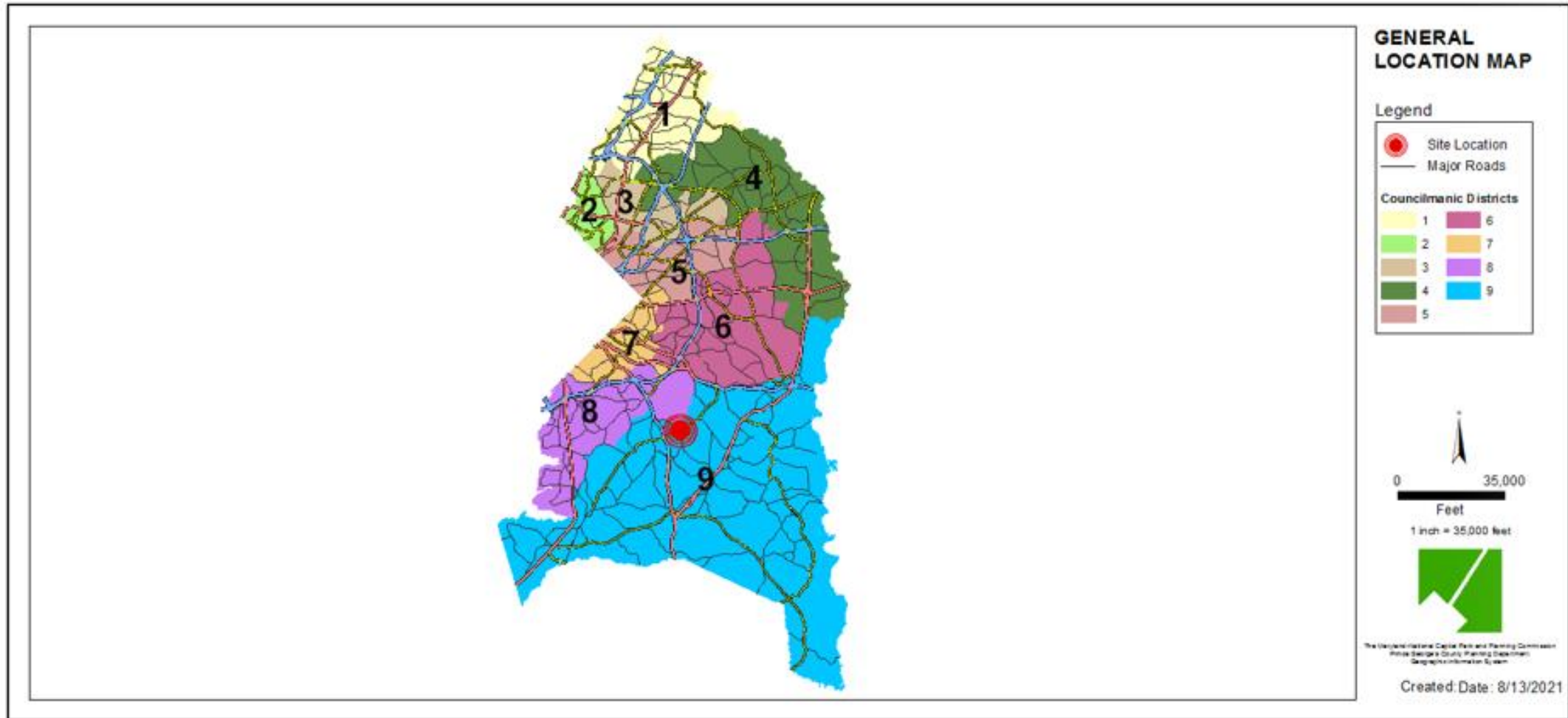


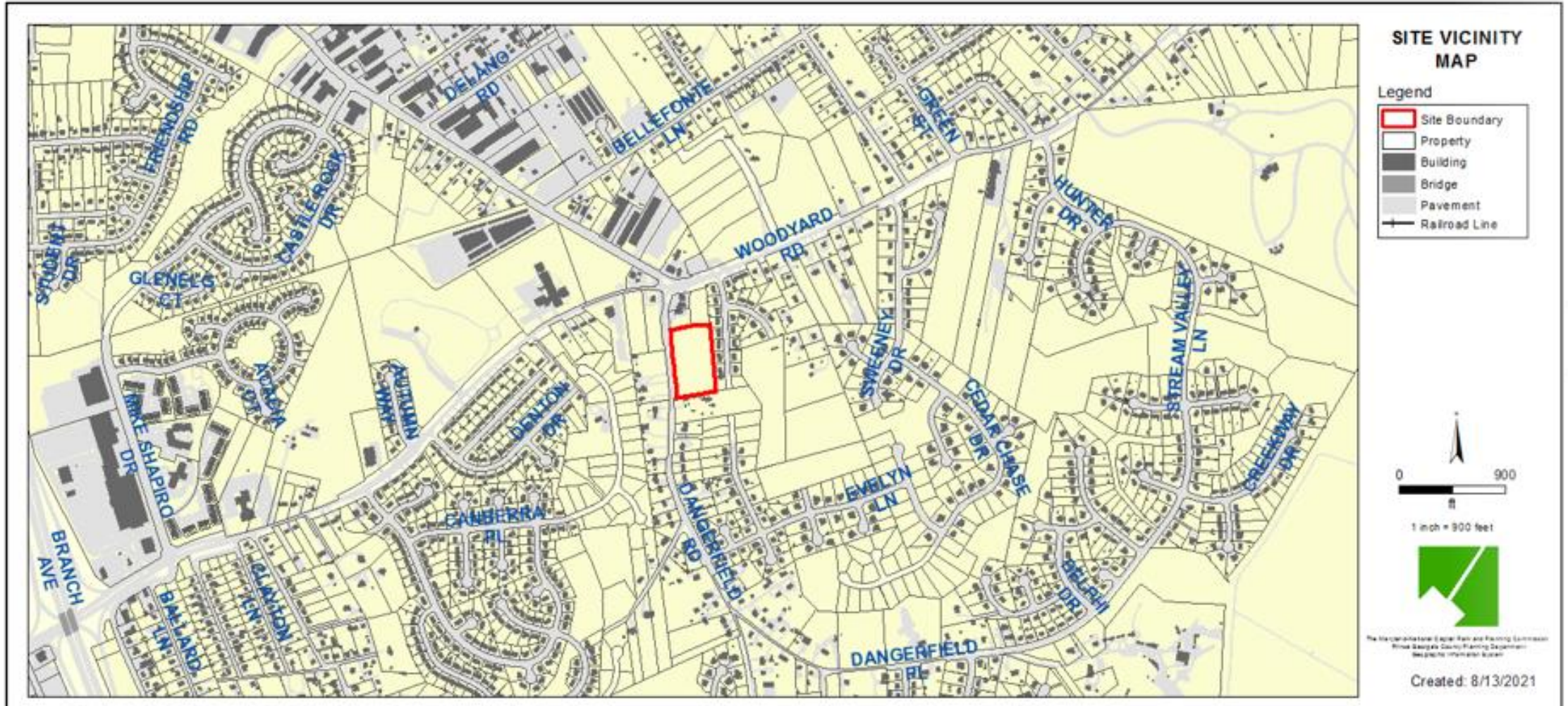
GENERAL LOCATION MAP

Council District: 09

