

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.

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

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

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

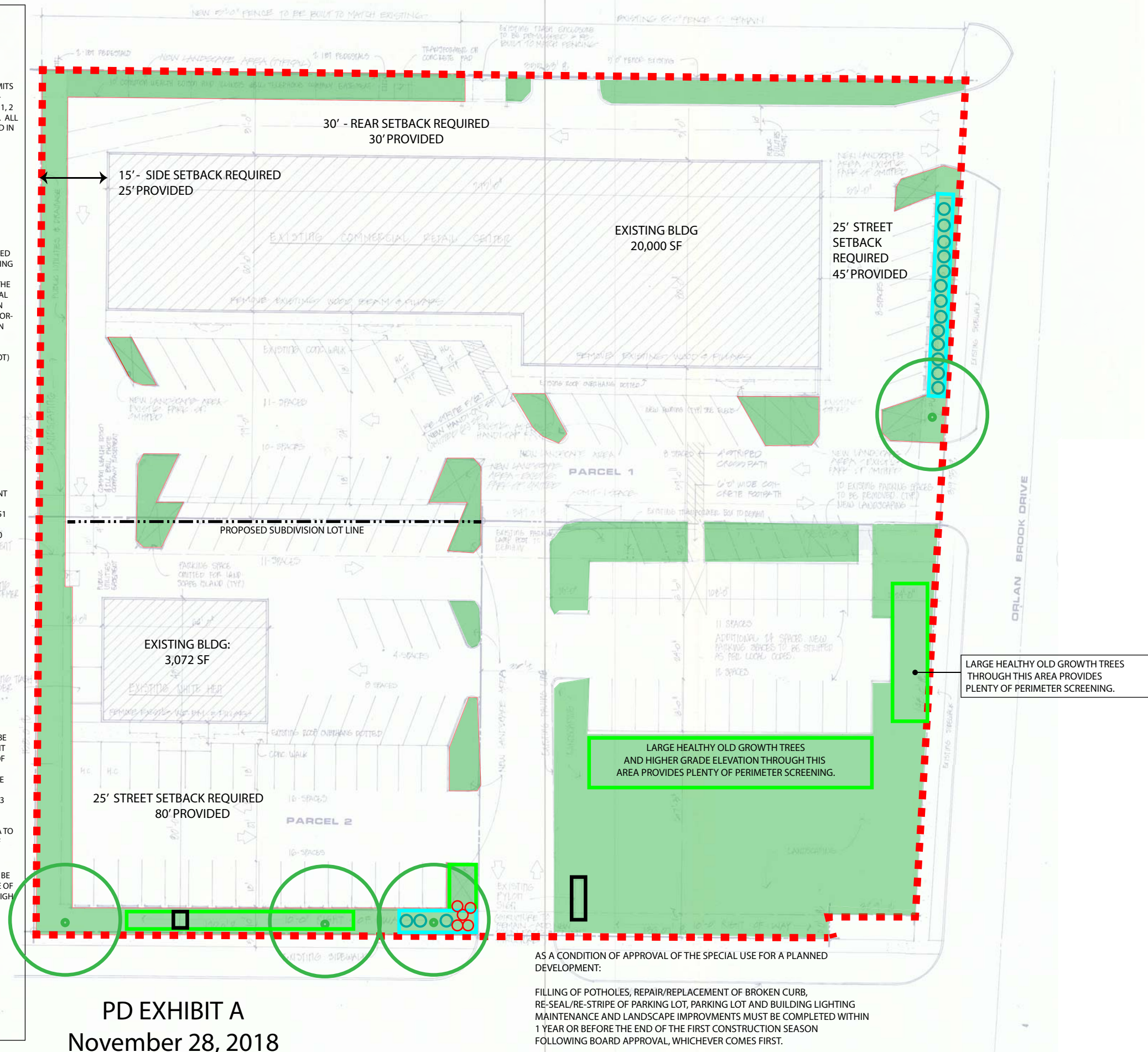
LOT COVERAGE
MAXIMUM LOT COVERAGE: 75%
MAXIMUM IMPERVIOUS: 84,942 SF
MINIMUM PERVIOUS: 28,314 SF
EXISTING IMPERVIOUS: 28,470 SF
EXISTING LOT COVERAGE: 74.9%

LEGEND

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

 PROPOSED TREE

 PROPOSED SHRUB
 PERENNIAL



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 IMPROVEMENTS 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.