

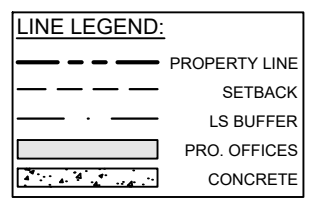
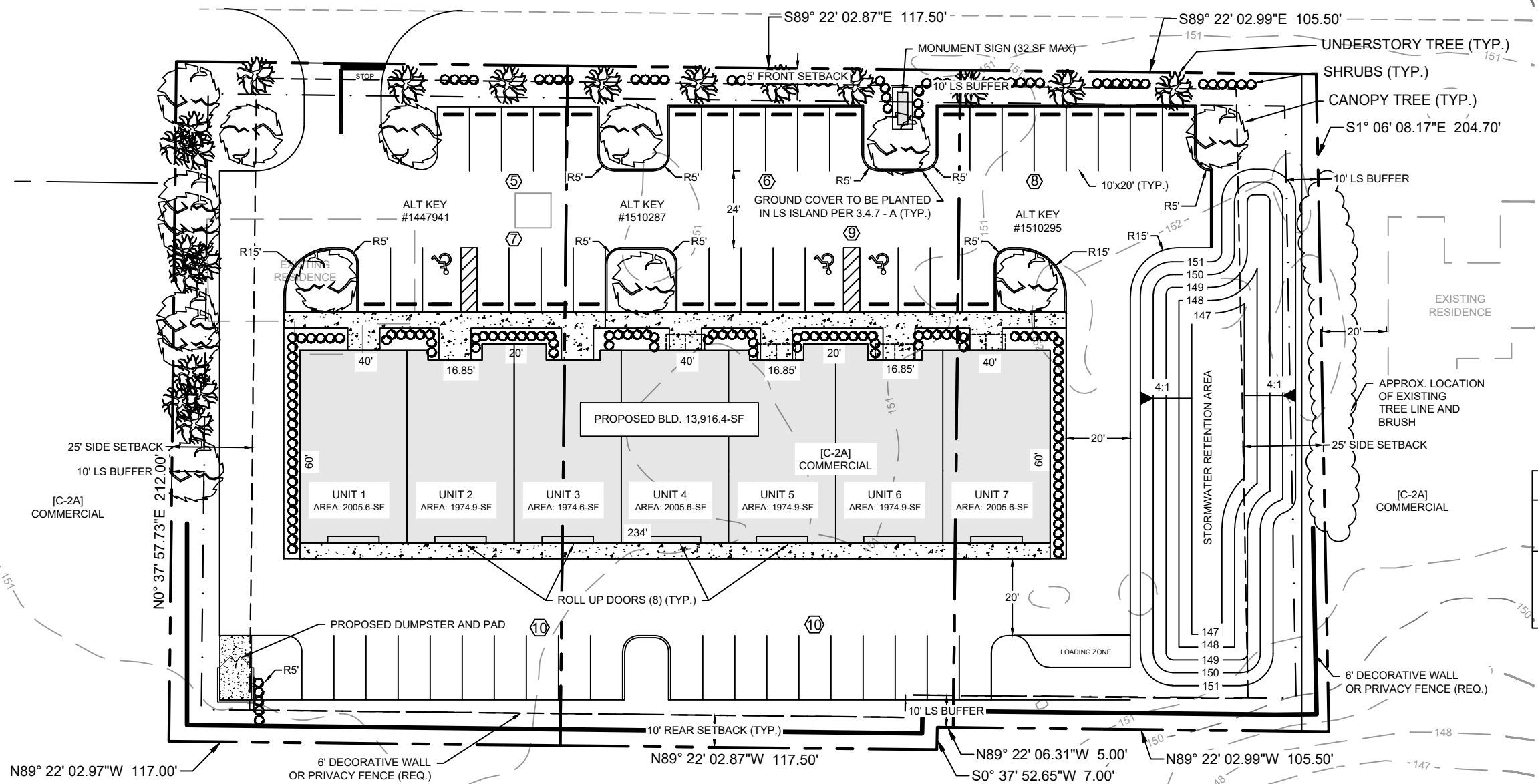
PROPERTY DESCRIPTIONS PER LCPA:
PARCEL 1510287: E 122.5 FT OF W 529.5 FT OF N 237 FT OF NW 1/4 OF SW 1/4 OF SE 1/4 | ORB 3451 PG 833 |
PARCEL 1510295: W 110.5 FT OF E 130.5 FT OF S 205 FT OF N 230 FT OF NW 1/4 | OF SW 1/4 OF SE 1/4 | ORB 3451 PG 833 |
PARCEL 1447941: E 122 FT OF W 407 FT OF N 237 FT OF NW 1/4 OF SW 1/4 OF SE 1/4--LESS N 25 FT FOR RD R/W | ORB 5007 PG 697 |

