PROJECT CHARACTERISTICS

TOTAL PROPERTY AREA .....241.32 ACRES; 10,511,869.71 SQ.FT.
NET LAND AREA .....179.79 ACRES
TOTAL UNITS PROPOSED 629
NET DENSITY PROPOSED .....3.50 DU/ACRE
PROPOSED USE .....SINGLE FAMILY RESIDENTIAL, CONSERVATION, AND RELATED ACCESSORY USES INCLUDING RECREATIONAL USES AND FACILITIES

NUMBER OF PHASES 3

100-YEAR FLOOD ZONE .....INDICATED ON PLAN

RESIDENTIAL REGULATIONS
MINIMUM DWELLING SIZE .....1,350 SF.
MINIMUM LOT SIZE .....4,600 SF.
MAXIMUM BUILDING HEIGHT .....35 FT
MINIMUM PARKING REQUIRED .....4 PER LOT; 2 GARAGE / 2 DRIVEWAY

PUBLIC / CIVIC SPACE REGULATIONS
MAXIMUM BUILDING HEIGHT .....15 FT

LAND USE ACREAGE
RESIDENTIAL AREA .....97.36 ACRES
PARK LAND .....12.36 ACRES*
DRY RETENTION .....32.29 ACRES
LANDSCAPE BUFFERS / OTHER OPEN SPACE .....7.35 ACRES
WETLANDS .....61.53 ACRES
PUBLIC UTILITIES .....0.20 ACRES
ROAD RIGHT-OF-WAY .....30.03 ACRES

*INCLUDES 02.08 ACRES OF PARK FACILITIES AND AMENITIES

OPEN SPACE TOTALS BY LAND USE
WETLANDS .....30.16 ACRES
DRY RETENTION .....32.29 ACRES
NON-PARK OPEN SPACE .....7.55 ACRES
PARK LAND .....10.28 ACRES
PARK FACILITIES AND AMENITIES .....2.08 ACRES
TOTAL .....82.36 ACRES

RESIDENTIAL BUILDING SETBACKS
FRONT .....20'
REAR .....20' FOR PRINCIPLE STRUCTURES
10' FOR ANCILLARY STRUCTURES
SIDE .....5' (EXCEPT 10' FOR CORNER LOTS AT STREET SIDE)

LANDSCAPE BUFFERS
DEDICATED ADJACENT TO S.R. 19 AND NUMBER TWO RD. RIGHT-OF-WAY ..... 25'

NOTES
- POTABLE WATER SERVICE SHALL BE PROVIDED BY THE TOWN OF HOWEY-IN-THE-HILLS. THE DEVELOPER SHALL EXTEND THE TOWN'S EXISTING POTABLE WATER DISTRIBUTION SYSTEM TO AND THROUGH THE PROJECT TO SERVE EVERY LOT WITHIN THE DEVELOPMENT.
- STORM WATER MANAGEMENT SHALL BE THROUGH A SYSTEM OF SWALES, STORM DRAINS AND DRY BOTTOM RETENTION PONDS AS REQUIRED.
- SANITARY SEWER SERVICE SHALL BE PROVIDED BY THE TOWN OF HOWEY-IN-THE-HILLS. THE DEVELOPER SHALL EXTEND THE TOWN'S EXISTING SANITARY SEWER COLLECTION / TRANSMISSION SYSTEM TO AND THROUGH THE PROJECT TO SERVE EVERY LOT WITHIN THE DEVELOPMENT. WASTEWATER TREATMENT SHALL BE PROVIDED BY THE CENTRAL LAKE CDD WWTF.
- EXISTING VEGETATION WILL BE UTILIZED IN LANDSCAPE BUFFERS WHEREVER POSSIBLE.
- THIS PROJECT WILL BE DEVELOPED IN MULTIPLE PHASES. EACH PHASE, AS IT DEVELOPS, SHALL HAVE THE NECESSARY INFRASTRUCTURE TO SERVE THAT PHASE. PHASES MAY BE FURTHER SUBDIVIDED.
- THE PROJECT WILL ALSO PROVIDE PARK LAND AND PARK FACILITIES/RECREATION AREAS. THESE PARKS WILL PROVIDE OPEN SPACE OPPORTUNITIES FOR RESIDENTS TO UTILIZE THE NATURAL RESOURCES. A PAVED TRAIL SYSTEM WILL BE PLACED WITHIN THE COMMUNITY PARKS TO ENCOURAGE COMMUNITY WELLNESS AND ACTIVE RECREATION. THE PROJECT WILL HAVE A GAZEBO, STRETCHING AREA, DOG PARK, AND AMENITY CENTER WITH A POOL THAT WILL BE CONSTRUCTED AND COMPLETED PRIOR TO ISSUANCE OF A CERTIFICATE OF COMPLETION FOR PHASE 2 OF THE PROJECT.
- PARKING WILL BE PROVIDED AT AMENITY CENTER
- THE ARCHITECTURAL STYLE OF THE ENTRYWAY TREATMENTS AND AMENITY CENTERS SHALL BE MISSION STYLE ARCHITECTURE; THE RESIDENTIAL UNITS SHALL HAVE A DIVERSE MIX OF ARCHITECTURAL STYLES THROUGHOUT THE PROJECT.
- MASS GRADING BETWEEN PHASES MAY OCCUR WITH WATER MANAGEMENT DISTRICT PERMIT. MASS GRADING WILL ADHERE TO NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS.
- THERE SHALL BE A CONSTRUCTION ENTRANCE AT THE PROPOSED SUBDIVISION ENTRANCE ROAD ON SR19 AND THE PROPOSED SUBDIVISION ENTRANCES ON NUMBER 2 ROAD. ALL CONSTRUCTION ENTRANCES SHALL BE STABILIZED FOR HEAVY VEHICULAR TRAFFIC AND SHALL ADHERE TO NPDES PERMIT REQUIREMENTS

