

# Legal Description

## DESCRIPTION

The North 1/2 of the Northeast 1/4 of Section 1, Township 23 South, Range 26 East, Lake County, Florida. Less and except that part thereof lying within the plot of Prominent Points, recorded in Plat Book 41, Pages 74 and 75, Public Records of Lake County, Florida.

Together with and subject to that certain easement for ingress and egress described in Easement recorded in Deed Book 339, Page 142, Public Records of Lake County, Florida.

Less and except that portion of the land conveyed by Warranty Deed recorded in Official Records Book 2401, Page 2125, of the Public Records of Lake County, Florida, being more particularly described as follows:

That part of the Northeast 1/4 of Section 1, Township 23 South, Range 26 East, in Lake County, Florida, bounded and described as follows:

Commence at the Northwest corner of the Northeast 1/4 of said Section 1, Township 23 South, Range 26 East, and run S. 89 degrees 46'07" E., along the North line of the Northeast 1/4, a distance of 25.00 feet to the Point of Beginning of this description; from said Point of Beginning, continue S. 89 degrees 46'07" E., along the North line of the Northeast 1/4, a distance of 346.91 feet; thence S.00 degrees 27'22" W., 627.84 feet; thence N. 89 degrees 46'07" W., 346.91 feet to a point that is 25 feet East of, when measured at right angles thereto, the West line of the Northeast 1/4 of said Section 1; thence N. 00 degrees 27'22" E., parallel with the West line of the Northeast 1/4, a distance of 627.84 feet to the Point of Beginning.

Containing therein 66.44 acres, more or less.

## General Notes:

1. Primary site access shall be via the 70' public right of way on the west side of the property. The proposed road shall be constructed to meet the City of Clermont standards. The internal roads shall be public and dedicated to the City of Clermont. Secondary site access shall be via Flynn Ct.

2. Stormwater management facilities will be designed to meet the water quality and water quantity criteria of the SJRWMD. The applicant shall submit drainage calculations and stormwater management plans when filing for the improvement plan approval. Stormwater Management details shall be submitted with Improvement Plans.

3. Based upon FIRM Map #12069C0595E the site is not within a flood Zone.

4. Utility infrastructure shall be public and dedicated to the City of Clermont.

5. Water service will be provided by the City of Clermont.

6. Wastewater Service shall be provided by the City of Clermont.

7. Fire Protection shall be provided by the City of Clermont Fire Rescue / Lake County Fire Rescue. The applicant shall comply with all City of Clermont fire protection requirements.

8. Police Protection shall be provided by the City of Clermont.

9. Project may be constructed in multiple phases. Determination for phasing shall be established at Preliminary Subdivision Plan development.

10. Generalized location and acreage of common open space and recreation facilities will be determined with Preliminary Plan submittal. Detailed plans for recreational facilities are to be provided with improvement plans.

11. All common open and recreation facilities space are to be owned and maintained by a mandatory homeowner association.

12. Flynn Ct shall be cul de sacked at the south property line per Lake County Standards. An emergency access gate shall be constructed at the north side of the cul de sac to prevent through traffic along Flynn Ct. An emergency access system shall be installed per the City of Clermont Fire Department Standards.

