

FORESTVILLE CENTER

Detailed Site Plan

Alternative Compliance AC-21014

Type 2 Tree Conservation Plan TCP2-004-2025

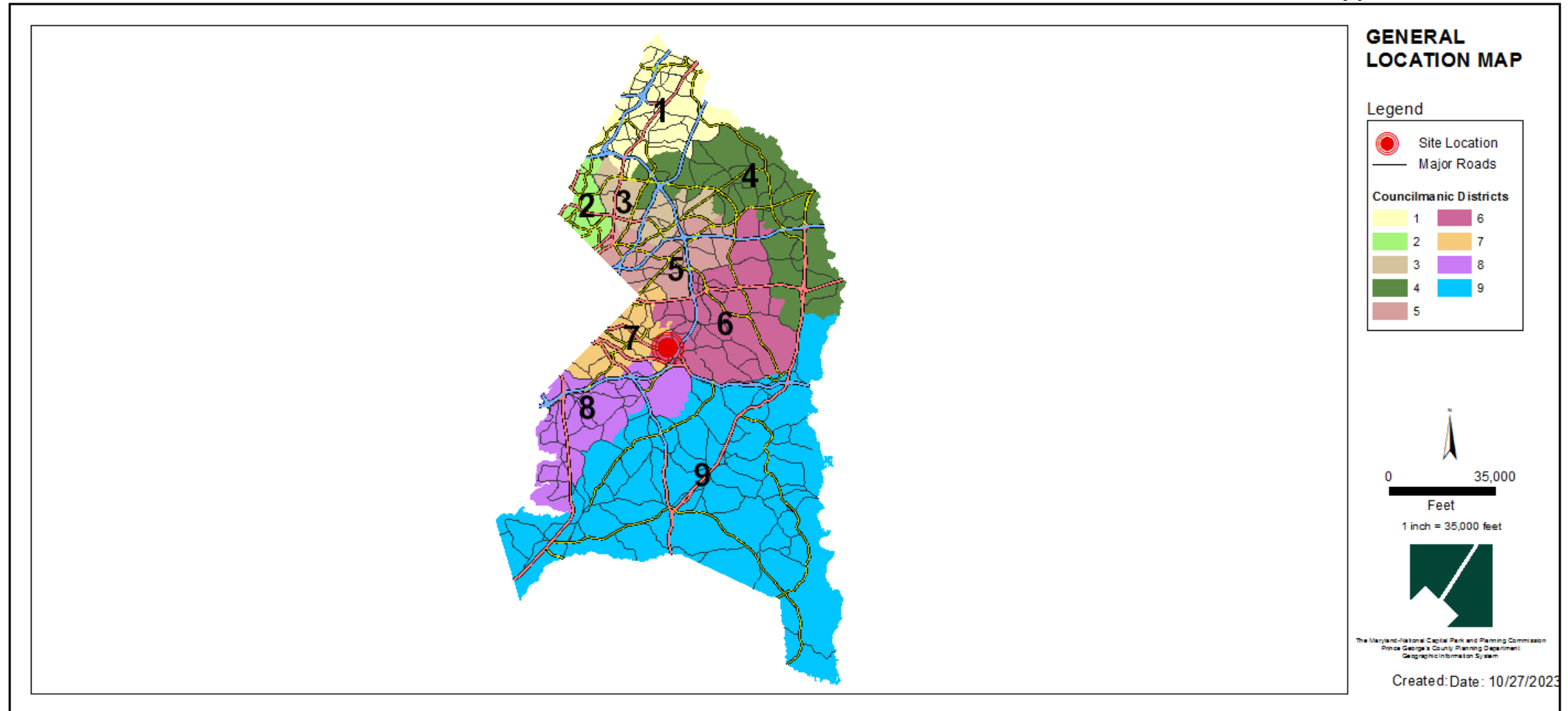
Staff Recommendation: APPROVAL with conditions



