

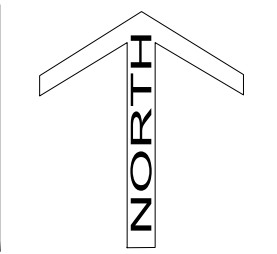
- Total Site: 6.44 Acres
 Future Land Use - MCI (Mixed Commercial Industrial)
- FAR (Floor Area Ratio) = 2.5 Maximum
 - Height = 45'
 - Open Space = 10% Minimum
 - ISR (Impervious Surface Ratio) = 75% Maximum
- Design District - Suburban Corridor
- FAR - 2.0
- Lot Typology - Commercial
- Mixed Use
 - Minimum Width = 16'
 - Maximum Lot = 150,000 sq ft
 - Commercial
 - Minimum Width = 50'
 - Maximum Width = 300'
 - Minimum Lot = 5000 sq ft
 - Maximum Lot = 90,000 sq ft
 - Retail Complex
 - None / None

Parcel	Lot Square Footage	Building Square Footage	Required Parking (1 space / 300 sq ft)	Parking Provided
1	89,999.728 sq ft 2.07 Acres	11,900.00 sq ft	40 Spaces	73 Spaces
2	86,549.692 sq ft 1.99 Acres	15,300.00 sq ft	51 Spaces	51 Spaces
3	60,416.498 sq ft 1.39 Acres	5600.00 sq ft	19 Spaces	25 Spaces
4	43,322.552 sq ft 0.99 Acres	6000.00 sq ft	20 Spaces	28 Spaces

Notes:
 Designs as shown assume the use of Off Site Water Retention.
 Subject to access management approval.

Conceptual Site Plan - Option D

Bob & Ram Properties LLC
 Eustis, Florida



Drawing Number: 1654-03
 Originated From: 1654-02
 Date: April 10, 2023
 Scale: 1"=40'
 Drawn By: FAH
 Layout: 24"x36"

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