





**SITE DATA:**

PARCEL ID: 23-20-25-0004-000-00200, 22-20-25-0004-000-01000, 15-20-25-0101-001-00000, 22-20-25-0001-000-01400, 23-20-25-0002-000-01100, 23-20-25-0002-000-00600, 23-20-25-0004-000-01000

JURISDICTION: HOWEY-IN-THE-HILLS

ZONED: PUD (LAKE HILLS 2011-008)

GROSS SITE AREA: 220.21 ACRES ±

TOTAL NUMBER OF LOTS: 571 LOTS

DENSITY: 2.59 DU/AC

OPEN SPACE REQUIRED: 55.33 AC (MIN. 25% OF GROSS AREA)

OPEN SPACE PROVIDED: 79.02 AC (36.0%)

**LEGEND:**

- WETLAND TO BE PRESERVED
- WETLAND IMPACT (2.74 AC)
- WETLAND BUFFER/OPEN SPACE
- OPEN SPACE/LANDSCAPE BUFFER
- TREE TO REMAIN
- X

 TREE TO BE REMOVED

50' COTTAGE HOME LOT - (40'X85' PAD) TYPICAL	321 UNITS
60+ COTTAGE HOME LOT - (50'X85' PAD) TYPICAL	152 UNITS
PAIRED HOME LOT - (30'X85' PAD - DUPLEX) TYPICAL	98 UNITS
<b>TOTAL UNITS -</b>	<b>571 UNITS</b>

DEVELOPED AREA	220.21 AC	100%
RESIDENTIAL LOTS	45.72 AC	20.8%
ASPHALT AREA:	15.19 AC	6.9%
RECREATION AREA:	6.36 AC	2.9%
12' MULTI-USE PATH:	1.20 AC	0.5%
WETLAND BUFFER:	8.24 AC	3.7%
WETLAND:	31.83 AC	14.4%
POND WET:	21.89 AC	9.9%
POND DRY:	6.40 AC	2.9%
PARK:	4.36 AC	2.0%
OPEN SPACE:	79.02 AC	36.0%
<b>TOTAL PERVIOUS:</b>	<b>89.78 AC</b>	<b>40.9%</b>
<b>TOTAL IMPERVIOUS:</b>	<b>108.54 AC</b>	<b>49.2%</b>
<b>TOTAL WET POND:</b>	<b>21.89 AC</b>	<b>9.9%</b>



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Maitland, Florida 32751  
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**PRELIMINARY SUBDIVISION PLAN**  
FOR  
**LAKE HILLS**  
TOWN OF HOWEY-IN-THE-HILLS  
LAKE COUNTY, FLORIDA

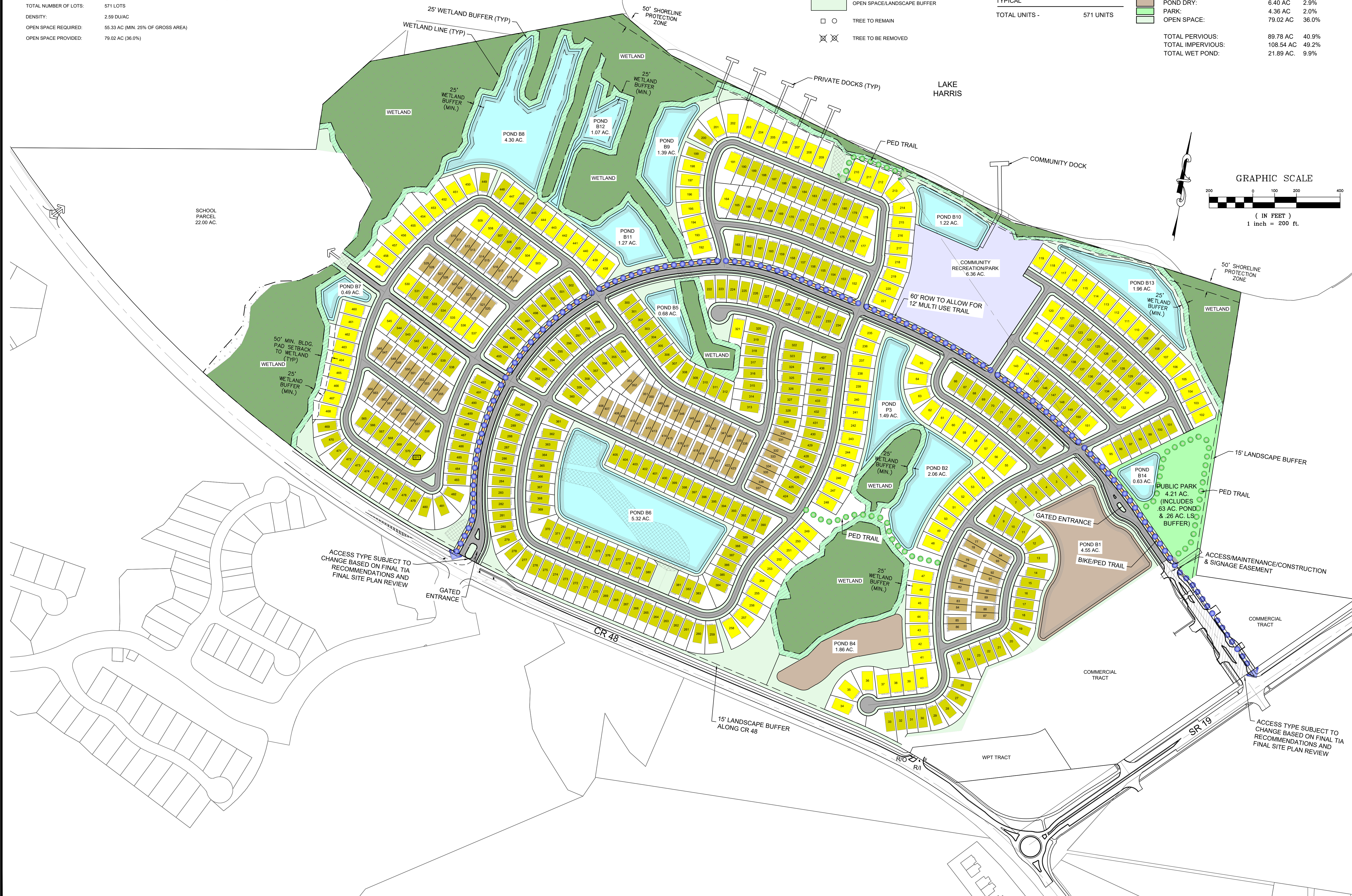
**LAKE HILLS**  
READER COMMUNITIES  
5850 TO LEE BOULEVARD, SUITE 200  
ORLANDO, FL 32822  
(407) 856-4899