NOTES:

- THE SITE'S AREAS PER LCPA ARE AS FOLLOWS:
 - ALT KEY #1510287: 25,970 SF (0.60 AC)
 - ALT KEY #1510295: 22,652 SF (0.52 AC)
 - ALT KEY #1447941: 25,863 SF (0.59 AC)
 - TOTAL AREA = 74,557 SF (1.71 AC)
- SOILS TYPES FOR THIS PROPERTY INCLUDE CANDLER SANDS (8), 0-5% SLOPES (HYDROLOGIC GROUPS A)
- THIS SITE IS LOCATED WITHIN THE WEKIVA STUDY AREA
- THE MAX ISR FOR C-2A IS 80% PER 6.6.1 (PROPOSED ISR = 65.5%)
- A MAX OF TEN PARKING SPACES IN A ROW WILL BE PERMITTED PER 6.6.3.2 WITHOUT A LANDSCAPE ISLAND (100' MAX).
- ZONING - C-2A, PERIPHERAL COMMERCIAL
- FUTURE LAND USE - COMMERCIAL
- TOPOGRAPHIC DATA: NOAA 2019 LIDAR SHOWN

PARKING CALCULATION PER 6.5.2.2.		
OFFICE	RATE	1 SPACE PER 300 SF OF GROSS FLOOR AREA
	CALCULATION	13,916.4 SF x 1 SPACE/ 300 SF = 46 SPACES
TOTAL	PARKING REQUIREMENT	46 SPACES TOTAL
	HANDICAP REQUIREMENT	FOR 26-50 SPACES, 2 HANDICAP SPACES ARE REQUIRED
	PROPOSED	55 SPACES PROPOSED, 3 OF WHICH ARE HANDICAP

TABLE OF SETBACKS AND BUFFERS (C-2A ZONING)	
DESCRIPTION	REQUIREMENT PER 3.4.7-A
FRONT SETBACKS	FIVE FEET MAXIMUM SETBACK. FRONT SETBACKS SHALL BE USED AS PEDESTRIAN ACCESS OR AS SEATING AREAS WITH LANDSCAPING USED AS ACCENTS RATHER THAN AS BUFFERS. ADDITIONAL FRONT SETBACK MAY BE CONSIDERED PROVIDED THAT THE ENTIRE FRONT SETBACK AREA IS USED FOR PEDESTRIAN ACCESS AND HARDSCAPE FEATURES.
SIDE SETBACKS	SIDE YARD SETBACKS SHALL BE DETERMINED BY AVERAGING THE SIDE YARD SETBACKS ON ALL STRUCTURES WITHIN 100 FEET OF THE PROPOSED SITE ALONG THE SAME RIGHT OF WAY.
REAR SETBACKS	TEN FEET MINIMUM SETBACK.
BUFFERS	BUILDING SHALL BE BUFFERED FROM PROPERTY LINES CONSISTENT WITH EXISTING, ADJACENT, OR NEARBY BUILDINGS AS TO PROVIDE UNIFORM LANDSCAPING AND BUFFERING. IN ADDITION, A SIX FOOT WALL OR PRIVACY FENCE SHALL BE INSTALLED ADJACENT TO RESIDENTIAL ZONING DISTRICT TO COMPLETELY OBSTRUCT THE VIEW OF THE REAR OF THE BUILDING FROM THE ADJACENT RESIDENTIAL PROPERTY. CHAIN LINK FENCES ARE PROHIBITED.



LS WALL EXAMPLE

REVISIONS: <table border="1"> <tr><th>NO.</th><th>DESCRIPTION</th></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>	NO.	DESCRIPTION							DRAWN BY: WG CHECK BY: DC SHEET SIZE: 11x17 ISSUE DATE: 11-20-2025 FILE NUMBER: 25000	 Civil Engineering Solutions, Inc. Civil & Environmental Engineering 322 North Rockingham Ave., Tavares, FL 32778 P: 352.742.5011 F: 352.742.5044	RENAISSANCE PROPERTY HOLDINGS LLC CONCEPTUAL PLAN MT. DORA, FLORIDA	DESCRIPTION: CONCEPT PLAN	SHEET: CP1
	NO.	DESCRIPTION											
David Clutts, P.E. - FL Lic. # 47684 Date:													