# Extreme Groves PUD Land Use Plan Parcel ID # 01-23-26-0001-0000-0100 Altkey 3502027

Clermont, Florida

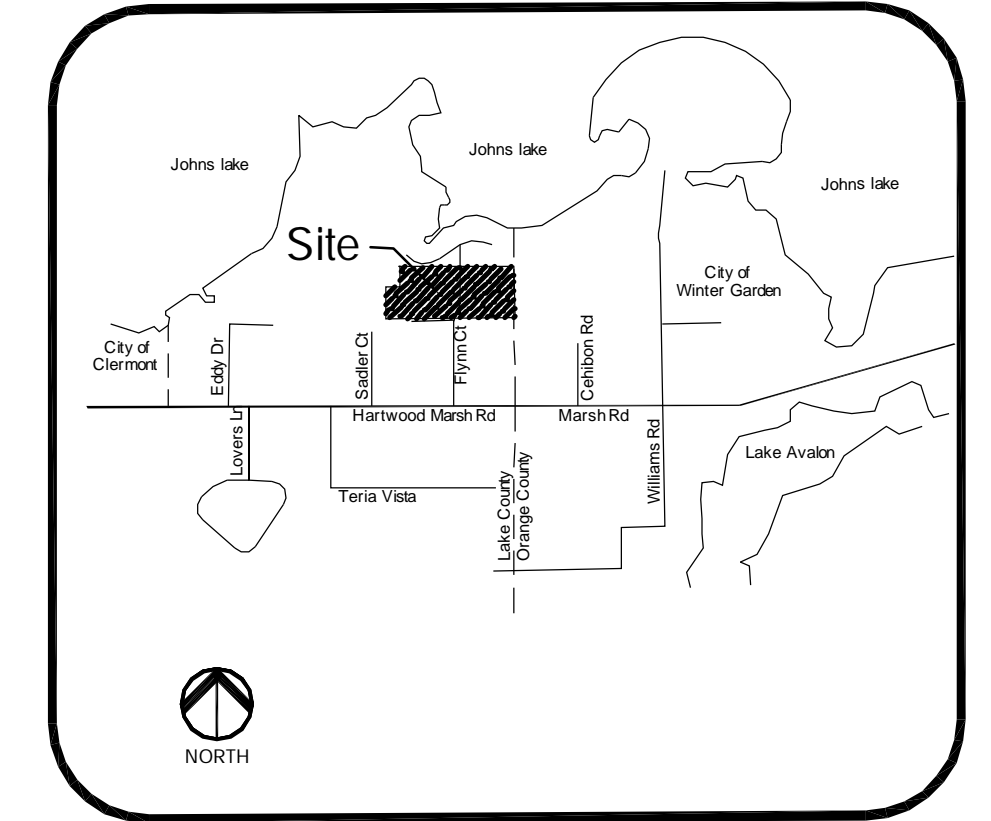
June 2016

Revised:

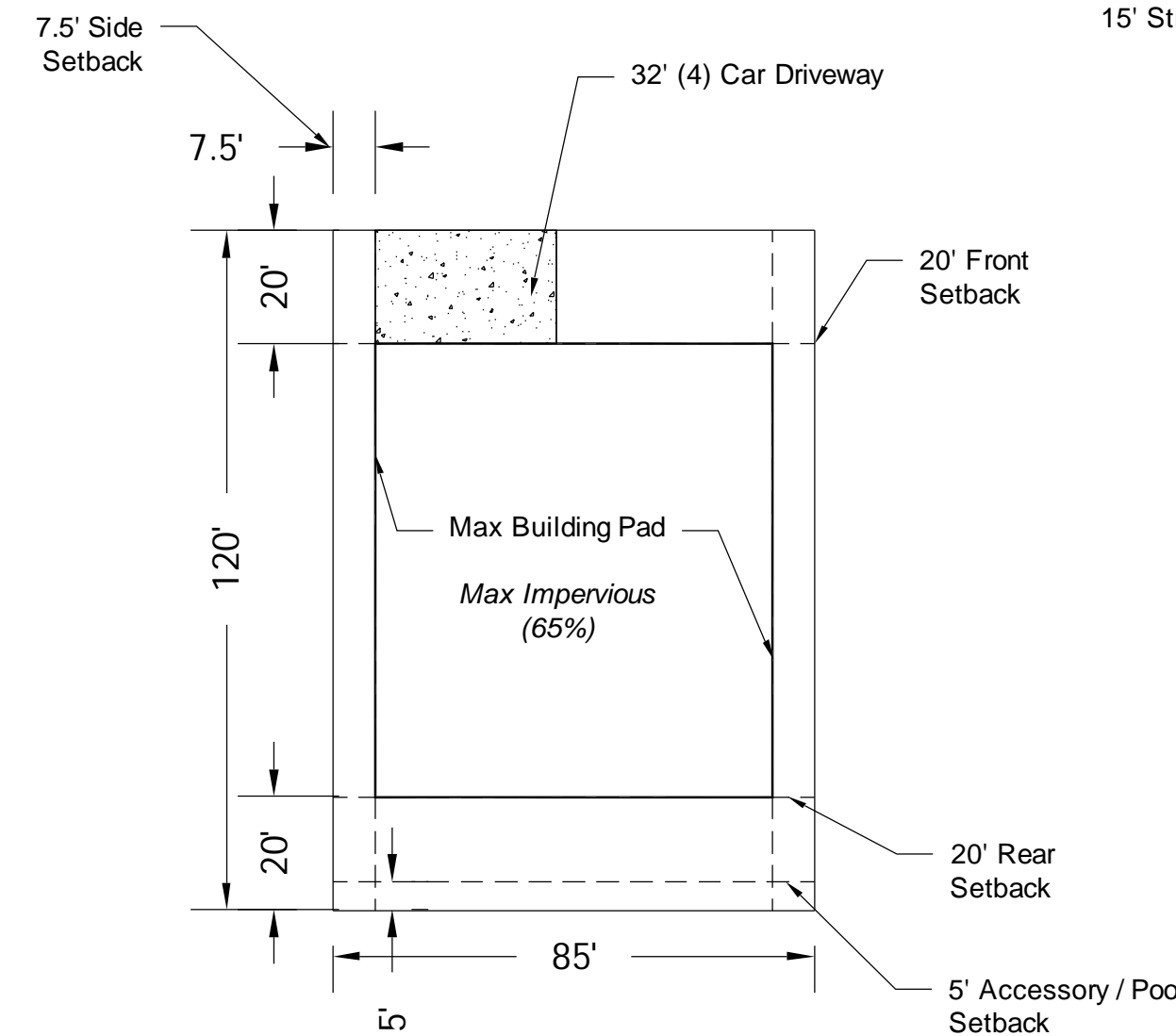
1 07.12.16  
2 08.19.16

Revised for 1/2 ac lots  
Revised per Staff Comments