ENGINEER IN CHARGE:  
DAVID A. STOKES, P.E. #66527  
DATE: December 22, 2023  
CERTIFICATE OF AUTHORIZATION NO. EB-0007723

NO.	DATE	REVISIONS

JOB # 23019  
DATE: 10/27/2023  
SCALE: 1"=200'  
DESIGNED BY: JV  
DRAWN BY: JV  
APPROVED BY: DAS

**C1.00**





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 FOR  
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TOWN OF HONEY-IN-THE-HILLS LAKE COUNTY, FLORIDA

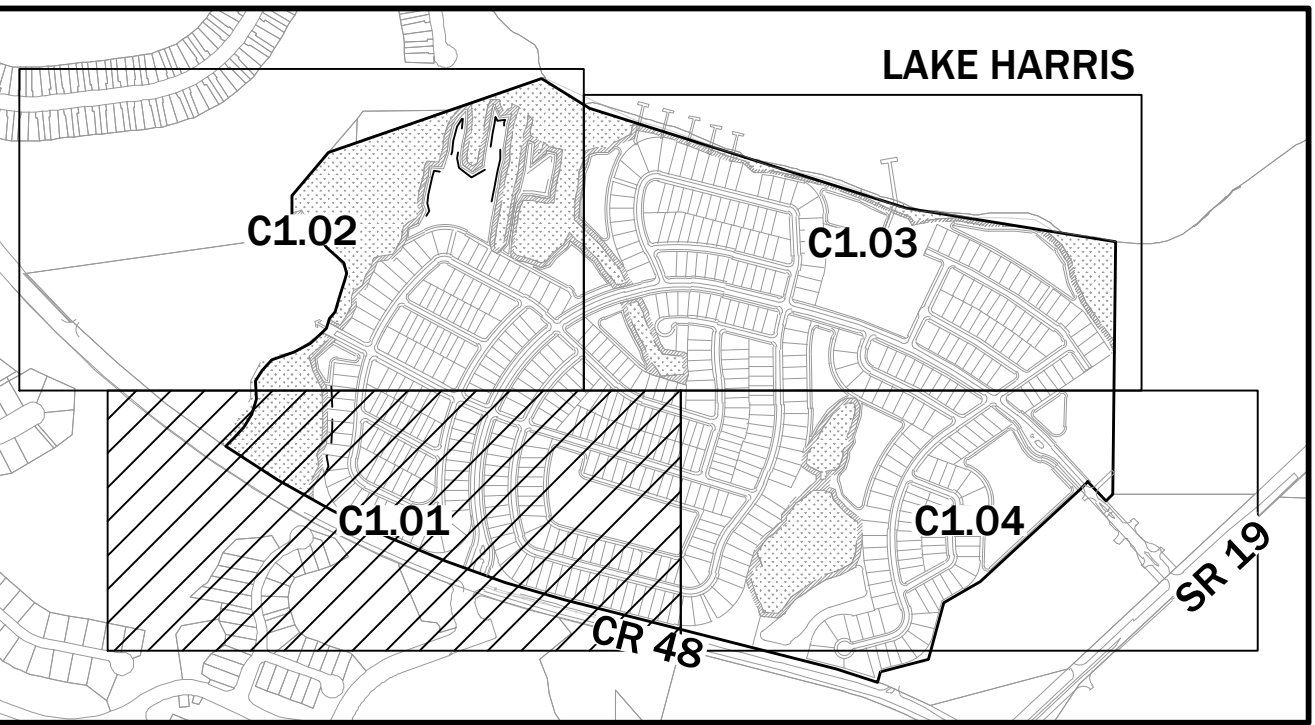
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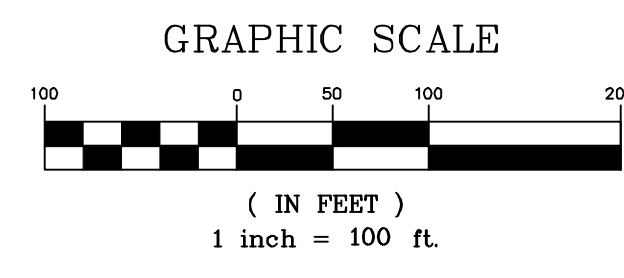
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JOB # 23019  
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**C1.01**



