

- CONSTRUCTION OF A NEW 154 LOT RESIDENTIAL SUBDIVISION WITH CONNECTION TO PUBLIC SEWER AND WATER

FLOOD CERTIFICATE:

- ZONE "X" (UNSHADED), DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 12069C0485E, dated:12/18/2012

- ZONE "X" (UNSHADED), DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 12069C0485E, dated:12/18/2012

BEARING BASIS

- THE COORDINATE AND BEARING STRUCTURE FOR THIS SURVEY IS BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83), 1990 ADJUSTMENT. HORIZONTAL CONTROL STATION UTILIZED WAS NATIONAL GEODETIC SURVEY (NGS) FIRST (1ST) ORDER CONTROL STATION "LC 06".

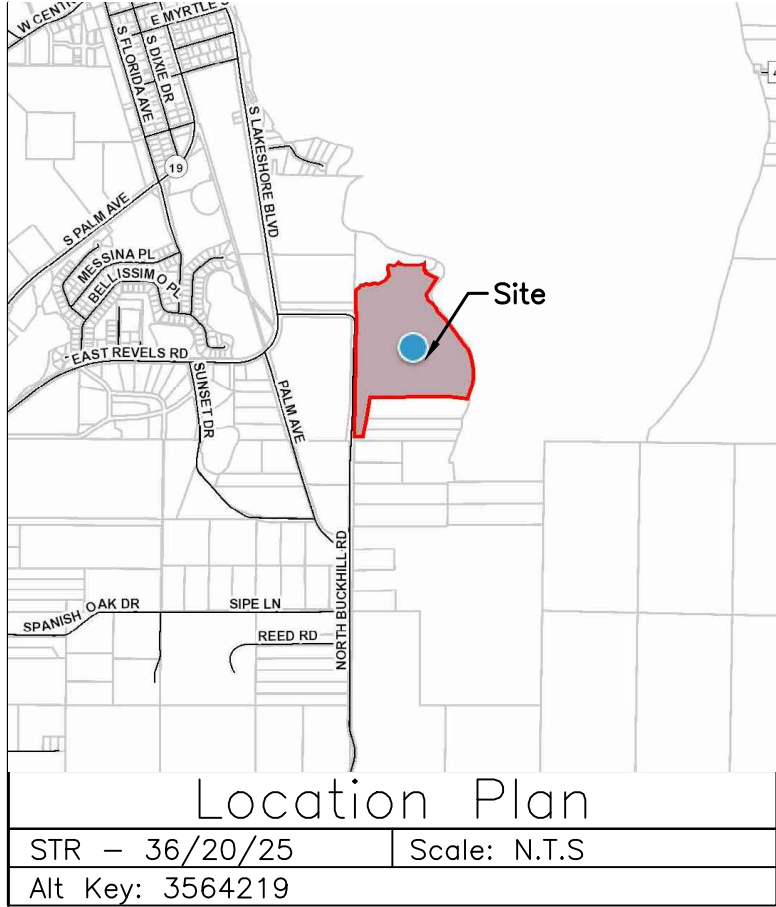
- THE COORDINATE AND BEARING STRUCTURE FOR THIS SURVEY IS BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83), 1990 ADJUSTMENT. HORIZONTAL CONTROL STATION UTILIZED WAS NATIONAL GEODETIC SURVEY (NGS) FIRST (1ST) ORDER CONTROL STATION "LC 06".

A portion of Government Lots 5 and 6, in Section 36, Township 20 South, Range 25 East, Lake County, Florida.

Commence at the Southwest corner of the Southeast $\frac{1}{4}$ of Section 36, Township 20 South, Range 25 East, Lake County, Florida; thence proceed to the South Boundary of said Southeast $\frac{1}{4}$, S 89°50'08" E a distance of 32.76 feet to a point on the East Right-of-way Boundary of Buckhill Road per OSPREY HEIGHTS-PHASE 1A, as recorded in Plat Book 33, Page 66 of the public records of Lake County, Florida, said point being the intersection of the said East Right-of-way Boundary of Buckhill Road and the said South Boundary of said Southeast $\frac{1}{4}$, S 89°50'08" E; thence S 89°50'08" E a distance of 47'09.43" E a distance of 28.30 feet; thence N 31°02'11" E a distance of 24.81 feet; thence N 86°55'48" E a distance of 40.31 feet; thence N 55°05'08" E a distance of 38.19 feet; thence S 71°01'20" E a distance of 52.29 feet; thence N 64°09'46" E a distance of 61.62 feet; thence S 79°41'54" E a distance of 70.94 feet; thence N 60°39'33" E a distance of 110.96 feet; thence N 36°52'01" E a distance of 91.94 feet; thence N 13°52'52" W a distance of 29.71 feet; thence N 14°17'52" W a distance of 61.64 feet; thence N 06°23'22" E a distance of 30.93 feet; thence N 16°45'59" E a distance of 28.88 feet; thence S 86°22'27" E a distance of 91.79 feet; thence N 45°57'51" E a distance of 66.74 feet; thence S 55°54'12" E a distance of 29.18 feet; thence S 70°43'29" E a distance of 52.36 feet; thence N 89°10'11" E a distance of 63.51 feet; thence S 83°01'01" E a distance of 108.92 feet; thence S 83°01'01" E a distance of 108.92 feet to a point coincident with the non-tangent curve corner of the Southwest, said curve having a radius of 46.00 feet, a delta angle of 38°39'48" and being subtended by a chord bearing S 56°22'48" E a distance of 30.46 feet; thence, coincident with the arc of said curve a distance of 31.04 feet; thence S 70°02'13" E a distance of 36.99 feet; thence N 66°26'02" E a distance of 104.12 feet; thence N 61°19'52" E a distance of 108.8 feet, more or less, to the waters edge of Little Lake Harris; thence Southerly coincident with the waters edge of Little Lake Harris to the Northeast corner of the lands described in Official Records Book 1775, Page 275 of the Public Records of Lake County, Florida; thence departing said waters edge, coincident with the North Boundary of said lands for the following five (5) courses: 1.) N 84°17'12" W a distance of 269.99 feet; 2.) thence N 84°17'12" W a distance of 269.99 feet; 3.) thence S 84°17'12" W a distance of 269.99 feet; 4.) thence S 84°17'12" W a distance of 269.99 feet; 5.) thence S 84°17'12" W a distance of 269.99 feet to a point on the West Boundary of said lands; thence departing said North Boundary, coincident with said West Boundary, S 09°31'29" W a distance of 63.42 feet to a point on the aforementioned South Boundary of the Southeast $\frac{1}{4}$ of said Section 36; thence coincident with said South Boundary, N 89°51'03" W a distance of 112.96 feet to the POINT OF BEGINNING.

Containing an area of 2651920.89 square feet, 60.880 acres more or less.

COV	-	Preliminary Subdivision Plan Cover Sheet
C1	-	Overall Subdivision Plan
C2	-	Subdivision Key Plan
C3	-	Subdivision Layout Plan - North
C4	-	Subdivision Layout Plan - South
C5	-	Subdivision Grading Plan - North
C6	-	Subdivision Grading Plan - South
C7	-	Subdivision Utility Plan - North
C8	-	Subdivision Utility Plan - South
C9	-	General Details Sheet 1
C10	-	General Details Sheet 2
TM	-	Tree Protection Plan
---	-	Boundary Survey
---	-	Project Limits Boundary Detail Sheet
---	-	Topographic Survey



Gross Acreage	60.88 ac (2,651,933 sf)
Wetlands Area	1.25 ac (54,355 sf)
Net Acreage	59.63 Ac (2,597,578 sf)

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

Maximum Density	4.0 DU/net acreage
-----------------	--------------------

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

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

Code Min. 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 12069C0485E, 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

Required 25% of Gross land Area - 15.08 Ac

Provided		
Category	Area	
Recreation Tracts	2.20 Ac	
Stormwater Tract	9.18 Ac	
Wetlands area	1.25 Ac	
Open Space in ROW	2.43 Ac	
Landscape Buffers	1.17 Ac	
Common Open Space	16.23 Ac	(26.7%)
Lot Open Space	19.23 Ac	
Total Open Space	35.46 Ac	(58.2%)

Lots 38.45 Ac @ 50% =	19.23 Ac
Roads (7,588 lf) =	4.80 Ac
Walks (4' wide) =	1.40 Ac
Total Impervious	= 25.43 Ac

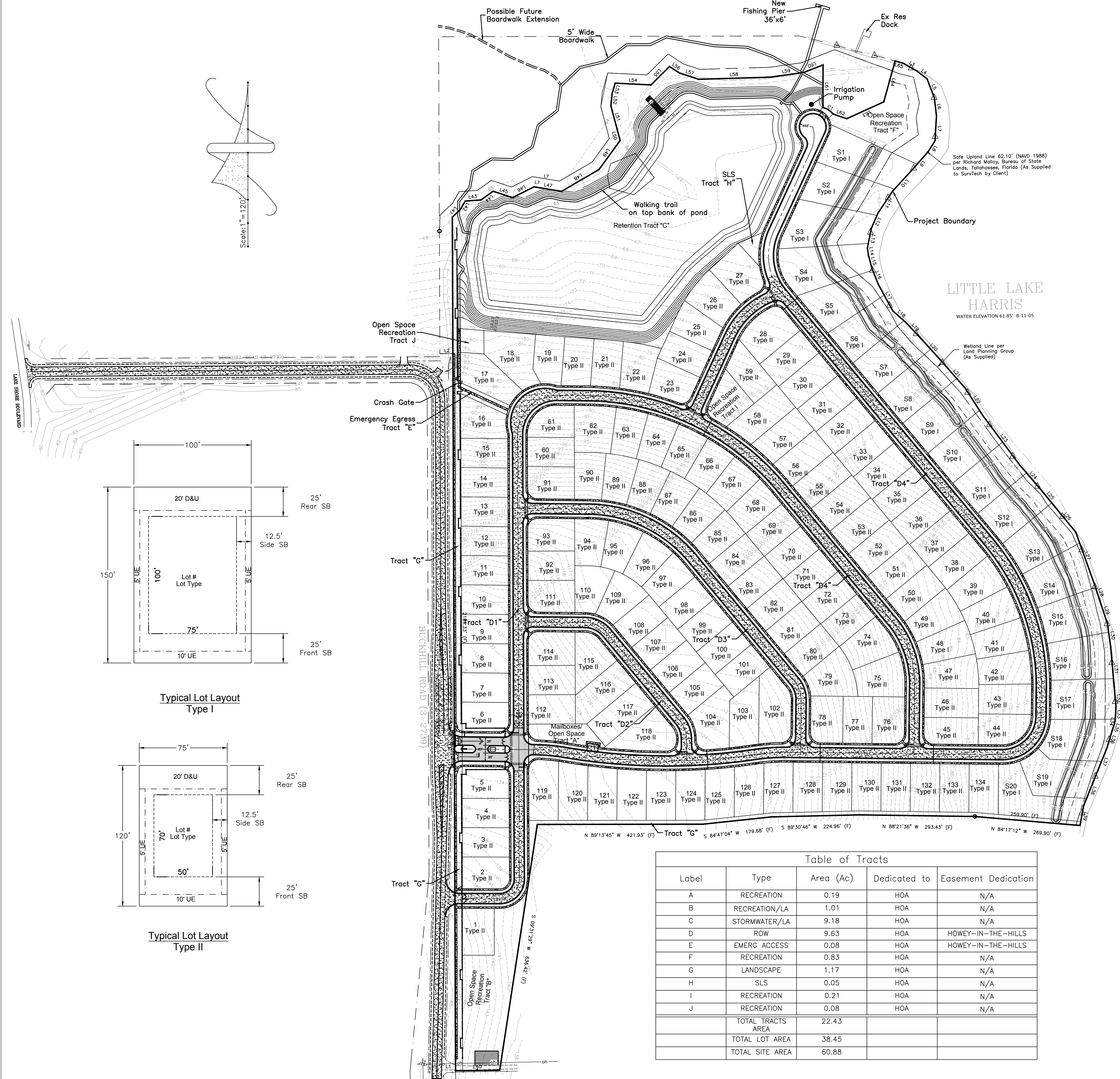
Civil Engineering/Planning/Scientific Evaluation