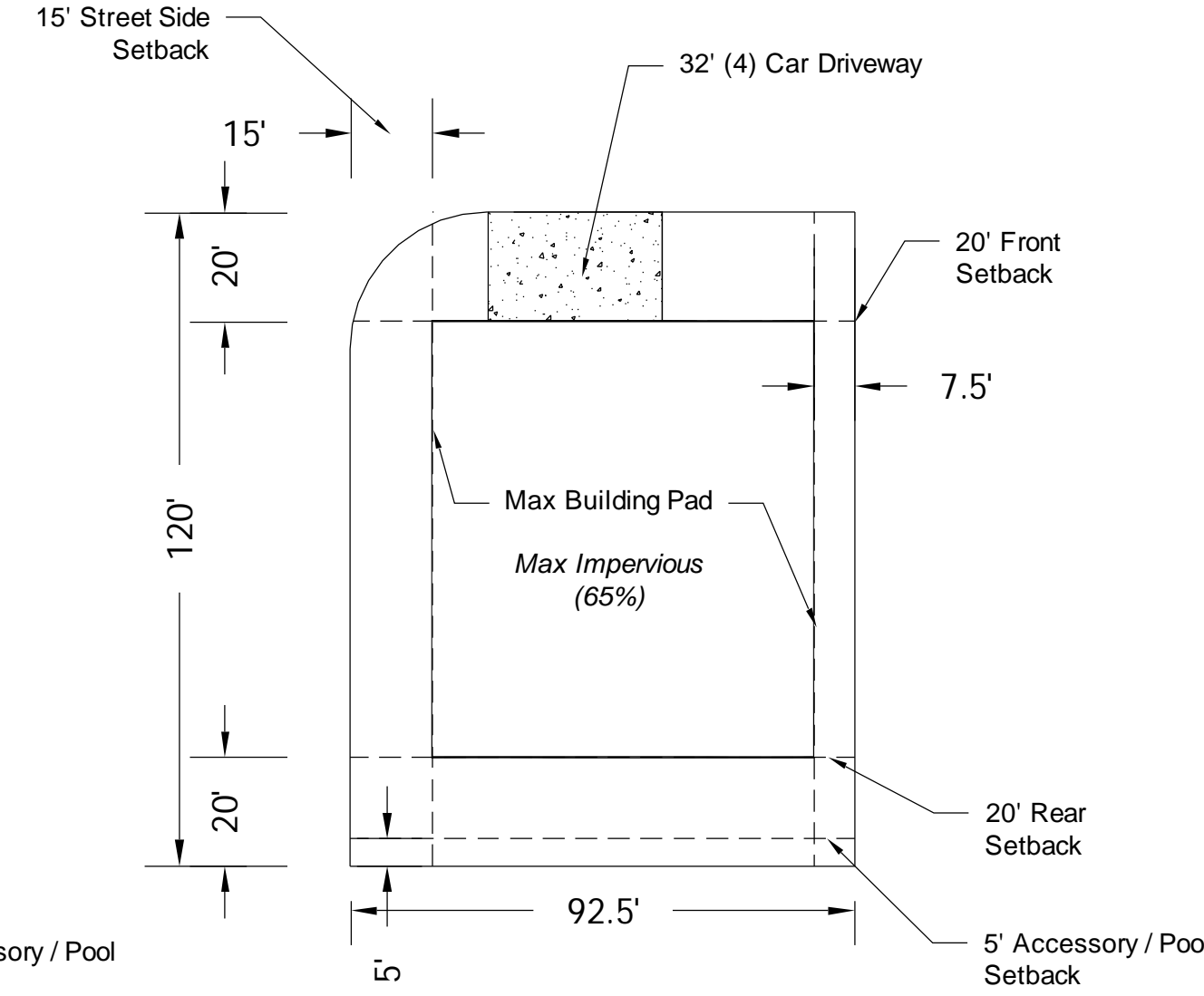
wgm  
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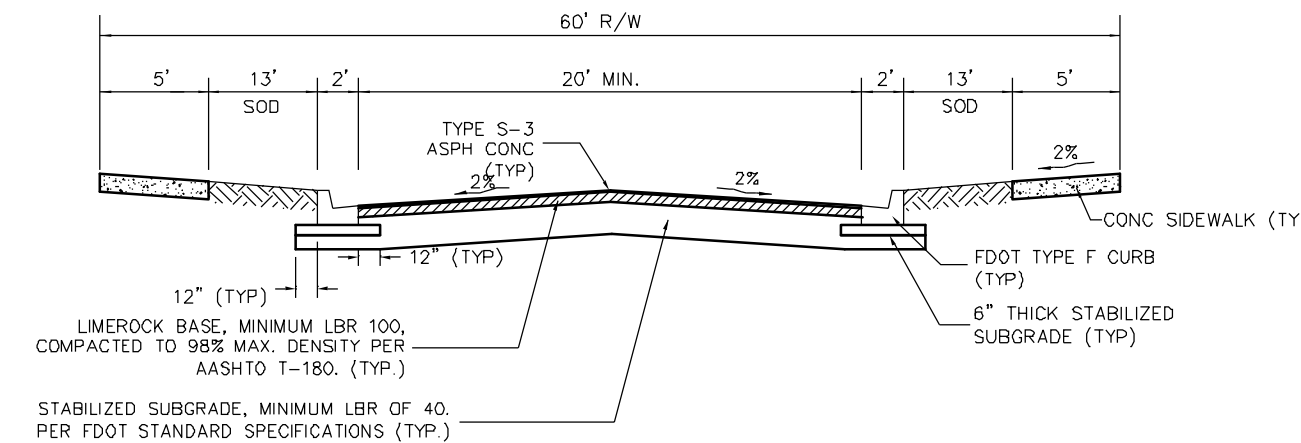
Location Map