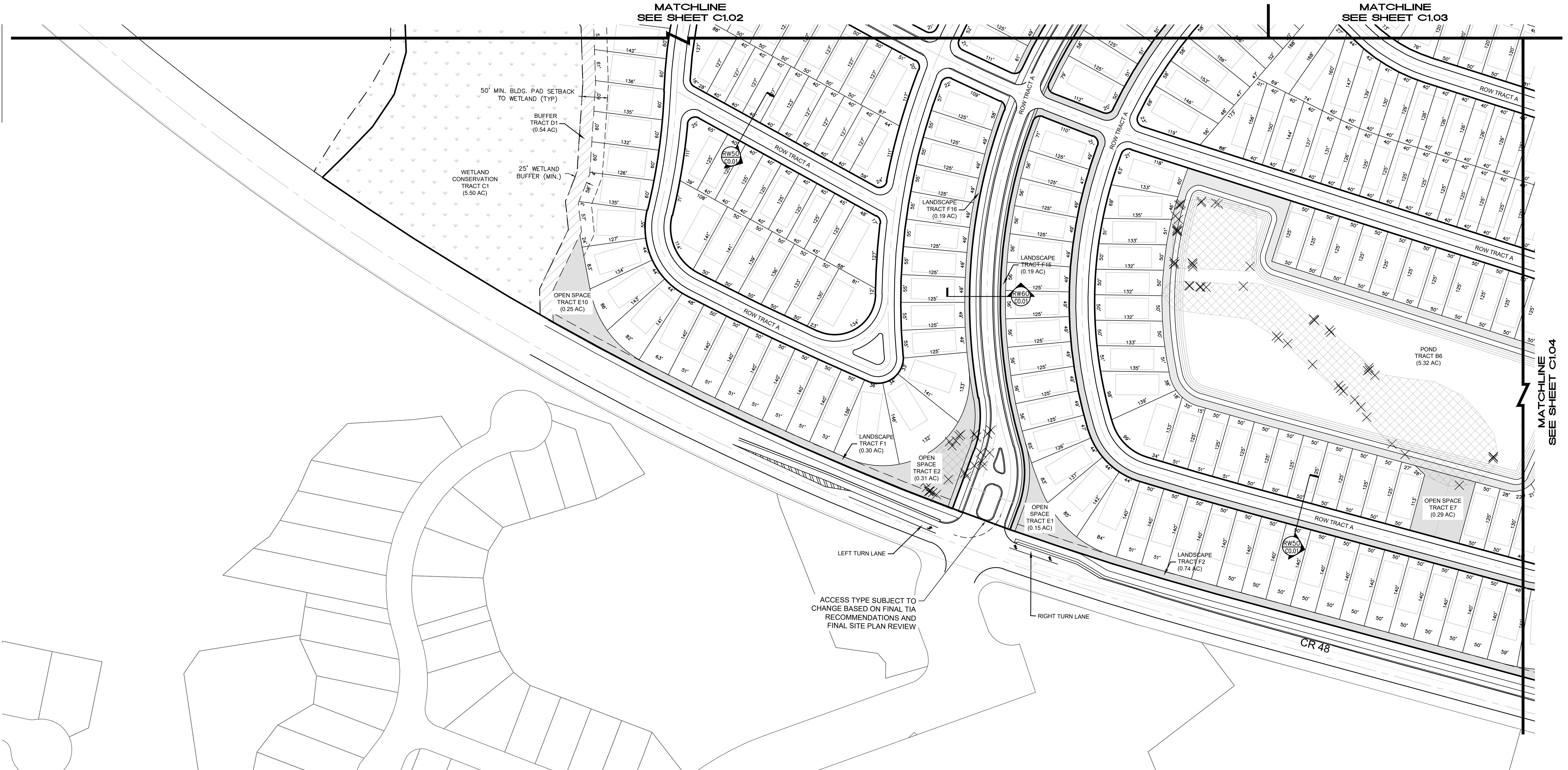
**KEY MAP**  
 N.T.S.