Planning Area: 81A

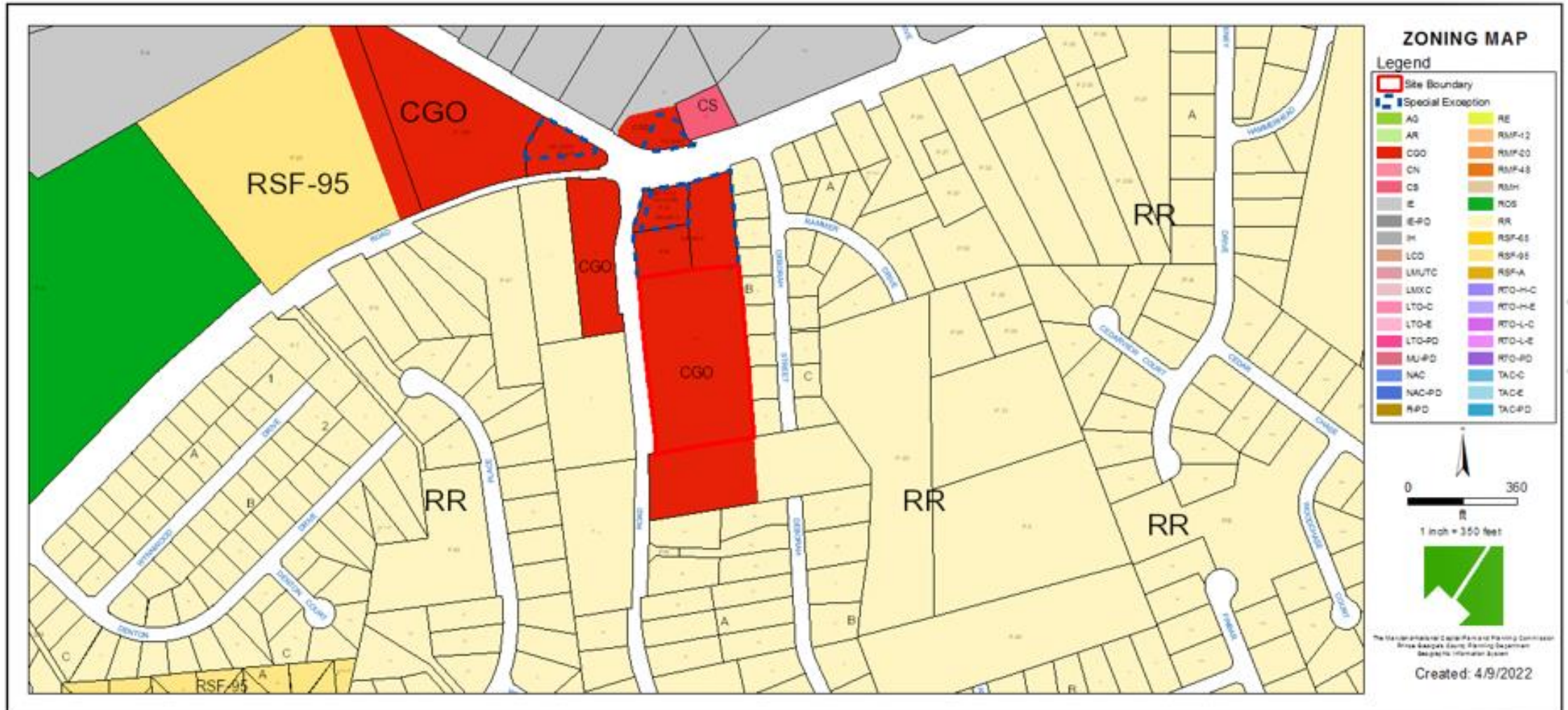


SITE VICINITY MAP



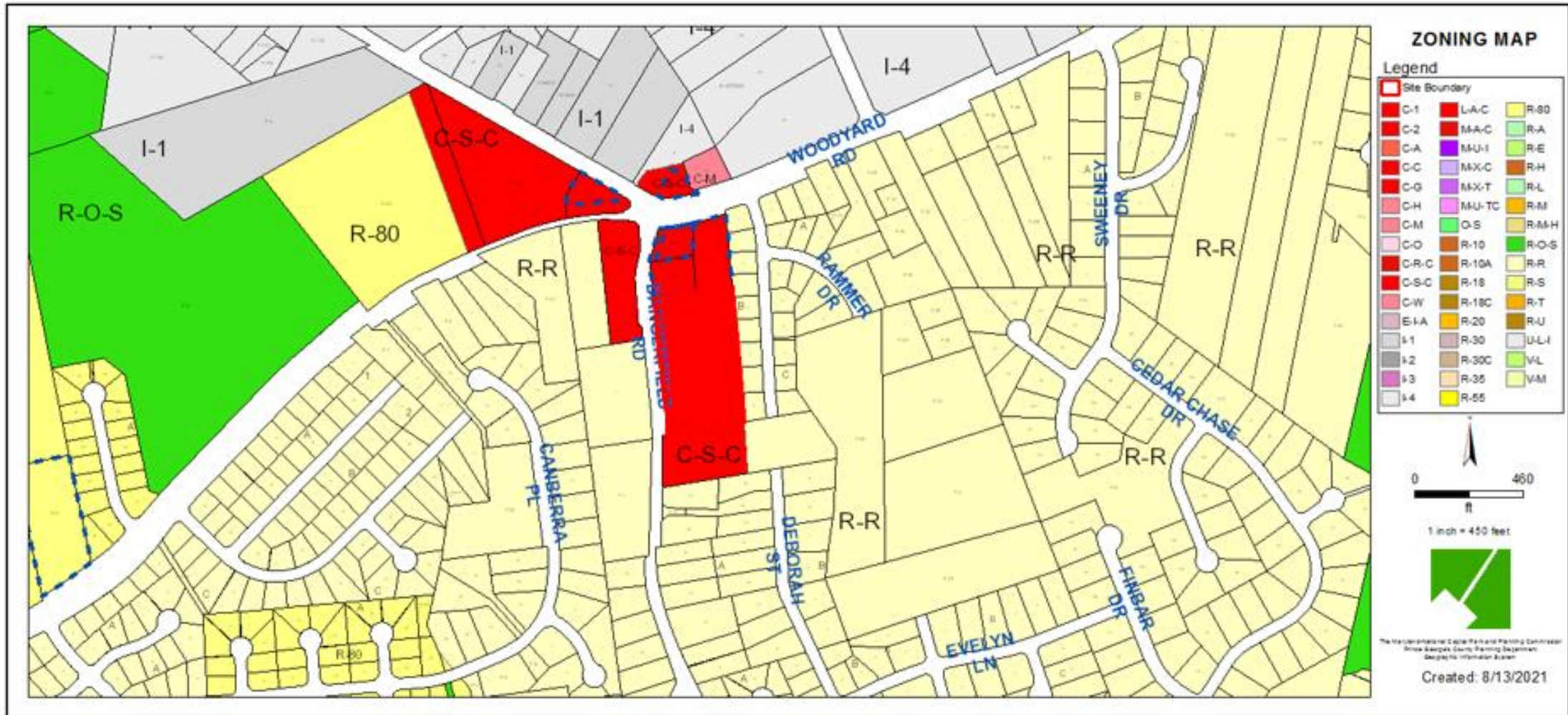