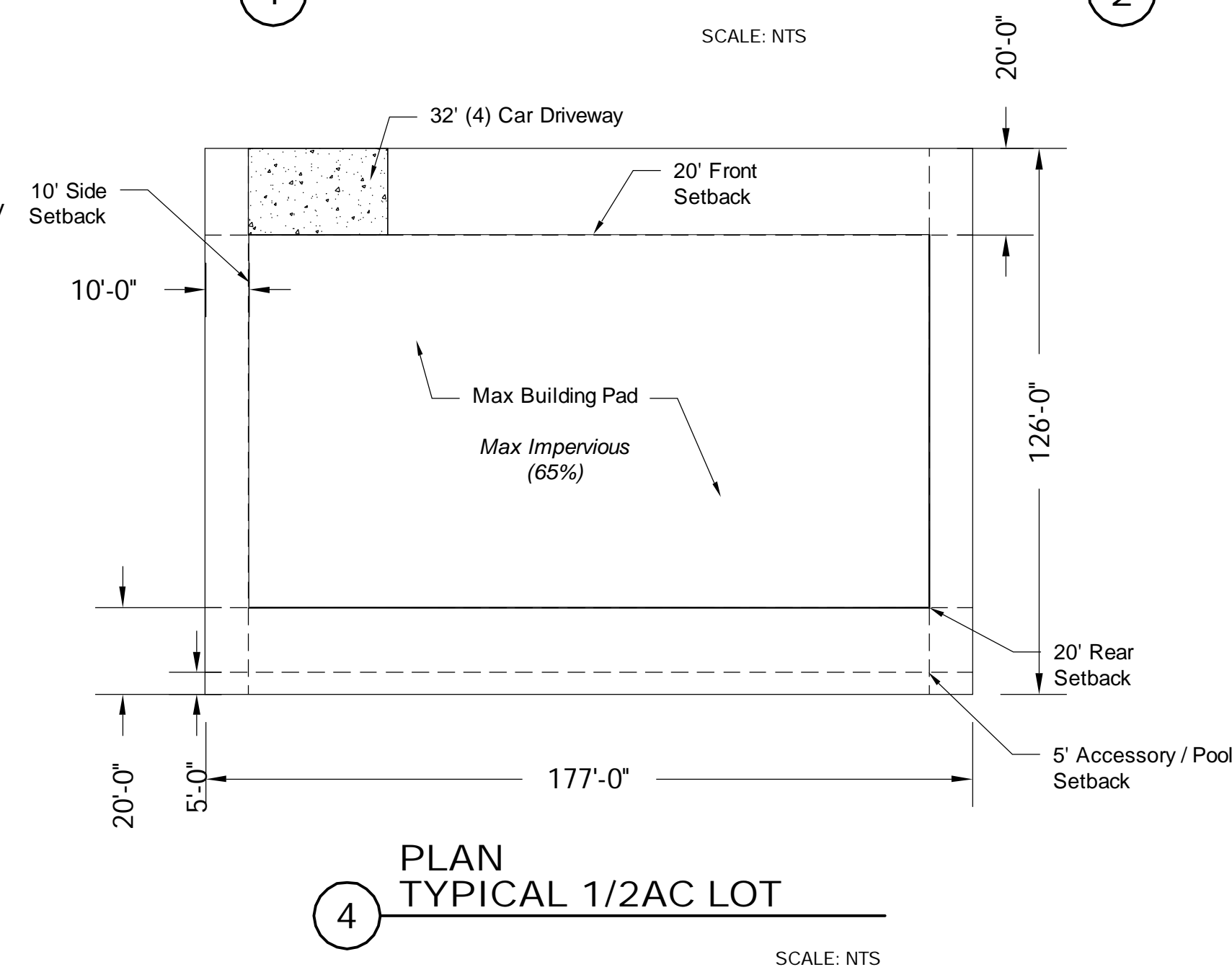
1 PLAN TYPICAL 85' LOT  
SCALE: NTS



2 PLAN TYPICAL 85' CORNER LOT  
SCALE: NTS



3 SECTION 60' RIGHT OF WAY  
SCALE: NTS



4 PLAN TYPICAL 1/2AC LOT  
SCALE: NTS

## Site Data

Total Land Area	66.44 ac
Current Lake County FLU	RURAL
Current Lake County Zoning	A
Proposed Clermont FLU	Low Density Residential
Proposed Clermont Zoning	PUD
Minimum Open Space	10 ac 25%

## Proposed Uses

Single Family Residential	
Proposed Units	122 du
Proposed Density	1.84 du/ac
Minimum Lot Size	85'x120' *

\* Minimum 1/2 acre lots along south property line

Maximum Building Ht	35' 2 story
Maximum Impervious	65%
Minimum Lot Frontage	30'

## Setbacks (85' x 120' lots)

Front	20
Rear	20
Side	7.5
Street Side	15
Accessory Building (side and rear)	5
Pool (side and rear)	5

## Setbacks (1/2 acre lots)

Front	20
Rear	20
Side	10
Street Side	25
Accessory Building (rear)	5
Pool (rear)	5

## Team Members

### Builder

Meritage Homes  
5337 Millenia Lakes Blvd. Ste 410  
Orlando FL 32839  
(407) 571-0959  
Contact: Mr Andon Calhoun

### Owner

Extreme Grove Investments LLC  
PO Box 1930  
Minneola Florida 32755  
Contact: Mr Alex Howell

### Applicant / Planner

Daly Design Group  
913 N Pennsylvania Ave  
Winter Park, Florida 32789  
(407) 740-7373  
Contact: Mr. Tom Daly

### Environmental Consultant

Bio-Tech Consulting  
315 Fern Creek Ave  
Orlando, Florida 32803  
(407) 894-5969  
Contact: Mr. Spencer Clark

### Geotechnical Consultant

GEO Engineering and Sciences  
250 South Ronald Reagan Blvd. Ste 114  
Longwood, Florida 32750  
(407) 379-9510  
Contact: Mr. Gabi Stephan

### Surveyor

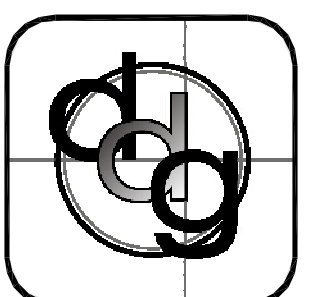
Allen and Company  
Professional Surveyors and Mappers  
213 S Dillard Street, Ste 210  
Winter Garden, Florida 34787  
(407) 654-5355  
Contact: Mr. James Rickman

