



LANDSCAPE PROVIDED

SITE SUMMARY

SITE SUMMARY PARCEL 1 LANDUBE: SITE AREA: BUILDING AREA: LOT COVERAGE: PARKING REQUIRED: PARKING REQUIRED: PARKING RATIO: LANDSCAPE REQUIRED: 52

5% LANDSCAPE PROVIDED

> 17,549 SF (INTERIOR LANDSCAPE) 13,327 SF (ALLOWABLE FRONTAGE) 30,876 SF TOTAL

Figure 2-8 Mountian House Business Park Conceptual Site Plan

	PARCEL 16	
OFFICE	LANDUSE:	LODGING/HOTEL
461,984 SF (10.6 ACRES) 194,135 SF	SITE AREA: BUILDING AREA:	90,200 SF (2.07 ACRES) 120 ROOMS 3 STORY
17.2% 641 STALLS (* 3.3/1,000)	LOT COVERAGE: PARKING: REQUIRED:	17.7% 120 STALLS (1 STALL PER ROOM)
767 STALLS 3.94/1.000 SF	PARKING PROVIDED: PARKING RATIO:	121 STALLS
23,099 SF	LANDSCAPE REQUIRED:	4,510 8F
20,999 SF (INTERIOR LANDSCAPE)	5% LANDSCAPE PROVIDED:	8,557 SF (INTERIOR LANDSCAPE)
17,047 SF (ALLOWABLE FRONTAGE) 38,046 SF TOTAL	-	6,215 SF (ALLOWABLE FRONTAGE) 14,772 SF TOTAL
OFFICE/RESTAURANT	PARCEL 17 LANDUSE:	FLEX OFFICE
836,869 (19.2 ACRES) 416,800 (OFFICE)	SITE AREA: BUILDING AREA:	131,327 SF (3.01 ACRES) 56,600 SF
12,800 (RESTAURANT) 429,600 (TOTAL)	LOT COVERAGE: PARKING REQUIRED:	21.5%
18%	PARKING PROVIDED:	142 STALLS (=2.5/1000 SF) 148 STALLS
1375 STALLS • 3.3/1,000 128 STALLS • 10/1,000	PARKING RATIO: LANDSCAPE REQUIRED:	2.61/1,000 6,566 SF
1503 STALLS 1534 STALLS	5% LANDSCAPE PROVIDED:	6,162 SF (INTERIOR LANDSCAPE)
3.57/1,000 SF	LANDBOALE I NONDED.	9,261 SF (ALLOWABLE FRONTAGE)
41,843 SF		15,423 SF TOTAL
31,614 SF (NOT INCLUDING LAKE ARE INTERIOR LANDSCAPE)		
22,575 SF (ALLOWABLE FRONTAGE) 54,189 SF TOTAL	- PARCEL 18	
	LANDUSE: SITE AREA:	FLEX BUILDING/INDUSTRIAL 182,355 SF (4.18 ACRES)
	BUILDING AREA: LOT COVERAGE:	71,160 SF 24%
RETAIL 615,938 SF (14.14 ACRES)	PARKING REQUIRED:	177 STALLS
151,780 SF 24.6%	PARKING PROVIDED: PARKING RATIO:	216 STALLS 3.0/1,000 SF
759 STALLS	LANDSCAPE REQUIRED:	9,118 SF
770 STALLS 5.09/1,000 SF	LANDSCAPE PROVIDED:	6,883 SF (INTERIOR LANDSCAPE)
30,7969		9,311 SF (ALLOWABEL FRONTAGE) 16,194 SF TOTAL
19,706 SF (INTERIOR LANDSCAPE) 52,025 SF (ALLOWABLE FRONTAGE)		
71,731 SF TOTAL	- PARCEL 19 LANDUSE:	FLEX BUILDING/INDUSTRIAL
	SITE AREA:	431,336 SF (9.9 ACRES)
RETAIL	BUILDING AREA: LOT COVERAGE:	102,550 SF 25%
411,246 SF (9.44 ACRES) 93,800 SF	PARKING REQUIRED: PARKING PROVIDED:	257 STALLS (+2.5/1,000 S.F.) 309 STALLS
22.8%	PARKING RATIO:	3.00/1,000 SF
469 STALLS 471 STALLS	LANDSCAPE REQUIRED: 5%	20,145 SF
5.02/1,000 SF 20,562 SF	LANDSCAPE PROVIDED:	27,024 SF (INTERIOR LANDSCAPE) 62, 919 SF (ALLOWABLE FRONTAGE)
43,302 SF (INTERIOR LANDSCAPE)		89,943 SF TOTAL
22,404 SF (ALLOWABLE FRONTAGE)	PARCEL 20 LANDUSE:	OFFICE
65,706 SF TOTAL	SITE AREA: BUILDING AREA:	608,968 SF (13.98 ACRES) 342,700 SF
	LOT COVERAGE:	15%
