



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:

1. THE SITE'S AREAS PER LCPA ARE AS FOLLOWS:
 - 1.1. ALT KEY #1510287: 25,970 SF (0.60 AC)
 - 1.2. ALT KEY #1510295: 22,652 SF (0.52 AC)
 - 1.3. ALT KEY #1447941: 25,863 SF (0.59 AC)
 - 1.4. TOTAL AREA = 74,557 SF (1.71 AC)
2. SOILS TYPES FOR THIS PROPERTY INCLUDE CANDLER SANDS (8), 0-5% SLOPES (HYDROLOGIC GROUPS A)
3. THIS SITE IS LOCATED WITHIN THE WEKIVA STUDY AREA
4. THE MAX ISR FOR SINGLE AND MULTIFAM RESIDENTIAL IS 65% PER 6.6.1
5. A MAX OF TEN PARKING SPACES IN A ROW WILL BE PERMITTED PER 6.6.3.2 WITHOUT A LANDSCAPE ISLAND (100' MAX).
6. ZONING - C-2A, PERIPHERAL COMMERCIAL
7. FUTURE LAND USE - COMMERCIAL
8. TOPOGRAPHIC DATA: NOAA 2019 LIDAR SHOWN

LINE LEGEND:

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| | PROPERTY LINE |
| | SETBACK |
| | LS BUFFER |
| | PRO. OFFICES |
| | CONCRETE |

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| REVISIONS: <table border="1"> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table> | | | | | | | | | | | 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: CP2 |
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| David Clutts, P.E. - FL Lic. # 47684 Date: | | | | | | | | | | | | | | | |