### Traffic Engineer

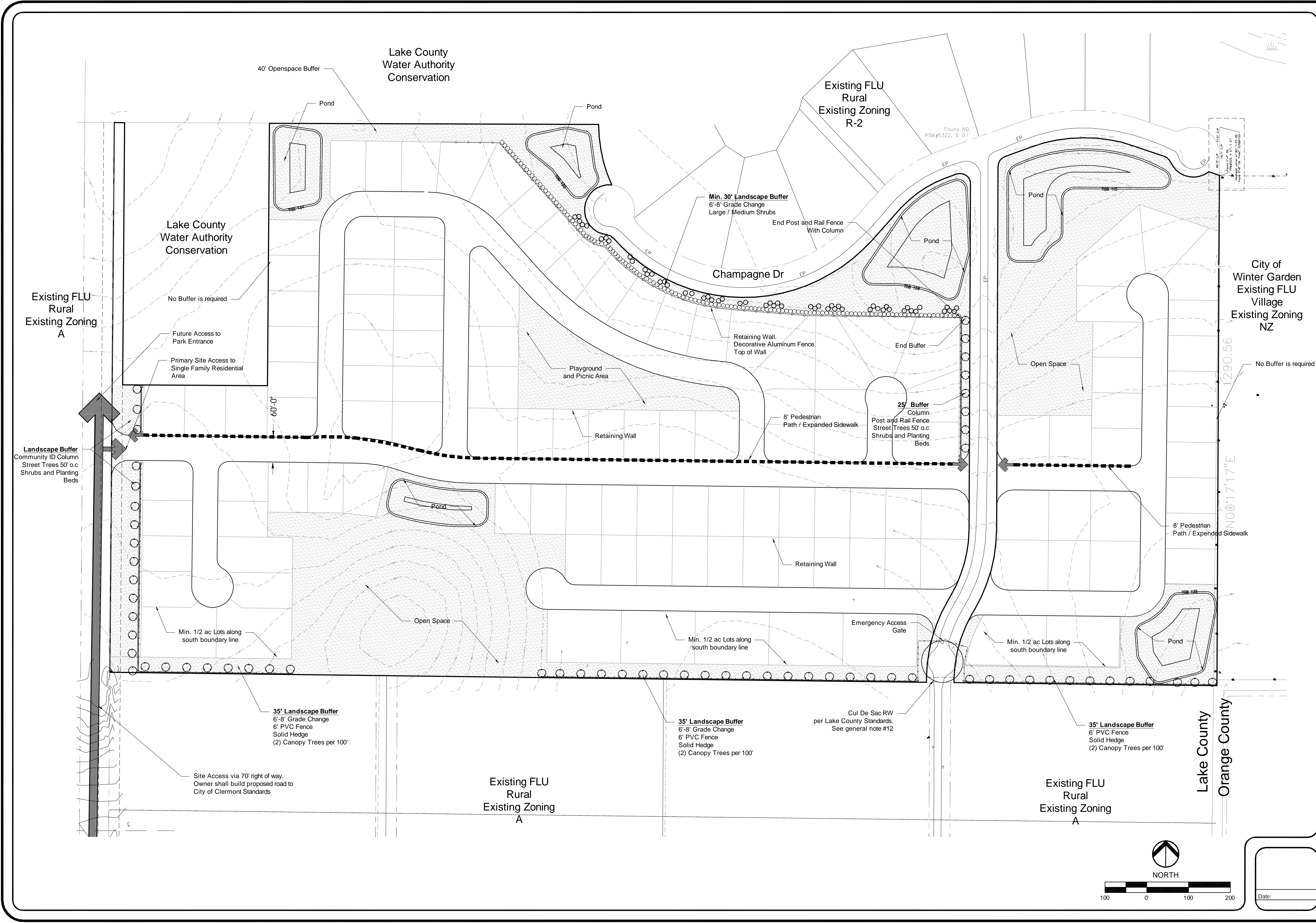
Traffic & Mobility Consultants LLC  
3101 Maguire Blvd, Suite 265  
Orlando, FL 32803  
(407) 531-5332  
Contact: Mr. Mohammed Abdallah, PE, PTOE

## Sheet Index

CVR	- Cover
LUP - 101	- Conceptual Site Plan
LUP-102	- Typical Site Grading Section



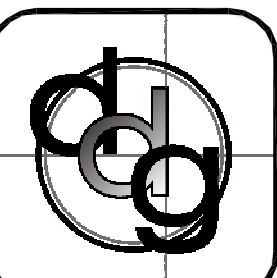
CVR  
1527



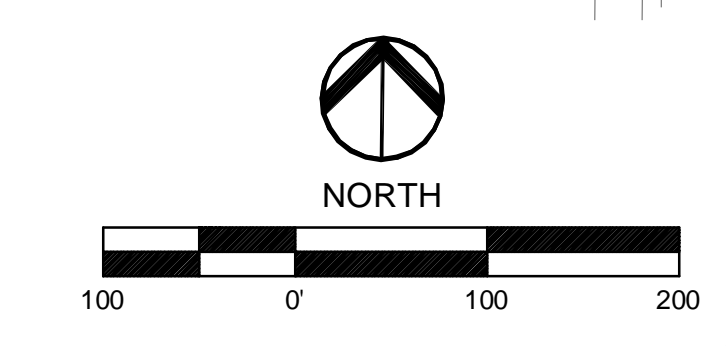
daly design group inc.  
 Urban Planning, Landscape Architecture, Project Management, Development Consulting  
 913 N Pennsylvania Ave, Winter Park, FL 32789 (407) 740-7373 www.dalydesign.com