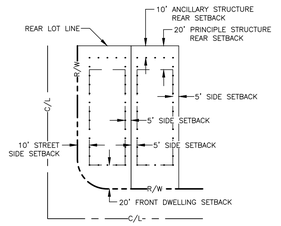
TRACT AREAS

DESCRIPTION	AREA (AC.)	LAND USE
PHASE 1		
RIGHT-OF-WAY	11.82	PARKWAY
RESIDENTIAL	34.97	SF LOTS
TRACT 1-A	1.83	PARK FACILITIES
TRACT 1-B	0.23	OPEN SPACE
TRACT 1-C	0.12	LIFT STATION
TRACT 1-D	1.57	DRY RETENTION
TRACT 1-E	0.38	WETLANDS
TRACT 1-F	1.26	OPEN SPACE
TRACT 1-G	2.53	DRY RETENTION
TRACT 1-H	3.30	WETLANDS
TRACT 1-I	0.30	OPEN SPACE
TRACT 1-J	1.18	DRY RETENTION
TRACT 1-K	0.25	AMENITY CENTER
TRACT 1-L	4.66	PARK LAND
TRACT 1-M	1.11	DRY RETENTION
TRACT 1-N	0.20	OPEN SPACE
TRACT 1-O	1.08	DRY RETENTION
TRACT 1-P	1.21	OPEN SPACE
TRACT 1-Q	1.28	WETLANDS
TRACT 1-R	0.32	DRY RETENTION
TRACT 1-S	2.60	DRY RETENTION
TRACT 1-T	2.56	WETLANDS
TRACT 1-U	0.19	OPEN SPACE
TRACT 1-V	0.02	LANDSCAPE BUFFER
TRACT 1-W	0.02	LANDSCAPE BUFFER
TOTAL PHASE 1 =	74.99	
PHASE 2		
RIGHT-OF-WAY	6.78	PARKWAY
RESIDENTIAL	22.88	SF LOTS
TRACT 2-A	23.58	WETLANDS
TRACT 2-B	0.23	OPEN SPACE
TRACT 2-C	0.04	LIFT STATION
TRACT 2-D	3.80	DRY RETENTION
TRACT 2-E	0.31	OPEN SPACE
TRACT 2-F	2.28	DRY RETENTION
TRACT 2-G	5.78	WETLANDS
TRACT 2-H	13.52	WETLANDS
TRACT 2-I	2.25	PARK LAND
TRACT 2-J	4.16	DRY RETENTION
TOTAL PHASE 2 =	85.61	
PHASE 3		
RIGHT-OF-WAY	11.43	PARKWAY
RESIDENTIAL	39.51	SF LOTS
TRACT 3-A	3.40	WETLANDS
TRACT 3-B	3.10	DRY RETENTION
TRACT 3-C	0.04	LIFT STATION
TRACT 3-D	2.38	DRY RETENTION
TRACT 3-E	1.16	WETLANDS
TRACT 3-F	0.71	OPEN SPACE
TRACT 3-G	0.22	OPEN SPACE
TRACT 3-H	3.37	PARK LAND
TRACT 3-I	0.96	OPEN SPACE
TRACT 3-J	0.11	OPEN SPACE
TRACT 3-K	6.57	WETLANDS
TRACT 3-L	6.18	DRY RETENTION
TRACT 3-M	0.26	OPEN SPACE
TRACT 3-N	0.50	OPEN SPACE
TRACT 3-O	0.11	OPEN SPACE
TRACT 3-P	0.24	LANDSCAPE BUFFER
TRACT 3-Q	0.47	LANDSCAPE BUFFER
TOTAL PHASE 3 =	80.72	