RESTAURANT-FOOD	PARKING REQUIRED:	1,113 STALLS (* 3.3/1,000 SF)
	PARKING PROVIDED:	1,166 STALLS
36,154 SF (.83 ACRES) 3,500 SF	PARKING PROVIDED: PARKING RATIO:	3.40/1,000 BF
36,154 SF (.83 ACRES) 3,500 SF 10%	PARKING PROVIDED: PARKING RATIO: LANDSCAPE REGUIRED: 5%	3.40/1,000 SF 30,448 SF
36,154 SF (83 ACRES) 3,500 SF 10% 35 STALLS 35 STALLS	PARKING PROVIDED: PARKING RATIO: LANDSCAPE REQUIRED:	3.40/1.000 SF 30,448 SF 29,567 SF (NOT INCLUDING LAKE AREA INTERIOR LANDSCAPE)
36,154 8F (.83 ACRES) 3,500 8F 10% 35 STALLS	PARKING PROVIDED: PARKING RATIO: LANDSCAPE REQUIRED: 5% LANDSCAPE PROVIDED:	3.40/1,000 8F 30,448 8F 29,567 8F (NOT INCLUDING LAKE
36,154 8F (83 ACRES) 3,500 8F 10% 35 8TALLS 35 8TALLS 10/1,000 8F 1808 8F 3570 8F (INTERIOR LANDSCAPE)	PARKING PROVIDED: PARKING RATIO: LANDSCAPE REOUIRED: 5% LANDSCAPE PROVIDED: PARCEL 23, 24 and 25	3.40/1,000 SF 30,448 SF 29,567 SF (NOT INCLUDING LAKE AREA INTERIOR LANDSCAPE) 31,151 SF (ALLOWABLE FRONTAGE) 60,716 SF TOTAL
36,164 SF (83 ACRES) 3,500 SF 10% 35 STALLS 35 STALLS 10/1,000 SF 1808 SF	PARKING PROVIDED: PARKING RATIO: LANDSCAPE REOUIRED: 5% LANDSCAPE PROVIDED: PARCEL 23, 24 and 25 LANDUSE: SITE AREA:	3.40/1,000 SF 30,448 SF 29,567 SF (NOT INCLUDING LAKE AREA INTERIOR LANDSCAPE) 31,151 SF (ALLOWABLE FRONTAGE) 60,718 SF TOTAL RESTAURANT/OFFICE 216,253 SF (4.96 ACRES)
36,164 SF (.83 ACRES) 3,500 SF 10% 35 STALLS 35 STALLS 10/1,000 SF 1808 SF 3570 SF (INTERIOR LANDSCAPE) 3676 SF (ALLOWABLE FRONTAGE)	PARKING PROVIDED: PARKING RATIO: LANDSCAPE REOUIRED: 5% LANDSCAPE PROVIDED: PARCEL 23, 24 and 25 LANDUBE: SITE AREA: BUILDING AREA: LOT COVERAGE:	3.40/(.000 SF 30,448 SF 29,567 SF (NOT INCLUDING LAKE AREA INTERIOR LANDSCAPE) 31,151 SF (ALLOWABLE FRONTAGE) 60,718 SF TOTAL RESTAURANT/OFFICE 216,253 SF (4.96 ACRES) 78,200 SF 17%
36,164 SF (83 ACRES) 3,500 SF 10% 35 STALLS 35 STALLS 10/1,000 SF 1808 SF 3570 SF (INTERIOR LANDSCAPE) 3676 SF (ALLOWABLE FRONTAGE) 7246 SF TOTAL	PARKING PROVIDED: PARKING RATIO: LANDSCAPE REQUIRED: 5% LANDSCAPE PROVIDED: PARCEL 23, 24 and 25 LANDUSE: SITE AREA: BUILDING AREA: LOT COVERAGE: PARKING REQUIRED: PARKING PROVIDED:	3.40/(.000 SF 30,448 SF 29.567 SF (NOT INCLUDING LAKE AREA INTERIOR LANDSCAPE) 31,151 SF (ALLOWABLE FRONTAGE) 60,718 SF TOTAL RESTAURANT/OFFICE 216,253 SF (4.96 ACRES) 78,200 SF 17% 347 STALLS 333 STALLS
36,164 8F (83 ACRES) 3,600 8F 10% 35 8TALLS 35 8TALLS 10/1,000 8F 1808 8F 3570 8F (INTERIOR LANDSCAPE) 3676 8F (ALLOWABLE FRONTAGE) 7246 8F TOTAL QAS STATION 49,658 8F (114 ACRES)	PARKING PROVIDED: PARKING RATIO: LANDSCAPE REQUIRED: 5% LANDSCAPE PROVIDED: PARCEL 23, 24 and 25 LANDUBE: SITE AREA: BUILDING AREA: LOT COVERAGE: PARKING REQUIRED: PARKING PROVIDED: PARKING RATIO: LANDSCAPE REQUIRED:	3.40/(.000 SF 30,448 SF 29,567 SF (NOT INCLUDING LAKE AREA INTERIOR LANDSCAPE) 31,151 SF (ALLOWABLE FRONTAGE) 60,718 SF TOTAL RESTAURANT/OFFICE 216,263 SF (4.96 ACRES) 78,200 SF 17% 347 STALLS
