



**LEGEND**

- 1 STORY
- 2 STORY

**CONCEPTUAL SITE PLAN DATA**

TOTAL NET SITE AREA (PROPOSED): 9.99 Ac +/-

|                     |  |
|---------------------|--|
| <b>PARCEL A</b>     |  |
| GROSS AREA:         | 3.18 ac +/-                                |
| NET AREA:           | 2.01 ac +/-                                |
| PROPOSED ZONING:    | PAD  |
| PROPOSED USE:       | Convenience Store / Gas Station / Car Wash |
| BUILDING AREA:      | 6,458 sq. ft.                              |
| LOT COVERAGE:       | 7.4%                                       |
| LANDSCAPE AREA:     | 0.61 ac or 30%                             |
| PARKING:            | 39 (Total)<br>2 (ADA)                      |
| <b>PARCEL B</b>     |  |
| GROSS AREA:         | 1.56 ac +/-                                |
| NET AREA:           | 1.21 ac +/-                                |
| PROPOSED ZONING:    | PAD  |
| PROPOSED USE:       | Fast Food Restaurant                       |
| BUILDING AREA:      | 4,500 sq. ft.                              |
| LOT COVERAGE:       | 8.5%                                       |
| LANDSCAPE AREA:     | 0.36 ac or 29%                             |
| PARKING:            | 39 (Total)<br>2 (ADA)                      |
| <b>PARCEL C</b>     |  |
| GROSS AREA:         | 6.99 ac +/-                                |
| NET AREA:           | 6.26 ac +/-                                |
| PRIVATE OPEN SPACE: | 0.66 ac or 10%                             |
| PUBLIC OPEN SPACE:  | 1.46 ac or 23%                             |
| PROPOSED ZONING:    | PAD  |
| PROPOSED USE:       | Multi-Family (Rental)                      |
| BUILDING AREA:      | 57,851 sq. ft.                             |
| LOT COVERAGE:       | 21.2%                                      |
| NUMBER OF UNITS:    | 74 (One-Story & Two-Story)                 |
| DENSITY:            | 10.57 du/ac (Gross Ac)                     |
| PARKING:            | 123 surface, 20 garage<br>143 (Total)      |

COUNTRY MEADOWS  
CONDOMINIUMS  
ZONING: R-4

COUNTRY MEADOWS  
ZONING: R1-7