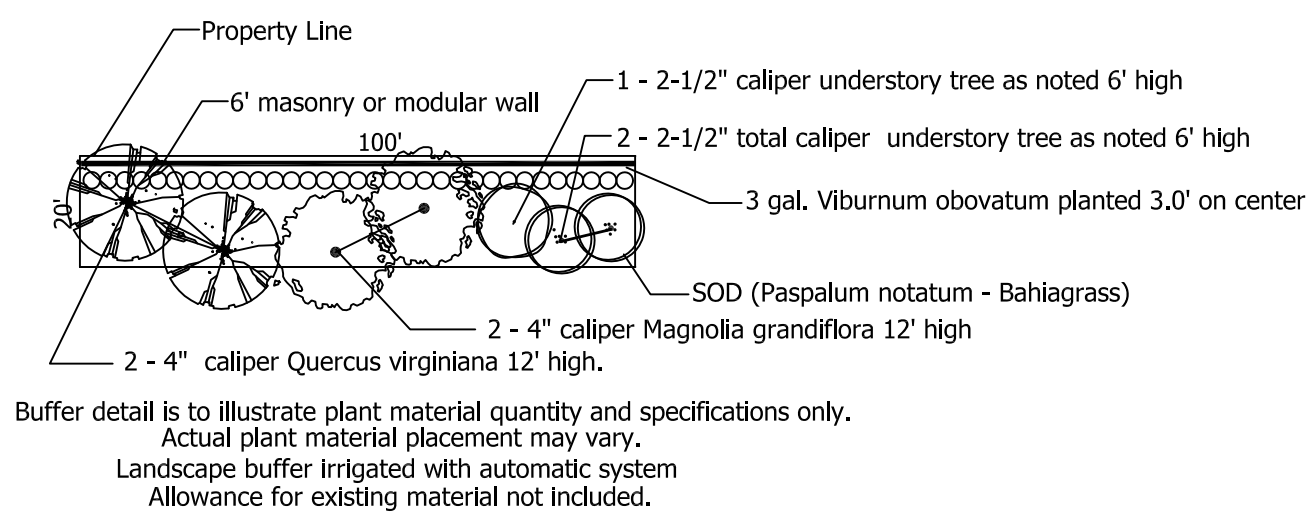


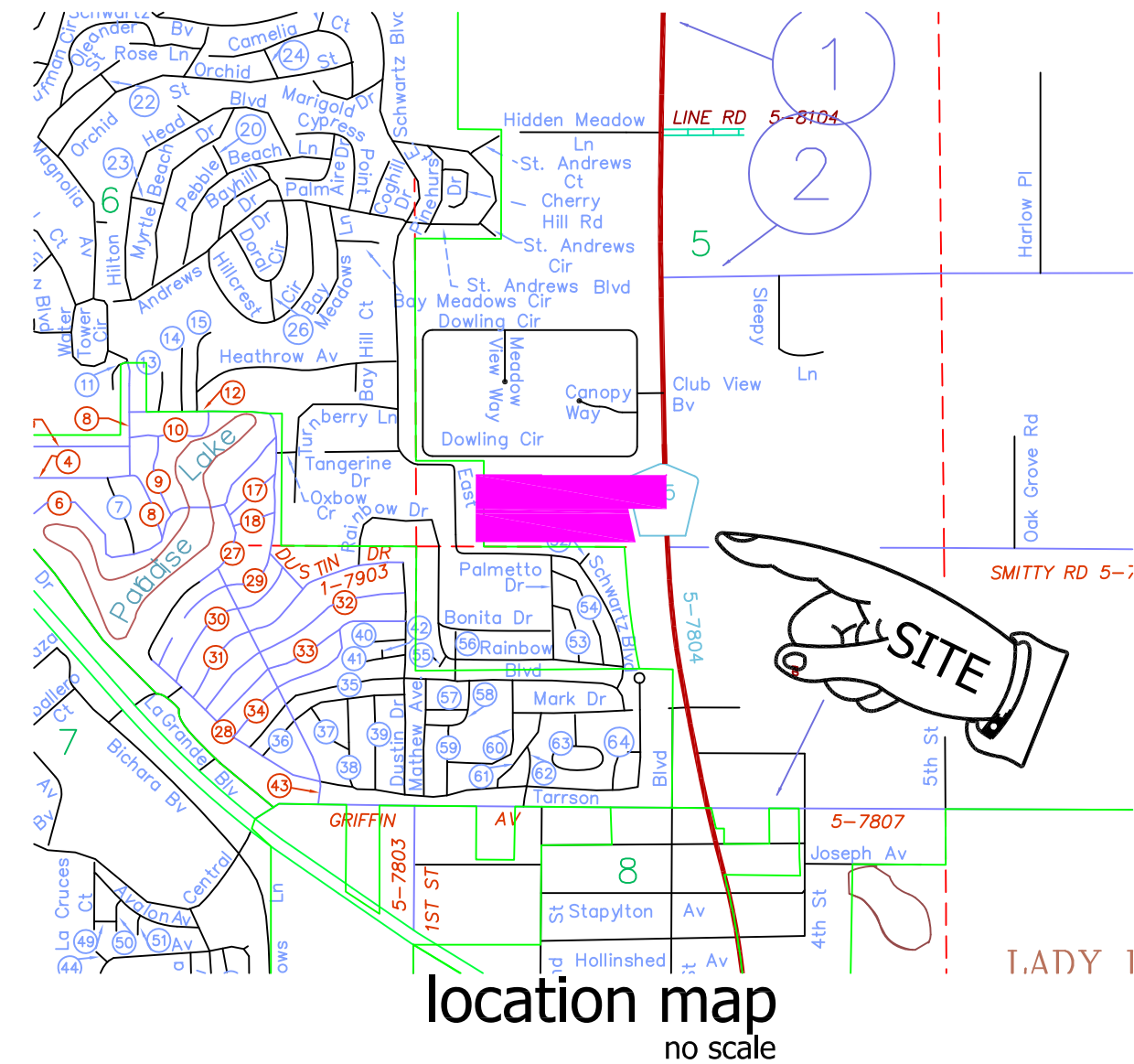
