

GILPIN PROPERTY (PHASE III)

Detailed Site Plan

TCP2-018-13-02

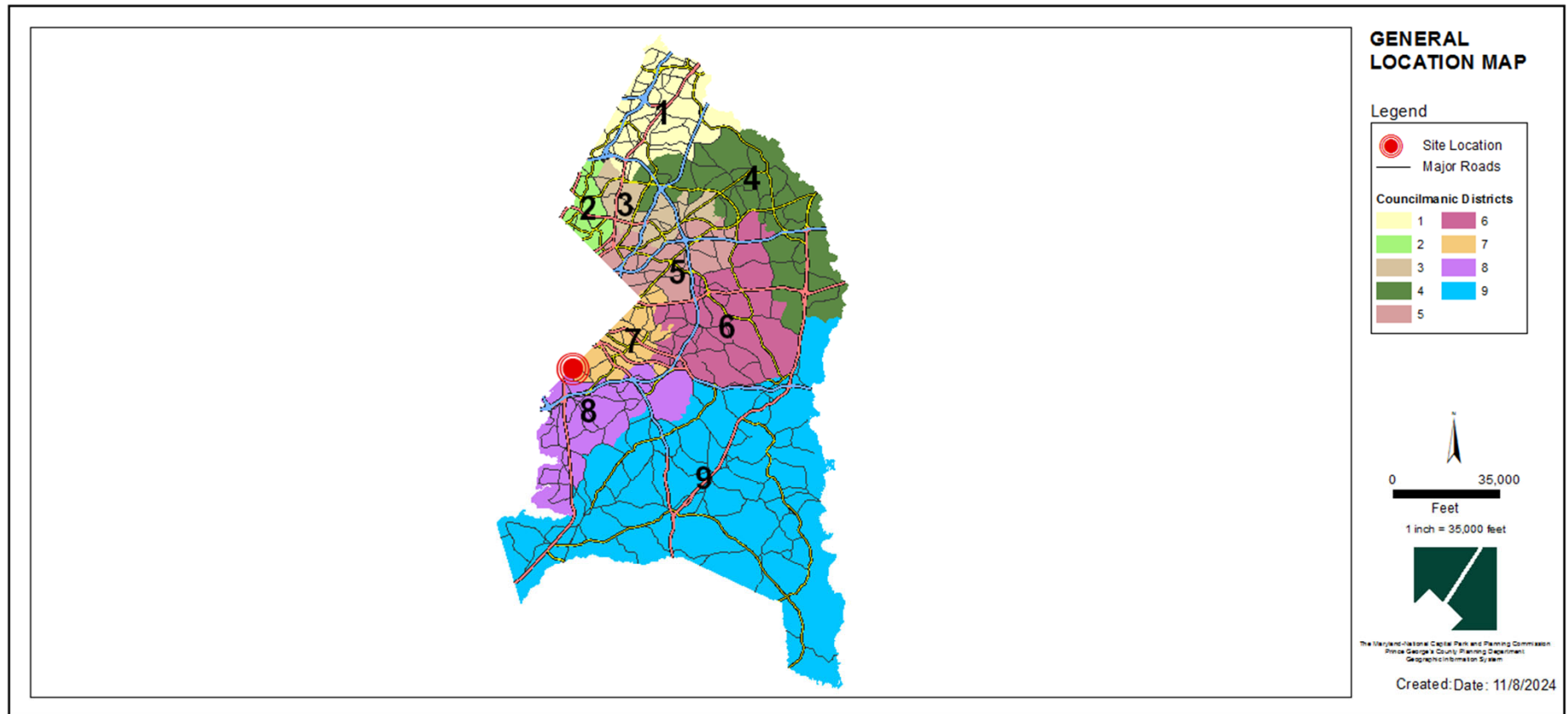
Staff Recommendation: APPROVAL with conditions



