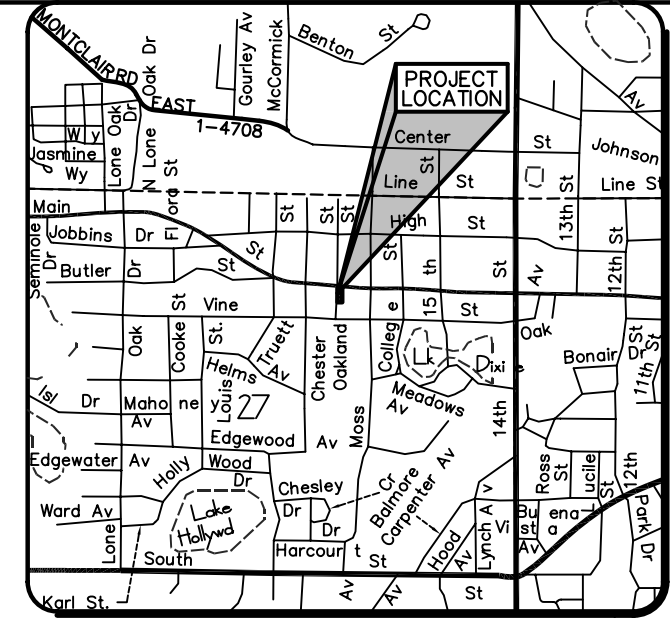
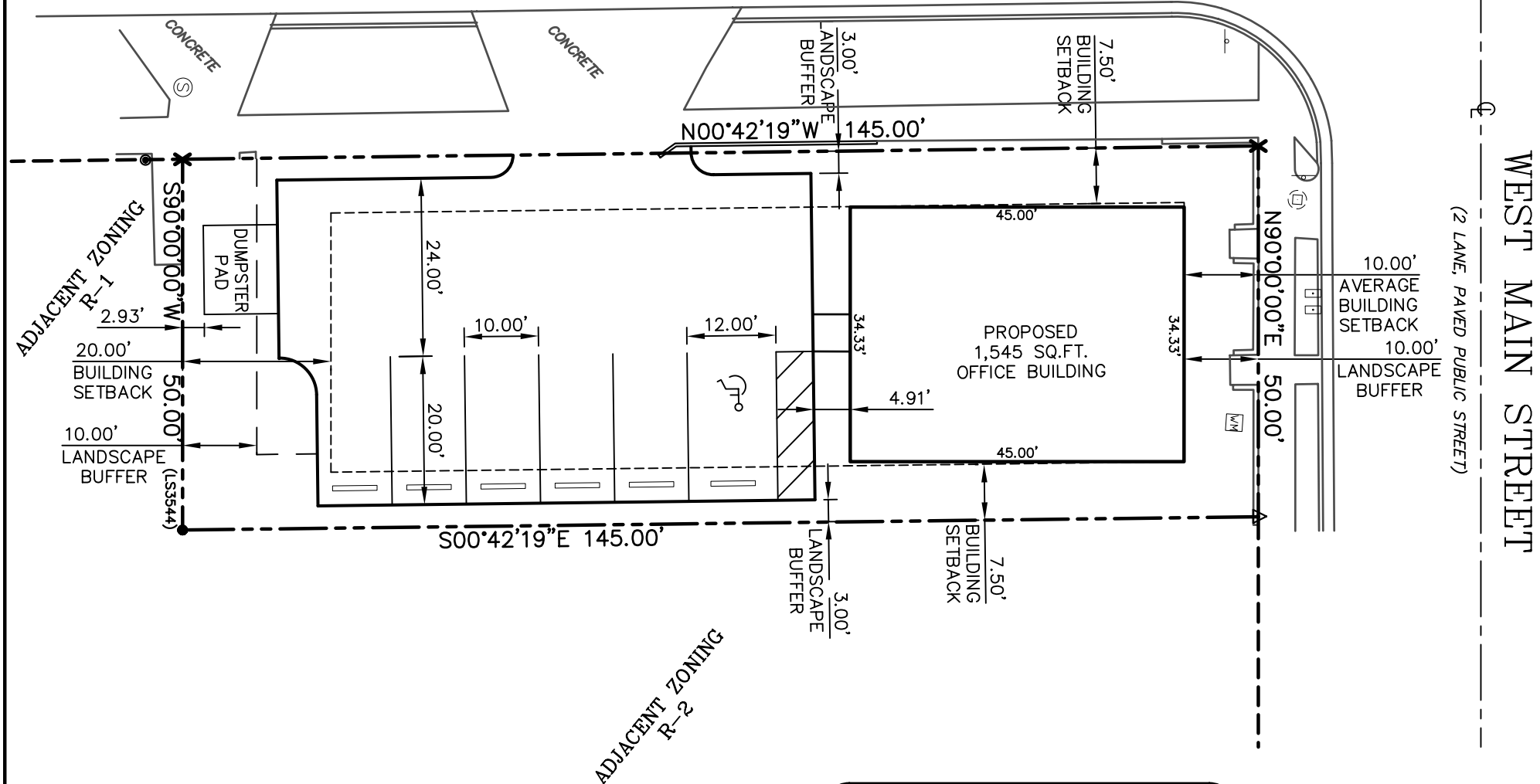