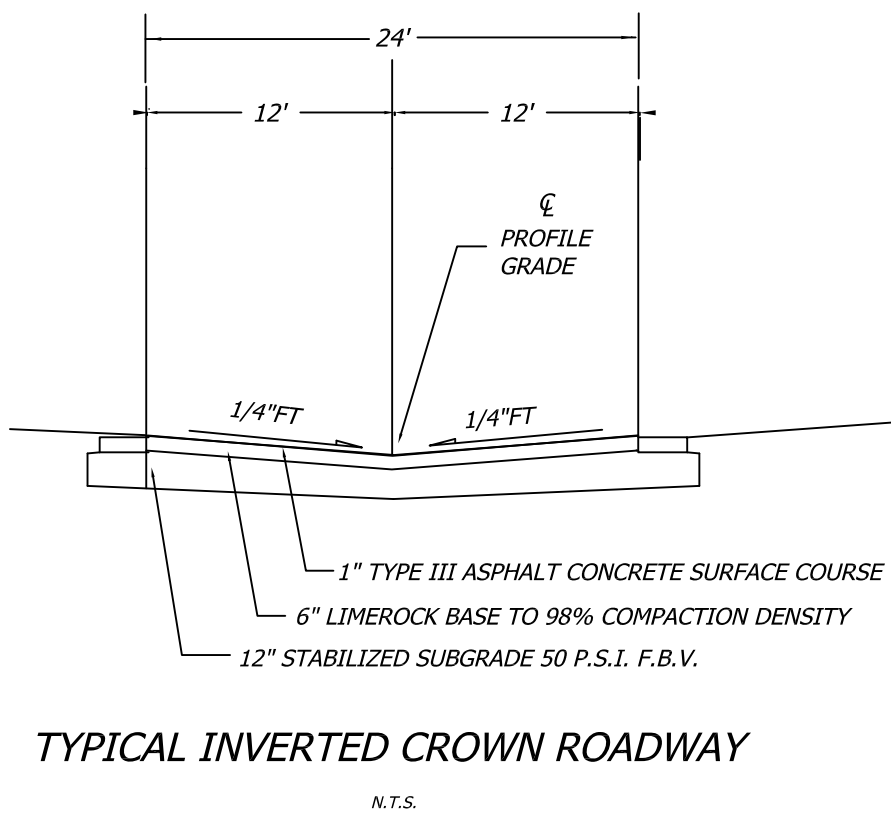
Mini storage concept



