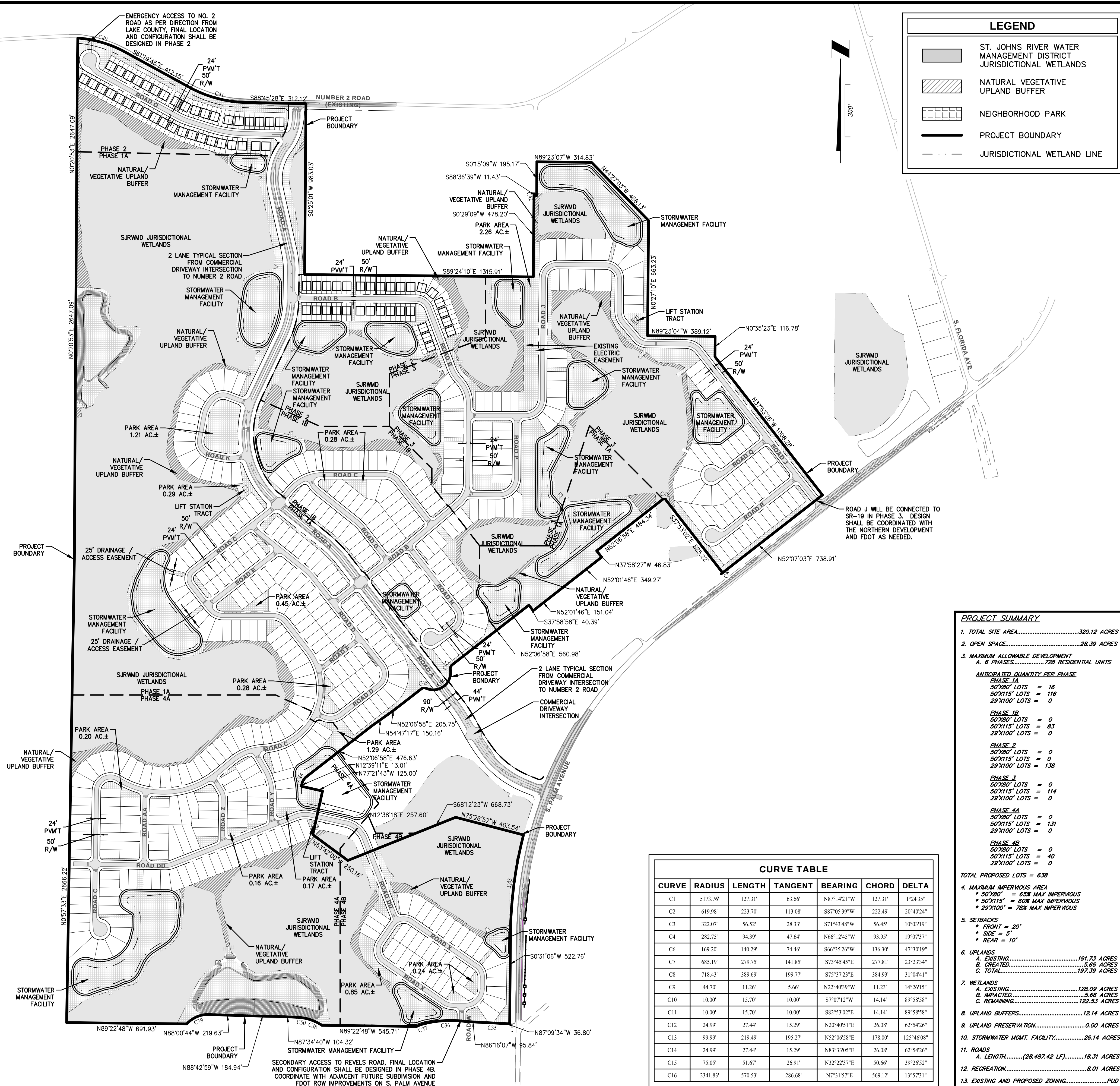


P:\Projects\CW\124\24-01-0079 Hillside Groves Ph 2-4\Design\Dwgs\Plots\24-01-0079 MSite.dwg