**Tree Legend**

SYMBOL	NAME	SYMBOL	NAME
□	OAK	○	PINE
△	PALM	⊗	OTHER
○	DEAD		

NOTE: TREE SIZES IN INCHES

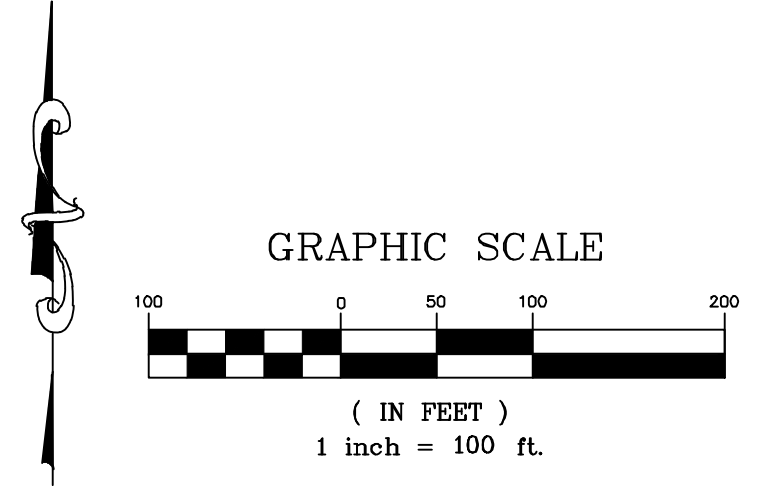
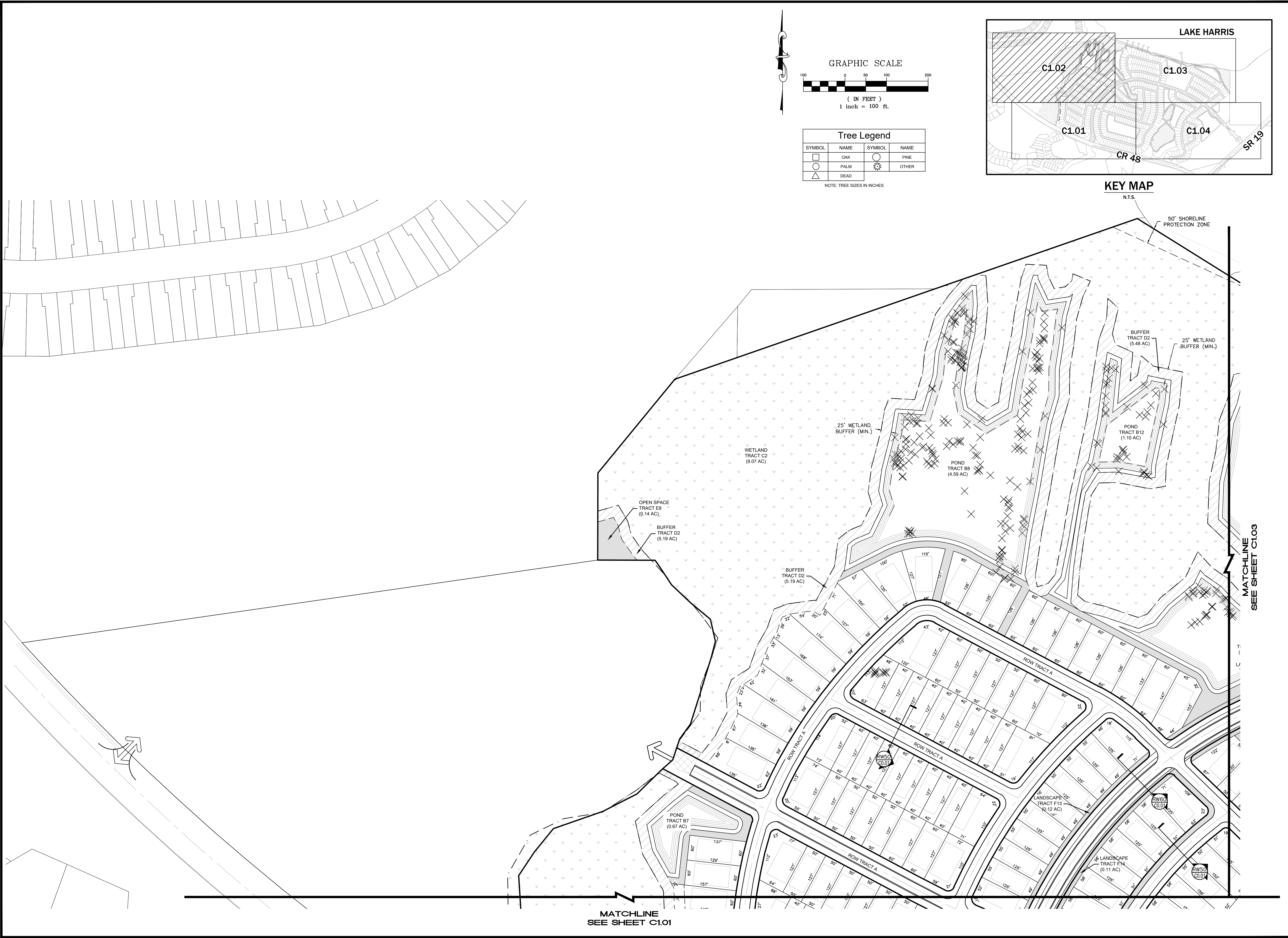


