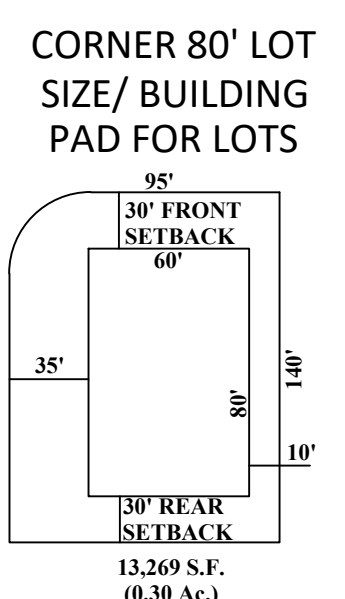
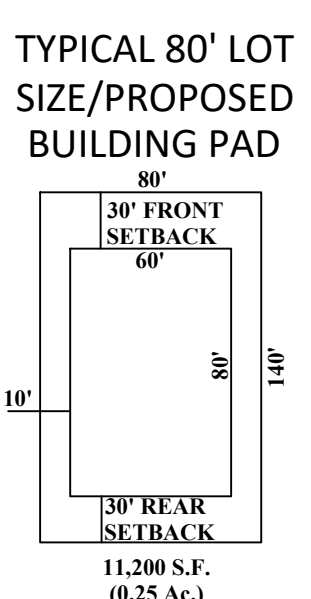
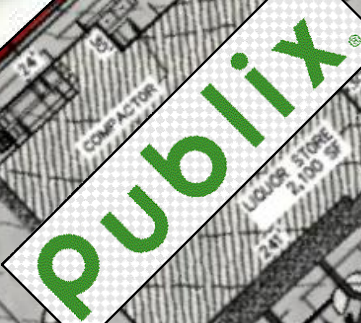
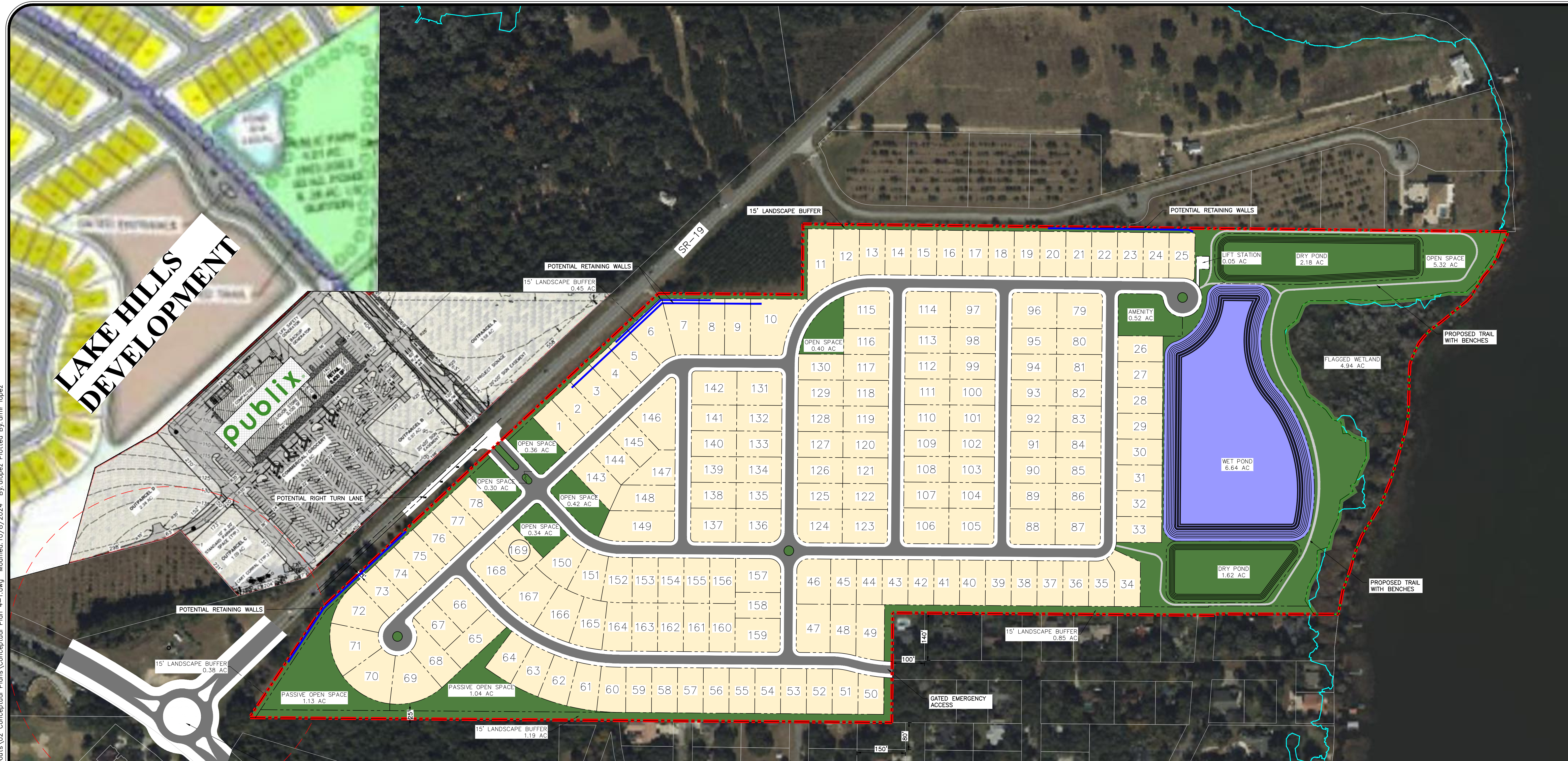