TOGETHER WITH THOSE APPURTENANT EASEMENTS AS SET FORTH AND GRANTED BY EAGLES LANDING AT COOEE, INC., A FLORIDA CORPORATION, TO HOWEY IN THE HILLS, A FLORIDA LIMITED PARTNERSHIP, IN THAT DEVELOPMENT AGREEMENT AND GRANT OF EASEMENTS, RECORDED NOVEMBER 10, 2005 IN OFFICIAL RECORDS BOOK 3003, PAGE 1377, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	BEARING	CHORD	DELTA
C1	5173.76	127.31	63.66	N87°42'1"V	127.31	1°24'35"
C2	619.98	223.70	113.08	S87°05'39"V	222.49	20°40'24"
C3	322.07	56.52	28.33	S71°45'48"V	56.45	10°03'19"
C4	282.75	94.39	47.64	N66°12'4"V	93.95	19°07'37"
C6	169.20	140.29	74.46	S66°35'26"V	136.30	47°30'19"
C7	685.19	279.75	141.85	S73°45'45"E	277.81	23°23'34"
C8	718.43	389.69	199.77	S75°37'23"E	384.93	31°04'41"
C9	44.70	11.26	5.66	N22°40'39"V	11.23	12°46'05"
C10	10.00	15.70	10.00	S7°07'12"V	14.14	89°58'58"
C11	10.00	15.70	10.00	S82°53'02"E	14.14	89°58'58"
C12	24.99	27.44	15.29	N20°40'51"E	26.08	62°54'26"
C13	99.99	219.49	195.27	N52°06'58"E	178.00	125°46'08"
C14	24.99	27.44	15.29	N83°33'05"E	26.08	62°54'26"
C15	75.05	51.67	26.91	N32°23'25"E	50.66	39°26'52"
C16	2341.83	570.53	286.68	N7°31'57"E	569.12	13°57'31"

PROJECT SUMMARY

1. TOTAL SITE AREA.....	320.12 ACRES
2. OPEN SPACE.....	28.39 ACRES
3. MAXIMUM ALLOWABLE DEVELOPMENT	
A. 6 PHASES.....	728 RESIDENTIAL UNITS
<u>ANTICIPATED QUANTITY PER PHASE</u>	
<u>PHASE 1A</u>	
50'X80' LOTS =	16
50'X115' LOTS =	116
29'X100' LOTS =	0
<u>PHASE 1B</u>	
50'X80' LOTS =	0
50'X115' LOTS =	83
29'X100' LOTS =	0
<u>PHASE 2</u>	
50'X80' LOTS =	0
50'X115' LOTS =	0
29'X100' LOTS =	138
<u>PHASE 3</u>	
50'X80' LOTS =	0
50'X115' LOTS =	114
29'X100' LOTS =	0
<u>PHASE 3A</u>	
50'X80' LOTS =	0
50'X115' LOTS =	131
29'X100' LOTS =	0
<u>PHASE 4B</u>	
50'X80' LOTS =	0
50'X115' LOTS =	40
29'X100' LOTS =	0
TOTAL PROPOSED LOTS =	638
4. MAXIMUM IMPROVED AREA	
* 50'X80' = 65% MAX IMPROVED	
* 50'X115' = 60% MAX IMPROVED	
* 29'X100' = 78% MAX IMPROVED	
5. SETBACKS	
* FRONT = 20'	
* SIDE = 5'	
* REAR = 10'	
6. UPLANDS	
A. EXISTING.....	191.73 ACRES
B. CREATED.....	5.68 ACRES
C. TOTAL.....	197.39 ACRES
7. WETLANDS	
A. EXISTING.....	128.09 ACRES
B. CREATED.....	5.68 ACRES
C. REMAINING.....	122.53 ACRES
8. UPLAND BUFFERS.....	12.14 ACRES
9. UPLAND PROTECTION.....	0.00 ACRES
10. STORMWATER MGMT. FACILITY.....	26.14 ACRES
11. ROADS	
A. LENGTH.....(28,487.42 LF)	18.31 ACRES
12. RECREATION.....	8.01 ACRES
13. EXISTING AND PROPOSED ZONING.....	PUD