

FORESTVILLE CENTER

Detailed Site Plan

Alternative Compliance AC-21014

Type 2 Tree Conservation Plan TCP2-004-2025

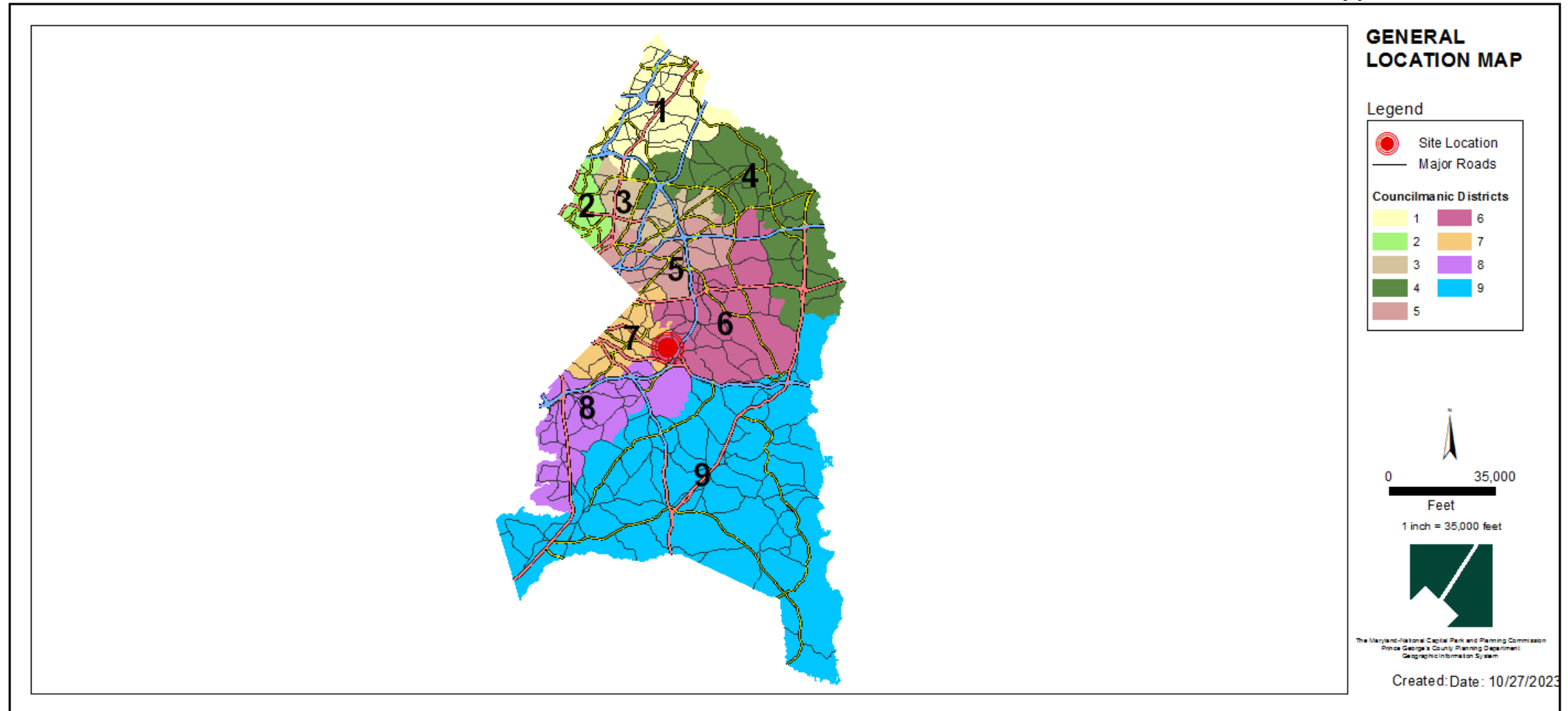
Staff Recommendation: APPROVAL of continuance