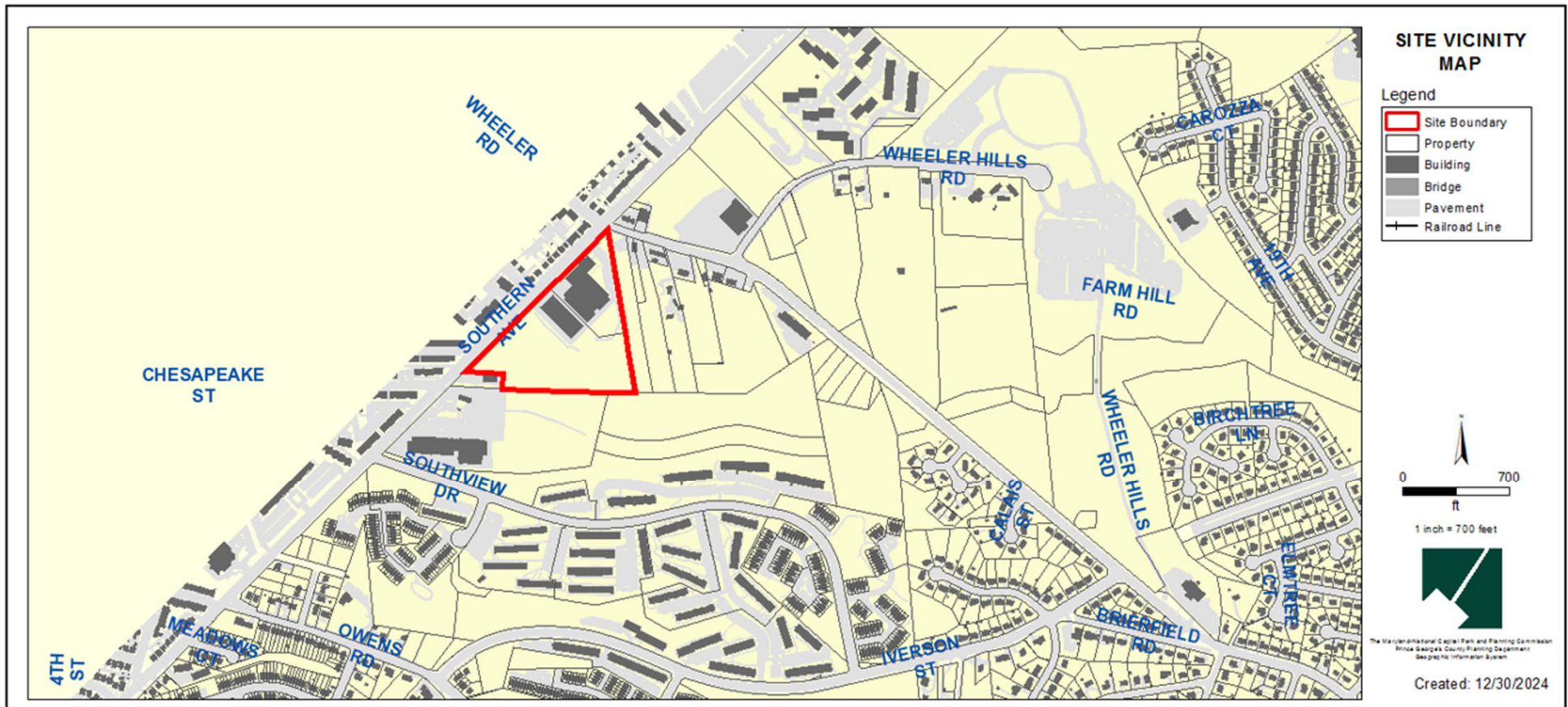
GENERAL LOCATION MAP

Council District: 07

Planning Area: 76A

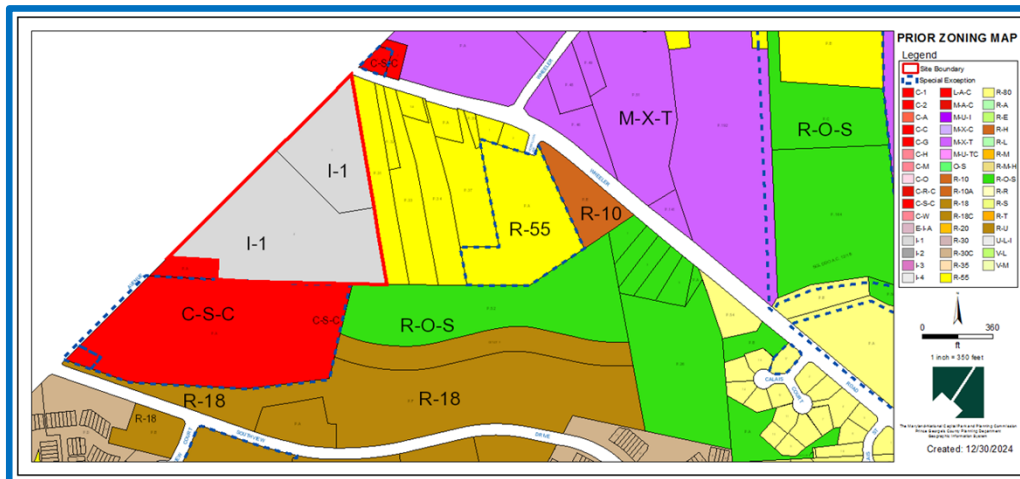


SITE VICINITY MAP

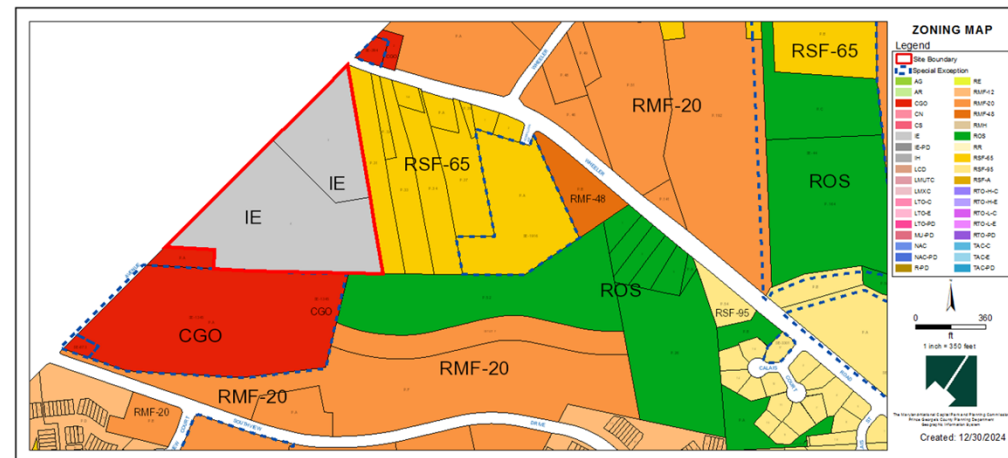


ZONING MAP (PRIOR AND CURRENT)