MATCHLINE  
 SEE SHEET C1.04

ACCESS TYPE SUBJECT TO  
 CHANGE BASED ON FINAL TIA  
 RECOMMENDATIONS AND  
 FINAL SITE PLAN REVIEW

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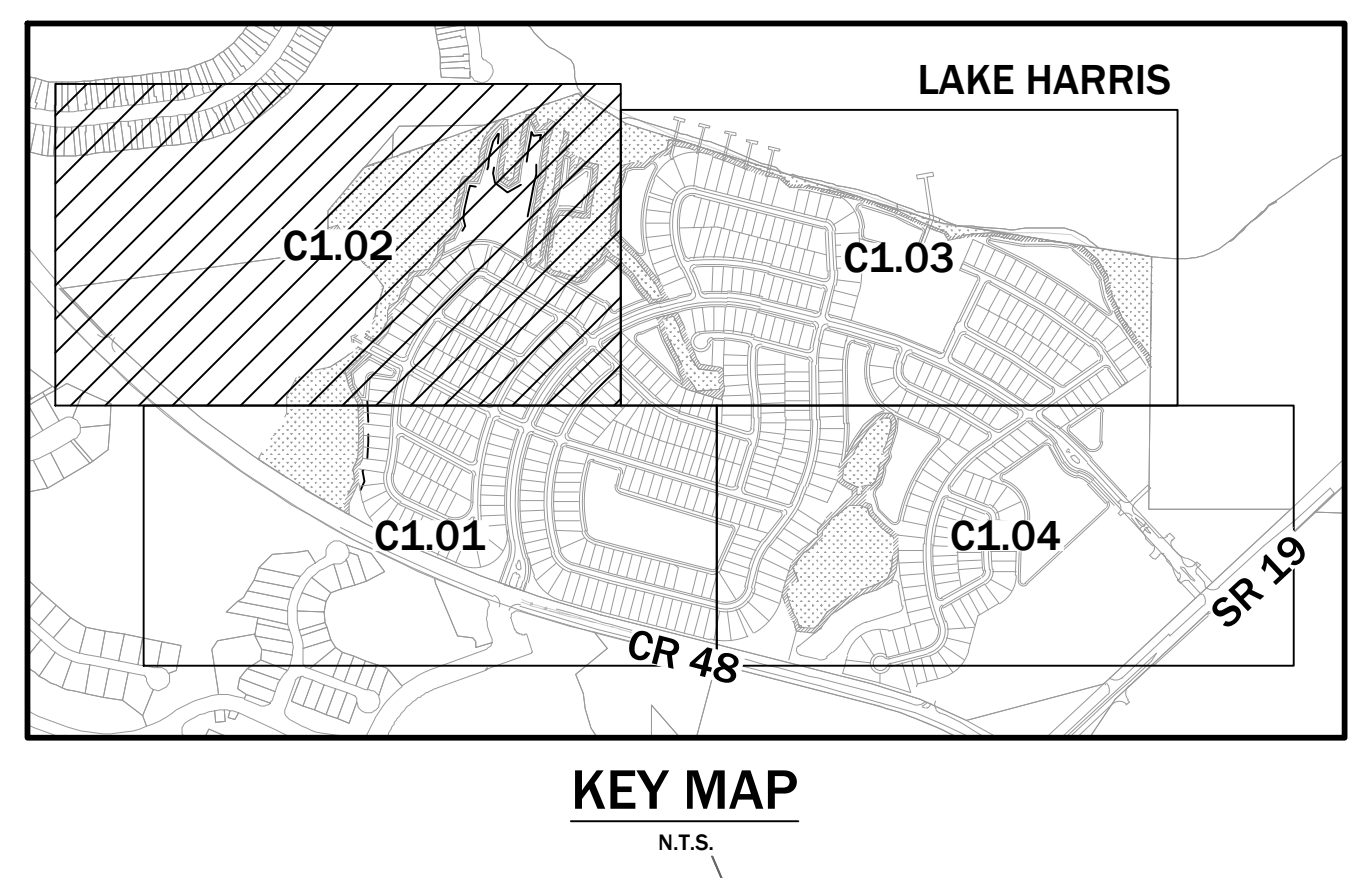
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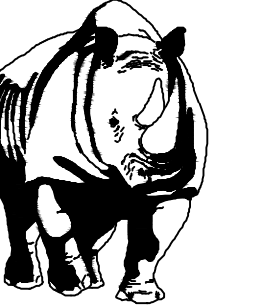
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○	PALM	⊗	OTHER
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TOWN OF HONEY-IN-THE-HILLS LAKE COUNTY, FLORIDA

