

MAR 6 2024



SITE DATA

OWNER: ELIZABETH FEDRA PA
APPLICANT: ELIZABETH FEDRA PA
PROJECT: 1786414 ZONING: PD(U) (FLU) COMMERCIAL
CURRENT ZONING: PD(U) (FLU) COMMERCIAL
PROPOSED ZONING: PD(U) (FLU) C-2 USES
AREA: 17.10 ACRES
MAXIMUM BUILDING AREA: 10,000 SF
MAXIMUM BUILDING HEIGHT: 40'

PERIMETER SETBACKS

NORTH: 125' FROM EXISTING COUNTY LINE RD. ROW
SOUTH: 125' FROM EXISTING COUNTY LINE RD. ROW
EAST: 35' (SPARKS RD)
WEST: 20'

BUFFERS

NORTH: 10' NATURAL VEGETATIVE BUFFER
SOUTH: 20' LANDSCAPED BUFFER
WEST: 20' NATURAL VEGETATIVE BUFFER (80% OPACITY)
EAST: 10' LANDSCAPED BUFFER

LEGEND

- COMMERCIAL
- DRAINAGE RETENTION AREA
- VEGETATIVE BUFFERS
- LANDSCAPE BUFFERS
- ACCESS POINTS



LAND USE TABLE

LAND USE	ACRES
COMMERCIAL	2.50
BUFFERS & OPEN SPACE	0.50
TOTALS	43.00

ZONING MASTER PLAN

FEDRA COMMERCIAL



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DATE	REV	BY	CHKD	NO.	DESCRIPTION

SHEET	1
TOTAL	24/033