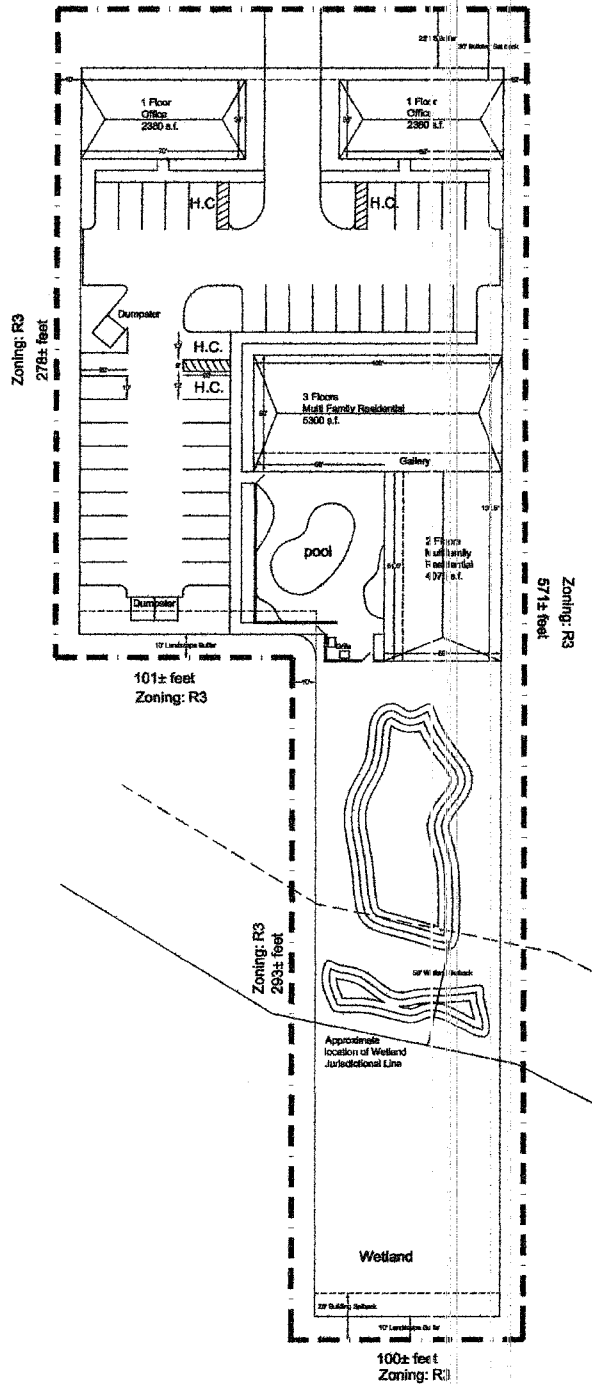


SOUTH ST.

Zoning: R3
200± feet



SITE NOTES:
 CURRENT ZONING: R3
 PROPOSED ZONING: CIP
 PROPOSED USE: OFFICE & MULTIFAMILY RESIDENTIAL
 SITE AREA: 44,617 SQ.FT. = 1.04 ACRES
 SITE ZONING:
 BUILDING SETBACKS
 FRONT: 30'
 REAR: 20' ("The side set back minimum, but both must add to equal 15")
 IMPERVIOUS AREA: 39,827.5 SQ.FT. = 48.0%
 OPEN SPACE = 4,789.5 SQ.FT. = 94.0%
 PARKING REQUIRED:
 OFFICE: 1 SPACE PER 300 SQ.FT.
 4,760 SQ.FT. / 300' = 16 SPACES
 MULTIFAMILY: 1.5 SPACES PER UNIT
 18 OF UNITS x 1.5 = 24 SPACES
 TOTAL SPACES REQUIRED: 40 SPACES
 TOTAL SPACES PROVIDED: 40 SPACES

Conceptual Site Plan

Family Dynamics
 Leesburg, Florida

Drawing Number: 07902-02
 Original Date: Project No.
 Date: June 21, 2007
 Scale: 1"=60'
 List Edited by: RPL
 Date: 11/19/11



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