

PRELIMINARY SUBDIVISION PLANS FOR LAKESIDE AT SUNRISE PUD

**SECTION 12, TOWNSHIP 22 SOUTH, RANGE 24 EAST
CITY OF GROVELAND, FLORIDA**

**FOR
HANOVER LAND COMPANY
2420 S. LAKEMONT AVE., SUITE 450
ORLANDO, FL 32814
PHONE: (407) 702-9226**

UTILITY PROVIDERS:

POTABLE WATER & SEWER
CITY OF GROVELAND
156 S. LAKE AVE
GROVELAND, FL 32736
(352) 429-0227

ELECTRIC
SUMTER ELECTRIC
P.O. BOX 301
SUMTERVILLE, FL 33585
(352) 793-3801

CABLE
BRIGHOUSE NETWORK
3767 ALL AMERICAN BOULEVARD
ORLANDO, FL
(407) 295-9119

TELEPHONE
CENTURYLINK
555 LAKE BORDER DRIVE
APOPKA, FL 32703
(407) 889-6269

GAS
LAKE APOPKA NATURAL GAS
P.O. BOX 771275
WINTER GARDEN, FL 34777-1275
(407) 656-2734

PROJECT TEAM MEMBERS:

OWNER/DEVELOPER
HANOVER LAND COMPANY
2420 S. LAKEMONT AVE., SUITE 450
ORLANDO, FL 32814
(407) 702-9226

CIVIL ENGINEER
MADDEN, MOORHEAD, & STOKES, INC.
431 E. HORATIO AVE., SUITE 260
MAITLAND, FL 32751
(407) 629-8330

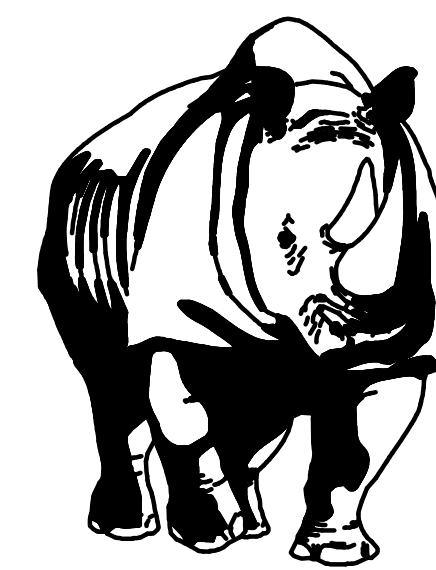
GEO-TECH
NATIVE GEOSCIENCE, INC.
2014 EDGEWATER DRIVE, SUITE 246
ORLANDO, FL 32804
(407) 342-1443

SURVEYOR
FLORIDA GEODETIC, LLC.
797 WEST MONTROSE STREET
CLERMONT, FL 34711
(352) 394-3000

ENVIRONMENTAL CONSULTANT
ECOLOGICAL CONSULTING SOLUTIONS, INC.
235 HUNT CLUB BLVD., SUITE 202
LONGWOOD, FL 32779
(407) 869-9434

INDEX OF SHEETS

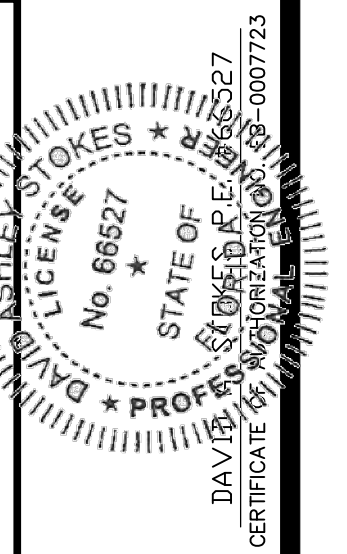
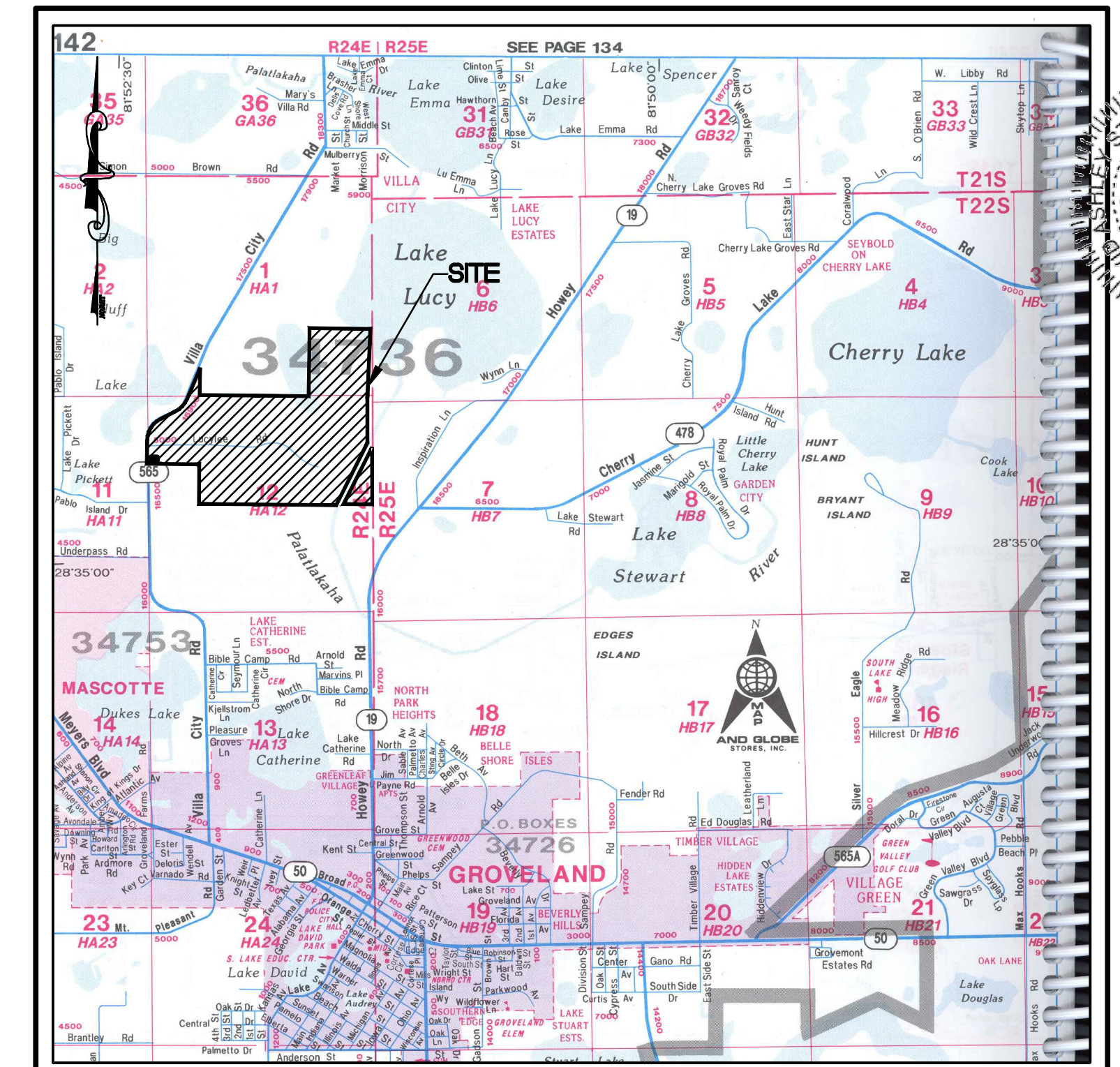
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MADDEN
MOORHEAD & STOKES, INC.
CIVIL ENGINEERS