PO Box 690942, Orlando, Florida 32869-0942

Business Authorization Number - EB 00006579 ph (407) 299-0650

Darcy Unroe PE 60929

COV



Legend

- Catch Basin
- Mitered End Section
- Manhole
- Cleanout
- Hydrant
- Ex. Elevation
- New Pavement
- New Concrete
- Silt Fence
- Waterline
- Storm Sewer
- Sanitary Sewer

Curve Information: Field

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE	TANGENT
C1	46.00'	31.04'	S 56°23'48" E	30.46'	38°39'48"	16.14'

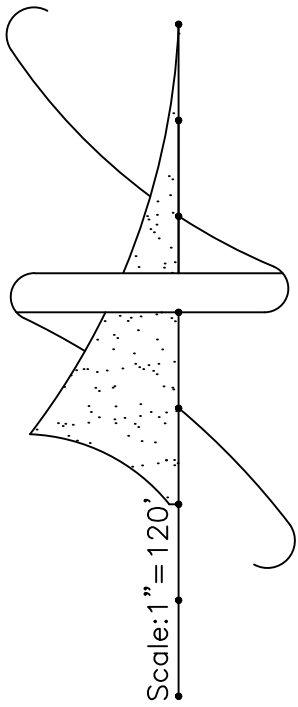
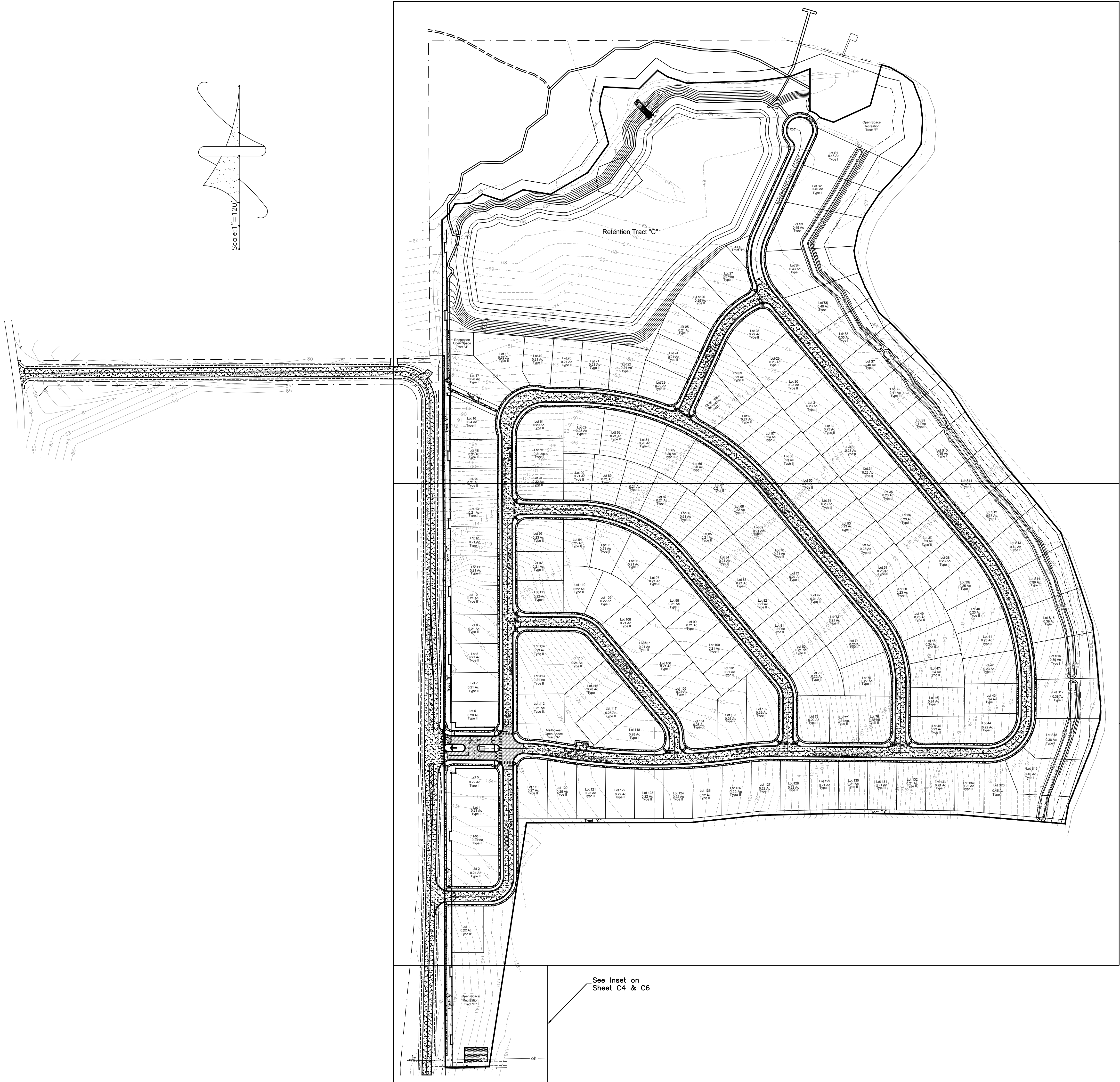
Line Information: Field

LINE	BEARING	DISTANCE
L1	S 89°50'08" E	32.76'
L2	N 89°36'12" W	33.26'
L3	S 89°21'44" E	39.46'
L4	S 51°48'39" E	32.32'
L5	S 20°06'30" E	52.66'
L6	S 05°48'50" E	46.69'
L7	S 04°14'38" W	63.65'
L8	S 33°26'19" W	33.87'
L9	S 42°12'38" W	63.00'
L10	S 43°27'07" W	70.97'
L11	S 34°38'41" W	66.78'
L12	S 24°34'08" W	43.64'
L13	S 12°12'12" W	51.72'
L14	S 07°45'34" E	19.89'
L15	S 14°19'43" E	34.15'
L16	S 21°00'25" E	43.53'
L17	S 27°45'01" E	76.71'
L18	S 47°28'28" E	45.18'
L19	S 42°22'57" E	51.56'
L20	S 41°22'02" E	87.92'
L21	S 40°24'32" E	86.99'
L22	S 32°00'05" E	82.70'
L23	S 35°51'18" E	158.38'
L24	S 39°44'36" E	86.83'
L25	S 38°30'16" E	48.41'
L26	S 38°37'19" E	88.55'
L27	S 18°50'58" E	150.83'
L28	S 17°00'24" E	31.36'
L29	S 17°24'59" E	66.00'
L30	S 06°59'58" E	62.36'
L31	S 04°11'13" E	110.04'
L32	S 04°23'45" E	41.16'
L33	S 04°33'28" W	36.78'
L34	S 14°23'11" W	7.18'
L35	S 20°10'10" W	13.99'
L36	S 17°31'58" W	50.58'
L37	S 22°56'32" W	68.25'
L38	S 22°36'49" W	91.03'
L39	S 11°13'03" W	51.32'

Line Information: Deed

LINE	BEARING	DISTANCE
L66	N 89°17'20" E	146.00'

Characteristic Table														
Lot	Frontage	Depth	Area (ac)	Building Envelope	Lot	Frontage	Depth	Area (ac)	Building Envelope	Lot	Frontage	Depth	Area (ac)	Building Envelope
1	80.7	120	0.22	56X70	61	82.5	120	0.2	35X41	120	75	139.8	0.25	50X70
2	83.0	120.4	0.24	56X70	62	108.2	120	0.28	50X70	121	75	132	0.23	50X70
3	75	120.4	0.21	50X70	63	82.9	119.2	0.21	45X65	122	75	127.6	0.22	50X70
4	75	120	0.21	50X70	64	82.8	119	0.2	45X65	123	75	127	0.22	50X70
5	80.7	120	0.22	55X70	65	82.8	119	0.2	45X65	124	75	127.7	0.22	50X70
6	75	120	0.2	50X70	66	82.8	119.2	0.2	45X65	125	75.3	127.7	0.22	50X70
7	75	120	0.21	50X70	67	89	119.7	0.21	45X65	126	75.1	127.7	0.22	50X70
8	75	120	0.21	50X70	68	84.6	120	0.22	50X70	127	75	128.4	0.22	50X70
9	75	120	0.21	50X70	69	75	120	0.21	50X70	128	75	125.9	0.22	50X70
10	75	120	0.21	50X70	70	75	120	0.21	50X70	129	75	123.4	0.21	50X70
11	75	120	0.21	50X70	71	75	120	0.21	50X70	130	75	122.8	0.21	50X70
12	75	120	0.21	50X70	72	75	120	0.21	50X70	131	75	123.1	0.21	50X70
13	75	120	0.21	50X70	73	75	120	0.21	50X70	132	75	123.1	0.21	50X70
14	75	120	0.21	50X70	74	108.5	120.1	0.25	50X70	133	75	123.4	0.21	50X70
15	75	120	0.21	50X70	75	116.5	120.3	0.27	50X70	134	75	123.6	0.22	50X70
16	61.2	120	0.24	50X65	76	82.5	120	0.22	50X75	135	101.8	201.6	0.45	70X60
17	50	139	0.28	40X70	77	75	120	0.21	50X70	136	105.4	202.6	0.4	65X48
18	50	132.3	0.33	50X70	78	83.1	120	0.22	50X75	137	137.4	202.6	0.45	75X35
19	51	125.9	0.21	50X60	79	51.1	120	0.26	48X68	138	129	204.2	0.43	80X55
20	75.2	121.1	0.21	50X70	80	75	120	0.21	50X70	139	125.7	173.5	0.4	60X55
21	75	120.1	0.21	50X70	81	75	120	0.21	50X70	140	100	169.7	0.35	60X40
22	75	120.1	0.24	50X65	82	75	120	0.21	50X70	141	100	169.7	0.4	75X50
23	94.2	120	0.22	50X58	83	75	120	0.21	50X70	142	100	175.6	0.41	75X50
24	75	120	0.21	50X70	84	75	120	0.21	50X70	143	100	171.8	0.41	75X50
25	65	120.7	0.21	45X70	85	69.8	120	0.21	50X70	144	100	165.5	0.39	75X50
26	76.1	120	0.25	50X70	86	64.9	120	0.21	45X65	145	100	162	0.37	75X45
27	100	120	0.27	50X70	87	64.9	120	0.21	45X65	146	100	162	0.37	75X45
28	82.4	135	0.39	50X85	88	64.9	120	0.21	45X65	147	93.3	162.6	0.42	75X40
29	75	135	0.23	50X85	89	64.9	120	0.21	45X65	148	91.5	157.1	0.39	75X40
30	75	135	0.23	50X85	90	69.1	120	0.21	45X65	149	94.5	157.1	0.39	75X40
31	75	135	0.23	50X85	91	82.5	120	0.22	50X75	150	94.5	159.6	0.39	75X40
32	75	135	0.23	50X85	92	75	120	0.21	50X70	151	94.5	159.6	0.39	75X40
33	75	135	0.23	50X85	93	82.5	120	0.23	50X75	152	81	164.9	0.38	70X35
34	75	135	0.23	50X85	94	87.5	120	0.21	48X68	153	57.6	172.8	0.4	55X45
35	75	135	0.23	50X85	95	92.9	120	0.21	48X68	154	54	151.3	0.45	50X70
36	75	135	0.23	50X85	96	92.9	120	0.21	48X68					
37	75	135	0.23	50X85	97	83.4	120	0.21	48X68					
38	75	135	0.23	50X85	98	75	120	0.21	50X70					
39	93.5	135	0.25	50X65	99	75	120	0.21	50X70					
40	86.1	135	0.23	45X70	100	75	120	0.21	50X70					
41	86.1	135	0.23	45X70	101	75	120	0.21	50X70					
42	86.1	135	0.23	45X70	102	93.2	174.6	0.32	50X70					
43	77.9	135	0.24	50X85	103	75.7	121.4	0.26	50X65					
44	78.6	135	0.24	50X85	104	95	121.4	0.28	50X65					
45	68.5	139	0.28	45X70	105	75	120	0.21	50X70					
46	70	139	0.24	50X85	106	75	120	0.21	50X70					
47	60	139	0.24	45X70	107	75	120	0.21	50X70					
48	60	136.4	0.24	45X70	108	75	120	0.21	50X70					
49	60	138.5	0.25	50X70	109	75	120	0.22	48X68					
50	75	135	0.23	50X85	110	52.5	120	0.22	48X68					
51	75	135	0.23	50X85	111	82.5	120	0.22	50X70					
52	75	135	0.23	50X85	112	75	120	0.21	50X70					
53	75	135	0.23	50X85	113	75	120	0.21	50X70					
54	75	135	0.23	50X85	114	85	120	0.23	55X70					
55	75	135	0.23	50X85	115	112.7	139.1	0.24	45X90					
56	75	137.6	0.23	50X85	116	75	139.1	0.28	50X70					
57	75	137.6	0.23	50X85	117	163.7	139.1	0.28	50X70					
58	75	148.4	0.27	50X85	118	114.7	164	0.28	45X60					
59	75	115.2	0.23	50X68	119	75	151.1	0.27	50X70					
60	75	120	0.21	55X70										