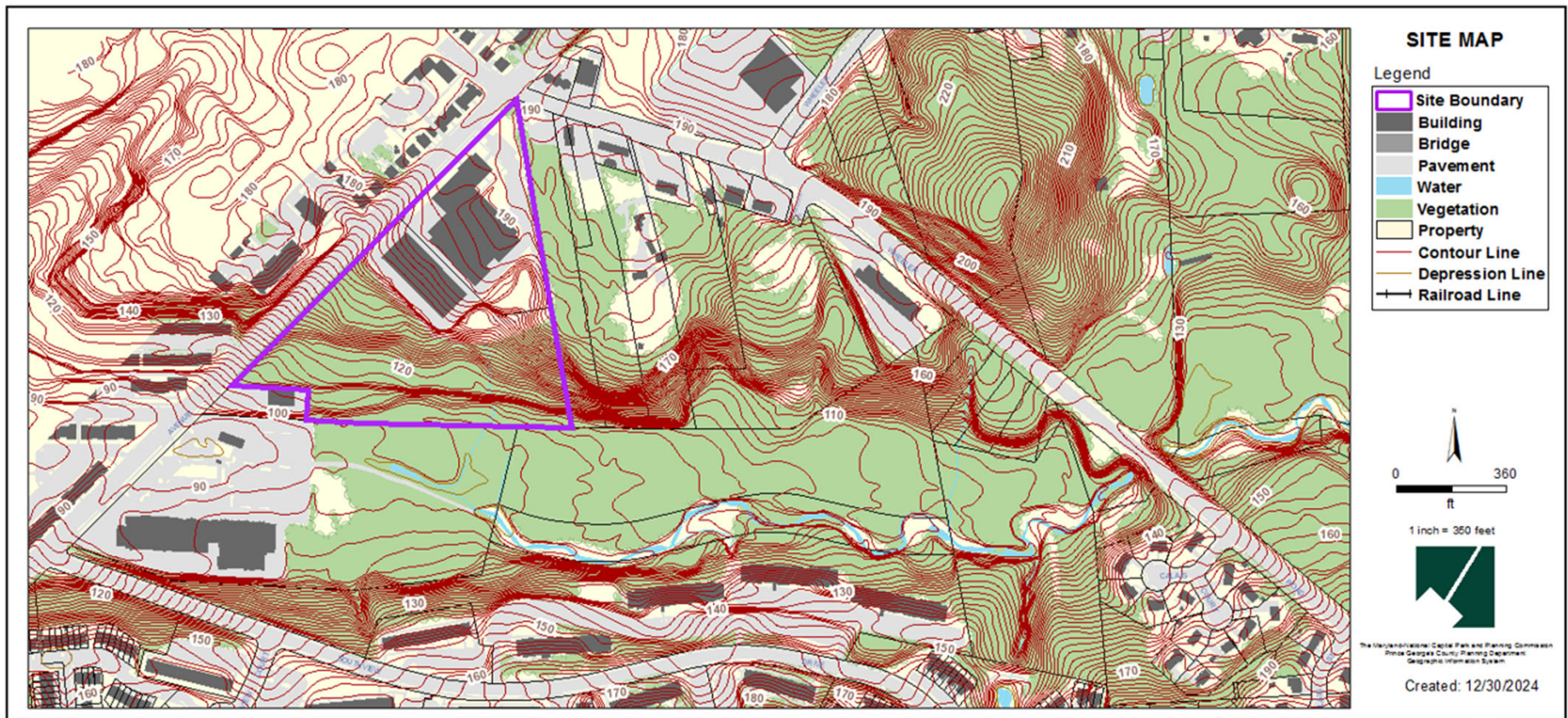
Prior Zoning: I-1



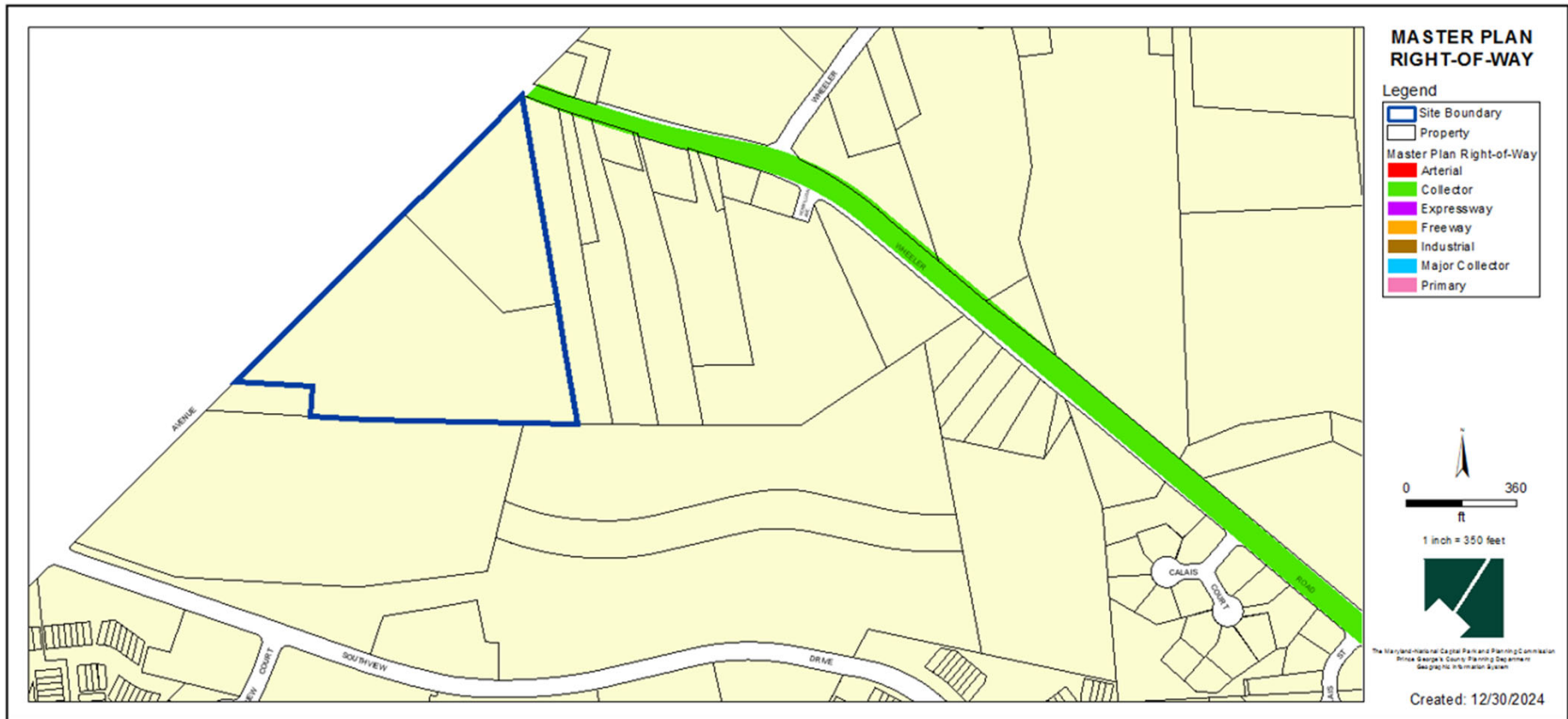
Current Zoning: IE