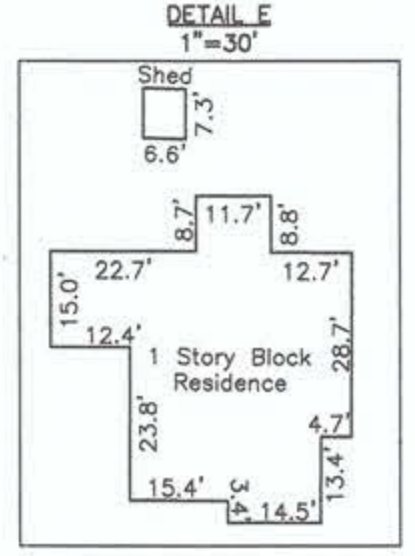
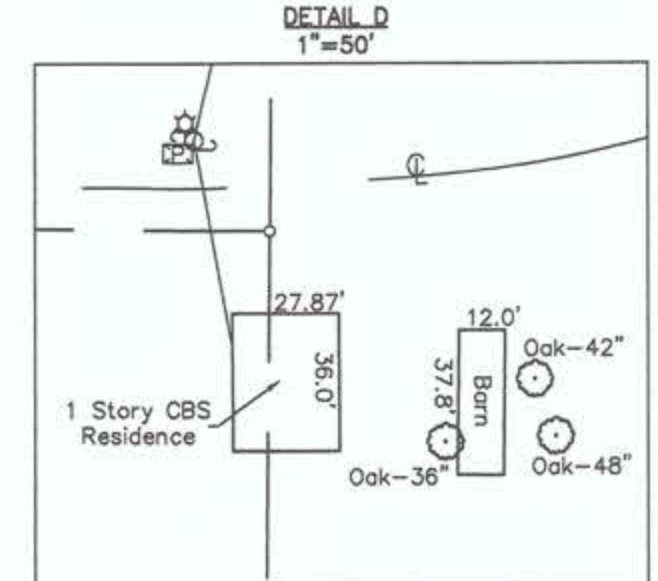
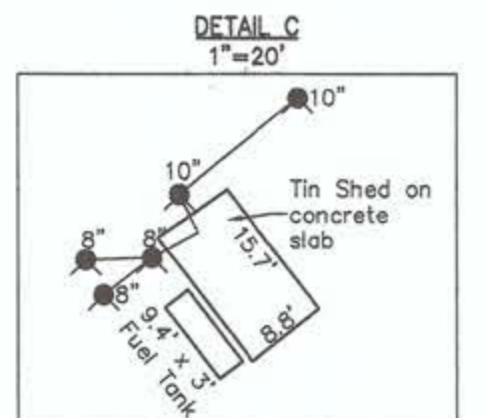
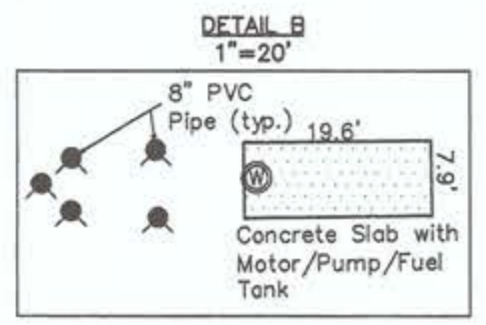
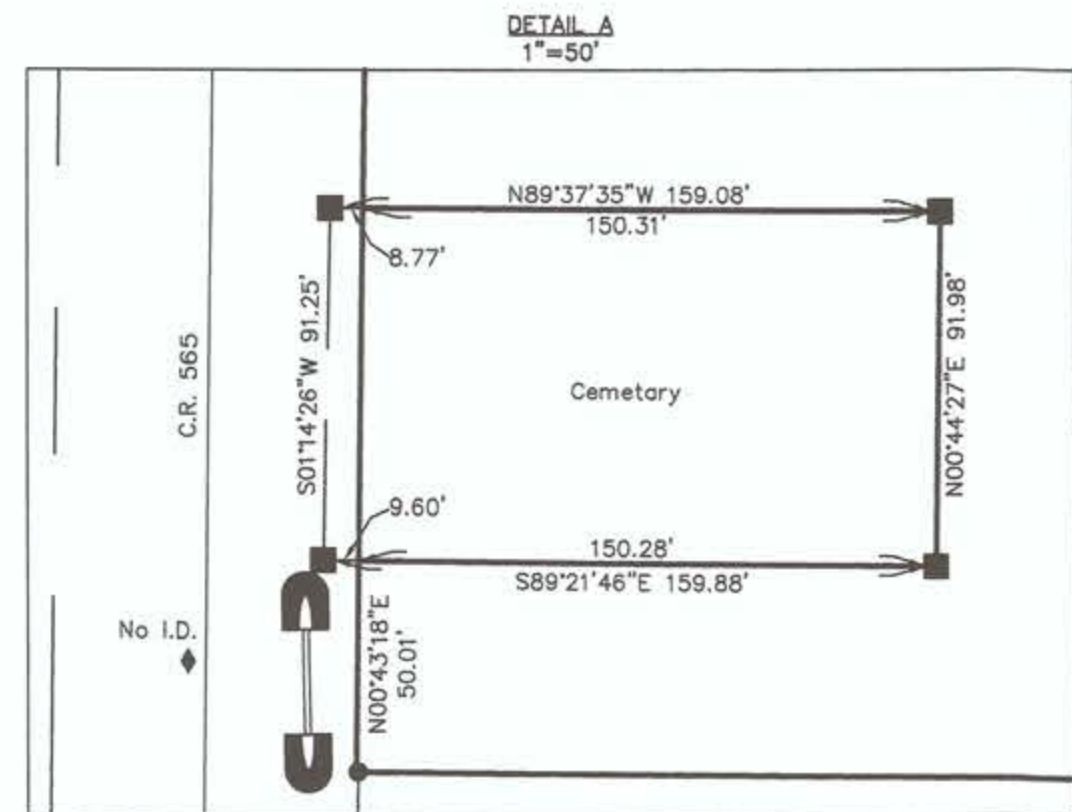
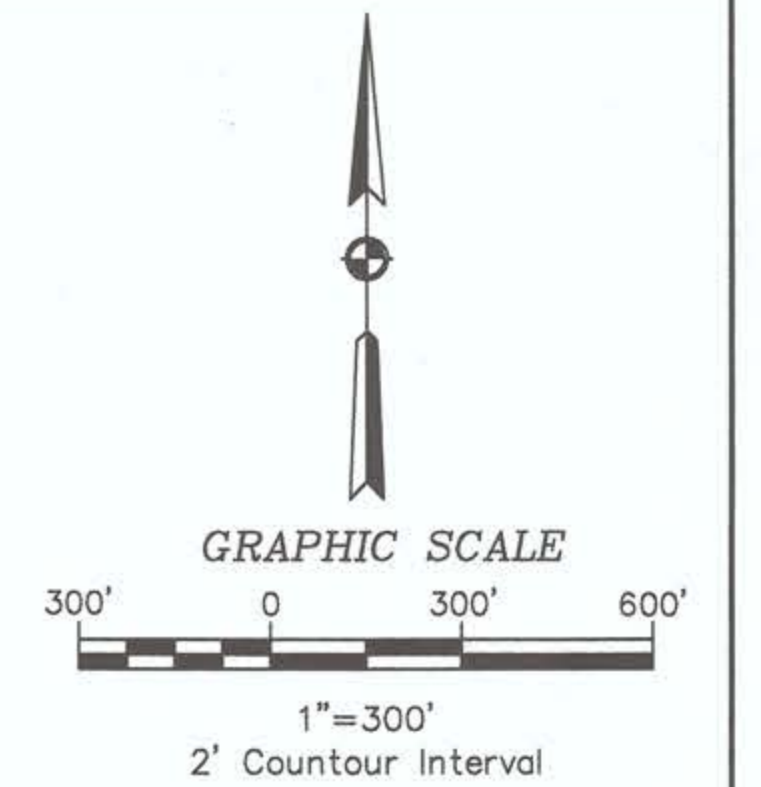
431 E. HORATIO AVENUE, SUITE 260
MAITLAND, FLORIDA 32751
PHONE (407) 629-8330
FAX (407) 629-8336

VICINITY MAP



Map of Boundary Survey

lying within a portion of Section 12, Township 22 South, Range 24 East



CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	BEARING
C1	613.69	435.75	40°40'58"	227.51	426.65	N43°12'49"E
C2	597.28	654.31	62°45'59"	364.34	622.08	S32°08'17"W

LEGAL DESCRIPTION

Parcel 1:
That part of the SE 1/4 of the SW 1/4 of the SW 1/4, also known as Tract 83, GROVELAND FARMS, according to the Plat thereof recorded in Plat Book 2, Pages 10 and 11, Public Records of Lake County, Florida, lying East of County Road No. 565, in Section 12, Township 22 South, Range 24 East, Lake County, Florida

Parcel 2:
That part of the NW 1/4 of the NW 1/4 of Section 12, Township 22 South, Range 24 East, Lake County, Florida, lying East of County Road No. 565.

Parcel 3:
Begin at the Northwest corner of the SW 1/4 of the NW 1/4 of Section 12, Township 22 South, Range 24 East, Lake County, Florida; thence run East 1320 feet; thence run South 362 feet; thence run West 1320 feet; thence run North 362 feet to the Point of Beginning; LESS the right of way of County Road No. 565 and ALSO LESS: Begin at a point 1027.7 feet North of the Southwest corner of the Said SW 1/4 of the NW 1/4; thence run North 89°18' East 198.6 feet; thence run North 92 feet; thence run South 89°18' West 198.6 feet; thence run South 92 feet to the Point of Beginning.

The Southeast 1/4 of the Southeast 1/4 of Section 1, Township 22 South, Range 24 East and that part of Section 12, Township 22 South, Range 24 East, described as follows: The Northeast 1/4 West of the Canal; the Northeast 1/4 East of the Canal; the Northeast 1/4 of the Northwest 1/4; the North 150 feet of the East 100.00 feet of the Southeast 1/4 of the Northwest 1/4, all being in Lake County, Florida

Together with:
A 12 foot ingress/egress easement, the centerline of which is described as follows: Commence at the West 1/4 corner of Section 12, Township 22 South, Range 24 East, Lake County, Florida; run N.00°37'54" W. 1327.12 feet along the West line of said Section 12 to the Centerline extended of a limerock and dirt road as existing November 18, 1987; thence run N.89°22'06"E. 40.00 feet to the East right-of-way line of S-565 and the Point of Beginning for the description; thence run N.89°02'20"E. 1292.31 along the centerline of the aforementioned limerock and dirt road to a point 6.0 feet North of the Southwest corner of the Northeast 1/4 of the Northwest 1/4 of the aforementioned Section 12 and the end of this description.

The South 1/4 of the Northeast 1/4 of the Southeast 1/4 in Section 1, Township 22 South, Range 24 East, Lake County, Florida.

CONTAINING 340.3 (160.3 Upland) acres, more or less, and being subject to any easements or rights of way of record.

BASIS OF BEARING

Bearings shown hereon are based on Grid North, State Plane Coordinates, Florida East Zone (901); 83/90 Datum. Primary Control Point - GROVELAND 1935 (PID-A68877)

LATITUDE= 28° 33' 03.24039" N
LONGITUDE= 81° 51' 38.29199" W

SURVEYOR'S NOTES

- Elevations shown are based on NAVD 1988 Datum.
- No title commitment or abstract for the above property has been provided. It is possible there are recorded or unrecorded documents which could affect the boundary of this parcel.
- No adjacent, underground or internal improvements, other than those shown, located this date.
- This survey does not attempt to show all easements or rights-of-way of record, the size or location of prescriptive easements, fence lines or physical features of the property, items such as buildings and fences which are shown, are for informational purposes only.

FLOOD NOTE

LAKE COUNTY
I HEREBY DECLARE THAT I HAVE EXAMINED THE FLOOD INSURANCE RATE MAP PANEL 120421 0530 D DATED JULY 3, 2002 AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF AND MY PROFESSIONAL OPINION THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN FLOOD ZONE X & A

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY TO TERRY MCEWEN THAT I HAVE SURVEYED THE PROPERTY DESCRIBED HEREON AND THAT SAID SURVEY AND DRAWING ARE ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS MAP OF BOUNDARY SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYS AS SET FORTH IN CHAPTER 81G17-8 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
FLORIDA GEODETIC, LLC LB 7063
JAMES H. WALTERS JR. PLS #2568 DATE 5-16-05
STATE OF FLORIDA

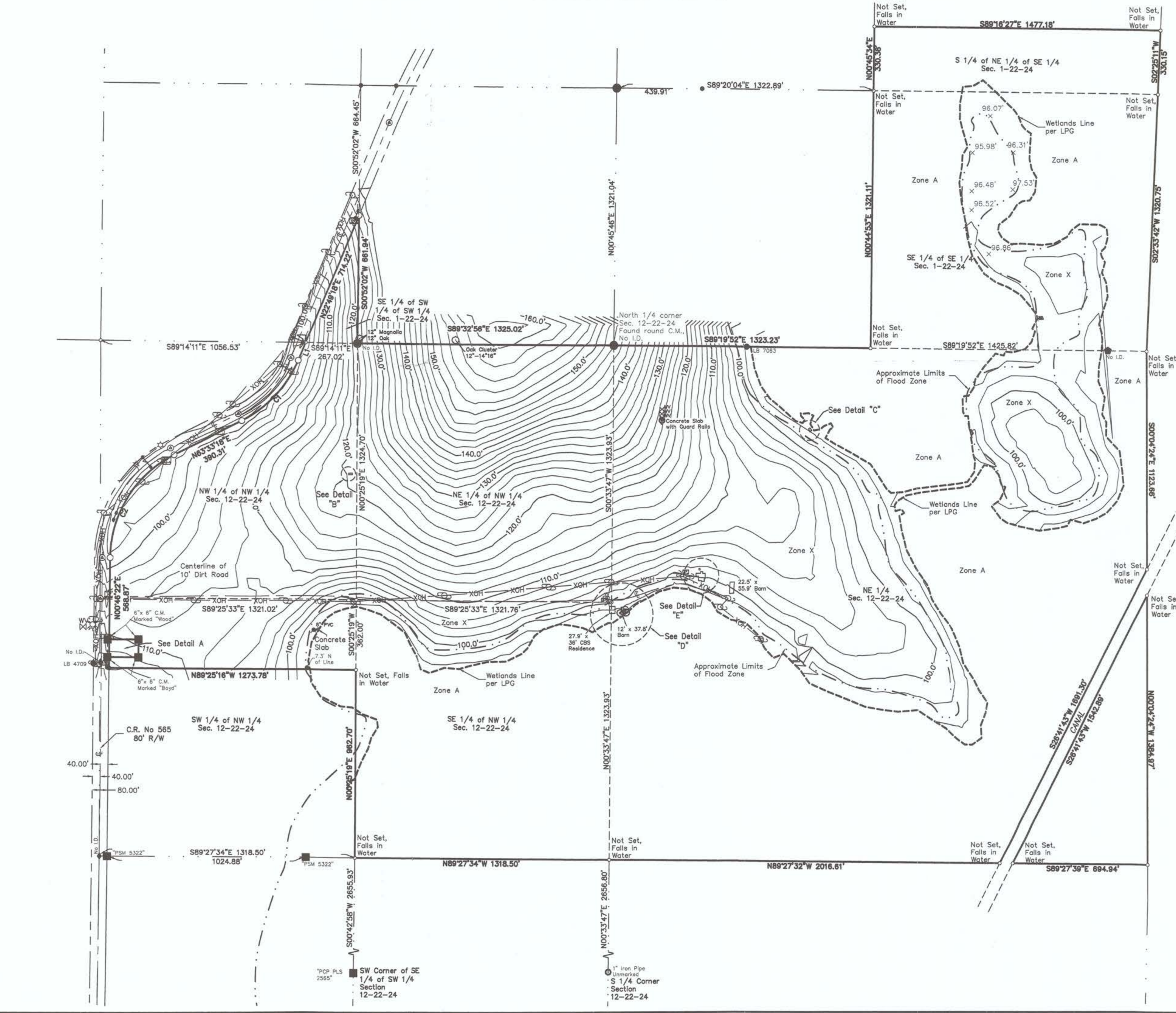
UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS MAP/REPORT IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