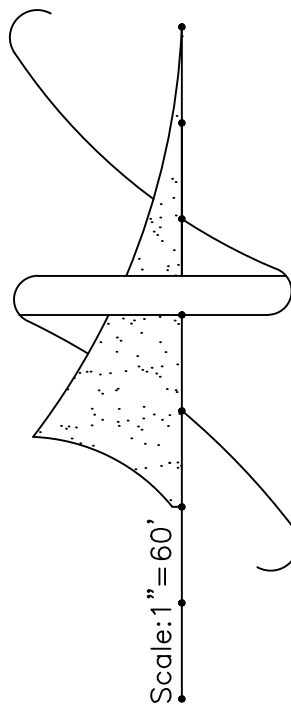
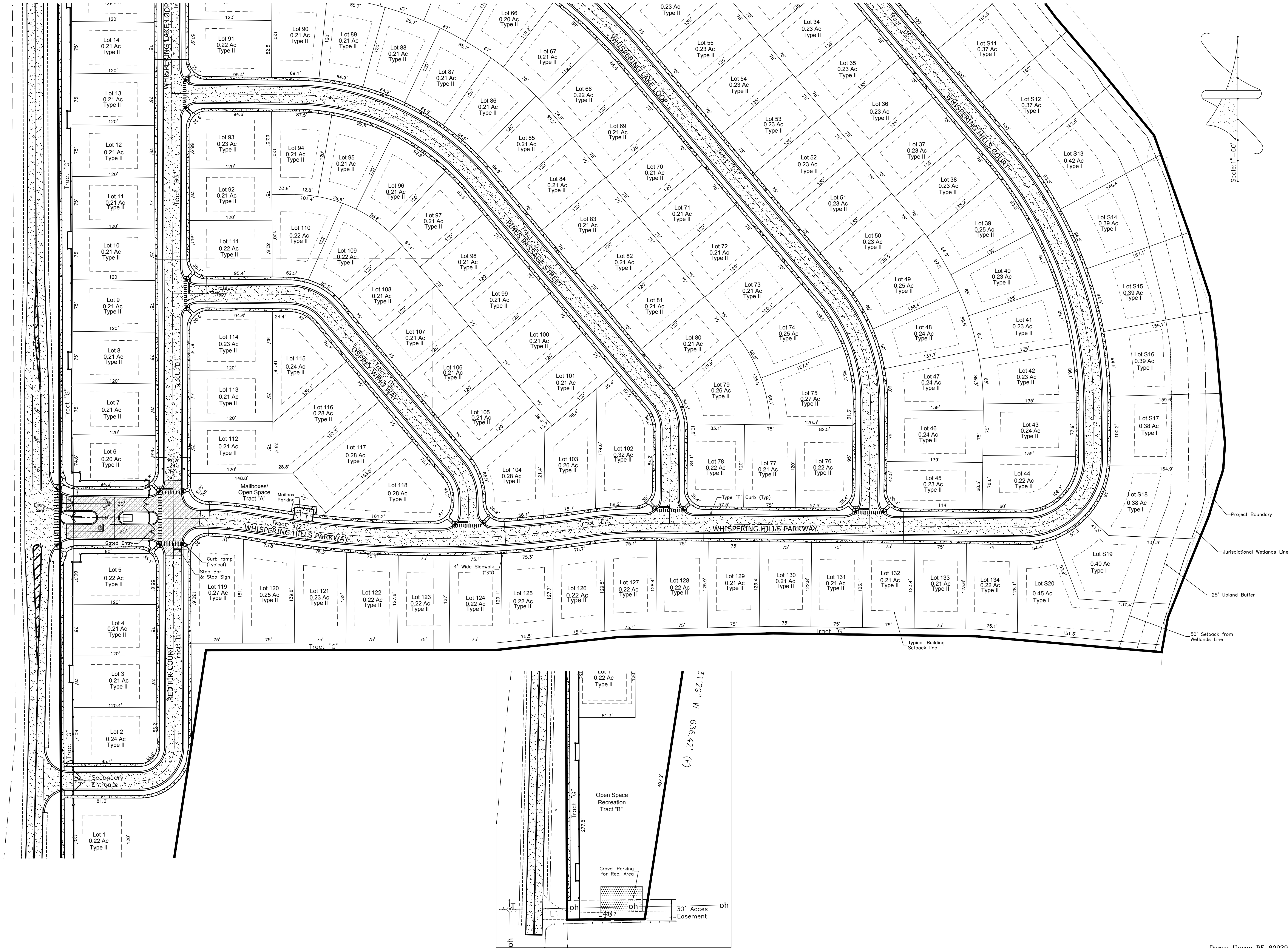
Revisions		Description	Date	#

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

Subdivision Key Plan
Whispering Hills Subdivision
Buckhill Road, Howee-in-the-Hills, Florida

DP	Drawn
DP	Checked
1"=120'	Scale
11/06/18	Date
WH2-C2	File

Dwg. No.
C2
3 of 12



Unroe Engineering, Inc

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

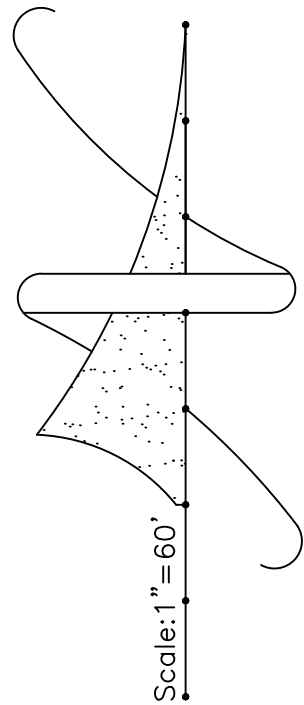
Subdivision Layout Plan - South
Whispering Hills Subdivision
Buckhill Road, Howee-in-the-Hills, Florida

DP	Drawn
DP	Checked
1"=60'	Scale
11/06/18	Date
WH2-C4	File

Dwg. No.

