

**PROPERTY DESCRIPTION**

PARCEL 1:  
A PORTION OF THE SOUTH 970.0 FEET OF THE NORTH 2872.6 FEET OF LOT 3, AND A PORTION OF THE SOUTH 970.0 FEET OF THE NORTH 1940.0 FEET OF LOT 7, AND A PORTION OF THE SOUTH 970.0 FEET OF THE NORTH 2090.0 FEET OF LOT 11, ASSASSOR'S SUBDIVISION OF C.E. MCHARDY GRANT, IN ACCORDING TO PLAT THEREOF RECORDED IN MAP BOOK 3, PAGE 152 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHWEST CORNER OF LOT 3, BLOCK 1 (ONE) OF WATER FRONT PARK AS RECORDED IN MAP BOOK 11, PAGE 251 PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 18°34'40" WEST ALONG THE EAST RIGHT OF WAY OF U.S. HIGHWAY #1, A DISTANCE OF 854.01 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 5827.65 FEET, AND A CENTRAL ANGLE OF 00°08'12"; THENCE RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 1390 FEET TO A POINT 100.00 FEET SOUTH OF THE CENTERLINE OF RIVER PARK BOULEVARD AS SHOWN ON THE CORRECTED PLAT OF RIVER PARK MOBILE HOME COLONY SECTION 1 (ONE) AS RECORDED IN MAP BOOK 28, PAGE 4 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE NORTH 68°44'20" EAST ALONG A LINE PARALLEL TO SAID BOULEVARD A DISTANCE OF 300.25 FEET TO THE WEST LINE OF LOT 1-C AS SHOWN ON SAID CORRECTED PLAT OF RIVER PARK MOBILE HOME COLONY SECTION 1; THENCE SOUTH 18°34'40" EAST ALONG THE REAR LINE OF LOTS 1-C, 19, 120, 121, 122 AND A PROLONGATION OF SAID LINE FOR A DISTANCE OF 361.91 FEET; THENCE NORTH 42°43'20" EAST, A DISTANCE OF 114.00 FEET; THENCE NORTH 18°34'40" WEST, A DISTANCE OF 153 FEET TO THE SOUTH RIGHT OF WAY LINE OF OAK STREET AS RECORDED IN SAID PLAT OF RIVER PARK MOBILE HOME COLONY SECTION 1; THENCE NORTH 68°44'20" EAST ALONG SAID SOUTH RIGHT OF WAY LINE AND A PROLONGATION THEREOF FOR A DISTANCE OF 1,250.14 FEET; THENCE NORTH 18°34'40" WEST, A DISTANCE OF 150.28 FEET TO THE SOUTHWEST CORNER OF THE SEWER TREATMENT PLANT SITE AS SHOWN ON SAID PLAT OF RIVER PARK MOBILE HOME COLONY SECTION 1; THENCE CONTINUE NORTH 18°34'40" WEST ALONG THE WEST LINE OF SAID SEWER TREATMENT PLANT SITE 220.24 FEET TO THE SOUTH LINE OF THE DRAINAGE CANAL RIGHT OF WAY AS SHOWN ON SAID PLAT OF RIVER PARK MOBILE HOME COLONY SECTION 1; THENCE NORTH 68°44'20" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 827.85 FEET TO THE WESTERLY BANK OF THE INDIAN RIVER NORTH; THENCE SOUTHERLY ALONG SAID WESTERLY BANK THE FOLLOWING COURSES AND DISTANCES: SOUTH 50°46'50" EAST, A DISTANCE OF 42.21 FEET; THENCE SOUTH 13°08'00" EAST, A DISTANCE OF 36.19 FEET; THENCE SOUTH 11°47'30" WEST, A DISTANCE OF 68.22 FEET; THENCE SOUTH 18°56'41" EAST, A DISTANCE OF 165.46 FEET; THENCE SOUTH 34°46'41" EAST, A DISTANCE OF 107.15 FEET; THENCE SOUTH 77°35'49" EAST, A DISTANCE OF 28.05 FEET; THENCE SOUTH 39°25'19" EAST, A DISTANCE OF 77.83 FEET; THENCE SOUTH 32°59'18" EAST, A DISTANCE OF 150.02 FEET; THENCE SOUTH 24°34'01" EAST, A DISTANCE OF 154.23 FEET; THENCE SOUTH 00°40'25" WEST, A DISTANCE OF 88.54 FEET; THENCE SOUTH 13°06'28" WEST, A DISTANCE OF 66.18 FEET; THENCE CONTINUE SOUTH 13°06'28" WEST FOR A DISTANCE OF 2.35 FEET TO A POINT ON THE NORTH LINE OF LOT 1 (ONE) OF WATER FRONT PARK UNIT NO. 2 AS RECORDED IN MAP BOOK 8, PAGE 228 OF PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE SOUTH 68°45'58" WEST ALONG THE NORTH LINE OF SAID WATER FRONT PARK UNIT NO. 2 AND THE AFORESAID WATER FRONT PARK A DISTANCE OF 2533.85 FEET TO THE POINT OF BEGINNING.