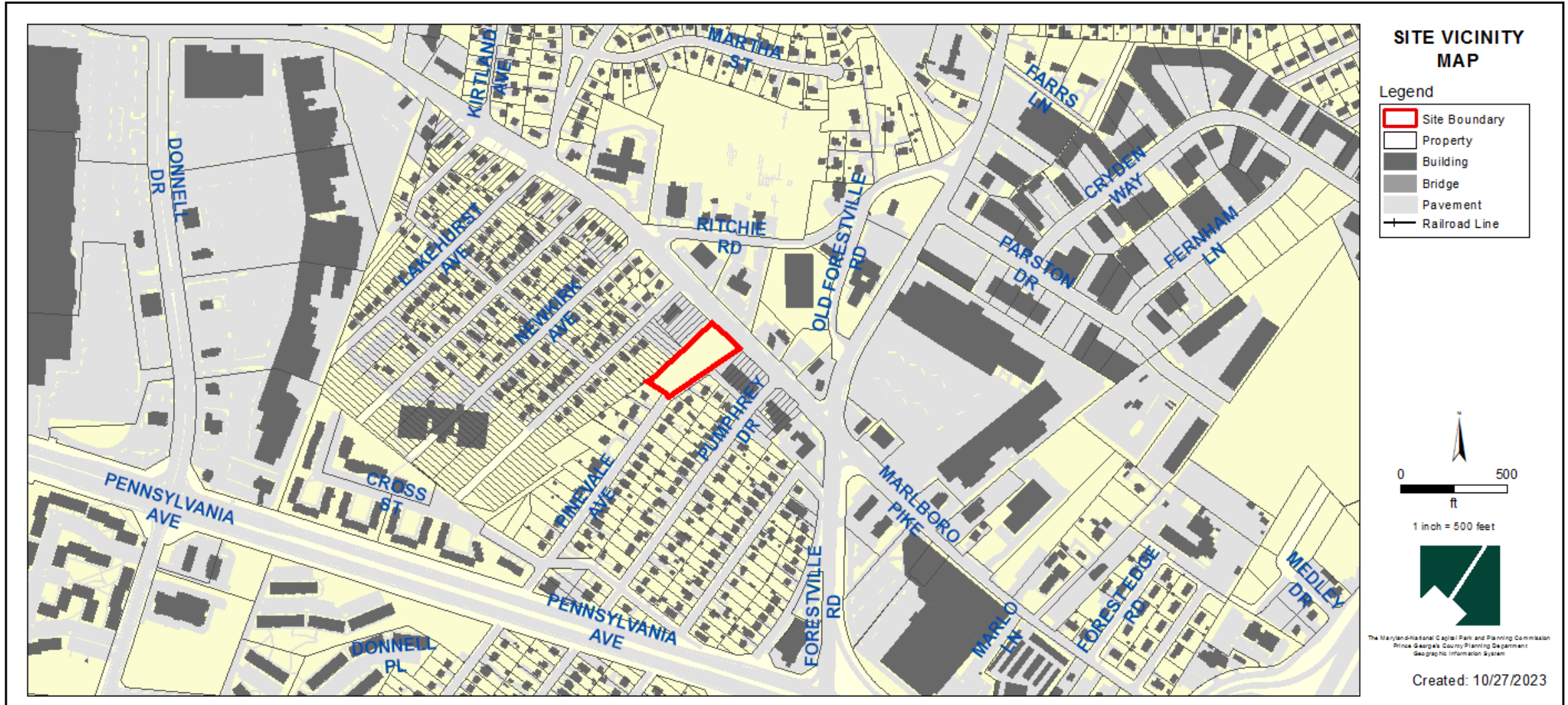
GENERAL LOCATION MAP

Council District: 06

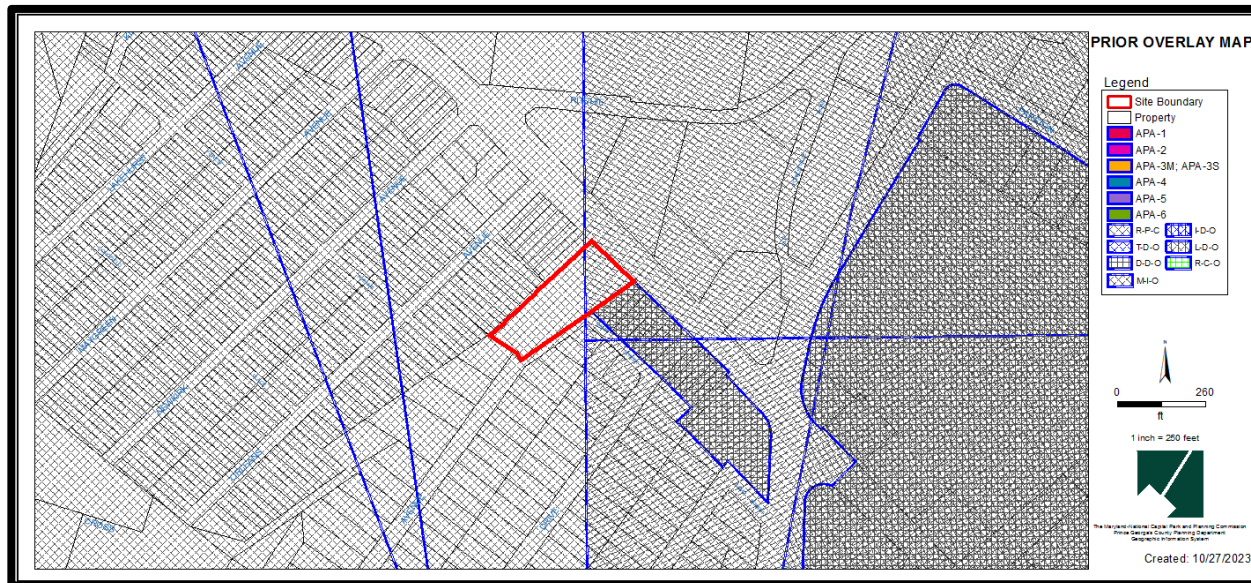
