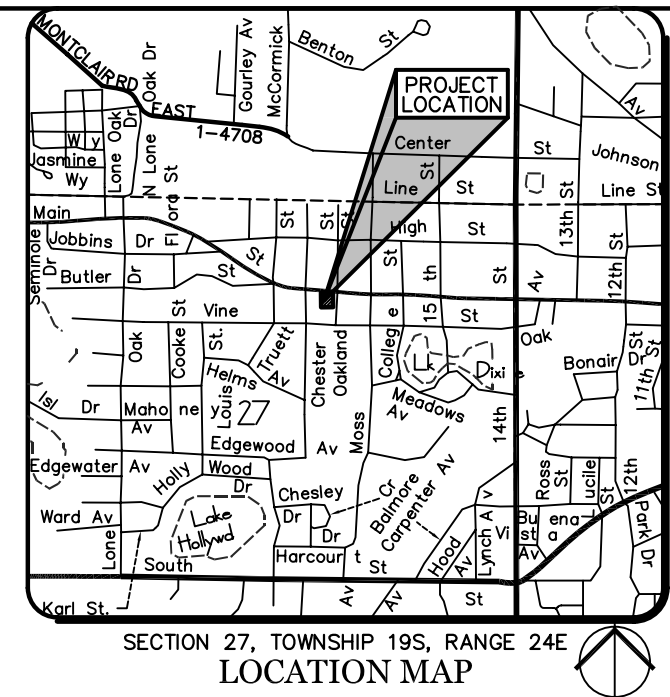
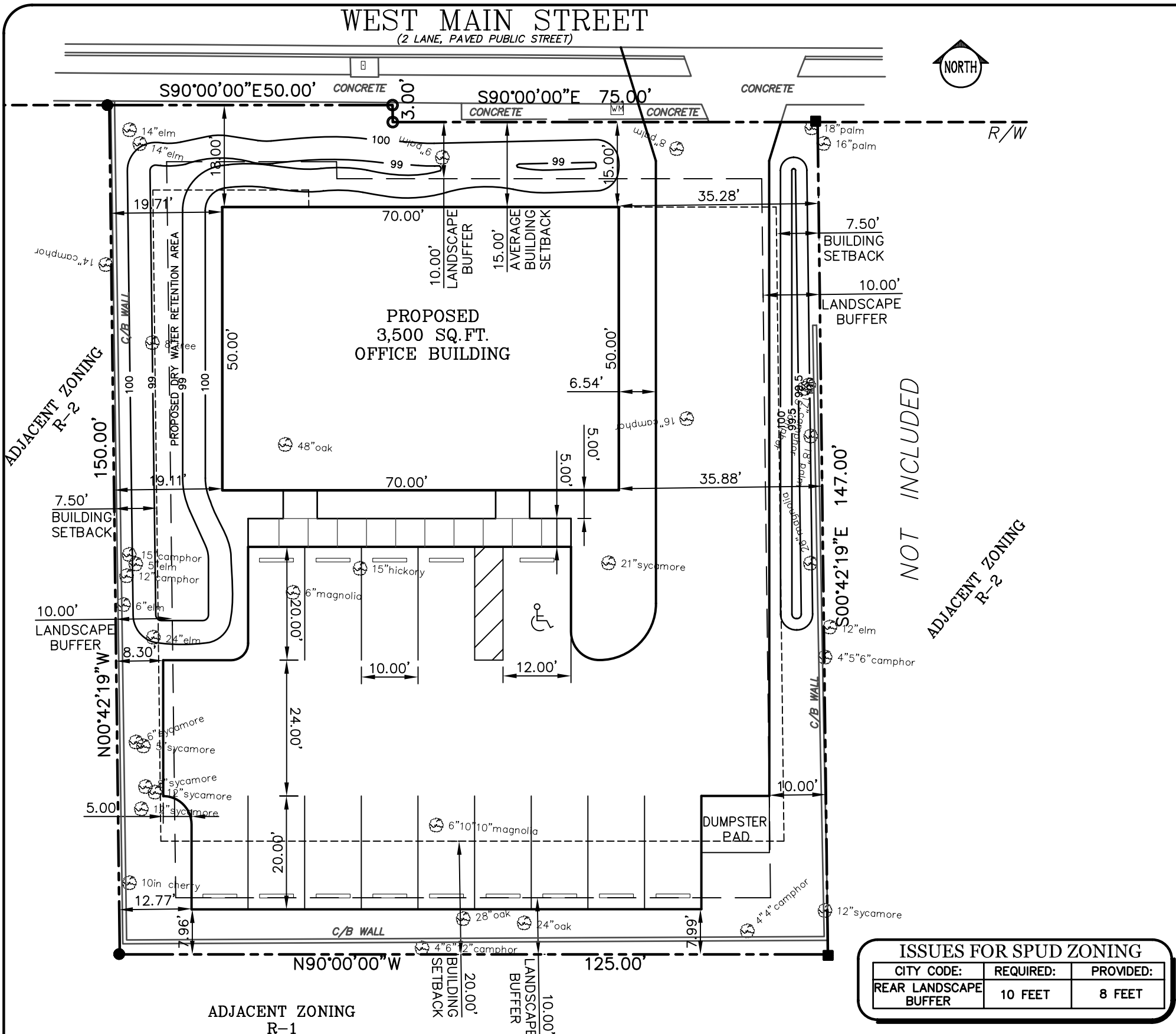


WEST MAIN STREET
(2 LANE, PAVED PUBLIC STREET)



LEGAL DESCRIPTION

LOTS 3 AND 4 AND THE WEST 25 FEET OF LOT 2 IN BLOCK "O" IN W.C. WILKINS OAK CREST SUBDIVISION IN THE CITY OF LEESBURG, FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 58, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIONS OF RECORD, IF ANY.

SITE DATA

PROJECT AREA = 18,524 sq.ft. (0.425 acres)

EXISTING IMPERVIOUS AREA = 4,473 sq.ft.

EXISTING IMPERVIOUS AREA TO BE REMOVED = 4,473 sq.ft. (REMOVED 12/08)

PROPOSED IMPERVIOUS AREA = 11,423 sq.ft.

TOTAL IMPERVIOUS AREA = 11,423 sq.ft.

NET IMPERVIOUS INCREASE = +6,950 sq.ft.

PERCENT IMPERVIOUS AREA = 61.67%

FLOOD ZONE = "X"

EXISTING ZONING = "R-2"

PROPOSED ZONING = "SPUD"

PROPOSED USE OF SITE = OFFICE BUILDING

BUILDING SQUARE FOOTAGE = 3,500 sq.ft.

PARKING REQUIRED = 1space/250 sq.ft.
3500/250 = 14 spaces

PARKING PROVIDED = 14 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

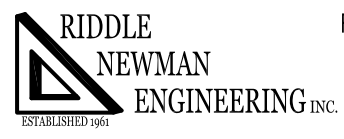
SURVEYOR

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

ISSUES FOR SPUD ZONING

CITY CODE:	REQUIRED:	PROVIDED:
REAR LANDSCAPE BUFFER	10 FEET	8 FEET

REVISED ZONING 2/23/09



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SENNETT 1807 WEST MAIN STREET

CONCEPTUAL PLAN A

DATE: 1/27/09
SCALE: 1"=20'
FILE: 09.04
SHEET: 1 of 1

2/23/2009 8:48:09 AM