LEGEND

- Found 5/8" Iron Rod and Cap, as noted
- Set 5/8" Iron Rod and Cap marked "FL-GEO LB 7063"
- Found 1/2" Iron Rod and Cap, as noted
- Found 4"x4" Concrete Monument, as noted
- Found 4" Round Concrete Monument, as noted
- Found PK Nail & Disk marked "FAR-BAR LB 4709"
- ⊙ Found Axle
- ◆ Found Rail Road Spike
- Calculated Point (nothing found or set)
- Denotes Concrete
- ⊙ Denotes Well
- ⊙ Denotes Water Meter
- ⊙ Denotes Sewer Valve
- ⊙ Denotes Gas Valve
- ⊙ Denotes Water Valve
- ⊙ Denotes PVC Pipe
- ⊙ Denotes Communication Pedestal
- ⊙ Denotes Utility Vault
- ⊙ Denotes Electric Pedestal/Box
- ⊙ Denotes Light Pole
- ⊙ Denotes Power Pole
- ⊙ Denotes Guy Pole
- ⊙ Denotes Guy Wire
- ⊙ Denotes Irrigation
- ⊙ Denotes Mitered End Section (18" Pipe Except as noted)
- XOR- Denotes Overhead Wire
- - - - - Denotes Flood Zone Limits
- X- Denotes 4' Wire Fence
- Denotes Centerline
- F.D. Denotes Found Monumentation
- C.M. Denotes Concrete Monument
- R/W Denotes Right-of-Way
- ⊙ Denotes Spot Elevation

#	Date	Revisions	Field Survey	Prepared for:	Project#:
			05-08-05		5007.003
			Party Chief		
			MC/BS		
			Computed by		
			DBO		
			Drawn by		
			DBO/JAW		
			Scale		
			1"=300'		

Terry McEwen
Florida Geodetic, LLC
737 West Montrose St.
Clermont, Florida 34711
(352) 394-3000 / FAX (352) 394-1305



TRACT TABLE

TRACT	LAND USE	EASEMENT	OWNERSHIP	AREA		TOTAL
				PHASE 1	PHASE 2	
A	COMMUNITY PARK		CITY OF GROVELAND	-	2.00 AC.	2.00 AC.
B	PARK LAND		HOA	1.61 AC.	-	1.61 AC.
C	LANDSCAPE		HOA	0.37 AC.	-	0.37 AC.
D	PARK LAND		HOA	1.10 AC.	-	1.10 AC.
E	RETENTION	3.50 AC.	HOA	4.20 AC.	-	4.20 AC.
F	RETENTION	1.66 AC.	HOA	2.10 AC.	-	2.10 AC.
G	RETENTION	1.90 AC.	HOA	2.30 AC.	-	2.30 AC.
H	PARK LAND		HOA	0.42 AC.	-	0.42 AC.
I	PARK LAND		HOA	0.49 AC.	-	0.49 AC.
J	PARK FACILITY		HOA	-	0.58 AC.	0.58 AC.
K	RETENTION	0.96 AC.	HOA	1.46 AC.	-	1.46 AC.
L	LIFT STATION		CITY OF GROVELAND	0.04	-	0.04 AC.
M	PARK LAND/RETENTION	0.68 AC.	HOA	-	1.42 AC.	1.42 AC.

TRACT TABLE

TRACT	LAND USE	EASEMENT	OWNERSHIP	AREA		TOTAL
				PHASE 1	PHASE 2	
N	RETENTION	2.88 AC.	HOA	4.27 AC.	-	4.27 AC.
O	PARK FACILITY		HOA	-	0.54 AC.	0.54 AC.
P	LIFT STATION		CITY OF GROVELAND	-	0.09 AC.	0.09 AC.
Q	RETENTION	1.64 AC.	HOA	-	2.50 AC.	2.50 AC.
R	RETENTION	1.78 AC.	HOA	-	2.54 AC.	2.54 AC.
S	RETENTION	1.37 AC.	HOA	-	3.07 AC.	3.07 AC.
T	CONSERVATION		HOA	49.95 AC.	135.05 AC.	185.00 AC.
U	CONSERVATION		HOA	-	11.05 AC.	11.05 AC.
V	RIGHT-OF-WAY DEDICATION		CITY OF GROVELAND	0.61 AC.	-	0.61 AC.
W	RIGHT-OF-WAY DEDICATION		CITY OF GROVELAND	0.01 AC.	-	0.01 AC.
X	DRAINAGE SWALE	0.53 AC.	HOA	0.71 AC.	-	0.71 AC.
Y	DRAINAGE SWALE	0.35 AC.	HOA	-	0.54 AC.	0.54 AC.
Z	NEIGHBORHOOD PARK		CITY OF GROVELAND	-	2.00 AC.	2.00 AC.

SITE DATA

1. PARCEL ID #: 01-22-24-0001-0000-0300
2. EXISTING ZONING: PUD
3. TOTAL SITE AREA: 340.30 AC.
UPLAND AREA: 160.30 AC.
4. LAND USE DESIGNATION: NORTH RESIDENTIAL NEIGHBORHOOD DEVELOPMENT
5. TOTAL NUMBER OF UNITS: = 448 (PHASE 1 = 109 UNITS, PHASE 2 = 339 UNITS)
6. MINIMUM LOT SIZE REQUIRED: NO MINIMUM LOT SIZE REQUIRED.
MAXIMUM LOT COVERAGE: 170%
7. MAXIMUM ALLOWABLE BUILDING HEIGHT: 35'
-NO RESIDENTIAL STRUCTURE SHALL EXCEED 2-1/2 STORIES.
8. PER THE FIRM MAP PANEL NO. 1206900555E, DATED DECEMBER 18, 2012, THE SITE IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN, AND ZONE A, AREAS WITHIN THE 100 YEAR FLOOD HAZARD AREA.
9. PROJECTED SCHOOL AGE POPULATION: PHASE 1 = 3.0 X 109 LOTS X 0.20 = 66
PHASE 2 = 3.0 X 339 LOTS X 0.20 = 216
TOTAL = 282
10. PROJECTED AVERAGE DAILY TRAFFIC: PHASE 1 = 9.8 X 109 LOTS = 1069
PHASE 2 = 9.8 X 339 LOTS = 3323
TOTAL = 4392
11. TREE SURVEY: TREES, 24" DBH OR GREATER OBSERVED ON SITE ARE SHOWN ON THE TOPO SURVEY. TREES WITHIN PRESERVED WETLAND WILL NOT BE REMOVED.
12. RECREATION FACILITIES: AREAS SET ASIDE FOR ACTIVE/PASSIVE RECREATIONAL USE.
13. PERIMETER GRADE CHANGES: CHANGES ARE ANTICIPATED FOR THIS PROJECT. FINISHED FLOOR ELEVATIONS WILL VARY MORE THAN ONE-FOOT FROM EXISTING GRADES. ACTUAL ELEVATIONS AND TRANSITION GRADING DETAILS WILL BE PROVIDED WITH THE CONSTRUCTION DRAWINGS FOR THE SUBDIVISION.
14. A CONSERVATION EASEMENT OVER ALL PRESERVED JURISDICTIONAL WETLANDS AREA IS DEDICATED TO THE CITY OF GROVELAND AND ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.
15. THE PROJECT SHALL BE CONSTRUCTED IN MULTIPLE PHASES.
16. POTABLE WATER TO BE PROVIDED BY CITY OF GROVELAND.
17. SANITARY SEWER WILL BE PROVIDED BY THE CITY OF GROVELAND.
18. THE CITY OF GROVELAND SHALL OWN AND MAINTAIN THE ROADWAYS.
19. WETLAND IMPACTS WILL BE MITIGATED AT FINAL ENGINEERING IN ACCORDANCE WITH S.J.R.W.M.D. CRITERIA.

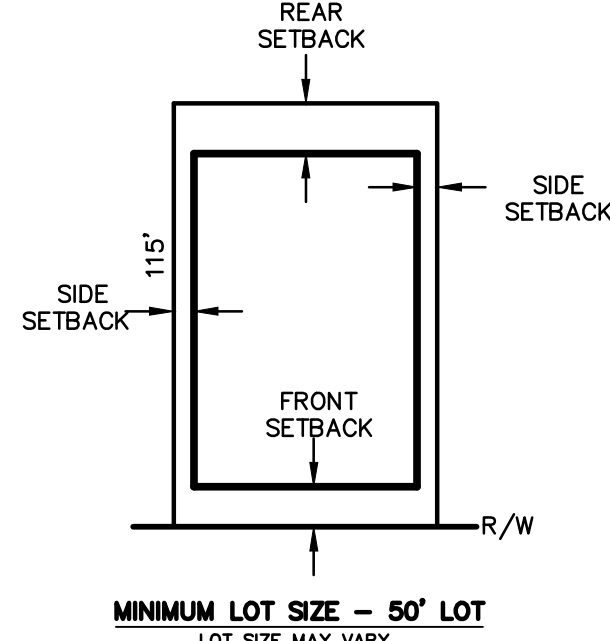
PHASE 1 AREA = 99.43 AC. (AS PLATTED)
PHASE 2 AREA = 240.87 AC.
TOTAL PROJECT AREA = 340.30 AC

REQUEST FOR WAIVERS:

- 1) OMIT 5' SIDEWALK ON THE NORTH SIDE OF THE ROADWAY CROSSING TO THE "ISLAND" FOR THE PURPOSE OF MINIMIZING WETLAND IMPACTS.
- 2) OMIT 5' SIDEWALK ON THE WEST SIDE OF THE ROADWAY, NORTH OF LOT 311 FOR THE PURPOSE OF MAXIMIZING PRESERVED UPLAND BUFFER AREA.

