

OWNER
 Sean A Jones
 1649 Lincoln Avenue
 Mount Dora, FL 32757

DEVELOPER
 Vedder Holsters
 1186 Camp Avenue
 Mount Dora, FL 32757
 (352) 729-6749

NOTES:
 Phase 1:
 Office: 15,000 Sq. Ft.
 Manufacturing / Warehousing: 15,000 Sq. Ft.
 Phase 2:
 Manufacturing / Warehousing: 15,000 Sq. Ft.

TOTAL SITE:
 Total PUD: 4.92 AC (214,492.59 Sq. Ft.)
 Phase 1: 2.85 AC (124,053.97 Sq. Ft.)
 Phase 2: 2.08 AC (90,438.62 Sq. Ft.)

EXISTING FUTURE LAND USE: High Density Residential

PROPOSED USES: Office / Manufacturing / Warehousing

EXISTING ZONING: R-3

RESIDENTIAL: N/A

DENSITY: N/A

MAXIMUM FLOOR AREA RATIO: 0.35 (75,072.41 Square Feet)
PROPOSED FLOOR AREA RATIO: 0.21 (45,000.00 Square Feet)
 Phase 1: 0.14 (30,000 Sq. Ft.)
 Office: 0.07 (15,000 Sq. Ft.)
 Manufacturing: 0.07 (15,000 Sq. Ft.)
 Phase 2: 0.07 (15,000 Sq. Ft.)
 Manufacturing: 0.07 (15,000 Sq. Ft.)

IMPERVIOUS SURFACE AREA ALLOWED: 0.65
 Total PUD: 4.92 AC x 0.65 = 3.20 AC (139,304.88 Sq. Ft.)
 Phase 1: 2.85 AC x 0.65 = 2.50 AC (80,694.90 Sq. Ft.)
 Phase 2: 2.08 AC x 0.65 = 1.35 AC (58,893.12 Sq. Ft.)

IMPERVIOUS SURFACE AREA PROPOSED: 0.48
 Total PUD: 2.36 AC (102,778.49 Sq. Ft.) / 4.92 AC = 0.48
 Phase 1: 1.85 AC (80,567.02 Sq. Ft.) / 4.92 AC = 0.38
 Phase 2: 0.51 AC (22,400.73 Sq. Ft.) / 4.92 AC = 0.10

MAXIMUM BUILDING HEIGHT: 65'

BUILDING MINIMUM SETBACKS
 North: 50'
 East: 25'
 South: 25'
 West: 50'

ARCHITECTURAL:
 Subject to LDC Section 6.13 Commercial Architectural and Site Design Requirements

TYPE OF PLANNED UNIT DEVELOPMENT:
 Phase 1:
 Office: 15,000 Sq. Ft.
 Manufacturing / Warehousing: 15,000 Sq. Ft.
 Phase 2:
 Manufacturing / Warehousing: 15,000 Sq. Ft.

LIGHTING:
 To be designed with Dark Sky Principles

WETLANDS:
 Total PUD: 0 AC

DEVELOPABLE AREA (less undevelopable area):
 Total PUD: 4.92 AC

THE EXISTING SITE CONTAINS
 Single Family Home

REQUIRED OPEN SPACE: 0.35
 Total PUD: 4.92 AC x 0.35 = 1.72 AC (75,072.41 Sq. Ft.)
 Phase 1: 2.85 AC x 0.35 = 1.00 AC (43,418.89 Sq. Ft.)
 Phase 2: 2.08 AC x 0.35 = 0.73 AC (31,653.52 Sq. Ft.)

PROPOSED OPEN SPACE: 0.52
 Total PUD: 2.56 AC (111,714.10 Sq. Ft.) / 4.92 AC = 0.52
 Phase 1: 1.00 AC (43,486.95 Sq. Ft.) / 4.92 AC = 0.20
 Phase 2: 1.56 AC (68,037.89 Sq. Ft.) / 4.92 AC = 0.32

DEVELOPMENT REVIEW
 All site development and review procedures shall follow the city's minimum standards and procedures unless otherwise contained in the PUD.

UTILITIES
 Water/sewer/re-use will be provided by the City of Mount Dora and constructed by the Owner to standards as contained in the Land Development Regulations.

TREE REPLACEMENT
 Will follow the requirements of the Land Development Regulations.

CANOPY TREES
 All replacement canopy trees will be 3.5" caliper and 15' in height.
 All remaining canopy trees will be 2.5" caliper and 8' in height.

TRAFFIC
 Traffic impacts will be mitigated as outlined in the Land Development Regulations.

The Final PUD shall be conditioned with further off-site improvements evaluated during each phase site plan.

FIRE PREVENTION
 All buildings will be in full compliance with the 6th edition of Florida Fire Prevention Code. Fire protection system mains on private property shall meet the requirements and shall be installed per NFPA 24, *Standard for the Installation of Private Fire Service Mains and Their Appurtenances* and/or NFPA 13, *Standard for the Installation of Sprinkler Systems* as adopted in the Florida Fire Prevention Code.

SIGNAGE
 PUD Signage is to follow Zoning District regulations for C-3 Zoning.

ALL BUILDINGS AREAS ARE CONCEPTUAL AND SUBJECT TO FINAL ARCHITECTURAL DESIGN

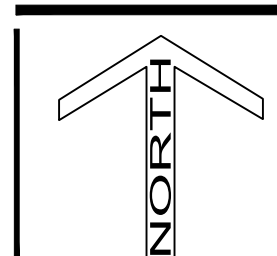
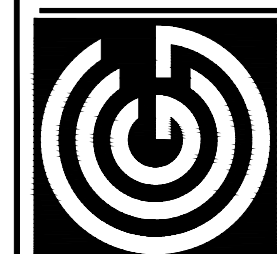
REQUIRED PARKING
 Phase 1: 80
 Office: 1 Space per 300 Sq. Ft. = 50 Spaces
 Manufacturing: 1 Space per 500 Sq. Ft. = 30 Spaces
 Phase 2: 30
 Manufacturing: 1 Space per 500 Sq. Ft. = 30 Spaces
 Total PUD: 110 Spaces
 All parking (required and excess parking) within the PUD will be paved.

PROPOSED PARKING
 Total PUD: 121 Spaces
 Phase 1: 101 Spaces
 Phase 2: 20 Spaces

LANDSCAPE BUFFERS:
 Buffer 1: Type (b) 15' Width 3 Canopy / 10 Understory / Continuous Hedge
 Buffer 2: Type (a) 10' Width 3 Canopy / 5 Understory / Continuous Hedge
 Buffer 3: 20' Undisturbed Vegetation to Remain
 Buffer 4: 40' Undisturbed Vegetation to Remain
 Buffer 5: 30' Undisturbed Vegetation to Remain
 Buffer 6: Type B 30' Width 4 Canopy / 5 Understory / Continuous Hedge

All Plantings are to be Florida #1 or Better.

Green Consulting Group, Inc.
 Landscape Architecture ■ Land Planning ■ Development Assistance
 4070 United Avenue, Mount Dora, Florida 32757
 352-357-9241 ■ Fax 352-357-9278 ■ LA0000847



Drawing Number: 1629-03
 Originated From: 1629-02
 Date: June 30, 2022
 Scale: 1" = 40'
 Drawn By: JMA
 Layout: JH*36"

Development Master Plan

Vedder
 Mount Dora, Florida