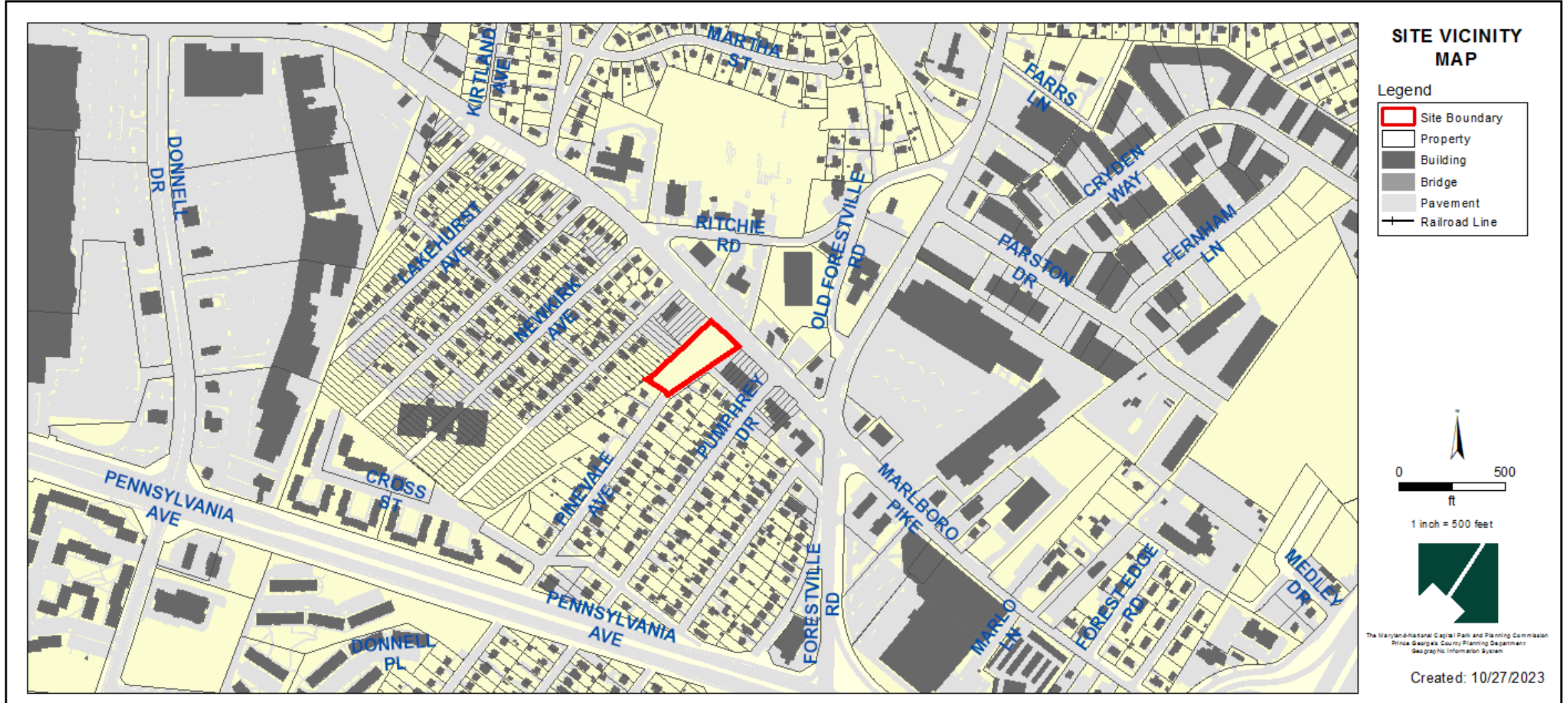
GENERAL LOCATION MAP

Council District: 06

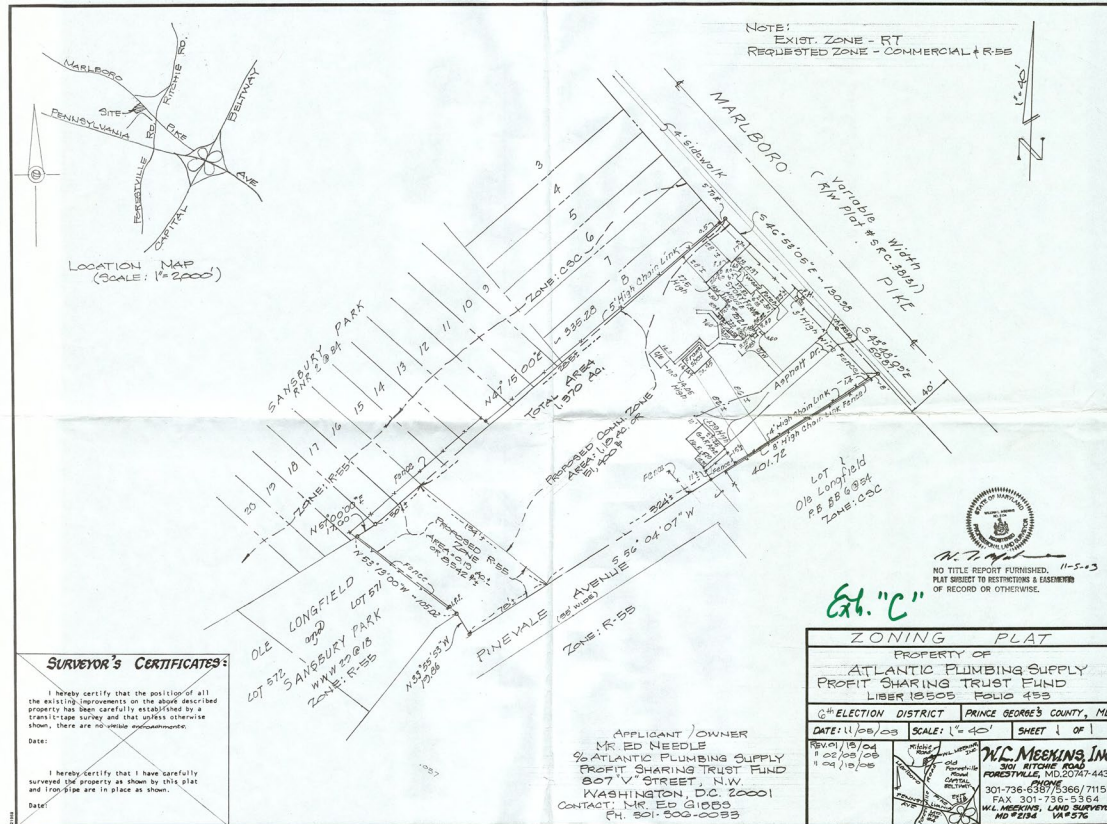
Planning Area: 75A



SITE VICINITY MAP

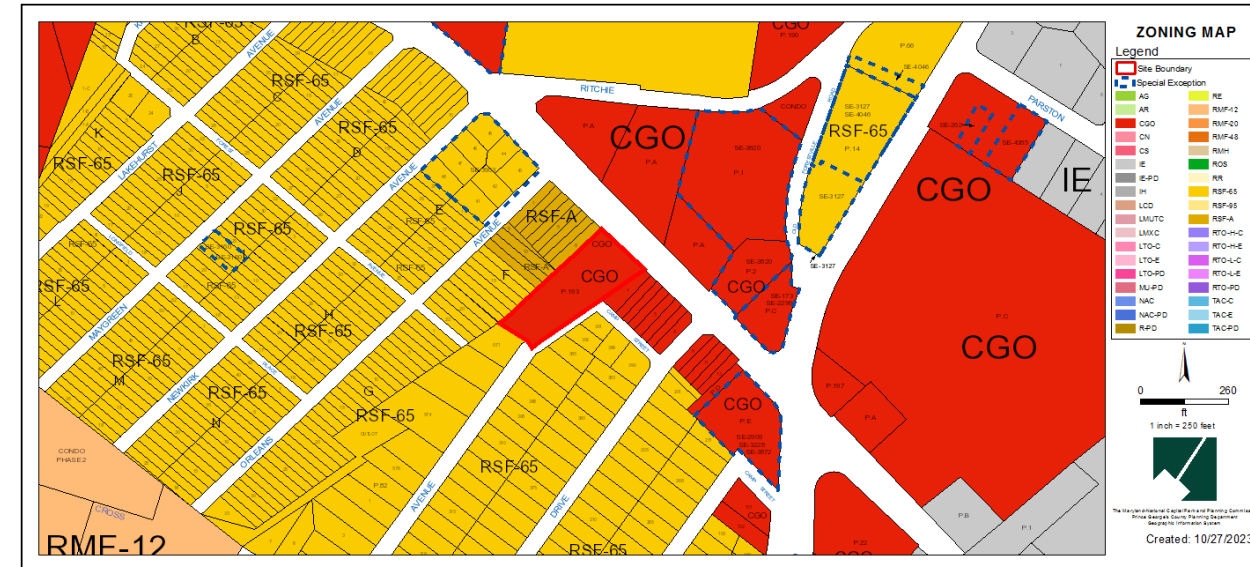


ZONING MAP



