

Notes:

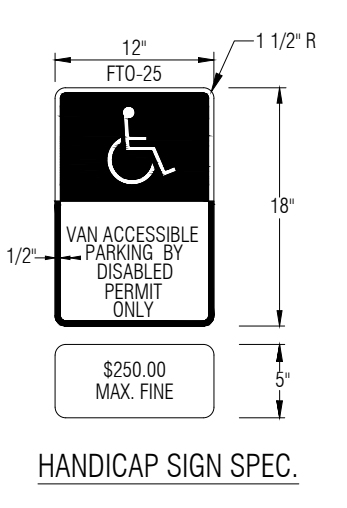
Project Name:
1019 East 1st Avenue
Intended Use:
Professional Offices
Owner:
Lloyd M Jr. & Brenda J Atkins
P.O Box 7
Mount Dora, FL, 32756
(352) 267-9086
Landscape Architect / Agent / Applicant:
Green Consulting Group Inc.
4070 United Ave.
Mount Dora, FL, 32757
352-357-9241
Existing Zoning: RP
For Multi-Family Duplex
Existing Future Land Use: Residential Professional / Office
Required Setbacks:
Front: 25 ft
Side: 10 ft
Rear: 30 ft
From any street: Existing Setback
Existing Setbacks:
Front: 36.6 ft
Side: 14.6 ft
Rear: 28.4 ft
Existing Rear Setback is Non-Conforming
Maximum Building Height: 35'
Existing Building Height: Less than 35'
Existing Building: 1,733.47 Sq. Ft.
Proposed Use:
Residential: 881.69 sq.ft
Office: 851.78 sq.ft
New Pavement/Sidewalk: 629.31 sq.ft
Maximum Floor Area Ratio: 0.30 (2,988.93 Sq. Ft.)
Proposed Floor Area Ratio: 0.17 (1,733.47 Sq. Ft.)
1,733.47 Sq. Ft. / 9,963.11 Sq. Ft. = 0.17
Maximum Density: 1 Dwelling
6 Du/Ac x 0.23 Acres = 1.37 Du
Proposed Density: 1 Dwelling
Parking (Office): 1 / 300 sq.ft
Parking Required: 5 Spaces
881.69 sq.ft Dwelling = 2 spaces
851.78 sq.ft Personal Service / 300 sq.ft = 3 spaces
Parking Provided:
2 Spaces (Residential Use Only)
2 Spaces
3 Spaces Provided with Offsite Parking Agreement
No staging or parking on the driveway during business operating hours.
Total Site Area: 9,963.11 sq.ft
Existing Impervious:
Area: 3,465.97 sq.ft
Percent: ± 34.79%
Allowed Impervious:
Area: 5,977.87 sq.ft
Percent: 60%
Proposed Impervious:
Area: 4,113.44 sq.ft
Percent: ± 41.29%
All Fences are existing.
Conditional Use Permit was granted by the Planning and zoning commission on June 15, 2022 to allow for a professional office and/or personal care establishment.

Legal Description:

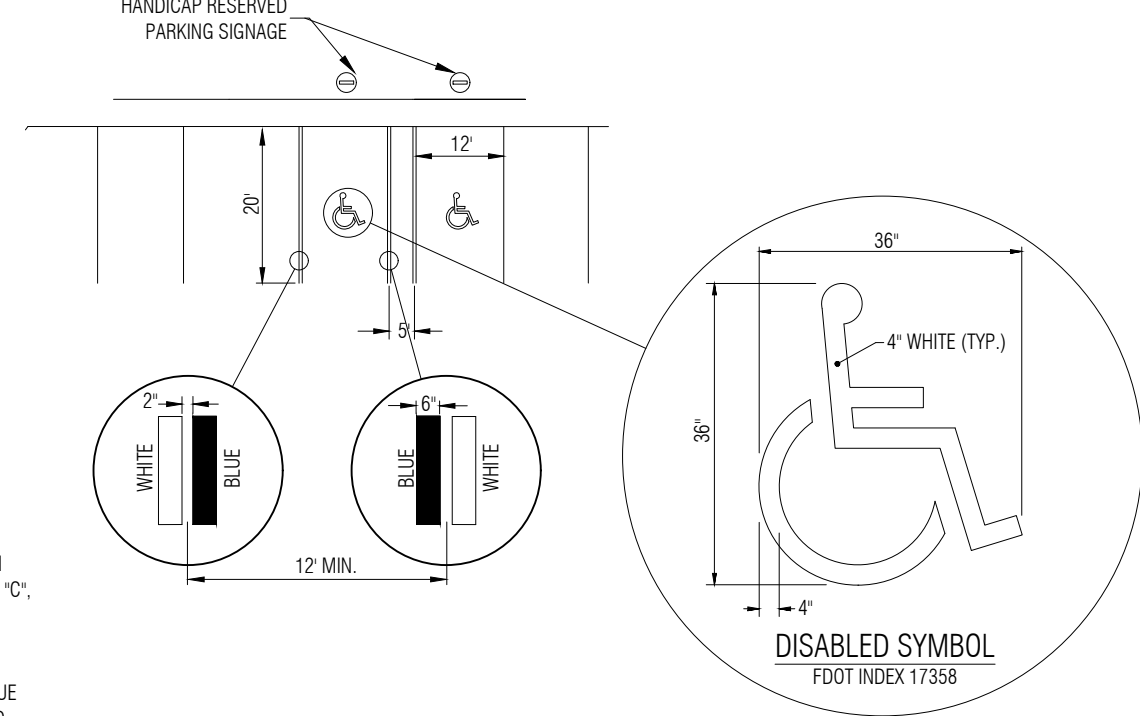
LOT 16 AND THE WEST 23 FEET OF LOT 17 IN BLOCK B OF ORANGEHURST SUBDIVISION NO. 1, A SUBDIVISION IN THE CITY OF MOUNT DORA, FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 66, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