NEW ZONING MAP

Current Property Zone:
C-G-O

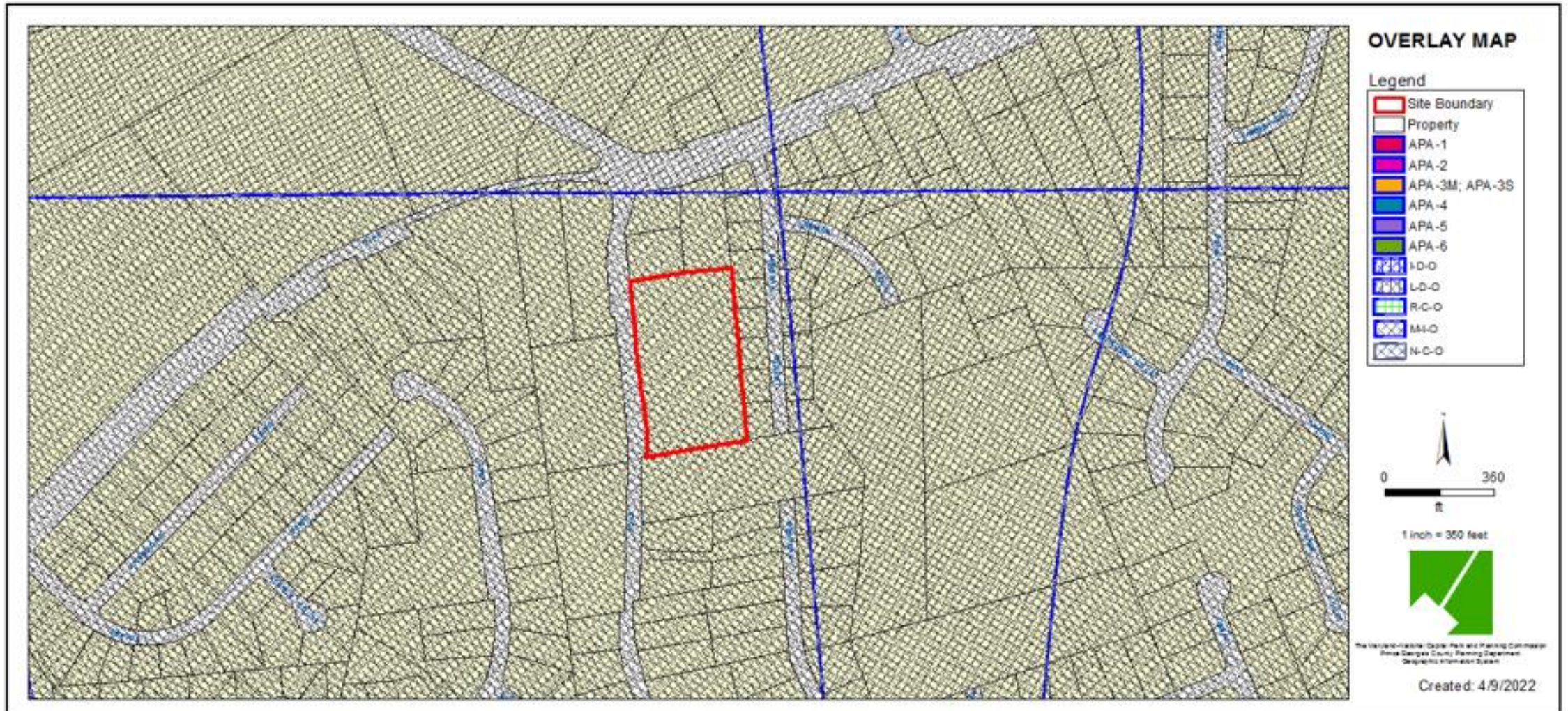


PRIOR ZONING MAP

Prior Property Zone: C-