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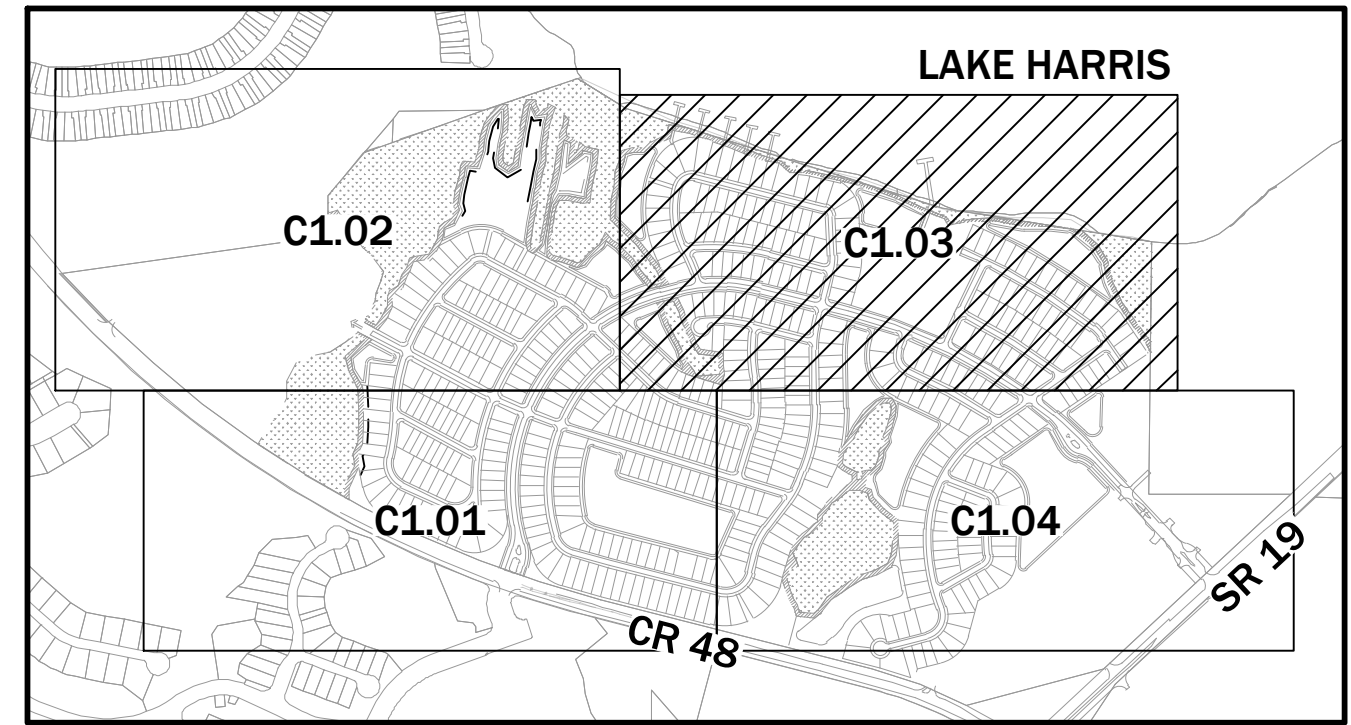
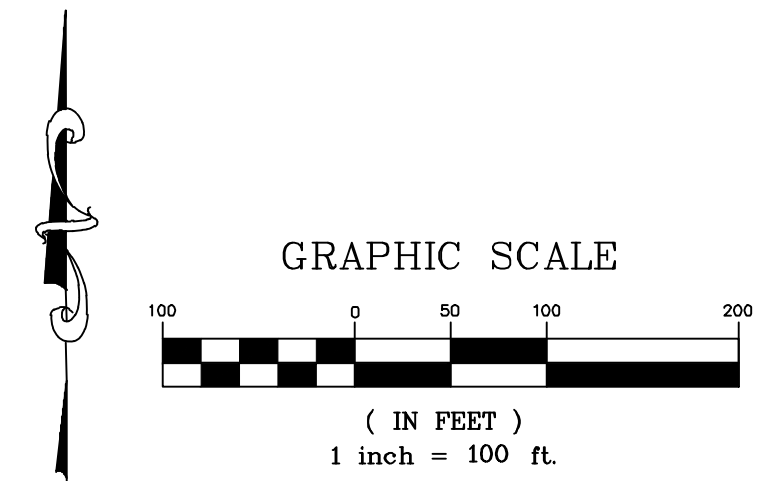
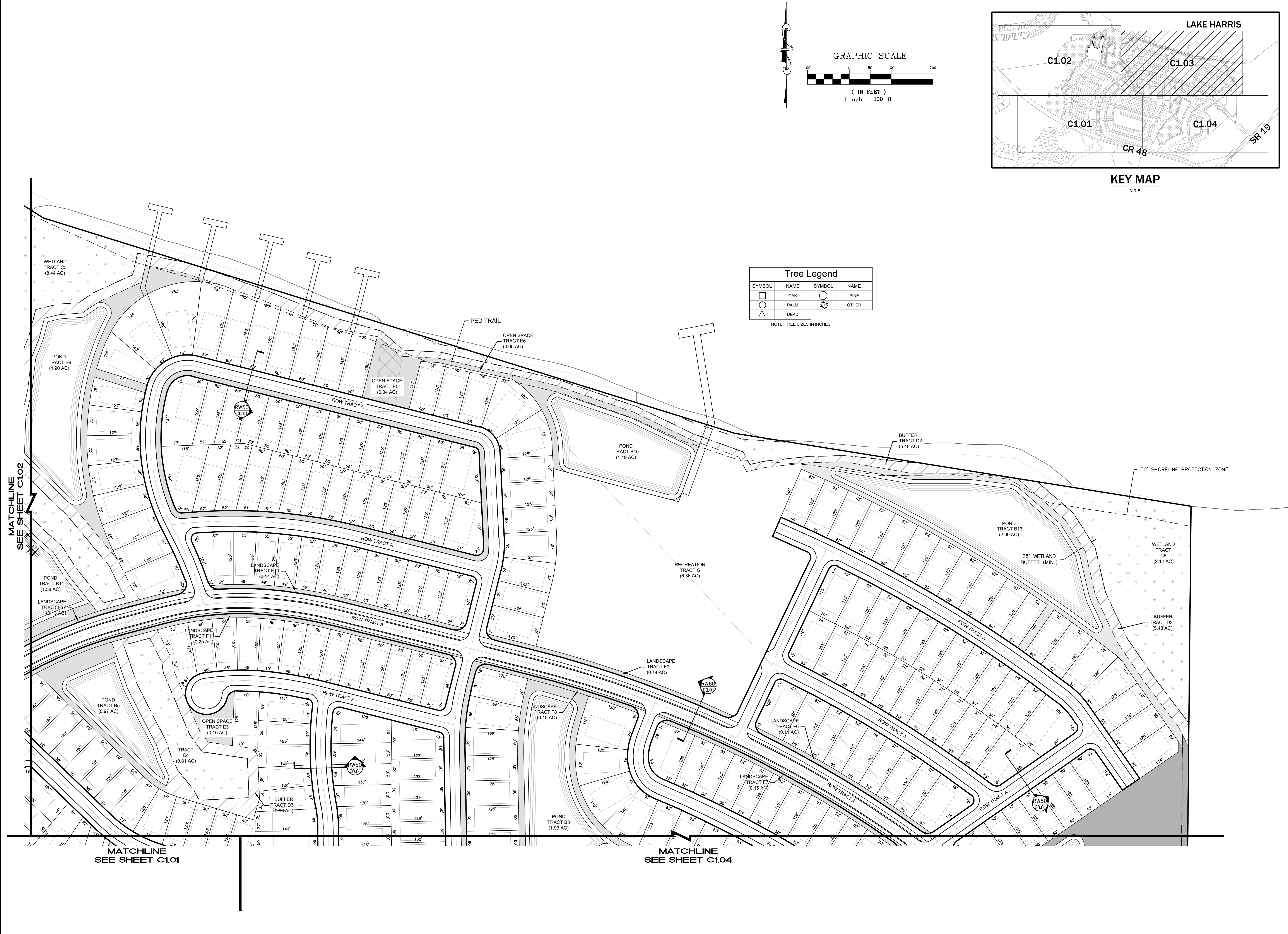
