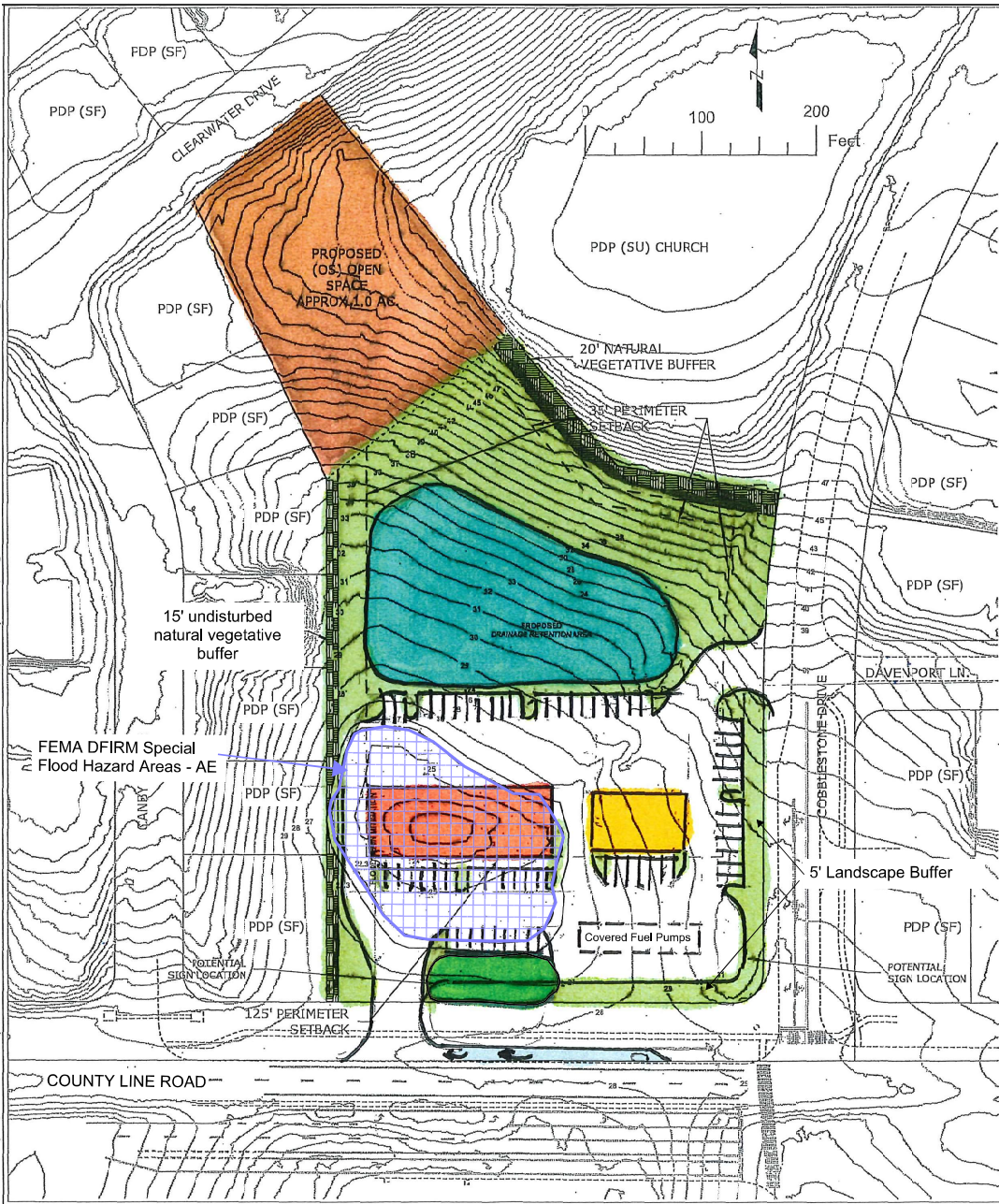


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LEGEND:

- = OPEN SPACE
- = BUFFER
- = DRA
- = RETAIL
- = CONVENIENCE STORE
- = FUEL PUMPS

12/14/2022

SITE DATA

APPLICANT: 235 COBBLESTREET DRIVE, LLC
 OWNER: 235 COBBLESTREET DRIVE, LLC
 PARCEL KEY NO. 412262
 LOCATION: SECTION 32, TOWNSHIP 23 SOUTH, RANGE 17 EAST

NORTH OF AND ADJACENT TO COUNTY LINE ROAD BETWEEN CANBY CIRCLE AND COBBLESTONE DRIVE
 AREA: APPROXIMATELY 5.4 ACRES

CURRENT ZONING: PDP (NC) PLANNED DEVELOPMENT PROJECT NEIGHBORHOOD COMMERCIAL WITH SPECIFIC C1 USE FOR A CONVENIENCE STORE WITH COVERED FUEL PUMPS (6) AND CAR WASH AND (OS) OPEN SPACE.

PROPOSED ZONING: PDP (NC) PLANNED DEVELOPMENT NEIGHBORHOOD COMMERCIAL WITH SPECIFIC C1 USES FOR A CONVENIENCE STORE WITH COVER FUEL PUMPS, COMPARISON GOODS STORE, & DOMESTIC AND BUSINESS SERVICE ESTABLISHMENTS.

PERIMETER BUILDING SETBACKS: **MINIMUM DISTANCE BETWEEN BUILDINGS:** 15'
 FROM COBBLESTONE DRIVE 35'
 FROM COUNTY LINE ROAD 125'
 FROM CLEARWATER DRIVE 35'
 FROM WEST PROPERTY LINE 35'

BUFFER:

- 15' BUFFER ALONG WESTERN BOUNDARY FROM COUNTY LINE ROAD TO START OF OPEN SPACE. SCREENING TO BE 8' HIGH WITH MINIMUM 80% OPAFCITY.
- 20' NATURAL VEGETATIVE BUFFER ALONG CHURCH PROPERTY TO NORTHEAST

LEGEND

PERIMETER BUILDING SETBACK PROJECT BOUNDARY

EXISTING FLOOD PLAIN

GENERAL NOTES

1. THIS IS A PLANNING DOCUMENT AND IS NOT TO BE CONSIDERED A FINAL DESIGN OR CONSTRUCTION PLAN; ALSO, NOT INTENDED FOR RECORDATION IN PUBLIC RECORDS.
2. DRA(S) FINAL CONFIGURATION, FUNCTION, EASEMENT SIZE AND LOCATION SHALL BE DETERMINED WITH FINAL DESIGN AND SHOWN ON CONSTRUCTION PLANS.

LAND USE TABLE		
USE	AREA	BUILDING SQ. FT
OPEN SPACE	1.4 AC	
DRAINAGE (SU)	APPROX. 1 AC	
-NEIGHBORHOOD COMMERCIAL - DOMESTIC AND BUSINESS SERVICE ESTABLISHMENTS	3 AC	MAXIMUM 15,000SF

**COBBLESTONE
MASTERPLAN**

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DATE	REV.	BY	CHK.	APP.	REVISION

WHEN PRINTED TO SCALE, DRAWING SIZE SHALL BE 11" X 17"

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