Planning Area: 75A



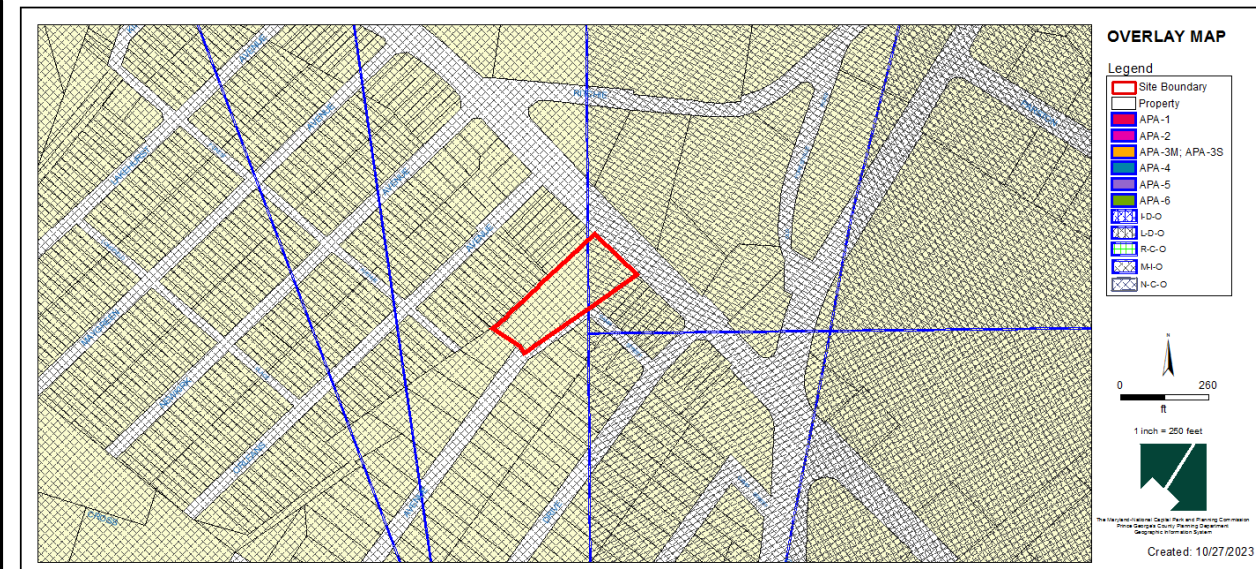
SITE VICINITY MAP



OVERLAY MAP

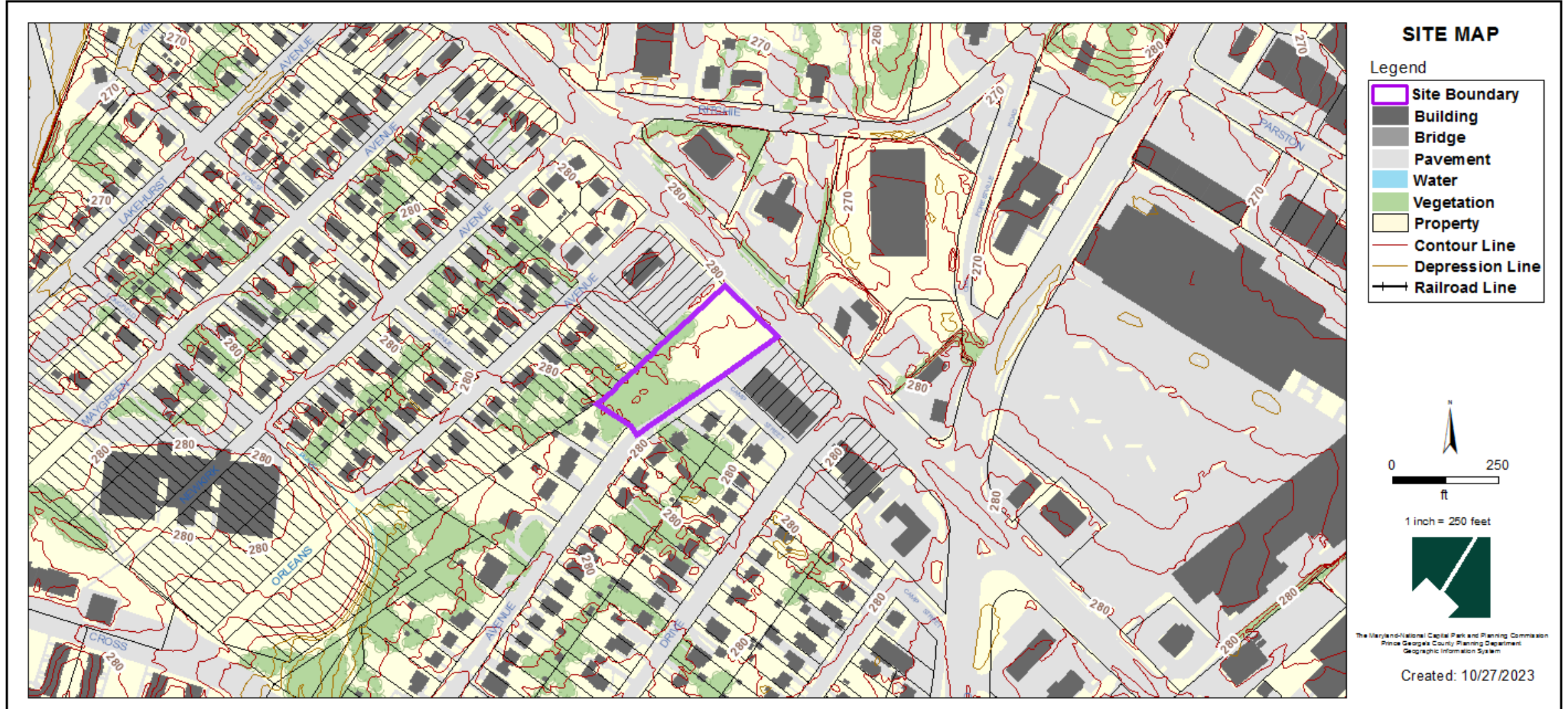


