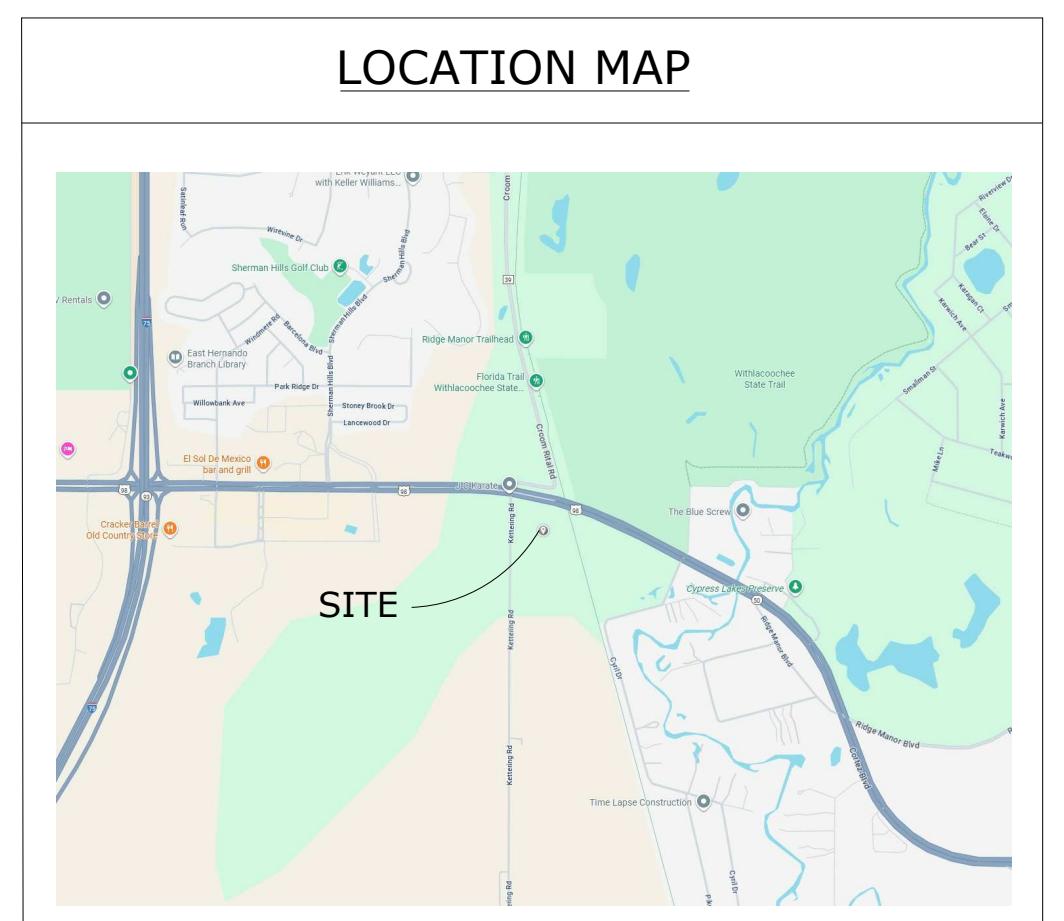




## LOCATION MAP



REZONING MASTER PLAN

# S.R. 50 AND KETTERING

EB-0000142

## SITE DATA

AREA: +/- 23.3 ACRES

**OWNER / APPLICANT:** DMMD I LLC

**PARCEL KEY NO.:** 1675066  
**SITE ADDRESS:** KETTERING ROAD  
**SECTION / TOWNSHIP / RANGE:** 01/02S/21E

<b>CURRENT FLU:</b>	I-75 / 50 PDD
<b>CURRENT ZONING:</b>	GENERAL COMMERCIAL (PDP/GC)
<b>PROPOSED ZONING:</b>	<i>GENERAL COMMERCIAL (PDP/GC) WITH ALL OP USES AND SPECIFIC C-2 USES</i>
<b>MAXIMUM FLOOR AREA</b>	UP TO 360,568 SQUARE FEET WITH UP TO 8 ADDITIONAL OUTDOOR GATE C

MAXIMUM F.A.R. 0.35  
MAXIMUM BUILDING HT. 60 FEET

MINIMUM BUILDING SETBACKS (INCLUSIVE OF BUFFERS)  
S.R. 50 - 75 FEET (DEVIATION FROM 125 FEET)  
KETTERING ROAD - 75 FEET (FROM EXISTING RIGHT OF WAY)  
SOUTH - 20 FEET

BUFFERS\*  
WEST (KETTERING ROAD)- 20 FEET LANDSCAPE BUFFER  
SOUTH (SIDE)- 20 FEET VEGETATIVE BUFFER  
NORTH (S.R. 50)- 20 FEET LANDSCAPE BUFFER

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

THE PROJECT IS LOCATED ON FEDERAL EMERGENCY MANAGEMENT AGEN

0239D AND 12053C 0238D EFFECTIVE DATE FEBRUARY 2,2012. THE ENTIRE PARCEL IS WITHIN ZONE X. ZONE X INDICATES AREAS OUTSIDE THE 0.5% ANNUAL CHANCE FLOODPLAIN.

NO WETLANDS AND/OR SURFACE WATERS ARE PRESENT

## LAND USE TABLE

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>	+/- 23.3	

## NOTES:

**NOTES:**  
\* ALL ACREAGES AND UNITS PROVIDED IN LAND USE TABLE ARE CONCEPTUAL.  
FOR PLANNING PURPOSES ONLY. FINAL NUMBER OF EACH TYPE OF USE AND  
ACREAGE 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.

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# MEET 1

No.: 25097