S-C



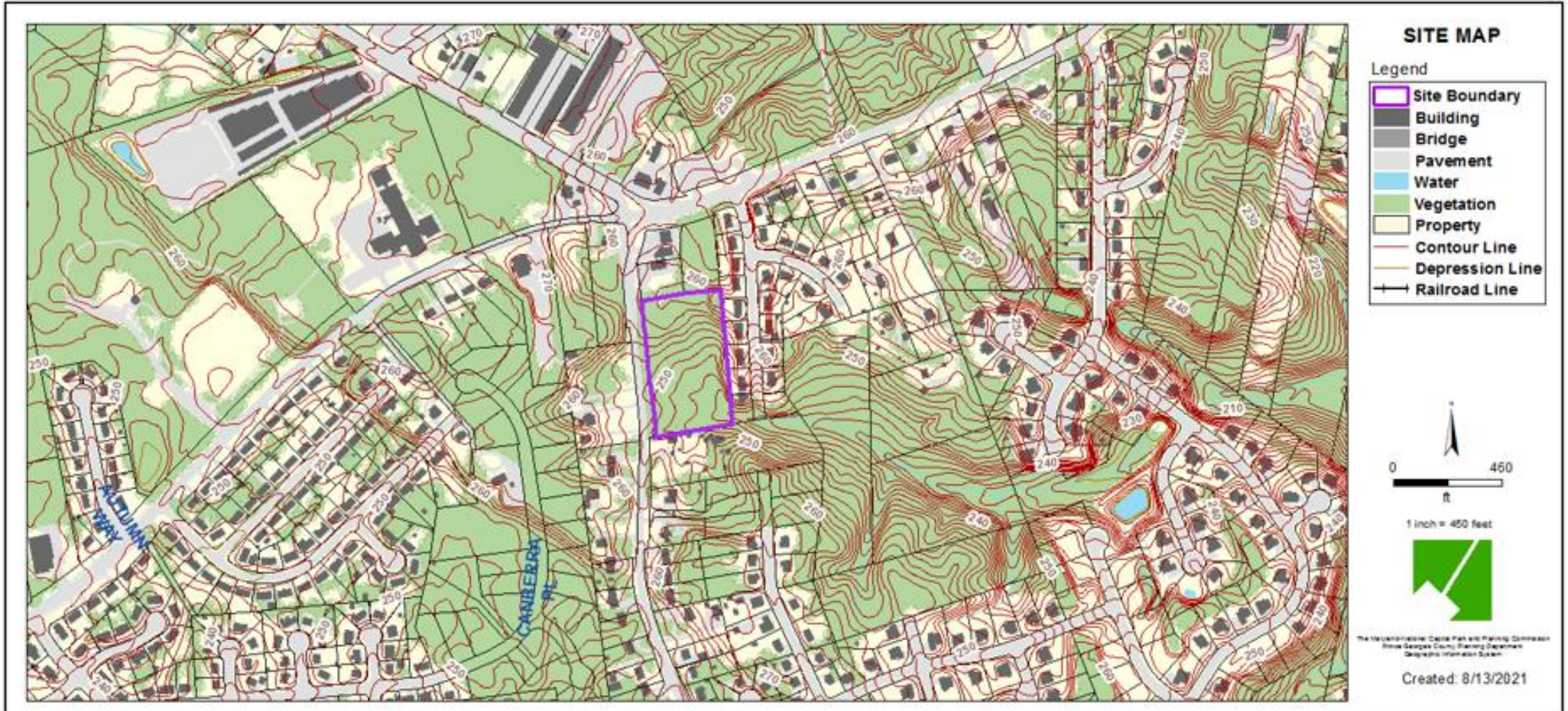
OVERLAY MAP



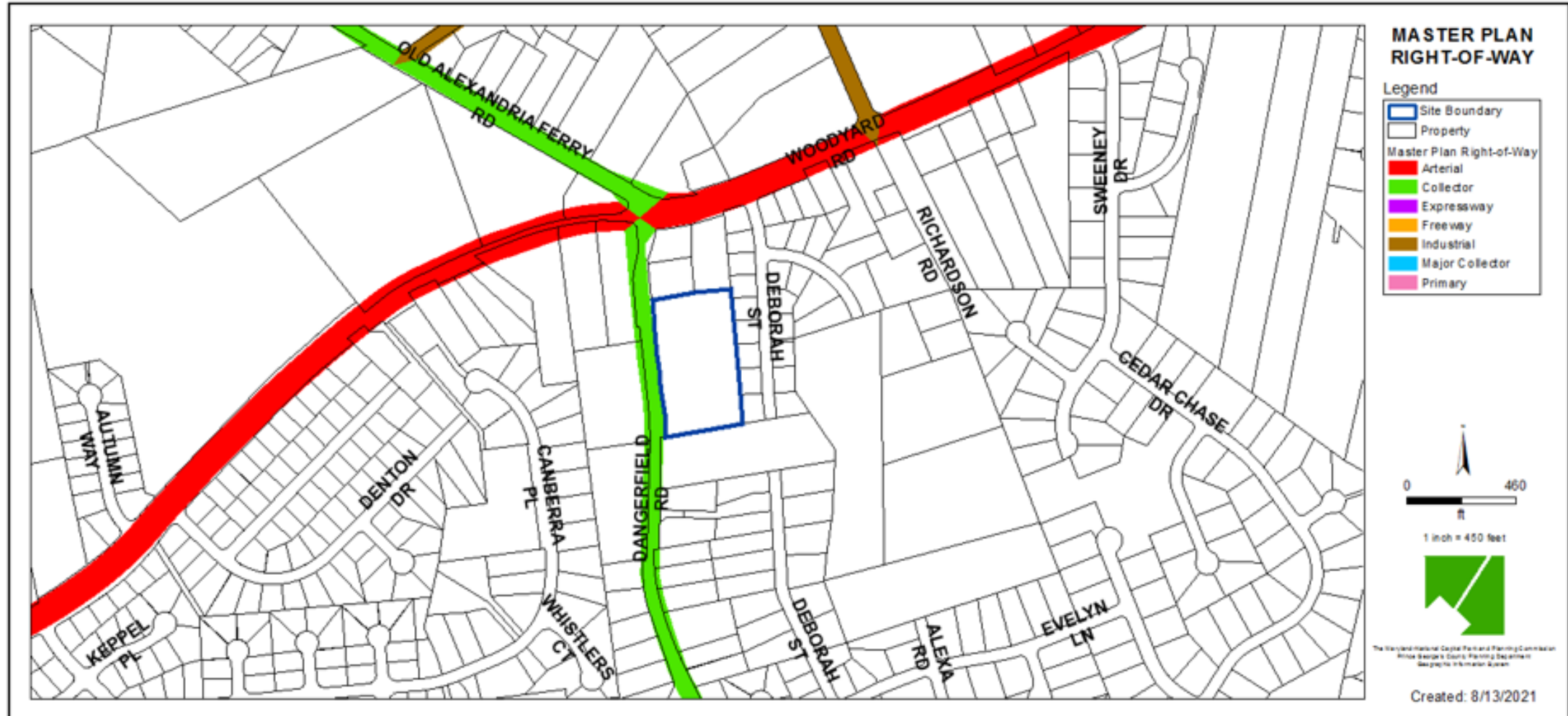
AERIAL MAP



SITE MAP



