

SITE DATA TABLE

RED DASHED AREA DELINEATES LIMITS OF PROPOSED PLANNED DEVELOPMENT (PD). THIS INCLUDES PARCEL 1, 2 & 3 OF THE ORIGINAL SUBDIVISION. ALL LOTS MUST BE INCLUDED IN THE PD IN ORDER TO MEET THE OPEN SPACE REQUIREMENT.

EXISTING PINS:
27-14-300-066-0000
27-14-300-065-0000

COMMONLY KNOWN AS:
8750 W 159TH STREET
8752 W 159TH STREET

SITE TABULATIONS BELOW ARE BASED ON SURVEYS AND ORIGINAL BUILDING PERMIT PLANS PROVIDED BY THE PETITIONER AND ARE SHOWN ON THE ORIGINAL SITE PLAN FOR GRAPHICAL PURPOSES. QUANTITIES HAVE BEEN VERIFIED BY STAFF TO PROVIDE INFORMATION FOR REVIEW FOR THE OPEN SPACE REQUIREMENT OF A PD.

PARCEL 1 & 2 (1 CURRENTLY ONE LOT)
ACRES: 1.98 ACRES
SQUARE FOOTAGE: 86,249

PARCEL 3
ACRES: .62 ACRES
SQUARE FOOTAGE: 27,010

PD DEVELOPMENT
NET ACRES: 2.6 ACRES
NET SQUARE FOOTAGE: 113,256

REQUIRED OPEN SPACE FOR PD
20% OF NET AREA OF DEVELOPMENT
REQUIRED ACRES: .52
REQUIRED SQUARE FOOTAGE: 22,651
EXISTING ACRES: .65
EXISTING SQUARE FOOTAGE: 28,470

LOT COVERAGE
MAXIMUM LOT COVERAGE: 75%
MAXIMUM IMPERVIOUS: 84,942 SF
MINIMUM PERVIOUS: 28,314 SF
EXISTING IMPERVIOUS: 28,470 SF
EXISTING LOT COVERAGE: 74.9%

THIS EXHIBIT PROVIDES A GRAPHIC REPRESENTATION OF THE CONDITIONS OF THE PD. PLEASE SEE BOARD APPROVED MOTION AND CONDITIONS FOR ANY ADDITIONAL REQUIREMENTS.