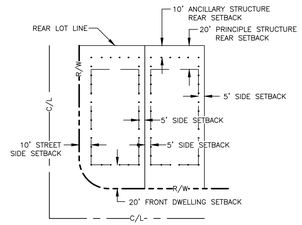
CUMULATIVE OPEN SPACE TOTALS PER PHASE

PHASE(S)	PHASE(S) AREA (AC.)	25% REQ. OPEN SPACE AREA (AC.)	UPLAND OPEN SPACE AREA (AC.)	WETLAND OPEN SPACE AREA* (AC.)	TOTAL OPEN SPACE AREA (AC.)	TOTAL OPEN SPACE AREA (%)
1	74.99	18.75	20.56	7.52	28.08	37.44
1 & 2	160.60	40.15	33.59	20.07	53.66	33.41
1, 2 & 3	241.32	60.33	52.20	30.16	82.36	34.13

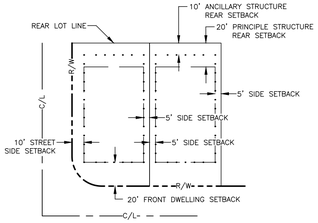
*UP TO 50% OF THE OPEN SPACE REQUIREMENT MAY BE MET WITH WETLANDS.



TYPICAL 40' LOT DWELLING SETBACKS
SCALE 1"=60'



TYPICAL 50' LOT DWELLING SETBACKS
SCALE 1"=60'



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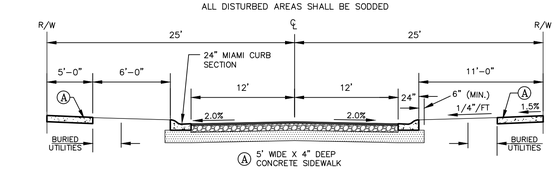
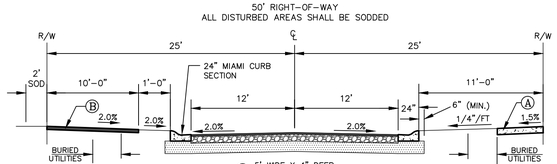
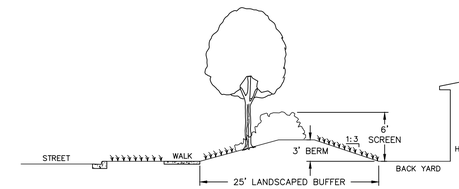
SCALE 1"=60'