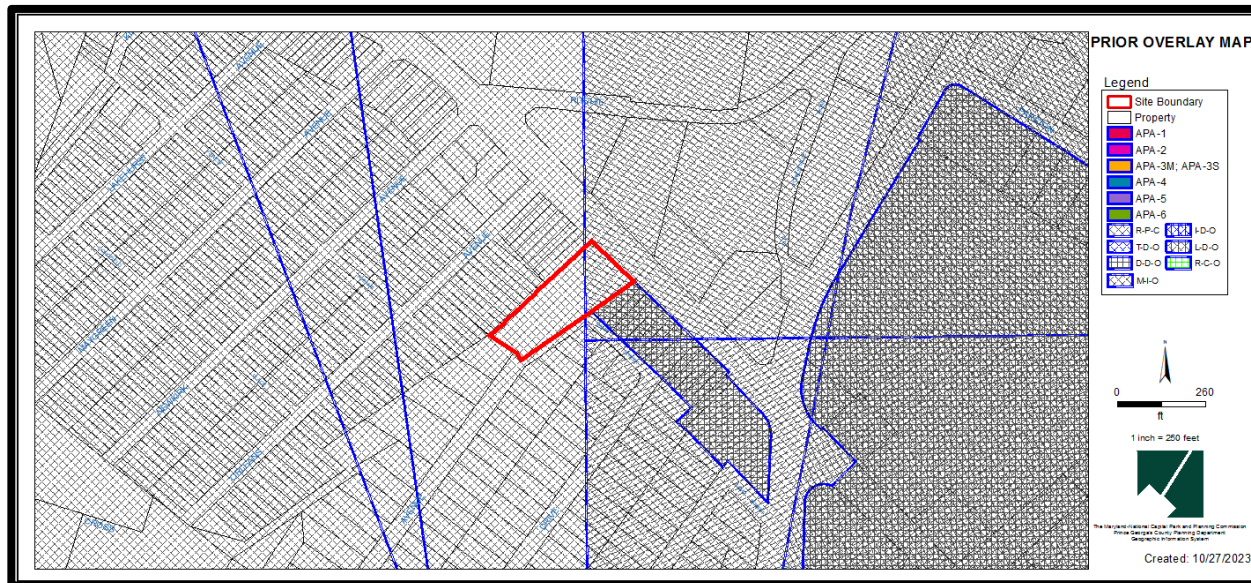
Prior Property Zone: C-S-C/R-55

Pursuant to the A-9961-C (Zoning Ordinance No. 9-2005), the subject property was rezoned to C-S-C Zone (1.18 acres) in part, and R-55 Zone (0.19 acres) in part, subject to three conditions.

