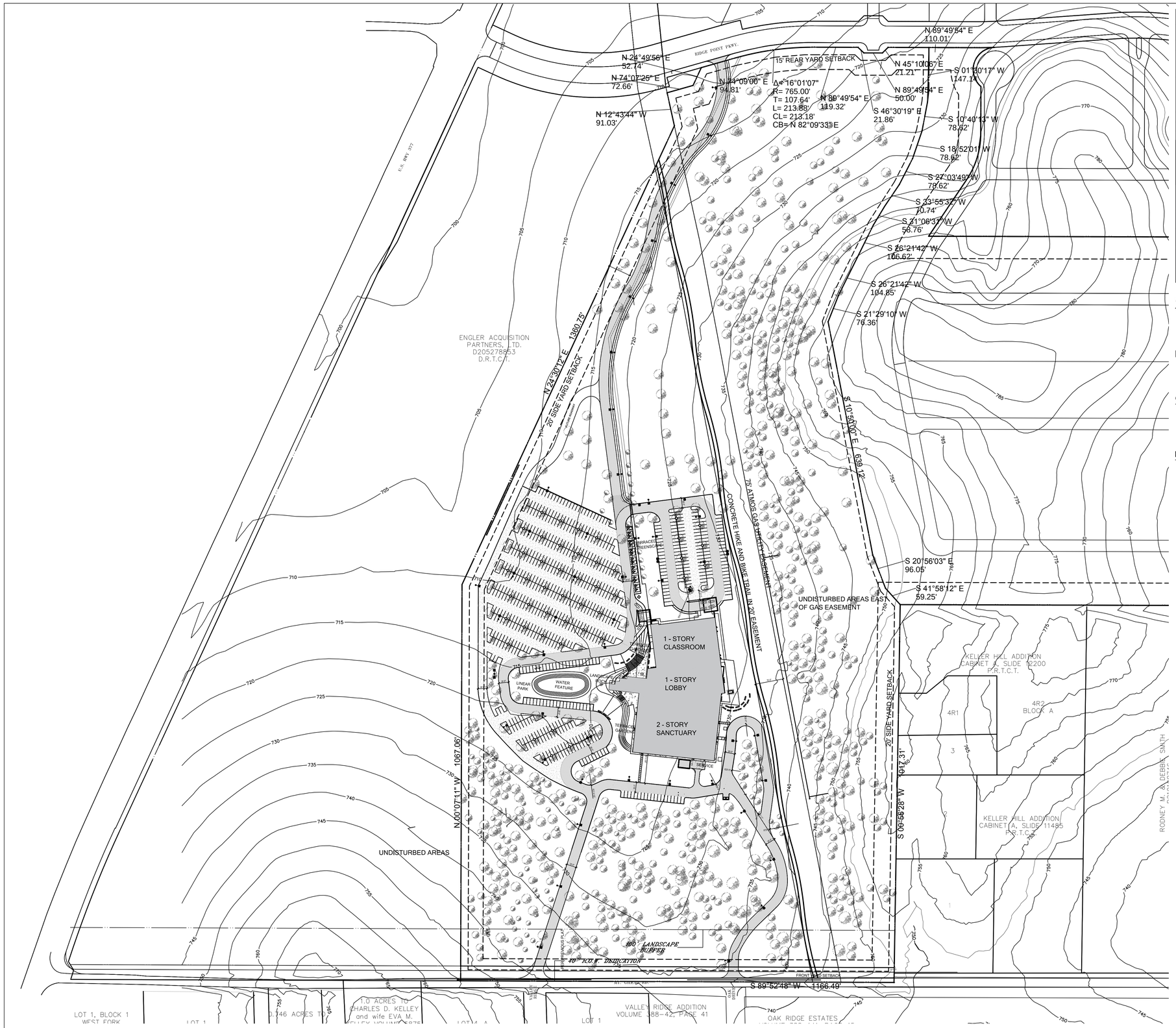


01 OVERALL SITE PLAN

File Name: SP-001.dwg

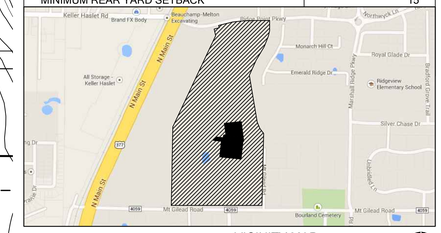
Scale: 1:125

1:125

0 62.5 125 250 500

PLAN NORTH

PROJECT DATA TABLE	
SITE	2,364,558 SF 54.28 AC
TOTAL BUILDING SQUARE FOOTAGE	86,869 SF
LOT COVERAGE BUILDING (35% MAX.) BUILDING, DRIVEWAYS & PARKING (55% MAX.)	 3.14 % 20.30 %
PARKING REQ. (1 SPACE PER 3 SEATS) PROVIDED ACCESSIBLE SPACES	 1523 SEATS/3 = 508 750 SPACES 15 SPACES
MINIMUM FRONT YARD SETBACK	30'
MINIMUM SIDE YARD SETBACK	20'
MINIMUM REAR YARD SETBACK	15'



VICINITY MAP

Scale: 1:1000

SYMBOL LEGEND

- TREE
- 20' POLE LIGHT
- CONCRETE PAVEMENT
- 20' POLE LIGHT
- 26' FIRE LANE
- 20' POLE LIGHT
- 5' x 5' LANDSCAPE ISLAND

GENERAL NOTES

1. ROOF TO BE WHITE TPO SYSTEM
2. PROVIDE MINIMUM LANDSCAPE AND IRRIGATION SYSTEMS TO COMPLY WITH APPLICABLE CODES AND ORDINANCES.
3. DRIVE AISLE WIDTHS ARE 24' WIDE, TYP.
4. PARKING SPACE DIMENSIONS ARE 9' x 18', TYP.

