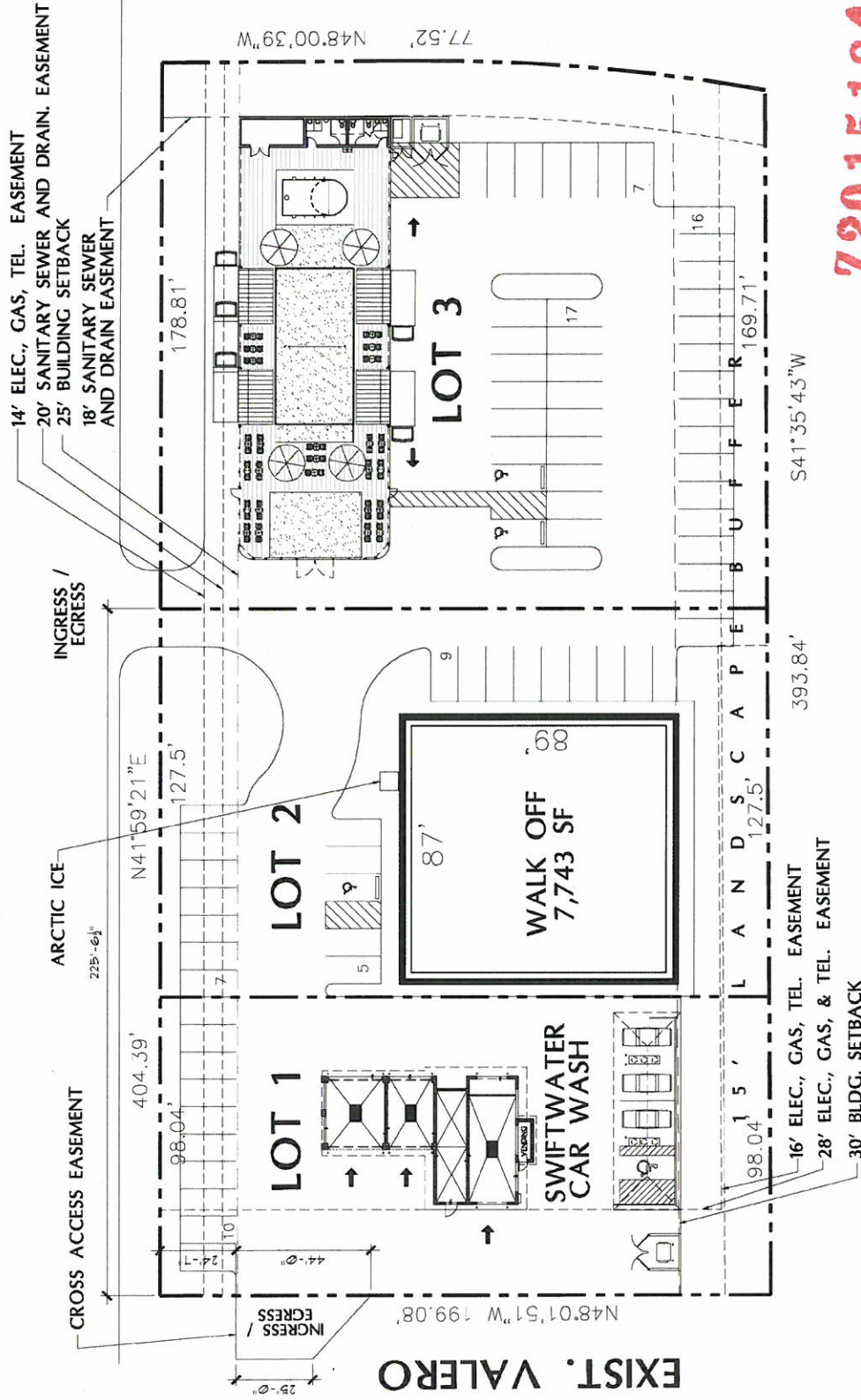


# JONES-MALTSBERGER ROAD



**22015184**

## SITE TABULATIONS

LOT AREA:	LOT 1	LOT 2	LOT 3	TOTAL
	0.45 AC.	.58 AC.	.80 AC.	1.83 AC.
BUILDING AREA:	2,028 SF.	7,743 SF.	ISLAND REYS BOARDWALK 7,242 SF.	17,013 SF.
PARKING RATIO:	(14 SP) 7/1000 SF	RECREATIONAL PARKING REQUIRED (21 SP) 3/1000 SF	(40 SP) 5.7/1000 SF	(75) 4.4/1000 SF

## CONCEPTUAL SITE DEVELOPMENT PLAN

SCALE: GRAPHIC



**NOTE:** THIS CONCEPTUAL SITE PLAN IS FOR MARKETING PURPOSES ONLY, AND HAS BEEN PREPARED FOR CLIENT BASED UPON PRELIMINARY AVAILABLE SITE INFORMATION. ALL DIMENSIONS, GRADES AND AREA CALCULATIONS ARE SUBJECT TO VERIFICATION AND MODIFICATION BY A PROFESSIONAL CIVIL ENGINEER FOR COMPLIANCE WITH ALL NATIONAL, STATE, AND LOCAL REGULATIONS. NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.

Legal Description: NCB 17653 BLK 4 Lot 1 Cross Canyon One Subd Plat 9563/182  
 Acreage: 1.826 acres  
 Location: Northeast of the Jones Maltsberger Rd and Budding Blvd Intersection  
 Parking: 75 spaces  
 Request: C-2 with a Specific Use Authorization for a Carwash  
 Setbacks: 0-foot side setback and 30-foot rear setback  
 Landscape Buffer: Rear Type B buffer required

I, Mark Granados (Member of GFR Management, LLC the Manager of Cockroach Cay, LLC), the property owner, acknowledge that this site plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the Unified Development Code. Additionally, I understand that City Council approval of a site plan in conjunction with a rezoning case does not relieve me from adherence to any/all City-adopted Codes at the time of plan submittal for building permits.

SPI-041015