OAKLAND STREET
(2 LANE, PAVED PUBLIC STREET)



SECTION 27, TOWNSHIP 19S, RANGE 24E
LOCATION MAP

LEGAL DESCRIPTION
LOT 6, BLOCK "C", AND THE NORTH 1/2 OF THE VACATED ALLEY LYING SOUTH OF AND ADJACENT TO LOT 6, BLOCK "C", LEESBURG REALTY COMPANY'S ADDITION TO LEESBURG, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 6, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIONS OF RECORD, IF ANY.

SITE DATA
PROJECT AREA = 7,250 sq.ft. (0.166 acres)
EXISTING IMPERVIOUS AREA = 3,827 sq.ft.
EXISTING IMPERVIOUS AREA TO BE REMOVED = 3,827 sq.ft. (REMOVED 12/08)
PROPOSED IMPERVIOUS AREA = 4,814 sq.ft.
TOTAL IMPERVIOUS AREA = 4,814 sq.ft.
NET IMPERVIOUS INCREASE = +987 sq.ft.
PERCENT IMPERVIOUS AREA = 66.40%
FLOOD ZONE = "X"
EXISTING ZONING = "R-2"
PROPOSED ZONING = "SPUD"
PROPOSED USE OF SITE = OFFICE BUILDING
BUILDING SQUARE FOOTAGE = 1,545 sq.ft.
PARKING REQUIRED = 1space/250 sq.ft.
1545/250 = 6 spaces
PARKING PROVIDED = 6 spaces
NO ST. JOHNS PERMIT REQUIRED

OWNER
TIM SENNETT
P.O. BOX 491308
LEESBURG, FL 34749-1308
PHONE (352) 326-0411
FAX (352) 728-5255

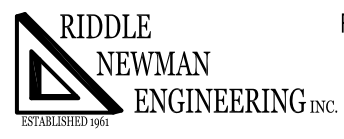
ENGINEER
KEITH E. RIDDLE, P.E.
RIDDLE - NEWMAN ENGINEERING, INC.
115 NORTH CANAL STREET
LEESBURG, FL 34748
PHONE (352) 787-7482
FAX (352) 787-7412

SURVEYOR
GEORGE W. FARNER, JR., P.S. & M.
HALL - FARNER & ASSOCIATES, INC.
2007 WEST BUTLER STREET
LEESBURG, FL 34748
PHONE (352) 787-5115
FAX (352) 787-0767

ISSUES FOR SPUD ZONING

CITY CODE:	REQUIRED:	PROVIDED:
SIDE LANDSCAPE BUFFER	10 FEET	3 FEET
CORNER LOT SETBACK	20 FEET	7.5 FEET
COMMERCIAL PARKING SPACES 25-361.(C)(2)b.	NO CLOSER THAN 5' TO SIDE PROPERTY LINE	3 FEET
NO. PARKING	6.2 SPACES	6 SPACES

REVISED ZONING 2/23/09



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LEESBURG, FLORIDA 34748
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SENNETT 1713 WEST MAIN STREET

CONCEPTUAL PLAN

DATE: 1/26/09
SCALE: 1"=20'
FILE: 09.03
SHEET: 1 of 1

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