Prior Property Zone: M-I-O

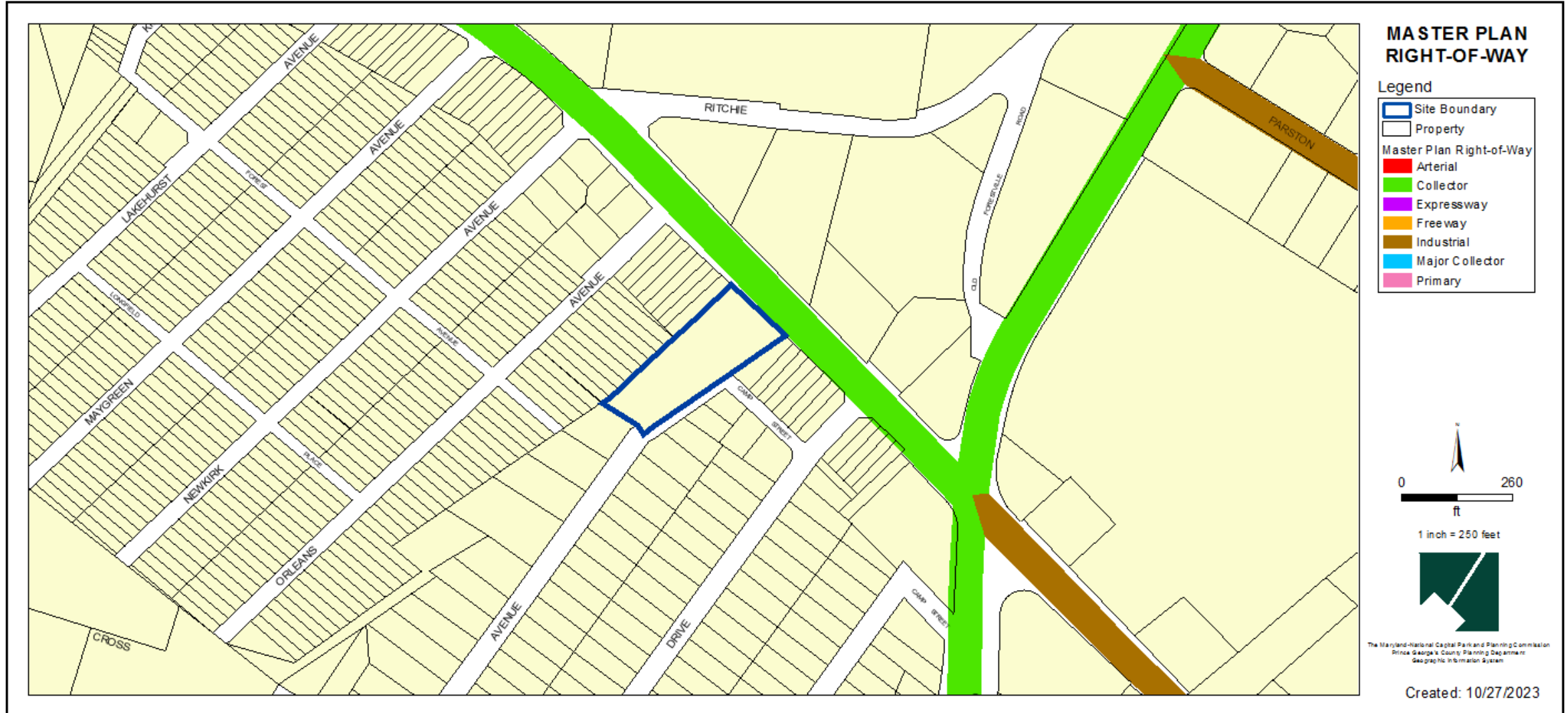


Current Property Zone: MIO

SITE MAP



