

Location Map  
not to scale

**Owner (by contract):**  
DRJ Land Company  
2025 SE College Road  
Ocala, Florida 34474  
(352) 867-8002

**Developer:**  
DRJ Land Company  
Cory Pool  
2025 SE College Road  
Ocala, Florida 34474  
(352) 867-8002

**Agent:**  
Tom Grizzard  
1300 W. North Boulevard  
Leesburg, Florida 34748  
(352) 267-0669

**Planner:**  
LPG Urban and Regional Planners  
Greg Beliveau  
1162 Camp Avenue  
Mount Dora, FL 32757  
(352) 385-1940

**Property Address:**  
9105 U.S. Highway 441  
Leesburg, Florida 34788

Lake County  
R-P

Lake County  
R-1

Silver Lake



**Notes:**

- Current Zoning: PUD/C-3
- Requested Zoning: SPUD
- Water and Sewer to be Provided by the City of Leesburg
- No Wetlands or Areas Within 100-Year Flood Plain Exist on Site
- Existing FLU: Commercial
- Total Parking Spaces Provided: 100±
- Setbacks as shown
- Trees to be removed from building footprint and pavement areas\*:  
64 Oaks, 6" - 20"  
7 Pine, 12" - 24"  
4 Hickory, 10" - 26"
- Trees to be saved in open space areas and setbacks\*:  
61 Oaks, 6" - 24"  
53 Pine, 12" - 24"  
11 Hickory, 10" - 26"

\*estimate from site transect

**Acres**

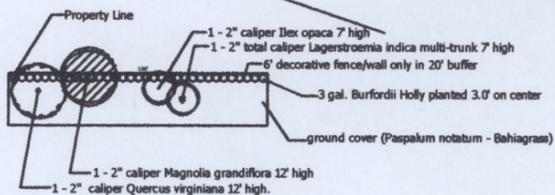
Total Project	8.03 acres +/-
SPUD	8.03 acres +/-
Open Space	20%



Typical Building Front Elevation

**Legal Description:**

Begin at the most northerly corner of Lot 1, County Club Gateway Subdivision, run Southwesterly along the Southeastly ROW of Stewart Lane to the ROW of US Highway 441, and a point Designated Point A. Run Southeastly along the northern ROW of US 441 a distance of 320 feet, then run northeasterly to a point on southerly boundary of a parcel described as (LEESBURG, SILVER LAKE ESTATES BEG ON E LINE OF LOT 5, BLK 52] & 32 FT N OF S LINE OF SEC 15-19-25, RUN N 74DEG 42MIN 50SEC] W TO W LINE OF LOT 5, N'LY ALONG LOT LINE TO LAKE E'LY ALONG] LAKE TO POINT N OF POB, S ALONG E LINE OF LOT 5 TO POB-LESS] LAKE SHORE DRIVE-) that is 252.0 feet from the ROW of Stewart Lane when measured along the extension of the southerly line of the described parcel, run thence southeasterly along said south line to the most southerly corner of said description, thence northerly along east line of said described parcel to the waters of Silver Lake and a point identified as "Point B". Return to POB and run northeasterly along the easterly ROW of Stewart Lane to the waters of Silver Lake, thence run Easterly along the waters of the lake to the aforesaid Point B, less Silver Lake Drive. Said described parcel being a part of Country Club Gateway Subdivision and a part of Lots 4 and 5 of Silver Lake Estates, and recorded in Plat Book 14, page 71 of the Public Records of Lake County



Buffer detail is to illustrate plant material quantity and specifications only. Actual plant material placement may vary. Landscape buffer irrigated with automatic system

100 Feet of  
Typical 10' - 20' Landscape Buffer  
not to scale



October 18, 2011

GRAPHIC SCALE



This plan is subject to change resulting from engineering, permitting and site constraints.

Conceptual Development Plan For:

# Leesburg Volkswagen

Leesburg, Florida



Urban & Regional Planners, Inc.  
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(352)385-1940 / FAX (352)383-4824  
Proj.: 1236-2 File: VW Site Plan 10-19-11.dwg