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36,164 8F (83 ACRES) 3,600 8F 10% 35 8TALLS 35 8TALLS 10/1,000 8F 1808 8F 3570 8F (INTERIOR LANDSCAPE) 3676 8F (ALLOWABLE FRONTAGE) 7246 8F TOTAL QAS STATION 49,658 8F (1.14 ACRES) NA NA NA NA	PARKING PROVIDED: PARKING RATIO: LANDSCAPE REQUIRED: 5% LANDSCAPE PROVIDED: PARCEL 23, 24 and 25 LANDUSE: SITE AREA: BUILDING AREA: BUILDING AREA: LOT COVERAGE: PARKING PROVIDED: PARKING RATIO: LANDSCAPE REQUIRED: 5%	3.40/1,000 SF 30,448 SF 29,567 SF (NOT INCLUDING LAKE AREA INTERIOR LANDSCAPE) 31,161 SF (ALLOWABLE FRONTAGE) 60,718 SF TOTAL RESTAURANT/OFFICE 216,253 SF (4.96 ACRES) 78,200 SF 17% 347 STALLS 333 STALLS 4.25/1,000 SF 10,813 SF 12,227 SE (INTERIOR LANDSCAPE)
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36(164 SF (A3 ACRES) 3,600 SF 107 35 STALLS 35 STALLS 35 STALLS 35 STALLS 3670 SF (INTERIOR LANDSCAPE) 3676 SF (ALLOWABLE FRONTAGE) 7248 SF TOTAL GAS STATION 49,658 SF (1:14 ACRES) NA NA NA NA NA NA NA NA NA NA	PARKING PROVIDED: PARKING RATIO: LANDSCAPE REQUIRED: 5% LANDSCAPE REQUIRED: S% LANDSCAPE PROVIDED: PARCEL 23, 24 and 25 LANDUBE: SITE AREA: LOT COVERAGE: PARKING REQUIRED: PARKING PROVIDED: PARKING PROVIDED: PARKING PROVIDED: PARKING PROVIDED: S% LANDSCAPE REQUIRED: SITE AREA: BUILDING AREA: LOT COVERAGE: PARKING REQUIRED: PARKING RECUIRED: PARKING	3.40/(.000 SF 30,448 SF 29,567 SF (NOT INCLUDING LAKE AREA INTERIOR LANDSCAPE) 31,151 SF (ALLOWABLE FRONTAGE) 60,718 SF TOTAL RESTAURANT/OFFICE 216,253 SF (4.96 ACRES) 78,200 SF 17% 347 STALLS 333 STALLS 333 STALLS 4.257(.000 SF 10,813 SF 12,227 SF (INTERIOR LANDSCAPE) 10,262 SF (ALLOWABLE FRONTAGE) 22,489 SF TOTAL HOTEL 19,884 SF (2.75 ACRES) 162 ROOMS 5-STORY 14.8% 162 STALLS 166 STALLS 168 STALLS 164 STALLS 164 STALLS 164 STALLS 164 SF (INTERIOR LANDSCAPE) 5,043 SF (ALLOWABLE FRONTAGE)
36(164 SF (83 ACRES) 3,600 SF 107 35 STALLS 35 STALLS 35 STALLS 35 STALLS 35 STALLS 35 STALLS 35 STALLS 3570 SF (INTERIOR LANDSCAPE) 3676 SF (ALLOWABLE FRONTAGE) 7246 SF TOTAL GAS STATION 49,658 SF (1.14 ACRES) NA NA NA NA NA NA NA NA NA NA	PARKING PROVIDED: PARKING RATIO: LANDSCAPE REQUIRED: 5% LANDSCAPE REQUIRED: S% LANDSCAPE PROVIDED: PARCEL 23, 24 and 25 LANDUBE: SITE AREA: LOT COVERAGE: PARKING REQUIRED: PARKING PROVIDED: PARKING PROVIDED: PARKING PROVIDED: PARKING PROVIDED: S% LANDSCAPE REQUIRED: SITE AREA: BUILDING AREA: LOT COVERAGE: PARKING REQUIRED: PARKING RECUIRED: PARKING	3.40/(.000 SF 30,448 SF 29,567 SF (NOT