MASTER PLAN RIGHT-OF-WAY MAP



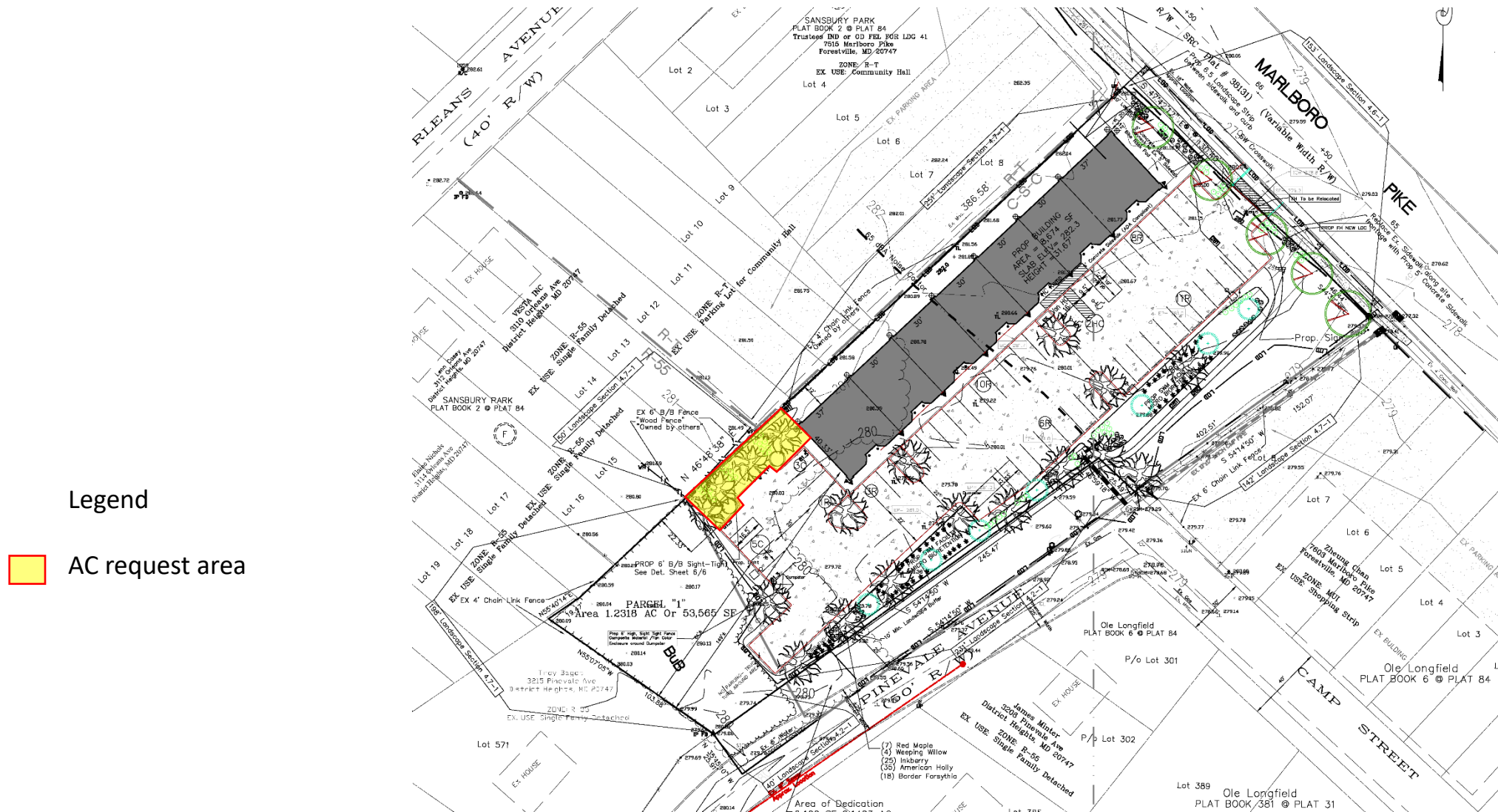
BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