SITE MAP



MASTER PLAN RIGHT-OF-WAY MAP



BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



DETAILED SITE PLAN



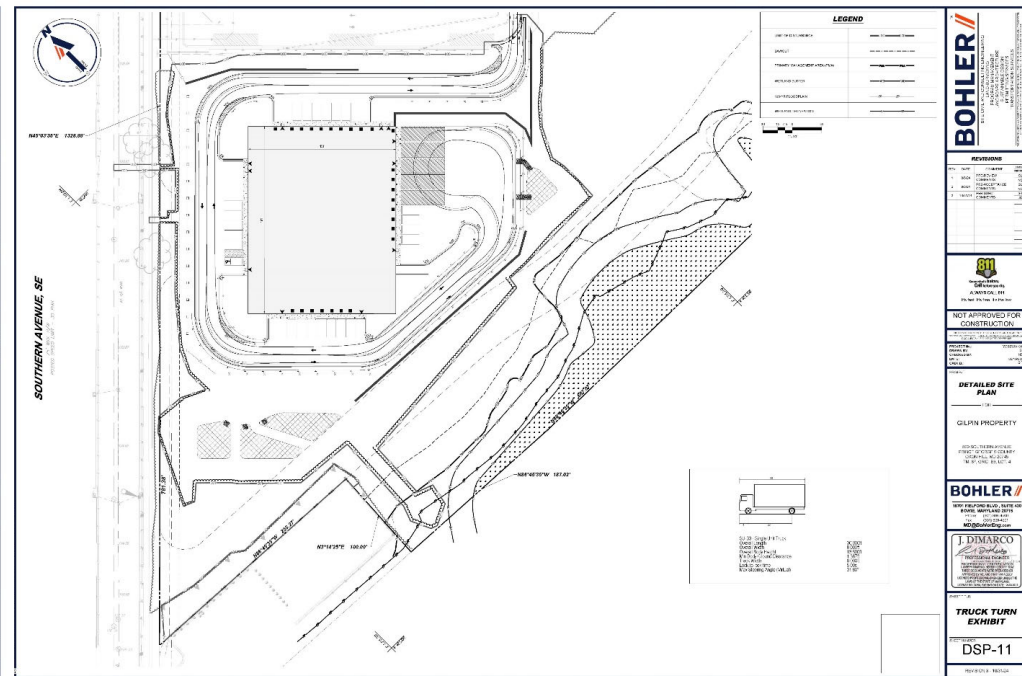
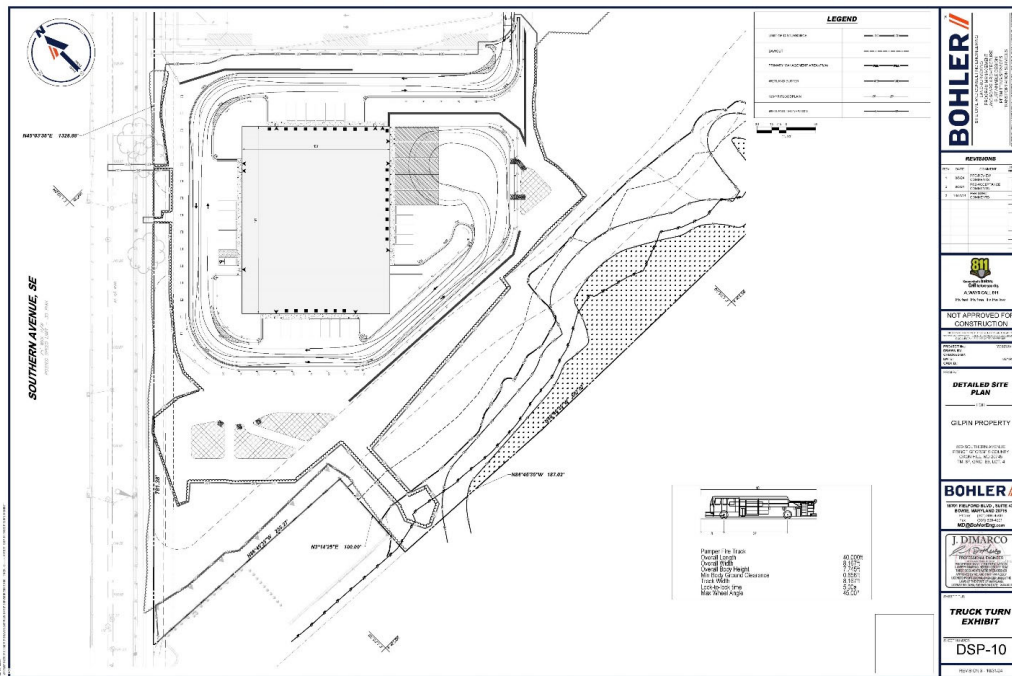
LANDSCAPE PLAN

