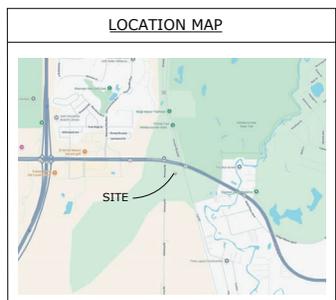
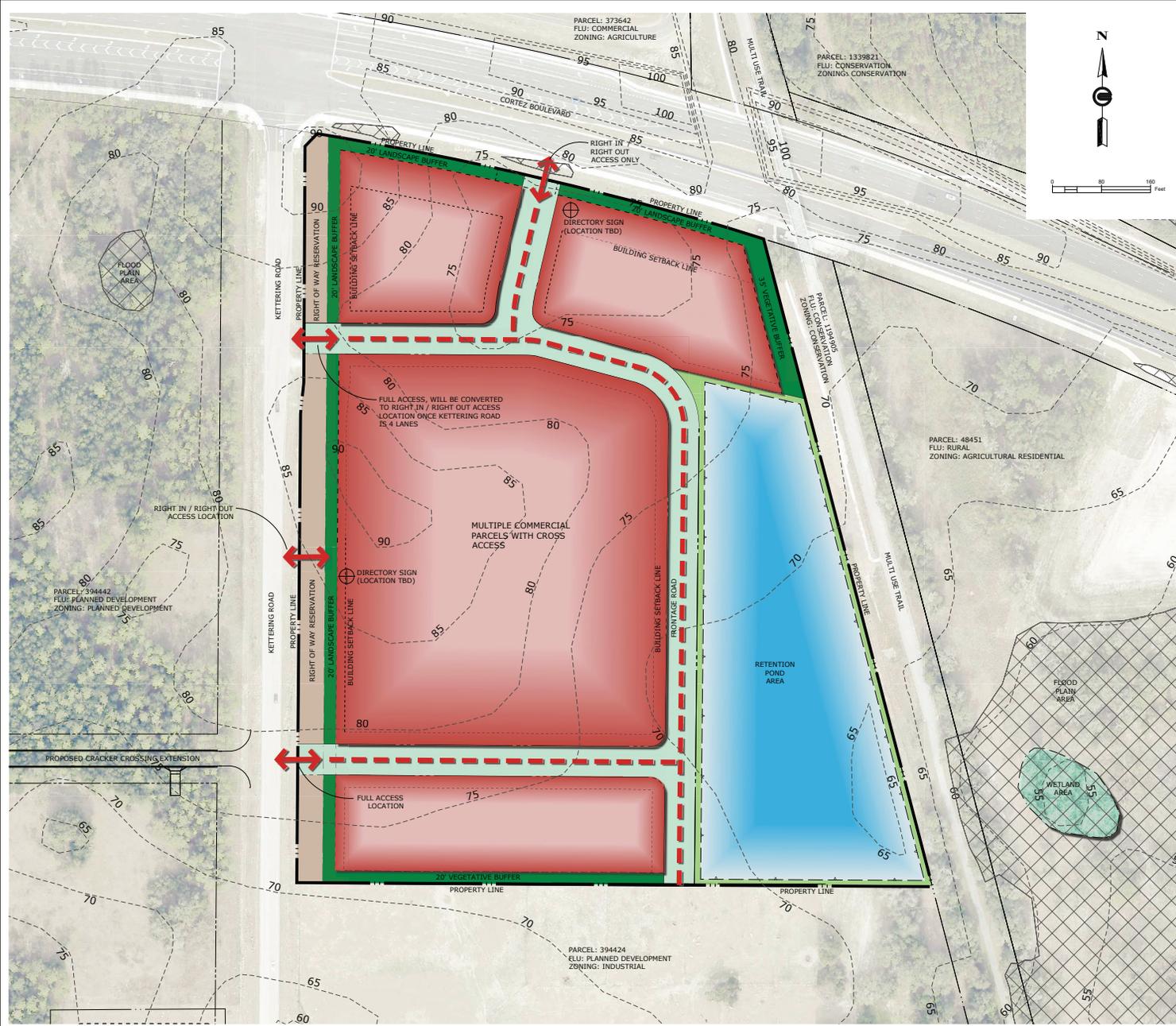