SITE DATA TABLE	
PROJECT LOCATION	CITY OF EDGEWATER, FLORIDA
PARCEL ID	8538010000071
FLOOD ZONE	"X" AND "AE" PER FIRM MAP 12127CO715J DATED 9/29/17
EXISTING FUTURE LAND USE	VOLUSIA COUNTY - URBAN MEDIUM INTENSITY (UMI)
PROPOSED FUTURE LAND USE	CITY OF EDGEWATER - LOW DENSITY RESIDENTIAL (LDR)
EXISTING ZONING	VOLUSIA COUNTY MOBILE HOME PARK (MH-1)
PROPOSED ZONING	CITY OF EDGEWATER RESIDENTIAL PLANNED UNIT DEVELOPMENT (RPUD)
EXISTING PROPERTY USE	VACANT
PROPOSED PROPERTY USE	SINGLE FAMILY RESIDENTIAL
PROJECT AREA	±41.9 ACRES
PRESERVATION	±1.23 ACRES
TOTAL DEVELOPABLE AREA	±40.67 ACRES
PROPOSED NUMBER OF UNITS	137
PROPOSED GROSS DENSITY	±3.26 DU/ACRE
PROPOSED NET DENSITY	±3.36 DU/ACRE
BOAT SLIPS AND/OR BOAT TRAILER PARKING SPACES	10 SPACES
COMMON OPEN SPACE	35%
TREE PROTECTION	15%
NUMBER OF PHASES	2
PHASE 1	87 UNITS
PHASE 2	50 UNITS

**LEGEND**

PROPERTY BOUNDARY

INTERNAL ROW LINE

25' WETLAND SETBACK

50' MEAN HIGH WATER SETBACK

PHASE LINE

40' WIDE LOTS

50' WIDE LOTS

60' WIDE LOTS

75' WIDE LOTS

SINGLE STORY COMMITMENT

RETAIN EXISTING SWALE (SEE DA)

