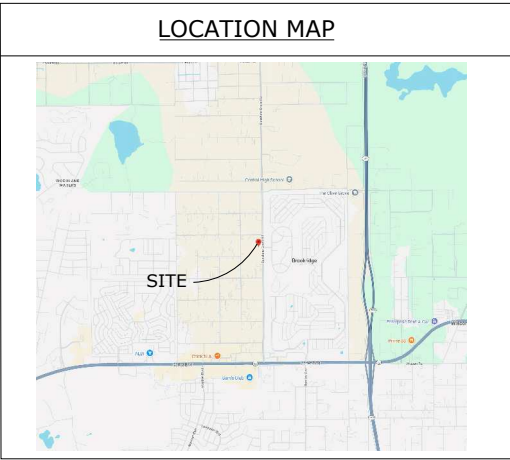
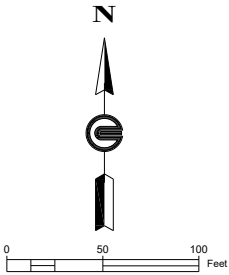
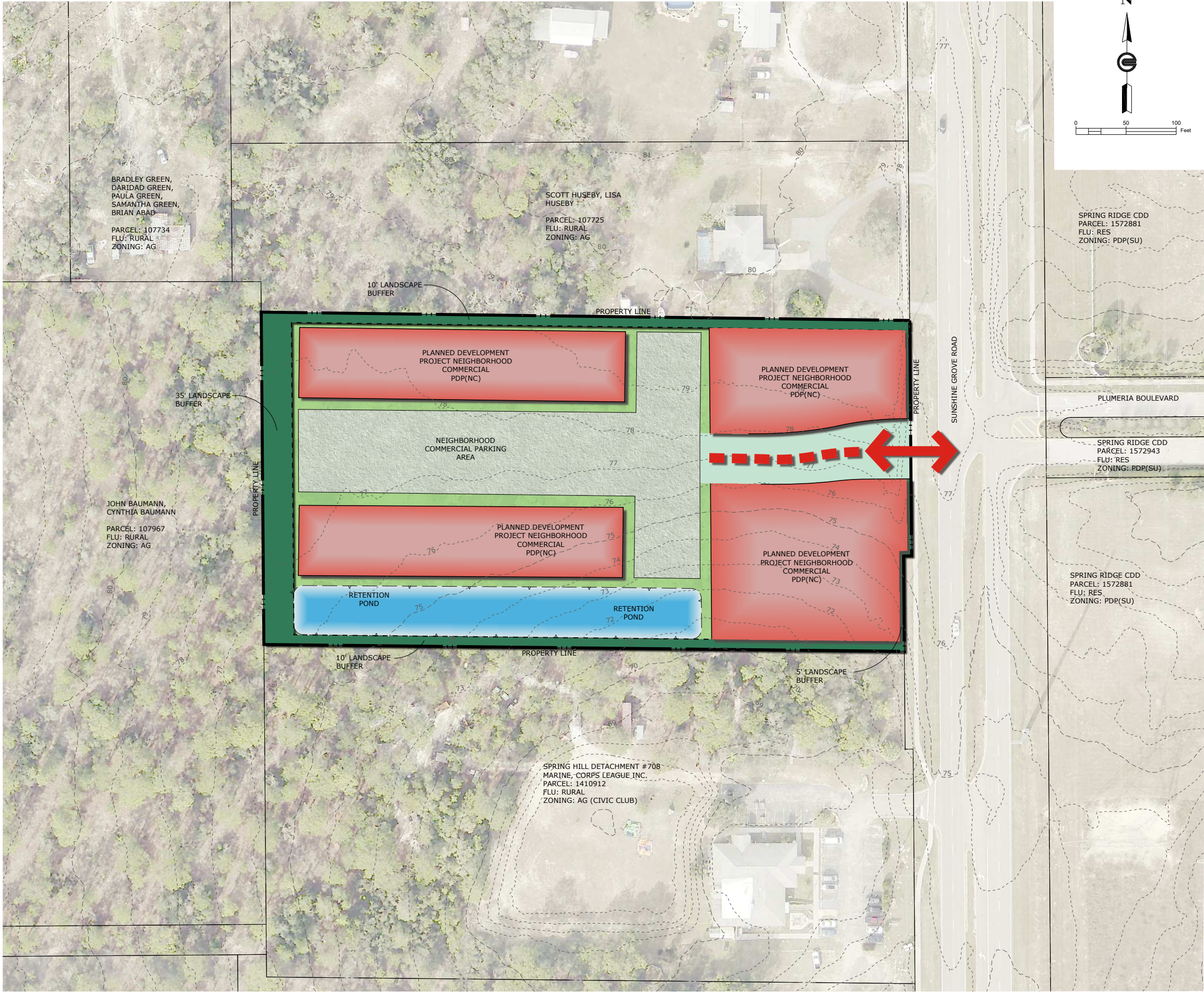




- LEGEND**
- PDP (NEIGHBORHOOD COMMERCIAL) PDP (NC)
 - CONCEPTUAL PARKING AREA FOR NEIGHBORHOOD COMMERCIAL USE
 - LANDSCAPED BUFFERS
 - RETENTION POND AREA

SITE DATA

AREA: +/- 4.9 ACRES

OWNER / APPLICANT: DIRT DOCTOR 0 LLC

PARCEL KEY NO.: 344817

SITE ADDRESS: SUNSHINE GROVE ROAD

SECTION / TOWNSHIP / RANGE: 21/22S/18E

CURRENT FLU: RURAL

CURRENT ZONING: AG (CIVIC CLUB)

PROPOSED ZONING: PLANNED DEVELOPMENT PROJECT / NEIGHBORHOOD COMMERCIAL (PDP/NC) WITH ALL C-3 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 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 PLATTING.

REZONING MASTER PLAN

DIRT DOCTOR 11011 LLC

Engineering
Planning
Surveying
Environmental
Soils
Construction Management

Coastal

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EB-0000142

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DRAWING INVALID UNLESS SIGNED, DATED & SEALED BY REGISTERED PROFESSIONAL

DATE	REV.	BY	REV. NO.	REVISION

WHEN PRINTED TO SCALE, DRAWING SIZE SHALL BE 22" X 34"

SHEET

1

JOB No.: 25077