Note:
DEVELOPMENT PLAN IS CONCEPTUAL AND MAY BE MODIFIED AS TO BUILDING SIZES, SHAPES AND USES, PARKING ARRAINGMENT, ETC.

TOTAL BUILDING AREA: UP TO 120,000 S.F., EXCLUDING OUTPARCELS

REQUIRED PARKING:
1 SPACE PER 200 S.F. FOR 1ST 30,000 S.F. = 150 SPACES
1 SPACE PER 300 S.F. FOR NEXT 30,00 S.F. = 100 SPACES
1 SPACE PER 400 S.F. FOR NEXT 40,000 S.F. = 100 SPACES
1 SPACE PER 450 S.F. FOR > 100,000 S.F. = 44 SPACES
TOTAL PARKING SPACES REQUIRED: 394 SPACES
TOTAL PARKING SPACES PROVIDED: 394 SPACES
(50% MAX. BETWEEN PRIMARY FACADE AND STREET IT FRONTS = 197 SPACES)
LOT COVERAGE: 65% MAX. (OUTPARCEL COVERAGE MAY EXCEED 65% BUT OVERALL SITE COVERAGE WILL NOT.)

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EXHIBIT FOR
CONDITIONAL RE-ZONING

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PROJECT:
FLORA SHOPPING CENTER
MOYOCK TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA
PROPOSED COMMERCIAL DEVLOPMENT

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	11/08/22	INTERNAL REVIEWS	KFW
2	12/19/22	OUTPARCEL CONCEPTS	

Concept Plan Only

DATE: 07/12/22	SCALE: 1" = 50'
DESIGNED: BPG	CHECKED: MSB
DRAWN: KFW	APPROVED: BPG

SHEET: 1 OF 1
CAD FILE: 4680COM-SK1
PROJECT NO: 4680

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