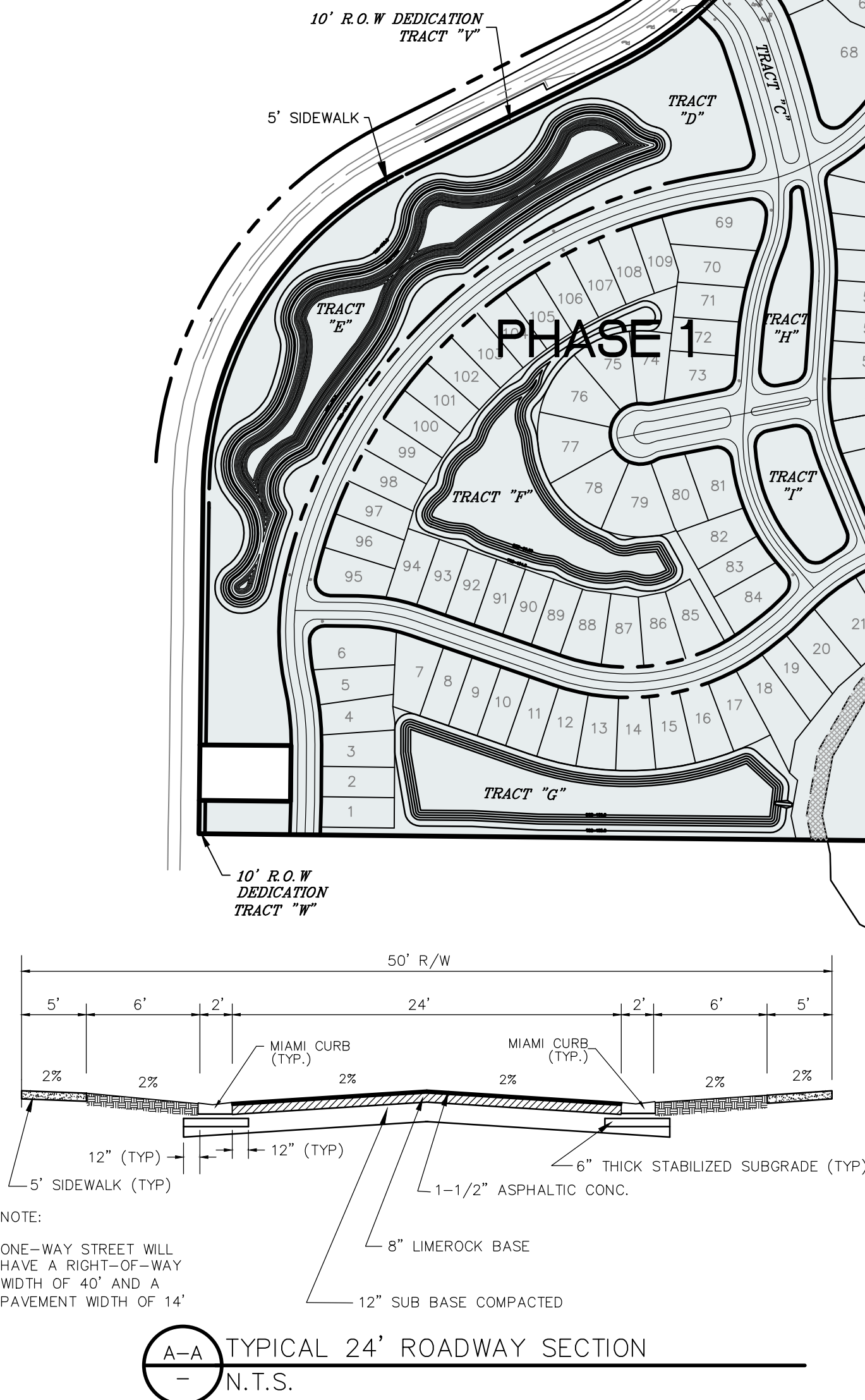
LOT SETBACKS

FRONT	20 FT
	15 FT IF DWELLING HAS COVERED FRONT PORCH
REAR	10 FT
	5 FT FOR POOL AND POOL DECK
SIDE	5 FT
	10 FT FOR CORNER LOTS STREET SIDE

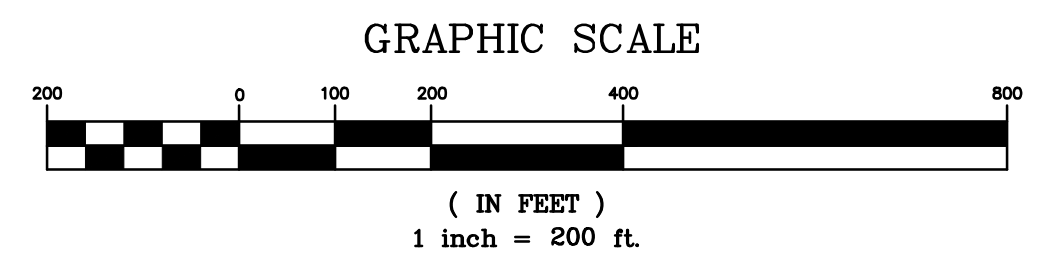
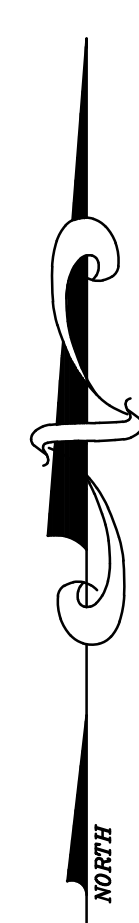
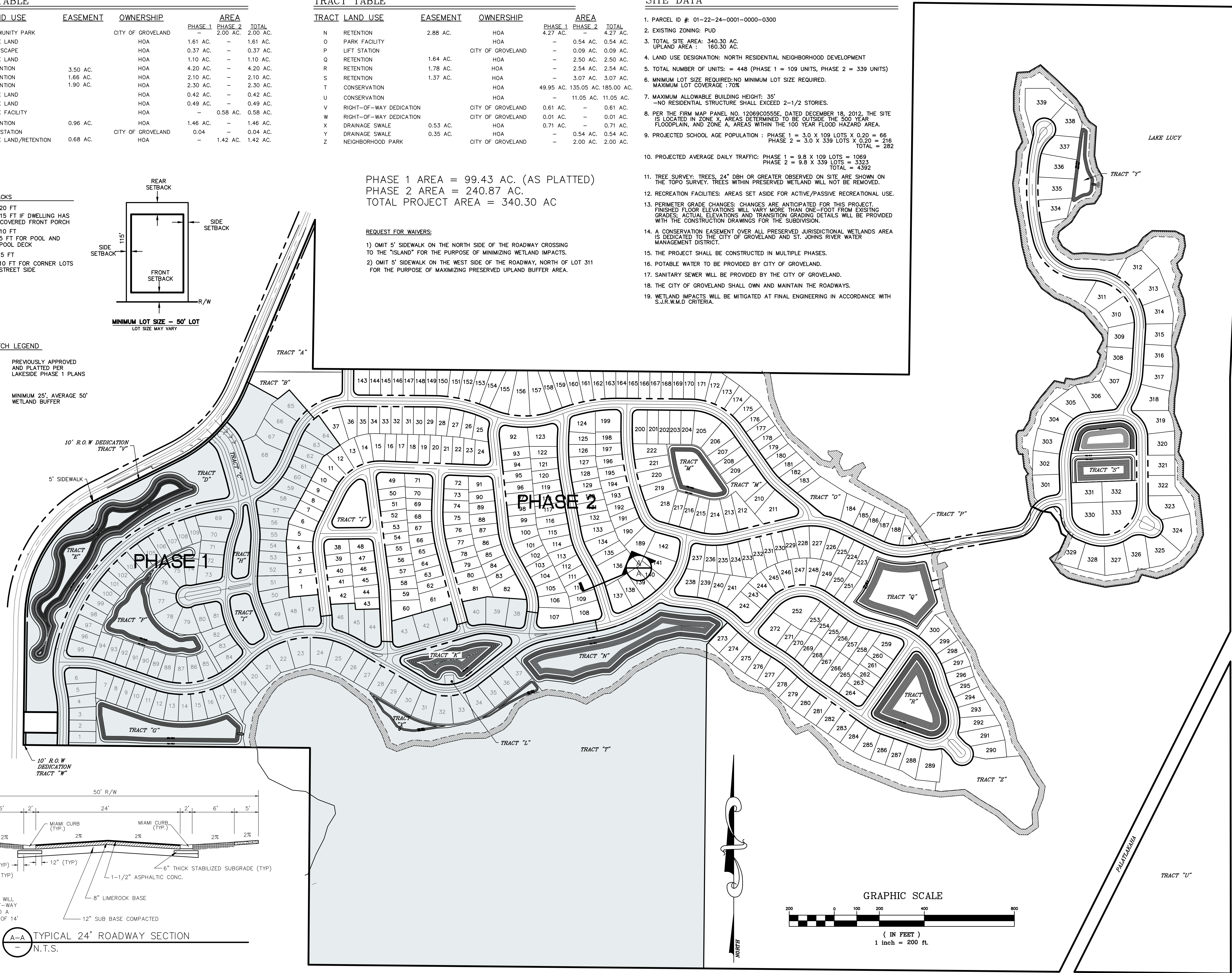


HATCH LEGEND

	PREVIOUSLY APPROVED AND PLATTED PER LAKESIDE PHASE 1 PLANS
	MINIMUM 25', AVERAGE 50' WETLAND BUFFER



A-A TYPICAL 24' ROADWAY SECTION
- N.T.S.



MADDEN
MOORHEAD & STOKES, INC.
CIVIL ENGINEERS
431 E. Horatio Avenue
Suite 260
Maitland, Florida 32751
(407) 629-8330

OVERALL SITE PLAN
FOR
LAKESIDE AT SUNRISE
FLORIDA
GROVELAND

HANOVER LAND COMPANY
2420 LAKEMONT AVE., STE. 450
ORLANDO, FL 32814
407-702-9226

ENGINEER
DAVID M. STOKES
No. 68827
STATE OF FLORIDA
LICENSED PROFESSIONAL ENGINEER
CERTIFICATE OF AUTHORIZATION No. EB-0007723

NO.	DATE	REVISIONS

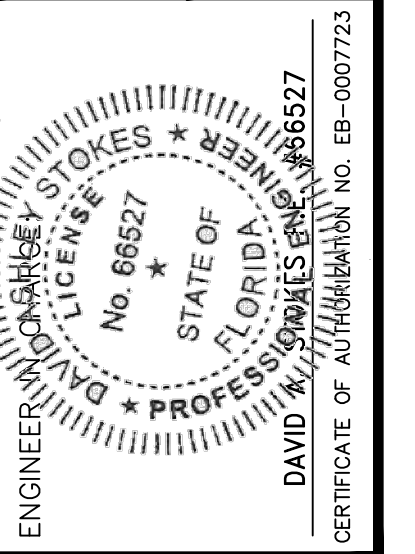
JOB #	15044
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SCALE:	1" = 200'
DESIGNED BY:	DAS
DRAWN BY:	TRF
APPROVED BY:	DAS



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 Maitland, Florida 32751
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SITE PLAN
 FOR
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 GROVELAND, FLORIDA