PLANT SCHEDULE

CANOPY TREES	QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE	SPACING	REMARKS
	3	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
	3	Oak	Quercus spp.	Existing	Existing	Existing	As Shown	Native
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	CONT	HEIGHT	WIDTH	SPACING	REMARKS
	16	Dwarf Yaupon Holly	Ilex vomitoria 'Nana'	3 gal	12"	18"	As Shown	Native
	63	Sweet Viburnum	Viburnum odoratissimum	3 gal	24"	18"	As Shown	Non Native



NOTES:
1. ALL LETTERS SHALL BE BLACK AND 1" IN HEIGHT. LETTERS ARE TO BE SERIES 'B' OR 'C', PER MUTCD LATEST EDITION.
2. TOP PORTION OF SIGN SHALL HAVE REFLECTORIZED (ENGINEERING GRADE) BLUE BACKGROUND WITH WHITE REFLECTORIZED LEGEND AND BORDER.
3. BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WHITE BACKGROUND WITH BLACK BORDER.
4. ONE SIGN REQUIRED FOR EACH PARKING SPACE.
5. HEIGHT OF SIGN SHALL BE IN ACCORDANCE WITH SECTION 24-23 OF THE MANUAL OF UNIFORMED TRAFFIC CONTROL DEVICES (MUTCD) LATEST EDITION.



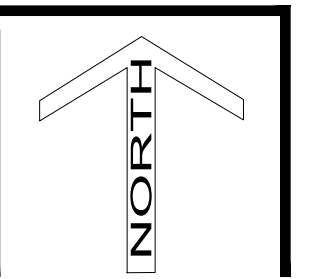
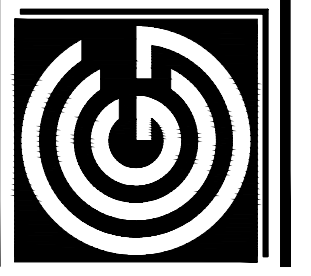
NOTES:
1. EACH SUCH PARKING SPACE SHALL BE CONSPICUOUSLY OUTLINED IN BLUE PAINT AND SHALL BE POSTED AND MAINTAINED WITH A PERMANENT ABOVE GRADE SIGN BEARING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY, OR THE CAPTION 'PARKING BY DISABLED PERMIT ONLY' OR BEARING BOTH SUCH SYMBOL AND CAPTION. SUCH SIGNS SHALL NOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE. ALL HANDICAPPED PARKING SPACES MUST BE SIGNED AND MARKED IN ACCORDANCE WITH THE STANDARDS ADOPTED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION.
2. FOOT RECOMMENDS MEASURING PARKING SPACE WIDTH FROM CENTER TO CENTER BETWEEN BLUE AND WHITE STRIPES.

Minor Site Plan

1019 East 1st Avenue

Mount Dora, Florida

Green Consulting Group, Inc.
Landscape Architecture ■ Land Planning ■ Development Assistance
4070 United Avenue, Mount Dora, Florida 32757
352-357-9241 ■ Fax 352-357-9278 ■ LA00000847



Drawing Number: 1617-06
Originated From: 1617-05
Date: October 4, 2022
Scale: 1" = 10'
Drawn By: JMA
Layout: 24"x36"