



Development Information

Gross Acreage 60.88 ac (2,651,933 sf)
 Wetlands Area 1.26 ac (54,963 sf)
 Net Acreage 59.62 Ac (2,596,970 sf)

Current Zoning SF-4
 Proposed Zoning MDR-2
 Future Land Use Medium Density Residential

Minimum Lot Area 9,000 sf
 Minimum Lot Width 75' minimum

Proposed Lakefront 20 Lots
 Proposed Pond Front 9 Lots
 Proposed Standard 125 Lots
 Total Number of lots 154 Lots
 Proposed Density 2.58 DU/Net Acre

Minimum Living Area 1,200 sf (Under Heat & Air)
 Maximum Height 35' feet (2.5 stories)
 Max ISR 0.50

Minimum Setbacks
 Front: 25'
 Rear: 25'
 Side: 12.5'
 Side Street: 12.5'

Phasing Multi-Phase Project

Open Space 25% Required open space

Project Traffic 1,474 Avg daily trips

Projected School Age Population 154 units x 0.404 = 62 students

Stormwater Management Provide Retention system per City & SJRWMD Regulations

100 yr Flood Flood zone X
 Per 12095C0595E, dated:12/18/2012

Projected Fire Flow 500 gpm @ 20 psi (2 hr duration)

Utilities
 Sewer: Howey-in-the-Hills
 Water: Howey-in-the-Hills

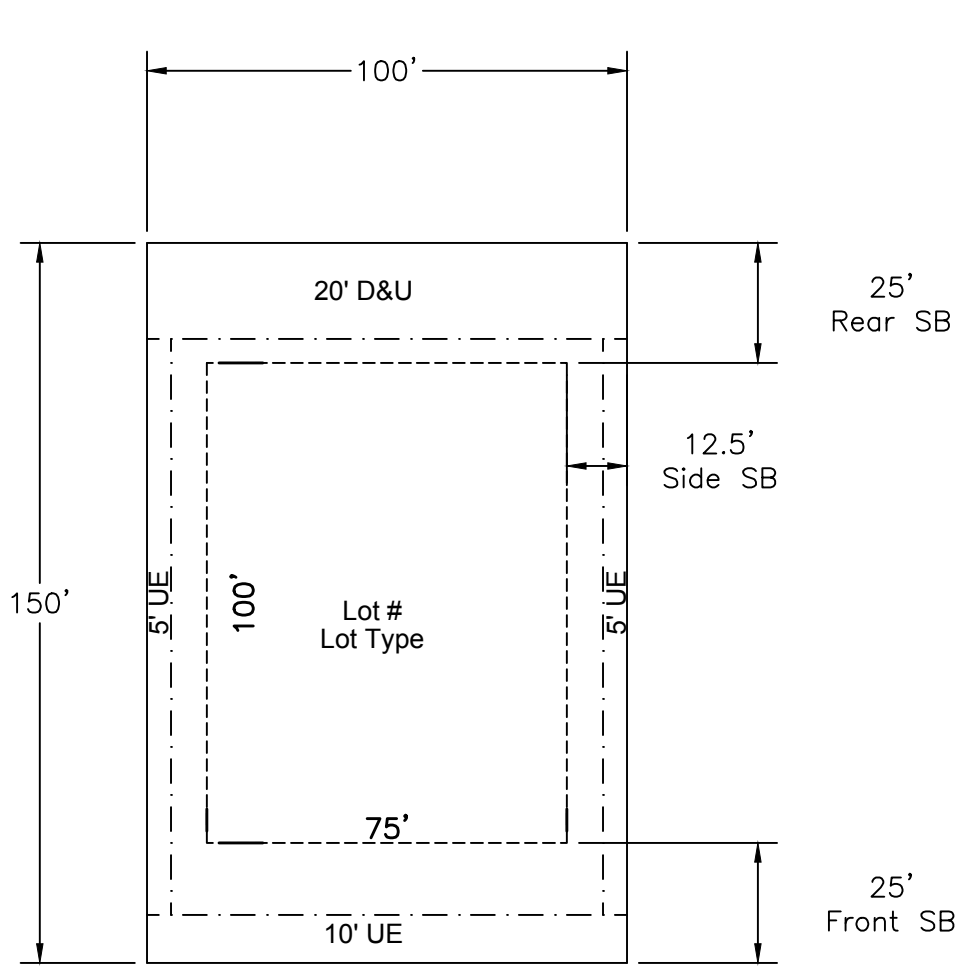
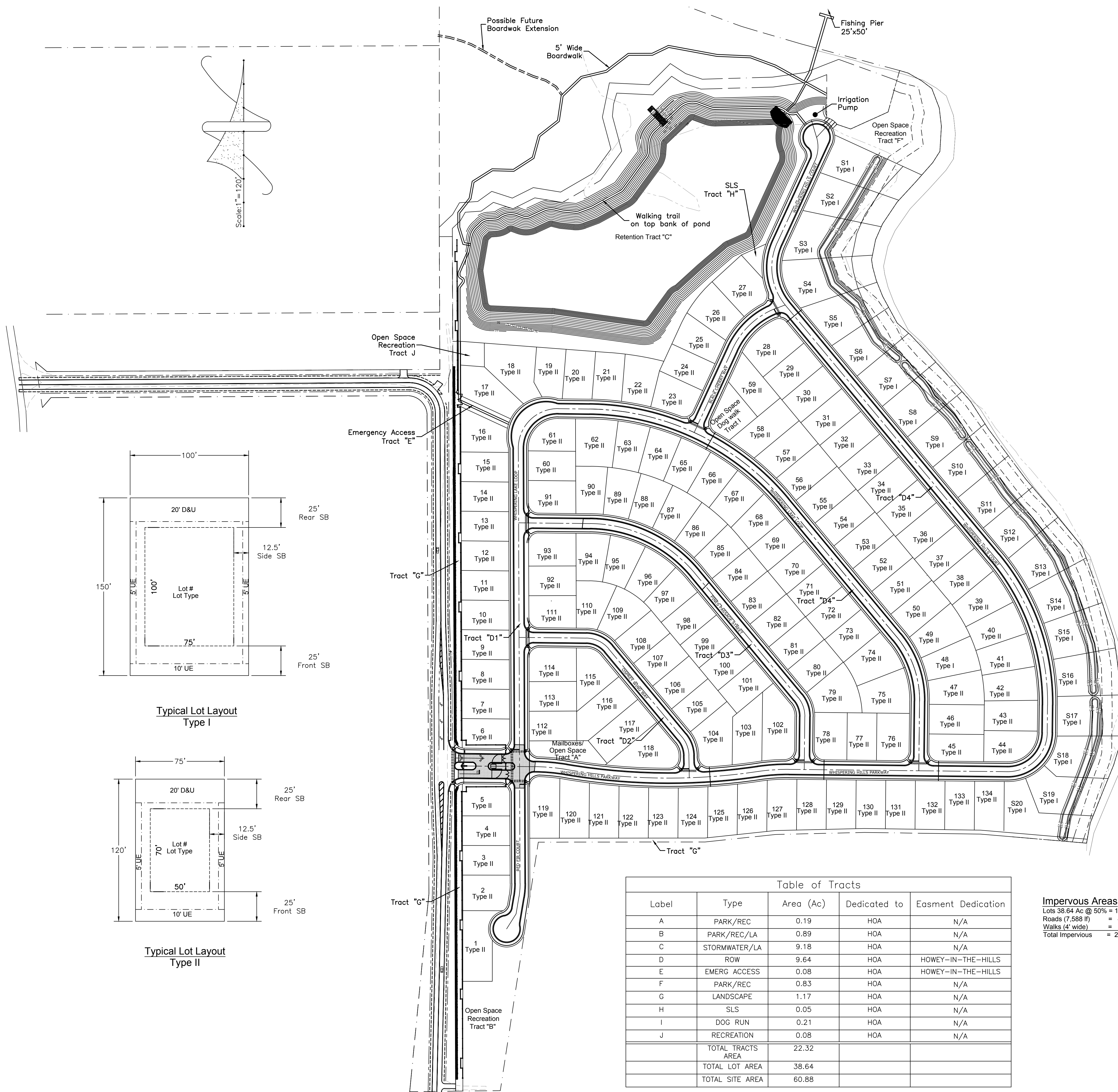
Open Space Calculation
 Required 25% of Gross land Area - 15.08 Ac

Category	Area
Recreation Tracts	2.20 Ac
Stormwater Tract	9.18 Ac
Wetlands area	1.26 Ac
Open Space in ROW	2.70 Ac
Landscape Buffers	1.17 Ac
Lot Open Space	19.22 Ac
Total Open Space	35.73 Ac