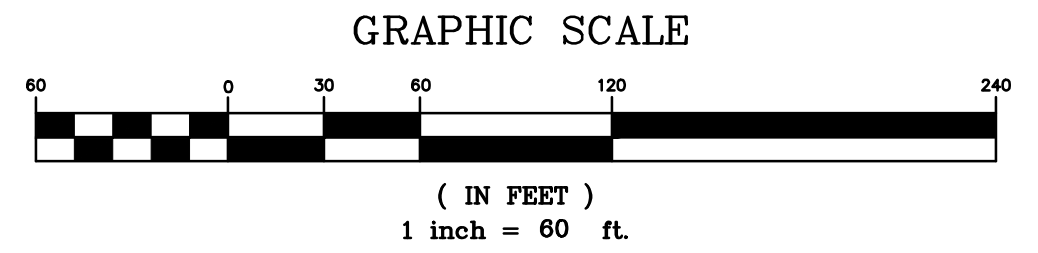
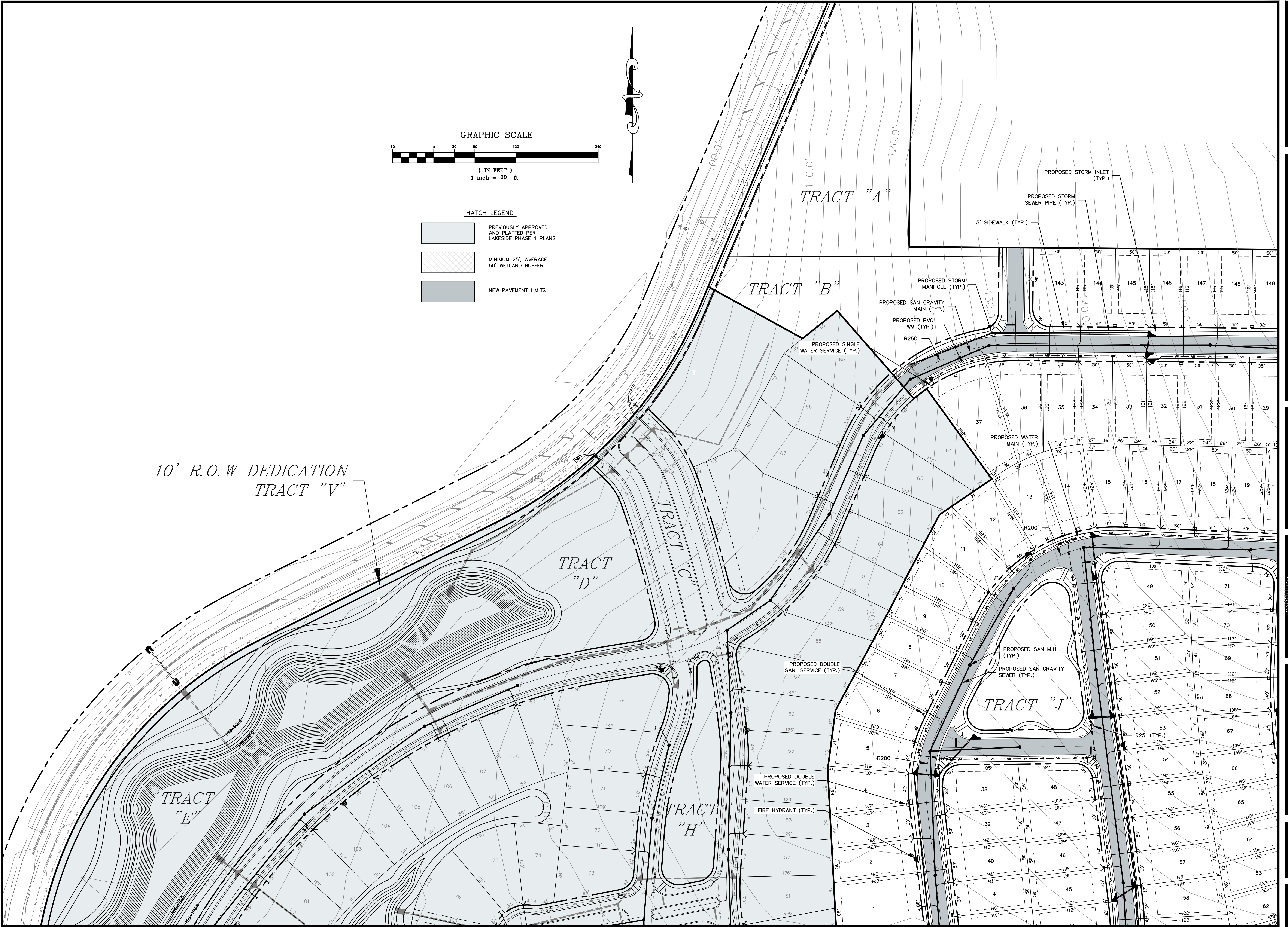
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 ORLANDO, FL 32814
 407-702-9226



NO.	DATE	REVISIONS

JOB # 15044
 DATE: 5/4/16
 SCALE: 1" = 60'
 DESIGNED BY: DAS
 DRAWN BY: TRF
 APPROVED BY: DAS

ST-1



HATCH LEGEND

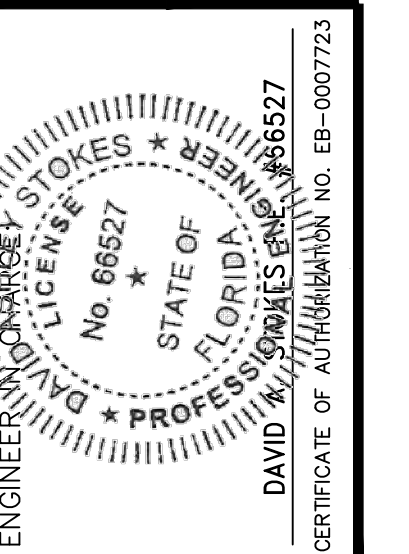
	PREVIOUSLY APPROVED AND PLATTED PER LAKESIDE PHASE 1 PLANS
	MINIMUM 25', AVERAGE 50' WETLAND BUFFER
	NEW PAVEMENT LIMITS



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SITE PLAN
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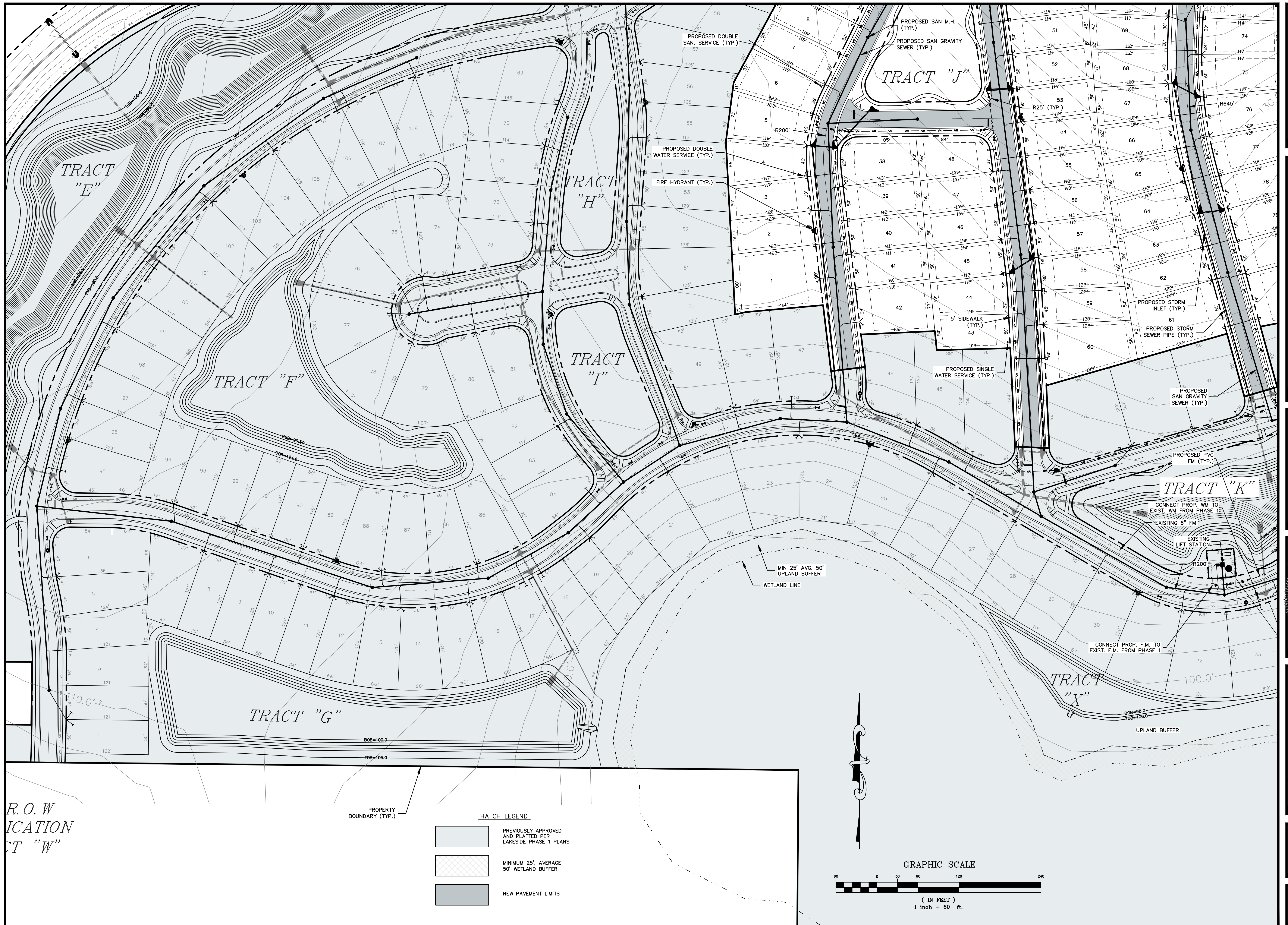
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ST-2

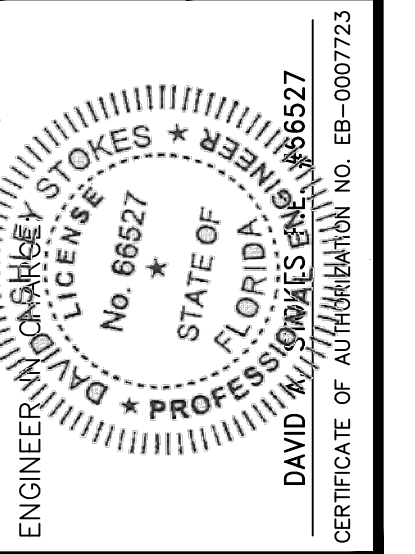




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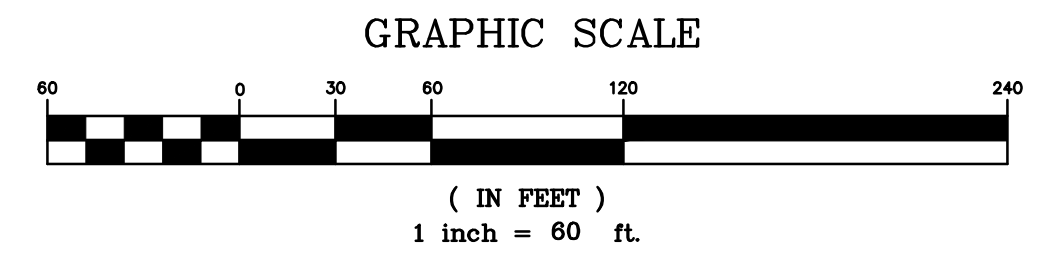
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 APPROVED BY: DAS

