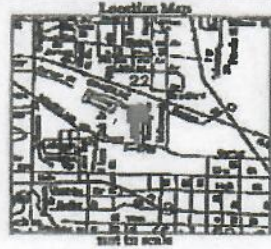
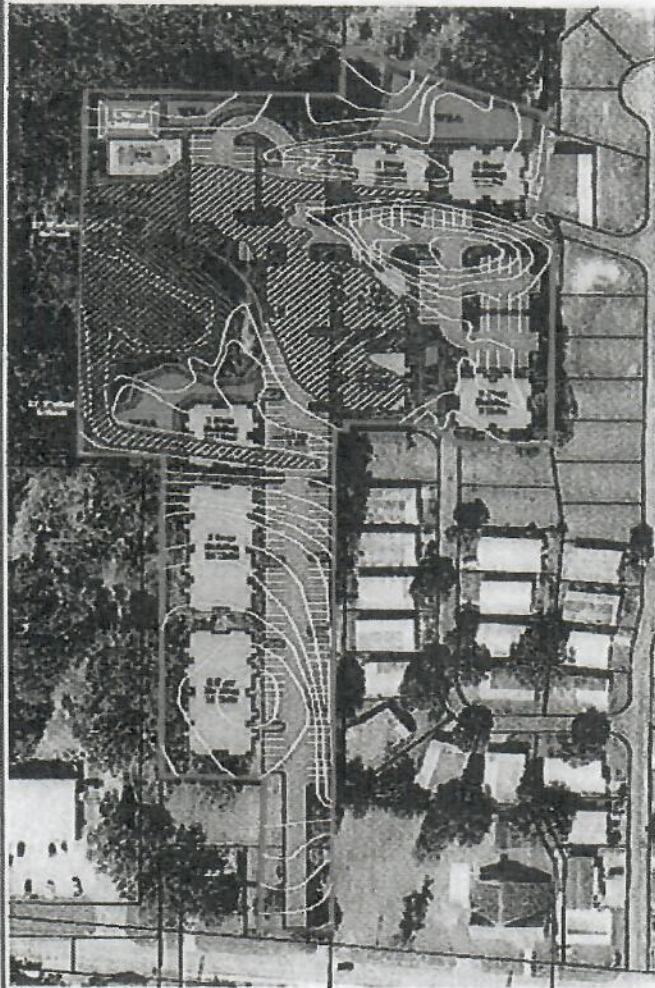


CONCEPTUAL DEVELOPMENT PLAN

EXHIBIT C



Wetland Areas

73' Contour

Multi-Family Buildings
6 or 12 Units per Building
2 Parking Spaces per Unit

Multi-Family Buildings
16 Units per Building
2 Parking Spaces per Unit

Notes

- 96 Apartment Units

Apartments
- 192 Parking Spaces Required
- 193 Parking Spaces Provided

Total Site Acreage	6.17 acres +/-	(100%)
Multi-Family Buildings	1.09 acres +/-	(17%)
Clubhouse & Patio	0.13 acres +/-	(2%)
Paved Surface	1.83 acres +/-	(30%)
Total Developed	3.05 acres +/-	(50%)
Retention Areas	0.64 acres +/-	(10%)
Wetlands	0.40 acres +/-	(7%)
Wetland Buffers	0.27 acres +/-	(4%)
Existing Ditch	0.08 acres +/-	(1%)
Greenpace	1.73 acres +/-	(28%)
Total Open Space	3.12 acres +/-	(50%)



Conceptual Development Plan For

Victoria Gardens at Leesburg
Leesburg, Florida