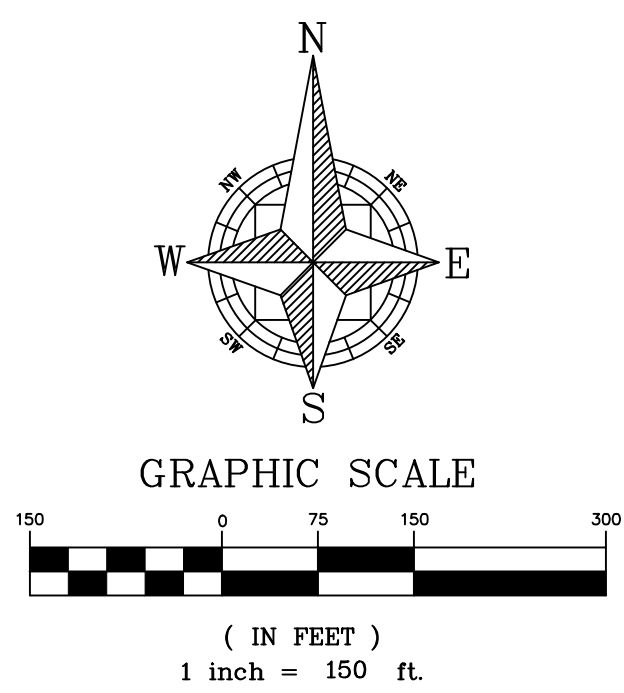
P:\PROJECT DRAWINGS\PUL-053 Thompson Grove Subdivision Drawings\CAD\Civil3D\LAYOUTS\Conceptual Plans\Conceptual Plan 4-1.dwg Modified: 10/8/2024 By: alopez Plotted By: amir_lopez

LAKE HILLS DEVELOPMENT



SITE DATA:

LCPA - PARCEL ID #:	23-20-25-0004-000-00800 (TOWN) 24-20-25-0003-000-00600 (TOWN) 24-20-25-0003-000-00601 (COUNTY)	DEVELOPMENT PROGRAM:	80'x140' LOTS 169 LOTS
PROPERTY ADDRESS:	N HAMLIN AVE HOWEY IN THE HILLS, FL 32776	ALLOWED DENSITY:	2.00 DU/AC
GROSS PROPERTY AREA:	± 89.93 AC	PROPOSED DENSITY:	± 1.99 DU/AC (169 LOTS)
WETLAND/LAKE AREA:	± 4.95 AC	OPEN SPACE REQUIRED:	± 17.00 AC (20.0%)*
NET LAND AREA:	± 84.98 AC	PROPOSED OPEN SPACE:	AMENITY ± 0.52 AC OPEN SPACE / PARK ± 9.31 AC LANDSCAPE BUFFER ± 2.87 AC WETLANDS (25% MAX) ± 4.25 AC STORMWATER POND ± 10.44 AC TOTAL ± 27.39 AC (±32.2%)
EXISTING FUTURE LAND USE:	LDR (TOWN) URBAN LOW (COUNTY)	STORMWATER POND**:	± 10.44 AC (±12.3%)
PROPOSED FUTURE LAND USE:	LDR (TOWN)	ROADWAY CENTERLINE LENGTH:	± 10,813 LF
EXISTING ZONING:	SFR (TOWN) R-1 (COUNTY)	**THE STORMWATER AREA HAS NOT BEEN EVALUATED. PRELIMINARY STORMWATER CALCULATIONS MUST BE DONE BEFORE MORE ACCURATE POND SIZING TO BE PROVIDED. ***VERIFICATION REQUIRED FOR HOWEY IN THE HILLS OPEN SPACE REQUIREMENT.	
PROPOSED ZONING:	SFR (TOWN)		
SETBACKS:	TRANSITION		
FRONT	30 ft.*		
FRONT PORCH	25 ft		
REAR	30 ft.		
SIDE	10 ft.*		
CORNER	35 ft.		
*A VARIANCE REQUEST TO REDUCE SIDE SETBACKS FROM 20' TO 10' (20' MINIMUM BETWEEN BUILDINGS) & REQUEST TO REDUCE FRONT SETBACKS FROM 35' TO 30' WILL RUN CONCURRENT WITH RE-ZONING OF THE PROPERTY			



- LEGEND**
- PROPERTY BOUNDARY
 - WELLHEAD PROTECTION AREA
 - FLAGGED WETLANDS
 - 25' WETLAND BUFFER
 - FEMA FLOOD LINE
 - RETAINING WALLS
 - 80' LOTS

<p>CIVIL ENGINEERING LAND PLANNING</p> <p>APPIAN ENGINEERING LLC.</p> <p>APPIANFL.COM • 407.960.5868</p> <p>2231 Lee Road, Suite 27, Warner Park, Florida, 32789</p>	<p>CONCEPTUAL PLAN 4</p> <p>THOMPSON GROVE SUBDIVISION</p> <p>HOWEY-IN-THE-HILLS, FLORIDA</p>
<p>SCALE: 1" = 150'</p> <p>PROJECT: PUL-053</p> <p>SHEET: CP-4</p>	<p>DRAWN: A. LOPEZ</p> <p>DESIGNED: L. CLASSON</p> <p>CHECKED: L. CLASSON</p> <p>DATE: 10/8/2024</p>
<p>NOT FOR CONSTRUCTION</p>	