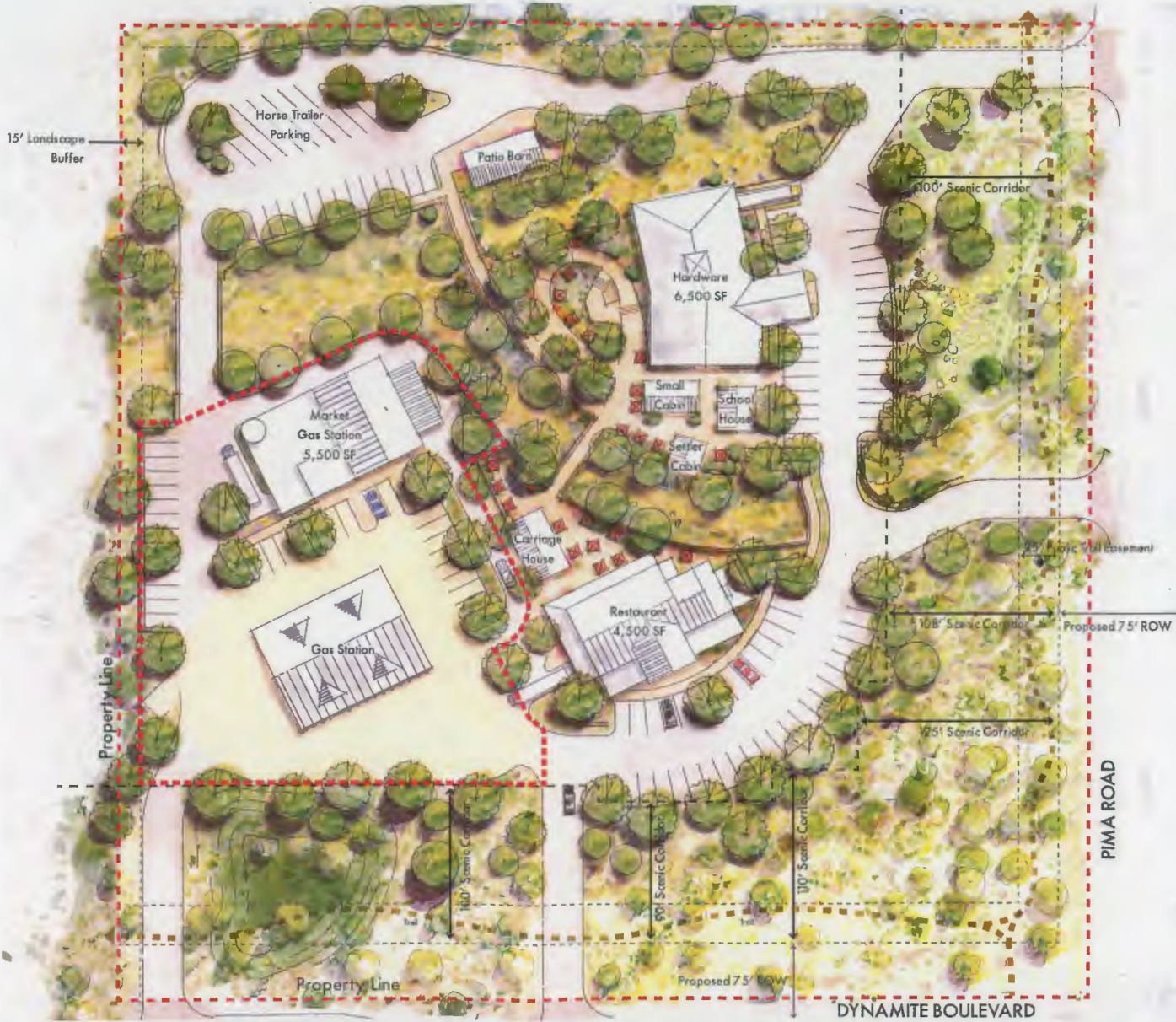


# SITE PLAN



## Development Information:

**Existing Use:** Vacant  
**Proposed Use:** General Store, Gas Station, Hardware Store with Feed and Tack, Flower and Garden Shop, Restaurant, Horse Barn and Pens  
**Buildings/Description:** Five (5) Buildings  
**Parcel Size:** 8.6 acres (net lot area)  
**Building Height Allowed:** 24 feet  
**Building Height Proposed:** 24 feet  
**Parking Required:** 102 spaces  
**Parking Provided:** 107 spaces  
**Open Space Required:** 211,491 square feet (123,595 sf of NAOS and 87,896 sf of Open Space)  
**Open Space Provided:** 223,197 sf (156,464 sf of NAOS and 66,733 sf of Open Space)  
**Floor Area Allowed:** 172,621 sf  
**Floor Area Proposed:** 19,500 sf

## CUP Area Development Information:

**Proposed Use:** General Store (Market Gas Station) and Gas Station  
**Acres:** Approximately 1 acre  
**Square Foot:** 5,500 sf (General Store)  
**Parking Required:** 22 parking spaces  
**Parking Provided:** 30 parking spaces

**Note:** We realize they will utilize the larger site for access, etc. However the specific CUP is for the gas station, which we want to focus the crux of the discussions on - if possible.

## Legend:

- Conditional Use Permit required for Gas Station, Gas Pumps, and Circulation
- ~ Trail
- Property Boundary

