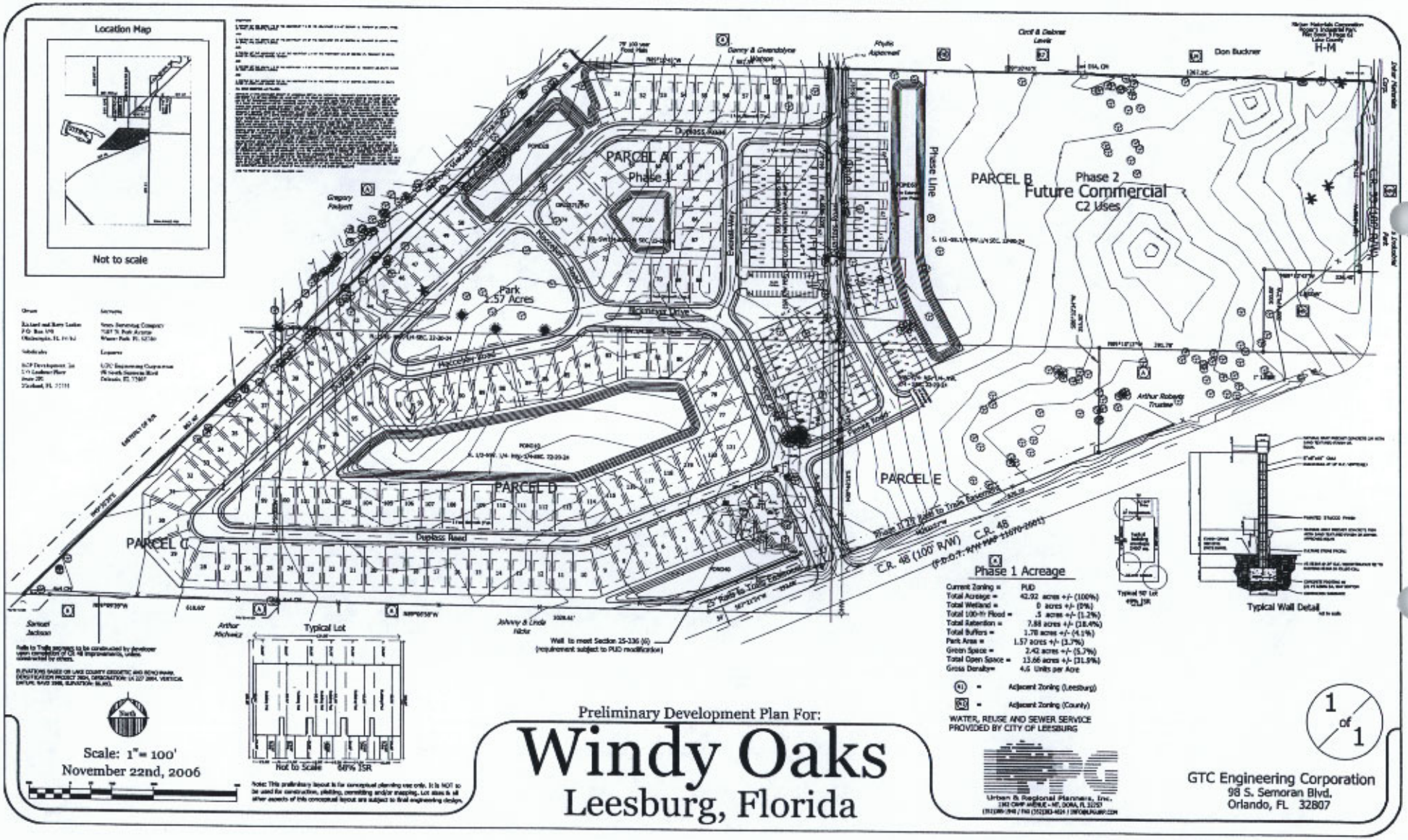
Location Map
Not to scale
PARCEL A
Phase 1
PARCEL B
Phase 2
Future Commercial
C2 Uses
Phase Line
Park
1.57 Acres
PARCEL C
PARCEL D
PARCEL E
Duplass Road
Typical Lot
Not to Scale
Typical Wall Detail
Phase 1 Acreage
Current Zoning = PUD
Total Acreage = 42.92 acres +/- (100%)
Total Wetland = 0 acres +/- (0%)
Total 100-Yr Flood = .5 acres +/- (1.2%)
Total Retention = 7.88 acres +/- (18.4%)
Total Buffers = 1.78 acres +/- (4.1%)
Park Area = 1.57 acres +/- (3.7%)
Green Space = 2.42 acres +/- (5.7%)
Total Open Space = 13.66 acres +/- (31.9%)
Gross Density= 4.6 Units per Acre
Adjacent Zoning (Leesburg)
Adjacent Zoning (County)
WATER, REUSE AND SEWER SERVICE PROVIDED BY CITY OF LEESBURG
Scale: 1"= 100'
November 22nd, 2006
Preliminary Development Plan For:
Windy Oaks
Leesburg, Florida
Urban & Regional Planners, Inc.
GTC Engineering Corporation
98 S. Semoran Blvd.
Orlando, FL 32807
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