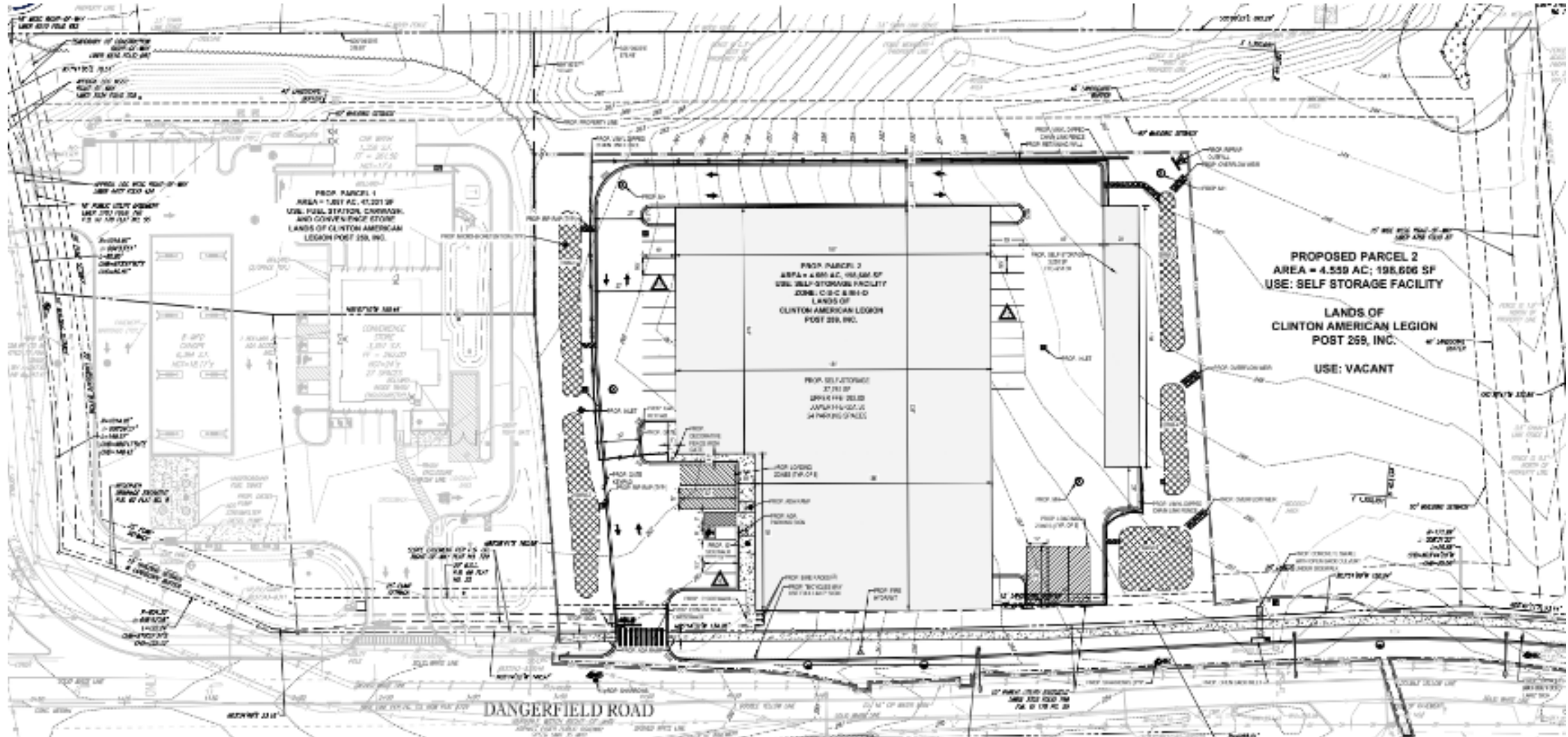
MASTER PLAN RIGHT-OF-WAY MAP



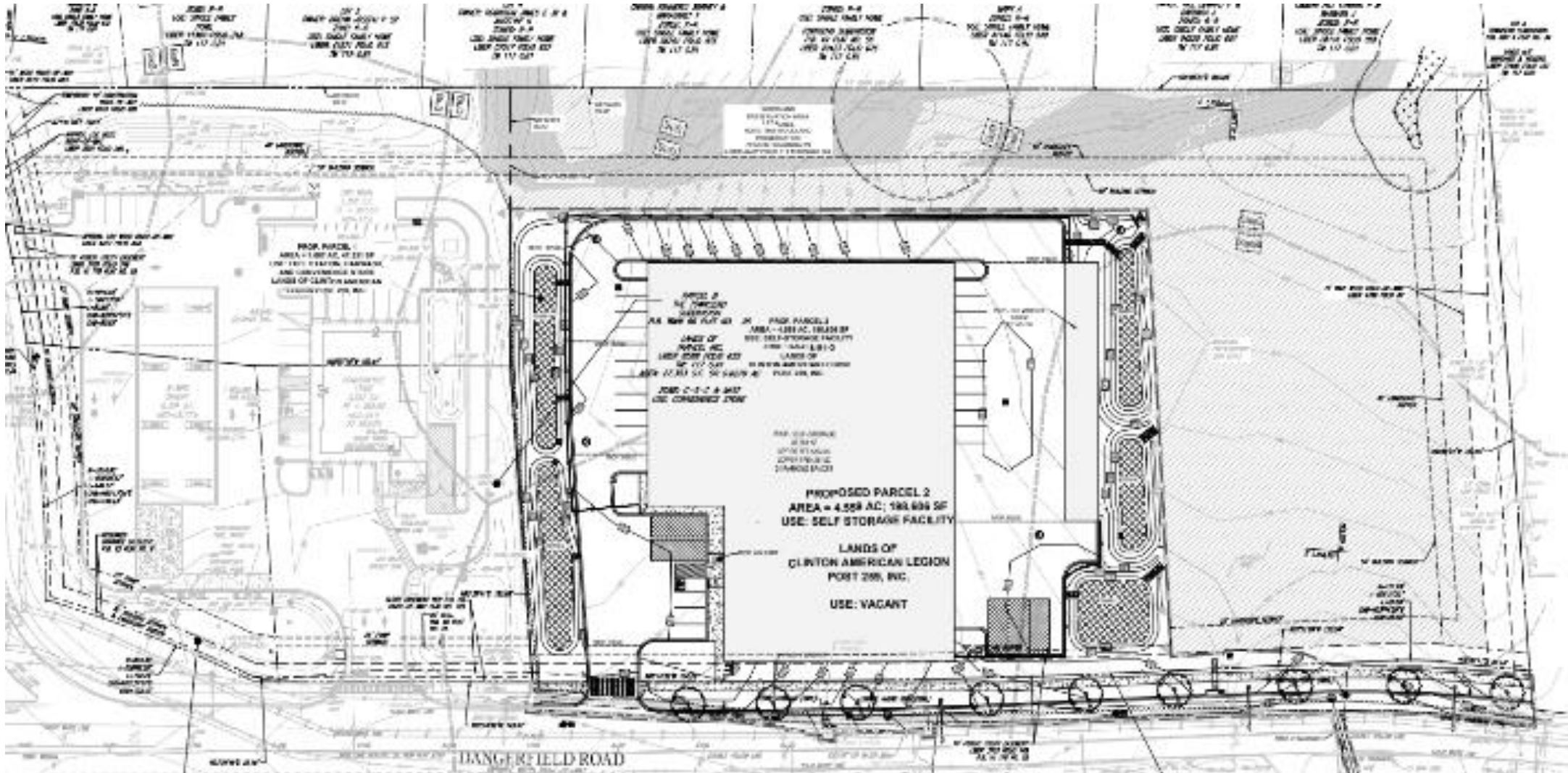
BIRD'S-EYE VIEW



