



Notes:

Project Name:
1019 East 1st Avenue
Intended Use:
Professional Offices
Owner:
Lloyd M Jr. & Brenda J Atkins
P.O Box 7
Mount Dora, FL, 32756
(352) 267-9086
Applicant: Green Consulting Group
4070 United Ave.
Mount Dora, FL, 32757
352-357-9241
Existing Zoning: RP
For Multi-Family Duplex

Setbacks:
Front: 25 ft
Side: 10 ft
Rear: 30 ft
From any street: 25 ft

Landscape Buffers:
Buffer 1: a
Buffer 2: A
Buffer 3: A
Buffer 4: a

Existing Building: 1,656.00 sq.ft
Proposed Use:
Residential: 856.00 sq.ft
Office: 799.75 sq.ft
New Pavement/Sidewalk: 9,034 sq.ft
Parking (Office): 1 / 300 sq.ft
Parking Required:
856.00 sq.ft Dwelling = 2 spaces
800.00 sq.ft Office / 300 sq.ft = 3 spaces
Parking Provided:
2 Spaces (Residential Use Only)
2 Spaces
1 Spaces Provided Offsite

Total Site Area: 10,147.00 sq.ft
Existing Impervious:
Area: 6,594.91 sq.ft
Percent: 64.99%
Allowed Impervious:
Area: 8,117.6 sq.ft
Percent: 80%
Proposed Impervious:
Area: 7,039.67 sq.ft
Percent: 69.38%

All Fences are existing

CONCEPTUAL PLANT SCHEDULE

CANOPY TREES	QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE	SPACING	REMARKS
	7	Live Oak	Quercus virginiana	-	2"Cal	8'+	As Shown	Native
EXISTING OFFSITE (WITHIN 5')	QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE	SPACING	REMARKS
	6	Crape Myrtle	Lagerstroemia indica	Existing	Existing	Existing	As Shown	Non Native
	1	Palm	Palm	Existing	As labled	Existing	As Shown	
	3	Oak	Quercus spp.	Existing	As labled	Existing	As Shown	Native
EXISTING TREES	QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE	SPACING	REMARKS
	2	Oak	Quercus spp.	Existing	As labled	Existing	As Shown	Native
UNDERSTORY TREES	QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE	SPACING	REMARKS
	7	Yaupon Holly	Ilex vomitoria	-	1.5"Cal	6'+	As Shown	Native
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	CONT	HEIGHT	WIDTH	SPACING	REMARKS
	21	Ligustrum	Ligustrum japonicum	3 gal	24"	18"	As Shown	Native
	59	Sweet Viburnum	Viburnum odoratissimum	3 gal	24"	18"	As Shown	Non Native

Conceptual Site Plan

1019 East 1st Avenue
Mount Dora, Florida



Drawing Number: 1617-01
Originated From: Field
Date: May 2, 2022
Scale: 1" = 10'
Drawn By: JMA
Layout: 24"x36"

Green Consulting Group, Inc.
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