HISTORIC TREE

**TYPICAL LOT DETAIL**

**TYPICAL LOT DETAIL LEGEND**

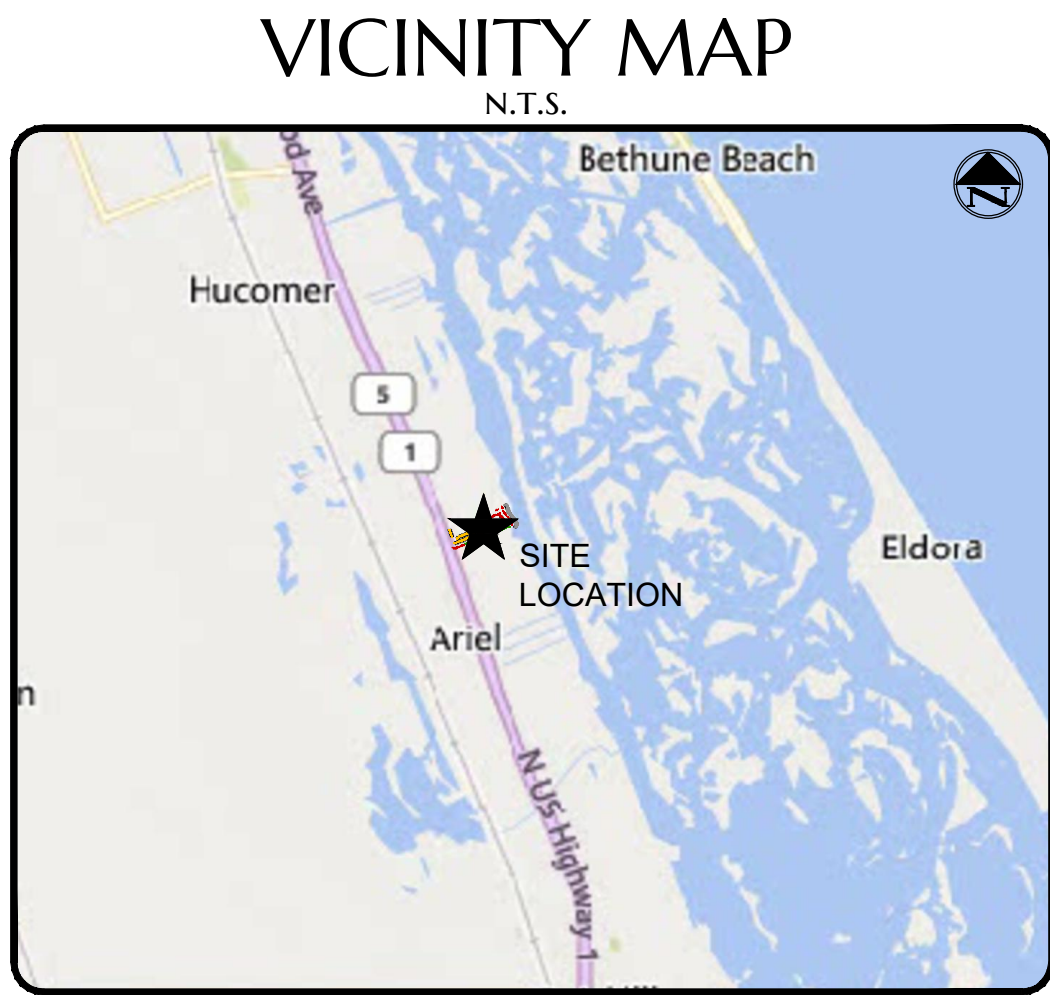
A. FRONT SETBACK

B. GARAGE SETBACK

C. REAR SETBACK

D. SIDE SETBACK

E. SIDE CORNER SETBACK



- NOTES**
- LANDSCAPE BUFFERS ALONG PROJECT PERIMETER WILL RETAIN EXISTING VEGETATION WHERE FEASIBLE AND WILL BE OWNED AND MAINTAINED BY THE HOA.
  - STORMWATER PONDS WILL INCORPORATE LITTORAL PLANTINGS.
  - COMMON OPEN SPACE CAN INCLUDE LANDSCAPE BUFFERS, PASSIVE AND ACTIVE RECREATIONAL FACILITIES, PRESERVATION AREAS AND STORMWATER PONDS.
  - PARK, AMENITIES MAY INCLUDE DOG PARK, GARDENS, TREE PRESERVATION WHERE FEASIBLE, WALKING TRAILS, AND PICNIC FACILITIES.

**RESIDENTIAL DIMENSIONAL STANDARDS**

MINIMUM LOT WIDTH	40'
MINIMUM LOT SIZE	4,600 SF
FRONT SETBACK	15'
GARAGE SETBACK	25'
REAR SETBACK	15'
SIDE SETBACK	5'
SIDE CORNER SETBACK	15'
MAXIMUM IMPERVIOUS	80%
MAXIMUM LOT COVERAGE	60%

MINIMUM LOT WIDTH	50'
MINIMUM LOT SIZE	5,750 SF
FRONT SETBACK	15'
GARAGE SETBACK	25'
REAR SETBACK	15'
SIDE SETBACK	5'
SIDE CORNER SETBACK	15'
MAXIMUM IMPERVIOUS	80%
MAXIMUM LOT COVERAGE	60%

MINIMUM LOT WIDTH	60'
MINIMUM LOT SIZE	7,200 SF
FRONT SETBACK	15'
GARAGE SETBACK	25'
REAR SETBACK	15'
SIDE SETBACK	5'
SIDE CORNER SETBACK	15'
MAXIMUM IMPERVIOUS	65%
MAXIMUM LOT COVERAGE	60%

MINIMUM LOT WIDTH	75'
MINIMUM LOT SIZE	9,000 SF
FRONT SETBACK	15'
GARAGE SETBACK	25'
REAR SETBACK	15'
SIDE SETBACK	7.5'
SIDE CORNER SETBACK	15'
MAXIMUM IMPERVIOUS	50%
MAXIMUM LOT COVERAGE	60%

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12/10/2025 2:06:53 PM PLotted BY: eden.coole

505 E. JACKSON STREET  
SUITE 200  
TAMPA, FLORIDA 33602  
OFFICE: 813-375-0616  
WWW.LEVELUPFLORIDA.COM



**LEVELUP**  
CONSULTING, LLC

PROJECT NAME:  
**HAVENSOUND**

DRAWING TITLE:  
**RPUD MASTER PLAN**

PREPARED FOR:  
**TAYLOR MORRISON**