C4

5 of 12

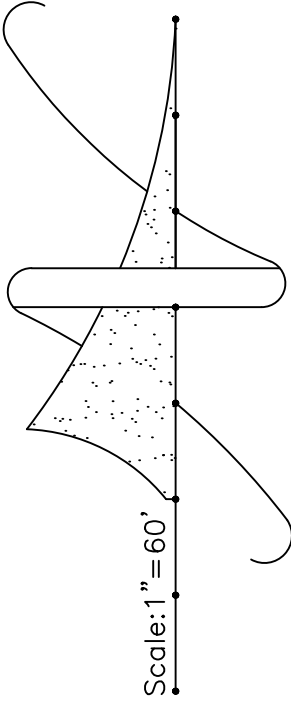
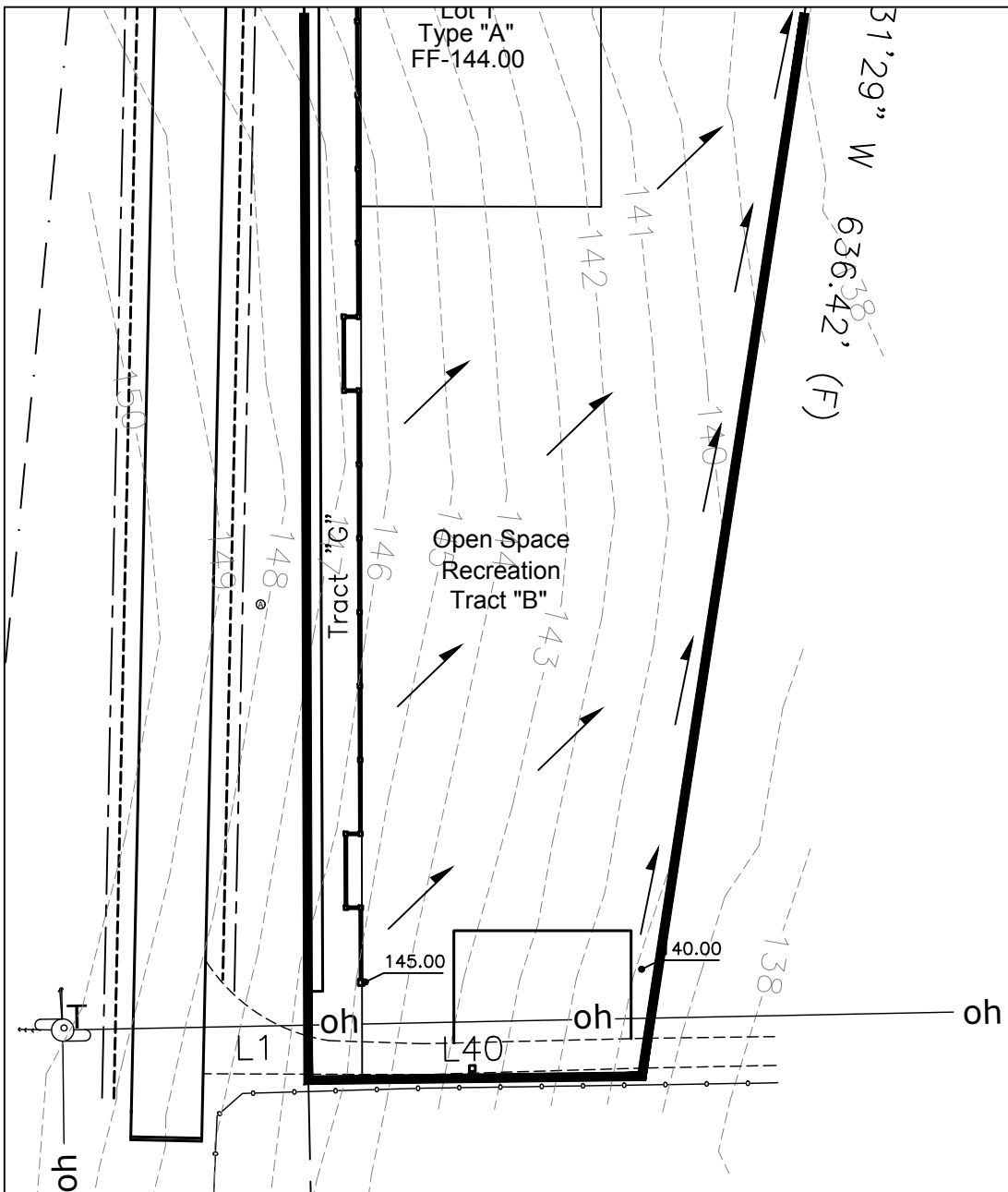
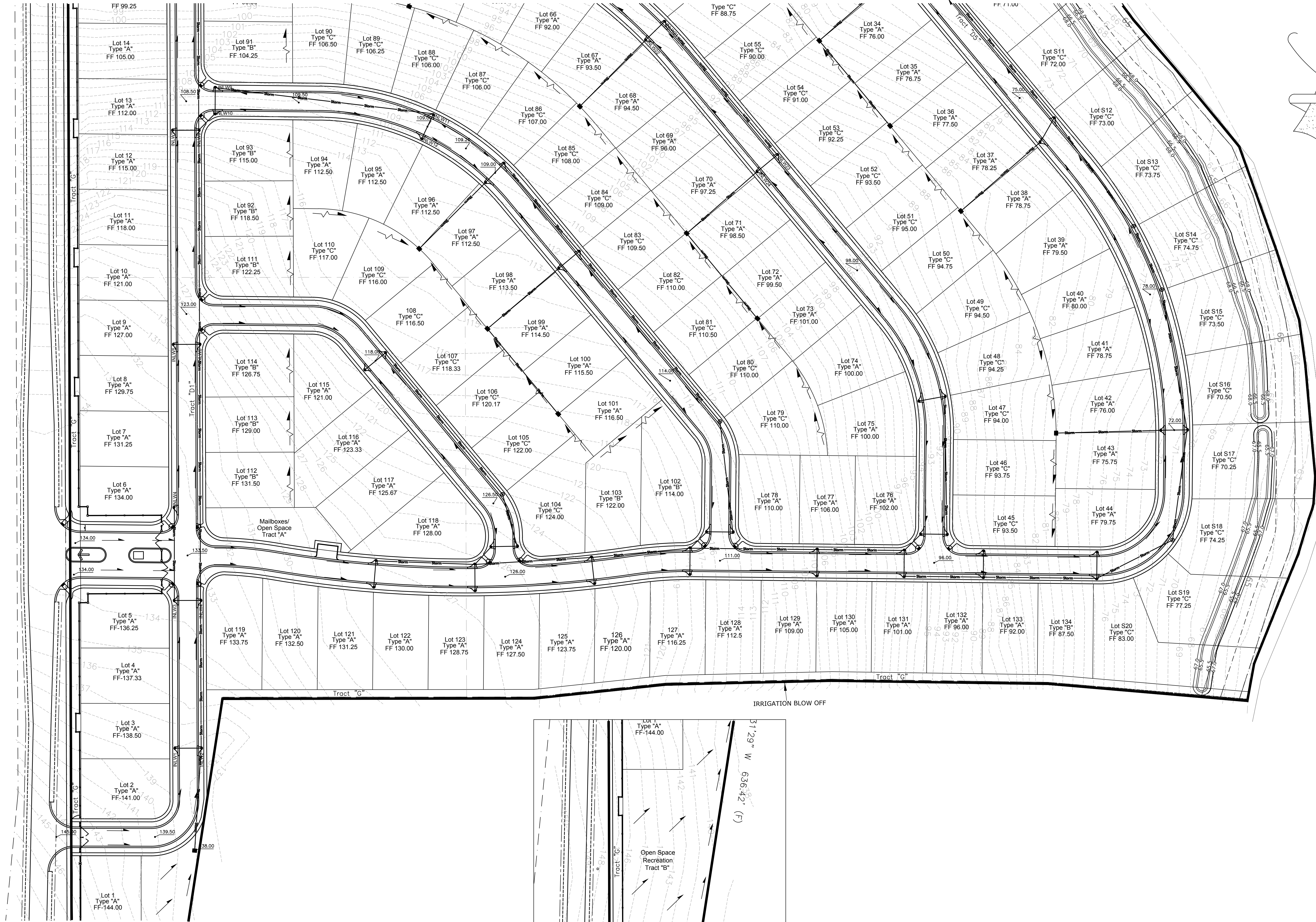


Unroe Engineering, Inc
 Civil Engineering/Planning/Scientific Evaluation
 PO Box 690942, Orlando, FL 32869-0942
 Business Authorization Number - EB 0000579 ph (407) 299-0650

Subdivision Grading Plan - South
Whispering Hills Subdivision
 Buckhill Road, Howee-in-the-Hills, Florida

DP	Drawn
DP	Checked
1"=60'	Scale
11/06/18	Date
WH2-C5	File

Dwg. No.
C5
 6 of 12



Unroe Engineering, Inc

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

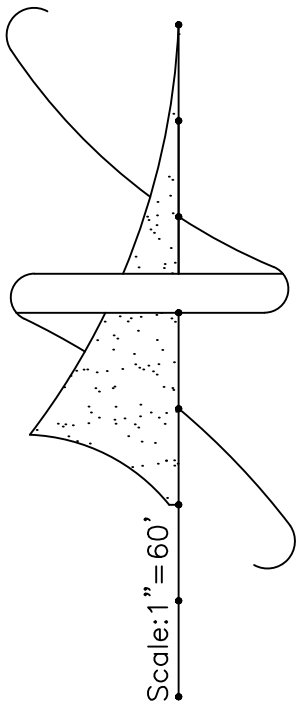
Subdivision Grading Plan - South
Whispering Hills Subdivision
Buckhill Road, Howee-in-the-Hills, Florida

DP	Drawn
DP	Checked
1"=60'	Scale
11/06/18	Date
WH2-C6	File

Dwg. No.

C6

7 of 12



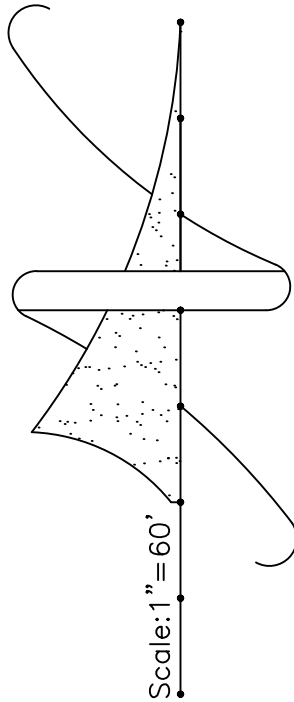
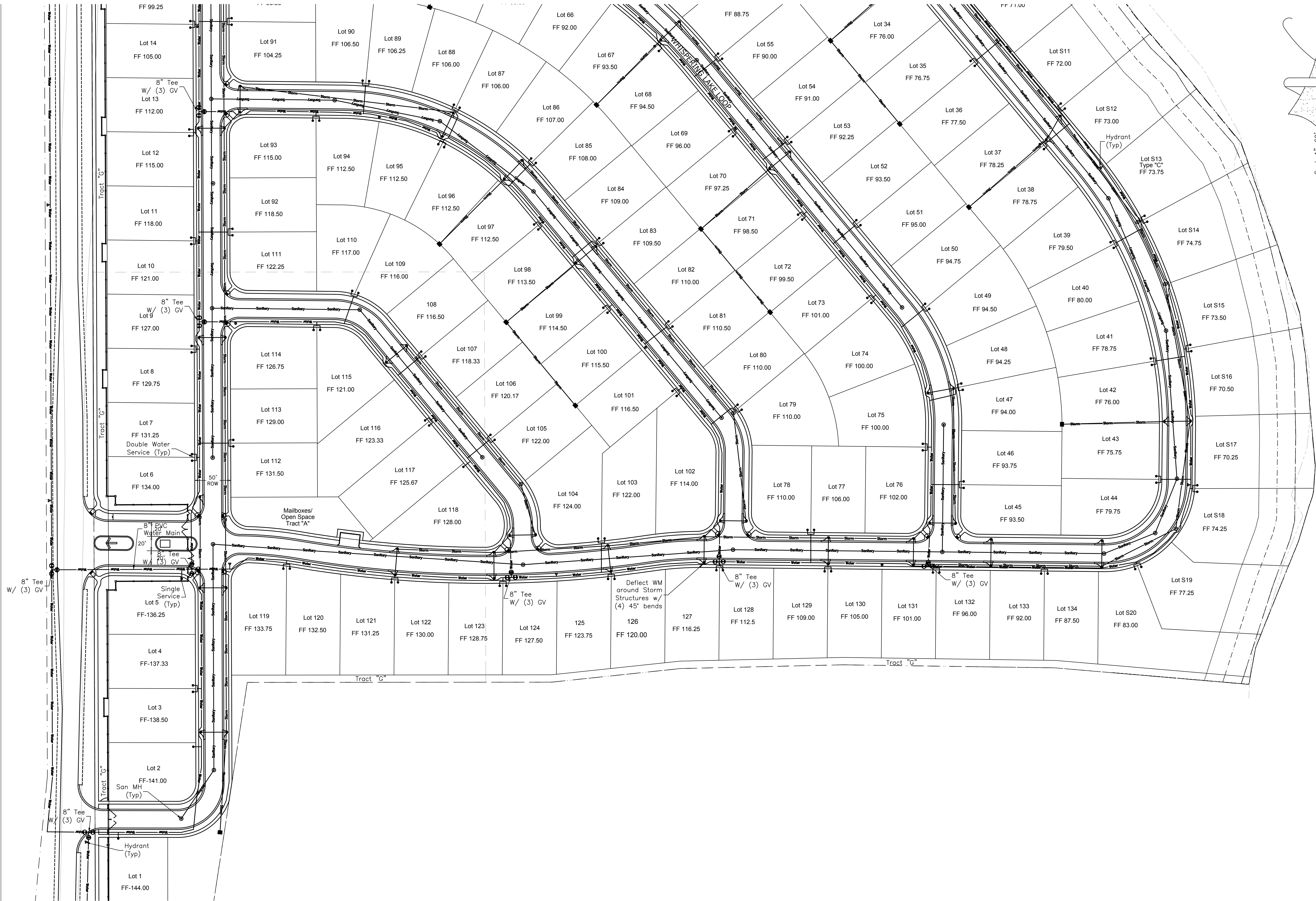
**Unroe Engineering, Inc**
Civil Engineering/Planning/Scientific Evaluation
PO Box 690942, Orlando, FL 32869-0942
Business Authorization Number - EB 0000579 ph (407) 299-0650

Subdivision Utility Plan - North
Whispering Hills Subdivision
Buckhill Road, Howee-in-the-Hills, Florida

DP	Drawn
DP	Checked
1"=60'	Scale
11/06/18	Date
WH2-C7	File

Dwg. No.
C7
8 of 12

Revisions		Revisions	
#	Description	#	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

Subdivision Utility Plan - South
Whispering Hills Subdivision
Buckhill Road, Howee-in-the-Hills, Florida

DP	Drawn
DP	Checked
1"=60'	Scale
11/06/18	Date
WH2-C8	File

Dwg. No.