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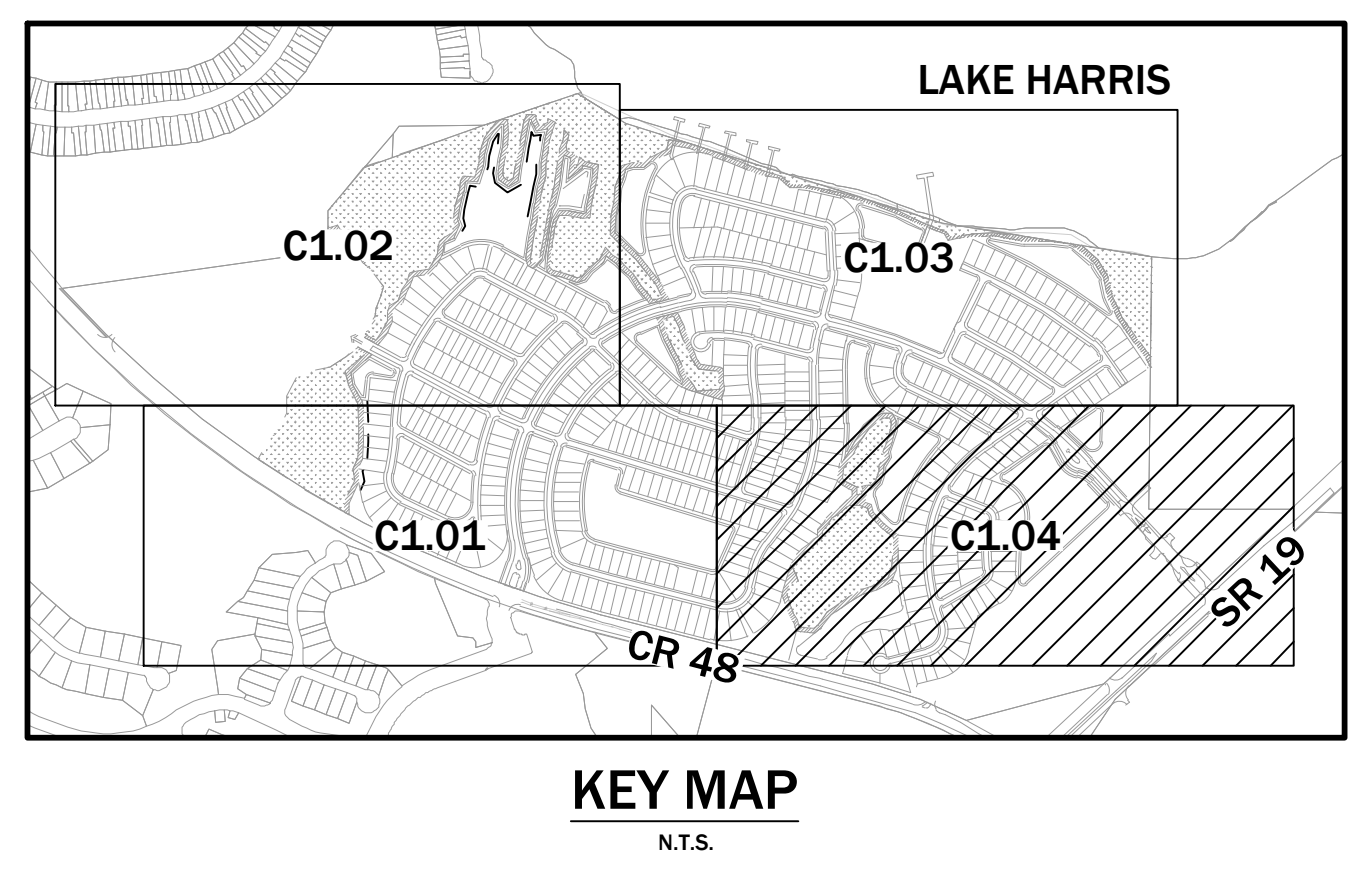
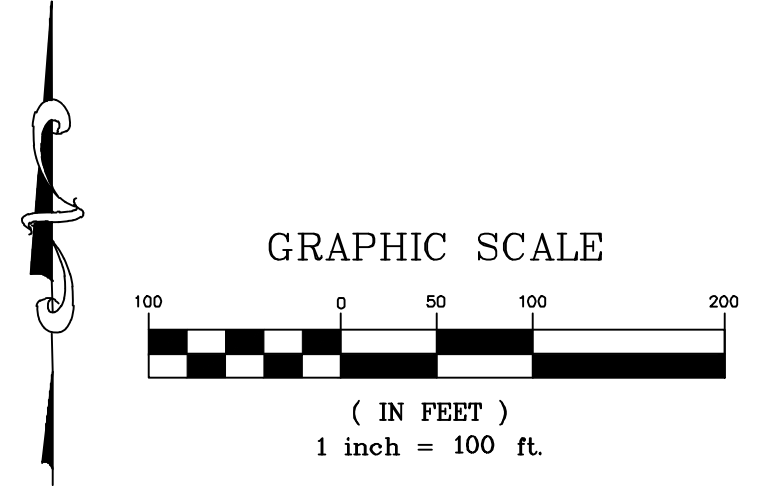
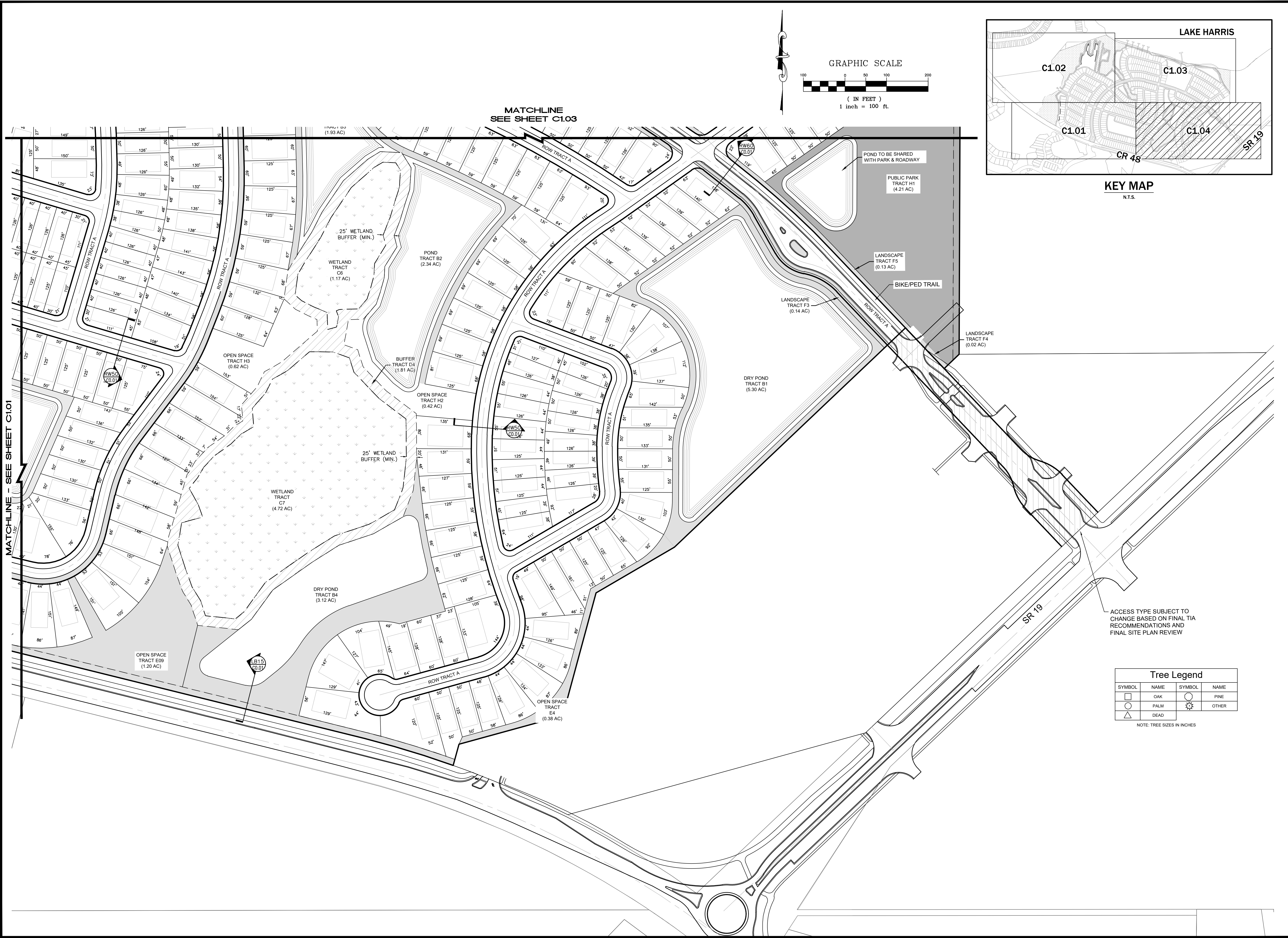
C1.03



**Tree Legend**

SYMBOL	NAME	SYMBOL	NAME
□	OAK	○	PINE
○	PALM	☼	OTHER
△	DEAD		

NOTE: TREE SIZES IN INCHES



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NOTE: TREE SIZES IN INCHES



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