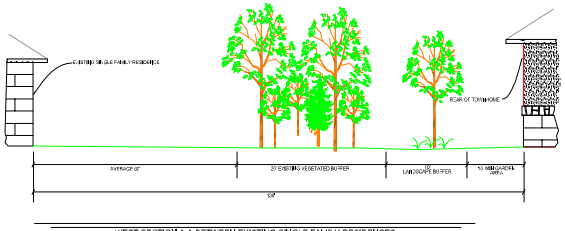
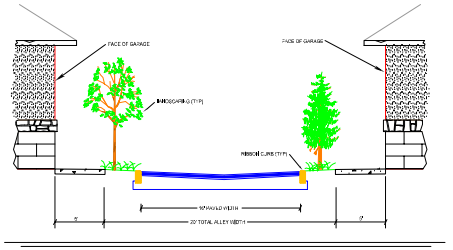
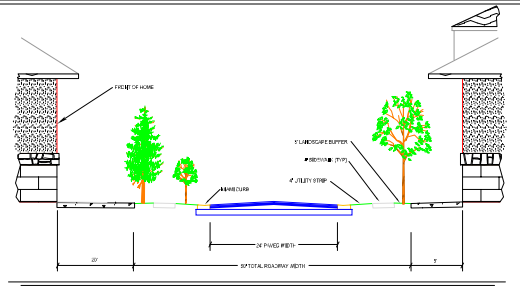


WEST SECTION A-A BETWEEN EXISTING SINGLE FAMILY RESIDENCES AND PROPSED TOWNHOMES
NTS



ALLEY TYPICAL SECTION
NTS



ROADWAY TYPICAL SECTION
NTS

0 20 100
Feet

DATE PLAN WAS PREPARED: JUNE 1, 2007

PROPOSED DEVELOPMENT DESCRIPTION:

ALL TOWNHOMES SHALL BE SUBJECT TO THE TERMS AND CONDITIONS OF THE DEVELOPER'S AGREEMENT WHICH INCLUDES: SETBACKS, BUFFERS, ARCHITECTURAL FEATURES, AND DESIGN STANDARDS.

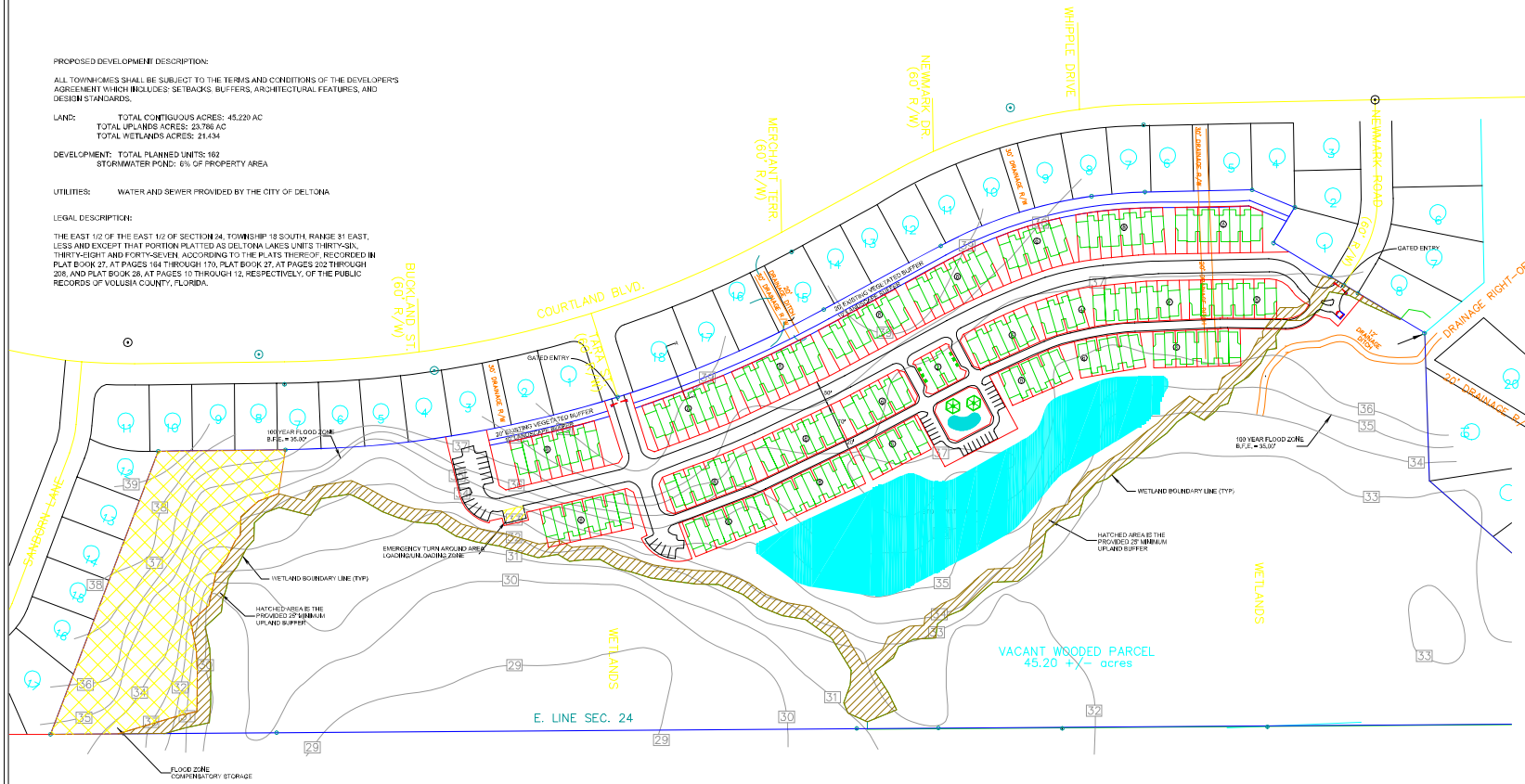
LAND: TOTAL CONTIGUOUS ACRES: 45.220 AC
TOTAL UPLANDS ACRES: 23.786 AC
TOTAL WETLANDS ACRES: 21.434