C8

9 of 12

Unroe Engineering, Inc
Civil Engineering/Planning/Scientific Evaluation
PO Box 690942, Orlando, FL 32869-0942
Business Authorization Number - EB 00006579 ph (407) 299-0650

General Details Sheet 1

Whispering Hills Subdivision

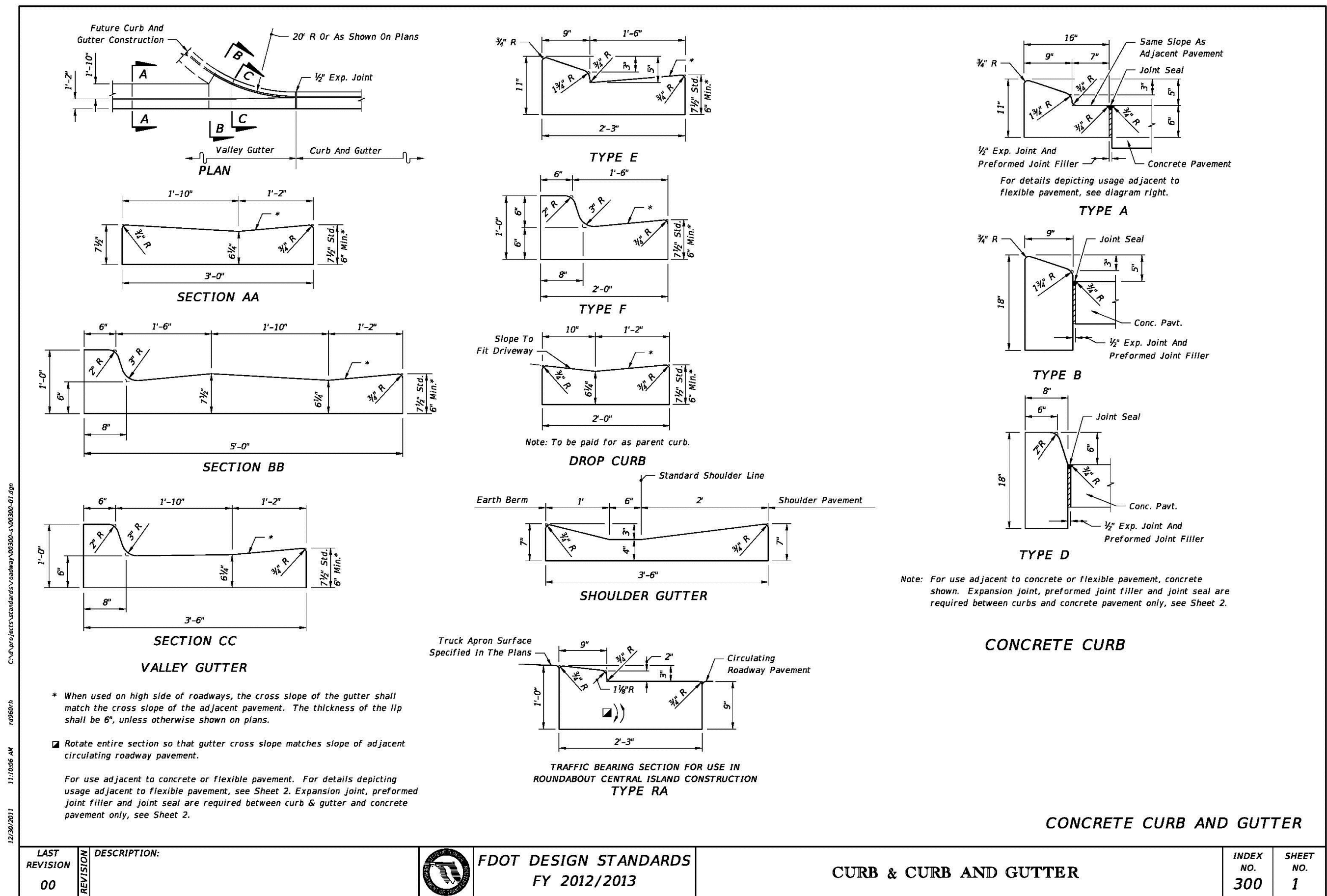
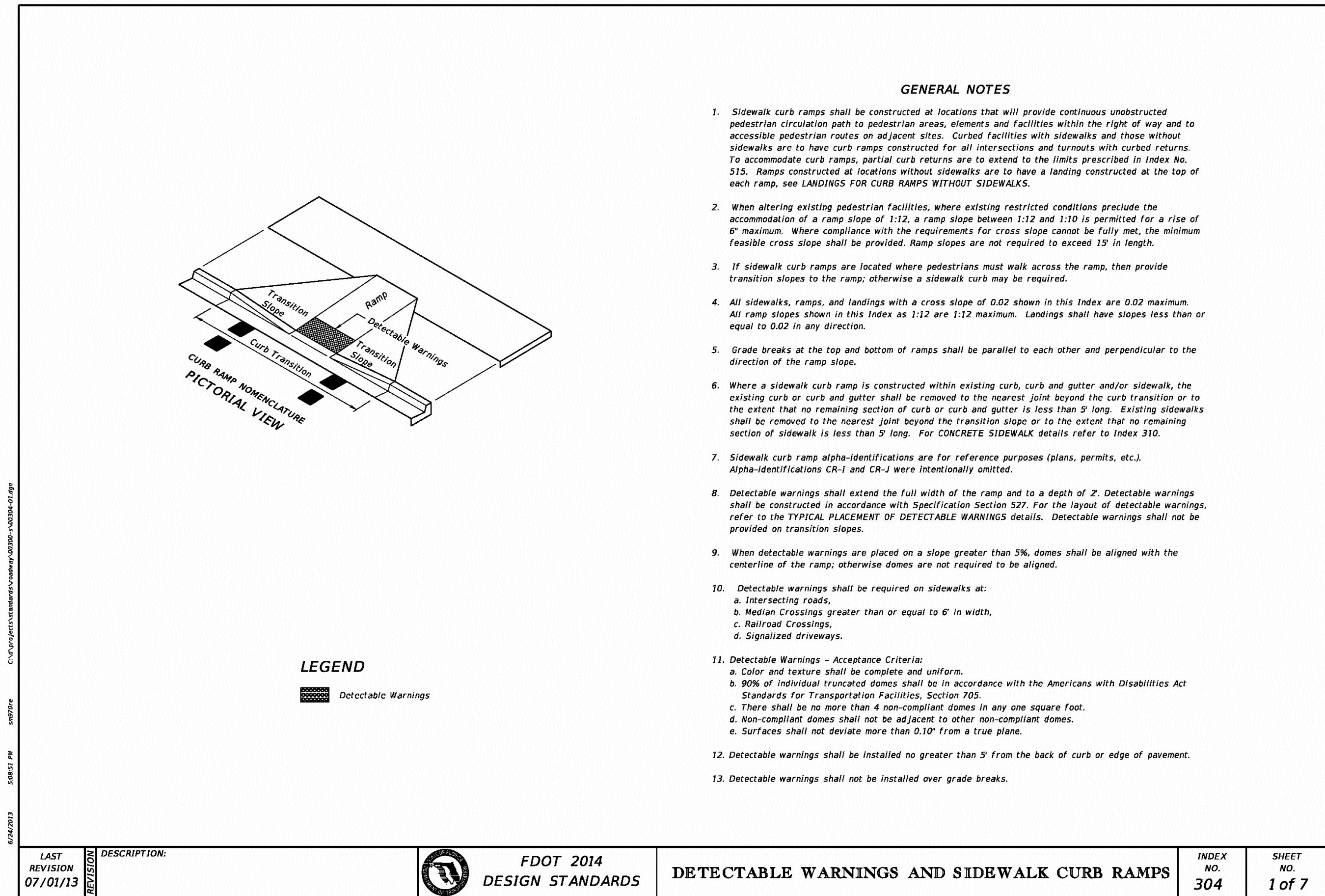
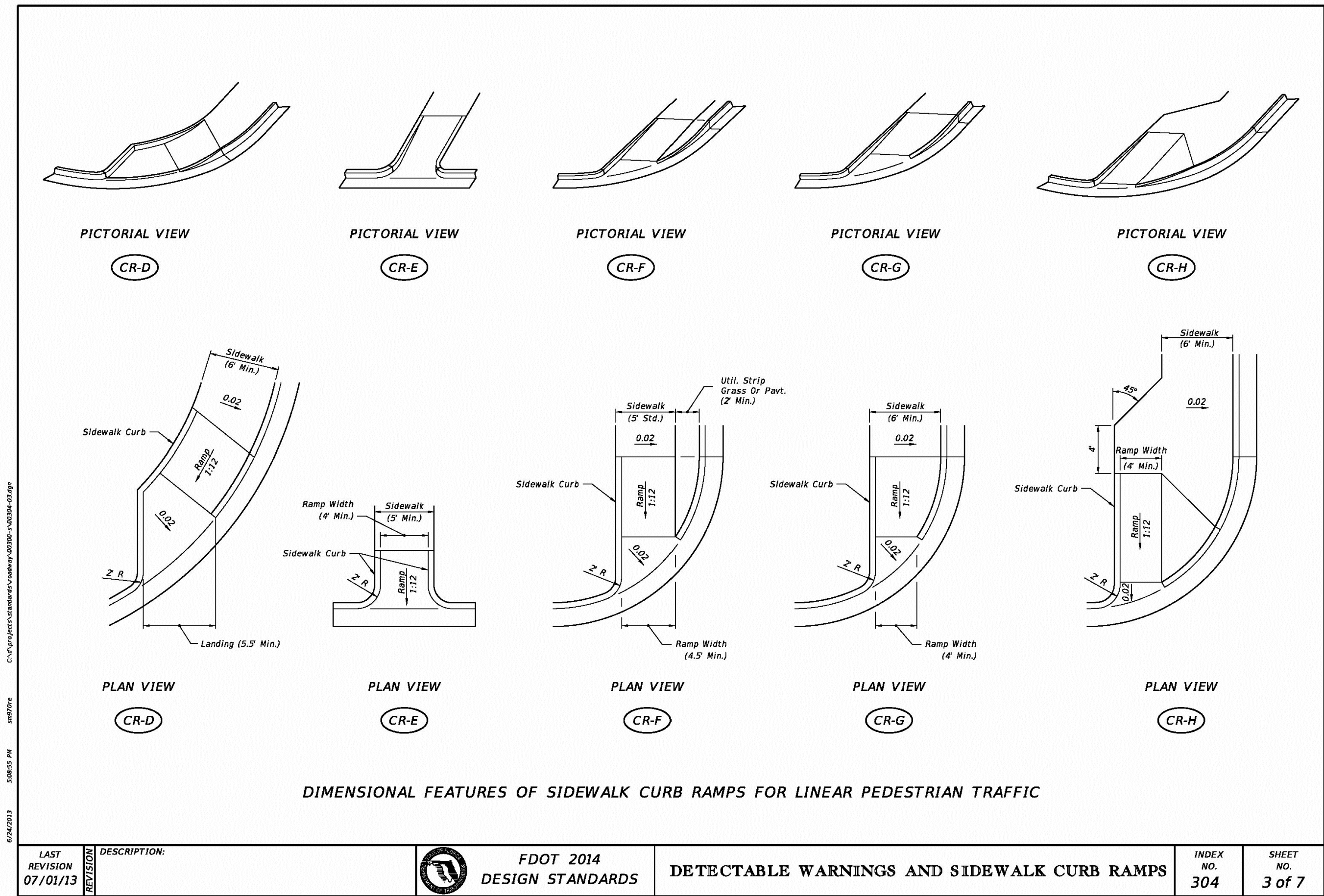
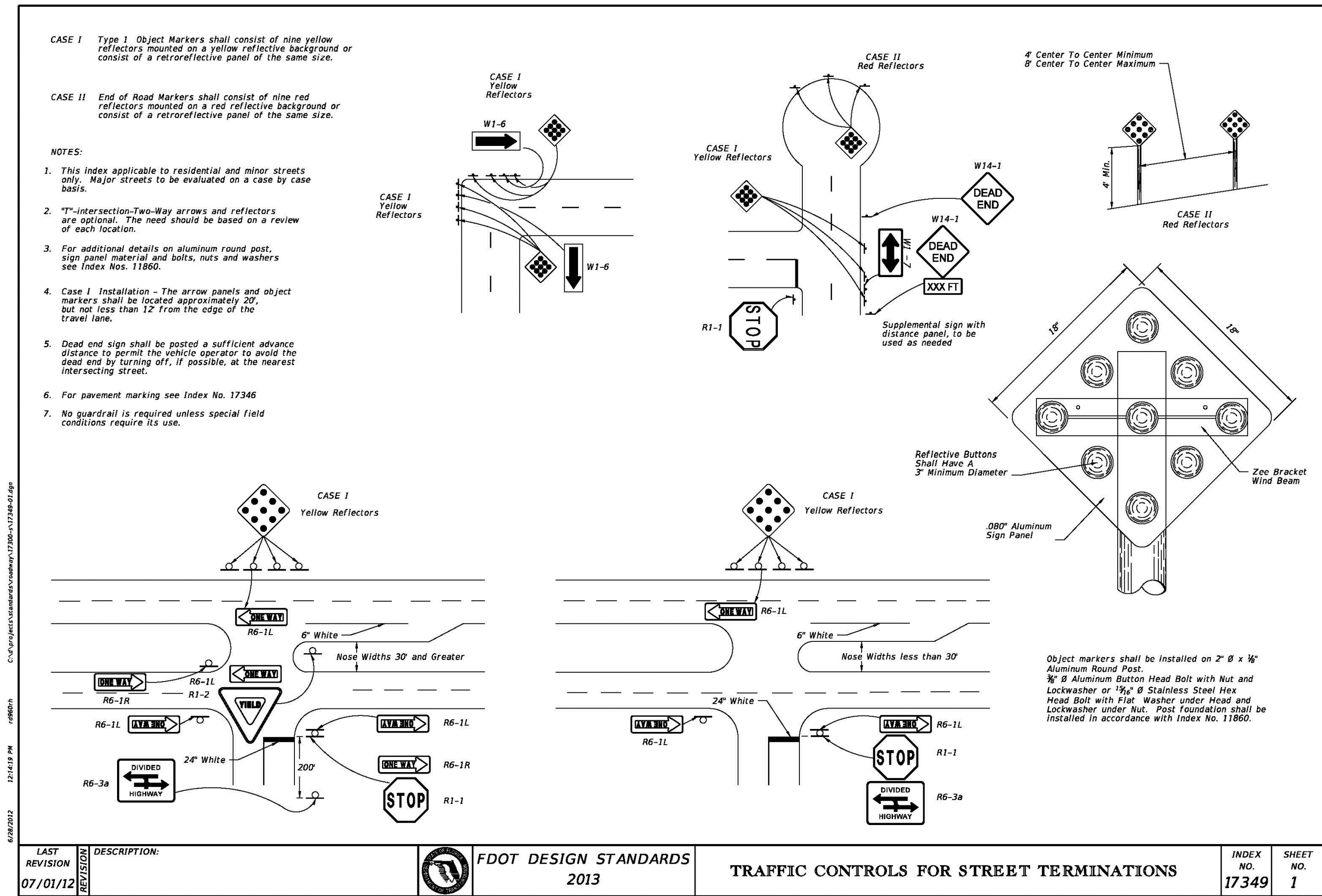
Buckhill Road, Howee-in-the-Hills, Florida