ST-3



HATCH LEGEND

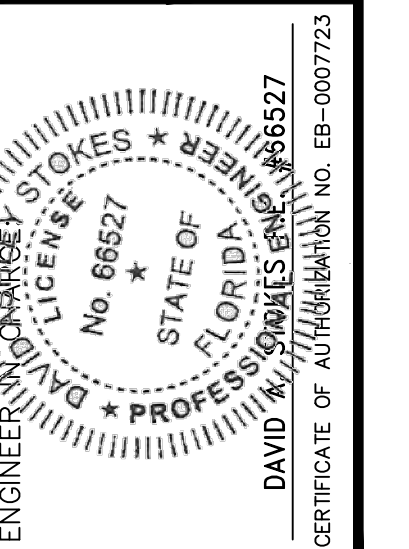
	MINIMUM 25', AVERAGE 50' WETLAND BUFFER
	NEW PAVEMENT LIMITS



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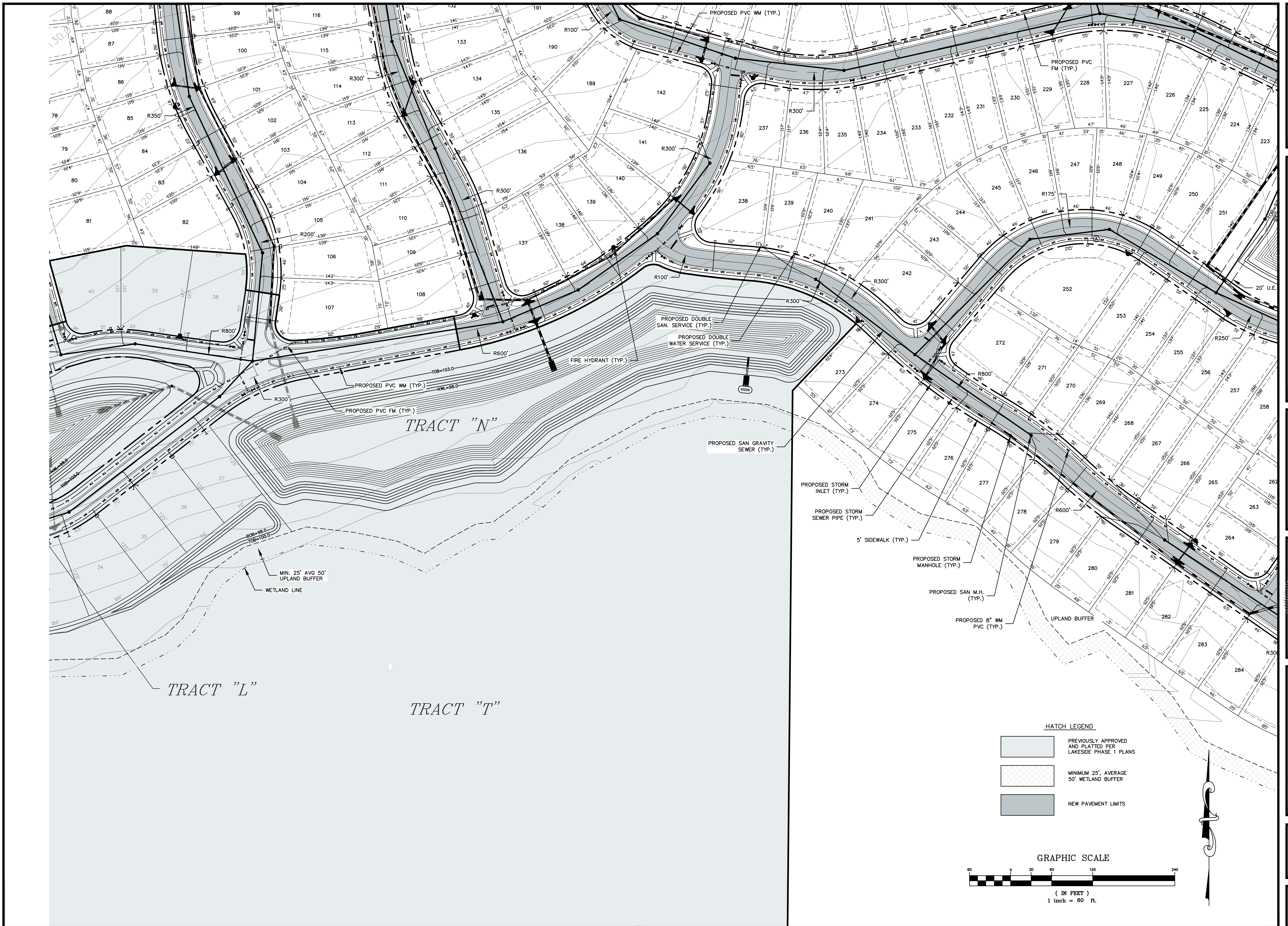
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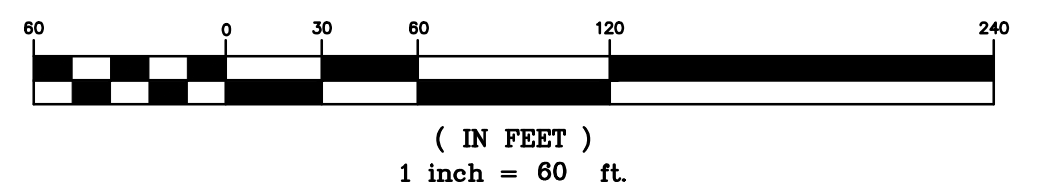
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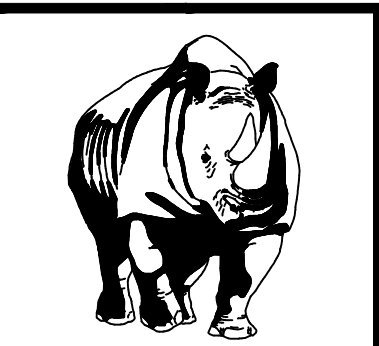
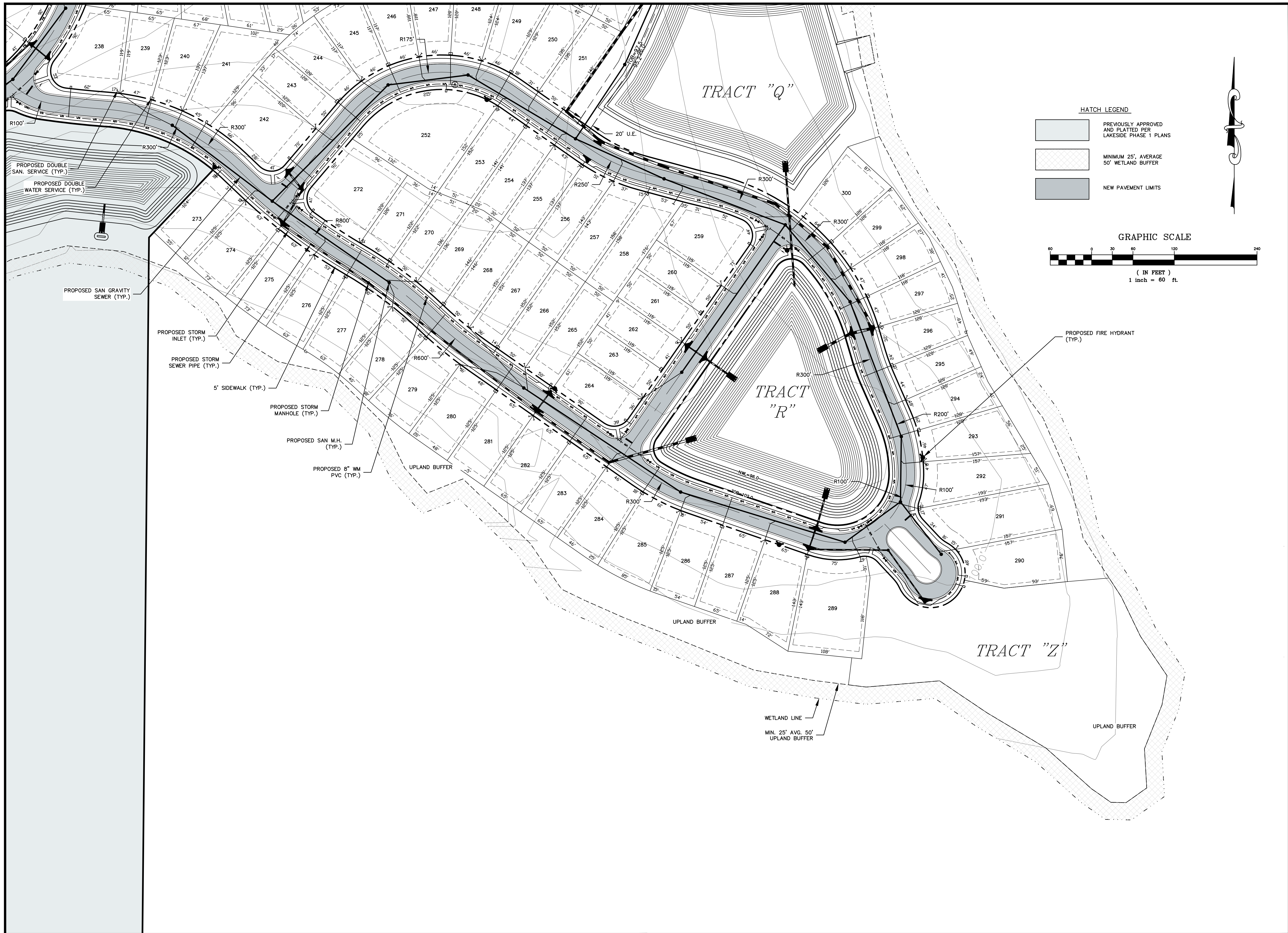


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-  PREVIOUSLY APPROVED AND PLATTED PER LAKESIDE PHASE 1 PLANS
-  MINIMUM 25', AVERAGE 50' WETLAND BUFFER
-  NEW PAVEMENT LIMITS

GRAPHIC SCALE

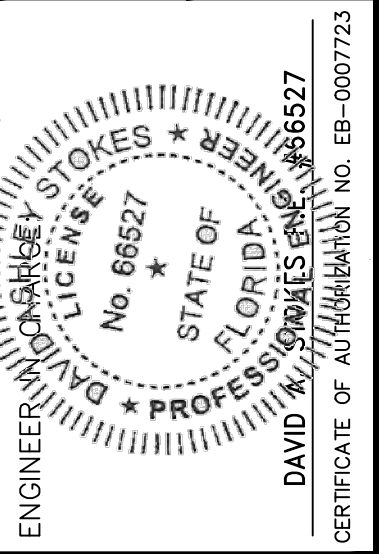




MADDEN
 MOORHEAD & STOKES, INC.
 CIVIL ENGINEERS
 431 E. Horatio Avenue
 Suite 260
 Maitland, Florida 32751
 (407) 629-8330

SITE PLAN FOR
LAKESIDE AT SUNRISE
 GROVELAND, FLORIDA

HANOVER LAND COMPANY
 2420 LAKEMONT AVE. STE. 450
 ORLANDO, FL 32814
 407-702-9226



NO.	DATE	REVISIONS

JOB # 15044
 DATE: 5/4/16
 SCALE: 1" = 60'
 DESIGNED BY: DAS
 DRAWN BY: TRF
 APPROVED BY: DAS

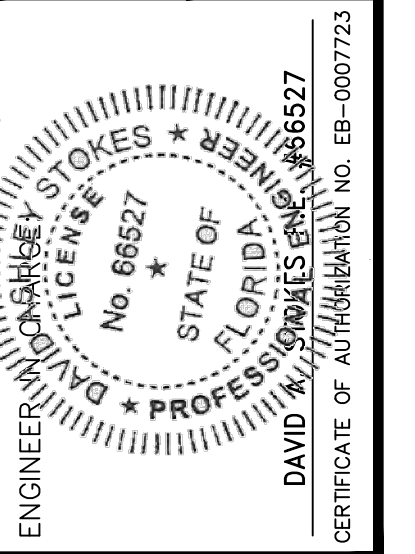
ST-5



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 Maitland, Florida 32751
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SITE PLAN
 FOR
LAKESIDE AT SUNRISE
 GROVELAND, FLORIDA

