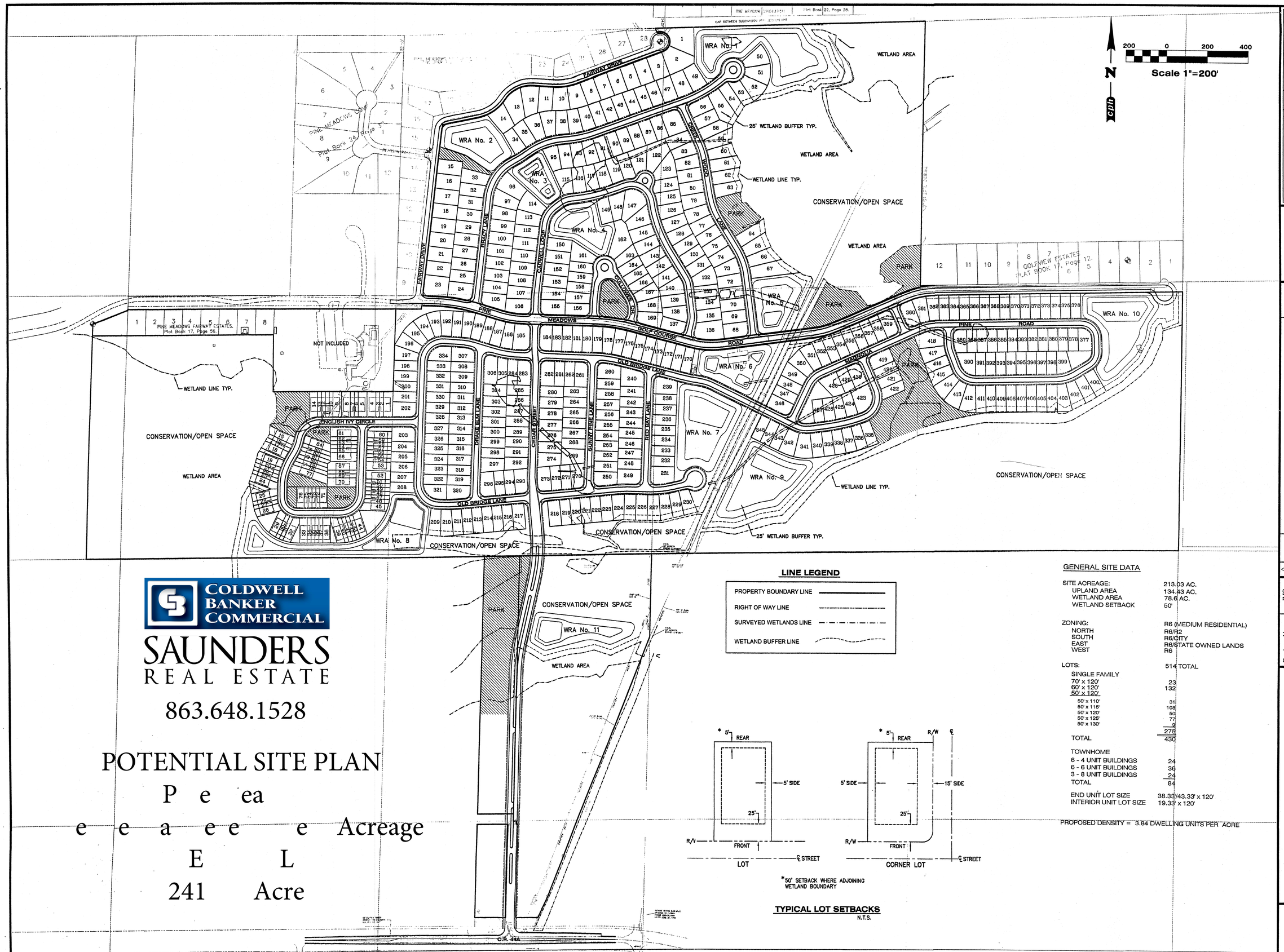

COLDWELL BANKER COMMERCIAL

SAUNDERS REAL ESTATE

863.648.1528

POTENTIAL SITE PLAN

P e ea

e e a e e e Acreage

E L

241 Acre

LINE LEGEND

PROPERTY BOUNDARY LINE	———
RIGHT OF WAY LINE	- - - -
SURVEYED WETLANDS LINE	—·—·—
WETLAND BUFFER LINE	~~~~

*50' SETBACK WHERE ADJOINING WETLAND BOUNDARY

TYPICAL LOT SETBACKS

N.T.S.

GENERAL SITE DATA

SITE ACREAGE:	213.03 AC.
UPLAND AREA	134.43 AC.
WETLAND AREA	78.6 AC.
WETLAND SETBACK	50'
ZONING:	R6 (MEDIUM RESIDENTIAL)
NORTH	R6/R2
SOUTH	R6/CITY
EAST	R6/STATE OWNED LANDS
WEST	R6
LOTS:	514 TOTAL
SINGLE FAMILY	
70' x 120'	23
60' x 120'	132
50' x 120'	
50' x 110'	31
50' x 115'	108
50' x 120'	50
50' x 125'	77
50' x 130'	9
	275
TOTAL	430
TOWNHOME	
6 - 4 UNIT BUILDINGS	24
6 - 6 UNIT BUILDINGS	36
3 - 8 UNIT BUILDINGS	24
TOTAL	84
END UNIT LOT SIZE	38.33'/43.33' x 120'
INTERIOR UNIT LOT SIZE	19.33' x 120'

PROPOSED DENSITY = 3.84 DWELLING UNITS PER ACRE

cph

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Fax 386 736-8412

Certificate of Authorization No. 3215
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Engineers
Surveyors
Architects
Planners
Landscape Architects
Environmental Scientists
Construction Management
Design/Build

JOHN M. SCHULTHEIS, P.E. 57863

No.	Date	Revision	By
1			
2			
3			
4			
5			
6			
7			

Designed by:	JMS
Drawn by:	DDH
Checked by:	JMS
Approved by:	JMS
Scale:	1"=200'
Date:	11/06
Job No.:	W7501
File:	w7501ovrl

OVERALL PLAN

OLD BRIDGE ESTATES
WICKS CONSULTING SERVICES, INC.
LAKE COUNTY, FLORIDA

Sheet No.

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