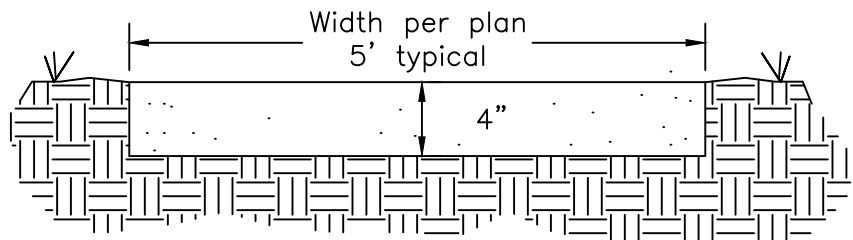
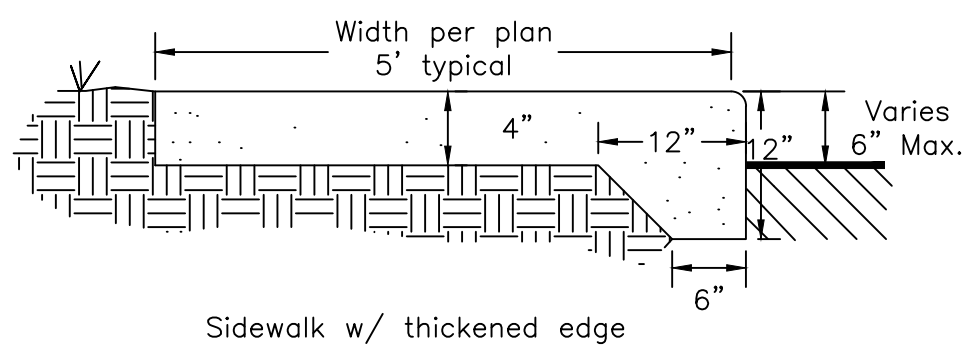
DP	Drawn
DP	Checked
----	Scale
11/06/18	Date
WH2-C9	File

Dwg. No.

C9

10 of 12



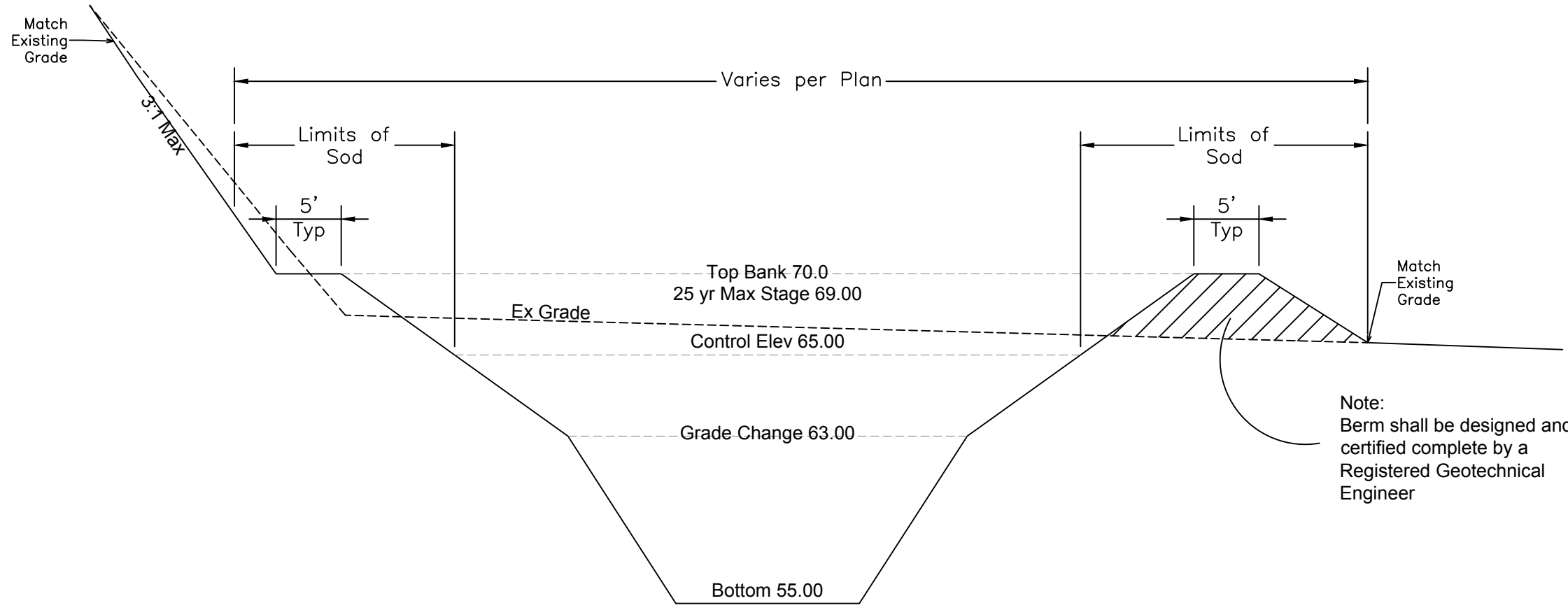
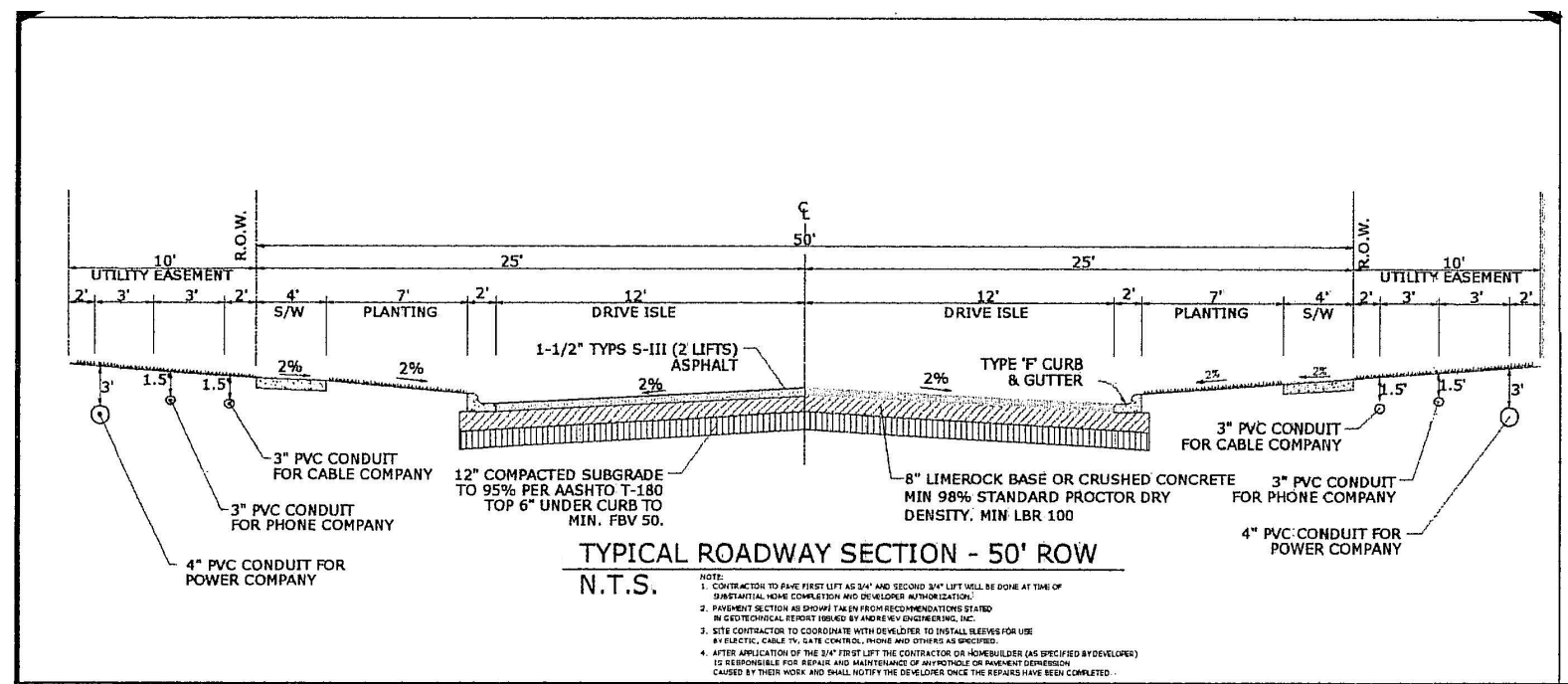
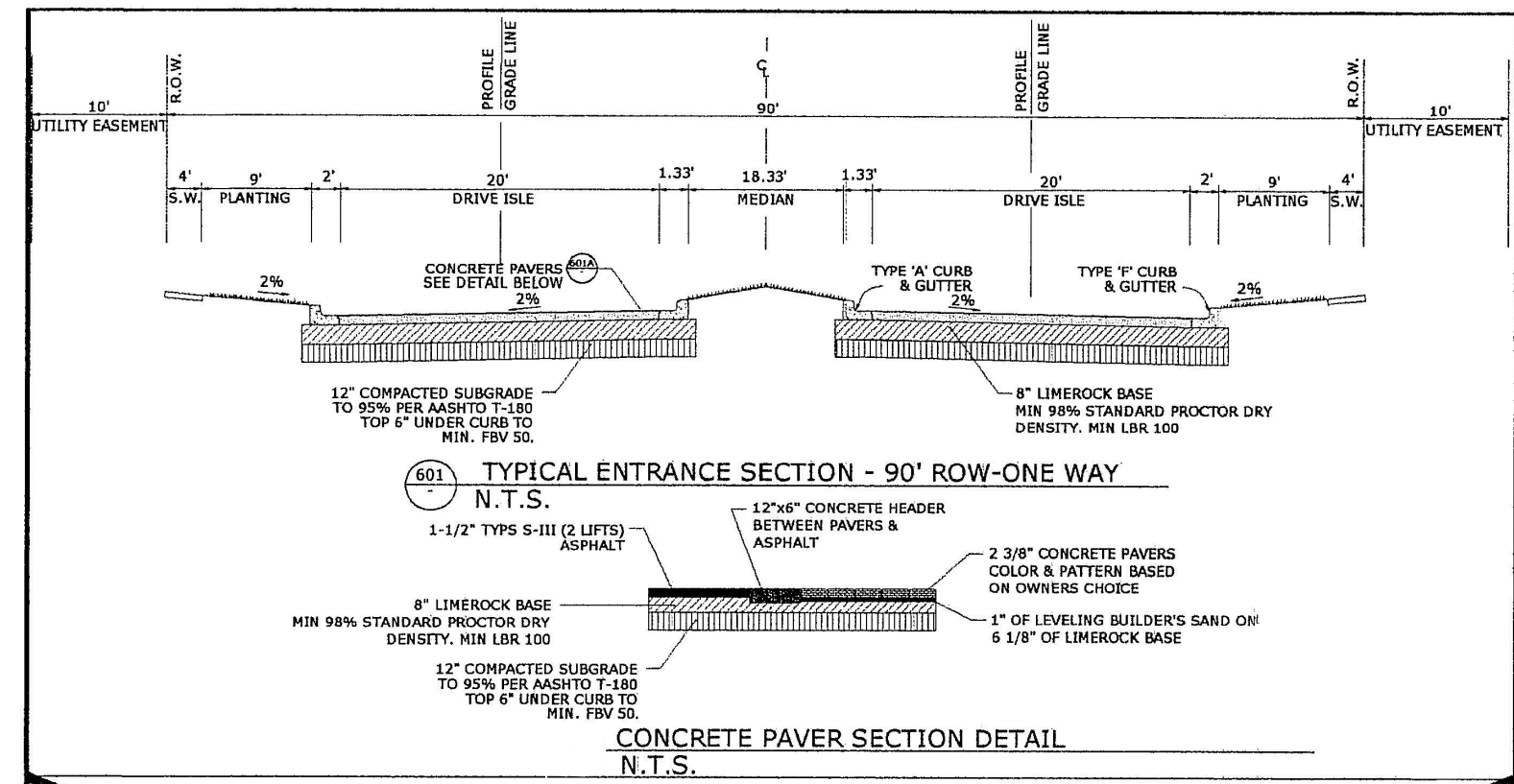