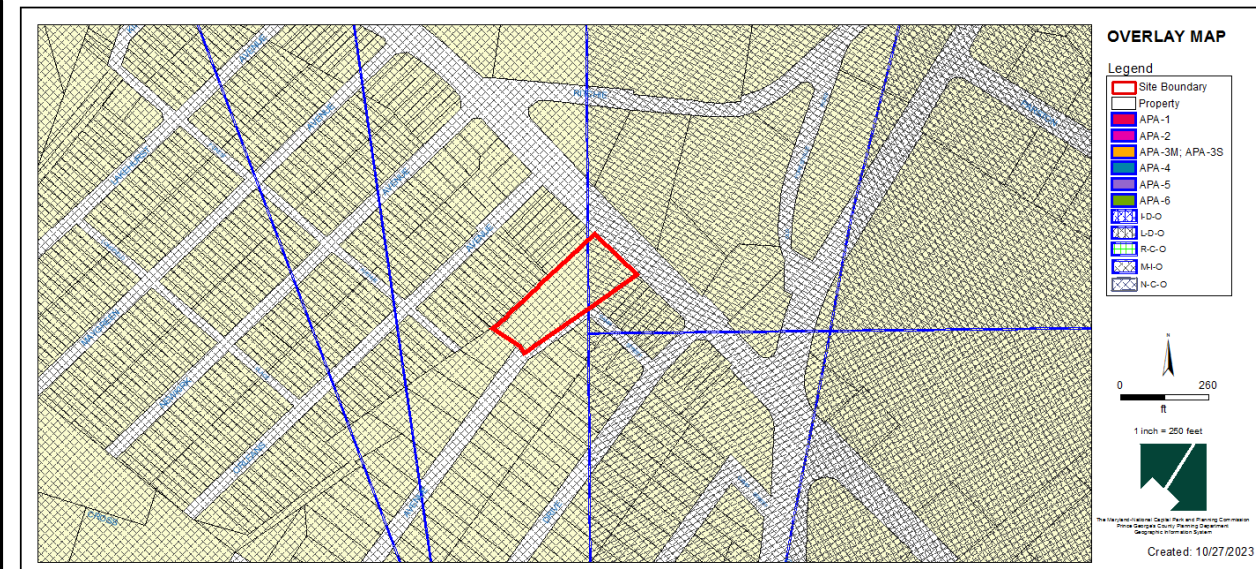


Current Property Zone: CGO

OVERLAY MAP

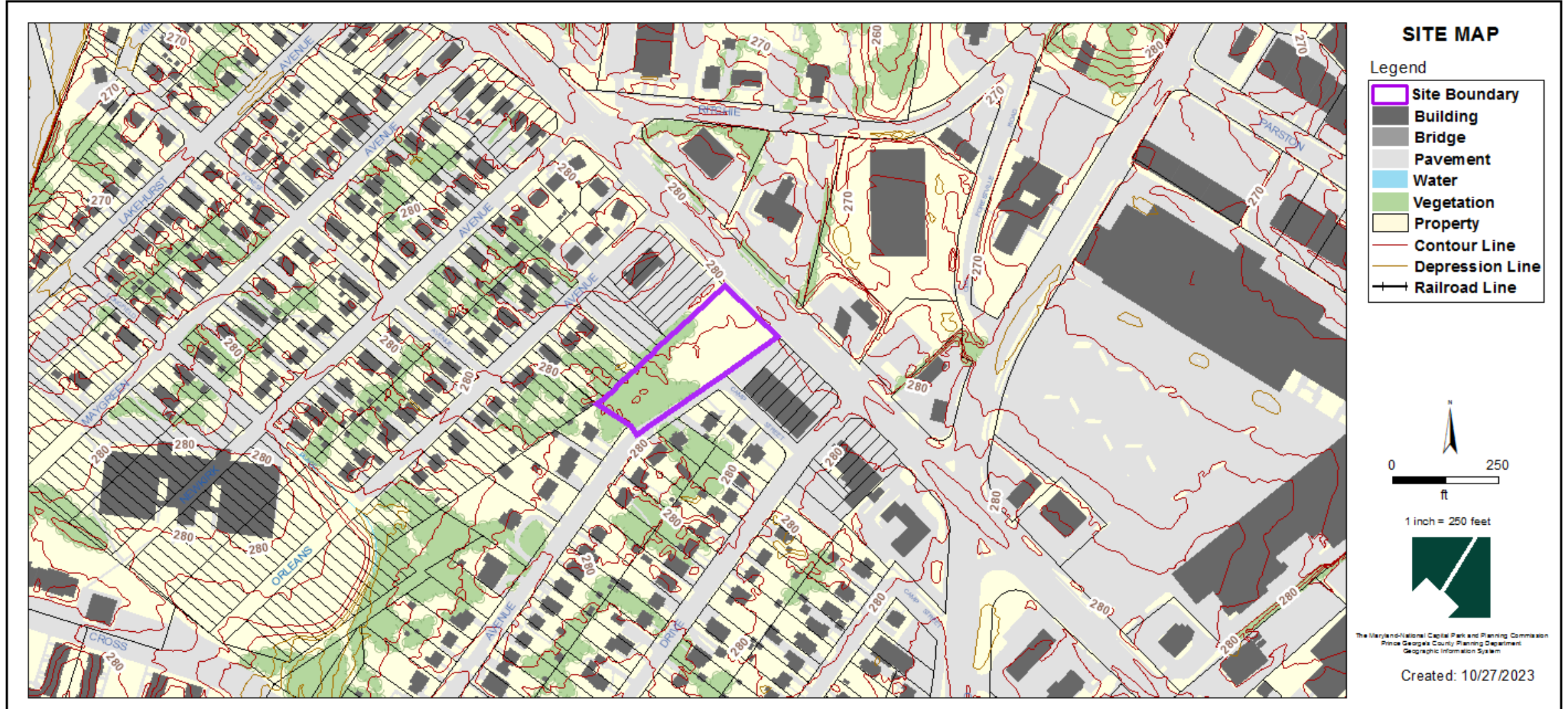


Prior Property Zone: M-I-O

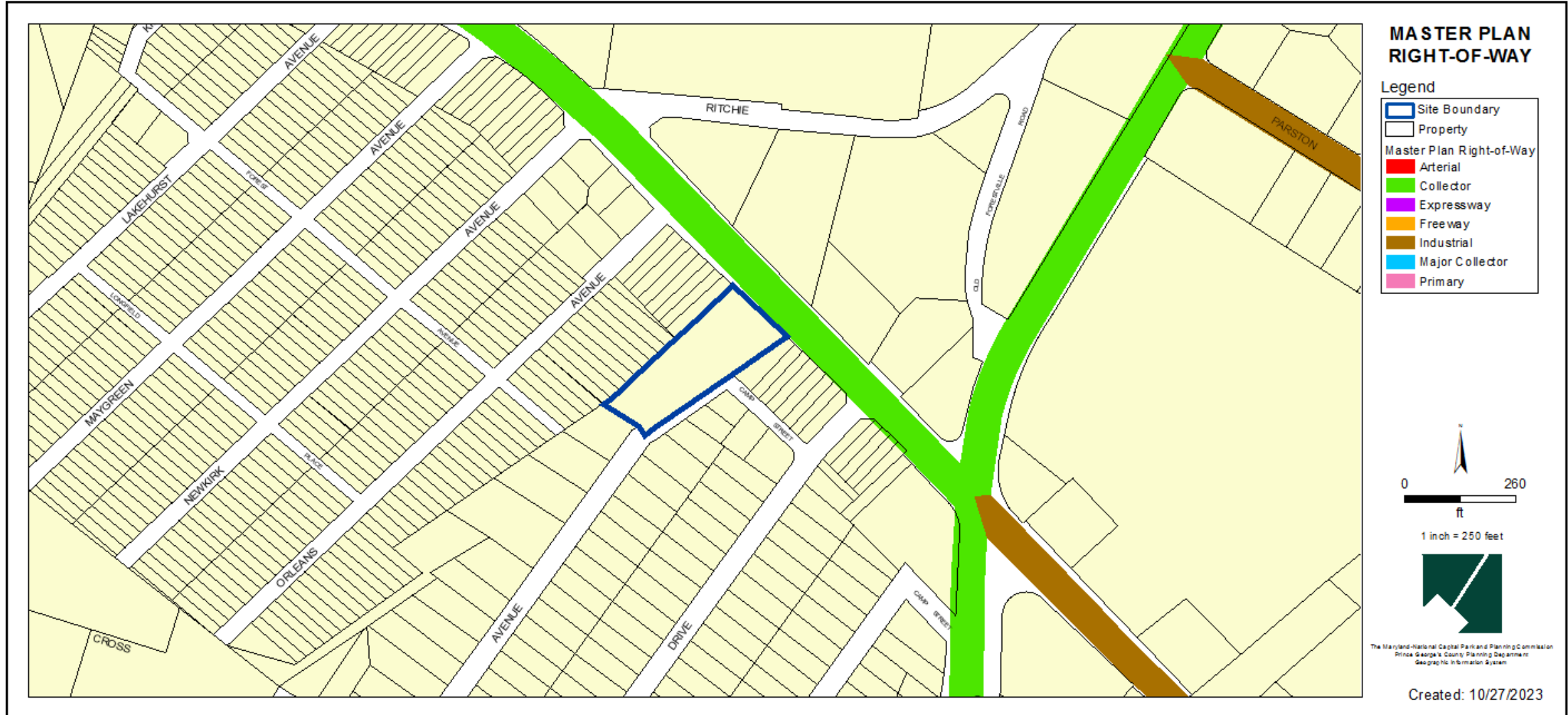