RESOLUTION NO. 3597

1. THE VARIANCE REQUEST TO NOT CREATE A FORMAL STREETSCAPE AND SET THE BUILDING FAR FROM THE STREET FACING WEST SHALL BE ALLOWED.
2. THE VARIANCE REQUEST FOR THE BUILDING TO FACE WEST AND TOWARD NORTH MAIN STREET (US. HWY. 377) AND NOT ORIENT TOWARDS MOUNT GILEAD ROAD SHALL BE ALLOWED.
3. THE VARIANCE REQUEST FOR HORIZONTAL AND VERTICAL ARTICULATIONS LARGER THAN EVERY 50 FEET DUE TO THE SCALE AND ARCHITECTURAL DESIGN OF THE BUILDING SHALL BE ALLOWED.
4. THE VARIANCE REQUEST FOR A FLAT ROOF SHALL BE ALLOWED.
5. THE VARIANCE REQUEST FOR METAL SCREENING OF ROOF-TOP EQUIPMENT SHALL BE ALLOWED.
6. THE VARIANCE REQUEST FOR TILT WALL DESIGN AND ALLOWING WINDOWS WITHOUT SILL DETAILS SHALL BE ALLOWED.
7. THE VARIANCE REQUEST FOR THE DUMPSTER TO BE LOCATED BETWEEN THE BUILDING AND THE STREET SHALL BE ALLOWED.
8. THE VARIANCE REQUEST FOR THE SERVICE ENTRANCE ON THE SOUTH SIDE OF THE BUILDING FACING A STREET SHALL BE ALLOWED.
9. THE VARIANCE REQUEST TO NOT PROVIDE BUFFER TREE PLANTINGS IN REQUIRED LANDSCAPE BUFFERS ALONG RIDGE POINT PARKWAY, THE WESTERN PROPERTY LINE, OR THE NORTHERN PORTION OF THE EASTERN PROPERTY LINE SHALL BE ALLOWED.
10. THE VARIANCE REQUEST TO NOT PLANT SHRUBS OR BUILD A BERM FOR PARKING LOT SCREENING SHALL BE ALLOWED.
11. THE VARIANCE REQUEST FOR TREES IN A FIVE FOOT BY FIVE FOOT (5' X 5') PARKING LOT LANDSCAPE ISLAND EVERY SIX (6) CONSECUTIVE PARKING SPACES AND NO PARKING LOT LANDSCAPE ISLANDS WHEN SINGLE ROWS OF PARKING FRONT TOWARDS AN OPEN SPACE SHALL BE ALLOWED.
12. THE VARIANCE REQUEST TO NOT PROVIDE THE REQUIRED CONTINUOUS LANDSCAPE ISLAND THROUGH THE LARGER PARKING AREA SHALL BE ALLOWED.
13. THE VARIANCE REQUEST TO NOT REQUIRE ALL PARKING LOT AISLES TO BE TERMINATED WITH A TREE SHALL BE ALLOWED.
14. THE VARIANCE REQUEST TO NOT REQUIRE CONTINUOUS ISLANDS PERPENDICULAR TO PARKING SPACES MUST CONTAIN LARGE THREE-INCH (3") CALIPER CANOPY TREES SPACED AT ONE (1) TREE PER FORTY FEET (40') SHALL BE ALLOWED.
15. THE VARIANCE REQUEST TO NOT PLANT AN ADDITIONAL 9,550 SQUARE FEET OF LANDSCAPING DUE TO PARKING ABOVE THE MINIMUM REQUIRED SHALL BE ALLOWED.
16. THE VARIANCE REQUEST FOR A FIVE FOOT (5') WIDE CONCRETE APRON ALONG THE BUILDING PERIMETER AND NOT HAVE FOUNDATION PLANTINGS SHALL BE ALLOWED.
17. THE VARIANCE REQUEST FOR THE FACADE TO BE CONSTRUCTED OF PRIMARILY CONCRETE TILT-WALL PANELS WITH STONE ACCENTS SHALL BE ALLOWED.
18. THE VARIANCE REQUEST FOR EXPOSED CONCRETE ONT HE FACADE SHALL BE ALLOWED.
19. THE VARIANCE REQUEST FOR THERMOPLASTIC POLYOLEFIN (TPO) ON THE FLAT ROOF SHALL BE ALLOWED.
20. THE VARIANCE REQUEST FOR A TOTAL OF THREE SIGNS: ONE SIGN FACING WEST THAT WILL HAVE SEVEN FOOT (7') DIAMETER LOGO AND BE FORTY-TWO INCHES (42") IN HEIGHT AND FORTY-NINE FEET (49') IN LENGTH, AND ONE SIGN FACING SOUTH THAT WILL HAVE A TEN FOOT (10') IN DIAMETER LOGO AND BE FIFTY INCHES (50") IN HEIGHT AND SEVENTY FEET (70') IN LENGTH, AND A THIRD SIGN ON THE WEST FACADE SHALL BE ALLOWED.
21. ALL PLAN SHEETS SHOWING DRIVES SHALL BE UPDATED TO REFLECT THE ADDITIONAL DRIVE TO THE NORTH PRIOR TO BUILDING PERMIT.

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Checked

Approved

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SUSAN WRIGHT AIA

SITE PLAN AMENDMENT

No.	Date	Item

REVISIONS

MILESTONE CHURCH

NORTH OF MT. GILEAD ROAD
1100 FEET EAST OF INTERSECTION AT
MT. GILEAD ROAD AND U.S. HIGHWAY 377

TOTAL ACREAGE: 54.28 AC
ZONING: SF-15/PH-6.5

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OVERALL SITE PLAN

Project No.	13019.01
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Last Revision	03.02.16

A1.00