REV	DATE	DESCRIPTION	BY
2	08.19.16	Revised per staff comments	wgm
1	07.12.16	Revised for 1/2 ac lots	wgm

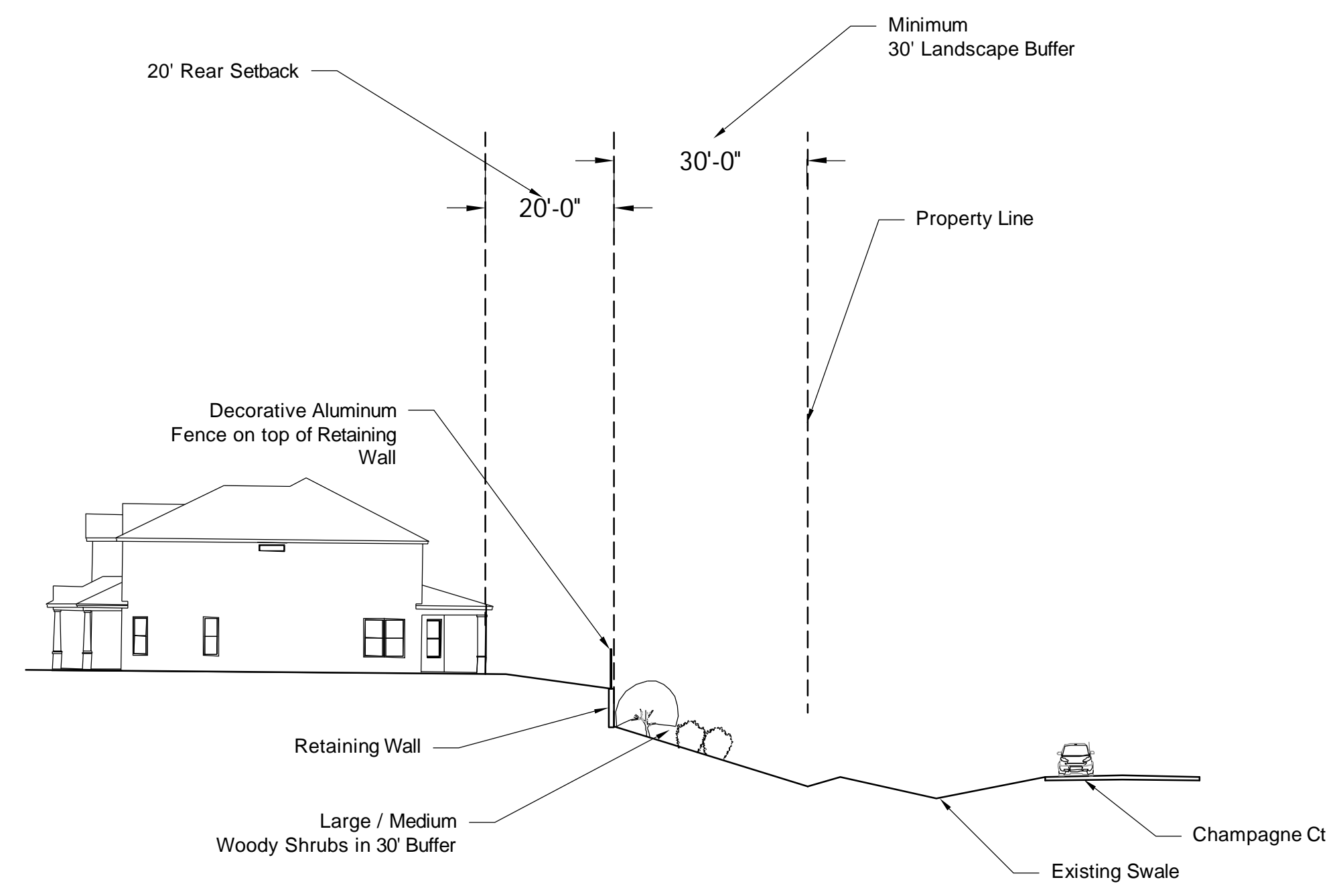
Conceptual Site Plan  
**Extreme Groves PUD**  
 Clermont, Florida