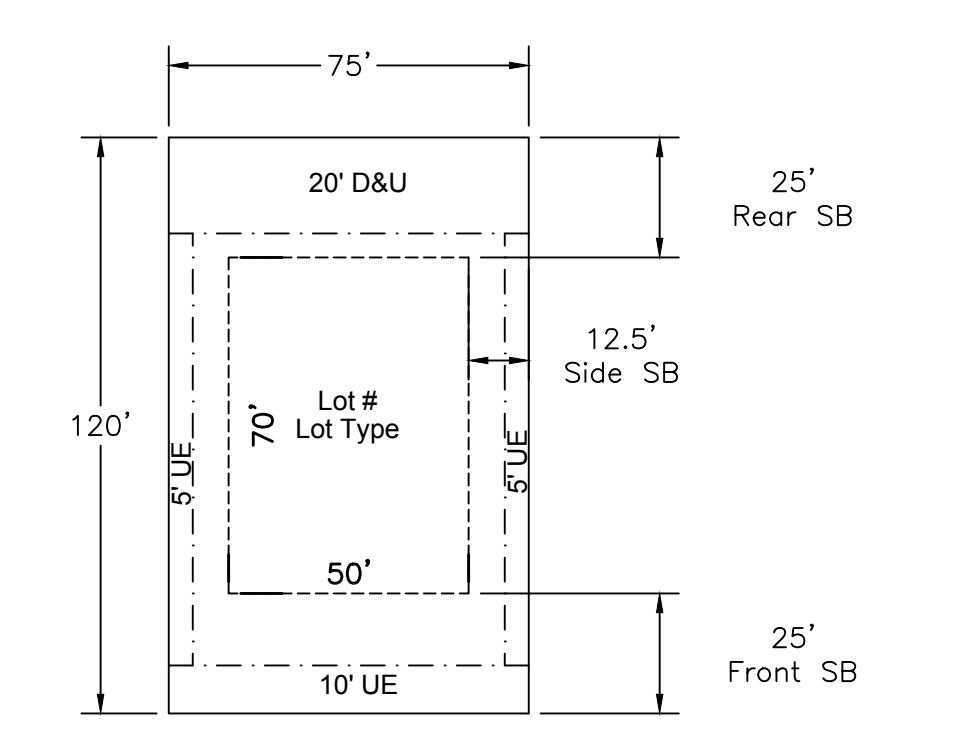
- General Notes:
- Stormwater Retention Areas to be Owned & Maintained by HOA.
 - All Streets are Private. Private Streets are in Tract "D".
 - All signage shall comply with City Codes.
 - Electrical Power will be provided by underground service.
 - All Recreation and Landscape Tracts shall be maintained by HOA.
 - All sidewalks not fronting single family lots and all sidewalk ramps shall be installed during road construction.
 - All extra recreational area improvements are shown for reference. Actual implementation is contingent upon results of a market study.

Label	Type	Area (Ac)	Dedicated to	Easment Dedication
A	PARK/REC	0.19	HOA	N/A
B	PARK/REC/LA	0.89	HOA	N/A
C	STORMWATER/LA	9.18	HOA	N/A
D	ROW	9.64	HOA	HOWEY-IN-THE-HILLS
E	EMERG ACCESS	0.08	HOA	HOWEY-IN-THE-HILLS
F	PARK/REC	0.83	HOA	N/A
G	LANDSCAPE	1.17	HOA	N/A
H	SLS	0.05	HOA	N/A
I	DOG RUN	0.21	HOA	N/A
J	RECREATION	0.08	HOA	N/A
TOTAL TRACTS AREA		22.32		
TOTAL LOT AREA		38.64		
TOTAL SITE AREA		60.88		

Impervious Areas
 Lots 38.64 Ac @ 50% = 19.2 Ac
 Roads (7,588 lf) = 4.8 Ac
 Walks (4' wide) = 1.4 Ac
 Total Impervious = 25.4 Ac



Typical Lot Layout Type I



Typical Lot Layout Type II

#	Date	Description

Unroe Engineering, Inc
 Civil Engineering/Planning/Scientific Evaluation
 PO Box 690942, Orlando, FL 32869-0942
 Business Authorization Number - EB 0000579 ph (407) 299-0650

Concpet Site Plan
 Whispering Hills Subdivision
 Buckhill Road, Howey-in-the-Hills, Florida

DP	Drawn
DP	Checked
1"=120'	Scale
7/8/18	Date
WH2	File

Dwg. No. **CP**
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