DEVELOPMENT: TOTAL PLANNED UNITS: 162
STORMWATER POND: 6% OF PROPERTY AREA

UTILITIES: WATER AND SEWER PROVIDED BY THE CITY OF DELTONA

LEGAL DESCRIPTION:

THE EAST 1/2 OF THE EAST 1/2 OF SECTION 24, TOWNSHIP 18 SOUTH, RANGE 31 EAST, LESS AND EXCEPT THAT PORTION PLATTED AS DELTONA LAKES UNITS THIRTY-SIX, THIRTY-EIGHT AND FORTY-SEVEN, ACCORDING TO THE PLATS THEREOF, RECORDED IN PLAT BOOK 27, AT PAGES 164 THROUGH 170, PLAT BOOK 27, AT PAGES 202 THROUGH 208, AND PLAT BOOK 28, AT PAGES 10 THROUGH 12, RESPECTIVELY, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.



DEVELOPER: HERITAGE GREEN
200 S. ORANGE AVENUE
SUITE 3075
ORLANDO, FL 32801
PHONE: (407) 377-0555
FAX: (407) 264-6942
EMAIL: alex@hgprop.com

SURVEYOR: LARRY P. EFIRD JR. PSM
FL NO. 5521
EFIRD SURVEYING GROUP, INC.
1012 NORTH WOODLAND BLVD
DELAND, FL 32720
PHONE: (386) 740-4144
FAX: (386) 740-4155
EMAIL: lefisc@bellsouth.net
COA #: 7230

ENGINEER: GRANT RENNE, P.E.
FL NO. 43400
ENGINEERED PERMITS, INC.
220 SOUTH WOODLAND BLVD
SUITE D
DELAND, FL 32720
PHONE: (386) 742-6681
FAX: (386) 734-8226
EMAIL: grenne@epfleng.net
COA #: 26298

L:\Heritage Green\Concepts\untitled.bmp

$DATE$ $TIME$ $FILE$

REVISIONS:

SHEET TITLE: MASTER DEVELOPMENT PLAN

ENGINEERED PERMITS, INC.
220 SOUTH WOODLAND BOULEVARD
SUITE D
DELAND, FL 32720
PHONE: 386-742-6681
CERT. NO. 26298

EPI

GRANT RENNE, P.E.
FL. NO. 43400
220 SOUTH WOODLAND BOULEVARD
SUITE D
DELAND, FL 32720
PHONE: 386-740-6681
EMAIL: grenne@epfleng.net

PROJECT: THE PRESERVE

DRAWN BY: EPI

DATE: 4/7/06

SCALE: 1" = 100'

FILE NAME: CONCEPT05.DGN

PROJECT NO.: 07-104

SHEET NO.: EX-1