INCLUDING LAKE AREA INTERIOR LANDSCAPE) 31,151 SF (ALLOWABLE FRONTAGE) 60,718 SF TOTAL RESTAURANT/OFFICE 216,253 SF (4.96 ACRES) 78,200 SF 17% 347 STALLS 333 STALLS 333 STALLS 4.257(.000 SF 10,813 SF 12,227 SF (INTERIOR LANDSCAPE) 10,262 SF (ALLOWABLE FRONTAGE) 22,489 SF TOTAL HOTEL 19,884 SF (2.75 ACRES) 162 ROOMS 5-STORY 14.8% 162 STALLS 166 STALLS 168 STALLS 164 STALLS 164 STALLS 164 STALLS 164 SF (INTERIOR LANDSCAPE) 5,043 SF (ALLOWABLE FRONTAGE)
36(164 SF (B3 ACRES) 3,600 SF 107 35 STALLS 35 STALLS 35 STALLS 35 STALLS 3670 SF (INTERIOR LANDSCAPE) 3676 SF (ALLOWABLE FRONTAGE) 7248 SF TOTAL GAS STATION 49,658 SF (1:14 ACRES) NA NA NA NA NA NA NA NA NA NA	PARKING PROVIDED: PARKING RATIO: LANDSCAPE REQUIRED: 5% LANDSCAPE REQUIRED: S% LANDSCAPE PROVIDED: PARCEL 23, 24 and 25 LANDUBE: SITE AREA: LOT COVERAGE: PARKING REQUIRED: PARKING PROVIDED: PARKING PROVIDED: PARKING PROVIDED: PARKING PROVIDED: S% LANDSCAPE REQUIRED: SITE AREA: BUILDING AREA: LOT COVERAGE: PARKING REQUIRED: PARKING RECUIRED: PARKING	3.40/(.000 SF 30,448 SF 29,567 SF (NOT INCLUDING LAKE AREA INTERIOR LANDSCAPE) 31,151 SF (ALLOWABLE FRONTAGE) 60,718 SF TOTAL RESTAURANT/OFFICE 216,253 SF (4.96 ACRES) 78,200 SF 17% 347 STALLS 333 STALLS 333 STALLS 4.257(.000 SF 10,813 SF 12,227 SF (INTERIOR LANDSCAPE) 10,262 SF (ALLOWABLE FRONTAGE) 22,489 SF TOTAL HOTEL 19,884 SF (2.75 ACRES) 162 ROOMS 5-STORY 14.8% 162 STALLS 166 STALLS 168 STALLS 164 STALLS 164 STALLS 164 STALLS 164 SF (INTERIOR LANDSCAPE) 5,043 SF (ALLOWABLE FRONTAGE)
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36164 9F (83 ACRES) 3,500 9F 107 35 STALLS 35 STALLS 10/1.000 9F 1808 3F 3570 SF (INTERIOR LANDSCAPE) 3676 SF (ALLOWABLE FRONTAGE) 7246 SF TOTAL GAS STATION 49,658 SF (1.14 ACRES) NA NA NA NA NA NA NA NA NA NA	PARKING PROVIDED: PARKING RATIO: LANDSCAPE REQUIRED: 5% LANDSCAPE REQUIRED: S% LANDSCAPE PROVIDED: PARCEL 23, 24 and 25 LANDUBE: SITE AREA: LOT COVERAGE: PARKING REQUIRED: PARKING PROVIDED: PARKING PROVIDED: PARKING PROVIDED: PARKING PROVIDED: S% LANDSCAPE REQUIRED: SITE AREA: BUILDING AREA: LOT COVERAGE: PARKING REQUIRED: PARKING RECUIRED: PARKING	3.40/(.000 SF 30,448 SF 29,567 SF (NOT INCLUDING LAKE AREA INTERIOR LANDSCAPE) 31,151 SF (ALLOWABLE FRONTAGE) 60,718 SF TOTAL RESTAURANT/OFFICE 216,253 SF (4.96 ACRES) 78,200 SF 17% 347 STALLS 333 STALLS 333 STALLS 4.257(.000 SF 10,813 SF 12,227 SF (INTERIOR LANDSCAPE) 10,262 SF (ALLOWABLE FRONTAGE) 22,489 SF TOTAL HOTEL 19,884 SF (2.75 ACRES) 162 ROOMS 5-STORY 14.8% 162 STALLS 166 STALLS 168 STALLS 164 STALLS 164 STALLS 164 STALLS 164 SF (INTERIOR LANDSCAPE) 5,043 SF (ALLOWABLE FRONTAGE)

Source: Maple Dell + McClelland, Architects, LLP

150

300

450 Feet