Current Property Zone: MIO

SITE MAP



MASTER PLAN RIGHT-OF-WAY MAP



BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



SITE MAP



Legend



Loading area

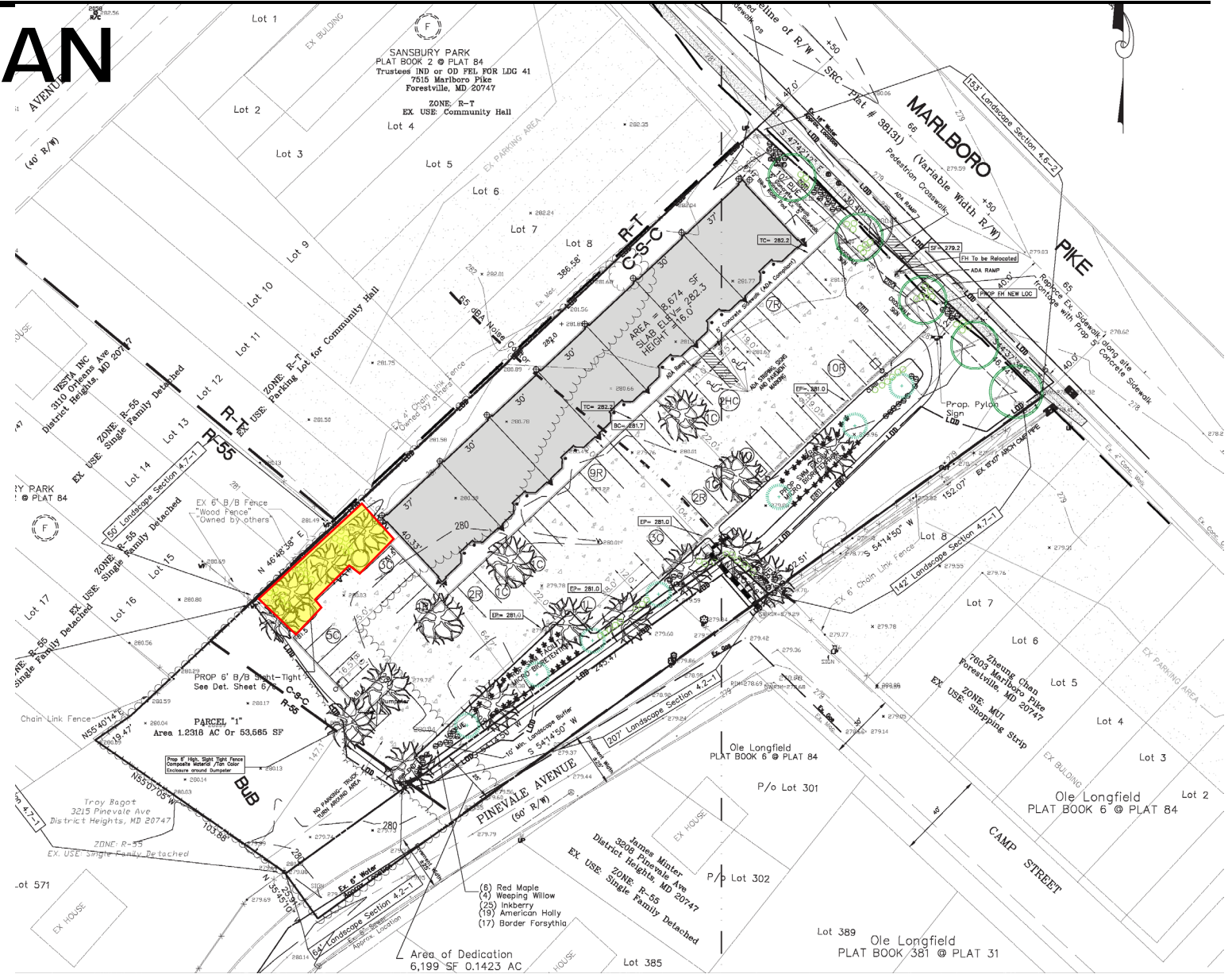


