Site Acreages

- total project acreage	23.31 acres +/-	(100%)
- edge of pavement	1.29 acres +/-	(5%)
- right of way	1.31 acres +/-	(5%)
- lot acreage	6.61 acres +/-	(28%)
- total developed	9.21 acres +/-	(38%)
- buffers	1.46 acres +/-	(6%)
- retention	.72 acres +/-	(4%)
- wetlands	10.20 acres +/-	(43%)
- canal	.60 acres +/-	(4%)
- greenspace	1.1 acres +/-	(5%)
- total open space	14.1 acres +/-	(62%)

- 74 Villas
- 1 Single Family Dwelling Unit
- 75 Total Dwelling Units 3.5 D/U per acre

Owner
Frederick D. Woodrell Trustee
610 E. Main St. Leesburg, FL 34748
(352) 360-0339

Applicant
Greg Beliveau
LPG Urban & Regional Planners
1162 Camp Ave. Mount Dora, FL 32757
(352) 385-1940

Location Map

not to scale

Typical Lot Detail
Paired Villa Lots

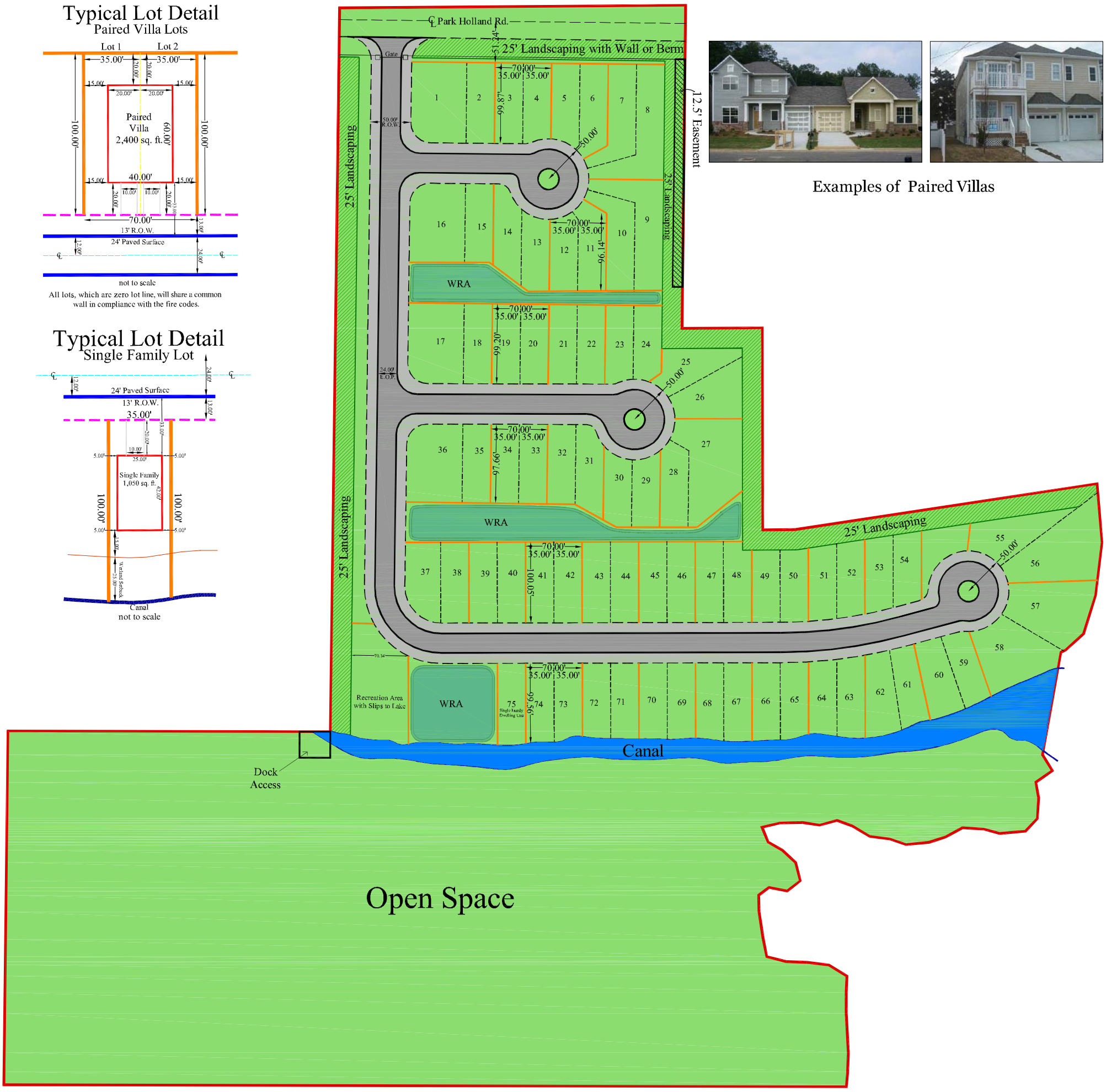
not to scale

All lots, which are zero lot line, will share a common wall in compliance with the fire codes.

Typical Lot Detail
Single Family Lot

not to scale

Examples of Paired Villas



North

Scale: 1"= 60'
August 31st, 2007

Note: This preliminary layout is for conceptual planning use only. It is NOT to be used for construction, platting, permitting and/or mapping. Lot sizes & all other aspects of this conceptual layout are subject to final engineering design.

Conceptual Development Plan For:

Woodrell Property

Leesburg, Florida

Urban & Regional Planners, Inc.
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