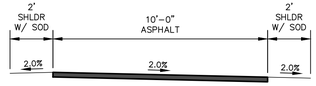
TYPICAL 50' RIGHT-OF-WAY SECTION
N.T.S



TYPICAL 50' RIGHT-OF-WAY WITH REC TRAIL SECTION
N.T.S



RESIDENTIAL LANDSCAPE BUFFER SECTION
N.T.S



NOTE: TOTAL LENGTH OF REC TRAIL IS APPROXIMATELY 11,240 FT

TYPICAL REC TRAIL SECTION
N.T.S

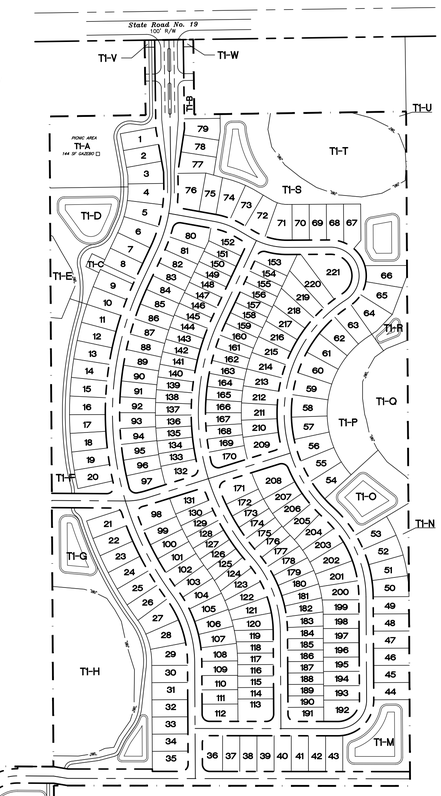
GRAPHIC SCALE

250 0 125 250 500 1000

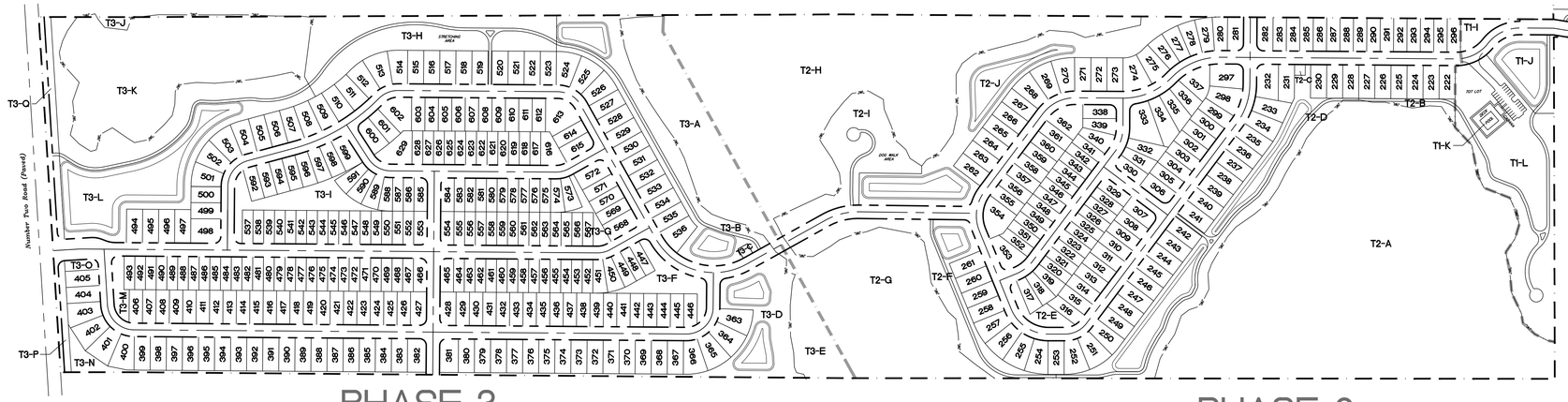
(IN FEET)
1 inch = 250 ft.

LEGEND

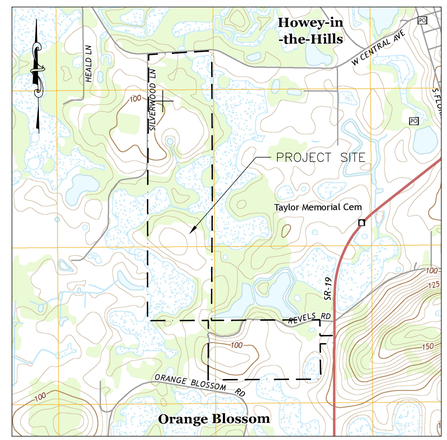
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- ROADWAY CENTERLINE
- PROPOSED LOT LINE
- JURISDICTIONAL WETLAND LINE
- PHASE LINE



PHASE 1



PHASE 3 PHASE 2



LOCATION MAP
SCALE: 1"=1500' | SOURCE: USGS NATIONAL MAP

LOT TABLE				
PHASE	40' LOTS	50' LOTS	60' LOTS	TOTAL # OF LOTS
1	79	63	79	221
2	37	50	54	141
3	111	70	86	267
TOTAL	227	183	219	629

Knight Engineering Services
Planning, Design, Permitting, Inspection
770 Almond Street, Suite B, Clermont, Florida 34711
Phone: (352) 394-8514
Certificate of Authorization No. 00029972

MISSION RISE

SECTIONS 27 & 34, TOWNSHIP 20S, RANGE 25E, LAKE COUNTY, FL
SECTION 2, TOWNSHIP 21S, RANGE 25E, LAKE COUNTY, FL
DEVELOPER: HANOVER MISSION RISE, LLC
605 COMMONWEALTH AVE., ORLANDO, FL 32803 (407) 704-9226

PUD CONCEPT PLAN

THOMAS L. KNIGHT LICENSE No. 47614 STATE OF FLORIDA PROFESSIONAL ENGINEER

THOMAS L. KNIGHT, P.E.
FLORIDA REGISTRATION #47614

DATE
January 2019

DRAWN BY
TLK

PROJECT NUMBER
17-05

SCALE
1" = 250'

SHEET NUMBER
1