Truck turnaround area



Dumpster

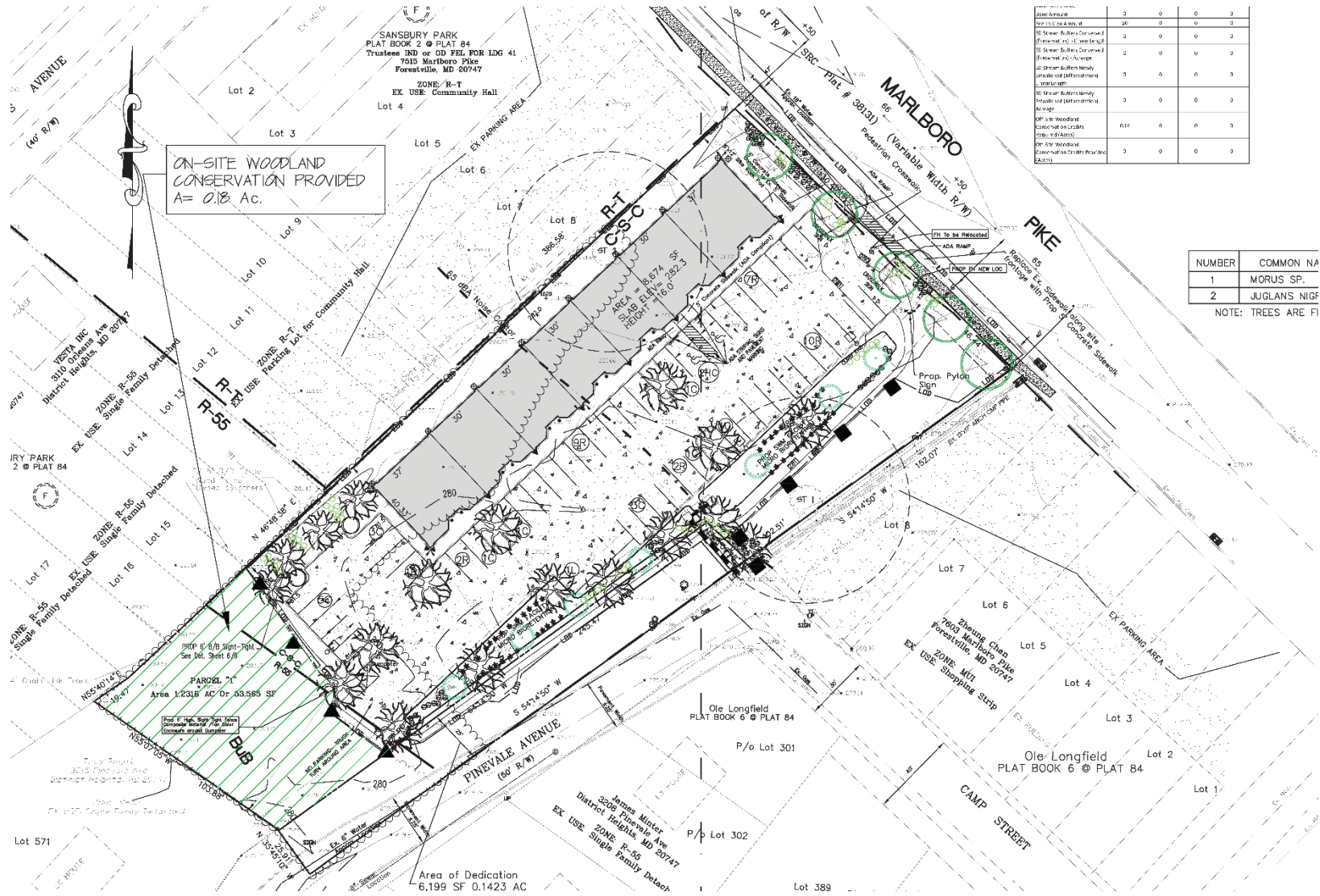
LANDSCAPE PLAN



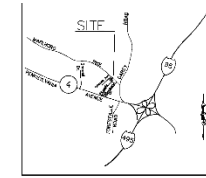
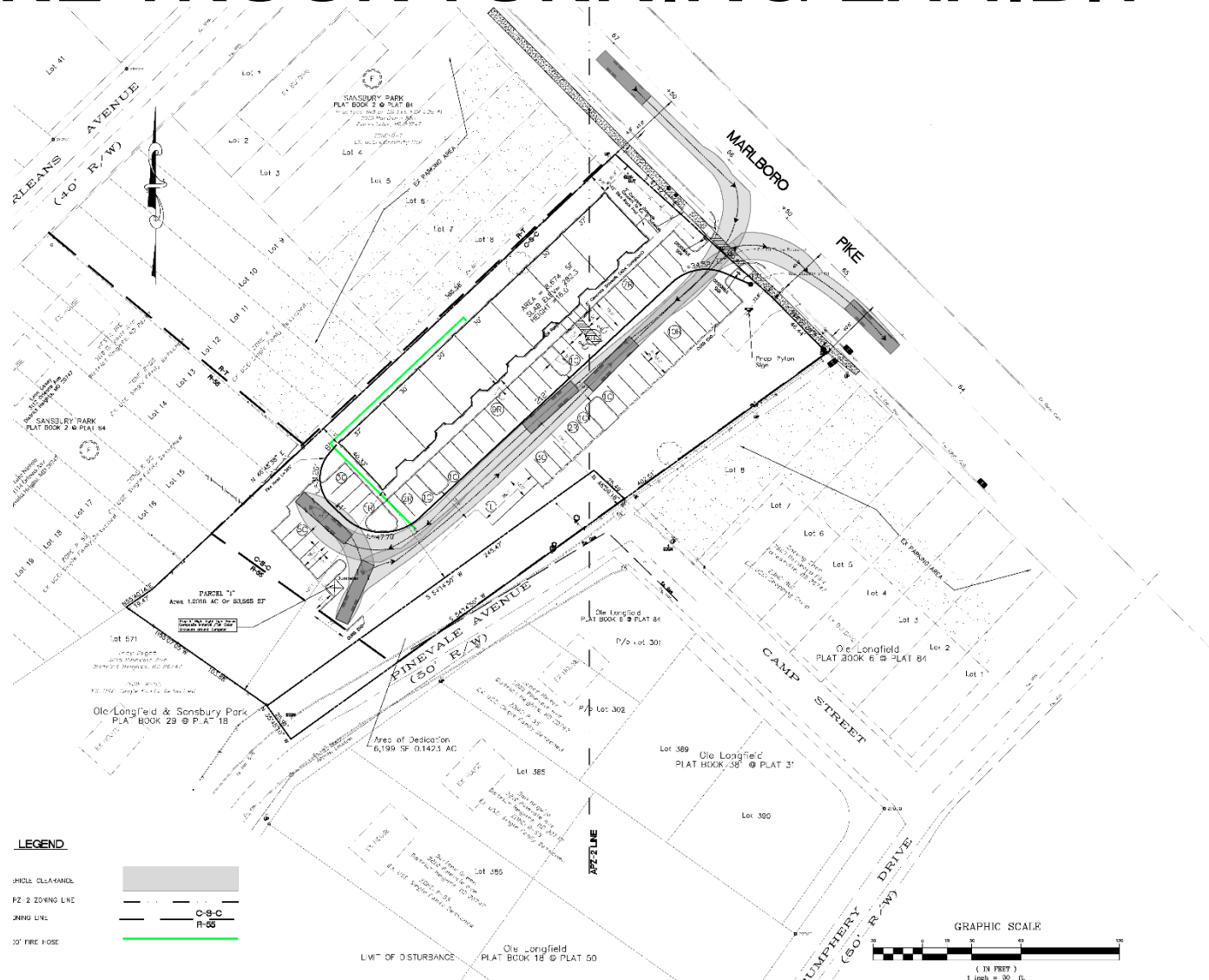
Legend