RV/boat storage concept



- Notes:
- Total acreage: 26.01 acres (1,132,973 square feet)  
Zoning of parcel: Lake County A/CFD  
Proposed zoning: Lady Lake CP  
Adjacent Zoning: North - RS-3  
South - MX-8/CP  
East - County A/C1/C2  
West - County A/MX-8
- Proposed future land use: Urban Medium Density  
Proposed Use: Mini storage with outdoor storage  
RV/boat/trailer and covered RV storage, commercial/office  
As noted on plan
- Flood Zone:
- Wetland acreage: 0 acres  
Open Space: 5.20 acres minimum - 20%
- This plan is conceptual in nature and is subject to change due to engineering and other influences.
  - Maximum impervious surface ratio of .8
  - Maximum allowable building height 35'
  - Building setbacks:  
Setback from US Highway 25 - 50'  
Rear - 20'  
Side - 20'
  - Buffers:  
North 20' class "B"  
South 20' class "B"  
East 20' class "B"  
West 20' class "B"
  - Water, sewer and fire protection will be provided by on-site systems
  - Stormwater management will be through a system of swales and dry retention ponds.
  - 6' masonry or modular wall to be installed where required to provide a visual screen.
  - Existing vegetation to be preserved wherever possible in buffer and green areas.
  - Project to be constructed in 4 phases.
  - Perimeter wall will be routed to avoid existing trees in perimeter buffer



Legal Description:

PARCEL 1: THE NORTH 1/2 OF THE SOUTH 1/4 OF GOVERNMENT LOT 6, WEST OF HIGHWAY, AND THE SOUTHEAST 1/4 OF THE SOUTH 1/2 OF GOVERNMENT LOT 5, IN SECTION 5, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY: ALL THAT TRACT OR PARCEL OF LAND LYING IN A PORTION OF THE NORTH 1/2 OF THE SOUTH 1/4 OF GOVERNMENT LOT 6, SECTION 5, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; BEING A PORTION OF THAT PROPERTY DESCRIBED IN O.R. BOOK 1050, PAGE 734, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A CONCRETE MONUMENT LOCATED AT THE INTERSECTION OF THE SOUTH LINE OF SAID SECTION 5 WITH THE EXISTING WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 25 - ALTERNATE U.S. 441 & 27A, HAVING A RIGHT-OF-WAY WIDTH OF 66.0 FEET; THENCE N.00°30'47" W. ALONG SAID EXISTING WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 331.53 FEET TO THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTH 1/4 OF SAID GOVERNMENT LOT 6 AND THE POINT OF BEGINNING; THENCE N.89°56'24" W. ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTH 1/4 OF SAID GOVERNMENT LOT 6 A DISTANCE OF 17.00 FEET TO THE REQUIRED WESTERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD 25; THENCE N.00°30'47" W. ALONG SAID REQUIRED RIGHT-OF-WAY A DISTANCE OF 331.52 FEET TO THE NORTH LINE OF THE NORTH 1/2 OF THE SOUTH 1/4 OF SAID GOVERNMENT LOT 6; THENCE S.89°56'24" E. ALONG SAID NORTH LINE A DISTANCE OF 17.00 FEET TO SAID EXISTING WESTERLY RIGHT-OF-WAY LINE; THENCE S.00°30'47" E. ALONG SAID EXISTING WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 331.53 FEET TO THE POINT OF BEGINNING.

PARCEL 2: THE SOUTH 1/2 OF THE SOUTH 1/4 OF GOVERNMENT LOT 6, WEST OF EASTERLY RIGHT-OF-WAY OF RAILROAD, IN SECTION 5, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA.

Owner -  
Lighthouse Storage, LLC  
P.O. Box 255  
Mount Dora, Florida 32756

Applicant -  
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1162 Camp Avenue  
Mount Dora, Florida 32757  
(352) 385-1940

Engineer -  
Civil Engineering Solutions  
322 North Rockingham Avenue  
Tavares, Florida 32778  
(352) 742-5011

# Lighthouse Storage, LLC Concept Plan

Lady Lake, Florida

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1162 CAMP AVENUE - MT. DORA, FL 32757  
(352) 385-1940 / FAX (352) 383-4824  
Proj.: 1710-1 File: 1710-1 Concept Plan 12-21-2017.dwg