LEGEND

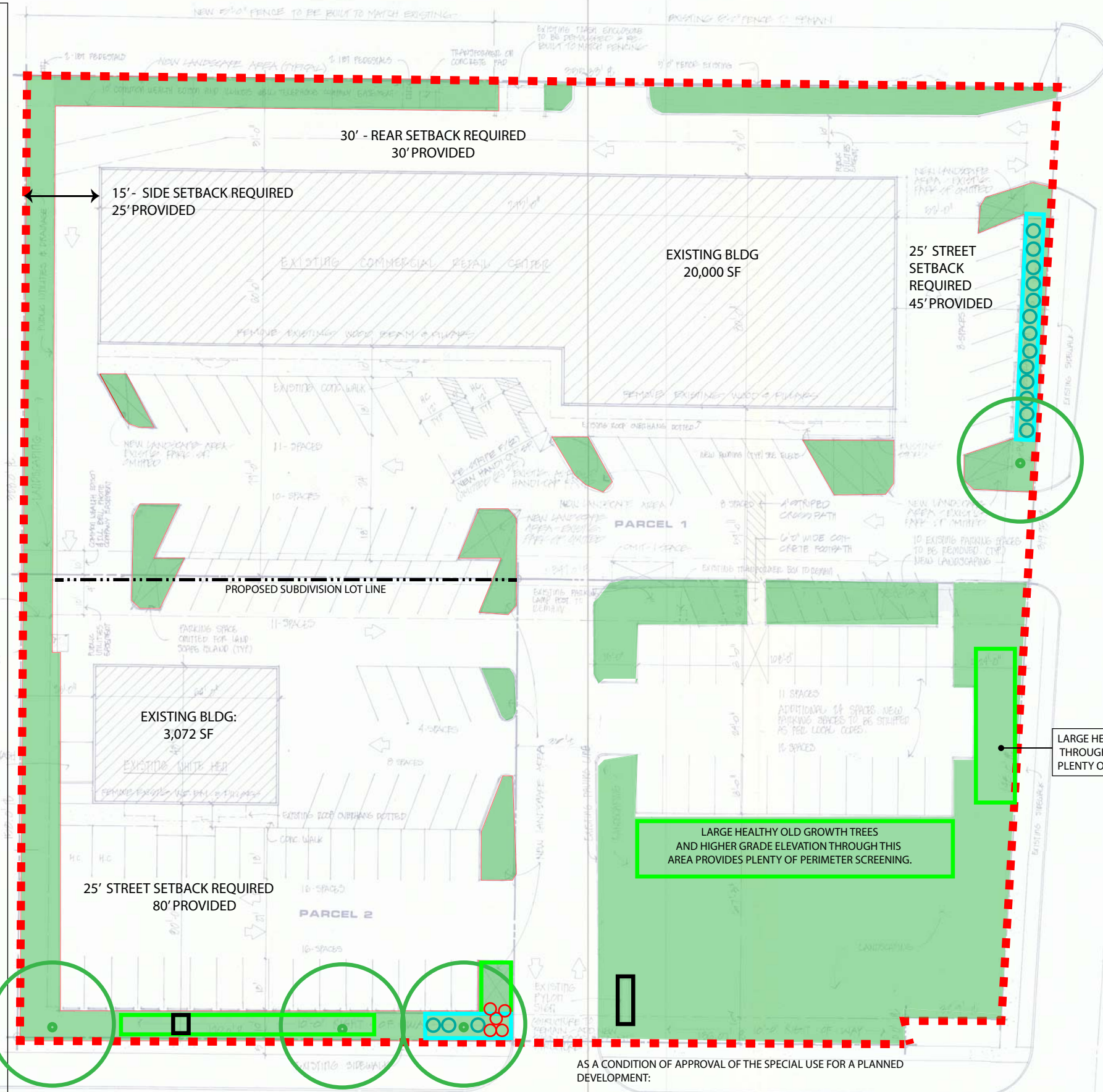
EXISTING PYLON SIGNS TO BE REPLACED WITH COMPLIANT SIGNAGE WITHIN 3 YEARS OF BOARD APPROVAL. SITE LIGHTING WILL ALSO BE REQUIRED TO BE BROUGHT INTO COMPLIANCE WITHIN 3 YEARS.

EXISTING LANDSCAPE AREA TO BE RETAINED, TRIMMING OF PLANT MATERIAL WILL BE REQUIRED.

AREA OF LANDSCAPING TO BE UPGRADED. MINIMUM SIZE OF PLANT MATERIAL TO BE 3' HIGH AT MATURITY.

PROPOSED TREE

PROPOSED SHRUB
PERENNIAL



PD EXHIBIT A
November 28, 2018

AS A CONDITION OF APPROVAL OF THE SPECIAL USE FOR A PLANNED DEVELOPMENT:
FILLING OF POTHOLES, REPAIR/REPLACEMENT OF BROKEN CURB, RE-SEAL/RE-STRIPE OF PARKING LOT, PARKING LOT AND BUILDING LIGHTING MAINTENANCE AND LANDSCAPE IMPROVMENTS MUST BE COMPLETED WITHIN 1 YEAR OR BEFORE THE END OF THE FIRST CONSTRUCTION SEASON FOLLOWING BOARD APPROVAL, WHICHEVER COMES FIRST.
A COMPLETE MILLING AND RESURFACING OF PARKING LOT TO BE COMPLETED WITHIN 2 YEARS OF BOARD APPROVAL.