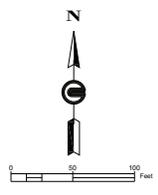
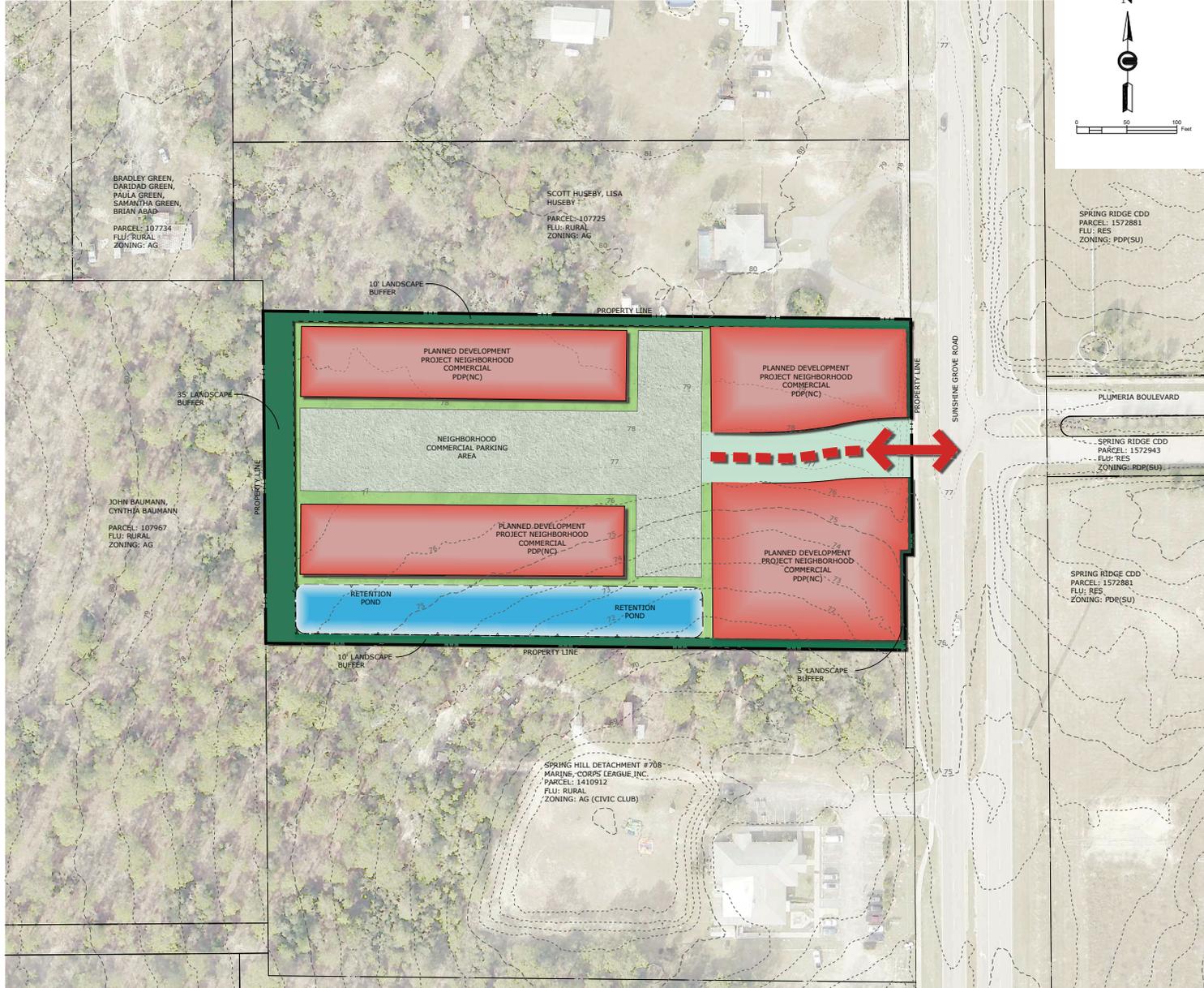


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LEGEND

- PDP (NEIGHBORHOOD COMMERCIAL) PDP (NC)
- CONCEPTUAL PARKING AREA FOR NEIGHBORHOOD COMMERCIAL USE
- LANDSCAPED BUFFERS
- RETENTION POND AREA

SITE DATA

AREA: +/- 4.9 ACRES
 OWNER / APPLICANT: DIRT DOCTOR 0 LLC
 PARCEL KEY NO.: 344817
 SITE ADDRESS: SUNSHINE GROVE ROAD
 SECTION / TOWNSHIP / RANGE: 21/25/18E
 CURRENT FLU: RURAL
 CURRENT ZONING: AG (CIVIC CLUB)
 PROPOSED ZONING: PLANNED DEVELOPMENT PROJECT / NEIGHBORHOOD COMMERCIAL (PDP(NC)) WITH ALL C-1 AND SPECIFIC C-1 USES
 NEIGHBORHOOD COMMERCIAL (PDP(NC))
 MAXIMUM FLOOR AREA - 70,000 SQUARE FEET
 MAXIMUM BUILDING HEIGHT - 35 FEET
 MINIMUM SETBACKS
 FRONT - 35 FEET (DEVIATION FROM 75 FEET)
 SIDES - 20 FEET
 REAR - 35 FEET
 BUFFERS
 SUNSHINE GROVE/FRONT (EAST) - 5 FEET LANDSCAPE BUFFER
 SOUTH (SIDE) - 10 FEET LANDSCAPE BUFFER
 NORTH (SIDE) - 10 FEET LANDSCAPE BUFFER
 WEST (REAR) - 35' LANDSCAPE BUFFER
 THE BUFFER PLANTINGS WILL MEET THE MINIMUM LANDSCAPE REQUIREMENTS OF THE COMMUNITY APPEARANCE ORDINANCE.

LAND USE TABLE			
LAND USE	ACRES	UNITS	COMM. SF
COMMERCIAL	4.0		70,000 SF
DRAINAGE, BUFFERS, R.O.W., OPEN SPACE	0.9		
TOTAL:	+/- 4.9		

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

REZONING MASTER PLAN
DIRT DOCTOR 11011 LLC

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 EOE-1000142

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DATE	REV. BY	FIELD NO.	REVISION