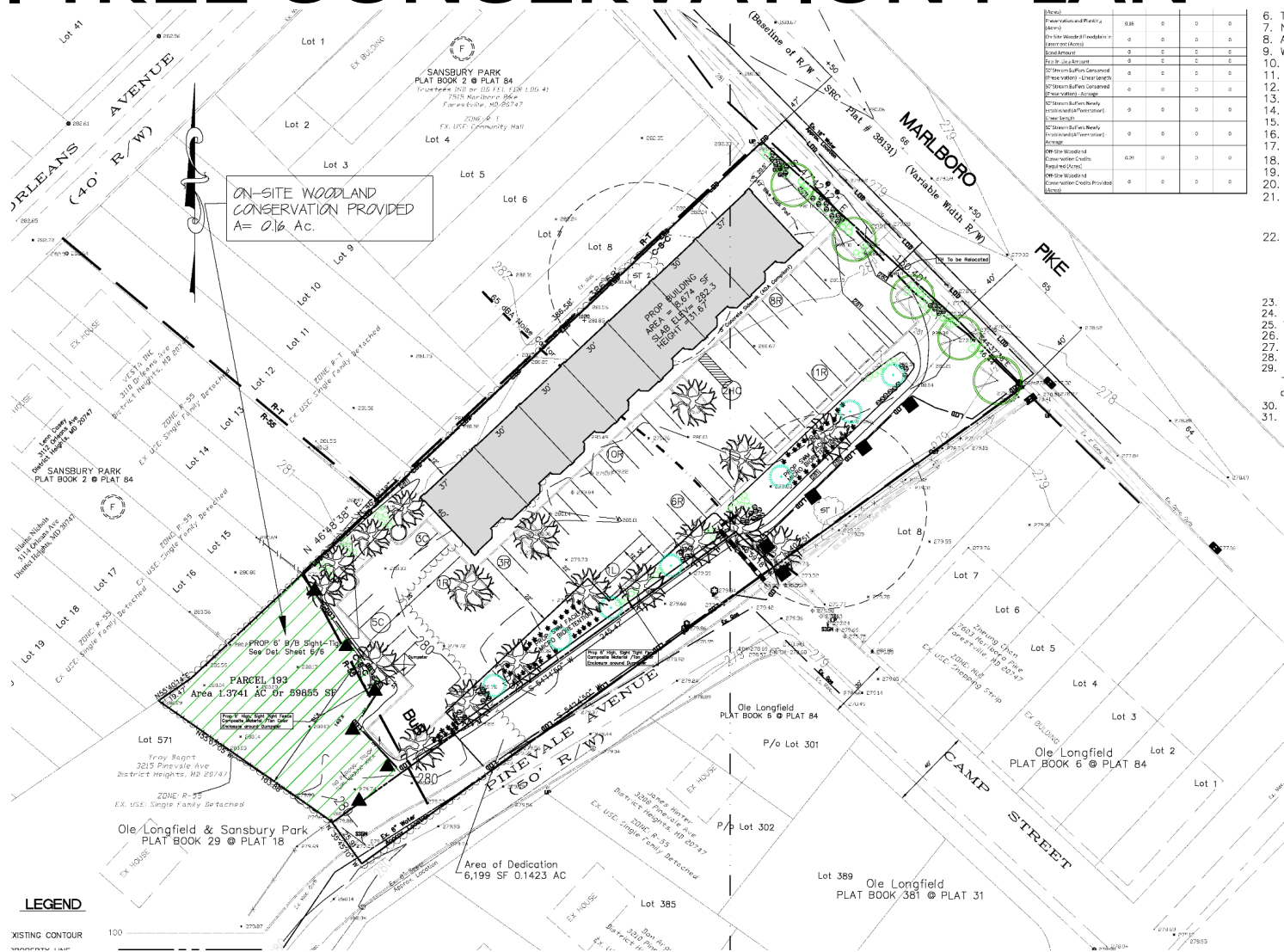
SITE MAP



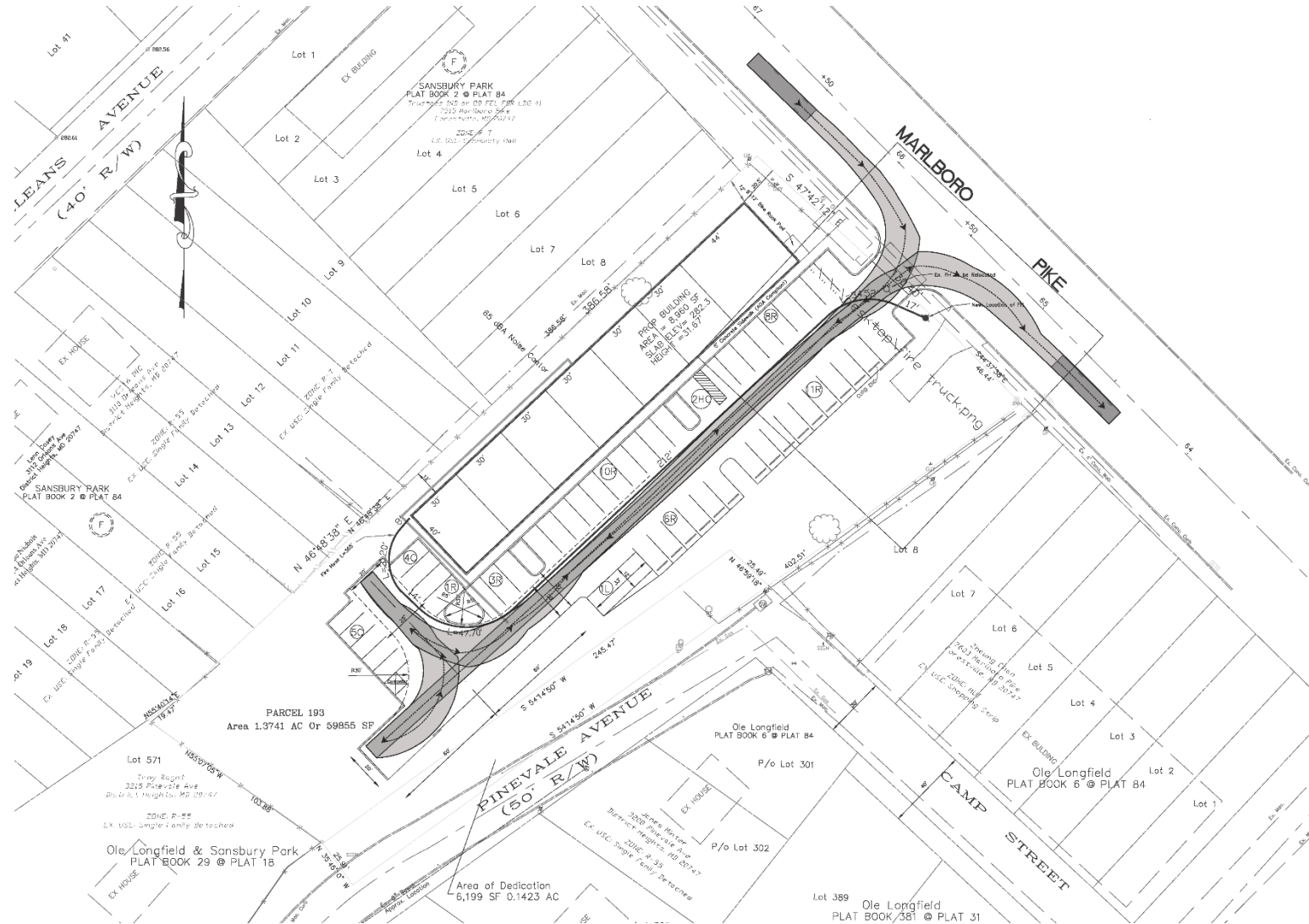
LANDSCAPE PLAN



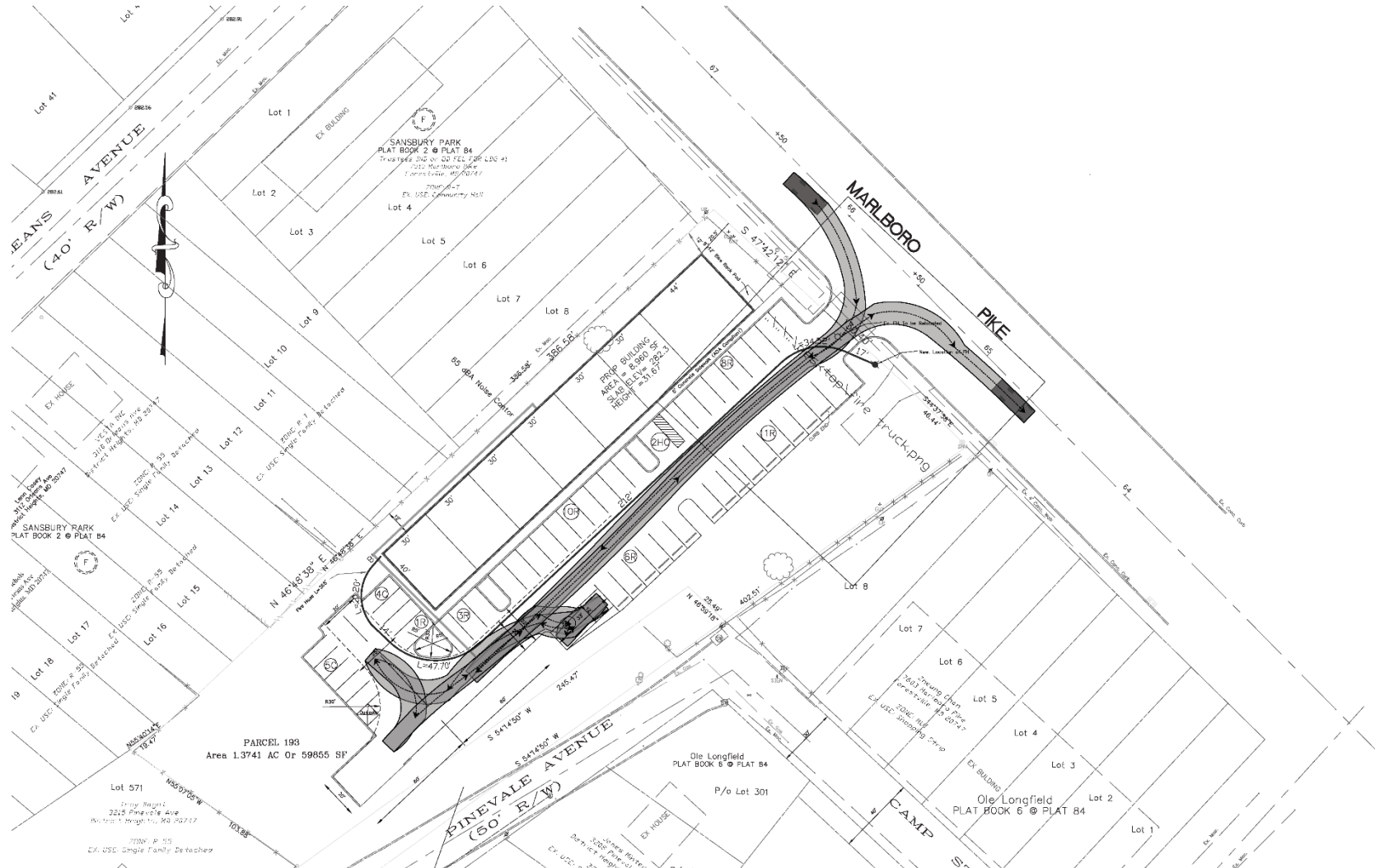
TYPE II TREE CONSERVATION PLAN



FIRE TRUCK TURNING EXHIBIT



LOADING TRUCK TURNING EXHIBIT



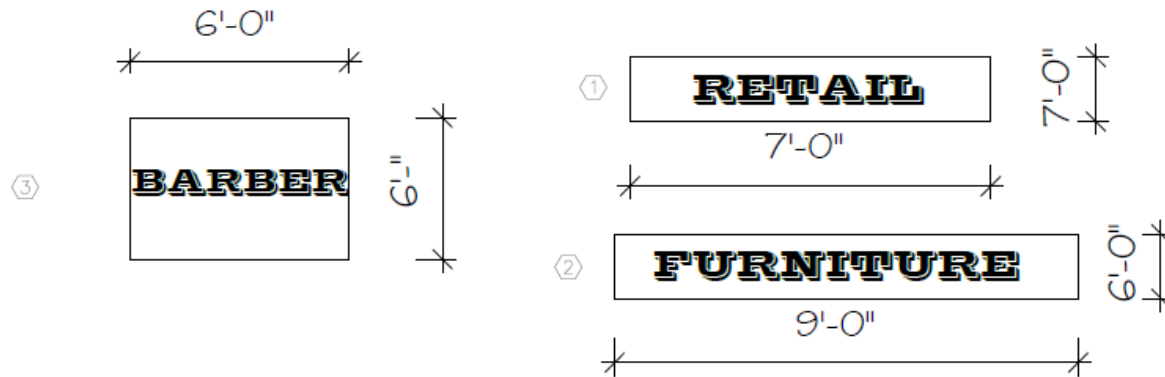
ARCHITECTURAL ELEVATIONS



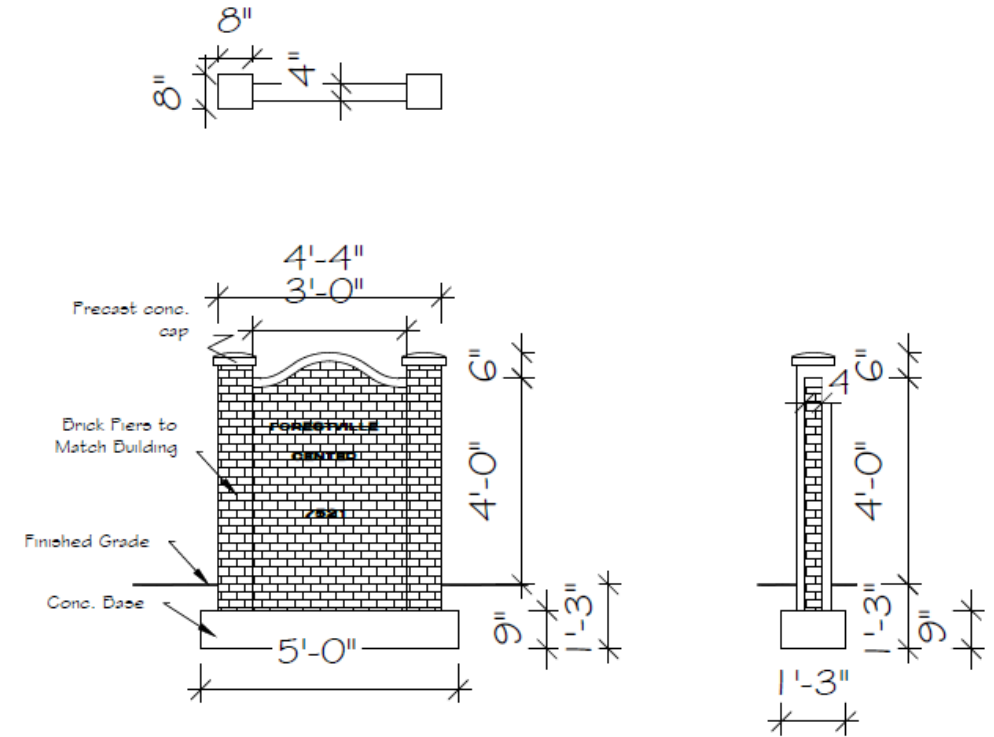
SIGNAGE DETAILS

ON SITE SIGN SIGN ATTACHED TO A BUILDING OR CANOPY (SEC. 27-613) ZONE : C-8-C		