 AC request area

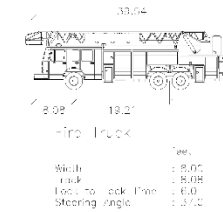
TYPE II TREE CONSERVATION PLAN



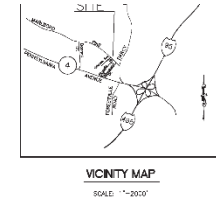
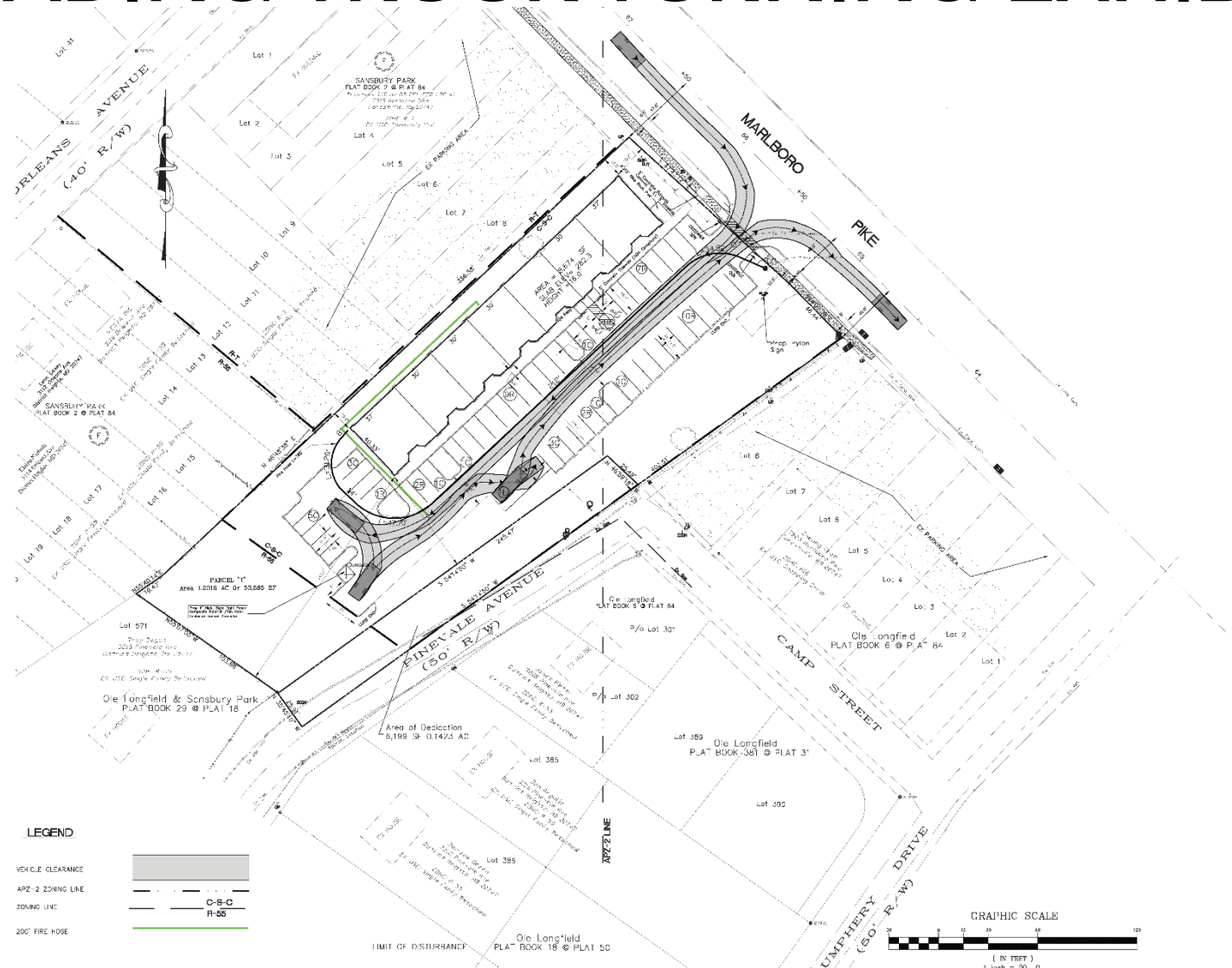
FIRE TRUCK TURNING EXHIBIT



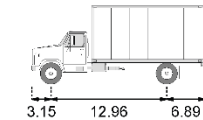
AUTO TURN 9.1:
VEHICLE PROPERTIES
(NOT TO SCALE)