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- LEGEND**
- RIGHT OF WAY RESERVATION
  - ACCESS LOCATION
  - BUFFERS
  - RETENTION POND AREA
  - PDP (GC) - GENERAL COMMERCIAL WITH ALL OF USES AND SPECIFIC C-2 USES

**SITE DATA**

AREA: +/- 23.3 ACRES

OWNER / APPLICANT: DMD I LLC

PARCEL KEY NO.: 1675062

SITE ADDRESS: KETTERING ROAD

SECTION / TOWNSHIP / RANGE: 04/23/21E

CURRENT FLU: 1-75 / 50 PDD

CURRENT ZONING: GENERAL COMMERCIAL (PDP/C)

PROPOSED ZONING: GENERAL COMMERCIAL (PDP/C) WITH ALL OF USES AND SPECIFIC C-2 USES

MAXIMUM FLOOR AREA: UP TO 360,568 SQUARE FEET WITH UP TO 8 ADDITIONAL OUTPARCELS

MAXIMUM F.A.R.: 0.35

MAXIMUM BUILDING HT.: 60 FEET

MINIMUM BUILDING SETBACKS (INCLUSIVE OF BUFFERS): S.R. 50 - 75 FEET (ELEVATION FROM 125 FEET)

KETTERING ROAD - 75 FEET (FROM EXISTING RIGHT OF WAY)

SOUTH - 20 FEET

EAST - 35 FEET

**BUFFERS\***

WEST (KETTERING ROAD) - 20 FEET LANDSCAPE BUFFER

SOUTH (SIDE) - 20 FEET VEGETATIVE BUFFER

NORTH (S.R. 50) - 20 FEET LANDSCAPE BUFFER

EAST (TRAIL) - 35 FEET VEGETATIVE BUFFER

\*NO BUFFER IS PROVIDED WHERE DRAINAGE RETENTION AREA ADJUTS PROPERTY LINES.

THE PROJECT IS LOCATED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL 12057C 0290 AND 12057C 0280 EFFECTIVE DATE FEBRUARY 2, 2012. THE ENTIRE PARCEL IS WITHIN ZONE X. ZONE X INDICATES AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

NO WETLANDS AND/OR SURFACE WATERS ARE PRESENT.

LAND USE TABLE		
LAND USE	ACRES	COMMERCIAL BUILDING AREA
COMMERCIAL DEVELOPMENT	16.8	360,568 SF
DRAINAGE, BUFFERS, R.O.W., OPEN SPACE	7.0	
<b>TOTAL:</b>	<b>+/- 23.3</b>	

**NOTES:**

\* ALL ACRES AND UNITS PROVIDED IN LAND USE TABLE ARE CONCEPTUAL FOR PLANNING PURPOSES ONLY. FINAL NUMBER OF EACH TYPE OF USE AND ACRAGE WILL BE DETERMINED AT TIME OF PLATTING.

\* LOCATIONS OF USES ARE CONCEPTUAL AND FOR PLANNING PURPOSES ONLY. THE EXACT LOCATION OF EACH USE WILL BE DETERMINED AT THE TIME OF PERMITTING OR PLATTING.

REZONING MASTER PLAN

S.R. 50 AND KETTERING

**Coastal**

Engineering  
Surveying  
Transportation  
Construction Management

9060 Cambridge Lakes - Bldg. (303) 790-8300  
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ETB-000742

**REUSE OF DOCUMENT**

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DATE	REV. BY	REV. NO.	REVISION

**SHEET**

**1**

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