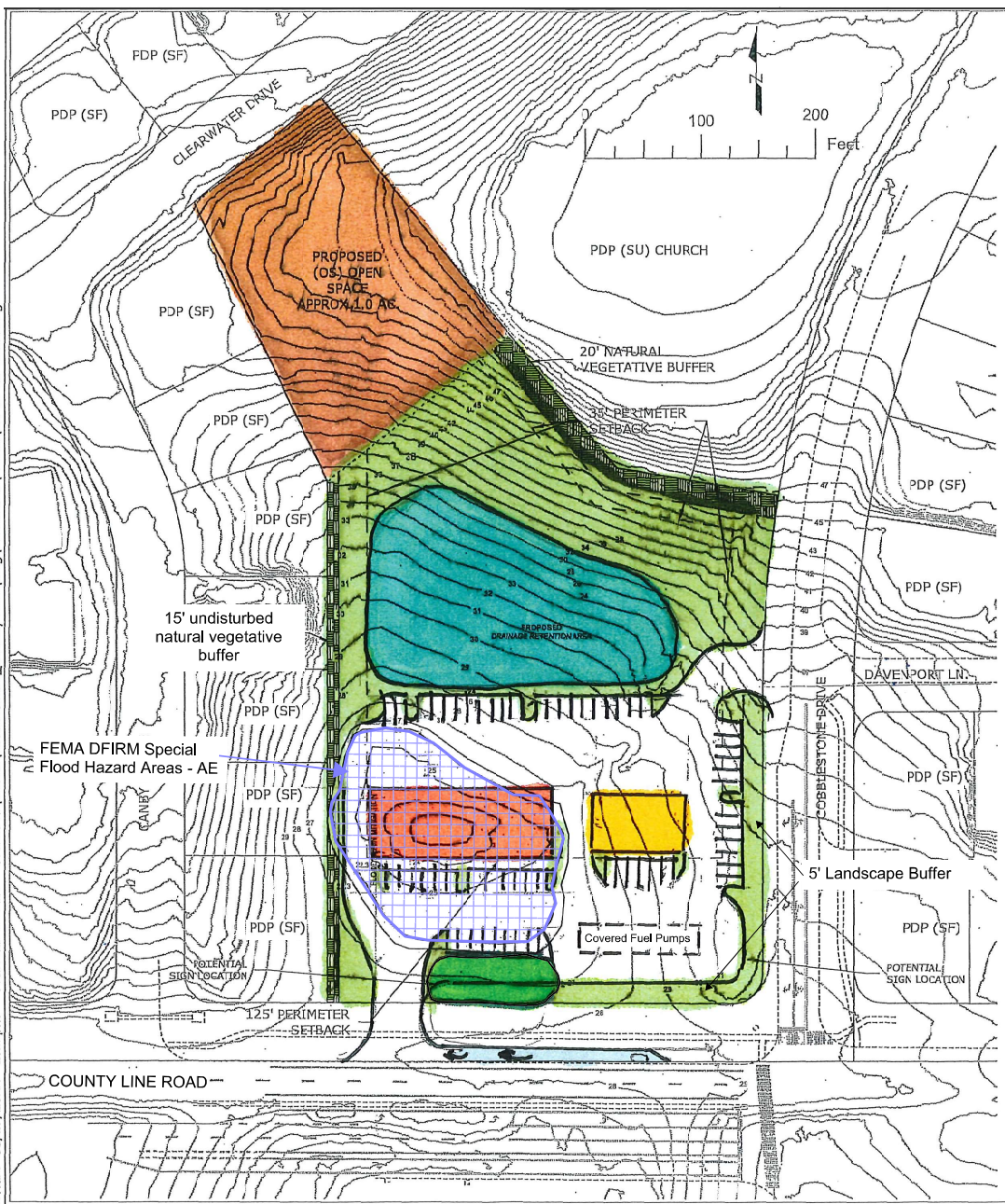


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LEGEND:

- = 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

- 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.
- 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**

Coastal
 Professional Engineering
 988 Cambridge - P.O. Box 23207
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 Tel: 919-876-8300
 Fax: 919-876-8301
 EB-1000142

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

SHEET
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