DETAILED SITE PLAN



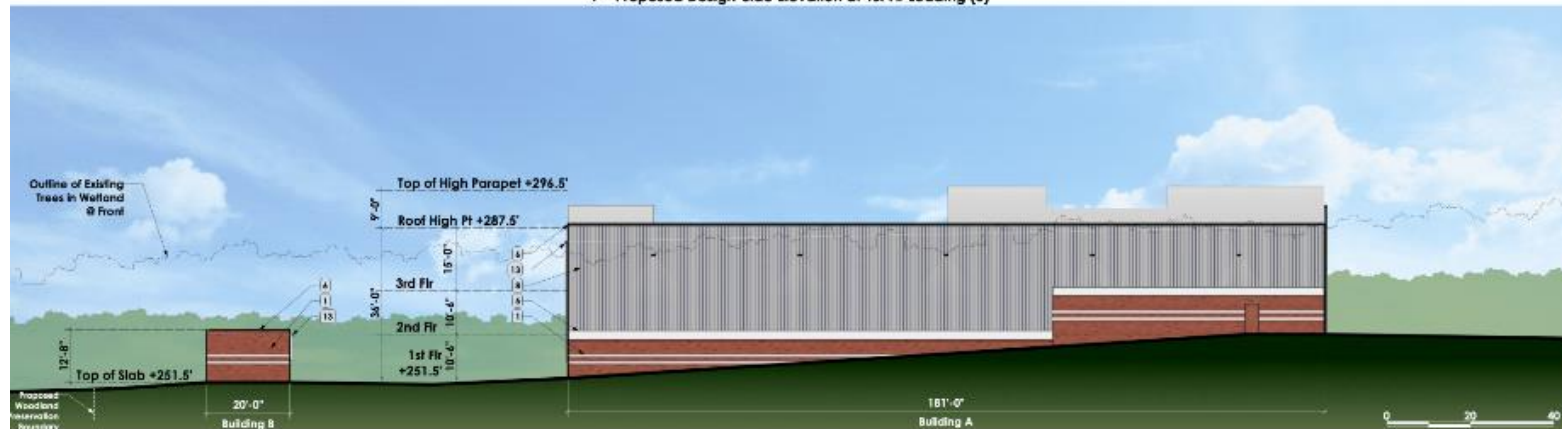
TYPE II TREE CONSERVATION PLAN



PROPOSED BUILDING A – EAST AND SOUTH ELEVATIONS

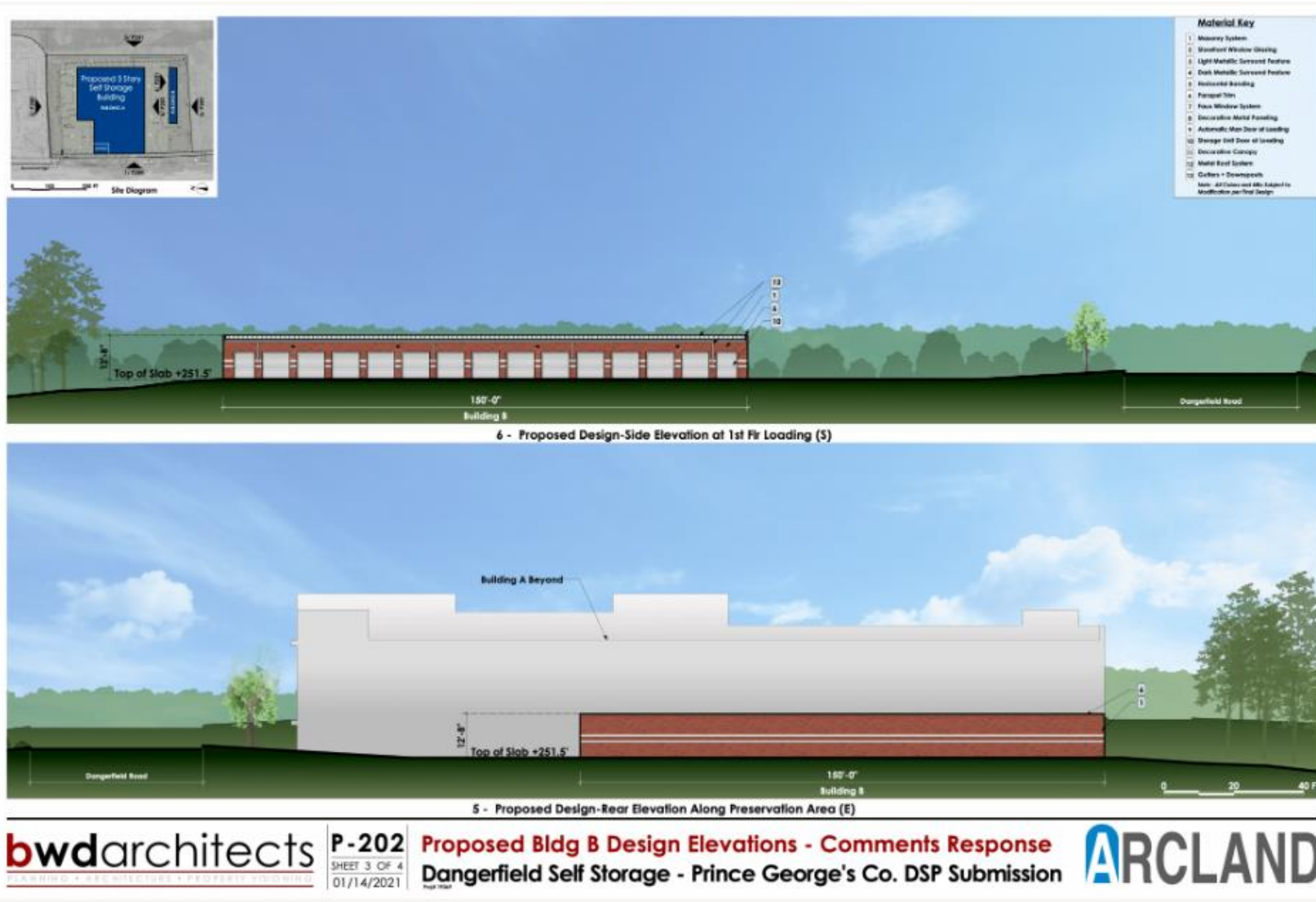


4 - Proposed Design-Side Elevation at 1st Flr Loading (S)