LOADING TRUCK TURNING EXHIBIT



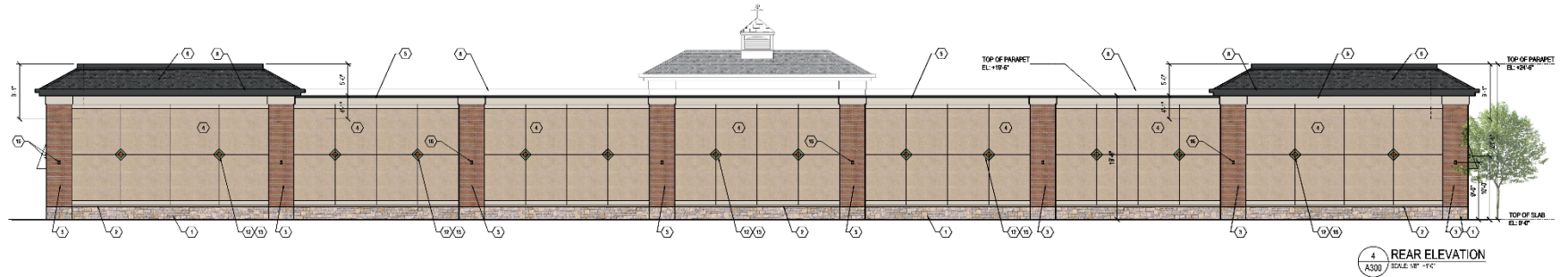
Vehicle dimensions



Single-Unit Truck (LD-23)

Length: 23.00 ft
Max width: 8.00 ft
Lock to lock time: 6.0 s
Max steering angle: 31.45°

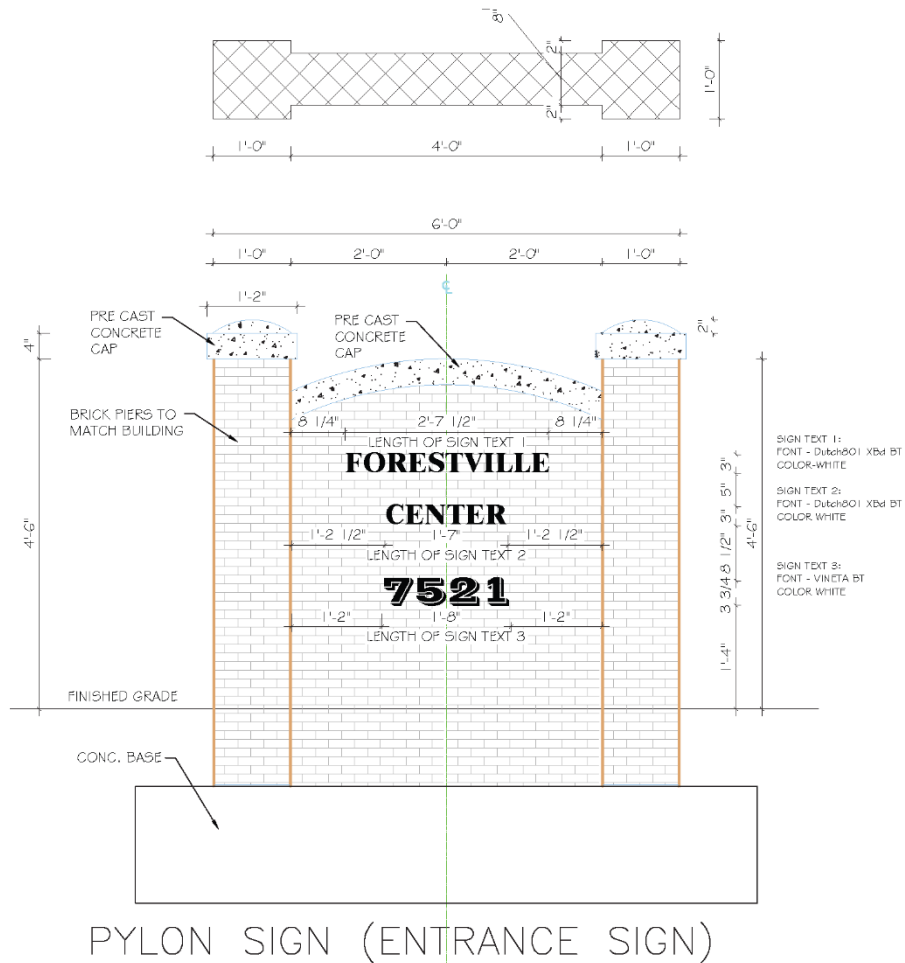
ARCHITECTURAL ELEVATIONS



KEYED NOTES: EXTERIOR FINISH MATERIALS	
(1)	MANUFACTURED STONE VENER: MASONRY (BASE); SHOULDICE ESTATE STONE "FRONTENAC"
(2)	MANUFACTURED STONE VENER: MASONRY (SILL); SHOULDICE 424 SLOPED SILL "CHAMOS"
(3)	BRICK VENER (PIERS); CONTINENTAL BRICK COMPANY "112 TUSCARORA BLEND" MODULAR
(4)	E/F/S (FIELD COLOR)
(5)	E/F/S (TRIM COLOR)
(6)	FIBERGLASS SHINGLES: GAF TIMBERLINE HDZ "CHARCOAL"
(7)	1" CLEAR INSULATED GLAZING WITH CLEAR ANODIZED ALUMINUM STOREFRONT & FRAME
(8)	METAL COPING, FASCIA & GUTTERS
(9)	METAL DOOR & FRAME
(10)	FABRIC OR METAL AWNING: TO MATCH SUNBRELLA
(11)	FABRIC OR METAL AWNING: TO MATCH SUNBRELLA
(12)	REAR MEDALLION ACCENT COLOR
(13)	REAR MEDALLION ACCENT COLOR
(14)	SIGN JUNCTION BOX
(15)	SIGN RACEWAY AND PROPOSED SIGNAGE (37 SQ. FT. SIGN AREA PER BAY)
(16)	LIGHT FIXTURE (WALL MOUNT)



SIGNAGE DETAILS



NOTE 1 : TO BE ILLUMINATED BY 3 GROUND MOUNTED SPOT LIGHTS
NOTE 2 : SPOT LIGHTS NOT VISIBLE FROM STREET, SEE LIGHTING DETAIL THIS SHEET



STAFF RECOMMENDATION

APPROVAL with conditions

- DSP-16039
- AC-21014
- TCP2-004-2025

Issues: None

Applicant Required Mailings:

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