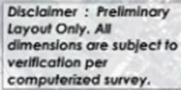


TYPE II TREE CONSERVATION PLAN



TRUCK TURN EXHIBIT

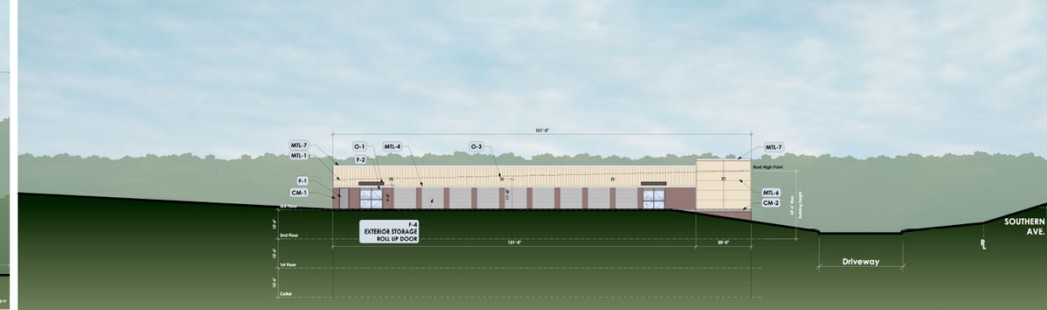




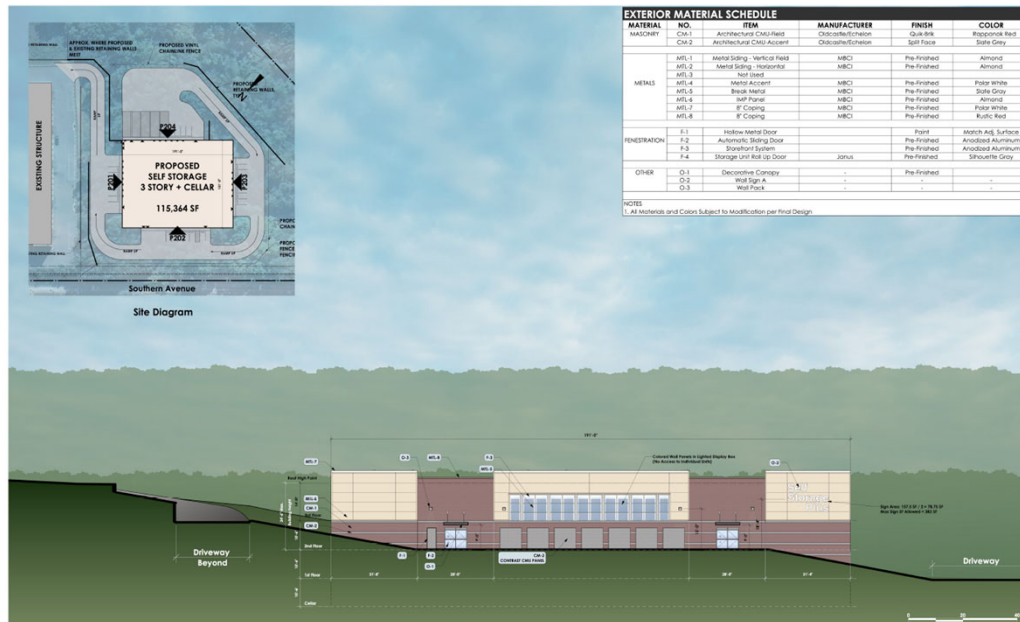
EXTERIOR MATERIAL SCHEDULE						
MATERIAL	NO.	ITEM	MANUFACTURER	FINISH	COLOR	
METALS	CM-1	Architectural Cast Aluminum	Okolite/Corcast	Quik like	Black	
	CM-2	Architectural Cast Aluminum	Okolite/Corcast	Quik like	Black	
	ML-1	Metal Siding - Vertical Rib	MMCO	Pre-Finished	Almond	
	ML-2	Metal Siding - Horizontal	MMCO	Pre-Finished	Almond	
	ML-3	Not Used				
	ML-4	Metal Siding	MMCO	Pre-Finished	Polar White	
	ML-5	Metal Siding	MMCO	Pre-Finished	Swatch	