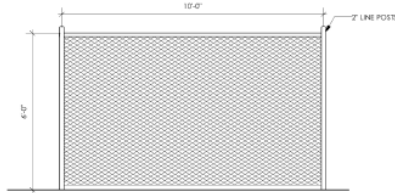


3 - Proposed Design-Rear Elevation Along Preservation Area (E)

PROPOSED BUILDING B – NORTH AND SOUTH ELEVATIONS

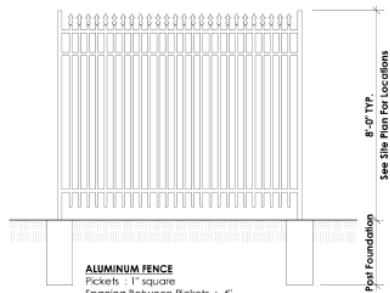


PROPOSED SIGNAGE / DETAILS



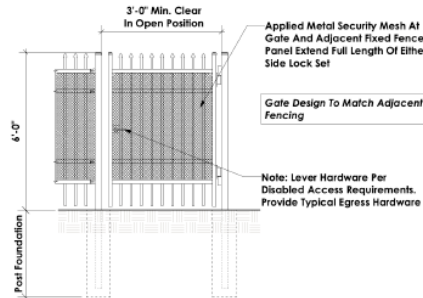
VINYL DIPPED CHAIN LINK FENCE
Line Posts: 2" vinyl coated structural pipe 2.20lbs. per foot, black, with cap
Terminal Posts: 2 1/2" vinyl coated structural pipe, 2.78 lbs. per foot
Bracing: Terminal posts shall be braced to the nearest line post with 1.5" D.D. vinyl coated structural pipe.
Tension Wire: 3GA, Smooth wire vinyl coated tension wire attached to the bottom of the fence fabric, with 3GA, aluminum hog ring spaced 18" on center.
Fitting: Vinyl coated in all areas.
Post Spacing: 10' on center
Height: 6'-0"
Color: Black
Opacity: Min. 95% opacity required

6 Site Chain Link Fencing Detail
P500 Scale: 1/2" = 1'-0"

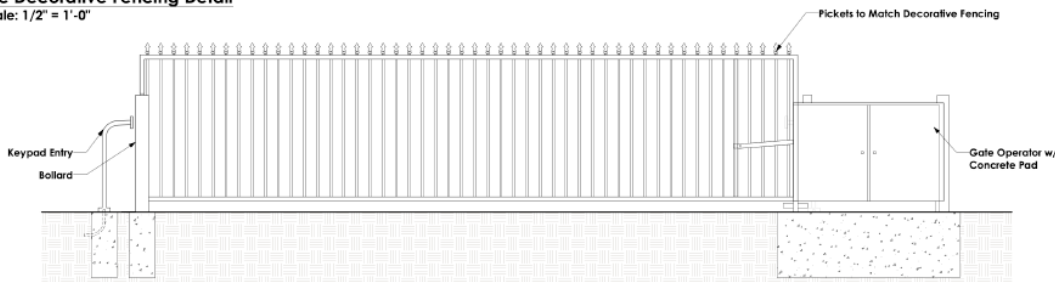


ALUMINUM FENCE
Pickets: 1" square
Spacing Between Pickets: 4"
Horizontal Rails: 1 5/8" square
Posts: 4" sq.
Post Spacing: 71 1/2" on center
Height: - 96"
Color: - Black, Mfr. prefinished.
Weight supported: 1,000+ lbs. per section

5 Site Decorative Fencing Detail
P500 Scale: 1/2" = 1'-0"



4 Site Man Gate Detail
P500 Scale: 1/2" = 1'-0"



3 Site Vertical Pivot Gate Detail
P500 Scale: 1/2" = 1'-0"



2 Wall-Mounted Sign B - 136 SF
P500 Scale: 1/4" = 1'-0"



1 Wall-Mounted Signs A.1, A.2 - 92.16 SF Each
P500 Scale: 1/4" = 1'-0"

PROPOSED WALL-MTD SIGNAGE ANALYSIS						
SIGN	QUANTITY	TYPE	WIDTH	HEIGHT	AREA	ILLUMINATION
A.1	1	Wall-Mounted	28' - 0"	3' - 3 1/2"	92.16 SF	Internally
A.2	1	Wall-Mounted	28' - 0"	3' - 3 1/2"	92.16 SF	Internally
B	1	Wall-Mounted	34' - 0"	4' - 0"	135.84 SF	Internally
TOTAL PROPOSED WALL-MOUNTED SIGN AREA:					320.16 SF	
Per 27-112(b)(3)(ii) TOTAL ALLOWED WALL-MOUNTED SIGN AREA (231 LF x 2 = 462, Max 400 SF):					400.0 SF	SIGNAGE COMPLIES
Per 27-581(a) 80% Area Reduction - TOTAL CALCULATED WALL-MOUNTED SIGN AREA (479.2/2 = 239.6):					160.09 SF	

STAFF RECOMMENDATION

APPROVAL with conditions

Minor Issues:

- Technical corrections

Applicant Community Engagement:

- N/A