	REQUIRED	PROVIDED
LOCATION	>= 10' FROM STREET LINE	>= 12'
HEIGHT	<= 12' FROM ROOF LINE OR PARAPET WALL	< 12'
AREA	TOTAL AREA<= 400 SF	57 SF PER UNIT NUMBER OF UNITS 7 TOTAL 399 SF

ON SITE SIGN FREE STANDING SIGNS (SEC. 27-614) ZONE : C-8-C		
	REQUIRED	PROVIDED
LOCATION OF BUILDING	>= 10' FROM STREET LINE	>= 12'
LOCATION OF SIGN	>= 10' FROM STREET LINE	>= 12'
HEIGHT	25' MAX	5'
AREA	1 SF/ 2' LF OF STREET FRONTAGE MAX 200 SF/SIGN (1*176.84)/2=88.42 SF/SIGN	3X4.5=13.5 SF/SIGN
QUANTITY	TOTAL STREET FRONTAGE FROM 100' TO 1,100'= 1.0 STREET FRONTAGE 422.31'	1.0



BUILDING MOUNTED SIGNS



PYLON SIGN (ENTRANCE SIGN)

NOTE 1 : TO BE ILLUMINATED BY GROUND MOUNTED SPOT LIGHTS
NOTE 2 : SPOT LIGHTS NOT VISIBLE FROM STREET, SEE LIGHTING DETAIL THIS SHEET

STAFF RECOMMENDATION

APPROVAL of continuance to June 26, 2025

Issues:

- NONE

Applicant Required Mailings:

- Informational Mailing: 04/02/2021
- Acceptance Mailing: 09/30/2022