- Notes:
- All concrete shall be 3,000 psi @ 28 days, fibermesh reinforced.
 - Soil below new walks shall be compacted to 95% max density.
 - Control joints shall be sawcut 1.5" deep in concrete at 5' on center.
 - Construction joints shall be provided at 50' OC max.
 - Sidewalks/crosswalks in Traffic areas shall be increased to 6" Thickness.

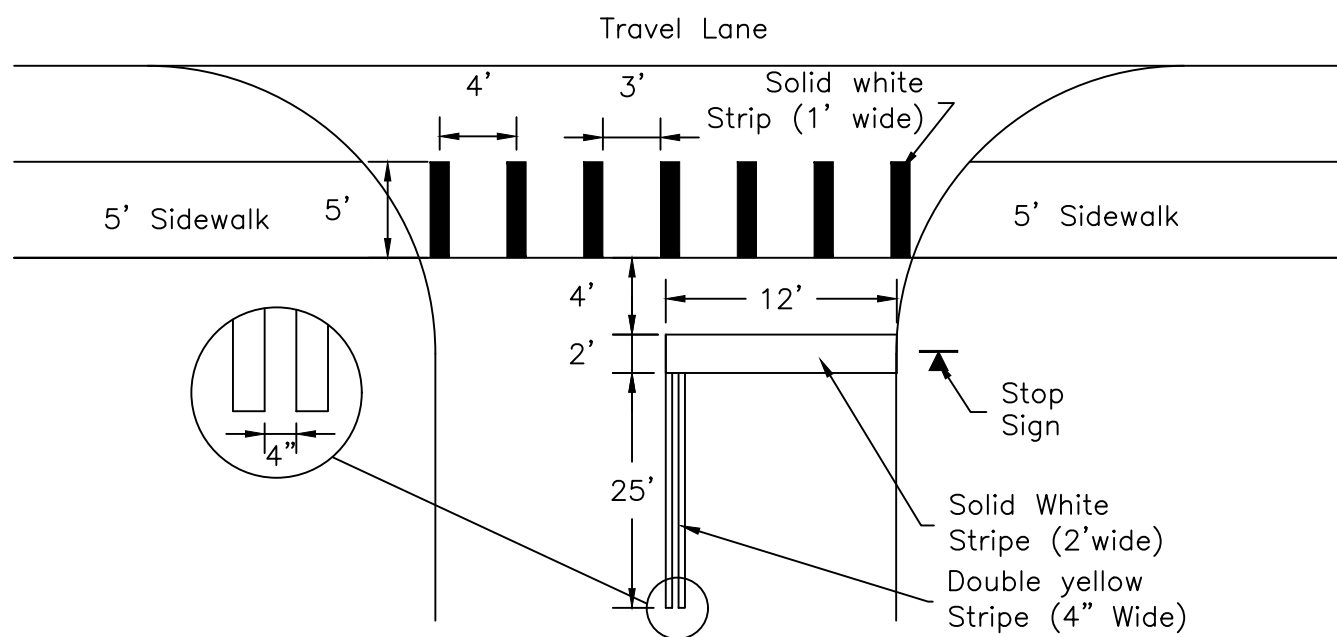
Typical Sidewalk Details

Accessibility Notes

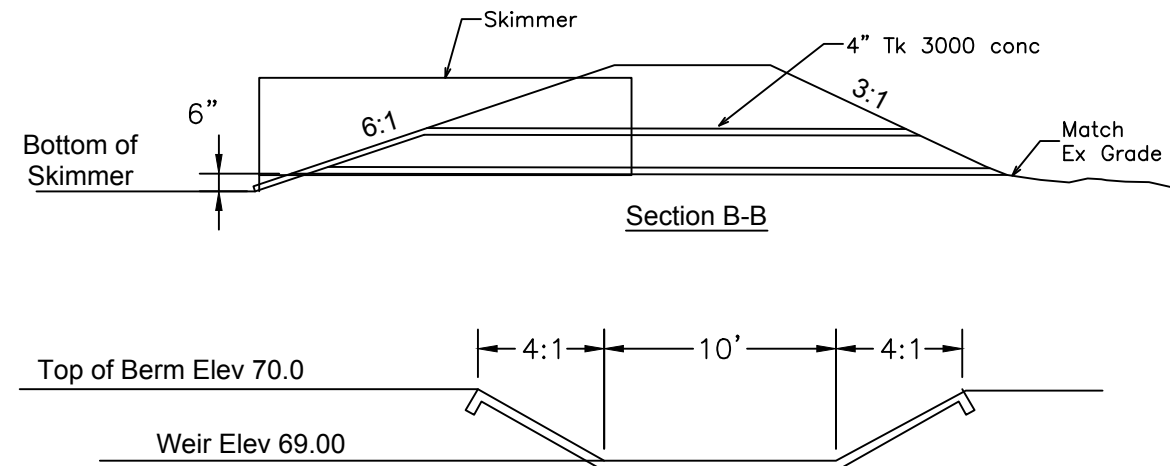
- All handicapped parking spaces and access aisles adjacent to the handicap parking spaces shall have a maximum of 2% slope in all directions (this includes running slope and cross slope).
- An accessible route from the public street or sidewalk to the building entrance must be provided, this accessible route shall be a minimum of 60" wide. The running slope of an accessible route shall not exceed 5% and the cross slope shall not exceed 2%.
- Slopes exceeding 5% but less than 8% will require a ramp and must conform to the Florida Building Code requirements for ramp design (handrails, curbs, landings). No ramp shall exceed an 8% running slope or 2% cross slope.
- Special attention shall be required during staking to make sure the 2% cross slope is met in the cross walk.
- It will be the responsibility of the general contractor to ensure that the handicap parking spaces, accessible routes, and sidewalks/crosswalks are constructed to meet ADA requirements.
- Any requirements listed above that can not be met shall be brought to the attention of the EOR prior to construction.