	ML-6	Metal Siding	MMCO	Pre-Finished	Almond	
	ML-7	Metal Siding	MMCO	Pre-Finished	Swatch	
ML-8	ET Coatings	MMCO	Pre-Finished	Black Red		
FENESTRATION	F-1	Hollow Metal Doors			Paint	Match Adj. Surface
	F-2	Aluminum, Siding Doors		Pre-Finished	Anodized Aluminum	Anodized Surface
	F-3	Swivel Screen Doors		Pre-Finished	Anodized Aluminum	Anodized Surface
	F-4	Stangeless Unit Dry Glazed Doors	Janus	Pre-Finished	Anodized Aluminum	Shoultze Gray
OTHER	O-1	Decorative Company		Pre-Finished		
	O-2	Wall Sign A		Pre-Finished		
	O-3					

NOTES

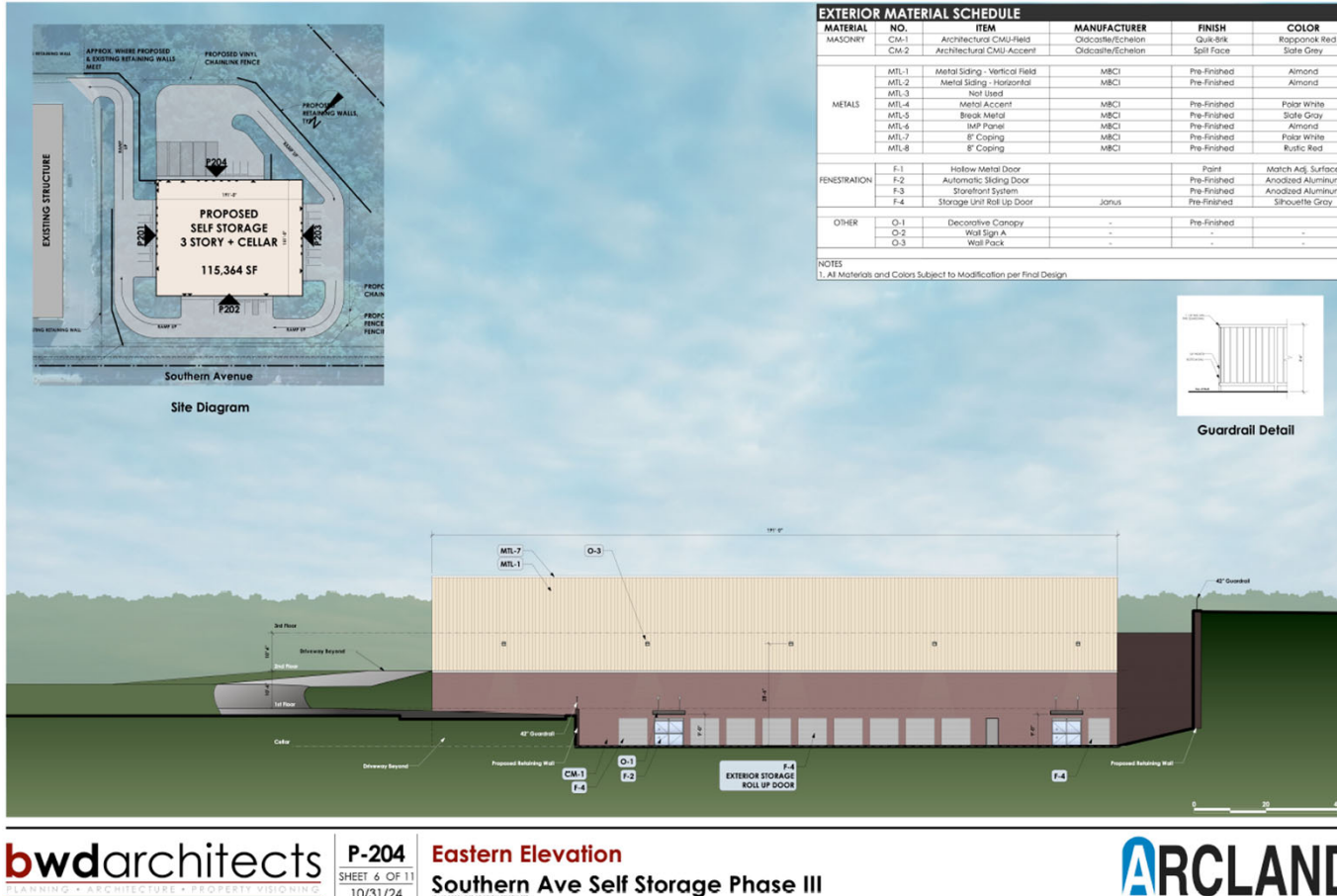
1. All materials and Colors Subject to Modification per Client Desire.