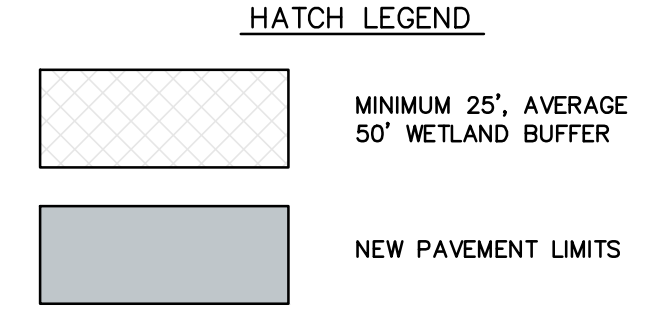
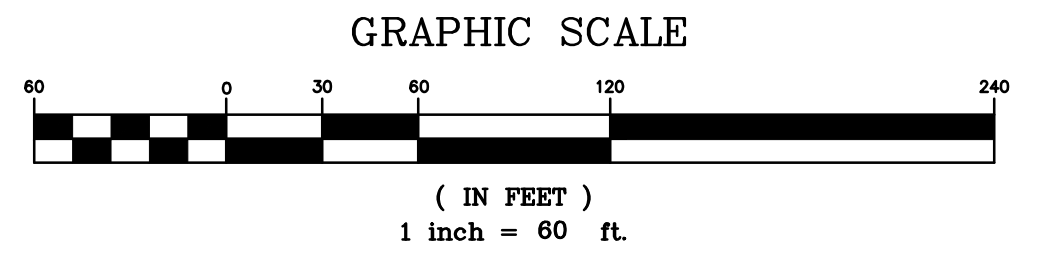
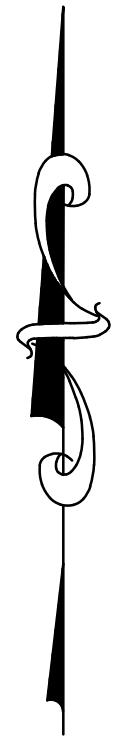
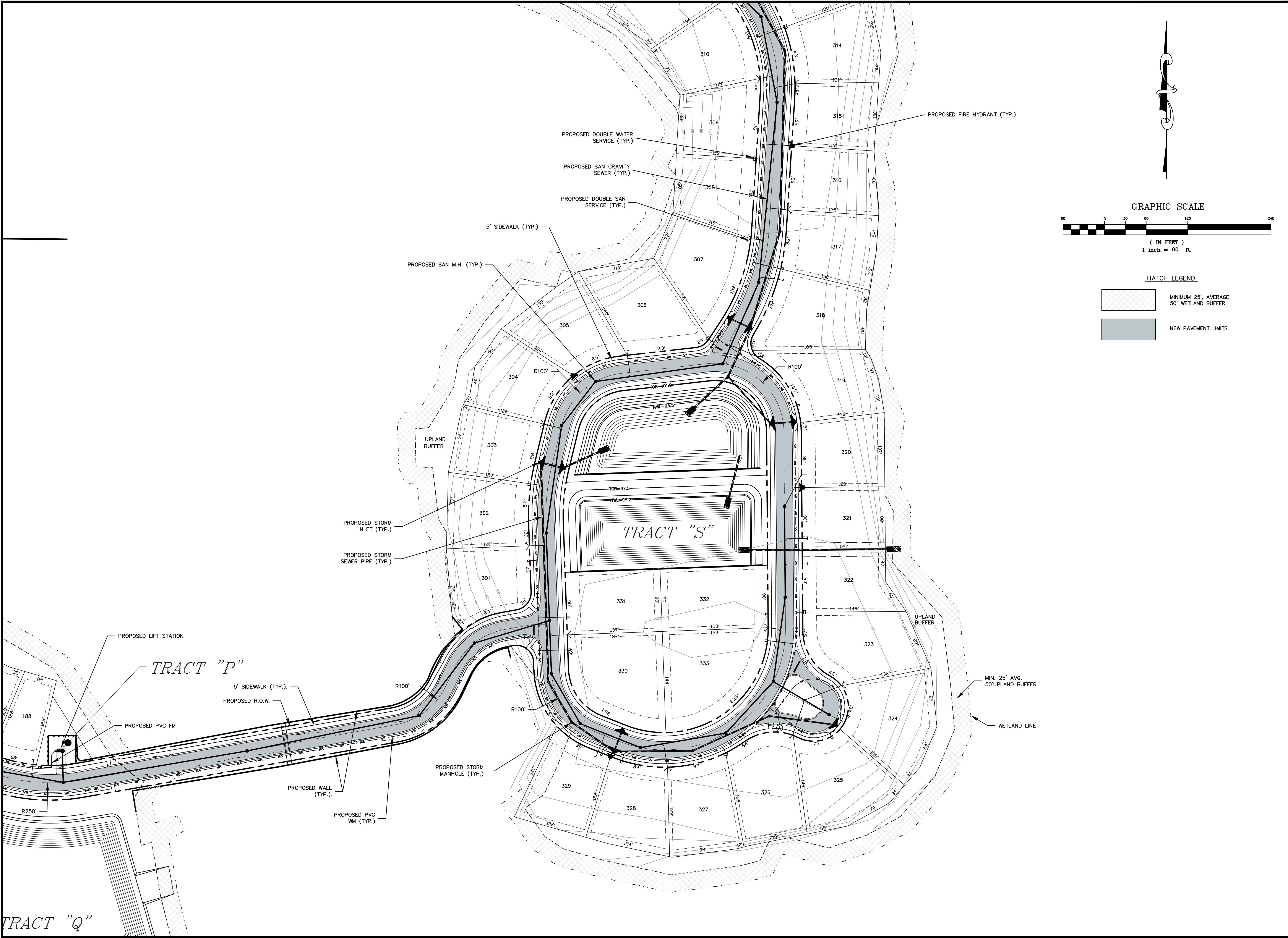
HANOVER LAND COMPANY
 2420 LAKEMONT AVE., STE. 450
 ORLANDO, FL 32814
 407-702-9226



NO.	DATE	REVISIONS

JOB # 15044
 DATE: 5/4/16
 SCALE: 1" = 60'
 DESIGNED BY: DAS
 DRAWN BY: TRF
 APPROVED BY: DAS

ST-6

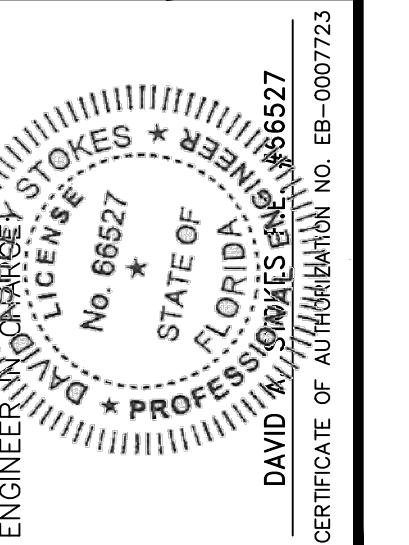




MADDEN
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 CIVIL ENGINEERS
 431 E. Horatio Avenue
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 Maitland, Florida 32751
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SITE PLAN
 FOR
LAKESIDE AT SUNRISE
 GROVELAND FLORIDA

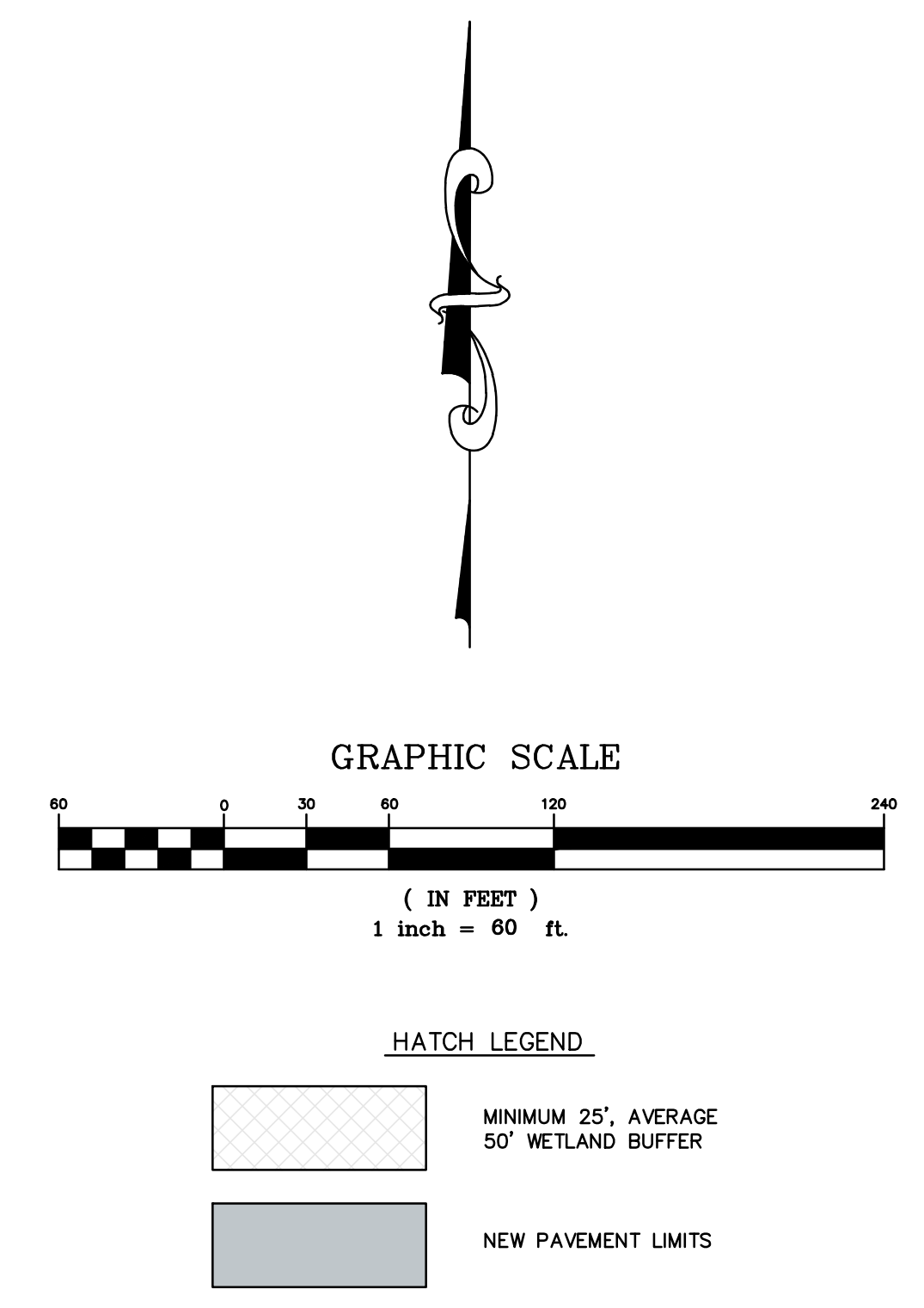
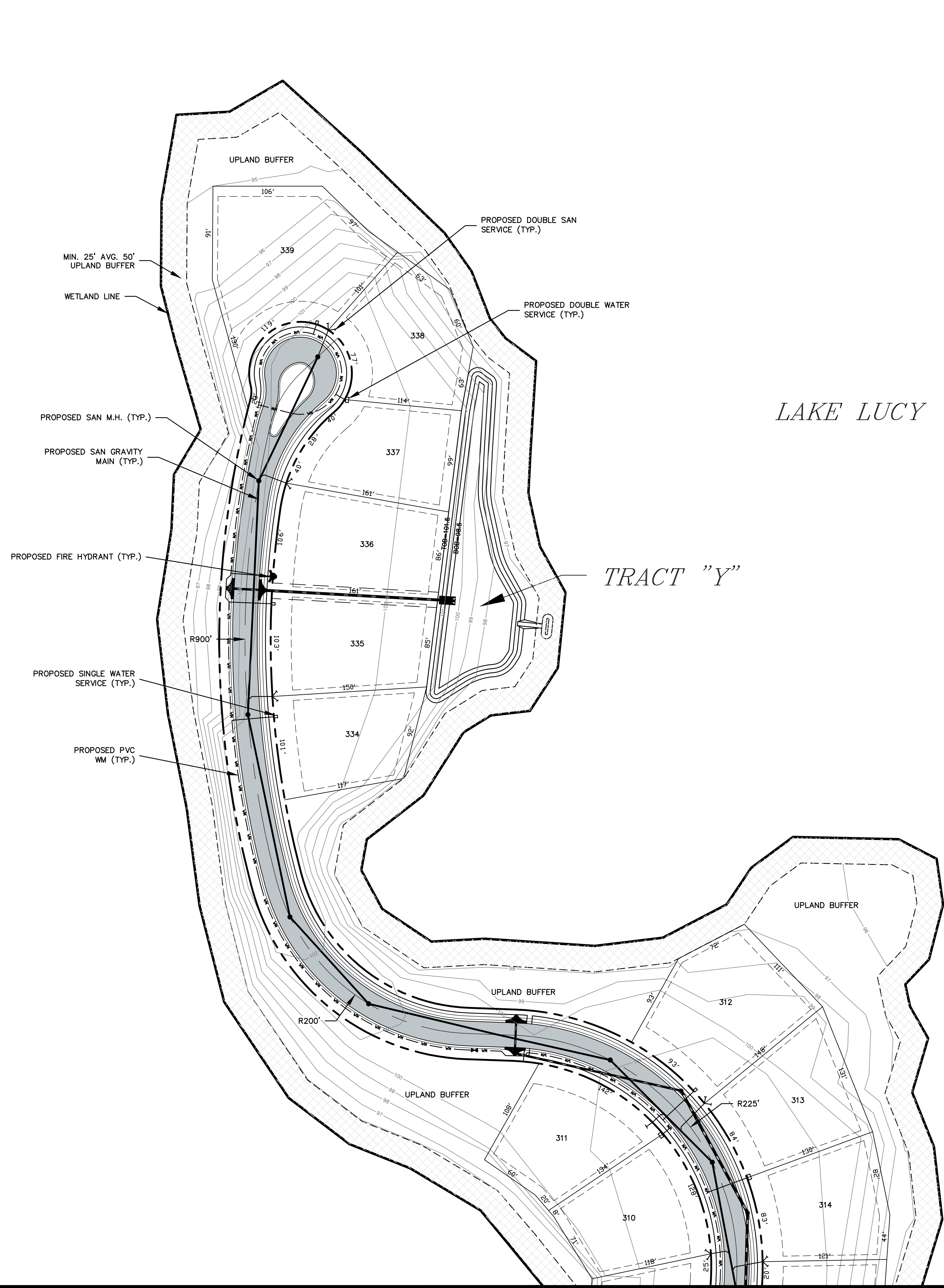
HANOVER LAND COMPANY
 2420 LAKEMONT AVE. STE. 450
 ORLANDO, FL 32814
 407-702-9226

