

Aliso Briargate Zone Change Exhibit B

DATE: 03.08.2022

ISSUED FOR:

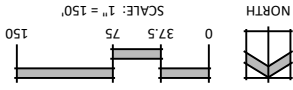
DRAWN BY: J. Smith & B. Iten

CITY FILE #: CPC ZC 22-00008

SCALE: 1" = 150'

DWG. #:

NORTH

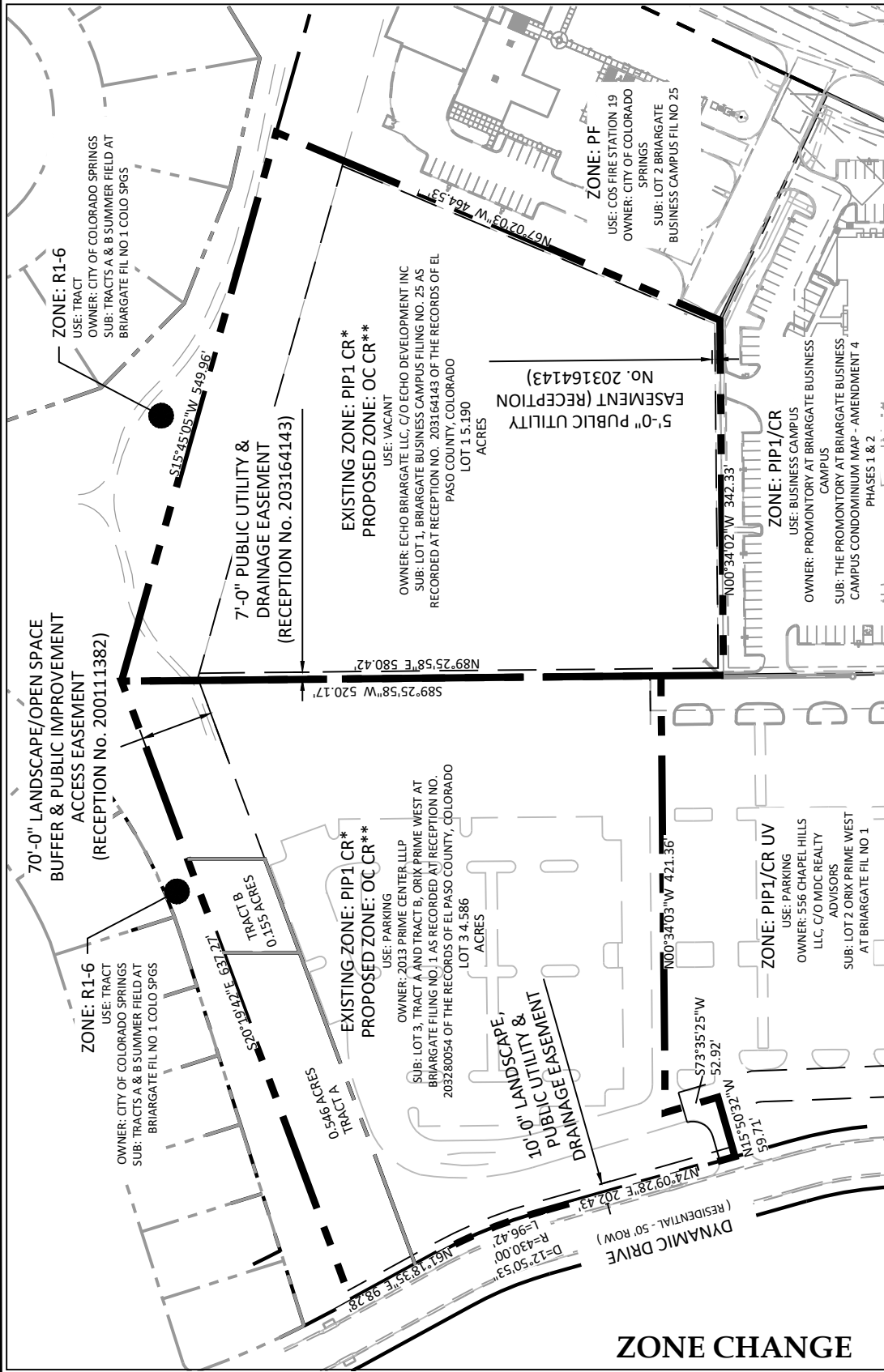


SCALE: 1" = 150'



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ZONE CHANGE

* Existing PIP1 Conditions of Record:

1. A 100 foot landscape/open space buffer area will extend along the entire east property line. This buffer area shall not allow development (i.e. parking, buildings etc.)
2. One tree per 10 feet is required within the 100 foot buffer area. One third of the required trees will be evergreen. Tree sizes within the 100 foot buffer area shall be a minimum of 8' (eight feet) high for evergreens and 2 1/2 inch caliper for deciduous trees.

3. A grading plan shall be reviewed and approved with the coordination of the city planning and city engineering. Adjacent neighbors shall be notified of grading plan review.

4. The finished grade of the site and the finished floor elevations of the building(s) shall be reduced to the maximum extent possible at final development plan approval to reduce impacts to the residences to the east.

** Proposed OC Conditions of Record:

1. 38-foot maximum building height for multi-family residential uses only.
2. A 70 foot landscape/open space buffer area will extend along the entire east property line. This buffer area shall not allow development (i.e. parking, buildings etc.)
3. One tree per 10 feet is required within the 70 foot buffer area. One third of the required trees will be evergreen. Tree sizes within the 70 foot buffer area shall be a minimum of 8' (eight feet) high for evergreens and 2 1/2 inch caliper for deciduous trees.