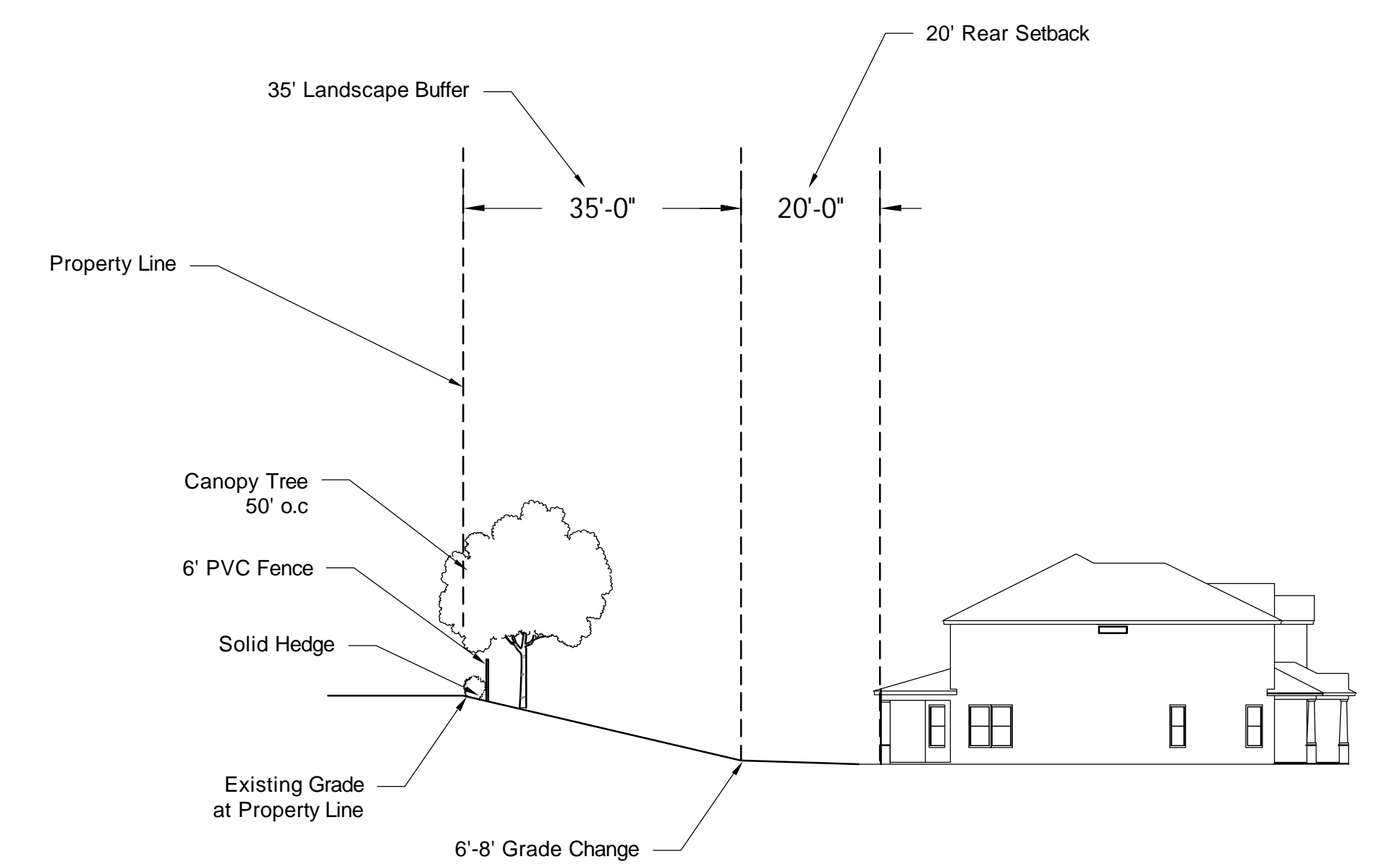
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 DATE  
June 2016  
 SHEET  
LUP-101



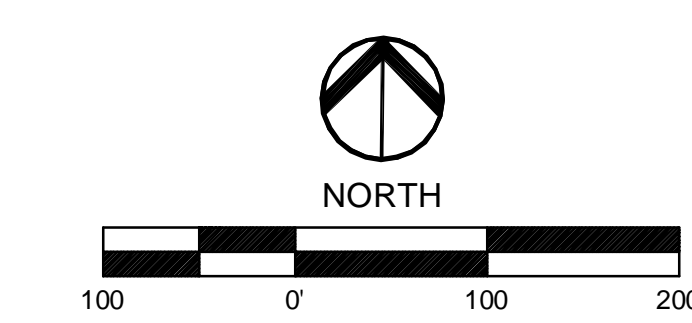
Date:



1 SECTION  
CHAMPAGNE CT BUFFER  
SCALE: NTS



2 SECTION  
WEST SIDE OF FLYNN CT (1/2 acre lot)  
SCALE: NTS

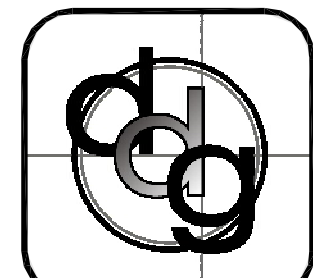


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