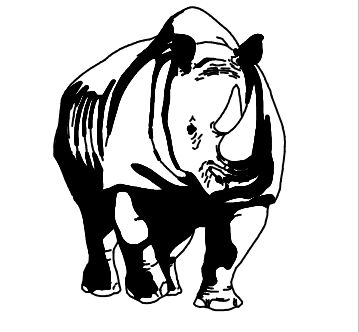


NO.	DATE	REVISIONS

JOB # 15044
 DATE: 5/4/16
 SCALE: 1" = 60'
 DESIGNED BY: DAS
 DRAWN BY: TRF
 APPROVED BY: DAS

ST-7

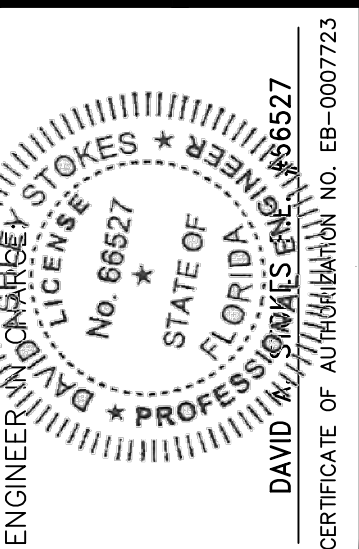




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MASTER DRAINAGE + UTILITY PLAN
FOR
LAKESIDE AT SUNRISE
GROVELAND, FLORIDA

HANOVER LAND COMPANY
2420 LAKEMONT AVE, STE. 450
ORLANDO, FL 32814
407-702-9226



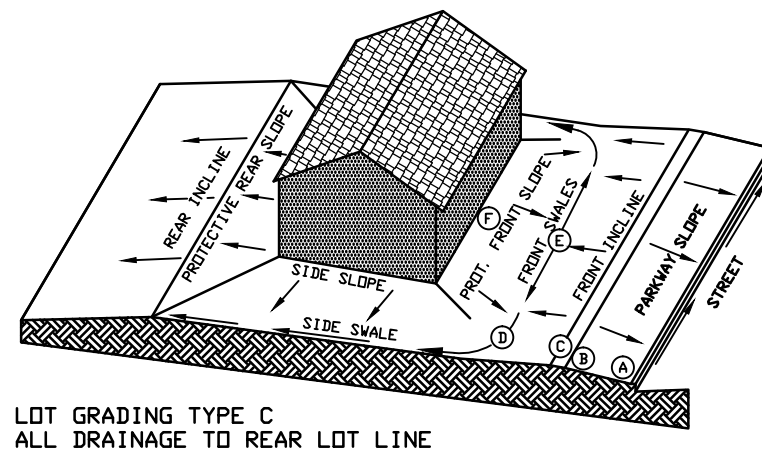
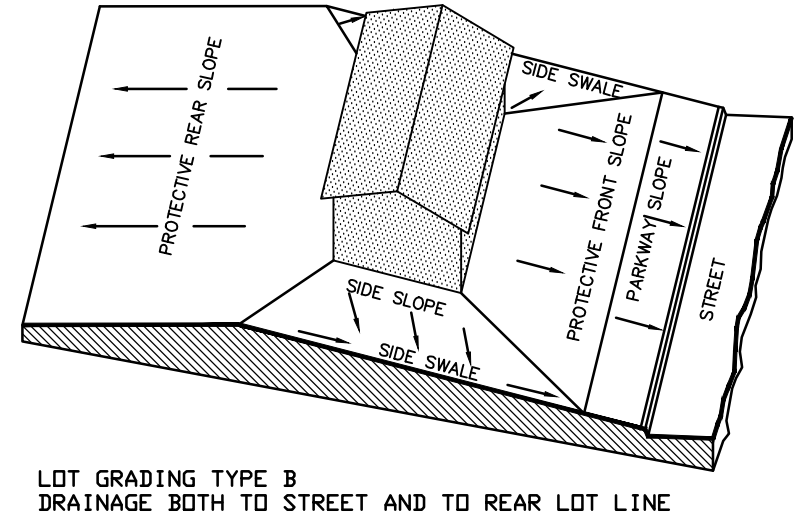
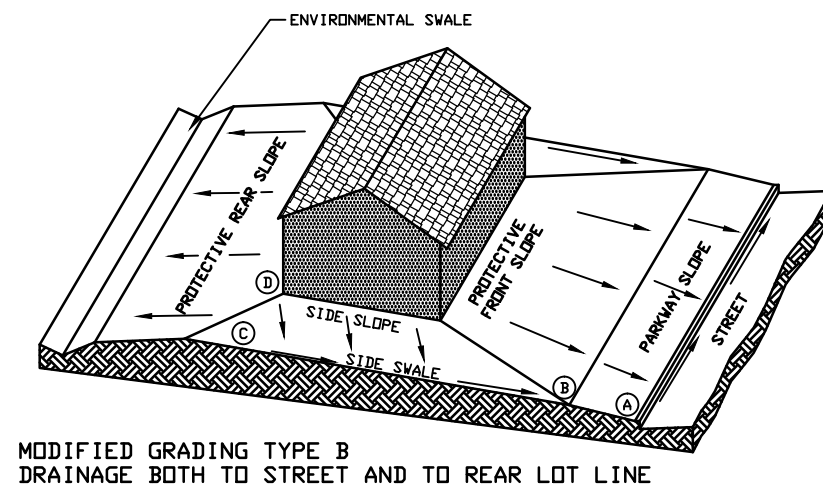
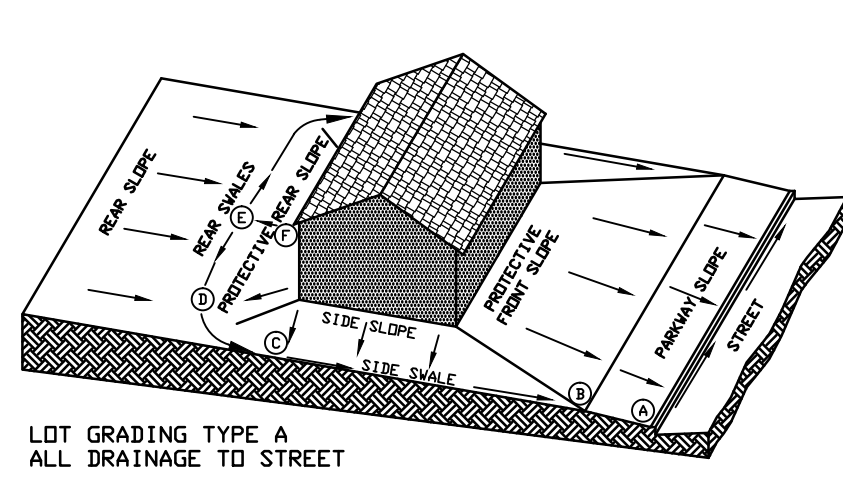
NO.	DATE	REVISIONS
1		
2		
3		
4		
5		
6		
7		
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10		
11		

JOB # 15044
DATE: 5/4/16
SCALE: 1" = 200'
DESIGNED BY: DAS
DRAWN BY: TRF
APPROVED BY: DAS

DR-1

SOILS LEGEND:

- ARENTS-URBAN LAND
- APOPKA SAND 0 TO 5 PERCENT
- APOPKA SAND 5 TO 12 PERCENT
- CANDLER
- CANDLER SAND
- MYAKKA SAND
- PLACID SAND
- POMPANO, FELDA
- SPARR SAND
- TAVARES SAND
- SOIL LINE



HATCH LEGEND

- PREVIOUSLY APPROVED AND PLATTED PER LAKESIDE PHASE 1 PLANS
- MINIMUM 25', AVERAGE 50' WETLAND BUFFER
- NEW PAVEMENT LIMITS

GRAPHIC SCALE