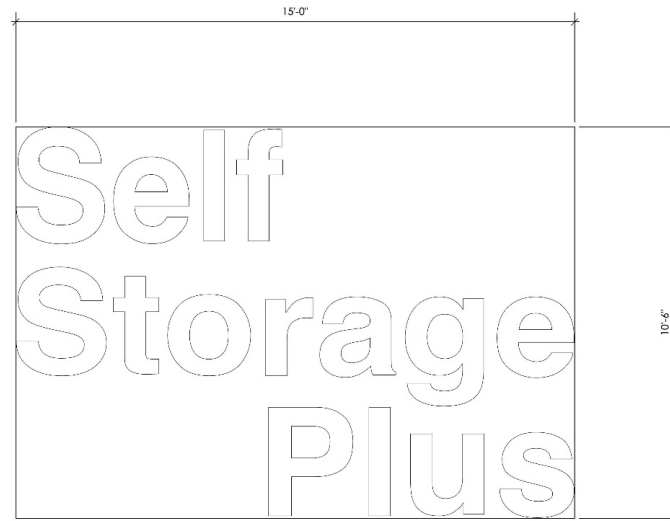
PROPOSED ELEVATIONS – WESTERN & SOUTHERN VIEW



PROPOSED ELEVATION – EASTERN VIEW



SIGNAGE DETAILS



Wall Sign A

PROPOSED SIGNAGE SCHEDULE - I-1 ZONE								
SIGN	DRAWING REF	TYPE	SIGN LENGTH	SIGN WIDTH	SIGN AREA*	SIGN CALCULATED AREA*	PROJECTION**	ILLUMINATION***
A	P-202	Building - Attached	15'0"	10'6"	157.50 SF	78.75 SF	42" MAX	Internally Illuminated Channel Letters
TOTAL PROPOSED WALL SIGN AREA						78.75 SF		
Max Area Allowed=						398.00 SF		
Signage Complies								
* Sign Area Measured as per §27-591 (A) Sign Measurement								
**27-613 (C) (D) Projecting Signs (1) (A), The signs shall project not more than forty-two (42) inches from the vertical plane of the wall or canopy to which they are attached								
*** Sign Illumination per §27-592								

STAFF RECOMMENDATION

APPROVAL with conditions

- DSP-13008-02
- TCP2-018-13-02

Issues:

- None

Applicant Required Mailings:

- Informational Mailing: 03/12/2024
- Acceptance Mailing: 09/04/2024