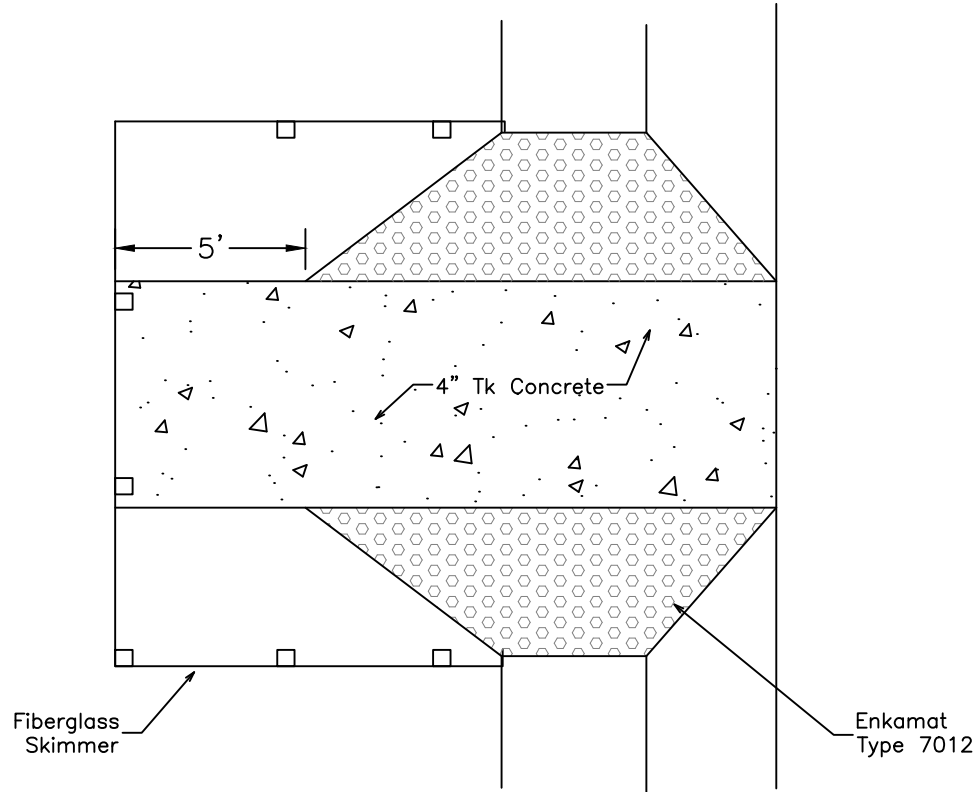
Wet Detention Pond Section



Stop Bar with Crosswalk & Centerline



Section A-A



Broad Crested Weir

Unroe Engineering, Inc

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

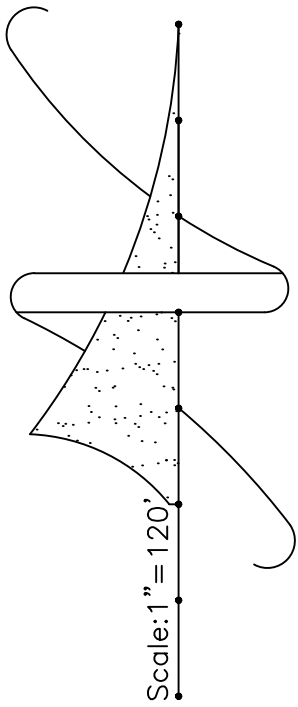
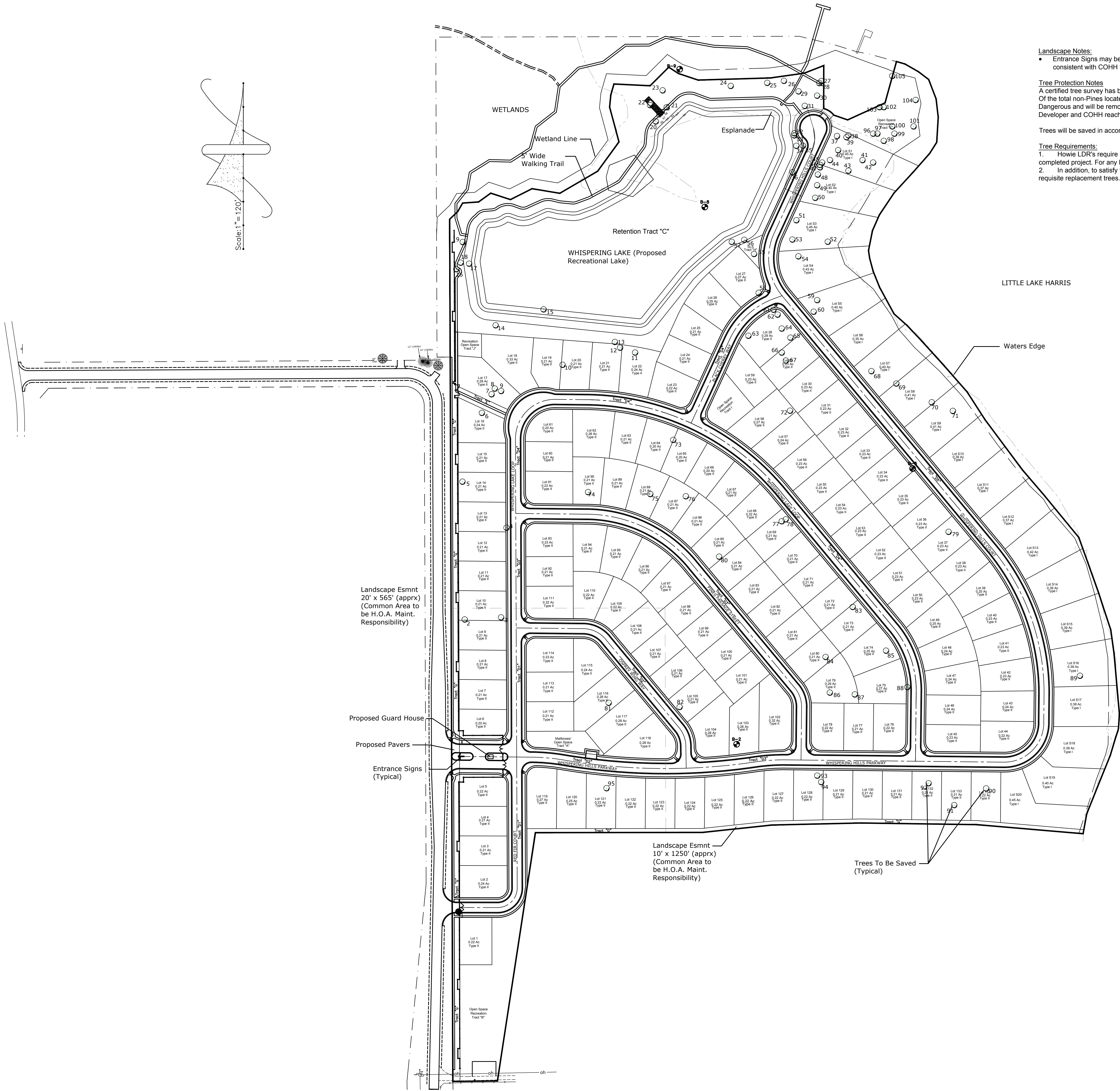
General Details Sheet 2
Whispering Hills Subdivision
Buckhill Road, Howee-in-the-Hills, Florida

DP	Drawn
DP	Checked
----	Scale
11/06/18	Date
WH2-C10	File

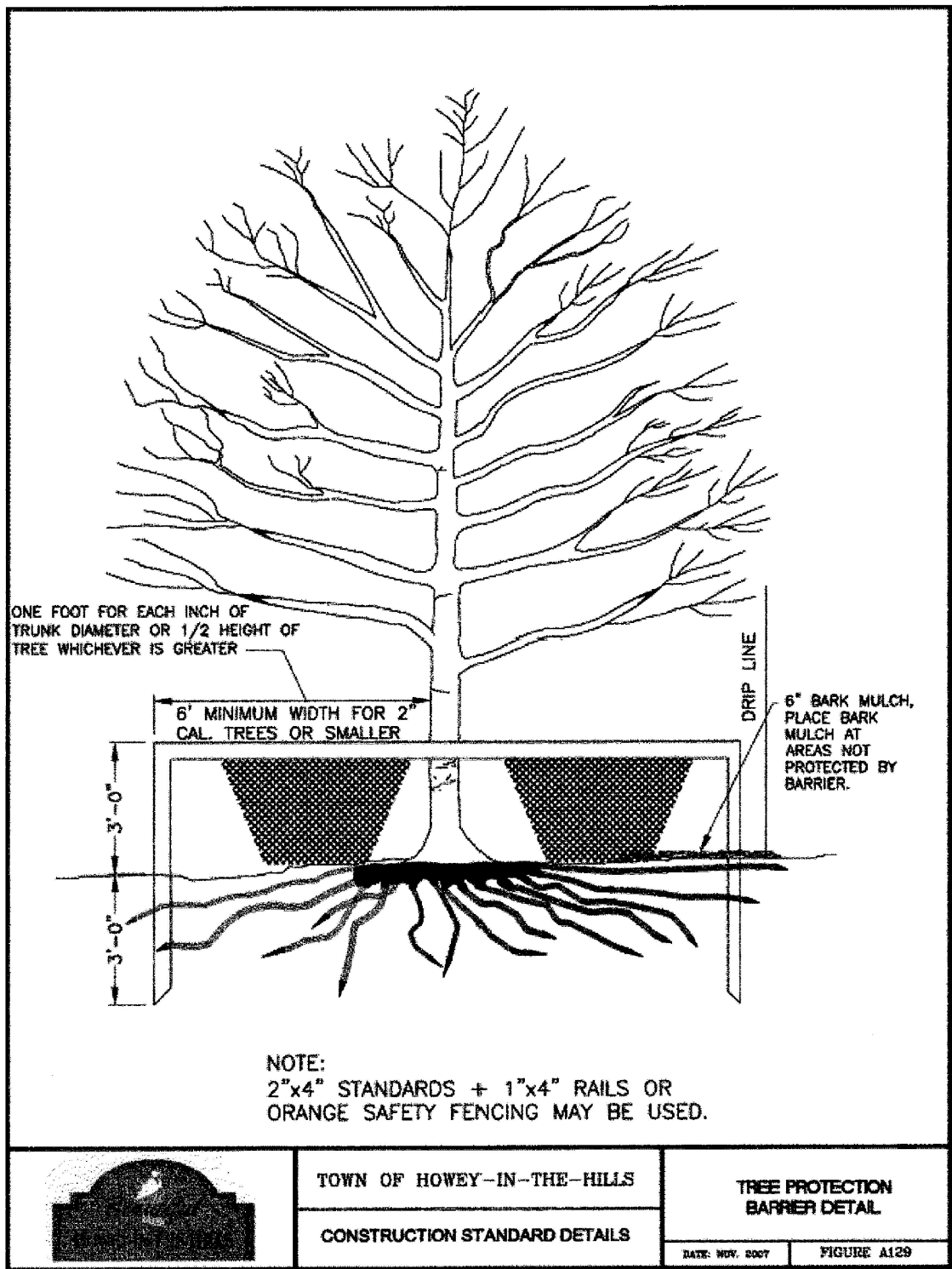
Dwg. No.

C10

11 of 12



- Landscape Notes:**
- Entrance Signs may be located in the Landscape Easements. Such Landscape Buffers and Screens will be consistent with COHH LDR's.
- Tree Protection Notes**
- A certified tree survey has been conducted by National Resource Planning Services, Inc. Of the total non-Pines located within the Parcel, the majority have been Identified as Diseased, Decayed, Dying, or Dangerous and will be removed. Of the remaining healthy non-Pines, many are in the way of construction. The Developer and COHH reached an agreement to save a majority of remaining healthy non-Pine trees.
- Trees will be saved in accordance with COHH Tree Protection Barrier Details.
- Tree Requirements:**
- Howee LDR's require 3 trees per lot therefore a total of no less than 462 trees will be provided on the completed project. For any Lots having less than 3 trees homebuilders will be required to cure the deficient.
 - In addition, to satisfy the replacement plantings requirement homebuilders will be required to provide the requisite replacement trees.



Unroe Engineering, Inc

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

Tree Mitigation Plan

Whispering Hills Subdivision

Buckhill Road, Howee-in-the-Hills, Florida

DP	Drawn
DP	Checked
1"=120'	Scale
11/06/18	Date
WH2-CTM	File

Dwg. No.

TM

12 of 12